

Dockside Realty

Monthly Real Estate Update



The days are getting longer and definitely sunnier as we gear up for a beautiful spring. Sam Boyte is now a managing broker as well as licensed Realtor, proudly following in the footsteps of his mom Sherrie. We also welcome Thaís Beattie (pronounced tah-EES) to our group of licensed Realtors. Thaís offers service in both English and Portuguese and as a mother of two young children she understands the needs of families relocating to Pender. Last fall we also added David Ohnona to our group and he will focus on clients moving to and from the Lower Mainland to Pender Island. Dockside Realty is a full service real estate company with ten licensed Realtors and several very experienced support staff ready to serve you seven days a week!

Best wishes, your Dockside Realtors www.docksiderealty.ca/realtors

3735 Capstan Lane

\$675,000



Delightful 2-
bedroom home

4826 Cannon Cr

\$989,000



Elevated Westcoast
Paradise

37227 Schooner Way

\$1,749,999



Turn-key oceanfront
home



7941 Plumper Way

\$1,995,000

Trincomali Treasure! Set prominently at the edge of the Salish Sea, this beautiful home enjoys majestic vistas that are truly breathtaking! Custom designed 3+ bedroom, 3 bath home.

CHECK ALL OUR LISTINGS:

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

Victoria Real Estate Board Market Report

A total of 465 properties sold in the Victoria Real Estate Board region this February, 11.9 per cent fewer than the 528 properties sold in February 2025 and 37.2 per cent more than in January 2026. Sales of condominiums decreased by 19.8 per cent from February 2025 with 154 units sold. Sales of single family homes decreased by 12 per cent from February 2025 with 206 sold.

"February's sales definitely picked up the pace compared with sales from the previous month," said Victoria Real Estate Board Chair Fergus Kyne. "Though our sales numbers are lower than they were in 2025, with an over 35 per cent increase month over month, and a very healthy amount of inventory currently available, it will be interesting to see how our spring market unfolds in the upcoming months."

There were 2,903 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of February 2026, an increase of 10.6 per cent compared to the previous month of January and a 10.4 per cent increase from the 2,630 active listings for sale at the end of February 2025.

"Last month we reported how the market rested on the threshold between balanced and a buyer's market," notes Chair Kyne. "Over the course of February, more activity led to increased sales which has helped to balance market conditions. When the market is in balance, it means excellent opportunities exist for buyers and sellers. If you've been waiting for the spring to start your home sale or search, now is a great time to connect with a local Victoria REALTOR® to start planning."

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in February 2025 was \$1,319,100. The benchmark value for the same home in February 2026 decreased by 0.9 per cent to \$1,307,400, up from January's value of \$1,265,500. The MLS® HPI benchmark value for a condominium in the Victoria Core area in February 2025 was \$549,600, while the benchmark value for the same condominium in February 2026 decreased by 0.7 per cent to \$545,600, up from the January value of \$537,800.

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

RECENTLY SOLD

Sam Boyte



3210 Armadale Rd

Colin Denton



2223 Port Washington Rd

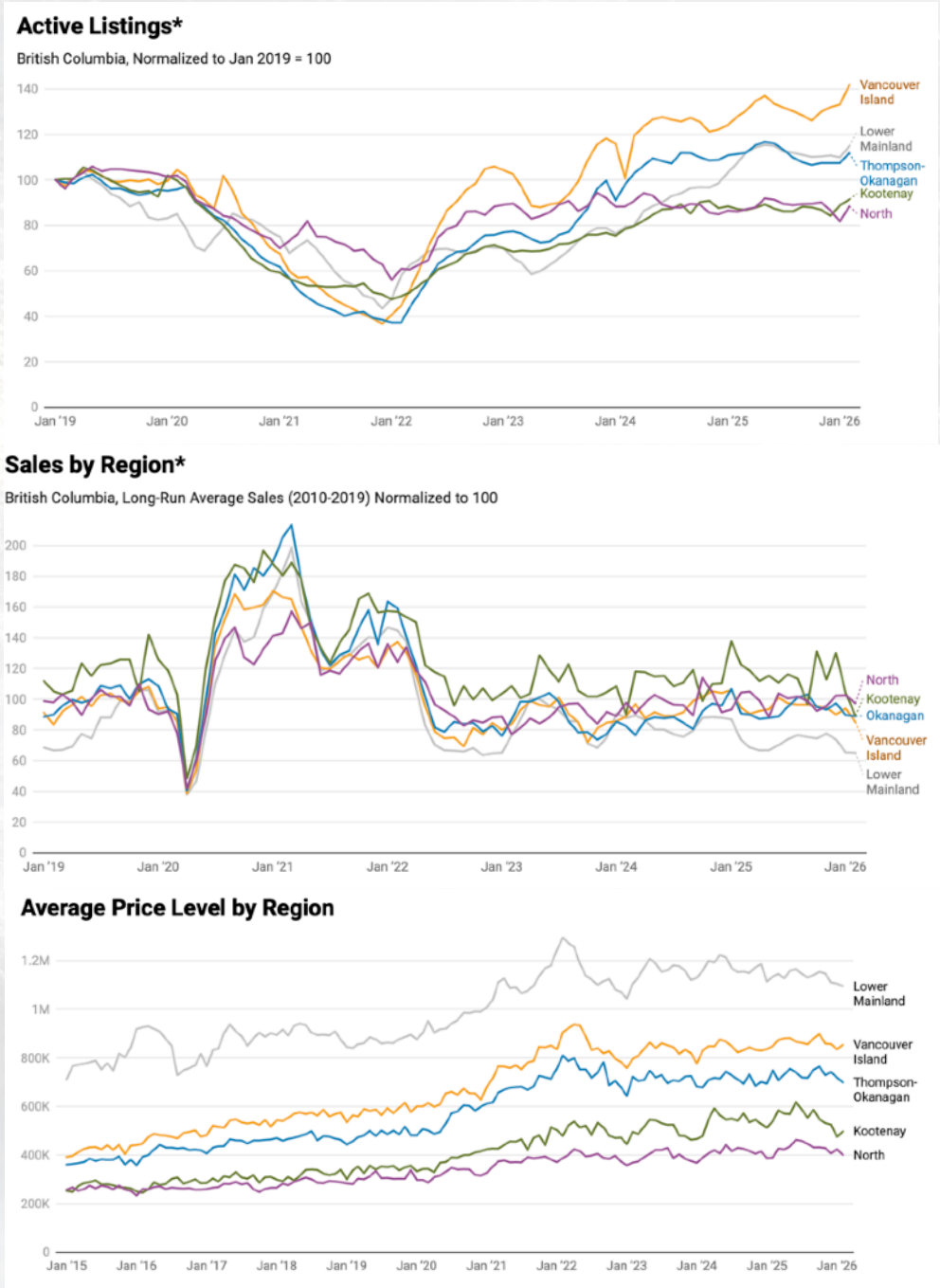
Michael Vautour



106 Barred Owl Rd



Housing Monitor Dashboard



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



[Hope Bay Waterfront - 4328 Clam Bay Rd](#)

Nestled in one of Pender Island's most scenic and peaceful neighbourhoods. This thoughtfully designed home blends light, function, and natural beauty, set among Arbutus and Douglas fir trees, with mossy rock outcroppings creating a truly serene coastal setting. Every doorway opens to inviting stone patios, where expansive ocean and island views meet. Oversized windows in every room, capture the ever-changing moods of sea and sky, bringing the outdoors in year-round. The primary bedroom with ensuite enjoys picturesque views, while the second bedroom on the lower level features French doors leading directly to a private stone patio. A spacious downstairs bath with an oversized walk-in shower for added comfort. Warm finishes with a wood stove, glass accents, and elegant brass railings. Easy access down to the water with 180ft of shoreline. All furnishings are negotiable.

<https://docksiderealty.ca/property/1030216>

\$1,499,000



Pender Island Events

Guess where...



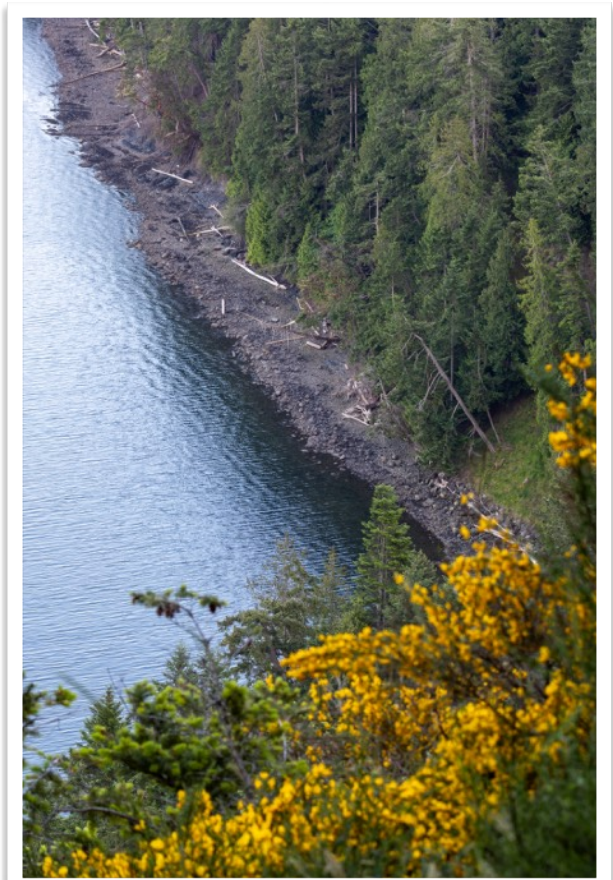
APRIL
COMMUNITY GATHERINGS
Fridays from 12-1pm
Pender Island Community Hall

APR 3 - PEACH & QUIET
Jonny and Heather will be playing all new music for this performance!

APR 10 - SLO COOKIN'
Slo Cookin' plays mostly jazz and show tunes from the swing era with the occasional more modern pop song in the mix.

APR 17 - GOLDSTREAM
Goldstream is a 5 piece band that loves to play bluegrass, country and folk songs. We love to get you singing and dancing.

APR 24 - PLUMPER SOUND
A back to the Fifties skiffle set, with Howard 'Thunderfingers' Southwell and Ulla 'Washboard Mama' Rembe helping out.



Do you know where this spot on Pender is?

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

ALSO CHECK THESE LISTINGS:

3722 Port Rd



Charming Sanctuary

2628 Gunwale Rd



Immaculate Island Retreat

3708 Bosun Way



Solid 5-bedroom

Zoomed in

Most real estate photos are taken with a wider angle lens to showcase the rooms properly without distorting the view. Some photos however focus on details, a view, bits of architecture, or capture a vibe. Here are a few of those highlighted.



2737 Anchor Way



2628 Gunwale Rd



7941 Plumper Way



3708 Bosun Way

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





The Bays from Stanley Point to Willey Point, and James Point



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

Answer to 'Guess where':
The coast of Kingfisher Forest,
seen from Mt. Menzies.