

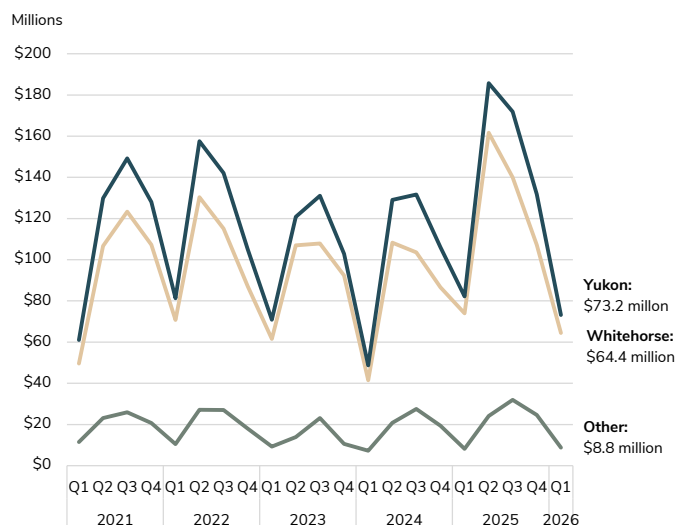


### Highlights:

- In the first quarter (January to March) of 2026, Yukon's retail sales increased by \$12.9 million, or 5.1%, compared to the same period in 2025; Canada's retail sales increased 3.2% over the same period.
- In April 2026, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 4.2% (figures for Yukon are not available); for Canada, the CPI increased 2.8%.
- Comparing May 2026 to April 2026, employment in the services-producing sector (22,900) decreased by 400, or 1.7%. Employment in the goods-producing sector (3,300) increased by 300, or 10.0%.

### New publication this month: Real Estate Report First Quarter, 2026

Five-year value of real estate transactions



In the first quarter of 2026, the total value of real estate transactions was \$73.2 million compared to \$82.2 million during the same period in 2025, a decrease of \$9.0 million, or 11.0%. The majority of this decrease was attributable to a reduction in the number of residential sales in Whitehorse, including multiple residential properties. These year-over-year decreases were partially offset by higher average sale prices for most types of residential dwellings.

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

Real Estate Report First Quarter, 2026: [yukon.ca/yukon-real-estate-report-q1-2026](https://yukon.ca/yukon-real-estate-report-q1-2026)

#### New from Yukon Bureau of Statistics:

- Yukon Employment, May 2026: [yukon.ca/yukon-employment-may-2026](https://yukon.ca/yukon-employment-may-2026)
- Yukon Fuel Price Survey, May 2026: [yukon.ca/yukon-fuel-price-survey-may-2026](https://yukon.ca/yukon-fuel-price-survey-may-2026)

#### New from Statistics Canada:

- Labour productivity in industries dependent on United States demand for Canadian exports: <https://www150.statcan.gc.ca/pub/36-28-0001/2026005/article/00001-eng.pdf>

Interested in more data or updates?

Yukon Community Statistics  
[yukon.ca/community-statistics](https://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](mailto:ybsinfo@yukon.ca).



# 1. Population

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

	Total	Males	Females
0-4	2,288	1,180	1,108
5-9	2,589	1,296	1,293
10-14	2,590	1,362	1,228
15-19	2,477	1,310	1,167
20-24	2,742	1,459	1,283
25-29	3,696	1,863	1,833
30-34	4,183	2,033	2,150
35-39	4,482	2,170	2,312
40-44	3,945	1,960	1,985
45-49	3,206	1,603	1,603
50-54	2,902	1,406	1,496
55-59	2,612	1,343	1,269
60-64	2,858	1,415	1,443
65-69	2,714	1,383	1,331
70-74	2,175	1,127	1,048
75+	2,676	1,375	1,301
<b>Total</b>	<b>48,135</b>	<b>24,285</b>	<b>23,850</b>

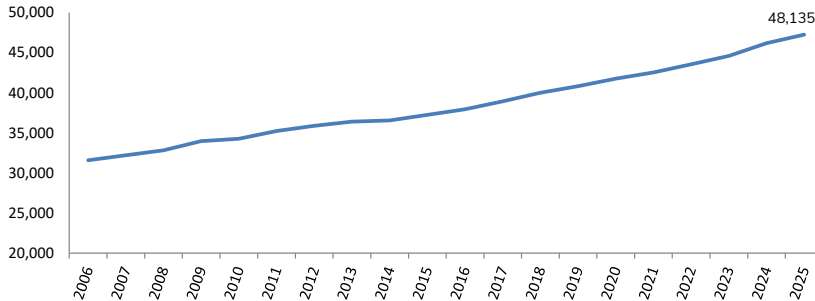
## 1.2 Population by community\*

	Dec 31 2024	Sep 30 2025	Dec 31 2025
Beaver Creek	101	107	99
Burwash Landing	109	117	116
Carcross	490	498	506
Carmacks	598	603	607
Dawson City	2,415	2,397	2,409
Destruction Bay	62	55	50
Faro	439	437	441
Haines Junction	1,052	1,076	1,069
Johnson's Crossing	51	55	54
Mayo	462	459	475
Mendenhall	139	154	154
Old Crow	246	248	252
Pelly Crossing	395	387	388
Ross River	398	390	393
Tagish	414	409	417
Teslin	510	514	509
Watson Lake	1,482	1,477	1,480
Whitehorse Area <sup>1</sup>	37,825	38,490	38,637
Other*	74	79	79
<b>Yukon</b>	<b>47,262</b>	<b>47,952</b>	<b>48,135</b>

## 1.3 Vital statistics\*

	Births	Deaths	Marriages
Year-to-date changes	6	-21	-6
	4.4%	-19.1%	-15.4%
<b>2026</b>			
April (p)	36	19	6
March (r)	34	31	13
February	29	20	5
January	43	19	9
<b>2025 total</b>	<b>431</b>	<b>288</b>	<b>200</b>
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
May	44	23	8
April	34	33	9

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



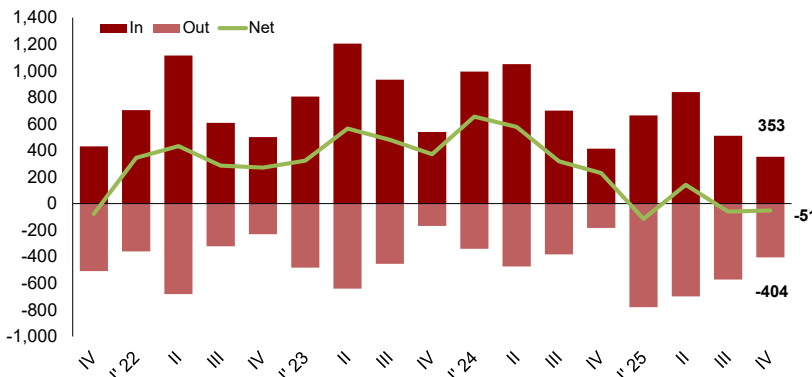
<sup>1</sup> Marsh Lake is included in Whitehorse Area.  
Source: Yukon Bureau of Statistics.

### Did you know?

On December 31, 2025, Yukoners aged 14 years and younger (7,467) made up 15.5% of Yukon's population, compared to 16.4% on December 31, 2020 (6,958).

Population Report, Fourth Quarter, 2025:  
[yukon.ca/population-report-q4-2025](http://yukon.ca/population-report-q4-2025)

## 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 fourth quarter of 2025, Yukon lost 51 people through net migration — 23 were lost through interprovincial migration and 28 were lost through international migration.

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

- British Columbia (-77);
- Newfoundland and Labrador (-32);
- New Brunswick (-21);
- Alberta (-16);
- Nova Scotia (-10); and
- Nunavut (-1); and

Conversely, **net gains** were from:

- Ontario (+48);
- Manitoba (+38);
- Quebec (+25);
- Northwest Territories (+13);
- Saskatchewan (+10).

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
<b>2026</b>						
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%
<b>2025</b>	<b>28,300</b>	<b>27,100</b>	<b>1,200</b>	<b>4.2%</b>	<b>76.1%</b>	<b>72.8%</b>
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%
June	28,400	27,200	1,100	3.9%	76.5%	73.3%
May	28,200	27,200	1,000	3.5%	76.0%	73.3%

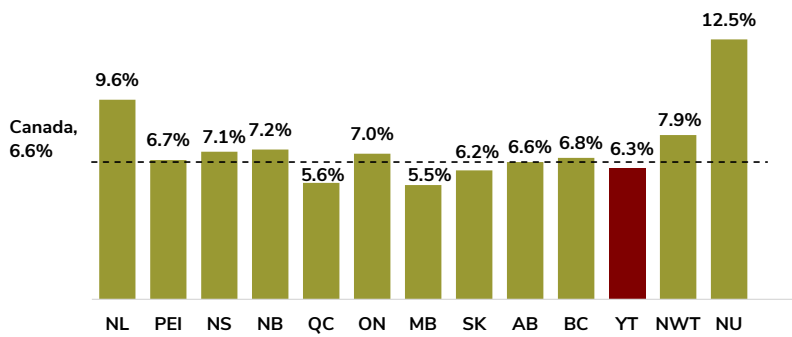
Yukon Employment, May 2026: [yukon.ca/yukon-employment-may-2026](https://yukon.ca/yukon-employment-may-2026)

Yukon Employment Annual Review, 2025: [yukon.ca/yukon-employment-annual-review-2025](https://yukon.ca/yukon-employment-annual-review-2025)

Yukon Employment Historical Data, 2016 to 2025: [yukon.ca/yukon-employment-historical-data-2016-2025](https://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\*, May 2026 (seasonally adjusted)



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

#### Did you know?

Of employed people in Yukon aged 15 years and over, 23,300, or 88.6%, were employed full-time in May 2026. Yukon had the highest proportion of full-time employment among provinces and territories. In Canada, 82.2% of employed persons worked full-time in May 2026.

### 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
<b>2026</b>						
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
<b>2025 annual</b>	<b>27,100</b>	<b>12,200</b>	<b>11,700</b>	<b>3,100</b>	<b>3,500</b>	<b>23,600</b>
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
June	27,400	12,400	11,900	3,000	3,500	23,800
May	27,100	12,200	11,900	3,000	3,400	23,800

Source: Statistics Canada. Custom data table.

Comparing May 2026 to April 2026, employment in the services-producing sector (22,900) decreased by 400, or 1.7%. Employment in the goods-producing sector (3,300) increased by 300, or 10.0%.

In May 2026, of the 26,200<sup>1</sup> employed in Yukon, 12,000, or 45.8%, were working in the public sector. Of the 14,200 workers in the private sector, 2,700, or 19.0%, were self-employed.

<sup>1</sup> 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.



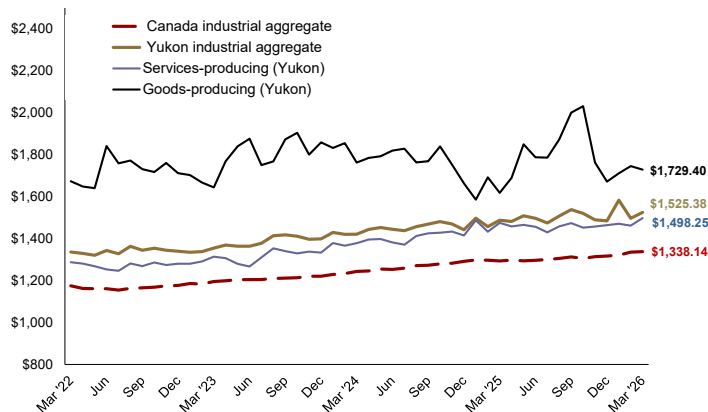
## 2. Employment (cont'd)

### 2.4 Average weekly earnings including overtime\*

	Yukon average <sup>1</sup>	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.
<b>Year-to-date changes</b>	\$23.77 1.6%	\$102.46 6.5%	-\$98.47 -10.2%	-\$113.41 -7.9%	F ..	\$135.45 15.8%	\$82.44 6.3%	\$7.63 1.2%	F ..	\$29.12 1.6%
(\$)										
<b>2026</b>										
March (p)	<b>1,525.38</b>	1,702.58	891.06	1,343.38	1,895.73	1,057.64	1,374.52	662.75	1,363.37	1,862.06
February (r)	<b>1,496.98</b>	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	<b>1,491.66</b>	1,616.49	859.51	1,392.12	1,717.38	947.08	1,409.18	601.46	1,135.47	1,847.53
<b>2025 annual</b>	<b>1,496.14</b>	<b>1,640.05</b>	<b>934.71</b>	<b>1,454.77</b>	<b>F</b>	<b>902.42</b>	<b>1,375.85</b>	<b>710.95</b>	<b>F</b>	<b>1,818.95</b>
December	<b>1,484.89</b>	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	<b>1,489.78</b>	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	<b>1,520.55</b>	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	<b>1,538.64</b>	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	<b>1,508.05</b>	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	<b>1,474.78</b>	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	<b>1,496.72</b>	1,595.48	955.93	1,533.70	F	916.12	1,375.28	669.30	1,179.43	1,804.46
May	<b>1,508.73</b>	1,675.06	991.82	1,535.93	F	874.65	1,426.67	805.83	1,353.39	1,737.92
April	<b>1,481.90</b>	1,506.54	972.44	1,491.96	F	956.18	1,392.60	674.67	1,165.17	1,809.52
March	<b>1,487.87</b>	1,599.54	978.82	1,405.58	F	883.47	1,284.95	657.23	1,427.25	1,833.32

<sup>1</sup>Excludes 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 March 2022 to March 2026<sup>(p)</sup>



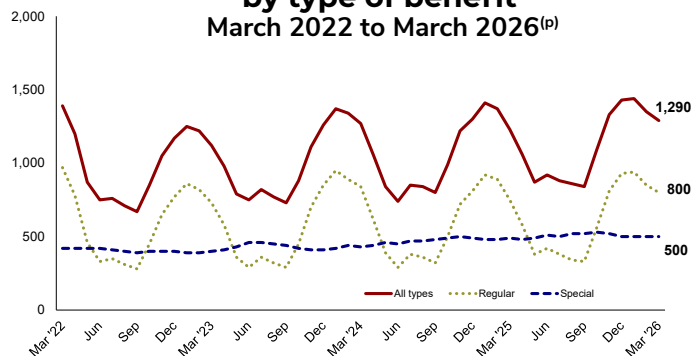
Source: Statistics Canada. Table 14-10-0203-01.

Survey of Employment, Payroll & Hours, 2023:  
[yukon.ca/survey-employment-payrolls-and-hours-2023](https://yukon.ca/survey-employment-payrolls-and-hours-2023)

#### Did you know?

The preliminary average weekly earnings figure for Yukon in March 2026 (\$1,525.38) was the third highest in Canada, following Nunavut (\$1,834.29) and the Northwest Territories (\$1,749.94).

### 2.6 Employment Insurance beneficiaries by type of benefit\* March 2022 to March 2026<sup>(p)</sup>



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

### 2.7 Employment Insurance\* beneficiaries, by community<sup>1</sup>

	Mar 2025	Feb <sup>(p)</sup> 2026	Mar <sup>(p)</sup> 2026
Beaver Creek	10	10	10
Burwash Landing	0	0	0
Carmacks	30	30	20
Dawson City	150	190	170
Faro	10	10	10
Haines Junction	50	60	60
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	10	10
Pelly Crossing	10	20	20
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	50	40	40
Whitehorse	830	900	860
<b>Yukon Total</b>	<b>1,230</b>	<b>1,350</b>	<b>1,290</b>

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

\*Please see table endnotes on page 12.



### 3. Consumer Prices

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

In April 2026, on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse<sup>1</sup> increased 4.2%; for Canada, the CPI increased 2.8%<sup>2</sup>.

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

- Electricity;
- Rent; and
- Homeowners' replacement cost.

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

- Travel tours;
- Men's clothing; and
- Household appliances.

On a **month-to-month** basis, comparing April 2026 to March 2026, the CPI for Whitehorse<sup>1</sup> increased by 0.9%.

Contributors to the increase were the prices of:

- Electricity;
- Gasoline; and
- Fuel oil and other fuels.

<sup>1</sup> Figures for Yukon are not available.

<sup>2</sup> The slowdown in the year-over-year growth in CPI for Canada resulted from a base-year effect, largely driven the end of the GST/HST break in February 2025.

	Index			% Change	
	Apr 2025	Mar 2026	Apr 2026	Mar '26 to Apr '26	Apr '25 to Apr '26
<b>All-items</b>	<b>162.6</b>	<b>168.0</b>	<b>169.5</b>	<b>0.9</b>	<b>4.2</b>
Food	167.6	173.2	172.9	-0.2	3.2
Shelter	220.9	228.3	236.9	3.8	7.2
Household operations, furnishings & equipment	113.7	116.6	117.5	0.8	3.3
Clothing & footwear	109	110.7	112.1	1.3	2.8
Transportation	167.9	175.1	176.8	1.0	5.3
Health & personal care	154.3	156.5	230.2	47.1	49.2
Recreation, education & reading	117.5	123.5	118.5	-4.0	0.9
Alcoholic beverages, tobacco products and recreational cannabis	197.0	197.3	197.1	-0.1	0.1
<b>Special aggregates</b>					
Energy	236.0	242.5	296.2	22.1	25.5
All-items excluding energy	156.9	162.1	161.5	-0.4	2.9

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

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

Consumer Price Index, 2025: [yukon.ca/consumer-price-index-2025](https://yukon.ca/consumer-price-index-2025)

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

Selected food product	Whitehorse			British Columbia			Alberta		
	Whitehorse	YT	Whitehorse	Whitehorse	YT	Whitehorse	Whitehorse	YT	Whitehorse
Sirloin steak, 1 kg	\$ 42.90	\$ 45.40	\$ 42.06	\$ 42.90	\$ 45.40	\$ 42.06	\$ 42.90	\$ 45.40	\$ 42.06
Stewing beef, 1 kg	\$ 26.43	\$ 24.88	\$ 25.04	\$ 26.43	\$ 24.88	\$ 25.04	\$ 26.43	\$ 24.88	\$ 25.04
Ground beef, 1 kg	\$ 18.86	\$ 17.81	\$ 17.43	\$ 18.86	\$ 17.81	\$ 17.43	\$ 18.86	\$ 17.81	\$ 17.43
Pork chops, 1 kg	\$ 19.05	\$ 10.27	\$ 10.36	\$ 19.05	\$ 10.27	\$ 10.36	\$ 19.05	\$ 10.27	\$ 10.36
Chicken, 1 kg	\$ 12.38	\$ 8.67	\$ 6.14	\$ 12.38	\$ 8.67	\$ 6.14	\$ 12.38	\$ 8.67	\$ 6.14
Bacon, 500 grams	\$ 9.63	\$ 7.23	\$ 7.30	\$ 9.63	\$ 7.23	\$ 7.30	\$ 9.63	\$ 7.23	\$ 7.30
Milk, 4 l	\$ 6.32	\$ 6.23	\$ 6.61	\$ 6.32	\$ 6.23	\$ 6.61	\$ 6.32	\$ 6.23	\$ 6.61
Butter, 454 grams	\$ 6.75	\$ 6.34	\$ 6.36	\$ 6.75	\$ 6.34	\$ 6.36	\$ 6.75	\$ 6.34	\$ 6.36

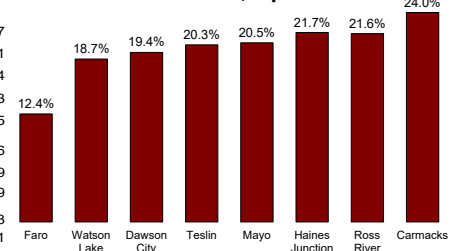
Source: Statistics Canada custom run and table 18-10-0245-01

In April 2026, the prices of the selected food products (in the table above) in Whitehorse were on average 18.8% higher than Alberta and 14.8% higher than British Columbia.

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

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
<b>Total Survey Items</b>	<b>124.0</b>	<b>119.4</b>	<b>112.4</b>	<b>121.7</b>	<b>120.5</b>	<b>..</b>	<b>121.6</b>	<b>120.3</b>	<b>118.7</b>
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 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. 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 wholesale<sup>1</sup> sales



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

Yukon's preliminary retail sales in March 2026 increased by \$6.3 million, or 6.5%, compared to March 2025; Canada's retail sales increased 3.7% over the same period. On a year-to-date basis (January-March), Yukon's retail sales increased by \$12.9 million, or 5.1%, compared to the same period in 2025; Canada's retail sales increased 3.2% over the same period.

Yukon Retail Sales, 2025:  
[yukon.ca/yukon-retail-sales-2025](http://yukon.ca/yukon-retail-sales-2025)

<sup>1</sup> Wholesale sales data for Yukon was unavailable from July 2022 to January 2025 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\*

	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	\$12,932 5.1%	\$4,415 10.8%	x ...	\$2,339 3.4%	-\$1,259 -13.1%	\$3,435 17.0%	\$2,162 17.9%	\$1,493 2.4%	x ...	\$379 1.9%
(\$000)										
<b>2026</b>										
March (p)	101,991	18,016	x	24,802	2,818	8,992	4,800	27,414	x	7,545
February (r)	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
<b>2025 total</b>	<b>1,200,729</b>	<b>197,896</b>	<b>x</b>	<b>310,484</b>	<b>40,872</b>	<b>117,013</b>	<b>52,526</b>	<b>258,951</b>	<b>x</b>	<b>92,823</b>
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
<b>September</b>	<b>104,509</b>	<b>15,338</b>	<b>x</b>	<b>26,124</b>	<b>3,603</b>	<b>10,269</b>	<b>4,696</b>	<b>23,440</b>	<b>x</b>	<b>8,764</b>
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
<b>June</b>	<b>110,214</b>	<b>19,094</b>	<b>x</b>	<b>27,922</b>	<b>3,020</b>	<b>11,599</b>	<b>4,283</b>	<b>22,947</b>	<b>x</b>	<b>8,033</b>
May	110,169	21,942	x	28,457	3,897	11,257	4,495	20,599	x	7,264
April	98,992	21,823	x	24,702	3,405	9,202	3,996	19,265	x	6,818
March	95,728	15,862	x	24,496	3,573	7,966	4,821	22,928	x	7,543

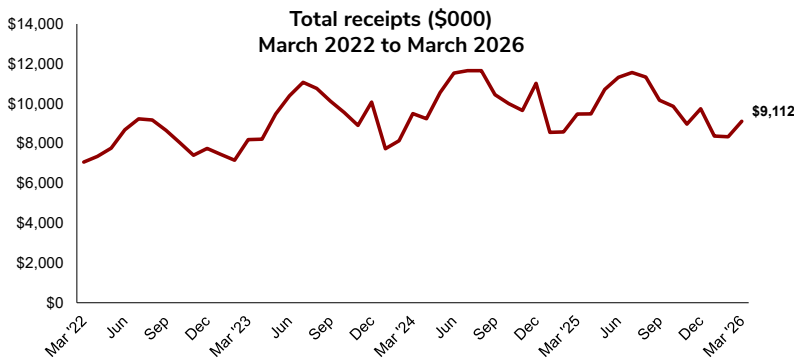
Source: Statistics Canada. Table 20-10-0056-01.

#### Did you know?

Yukon's preliminary retail sales in March 2026 totalled \$102.0 million, of which \$27.4 million, or 26.9% was attributable to Gasoline stations and fuel vendors retail sales.

Comparing March 2026 to March 2025, the total receipts for food services and drinking places in Yukon decreased by \$370,000, or 3.9%; Canada's receipts increased by 2.9% over the same period.

### 4.3 Food services and drinking places



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

\*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), 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 2025

	All types	Single detached house	Townhouse/ Row house	Duplex <sup>1</sup>	Triplex and fourplex	Condominium	Apartment building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile home	Cabin	Garden suite
<b>Median rent</b>											
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 <sup>†</sup>
1 Bedroom	\$1,320	\$1,478	\$1,483	\$1,540	\$1,355	\$1,683	\$1,301	\$1,385	x	...	\$1,550 <sup>†</sup>
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 <sup>†</sup>	x	...	x
5+ Bedrooms	\$3,490	\$3,489 <sup>†</sup>	...	x	...	...	...	...	...	...	...
<b>Total units</b>											
All sizes <sup>4</sup>	2,479	202	94	611	209	295	919	90	47	..	13
Bachelor	206	...	...	25	9	26	115	27	...	...	4 <sup>†</sup>
1 Bedroom	776	19	9	187	80	69	376	29	x	...	3 <sup>†</sup>
2 Bedrooms	961	66	31	212	76	87	420	31	37	...	2 <sup>†</sup>
3-4 Bedrooms	516	99	54	185	43	112	8	4 <sup>†</sup>	8 <sup>†</sup>	...	3 <sup>†</sup>
5+ Bedrooms	21	19 <sup>†</sup>	...	x	...	...	...	...	...	...	...
<b>Vacancy rate</b>											
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% <sup>†</sup>
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% <sup>†</sup>
3-4 Bedrooms	2.3%	0.0%	0.0%	4.3%	0.0%	0.0%	0.0%	25.0% <sup>†</sup>	0.0% <sup>†</sup>	...	66.7% <sup>†</sup>
5+ Bedrooms	0.0%	0.0% <sup>†</sup>	...	x	...	...	...	...	...	...	...

x = suppressed

.. = no information available

... = not applicable

Source: Yukon Bureau of Statistics.

<sup>†</sup> Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>1</sup> Duplex includes single detached houses with a legal rental suite.

<sup>2</sup> Buildings with five or more rental units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space.

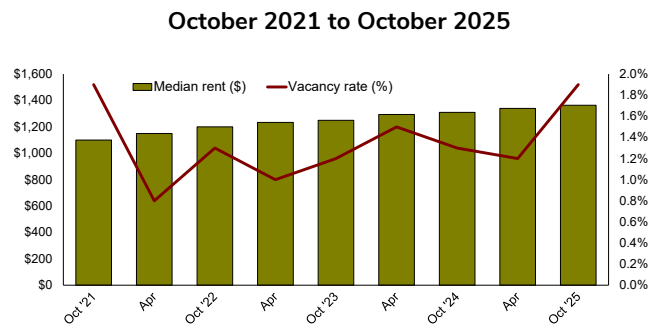
<sup>4</sup> Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

### 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
<b>2025 average</b>	\$1,352	1.6%	\$1,109	12.5%	\$1,393	8.7%
<b>October</b>	\$1,364	1.9%	\$1,129	16.7%	\$1,400	8.7%
<b>April</b>	\$1,340	1.2%	\$1,088	8.3%	\$1,385	8.7%
<b>2024 average</b>	\$1,302	1.4%	\$1,001	7.7%	\$1,321	4.4%
<b>October</b>	\$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](https://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 <sup>1</sup>		Single-detached houses		Semi-detached houses		Row houses		Condominium apartments		Mobile homes	
<b>Year-to-date changes</b>	-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)
<b>2026</b>												
<b>Q1</b>	107	64,398.5	32	24,105.7	4	2,301.9	21	11,293.0	14	6,956.9	3	915.0
<b>2025 total</b>	<b>753</b>	<b>482,780.5</b>	<b>301</b>	<b>223,878.7</b>	<b>58</b>	<b>33,654.9</b>	<b>166</b>	<b>83,992.9</b>	<b>82</b>	<b>39,012.0</b>	<b>x</b>	<b>x</b>
<b>Q4</b>	172	107,140.6	74	58,404.1	12	7,304.9	30	15,987.1	22	10,434.4	17	6,166.7
<b>Q3</b>	236	139,977.5	95	72,440.5	20	11,970.7	53	27,144.7	23	11,312.5	6	2,459.0
<b>Q2</b>	229	161,649.5	90	63,099.5	21	11,644.3	50	25,167.6	19	9,528.9	4	1,802.0 <sup>E</sup>
<b>Q1</b>	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.

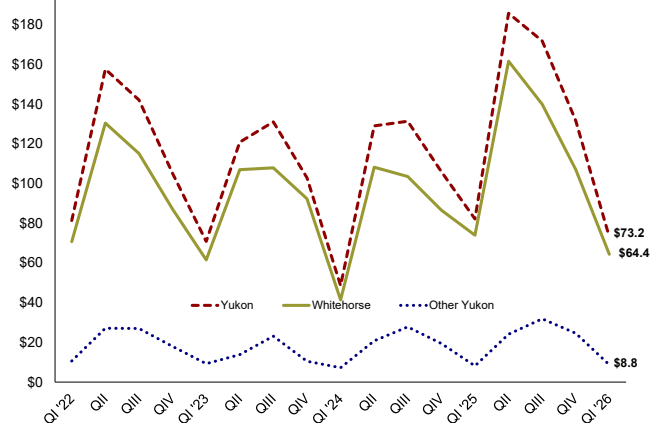
E = use with caution

r = revised figures

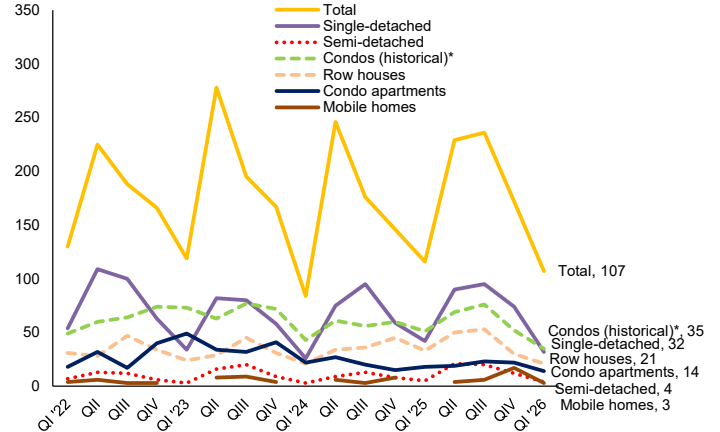
<sup>1</sup> Total includes residential lots, multiple-residential, commercial, and industrial sales.

Yukon Real Estate Report, First Quarter, 2026: [yukon.ca/yukon-real-estate-report-q1-2026](http://yukon.ca/yukon-real-estate-report-q1-2026)

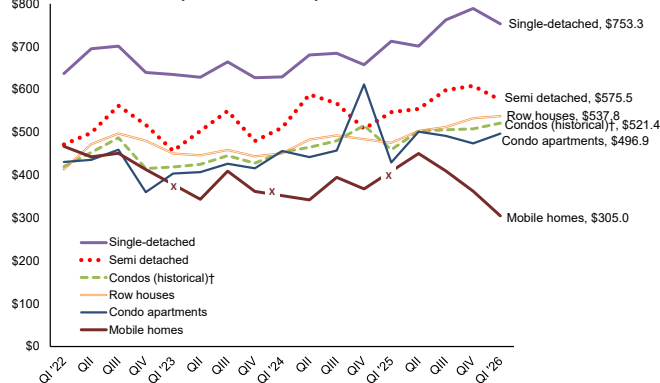
**6.2 Value of real estate transactions**  
Q1 2022 to Q1 2026



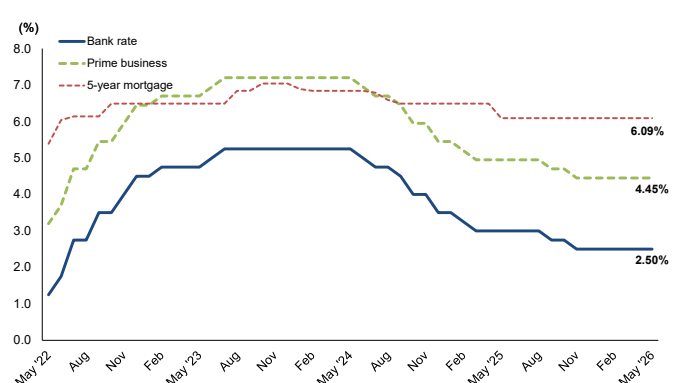
**6.3 Number of residential transactions**  
Q1 2022 to Q1 2026 Whitehorse



**6.4 Average residential sale prices**  
Q1 2022 to Q1 2026 Whitehorse



**6.5 Selected interest rates\***  
May 2022 to May 2026



Source: Yukon Bureau of Statistics. x = suppressed

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

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

#### Did you know?

In the first quarter of 2026, the total transaction value of row houses in Yukon was \$11.3 million, a decrease of \$4.4 million, or 28.0%, compared to the first quarter of 2025 (\$15.7 million).

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 <sup>1</sup>	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>Year-to-date changes</b>	-13	69,201	-32	17,407	19	51,794
	-4.6%	75.1%	-13.7%	83.3%	0.0%	72.7%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>2026</b>						
May (p)	122	67,008.1	103	19,803.1	19	47,205
April	51	56,502.5	40	4,447.6	11	52,055
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
<b>2025 total</b>	<b>716</b>	<b>279,568.9</b>	<b>581</b>	<b>117,243.8</b>	<b>135</b>	<b>162,273.1</b>
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
June (r)	66	31,592.5	49	17,216.5	17	14,375.9
May	61	36,181.4	42	6,914.8	19	29,266.6

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.

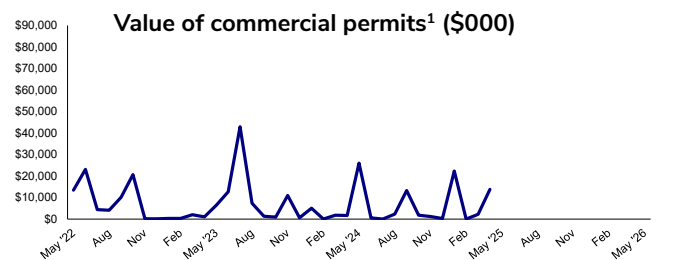
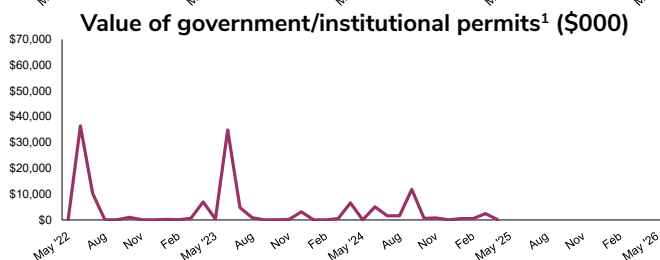
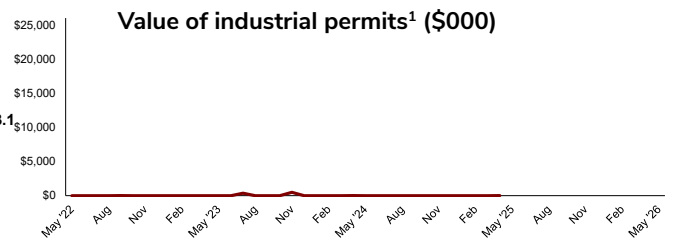
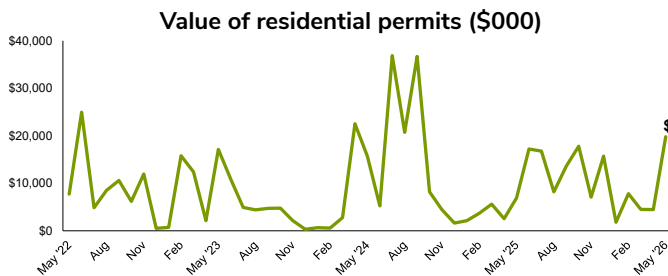
<sup>1</sup> Due to changes in the reporting of building permits issued by the City of Whitehorse from May 2025, data on Industrial, Commercial, and Government/Institutional building permits have been combined.

Sources: Yukon Community Services and City of Whitehorse.

In January through May 2026, a total of 271 building permits were issued in Yukon, at a construction value of \$161.4 million. The construction value of permits increased by \$69.2 million, or 75.1%, compared to the total value of permits issued in January through May 2025. Of the total construction value of building permits issued in January through May 2026:

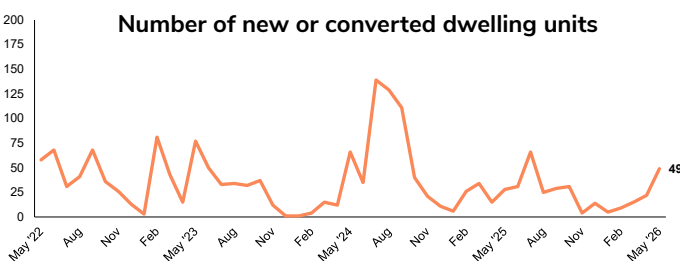
- 23.7% was attributable to residential permits; and
- 76.3% was attributable to non-residential permits (commercial, industrial, and government/institutional).

### 7.2 Construction value of building permits\*, Yukon, May 2022 to May 2026



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

Sources: Yukon Community Services and City of Whitehorse.



#### Did you know?

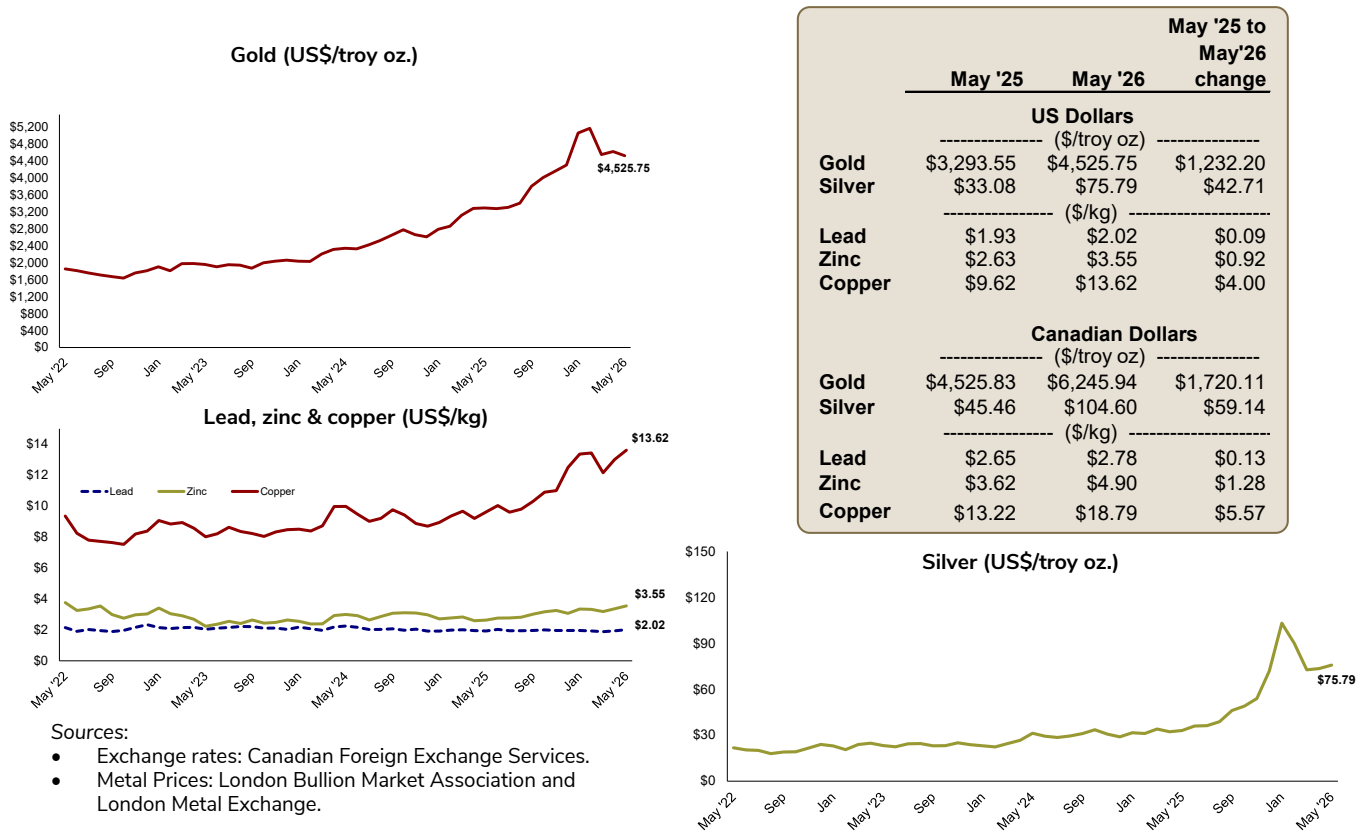
From January through May of 2026, a total of 271 permits were issued in Yukon, of which, 202 or 74.5% were zoned residential. The proportion of residential permits in Yukon decreased by 7.9 percentage points compared to the same period in 2025 (82.4%).

\*Please see table endnotes on page 12.



## 8. Resources

### 8.1 London metal commodity prices\*, May 2022 to May 2026

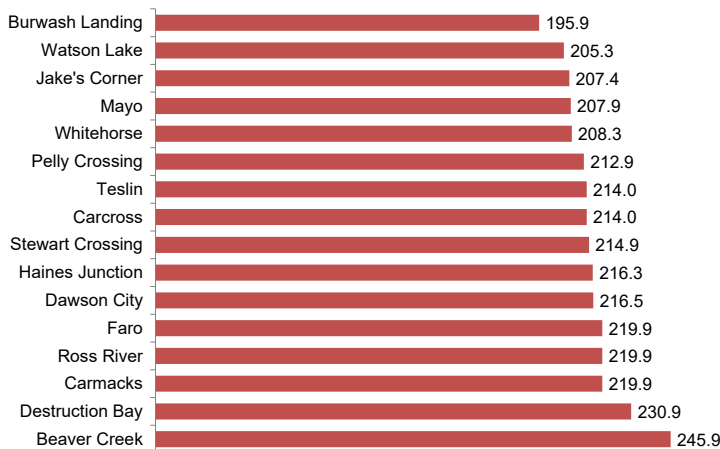


#### Did you know?

The price of copper on May 29, 2026 was \$13.62 USD per kg, an increase of \$4.00, or 41.5%, compared to May 31, 2025 (\$9.62).

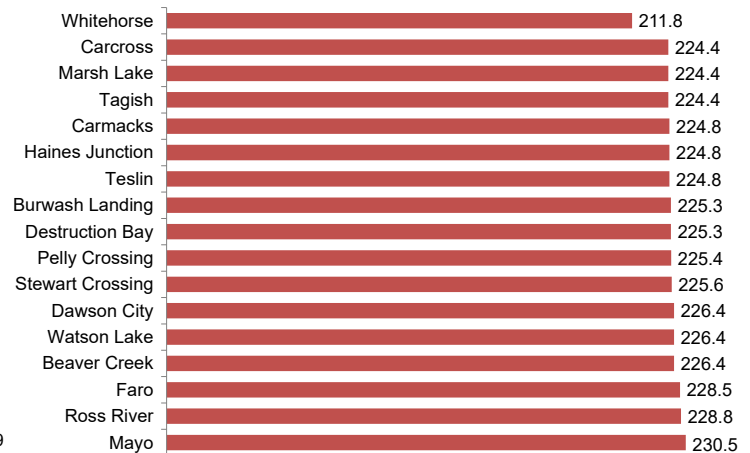
### 8.2 Regular self-serve gasoline

Average May 2026 Prices (cents per litre)



### 8.3 Residential furnace oil

Average May 2026 Prices (cents per litre)



Yukon Fuel Price Survey, May 2026: [yukon.ca/yukon-fuel-price-survey-may-2026](http://yukon.ca/yukon-fuel-price-survey-may-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
<b>Year-to-date changes</b>	1,401 12.0%	-6 -23.1%	-25 -36.8%	282 42.5%	33 19.9%	7 2.4%	...	46 64.8%	-68 -25.0%	1,267 12.7%
(no. of movements)										
<b>2026</b>										
April	5,911	10	29	371	44	105	...	84	19	5,249
March (r)	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
<b>2025 total</b>	<b>57,462</b>	<b>586</b>	<b>1,313</b>	<b>7,269</b>	<b>1,366</b>	<b>5,268</b>	<b>..</b>	<b>363</b>	<b>2,840</b>	<b>38,322</b>
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
May	6,231	32	68	487	172	280	...	31	271	4,890
April	4,493	17	42	315	35	86	...	28	90	3,880

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
<b>Year-to-date changes</b>	-1,414 -14.5%	-1,014 -40.9%	-538 -7.5%	138 95.8%
<b>2026</b>				
March	4,199	684	3,288	227
February	2,297	429	1,844	24
January	1,867	354	1,482	31
<b>2025 total</b>	<b>514,070</b>	<b>66,914</b>	<b>390,624</b>	<b>56,532</b>
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
April	6,837	1,641	4,846	350
March	4,676	1,205	3,404	67

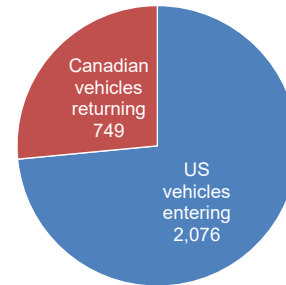
Source: Statistics Canada. Table 24-10-0053-01.

Of the 4,199 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in March 2026:

- 44.0% entered through Beaver Creek;
- 26.8% entered through Fraser (Skagway, AK to Carcross);
- 19.4% entered through Pleasant Camp (Haines, AK to Haines Junction); and
- 9.8% entered through Whitehorse.

\*Please see table endnotes on page 12.

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

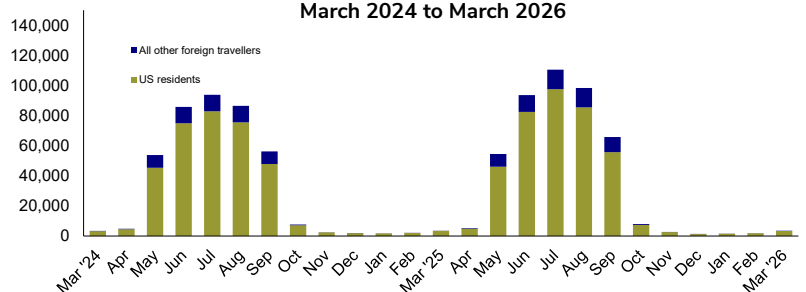


Source: Statistics Canada. Table 24-10-0052-01.

#### Did you know?

The number of travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in the first quarter of 2026 (January through March) was 8,363, a decrease of 1,414, or 14.5%, compared to the same period in 2025 (9,777).

#### Travellers entering or returning through Yukon<sup>1</sup>, March 2024 to March 2026



Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).  
<sup>1</sup> 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.

### 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 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		

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