



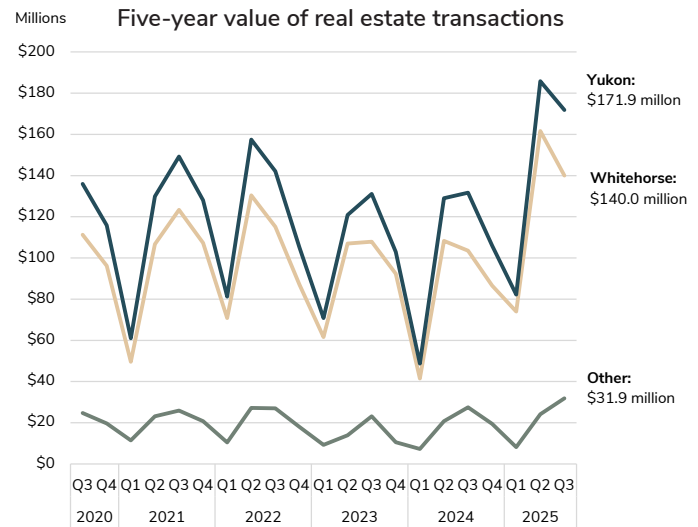
Yukon Real Estate Report Third Quarter, 2025

Highlights:

- In the third quarter of 2025, the total value of real estate transactions in Yukon was \$171.9 million: \$140.0 million in Whitehorse and \$31.9 million for the rest of Yukon.
- The average sale price of a single-detached house in Whitehorse was \$762,500, an increase of \$78,000, or 11.4%, from the third quarter of 2024.
- The average condominium apartment sale price in Whitehorse was \$491,800, an increase of \$34,500, or 7.5%, from the third quarter of 2024.

2025 Q3 Whitehorse average housing prices at a glance

Single-detached house.....	\$762,500
Semi-detached house.....	\$598,500
Row house.....	\$512,200
Condominium apartment.....	\$491,800



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

In the third quarter of 2025, the total value of real estate transactions was \$171.9 million compared to \$131.1 million during the same period in 2024, an increase of \$40.8 million, or 31.1%. The majority of this increase was attributable to higher average sale prices — particularly single detached houses — and year-over-year increases in the number of residential lot sales and row house sales in Whitehorse.

In Whitehorse, during the third 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): 95 sales, the same as in the third quarter of 2024 (95). The average sale price was \$762,500, an increase of \$78,000, or 11.4%, from the third quarter of 2024 (\$684,500). A 26.4% increase in the average sale price of country residential properties, combined with a 14.7% increase in the average sale price of houses in Whistle Bend mostly contributed to this increase.
- Semi-detached houses: 20 sales, compared to 13 in the third quarter of 2024. The average sale price was \$598,500, an increase of \$30,900, or 5.4%, from the third quarter of 2024 (\$567,600).
- Row houses: 53 sales, compared to 36 in the third quarter of 2024. The average sale price was \$512,200, an increase of \$19,300, or 3.9%, from the third quarter of 2024 (\$492,900). In the third quarter of 2025, Whistle Bend had the highest proportion of row house sales (47.2%), followed by Porter Creek (17.0%) and Riverdale (13.2%).
- Condominium apartments: 23 sales, compared to 20 in the third quarter of 2024. The average sale price was \$491,800, an increase of \$34,500, or 7.5%, from the third quarter of 2024 (\$457,400).
- Residential lots: 34 sales, compared to 4 in the third quarter of 2024.

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 multi-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, Q3 2024 to Q3 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	Q3	139,977.5	72,440.5	11,970.7	27,144.7	11,312.5	2,459.0	x	x
	Q2 ^r	161,649.5	63,099.5	11,644.3	25,167.6	9,528.9	1,802.0 ^E	31,636.0	7,743.0
	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
Number of real estate transactions		(number)							
2025	Q3	236	95	20	53	23	6	x	x
	Q2 ^r	229	90	21	50	19	4	12	7
	Q1	116	42	5	33	18	x	4	x
2024	Q4	146	59	8	45	15	8	x	x
	Q3	175	95	13	36	20	3	x	x
Average value of real estate transactions²		(\$000)							
2025	Q3	593.1	762.5	598.5	512.2	491.8	409.8	x	x
	Q2 ^r	705.9	701.1	554.5	503.4	501.5	450.5 ^E	2,636.3	1,106.1
	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	591.9	684.5	567.6	492.9	457.4	395.0 ^E	x	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.

r = revised.

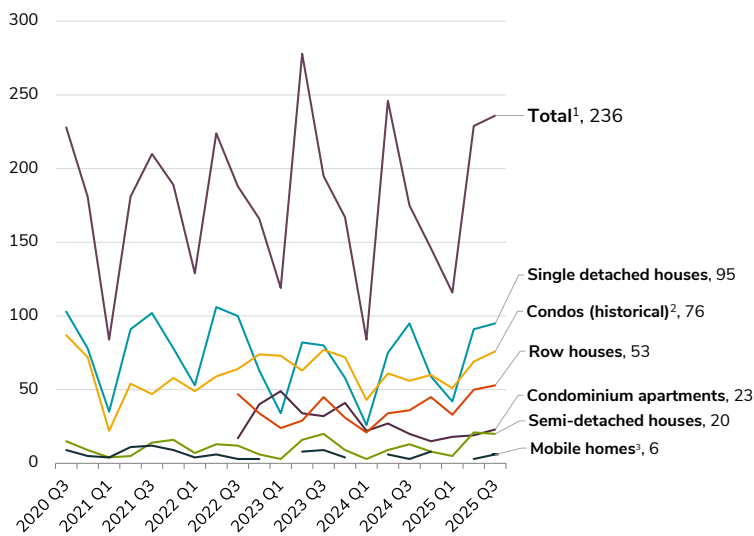
Rows may not sum to total due to rounding.

1 Total includes transactions for multi-residential property sales as well as vacant lots (non-residential and residential lots).

2 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 third quarter of 2025: of the 53 row houses sold, 25, or 47.2%, were in Whistle Bend; of the 23 condominium apartments sold, 14, or 60.9%, were in Downtown.

3 Due to relatively small numbers of sales, especially in the first and fourth 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, Q3 2020 to Q3 2025



1 Total includes transactions for multi-residential property sales, non-residential property sales, and vacant lots (residential lots and non-residential lots).

2 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.

3 Transactions for mobile homes are suppressed in some periods for data quality and/or confidentiality.

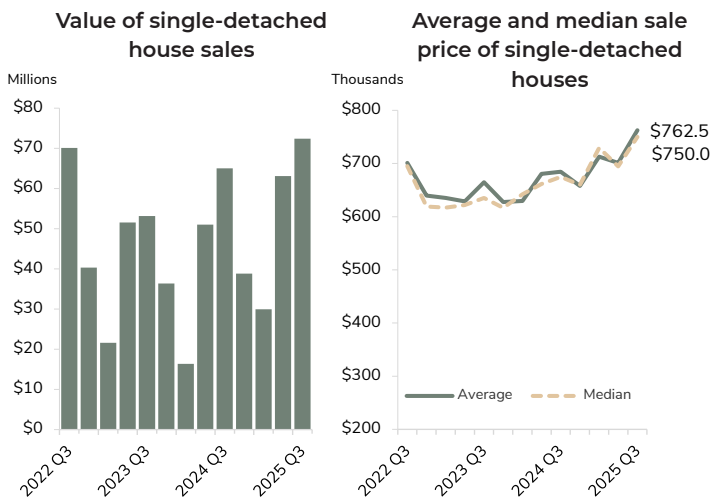
- In Whitehorse, a total of 236 real estate transactions were recorded in the third quarter of 2025, an increase of 61, compared to the third quarter of 2024 (175).
- Over the previous five years, the third quarter average number of sales was 199.
- A total of 95 single-detached houses were sold in the third quarter of 2025. This number of sales was 1 less than the average number of third quarter sales (96) in the previous five years.
- In the third quarter of 2025, 20 semi-detached houses were sold in Whitehorse, 5 more than the average number of third quarter sales (15) in the previous five years.
- A total of 53 row houses were sold in the third quarter of 2025, an increase of 17 compared to the third quarter of 2024 (36).
- In the third quarter of 2025, a total of 23 condominium apartments were sold, an increase of 3 compared to the third quarter of 2024 (20).
- A total of 6 mobile homes sold in the third quarter of 2025, an increase of 3 compared to the third quarter of 2024 (3).

Single-detached house sales by subdivision, Whitehorse, Q2 2024 to Q2 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	Q3	72,440.5	1,925.0 ^E	8,341.9	x	16,015.8	0.0	10,530.2	22,018.5	11,218.9	x
2025	Q2 ^r	63,598.5	2,108.2 ^E	2,440.0 ^E	2,215.9 ^E	15,946.7	0.0	7,127.2	25,839.5	4,803.0	3,118.0
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
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
Number of single houses sold			(number)								
2025	Q3	95	3	11	x	23	0	16	28	11	x
2025	Q2 ^r	91	4	4	3	21	0	10	38	6	5
2025	Q1	42	3	x	x	7	0	7	21	0	x
2024	Q4	59	x	6	3	15	0	11	16	6	x
2024	Q3	95	4	20	x	14	3	9	28	12	x
Average price of single houses sold			(\$000)								
2025	Q3	762.5	641.7 ^E	758.4	x	696.3	...	658.1	786.4	1,019.9	x
2025	Q2 ^r	698.9	527.0 ^E	610.0 ^E	738.6 ^E	759.4	...	712.7	680.0	800.5	623.6
2025	Q1	712.7	542.3 ^E	x	x	825.7	...	672.2	715.5	...	x
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

^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.
^r = revised.
 ... = not appropriate/applicable.
 Rows may not sum to total due to rounding.

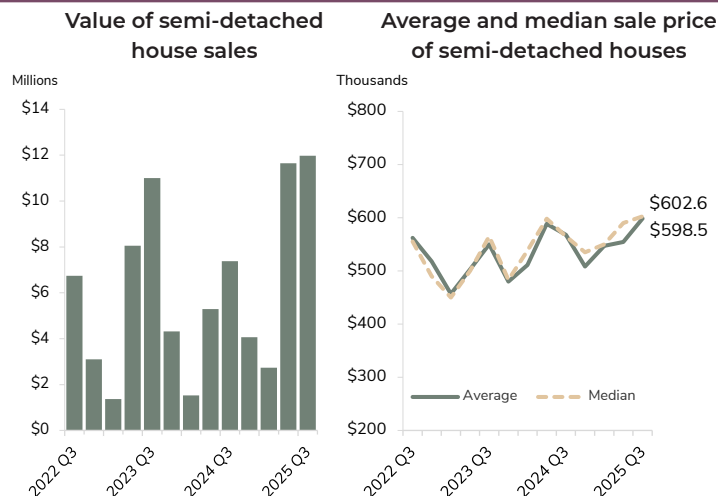
¹ Includes Logan and Arkell/Ingram.
² Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
³ Other includes house sales in Hillcrest, Crestview and Valleyview.



- In the third quarter of 2025, 95 single-detached houses were sold in Whitehorse compared to 90 sales in the second quarter of 2025. The average price was \$762,500, an increase of \$61,400, or 8.8%, compared to the second quarter of 2025 (\$701,100) and an increase of \$78,000, or 11.4%, compared to the third quarter of 2024 (\$684,500).
- In Whitehorse, the median price of single-detached houses in the third quarter of 2025 was \$750,000, compared to \$694,500 in the second quarter of 2025 and \$675,000 in the third quarter of 2024.
- Excluding country residential properties, which typically sell for much higher prices than other single-detached houses, the average price in Whitehorse was \$728,800 in the third quarter of 2025, compared to \$694,000 in the second quarter of 2025 and \$666,900 in the third quarter of 2024.
- The chartered bank's five-year conventional mortgage rate averaged 6.09% in the third quarter of 2025, a decrease from the second quarter (6.22%).

Semi-detached houses¹, Whitehorse

- A total of 20 semi-detached houses were sold in the third quarter of 2025, compared to 21 sales in the second quarter of 2025.
- In the third quarter of 2025, the average price of semi-detached houses was \$598,500, an increase of \$44,000, or 7.9%, compared to the average price in the second quarter of 2025 (\$554,500) and an increase of \$30,900, or 5.4%, compared to the average price in the third quarter of 2024 (\$567,600).
- The median price of semi-detached houses sold was \$602,600 in the third quarter of 2025, an increase of \$12,600, or 2.1%, from the second quarter of 2025 (\$590,000) and an increase of \$37,600, or 6.6%, compared to the median price in the third quarter of 2024 (\$565,000).



^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.

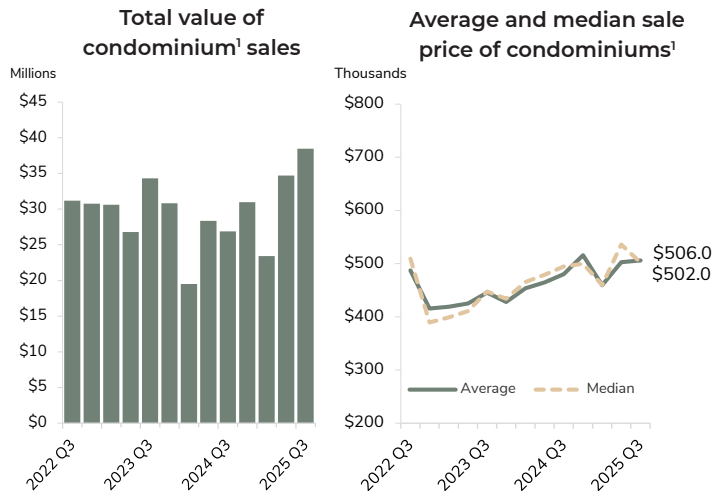
¹ Semi-detached houses are one of two dwellings attached side by side (or back to back), but not attached to any other dwelling or structure. For more information, see the dwelling type definitions on page 5.

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



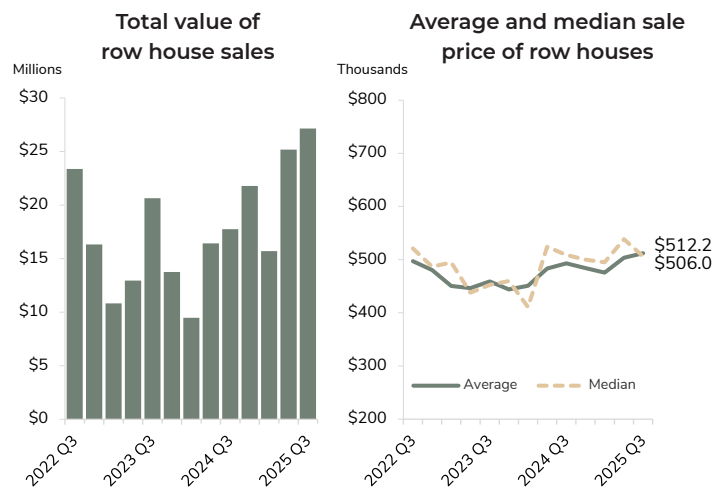
- A total of 76 condominiums¹ were sold in the third quarter of 2025, compared to 69 sales in the second quarter of 2025.
- In the third quarter of 2025, the average condominium¹ price was \$506,000, an increase of \$3,200, or 0.6%, compared to the average price in the second quarter of 2025 (\$502,800) and an increase of \$25,800, or 5.4%, compared to the average price in the third quarter of 2024 (\$480,200)
- The median condominium¹ price was \$502,000 in the third quarter of 2025, a decrease of \$34,100, or 6.4%, compared to the median price in the second quarter of 2025 (\$536,100) and an increase of \$7,500, or 1.5%, compared to the median price in the third quarter of 2024 (\$494,500).

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.

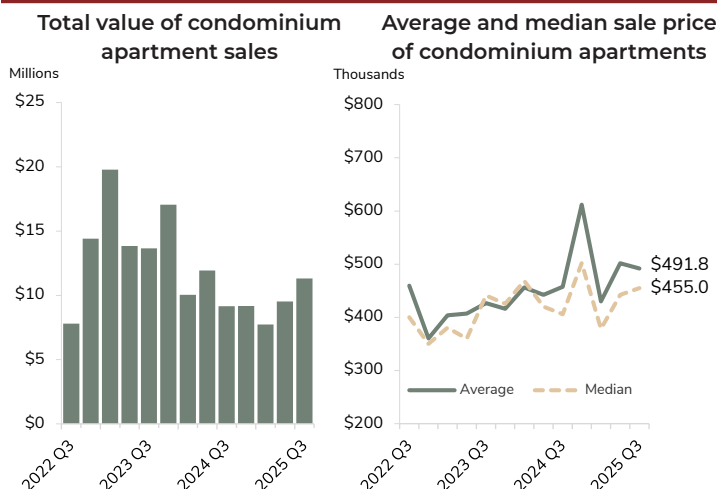
Row houses, Whitehorse

- A total of 53 row houses were sold in the third quarter of 2025, compared to 50 sales in the second quarter of 2025.
- In the third quarter of 2025, the average price of row houses was \$512,200, an increase of \$8,800, or 1.8%, compared to the average price in the second quarter of 2025 (\$503,400) and an increase of \$19,300, or 3.9%, compared to the average price in the third quarter of 2024 (\$492,900).
- The median row house price was \$506,000 in the third quarter of 2025, a decrease of \$32,200, or 6.0%, compared to the median price in the second quarter of 2025 (\$538,200) and a decrease of \$3,000, or 0.6%, compared to the third quarter of 2024 (\$509,000).

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



Condominium apartments, Whitehorse



- A total of 23 condominium apartments were sold in the third quarter of 2025, compared to 19 sales in the second quarter of 2025.
- In the third quarter of 2025, the average price of condominium apartments was \$491,800, a decrease of \$9,700, or 1.9%, compared to the average price in the second quarter of 2025 (\$501,500) and an increase of \$34,500, or 7.5%, compared to the average price in the third quarter of 2024 (\$457,400).
- The median price of condominium apartments was \$455,000 in the third quarter of 2025, an increase of \$12,600, or 2.9%, compared to the median price in the second quarter of 2025 (\$442,400) and an increase of \$49,300, or 12.2%, compared to the median price in the third quarter of 2024 (\$405,700).

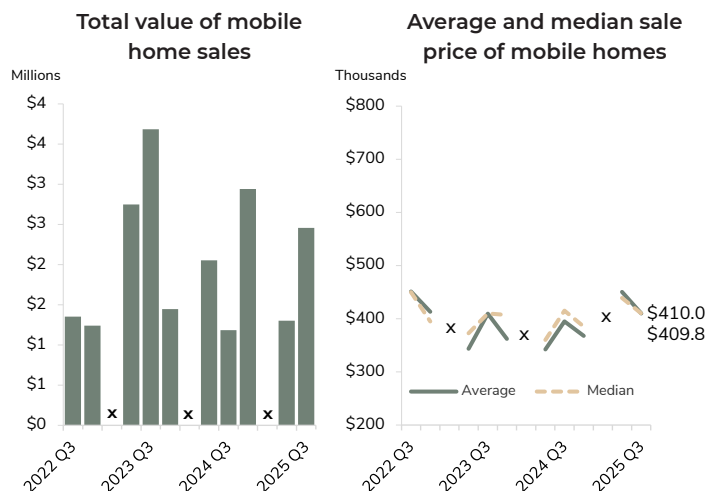
Mobile homes¹, Whitehorse

- A total of 6 mobile homes were sold in the third quarter of 2025, compared to 4 sales in the second quarter of 2025.
- In the third quarter of 2025, the average mobile home price was \$409,800, a decrease of \$40,700, or 9.0%, compared to the average price in the second quarter of 2025 (\$450,500^E) and an increase of \$14,900, or 3.8%, compared to the average price in the third quarter of 2024 (\$395,000^E).
- The median mobile home price was \$410,000 in the third quarter of 2025, a decrease of \$29,000, or 6.6%, compared to the median price in the second quarter of 2025 (\$439,000) and a decrease of \$5,000, or 1.2%, compared to the median price in the third quarter of 2024 (\$415,000).

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

x = suppressed for confidentiality and/or data quality.

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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.
- **Residential lot:** a property on which there are currently no residential structures, but where regulations permit that one or more residential structures can be built. Residential lots 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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