# Dockside Realty

## Monthly Real Estate Update



The pumpkins have been carved, the leaves have been falling, and the first stormy weather has landed on the BC coast. On the face of it, it looks like a the after-summer slowdown hit the real estate market with fewer new listings. However on the back-end our Realtors have been very busy selling a wide variety of houses! These include a gorgeous walk-on waterfront on Higgs Rd, an exclusive lakefront on Galleon Way, a private hilltop acreage on Port Washington Rd, plus two custom built homes on Anchor Way and Cannon Crescent. Michael Vautour, our resident Saturna Island Realtor, has had an extremely busy year overall and continues to be the top selling agent on Saturna. If you are interested in owning a piece of paradise, contact one of our licensed Realtors now to find your gem in the Southern Gulf Islands.

Kind regards,

Your Dockside Realtors www.docksiderealty.ca/realtors



**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

**3827 Pirates Rd**

$439,000



Sweet island 1-bedroom cottage

**4710 Captains Cr**

$579,000



Charming Pender Island Retreat

**3703 Frigate Rd**

$845,000



Custom-Built Westcoast Home

## Victoria Real Estate Board Market Report

A total of 573 properties were sold in the Victoria Real Estate Board region this October, 7.1 per cent fewer than the 617 properties sold in October 2025 but 23.8 per cent more than in September 2026. Sales of condominiums decreased by 15.1 per cent from October 2025, with 135 units sold. Sales of single family homes decreased by 13.4 per cent from October 2025, with 303 sold.

"In September, market data indicated that our region had shifted into a buyer's market for the first time in years," said Victoria Real Estate Board Chair Fergus Kyne. "We noted at the time that a single month does not establish a trend, and October's balanced market results are a reminder that market conditions can shift materially from month to month. Much of 2026 has been characterized by relatively balanced conditions."

There were 3,594 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of October 2026, a decrease of 5.7 per cent compared to September and a 5 per cent increase from the 3,423 active listings for sale at the end of October 2025.

"October sales were very close to the previous five-year average of 581, while new listings were slightly above the five-year average of 1,060, with 1,138 properties coming to market," said Chair Kyne. "Although inventory has declined from its peak in June, there is still a very healthy number of listings available. That additional inventory continues to give buyers more choice and time to consider their options. While the overall numbers provide a picture of the regional market, conditions can vary considerably between neighbourhoods and property types. Some areas may continue to favour buyers, even when the broader market is more balanced. Your local REALTOR® can help you understand these differences and make informed decisions based on your goals."

Read more on: www.vreb.org

## RECENTLY SOLD

Sam Boyte




4826 Cannon Cr

Tanja Lonergan



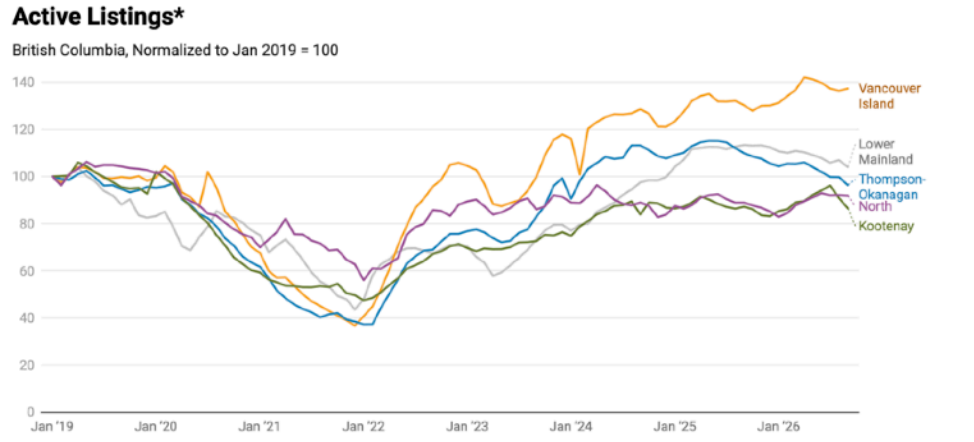

2737 Anchor Way

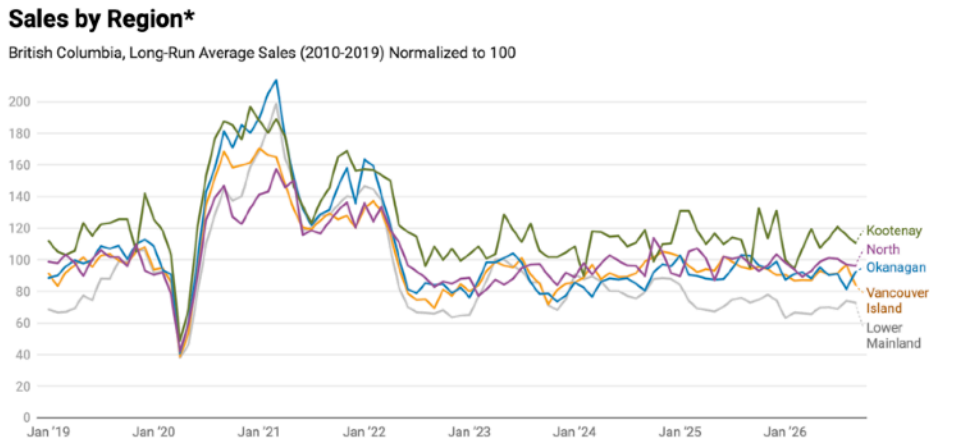
Emil Chervatin

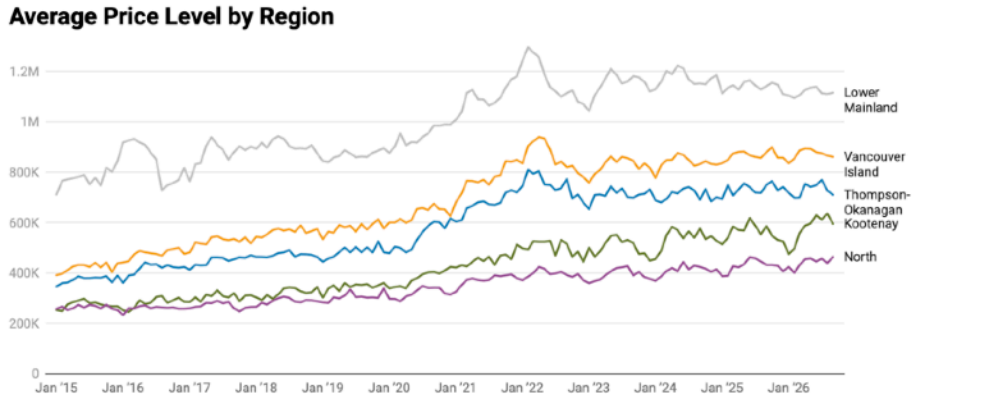



4619 Sailor Easement Rd

# Housing Monitor Dashboard




For more information go to the website of BCREA by clicking here.



## Truly Special 1.24 Acre Legacy Property

This is an opportunity to own a truly special 1.24-acre legacy property, in one of Pender Island's most desirable locations. Enjoy the best of island living with the feeling of being almost waterfront–without the waterfront taxes. Perched above beautiful sandy Percival Cove, this property features a fully furnished spacious, 3-bed, 3-bath, ocean-view main home, complemented by a charming, 1-B and den, 1-Bath ocean-view cottage. A long, winding driveway meanders through established fruit trees to the main residence. From the rear decks, take in expansive ocean views and watch for marine life playing in the waters below. The Cottage enjoys the same spectacular sunset views, making it ideal for guests. Percival Cove is easily accessible from the bottom of the property, offering a wonderful connection to the shoreline and the natural beauty, that surrounds this unique setting, with a 2 min walk to the Port Washington Dock.

**https://docksiderealty.ca/property/1047476** ***$1,399,000***





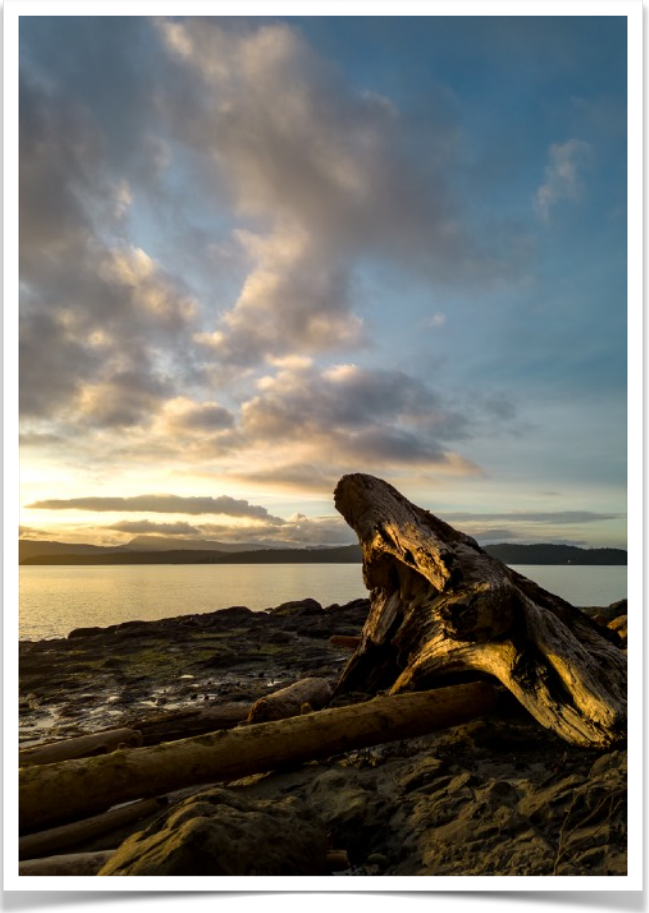

info@docksiderealty.ca

## Pender Island Events




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

## Guess where...



Do you know what beach on Pender this is?

## ALSO CHECK THESE LISTINGS:

205 East Point Rd



Great little starter home

3602 Foc'sle Rd



Classic Westcoast Style

37163 Galleon Way

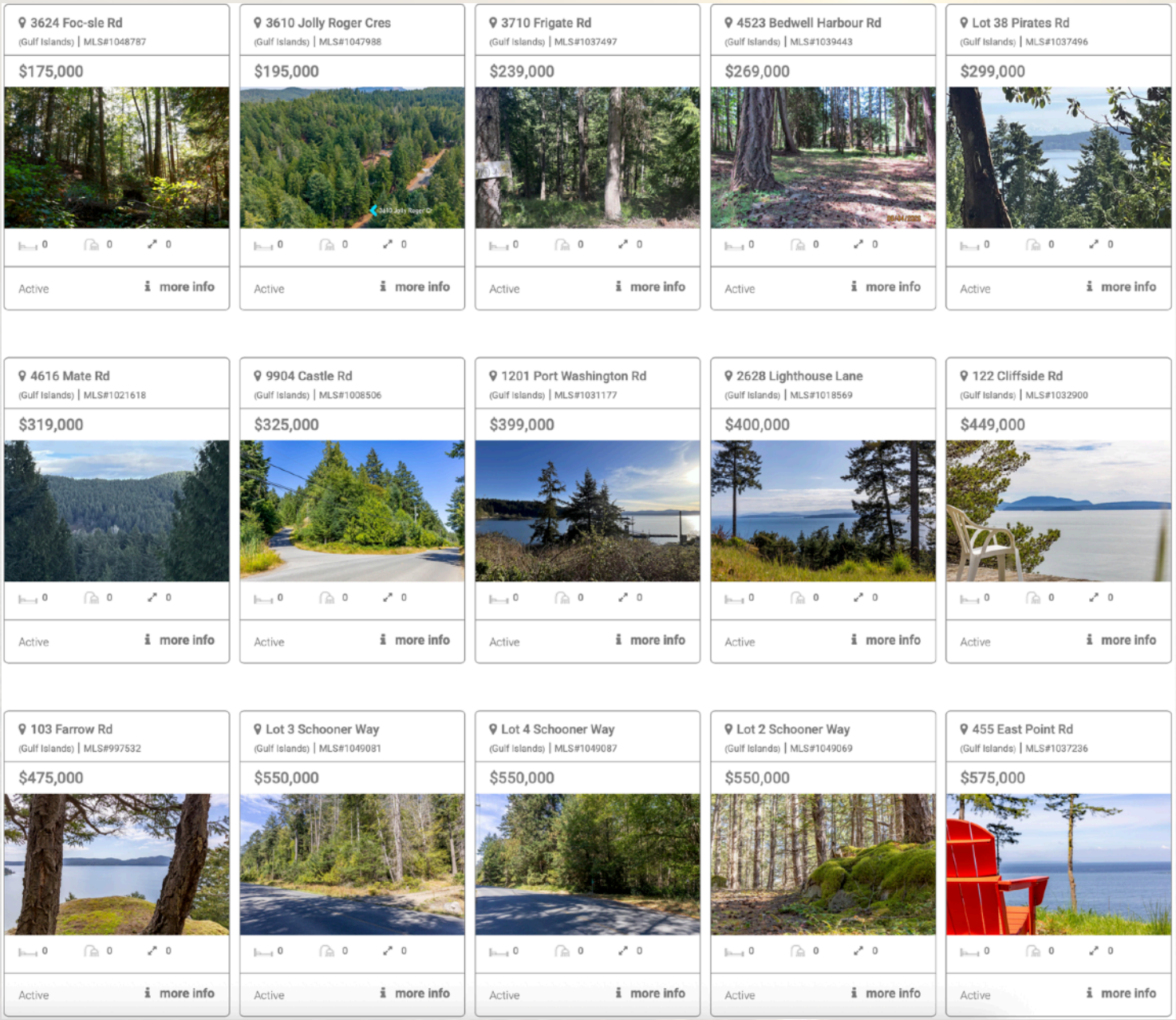


Exquisite Southwest Facing

info@docksiderealty.ca

# 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.




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

info@docksiderealty.ca



Peter Cove



**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!

Dockside Realty Ltd
Victoria Gulf Islands

Answer to 'Guess where':
Bridges Beach

info@docksiderealty.ca