

# Dockside Realty

Monthly Real Estate Update



With beautiful sunsets and a slower pace of life, the Southern Gulf Islands are a haven of peace and tranquility in between Vancouver and Victoria. Many visit each year, but some also get to call it home.

Whether you are into sailing, kayaking, music, farming, fine arts, or beach exploration, there are many things to enjoy while here.

This summer, come for a visit and fall in love with island life. And when you do, contact one of our realtors to help you find your next dream home.

Kind regards,  
The Dockside Realty Team

[www.docksiderealty.ca/team](http://www.docksiderealty.ca/team)

**3710 Capstan Lane**

\$799,000



Peace and Privacy

**260 East Point Rd**

\$799,000



Saturna Sanctuary

**3606 Foc'sle Rd**

\$1,125,000



Pacific Home with desirable features



**37191 Schooner Way**

\$1,445,000

Awe-Inspiring South Facing Oceanfront Sanctuary! From the moment you open the front gate, you will fall in love with this sunny, level 0.59 acre property.

**CHECK ALL OUR LISTINGS:**

[www.docksiderealty.ca/listings](http://www.docksiderealty.ca/listings)

## Conclusion of a strong spring Victoria real estate market

A total of 705 properties sold in the Victoria Real Estate Board region this June, 15.2 per cent more than the 612 properties sold in June 2022 and a 9 per cent decrease from May 2023. Sales of condominiums were up 19.8 per cent from June 2022 with 242 units sold. Sales of single family homes increased 6.6 per cent from June 2022 with 322 sold.

"As we consider the first half of the year, we see a return to a more traditional sales trend which follows the seasons," said Victoria Real Estate Board Chair Graden Sol. "During and shortly after the pandemic, we couldn't rely on our usual comparisons to explain the market. This year we have seen a return to a seasonal pattern, where the sales are slower through the winter and may peak in the spring. This seasonal trend is generally followed by a summer market which remains stable but is not as highly active."

There were 2,342 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of June 2023, an increase of 7 per cent compared to the previous month of May and a 13.7 per cent increase from the 2,059 active listings for sale at the end of June 2022.

"We have seen a small increase in inventory over the month of June," adds Sol. "This inventory is very welcome, as we are still low on available listings for sale compared to historical counts. If inventory continues to rise, we may see prices stabilize further - another reminder of how important it is to add supply to the marketplace where possible. Well-priced properties are still selling rapidly while benchmark pricing remains reasonably level. In terms of pace and stability this is good news for sellers and buyers and hopefully heralds a summer of positive real estate transactions. To ensure that your transaction goes smoothly, engage a local REALTOR® to assist. Your Realtor knows the up-to-the-minute information for Victoria and how to navigate the market."

Read more on: [www.vreb.org](http://www.vreb.org)

### RECENTLY SOLD

Jaime MacLean



2515 Irene Bay Rd

Sam Boyte



2650 Schooner Way

Michael Vautour



114 Cliffside Rd



## Strong Rebound for BC Home Sales

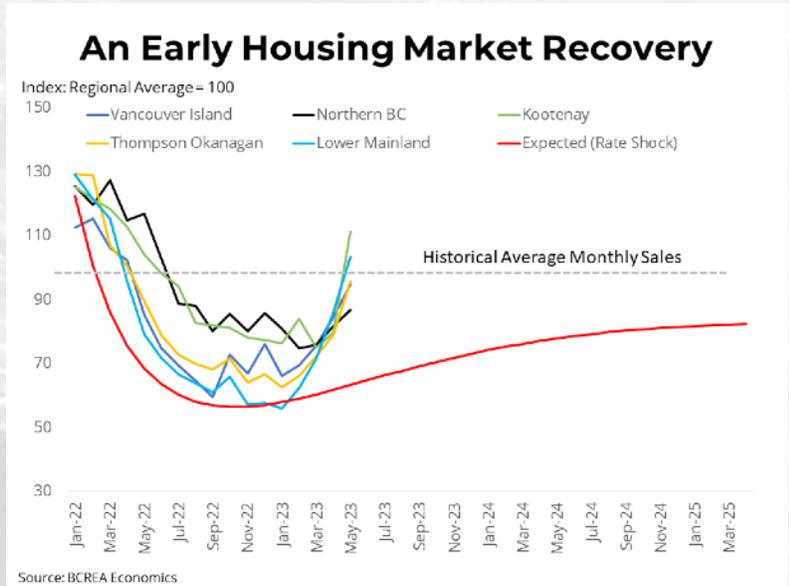
The British Columbia Real Estate Association (BCREA) reports that a total of 9,191 residential unit sales were recorded in Multiple Listing Service® (MLS®) systems in May 2023, an increase of 9.9 per cent from May 2022. The average MLS® residential price in BC was \$1.02 million up 3 per cent compared to May 2022. The total sales dollar volume was \$9.4 billion, representing a 13.2 per cent increase from the same time last year.

“Home sales in May were surprisingly strong,” said BCREA Chief Economist Brendon Ogmundson. “Normally we’d expect to see a more persistent, negative impact from the last year of rising interest rates on sales. Instead sales staged an early recovery in the spring returning to a normal pace of sales well ahead of schedule.”

The average home price in BC has now recovered much of the decline over the past year and is now back over \$1 million for the first time since April 2022.

Year-to-date, BC residential sales dollar volume was down 33.9 per cent to \$30.8 billion, compared with the same period in 2022. Residential unit sales were down 28.1 per cent to 31,631 units, while the average MLS® residential price was down 8.2 per cent to \$973,085.

For more information go to the website of [BCREA](http://www.bcrea.ca) by clicking [here](#).



Around the Province May 2023		
<i>(year-over-year % change in italics)</i>		
Board	Avg. Price (\$)	Unit Sales
BC Northern	418,776	430
	<i>-4.2</i>	<i>-18.1</i>
Chilliwack	811,397	377
	<i>-1</i>	<i>72.9</i>
Fraser Valley	1,091,235	1,651
	<i>2.9</i>	<i>26.1</i>
Greater Vancouver	1,315,617	3,411
	<i>2.8</i>	<i>15.7</i>
Okanagan	788,379	1,029
	<i>1.3</i>	<i>-3.3</i>
Kamloops	601,152	294
	<i>-6.4</i>	<i>3.5</i>
Kootenay	544,989	335
	<i>6</i>	<i>0.9</i>
South Peace River	309,359	29
	<i>6.2</i>	<i>-59.7</i>
Powell River	778,299	27
	<i>14.8</i>	<i>-32.5</i>
Vancouver Island	731,781	860
	<i>-12.9</i>	<i>2.3</i>
Victoria	1,018,619	748
	<i>-3.6</i>	<i>2.5</i>
<b>British Columbia</b>	<b>1,019,145</b>	<b>9,191</b>
	<b>3</b>	<b>9.9</b>



## **36113 Galleon Way - Lakefront Luxury**

Lakefront Luxury in Perfect Harmony with Nature! Blending quietly into the natural surroundings, this delightful, approximately 2500 sqft, 3+BR, 2BA home was thoughtfully constructed to maximize daylight & invite the outside in. Custom designed Westcoast Modern masterpiece, built in two stages. Original cottage constructed in 2011, with a massive, open-plan addition completed in 2017. Jaw dropping floor-to-ceiling windows in all the south facing rooms, plus a wall of giant sliding glass doors opening onto a concrete patio overlooking the lake & your own private dock. Designed to function as a highly versatile space for both a growing family & guests, the layout allows for simultaneous use of active & quiet spaces. In-slab heating, passive airflow design to the upstairs, plus a wood burning fireplace allow for efficient year round energy costs. Detached studio currently used as a small gym could be converted to a bunky for additional guests. Swimming is spectacular this time of year!

<https://docksiderealty.ca/property/936151>

**\$1,300,000**



# Pender Island Events



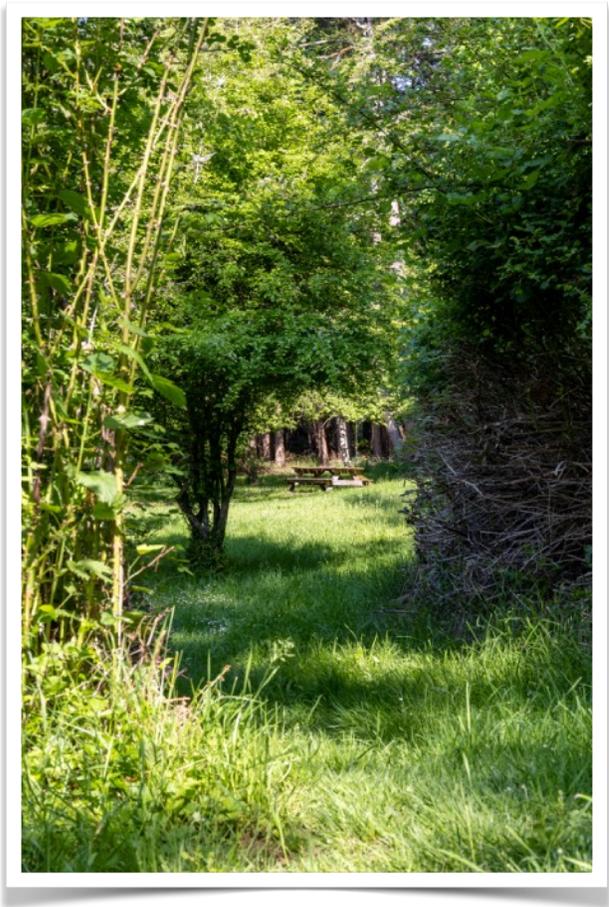
Dockside Realty is proud sponsor of the annual Mosaic Festival at Hope Bay, organized by Ptarmigan Arts on first weekend of August. Buy tickets and find the schedule at: <https://www.themosaicfestival.com>

July 22nd is 'Art in the Orchard' at 4305 Corbett Rd  
July 27th Stoney Pocket presents the concert 'Get Back Unplugged'  
And every Friday 12-1 at the Community Hall is the Community Gathering 'Soup Lunch' with live music.  
August 26th is the Fall Fair at the Community Hall

For a full calendar of events check:  
<https://www.penderpost.org/calendar>

# Guess where...

In which park can you find this picnic table?



## ALSO CHECK THESE LISTINGS:

5415 Hooson Rd



Seaside acreage

9842 Canal Rd



Oceanfront Home

1242 Ellis Rd - Galiano Island



Spectacular views

## Come visit the Southern Gulf Islands

With a good variety of available listings your future dream home is waiting for you to be discovered. From building lots to mid-range modern houses and waterfront gems. Get in touch with one of our licensed Realtors for a viewing.

[Click HERE to find our Realtors](#)

[Click HERE to see our featured listings](#)

<p>2315 Mackinnon Rd Gulf Islands   MLS#921...</p> <p>\$149,000</p> <p>Inv 2   1   750</p> <p>Active   <a href="#">more info</a></p>	<p>2315 Mackinnon Rd Gulf Islands   MLS#924...</p> <p>\$149,000</p> <p>Inv 2   1   750</p> <p>Active   <a href="#">more info</a></p>	<p>2315 Mackinnon Rd Gulf Islands   MLS#926...</p> <p>\$152,000</p> <p>Inv 2   2   750</p> <p>Active   <a href="#">more info</a></p>	<p>3731 Frigate Rd Gulf Islands   MLS#931...</p> <p>\$225,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>2642 Schooner Way Gulf Islands   MLS#928...</p> <p>\$225,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>3726 Rum Rd Gulf Islands   MLS#920...</p> <p>\$269,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>4610 Mate Rd Gulf Islands   MLS#932...</p> <p>\$269,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>2267 Port Washingto... Gulf Islands   MLS#908...</p> <p>\$275,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>
<p>4616 Mate Rd Gulf Islands   MLS#934...</p> <p>\$336,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>LOT 6 Ellis Rd Gulf Islands   MLS#923...</p> <p>\$349,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>2223 Port Washingto... Gulf Islands   MLS#904...</p> <p>\$449,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>258 East Point Rd Gulf Islands   MLS#907...</p> <p>\$449,000</p> <p>Inv 1   1   825</p> <p>Active   <a href="#">more info</a></p>	<p>637 Tumbo Channel R... Gulf Islands   MLS#928...</p> <p>\$475,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>2687 Galleon Way Gulf Islands   MLS#909...</p> <p>\$496,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>3218 Armadale Rd Gulf Islands   MLS#931...</p> <p>\$550,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>2618 Crownsnt Dr Gulf Islands   MLS#916...</p> <p>\$589,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>
<p>2505 Gunwhale Rd Gulf Islands   MLS#916...</p> <p>\$596,000</p> <p>Inv 3   2   1,679</p> <p>Active   <a href="#">more info</a></p>	<p>4515 Bedwell Harbor... Gulf Islands   MLS#926...</p> <p>\$599,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>103 Bonnybank Rd Gulf Islands   MLS#934...</p> <p>\$680,000</p> <p>Inv 2   2   1,662</p> <p>Active   <a href="#">more info</a></p>	<p>5927 Pirates Rd Gulf Islands   MLS#919...</p> <p>\$699,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>	<p>4765 Scarff Rd Gulf Islands   MLS#925...</p> <p>\$699,999</p> <p>Inv 4   3   2,230</p> <p>Active   <a href="#">more info</a></p>	<p>3738 Privateers Rd Gulf Islands   MLS#935...</p> <p>\$746,000</p> <p>Inv 2   2   1,680</p> <p>Active   <a href="#">more info</a></p>	<p>106 Barred Owl Rd Gulf Islands   MLS#933...</p> <p>\$795,000</p> <p>Inv 2   2   1,563</p> <p>Active   <a href="#">more info</a></p>	<p>133 East Point Rd Gulf Islands   MLS#936...</p> <p>\$795,000</p> <p>Inv 3   2   1,365</p> <p>Active   <a href="#">more info</a></p>
<p>3710 Capstan Lane Gulf Islands   MLS#935...</p> <p>\$799,000</p> <p>Inv 2   1   1,250</p> <p>Active   <a href="#">more info</a></p>	<p>260 East Point Rd Gulf Islands   MLS#934...</p> <p>\$799,000</p> <p>Inv 3   2   1,440</p> <p>Active   <a href="#">more info</a></p>	<p>4722 Captains Cres Gulf Islands   MLS#930...</p> <p>\$799,900</p> <p>Inv 3   2   1,750</p> <p>Active   <a href="#">more info</a></p>	<p>2601 Gunwhale Rd Gulf Islands   MLS#921...</p> <p>\$849,000</p> <p>Inv 3   2   1,810</p> <p>Active   <a href="#">more info</a></p>	<p>117 Sunset Blvd Gulf Islands   MLS#927...</p> <p>\$895,000</p> <p>Inv 4   2   2,428</p> <p>Active   <a href="#">more info</a></p>	<p>5402 Sunrise Dr Gulf Islands   MLS#929...</p> <p>\$956,000</p> <p>Inv 4   3   2,700</p> <p>Active   <a href="#">more info</a></p>	<p>2604 Reef Rd Gulf Islands   MLS#926...</p> <p>\$975,000</p> <p>Inv 2   2   1,870</p> <p>Active   <a href="#">more info</a></p>	<p>6939 Pirates Rd Gulf Islands   MLS#916...</p> <p>\$985,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>
<p>4826 Cannon Cres Gulf Islands   MLS#921...</p> <p>\$995,000</p> <p>Inv 4   4   2,633</p> <p>Active   <a href="#">more info</a></p>	<p>134 Payne Rd Gulf Islands   MLS#927...</p> <p>\$999,500</p> <p>Inv 3   2   1,707</p> <p>Active   <a href="#">more info</a></p>	<p>3666 Foc-ale Rd Gulf Islands   MLS#933...</p> <p>\$1,125,000</p> <p>Inv 2   2   1,644</p> <p>Active   <a href="#">more info</a></p>	<p>36113 Galleon Way Gulf Islands   MLS#936...</p> <p>\$1,300,000</p> <p>Inv 4   2   2,450</p> <p>Active   <a href="#">more info</a></p>	<p>9842 Canal Rd Gulf Islands   MLS#932...</p> <p>\$1,399,000</p> <p>Inv 3   2   3,879</p> <p>Active   <a href="#">more info</a></p>	<p>5415 Hooson Rd Gulf Islands   MLS#931...</p> <p>\$1,400,000</p> <p>Inv 2   1   1,000</p> <p>Active   <a href="#">more info</a></p>	<p>37191 Schooner Way Gulf Islands   MLS#934...</p> <p>\$1,445,000</p> <p>Inv 3   3   2,825</p> <p>Active   <a href="#">more info</a></p>	<p>LOT C Ellis Rd Gulf Islands   MLS#923...</p> <p>\$1,499,000</p> <p>Inv 0   0   0</p> <p>Active   <a href="#">more info</a></p>
<p>1242 Ellis Rd Gulf Islands   MLS#923...</p> <p>\$1,549,000</p> <p>Inv 2   1   1,351</p> <p>Active   <a href="#">more info</a></p>	<p>3216 Armadale Rd Gulf Islands   MLS#931...</p> <p>\$1,600,000</p> <p>Inv 4   2   2,271</p> <p>Active   <a href="#">more info</a></p>	<p>5423 Hooson Rd Gulf Islands   MLS#930...</p> <p>\$1,600,000</p> <p>Inv 2   1   1,100</p> <p>Active   <a href="#">more info</a></p>	<p>1201 Bridges Rd Gulf Islands   MLS#933...</p> <p>\$2,500,000</p> <p>Inv 4   4   4,770</p> <p>Active   <a href="#">more info</a></p>	<p>5915 Pirates Rd Gulf Islands   MLS#911...</p> <p>\$2,850,000</p> <p>Inv 4   5   3,895</p> <p>Active   <a href="#">more info</a></p>			

Follow us on social media to see more photos and videos and stay up to date with new listings





Solstice Sunset from George Hill



### **Dockside Realty Team**

We have served our communities for more than 20 years, and know it better than the back of our hands. More importantly, we have boundless enthusiasm for what we do and where we live!



[info@docksiderealty.ca](mailto:info@docksiderealty.ca)

Answer to 'Guess where': Liliias Spalding Park on South Pender