



## **Yukon Residential Market Activity Report October 2025**



Prepared for the Yukon Real Estate Association by the Canadian Real Estate Association. All present and historical information contained within this report is based on the full set of data collected on the first calendar day of the month, and cannot be directly compared to previous reports due to possible revisions in the data.

| Actual                                   | October 2025 | Compared to <sup>8</sup> |              |              |              |              |              |
|------------------------------------------|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
|                                          |              | October 2024             | October 2023 | October 2022 | October 2020 | October 2018 | October 2015 |
| Sales Activity                           | 55           | 7.8%                     | 12.2%        | 89.7%        | 48.6%        | 71.9%        | 48.6%        |
| Dollar Volume                            | \$34,720,944 | 21.6%                    | 55.1%        | 131.9%       | 95.8%        | 164.1%       | 163.2%       |
| New Listings                             | 62           | 31.9%                    | 44.2%        | 40.9%        | 77.1%        | 24.0%        | 100.0%       |
| Active Listings                          | 143          | 14.4%                    | -15.4%       | -39.7%       | 28.8%        | -3.4%        | -35.9%       |
| Sales to New Listings Ratio <sup>1</sup> | 88.7         | 108.5                    | 114.0        | 65.9         | 105.7        | 64.0         | 119.4        |
| Months of Inventory <sup>2</sup>         | 2.6          | 2.5                      | 3.4          | 8.2          | 3.0          | 4.6          | 6.0          |
| Average Price                            | \$631,290    | 12.7%                    | 38.2%        | 22.3%        | 31.7%        | 53.7%        | 77.0%        |
| Median Price                             | \$620,000    | 7.8%                     | 37.8%        | 19.2%        | 26.6%        | 45.2%        | 68.9%        |
| Sale to List Price Ratio <sup>3</sup>    | 99.7         | 99.8                     | 98.9         | 97.6         | 101.9        | 98.0         | 97.6         |
| Median Days on Market                    | 37.0         | 40.0                     | 63.0         | 69.0         | 25.0         | 43.0         | 70.0         |

| Year-to-Date                             | October 2025  | Compared to <sup>8</sup> |              |              |              |              |              |
|------------------------------------------|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
|                                          |               | October 2024             | October 2023 | October 2022 | October 2020 | October 2018 | October 2015 |
| Sales Activity                           | 530           | 13.5%                    | 26.8%        | 11.1%        | 39.8%        | 51.9%        | 65.1%        |
| Dollar Volume                            | \$311,012,888 | 19.6%                    | 46.1%        | 19.7%        | 80.0%        | 129.6%       | 181.9%       |
| New Listings                             | 717           | 23.6%                    | 32.0%        | 3.9%         | 82.9%        | 51.9%        | 46.9%        |
| Active Listings <sup>4</sup>             | 168           | 20.3%                    | -6.1%        | -17.6%       | 19.0%        | 29.2%        | -33.0%       |
| Sales to New Listings Ratio <sup>5</sup> | 73.9          | 80.5                     | 77.0         | 69.1         | 96.7         | 73.9         | 65.8         |
| Months of Inventory <sup>6</sup>         | 3.2           | 3.0                      | 4.3          | 4.3          | 3.7          | 3.7          | 7.8          |
| Average Price                            | \$586,817     | 5.4%                     | 15.2%        | 7.7%         | 28.7%        | 51.2%        | 70.7%        |
| Median Price                             | \$590,750     | 4.6%                     | 18.2%        | 5.7%         | 32.8%        | 49.6%        | 74.3%        |
| Sale to List Price Ratio <sup>7</sup>    | 100.7         | 99.7                     | 98.8         | 100.5        | 100.3        | 99.1         | 97.9         |
| Median Days on Market                    | 31.0          | 35.0                     | 50.5         | 36.0         | 38.0         | 30.0         | 59.0         |

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

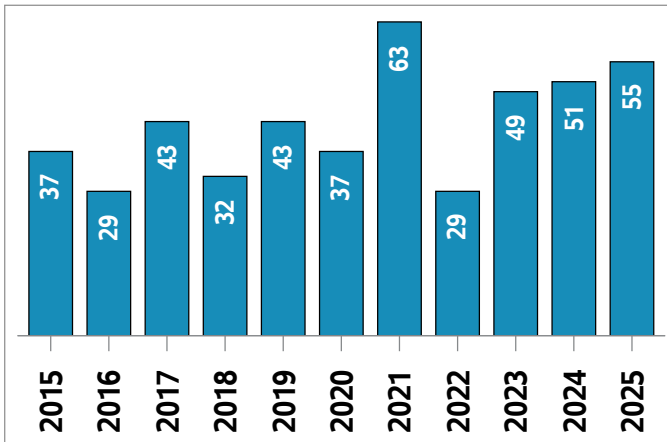
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

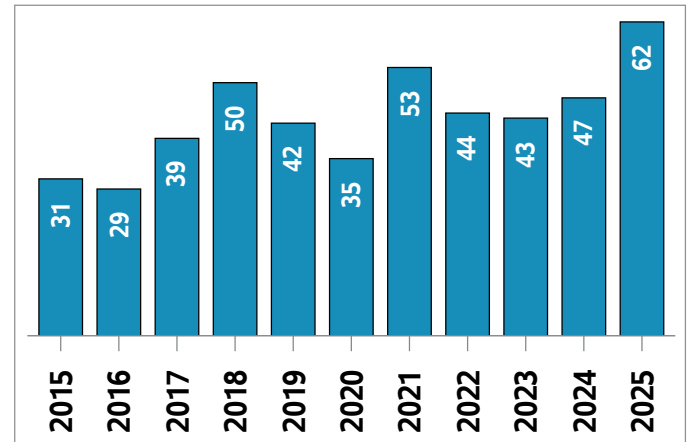
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

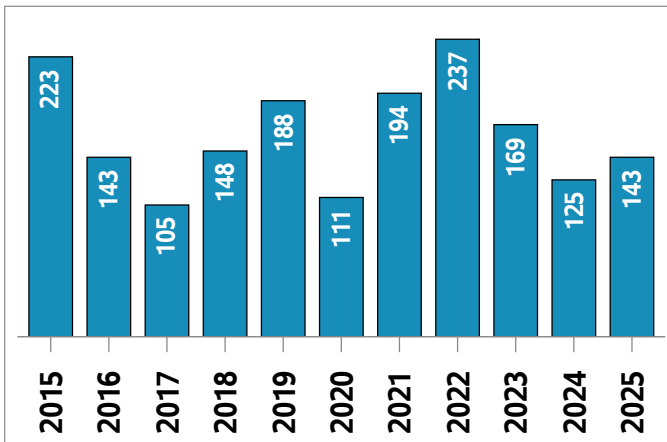
**Sales Activity  
(October only)**



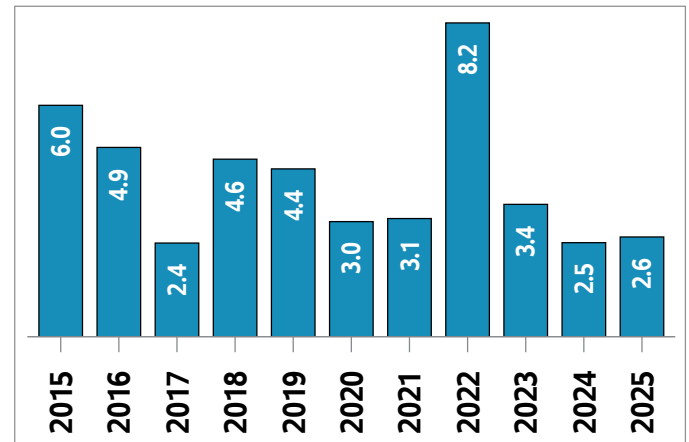
**New Listings  
(October only)**



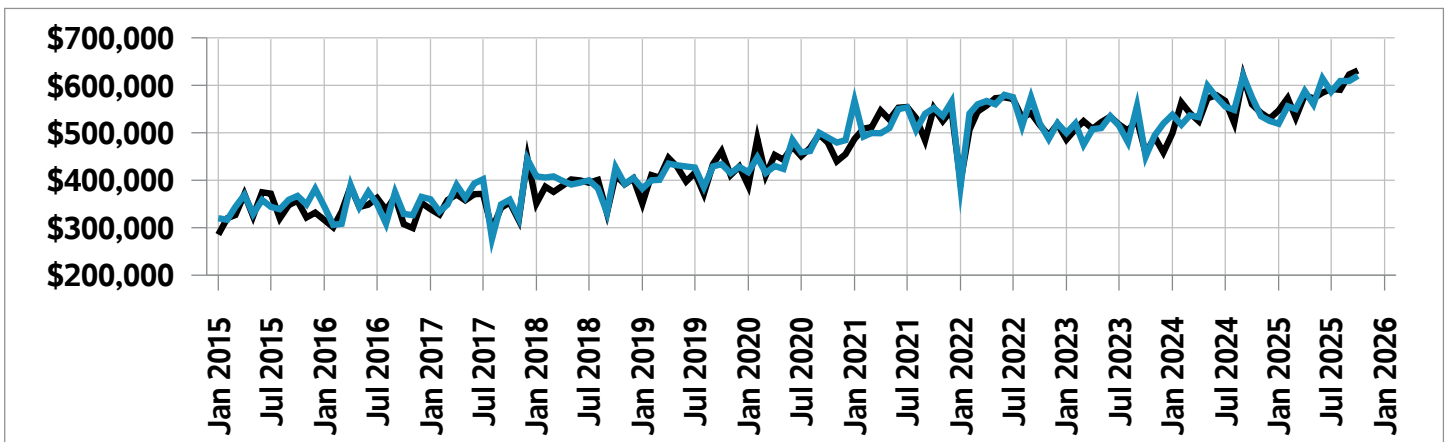
**Active Listings  
(October only)**



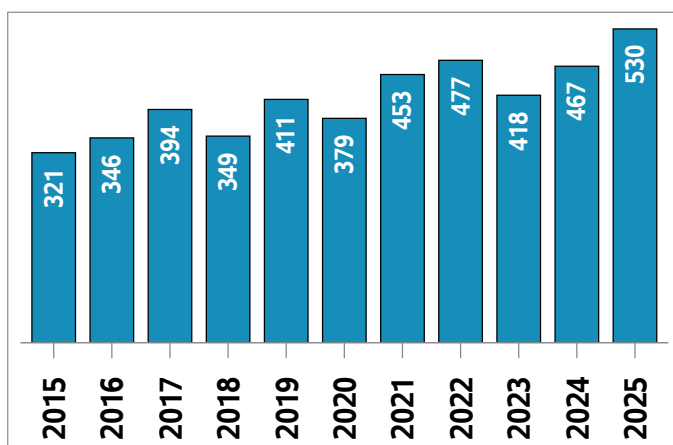
**Months of Inventory  
(October only)**



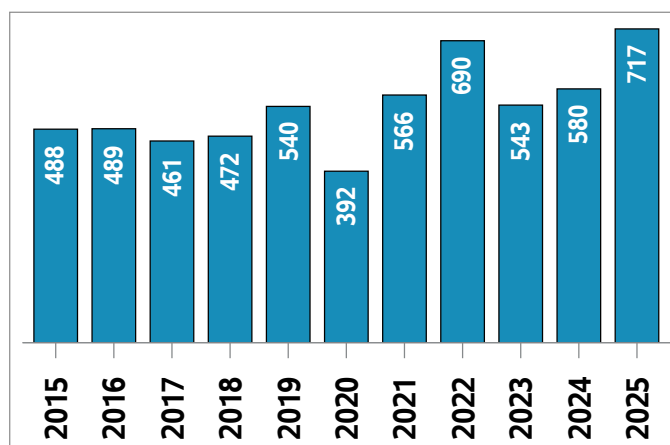
**Average Price and Median Price**



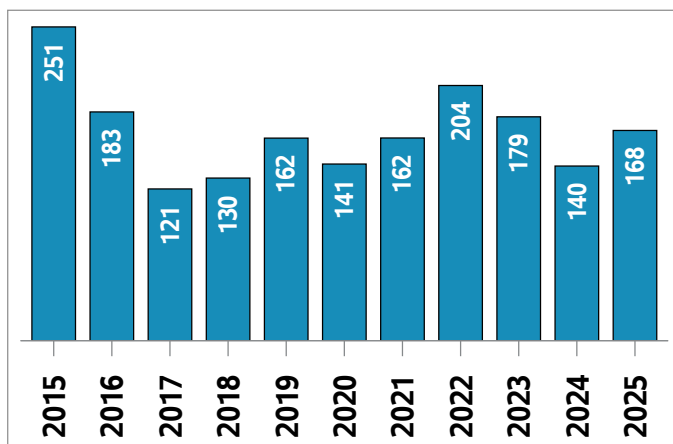
**Sales Activity**  
**(October Year-to-Date)**



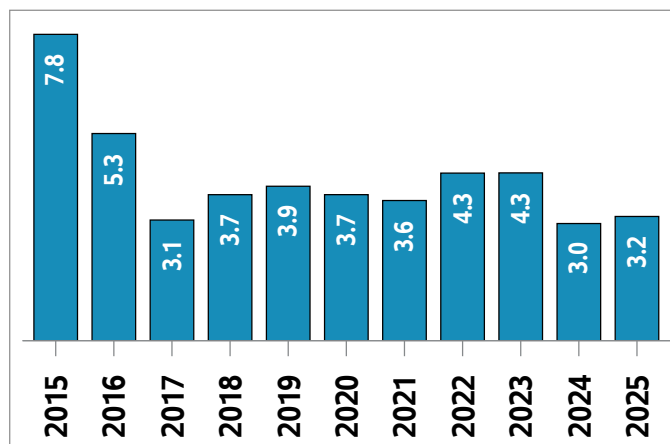
**New Listings**  
**(October Year-to-Date)**



**Active Listings <sup>1</sup>**  
**(October Year-to-Date)**



**Months of Inventory <sup>2</sup>**  
**(October Year-to-Date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

| Actual                                   | October 2025 | Compared to <sup>8</sup> |              |              |              |              |              |
|------------------------------------------|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
|                                          |              | October 2024             | October 2023 | October 2022 | October 2020 | October 2018 | October 2015 |
| Sales Activity                           | 25           | -3.8%                    | 31.6%        | 56.3%        | 19.0%        | 19.0%        | 13.6%        |
| Dollar Volume                            | \$20,532,496 | 16.4%                    | 77.7%        | 111.9%       | 78.5%        | 98.1%        | 127.6%       |
| New Listings                             | 21           | -27.6%                   | 40.0%        | -12.5%       | 23.5%        | -30.0%       | 5.0%         |
| Active Listings                          | 47           | -25.4%                   | -42.0%       | -54.4%       | 34.3%        | -44.0%       | -64.9%       |
| Sales to New Listings Ratio <sup>1</sup> | 119.0        | 89.7                     | 126.7        | 66.7         | 123.5        | 70.0         | 110.0        |
| Months of Inventory <sup>2</sup>         | 1.9          | 2.4                      | 4.3          | 6.4          | 1.7          | 4.0          | 6.1          |
| Average Price                            | \$821,300    | 21.1%                    | 35.0%        | 35.6%        | 50.0%        | 66.4%        | 100.3%       |
| Median Price                             | \$801,000    | 14.2%                    | 21.5%        | 34.6%        | 48.3%        | 66.9%        | 105.4%       |
| Sale to List Price Ratio <sup>3</sup>    | 100.8        | 100.3                    | 97.8         | 98.8         | 101.5        | 98.4         | 98.5         |
| Median Days on Market                    | 40.0         | 35.0                     | 74.0         | 40.5         | 25.0         | 45.0         | 63.0         |

| Year-to-Date                             | October 2025  | Compared to <sup>8</sup> |              |              |              |              |              |
|------------------------------------------|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
|                                          |               | October 2024             | October 2023 | October 2022 | October 2020 | October 2018 | October 2015 |
| Sales Activity                           | 237           | -6.3%                    | 27.4%        | 2.6%         | 32.4%        | 31.7%        | 23.4%        |
| Dollar Volume                            | \$170,871,850 | 2.8%                     | 48.6%        | 9.7%         | 74.8%        | 103.1%       | 127.4%       |
| New Listings                             | 318           | 2.6%                     | 14.8%        | -10.7%       | 62.2%        | 26.7%        | 7.4%         |
| Active Listings <sup>4</sup>             | 75            | 6.1%                     | -9.0%        | -7.2%        | 47.8%        | -0.4%        | -50.6%       |
| Sales to New Listings Ratio <sup>5</sup> | 74.5          | 81.6                     | 67.1         | 64.9         | 91.3         | 71.7         | 64.9         |
| Months of Inventory <sup>6</sup>         | 3.1           | 2.8                      | 4.4          | 3.5          | 2.8          | 4.2          | 7.8          |
| Average Price                            | \$720,978     | 9.7%                     | 16.6%        | 6.9%         | 32.1%        | 54.3%        | 84.2%        |
| Median Price                             | \$715,000     | 8.3%                     | 14.1%        | 6.6%         | 36.2%        | 57.8%        | 79.2%        |
| Sale to List Price Ratio <sup>7</sup>    | 101.4         | 99.6                     | 98.5         | 101.3        | 99.7         | 99.5         | 98.2         |
| Median Days on Market                    | 30.0          | 36.0                     | 42.0         | 30.0         | 29.0         | 29.5         | 59.0         |

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

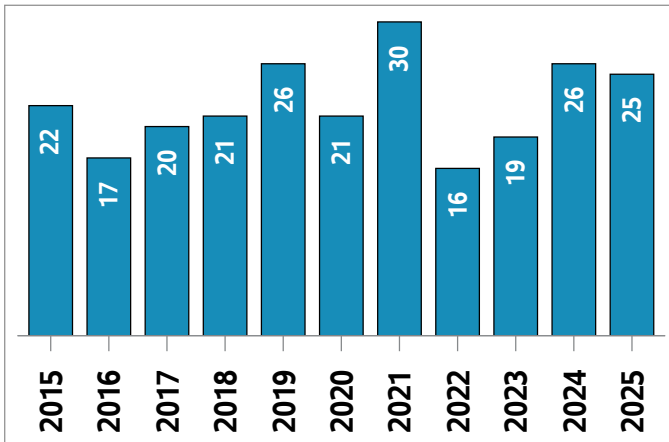
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

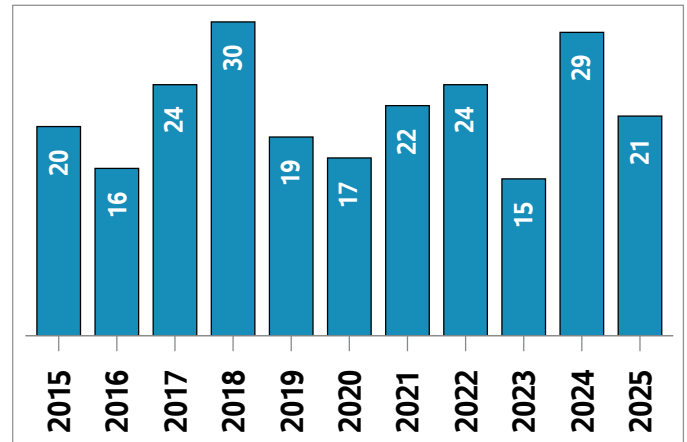
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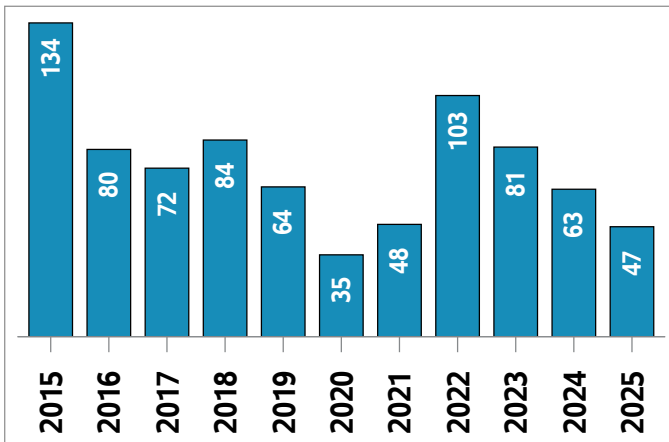
**Sales Activity  
(October only)**



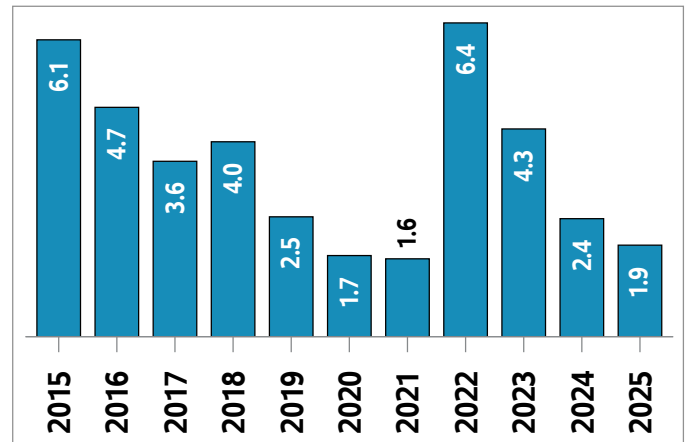
**New Listings  
(October only)**



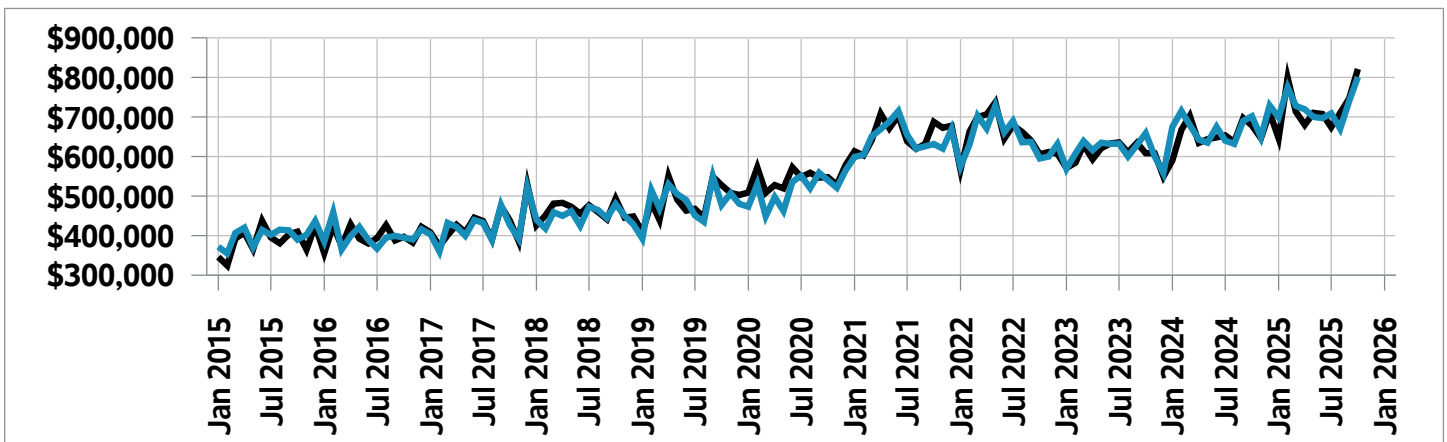
**Active Listings  
(October only)**



**Months of Inventory  
(October only)**

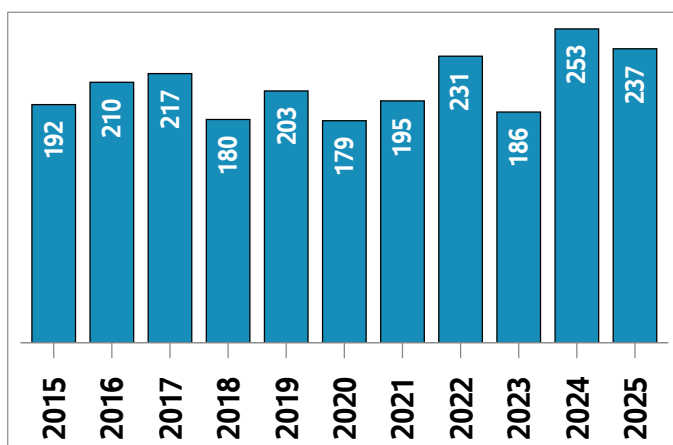


**Average Price and Median Price**

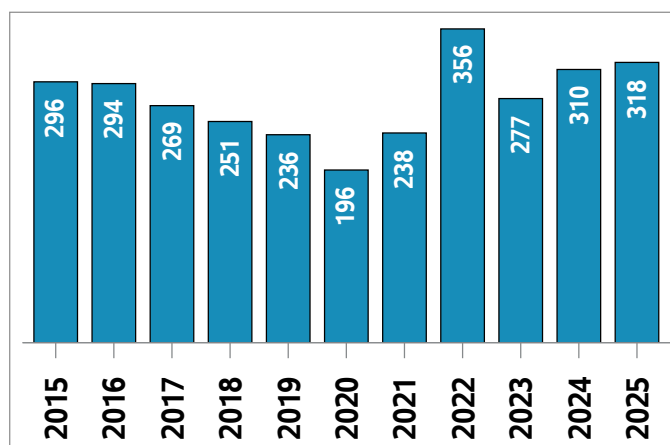




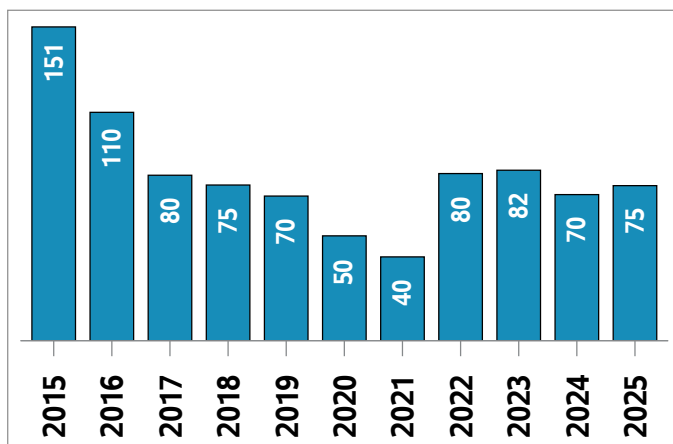
**Sales Activity**  
(October Year-to-Date)



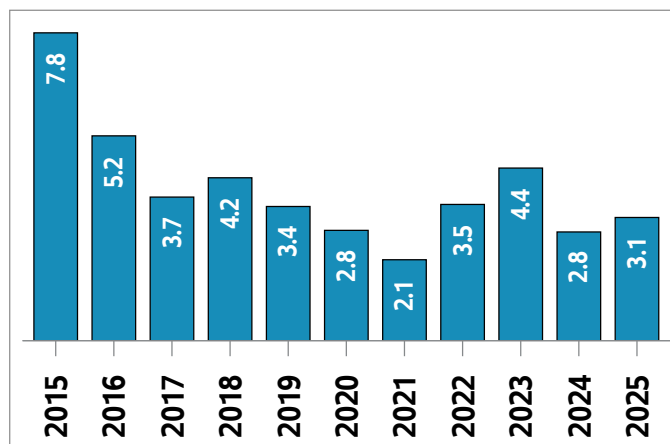
**New Listings**  
(October Year-to-Date)



**Active Listings <sup>1</sup>**  
(October Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(October Year-to-Date)



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

| Actual                                   | October<br>2025 | Compared to <sup>8</sup> |                 |                 |                 |                 |                 |
|------------------------------------------|-----------------|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                                          |                 | October<br>2024          | October<br>2023 | October<br>2022 | October<br>2020 | October<br>2018 | October<br>2015 |
| Sales Activity                           | 12              | 0.0%                     | 100.0%          | 140.0%          | 33.3%           | 1,100.0%        | 200.0%          |
| Dollar Volume                            | \$7,059,811     | 19.2%                    | 208.2%          | 187.6%          | 83.8%           | 1,783.1%        | 522.9%          |
| New Listings                             | 15              | 275.0%                   | 200.0%          | 50.0%           | 50.0%           | 150.0%          | 275.0%          |
| Active Listings                          | 28              | 180.0%                   | 115.4%          | -59.4%          | 40.0%           | 154.5%          | 55.6%           |
| Sales to New Listings Ratio <sup>1</sup> | 80.0            | 300.0                    | 120.0           | 50.0            | 90.0            | 16.7            | 100.0           |
| Months of Inventory <sup>2</sup>         | 2.3             | 0.8                      | 2.2             | 13.8            | 2.2             | 11.0            | 4.5             |
| Average Price                            | \$588,318       | 19.2%                    | 54.1%           | 19.8%           | 37.9%           | 56.9%           | 107.6%          |
| Median Price                             | \$609,800       | 12.7%                    | 60.1%           | 29.8%           | 41.8%           | 62.7%           | 118.0%          |
| Sale to List Price Ratio <sup>3</sup>    | 100.3           | 100.0                    | 99.7            | 96.9            | 102.4           | 100.0           | 99.6            |
| Median Days on Market                    | 30.5            | 26.5                     | 53.5            | 155.0           | 24.0            | 18.0            | 140.5           |

| Year-to-Date                             | October<br>2025 | Compared to <sup>8</sup> |                 |                 |                 |                 |                 |
|------------------------------------------|-----------------|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                                          |                 | October<br>2024          | October<br>2023 | October<br>2022 | October<br>2020 | October<br>2018 | October<br>2015 |
| Sales Activity                           | 104             | 38.7%                    | 8.3%            | 9.5%            | 82.5%           | 108.0%          | 100.0%          |
| Dollar Volume                            | \$56,382,536    | 46.1%                    | 25.9%           | 19.1%           | 149.5%          | 204.0%          | 277.6%          |
| New Listings                             | 138             | 50.0%                    | 122.6%          | -13.8%          | 86.5%           | 115.6%          | 91.7%           |
| Active Listings <sup>4</sup>             | 27              | 85.3%                    | 8.2%            | -47.7%          | 112.0%          | 130.4%          | 18.3%           |
| Sales to New Listings Ratio <sup>5</sup> | 75.4            | 81.5                     | 154.8           | 59.4            | 77.0            | 78.1            | 72.2            |
| Months of Inventory <sup>6</sup>         | 2.5             | 1.9                      | 2.6             | 5.3             | 2.2             | 2.3             | 4.3             |
| Average Price                            | \$542,140       | 5.4%                     | 16.2%           | 8.8%            | 36.8%           | 46.1%           | 88.8%           |
| Median Price                             | \$555,000       | 3.0%                     | 18.1%           | 9.0%            | 34.1%           | 45.9%           | 73.7%           |
| Sale to List Price Ratio <sup>7</sup>    | 100.0           | 100.7                    | 99.1            | 100.3           | 100.1           | 99.8            | 98.8            |
| Median Days on Market                    | 36.5            | 22.0                     | 114.5           | 38.0            | 35.0            | 29.0            | 54.0            |

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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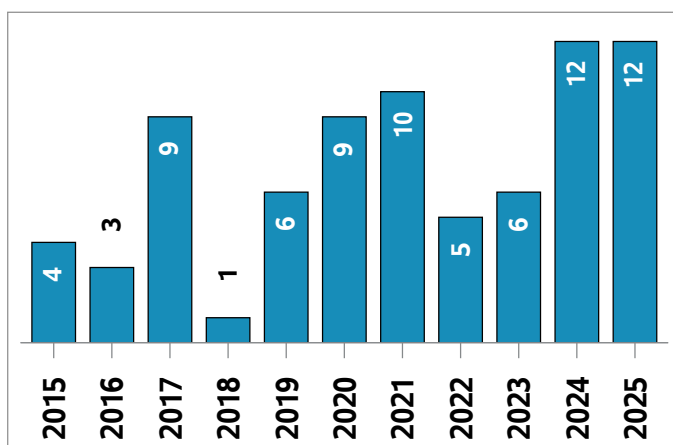
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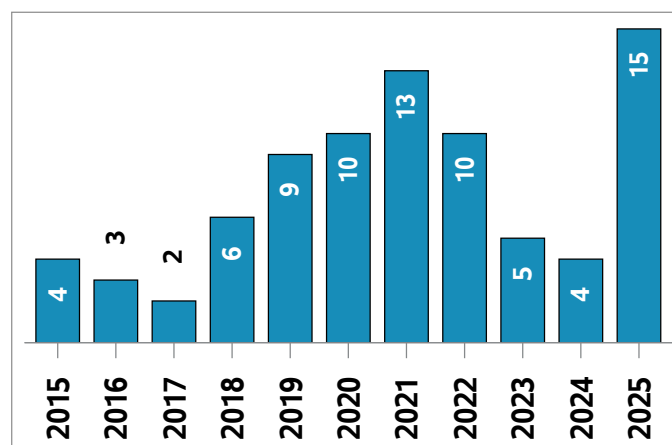
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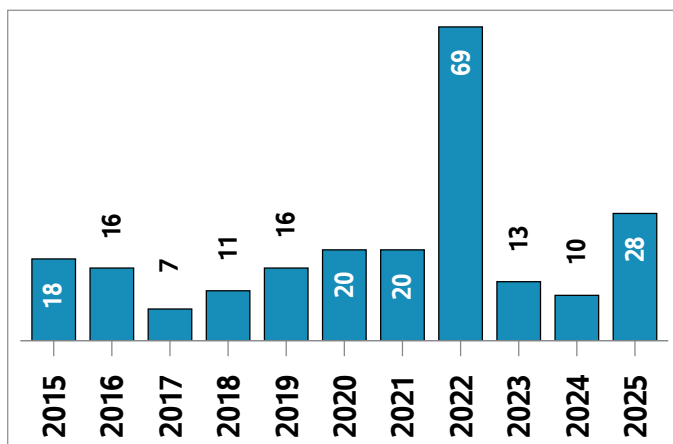
**Sales Activity  
(October only)**



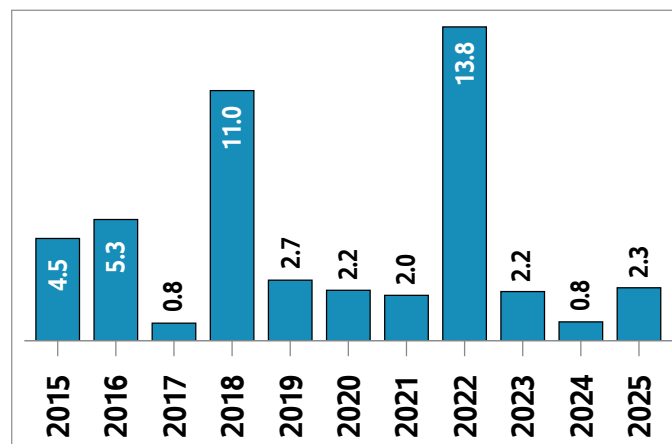
**New Listings  
(October only)**



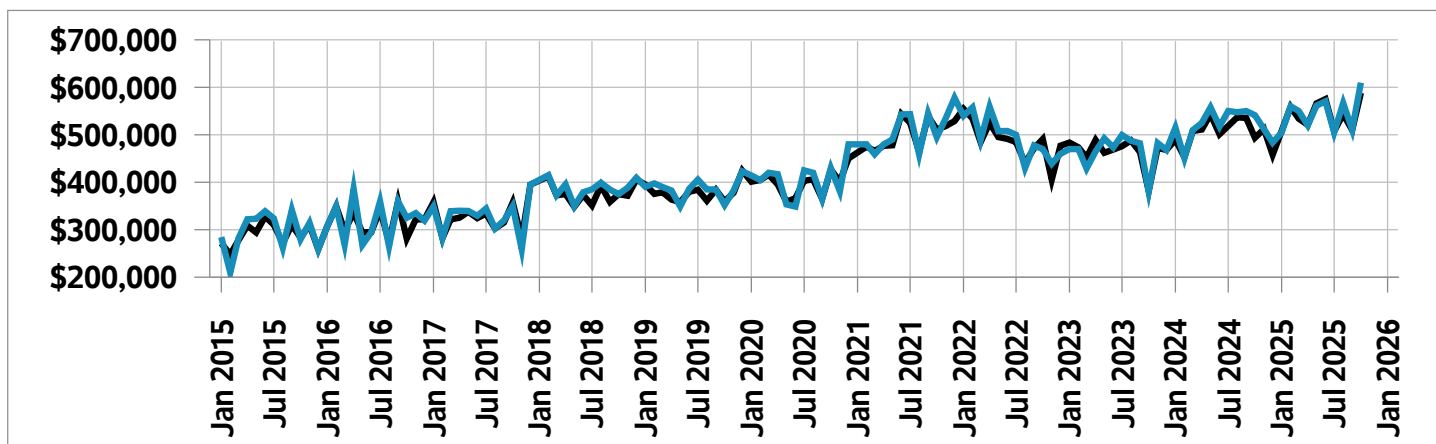
**Active Listings  
(October only)**



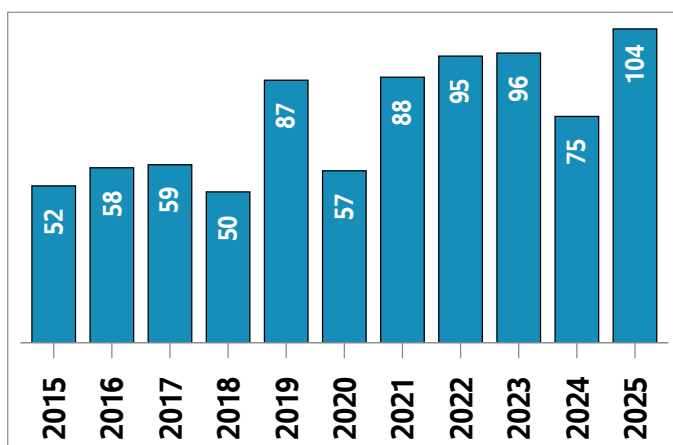
**Months of Inventory  
(October only)**



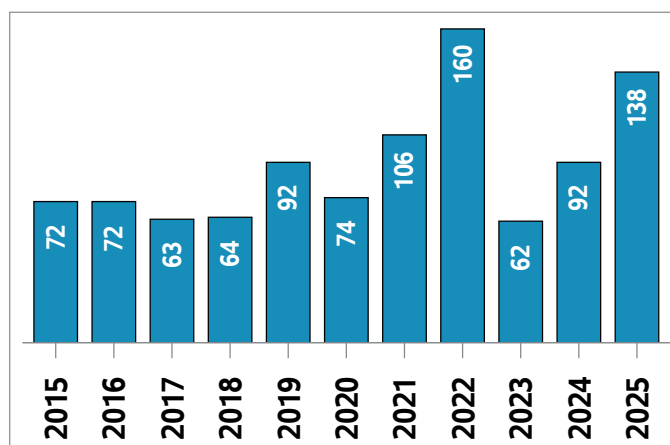
**Average Price and Median Price**



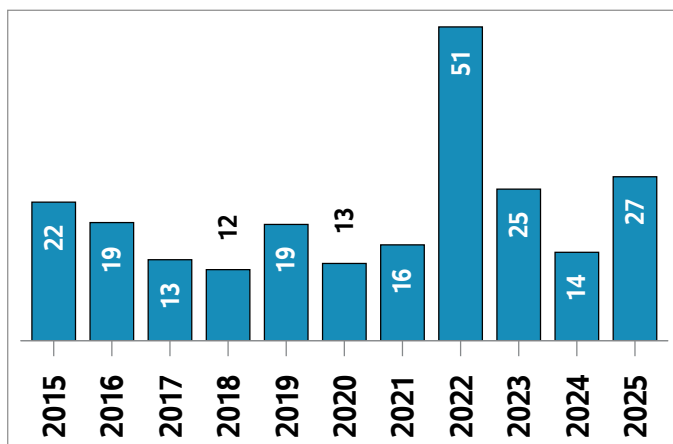
**Sales Activity**  
**(October Year-to-Date)**



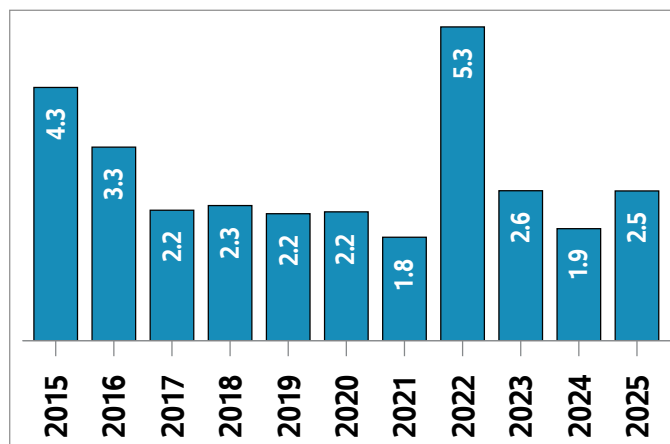
**New Listings**  
**(October Year-to-Date)**



**Active Listings <sup>1</sup>**  
**(October Year-to-Date)**



**Months of Inventory <sup>2</sup>**  
**(October Year-to-Date)**



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<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

| Actual                                   | October 2025 | Compared to <sup>8</sup> |              |              |              |              |              |
|------------------------------------------|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
|                                          |              | October 2024             | October 2023 | October 2022 | October 2020 | October 2018 | October 2015 |
| Sales Activity                           | 7            | 16.7%                    | -12.5%       | 600.0%       | 133.3%       | 250.0%       | 250.0%       |
| Dollar Volume                            | \$3,178,400  | 8.3%                     | -8.3%        | 624.0%       | 224.9%       | 391.6%       | 294.3%       |
| New Listings                             | 17           | 750.0%                   | 54.5%        | 466.7%       | 466.7%       | 466.7%       | —            |
| Active Listings                          | 49           | 58.1%                    | -3.9%        | 16.7%        | 4.3%         | 69.0%        | 250.0%       |
| Sales to New Listings Ratio <sup>1</sup> | 41.2         | 300.0                    | 72.7         | 33.3         | 100.0        | 66.7         | —            |
| Months of Inventory <sup>2</sup>         | 7.0          | 5.2                      | 6.4          | 42.0         | 15.7         | 14.5         | 7.0          |
| Average Price                            | \$454,057    | -7.2%                    | 4.8%         | 3.4%         | 39.3%        | 40.5%        | 12.7%        |
| Median Price                             | \$410,000    | 3.2%                     | 2.0%         | -6.6%        | 27.7%        | 26.8%        | 1.7%         |
| Sale to List Price Ratio <sup>3</sup>    | 98.1         | 99.0                     | 99.0         | 100.0        | 101.4        | 98.3         | 97.2         |
| Median Days on Market                    | 38.0         | 114.0                    | 146.5        | 54.0         | 31.0         | 32.5         | 79.5         |

| Year-to-Date                             | October 2025 | Compared to <sup>8</sup> |              |              |              |              |              |
|------------------------------------------|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
|                                          |              | October 2024             | October 2023 | October 2022 | October 2020 | October 2018 | October 2015 |
| Sales Activity                           | 85           | 46.6%                    | 88.9%        | 49.1%        | 214.8%       | 372.2%       | 553.8%       |
| Dollar Volume                            | \$39,491,885 | 64.3%                    | 111.0%       | 75.7%        | 255.8%       | 492.3%       | 716.8%       |
| New Listings                             | 138          | 89.0%                    | 60.5%        | 181.6%       | 345.2%       | 200.0%       | 666.7%       |
| Active Listings <sup>4</sup>             | 46           | 25.7%                    | 0.4%         | -4.6%        | -13.4%       | 116.0%       | 137.1%       |
| Sales to New Listings Ratio <sup>5</sup> | 61.6         | 79.5                     | 52.3         | 116.3        | 87.1         | 39.1         | 72.2         |
| Months of Inventory <sup>6</sup>         | 5.4          | 6.3                      | 10.2         | 8.5          | 19.7         | 11.8         | 14.9         |
| Average Price                            | \$464,610    | 12.1%                    | 11.7%        | 17.8%        | 13.0%        | 25.4%        | 24.9%        |
| Median Price                             | \$415,800    | 7.1%                     | 10.4%        | 14.2%        | 1.7%         | 13.9%        | 32.0%        |
| Sale to List Price Ratio <sup>7</sup>    | 99.7         | 99.4                     | 99.0         | 100.0        | 99.3         | 98.5         | 97.7         |
| Median Days on Market                    | 48.0         | 93.0                     | 125.0        | 192.0        | 56.0         | 45.5         | 204.0        |

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

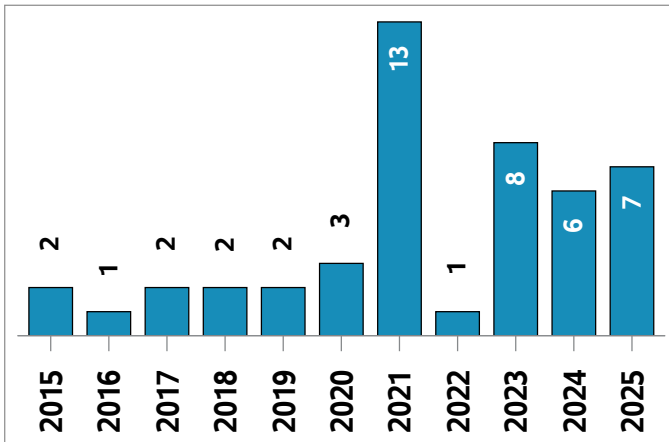
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

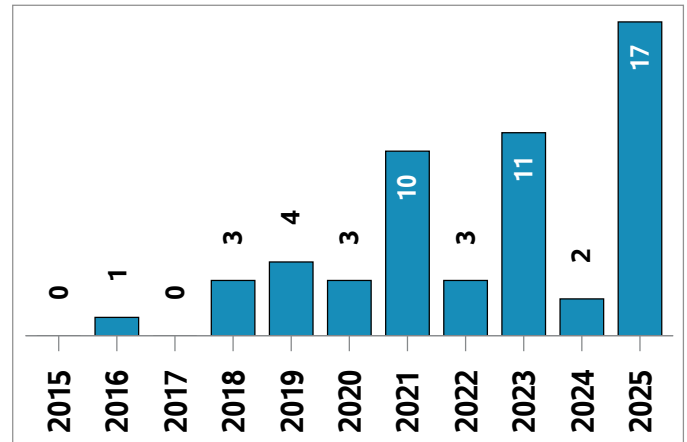
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

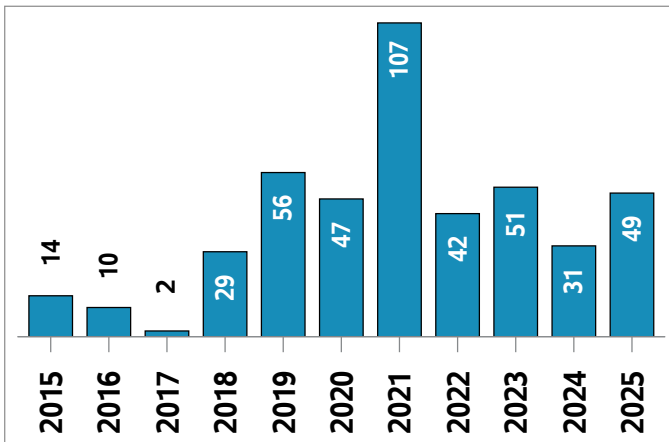
**Sales Activity  
(October only)**



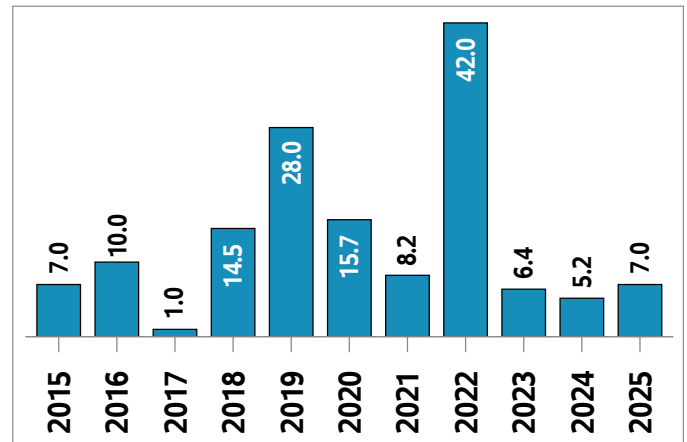
**New Listings  
(October only)**



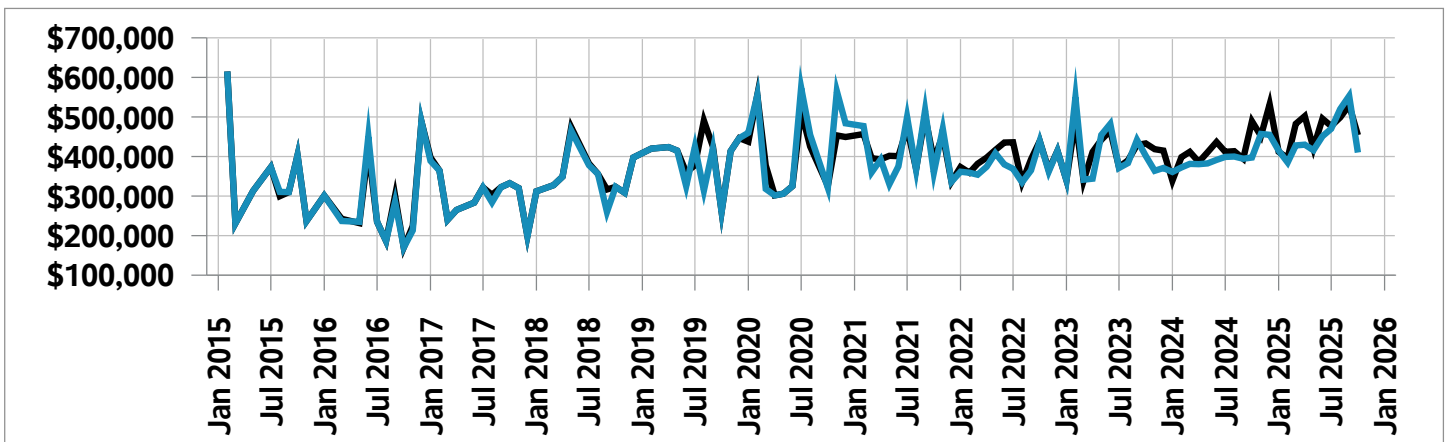
**Active Listings  
(October only)**



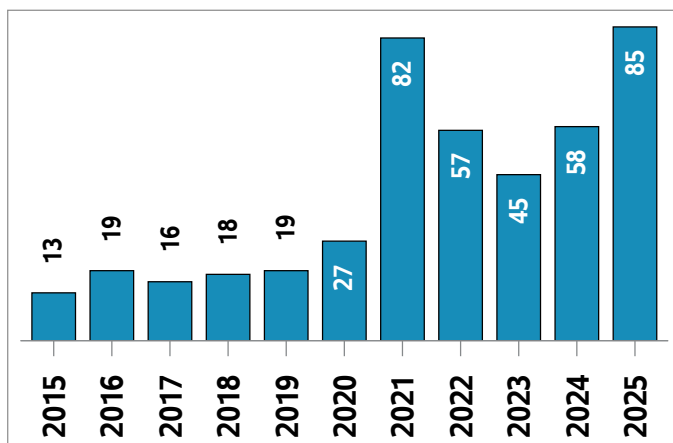
**Months of Inventory  
(October only)**



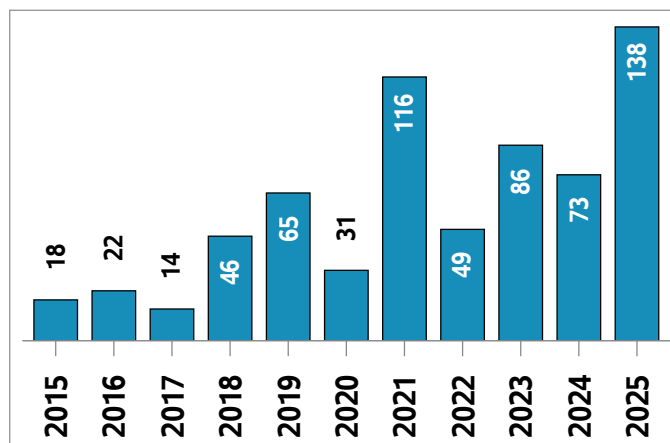
**Average Price and Median Price**



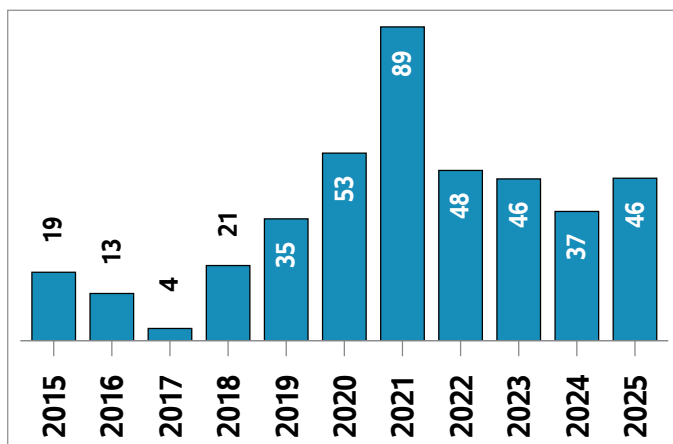
**Sales Activity**  
(October Year-to-Date)



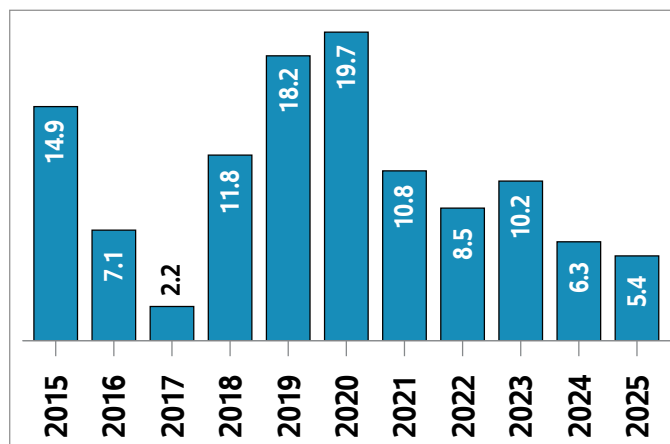
**New Listings**  
(October Year-to-Date)



**Active Listings <sup>1</sup>**  
(October Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(October Year-to-Date)



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.