The total value of real estate transactions in Yukon for the first quarter of 2012 was $50,721,900, a record-high for first quarter transactions. This is an increase of $14,327,800, or 39.4%, over the first quarter of 2011, $36,394,100, the previous record for first quarters in Yukon.

On an annual basis, real estate transactions in Yukon in 2011 totalled a record-high $251,091,700. This is an increase of $22,257,100, or 9.7%, over the previous record-high in 2010 when total transactions equalled $228,834,600.

In Whitehorse in the first quarter of 2012, the value of transactions totalled $46,067,600, also a record-high for first quarter transactions. This is an increase of $13,839,000, or 42.9%, over the first quarter of 2011 ($32,228,600).

In the rest of Yukon, the value of real estate transactions in the first quarter of 2012 totalled $4,654,300. This is an increase of $488,800, or 11.7%, compared to the first quarter of 2011 ($4,165,500).

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The value of real estate transactions in Whitehorse increased $13,839,000, or 42.9%, comparing the first quarter of 2012 ($46,067,600) to the first quarter of 2011 ($32,228,600).

### Value and Type of Real Estate Transactions in Whitehorse

#### Total Value of Whitehorse Property Sales, Q1 2010 to Q1 2012, by type of transaction

<table>
<thead>
<tr>
<th>Year</th>
<th>Quarter</th>
<th>Total Value (millions of $)</th>
<th>Single Houses</th>
<th>Family Lots1</th>
<th>Mobile Homes</th>
<th>Condos</th>
<th>Duplexes</th>
<th>Multiple-Residential</th>
<th>Commercial Property</th>
<th>Industrial Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>Q1</td>
<td>46,067.6</td>
<td>18,792.8</td>
<td>x</td>
<td>1,464.5</td>
<td>14,956.7</td>
<td>5,044.9</td>
<td>x</td>
<td>4,445.0</td>
<td>x</td>
</tr>
<tr>
<td>2011</td>
<td>Q4</td>
<td>53,984.6</td>
<td>33,310.9</td>
<td>x</td>
<td>3,454.9</td>
<td>8,891.4</td>
<td>4,471.4</td>
<td>x</td>
<td>x</td>
<td>1,445.0</td>
</tr>
<tr>
<td>Q3</td>
<td>69,450.2</td>
<td>42,837.6</td>
<td>349.6</td>
<td>2,638.5</td>
<td>9,270.3</td>
<td>7,028.2</td>
<td>0</td>
<td>2,420.0</td>
<td>4,906.1</td>
<td></td>
</tr>
<tr>
<td>Q2</td>
<td>65,967.0</td>
<td>32,500.1</td>
<td>879.3</td>
<td>4,091.5</td>
<td>15,021.7</td>
<td>6,507.5</td>
<td>0</td>
<td>6,230.0</td>
<td>756.8</td>
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</tr>
<tr>
<td>Q1</td>
<td>32,228.6</td>
<td>13,935.0</td>
<td>x</td>
<td>x</td>
<td>10,152.6</td>
<td>5,744.5</td>
<td>0</td>
<td>730.0</td>
<td>1,000.0</td>
<td></td>
</tr>
</tbody>
</table>

1The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

### Number of Real Estate Transactions

<table>
<thead>
<tr>
<th>Year</th>
<th>Quarter</th>
<th>Single Houses</th>
<th>Family Lots1</th>
<th>Mobile Homes</th>
<th>Condos</th>
<th>Duplexes</th>
<th>Multiple-Residential</th>
<th>Commercial Property</th>
<th>Industrial Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>Q1</td>
<td>129</td>
<td>45</td>
<td>x</td>
<td>6</td>
<td>54</td>
<td>15</td>
<td>x</td>
<td>5</td>
</tr>
<tr>
<td>2011</td>
<td>Q4</td>
<td>148</td>
<td>77</td>
<td>5</td>
<td>13</td>
<td>32</td>
<td>14</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Q3</td>
<td>171</td>
<td>94</td>
<td>3</td>
<td>10</td>
<td>33</td>
<td>21</td>
<td>0</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>Q2</td>
<td>181</td>
<td>76</td>
<td>6</td>
<td>15</td>
<td>56</td>
<td>19</td>
<td>0</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Q1</td>
<td>102</td>
<td>35</td>
<td>x</td>
<td>x</td>
<td>39</td>
<td>18</td>
<td>0</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>

$x =$ suppressed for confidentiality. Rows may not total due to rounding.

### Total Value of Whitehorse Property Sales, Q1 2010 to Q1 2012, by type of transaction

#### Sales of Single Houses

- Q1: $18,792.8
- Q2: $15,022.0
- Q3: $10,152.6
- Q4: $8,891.4

#### Sales of Family Lots

- Q1: $1,464.5
- Q2: $3,454.9
- Q3: $2,638.5
- Q4: $9,270.3

#### Sales of Mobile Homes

- Q1: $10,152.6
- Q2: $5,744.5
- Q3: $7,028.2
- Q4: $730.0

#### Sales of Condos

- Q1: $14,956.7
- Q2: $8,891.4
- Q3: $4,471.4
- Q4: $4,445.0

#### Sales of Duplexes

- Q1: $5,044.9
- Q2: $3,454.9
- Q3: $4,741.4
- Q4: $4,445.0

#### Sales of Commercial Properties

- Q1: $4,445.0
- Q2: $3,454.9
- Q3: $4,741.4
- Q4: $4,445.0

#### Sales of Industrial Properties

- Q1: $1,000.0
- Q2: $4,471.4
- Q3: $5,045.0
- Q4: $7,028.0

$x =$ suppressed for confidentiality
Value, Number and Average Price of Single House Sales in Whitehorse, by subdivision

### Average Price of Single Houses Sold, First Quarter, 2012

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Total (no.)</th>
<th>Riverdale</th>
<th>Porter Creek</th>
<th>Granger</th>
<th>Country Residential</th>
<th>Copper Ridge</th>
<th>Takhini</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Q1</strong></td>
<td>18,792.8</td>
<td>x</td>
<td>3,863.0</td>
<td>x</td>
<td>2,999.0</td>
<td>x</td>
<td>2,568.4</td>
<td>6,994.4</td>
</tr>
<tr>
<td><strong>Q4</strong></td>
<td>33,310.9</td>
<td>1,432.0</td>
<td>5,994.7</td>
<td>x</td>
<td>8,358.2</td>
<td>x</td>
<td>1,667.0</td>
<td>12,773.1</td>
</tr>
<tr>
<td><strong>Q3</strong></td>
<td>42,837.6</td>
<td>1,677.0</td>
<td>6,829.0</td>
<td>6,872.7</td>
<td>1,948.2</td>
<td>2,991.0</td>
<td>19,041.9</td>
<td>1,337.3</td>
</tr>
<tr>
<td><strong>Q2</strong></td>
<td>32,500.1</td>
<td>x</td>
<td>4,138.5</td>
<td>4,117.1</td>
<td>2,120.0</td>
<td>6,794.0</td>
<td>12,864.5</td>
<td>1,388.5</td>
</tr>
<tr>
<td><strong>Q1</strong></td>
<td>13,935.0</td>
<td>1,107.0</td>
<td>3,289.0</td>
<td>2,155.0</td>
<td>1,267.0</td>
<td>x</td>
<td>4,085.5</td>
<td>x</td>
</tr>
</tbody>
</table>

### Average Price of Single Houses Sold (in $000)

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Total (no.)</th>
<th>Riverdale</th>
<th>Porter Creek</th>
<th>Granger</th>
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</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Q1</strong></td>
<td>417.6</td>
<td>x</td>
<td>351.2</td>
<td>428.4</td>
<td>x</td>
<td>513.7</td>
<td>437.2</td>
<td>0</td>
</tr>
<tr>
<td><strong>Q4</strong></td>
<td>432.6</td>
<td>358.0</td>
<td>399.6</td>
<td>417.9</td>
<td>x</td>
<td>555.7</td>
<td>456.2</td>
<td>x</td>
</tr>
<tr>
<td><strong>Q3</strong></td>
<td>455.7</td>
<td>335.4</td>
<td>426.8</td>
<td>429.5</td>
<td>487.0</td>
<td>498.5</td>
<td>488.3</td>
<td>445.8</td>
</tr>
<tr>
<td><strong>Q2</strong></td>
<td>427.6</td>
<td>x</td>
<td>376.2</td>
<td>374.3</td>
<td>424.0</td>
<td>522.6</td>
<td>459.4</td>
<td>462.8</td>
</tr>
<tr>
<td><strong>Q1</strong></td>
<td>398.1</td>
<td>369.0</td>
<td>365.4</td>
<td>431.0</td>
<td>422.3</td>
<td>x</td>
<td>408.5</td>
<td>x</td>
</tr>
</tbody>
</table>

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- The **average** single house price (does not include duplexes, condominiums or mobile homes) in Whitehorse in the first quarter of 2012 was $417,600. This is an increase of $19,500, or 4.9% compared to the first quarter of 2011 ($398,100). Comparing the first quarter of 2012 ($417,600) with the fourth quarter of 2011 ($432,600), the average house price decreased $15,000, or 3.5%.

- The **median** (50% of sales above this figure and 50% below) single house price in Whitehorse in the first quarter of 2012 was $414,000. One year earlier in the first quarter of 2011 the median house price was $392,000. In the fourth quarter of 2011, the median house price was $416,000.
The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions in Yukon, with the exception of ‘not-at-arm’s-length’ transactions (those that do not reflect open market values). Prior to 1996, ‘not-at-arm’s-length’ transactions were included in the survey. All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

The average house price in Whitehorse increased $199,300, or 91.3%, from the first quarter of 2006 ($218,300) to the first quarter of 2012 ($417,600). Inflation over the same time period was 12.4%. This shows an inflation-adjusted increase in average house prices of 78.9% over the past six years. (91.3% - 12.4% = 78.9%)