

# Dockside Realty

Monthly Real Estate Update



2026 has begun, and we wish you all the best for the year ahead. The photo above of Hope Bay is also the first image in our calendar this year—a golden, orange sunrise on a cold morning. The Dockside boat rests at the dock, with Saturna Island in the background. This is what Dockside Realty is all about. We live here and truly live and breathe small island life. Our realtors and office staff are ready to assist you this year, whether you are selling your home or purchasing your dream property here on the islands. Contact us and let us know what real estate questions are on your mind. We hope to see you soon.

Kind regards,

The Dockside Realtors

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

**111 Sunset Blvd**

\$449,000



Charming 1-  
bedroom cottage

**17168 Schooner Way**

\$629,000



Privately situated  
bungalow

**4607 Ketch Rd**

\$599,000



Brand new 2-  
bedroom



**3350 Port Washington Rd**

\$1,100,000

Absolute privacy on 11 Acres. This custom Westcoast Dream Home offers breathtaking southern ocean views.

**CHECK ALL OUR LISTINGS:**

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

## Victoria Real Estate Board Market Report

A total of 367 properties sold in the Victoria Real Estate Board region this December, 12.8 per cent fewer than the 421 properties sold in December 2024 and 18.6 per cent fewer than in November 2025. Sales of condominiums were down 21.5 per cent from December 2024 with 106 units sold. Sales of single family homes decreased by 2.6 per cent from December 2024 with 186 sold. There were 6,918 sales over the course of 2025, a 0.36 per cent increase from the 6,893 sales in 2024.

"2025 was another consistent year for local real estate," said 2026 Victoria Real Estate Board Chair Fergus Kyne. "Despite global economic uncertainty, property sales in the Victoria market were steady and pricing remained relatively balanced. One of the most significant factors in 2025 was the amount of available inventory. We saw the second highest number on record of new listings enter the market. The ample inventory was good news for sellers and for the stability of our market. Buyers had more choice and time to make decisions, while sellers benefitted from clearer expectations around pricing and timelines."

There were 2,544 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of December 2025, a decrease of 19.3 per cent compared to the previous month of November but an 11.1 per cent increase from the 2,290 active listings for sale at the end of December 2024.

"MLS® Home Price Index trends this year varied by region and by property type," added Kyne. "According to the MLS® HPI, single family home values in the Victoria Core softened, while the Westshore saw modest gains. Condo values remained relatively flat. As we move into 2026, inventory levels will continue to shape the market. Wise sellers will track pricing trends for their specific area and factor in that consumers react positively to properties that are well-presented and offer good value. If you are thinking about making a move this year, it's a smart idea to contact your local Realtor to understand the current conditions and to build your strategy."

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

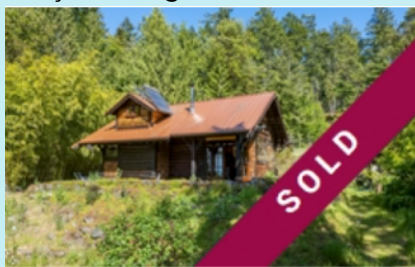
### RECENTLY SOLD

Sam Boyte



3806 Pirates Rd

Tanja Lonergan



1208 Otter Bay Rd

Emil Chervatin



37158 Schooner Way



## 2026 BC Property Assessments

The 2026 BC Property Assessments are now available online through [BC Assessment](#), and homeowners can now check theirs on the website and expect to receive their notices in the mail by the end of January 2026.

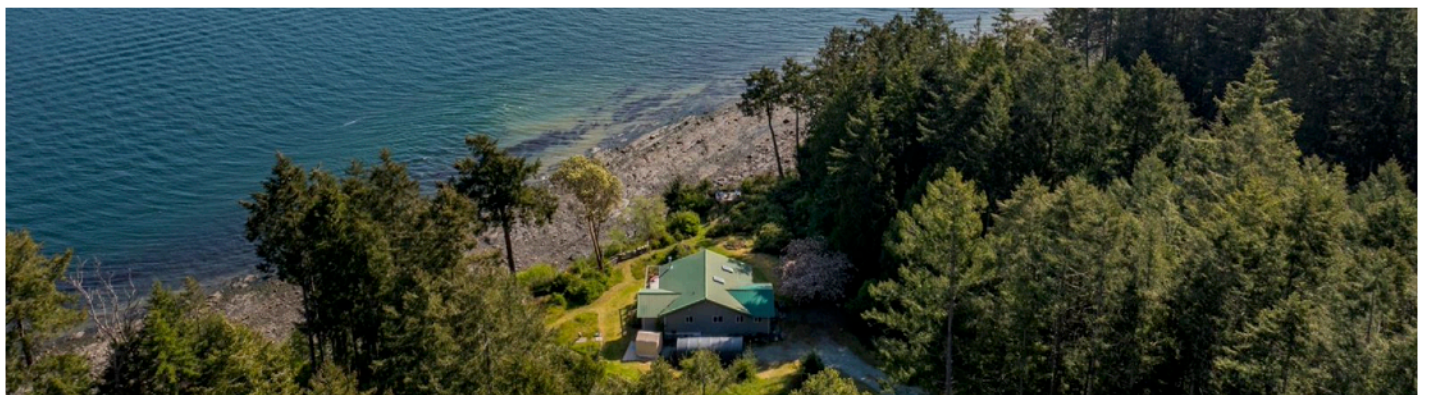
"The softening housing market is being reflected in 2026 property assessments," says BC Assessment Assessor Bryan Murao. "Many homeowners throughout the Lower Mainland can expect some decreases in assessed value with most changes ranging between -10% to 0%." "Vancouver Island and the Southern Interior are generally flatter in value with changes ranging between -5% to +5% while the North and the Kootenays are varying more broadly in the -5% to +15% range," adds Murao.

For the Lower Mainland, total assessments have decreased from about \$2.01 trillion in 2025 to about \$1.92 trillion this year. Almost \$24 billion of the region's updated assessments is from new construction, subdivisions and the rezoning of properties.

It is important to note that an increase in a property's assessment value does not necessarily mean an increase in property taxes for homeowners. In most cases, property taxes are only affected if a property's value is above the average value change for the community.

If a property owner is still concerned about their assessment after speaking to a BC Assessment appraiser, they may submit a [Notice of Complaint \(Appeal\)](#) by Monday, February 2, 2026, for an independent review by a Property Assessment Review Panel.

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





## **Edge of the World Oceanfront Estate - 5919 Pirates Rd**

Find your still point with ultimate privacy in this bold, graceful retreat, perched high above the Pacific Northwest's pristine waters. This expansive, light-filled residence sits on ten secluded, forested acres accented by Arbutus trees, Garry Oaks & mossy outcroppings, offering direct access to adjacent Oak Bluffs Park trail systems. Wake to breathtaking panoramas of the San Juans, the Olympic Mountains & the Strait of Juan de Fuca, with ever-changing vistas. This architectural masterpiece features Wolfe & Miele appliances, gas fireplaces, a Hearthstone wood stove, a fully equipped guest quarters/studio, heat pumps, backup generator, an excellent deep well, along with raised bed gardens. A secluded meditation studio sits amid nature, offering a tranquil space to reset. The state-of-the-art Hydropool Swimspa invites year-round swimming, while the protected marine sanctuary zone below provides a front-row seat to whales passing by. Spectacular!

<https://docksiderealty.ca/property/1014399>

**\$2,880,000**



# Pender Island Events

# Guess where...

**JANUARY**  
**COMMUNITY GATHERINGS**

Fridays from 12-1pm  
Pender Island Community Hall

**JAN 2 - ZONNIS**  
Original folk-inspired roots rock cabaret with a dash of lighthearted social commentary.

**JAN 9 - MAYA COOK**  
Pender raised musician and circus artist Maya Cook blends jazz, blues, and folk with rhythms to move your body and a voice to quiet your mind.

**JAN 16 - SECOND CHANCE**  
Pete Emory and Frank Scanlan take a fine selection of 1970s hits out for another exciting run around the block.

**JAN 23 - BLUE HOUR COLLECTIVE**  
Classic jazz standards, featuring: steady Dan Weeks, the anchor Charlie Knowles, masterful Greg Martin, and captivating Heather Read.

**JAN 30 - BILL HEINTZ**  
Pender's own human jukebox, playing songs from across the decades.



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:

3830 Cutlass Crt



Character 1-bedroom

2653 Galleon Way



Westcoast Custom

2647 Galleon Way



Charming log home

## 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.



3350 Port Washington Rd



4708 Captains Cr



4308 Clam Bay Rd



5919 Pirates Rd

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





Sunrise light hitting pampas grass - 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 Viewpoint

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