

# Dockside Realty

Monthly Real Estate Update



Winter is in full swing with the first snowfall and dropping temperatures. While this time of year is typically slower for real estate, our agents are already hard at work helping clients prepare their properties for spring listings. They're taking advantage of the winter months to ensure everything is ready, so they can take advantage of the upcoming sunny days to capture stunning photos. If you're considering selling your home, contact one of our licensed realtors now to ensure a smooth process and avoid feeling rushed when spring arrives.

Kind regards,  
The Dockside Realtors

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

**37140 Galleon Way.**

\$679,000



Charming island home

**4708 Captains Cr**

\$715,000



Beautifully updated 2bd on a large lot

**1601 Shoal Rd**

\$879,000



Rare gem within Magic Lake



**5422 Hooson Rd**

\$925,000

Tudor Charm meets West Coast Serenity! Exceptional 2 acre private property, showcasing a distinctive 2+BR, 3BA, approximately 2150 sqft country home.

**CHECK ALL OUR LISTINGS:**

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

## 2025 market kicks off with good balance of inventory and stable pricing

A total of 422 properties sold in the Victoria Real Estate Board region this January, 23.8 per cent more than the 341 properties sold in January 2024 and 0.2 per cent more than in December 2024. Sales of condominiums were up 30.4 per cent from January 2024 with 146 units sold. Sales of single family homes increased by 19.8 per cent from January 2024 with 194 sold.

"We've seen a strong hand off from the December market to January with a good sense of momentum building," said 2025 Victoria Real Estate Board Chair Dirk VanderWal. "Over the course of the month, we saw an uptick in new listings, and it is the first time in ten years that over one thousand new listings were added to our inventory in a January. This is a positive sign for our market as we head into 2025."

There were 2,395 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of January 2025, an increase of 4.6 per cent compared to the previous month of December and an 11.9 per cent increase from the 2,140 active listings for sale at the end of January 2024.

"The overall housing market in the Greater Victoria Area continues to show signs of balance," adds Chair VanderWal. "There are strong fundamentals underpinning our market. Pricing remains stable, inventory levels are favourable when compared to recent years and interest rates continue to trend in a positive direction for consumers. Of course, there may be uncertainty in the coming months as international trade relationships are tested, so we will track if these deliberations impact the market moving forward. As always, buying or selling your home is one of the largest financial decisions you'll make, and your favourite local REALTOR® is your best resource to help you navigate the process."

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

### RECENTLY SOLD

Tanja Lonergan



2658 Galleon Way

Sam Boyte



2337 Otter Bay Rd

Sandy Mundy



37167 Schooner Way

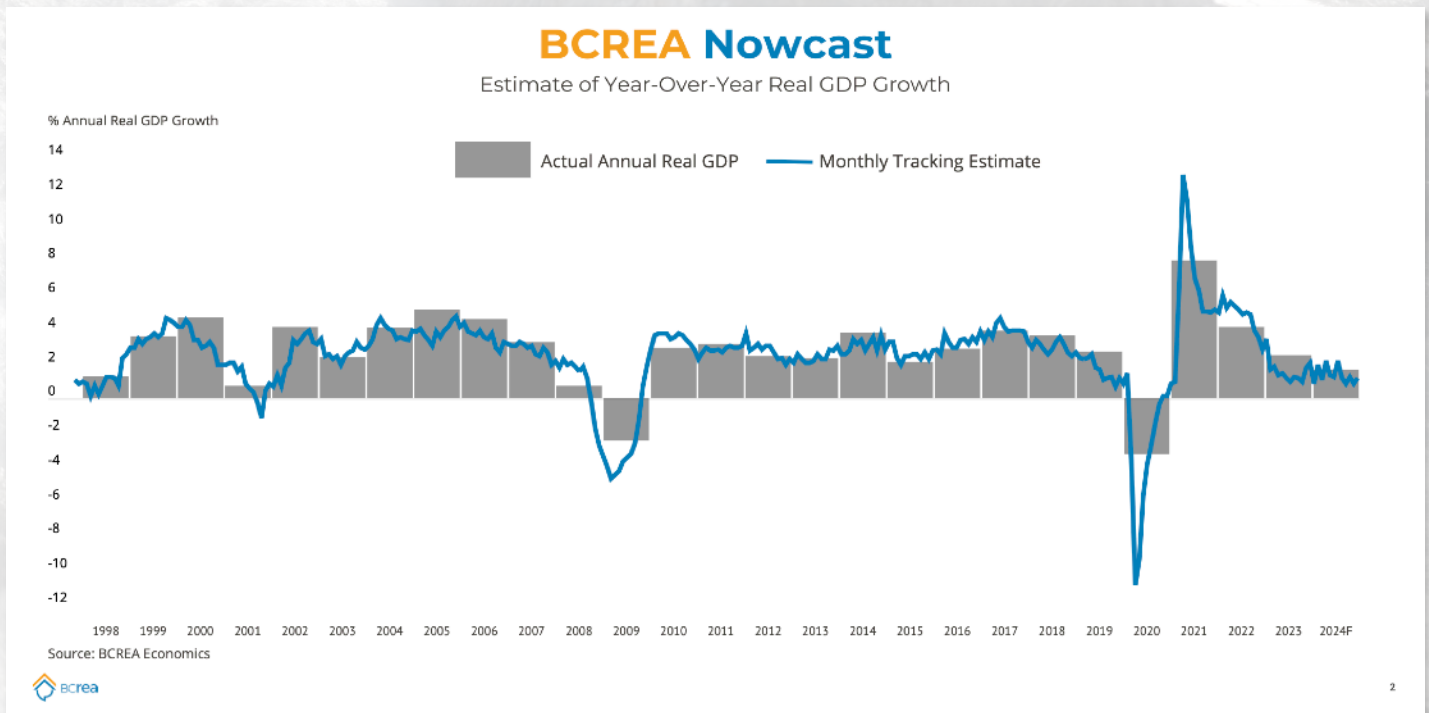




## BC Monthly Real GDP Estimate for November 2024 & Preliminary Estimate for December 2024

The BCREA Nowcast estimate of provincial economic growth (expressed as year-over-year growth in real GDP) for November 2024 is 0.9 per cent, the lowest reading of the year. For comparison, year-over-year growth in the Canadian economy in November was 1.6 per cent. Our preliminary estimate for December shows growth increasing slightly to a 1.2 per cent year-over-year rate. Average growth over all 12 months of 2024 was 1.5 per cent. This compares to a Nowcast average of 1.6 per cent in 2023 and a revised 2.4 per cent actual for BC's Real GDP growth.

At a regional level, our economic region Nowcast shows positive growth across all regions, though regions that were showing faster growth, like Vancouver Island, are starting to slow and some are starting to recover, like the Okanagan, after a weak start to 2025.



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





## Building Lots

There are a variety of building lots on the market on Pender and Saturna Island. Build your dream home or vacation getaway the way you want it! Waterfront, water view, inland, small, large, corner lots, tucked away properties, any kind you can currently find on the market.

### **Pender Island:**

3705 Keel Cr - \$199,000

37250 Schooner Way - \$329,000

1201 Port Washington - \$499,000

3710 Bosun Way - 229,000

2223 Port Washington Rd - \$399,000

8903 Tilly Point Rd - \$1,100,000

Lot A Boundary Pass- \$275,000

2218 Clam Bay Rd - \$399,000

### **Saturna Island:**

112 East Point Rd - \$299,000

120 Cliffside Rd - \$459,000

103 Boot Cove Rd - \$349,000

723 Tumbo Channel Rd - \$429,000

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





## Pender Island Events



**ZOOSLANDER**  
FASHION SHOW

DOORS 7:00  
SHOW 7:30  
FEB, 15TH

TICKETS AT  
TALISMAN  
\$25-35

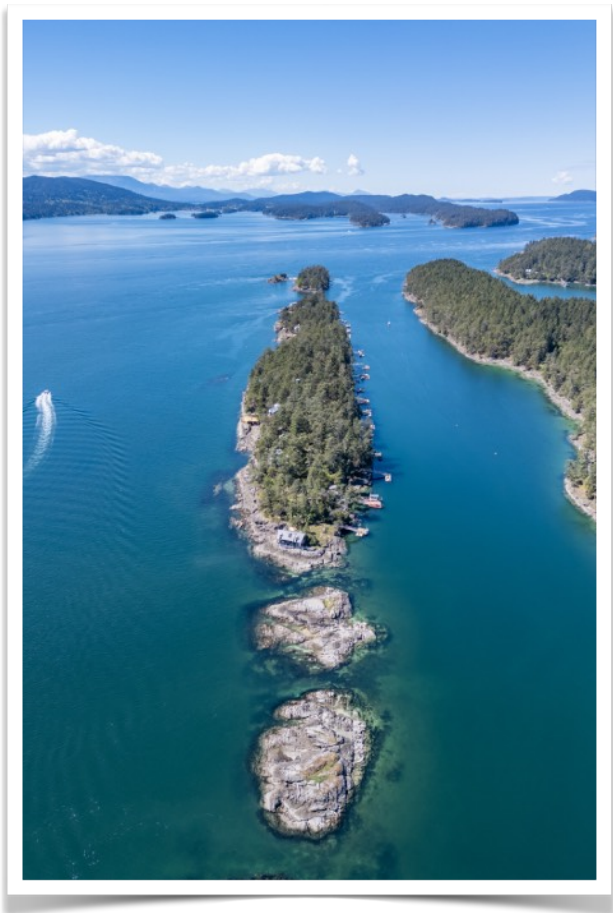
Three On The Tree  
Production Society

We acknowledge the financial support of the province of British Columbia.  
Special thanks to the Na-to-Ya and our many wonderful volunteers!

5215

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

## Guess where...



Do you know which boat-access-only island this is?

---

### ALSO CHECK THESE LISTINGS:

1626 Schooner Way



Home with a view

6637 Razor Point Rd



Oceanview Beauty

1208 Otter Bay Rd



Custom Cottage on 5.43 Acres



## The special spot

One of the perks of being a real-estate photographer for Docksde Realty is that you get to see so many special places on the islands. Private beach access points, private trails, and views and angles not seen before. Below a few of my favourites from this season:

I'm sure many Penderites that have come in the last 10 years, have wondered what "The Shed" at the Port Washington Dock is like on the inside. I was always curious, until Emil Chervatin called me and told me his client was going to put the property on the market. And even though The Shed is not habitable, it has magnificent views and plenty stories to tell from times gone by.



1601 Shoal Rd is a much larger lot than those surrounding it. For me it was not the amazing sunset view that drew me in. The property, on top of the hill, has plenty moss covered boulders and rock formations. Photos don't do it justice compared to being there, but if you are familiar with Old Norse Folklore, these "trolls" seem to come alive at sunset.

130 Cliffside Rd on Saturna Island is now sold, but it has a special lay-out. The main house was not built at the edge with the most view but much further back (still enjoying views). The cliff however had a surprise, a long complex stairway meant you could make your way all the down to the water giving this property some unique features.

Rutger Kamphuis



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







Sheep in the snow on Port Washington Rd - Pender Island



### **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!



Answer to 'Guess where':  
Secret Island

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