



Yukon Monthly Statistical Review August 2026

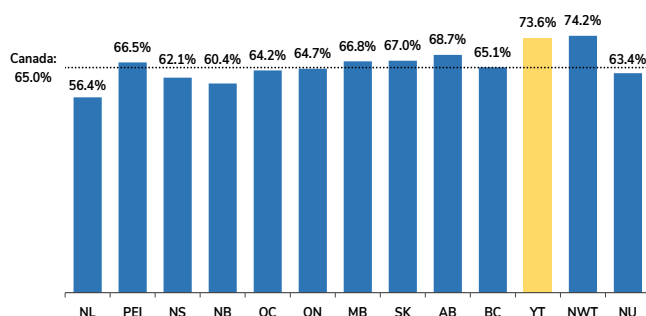
Highlights:

- In August 2026, Yukon's employment rate (69.8%) was the highest in Canada and 9.0 percentage points above the national rate (60.8%).
- The average price of regular self-serve gasoline in August 2026 in Whitehorse was 194.8 cents per litre; an increase of 33.5 cents per litre, or 20.8%, compared to the average price in August 2025 (161.3¢).
- Yukon's preliminary retail sales in June 2026 increased by \$9.3 million, or 8.5%, compared to June 2025; Canada's retail sales increased 7.2% over the same period.

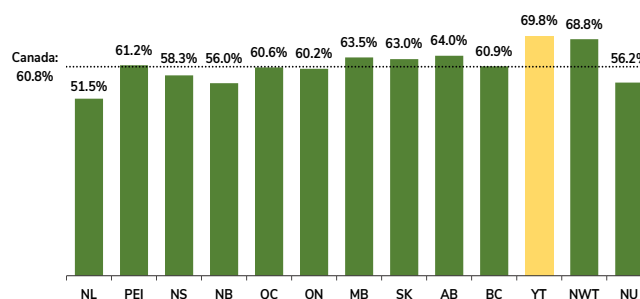
New publication this month: Yukon Employment Report, August 2026

Comparisons with Canada, provinces and territories

Participation rate¹, August 2026



Employment rate, August 2026



The participation rate¹ measures the percentage of the population aged 15 years and over, which is working or actively looking for work. In August 2026, Yukon's participation rate (73.6%) was the second highest in Canada and 8.6 percentage points above the national average (65.0%).

Yukon's August 2026 employment rate (the percentage of the population aged 15 years and over, which is employed) was 69.8%, the highest in Canada, and 9.0 percentage points above the national average (60.8%).

Yukon Employment, August 2026: yukon.ca/yukon-employment-august-2026

New from Yukon Bureau of Statistics:

- Yukon Fuel Price Survey, August 2026: yukon.ca/yukon-fuel-price-survey-august-2026

New from Statistics Canada:

- Analysis of residential properties and homeowners in high flood hazard areas, 2022: www150.statcan.gc.ca/pub/46-28-0001/2026001/article/pdf

Interested in
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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*, Mar 31, 2026

	Total	Males	Females
0-4	2,305	1,197	1,108
5-9	2,561	1,267	1,294
10-14	2,633	1,390	1,243
15-19	2,465	1,292	1,173
20-24	2,801	1,507	1,294
25-29	3,707	1,860	1,847
30-34	4,203	2,056	2,147
35-39	4,504	2,186	2,318
40-44	4,014	1,991	2,023
45-49	3,228	1,612	1,616
50-54	2,913	1,403	1,510
55-59	2,609	1,351	1,258
60-64	2,881	1,417	1,464
65-69	2,722	1,396	1,326
70-74	2,185	1,128	1,057
75+	2,722	1,392	1,330
Total	48,453	24,445	24,008

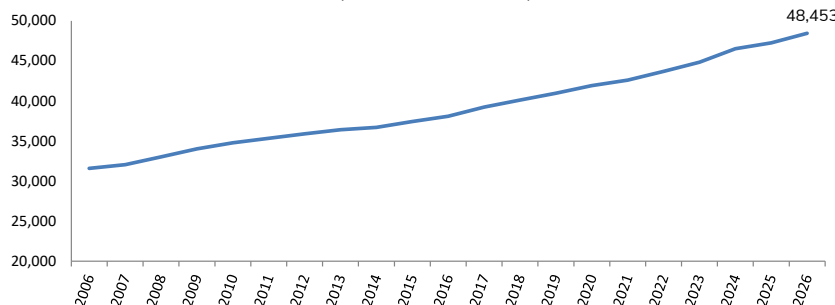
1.2 Population by community*

	Mar 31 2025	Dec 31 2025	Mar 31 2026
Beaver Creek	107	99	100
Burwash Landing	119	116	117
Carcross	489	506	509
Carmacks	600	607	612
Dawson City	2,406	2,409	2,427
Destruction Bay	63	50	53
Faro	433	441	440
Haines Junction	1,045	1,069	1,072
Johnson's Crossing	51	54	52
Mayo	457	475	480
Mendenhall	140	154	153
Old Crow	249	252	256
Pelly Crossing	392	388	389
Ross River	394	393	395
Tagish	413	417	414
Teslin	494	509	517
Watson Lake	1,466	1,480	1,495
Whitehorse Area¹	37,862	38,637	38,897
Other*	76	79	75
Yukon	47,256	48,135	48,453

1.3 Vital statistics*

		Births	Deaths	Marriages
Year-to-date changes		-1 -0.4%	-2 -1.2%	10 8.8%
2026				
July	(p)	36	23	44
June	(r)	33	20	35
May		42	31	11
April		39	19	6
March		36	31	13
February		29	20	5
January		44	19	9
2025 total	(r)	431	288	201
December		27	30	13
November		27	23	2
October		39	23	10
September	(r)	41	26	16
August		37	21	47
July		37	21	40

Yukon monthly population,
March 31, 2005 to March 31, 2025



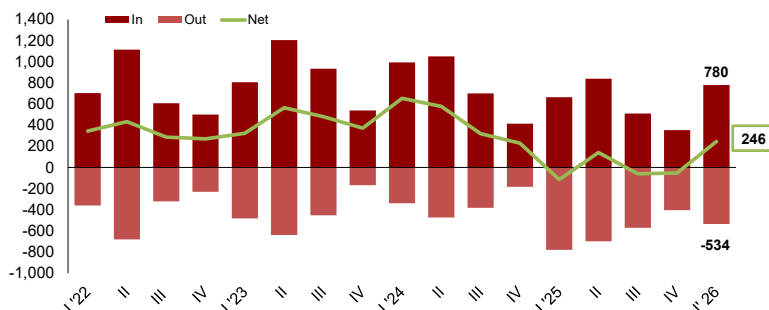
¹ Marsh Lake is included in Whitehorse Area.
Source: Yukon Bureau of Statistics.

Did you know?

In the first seven months (January to July) of 2026, there were 259 births in Yukon, a decrease of 1, or 0.4%, compared to the same period in 2025 (260).

Population Report, First Quarter, 2026:
yukon.ca/population-report-q1-2026

1.4 Migration estimates*



Source: Statistics Canada. Tables 17-10-0020-01 and 17-10-0040-01.

*Please see table endnotes on page 12.

Preliminary estimates of Statistics Canada show that in the first quarter of 2026, Yukon gained 246 people through net migration — 279 were gained through interprovincial migration and 33 were lost through international migration.

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

- British Columbia (+135);
- Quebec (+67);
- Ontario (+32);
- Alberta (+28);
- Northwest Territories (+21);
- Nova Scotia (+11);
- Saskatchewan (+5); and
- Nunavut (+4); and

Conversely, **net losses** were from:

- Prince Edward Island (-12);
- New Brunswick (-7); and
- Manitoba (-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
2026						
August	28,500	27,000	1,500	5.3%	73.6%	69.8%
July	28,700	26,800	1,900	6.6%	74.5%	69.6%
June	28,800	26,800	2,100	7.3%	75.4%	70.2%
May	28,500	26,700	1,800	6.3%	75.0%	70.3%
April	28,500	27,000	1,500	5.3%	75.2%	71.2%
March	28,300	27,200	1,100	3.9%	75.1%	72.1%
February	28,000	26,900	1,100	3.9%	74.5%	71.5%
January	27,900	26,900	1,000	3.6%	74.4%	71.7%
2025	28,300	27,100	1,200	4.2%	76.1%	72.8%
December	27,900	26,700	1,200	4.3%	74.4%	71.2%
November	28,200	27,000	1,200	4.3%	75.4%	72.2%
October	28,400	27,000	1,300	4.6%	75.9%	72.2%
September	28,400	27,300	1,200	4.2%	76.1%	73.2%
August	28,300	27,100	1,200	4.2%	76.1%	72.8%

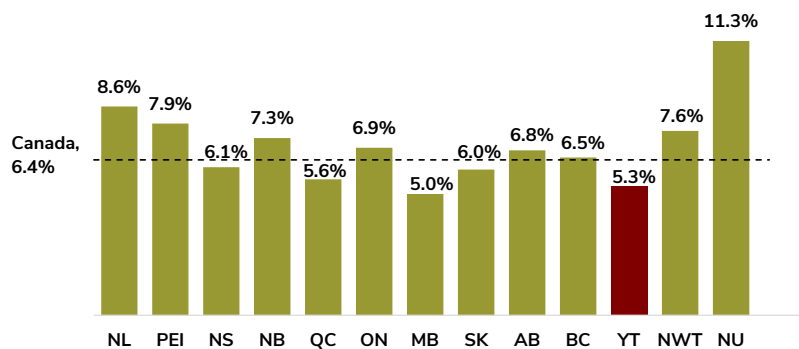
Yukon Employment, August 2026: yukon.ca/yukon-employment-august-2026

Yukon Employment Annual Review, 2025: yukon.ca/yukon-employment-annual-review-2025

Yukon Employment Historical Data, 2016 to 2025: yukon.ca/yukon-employment-historical-data-2016-2025

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

2.2 Unemployment rates*, August 2026 (seasonally adjusted)



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

Did you know?

In August 2026, Yukon's employment rate (69.8%) was the highest in Canada and 9.0 percentage points above the national rate (60.8%).

2.3 Employment, by class of worker* and sector (not seasonally adjusted)

	Total employed	Public sector employees	Private sector employees	Self-employed	Goods-producing	Services-producing
2026						
August	27,900	13,300	12,100	2,500	3,800	24,100
July	27,500	13,100	11,600	2,800	3,600	23,900
June	26,800	12,800	11,200	2,800	3,500	23,400
May	26,200	12,000	11,500	2,700	3,300	22,900
April	26,300	12,300	11,200	2,800	3,000	23,300
March	26,400	12,700	10,700	3,000	3,200	23,300
February	26,500	12,900	10,400	3,100	3,200	23,300
January	26,600	12,500	10,900	3,100	3,500	23,100
2025 annual	27,100	12,200	11,700	3,100	3,500	23,600
December	26,500	12,300	11,200	3,000	3,500	23,000
November	27,000	12,500	11,700	2,800	3,400	23,500
October	27,300	12,300	12,100	3,000	3,500	23,800
September	28,100	12,400	12,400	3,200	3,700	24,400
August	27,900	12,300	12,100	3,400	4,100	23,800

Source: Statistics Canada. Custom data table.

Comparing August 2026 to July 2026, employment in the services-producing sector (24,100) increased by 200, or 0.8%. Employment in the goods-producing sector (3,800) increased by 200, or 5.6%.

In August 2026, of the 27,900¹ employed in Yukon, 13,300, or 47.7%, were working in the public sector. Of the 14,600 workers in the private sector, 2,500, or 17.1%, were self-employed.

¹ Not seasonally adjusted.

Note: Public sector 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.

*Please see table endnotes on page 12.



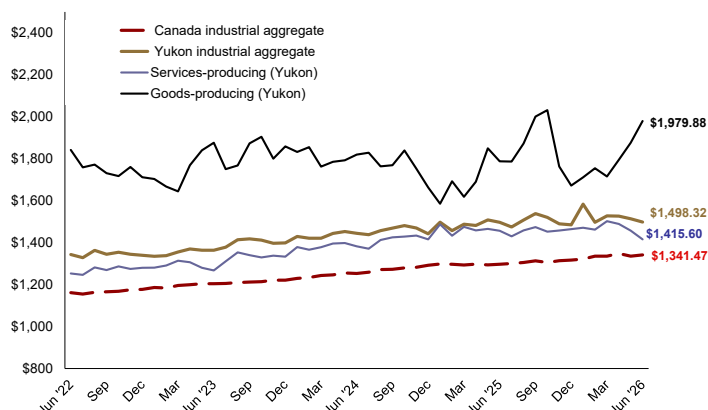
2. Employment (cont'd)

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 changes	\$20.76 1.4%	\$126.35 8.0%	-\$67.87 -7.0%	-\$127.32 -8.6%	F ..	\$110.62 12.5%	\$62.63 4.6%	-\$18.21 -2.7%	F ..	\$23.25 1.3%
(\$)										
2026										
June (p)	1,498.32	1,744.12	932.00	1,435.44	1,855.89	1,008.43	1,396.84	663.90	1,264.73	1,783.96
May (r)	1,513.61	1,642.08	916.55	1,369.97	1,792.24	1,014.99	1,440.78	683.60	1,232.06	1,767.31
April	1,526.50	1,832.93	944.49	1,331.15	1,825.46	980.84	1,493.32	670.62	1,196.64	1,835.50
March	1,527.55	1,711.23	906.39	1,344.71	1,919.08	1,057.67	1,366.58	662.26	1,322.20	1,879.31
February	1,496.98	1,695.65	859.65	1,238.35	1,787.16	976.19	1,417.50	676.40	1,288.89	1,816.46
January	1,491.66	1,616.49	859.51	1,392.12	1,717.38	947.08	1,409.18	601.46	1,135.47	1,847.53
2025 annual	1,496.14	1,640.05	934.71	1,454.77	F	902.42	1,375.85	710.95	F	1,818.95
December	1,484.89	1,542.26	906.68	1,255.97	1,780.70	922.16	1,330.86	677.28	1,311.94	1,838.15
November	1,489.78	1,648.74	887.97	1,459.78	1,513.71	807.49	1,390.04	662.96	1,300.29	1,812.70
October	1,520.55	1,881.55	879.95	1,365.80	1,704.64	875.73	1,408.55	794.66	1,294.51	1,805.94
September	1,538.64	1,755.34	903.63	1,492.34	1,757.60	953.75	1,416.34	772.76	1,155.97	1,857.87
August	1,508.05	1,680.97	901.46	1,552.84	1,712.86	951.98	1,402.18	775.14	1,247.67	1,853.37
July	1,474.78	1,605.21	919.09	1,424.43	1,657.46	948.82	1,408.90	715.46	1,266.92	1,867.83
June	1,496.72	1,595.48	955.93	1,533.70	F	916.12	1,375.28	669.30	1,179.43	1,804.46

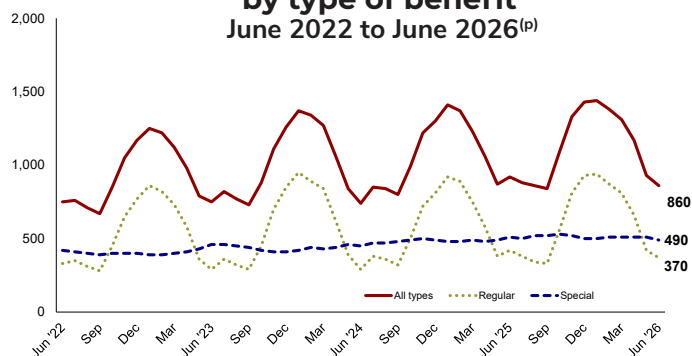
¹Excludes self-employed. Source: Statistics Canada. Table 14-10-0203-01 (monthly) and 14-10-0204-01 (annual).

2.5 Average weekly earnings including overtime*, Yukon and Canada June 2022 to June 2026^(p)



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

2.6 Employment Insurance beneficiaries by type of benefit* June 2022 to June 2026^(p)



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

*Please see table endnotes on page 12.

Survey of Employment, Payroll & Hours, 2025:
yukon.ca/survey-employment-payrolls-and-hours-2025

Did you know?

Comparing June 2026 to June 2025, Yukon's average weekly earnings increased by \$1.60, or 0.1%, which was the second lowest percentage increase among all provinces and territories.

The national average weekly earnings increased by \$44.60, or 3.4%, during this period.

2.7 Employment Insurance* beneficiaries, by community¹

	Jun 2025	May ^(p) 2026	Jun ^(p) 2026
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	20	10	10
Dawson City	60	60	40
Faro	10	10	10
Haines Junction	20	30	30
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	0	0
Pelly Crossing	10	10	10
Ross River	10	20	10
Tagish	10	10	10
Watson Lake	30	30	20
Whitehorse	710	710	670
Yukon Total	920	930	860

¹Community is defined by census subdivision.
Source: Statistics Canada, Custom data table.



3. Consumer Prices

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

In July 2026, on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse¹ increased 5.5%; for Canada, the CPI increased 3.0%.

Main contributors to the **increase** in Whitehorse CPI were the prices of:

- Inter-city transportation;
- Travel tours; and
- Electricity.

Some of these increases were offset by **decreases** in the prices of:

- Telephone services;
- Household appliances; and
- Home entertainment equipment, parts and services.

On a **month-to-month** basis, comparing July 2026 to June 2026, the CPI for Whitehorse¹ increased by 0.6%.

Contributors to the increase were the prices of:

- Inter-city transportation
- Travel tours; and
- Furniture.

¹ Figures for Yukon are not available.

	Index			% Change	
	Jul 2025	Jun 2026	Jul 2026	Jun '26 to Jul '26	Jul '25 to Jul '26
All-items	165.3	173.3	174.4	0.6	5.5
Food	168.7	174.6	175.0	0.2	3.7
Shelter	224.0	236.9	237.1	0.1	5.8
Household operations, furnishings & equipment	115.7	116.4	117.4	0.9	1.5
Clothing & footwear	108.7	115.1	114.4	-0.6	5.2
Transportation	176.0	185.4	190.4	2.7	8.2
Health & personal care	156.9	160.2	160.2	0.0	2.1
Recreation, education & reading	118.3	129.9	130.1	0.2	10.0
Alcoholic beverages, tobacco products and recreational cannabis	198.8	195.4	195.9	0.3	-1.5
Special aggregates					
Energy	249.6	295.1	291.7	-1.2	16.9
All-items excluding energy	159.1	165.4	166.6	0.7	4.7

Source: Statistics Canada. Table 18-10-0004-01.

Annual average change in CPI

	Whitehorse	Canada
2025	3.2%	2.1%
2024	2.0%	2.4%
2023	4.9%	3.9%
2022	6.8%	6.8%
2021	3.3%	3.4%

Consumer Price Index, 2025: yukon.ca/consumer-price-index-2025

3.2 Monthly average retail prices for selected food products, Whitehorse, British Columbia and Alberta, July 2026

Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 50.55	\$ 43.02	\$ 43.24
Stewing beef, 1 kg	\$ 29.33	\$ 26.83	\$ 26.67
Ground beef, 1 kg	\$ 21.18	\$ 17.81	\$ 17.71
Pork chops, 1 kg	\$ 19.03	\$ 9.78	\$ 9.98
Chicken, 1 kg	\$ 12.10	\$ 8.34	\$ 9.07
Bacon, 500 grams	\$ 8.10	\$ 7.10	\$ 6.96
Milk, 4 l	\$ 6.17	\$ 6.23	\$ 6.68
Butter, 454 grams	\$ 6.60	\$ 6.12	\$ 6.10

Selected food product	Whitehorse, YT	British Columbia	Alberta
Eggs, 1 dozen	\$ 4.17	\$ 5.75	\$ 5.20
Apples, 1 kg	\$ 7.36	\$ 6.87	\$ 6.97
Bananas, 1 kg	\$ 1.95	\$ 1.83	\$ 2.07
Oranges, 1 kg	\$ 6.19	\$ 4.55	\$ 4.63
Carrots, 1 kg	\$ 4.40	\$ 3.82	\$ 3.96
Onions, 1 kg	\$ 3.18	\$ 5.60	\$ 5.59
Potatoes, 4.54 kgs	\$ 16.30	\$ 7.87	\$ 8.01

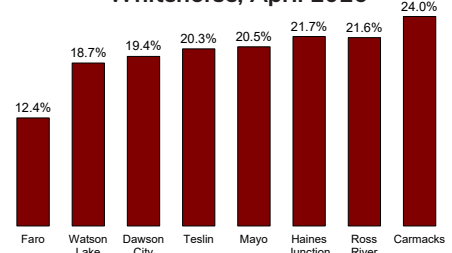
In July 2026, the prices of the selected food products in Whitehorse were on average 21.7% higher than British Columbia and 20.7% higher than Alberta.

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

3.3 Community Spatial Price Index, April 2026 (Whitehorse = 100)

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	124.0	119.4	112.4	121.7	120.5	..	121.6	120.3	118.7
Meat/fish/seafood	118.3	113.9	108.7	110.7	120.6	..	108.8	121.2	114.7
Dairy/eggs	118.5	117.9	116.3	134.7	115.2	..	114.3	120.0	118.1
Fruit/veg.	129.4	117.6	114.2	106.1	105.4	..	124.3	121.8	123.4
Bread/cereal	129.9	122.0	113.2	158.7	124.4	..	147.0	115.4	129.3
Other foods	144.7	132.8	117.8	140.7	133.0	..	136.2	141.7	137.5
Household operations	127.7	138.2	122.2	131.3	130.7	..	141.9	126.7	125.6
Health & personal care	133.3	117.7	108.8	108.9	154.5	..	112.6	117.4	116.9
Cigarettes	105.2	113.3	107.8	..	108.2	..	113.0	113.0	101.9
Gasoline/diesel	106.1	107.9	105.6	104.0	106.3	..	106.1	101.2	99.3
Home heating fuel	101.1	103.1	103.2	99.6	100.6	..	103.4	101.1	101.1

Weighted overall average difference in prices between the communities and Whitehorse, April 2026



Note: The Community Spatial Price Index (CSPI) is produced quarterly by 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. Changes in the number and/or pricing structure of stores selling applicable products in Whitehorse will affect indices for communities in a given reporting period. CSPI data are not recommended for time series analysis.

Source: Yukon Bureau of Statistics.

*Please see table endnotes on page 12.



4. Trade

4.1 Retail and wholesale¹ sales



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

Yukon's preliminary retail sales in June 2026 increased by \$9.3 million, or 8.5%, compared to June 2025; Canada's retail sales increased 7.2% over the same period.

On a year-to-date basis (January-June), Yukon's retail sales increased by \$36.1 million, or 6.3%, compared to the same period in 2025; Canada's retail sales increased 4.1% over the same period.

Yukon Retail Sales, 2025:
yukon.ca/yukon-retail-sales-2025

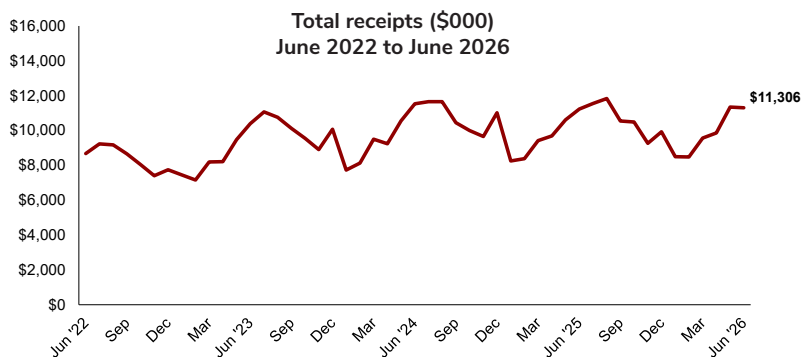
¹ Wholesale sales data for Yukon was unavailable from July 2022 to October 2024 due to residual suppression. From January 2025, wholesale sales reported here exclude Petroleum, petroleum products, and other hydrocarbons; and exclude Oilseed and grain.

4.2 Retail sales by industry classification*

t		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 changes		\$36,140 6.3%	\$3,679 3.5%	x ...	\$3,447 2.3%	-\$2,345 -11.8%	\$6,058 11.6%	\$5,558 22.4%	x ...	x ...	\$2,635 6.3%
(\$'000)											
2026											
June	(p)	119,539	19,767	x	28,615	2,780	12,970	5,376	25,560	x	8,515
May	(r)	117,657	21,534	x	28,207	3,352	12,393	5,245	25,865	x	7,923
April		101,657	21,008	x	25,329	2,975	9,318	5,326	22,211	x	7,294
March		105,721	17,830	x	24,840	2,947	8,992	5,023	F	x	8,184
February		82,427	14,266	x	22,150	2,389	6,874	4,489	18,950	x	6,413
January		83,849	12,946	x	24,120	3,158	7,725	4,930	18,189	x	6,169
2025 total		1,200,729	197,896	x	310,484	40,872	117,013	52,526	258,827	x	92,823
December		97,424	14,222	x	26,488	3,272	11,688	5,424	21,182	x	8,358
November		91,463	15,288	x	24,033	3,256	10,502	4,423	16,671	x	7,388
October		100,697	15,358	x	25,738	3,944	10,331	4,817	18,533	x	8,896
September		104,509	15,338	x	26,124	3,603	10,269	4,696	23,440	x	8,764
August		114,551	15,791	x	29,067	3,559	10,926	4,090	26,063	x	8,736
July		117,375	18,227	x	29,220	3,292	11,083	4,245	27,067	x	8,818
June		110,214	19,094	x	27,922	3,020	11,599	4,283	22,947	x	8,033

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?

During the period from January to June 2026, Yukon's Food & beverage retailers' sales accounted for \$153.3 million, or 25.1% of the total retail sales (\$610.9 million).

During the same period in 2025, Food & beverage retailers' sales accounted for \$149.8 million, or 26.1% of the total retail sales (\$574.7 million).

Comparing June 2026 to June 2025, the total receipts for food services and drinking places in Yukon increased by \$72,000, or 0.6%; Canada's receipts increased by 6.2% over the same period.

*Please see table endnotes on page 12.



5. Residential rent

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), 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 2025

	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	\$1,500	\$2,100	\$1,930	\$1,700	\$1,600	\$2,240	\$1,319	\$1,390	\$1,600	..	\$1,685
Bachelor	\$1,295	...	...	\$1,345	\$1,307	\$1,698	\$1,295	\$1,158	...	...	\$1,600 [†]
1 Bedroom	\$1,320	\$1,478	\$1,483	\$1,540	\$1,355	\$1,683	\$1,301	\$1,385	x	...	\$1,550 [†]
2 Bedrooms	\$1,653	\$2,070	\$1,700	\$1,760	\$1,740	\$2,460	\$1,493	\$1,938	\$1,575	...	x
3-4 Bedrooms	\$2,250	\$2,185	\$2,095	\$2,100	\$2,250	\$2,405	\$1,606	\$2,175 [†]	x	...	x
5+ Bedrooms	\$3,490	\$3,489 [†]	...	x	...	...	...	...	...	...	...
Total units											
All sizes ⁴	2,479	202	94	611	209	295	919	90	47	..	13
Bachelor	206	...	...	25	9	26	115	27	...	...	4 [†]
1 Bedroom	776	19	9	187	80	69	376	29	x	...	3 [†]
2 Bedrooms	961	66	31	212	76	87	420	31	37	...	2 [†]
3-4 Bedrooms	516	99	54	185	43	112	8	4 [†]	8 [†]	...	3 [†]
5+ Bedrooms	21	19 [†]	...	x	...	...	...	...	...	...	...
Vacancy rate											
All sizes	2.8%	0.0%	1.1%	6.1%	4.3%	0.0%	1.7%	3.3%	0.0%	..	15.4%
Bachelor	0.5%	...	...	0.0%	0.0%	0.0%	0.9%	0.0%	...	...	0.0% [†]
1 Bedroom	2.8%	0.0%	0.0%	5.9%	3.8%	0.0%	1.6%	6.9%	x	...	0.0%
2 Bedrooms	3.5%	0.0%	3.2%	8.5%	7.9%	0.0%	2.1%	0.0%	0.0%	...	0.0% [†]
3-4 Bedrooms	2.3%	0.0%	0.0%	4.3%	0.0%	0.0%	0.0%	25.0% [†]	0.0% [†]	...	66.7% [†]
5+ Bedrooms	0.0%	0.0% [†]	...	x	...	...	...	...	...	...	...

x = suppressed

.. = no information available

... = not applicable

Source: Yukon Bureau of Statistics.

[†] 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.

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

	Whitehorse		Watson Lake		Dawson City	
	Median rent	Vacancy rate	Median rent	Vacancy rate	Median rent	Vacancy rate
2025 average	\$1,352	1.6%	\$1,109	12.5%	\$1,393	8.7%
October	\$1,364	1.9%	\$1,129	16.7%	\$1,400	8.7%
April	\$1,340	1.2%	\$1,088	8.3%	\$1,385	8.7%
2024 average	\$1,302	1.4%	\$1,001	7.7%	\$1,321	4.4%
October	\$1,310	1.3%	\$1,024	7.7%	\$1,342	0.0%

Source: Yukon Bureau of Statistics.

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



Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2025: yukon.ca/yukon-rent-survey-october-2025

*Please see table endnotes on page 12.



6. Real Estate

6.1 Number and value of real estate transactions*, Whitehorse

	Total ¹		Single-detached houses		Semi-detached houses		Row houses		Condominium apartments		Mobile homes	
Year-to-date changes	-9	-9,614	-10	-5,829	-1	-433	-12	-4,401	-4	-779	x	x
	-7.8%	-13.0%	-23.8%	-19.5%	-20.0%	-15.8%	-36.4%	-28.0%	-22.2%	-10.1%	...	...
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2026												
Q1	107	64,398.5	32	24,105.7	4	2,301.9	21	11,293.0	14	6,956.9	3	915.0
2025 total	753	482,780.5	301	223,878.7	58	33,654.9	166	83,992.9	82	39,012.0	x	x
Q4	172	107,140.6	74	58,404.1	12	7,304.9	30	15,987.1	22	10,434.4	17	6,166.7
Q3	236	139,977.5	95	72,440.5	20	11,970.7	53	27,144.7	23	11,312.5	6	2,459.0
Q2	229	161,649.5	90	63,099.5	21	11,644.3	50	25,167.6	19	9,528.9	4	1,802.0 ^E
Q1	116	74,012.9	42	29,934.6	5	2,735.0	33	15,693.5	18	7,736.2	x	x

Source: Yukon Bureau of Statistics.

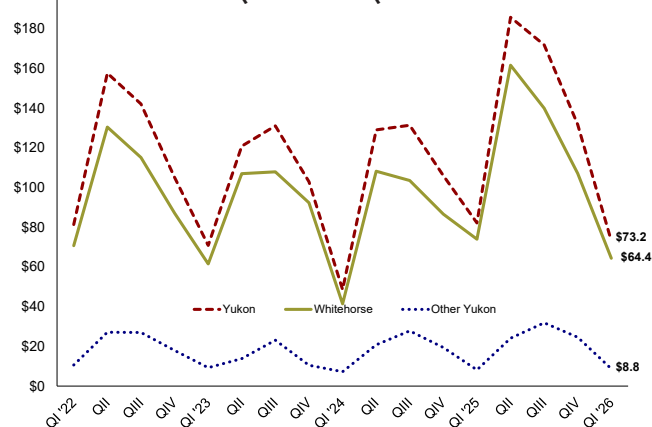
E = use with caution

r = revised figures

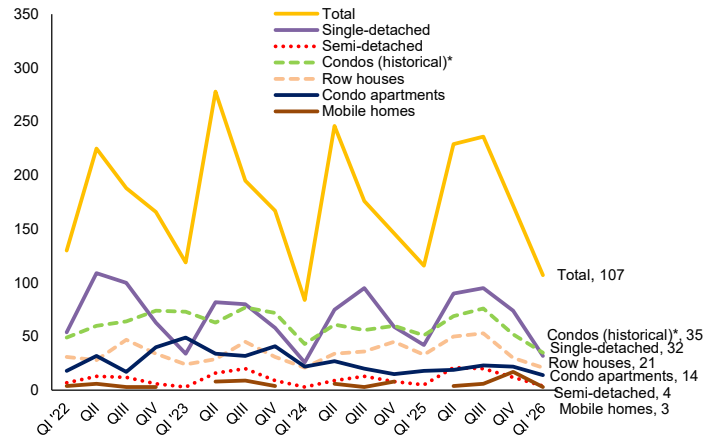
¹ Total includes residential lots, multiple-residential, commercial, and industrial sales.

Yukon Real Estate Report, First Quarter, 2026: yukon.ca/yukon-real-estate-report-q1-2026

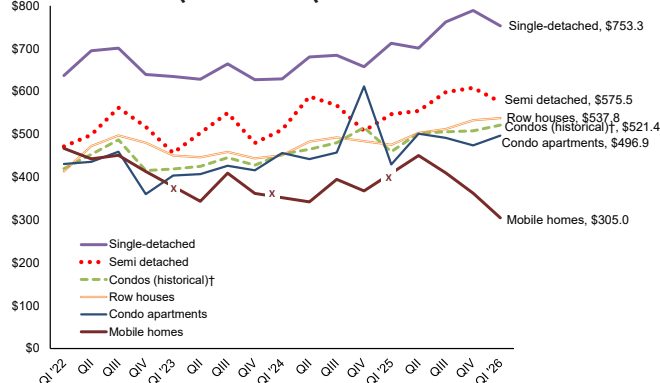
6.2 Value of real estate transactions Q1 2022 to Q1 2026



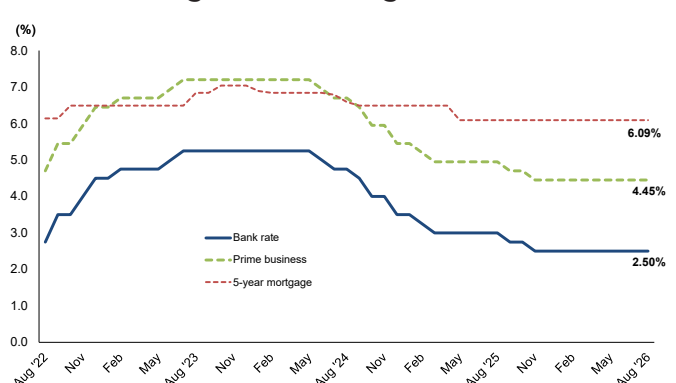
6.3 Number of residential transactions Q1 2022 to Q1 2026 Whitehorse



6.4 Average residential sale prices Q1 2022 to Q1 2026 Whitehorse



6.5 Selected interest rates* August 2022 to August 2026



Source: Yukon Bureau of Statistics. x = suppressed

[†] Condos (historical) includes condo apartments and row houses.

Did you know?

In the first quarter of 2026, the average transaction value of row houses in Yukon was \$537,800, an increase of \$62,200, or 13.1%, compared to the first quarter of 2025 (\$475,600).

In the first quarter of 2026, Yukon's total value of real estate transactions was \$73.2 million: \$64.4 million in Whitehorse and \$8.8 million for the rest of Yukon.

Comparing the first quarter of 2026 (\$73.2 million) to that of 2025 (\$82.2 million), the total value of Yukon's real estate transactions decreased by \$9.0 million, or 11.0%.

*Please see table endnotes on page 12.



7. Construction

7.1 Yukon building permits, number and construction value*

		Total		Residential		Industrial, Commercial, and Government/ Institutional ¹	
Year-to-date changes		4	29,600	-9	9,777	13	19,822
		0.8%	15.4%	-2.1%	15.5%	13.4%	15.3%
		(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2026							
August	(p)	80	20,464.9	73	14,333.9	7	6,131.0
July		74	14,243.9	61	6,928.1	13	7,316
June		103	25,972.4	82	13,288.5	21	12,683.9
May		122	67,008.1	103	19,803.1	19	47,205.0
April		51	56,502.5	40	4,447.6	11	52,054.8
March		36	9,453.4	24	4,480.0	12	4,973.4
February		39	19,876.4	23	7,798.1	16	12,078.3
January		23	8,538.7	12	1,779.3	11	6,759.4
2025 total		716	279,568.9	581	117,243.8	135	162,273.1
December		28	20,660.1	23	15,700.1	5	4,960.0
November		24	7,254.5	21	7,064.5	3	190.0
October		69	30,638.8	52	17,804.7	17	12,834.1
September		71	28,555.1	58	13,593.3	13	14,961.8
August		70	41,676.4	54	8,201.5	16	33,474.8

Data on this page are preliminary and reflect building permits issued by the Department of Community Services, Government of Yukon and the City of Whitehorse. Due to recent changes in the building permit database of the City of Whitehorse and consequent changes in data analysis by Statistics Canada and Yukon Bureau of Statistics, data for 2025 are preliminary and should be used with caution.

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.

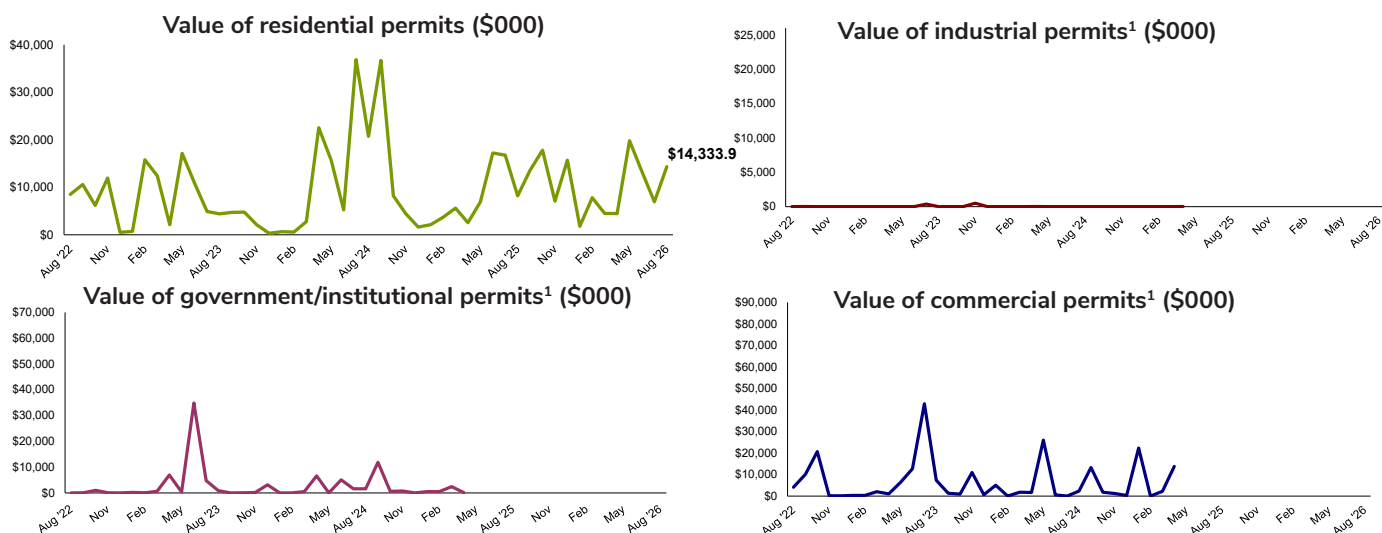
¹ Due to changes in the reporting of building permits issued by the City of Whitehorse from May 2025, data on Industrial, Commercial, and Government/Institutional building permits have been combined.

Sources: Yukon Community Services and City of Whitehorse.

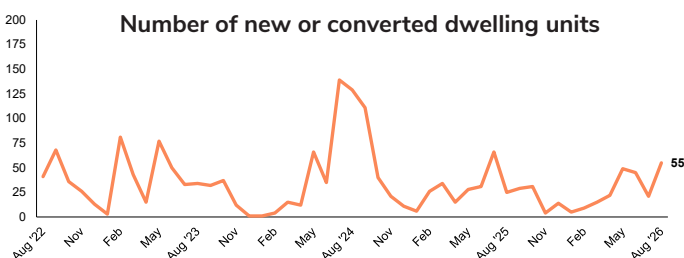
In January through August 2026, a total of 528 building permits were issued in Yukon, at a construction value of \$222.1 million. The construction value of permits increased by \$29.6 million, or 15.4%, compared to the total value of permits issued in January through August 2025. Of the total construction value of building permits issued in January through August 2026:

- 32.8% was attributable to residential permits; and
- 67.2% was attributable to non-residential permits (commercial, industrial, and government/institutional).

7.2 Construction value of building permits*, Yukon, August 2022 to August 2026



7.3 Number of new or converted dwelling units (zoned residential)*, Yukon, August 2022 to August 2026



Sources: Yukon Community Services and City of Whitehorse.

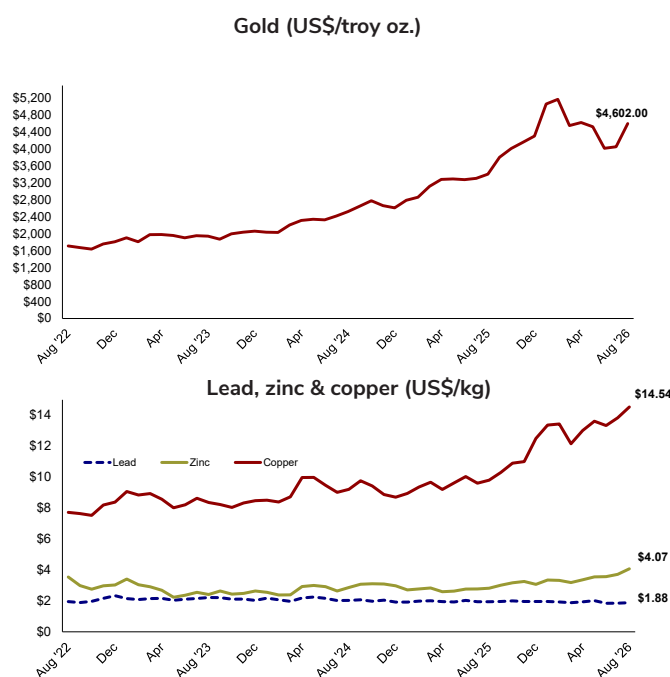
Did you know?

Between January and August of 2026, of the 528 total building permits issued in Yukon, 110, or 20.8%, were non-residential — an increase of 13, or 2.3 percentage points, from the same period in 2025 (97, or 18.5% of the total 524).

*Please see table endnotes on page 12.

8. Resources

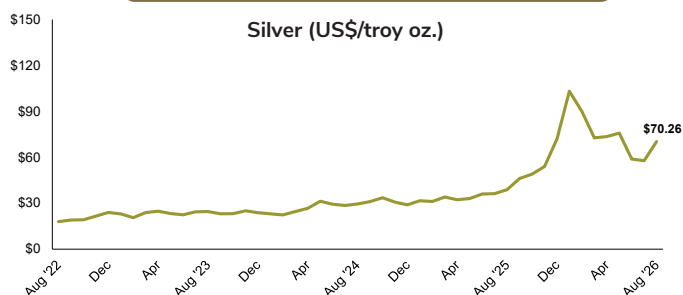
8.1 London metal commodity prices*, August 2022 to August 2026



Sources:

- Exchange rates: Canadian Foreign Exchange Services.
- Metal Prices: London Bullion Market Association and London Metal Exchange.

	Aug '25	Aug '26	Aug '25 to Aug '26 change
US Dollars			
	(\$/troy oz)		
Gold	\$3,407.50	\$4,602.00	\$1,194.50
Silver	\$38.80	\$70.26	\$31.46
	(\$/kg)		
Lead	\$1.94	\$1.88	-\$0.06
Zinc	\$2.82	\$4.07	\$1.25
Copper	\$9.81	\$14.54	\$4.73
Canadian Dollars			
	(\$/troy oz)		
Gold	\$4,710.02	\$6,397.59	\$1,687.57
Silver	\$53.63	\$97.67	\$44.04
	(\$/kg)		
Lead	\$2.69	\$2.61	-\$0.08
Zinc	\$3.89	\$5.66	\$1.77
Copper	\$13.55	\$20.21	\$6.66



Did you know?

The average price of regular self-serve gasoline in August 2026 in Whitehorse was 194.8 cents per litre; an increase of 33.5 cents per litre, or 20.8%, compared to the average price in August 2025 (161.3¢).

8.2 Regular self-serve gasoline

Average August 2026 Prices (cents per litre)

Whitehorse	194.8
Pelly Crossing	195.4
Jake's Corner	195.9
Teslin	198.9
Burwash Landing	199.8
Haines Jct	202.8
Carmacks	205.9
Faro	205.9
Mayo	205.9
Ross River	205.9
Carcross	209.0
Dawson	210.9
Stewart Crossing	212.9
Beaver Creek	214.9
Watson Lake	214.9
Destruction Bay	216.5
Eagle Plains	274.9

8.3 Residential furnace oil

Average August 2026 Prices (cents per litre)

Mayo	203.8
Whitehorse	214.7
Carcross	215.2
Marsh Lake	215.2
Tagish	215.2
Carmacks	215.6
Haines Junction	215.6
Teslin	215.6
Burwash Landing	216.1
Destruction Bay	216.1
Pelly Crossing	216.2
Stewart Crossing	216.4
Dawson	217.1
Beaver Creek	217.2
Watson Lake	217.2
Faro	219.3
Ross River	219.5

Yukon Fuel Price Survey, August 2026: yukon.ca/yukon-fuel-price-survey-august-2026

*Please see table endnotes on page 12.



9. Transportation

9.1 Aircraft movements*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
Year-to-date changes	2,752 7.8%	-176 -38.8%	-16 -2.9%	-191 -4.0%	449 72.9%	-746 -23.9%	...	11 6.4%	103 7.5%	3,453 14.5%
(no. of movements)										
2026										
July	9,088	70	0	1,218	428	1,133		30	535	5,674
June	8,436	69	304	1,669	306	653		20	409	5,006
May	7,265	119	190	790	132	281	...	17	332	5,404
April	5,911	10	29	371	44	105	...	84	19	5,249
March	3,454	6	8	315	89	70	...	5	74	2,887
February	2,058	4	4	147	31	62	...	23	63	1,724
January	1,643	0	2	113	35	65	...	5	48	1,375
2025 total	57,462	586	1,313	7,269	1,366	5,268	..	363	2,840	38,322
December	1,292	0	2	100	9	74	...	3	53	1,051
November	2,877	3	15	141	122	80	...	4	79	2,433
October	3,855	25	48	308	64	250	...	38	293	2,829
September	6,907	28	291	877	379	844	...	93	559	3,836
August	7,428	76	404	1,029	176	905	...	52	479	4,307
July	9,554	274	313	2,140	116	1,598	...	46	401	4,666

Source: Transportation Aviation Branch, Highways and Public Works, Government of Yukon

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 changes	81 0.0%	1,316 5.1%	7,811 5.6%	-9,046 -45.1%
2026				
June	110,329	14,662	89,758	5,909
May	61,070	9,200	47,294	4,576
April	6,619	1,714	4,672	233
March	4,199	684	3,288	227
February	2,297	429	1,844	24
January	1,867	354	1,482	31
2025 total	514,070	66,914	390,624	56,532
December	1,672	296	1,338	38
November	3,294	618	2,630	46
October	10,080	2,193	7,379	508
September	74,781	8,976	55,753	10,052
August	113,290	14,939	85,483	12,868
July	124,653	14,165	97,514	12,974
June	106,564	12,961	82,510	11,093

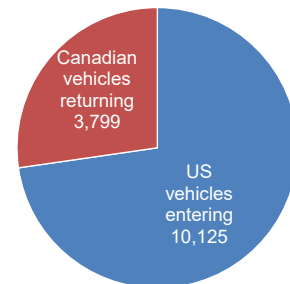
Source: Statistics Canada. Table 24-10-0053-01.

Of the 110,329 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in June 2026:

- 84.1% entered through Fraser (Skagway, AK to Carcross);
- 8.1% entered through Beaver Creek;
- 4.4% entered through Pleasant Camp (Haines, AK to Haines Junction); and
- 1.8% entered through Little Gold Creek.
- 1.6% entered through Dawson City.

*Please see table endnotes on page 12.

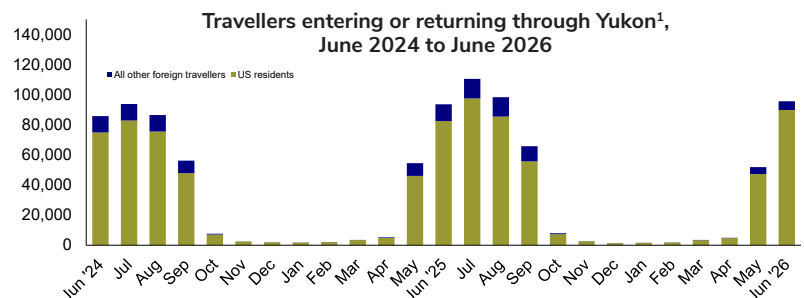
9.3 Number of vehicles entering or returning through Yukon via CBSA ports of entry*, June 2026



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

Did you know?

The number of aircraft movements at the Whitehorse airport in July 2026 was 5,674, an increase of 1,008, or 21.6% compared to June 2025 (4,666). The year-to-date (January to July) number of aircraft movements was 27,319, an increase of 3,453, or 14.5% from the same period in 2025 (23,866).



Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).
¹. Via Canada Border Services Agency (CBSA) ports of entry

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 and 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 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.
- 3.3 The Community Spatial Price Index (CSPI) is produced quarterly by 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. Changes in the number and/or pricing structure of stores selling applicable products in Whitehorse will affect indices for communities in a given reporting period. CSPI data are not recommended for time series analysis.

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 and abbreviations

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

Next release: October 16, 2026