

Dockside Realty

Monthly Real Estate Update



School has started and summer will soon be over. We have seen many visitors to the Southern Gulf Islands and have been busy showing many of them a variety of properties that are on the market. Several of them sold and/or closed in the past few weeks. With the retreat of tourists, calmer island life is slowly returning. If you would like to enjoy that island life year-round contact one of our licensed Realtors who can help you find the right property for you.

Kind regards,
The Dockside Realty Team

www.docksiderealty.ca/team

2791 Schooner Way.

\$649,000



Awesome island home

2705 Brigadoon Cr

\$699,000



Big corner lot, south-facing house

2337 Otter Bay Rd

\$875,000



Homesteader's Haven



7941 Plumper Way

\$2,200,000

Trincomali Treasure! Set prominently at the edge of the Salish Sea, this beautiful home enjoys majestic vistas that are simply breathtaking! Custom designed 3bd, 3ba.

CHECK ALL OUR LISTINGS:

www.docksiderealty.ca/listings

Victoria's summer real estate market meets expectations

A total of 545 properties sold in the Victoria Real Estate Board region this August, 0.2 per cent more than the 544 properties sold in August 2023 and a 16.5 per cent decrease from July 2024. Sales of condominiums were up 10.4 per cent from August 2023 with 181 units sold. Sales of single family homes decreased by 7.7 per cent from August 2023 with 252 sold.

"The final month of the summer is generally a rather relaxed one in terms of real estate sales and listings," said 2024 Victoria Real Estate Board Chair Laurie Lidstone. "Many folks pause their home shopping activities or pause their sales listing to make the most of other summer activities and vacations. It's no surprise that sales this year were so close to the sales from 2023 and that listings declined slightly from the number we saw in July."

There were 3,191 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of August 2024, a decrease of 4.7 per cent compared to the previous month of July and a 28.2 per cent increase from the 2,490 active listings for sale at the end of August 2023.

"It's likely our market will trend a bit busier in the upcoming fall months," adds Chair Lidstone. "In September people return their attention to work and school and to bigger projects like making a move. Week by week into the fall our market will evolve so if you are considering listing or buying a home in the Victoria area, connect with your favourite local REALTOR® to help develop your best real estate strategy."

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

RECENTLY SOLD

Tanja Lonergan



1617 Storm Cr

Sam Boyte



2793 Schooner Way

Michael Vautour



117 Sunshine Blvd

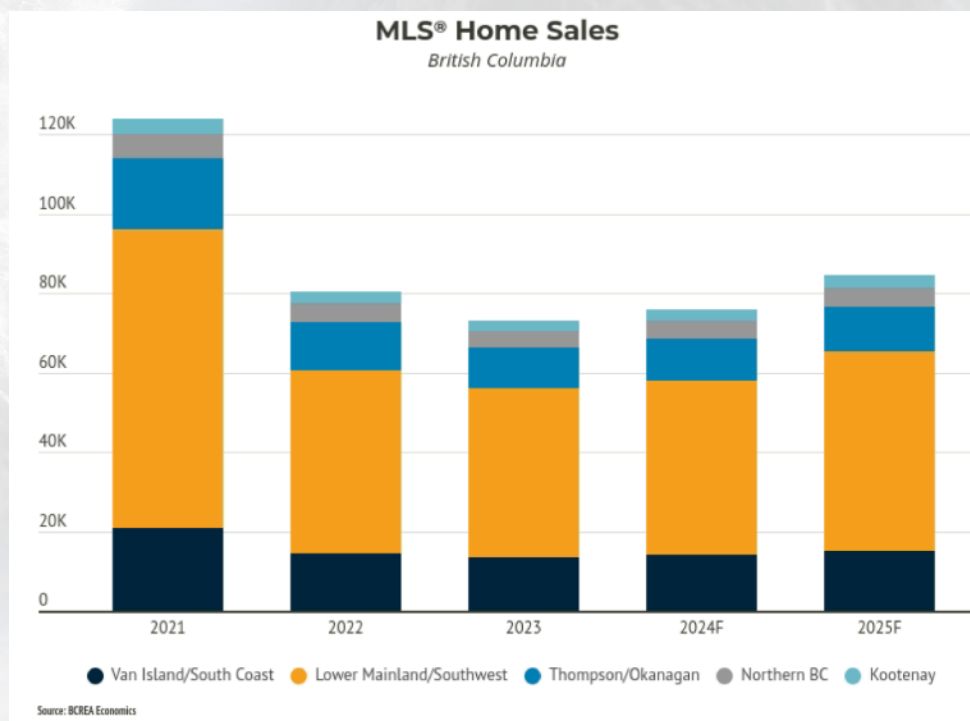


BCREA 2024 Third Quarter Housing Forecast Update: Home Sales Expected to Rise as Rates Fall

"The Bank of Canada has shifted to easing policy following aggressive tightening since 2022," said Brendon Ogmundson, BCREA Chief Economist. "This policy shift has positive implications for the BC housing market, and we expect home sales to rebound in the second half of this year with momentum carrying over into 2025."

A steady supply of new listings and sluggish sales over the first half of the year has resulted in the total inventory of homes for sale rising to its highest level since 2019. Market conditions have been trending near the lower end of what is traditionally defined as a balanced market. As such, average home prices have mostly trended sideways over the past year, with the notable exception of Greater Vancouver where the average price has returned to its 2022 peak.

We anticipate that the average home price in BC will edge up slightly this year, rising 2 per cent to an annual average of \$990,500. As home sales pick up over the next year, we expect the market to tighten and for the average price in BC to rise 2.9 per cent to an average of \$1.02 million.



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



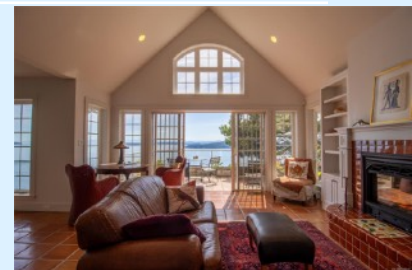
5919 Pirates Rd - Pender Island

Oceanfront Sanctuary on Oak Bluffs! Find your still point, bask in the breathtaking panorama of the San Juans, Olympic mountains & Strait of Juan de Fuca. Ten secluded, forested acres including Arbutus, Garry Oak & mossy outcroppings, adjacent to Oak Bluffs trails. Natural landscape awash with captivating views from early morning light, spectacular sunsets & moonlight dancing on the ocean.

Enjoy year round swimming in a state-of-the-art Hydropool Swimspa. From the terrace, watch & listen to the whales as they swim by in their protected sanctuary zone below. Live graciously in this expansive, light-filled, architecturally designed home with Wolfe & Miele appliances, gas fireplaces & Hearthstone wood stove, as well as fully equipped guest quarters/studio space, heat pumps, backup generator, excellent deep well, raised bed gardens, plus a delightful meditation studio surrounded by nature. Elevated island living at its finest!

<https://docksiderealty.ca/property/966940>

\$3,150,000



Pender Island Events

Presented by **CRC** Southern Gulf Islands Community Resource Centre

THE CRISP 5, D A Y E S

A Community Festival Oct 4 & 5 @ the Pender Island Community Hall

- MUSICIANS - SPEAKEASY POETS - CONVERSATION PANELS - VISUAL ARTISTS - MAKE - DRAW
- ECO WORKSHOPS - SIP 'N' PAINT - APPLE FOOD MAKING - MARKETPLACE - EVENING CONCERTS

MUSICIANS • DAN MANGAN • ASTROCOLOR

ADONIS PUENTES & THE JAZZ BOHEMIANS FT JORDAN PUENTES
 • LAUREN MANN • OLIVIA BARRETT • GRAYSON LENNER

POETS & STORYTELLERS - ADAM OLSEN - FRANCES LITMAN - TAL ENGEL - ERIN O'BRIEN
 - MISTY MACDOUFFE - MARYANNE PARE - KATHY CRONIK - HEATHER RAMACKLE - DAN MACISAAC
 - TREVOR ERICKSON - JOHNNY AITKEN - SUSAN BURWASH - WENDI LOTAPECKI

WORKSHOPS - BOB & VERMA DUNCAN - TAL ENGEL - CONNIE SEARS
 - CHRIS LEISCHNER & GABRIELLE PORTER - BEN LITZKE - JULIE WILMOT

VISUAL ARTISTS - MARGARET ALPEN - GILLIAN TURNER - STEFANIE WILLIAMS - JOANNE GREEN & MORE

Evening Concert tickets available online and at Talisman Books: \$35 for each night
 Daytime Admission by Donation

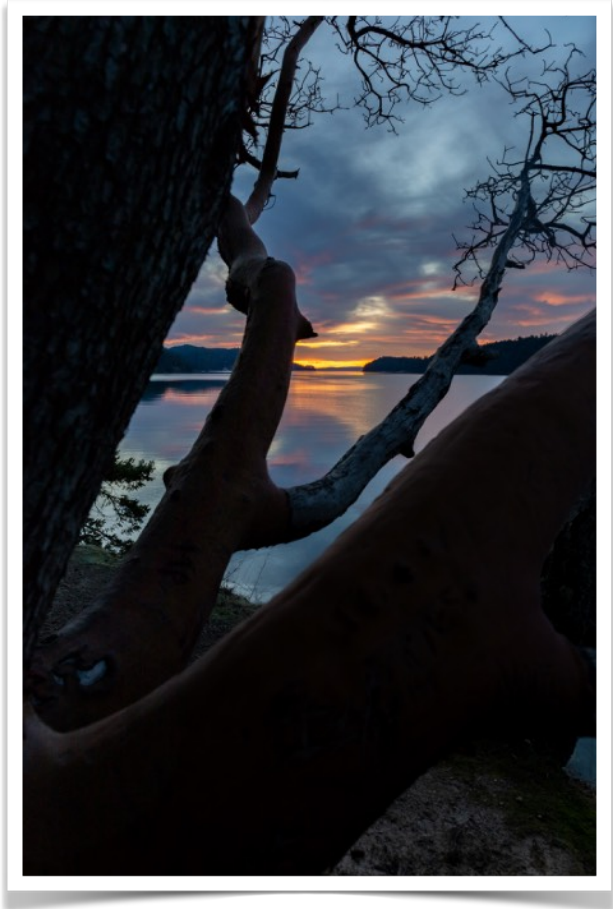
Let's no apple be wasted

Logos: Canada, BRITISH COLUMBIA, READ + CO, ptarmigan | arts, CRPD, Island Savings, PENDER ISLAND, TALISMAN.

Dockside Realty is proud sponsor of The Crisp Festival on October 4th and 5th at the Community Hall.

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

Guess where...



Where on Pender can we find this spot?

ALSO CHECK THESE LISTINGS:

2717 Privateers Rd



Easy one level living

106 Dark Horse Rd - Saturna



Newly renovated

37191 Schooner Way



South facing oceanfront

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:

Having been to Hope Bay and Welcome Bay often, I have seen this house many times. However, being on the deck at 4308 Clam Bay Rd, the views in opposite direction towards Hope Bay are truly special, highlighting one of Pender's special places.



Arriving at 112 East Point Rd on Saturna Island the property appears to be the regular corner lot. But take a wander through and make your way up to the hill where you will be surrounded by arbutus trees, and suddenly you feel secluded and far above the road. The perfect spot for a getaway cabin.

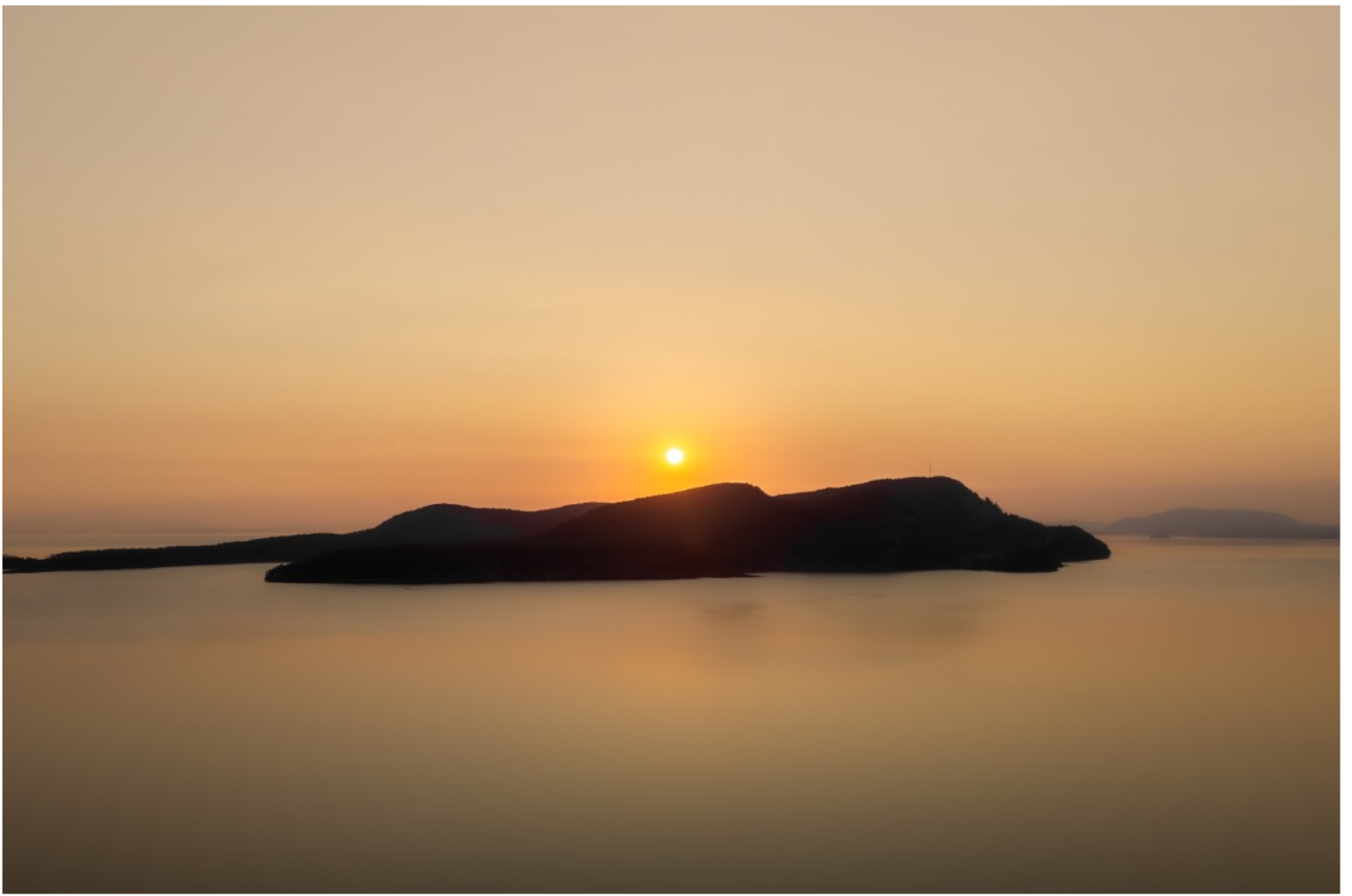
1208 Otter Bay Rd is a really special and beautiful property. The cottage feels like home the second you see it coming up the driveway, the yard is awash with colourful gardens and flowers, it has walking trails on the hill, and many special spots on it's more than 5 acres to completely surrender to nature and find yourself again.



Rutger Kamphuis

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





Sunrise over Saturna Island - Seen from Mt. Menzies on 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':
Medicine Beach Trail

info@docksiderealty.ca