



## Fast Facts – 2010

- 🏠 In the 12 months ending December 31st, 2010 there were 644 sales of all property types in Campbell River, a decline of 13% over the same period in 2009. The highest number of annual sales was 1181 in 2007.
- 🏠 The 12 month average sale price of a Campbell River home is \$294,372, up 5%. The average lot price is \$99,856 down 11%. If you purchased an 'average' home in 2006, you paid \$265,602. If you bought an average lot, you paid \$103,171.
- 🏠 36 houses a month sold in 2010. (For 2009 the number was 44, for 2008 - 38, for 2007 -58, for 2006 - 54.) 83% of all residential sales occurred in Campbell River City – 41% and Willow Point – 42%. Houses make up 71% of the 376 *residential* properties currently offered for sale while strata titles are 24%. Compare this ratio to the Comox Valley where houses make up 55% of the inventory, strata 38%. The active inventory of all properties is 665, **up 27% since December 31st, 2009.**
- 🏠 The greatest current price differential is between Willow Point (\$308,112) and Quinsam/Campbellton (\$220,841.)
- 🏠 In 2009, 67 houses sold for under \$200,000. In 2010 - 36. There were 26 sales over \$500,000 in 2008. In 2009 -10. In 2010 – 15. The 12 month median price (half sales above, half below is \$298,000.)
- 🏠 Campbell River Airport (YBL) offers daily flights to Vancouver (YVR) for connections world wide. The airport provides air tanker service for the forest industry, leased land under the new airport authority and is seeking opportunities for air cargo handling as a result of a recent runway extension to 6500 feet. Work is underway for an expanded passenger terminal.
- 🏠 BC Hydro will announce the replacement of the 60 plus year old John Hart generating facility, a project expected to be multi-year and over one billion dollars.
- 🏠 Quinsam Coal continues to provide product to tidewater for export. Breakwater Resources is enjoying the current high world prices for copper and zinc from its Myra Falls site.
- 🏠 Elk Falls mill is attracting a lot of speculation about redevelopment plans for the site, occupying hundreds of acres as the phasing out operation nears completion
- 🏠 In excess of 100 new residential units and a 110 unit assisted living facility are in the planning stages.
- 🏠 There are 96 REALTORS® in Campbell River among the 1079 members of the Vancouver Island Real Estate Board.