

Dockside Realty

Monthly Real Estate Update



Exciting things are happening for Dockside at our Driftwood Office this spring! Follow our social media for more updates to come. It was a busy start to 2026 with several properties going under contract and selling. Now we are gearing up for spring-time which is always a very active time of year. Selling a house can take longer than you might think in this transition market. So if you are thinking of selling this year, contact one of our licensed Realtors to help guide you through the process, so you can take full advantage of the spring-time buyers looking to move here.

Best wishes,

Your Dockside Realtors

www.docksiderealty.ca/realtors

2628 Gunwale Rd

\$799,000



Immaculate island retreat

3708 Bosun Way

\$829,000



2-level 5-bedroom in park-like setting

5734 Canal Rd

\$1,200,000



Exceptional 2.5-acre oceanfront



3722 Port Rd

\$587,000

Charming homesteader's sanctuary. this delightful 670 sqft cottage boasts a spacious, open-concept layout with vaulted ceilings & old-growth solid wood floors.

CHECK ALL OUR LISTINGS:

www.docksiderealty.ca/listings

Victoria Real Estate Board Market Report

A total of 339 properties sold in the Victoria Real Estate Board region this January, 19.7 per cent fewer than the 422 properties sold in January 2025 and 7.6 per cent fewer than in December 2025. Sales of condominiums decreased by 25.3 per cent from January 2025 with 109 units sold. Sales of single family homes decreased by 21.1 per cent from January 2025 with 153 sold.

"This year kicked off with sales in a similar pattern to what we observed in 2023 and '24," said Victoria Real Estate Board Chair Fergus Kyne. "Those years signalled the return to more predictable, seasonal patterns after the intense pace of the pandemic-influenced market we saw earlier in the decade. Different this year is that there is much more inventory on the market. Healthy levels of inventory that meet demand are critical to smooth out any upward pressure on pricing. As we move through the year, it may well be inventory levels and a combination of external factors like interest rates, global trade tensions, and consumer confidence that ultimately determine the course for our market."

There were 2,624 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of January 2026, an increase of 3.1 per cent compared to the previous month of December and a 9.6 per cent increase from the 2,395 active listings for sale at the end of January 2025.

"With the current strong level of inventory and fewer sales, the overall market in January rested on the threshold between balanced and a buyer's market," notes Chair Kyne. "A single month does not promise a long-term trend, but this does mean that January offered a good amount of selection for buyers and more defined outcomes for sellers. Our market area is small but diverse, and consists of many micro-markets, all of which have their own specific market conditions. This means that some areas may be in balance, while others may trend to a buyer's market. To determine where a property is within the balance of markets, connect with your favourite Victoria REALTOR®."

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

RECENTLY SOLD

Sam Boyte



6927 Pirates Rd

Colin Denton



1617 Schooner Way

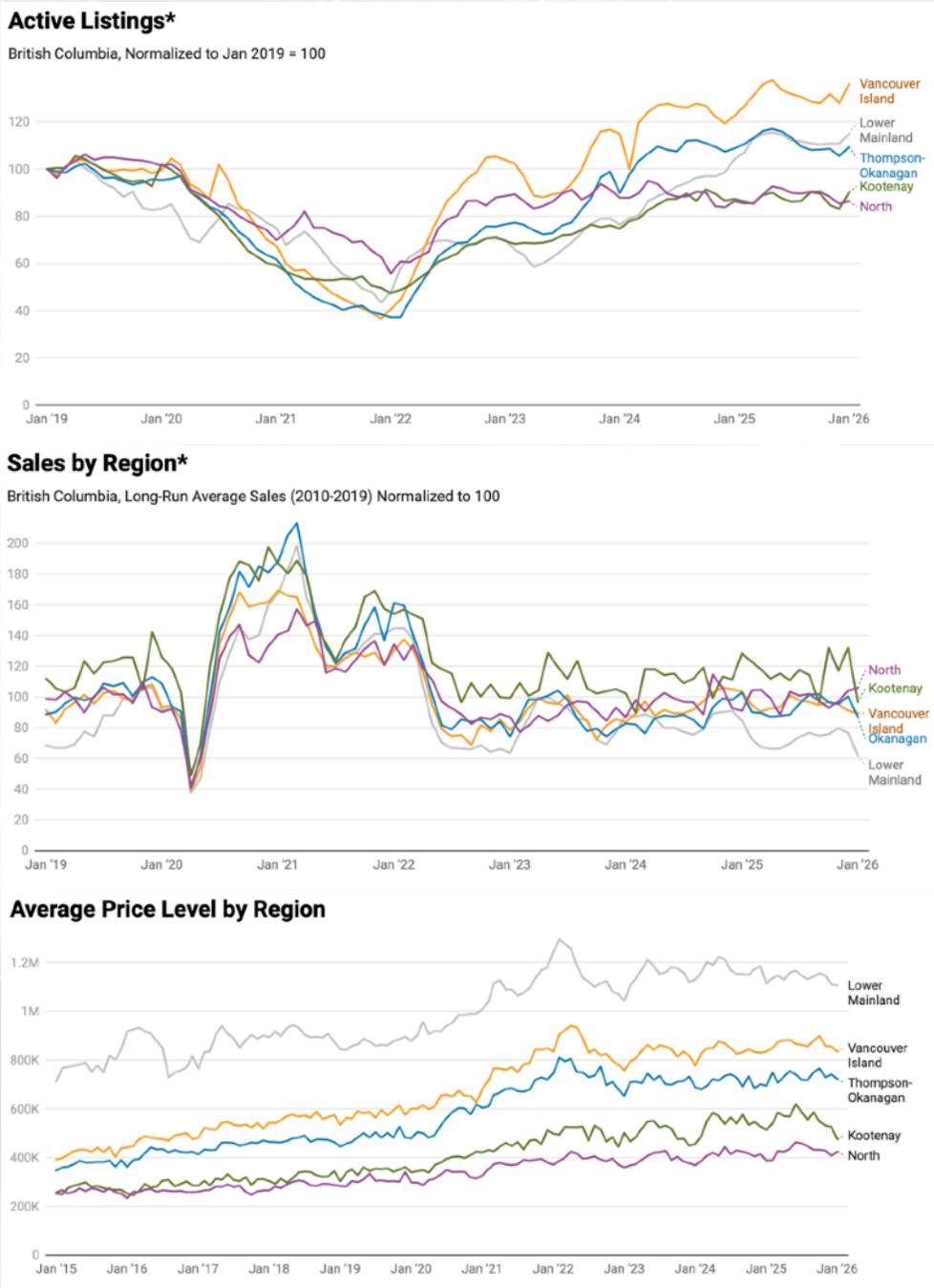
Michael Vautour



175 East Point Rd



Housing Monitor Dashboard



For more information go to the website of [BCREA](http://BCREA.ca) by clicking here.



A completely private and unique estate - 102 Trueworthy Rd

STONERIDGE, situated on Crocker Point, consisting of Lot 1 featuring a private dock and bordering on Thomson Park & Lot 2 featuring the main house with adjoining guest house separated by a sundrenched patio and infinity pool. The home is all on ground level and the natural beauty of the land flows into the house uninterrupted. Beautiful wood beamed ceilings define each area of this architecturally designed structure, using reclaimed wood floors and finishing's throughout. The main house is open concept with family room, kitchen, dining room & living room enjoying panoramic Ocean views. Separated by the indoor-outdoor foyer you will find a powder room; laundry room, luxurious master bedroom & ensuite as well as an office with built in components. Crossing the breezeway you will enter the guest quarters where an additional three bedrooms and two full bathrooms are situated to accommodate family & friends. Zoning allows a full sized home on Lot 1.

<https://docksiderealty.ca/property/1023772>

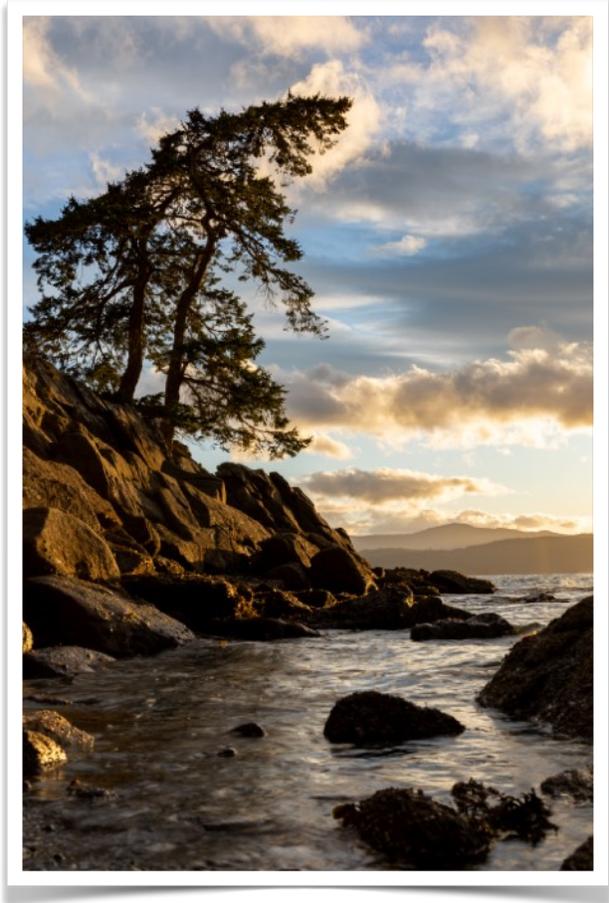
\$3,750,000



Pender Island Events



Guess where...



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:

2611 Gunwale Rd



Solid 2-bedroom

4708 Captains Cr



Beautifully updated

108 Payne Rd - Saturna Island



Great location

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.



3722 Port Rd



2628 Gunwale Rd



5718 Canal Rd



3708 Bosun Way

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





Sunrise over Magic Lake - 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':
Bridges Beach

info@docksiderealty.ca