



# 2

## Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased \$7,362,100 or 16.2%, comparing the fourth quarter of 2007 (\$52,731,600) to the fourth quarter of 2006 (\$45,369,500).

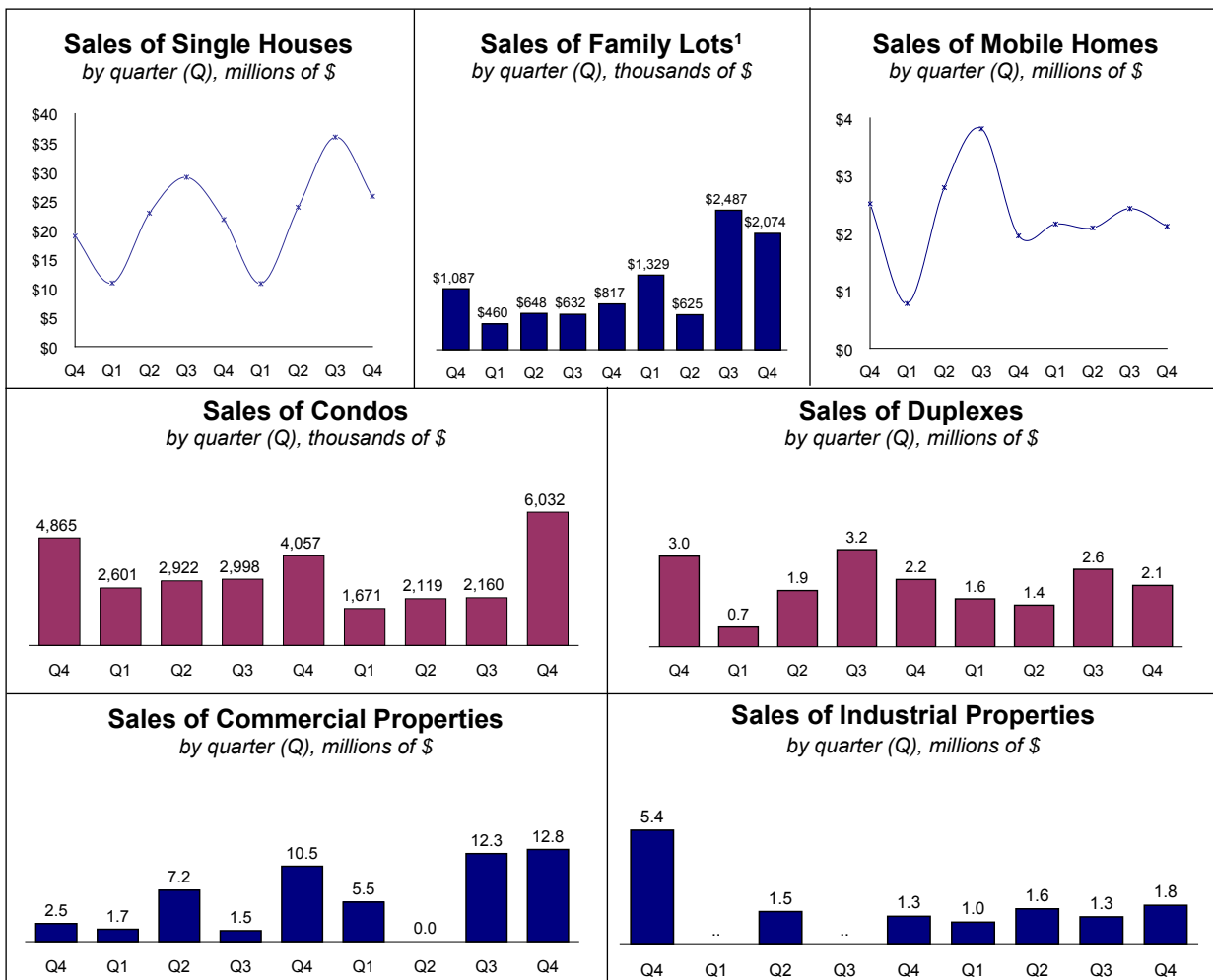
		Total *	Single Houses	Family Lots <sup>1</sup>	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
		Value of Real Estate Transactions (\$000)								
<b>2007</b>	<b>Q4</b>	52,731.6	25,811.7	2,074.3	2,119.5	6,032.4	2,050.3	0	12,833.1	1,810.2
	<b>Q3</b>	60,521.3	35,981.6	2,487.2	2,429.4	2,159.8	2,587.5	1,350.0	12,258.0	1,267.8
	<b>Q2</b>	31,801.5	23,932.7	625.1	2,091.2	2,118.7	1,391.5	0	0	1,642.2
	<b>Q1</b>	26,003.4	10,825.3	1,329.3	2,160.4	1,671.3	1,601.0	1,898.1	5,501.1	1,016.9
<b>2006</b>	<b>Q4</b>	45,369.5	21,813.9	816.6	1,952.9	4,056.6	2,247.4	2,700.0	10,490.0	1,292.1

### Number of Real Estate Transactions

<b>2007</b>	<b>Q4</b>	178	88	22	12	28	10	0	15	3
	<b>Q3</b>	207	121	27	15	11	13	4	11	5
	<b>Q2</b>	135	89	10	13	11	7	0	0	5
	<b>Q1</b>	116	43	21	14	9	8	3	13	5
<b>2006</b>	<b>Q4</b>	164	87	12	14	22	12	3	9	5

\* Notes: "Total" may include other transactions; ".." = suppressed for confidentiality constraints. Rows may not total due to rounding.

### Total Value of Whitehorse Property Sales, Q4 2005 to Q4 2007, by type of transaction



# 3

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

	Total	Down- town	Riverdale	Porter Creek	Granger	Logan	Country Residential*	Copper Ridge	Takhini	Other**	
<b>Value of Single House Sales (\$000)</b>											
<b>2007</b>	<b>Q4</b>	25,811.7	2,121.0	4,511.1	3,237.4	2,954.5	..	1,761.9	8,826.5	0.0	2,123.0
	<b>Q3</b>	35,981.6	1,703.5	5,904.4	9,015.9	..	..	2,471.5	12,275.3	1,940.5	1,260.5
	<b>Q2</b>	23,932.7	875.3	1,426.1	3,383.4	1,039.0	..	3,051.9	12,196.8	0.0	1,462.9
	<b>Q1</b>	10,825.3	..	1,795.7	2,610.5	0.0	..	828.0	3,778.3	0.0	1,240.3
<b>2006</b>	<b>Q4</b>	21,813.9	..	3,419.0	3,139.5	2,587.1	..	1,382.5	8,179.3	0.0	1,947.0
<b>Number of Single House Sales</b>											
<b>2007</b>	<b>Q4</b>	88	10	17	12	9	..	5	26	0	8
	<b>Q3</b>	121	7	23	32	..	..	7	37	6	4
	<b>Q2</b>	89	4	6	12	4	..	11	44	0	6
	<b>Q1</b>	43	..	8	11	0	..	3	13	0	5
<b>2006</b>	<b>Q4</b>	87	..	15	14	9	..	5	30	0	9
<b>Average Price of Single Houses Sold (\$000)</b>											
<b>2007</b>	<b>Q4</b>	293.3	212.1	265.4	269.8	328.3	..	352.4	339.5	0.0	265.4
	<b>Q3</b>	297.4	243.4	256.7	281.7	..	..	353.1	331.8	323.4	315.1
	<b>Q2</b>	268.9	218.8	237.7	282.0	259.8	..	277.4	277.2	0.0	243.8
	<b>Q1</b>	251.8	..	224.5	237.3	0.0	..	276.0	290.6	0.0	248.1
<b>2006</b>	<b>Q4</b>	250.7	..	227.9	224.3	287.5	..	276.5	272.6	0.0	216.3

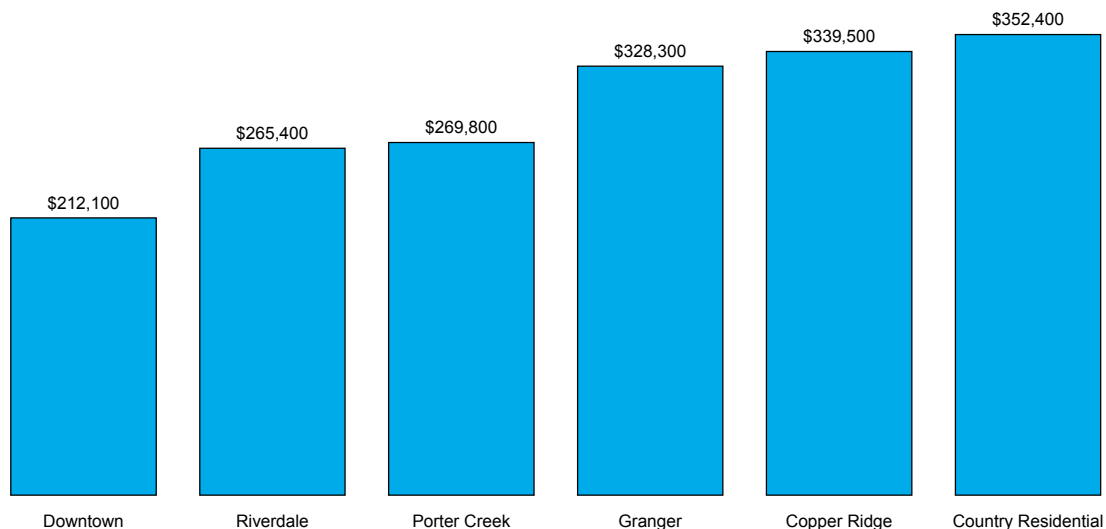
Notes: \* Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley, etc.

\*\* "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

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

- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased \$42,600 or 17.0%, comparing the fourth quarter of 2006 (\$250,700) to the fourth quarter of 2007 (\$293,300).
- A comparison of prices in the fourth quarter of 2006 with prices in the fourth quarter of 2007 shows that:
  - The average price of a house sold in Riverdale increased from \$227,900 to \$265,400, or 16.5%;
  - The average price of a house sold in Porter Creek increased from \$224,300 to \$269,800, or 20.3%;
  - The average price of a house sold as Country Residential increased from \$276,500 to \$352,400, or 27.5%;
  - The average price of a house sold in Copper Ridge increased from \$272,600 to \$339,500, or 24.5%.

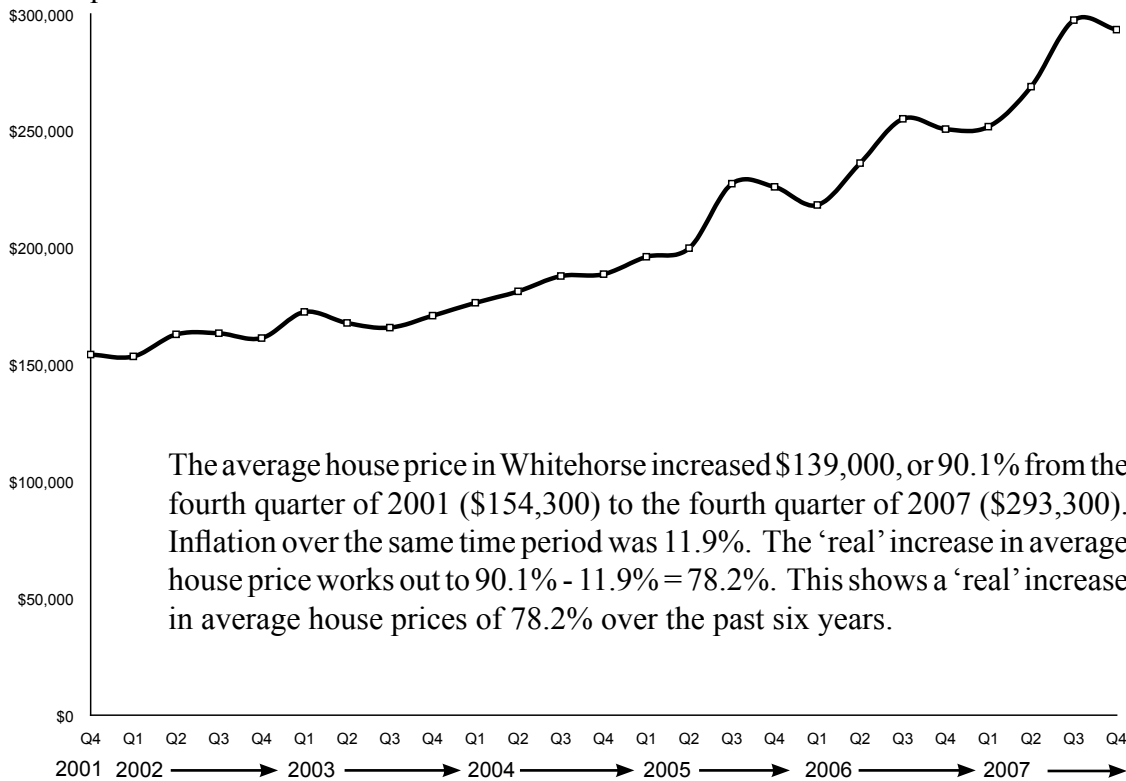
### Average Price of Single Houses Sold, Fourth Quarter, 2007



# 4

## 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 fourth quarter of 2001 to the fourth quarter of 2007.



The average house price in Whitehorse increased \$139,000, or 90.1% from the fourth quarter of 2001 (\$154,300) to the fourth quarter of 2007 (\$293,300). Inflation over the same time period was 11.9%. The 'real' increase in average house price works out to  $90.1\% - 11.9\% = 78.2\%$ . This shows a 'real' increase in average house prices of 78.2% over the past six years.

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

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.

<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.