



First-time homebuyers, 2020

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Today, Statistics Canada released data on first-time homebuyers for 2019 and 2020 for Yukon and four other provinces (Nova Scotia, New Brunswick, Manitoba and British Columbia).

In 2020, the number of first-time homebuyers in Yukon was 260, a decrease of 7.1% from the number in 2019 (280). The number of people who were not first-time homebuyers in 2020 was 930, an increase of 6.3% from the number in 2019 (875).

First-time home buyers, median sale price and price-to-income ratio, Yukon, 2019 to 2020

	2019 ¹	2020	Change from 2019 to 2020
Number of property buyers²			
First-time home buyer	280	260	-7.1%
Not first-time home buyer	875	930	6.3%
Median sale price³			
First-time home buyer	392,000	424,000	8.2%
Not first-time home buyer	409,000	426,000	4.2%
Median of price-to-income ratio⁴			
First-time home buyer	3.1	3.1	0.0
Not first-time home buyer	2.8	2.9	-0.1

A higher median sale price was paid by individuals who were not first-time homebuyers in 2019 and 2020. By contrast, individuals who were first-time homebuyers had a higher median price-to-income ratio in 2019 and 2020.

In 2020, the total number of real estate transactions⁵ in Yukon (977) decreased by 0.6% from 2019 (983). Over this same period, the total number of homebuyers⁶ increased by 3.0%. This suggests that the proportion of residential property transactions with two or more homebuyers increased in 2020 compared to 2019.

¹ 2019 estimates are subject to revision.

² Homebuyers in the 2020 reference period are owners in 2021, who purchased a property from January 1 to December 31 of 2020.

³ "Sale price" refers to the monetary value of a transaction where goods or services were sold. Medians are calculated using values greater than zero for the variables of interest.

⁴ "Price-to-income ratio" refers to the ratio between the sale price of the property sold and the sum of the total individual incomes of the property buyers.

⁵ 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.

⁶ 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 2020 who were male (130) decreased by 3.7% from 135 in 2019. Similarly, the number of first-time homebuyers who were female (140) decreased by 3.4% from 145 in 2019.

First-time home buyers and not first-time homebuyers by sex, Yukon, 2019 to 2020

	First-time home buyer		Not first-time home buyer	
	2019	2020	2019	2020
Total	280	260	875	930
Males	135	130	440	465
Females	145	140	435	465
Median sale price	392,000	424,000	409,000	426,000
Males	398,000	428,000	405,000	424,000
Females	389,000	418,000	409,000	429,000
Median of price-to-income ratio	3.1	3.1	2.8	2.9
Males	3.0	3.2	2.7	2.9
Females	3.1	3.1	2.8	3.0

In 2020, the number of individuals who were not first-time homebuyers increased for both males and females:

- males increased by 5.7% from 440 individuals in 2019 to 465 in 2020; and
- females increased by 6.9% from 435 individuals in 2019 to 465 in 2020.

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 2019 and 2020.