The value of real estate transactions in the Yukon for the first quarter of 2006 increased by $3,628,800, or 20.9%, compared with the first quarter of 2005. The total value of real estate transactions in the first quarter of this year was $20,994,500, while the value of real estate transactions in the first quarter of 2005 was $17,365,700. On an annual basis, the value of real estate transactions in 2005 totalled $152,189,000. This is a decrease of $5,287,800, or 3.4%, from the 2004 record-high annual figure of $157,476,700.

In Whitehorse, the value of transactions increased 16.7%, comparing the first quarter of 2006 with the first quarter of 2005. In the rest of the Yukon the value of transactions increased by 49.1%.
The value of real estate transactions in Whitehorse increased $2,522,000 or 16.7%, comparing the first quarter of 2005 ($15,113,400) to the first quarter of 2006 ($17,635,400).

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

#### Total Value of Whitehorse Property Sales, Q1 2004 to Q1 2006, by type of transaction

<table>
<thead>
<tr>
<th>Year</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>17,635.4</td>
<td>10,914.8</td>
<td>460.4</td>
<td>778.0</td>
<td>2,601.5</td>
<td>661.4</td>
<td>..</td>
<td>1,724.9</td>
<td>..</td>
<td>..</td>
<td>..</td>
<td>..</td>
</tr>
<tr>
<td>2005</td>
<td>39,178.4</td>
<td>18,986.4</td>
<td>1,086.9</td>
<td>2,510.0</td>
<td>4,865.5</td>
<td>3,027.2</td>
<td>..</td>
<td>2,507.0</td>
<td>5,352.2</td>
<td>..</td>
<td>..</td>
<td>..</td>
</tr>
</tbody>
</table>

#### Number of Real Estate Transactions

<table>
<thead>
<tr>
<th>Year</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
<th>Q1</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>92</td>
<td>50</td>
<td>8</td>
<td>6</td>
<td>16</td>
<td>4</td>
<td>..</td>
<td>5</td>
<td>..</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>184</td>
<td>84</td>
<td>17</td>
<td>18</td>
<td>30</td>
<td>19</td>
<td>..</td>
<td>3</td>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Notes: "Total" may include other transactions; "." = not available.
Rows may not total due to rounding.

#### Total Value of Whitehorse Property Sales, Q1 2004 to Q1 2006, by type of transaction

- **Sales of Single Houses**
  - by quarter (Q), millions of $
  - [Chart]

- **Sales of Family Lots**
  - by quarter (Q), thousands of $
  - [Chart]

- **Sales of Mobile Homes**
  - by quarter (Q), millions of $
  - [Chart]

- **Sales of Condos**
  - by quarter (Q), thousands of $
  - [Chart]

- **Sales of Duplexes**
  - by quarter (Q), millions of $
  - [Chart]

- **Sales of Commercial Properties**
  - by quarter (Q), millions of $
  - [Chart]

- **Sales of Industrial Properties**
  - by quarter (Q), millions of $
  - [Chart]
The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $22,100 or 11.3%, comparing the first quarter of 2005 ($196,100) to the first quarter of 2006 ($218,300).

A comparison of prices in the first quarter of 2005 with prices in the first quarter of 2006 shows that:

- The average price of a house sold in Copper Ridge increased from $214,300 to $235,100, or 9.7%;
- The average price of a house sold in Porter Creek increased from $188,600 to $207,200, or 9.8%;
- The average price of a house sold in Riverdale increased from $171,100 to $192,000, or 12.2%;
- The average price of a house sold downtown increased from $120,200 to $154,200, or 28.3%.

**Average Price of Single Houses Sold, First Quarter, 2006**

- Downtown: $154,200
- Riverdale: $192,000
- Porter Creek: $207,200
- Copper Ridge: $235,100
- Granger: $253,400
- Country Residential: $263,300
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, which are excluded. (‘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 few years.

The average house price in Whitehorse increased 41.0% from the first quarter of 2000 ($154,800) to the first quarter of 2006 ($218,300). Inflation over the same time period was 10.5%. The ‘real’ increase in average house price works out to $41.0\% - 10.5\% = 30.5\%$. This shows a ‘real’ increase in average house prices of 30.5% over the past six years.

The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the first quarter of 2000 to the first quarter of 2006.

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**Average Single House Prices in Whitehorse**

The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the first quarter of 2000 to the first quarter of 2006.

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

The average house price in Whitehorse increased 41.0% from the first quarter of 2000 ($154,800) to the first quarter of 2006 ($218,300). Inflation over the same time period was 10.5%. The ‘real’ increase in average house price works out to $41.0\% - 10.5\% = 30.5\%$. This shows a ‘real’ increase in average house prices of 30.5% over the past six years.