



## Fast Facts – 2010

- 🏠 In the 12 months ending December 31st, 2010 there were 1356 sales of all property types, a decline of 5% over the same period in 2009. The highest number of annual sales was 2252 in 2007. The lowest was 879 in 1998. The 19 year average is 1542.
- 🏠 The 12 month average sale price of a Comox Valley home is \$342,481, up 2%. The average lot price is \$153,051 up 15%. If you purchased an 'average' home in 2003, you paid \$169,153. If you bought an average lot, you paid \$64,200.
- 🏠 68 houses a month sold in 2010. (For 2009 the number was 73, for 2008 - 69, for 2007 -100.) 74% of all residential sales occurred in the municipalities of Comox - 30%, Courtenay - 36%, and Cumberland - 8%. Houses make up 55% (down 6%) of the 768 *residential* properties currently offered for sale (strata - 38%, up 6%). The active inventory of all properties is 1056, **up 10% since December 31st, 2009.**
- 🏠 If you bought an average home in Cumberland in 2003 you paid \$108,058. Today's price is \$291,355 (+169%). The greatest current price differential is between the old City of Courtenay (\$262,344) and Crown Isle (\$533,652).
- 🏠 In 2009, 37 houses sold for less than \$200,000. In 2010 - 29. There were ten sales over \$1 million in 2008. In 2009 – three. In 2010 – one. The 12 month median price (half sales above, half sales below) is \$309,000.
- 🏠 Courtenay East (+9%), Union Bay/Fanny Bay (+8%), Cumberland (+5%) and Comox (+4%) experienced the largest increases in the average price of a single family dwelling. More modest increases occurred in Merville/Black Creek (+3%), Courtenay North (+2%) and Courtenay City (+2%). The only declines occurred in Courtenay West (-17%), Crown Isle (-7%) and the Comox Peninsula (-5%), higher priced areas with small market shares.
- 🏠 In 2010, approximately 295,000 passengers experienced award winning service through Comox International Airport (YQQ). YQQ currently offers several direct weekly winter flights to Mexico and daily flights to Vancouver, Calgary and Edmonton. Harbour Air offers daily flights from Comox Harbour to Vancouver
- 🏠 Costco is under construction on Ryan Road, across from Crown Isle, on a site adjacent to Home Depot. Construction values for the Comox Valley are up significantly over 2009 and there are several major land development projects, both commercial and residential, in the planning stages.
- 🏠 There are 187 REALTORS® in the Comox Valley among the 1079 members of the Vancouver Island Real Estate Board. The peak was 240 in 1993.