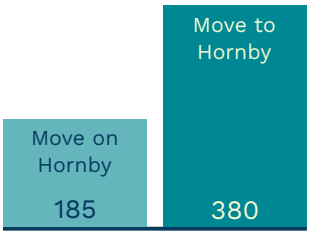
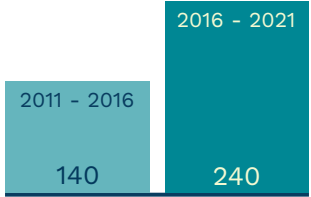


The popularity of Hornby contributes to the increasing gap between population growth and housing stock growth.

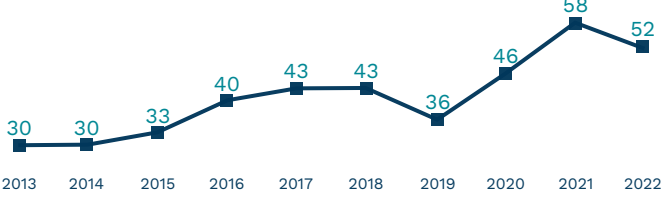
Movers 2011 - 2021



Moving to Hornby



Elementary School Enrollment

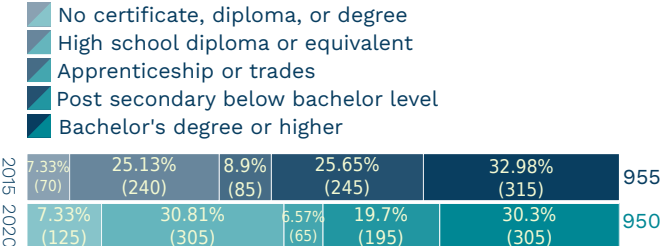
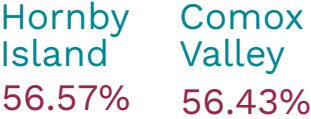


Hornby's population continues to age overall, but the increase in the school population shows an upward trend in children as well. However, both populations are outside of working age.

Education

Hornby is less educated than it was four years ago, but is still slightly higher educated than the Comox Valley.

Postsecondary Credentials (Certificate, Diploma, Degree)



Benchmark housing prices more than doubled from 2015 - 2021 on Vancouver Island.*



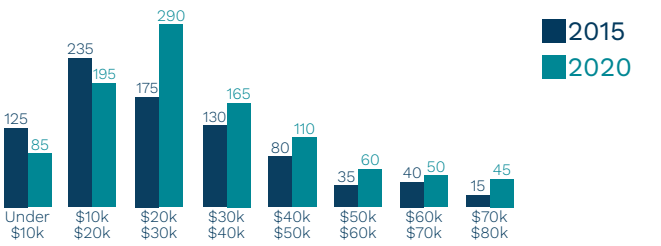
Both owners and renters pay less on Hornby Island than many other places, but islanders' incomes are generally lower.

Home ownership is out of reach for many islanders.

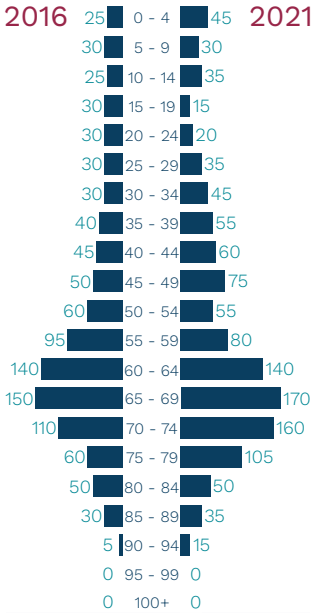
Household Median After-Tax Income



Total After-Tax Income



Hornby is getting older overall despite an increase in those under 14.



Overall islanders are getting richer but incomes remain low compared to the surround areas.

Median After-Tax Income

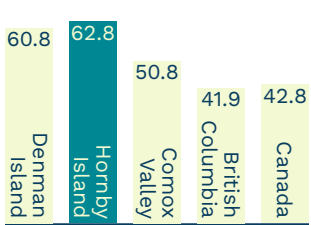


Between 2016 and 2021 the population swelled from 1,016 to 1,225 increasing the pressure on an already tight housing market. In the same time there were only 13 houses built.

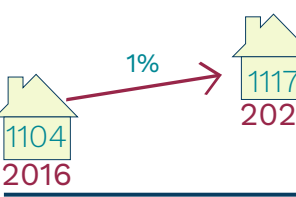
Population Change



Median Age



Housing Stock



Year-Round Residents



Total Population

1,225

Average Residential Assessment Value 2022

\$954,957

Total Year-Round Houses

654

Average Residential Assessment Change 2021-2022

\$86,485 Increase