

**Dockside October 2011 Update**

SALES

There have been **5 Sales in Oct. 2011**  
**(3 Sales in Oct 2010)**  
**There have been 48 Sales Jan-Oct 31 2011**  
There has been **0 Sales on Saturna Island in Oct**

LISTINGS

There are **currently 158 properties Listed on the Penders**  
**There are currently 44 properties Listed on Saturna**

The Average Home Price for Sept for all the Gulf Islands is **\$344,986** (down 15% from last month)

Average Home Price for Victoria is **\$595,836** (down 10% from last month)  
(17 Single Family Homes have Sold in Victoria for over 1 Million)

**Pender Residences for Sale: Total 79**

- 69 under 1 Million
- 10 over 1 Million
- 33 Waterfront Homes inc Lakefronts on Pender Island currently for Sale
- 46 Non WF Homes for Sale

**Pender Island ¼ Share Units for Sale (14) One Unit just SOLD!!**

**Pender Island Bare land Properties for Sale (64)**

- 64 Bare land Properties for Sale
- 17 Bare land WF Properties for Sale (inc lakefront)

The Times Colonist reported that Real Estate in the Victoria Market is flat but if properties are priced properly they are getting showings and action. Those with hefty price tags will struggle to sell and will sit on the market longer. It also says there are lots of buyers there, but many are just looking still and not committing.

We note the same situation here on the Penders. Our most activity seems to be in the under \$350 category, and there is still interest in well priced view and waterfront properties.

**Fond Regards from all of us at Dockside on Pender and Saturna Islands!**  
**Howard – Mia – Renee - Sam – Sandi – Sandie – Sandy - Sherrie – Tanja – Nick in Victoria**  
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