

# YUKON BUREAU OF STATISTICS



## Yukon Real Estate Survey Fourth Quarter, 2011

### Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			(\$000)	
2011	Q4	59,805.0	53,984.6	5,820.4
	Q3	80,967.3	69,450.2	11,517.0
	Q2	73,925.3	65,987.0	7,938.4
	Q1	36,394.1	32,228.6	4,165.5
2010	Q4	50,032.5	44,144.0	5,888.5

*Notes:* Q1 = first quarter (January, February, March), Q2 = second quarter, etc.  
Numbers may not total due to rounding.

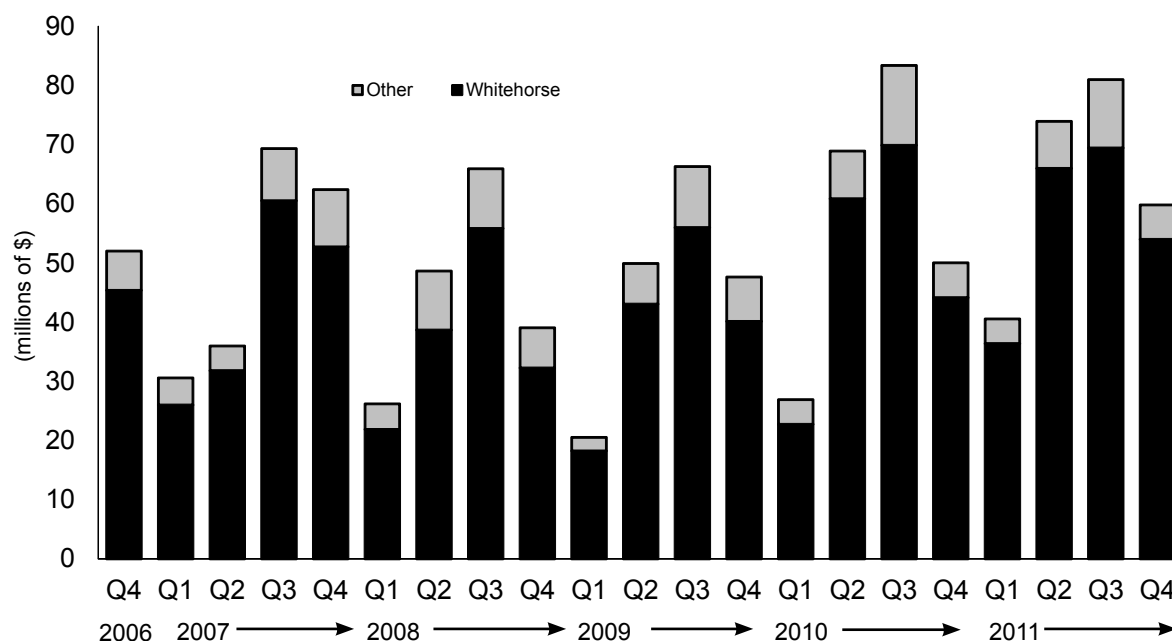
The total value of real estate transactions in Yukon for the fourth quarter of 2011 was \$59,805,000. This is an increase of \$9,772,500, or 19.5%, from the fourth quarter of 2010, \$50,032,500.

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 totalled \$228,834,600.

In Whitehorse in 2011, the value of transactions totalled \$221,650,400, an increase of \$24,041,300, or 12.2%, compared to 2010 (\$197,609,100).

In the rest of Yukon, the value of real estate transactions in 2011 totalled \$29,441,300. This is a decrease of \$1,784,200, or 5.7%, compared to 2010 (\$31,225,500).

Real Estate Transaction Values, by quarter



# Value and Type of Real Estate Transactions in Whitehorse

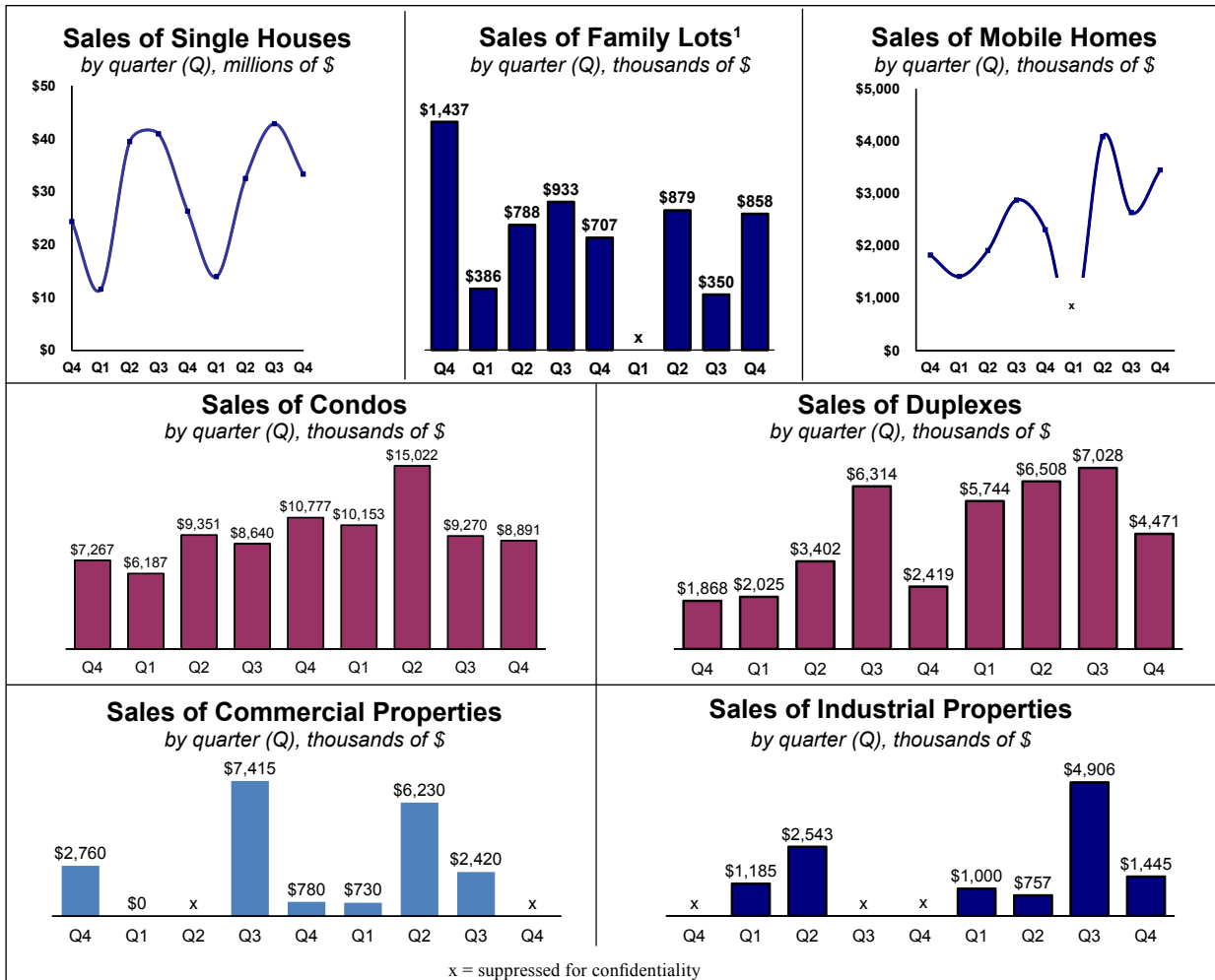
The value of real estate transactions in Whitehorse increased 9,840,600 , or 22.3%, comparing the fourth quarter of 2011 (\$53,984,600) to the fourth quarter of 2010 (\$44,144,000).

		Total	Single Houses	Family Lots <sup>1</sup>	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
<b>Value of Real Estate Transactions</b>		<b>(\$000)</b>								
<b>2011</b>	<b>Q4</b>	53,984.6	33,310.9	857.9	3,454.9	8,891.4	4,471.4	x	x	1,445.0
	<b>Q3</b>	69,450.2	42,837.6	349.6	2,638.5	9,270.3	7,028.2	0	2,420.0	4,906.1
	<b>Q2</b>	65,987.0	32,500.1	879.3	4,091.5	15,021.7	6,507.5	0	6,230.0	756.8
	<b>Q1</b>	32,228.6	13,935.0	x	x	10,152.6	5,744.5	0	730.0	1,000.0
<b>2010</b>	<b>Q4</b>	44,144.0	26,310.1	707.0	2,312.8	10,777.3	2,419.4	x	780.0	x

		<b>Number of Real Estate Transactions</b>								
<b>2011</b>	<b>Q4</b>	148	77	5	13	32	14	x	x	5
	<b>Q3</b>	171	94	3	10	33	21	0	4	6
	<b>Q2</b>	181	76	6	15	56	19	0	4	5
	<b>Q1</b>	102	35	x	x	39	18	0	3	4
<b>2010</b>	<b>Q4</b>	135	65	4	10	42	9	x	3	x

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

## Total Value of Whitehorse Property Sales, Q4 2009 to Q4 2011, by type of transaction



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

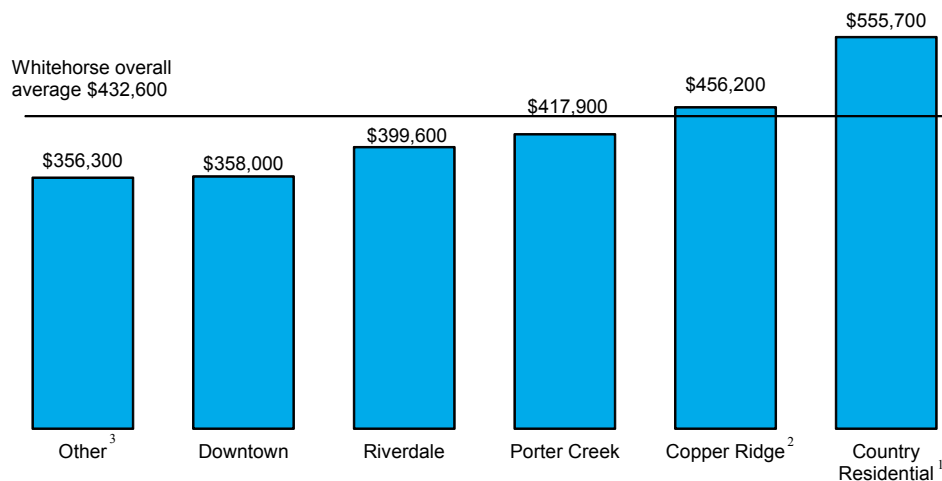
## Value, Number and Average Price of Single House Sales in Whitehorse, by subdivision

	Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential <sup>1</sup>	Copper Ridge <sup>2</sup>	Takhini	Other <sup>3</sup>	
<b>Value of Single House Sales (\$000)</b>										
<b>2011</b>	<b>Q4</b>	33,310.9	1,432.0	5,994.7	8,358.2	x	1,667.0	12,773.1	x	1,069.0
	<b>Q3</b>	42,837.6	1,677.0	6,829.0	6,872.7	1,948.2	2,991.0	19,041.9	1,337.3	2,140.6
	<b>Q2</b>	32,500.1	x	4,138.5	4,117.1	2,120.0	6,794.0	12,864.5	1,388.5	x
	<b>Q1</b>	13,935.0	1,107.0	3,289.0	2,155.0	1,267.0	x	4,085.5	x	1,061.6
<b>2010</b>	<b>Q4</b>	26,310.1	1,925.0	5,104.3	4,057.7	x	3,198.0	6,418.3	3,310.4	x
<b>Number of Single House Sales (no.)</b>										
<b>2011</b>	<b>Q4</b>	77	4	15	20	x	3	28	x	3
	<b>Q3</b>	94	5	16	16	4	6	39	3	5
	<b>Q2</b>	76	x	11	11	5	13	28	3	x
	<b>Q1</b>	35	3	9	5	3	x	10	x	3
<b>2010</b>	<b>Q4</b>	65	5	13	11	x	6	15	9	x
<b>Average Price of Single Houses Sold (\$000)</b>										
<b>2011</b>	<b>Q4</b>	432.6	358.0	399.6	417.9	x	555.7	456.2	x	356.3
	<b>Q3</b>	455.7	335.4	426.8	429.5	487.0	498.5	488.3	445.8	428.1
	<b>Q2</b>	427.6	x	376.2	374.3	424.0	522.6	459.4	462.8	x
	<b>Q1</b>	398.1	369.0	365.4	431.0	422.3	x	408.5	x	353.9
<b>2010</b>	<b>Q4</b>	404.8	385.0	392.6	368.9	x	533.0	427.9	367.8	x

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

- The **average** single house price (does not include duplexes, condominiums or mobile homes) in Whitehorse in the fourth quarter of 2011 was \$432,600. This is an increase of \$27,800, or 6.9% compared to the fourth quarter of 2010 (\$404,800). Comparing the fourth quarter with the third quarter of 2011, the average house price decreased \$23,100, or 5.1%, from the record-high third quarter average of \$455,700.
- The **median** (50% of sales above this figure and 50% below) single house price in Whitehorse in the fourth quarter of 2011 was \$416,000. One year earlier in the fourth quarter of 2010 the median house price was \$385,000. In the third quarter of 2011, the median house price was a record-high \$449,000.

### Average Price of Single Houses Sold, Fourth Quarter, 2011

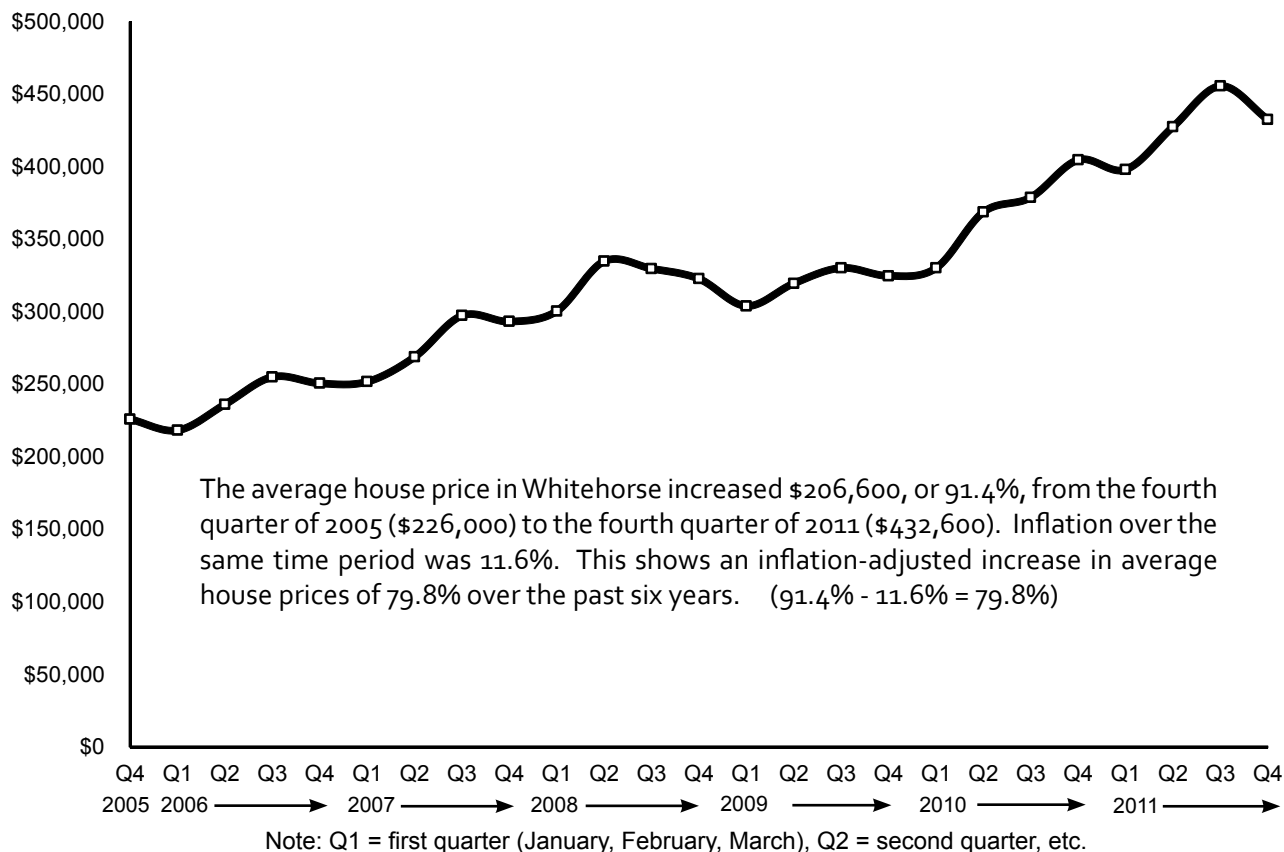


<sup>1</sup> Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.

<sup>2</sup> Includes Logan and Ingram.

<sup>3</sup> "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

## Average Single House Prices in Whitehorse



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.