The total value of real estate transactions in the Yukon for the fourth quarter of 2009 was $47,609,600. This is an increase of $8,566,900, or 21.9%, compared to the fourth quarter of 2008 which was $39,042,700.

The total value of the Yukon’s 2009 annual real estate transactions (Q1 through Q4) is $184,386,900. This an increase of $4,603,000, or 2.6%, compared to annual total for 2008.

In Whitehorse for the fourth quarter of 2009, the value of transactions totalled $40,129,700. This is an increase of $7,858,400, or 24.4%, compared to the fourth quarter of 2008 which was $32,271,300.

In the rest of the Yukon, the value of real estate transactions for the fourth quarter of 2009 increased by 708,500, or 10.5%, compared to the the fourth quarter of 2008.

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The value of real estate transactions in Whitehorse increased $7,858,400, or 24.4%, comparing the fourth quarter of 2009 ($40,129,700) to the fourth quarter of 2008 ($32,271,300).

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

<table>
<thead>
<tr>
<th>Value of Real Estate Transactions</th>
<th>($000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total * Single Houses Family Lots</td>
<td></td>
</tr>
<tr>
<td>Mobile Homes</td>
<td></td>
</tr>
<tr>
<td>Condos Duplexes</td>
<td></td>
</tr>
<tr>
<td>Residential Commercial Property</td>
<td></td>
</tr>
<tr>
<td>Industrial Property</td>
<td></td>
</tr>
<tr>
<td>2009 Q4 40,129.7</td>
<td>24,356.6</td>
</tr>
<tr>
<td>Q3 55,964.5</td>
<td>34,682.4</td>
</tr>
<tr>
<td>Q2 43,051.1</td>
<td>28,441.8</td>
</tr>
<tr>
<td>Q1 18,247.8</td>
<td>10,639.3</td>
</tr>
<tr>
<td>2008 Q4 32,271.3</td>
<td>19,370.3</td>
</tr>
</tbody>
</table>

### Number of Real Estate Transactions

<table>
<thead>
<tr>
<th>Number of Real Estate Transactions</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009 Q4 139</td>
</tr>
<tr>
<td>Q3 190</td>
</tr>
<tr>
<td>Q2 149</td>
</tr>
<tr>
<td>Q1 69</td>
</tr>
<tr>
<td>2008 Q4 115</td>
</tr>
</tbody>
</table>

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

### Total Value of Whitehorse Property Sales, Q4 2007 to Q4 2009, by type of transaction

#### Sales of Single Houses

- **by quarter (Q), millions of $**
- Q4: $5,070
- Q3: $6,280
- Q2: $7,267
- Q1: $6,280
- Q4: $5,070
- Q3: $6,280
- Q2: $7,267
- Q1: $6,280

#### Sales of Family Lots

- **by quarter (Q), thousands of $**
- Q4: $1,000
- Q3: $2,000
- Q2: $3,000
- Q1: $4,000

#### Sales of Mobile Homes

- **by quarter (Q), thousands of $**
- Q4: $1,868
- Q3: $2,887
- Q2: $2,768
- Q1: $3,574

#### Sales of Condos

- **by quarter (Q), thousands of $**
- Q4: $1,050
- Q3: $2,768
- Q2: $2,688
- Q1: $1,220

#### Sales of Duplexes

- **by quarter (Q), thousands of $**
- Q4: $1,810
- Q3: $777
- Q2: $917
- Q1: $2,325

#### Sales of Commercial Properties

- **by quarter (Q), thousands of $**
- x

#### Sales of Industrial Properties

- **by quarter (Q), thousands of $**
- x

x = suppressed for confidentiality.

1The ‘Family Lots’ category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.
The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $2,000, or 0.6%, comparing the fourth quarter of 2008 ($322,800) to the fourth quarter of 2009 ($324,800). The average house price sold in Whitehorse peaked at $334,900 in the second quarter of 2008.

The median single house price has increased $14,000 or 4.5%, comparing the fourth quarter of 2008 ($310,000) to the fourth quarter of 2009 ($324,000).

A comparison of prices in the fourth quarter of 2008 with prices in the fourth quarter of 2009 shows that:

- The average price of a house sold in Riverdale increased from $298,500 to $308,100, or 3.2%;
- The average price of a house sold in Copper Ridge\(^2\) increased from $340,800 to $347,600, or 2.0%;
- The average price of a house sold in Porter Creek decreased from $310,000 to $296,200, or 4.5%.

### Average Price of Single Houses Sold, Fourth Quarter, 2009

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Q4</th>
<th>Q3</th>
<th>Q2</th>
<th>Q1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average Price</strong></td>
<td>$324.8</td>
<td>$330.3</td>
<td>$319.6</td>
<td>$304.0</td>
</tr>
<tr>
<td><strong>(000)</strong></td>
<td>201.5</td>
<td>293.9</td>
<td>267.5</td>
<td>258.3</td>
</tr>
<tr>
<td><strong>Riverdale</strong></td>
<td>301.1</td>
<td>307.6</td>
<td>307.9</td>
<td>260.3</td>
</tr>
<tr>
<td><strong>Porter Creek</strong></td>
<td>295.4</td>
<td>318.2</td>
<td>307.8</td>
<td>273.8</td>
</tr>
<tr>
<td><strong>Copper Ridge</strong></td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td><strong>Country Residential(^1)</strong></td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td><strong>Takhini</strong></td>
<td>341.9</td>
<td>360.2</td>
<td>356.0</td>
<td>359.4</td>
</tr>
<tr>
<td><strong>Other(^2)</strong></td>
<td>320.8</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
</tbody>
</table>

\(^1\) Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
\(^2\) Includes Logan.
\(^3\) “Other” includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of ‘not-at-arm’s-length’ transactions (‘not-at-arm’s-length’ transactions are those that do not reflect open market values). 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 $153,900, or 90.1%, from the fourth quarter of 2003 ($170,900) to the fourth quarter of 2009 ($324,800). Inflation over the same time period was 12.3%. This shows a ‘real’ increase in average house prices of 77.8% over the past six years.

\[(90.1\% - 12.3\% = 77.8\%]\]