



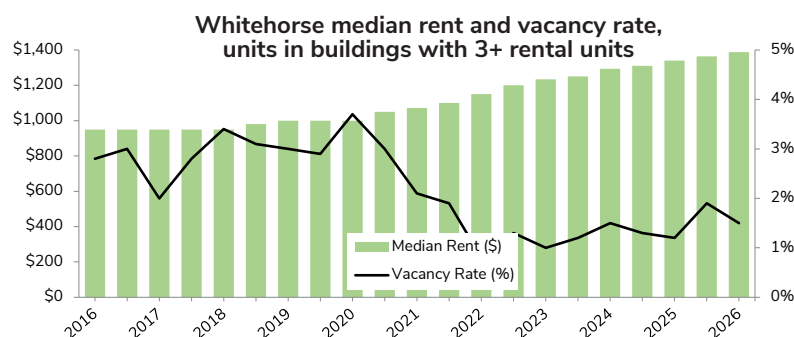
Yukon Rent Survey April 2026

Highlights:

- In April 2026, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,388 and the vacancy rate was 1.5%.
- Compared to April 2025, the April 2026 median rent in Whitehorse for units in buildings with 3 or more rental units increased by \$48, or 3.6%, and the vacancy rate increased by 0.3 percentage points.
- For rental units in all types of buildings in Whitehorse, the median rent was \$1,527 and the vacancy rate was 2.4%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), mobile homes, cabins and garden suites). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends of median rent and vacancy rates in Whitehorse.



In Whitehorse, the median rent for units in buildings with 3 or more rental units was \$1,388 in April 2026 — an increase of \$48 from a year earlier (April 2025) and an increase of \$24 from the previous reporting period (October 2025).

In the last decade (April 2016 to April 2026), the vacancy rate in Whitehorse peaked at 3.7% in April 2020 before decreasing to 0.8% in April 2022. From October 2022 to April 2025 the vacancy rate in Whitehorse remained relatively stable ranging from a low of 1.0% to a high of 1.5%. In October 2025 it increased to 1.9% before decreasing slightly to 1.5% in April 2026.

The vacancy rate in April 2026 (1.5%) was 0.3 percentage points higher than the rate in April 2025 (1.2%), and 0.4 percentage points lower than the rate in October 2025 (1.9%).

Whitehorse rent summaries:

Units in buildings with 3 or more rental units, April 2026

Number of units in survey	1,029
Number of vacant units	15
Vacancy rate	1.5%
Median rent	\$1,388

Units in buildings with 2 or more units¹, April 2026

Number of units in survey	1,854
Number of vacant units	48
Vacancy rate	2.6%
Median rent	\$1,460

¹ Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums, mobile homes, cabins and garden suites.

Units in all types of buildings with rental units, April 2026

Number of units in survey	2,374
Number of vacant units	57
Vacancy rate	2.4%
Median rent	\$1,527

Other sources of housing market information:

- **Yukon Real Estate Report** - average house prices by subdivision and type of dwelling: [Yukon.ca/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon](https://www.yukon.ca/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon)
- **2021 Census of Population: Housing**: includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc.: www12.statcan.gc.ca/census-recensement/2021/rt-tid/housing-logement-eng.cfm
- **CMHC Northern Housing Report, 2024**: www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/market-reports/housing-market/northern-housing-report

Rent summary for all buildings with rental units by type, Yukon, April 2026

Type of building	Number of buildings	Rental units	Vacant units	Vacancy rate	Median rent	Average rent	.. = No information available † = Use with caution
Single detached house	206	206	7	3.4%	\$2,075	\$2,144	
Townhouse/Row house	40	100	5	5.0%	\$2,020	\$2,116	
Duplex ¹	458	621	28	4.5%	\$1,770	\$1,850	¹ Duplex includes single detached houses with a legal rental suite.
Triplex and fourplex	74	209	8	3.8%	\$1,625	\$1,720	² Buildings with five or more units.
Condominium	146	308	5	1.6%	\$2,170	\$2,169	³ Store-top units are residential units in buildings which primarily contain commercial space.
Apartment building ²	57	912	9	1.0%	\$1,356	\$1,483	
Store-top (Commercial) ³	18	88	1	1.1%	\$1,476	\$1,525	⁴ Numbers may not add up to the total due to rounding and the inclusion of unclassified rental units. Vacancy rates may have been affected by small number of units.
Mobile home	45	45	0	0.0%	\$1,630	\$1,521	
Garden suite	9	9	1	11.1%	\$1,795	\$1,818	
All types⁴	1,053	2,498	64	2.6%	\$1,516	\$1,762	

In Yukon, the median rent for rental units in all types of buildings was \$1,516 in April 2026. Condominiums had the highest median rent at \$2,170, followed by single detached houses at \$2,075 and townhouses/row houses at \$2,020. Apartment buildings had the lowest median rent at \$1,356.

In April 2026, apartment buildings had the highest number of rental units (912 units), followed by duplexes (621 units), and condominiums (308 units). Garden suites had the lowest number of rental units (9 units). No information was available for cabins in April 2026.

Median rent, total units and vacancy rate (for all buildings with rental units) by size and type of unit, Yukon, April 2026

	All types	Single detached house	Townhouse/Row house	Duplex ¹	Triplex and fourplex	Condo-minium	Apartment building ²	Store-top (Commercial) ³	Mobile home	Garden suite
Number of buildings with rental units	1,053	206	40	458	74	146	57	18	45	9
Median rent										
All	\$1,516	\$2,075	\$2,020	\$1,770	\$1,625	\$2,170	\$1,356	\$1,476	\$1,630	\$1,795
Bachelor	\$1,356	...	...	\$1,360	\$1,355	\$1,705	\$1,356	\$1,199	...	\$1,580†
1 Bedroom	\$1,332	\$1,488	\$1,507	\$1,543	\$1,371	\$1,690	\$1,320	\$1,476	x	\$1,493†
2 Bedrooms	\$1,700	\$2,075	\$1,741	\$1,815	\$1,757	\$2,520	\$1,503	\$1,940	\$1,635	\$2,360†
3-4 Bedrooms	\$2,260	\$2,240	\$2,189	\$2,120	\$2,251	\$2,500	\$1,714	\$2,260†	x	x
5+ Bedrooms	\$3,500†	\$3,500†	...	x	...	...	...	...	...	...
Total units										
All⁴	2,498	206	100	621	209	308	912	88	45	9
Bachelor	213	...	...	29	9	31	113	29	...	2†
1 Bedroom	793	21	12	210	78	61	380	25	x	4†
2 Bedrooms	943	76	34	177	81	94	412	32	35	2†
3-4 Bedrooms	536	96	54	204	41	122	7	4†	8†	x
5+ Bedrooms	14†	13†	...	x	...	...	...	...	...	...
Vacant units										
All⁴	64	7	5	28	8	5	9	1	0	1
Bachelor	1	...	...	0	0	0	1	0	...	0†
1 Bedroom	22	0	3	13	2	0	3	0	x	0†
2 Bedrooms	23	3	2	3	5	4	5	0	0	1†
3-4 Bedrooms	18	3	0	12	1	0	0	1†	0†	x
5+ Bedrooms	0†	0†	...	x	...	...	...	...	...	...
Vacancy rate										
All⁵	2.6%	3.4%	5.0%	4.5%	3.8%	1.6%	1.0%	1.1%	0.0%	11.1%
Bachelor	0.5%	...	...	0.0%	0.0%	0.0%	0.9%	0.0%	...	0.0%†
1 Bedroom	2.8%	0.0%	25.0%	6.2%	2.6%	0.0%	0.8%	0.0%	x	0.0%†
2 Bedrooms	2.4%	3.9%	5.9%	1.7%	6.2%	4.3%	1.2%	0.0%	0.0%	50.0%†
3-4 Bedrooms	3.4%	3.1%	0.0%	5.9%	2.4%	0.0%	0.0%	25.0%†	0.0%†	x
5+ Bedrooms	0.0%†	0.0%†	...	x	...	...	...	...	...	...

x = Suppressed due to confidentiality and/or data quality.

... = Not available/applicable.

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

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

² Buildings with five or more 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 the inclusion of unclassified units

⁵ Vacancy rates may have been affected by small number of units.

Median rent and total units (for all buildings with rental units) by size and decade of construction, Yukon, April 2026

Of all buildings with rental units in Yukon, the most common decade of construction was 1970-1979 (20.0% of all rental units), followed by 2010-2019 (19.6%). In general, the newer the building is, the higher the median rent reported.

	All years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-present
Number of buildings with rental units	1,053	68	155	211	85	151	133	206	43
Median rent									
All ¹	\$1,516	\$1,322	\$1,397	\$1,454	\$1,360	\$1,837	\$1,856	\$2,085	\$2,111
Bachelor	\$1,356	\$1,297	\$1,356	\$1,310	\$1,410	\$1,360	x	\$1,810	x
1 Bedroom	\$1,332	\$1,315	\$1,383	\$1,292	\$1,450	\$1,430	\$1,320	\$1,390	\$1,813
2 Bedrooms	\$1,700	\$1,785	\$1,540	\$1,659	\$1,270	\$1,720	\$1,935	\$2,155	\$2,155
3-4 Bedrooms	\$2,260	\$1,935†	\$2,070	\$1,960	\$1,820	\$2,020	\$2,450	\$2,550	\$2,870
5+ Bedrooms	\$3,500†	...	...	\$3,500†	...	\$3,613†	...	...	...
Total units									
All ¹	2,498	118	528	644	242	251	212	392	111
Bachelor	213	25	87	38	20	14	x	24	x
1 Bedroom	793	27	174	202	135	81	50	99	24
2 Bedrooms	943	52	204	299	65	55	78	122	68
3-4 Bedrooms	536	14†	63	99	21	94	80	148	17
5+ Bedrooms	14†	...	...	7†	...	8†	...	...	...

x = Suppressed due to confidentiality and/or data quality. ... = Not available/applicable. † Use caution when analyzing the data due to high variance or a small number of responding units within the category. ¹ Numbers may not add up to the total due to rounding and the inclusion of unclassified rental units.

Median rent, total units and vacancy rate (for all buildings with rental units) by size and community, April 2026

	Yukon	Whitehorse	Dawson City	Watson Lake	Haines Junction
Number of buildings with rental units	1,053	966	37	43	7†
Median rent					
All	\$1,516	\$1,527	\$1,510	\$1,247	x
Bachelor	\$1,356	\$1,356	\$1,254†	x	...
1 Bedroom	\$1,332	\$1,332	\$1,510	\$1,130	x
2 Bedrooms	\$1,700	\$1,728	\$1,680	\$1,247	x
3-4 Bedrooms	\$2,260	\$2,320	x	\$1,390	...
5+ Bedrooms	\$3,500†	\$3,500†	...	x	...
Total units					
All ¹	2,498	2,374	55	63	7†
Bachelor	213	207	5†	x	...
1 Bedroom	793	748	35	6	x
2 Bedrooms	943	897	12	30	x
3-4 Bedrooms	536	513	x	20	...
5+ Bedrooms	14†	8†	...	x	...
Vacant units					
All ¹	64	57	2	1	3†
Bachelor	1	1	0†	x	...
1 Bedroom	22	21	1	0	x
2 Bedrooms	23	19	1	0	x
3-4 Bedrooms	18	17	x	1	...
5+ Bedrooms	0†	0†	...	x	...
Vacancy rate					
All	2.6%	2.4%	3.6%	1.6%	42.9%†
Bachelor	0.5%	0.5%	0.0%†	x	...
1 Bedroom	2.8%	2.8%	2.9%	0.0%	x
2 Bedrooms	2.4%	2.1%	8.3%	0.0%	x
3-4 Bedrooms	3.4%	3.3%	x	5.0%	...
5+ Bedrooms	0.0%†	0.0%†	...	x	...

In April 2026, among Yukon communities surveyed, the highest median rent for rental units of any size — excluding those with 5 or more bedrooms — was \$2,320 for 3- to 4-bedroom units in Whitehorse.

Of the 64 vacant rental units in Yukon in April 2026, 57 were in Whitehorse. The highest number of vacancies in Whitehorse was for 1-bedroom units at 21, followed by 2-bedroom units at 19.

In Whitehorse, rental units with 3 or 4 bedrooms had the highest vacancy rate (3.3%), followed by 1-bedroom rental units (2.8%). Excluding rental units with 5 or more bedrooms, bachelor rental units had the lowest vacancy rate (0.5%).

... = Not available/applicable.

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

¹ Numbers may not add up to the total due to rounding and the inclusion of unclassified rental units. Vacancy rates may have been affected by small number of units.

Rent summary for all buildings with rental units by type, Whitehorse, April 2026

Type of building	Number of buildings	Rental units	Vacant units	Vacancy rate	Median rent	Average rent
Single detached house	165	165	3	1.8%	\$2,190	\$2,287
Townhouse/Row house	34	85	4	4.7%	\$2,020	\$2,208
Duplex ¹	433	588	28	4.8%	\$1,785	\$1,877
Triplex and fourplex	72	201	8	4.0%	\$1,630	\$1,740
Condominium	146	308	5	1.6%	\$2,170	\$2,169
Apartment building ²	56	903	8	0.9%	\$1,356	\$1,483
Store-top (Commercial) ³	15	78	0	0.0%	\$1,491	\$1,545
Mobile home	36	36	0	0.0%	\$1,635	\$1,588
Garden suite	9	9	1	11.1%	\$1,795	\$1,818
All types⁴	966	2,374	57	2.4%	\$1,527	\$1,778

x = Suppressed due to confidentiality and/or data quality.

¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more 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 the inclusion of unclassified units. Vacancy rates may have been affected by small number of units.

Median rent, total units and vacancy rate (for all buildings with rental units) by size and location, Whitehorse, April 2026

	Whitehorse			Upper				Country
	Total	Downtown ¹	Riverdale	Whitehorse ²	Whistlebend	Porter Creek	Crestview	residential
Number of buildings with rental units	966	213	165	303	58	148	40	39
Median rent								
All	\$1,527	\$1,370	\$1,533	\$1,500	\$2,513	\$1,790	\$1,950	\$1,793
Bachelor	\$1,356	\$1,310	\$1,380†	\$1,397	...	\$1,785	x	x
1 Bedroom	\$1,332	\$1,317	\$1,330	\$1,430	\$1,805	\$1,395	\$1,790	\$1,538
2 Bedrooms	\$1,728	\$1,726	\$1,517	\$1,731	\$2,460	\$1,895	\$2,170	\$2,305
3-4 Bedrooms	\$2,320	\$2,290	\$2,020	\$2,252	\$2,789	\$2,400	\$1,885†	x
5+ Bedrooms	\$3,500†	...	\$3,500†	x	...	...	...	...
Total units								
All ³	2,374	751	567	557	127	277	56	39
Bachelor	207	102	6†	66	...	30	x	x
1 Bedroom	748	342	125	150	14	79	22	16
2 Bedrooms	897	238	337	153	58	71	25	17
3-4 Bedrooms	513	70	93	187	55	97	8†	x
5+ Bedrooms	8†	...	7†	x	...	...	...	...
Vacant units								
All ³	57	10	13	8	5	22	0	0
Bachelor	1	0	0†	1	...	0	x	x
1 Bedroom	21	0	4	5	3	8	0	0
2 Bedrooms	19	8	2	1	2	5	0	0
3-4 Bedrooms	17	1	6	0	0	9	0†	x
5+ Bedrooms	0†	...	0†	x	...	...	...	...
Vacancy rate								
All	2.4%	1.3%	2.3%	1.4%	3.9%	7.9%	0.0%	0.0%
Bachelor	0.5%	0.0%	0.0%†	1.5%	...	0.0%	x	x
1 Bedroom	2.8%	0.0%	3.2%	3.3%	21.4%	10.1%	0.0%	0.0%
2 Bedrooms	2.1%	3.4%	0.6%	0.7%	3.4%	7.0%	0.0%	0.0%
3-4 Bedrooms	3.3%	1.4%	6.5%	0.0%	0.0%	9.3%	0.0%†	x
5+ Bedrooms	0.0%†	...	0.0%†	x	...	...	...	...

x = Suppressed due to confidentiality and/or data quality.

... = Not available/applicable.

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

¹ Downtown includes Marwell.

² Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.

Note: Median and average rent prices displayed in this publication, may or may not include utility costs (heating, electricity, water, parking, etc.).

September 2026

Next release date: February 2027