



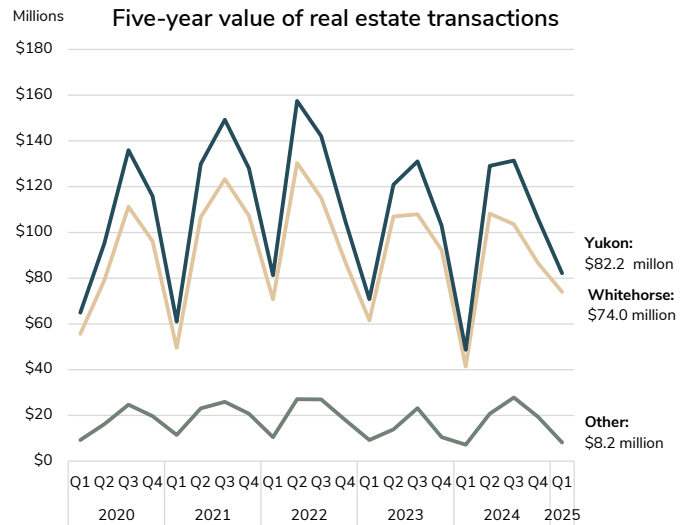
Yukon Real Estate Report First Quarter, 2025

Highlights:

- In the first quarter of 2025, the total value of real estate transactions in Yukon was \$82.2 million: \$74.0 million in Whitehorse and \$8.2 million for the rest of Yukon.
- The average sale price of a single-detached house in Whitehorse was \$712,700, an increase of \$83,200, or 13.2%, from the first quarter of 2024.
- The average condominium apartment sale price in Whitehorse was \$429,800, a decrease of \$26,600, or 5.8%, from the first quarter of 2024.

2025 Q1 Whitehorse average housing prices at a glance

Single-detached house.....	\$712,700
Semi-detached house.....	\$547,000
Row house.....	\$475,600
Condominium apartment.....	\$429,800



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

The total value of Yukon's real estate transactions in the first quarter of 2025 increased compared to the first quarter of 2024. In the first quarter of 2025, the total value of real estate transactions was \$82.2 million compared to \$48.7 million during the same period in 2024, an increase of \$33.5 million, or 68.8%. This increase was partially due to a small number of high-value multi-residential sales.

In Whitehorse, during the first quarter of 2025, the number of residential real estate sales and average prices by type of dwelling were as follows:

- Single-detached houses (including country residential properties): 42 sales, compared to 26 in the first quarter of 2024. The average sale price was \$712,700, an increase of \$83,200, or 13.2%, from the first quarter of 2024 (\$629,500). A relatively high proportion of newer home sales in Whistle Bend (50.0% of the total number of first quarter sales in 2025, compared to 34.6% in 2024) partly contributed to this increase.
- Semi-detached houses: 5 sales, compared to 3 in the first quarter of 2024. The average sale price was \$547,000, an increase of \$36,000, or 7.0%, from the first quarter of 2024 (\$511,000).
- Row houses: 33 sales, compared to 21 in the first quarter of 2024. The average sale price was \$475,600, an increase of \$24,600, or 5.5%, from the first quarter of 2024 (\$451,000).
- Condominium apartments: 18 sales compared to 22 in the first quarter of 2024. The average sale price was \$429,800, a decrease of \$26,600, or 5.8%, from the first quarter of 2024 (\$456,400).
- Numbers of both industrial and commercial transactions are typically small and are often suppressed for confidentiality reasons making analysis of any changes difficult.

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, because these transaction values do not reflect market prices. All single and multiple-residential property transactions, as well as commercial and industrial property sales are included.

Until Q1 2023, 'Condo' or 'Condominium' sales shown in the Yukon Real Estate Report combined condominium apartments and row houses. In 2023, this information was disaggregated to report on each type of dwelling separately: row houses (whether they are part of a condominium corporation or not) and condominium apartments. For more information, see the dwelling definitions on page 5. Average and median prices of condominium apartments and row houses vary from quarter to quarter. For more information, see the note on condominiums (historical) on page 4.

All figures in this report are rounded and may not sum to totals. Percentages are derived from rounded figures.

Value and type of real estate transactions, Whitehorse, Q1 2024 to Q1 2025

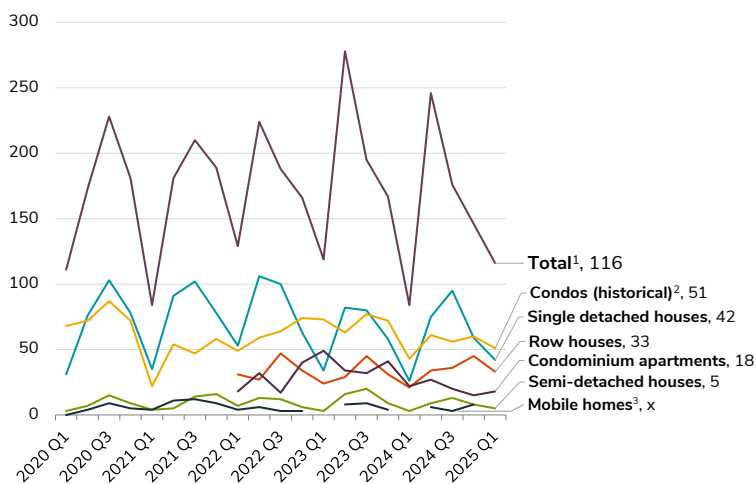
	Total ¹	Residential					Non-residential	
		Single-detached houses	Semi-detached houses	Row houses ²	Condominium apartments ²	Mobile homes	Commercial property	Industrial property
Total value of real estate transactions^{1,3} (\$'000)								
2025 Q1	74,012.9	29,934.6	2,735.0	15,693.5	7,736.2	x	6,288.0 ^E	x
2024 Q4	86,618.1	38,814.9	4,064.0	21,780.6	9,178.4	2,942.0	x	x
Q3	103,576.5	65,030.5	7,378.9	17,742.8	9,148.0	1,184.9 ^E	x	x
Q2	108,249.1	51,037.8	5,293.9	16,424.0	11,937.6	2,053.0	4,443.0	4,565.0
Q1	41,427.4	16,368.0	1,532.9 ^E	9,471.6	10,041.6	x	x	1,331.0 ^E
Number of real estate transactions (number)								
2025 Q1	116	42	5	33	18	x	4	x
2024 Q4	146	59	8	45	15	8	x	x
Q3	176	95	13	36	20	3	x	x
Q2	246	75	9	34	27	6	8	5
Q1	84	26	3	21	22	x	x	3
Average value of real estate transactions³ (\$'000)								
2025 Q1	638.0	712.7	547.0	475.6	429.8	x	1,572.0 ^E	x
2024 Q4	593.3	657.9	508.0	484.0	611.9	367.8	x	x
Q3	588.5	684.5	567.6	492.9	457.4	395.0 ^E	x	x
Q2	440.0	680.5	588.2	483.1	442.1	342.2	555.4	913.0
Q1	493.2	629.5	511.0 ^E	451.0	456.4	x	x	443.7 ^E

E = When the number of transactions for a property type is small (generally, less than five), the total as well as the average value of transactions should be used with caution.
x = suppressed for data quality and/or confidentiality.

Rows may not sum to total due to rounding.

- Total also includes residential lots and multiple-residential sales.
- The average and median prices of row houses and condominium apartments are subject to high volatility, due mainly to the sale of multiple units within a price range in a short period as new projects are completed. In the fourth quarter of 2024: of the 45 row houses sold, 24, or 53.3%, were in Whistle Bend; of the 15 condominium apartments sold, 6, or 40.0%, of were in Downtown.
- Due to relatively small numbers of sales, especially in the first and second quarters, there is a fair degree of variability in the average sale prices. This should be considered when comparing one quarter to another.

Real estate transactions, Whitehorse, Q1 2020 to Q1 2025



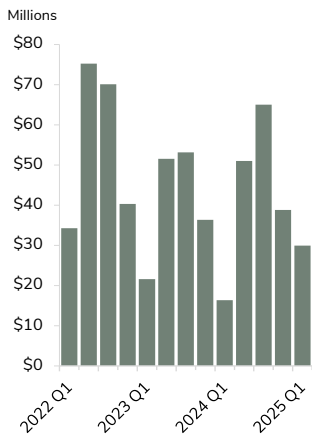
- Total includes transactions for non-residential, residential lots and multiple-residential.
- Until Q1 2023, 'Condo' or 'Condominium' sales combined condominium apartments and row houses. In 2023, this information was disaggregated to report on each type of dwelling separately: Row houses (those part of a condominium corporation or not) and Condominium apartments. For more information, see the dwelling definitions on page 5.
- Transactions for mobile homes are suppressed in some periods for data quality and/or confidentiality.

- In Whitehorse, a total of 116 real estate transactions were recorded in the first quarter of 2025, an increase of 32 compared to the first quarter of 2024 (84).
- Over the previous five years, the first quarter average number of sales was 105.
- A total of 42 single-detached houses were sold in the first quarter of 2025. This number of sales was 6 more than the average number of first quarter sales (36) in the previous five years.
- In the first quarter of 2025, 5 semi-detached houses were sold in Whitehorse, 1 more than the average number of first quarter sales (4) in the previous five years.
- A total of 33 row houses were sold in the first quarter of 2025, an increase of 12, compared to the first quarter of 2024 (21).
- A total of 18 condominium apartments were sold in the first quarter of 2025, a decrease of 4 compared to the first quarter of 2024 (22).
- The number of sales of mobile homes in the first quarter of 2025 was suppressed due to data quality and/or suppression considerations. The average number of first quarter sales in the previous five years was 2.

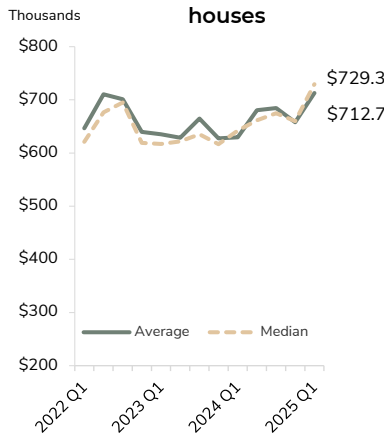
Single-detached house sales by subdivision, Whitehorse, Q1 2024 to Q1 2025

		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)										
2025	Q1	29,934.6	1,627.0 ^E	x	x	5,780.1	0.0	4,705.5	15,025.5	0.0	x	1 Includes Logan and Arkell/Ingram. 2 Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc. 3 Other includes house sales in Hillcrest, Crestview and Valleyview.
2024	Q4	38,814.9	x	3,703.0	1,984.5 ^E	9,444.2	0.0	7,409.0	10,762.3	4,739.4	x	
2024	Q3	65,030.5	2,600.0 ^E	13,156.2	x	9,490.0	1,881.0 ^E	5,685.0	19,197.9	9,680.9	x	
2024	Q2	51,037.8	x	6,613.4	3,930.0	12,594.7	x	8,350.3	14,546.3	2,426.4 ^E	x	
2024	Q1	16,368.0	x	2,337.0 ^E	x	3,810.0	x	1,731.0 ^E	5,980.0	0.0	x	
Number of single houses sold		(number)										
2025	Q1	42	3	x	x	7	0	7	21	0	x	E = When the number of transactions for a property type is small (generally, less than five), the total as well as the average value of transactions should be used with caution. x = suppressed for data quality and/or confidentiality. ... = not appropriate/applicable. Rows may not sum to total due to rounding.
2024	Q4	59	x	6	3	15	0	11	16	6	x	
2024	Q3	95	4	20	x	14	3	9	28	12	x	
2024	Q2	75	x	10	5	18	x	14	21	3	x	
2024	Q1	26	x	4	x	6	x	3	9	0	x	
Average price of single houses sold		(\$'000)										
2025	Q1	712.7	542.3 ^E	x	x	825.7	...	672.2	715.5	...	x	E = When the number of transactions for a property type is small (generally, less than five), the total as well as the average value of transactions should be used with caution. x = suppressed for data quality and/or confidentiality. ... = not appropriate/applicable. Rows may not sum to total due to rounding.
2024	Q4	657.9	x	617.2	661.5 ^E	629.6	...	673.5	672.6	789.9	x	
2024	Q3	684.5	650.0 ^E	657.8	x	677.9	627.0 ^E	631.7	685.6	806.7	x	
2024	Q2	680.5	x	661.3	786.0	699.7	x	596.5	692.7	808.8 ^E	x	
2024	Q1	629.5	x	584.3 ^E	x	635.0	x	577.0 ^E	664.4	...	x	

Value of single-detached house sales



Average and median sale price of single-detached houses

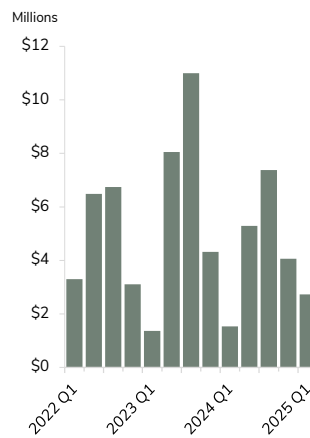


- In the first quarter of 2025, 42 single-detached houses were sold in Whitehorse compared to 59 in the fourth quarter of 2024. The average price was \$712,700, an increase of \$54,800 or 8.3%, compared to the fourth quarter of 2024 (\$657,900) and an increase of \$83,200, or 13.2%, compared to the first quarter of 2024 (\$629,500).
- In Whitehorse, the median price of single-detached houses in the first quarter of 2025 was \$729,300, compared to \$659,900 in the fourth quarter of 2024 and \$642,000 in the first quarter of 2024.
- In the first quarter of 2025 and 2024, no country residential properties were sold. Excluding country residential properties sold in the fourth quarter of 2024, the average price of a single detached house in Whitehorse increased by 10.9% in the first quarter of 2025 (\$712,700), compared to the previous quarter (\$642,900).
- The chartered bank's five-year conventional mortgage rate averaged 6.49% in the first quarter of 2025, which was unchanged from the fourth quarter of 2024.

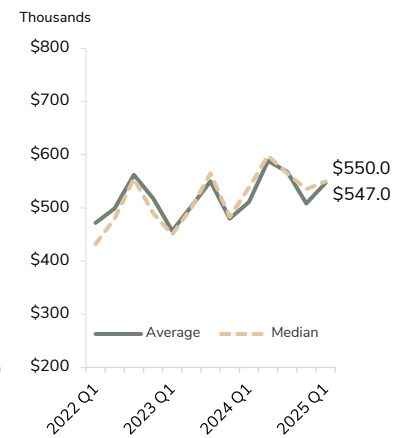
Semi-detached houses¹, Whitehorse

- A total of 5 semi-detached houses were sold in the first quarter of 2025 compared to 8 sales in the fourth quarter of 2024.
- In the first quarter of 2025, the average price of semi-detached houses was \$547,000, an increase of \$39,000, or 7.7%, compared to the average price in the fourth quarter of 2024 (\$508,000) and an increase of \$36,000, or 7.0%, compared to the average price in the first quarter of 2024 (\$511,000^E).
- The median price of semi-detached houses sold was \$550,000 in the first quarter of 2025, an increase of \$15,000, or 2.8%, from the fourth quarter of 2024 (\$535,000) and an increase of \$12,000, or 2.2%, compared to the median price in the first quarter of 2024 (\$538,000).

Value of semi-detached house sales



Average and median sale price of semi-detached houses



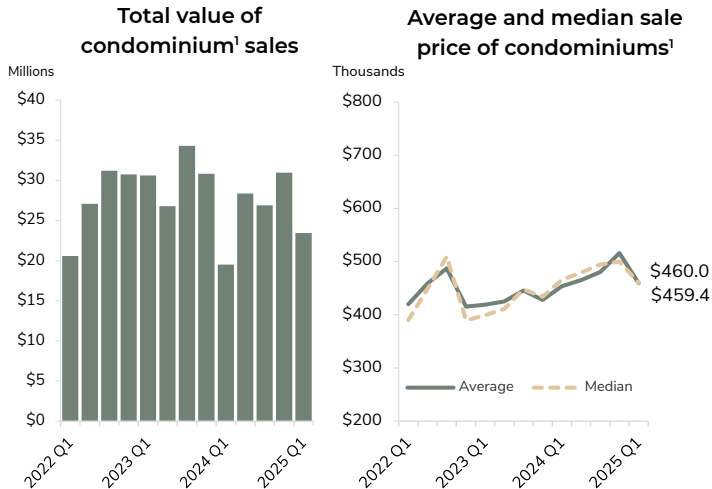
¹ Semi-detached houses are one of two dwellings attached side by side (or back to back), but not attached to any other dwelling or structure. For more information, see the dwelling type definitions on page 5.
^E = When the number of transactions for a property type is small (generally, less than five), the total as well as the average value of transactions should be used with caution.

Condominiums, Whitehorse

Prior to 2023, 'Condo' or 'Condominium' sales shown in the Yukon Real Estate Report combined condominium apartments and row houses. In 2023, this information was disaggregated to report on each type of dwelling separately: row houses (those part of a condominium corporation or not) and condominium apartments. For more information, see the dwelling definitions on page 5.

Note: The average and median prices of condominium apartments and row houses are subject to high volatility, due mainly to the sale of multiple units within a price range in a short period as new projects are completed. The prices of these new units may have a significant effect on the average and median prices of both dwelling types.

Combined condominium apartments and row houses, Whitehorse



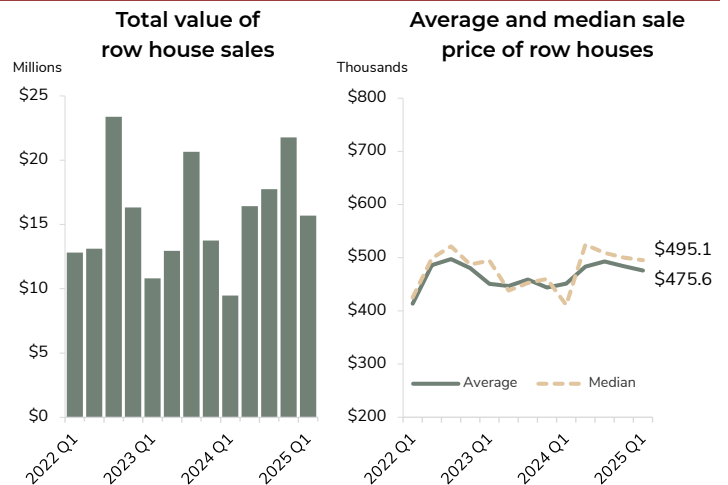
- A total of 51 condominiums¹ were sold in the first quarter of 2025, compared to 60 sales in the fourth quarter of 2024.
- In the first quarter of 2025, the average condominium¹ price was \$459,400, a decrease of \$56,600, or 11.0%, compared to the average price in the fourth quarter of 2024 (\$516,000) and an increase of \$5,600, or 1.2%, compared to the average price in the first quarter of 2024 (\$453,800)
- The median condominium¹ price was \$460,000 in the first quarter of 2025, a decrease of \$40,000, or 8.0%, compared to the median price in the fourth quarter of 2024 (\$500,000) and a decrease of \$5,700, or 1.2%, compared to the median price in the first quarter of 2024 (\$465,700).

¹ Includes both condominium apartments and row houses, as published in Yukon Bureau of Statistics' Real Estate Reports up to the fourth quarter of 2022.

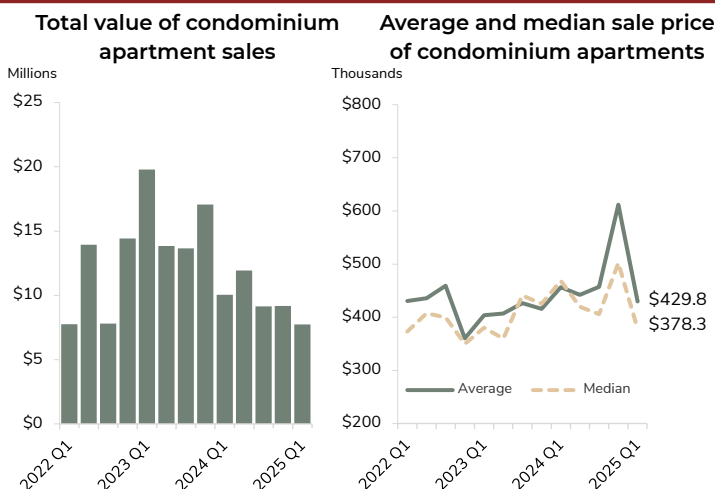
Row houses, Whitehorse

- A total of 33 row houses were sold in the first quarter of 2025, compared to 45 sales in the fourth quarter of 2024.
- In the first quarter of 2025, the average price of row houses was \$475,600, a decrease of \$8,400, or 1.7%, compared to the average price in the fourth quarter of 2024 (\$484,000) and an increase of \$24,600, or 5.5%, compared to the average price in the first quarter of 2024 (\$451,000).
- The median row house price was \$495,100 in the first quarter of 2025, a decrease of \$4,900 or 1.0%, compared to the median price in the fourth quarter of 2024 (\$500,000) and an increase of \$84,200, or 20.5%, compared to the first quarter of 2024 (\$410,900).

Note: Row houses are also commonly known as town houses.



Condominium apartments, Whitehorse



- A total of 18 condominium apartments were sold in the first quarter of 2025 compared to 15 sales in the fourth quarter of 2024.
- In the first quarter of 2025, the average price of condominium apartments was \$429,800, a decrease of \$182,100, or 29.8%, compared to the average price in the fourth quarter of 2024 (\$611,900) and a decrease of \$26,600, or 5.8%, compared to the average price in the first quarter of 2024 (\$456,400).
- The median price of condominium apartments was \$378,300 in the first quarter of 2025, a decrease of \$123,600, or 24.6%, compared to the median price in the fourth quarter of 2024 (\$501,900) and a decrease of \$90,300, or 19.3%, compared to the median price in the first quarter of 2024 (\$468,600).

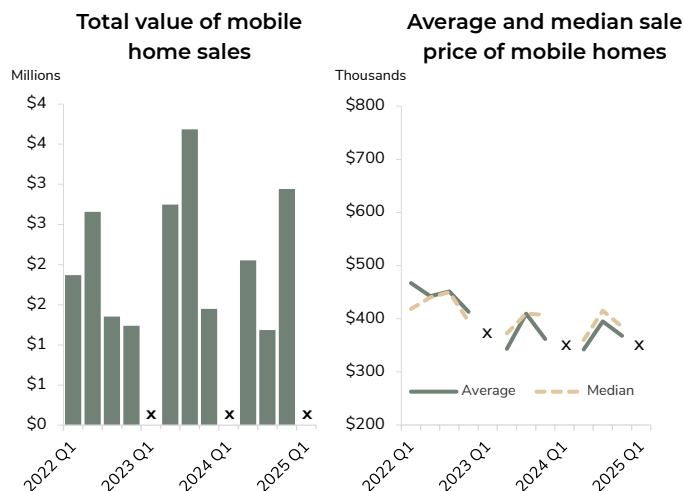
Mobile homes¹, Whitehorse

- The number of mobile home sales in the first quarter of 2025 required suppression of data for data quality and/or confidentiality. As a result, average and median mobile home prices are not available.

In the most recent period for which data are available:

- Eight mobile homes were sold in Whitehorse in the fourth quarter of 2024 with a total transaction value of \$2.9 million, averaging \$367,800. The median price of mobile homes was \$385,000.

¹ Does not include mobile homes sold in mobile home parks.
x = suppressed for confidentiality and/or data quality.



Find more housing market information

- [Yukon Rent Survey](#) survey of all types of residential rental properties; includes quarterly median rent and vacancy rates by community/subdivision.
- [Monthly Statistical Review](#) contains a summary of real estate and rent surveys as well as building permit data.
- [Annual Statistical Review](#) contains a 10-year historical summary of real estate and rent surveys, and building permit data.

Glossary

The following definitions are taken from Statistics Canada's Canadian Housing Survey and customized to reflect local conditions:

- **Single-detached house:** A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it (other than basement or garden suites). While a mobile home is also a single-detached dwelling, they are classified in a different category (mobile home).
- **Semi-detached house:** One of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.
- **Row house:** One of three or more dwellings joined side by side (or occasionally side to back), such as a garden home, but not having any other dwellings either above or below. These units are also commonly known as 'town houses'.
- **Condominium apartment:** A set of living quarters that is owned individually, while land and common elements are held in joint ownership with others.
- **Mobile home:** A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt.
- **Other property type:** A property where the structure has a single dwelling unit in a mixed-use building and does not fall into any of the other categories, or where the structure type is unknown.
- **Property with multiple residential units:** A property containing more than one set of living quarters owned by the same owner(s), as is the case for an apartment building or a property with two or more structurally separate dwellings on the same lot.
- **Vacant land:** a property on which there are currently no residential structures, but where regulations permit that one or more residential structures can be built. Vacant land may also include land on which an existing residential structure has not yet been assessed or land on which a residential structure is present, but the land is owned by another entity (e.g. a mobile home park).

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