

# Dockside Realty

Monthly Real Estate Update



The warm weather has returned, and at Dockside Realty we are busy getting ready for this spring season. Many new listings came on the market before the Easter weekend and we are ready to show them to you. Contact one of our licensed realtors to assist you in finding your dream home. Why Dockside? Because Dockside Realty is not just individual realtors, but it is also has a team of office staff to make your home sale or purchase as smooth as possible.

Kind regards,  
The Dockside Realtors

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

## 1617 Schooner Way.

\$649,000



Idyllic Island Retreat

## 9905 Kloshe Rd

\$1,690,000



Walk-On Waterfront

## 468 East Point Rd

\$375,000



Saturna Acreage



## 9930 Boundary Pass Dr

\$898,000

Boundary Pass Beacon! Find your way to comfort in this lovely, well loved, 2 bedroom, 2 bathroom ocean view home.

**CHECK ALL OUR LISTINGS:**

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

## Victoria real estate market stable in the face of uncertainty

A total of 613 properties sold in the Victoria Real Estate Board region this March, 4.3 per cent more than the 588 properties sold in March 2024 and 16.1 per cent more than in February 2025. Sales of condominiums were up 14.1 per cent from March 2024 with 202 units sold. Sales of single family homes increased by 2.1 per cent from March 2024 with 292 sold.

"The economic uncertainty the world faces right now certainly colours our local real estate market," said 2025 Victoria Real Estate Board Chair Dirk VanderWal. "In spite of this, our market remains as it has in recent months - stable and balanced. Inventory levels this past month held steady at over three thousand listings, which meant that there was a good amount of selection for buyers, while relatively flat pricing meant more predictability for sellers and buyers."

There were 3,023 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of March 2025, an increase of 14.9 per cent compared to the previous month of February and an 14.2 per cent increase from the 2,647 active listings for sale at the end of March 2024.

"As in past months, the balanced market in March softened the demand-side pressures of markets we've seen in recent years. There is more time for decision making, which is a positive aspect for both sellers and buyers," adds Chair VanderWal. "Thoughtfully priced and presented homes are selling well and we do see instances of multiple offers, which is often a hallmark of the spring market. For the best outcomes in your property search or sale, connect with your favourite local REALTOR® to navigate the current market."

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

### RECENTLY SOLD

Jaime MacLean



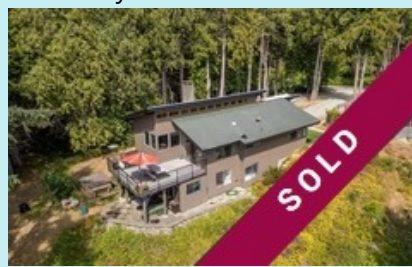
1626 Schooner Way

Colin Denton



6637 Razor Point Rd

Sam Boyte



1203 Stanley Point Rd



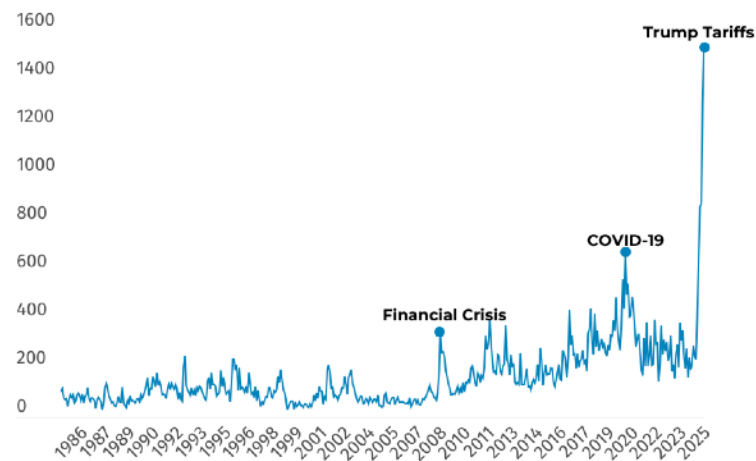


## Tariff Fears Sideline Buyers in March

The British Columbia Real Estate Association (BCREA) reports that 5,917 residential unit sales were recorded in Multiple Listing Service® (MLS®) Systems in March 2025, down 9.6 per cent from March 2024. The average MLS® residential price in BC in March 2025 was down 4.8 per cent at \$963,323 compared to \$1,011,965 in March 2024

### Record High Uncertainty

Economic Policy Uncertainty Index



Around the Province March 2025		
(year-over-year % change in italics)		
Board	Avg. Price (\$)	Unit Sales
BC Northern	437,118	335
	4.3	18
Chilliwack	753,996	233
	-4	-12.1
Fraser Valley	1,033,273	985
	-2.5	-25.7
Greater Vancouver	1,239,418	2,091
	-5.9	-12.7
Okanagan	741,769	630
	-1.6	4.7
Kamloops	564,286	176
	-0.8	-10.2
Kootenay	580,651	224
	5.4	-5.9
South Peace River	325,147	32
	25.8	39.1
Powell River	575,453	19
	-5.6	-32.1
Vancouver Island	779,368	610
	5.8	-2.7
Victoria	988,012	582
	-0.4	4.3
<b>British Columbia</b>	<b>963,323</b>	<b>5,917</b>
	<b>-4.8</b>	<b>-9.6</b>

The total sales dollar volume was \$5.7 billion, a 13.9 per cent decrease from the same time the previous year. BC MLS® unit sales were 35 per cent lower than the ten-year March average. "Buyers continued to shift back to the sidelines in March," said BCREA Chief Economist Brendon Ogmundson. "The economic uncertainty surrounding potential tariffs on Canadian goods has some potential buyers hesitant, particularly in the province's larger markets."

For more information go to the website of [BCREA](https://www.bcrea.org) by clicking [here](#).



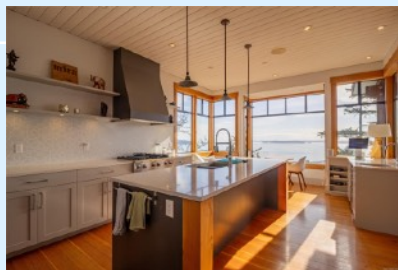


## **6927 Pirates Rd - Elevate your lifestyle**

Elevate your lifestyle in this stunning custom-built oceanfront estate, perched majestically on 10 acres of pristine land. Breathtaking 270-degree views, stretching across the Gulf & San Juan Islands, Victoria, the Olympic Mountains & beyond! A true sanctuary for those who appreciate natural beauty. Spanning an impressive 3,264 sqft, the main house seamlessly blends modern elegance with artistic sophistication, adorned with rich details that reflect a refined taste for design. The gourmet kitchen is a chef's dream featuring high-end appliances. The open plan design flows into an expansive dining area. Lucky guests will marvel at the awe-inspiring vistas, where eagles soar & whales breach below. Step outside to discover your private oasis featuring a stainless steel hot tub. The master BR serves as your personal retreat in the clouds, complete with luxurious soaker tub & private balcony. The exquisite 760 sqft cottage is ideal for guests or as an inspiring workspace. Paradise Found!

**<https://docksiderealty.ca/property/994226>**

**\$2,550,000**





## Pender Island Events

**PENDER ISLAND  
COMMUNITY HALL**

**THU MAY 1**  
**7:00 PM**

stories, songs & singalongs

  
**SARAH  
SMITH**

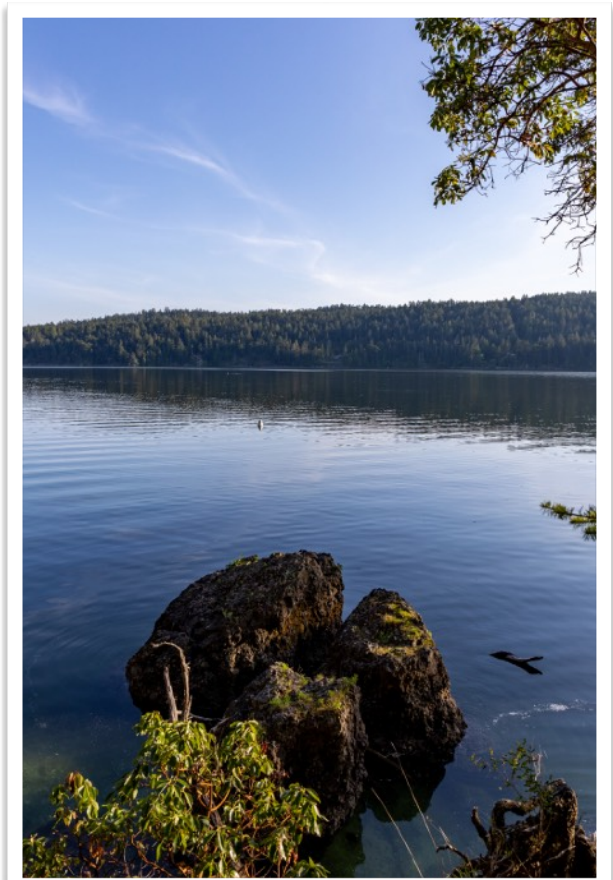
  
**LINDA  
MCRAE**

Tickets \$25  
Available at Talisman Books or  
online at [www.ptarmiganarts.org](http://www.ptarmiganarts.org)

We're offering a SONGWRITING WORKSHOP Friday May 2nd 2:00-5:00.  
Come to the workshop and receive a \$10 discount for the concert  
(a private Pender Island location will be revealed after ticket purchase).  
For more information, visit [www.ptarmiganarts.org](http://www.ptarmiganarts.org)

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

## Guess where...



Do you know where this viewpoint on Pender this is?

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## ALSO CHECK THESE LISTINGS:

108 Payne Rd



Location location location

9902 Gowlland Point Rd



Spectacular Storybook Setting

5718 Canal Rd



Oceanfront Sanctuary



## 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, bits of architecture, or capture a vibe. Here are a few of those highlighted.



1208 Otter Bay Rd



7941 Plumper Way



4708 Captains Cr



9919 Gowlland Point Rd

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







A bee at the library - 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!



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

Answer to 'Guess where':  
Ainslie Point Rd Viewpoint