

# Dockside Realty

Monthly Real Estate Update



The days are getting longer again and we see the crocuses out already. In the past month, Dockside Realtors have been busy. They have sold more than a handful of properties when there wasn't much inventory, as well as closing a variety of deals. Clients are also gearing up for the spring market to get their properties listed with Dockside, so don't wait if you are thinking of selling your house! Contact your Dockside Realtor and make plans to avoid being too rushed later.

Kind regards,  
The Dockside Realtors

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

**2647 Galleon Way.**

**\$699,000**



Charming log home

**103 2777 Barry Rd -**

**Mill Bay**

**\$439,000**



Tucked away 55+  
complex in Mill Bay

**1626 Schooner Way**

**\$895,000**



Perfect home with a  
view



**7941 Plumper Way**

**\$2,095,000**

Trincomali Treasure!

Set prominently at the edge of  
the Salish Sea, this beautiful  
home enjoys majestic vistas.

Custom designed 3+ bed, 3 bath home.

**CHECK ALL OUR  
LISTINGS:**

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

## February a steady month for Greater Victoria buyers and sellers

A total of 528 properties sold in the Victoria Real Estate Board region this February, 12.3 per cent more than the 470 properties sold in February 2024 and 25.1 per cent more than in January 2025. Sales of condominiums were up 26.3 per cent from February 2024 with 192 units sold. Sales of single family homes increased by 4.5 per cent from February 2024 with 234 sold.

"February was another stable month for local real estate," said 2025 Victoria Real Estate Board Chair Dirk VanderWal. "The combination of slowly growing inventory and slightly increased sales means that our market remains in balance from the start of the year, which creates comfortable conditions for both buyers and sellers. Nearly two years of steady prices combined with recent favourable interest rates are positive factors for our market. Thus far, 2025 has been a good year to buy and sell."

There were 2,630 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of February 2025, an increase of 9.8 per cent compared to the previous month of January and an 11.3 per cent increase from the 2,364 active listings for sale at the end of February 2024.

"In these market conditions properties need to be well presented and properly priced to be successful," adds Chair VanderWal. "We are following our typical early spring market cycle, which generally speaking peaks in late spring. Hopefully in the upcoming weeks we'll see more inventory enter the market to meet consumer demand. We will also watch what impacts any changes to global economic policies may have on our market if and when they occur. Right now, there are many factors that impact your housing decisions, and your local REALTOR® is ready to help you navigate the current market."

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

### RECENTLY SOLD

Jaime MacLean



3617 Jolly Roger

Emil Chervatin



4706 Scarff Rd

Tanja Lonergan



2637 Shoal Rd



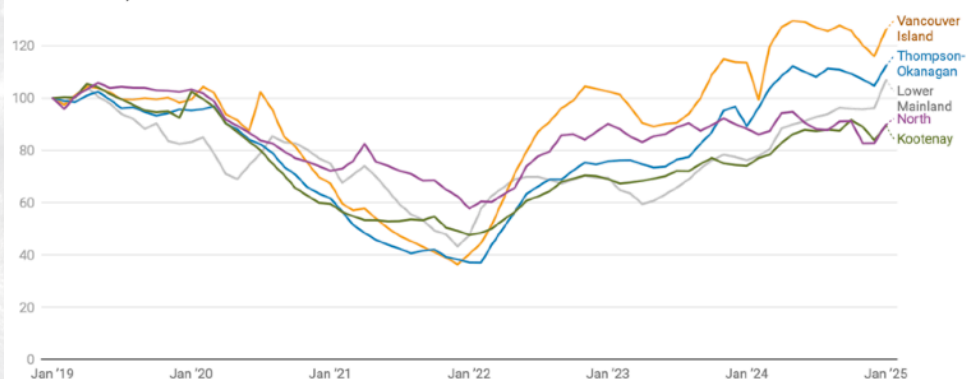


## Housing Monitor Dashboard

The BCREA Economics team has created the Housing Monitor Dashboard to help REALTORS® monitor BC's housing market. This dashboard provides up-to-date data on key variables for public education and use. The image and data are available for download under each chart, where possible.

### Active Listings\*

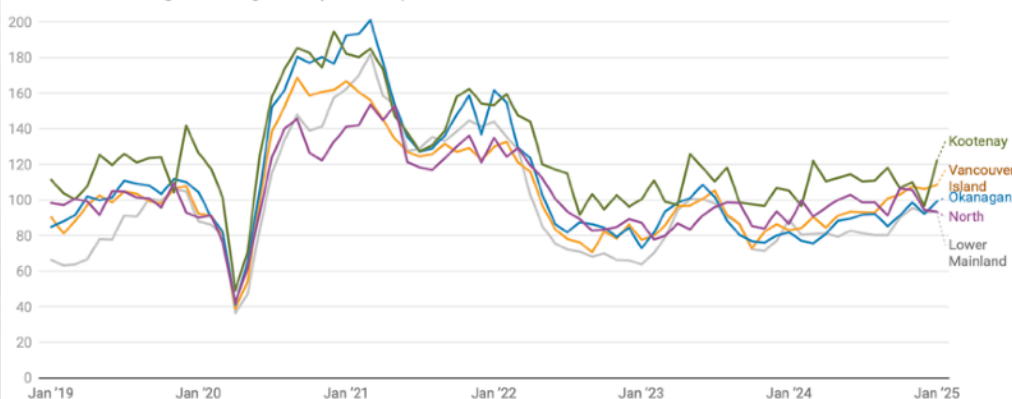
British Columbia, Normalized to Jan 2019 = 100



Source: BCREA ECONOMICS • Download image • Created with Datawrapper

### Sales by Region\*

British Columbia, Long-Run Average Sales (2010-2019) Normalized to 100



Source: BCREA Economics • Download image • Created with Datawrapper

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



## **Building Lots**

There are a variety of building lots on the market on Pender and Saturna Island. Build your dream home or vacation getaway the way you want it! Waterfront, water view, inland, small, large, corner lots, tucked away properties, any kind you can currently find on the market.

### **Pender Island:**

3705 Keel Cr - \$199,000

37250 Schooner Way - \$329,000

1201 Port Washington - \$499,000

3710 Bosun Way - 229,000

2223 Port Washington Rd - \$399,000

8903 Tilly Point Rd - \$1,100,000

Lot A Boundary Pass- \$275,000

2218 Clam Bay Rd - \$399,000

### **Saturna Island:**

112 East Point Rd - \$299,000

120 Cliffside Rd - \$459,000

103 Boot Cove Rd - \$349,000

723 Tumbo Channel Rd - \$429,000

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





## Pender Island Events

## Guess where...

**SISTERHOOD**  
A musical celebration for International Women's Day

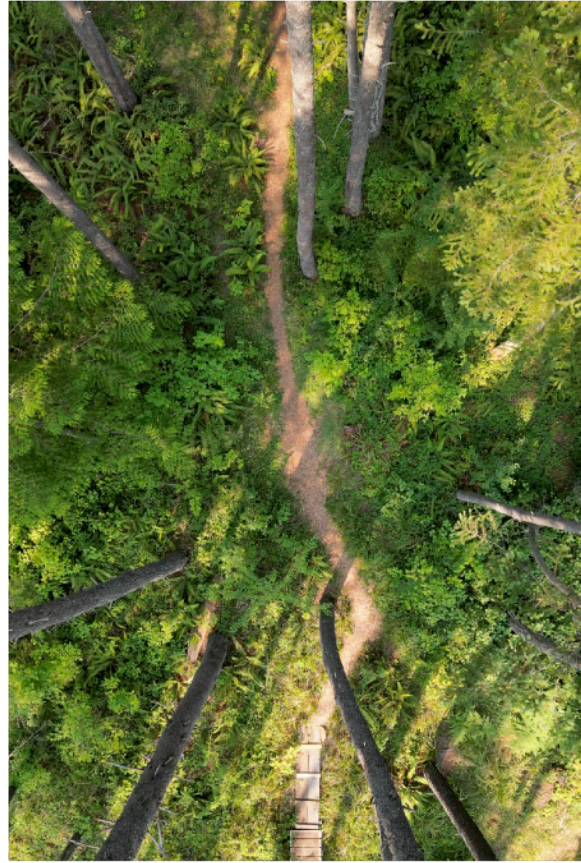


WENDI LOPATECKI - LIZZIE BEATTIE  
MERCEDES PAPIA - MADDIE GLOVER - HEATHER READ

WHEN: SATURDAY, MARCH 8 @ 7PM  
WHERE: PENDER COMMUNITY HALL  
TICKETS: \$25 IN ADVANCE, \$30 AT THE DOOR  
YOUTH 12 & UNDER FREE



TICKETS AT PTARMIGANARTS.ORG & TALISMAN BOOKS



Do you know what trail on Pender this is?

---

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

### ALSO CHECK THESE LISTINGS:

2223 Port Washington Rd



Private acreage

1201 Port Washington Rd



Amazing setting

3326 Port Washington Rd



Architectural Gem



## Awards

The Victoria Real Estate Board has given out their annual awards to recognize special accomplishments and results. For their work in 2024 our Realtors Sam Boyte, Colin Denton, and Tanja Lonergan won silver awards. Sam also won a Special Recognition Platinum Award from the VREB.

Sherrie Boyte won a Long Term Service Award recognizing her 35 years of service in the Real Estate industry. Congratulations to all!



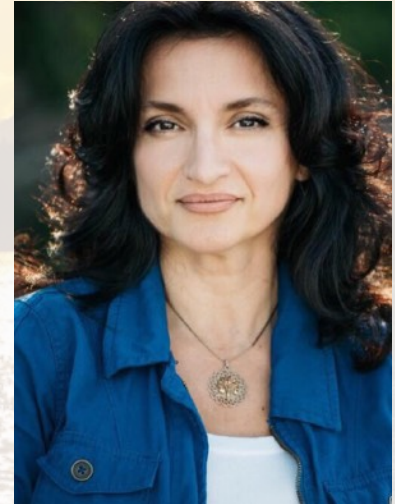
**Sam Boyte**

Platinum Special Recognition Award  
Silver Award



**Colin Denton**

Silver Award



**Tanja Lonergan**

Silver Award



**Sherrie Boyte**

Long Term Service Award

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







Daffodils on Port Washington Rd - 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':  
Monty's Trail, between  
Community Hall and the Nu-to-Yu