

## First-time homebuyers, 2021

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Today, Statistics Canada released data on first-time homebuyers for 2020 and 2021 for Yukon and four other provinces (Nova Scotia, New Brunswick, Manitoba and British Columbia).

In 2021, the number of first-time homebuyers in Yukon was 295, an increase of 13.5% from the number in 2020 (260). The number of people who were not first-time homebuyers in 2021 was 1,035, an increase of 11.3% from the number in 2020 (930).

### First-time home buyers, median sale price and price-to-income ratio, Yukon, 2020 to 2021

	2020	2021	2020 to 2021
			% change
<b>Number of property buyers<sup>1</sup></b>			
First-time home buyer	260	295	13.5%
Not first-time home buyer	930	1,035	11.3%
<b>Median sale price<sup>2</sup></b>			
First-time home buyer	424,000	480,000	13.2%
Not first-time home buyer	430,000	475,000	10.5%
<b>Median of price-to-income ratio<sup>3</sup></b>			
First-time home buyer	3.1	3.2	0.1
Not first-time home buyer	2.9	2.9	0.0

A lower median sale price was paid by individuals who were not first-time homebuyers in 2021, compared to the median sale price paid by individuals who were not first-time homebuyers in 2020. In both 2020 and 2021, individuals who were first-time homebuyers had a higher median price-to-income ratio than those who were not first-time homebuyers.

In 2021, the total number of real estate transactions<sup>4</sup> in Yukon (939) decreased by 3.9% from 2020 (977). Over this same period, the total number of homebuyers<sup>5</sup> increased by 11.8%. This suggests that the proportion of residential property transactions with two or more homebuyers increased in 2021 compared to 2020.

<sup>1</sup> Property buyers in 2021 are owners in 2022, who purchased a property from January 1 to December 31 of 2021.

<sup>2</sup> Medians are calculated using values greater than zero for the variables of interest.

<sup>3</sup> The ratio between the sale price of the property sold and the sum of the total individual incomes of the property buyers.

<sup>4</sup> Based on Yukon Bureau of Statistics analysis of administrative data of all real estate transactions occurring anywhere in Yukon, with the exception of “not-at-arm’s length” transactions. “Not-at-arm’s length” transactions do not reflect market prices.

<sup>5</sup> The number of homebuyers in a reference year will be higher than the total number of property transactions as multiple homebuyers may be involved in a single sale.

Overall trends for first-time homebuyers and not first-time homebuyers were consistent for males and females. The number of first-time homebuyers in 2021 who were male (130) increased by 4.0% from 125 in 2020. Similarly, the number of first-time homebuyers who were female (165) increased by 22.2% from 135 in 2020.

### First-time home buyers and not first-time homebuyers by sex, Yukon, 2020 to 2021

	First-time home buyer <sup>1</sup>			Not first-time home buyer <sup>1</sup>		
	2020	2021	2020 to 2021 % change	2020	2021	2020 to 2021 % change
<b>Total</b>	<b>260</b>	<b>295</b>		<b>930</b>	<b>1,035</b>	
Males	125	130	4.0%	465	515	10.8%
Females	135	165	22.2%	465	515	10.8%
<b>Median sale price<sup>2</sup></b>	<b>424,000</b>	<b>480,000</b>		<b>430,000</b>	<b>475,000</b>	
Males	428,000	490,000	14.5%	429,000	459,000	7.0%
Females	418,000	475,000	13.6%	430,000	480,000	11.6%
<b>Median of price-to-income ratio<sup>3</sup></b>	<b>3.1</b>	<b>3.2</b>		<b>2.9</b>	<b>2.9</b>	
Males	3.1	3.2	0.1	2.9	2.6	-0.3
Females	3.1	3.2	0.1	3.0	3.1	0.1

Items may not sum to total due to rounding.

<sup>1</sup> Property buyers in 2021 are owners in 2022, who purchased a property from January 1 to December 31 of 2021.

<sup>2</sup> Medians are calculated using values greater than zero for the variables of interest.

<sup>3</sup> The ratio between the sale price of the property sold and the sum of the total individual incomes of the property buyers.

In 2021, the number of individuals who were not first-time homebuyers increased for both males and females:

- males increased by 10.8% from 465 individuals in 2020 to 515 in 2021; and
- females increased by 10.8% from 465 individuals in 2020 to 515 in 2021.

Both males and females who were first-time homebuyers had a higher median price-to-income ratio than those who were not first-time homebuyers in 2020 and 2021.