

Dockside Realty

Monthly Real Estate Update



Coming down from the long weekend high of the amazing Mosaic Festival which Dockside Realty proudly sponsored, we are now gearing up for the second part of summer! We are happy to have assisted many clients in finding their dream homes so far this season. We have been putting SOLD signs on some amazing properties on Pender, Saturna, Mayne and Galiano Islands. There has also been a good variety of new listings the past month so contact your Dockside Realtor to see what fits your dreams best, so you can enjoy your slice of paradise year-round. Our licensed Realtors are ready to answer any questions and assist you in finding what you are looking for.

Best wishes,

Your Dockside Realtors

www.docksiderealty.ca/realtors

3729 Capstan Lane

\$867,000



Custom 3-bedroom
2-bathroom

696 Tumbo Channel

\$875,000



Oceanview
Opportunity

4704 Captains Cr

\$889,000



Wonderful Island
Home



3301 Amies Rd

\$1,325,000

Nestled on an elevated
10.29-acre property near Hope
Bay, this 2,950 sq. ft. West
Coast residence offers rural privacy
and striking coastal scenery.

**CHECK ALL OUR
LISTINGS:**

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

Victoria Real Estate Board Market Report

A total of 673 properties were sold in the Victoria Real Estate Board region this July, 1 per cent fewer than the 680 properties sold in July 2025 and 6.4 per cent fewer than sold in June 2026. Sales of condominiums decreased by 7.1 per cent from July 2025, with 209 units sold. Sales of single family homes increased by 4.1 per cent from July 2025, with 331 sold.

"It was a solid month for sales," said Victoria Real Estate Board Chair Fergus Kyne. "We ended the month above the five-year average for number of sales in a July. What's different about this market is the availability of inventory, and how the generous number of homes for sale impact both the seller and buyer experience. Buyers are taking more time to make decisions because of all the options available. Some buyers may even feel overwhelmed as they navigate a market with so much choice. If you're shopping for homes right now, your REALTOR® can help explore the properties that have the best current and future potential, identify where smart compromises may be made, and focus on what features matter the most."

There were 3,847 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of July 2026, a decrease of 5.1 per cent compared to the previous month of June and a 3.9 per cent increase from the 3,703 active listings for sale at the end of July 2025.

"On the other hand, if you're a seller wondering where your buyer is, your Realtor can help determine the best approach in your specific situation," notes Chair Kyne. "Your Realtor will have up to date market data and local insights to help you navigate your next steps. Sometimes simple things, like ensuring all maintenance is up to date, and that your home is presented beautifully, can be the difference in competitive markets. Whether you're buying or selling, your Realtor works for you and can provide you with updates, options, and suggestions to navigate current market conditions."

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

RECENTLY SOLD

Sam Boyte



36136 Galleon Way

Sandy Mundy



3607 Masthead Cr

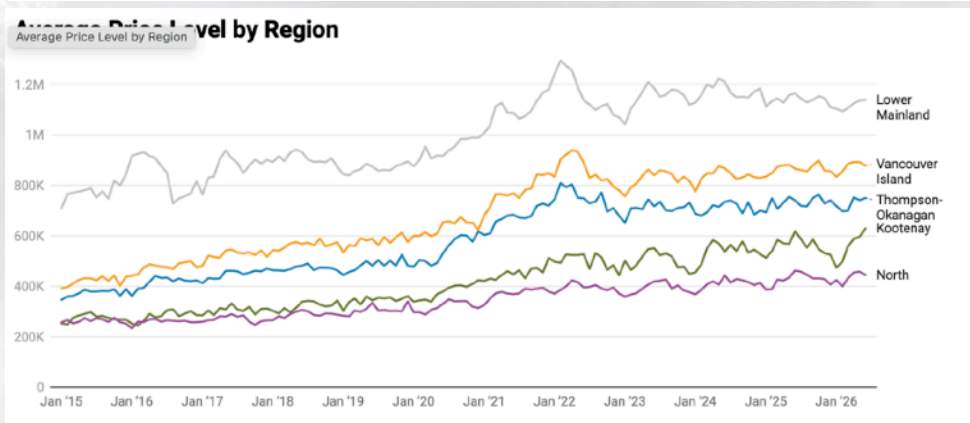
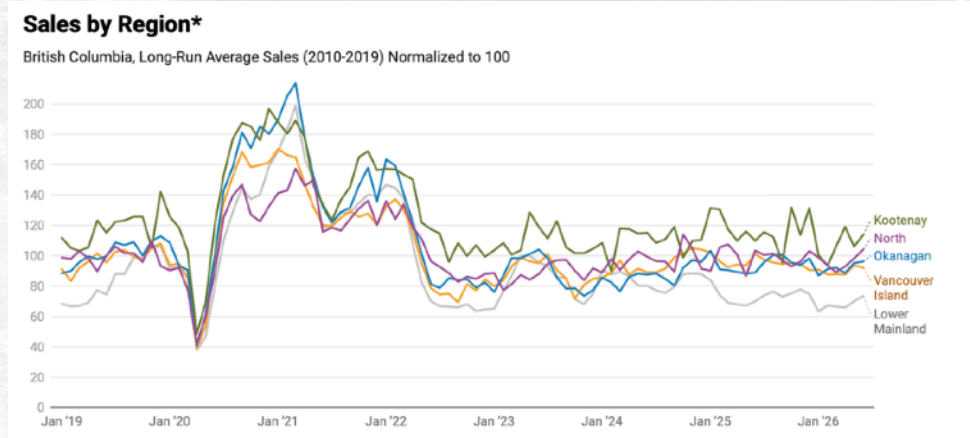
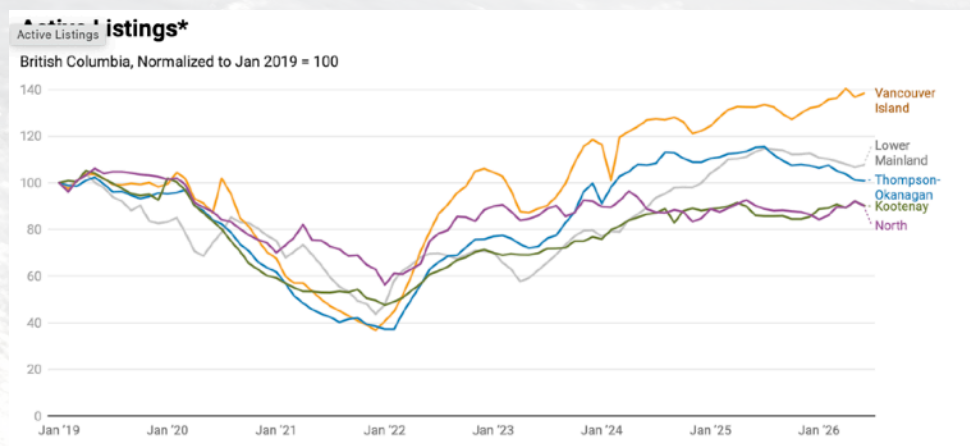
Jaime MacLean



2747 Shoal Rd



Housing Monitor Dashboard



For more information go to the website of [BCREA](#) by clicking [here](#).

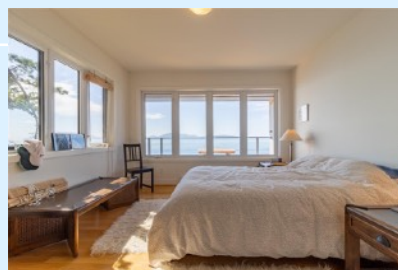


Low Bank on Cliffside Rd, Saturna Island

A unique low bank property allowing access to the oceans edge to walking along the lower rock shelf to Lighthouse Park! You can observe tidal pools that exhibit a variety of small marine life & Orca & humpbacks passing by within 5 metres of the shoreline of the property! From the sundeck you can enjoy a panoramic view overlooking Boundary Pass over to the San Juan Islands from Mount Baker to the Olympic Mountains. This family cottage was designed to comfortably accommodate the whole clan with 3 bedrooms, a media room that easily doubles as a 4th bedroom & a large rec area on the lower level that could easily be converted into a bunkroom! The kitchen/living/dining area is open concept, all enjoying the southern exposure & ocean views. Water supply is a water catchment system filling & filtering 4 X 900 gallon cisterns. Low maintenance yard. Plenty of Privacy. Desirable Neighbourhood. Close to Pebble Beach & Lighthouse Park. Offered furnished. Walk in and enjoy!

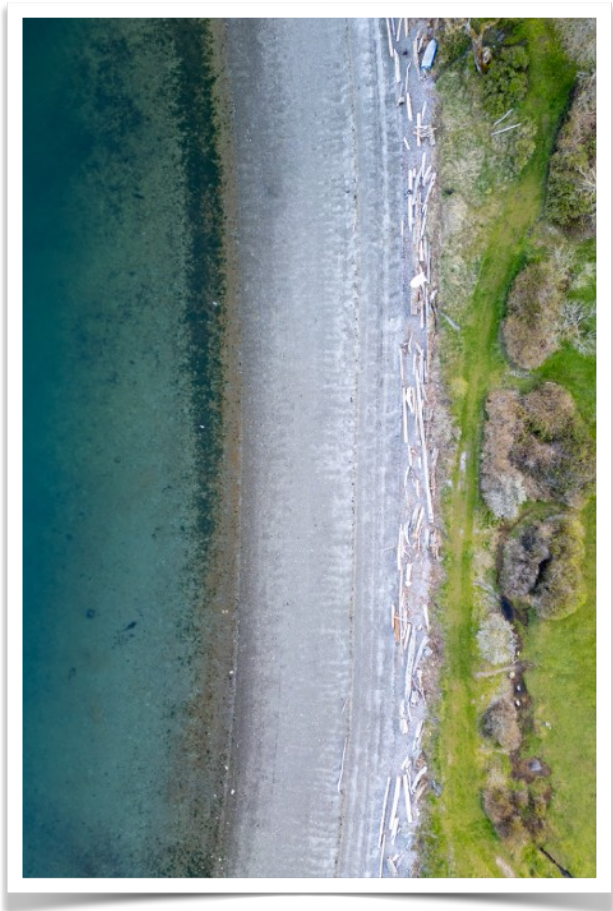
<https://docksiderealty.ca/property/1043907>

\$1,100,000



Pender Island Events

Guess where...



Do you know what beach on Pender this is?

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

ALSO CHECK THESE LISTINGS:

342 East Point Rd



Log cabin in the Woods

3707 Starboard Cr



Private acreage

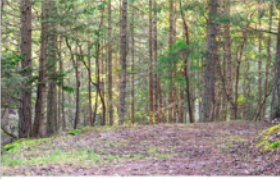
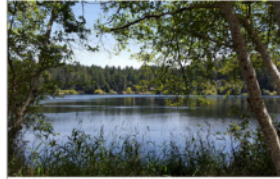
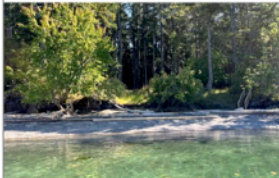
2737 Anchor Way



Craftsmanship meets Coast

Build your own dream

There are a variety of empty lots available on Pender and Saturna where you can build your own dream home. Check our website to see all the available building lots.

📍 3705 Keel Cres (Gulf Islands) MLS#1022880 \$180,000  🏠 0 📷 0 📹 0 Active i more info	📍 638 Tumbo Channel Rd (Gulf Islands) MLS#1031016 \$197,000  🏠 0 📷 0 📹 0 Active i more info	📍 Lot A Boundary Pass Dr (Gulf Islands) MLS#937048 \$220,000  🏠 0 📷 0 📹 0 Active i more info	📍 3710 Frigate Rd (Gulf Islands) MLS#1037497 \$239,000  🏠 0 📷 0 📹 0 Active i more info	📍 47300 Schooner Way (Gulf Islands) MLS#1033638 \$289,000  🏠 0 📷 0 📹 0 Active i more info
📍 Lot 38 Pirates Rd (Gulf Islands) MLS#1037496 \$299,000  🏠 0 📷 0 📹 0 Active i more info	📍 4523 Bedwell Harbour Rd (Gulf Islands) MLS#1039443 \$299,000  🏠 0 📷 0 📹 0 Active i more info	📍 4616 Mate Rd (Gulf Islands) MLS#1021618 \$319,000  🏠 0 📷 0 📹 0 Active i more info	📍 9904 Castle Rd (Gulf Islands) MLS#1008506 \$325,000  🏠 0 📷 0 📹 0 Active i more info	📍 2687 Galleon Way (Gulf Islands) MLS#1011370 \$389,000  🏠 0 📷 0 📹 0 Active i more info
📍 1201 Port Washington Rd (Gulf Islands) MLS#1031177 \$399,000  🏠 0 📷 0 📹 0 Active i more info	📍 2628 Lighthouse Lane (Gulf Islands) MLS#1018569 \$400,000  🏠 0 📷 0 📹 0 Active i more info	📍 723 Tumbo Channel Rd (Gulf Islands) MLS#971134 \$429,000  🏠 0 📷 0 📹 0 Active i more info	📍 212 Old Point Rd (Gulf Islands) MLS#1030137 \$449,000  🏠 0 📷 0 📹 0 Active i more info	📍 3218 Armadale Rd (Gulf Islands) MLS#1032533 \$449,000  🏠 0 📷 0 📹 0 Active i more info

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





What apple tree are you having a picnic under this summer?



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 Beach at Port Browning