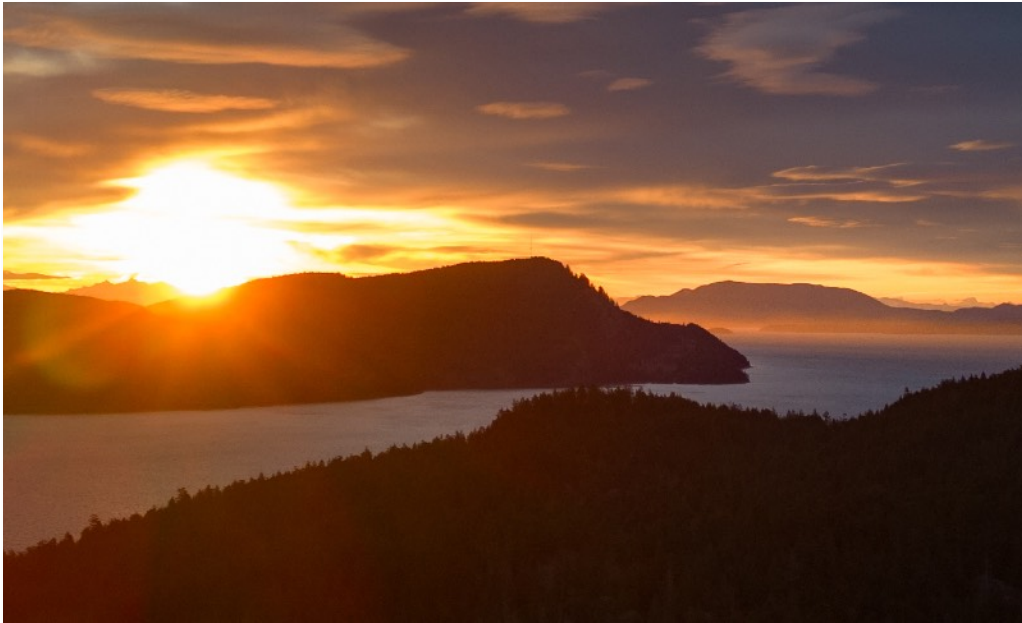


Dockside Realty

Monthly Real Estate Update



Summer has started and this is an amazing time to look for your new holiday or permanent home in the Gulf Islands. With a good variety of listings our local expert Realtors are happy to connect you to your dream home. Whether you are looking for ocean views, a park-like setting, a cozy one-level, or you want to build your own home. Come enjoy the peace and serenity that island-life has to offer as well as the vibrant community with events such as the Mosaic Festival at the end of the month. Check out the listings and don't wait to contact our licensed Realtors for viewings or to let them know what you are looking for.

Best wishes, your Dockside Realtors

www.docksiderealty.ca/realtors



3786 Privateers Rd

\$1,200,000

Architecturally designed 3 bed/2 bath sun-drenched home in the heart of Magic Lake on Pender. Backing onto the Disc Park and just a short stroll to the lake

CHECK ALL OUR LISTINGS:

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



Elevated bustling family hub

4619 Sailor Easement Rd

\$549,000



Bright versatile 2-bedroom

3721 Rum Rd

\$775,000



Spacious sun-filled home

4826 Cannon Cres

\$939,000

Victoria Real Estate Board Market Report

A total of 719 properties were sold in the Victoria Real Estate Board region this June, 5.5 per cent fewer than the 761 properties sold in June 2025 and 0.8 per cent more than sold in May 2026. Sales of condominiums decreased by 26.9 per cent from June 2025, with 182 units sold. Sales of single family homes decreased by 3.5 per cent from June 2025, with 388 sold.

"The second quarter of 2026 continues the trend we've been reporting over the past months as inventory levels have gradually increased and created more choice for consumers," said Victoria Real Estate Board Chair Fergus Kyne. "Our market remains active and balanced, but we're no longer operating in the low-inventory environment that drove intense competition and pressure on pricing during the pandemic years. Today's buyers have more options and more time to make informed decisions."

There were 4,054 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of June 2026, an increase of 0.6 per cent compared to the previous month of May and a 7.3 per cent increase from the 3,778 active listings for sale at the end of June 2025.

"With inventory at levels we've not seen in several years, buyers are carefully comparing properties and looking for really strong value," notes Chair Kyne. "Today's market rewards preparation, pricing, and presentation. If you're considering selling your home, your REALTOR® can help you understand the current market conditions, accurately assess your home's present value, and position your property to stand out and compete in a market where buyers have plenty of choice. If you're buying, your Realtor will help you identify your ideal property and lead you through your optimal negotiation strategy."

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

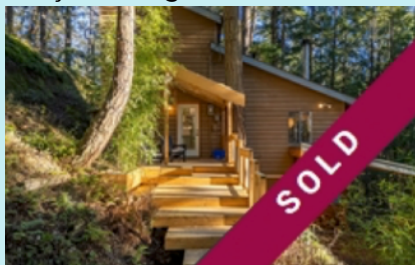
RECENTLY SOLD

Sam Boyte



2628 Gunwale Rd

Tanja Lonergan



4708 Captains Cr

Colin Denton



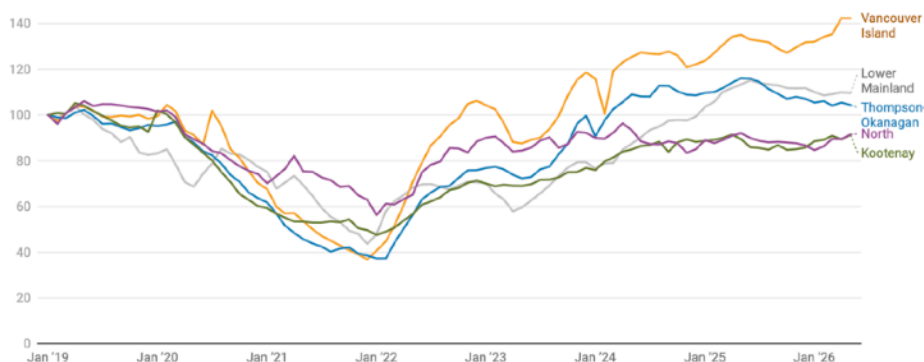
3602 Sailor Rd



Housing Monitor Dashboard

Active Listings*

British Columbia, Normalized to Jan 2019 = 100

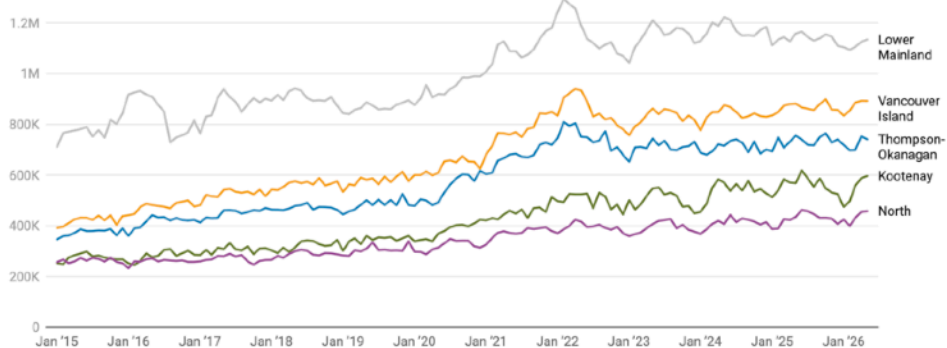


Sales by Region*

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



Average Price Level by Region



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

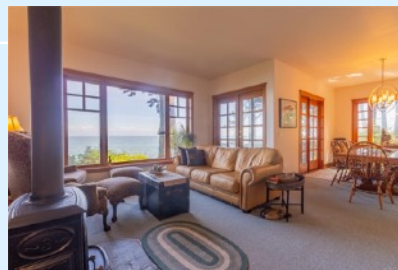


Cape Cod Cottage - Exquisite Waterfront on Saturna Island

This Exquisite Waterfront Home is fondly referred to as "The Prince's Place" as it was originally custom built for a German Prince who, "once upon a time" was a landowner on Saturna. The current owner has brought it back to life & maintained it well. The upper level houses the primary bedroom with ensuite & walk-in closet as well as 2 additional bedrooms & another full bath. The main level features an open concept kitchen/living/dining all with stunning ocean views! There is a powder room & laundry room near the main level entrance. Wooden French doors take you from the dining area to an expansive patio area perfect for entertaining, & a few shoreline stairs bring you to the waters edge. It is not uncommon to see all kinds of sea life here including whales passing by! Island life at it's finest! There are deer proof gardens leading from the driveway to the main entrance porch. Amongst many improvements, the roof has recently been replaced. Property is move in ready!

<https://docksiderealty.ca/property/1038309>

\$1,200,000



Pender Island Events

JULY 31-AUG 2 2026 PENDER ISLAND

mosaic

ARTS & MUSIC FESTIVAL

MAC DEMARCO & THE DIP ★ DAWN PEMBERTON
LESTER QUITZAU with DAMIAN GRAHAM

AFTER DARK with DJ DENNY and GÖERTZ / LOPATECKI

PEACH & QUIET ★ PONDSIDE ★ SMALL TOWN ARTILLERY ★ ÉLISE LEBLANC
MBIRA SPIRIT ★ MAYA COOK ★ THE COLLECTIVE ★ MADDIE GLOVER
PENDER YOUNG VIOLINS ★ PENNY BELLE ★ THE SPIRITUAL WARRIORS
BUCKMAN COE ★ MORANZ AND FREMLIN ★ MADAME B MUSIQUE

BECKY JOHNSON • DALLAS FRASCA • HAZELL UDY • KATIE COOPER • LAUREN MANN • LIZZIE BEATTIE • NICOLE COENAN • SOLEY ELLA MAY • THOSE FOLK

ARTISAN MARKET **BEER GARDEN** **FOOD + MARKET** **GAMES AREA** **IMAGINATION STATION** **CAMPING**

FRI PASS \$35 • WEEKEND PASS \$120 • FAMILY WEEKEND PASS \$240
CAMPING \$60 • KIDS 12 + UNDER FREE

PRESENTED BY **themosaicfestival.com** **PTARMIGAN ARTS**

S. DAVES / Pender Island

CRD **WOODS NATURAL** **RE/MAX LIFESTYLES REALTY** **Canada** **BRITISH COLUMBIA ARTS COUNCIL** **BRITISH COLUMBIA** **Legion** **Long & McQuade** **Exile** **PHARMACY** **VILIBRARY** **Island Savings** **Pender Island Home**

Guess where...



Do you know what beach on Pender this is taken from?

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

ALSO CHECK THESE LISTINGS:

4617 Ketch Rd



Tiny home living times 2

3350 Port Washington Rd



Absolute privacy

2789 Schooner Way



Newly built home

Saturna Island - The Last Frontier?

For those looking for something a little more remote than Pender, there is now a large variety of properties for sale on Saturna and our local expert Michael Vautour will be happy to find you your dream house.



130 Boot Cove Rd



181 East Point Rd



433 East Point Rd



136 Winter Cove Rd

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





Peter Cove



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

Answer to 'Guess where':
Midden Beach