

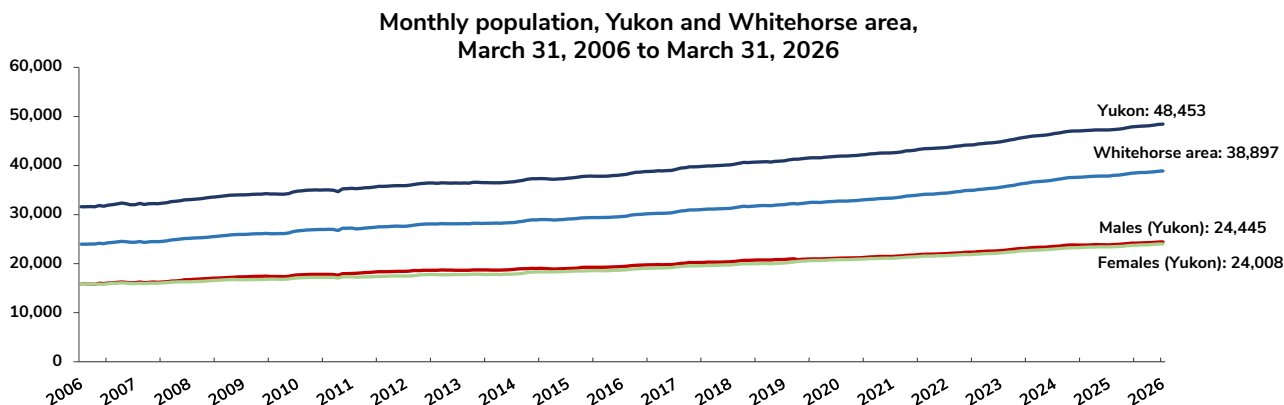


Yukon Monthly Statistical Review July 2026

Highlights:

- On March 31, 2026, Yukon's population (48,453) increased by 1,197 people, or 2.5%, from March 31, 2025 (47,256).
- Yukon's preliminary retail sales in May 2026 increased by \$6.1 million, or 5.6%, compared to May 2025; Canada's retail sales increased 4.0% over the same period.
- The price of gold on July 31, 2026 was \$4,052.20 USD per troy oz, an increase of \$745.40, or 22.5%, compared to July 31, 2025 (\$3,306.80).

New publication this month: Population Report, First Quarter, 2026



Comparing March 31, 2026, to March 31, 2016, Yukon's population increased by 10,365 or 27.2%. The population of the Whitehorse area increased by 9,303, or 31.4%; Dawson City increased by 300, or 14.1%; Watson Lake increased by 51, or 3.5%; and Haines Junction increased by 170, or 18.8%.

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

New from Yukon Bureau of Statistics:

- Yukon Employment, July 2026:
yukon.ca/yukon-employment-july-2026
- Yukon Fuel Price Survey, June 2026:
yukon.ca/yukon-fuel-price-survey-july-2026
- Yukon Energy Facts, 2025:
yukon.ca/en/yukon-energy-facts-2025

New from Statistics Canada:

- Workforce aging and labour productivity:
www150.statcan.gc.ca/n1/pub/36-28-0001/2026007/article/00004-eng.pdf
- Canadian-resident travel to the United States: A year in review:
www150.statcan.gc.ca/n1/pub/36-28-0001/2026007/article/00005-eng.pdf

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Yukon Community Statistics
yukon.ca/community-statistics

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



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ybsinfo@yukon.ca.



1. Population

1.1 Population by age and sex*, Dec 31, 2025

	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

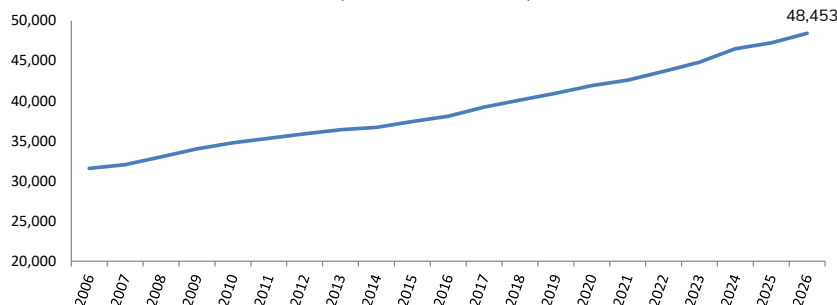
1.2 Population by community*

	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%	-4 -2.8%	6 8.2%
2026			
June (p)	32	20	35
May (r)	42	31	11
April (r)	39	19	6
March	36	31	13
February	29	20	5
January (r)	44	19	9
2025 total	431	288	200
December	27	30	13
November	27	23	2
October	39	23	10
September	41	26	15
August	37	21	47
July	37	21	40
June	43	11	26

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



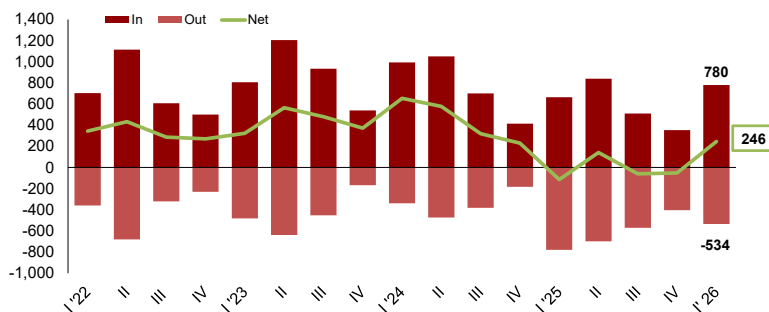
¹ Marsh Lake is included in Whitehorse Area.
Source: Yukon Bureau of Statistics.

Did you know?

On March 31, 2026, Yukoners aged 65 years and over (7,629) made up 15.7% of Yukon's total population (48,453). Comparing March 31, 2026 to March 31, 2016, the number of Yukoners aged 65 years and over (7,629) increased by 3,367 or 79.0%.

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						
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%
July	28,400	27,300	1,100	3.9%	76.3%	73.4%

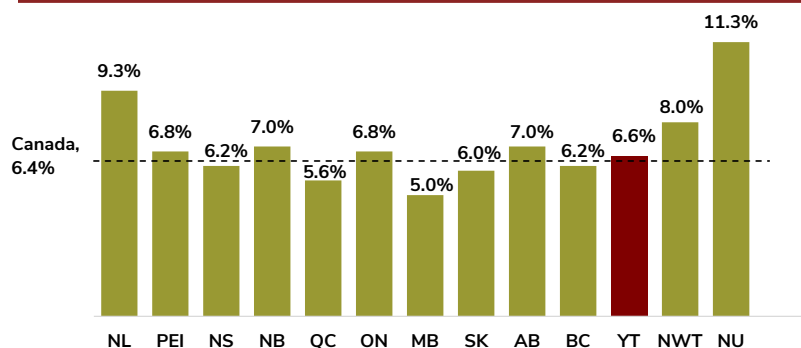
Yukon Employment, July 2026:
yukon.ca/yukon-employment-july-2026

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*, July 2026 (seasonally adjusted)



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

Did you know?

Yukon's unemployment rate in July 2026 (6.6%) decreased by 0.7 percentage points compared to June 2026 (7.3%) and increased by 2.7 percentage points compared to July 2025 (3.9%).

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						
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
July	27,900	12,500	12,100	3,300	3,800	24,000

Source: Statistics Canada. Custom data table.

Comparing July 2026 to June 2026, employment in the services-producing sector (23,900) increased by 500, or 2.1%. Employment in the goods-producing sector (3,600) increased by 100, or 2.9%.

In July 2026, of the 27,500¹ employed in Yukon, 13,100, or 47.6%, were working in the public sector. Of the 14,400 workers in the private sector, 2,800, or 19.4%, 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.



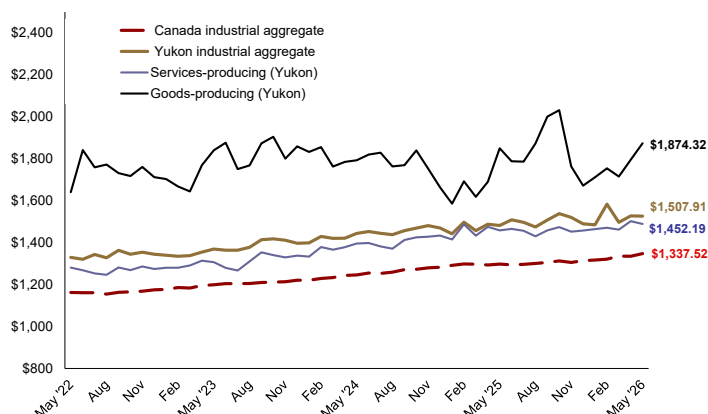
2. Employment (cont'd)

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	\$23.45 1.6%	\$122.63 7.8%	-\$80.29 -8.2%	-\$132.09 -9.0%	F ..	\$109.28 12.4%	\$71.01 5.2%	-\$20.08 -3.0%	F ..	\$29.00 1.6%
(\$)										
2026										
May (p)	1,507.91	1,645.76	898.39	1,375.16	1,788.50	989.98	1,441.61	687.08	1,231.20	1,752.35
April (r)	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
May	1,508.73	1,675.06	991.82	1,535.93	F	874.65	1,426.67	805.83	1,353.39	1,737.92

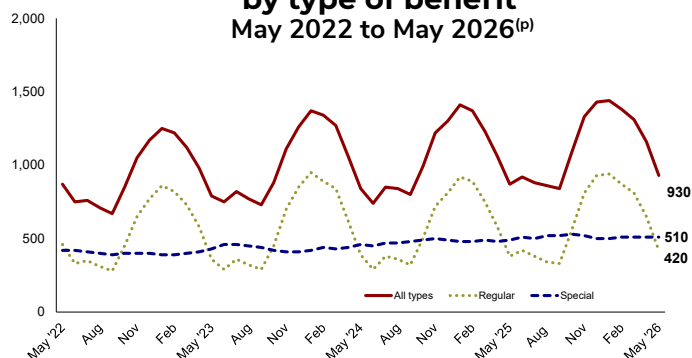
¹Excludes self-employed. Source: Statistics Canada. Table 14-10-0203-01 (monthly) and 14-10-0204-01 (annual).

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



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

2.6 Employment Insurance beneficiaries by type of benefit* May 2022 to May 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 May 2026 to May 2025, average weekly earnings (including overtime) for Accommodation and food services (\$687.08) decreased by \$118.75, or 14.7%. Average weekly earnings for Administrative and support, waste management and remediation services (\$989.98) increased by \$115.33, or 13.2% over the same period.

2.7 Employment Insurance* beneficiaries, by community¹

	May 2025	Apr ^(p) 2026	May ^(p) 2026
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	20	20	10
Dawson City	60	120	60
Faro	0	10	10
Haines Junction	20	50	30
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	0	0	0
Pelly Crossing	10	10	10
Ross River	10	20	20
Tagish	0	10	10
Watson Lake	30	30	30
Whitehorse	660	820	710
Yukon Total	870	1,160	930

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



3. Consumer Prices

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

In June 2026, on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse¹ increased 5.7%; for Canada, the CPI increased 2.8%.

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

- Electricity;
- Traveller accommodation; and
- Inter-city transportation.

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

- Telephone services;
- Home entertainment equipment, parts and services; and
- Non-electric kitchen utensils, tableware and cookware.

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

Contributors to the increase were the prices of:

- Traveller accommodation;
- Inter-city transportation; and
- Sugar and confectionery.

¹ Figures for Yukon are not available.

	Index			% Change	
	Jun 2025	May 2026	Jun 2026	May '26 to Jun '26	Jun '25 to Jun '26
All-items	163.9	172.2	173.3	0.6	5.7
Food	169.5	174.7	174.6	-0.1	3.0
Shelter	221.2	237.2	236.9	-0.1	7.1
Household operations, furnishings & equipment	114.8	116.0	116.4	0.3	1.4
Clothing & footwear	108.7	111.5	115.1	3.2	5.9
Transportation	171.4	181.7	185.4	2.0	8.2
Health & personal care	156.3	160.3	160.2	-0.1	2.5
Recreation, education & reading	117.8	127.2	129.9	2.1	10.3
Alcoholic beverages, tobacco products and recreational cannabis	198.2	196.6	195.4	-0.6	-1.4
Special aggregates					
Energy	234.9	305.2	295.1	-3.3	25.6
All-items excluding energy	158.2	163.9	165.4	0.9	4.6

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, June 2026

Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 49.76	\$ 43.52	\$ 41.34
Stewing beef, 1 kg	\$ 28.57	\$ 25.81	\$ 25.77
Ground beef, 1 kg	\$ 21.72	\$ 18.39	\$ 18.32
Pork chops, 1 kg	\$ 20.73	\$ 9.67	\$ 9.63
Chicken, 1 kg	\$ 11.83	\$ 9.13	\$ 9.24
Bacon, 500 grams	\$ 8.88	\$ 7.02	\$ 6.96
Milk, 4 l	\$ 6.19	\$ 6.25	\$ 6.62
Butter, 454 grams	\$ 6.56	\$ 6.13	\$ 6.19

Selected food product	Whitehorse, YT	British Columbia	Alberta
Eggs, 1 dozen	\$ 4.17	\$ 5.63	\$ 5.11
Apples, 1 kg	\$ 6.97	\$ 6.71	\$ 6.90
Bananas, 1 kg	\$ 1.94	\$ 1.85	\$ 2.07
Oranges, 1 kg	\$ 6.22	\$ 4.67	\$ 5.10
Carrots, 1 kg	\$ 4.39	\$ 3.73	\$ 3.82
Onions, 1 kg	\$ 3.51	\$ 5.47	\$ 5.46
Potatoes, 4.54 kgs	\$ 16.32	\$ 7.96	\$ 8.28

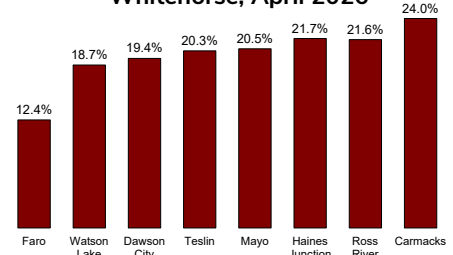
In June 2026, the prices of the selected food products in Whitehorse were on average 23.0% higher than Alberta and 22.1% higher than British Columbia.

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 May 2026 increased by \$6.1 million, or 5.6%, compared to May 2025; Canada's retail sales increased 4.0% over the same period.

On a year-to-date basis (January-May), Yukon's retail sales increased by \$25.5 million, or 5.5%, compared to the same period in 2025; Canada's retail sales increased 3.4% over the same period.

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

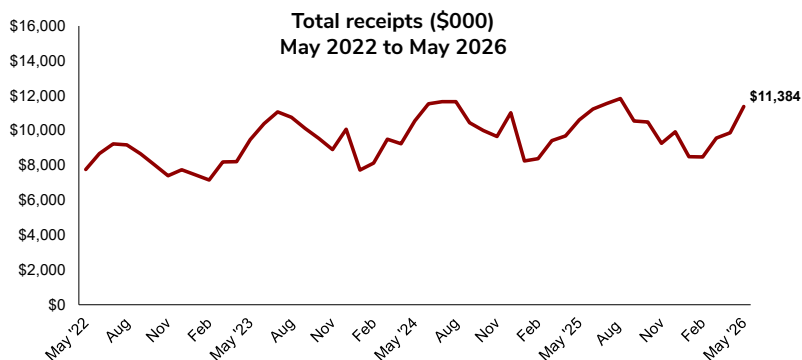
¹ Wholesale sales data for Yukon was unavailable from July 2022 to October 2024 due to residual suppression. From January 2025, wholesale sales reported here exclude Petroleum, petroleum products, and other hydrocarbons; and exclude Oilseed and grain.

4.2 Retail sales by industry classification*

			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		Total*	\$2,658 3.1%	x ...	\$2,704 2.2%	-\$2,179 -12.9%	\$4,704 11.6%	\$4,483 21.8%	x ...	x ...	\$2,055 6.1%
(\$000)											
2026											
May	(p)	116,294	21,186	x	28,157	3,278	12,410	5,263	F	x	7,825
April	(r)	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	258,951	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	16,795	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
May		110,169	21,942	x	28,457	3,897	11,257	4,495	20,599	x	7,264

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?

Of the 2026 total year-to-date (January to May) retail sales (\$489.9 million) for Yukon, \$124.6 million, or 25.4%, was from Food and beverage retailers. This was a decrease of 0.8 percentage points compared to the same period in 2025 (26.2%).

Comparing May 2026 to May 2025, the total receipts for food services and drinking places in Yukon increased by \$774,000, or 7.3%; Canada's receipts increased by 6.1% 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 sizes⁴	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.

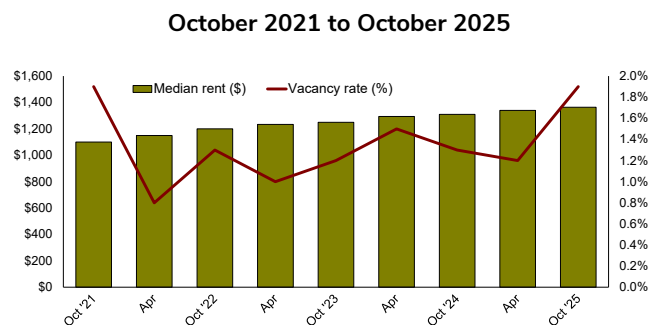
⁴ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

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.

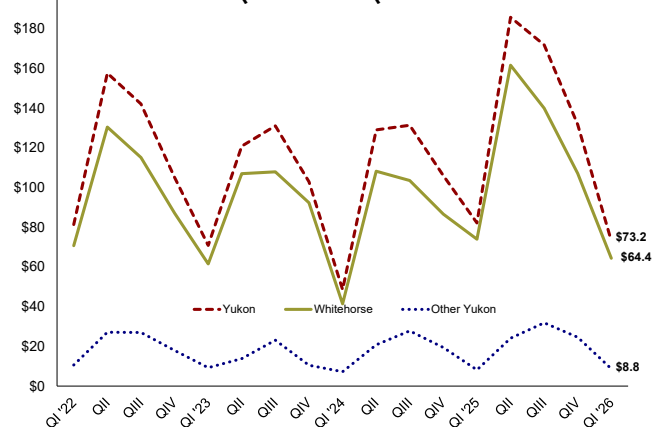
E = use with caution

r = revised figures

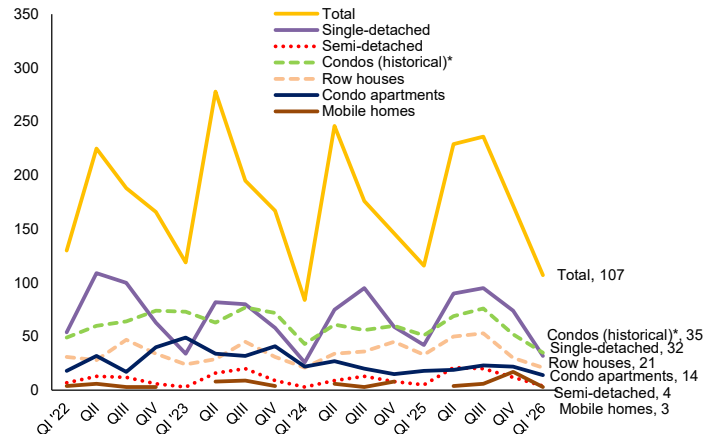
¹ Total includes residential lots, multiple-residential, commercial, and industrial sales.

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

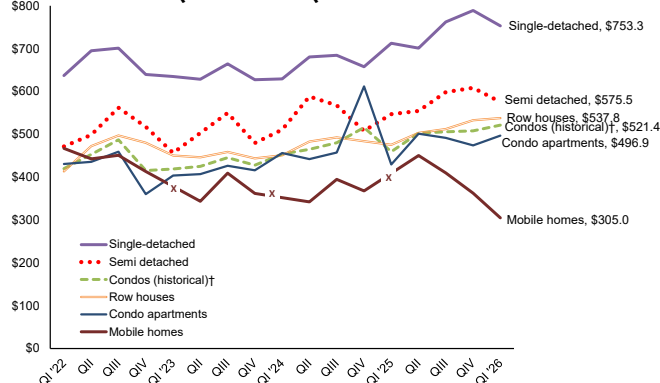
6.2 Value of real estate transactions Q1 2022 to Q1 2026



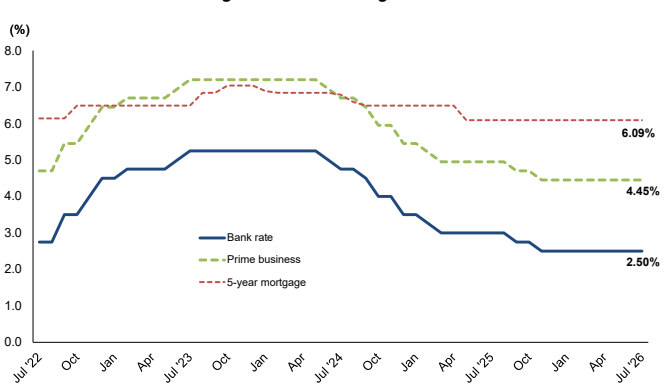
6.3 Number of residential transactions Q1 2022 to Q1 2026 Whitehorse



6.4 Average residential sale prices Q1 2022 to Q1 2026 Whitehorse



6.5 Selected interest rates* July 2022 to July 2026



Source: Yukon Bureau of Statistics. x = suppressed

* Condos (historical) includes condo apartments and row houses.

Did you know?

Of the \$64.4 million total value of real estate transactions in Whitehorse in the first quarter of 2026, \$24.1 million, or 37.4%, was from sales of single detached houses.

Source: Statistics Canada. Table 10-10-0145-01.

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*

				Industrial, Commercial, and Government/ Institutional ¹			
Total				Residential			
Year-to-date changes	-6	50,811	-28	3,645	22	47,166	
	-1.3%	33.7%	-7.5%	6.6%	0.0%	49.2%	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	
2026							
July	(p)	74	14,243.9	61	6,928.1	13	7,315.8
June		103	25,972.4	82	13,288.5	21	12,684
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	
July	104	27,013.9	90	16,762.5	14	10,251.4	

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.

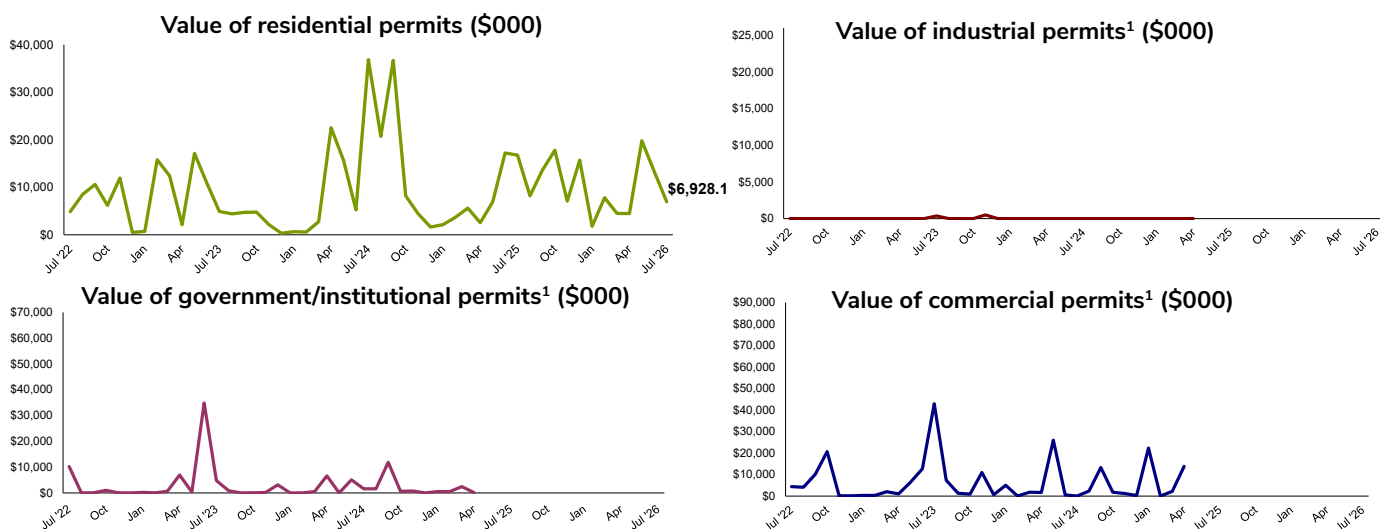
¹ Due to changes in the reporting of building permits issued by the City of Whitehorse from May 2025, data on Industrial, Commercial, and Government/Institutional building permits have been combined.

Sources: Yukon Community Services and City of Whitehorse.

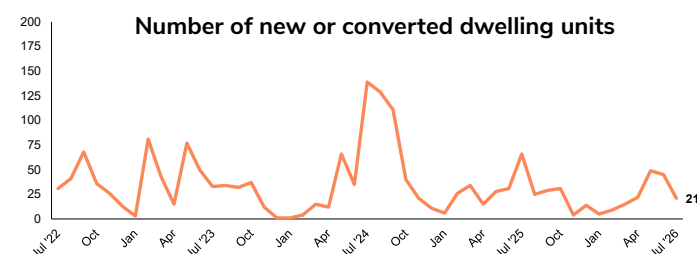
In January through July 2026, a total of 448 building permits were issued in Yukon, at a construction value of \$201.6 million. The construction value of permits increased by \$50.8 million, or 33.7%, compared to the total value of permits issued in January through July 2025. Of the total construction value of building permits issued in January through July 2026:

- 29.0% was attributable to residential permits; and
- 71.0% was attributable to non-residential permits (commercial, industrial, and government/institutional).

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



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



Sources: Yukon Community Services and City of Whitehorse.

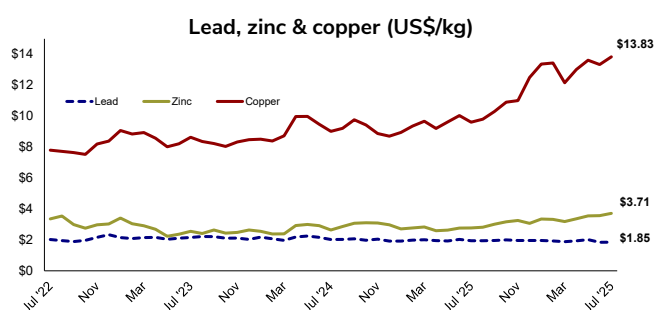
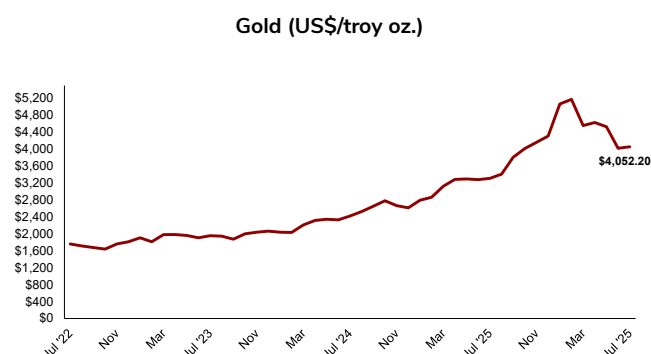
Did you know?

Between January and July of 2026, of the 448 total building permits issued in Yukon, 103, or 71.0%, were non-residential, representing an increase of 7.4 percentage points from the same period in 2025 (63.6%).

*Please see table endnotes on page 12.

8. Resources

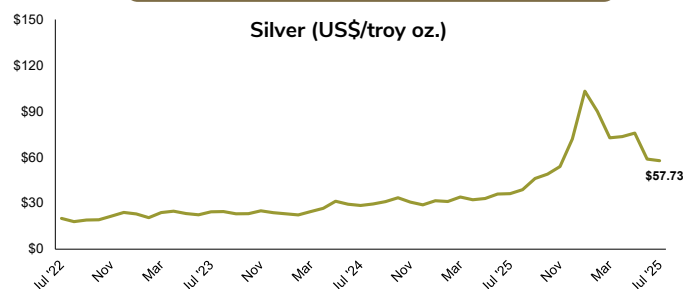
8.1 London metal commodity prices*, July 2022 to July 2026



Sources:

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

	Jul '25	Jul '26	Jul '25 to Jul '26 change
US Dollars			
(\$/troy oz.)			
Gold	\$3,306.80	\$4,052.20	\$745.40
Silver	\$36.22	\$57.73	\$21.51
(\$/kg)			
Lead	\$1.94	\$1.85	-\$0.09
Zinc	\$2.77	\$3.71	\$0.94
Copper	\$9.61	\$13.83	\$4.22
Canadian Dollars			
(\$/troy oz.)			
Gold	\$4,578.98	\$5,685.24	\$1,106.26
Silver	\$50.15	\$81.00	\$30.85
(\$/kg)			
Lead	\$2.69	\$2.60	-\$0.09
Zinc	\$3.83	\$5.21	\$1.38
Copper	\$13.30	\$19.41	\$6.11



Did you know?

Comparing July 2026 to July 2025, the price of gold in Canadian dollars increased by 24.2% and the price of Silver in Canadian dollars increased by 61.5%.

8.2 Regular self-serve gasoline

Average July 2026 Prices (cents per litre)

Whitehorse	189.7
Watson Lake	189.9
Jake's Corner	190.4
Teslin	191.7
Eagle Plains	194.7
Carcross	195.0
Mayo	195.5
Faro	197.4
Pelly Crossing	198.4
Haines Jct	199.2
Burwash Landing	199.9
Ross River	199.9
Carmacks	200.9
Dawson	203.0
Stewart Crossing	207.4
Destruction Bay	213.0
Beaver Creek	216.5

8.3 Residential furnace oil

Average July 2026 Prices (cents per litre)

Whitehorse	194.1
Carcross	199.7
Marsh Lake	199.7
Tagish	199.7
Carmacks	200.2
Haines Junction	200.2
Teslin	200.2
Burwash Landing	200.7
Destruction Bay	200.7
Pelly Crossing	200.8
Stewart Crossing	200.9
Beaver Creek	201.7
Dawson	201.7
Watson Lake	201.7
Faro	203.8
Mayo	203.8
Ross River	204.1

Yukon Fuel Price Survey, July 2026: yukon.ca/en/yukon-fuel-price-survey-july-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	3,218	28	297	731	137	-281	...	27	-31	2,445
changes	12.6%	15.6%	123.8%	27.3%	27.4%	-18.5%	...	21.3%	-3.2%	12.7%
(no. of movements)										
2026										
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
June	7,653	122	104	1,523	162	942	...	25	433	4,342

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	-3,684	-385	563	-3,862
changes	-4.6%	-3.0%	1.0%	-43.1%
2026				
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
May	63,122	8,644	46,019	8,459

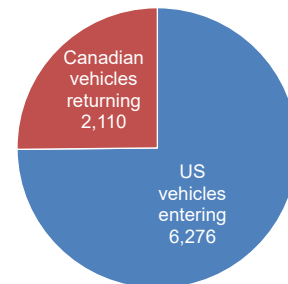
Source: Statistics Canada. Table 24-10-0053-01.

Of the 61,070 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in May 2026:

- 42.6% entered through Fraser (Skagway, AK to Carcross);
- 39.2% entered through Beaver Creek;
- 16.5% entered through Pleasant Camp (Haines, AK to Haines Junction); and
- 1.8% entered through Little Gold Creek.

*Please see table endnotes on page 12.

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

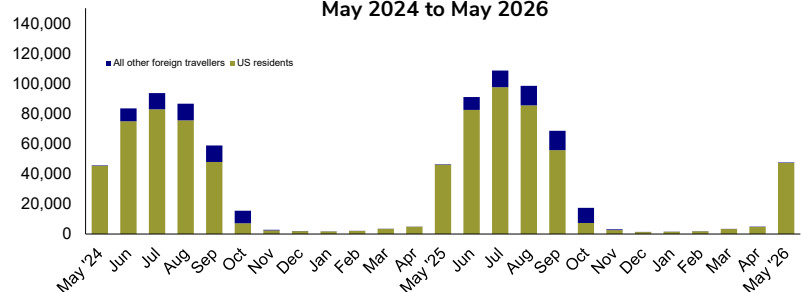


Source: Statistics Canada. Table 24-10-0052-01.

Did you know?

On a year-to-date (January to May) basis, of the 18,799 vehicles that entered Yukon through Canada Border Services Agency (CBSA) ports of entry, 13,835, or 73.6%, were registered in USA.

Travellers entering or returning through Yukon¹, May 2024 to May 2026



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: August 14, 2026