



Yukon Rent Survey Comparison of Average and Median Rent April 2016 to April 2026

This publication is a comparison of average and median rent data in Whitehorse, Watson Lake and Dawson for April 2016 through April 2026. **Data for prior periods are available upon request.** These statistics are derived from the Yukon Rent Survey, which is conducted on a semi-annual basis in April and October. 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 survey includes buildings with 1 or more rental units, (yukon.ca/en/yukon-rent-survey-april-2026), Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons. The tables below display these data.

Average Rent refers to the sum of rents of all units divided by the total number of units. **Median Rent** refers to the rent at the middle of the range with one-half of the rents being above the median (higher) and the other half below the median (lower).

Whitehorse

	All Sizes		Bachelor Suites		1-Bedroom		2-Bedroom		3+ Bedroom	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Apr-26	1,546	1,388	1,300	1,292	1,335	1,310	1,693	1,586	2,228	2,203
Oct-25	1,518	1,364	1,258	1,288	1,303	1,310	1,663	1,551	2,218	2,188
Apr-25	1,451	1,340	1,224	1,220	1,285	1,290	1,555	1,499	2,165	2,131
Oct-24	1,432	1,310	1,204	1,215	1,260	1,270	1,527	1,465	2,154	2,128
Apr-24	1,392	1,294	1,179	1,156	1,226	1,256	1,488	1,458	2,154	2,109
Oct-23	1,359	1,250	1,143	1,126	1,190	1,191	1,442	1,399	2,117	2,108
Apr-23	1,332	1,234	1,123	1,078	1,175	1,178	1,424	1,377	2,074	2,020
Oct-22	1,303	1,200	1,070	1,005	1,130	1,100	1,410	1,355	2,005	1,850
Apr-22	1,270	1,150	1,004	1,000	1,110	1,061	1,385	1,354	1,893	1,800
Oct-21	1,218	1,100	930	925	1,084	1,061	1,326	1,283	1,839	1,750
Apr-21	1,192	1,071	917	850	1,055	1,025	1,296	1,250	1,793	1,740
Oct-20	1,148	1,050	854	825	1,027	1,000	1,248	1,200	1,656	1,600
Apr-20	1,120	1,000	863	845	1,003	1,000	1,227	1,200	1,612	1,600
Oct-19	1,105	1,000	841	834	992	980	1,210	1,198	1,577	1,512
Apr-19	1,078	1,000	805	750	982	969	1,161	1,111	1,534	1,512
Oct-18	1,036	980	784	750	968	950	1,096	1,049	1,547	1,500
Apr-18	1,013	950	783	750	955	950	1,074	1,017	1,532	1,600
Oct-17	1,005	950	757	750	948	950	1,063	1,034	1,536	1,500
Apr-17	1,005	950	748	750	941	950	1,075	1,050	1,484	1,500
Oct-16	997	950	749	750	921	915	1,083	1,021	1,462	1,500
Apr-16	990	950	746	775	925	925	1,053	1,000	1,397	1,400

Dawson¹

	All Sizes		Bachelor Suites		1-Bedroom		2-Bedroom	
	Average	Median	Average	Median	Average	Median	Average	Median
Apr-26	1,467	1,400	1,224 †	1,224 †	1,417	1,400	1,610	1,610
Oct-25	1,452	1,400	1,224 †	1,224 †	1,415	1,400	1,570	1,570
Apr-25	1,431	1,385	1,224 †	1,224 †	1,377	1,340	1,570	1,570
Oct-24	1,411	1,342	1,194 †	1,194 †	1,348	1,307	1,568	1,568
Apr-24	1,385	1,300	x	x	1,305	1,300	1,565	1,565
Oct-23	1,359	1,320	1,129 †	1,129 †	1,302	1,266	1,507	1,507
Apr-23	1,324	1,260	1,123 †	1,123 †	1,277	1,260	1,450	1,450
Oct-22	1,267	1,200	1,084	1,120	1,227	1,200	1,450	1,450
Apr-22	1,229	1,200	973	1,000	1,203	1,200	1,450	1,450
Oct-21	1,206	1,200	973	1,000	1,145	1,200	1,450	1,450
Apr-21	1,121	1,000	860	850	1,048	1,000	1,400	1,400
Oct-20	990	1,000	933	1,000	1,028	1,000	...	...
Apr-20	987	1,000	x	x	1,015	1,000	...	...
Oct-19	930	900	833	850	994	1,000	...	...
Apr-19	930	900	833	850	994	1,000	...	...
Oct-18	930	900	833	850	994	1,000	...	...
Apr-18	863	850	767	750	928	900	...	...
Oct-17	808	825	758	750	858	850	...	...
Apr-17	1,033	850	1,143	750	857	850	...	...
Oct-16	767	775	717	700	817	800	...	...
Apr-16	767	800	733	700	817	800	...	...
Oct-15	700	700	650	600	750	700	...	...
Apr-15	707	700	678	600	750	700	...	...

x = Suppressed.

... = Not applicable.

† = Use caution when analysing data due to high variance or a small number of responding units within the category.

¹Data is not available for Dawson 3-bedroom units due to small numbers in survey.

Watson Lake

	All Sizes		Bachelor Suites		1-Bedroom		2-Bedroom		3+ Bedroom	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Apr-26	1,275	1,177	x	x	1,112	1,100	1,177 †	1,177 †	2,036 †	2,036 †
Oct-25	1,241	1,129	x	x	1,074	1,060	1,138 †	1,138 †	2,022 †	2,022
Apr-25	1,223	1,088	x	x	1,072	1,060	1,088 †	1,088 †	2,022 †	2,022 †
Oct-24	1,161	1,024	x	x	1,018	1,005	1,024 †	1,024 †	2,002 †	2,002 †
Apr-24	1,136	979	x	x	1,017	950	979 †	979 †	1,952 †	1,952 †
Oct-23	1,108	974	x	x	967	932	974 †	974 †	1,947 †	1,947 †
Apr-23	1,002	928	x	x	938	928	919 †	919 †	x	x
Oct-22	966	884	x	x	927	881	884 †	884 †	x	x
Apr-22	907	884	x	x	836	825	884 †	884 †	x	x
Oct-21	879	884	x	x	825	825	884 †	884 †	x	x
Apr-21	909	880	x	x	599	528	1,020	880	1,358 †	1,300 †
Oct-20	836	800	x	x	545	528	967	800	1,233 †	1,300 †
Apr-20	740	735	x	x	558	495	800 †	800 †	x	x
Oct-19	822	800	x	x	630	523	800 †	800 †	x	x
Apr-19	750	700	x	x	617	600	763 †	763 †	x	x
Oct-18	655	675	583 †	575 †	523	600	675	675	x	x
Apr-18	772	775	x	x	766	875	675 †	675 †	x	x
Oct-17	836	875	x	x	837	875	700 †	700 †	x	x
Apr-17	763	775	x	x	753	825	675 †	675 †	x	x
Oct-16	761	775	x	x	753	825	675 †	675 †	x	x
Apr-16	776	775	675 †	675 †	638	738	830	875	x	x

x = Suppressed.

† = Use caution when analysing data due to high variance or a small number of responding units within the category.

September 2026