



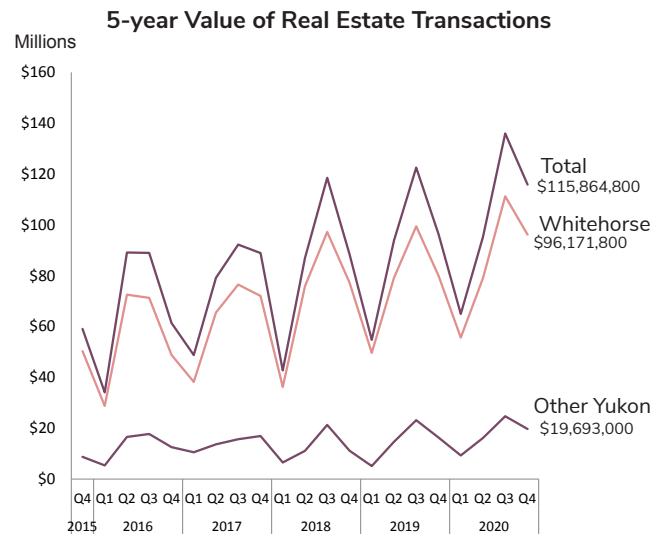
Yukon Real Estate Report Fourth Quarter, 2020

Highlights:

- In the fourth quarter of 2020, the total value of real estate transactions in Yukon was \$115.9 million: \$96.2 million in Whitehorse and \$19.7 million for the rest of Yukon.
- The average sale price of a single detached house in Whitehorse was \$598,800, a record-high and an increase of \$73,100, or 13.9%, from the fourth quarter of 2019.
- The average condo sale price in Whitehorse was \$459,900, also a record-high.

2020 Q4 Whitehorse Average Home Prices at a Glance

Single detached house (record-high)	\$598,800
Mobile Home	\$317,900
Condominium (record-high)	\$459,900
Duplex (record-high)	\$466,100



Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The total value of Yukon's real estate transactions in the fourth quarter increased in 2020 compared to the fourth quarter of 2019. In the fourth quarter of 2020, the total value of real estate transactions was \$115.9 million (record high for the fourth quarter) compared to \$96.3 million during the same period in 2019, an increase of \$19.5 million, or 20.3%.

On an **annual** basis in Whitehorse:

- The value of real estate transactions totalled a record-high \$342.1 million in 2020 compared to \$308.2 million in 2019, an increase of \$33.9 million, or 11.0%.
- The number of single detached house sales totalled 288 in 2020 compared to 318 in 2019. The average sale price was \$564,700, an increase of \$48,500, or 9.4%, from 2019 (\$516,200).
- A total of 299 condos were sold in 2020 compared to 233 in 2019. The average condo price was \$423,800, an increase of \$47,000, or 12.5%, from 2019 (\$376,800).
- The number of duplex sales totalled 34 in 2020 compared to 43 in 2019. The average duplex price was \$430,900 in 2020, an increase of \$53,200, or 14.1%, compared to \$377,700 in 2019.
- The value of commercial and industrial sales in 2020 totalled \$24.9 million compared to \$23.5 million in 2019.

About the Yukon Real Estate Report

The Yukon Bureau of Statistics first published the Yukon Real Estate Report in 1977. The report is developed from an analysis of administrative data on all real estate transactions occurring anywhere in Yukon, with the exception of "not-at-arm's-length" transactions ("not-at-arm's-length" transaction values do not reflect market prices). All single and multiple-residential property transactions, as well as commercial and industrial property sales are included.

Housing Market Information Elsewhere:

Yukon Rent Survey - survey of all types of residential rental properties; includes quarterly median rent and vacancy rates by community/subdivision. <https://yukon.ca/en/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon>

Monthly Statistical Review - contains a summary of real estate and rent surveys as well as building permit data. <https://yukon.ca/en/statistics-and-data/yukon-bureau-statistics/find-monthly-statistics-yukon>

Annual Statistical Review - contains a 10-year historical summary of real estate and rent surveys as well as building permit data. <https://yukon.ca/en/statistics-and-data/yukon-bureau-statistics/find-annual-statistics-yukon>

Value and Type of Real Estate Transactions in Whitehorse

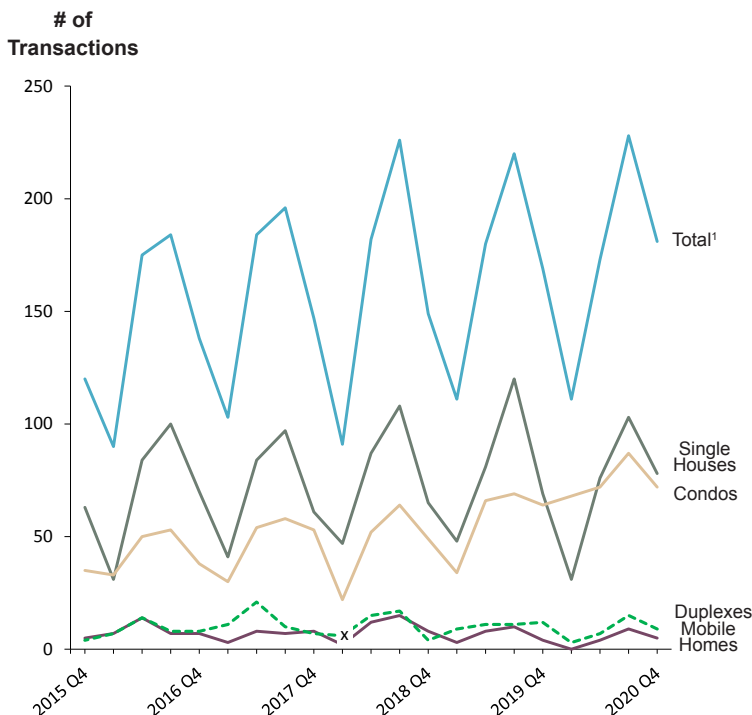
	Total ¹	Residential				Non-Residential	
		Single Detached Houses	Mobile Homes	Condos	Duplexes ²	Commercial Property	Industrial Property
Total Value of Real Estate Transactions¹		(\$000)					
2020 Q4	96,171.8	46,705.7	1,589.5	33,112.9	4,195.2	7,723.7	x
Q3	111,225.0	58,599.5	3,009.8	35,895.1	6,281.8	3,920.0	965.0
Q2	79,095.7	41,555.3	1,160.7	29,724.0	2,889.0	1,309.3	x
Q1	55,640.7	15,774.1	0.0	27,992.1	1,284.5	x	2,250.0
2019 Q4	79,981.5	36,270.2	1,213.9	26,454.9	4,764.8	5,440.9	1,605.0
Number of Real Estate Transactions		(number)					
2020 Q4	181	78	5	72	9	10	x
Q3	228	103	9	87	15	4	3
Q2	173	76	4	72	7	3	x
Q1	111	31	0	68	3	x	3
2019 Q4	169	69	4	64	12	7	3
Average Value of Real Estate Transactions³		(\$000)					
2020 Q4	531.3	598.8	317.9	459.9	466.1	772.4	x
Q3	487.8	568.9	334.4	412.6	418.8	980.0	321.7
Q2	457.2	546.8	290.2	412.8	412.7	436.4	x
Q1	501.3	508.8	...	411.6	428.2	x	750.0
2019 Q4	473.3	525.7	303.5	413.4	397.1	777.3	535.0

¹ Total also includes residential lots and multiple-residential sales. Rows may not total due to rounding.

² Duplex refers to one side only.

³ Due to relatively small numbers of sales, especially in the 1st and 4th quarters, there is a fair degree of variability in the average home prices. This should be considered when comparing one quarter to another.

Number of Real Estate Transactions in Whitehorse (Q4 '15 to Q4 '20)



¹ Total also includes residential lots, multi-residential, commercial and industrial transactions.

- In Whitehorse, a total of 181 real estate transactions occurred in the fourth quarter of 2020, an increase of 12 compared to the fourth quarter of 2019. Over the previous five years, the fourth quarter average number of sales was 145.
- A total of 78 single houses were sold in the fourth quarter of 2020. This number of sales was 12 more than the average number of fourth quarter sales (66) in the previous five years.
- The number of condos sold (72) in the fourth quarter of 2020 was 24 more than the average number of fourth quarter sales (48) in the previous five years.
- In the fourth quarter of 2020, nine duplexes were sold in Whitehorse; 2 more than the average number of fourth quarter sales (7) in the previous five years.
- The number of mobile homes sold (5) in the fourth quarter of 2020 was 1 less than the average number of fourth quarter sales (6) in the previous five years.

Single Detached Houses in Whitehorse by Subdivision

		Total	Down- town	Riverdale	Granger	Copper Ridge ¹	Takhini	Porter Creek	Whistle- bend	Country Residential ²	Other ³
Total Value of Single Houses Sold		(\$000)									
2020	Q4	46,705.7	1,672.0	6,149.1	2,364.0	6,684.1	1,868.6	5,057.4	11,315.0	6,843.9	4,751.6
	Q3	58,599.5	x	5,172.0	x	15,471.9	1,720.3	11,515.7	6,746.3	11,091.0	5,138.0
	Q2	41,555.3	x	7,242.3	x	12,133.5	x	6,542.5	5,885.6	5,756.0	2,184.4
	Q1	15,774.1	0.0	3,126.0	x	1,629.4	0.0	4,122.8	3,091.0	1,780.0	x
2019	Q4	36,270.2	1,189.9	3,813.9	x	8,458.6	x	10,620.0	2,868.8	5,934.0	1,317.0
Number of Single Houses Sold		(number)									
2020	Q4	78	4	12	4	11	3	9	18	8	9
	Q3	103	x	10	x	27	3	23	12	15	10
	Q2	76	x	15	x	20	x	13	10	9	5
	Q1	31	0	7	x	3	0	8	6	3	x
2019	Q4	69	3	8	x	16	x	21	5	9	3
Average Price of Single Houses Sold		(\$000)									
2020	Q4	598.8	418.0	512.4	591.0	607.6	622.9	561.9	628.6	855.5	528.0
	Q3	568.9	x	517.2	x	573.0	573.4	500.7	562.2	739.4	513.8
	Q2	546.8	x	482.8	x	606.7	x	503.3	588.6	639.6	436.9
	Q1	508.8	...	446.6	x	543.1	...	515.3	515.2	593.3	x
2019	Q4	525.7	396.6	476.7	x	528.7	x	505.7	573.8	659.3	439.0

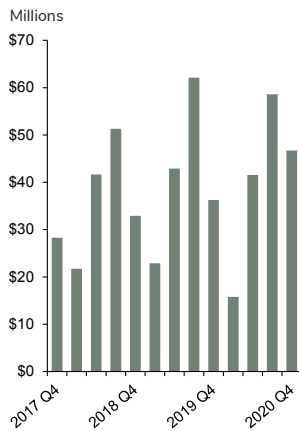
¹ Includes Logan and Ingram.

² Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.

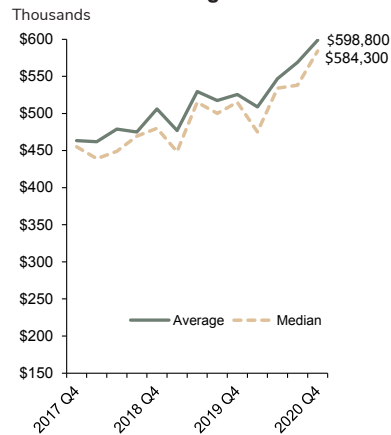
³ Other includes house sales in Hillcrest, Crestview and Valleyview.

Rows may not total due to rounding.

Value of Single House Sales



Average and Median Price of Single Houses

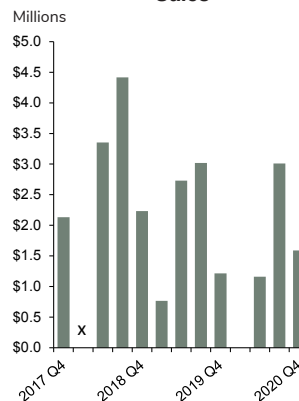


- In the fourth quarter of 2020, 78 single detached houses were sold in Whitehorse compared to 103 in the third quarter of 2020. The average price was \$598,800 in the fourth quarter of 2020, a record-high and an increase of \$29,900, or 5.2%, compared to the third quarter of 2020 (\$568,900).
- Excluding country residential properties, which typically sell for much higher prices than other single detached houses, the average price in Whitehorse was \$569,500 in the fourth quarter of 2020, compared to \$539,900 in the third quarter of 2020 and \$505,600 in the fourth quarter of 2019.
- In Whitehorse, the median price of single detached houses in the fourth quarter was \$584,300, meaning the prices of half the houses sold were above this figure and the remaining half, below.
- The chartered bank's five year conventional mortgage rate averaged 4.79% in the fourth quarter of 2020, a decrease of 0.05 percentage points compared to the third quarter of 2020 (4.84%).

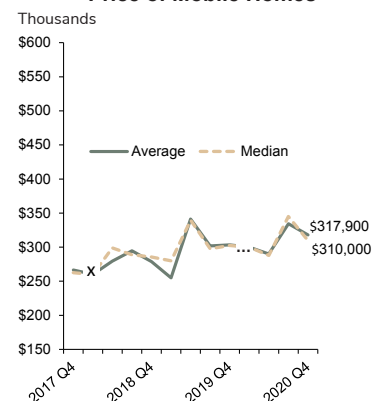
Mobile Homes¹ in Whitehorse

- Five mobile homes were sold in Whitehorse in the fourth quarter of 2020 with a total transaction value of \$1.6 million, averaging \$317,900. The median price of mobile homes was \$310,000.
- The record-high average sale value for mobile homes occurred in the second quarter of 2019 when it reached \$341,300. However, it should be noted that there is a fair bit of volatility in the average sale price of mobile homes due to the relatively small number of sales in any given quarter.

Value of Mobile Home Sales

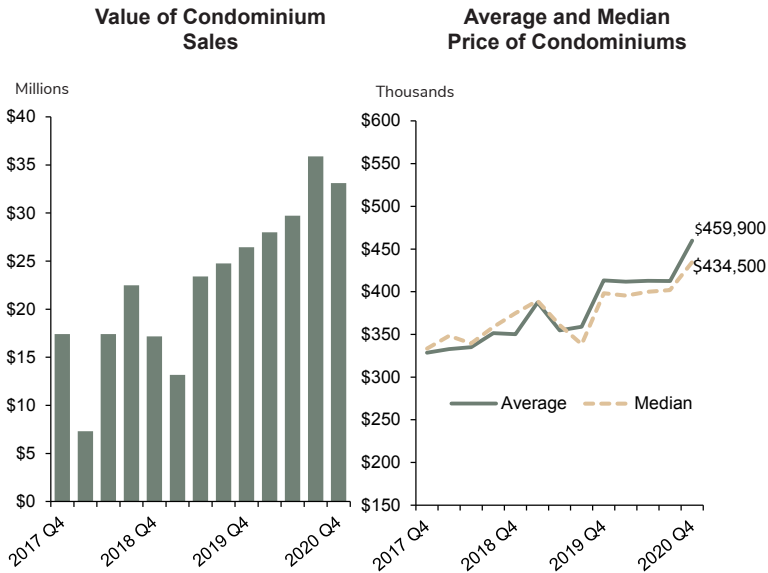


Average and Median Price of Mobile Homes



¹ Does not include mobile homes sold in mobile home parks.

Condominiums in Whitehorse

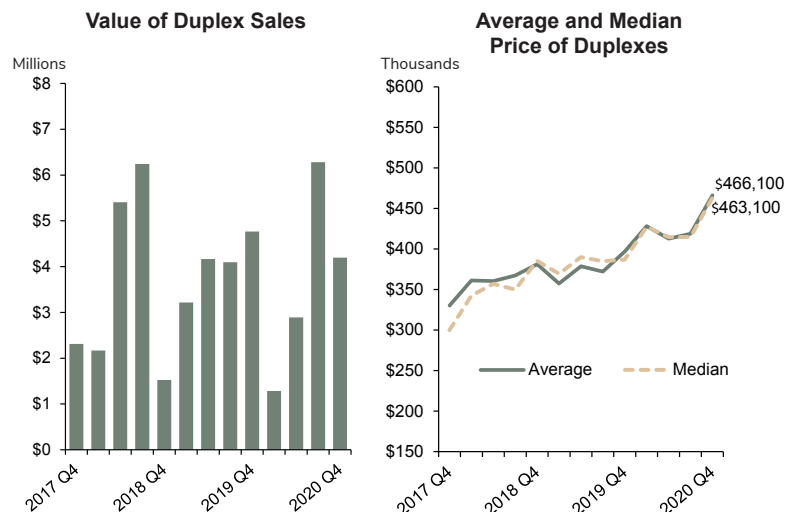


- Condo sales in the fourth quarter of 2020 totalled \$33.1 million in Whitehorse.
- A total of 72 condos were sold in the fourth quarter of 2020 compared to 87 sales in the third quarter of 2020.
- In the fourth quarter of 2020, the average condo price was \$459,900, a record-high, and an increase of \$47,300, or 11.5%, compared to the average price in the third quarter of 2020 (\$412,600). The median condo price was \$434,500 in the fourth quarter of 2020.
- It should be noted that there is a fair bit of volatility in the average and median condo prices on a quarterly basis. This is due in part to completion of new condo projects with multiple units sold at the same or near the same value in a relatively short time period. Depending on the selling prices of these units, this could have a significant effect on the average and median condo prices.

Duplexes¹ in Whitehorse

- Duplex sales in the fourth quarter of 2020 in Whitehorse totalled \$4.2 million. The record-high total value of duplex sales was \$7.7 million, set in the second quarter of 2012.
- A total of 9 duplexes were sold in the fourth quarter of 2020. The record-high number of duplexes were sold in the second quarter of 2004 (33) and the third quarter of 2003 (33).
- The average price of duplexes sold in the fourth quarter of 2020 was \$466,100, a record-high; the median price was \$463,100.

¹ Duplex refers only to one side of a side-by-side duplex.



x = suppressed for confidentiality ... = not appropriate/applicable

February 2021

Next release-June 2021