

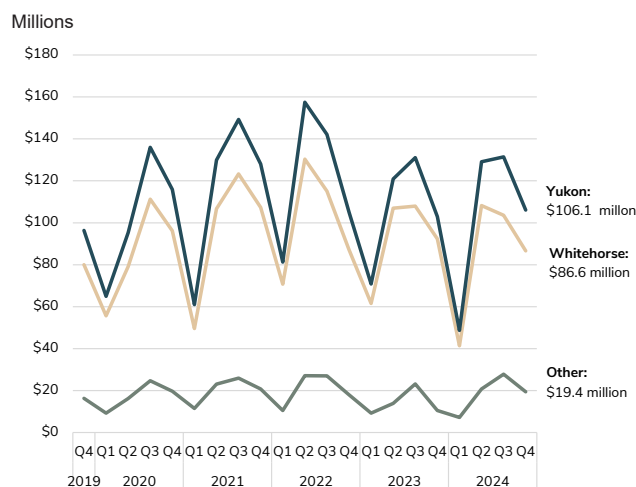


Highlights:

- In 2024, the total value of real estate transactions in Whitehorse totalled \$340.0 million, a decrease of \$29.0 million, or 7.9%, compared to the same period in 2023 (\$368.8 million).
- Yukon's preliminary annual retail sales increased by \$13.6 million, or 1.2%, compared to 2023; Canada's retail sales increased 1.3% over the same time period.

New publication this month: Yukon Real Estate Report Fourth Quarter, 2024

Five-year value of real estate transactions



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

The total value of Yukon's real estate transactions in the fourth quarter of 2024 increased compared to the fourth quarter of 2023. In the fourth quarter of 2024, the total value of real estate transactions was \$106.1 million compared to \$102.9 million during the same period in 2023, an increase of \$3.1 million, or 3.0%.

Yukon Real Estate Report Fourth Quarter, 2024:
yukon.ca/yukon-real-estate-report-q4-2024

New from Yukon Bureau of Statistics:

- Yukon Employment, February 2025:
yukon.ca/yukon-employment-february-2025
- Yukon Fuel Price Survey, February 2025:
yukon.ca/yukon-fuel-price-survey-february-2025

New from Statistics Canada:

- Firearms and violent crime in Canada, 2023:
www150.statcan.gc.ca/pub/85-002-x/2025001/article/00002-eng.pdf
- Canadian survey on interprovincial trade:
www150.statcan.gc.ca/n1/daily-quotidien/250214/dq250214d-eng.pdf

Interested in more data or updates?

Yukon Community Statistics
yukon.ca/community-statistics

Visit our Community Statistics website for downloadable data by Yukon community and subject.



Join our electronic distribution lists by sending an email to ybsinfo@yukon.ca.



1. Population

1.1 Population by age and sex*, Sep 30, 2024

	Total	Males	Females
0-4	2,305	1,183	1,122
5-9	2,598	1,302	1,296
10-14	2,527	1,344	1,183
15-19	2,376	1,257	1,119
20-24	2,794	1,478	1,316
25-29	3,508	1,730	1,778
30-34	4,181	2,034	2,147
35-39	4,349	2,094	2,255
40-44	3,684	1,837	1,847
45-49	3,050	1,527	1,523
50-54	2,877	1,423	1,454
55-59	2,605	1,351	1,254
60-64	2,968	1,460	1,508
65-69	2,650	1,355	1,295
70-74	2,006	1,055	951
75+	2,456	1,280	1,176
Total	46,934	23,710	23,224

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.2 Population by community*

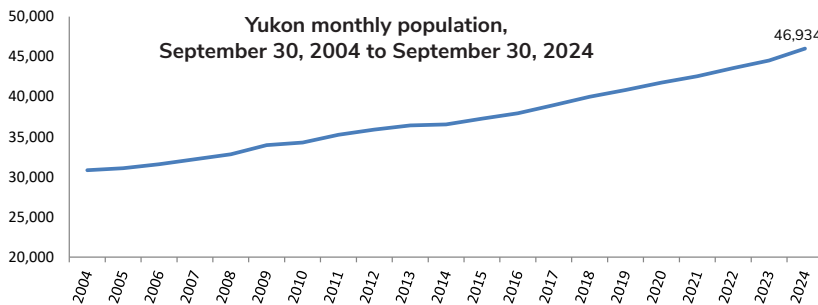
	Sep 30 2023	Jun 30 2024	Sep 30 2024
Beaver Creek	108	111	108
Burwash Landing	107	120	119
Carcross	486	495	502
Carmacks	592	602	609
Dawson City	2,389	2,391	2,409
Destruction Bay	62	66	66
Faro	456	454	439
Haines Junction	1,048	1,055	1,059
Johnson's Crossing	53	53	52
Mayo	467	466	467
Mendenhall	150	139	141
Old Crow	248	249	244
Pelly Crossing	381	381	390
Ross River	399	403	402
Tagish	383	396	410
Teslin	502	510	521
Watson Lake	1,514	1,513	1,480
Whitehorse Area ¹	36,294	37,156	37,438
Other*	89	80	78
Yukon	45,728	46,640	46,934

¹ Marsh Lake is included in Whitehorse Area.
* Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.3 Vital statistics*

	Births	Deaths	Marriages
Year-to-date	6	2	6
change	20.7%	6.9%	300.0%
2025			
January (p)	35	31	8
2024 total (r)	421	292	188
December (r)	33	21	8
November	25	24	13
October	32	36	6
September (r)	43	26	18
August	31	35	52
July	38	21	33
June	41	27	24
May	38	17	11
April	40	16	8
March	35	18	7
February	36	22	6
January	29	29	2

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

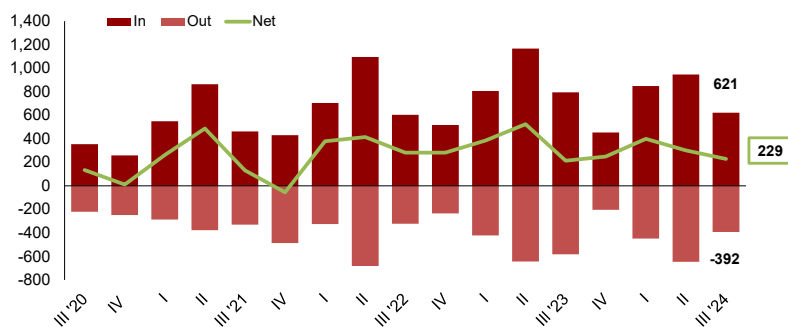


Population Report, Third Quarter, 2024:
yukon.ca/population-report-q3-2024

Did you know?

On September 30, 2024, Yukon residents aged 65 and over made up 15.2% of the total population compared to 10.5% on September 30, 2014 — an increase of 4.7 percentage points in 10 years.

1.4 Migration estimates*



*Please see endnotes on page 12.
Source: Statistics Canada. Tables 17-10-0020-01 and 17-10-0040-01.

Preliminary estimates of Statistics Canada show that in the third quarter of 2024, Yukon gained 229 people through net migration — 63 were lost through interprovincial migration and 292 were gained through international migration.

Of the interprovincial migrants, **net gains** were from:

- Quebec (+48); and
- Nunavut (+1).

Conversely, **net losses** were to:

- Nova Scotia (-26);
- Northwest Territories (-21)
- Ontario (-17);
- British Columbia (-15);
- Alberta (-14);
- New Brunswick (-8);
- Manitoba (-6); and
- Saskatchewan (-5).

Source: Statistics Canada. Table 17-10-0045-01.



2. Employment

2.1 Labour force statistics* (seasonally adjusted)

	Labour force	Employed	Unemployed	Unemployment rate	Participation rate	Employment rate
2025						
February	28,600	27,300	1,300	4.5%	77.5%	74.0%
January	28,600	27,300	1,300	4.5%	77.7%	74.2%
2024	27,700	26,500	1,200	4.3%	76.3%	73.0%
December	28,600	27,200	1,300	4.5%	77.9%	74.1%
November	28,700	27,000	1,700	5.9%	78.2%	73.6%
October	28,700	27,000	1,700	5.9%	78.4%	73.8%
September	28,200	26,500	1,700	6.0%	77.3%	72.6%
August	27,800	26,500	1,300	4.7%	76.4%	72.8%
July	27,600	26,600	1,000	3.6%	76.0%	73.3%
June	27,200	26,300	900	3.3%	75.1%	72.7%
May	27,100	26,300	900	3.3%	75.3%	73.1%
April	26,900	26,200	800	3.0%	74.9%	73.0%
March	26,800	25,800	1,000	3.7%	74.9%	72.1%
February	26,700	25,700	1,000	3.7%	75.0%	72.2%

Yukon Employment, February 2025: yukon.ca/yukon-employment-february-2025

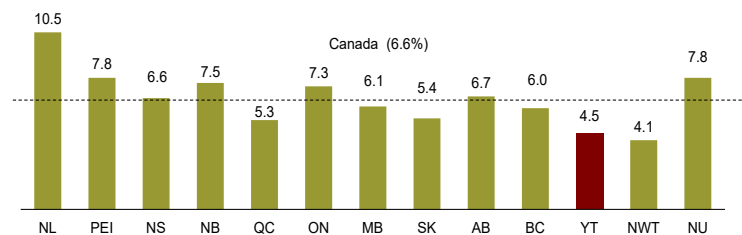
Yukon Employment Annual Review, 2023: yukon.ca/yukon-employment-annual-review-2023

Yukon Employment Historical Data, 2014 to 2023: yukon.ca/yukon-employment-historical-data-2014-2023

* Monthly data for the year 2024 have been revised as a part of the standard historical revision process. Please see table endnotes on page 12.

Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0464-01 (annual).

2.2 Unemployment rates*, February 2025 (seasonally adjusted)



*Please see table endnotes on page 12.

Source: Statistics Canada. Tables 14-10-0287-01 and 14-10-0292-01.

Did you know?

In February 2025, the participation rate (77.5 %) increased 2.5 percentage points, compared to February 2024 (75.0%) and decreased 0.2 percentage points compared to January 2025 (77.7%).

Comparing February 2025 to January 2024, employment in the services-producing sector (23,400) increased by 100, or 0.4%. Employment in the goods-producing sector (3,500) decreased by 100, or 2.8%.

In February 2025, of the 26,800 employed in Yukon, 11,800, or 43.9%, were working in the public sector. Of the 15,100 workers in the private sector, 3,600, or 23.8%, were self-employed.

2.3 Employment, by class of worker* and sector (seasonally unadjusted)

	Total employed	Public sector employees	Private sector employees	Self-employed	Goods-producing	Services-producing
2025						
February	26,800	11,800	11,500	3,600	3,500	23,400
January	26,900	11,900	11,500	3,600	3,600	23,300
2024 (r)	26,500	11,700	11,100	3,700	3,900	22,600
December	26,900	12,000	11,300	3,500	3,600	23,300
November	26,800	11,800	11,300	3,700	3,800	23,000
October	27,300	11,800	11,700	3,900	4,100	23,200
September	27,300	12,000	11,300	4,000	4,200	23,100
August	27,300	12,300	11,000	4,000	4,200	23,100
July	27,200	12,400	10,800	3,900	4,100	23,100
June	26,500	11,900	11,000	3,500	4,000	22,500
May	26,200	11,600	10,700	3,800	3,800	22,300
April	25,900	11,200	10,900	3,800	3,800	22,100
March	25,400	10,800	10,800	3,800	3,700	21,700
February	25,200	10,600	10,600	4,100	3,500	21,700
January	25,100	10,800	10,200	4,100	3,300	21,800

r = revised

*Please see table endnotes on page 12. Source: Statistics Canada. Custom data table.

Note: Public employees are those who work for: a government at the federal, provincial, territorial, municipal level; a First Nations or other Indigenous government; a government service or agency; a Crown corporation; or for a government funded establishment such as schools (including colleges/universities), hospitals and public libraries.



2. Employment (cont'd)

2.4 Average weekly earnings, including overtime*

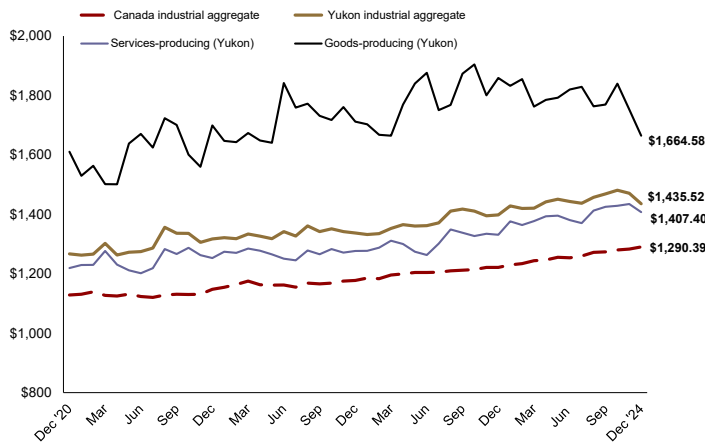
	Yukon average ¹	Construction	Trade	Transp. & warehousing	Finance & insurance	Admin. support, waste mgmt, & remediation	Health care & social assist.	Accomm. & food services	Other services (except public admin.)	Public admin.
Year-to-date change	\$70.38 5.1%	\$124.30 8.3%	\$86.93 10.1%	\$72.86 5.5%	F ..	\$25.56 3.0%	\$143.22 12.1%	\$42.58 7.2%	F ..	\$88.58 5.3%
(\$)										
2024										
December (p)	1,435.52	1,649.56	960.23	1,318.44	F	860.55	1,321.13	626.77	1,254.40	1,717.88
November (r)	1,471.04	1,634.44	936.21	1,395.33	F	804.97	1,382.65	627.17	F	1,783.19
October	1,481.37	1,758.29	949.40	1,452.78	F	908.53	1,306.78	658.07	1,182.35	1,818.49
September	1,468.99	1,641.81	987.89	1,521.16	1,889.40	1,007.67	1,408.41	654.93	1,193.64	1,754.88
August	1,457.38	1,625.71	989.78	1,567.65	F	816.58	1,304.56	694.82	1,140.27	1,759.74
July	1,437.38	1,634.84	956.41	1,472.61	1,811.10	863.87	1,319.55	650.51	1,191.85	1,725.69
June	1,443.48	1,600.85	967.57	1,449.58	1,924.46	828.38	1,329.19	654.65	1,106.84	1,740.61
May	1,450.76	1,597.12	959.54	1,393.44	1,733.39	915.24	1,308.89	646.83	1,090.30	1,726.28
April	1,441.91	1,650.91	981.77	1,306.71	1,621.25	861.71	1,316.89	577.11	1,117.65	1,763.40
March	1,420.57	1,529.23	931.95	1,389.22	1,784.48	862.49	1,240.88	571.28	1,170.93	1,704.89
February	1,419.99	1,506.58	884.09	1,283.33	F	990.47	1,361.01	622.70	1,121.67	1,685.24
January	1,428.40	1,638.95	878.60	1,292.29	F	931.32	1,338.30	613.46	1,114.05	1,751.89
2023 annual	1,376.77	1,507.45	862.05	1,331.50	1,668.09	863.82	1,185.05	593.29	F	1,656.62
December	1,398.27	1,530.32	889.51	1,306.38	1,588.66	939.59	1,320.18	604.23	1,001.77	1,639.71

*Please see table endnotes on page 12. ¹Excludes self-employed.

Source: Statistics Canada. Table 14-10-0203-01 (monthly) and 14-10-0204-01 (annual).

2.5 Average weekly earnings, including overtime*, Yukon and Canada

December 2020 to December 2024^(p)

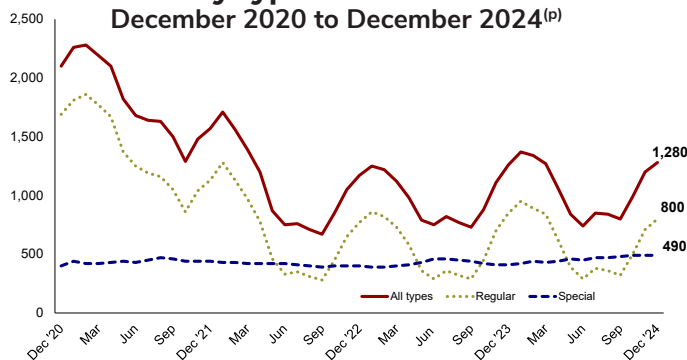


*Please see endnotes on page 12.

Source: Statistics Canada. Table 14-10-0203-01.

2.6 Employment Insurance beneficiaries, by type of benefit*

December 2020 to December 2024^(p)



*Please see endnotes on page 12.

Source: Statistics Canada. Table 14-10-0009-01.

Survey of Employment, Payroll & Hours, 2023:
yukon.ca/survey-employment-payrolls-and-hours-2023

Did you know?

In 2024, the average number of Yukon Employment Insurance beneficiaries during May-October was 843, an increase of 53 or 6.8% compared to the same period in 2023.

2.7 Employment Insurance beneficiaries, by community*

	Dec 2023	Nov ^(p) 2024	Dec ^(p) 2024
Beaver Creek	10	10	10
Burwash Landing	0	0	0
Carmacks	20	30	30
Dawson City	200	170	180
Faro	10	10	10
Haines Junction	60	60	60
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	10	10
Pelly Crossing	30	20	20
Ross River	20	10	20
Tagish	10	10	10
Watson Lake	50	40	40
Whitehorse	780	770	840
Yukon Total	1,260	1,200	1,280

*Community is defined by census subdivision.

Please see table endnotes on page 12.

Source: Statistics Canada, Custom data table.



3. Consumer Prices

3.1 Consumer Price Index, Whitehorse (2002 = 100)*

	Index			% Change	
	Jan	Dec	Jan	Dec '24	Jan '24
	2024	2024	2025	to Jan '25	to Jan '25
All-items	156.2	160.1	160.1	0.0	2.5
Food	159.8	163.0	163.2	0.1	2.1
Shelter	205.4	215.5	218.7	1.5	6.5
Household operations, furnishings & equipment	111.1	109.0	110.8	1.7	-0.3
Clothing & footwear	104.9	105.2	106.3	1.0	1.3
Transportation	167.1	175.2	165.5	-5.5	-1.0
Health & personal care	151.0	152.0	151.3	-0.5	0.2
Recreation, education & reading	115.2	117.3	117.7	0.3	2.2
Alcoholic beverages, tobacco products and recreational cannabis	193.0	192.3	193.5	0.6	0.3
Special aggregates					
Energy	219.2	231.4	232.0	0.3	5.8
All-items excluding energy	151.0	154.5	154.5	0.0	2.3

*Please see table endnotes on page 12. Source: Statistics Canada. Table 18-10-0004-01.

In January 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.5% (figures for Yukon are not available); for Canada, the CPI increased 1.9%.

Main contributors to the year-over-year increase in Whitehorse CPI were the prices of:

- Mortgage interest cost;
- Rent; and
- Homeowners' replacement cost.

Some of these year-over-year increases were offset by decreases in the prices of:

- Inter-city transportation;
- Telephone services; and
- Passenger vehicle insurance premiums.

On a month-to-month basis, the CPI for Whitehorse (figures for Yukon are not available) was unchanged in January 2025 compared to December 2024. The increase in prices of some items (e.g., rent; homeowners' replacement cost; and telephone services) was offset by a decrease in prices of some other items (e.g., inter-city transportation; bakery products; and food purchased from restaurants).

Annual average change in the Consumer Price Index

	Whitehorse	Canada
2024	2.0%	2.4%
2023	4.9%	3.9%
2022	6.8%	6.8%
2021	3.3%	3.4%
2020	1.0%	0.7%

Consumer Price Index, 2024: yukon.ca/consumer-price-index-2024

3.2 Monthly average retail prices for selected food products, Whitehorse, British Columbia and Alberta, January 2025

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 36.18	\$ 32.26	\$ 29.81	Eggs, 1 dozen	\$ 4.61	\$ 5.52	\$ 5.11
Stewing beef, 1 kg	\$ 22.85	\$ 19.49	\$ 18.91	Apples, 1 kg	\$ 6.29	\$ 5.25	\$ 5.43
Ground beef, 1 kg	\$ 16.00	\$ 14.03	\$ 14.05	Bananas, 1 kg	\$ 2.08	\$ 1.63	\$ 1.78
Pork chops, 1 kg	\$ 16.74	\$ 9.85	\$ 10.08	Oranges, 1 kg	\$ 5.49	\$ 4.02	\$ 4.10
Chicken, 1 kg	\$ 11.56	\$ 6.72	\$ 6.93	Carrots, 1 kg	\$ 4.01	\$ 3.57	\$ 3.46
Bacon, 500 grams	\$ 11.13	\$ 7.26	\$ 7.10	Onions, 1 kg	\$ 3.38	\$ 5.53	\$ 5.47
Milk, 4 l	\$ 6.17	\$ 5.90	\$ 5.97	Potatoes, 4.54 kgs	\$ 15.96	\$ 7.61	\$ 7.55
Butter, 454 grams	\$ 6.94	\$ 6.23	\$ 6.25				

Source: Statistics Canada custom run and table 18-10-0245-01

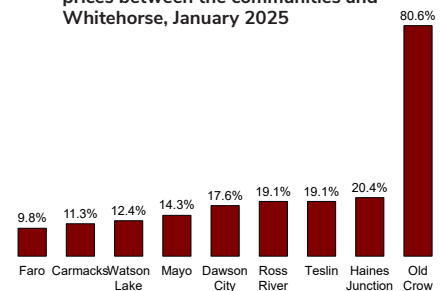
In January 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 28.3% higher than Alberta and 25.6% higher than British Columbia.

3.3 Community Spatial Price Index, January 2025 (Whitehorse = 100)

The Community Spatial Price Index is produced quarterly by the Yukon Bureau of Statistics and compares prices of regularly purchased items in Whitehorse to prices in other Yukon communities at a given point in time.

	Carmacks	Dawson City	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	111.3	117.6	109.8	120.4	114.3	180.6	119.1	112.4
Meat/fish/seafood	104.8	104.7	118.6	111.2	101.0	154.8	112.1	113.4
Dairy/eggs	103.5	118.8	113.8	140.5	111.3	172.9	117.5	117.0
Fruit/veg.	116.7	112.5	109.6	100.1	125.9	190.4	127.5	116.2
Bread/cereal	115.9	127.0	104.4	143.9	115.9	175.9	127.9	124.3
Other foods	112.5	126.7	110.1	127.1	117.1	209.6	132.2	127.3
Household operations	115.4	130.6	118.3	115.1	120.0	255.6	111.6	140.5
Health & personal care	126.3	128.8	103.3	132.5	126.2	150.4	109.0	124.8
Cigarettes	103.9	108.1	106.9	..	103.8	126.2	111.1	107.6
Gasoline/diesel	108.6	110.1	105.9	107.1	104.0	...	108.6	104.9
Home heating fuel	98.4	99.7	97.8	98.4	98.3	...	98.8	98.4

Weighted overall average difference in prices between the communities and Whitehorse, January 2025



Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale* sales



Source: Statistics Canada. Tables 20-10-0056-01 and 20-10-0074-01.

Yukon's preliminary retail sales in December 2024 decreased by \$4.5 million, or 4.8%, compared to December 2023; Canada's retail sales increased 3.7% over the same time period. On an annual basis Yukon's retail sales increased by \$13.6 million, or 1.2%, compared 2023; Canada's retail sales increased 1.3% over the same time period.

* Wholesale Sales data for Yukon has been unavailable since July 2022 due to residual suppression.

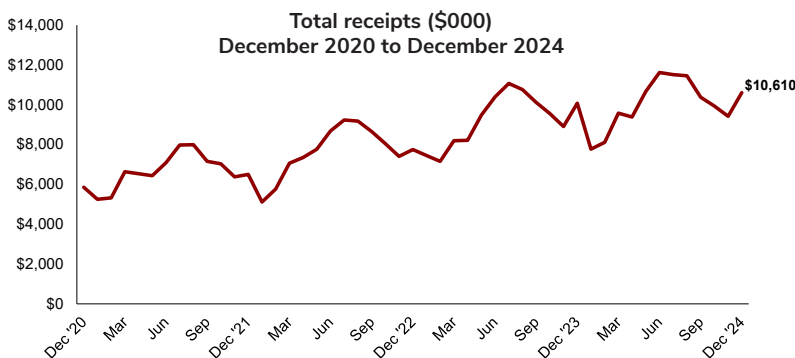
Yukon Retail Sales, 2023:
yukon.ca/yukon-retail-sales-2023

4.2 Retail sales, by industry classification*

	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$13,635 1.2%	\$12,064 6.4%	x ...	\$9,534 3.2%	\$370 0.9%	\$3,906 3.5%	-\$10,807 -21.3%	\$590 0.2%	x ...	\$2,642 3.0%
(\$000)										
2024 total	1,175,452	200,514	x	303,882	40,575	115,417	39,982	264,208	x	89,953
December (p)	90,059	10,633	x	27,198	3,678	11,516	2,784	17,005	x	9,035
November (r)	88,260	15,055	x	24,698	3,784	9,728	2,315	15,824	x	7,829
October	97,809	17,493	x	25,521	3,482	9,902	2,188	19,271	x	8,417
September	99,855	15,735	x	24,854	2,989	9,726	1,727	25,145	x	7,804
August	111,199	18,114	x	28,659	3,540	10,229	1,594	28,297	x	8,173
July	116,377	20,611	x	27,927	3,363	10,414	3,343	29,763	x	8,255
June	116,900	20,122	x	27,592	3,455	11,408	4,535	30,416	x	7,792
May	105,754	18,626	x	26,924	3,296	10,902	4,582	22,262	x	6,850
April	95,836	20,254	x	23,041	3,514	9,089	4,276	19,301	x	6,455
March	95,000	18,009	x	24,704	3,315	8,759	4,333	20,451	x	6,735
February	79,621	13,274	x	21,340	2,799	6,913	4,132	18,006	x	6,502
January	78,782	12,588	x	21,424	3,360	6,831	4,173	18,467	x	6,106
2023 total	1,161,817	188,450	x	294,348	40,205	111,511	50,789	263,618	x	87,311
December	94,605	12,810	x	26,300	4,181	11,212	4,670	18,764	x	8,713

*Please see table endnotes on page 12.
Source: Statistics Canada. Table 20-10-0056-01.

4.3 Food services and drinking places



Source: Statistics Canada. Table 21-10-0019-01.

Did you know?

Yukon's preliminary retail sales in 2024 increased 1.2% compared to 2023. This was the third-lowest annual percentage increase in Canada in 2024 following British Columbia (0.2%), and Ontario (0.8%).

Comparing December 2024 to December 2023, the total receipts for food services and drinking places in Yukon increased by \$531,000, or 5.3%; Canada's receipts increased by 2.4%.



5. Rental Units

The data on this page are from the Yukon Rent Survey which is conducted biannually in April and October since 2014. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes all types of buildings with rental units (displayed in table 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

5.1 Median rent, total units and vacancy rates*; for units in all types of buildings with rental units, Yukon, October 2024

	All types	Single detached house	Townhouse/ Row house	Duplex ¹	Triplex and fourplex	Condominium	Apartment building ²	Store-top (Commercial) ³	Mobile home	Cabin	Garden suite
Median rent											
All sizes	\$1,441	\$2,004	\$1,921	\$1,600	\$1,552	\$2,183	\$1,280	\$1,331	\$1,389	..	\$1,471 [†]
Bachelor	\$1,215	...	...	\$1,300	\$1,265	\$1,608	\$1,215	\$1,110	...	...	...
1 Bedroom	\$1,302	\$1,390	\$1,400	\$1,440	\$1,280	\$1,642	\$1,251	\$1,307	x	...	\$1,471 [†]
2 Bedrooms	\$1,550	\$2,054	\$1,650	\$1,700	\$1,639	\$2,400	\$1,441	\$1,903	\$1,498	...	...
3-4 Bedrooms	\$2,200	\$2,080	\$2,061	\$2,070	\$2,153	\$2,330	\$1,566	\$2,101 [†]	\$1,201	...	...
5+ Bedrooms	\$3,450	\$3,460	...	...	...	\$3,420 [†]
Total units											
All sizes ⁴	2,446	199	89	605	216	292	887	91	54	..	9 [†]
Bachelor	215	...	...	32	9	35	112	28	...	...	...
1 Bedroom	819	21	6	205	91	73	380	27	3 [†]	...	9 [†]
2 Bedrooms	868	50	40	176	74	73	388	33	35	...	...
3-4 Bedrooms	518	110	43	192	41	106	7	4 [†]	16	...	...
5+ Bedrooms	24	18	...	...	...	6 [†]
Vacancy rate											
All sizes	1.4%	0.0%	4.5%	2.3%	3.7%	1.0%	0.7%	1.1%	0.0%	..	0.0% [†]
Bachelor	0.5%	0.0%	...	0.0%	0.0%	0.0%	0.9%	0.0%	...	...	...
1 Bedroom	1.6%	0.0%	0.0%	3.4%	2.2%	0.0%	0.8%	0.0%	0.0% [†]	...	0.0% [†]
2 Bedrooms	1.8%	0.0%	7.5%	1.7%	8.1%	4.1%	0.3%	0.0%	0.0%	...	...
3-4 Bedrooms	1.2%	0.0%	2.3%	2.1%	0.0%	0.0%	0.0%	25.0% [†]	0.0%	...	...
5+ Bedrooms	0.0%	0.0%	...	...	...	0.0% [†]

x = suppressed. .. = no information available for October 2024 ... = not appropriate/ applicable.

¹ Use caution when analyzing data due to high variance or a small number of rental units within the category.

¹ Duplex includes single detached houses with a legal rental suite.

² Buildings with five or more rental units.

³ Store-top units are residential units in buildings which primarily contain commercial space.

⁴ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

5.2 Median rent and vacancy rates* for units in buildings with 3 or more rental units, Yukon communities, 2023-2024

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2024 average	\$1,302	1.4%	\$1,001	7.7%	\$1,321	4.3%
October	\$1,310	1.3%	\$1,024	7.7%	\$1,342	0.0%
April	\$1,294	1.5%	\$979	7.7%	\$1,300	8.7%
2023 average	\$1,242	1.1%	\$951	12.0%	\$1,290	2.2%
October	\$1,250	1.2%	\$974	7.7%	\$1,320	4.3%

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

5.3 Median rent and vacancy rates for units in buildings with 3 or more rental units, Whitehorse, 2020-2024



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2024: yukon.ca/yukon-rent-survey-october-2024



6. Real Estate

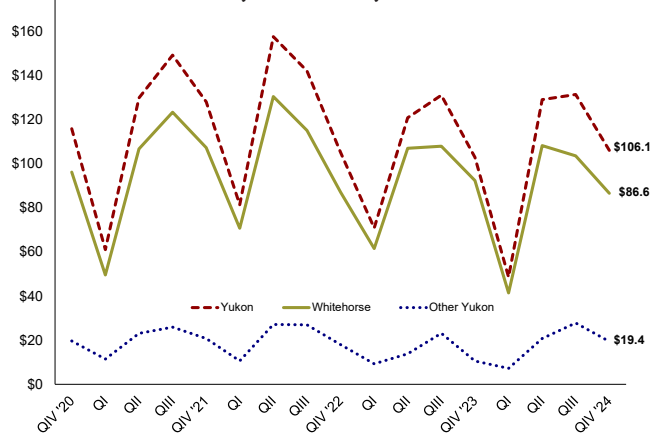
6.1 Number and value of real estate transactions*, Whitehorse

	Total*		Single-detached houses		Semi-detached houses		Row houses		Condominium apartments		Mobile homes	
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
Year-to-date change	-107	-28,973.2	1	8,548.1	-15	-6,466.1	7	7,253.3	-72	-24,027.0	x	x
	-14.1%	-7.9%	0.4%	5.3%	-31.3%	-26.1%	5.4%	12.5%	-46.2%	-37.3%	...	...
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
2024 total	652	339,871.1	255	171,251.2	33	18,269.8	136	65,418.9	84	40,305.6	x	x
Q4	146	86,618.1	59	38,814.9	8	4,064.0	45	21,780.6	15	9,178.4	8	2,942.0
Q3	176	103,576.5	95	65,030.5	13	7,378.9	36	17,742.8	20	9,148.0	3	1,184.9 ^E
Q2	246	108,249.1	75	51,037.8	9	5,293.9 ^E	34	16,424.0	27	11,937.6	6	2,053.0
Q1	84	41,427.4	26	16,368.0	3	1,532.9	21	9,471.6	22	10,041.6	x	x
2023 total	759	368,844.3	254	162,703.1	48	24,735.9	129	58,165.6	156	64,332.6	x	x
Q4	167	92,364.0	58	36,386.6	9	4,318.3	31	13,757.7	41	17,056.5	4	1,448.0 ^E

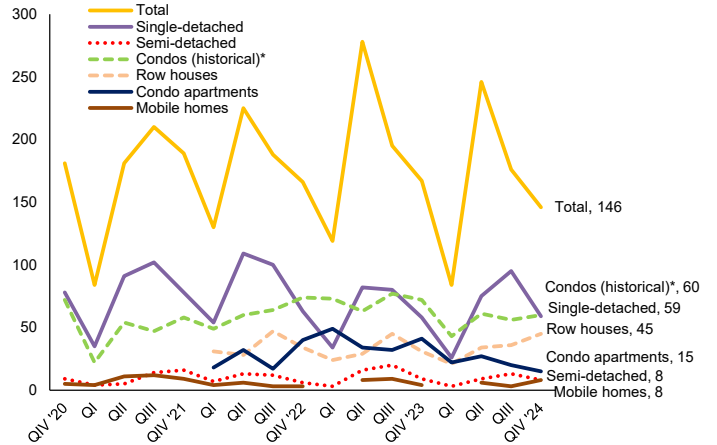
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics. E = use with caution

Yukon Real Estate Report, Fourth Quarter, 2024: yukon.ca/yukon-real-estate-report-q4-2024

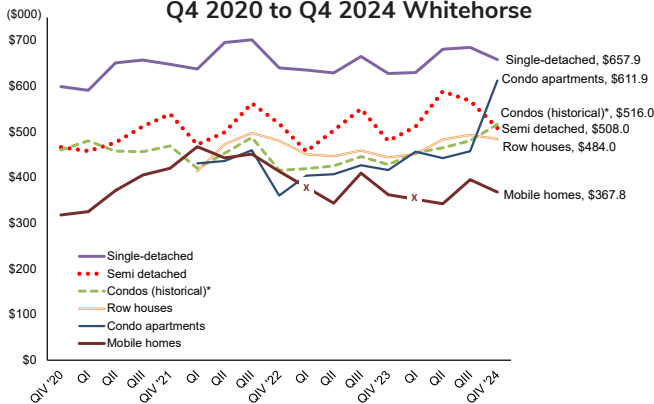
6.2 Value of real estate transactions
Q4 2020 to Q4 2024



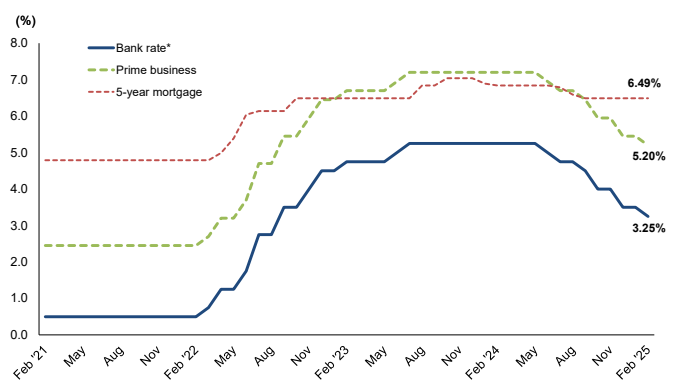
6.3 Number of residential transactions
Q4 2020 to Q4 2024 Whitehorse



6.4 Average residential sale prices
Q4 2020 to Q4 2024 Whitehorse



6.5 Selected interest rates*
February 2021 to February 2025



* Condos (historical) includes condo apartments and row houses. Source: Yukon Bureau of Statistics. X = suppressed

*Please see endnotes on page 12. Source: Statistics Canada. Table 10-10-0145-01.

In the fourth quarter of 2024, the total value of real estate transactions in Yukon was \$106.1 million: \$86.6 million in Whitehorse and \$19.4 million for the rest of Yukon. Comparing the fourth quarter of 2024 (\$106.1 million) to that of 2023 (\$102.9 million), the total value of Yukon's real estate transactions increased by \$3.1 million, or 3.0%.

Did you know?

In the fourth quarter of 2024, the total number of residential property transactions in Whitehorse was 135, a decrease of 8, or 5.6%, compared to the fourth quarter of 2023 (143). Conversely, row house sales increased by 45.2% over the same period.



7. Construction

7.1 Yukon building permits, number and construction value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date	53	22,897	42	4,603	0	0	2	1,006	9	17,288
change	106.0%	362.8%	93.3%	379.2%	...	...	...	...	180.0%	339.2%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2025										
February	60	4,244.1	53	3,690.5	0	0.0	1	505.7	6	48.0
January	43	24,963.1	34	2,126.9	0	0.0	1	500.0	8	22,336.1
2024 total	1,000	239,014.5	842	156,188.6	7	20.0	36	28,547.5	115	54,258.4
December	29	1,907.5	25	1,642.5	0	0.0	1	0.0	3	265.0
November	65	6,400.1	47	4,443.2	2	5.0	5	760.0	11	1,191.9
October	97	10,676.8	80	8,248.2	3	5.0	3	600.0	11	1,823.6
September	137	61,840.3	110	36,725.5	0	0.0	5	11,834.9	22	13,280.0
August	156	24,696.2	141	20,732.1	0	0.0	3	1,610.0	12	2,354.1
July	131	38,566.8	119	36,891.5	1	0.0	7	1,606.7	4	68.6
June	110	10,894.8	96	5,274.8	0	0.0	6	5,045.1	8	575.0
May	121	41,741.1	99	15,713.4	0	0.0	0	0.0	22	26,027.7
April	67	30,938.4	53	22,540.5	1	10.0	3	6,611.7	10	1,776.1
March	37	5,042.2	27	2,763.0	0	0.0	3	479.2	7	1,800.0
February	17	573.4	16	558.4	0	0.0	0	0.0	1	15.0

In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

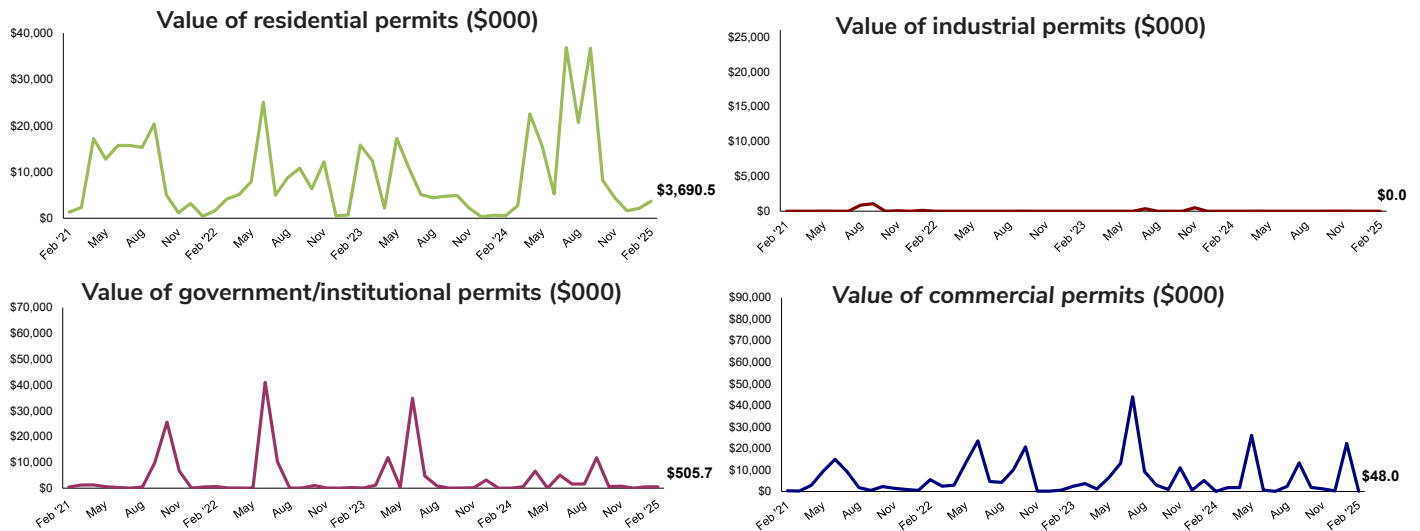
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

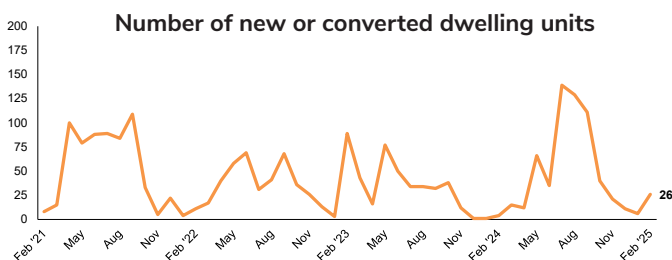
In January through February 2025, a total of 103 building permits were issued in Yukon, at a construction value of \$29.2 million. The construction value of permits increased by \$22.9 million, or 362.8%, compared to the total value of permits issued in January through February 2024. Of the total construction value of building permits issued in January through February 2025:

- 19.9% was for residential;
- 0.0% was for industrial;
- 3.4% was for government/institutional; and
- 76.6% was for commercial.

7.2 Construction value of building permits*, Yukon, February 2021 to February 2025



7.3 Number of new or converted dwelling units (zoned residential)*, Yukon, February 2021 to February 2025



Did you know?

During January and February 2025, of the 103 building permits issued in Yukon, 87, or 84.5%, were zoned residential.

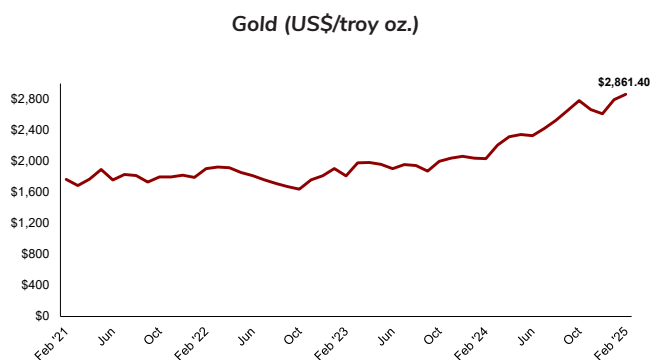
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

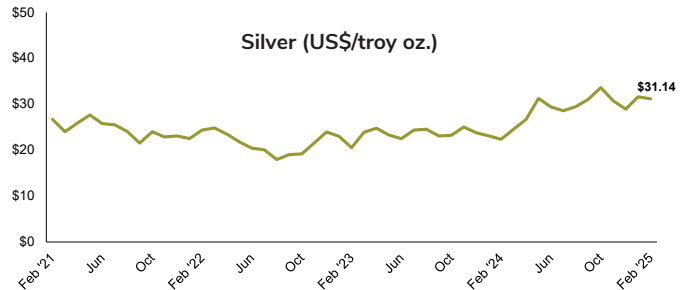
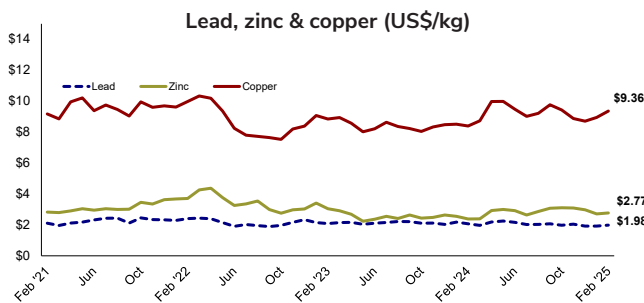


8. Resources

8.1 London metal commodity prices*, February 2021 to February 2025



	Feb '24	Feb '25	Feb '24 to Feb '25 change
US Dollars			
	(\$/troy oz)		
Gold	\$2,032.80	\$2,861.40	\$828.60
Silver	\$22.34	\$31.14	\$8.80
	(\$/kg)		
Lead	\$2.07	\$1.98	-\$0.09
Zinc	\$2.38	\$2.77	\$0.39
Copper	\$8.39	\$9.36	\$0.97
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,757.76	\$4,128.46	\$1,370.70
Silver	\$30.31	\$44.92	\$14.61
	(\$/kg)		
Lead	\$2.80	\$2.86	\$0.06
Zinc	\$3.23	\$3.99	\$0.76
Copper	\$11.38	\$13.51	\$2.13



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

Comparing February 2025 to February 2024, prices of Arctic Stove Oil decreased in all Yukon communities except Whitehorse — the largest percentage decrease was in Destruction Bay and Stewart Crossing (4.9%).

8.2 Regular self-serve gasoline

Average February 2025 Prices (cents per litre)

Watson Lake	181.7
Whitehorse	184.0
Jake's Corner	184.9
Mayo	184.9
Carmacks	189.9
Faro	189.9
Ross River	189.9
Teslin	189.9
Haines Junction	190.2
Burwash Landing	194.9
Pelly Crossing	194.9
Dawson City	196.8
Carcross	199.9
Destruction Bay	199.9
Stewart Crossing	199.9
Beaver Creek	219.9
Eagle Plains	234.5

8.3 Residential furnace oil

Average February 2025 Prices (cents per litre)

Carcross	158.9
Marsh Lake	158.9
Tagish	158.9
Carmacks	159.7
Haines Junction	159.7
Teslin	159.7
Burwash Landing	160.8
Destruction Bay	160.8
Pelly Crossing	161.0
Stewart Crossing	161.3
Faro	161.8
Ross River	162.4
Beaver Creek	162.9
Watson Lake	162.9
Mayo	165.7
Whitehorse	165.7
Dawson City	167.9

Yukon Fuel Price Survey, February 2025: yukon.ca/yukon-fuel-price-survey-february-2025



9. Transportation

9.1 Aircraft movements*, Whitehorse

Year-to-date change	-1,703 -4.5%
(no. of movements)	
2024 total	36,133
December	1,358
November	1,866
October (r)	2,004
September (r)	2,858
August	3,523
July (r)	4,265
June (r)	4,195
May	4,597
April (r)	4,984
March	2,710
February (r)	2,197
January (r)	1,576
2023 total	37,836
December	1,744

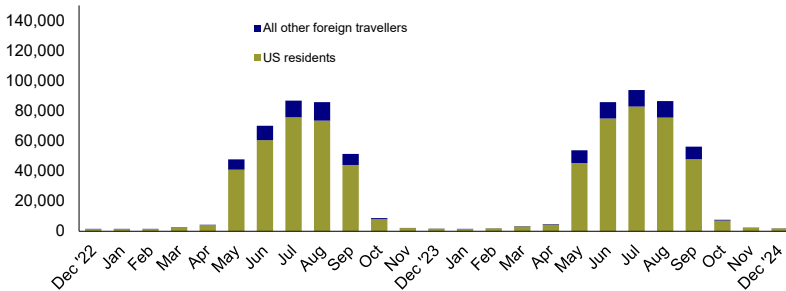
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

9.2 Travellers entering or returning through Yukon via Canada Border Services Agency (CBSA) ports of entry*

	Total	Canadians	US residents	Other foreign travellers
Year-to-date change	27,482 6.1%	-7,726 -8.6%	32,528 10.3%	2,680 5.6%
2024 total	481,505	81,616	349,055	50,834
December	3,127	1,156	1,902	69
November (r)	3,421	948	2,361	112
October	10,263	2,661	7,126	476
September	65,980	9,747	47,913	8,320
August	102,161	15,653	75,564	10,944
July	109,367	15,528	82,815	11,024
June	102,420	16,676	74,936	10,808
May	65,530	11,694	45,321	8,515
April	7,975	3,190	4,494	291
March	6,197	2,791	3,254	152
February	2,979	1,024	1,865	90
January	2,085	548	1,504	33
2023 total	454,023	89,342	316,527	48,154
December	2,750	1,030	1,671	49

Of the 3,127 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in December 2024:

- 40.3% entered through Fraser (Skagway, AK to Carcross);
- 40.1% entered through Beaver Creek; and
- 19.5% through Pleasant Camp (Haines, AK to Haines Junction);

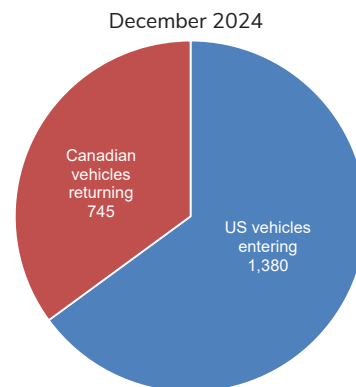


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

Comparing 2024 to 2023, the total number of travellers who entered Yukon through CBSA ports of entry increased by 27,482, or 6.1%. The total number of travellers in 2024 (481,505) was 4.7% lower than the annual total for 2019 (505,027), prior to the pandemic.

9.3 Number of vehicles entering or returning through Yukon via CBSA ports of entry*



*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0052-01.

Endnotes

1. Population

- 1.1 & 1.2 Population counts are as of the last day of given month. Due to rounding, the sum of columns may not equal total given.
- 1.2 Other includes communities such as Champagne, Elsa, Johnson's Crossing, Keno City, Stewart Crossing & Swift River. Whitehorse Area includes City of Whitehorse and surrounding area as well as the community of Marsh Lake.
- 1.3 Birth and death data represent events occurring within Yukon to Yukon residents only. Marriages include all marriages occurring within Yukon, regardless of a person's place of residence.
- 1.4 Migration estimates are based on both international and interprovincial movement into and out of Yukon, as well as returning emigrants, temporary emigrants and non-permanent residents.

2. Employment

- 2.1 Standard historic revisions to LFS data series (1987 to 2024) were announced by Statistics Canada on January 24, 2025, and the revised series were released between January 24 and January 28, 2025. Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. Monthly figures from Statistics Canada's Labour Force Survey are three-month moving averages based on 92% coverage and are seasonally adjusted, which refers to the technique of adjusting raw figures to remove seasonal movements; however, annual figures are unadjusted.
- 2.2 Yukon, Northwest Territories and Nunavut are not included in the Canadian unemployment rate.
- 2.3 Public Employees are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Indigenous government level; a government service or agency; a Crown corporation; or a funded establishment such as schools (including colleges/universities), hospitals and public libraries. Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. All monthly Yukon figures from the Labour Force Survey are three-month moving averages based on 92% coverage.
- 2.4 & 2.5 Unclassified businesses' employees are excluded, as well as those enterprises primarily involved in agriculture, fishing and trapping, private household services, religious organizations, and military personnel of defence services.
- 2.6 All types includes people receiving regular, work-sharing, fishing, and special benefits. Regular benefits include people receiving regular income support benefits, whether or not they are participating in one of three employment benefit programs, namely Skills Development Program, Job Creation Partnerships Program, and Self-employment Program. Special benefits includes people receiving sickness, maternity, parental, and compassionate care benefits.
- 2.7 A value of "0" represents one of the following: 1) value is actually zero; 2) value may be rounded to zero; or 3) value is more than zero but is suppressed for confidentiality reasons. Communities are displayed by census subdivisions. For some communities, census subdivision boundaries may not align with municipal boundaries.

3. Consumer Prices

- 3.1 & 3.2 The Consumer Price Index (CPI) measures price changes over time but should not be used to compare costs between provinces and cities.

4. Trade

- 4.2 Total includes additional North American Industry Classifications (NAICS) data including: Furniture and Home Furnishings Stores; Electronics and Appliance Stores; Building Material and Garden Equipment and Supplies Dealers; Food and Beverage Stores; Clothing and Clothing Accessory Stores; Sporting Goods, Hobby, Book and Music Stores and General Merchandise Stores.

5. Rental Units

- 5.1, 5.2 & 5.3 These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and December. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes buildings with 1 or more rental units (displayed in 5.1), Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

6. Real Estate

- 6.1 Total includes residential lots and multiple-residential sales, which are generally too low to release due to confidentiality requirements, and non-residential sales (commercial and industrial properties). For further explanation, contact Yukon Bureau of Statistics.
- 6.1, 6.3 & 6.4 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 (whether they are part of a condominium corporation or not) and Condominium apartments.
- 6.3 Total includes residential lots and multiple-residential sales, but excludes non-residential sales (commercial and industrial properties).
- 6.5 All figures are from the last Wednesday of the month. The 5-year conventional mortgage is the most typical of those offered by major chartered banks.

7. Construction

- 7.1 Rounded data may not sum to totals.
- 7.1, 7.2 & 7.3 Yukon totals, beginning with January 2013, are calculated by Yukon Bureau of Statistics, based on building permit data received from Yukon Community Services and City of Whitehorse. Yukon data prior to January 2013 is exclusively from Yukon Community Services.
- 7.3 Does not include new or converted dwelling units in commercial or industrial properties.

8. Resources

- 8.1 Prices of gold and silver are a.m. fix prices at month-end. Prices of lead, zinc and copper are London Metal Exchange "cash seller" prices at month-end.

9. Transportation

- 9.1 As of July 2018, all aircraft movement figures are sourced from Statistics Canada.
- 9.2 This table includes persons entering Yukon by land, air, train and water at Canada Border Services Agency (CBSA) ports of entry. It does not include: immigrants and former residents; non-resident crews; and Canadian crews. Although there is no permanent CBSA land port of entry in Dawson City, special annual international events between Yukon and Alaska, namely Yukon Quest and Trek Over the Top, require participants to cross the border by land. For border crossing purposes, participants in Yukon Quest are counted as pedestrians while participants in Trek Over the Top are counted as crossings by automobile.

Symbols & Abbreviations

..	not available	Q1	January 1 to March 31
...	not appropriate/applicable	Q2	April 1 to June 30
x	suppressed for confidentiality	Q3	July 1 to September 30
F	too unreliable to be published	Q4	October 1 to December 31
(p)	preliminary	(USD)	US dollars
(r)	revised		

Next release: April 11, 2025

