Yukon Bureau of Statistics

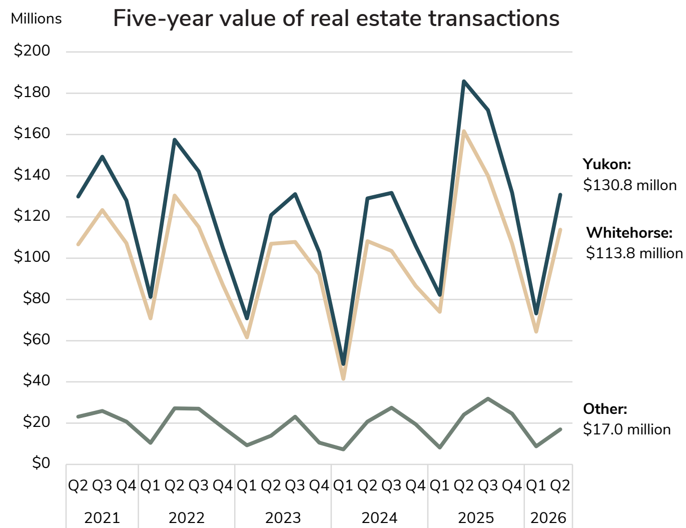
Yukon Real Estate Report
Second Quarter, 2026

Highlights:

- In the second quarter of 2026, the total value of real estate transactions in Yukon was $130.8 million: $113.8 million in Whitehorse and $17.0 million for the rest of Yukon.
- The average sale price of a single-detached house in Whitehorse was $757,300, an increase of $56,200, or 8.0%, from the second quarter of 2025 ($701,100).
- The average condominium apartment sale price in Whitehorse was $568,900, an increase of $67,400, or 13.4%, from the second quarter of 2025 ($501,500).

2026 Q2 Whitehorse average housing prices at a glance

Single-detached house	$757,300
Semi-detached house	$579,200
Row house	$550,900
Condominium apartment	$568,900



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

In the second quarter of 2026, the total value of real estate transactions was $130.8 million compared to $185.8 million during the same period in 2025, a decrease of $55.0 million, or 29.6%. This decrease was attributable to multiple factors, including a reduction in the number of single-detached house and row house sales in Whistle Bend, a decrease in the number of residential and non-residential sales outside of Whitehorse, and fewer high-value sales of multiple residential properties. These year-over-year decreases were partially offset by higher average sale prices for most types of residential dwellings and an increase in the number of residential lot sales.

In Whitehorse, during the second quarter of 2026, the number of residential real estate sales and average prices by type of dwelling were as follows:

- Single-detached houses (including country residential properties): 69 sales compared to 90 in the second quarter of 2025. The average sale price was $757,300, an increase of $56,200, or 8.0%, from the second quarter of 2025 ($701,100).
- Semi-detached houses: 16 sales, compared to 21 in the second quarter of 2025. The average sale price was $579,200, an increase of $24,700, or 4.5%, from the second quarter of 2025 ($554,500).
- Row houses: 29 sales, compared to 50 in the second quarter of 2025. The average sale price was $550,900, an increase of $47,500, or 9.4%, from the second quarter of 2025 ($503,400).
- Condominium apartments: 22 sales, compared to 19 in the second quarter of 2025. The average sale price was $568,900, an increase of $67,400, or 13.4%, from the second quarter of 2025 ($501,500).
- Residential lots: 43 sales, compared to 23 in the second quarter of 2025.

About the Yukon Real Estate Report

The Yukon Bureau of Statistics first published the Yukon Real Estate Report in 1977. The report is developed from an analysis of administrative data on all real estate transactions occurring anywhere in Yukon, with the exception of not-at-arm's-length transactions, because these transaction values do not reflect market prices. All single and multi-residential property transactions, as well as commercial and industrial property sales are included.

Until Q1 2023, 'Condo' or 'Condominium' sales shown in the Yukon Real Estate Report combined condominium apartments and row houses. In 2023, this information was disaggregated to report on each type of dwelling separately: row houses (whether they are part of a condominium corporation or not) and condominium apartments. For more information, see the dwelling definitions on page 5. Average and median prices of condominium apartments and row houses vary from quarter to quarter. For more information, see the note on condominiums (historical) on page 4.

All figures in this report are rounded and may not sum to totals. Percentages are derived from rounded figures.

Value and type of real estate transactions, Whitehorse, Q2 2025 to Q2 2026

		Total[1]	Residential					Non-residential	
			Single-detached houses[2]	Semi-detached houses	Row houses[3]	Condominium apartments[3]	Mobile homes	Commercial property	Industrial property
Total value of real estate transactions[1,4]					($000)				
2026	**Q2**	113,796.7	52,255.3	9,267.5	15,974.7	12,516.9	2,923.9	4,905.0^E	3,048.0
	Q1	64,398.5	24,105.7	2,301.9^E	11,293.0	6,956.9	915.0^E	3,270.6	11,755.0
2025	**Q4**	107,140.6	58,404.1	7,304.9	15,987.1	10,434.4	6,166.7	5,195.0^E	2,239.0^E
	Q3	139,977.5	72,440.5	11,970.7	27,144.7	11,312.5	2,459.0	x	x
	Q2	161,649.5	63,099.5	11,644.3	25,167.6	9,528.9	1,802.0^E	31,636.0	7,743.0
Number of real estate transactions					(number)				
2026	**Q2**	196	69	16	29	22	8	3	5
	Q1	107	32	4	21	14	3	6	6
2025	**Q4**	172	74	12	30	22	17	4	4
	Q3	236	95	20	53	23	6	x	x
	Q2	229	90	21	50	19	4	12	7
Average value of real estate transactions[2,3]					($000)				
2026	**Q2**	580.6	757.3	579.2	550.9	568.9	365.5	1,635.0^E	609.6
	Q1	601.9	753.3	575.5^E	537.8	496.9	305.0^E	545.1	1,959.2
2025	**Q4**	622.9	789.2	608.7	532.9	474.3	362.7	1,298.8^E	559.8^E
	Q3	593.1	762.5	598.5	512.2	491.8	409.8	x	x
	Q2	705.9	701.1	554.5	503.4	501.5	450.5^E	2,636.3	1,106.1

E = The total as well as the average value of transactions should be used with caution due to a small number (generally, less than five) of transactions.

x = suppressed for data quality and/or confidentiality.

Rows may not sum to total due to rounding.

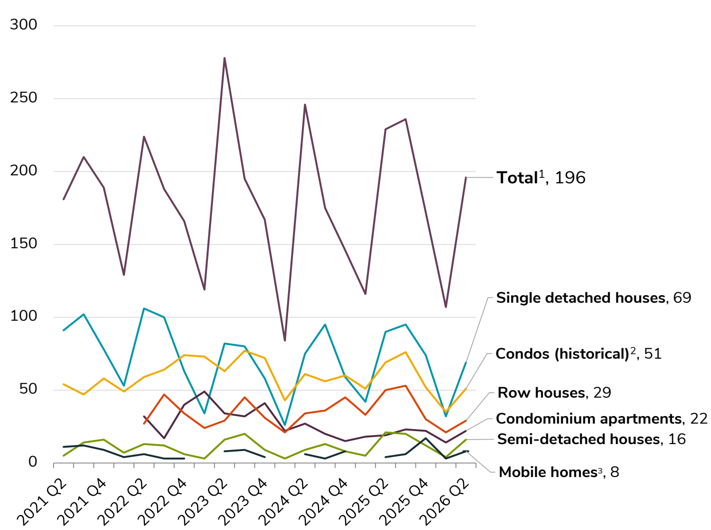
1 Total includes transactions for multi-residential property sales as well as vacant lots (non-residential and residential lots).

2 Average prices of single detached houses can be affected by construction of multiple properties within a price range in a short period as new projects are completed. Of the 69 single detached houses sold in the second quarter of 2026, the majority (22, or 31.9%) were in Whistle Bend, followed by Copper Ridge (17, or 24.6%) and Porter Creek (10, or 14.5%).

3 The average and median prices of row houses and condominium apartments are subject to high volatility, due mainly to the sale of multiple units within a price range in a short period as new projects are completed. In the second quarter of 2026: of the 29 row houses sold, the majority were in Whistle Bend (19, or 65.5%); of the 22 condominium apartments sold, half were Downtown (11, or 50.0%).

4 Due to relatively small numbers of sales, especially in the first and fourth quarters, there is a fair degree of variability in the average sale prices. This should be considered when comparing one quarter to another.

Real estate transactions, Whitehorse, Q2 2021 to Q2 2026



1 Total includes transactions for multi-residential property sales, non-residential property sales, and vacant lots (residential lots and non-residential lots).

2 Until Q1 2023, 'Condo' or 'Condominium' sales combined condominium apartments and row houses. In 2023, this information was disaggregated to report on each type of dwelling separately: row houses (those part of a condominium corporation or not) and condominium apartments. For more information, see the dwelling definitions on page 5.

3 Transactions for mobile homes are suppressed in some periods for data quality and/or confidentiality.

- In Whitehorse, a total of 196 real estate transactions were recorded in the second quarter of 2026, a decrease of 33, compared to the second quarter of 2025 (229).
- Over the previous five years, the second quarter average number of sales was 232.
- A total of 69 single-detached houses were sold in the second quarter of 2026. This number of sales was 20 less than the average number of second quarter sales (89) in the previous five years.
- In the second quarter of 2026, 16 semi-detached houses were sold in Whitehorse, three more than the average number of second quarter sales (13) in the previous five years.
- A total of 29 row houses were sold in the second quarter of 2026, a decrease of 21 compared to the second quarter of 2025 (50).
- In the second quarter of 2026, a total of 22 condominium apartments were sold, an increase of three compared to the second quarter of 2025 (19).
- A total of eight mobile homes were sold in the second quarter of 2026, one more than the average number of second quarter sales (seven) in the previous five years.

Single-detached house sales by subdivision, Whitehorse, Q2 2025 to Q2 2026

		Total	Down-town	Riverdale	Granger	Copper Ridge[1]	Takhini	Porter Creek	Whistle Bend	Country residential[2]	Other[3]
Total value of single houses sold						($000)					
2026	**Q2**	52,255.3	x	6,263.5	2,660.0[E]	13,132.5	x	7,036.9	16,723.6	2,844.9[E]	x
	Q1	24,105.7	x	3,639.0	x	5,273.3	0.0	3,418.8	5,724.1	3,255.5[E]	x
2025	**Q4**	58,404.1	x	5,463.0	x	14,070.3	2,132.9[E]	5,394.3	17,372.2	7,500.0	2,996.0[E]
	Q3	72,440.5	1,925.0[E]	8,341.9	x	16,015.8	0.0	10,530.2	22,018.5	11,218.9	x
	Q2	63,099.5	2,108.2[E]	2,440.0[E]	2,215.9[E]	15,946.7	0.0	6,628.2	25,839.5	4,803.0	3,118.0
Number of single houses sold						(number)					
2026	**Q2**	69	x	9	3	17	x	10	22	3	x
	Q1	32	x	5	x	8	0	5	7	3	x
2025	**Q4**	74	x	7	x	19	3	7	22	7	4
	Q3	95	3	11	x	23	0	16	28	11	x
	Q2	90	4	4	3	21	0	9	38	6	5
Average price of single houses sold						($000)					
2026	**Q2**	757.3	x	695.9	886.7[E]	772.5	x	703.7	760.2	948.3[E]	x
	Q1	753.3	x	727.8	x	659.2	...	683.8	817.7	1,085.2[E]	x
2025	**Q4**	789.2	x	780.4	x	740.5	711.0[E]	770.6	789.6	1,071.4	749.0[E]
	Q3	762.5	641.7[E]	758.4	x	696.3	...	658.1	786.4	1,019.9	x
	Q2	701.1	527.0[E]	610.0[E]	738.6[E]	759.4	...	736.5	680.0	800.5	623.6

E = the total as well as the average value of transactions should be used with caution due to a small number (generally, less than five) of transactions.

x = suppressed for data quality and/or confidentiality.

... = not appropriate/ applicable.

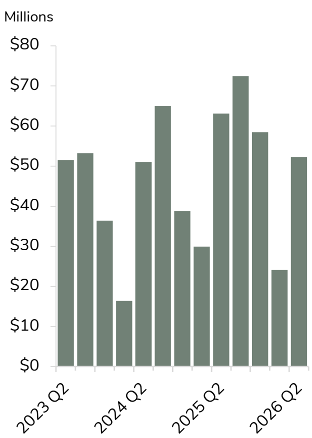
Rows may not sum to total due to rounding.

1 Includes Logan and Arkell/Ingram.

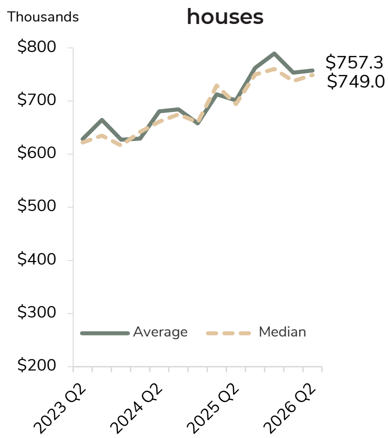
2 Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.

3 Other includes house sales in Hillcrest, Crestview and Valleyview.

Value of single-detached house sales



Average and median sale price of single-detached houses

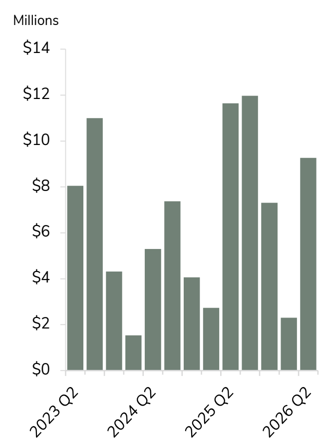


- In the second quarter of 2026, 69 single-detached houses were sold in Whitehorse compared to 32 sales in the first quarter of 2026. The average price was $757,300, an increase of $4,000, or 0.5%, compared to the first quarter of 2026 ($753,300) and an increase of $56,200, or 8.0%, compared to the second quarter of 2025 ($701,100).
- In Whitehorse, the median price of single-detached houses in the second quarter of 2026 was $749,000, compared to $737,500 in the first quarter of 2026 and $694,500 in the second quarter of 2025.
- Excluding country residential properties, which typically sell for much higher prices than other single-detached houses, the average price in Whitehorse was $748,600 in the second quarter of 2026, compared to $719,000 in the first quarter of 2026 and $694,000 in the second quarter of 2025.
- The chartered bank's five-year conventional mortgage rate averaged 6.09% in the second quarter of 2026, which was unchanged from the first quarter of 2026.

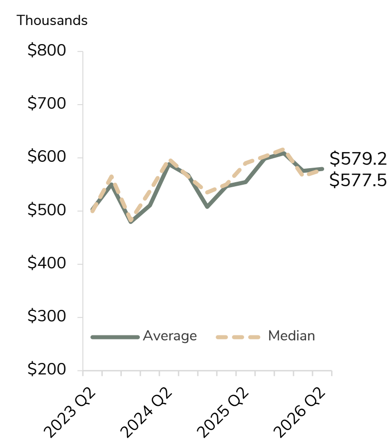
Semi-detached houses[1], Whitehorse

- A total of 16 semi-detached houses were sold in the second quarter of 2026, compared to 4 sales in the first quarter of 2026.
- In the second quarter of 2026, the average price of semi-detached houses was $579,200, an increase of $3,700, or 0.7%, compared to the average price in the first quarter of 2026 ($575,500) and an increase of $24,700, or 4.5%, compared to the average price in the second quarter of 2025 ($554,500).
- The median price of semi-detached houses sold was $577,500 in the second quarter of 2026, an increase of $11,500, or 2.0%, from the first quarter of 2026 ($566,000) and a decrease of $12,500, or 2.1%, compared to the median price in the second quarter of 2025 ($590,000).

Value of semi-detached house sales



Average and median sale price of semi-detached houses



E = When the number of transactions for a property type is small (generally, less than five), the total as well as the average value of transactions should be used with caution.

1 Semi-detached houses are one of two dwellings attached side by side (or back to back), but not attached to any other dwelling or structure. For more information, see the dwelling type definitions on page 5.

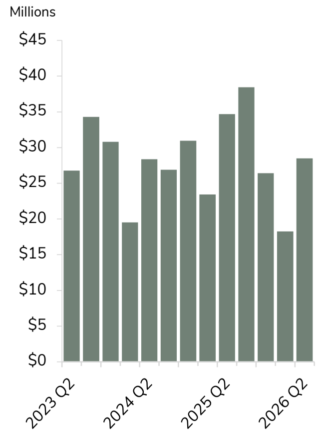
Condominiums, Whitehorse

Prior to 2023, 'Condo' or 'Condominium' sales shown in the Yukon Real Estate Report combined condominium apartments and row houses. In 2023, this information was disaggregated to report on each type of dwelling separately: row houses (those part of a condominium corporation or not) and condominium apartments. For more information, see the dwelling definitions on page 5.

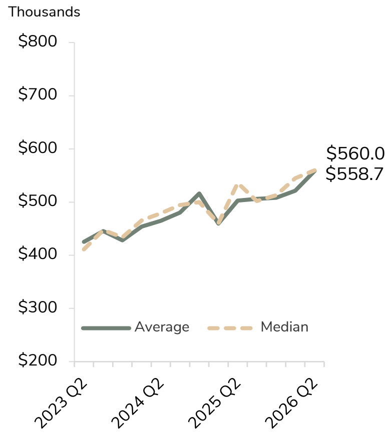
Note: The average and median prices of condominium apartments and row houses are subject to high volatility, due mainly to the sale of multiple units within a price range in a short period as new projects are completed. The prices of these new units may have a significant effect on the average and median prices of both dwelling types.

Combined condominium apartments and row houses, Whitehorse

Total value of condominium[1] sales



Average and median sale price of condominiums[1]



- A total of 51 condominiums[1] were sold in the second quarter of 2026, compared to 35 sales in the first quarter of 2026.
- In the second quarter of 2026, the average condominium[1] price was $558,700, an increase of $37,300, or 7.1%, compared to the average price in the first quarter of 2026 ($521,400) and an increase of $55,900, or 11.1%, compared to the average price in the second quarter of 2025 ($502,800)
- The median condominium[1] price was $560,000 in the second quarter of 2026, an increase of $15,000, or 2.8%, compared to the median price in the first quarter of 2026 ($545,000) and an increase of $23,900, or 4.5%, compared to the median price in the second quarter of 2025 ($536,100).

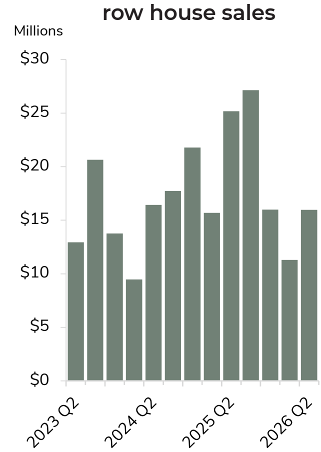
1 Includes both condominium apartments and row houses, as published in Yukon Bureau of Statistics' Real Estate Reports up to the fourth quarter of 2022.

Row houses, Whitehorse

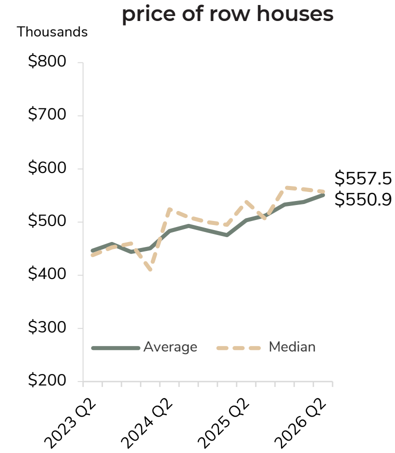
- A total of 29 row houses were sold in the second quarter of 2026, compared to 21 sales in the first quarter of 2026.
- In the second quarter of 2026, the average price of row houses was $550,900, an increase of $13,100, or 2.4%, compared to the average price in the first quarter of 2026 ($537,800) and an increase of $47,500, or 9.4%, compared to the average price in the second quarter of 2025 ($503,400).
- The median row house price was $557,500 in the second quarter of 2026, a decrease of $4,300, or 0.8%, compared to the median price in the first quarter of 2026 ($561,800) and an increase of $19,300, or 3.6%, compared to the second quarter of 2025 ($538,200).

Note: Row houses are also commonly known as town houses.

Total value of row house sales

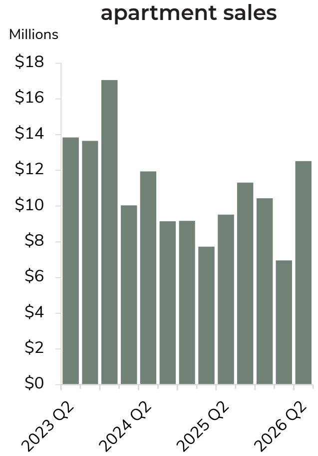


Average and median sale price of row houses

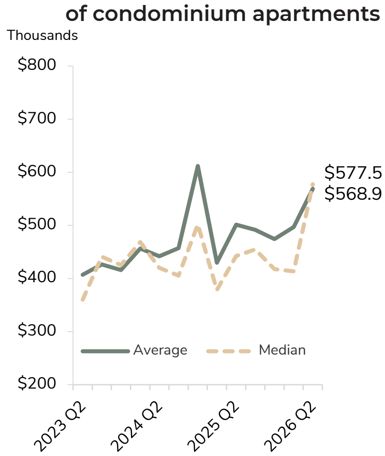


Condominium apartments, Whitehorse

Total value of condominium apartment sales



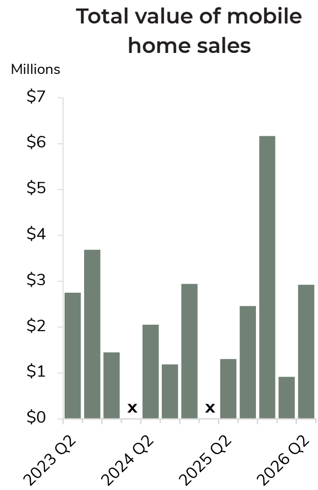
Average and median sale price of condominium apartments

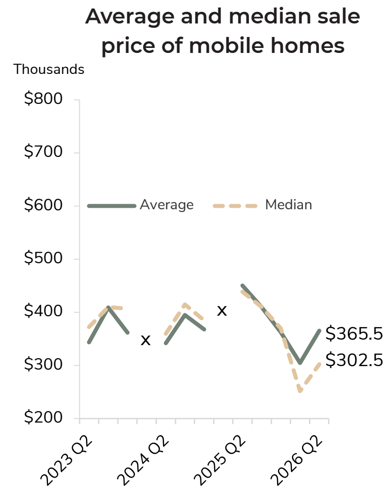


- A total of 22 condominium apartments were sold in the second quarter of 2026, compared to 14 sales in the first quarter of 2026.
- In the second quarter of 2026, the average price of condominium apartments was $568,900, an increase of $72,000, or 14.5%, compared to the average price in the first quarter of 2026 ($496,900) and an increase of $67,400, or 13.4%, compared to the average price in the second quarter of 2025 ($501,500).
- The median price of condominium apartments was $577,500 in the second quarter of 2026, an increase of $164,000, or 39.6%, compared to the median price in the first quarter of 2026 ($413,500) and an increase of $135,100, or 30.5%, compared to the median price in the second quarter of 2025 ($442,400).

Mobile homes[1], Whitehorse

- A total of 8 mobile homes were sold in the second quarter of 2026, compared to 3 sales in the first quarter of 2026.
- In the second quarter of 2026, the average mobile home price was $365,500, an increase of $60,500, or 19.8%, compared to the average price in the first quarter of 2026 ($305,000[E]) and a decrease of 85,000, or 18.9%, compared to the average price in the second quarter of 2025 ($450,500[E]).
- The median mobile home price was $302,500 in the second quarter of 2026, an increase of $50,500, or 20.0%, compared to the median price in the first quarter of 2026 ($252,000[E]) and a decrease of 136,500, or 31.1%, compared to the average price in the second quarter of 2025 ($439,000[E]).





[1] Does not include mobile homes sold in mobile home parks.

x = suppressed for confidentiality and/or data quality.

E = The average as well as the median value of transactions should be used with caution due to a small number (generally, less than five) of transactions.

Find more housing market information

- Yukon Rent Survey survey of all types of residential rental properties; includes quarterly median rent and vacancy rates by community/subdivision.
- Monthly Statistical Review contains a summary of real estate and rent surveys as well as building permit data.
- Annual Statistical Review contains a 10-year historical summary of real estate and rent surveys, and building permit data.

Glossary

The following definitions are taken from Statistics Canada's Canadian Housing Survey and customized to reflect local conditions:

- **Single-detached house:** A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it (other than basement or garden suites). While a mobile home is also a single-detached dwelling, they are classified in a different category (mobile home).
- **Semi-detached house:** One of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.
- **Row house:** One of three or more dwellings joined side by side (or occasionally side to back), such as a garden home, but not having any other dwellings either above or below. These units are also commonly known as town houses.
- **Condominium apartment:** A set of living quarters that is owned individually, while land and common elements are held in joint ownership with others.
- **Mobile home:** A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt.
- **Other property type:** A property where the structure has a single dwelling unit in a mixed-use building and does not fall into any of the other categories, or where the structure type is unknown.
- **Property with multiple residential units:** A property containing more than one set of living quarters owned by the same owner(s), as is the case for an apartment building or a property with two or more structurally separate dwellings on the same lot.
- **Residential lot:** A property on which there are currently no residential structures, but where regulations permit that one or more residential structures can be built. Residential lots may also include land on which an existing residential structure has not yet been assessed or land on which a residential structure is present, but the land is owned by another entity (e.g. a mobile home park).

September 2026
Next release: November 2026

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