



## Yukon Monthly Statistical Review December 2020

### Highlights:

- Yukon's 2020 unemployment rate (5.2%) increased by 1.6 percentage points compared to 2019 (3.6%).
- In November 2020 on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 0.7% (figures for Yukon are not available); 0.3 percentage points lower than that for Canada (1.0%).
- The price of gold on December 31, 2020 was \$1,891.10 US per troy oz, an increase of \$368.10, or 24.2%, compared to December 31, 2019 (\$1,523.00).

### New publication this month: Yukon Fuel Price Survey, December 2020

	Self-serve			% Change Dec 18, 2019 to Dec 30, 2020		
	regular	premium	diesel	regular	premium	diesel
Whitehorse	118.4	125.4	120.1	-16.7%	-17.4%	-17.4%
Beaver Creek	139.9	154.9	154.9	-12.0%	-8.8%	-11.4%
Burwash Landing	n/a	n/a	n/a	n/a	n/a	n/a
Carcross	135.9	-	135.9	-11.1%	-	-13.9%
Carmacks	129.9	139.9	119.9	-15.0%	-14.1%	-23.1%
Dawson City	127.1	146.5	129.5	-16.7%	-10.8%	-17.9%
Destruction Bay	n/a	n/a	n/a	n/a	n/a	n/a
Eagle Plains	142.0	-	140.0	-16.5%	-	-13.0%
Faro	130.9	-	134.9	-15.5%	-	-14.6%
Haines Junction	123.2	131.6	126.9	-16.5%	-15.6%	-15.3%
Jake's Corner	119.9	125.9	119.9	-16.1%	-18.2%	-21.1%
Mayo	122.8	-	122.8	-18.1%	-	-17.0%
Pelly Crossing	130.9	137.9	125.9	-13.8%	-12.7%	-14.3%
Ross River	n/a	-	n/a	n/a	-	n/a
Stewart Crossing	n/a	n/a	n/a	n/a	n/a	n/a
Teslin	123.9	135.9	128.9	-15.7%	-13.4%	-15.4%
Watson Lake	113.9	124.9	118.9	-17.8%	-16.7%	-17.2%

As of December 30, 2020, where prices were available, average regular self-serve gasoline prices ranged from 113.9¢ per litre in Watson Lake to 142.0¢ per litre in Eagle Plains; a difference of 28.1¢. In communities offering premium self-serve gasoline, prices ranged from 124.9¢ in Watson Lake to 154.9¢ in Beaver Creek; a difference of 30.0¢. Diesel self-serve prices ranged from 118.9¢ in Watson Lake to 154.9¢ in Beaver Creek; a difference of 36.0¢ per litre.

Comparing December 30, 2020 to December 18, 2019, regular self-serve gasoline prices decreased in all Yukon communities where prices were available. Diesel self-serve prices also decreased in all Yukon communities where prices were available.

Yukon Fuel Price Survey, December 2020: <https://yukon.ca/en/yukon-fuel-price-survey-december-2020>

### What else is new:

#### New from the Yukon Bureau of Statistics:

- Canadian Classification of Functions of Gov't (CCO-FOG), 2019: <https://yukon.ca/en/canadian-classification-functions-govt-ccofog-2019>
- Yukon Employment, December 2020: <https://yukon.ca/en/yukon-employment-december-2020>

- Experimental Estimates for Business Openings and Closures for Yukon, September 2020: <https://yukon.ca/en/experimental-estimates-business-openings-and-closures-yukon-september-2020>

#### New from Statistics Canada:

- Adult and youth correctional statistics in Canada, 2018/2019: <https://www150.statcan.gc.ca/pub/85-002-x/2020001/article/00016-eng.pdf>

Interested in more data or updates?

Yukon community information  
[www.sewp.gov.yk.ca](http://www.sewp.gov.yk.ca)

Visit our Socio-Economic Web Portal for downloadable data by Yukon community and subject.



Follow us on Twitter  
@YukonStats.



Join our electronic distribution lists by sending an email to [ybsinfo@gov.yk.ca](mailto:ybsinfo@gov.yk.ca).



# 1. Population

## 1.1 Population by Age and Sex\*, Jun 30 '20

	Total	Males	Females
0-4	2,240	1,137	1,103
5-9	2,349	1,255	1,094
10-14	2,249	1,194	1,055
15-19	2,093	1,077	1,016
20-24	2,388	1,214	1,174
25-29	3,046	1,505	1,541
30-34	3,620	1,741	1,879
35-39	3,581	1,788	1,793
40-44	3,009	1,500	1,509
45-49	2,897	1,405	1,492
50-54	2,671	1,369	1,302
55-59	3,285	1,633	1,652
60-64	3,040	1,577	1,463
65-69	2,365	1,243	1,122
70-74	1,630	870	760
75+	1,767	927	840
<b>Total</b>	<b>42,230</b>	<b>21,435</b>	<b>20,795</b>

\*Please see table endnotes on page 12.  
Source: Yukon Bureau of Statistics.

## 1.2 Population by Community\*

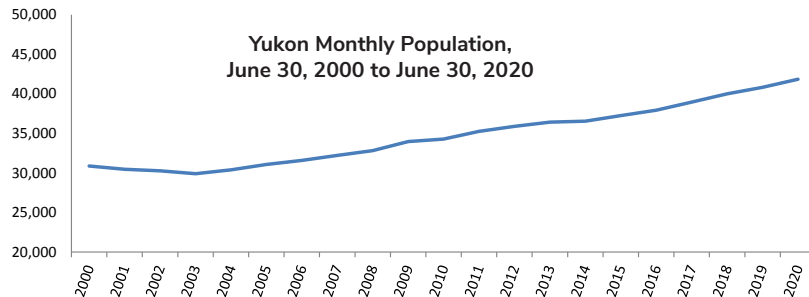
	Jun 30 2019	Mar 31 2020	Jun 30 2020
Beaver Creek	122	123	124
Burwash Landing	112	103	105
Carcross	449	457	477
Carmacks	579	605	598
Dawson City	2,278	2,271	2,277
Destruction Bay	66	62	59
Faro	408	424	436
Haines Junction	978	978	989
Johnson's Crossing	51	57	54
Mayo	465	475	471
Mendenhall	120	118	130
Old Crow	263	269	265
Pelly Crossing	383	391	396
Ross River	407	408	407
Tagish	356	355	359
Teslin	471	473	473
Watson Lake	1,498	1,496	1,493
Whitehorse Area <sup>1</sup>	32,342	32,912	33,033
Other*	88	83	84
<b>Yukon</b>	<b>41,436</b>	<b>42,060</b>	<b>42,230</b>

<sup>1</sup> Marsh Lake is included in Whitehorse.  
\* Please see table endnotes on page 12.  
Source: Yukon Bureau of Statistics.

## 1.3 Vital Statistics

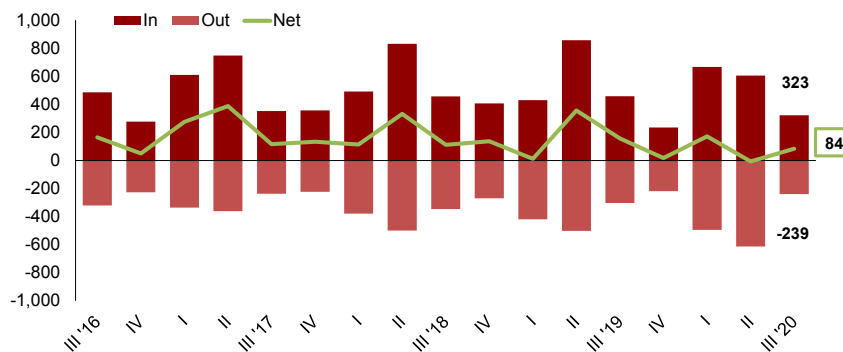
	Births	Deaths	Marriages
Year-to-date	-42	-6	-21
change	-10.8%	-2.5%	-14.0%
November (p)	31	21	8
October (r)	40	17	14
September	30	24	12
August	26	26	23
July	41	26	18
June	33	28	14
May	35	16	10
Apr	35	23	4
March	31	13	8
February	18	19	12
January	27	18	6
<b>2019 total</b>	<b>419</b>	<b>261</b>	<b>159</b>
December	30	24	9
November	30	27	7

Source: Yukon Bureau of Statistics.



Population Report, Second Quarter, 2020:  
<https://yukon.ca/en/population-report-q2-2020>

## 1.4 Migration Estimates\*



\*Please see endnotes on page 12.  
Source: Statistics Canada. Tables 17-10-0020-01 and 17-10-0040-01.

### Did you know?

Yukon's year-to-date (Q1-Q3) in-migrants totalled 1,596. Conversely Yukon's year-to-date out-migrants totalled 1,345 over the same time period — a net migration gain of 251 people.

Source: Statistics Canada. Table 17-10-0014-01 and 17-10-0022-01.

Preliminary estimates of Statistics Canada show that in the third quarter of 2020, Yukon gained 84 people through net migration — 26 were lost through interprovincial migration and 110 were gained through international migration.

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

- Alberta (+22);
- Nunavut (+15);
- Northwest Territories (+12);
- Prince Edward Island (+6);
- Ontario (+5); and
- Manitoba (+4);

Conversely, **net losses** were to:

- British Columbia (-57);
- Saskatchewan (-13)
- Nova Scotia (-10); and
- Quebec (-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>2020 annual</b>	<b>21,300</b>	<b>20,200</b>	<b>1,100</b>	<b>5.2%</b>	<b>70.5%</b>	<b>66.9%</b>
<b>December</b>	21,700	20,500	1,100	5.1%	71.4%	67.4%
<b>November</b>	21,500	20,600	900	4.2%	70.7%	67.8%
<b>October</b>	21,300	20,100	1,300	6.1%	70.1%	66.1%
<b>September</b>	21,000	19,700	1,300	6.2%	69.3%	65.0%
<b>August</b>	21,300	19,600	1,700	8.0%	70.3%	64.7%
<b>July</b>	21,300	19,700	1,600	7.5%	70.3%	65.0%
<b>June</b>	21,100	19,800	1,300	6.2%	69.9%	65.6%
<b>May</b>	20,900	20,100	900	4.3%	69.4%	66.8%
<b>April</b>	21,300	20,800	500	2.3%	70.8%	69.1%
<b>March</b>	21,700	21,000	700	3.2%	72.3%	70.0%
<b>February</b>	22,000	21,100	900	4.1%	73.6%	70.6%
<b>January</b>	22,200	21,200	1,100	5.0%	74.2%	70.9%
<b>2019 annual</b>	<b>22,300</b>	<b>21,500</b>	<b>800</b>	<b>3.6%</b>	<b>74.8%</b>	<b>72.1%</b>
<b>December</b>	22,100	21,100	1,000	4.5%	73.9%	70.6%

Yukon Employment, December 2020: <https://yukon.ca/en/yukon-employment-december-2020>

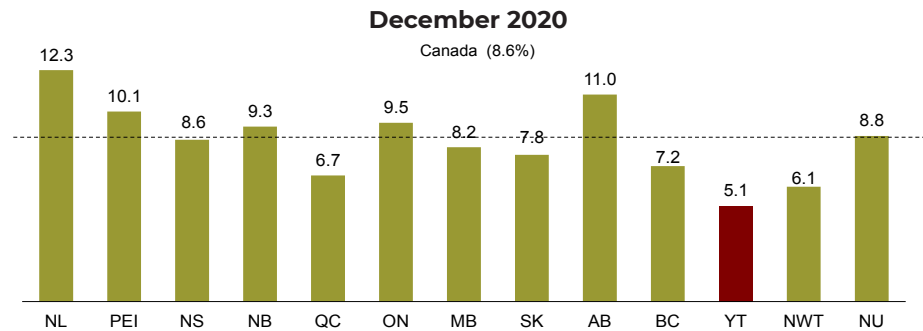
Yukon Employment Annual Review, 2019: <https://yukon.ca/en/yukon-employment-annual-review-2019>

Yukon Employment Historical Data, 2010 to 2019: <https://yukon.ca/en/yukon-employment-historical-data-2010-2019>

\*Please see table endnotes on page 12.

Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0090-01 (annual).

### 2.2 Canadian Unemployment Rates\* (seasonally adjusted)



\*Please see table endnotes on page 12.

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

#### Did you know?

The annual Yukon unemployment rate for 2020 was 5.2%, the lowest in Canada. Yukon has had the lowest annual unemployment rate since 2016.

### 2.3 Employment, by Class of Worker\* and Sector (unadjusted)

Comparing December 2020 to November 2020, employment in the services-producing sector decreased by 500, or 2.9%. The goods-producing sector's employment increased by 300, or 9.7%. In December 2020, of the 20,200 employed Yukoners, 8,900, or 44.1%, were working in the public sector. Of the 11,300 workers in the private sector, 3,500, or 31.0%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
<b>2020 annual</b>	<b>20,200</b>	<b>8,700</b>	<b>7,800</b>	<b>3,700</b>	<b>3,400</b>	<b>16,800</b>
<b>December</b>	20,200	8,900	7,800	3,500	3,400	16,800
<b>November</b>	20,400	8,600	8,200	3,700	3,100	17,300
<b>October</b>	20,200	8,300	8,200	3,700	3,200	16,900
<b>September</b>	20,100	8,500	8,000	3,600	3,500	16,600
<b>August</b>	20,300	9,000	7,700	3,600	3,900	16,400
<b>July</b>	20,100	9,000	7,500	3,600	3,500	16,600
<b>June</b>	19,700	8,700	7,300	3,600	3,400	16,400
<b>May</b>	19,600	8,600	7,200	3,800	3,300	16,300
<b>April</b>	20,200	8,700	7,600	3,900	3,400	16,800
<b>March</b>	20,600	8,600	8,000	4,000	3,200	17,400
<b>February</b>	20,700	8,400	8,600	3,700	3,100	17,600
<b>January</b>	20,800	8,900	8,300	3,600	3,200	17,600
<b>2019 annual</b>	<b>21,500</b>	<b>9,300</b>	<b>8,800</b>	<b>3,500</b>	<b>3,700</b>	<b>17,800</b>
<b>December</b>	20,700	9,100	7,800	3,700	3,300	17,400

\*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

Note: Public employees are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or for a government funded establishment such as schools (including colleges/universities), hospitals and public libraries.



## 2. Employment (cont'd)

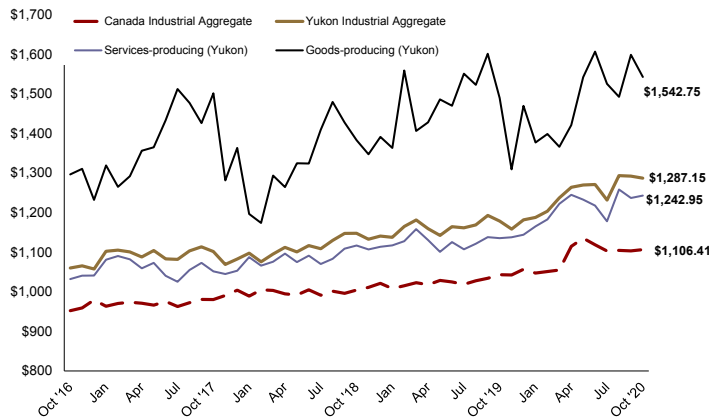
### 2.4 Average Weekly Earnings, Including Overtime\*

	Yukon Average*	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 change</b>	\$88.58 7.6%	\$15.24 1.2%	\$38.65 5.2%	\$97.91 9.2%	..	..	\$95.50 9.2%	..	\$81.64 9.0%	\$101.60 7.0%
(\$)										
<b>2020</b>										
October (p)	<b>1,287.15</b>	1,283.41	766.35	1,204.46	F	842.23	1,298.12	567.63	1,061.20	1,572.74
September (r)	<b>1,292.28</b>	1,472.15	759.13	1,213.76	F	802.97	1,264.80	535.05	1,038.04	1,571.33
August	<b>1,293.56</b>	1,351.05	818.72	1,199.33	F	751.42	1,139.26	515.87	1,030.59	1,542.29
July	<b>1,231.71</b>	1,391.76	818.65	1,118.23	1,405.08	731.87	1,021.14	566.95	1,016.44	1,537.32
June	<b>1,270.91</b>	1,376.16	790.50	1,175.03	1,473.84	847.10	1,103.02	554.99	944.03	1,591.00
May	<b>1,269.77</b>	1,230.57	775.92	1,084.27	1,655.41	830.14	1,226.73	566.18	856.65	1,511.64
April	<b>1,263.86</b>	1,177.82	788.71	1,145.21	1,264.28	794.75	1,108.91	F	1,064.91	1,541.26
March	<b>1,236.91</b>	1,148.05	731.47	1,184.93	1,431.66	685.36	1,108.58	507.44	1,064.36	1,606.12
February	<b>1,203.51</b>	1,207.86	797.93	1,154.23	1,767.19	619.46	1,022.05	542.17	968.68	1,454.14
January	<b>1,187.65</b>	1,235.78	790.33	1,123.26	1,451.90	646.82	994.79	535.68	854.97	1,518.39
<b>2019 annual</b>	<b>1,166.12</b>	<b>1,280.42</b>	<b>746.90</b>	<b>1,068.54</b>	<b>F</b>	<b>F</b>	<b>1,046.68</b>	<b>559.65</b>	<b>919.56</b>	<b>1,437.95</b>
December	<b>1,181.67</b>	1,382.44	740.24	1,121.24	1,637.12	745.92	1,020.02	582.49	1,002.37	1,413.70
November	<b>1,158.24</b>	1,244.53	778.66	1,078.34	1,447.64	676.61	1,152.25	535.45	960.28	1,411.28
October	<b>1,178.50</b>	1,243.22	808.21	1,010.52	1,460.16	729.51	979.00	624.19	937.34	1,409.12

\*Please see table endnotes on page 12. \*Excludes self-employed.

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

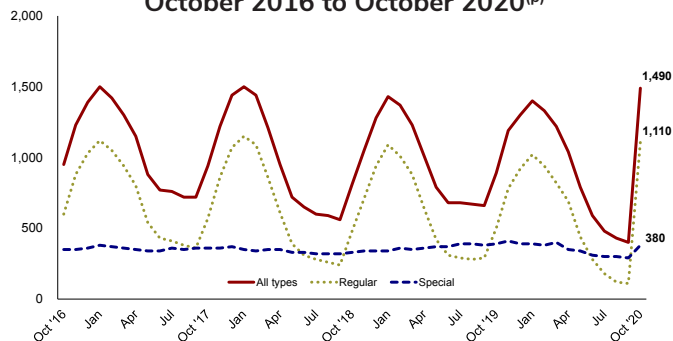
### 2.5 Average Weekly Earnings, Including Overtime\*, Yukon and Canada October 2016 to October 2020<sup>(p)</sup>



\*Please see endnotes on page 12.

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

### 2.6 Employment Insurance Beneficiaries, by Type of Benefit\* October 2016 to October 2020<sup>(p)</sup>



\*Please see endnotes on page 12.

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

Survey of Employment, Payroll & Hours, 2019:  
<https://yukon.ca/en/survey-employment-payrolls-and-hours-2019>

#### Did you know?

In August 2020, Yukon workers' average weekly earnings reached \$1,293.56, a record-high for Yukon. This was \$188.93, or 17.1%, above the figure for Canada (\$1,104.63).

### 2.7 Employment Insurance Beneficiaries, by Community\*

	Oct 2019	Sep <sup>(p)</sup> 2020	Oct <sup>(p)</sup> 2020
Beaver Creek	10	0	10
Burwash Landing	0	0	10
Carmacks	20	0	30
Dawson	110	40	180
Faro	10	0	20
Haines Junction	40	10	60
Marsh Lake	10	0	20
Mayo	20	0	40
Mt. Lorne	0	0	10
Old Crow	10	0	20
Pelly Crossing	10	10	30
Ross River	10	0	20
Tagish	0	0	10
Watson Lake	30	20	60
Whitehorse	580	280	920
<b>Yukon Total</b>	<b>890</b>	<b>400</b>	<b>1,490</b>

\*Community is defined by census subdivision.

Please see table endnotes on page 12.

Source: Statistics Canada, Custom data table.



### 3. Consumer Prices

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

	Index			% Change	
	Nov 2019	Oct 2020	Nov 2020	Oct '20 to Nov '20	Nov '19 to Nov '20
<b>All-Items</b>	<b>133.9</b>	<b>134.5</b>	<b>134.8</b>	<b>0.2</b>	<b>0.7</b>
Food	135.1	131.3	132.6	1.0	-1.9
Shelter	164.1	167.7	167.9	0.1	2.3
Household Operations, Furnishings & Equipment	107.9	109.6	109.8	0.2	1.8
Clothing & Footwear	99.3	104.0	103.3	-0.7	4.0
Transportation	141.5	138.5	139.3	0.6	-1.6
Health & Personal Care	127.7	131.1	130.5	-0.5	2.2
Recreation, Education & Reading	100.7	101.8	101.3	-0.5	0.6
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	176.2	177.8	177.5	-0.2	0.7
<b>Special Aggregates</b>					
Energy	171.5	162.0	163.5	0.9	-4.7
All-items excluding energy	130.6	131.8	132.1	0.2	1.1

\*Please see table endnotes on page 12. Source: Statistics Canada. Table 18-10-0004-01.

In November 2020 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 0.7% (figures for Yukon are not available); 0.3 percentage points lower than that for Canada (1.0%).

Major contributors to the year-over-year **increase** were the prices of:

- Electricity;
- Rent; and
- Internet access services.

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

- Gasoline;
- Fuel oil and other fuels; and
- Telephone services.

On a **month-to-month** basis, from October 2020 to November 2020, the CPI for Whitehorse (figures for Yukon are not available) increased 0.2%.

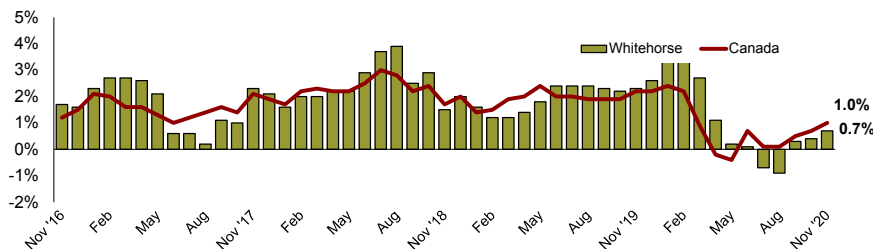
Major contributors to month-to-month **increases** were the prices of:

- Fresh vegetables;
- Fuel oil and other fuels; and
- Inter-city transportation.

Major contributors to the month-to-month **decreases** were the prices of:

- Fresh or frozen chicken;
- Women's clothing; and
- Mortgage interest cost.

#### 3.2 Year-over-Year Change to the Consumer Price Index\* Whitehorse and Canada November 2016 to November 2020



\*Please see endnotes on page 12. Source: Statistics Canada. Table 18-10-0004-01.

#### Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2019	2.0%	1.9%
2018	2.4%	2.3%
2017	1.7%	1.6%
2016	1.0%	1.4%
2015	-0.2%	1.1%

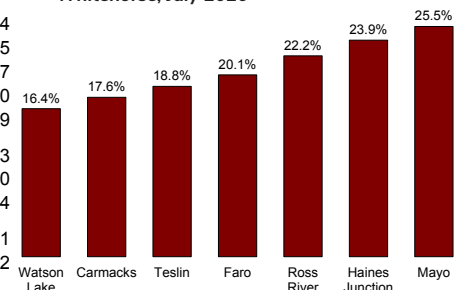
Consumer Price Index, 2019:  
<https://yukon.ca/en/consumer-price-index-2019>

#### 3.3 Community Spatial Price Index, July 2020 (Whitehorse = 100)

The Community Spatial Price Index is produced biannually 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.

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
<b>Total Survey Items</b>	<b>117.6</b>	..	<b>120.1</b>	<b>123.9</b>	<b>125.5</b>	..	<b>122.2</b>	<b>118.8</b>	<b>116.4</b>
Meat/Fish/Seafood	113.6	..	119.1	113.8	127.3	..	108.1	109.7	104.4
Dairy/Eggs	116.6	..	122.0	139.6	123.9	..	118.6	119.3	111.5
Fruit/Veg.	127.6	..	123.2	112.0	140.8	..	135.7	128.7	118.7
Bread/Cereal	131.7	..	129.4	127.6	126.2	..	124.8	126.2	123.0
Other Foods	122.3	..	135.0	150.6	146.8	..	134.1	129.9	129.9
Household Operations	126.2	..	142.6	139.1	135.6	..	139.2	138.7	129.3
Health & Personal Care	122.0	..	115.9	130.7	126.5	..	126.3	126.3	137.0
Cigarettes	107.0	..	98.8	..	119.0	..	115.9	103.3	113.4
Gasoline/Diesel	108.3	117.7	106.3	104.7	99.9	..	108.0	104.4	98.1
Home Heating Fuel	101.3	105.5	103.2	101.3	102.6	..	103.7	97.9	104.2

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, July 2020

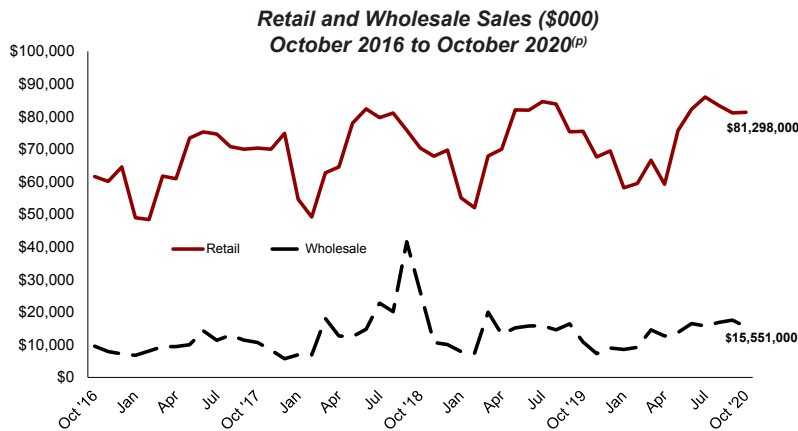


Source: Yukon Bureau of Statistics.



## 4. Trade

### 4.1 Retail and Wholesale Sales



Source: Statistics Canada. Tables 20-10-0008-01 and 20-10-0074-01.

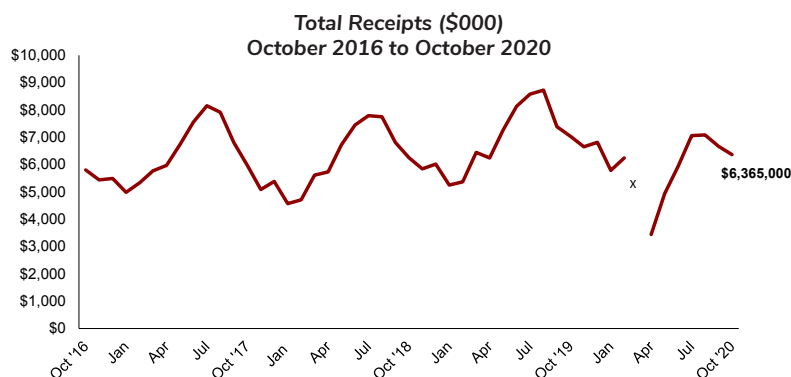
### 4.2 Retail Sales, by Industry Classification\*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
<b>Year-to-date change</b>	\$5,056 0.7%	-\$1,954 -1.4%	-\$24,528 -19.3%	..
(\$000)				
<b>2020</b>				
<b>October</b>	(p) 81,298	15,585	12,349	2,975
<b>September</b>	(r) 81,153	13,272	11,894	F
<b>August</b>	83,404	15,024	12,477	3,543
<b>July</b>	86,009	17,878	10,117	F
<b>June</b>	82,260	15,895	10,268	F
<b>May</b>	75,756	14,679	8,798	2,797
<b>April</b>	59,258	9,491	7,503	2,617
<b>March</b>	66,600	12,176	9,448	3,125
<b>February</b>	59,516	10,969	10,097	3,023
<b>January</b>	58,166	10,141	9,931	F
<b>2019 total</b>	<b>865,442</b>	<b>154,863</b>	<b>147,663</b>	<b>37,769</b>
<b>December</b>	69,461	8,161	9,957	4,094
<b>November</b>	67,617	9,638	10,296	3,686
<b>October</b>	75,480	14,394	12,315	3,435

\*Please see table endnotes on page 12.

Source: Statistics Canada. Table 20-10-0008-01.

### 4.3 Food Services and Drinking Places



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

Yukon's preliminary retail sales in October 2020 increased by \$5.8 million, or 7.7%, compared to October 2019. Canada's retail sales increased 8.2% over the same time period. Year-to-date (January to October), Yukon's retail sales increased by \$5.1, or 0.7%, compared to the same time period in 2019; Canada's retail sales decreased 2.5% over the same time period.

Yukon's preliminary wholesale sales in October 2020 increased by \$4.7 million, or 43.1%, compared to October 2019. Canada's wholesale sales increased 2.9% over the same time period. Year-to-date (January to October), Yukon's wholesale sales increased by \$4.0 million, or 2.9%, compared to the same time period in 2019; Canada's wholesale sales decreased 2.5% over the same time period.

Yukon Retail Sales, 2019: <https://yukon.ca/en/yukon-retail-sales-2019>

#### Did you know?

According to Statistics Canada's *By the numbers - The Holidays*, the value of e-commerce sales by retailers in Canada totalled \$2.8 billion in December of 2019.

Comparing October 2020 to October 2019, total receipts for food services and drinking places in Yukon decreased by \$670,000, or 9.5%; Canada's receipts decreased 26.6%.



## 5. Rental Units

These figures are derived from the Yukon Rent Survey which is conducted on a semi-annual basis in April and December 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, April 2020

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	\$1,100	\$1,600	\$1,425	\$1,400	\$1,200	\$1,800	\$1,000	\$1,000	\$1,075	x	\$1,050
Bachelor	\$900	...	...	\$800	\$1,000	\$1,100	\$800	\$800	...	...	x
1 Bedroom	\$1,000	\$1,218	\$900	\$1,050	\$963	\$1,625	\$1,000	\$1,000	...	...	900 <sup>†</sup>
2 Bedrooms	\$1,200	\$1,625	\$1,325	\$1,400	\$1,300	\$1,600	\$1,172	\$1,350	\$1,200	...	x
3-4 Bedrooms	\$1,663	\$1,600	\$2,075	\$1,600	\$1,600	\$1,800	\$1,400	x	875 <sup>†</sup>	x	...
5+ Bedrooms	\$2,150 <sup>†</sup>	\$2,150 <sup>†</sup>	...	...	...	...	...	...	...	...	...
<b>Total Units</b>											
All Sizes <sup>4</sup>	2,355	230	68	615	203	177	883	86	59	9 <sup>†</sup>	24
Bachelor	200	...	...	20	7	22	120	22	...	...	9 <sup>†</sup>
1 Bedroom	709	18	8	173	87	18	360	32	...	...	12 <sup>†</sup>
2 Bedrooms	856	61	31	194	72	48	378	29	39	...	4 <sup>†</sup>
3-4 Bedrooms	576	137	29	228	37	89	25	2 <sup>†</sup>	20 <sup>†</sup>	9 <sup>†</sup>	...
5+ Bedrooms	15 <sup>†</sup>	15 <sup>†</sup>	...	...	...	...	...	...	...	...	...
<b>Vacancy Rate</b>											
All Sizes	3.9%	0.9%	0.0%	4.9%	3.9%	4.0%	3.7%	8.1%	0.0%	0.0%	16.7%
Bachelor	10.5%	...	...	0.0%	0.0%	0.0%	10.8%	13.6%	...	...	44.4% <sup>†</sup>
1 Bedroom	4.5%	11.1%	0.0%	9.2%	6.9%	0.0%	1.1%	6.3%	...	...	0% <sup>†</sup>
2 Bedrooms	4.0%	0.0%	0.0%	5.2%	1.4%	14.6%	3.7%	6.9%	0.0%	...	0% <sup>†</sup>
3-4 Bedrooms	1.0%	0.0%	0.0%	1.8%	2.7%	0.0%	4.0%	0% <sup>†</sup>	0% <sup>†</sup>	0.0%	...
5+ Bedrooms	0% <sup>†</sup>	0% <sup>†</sup>	...	...	...	...	...	...	...	...	...

x = suppressed. ... = not appropriate/ applicable.

<sup>1</sup> Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>2</sup> Duplex includes single detached houses with a legal rental suite.

<sup>3</sup> Buildings with five or more rental units.

<sup>4</sup> Store-top units are residential units in buildings which primarily contain commercial space.

<sup>5</sup> Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

### 5.2 Median Rent and Vacancy Rates\* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2019-2020

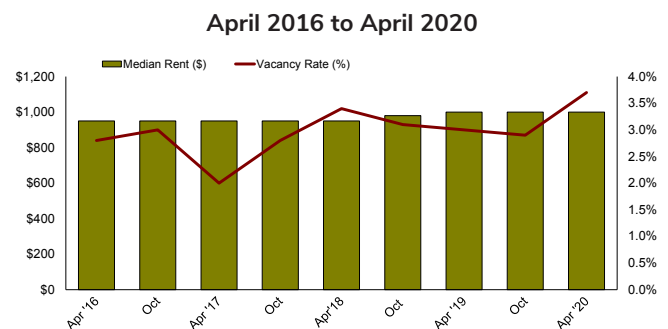
	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
<b>2020</b>						
<b>April</b>	\$1,000	3.7%	\$735	15.4%	\$1,000	6.7%
<b>2019 average</b>	<b>\$1,000</b>	<b>2.9%</b>	<b>\$750</b>	<b>11.5%</b>	<b>\$900</b>	<b>0.0%</b>
<b>October</b>	\$1,000	2.9%	\$800	23.1%	\$900	0.0%
<b>April</b>	\$1,000	3.0%	\$700	0.0%	\$900	0.0%

\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, April 2020:  
<https://yukon.ca/en/yukon-rent-survey-april-2020>

### 5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2016-2020



\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.



## 6. Real Estate

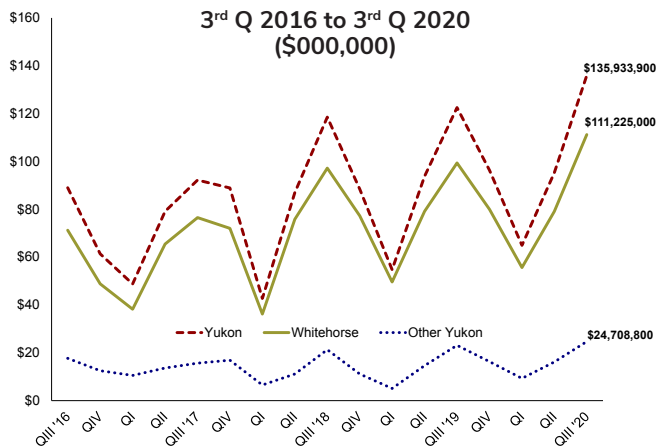
### 6.1 Number and Value of Real Estate Transactions\*, Whitehorse

Year-to-date change	Total <sup>†</sup>		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
1	\$17,752.9	-39	-\$11,955.1	-8	-\$2,343.3	58	\$32,263.1	-6	-\$1,020.9	
0.2%	7.8%	-15.7%	-9.3%	-38.1%	-36.0%	34.3%	52.6%	-19.4%	-8.9%	
<b>2020</b>										
Q3	228	111,225.0	103	58,599.5	9	3,009.8	87	35,895.1	15	6,281.8
Q2	173	79,095.7	76	41,555.3	4	1,160.7	72	29,724.0	7	2,889.0
Q1	111	55,640.7	31	15,774.1	0	0.0	68	27,992.1	3	1,284.5
<b>2019 total</b>	<b>680</b>	<b>308,190.2</b>	<b>318</b>	<b>164,154.1</b>	<b>25</b>	<b>7,727.6</b>	<b>233</b>	<b>87,803.0</b>	<b>43</b>	<b>16,240.9</b>
Q4	169	79,981.5	69	36,270.2	4	1,213.9	64	26,454.9	12	4,764.8
Q3	220	99,398.5	120	62,103.1	10	3,018.6	69	24,767.8	11	4,094.0

\*Please see table endnotes on page 12. † Total includes residential lots, multiple-residential, commercial, and industrial sales.  
Source: Yukon Bureau of Statistics.

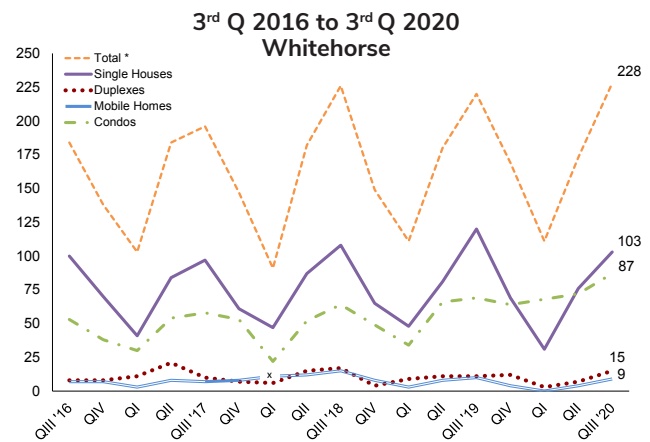
Yukon Real Estate Report, Third Quarter, 2020: <https://yukon.ca/en/yukon-real-estate-report-q3-2020>

### 6.2 Value of Real Estate Transactions



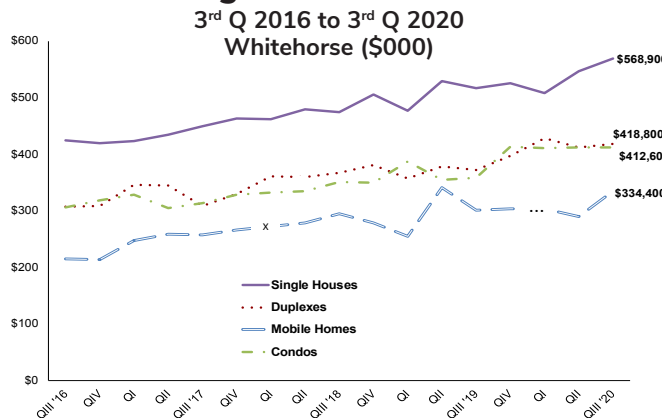
Source: Yukon Bureau of Statistics.

### 6.3 Number of Residential Transactions



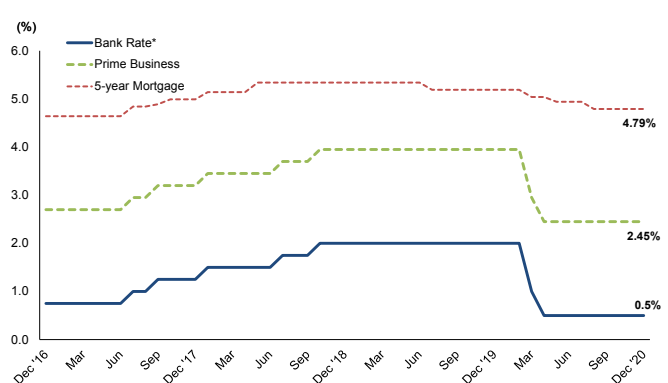
\*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

### 6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

### 6.5 Selected Interest Rates\* December 2016 to December 2020



\*Please see endnotes on page 12. Source: Statistics Canada. Table 10-10-0145-01.

In the third quarter of 2020, the total value of real estate transactions in Yukon was \$135.9 million: \$111.2 million in Whitehorse and \$24.7 million for the rest of Yukon. Comparing the third quarter of 2020 to that of 2019, the total value of Yukon's real estate transactions increased by \$13.4 million, or 10.9%.

**Did you know?**  
The 2020 average interest rate (for the last Wednesday of each month) for a 5-year conventional mortgage from a chartered bank was 4.94%, a decrease of 0.33 percentage points from the 2019 average (5.27%).



## 7. Construction

### 7.1 Yukon Building Permits, Number and Construction Value\*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
<b>Year-to-date</b>	-151	-\$19,189.1	-10	\$40,817.6	8	\$1,705.5	-49	-\$18,024.4	-100	-\$43,687.8
<b>change</b>	-7.8%	-11.9%	-0.6%	74.6%	160.0%	...	-54.4%	-39.1%	-39.1%	-72.5%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>2020 total</b>	<b>1,776</b>	<b>142,067.1</b>	<b>1,566</b>	<b>95,559.8</b>	<b>13</b>	<b>1,841.0</b>	<b>41</b>	<b>28,085.2</b>	<b>156</b>	<b>16,581.1</b>
December	49	3,174.1	39	2,989.1	0	0.0	0	0.0	10	185.0
November (r)	54	2,451.7	40	1,300.9	0	0.0	3	248.4	11	902.5
October (r)	152	12,344.6	124	8,040.8	3	900.0	6	31.3	19	3,372.4
September (r)	212	11,995.8	198	8,918.4	1	216.0	2	636.8	11	2,224.6
August (r)	253	11,229.2	225	10,118.1	5	0.0	3	530.0	20	581.1
July (r)	283	44,518.3	252	34,076.7	1	0.0	9	9,680.2	21	761.5
June (r)	262	13,299.1	245	11,016.5	0	0.0	2	5.0	15	2,277.6
May (r)	220	11,770.4	195	9,727.8	1	600.0	5	117.5	19	1,325.1
April	140	9,917.7	126	5,194.0	0	0.0	3	567.0	11	4,156.8
March	40	2,313.0	31	702.6	0	0.0	5	1,495.3	4	115.0
February (r)	52	2,345.7	43	2,117.2	1	120.0	2	20.0	6	88.5
January (r)	59	16,707.5	48	1,357.7	1	5.0	1	14,753.7	9	591.0
<b>2019 total</b>	<b>1,927</b>	<b>161,256.2</b>	<b>1,576</b>	<b>54,742.2</b>	<b>5</b>	<b>135.5</b>	<b>90</b>	<b>46,109.7</b>	<b>256</b>	<b>60,268.8</b>
December	71	1,074.5	54	622.4	0	0.0	11	11.5	6	440.6

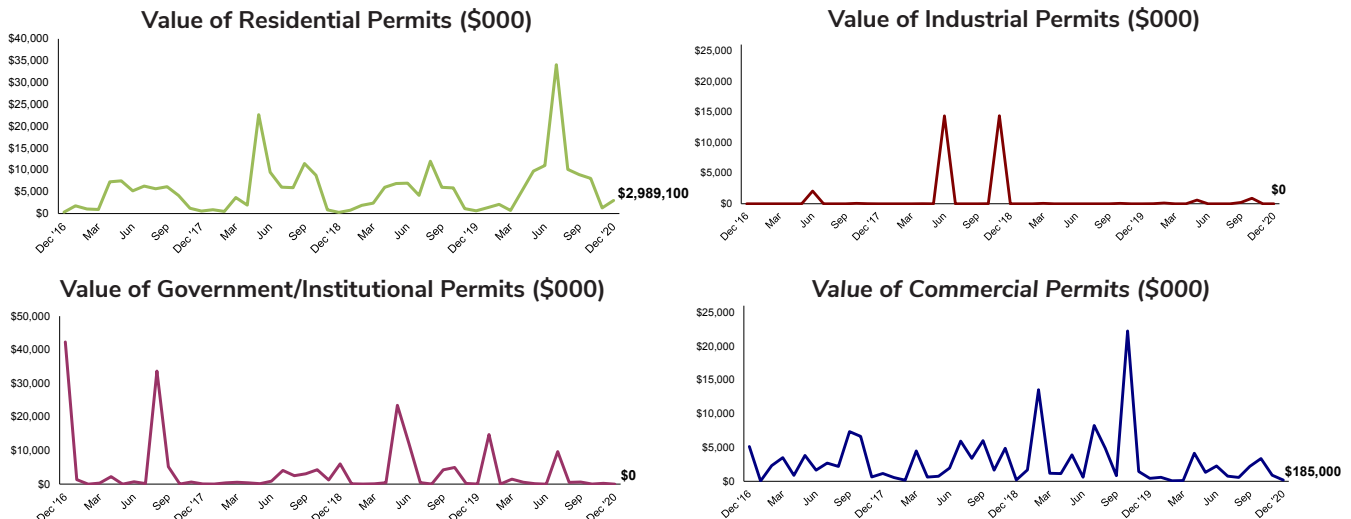
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

\*Please see table endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

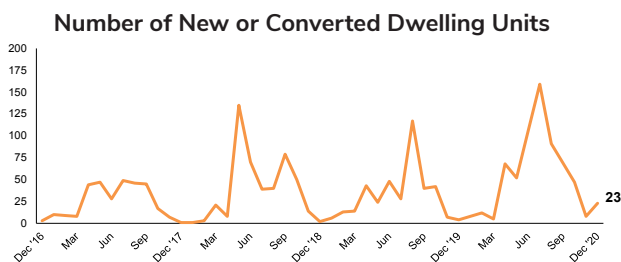
From January through December 2020, a total of 1,776 building permits were issued in Yukon, at a construction value of \$142.1 million. The construction value of permits decreased by \$19.2 million, or 11.9%, compared to the total value of permits issued from January through December 2019. Of the total construction value of building permits issued in January through December 2020:

- 67.3% was for residential;
- 1.3% was for industrial;
- 19.8% was for government/institutional; and
- 11.7% was for commercial.

### 7.2 Construction Value of Building Permits\*, Yukon, December 2016 to December 2020



### 7.3 Number of New or Converted Dwelling Units (Zoned Residential)\*, Yukon, December 2016 to December 2020



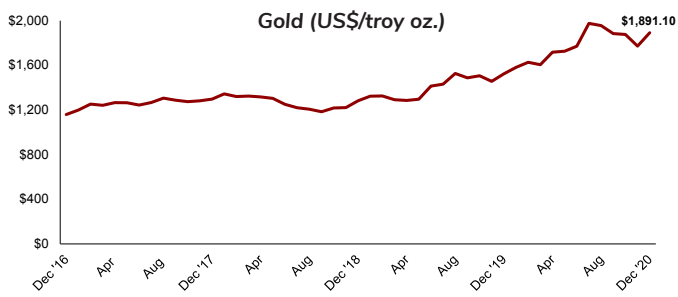
#### Did you know?

The 2020 annual residential construction value in Yukon (\$95.6 million) is the highest total on record for Yukon.

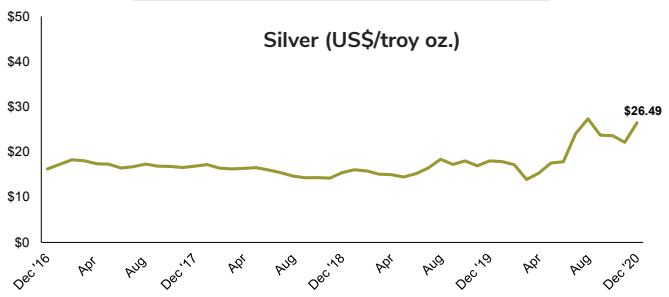
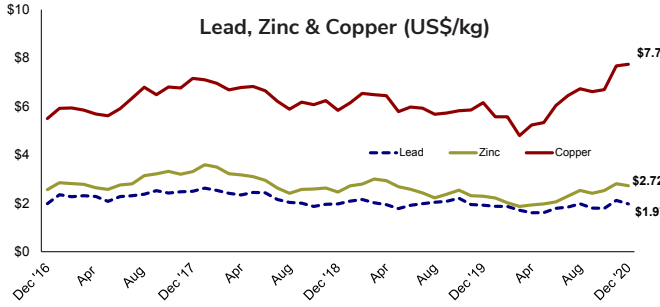
\*Please see endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

## 8. Resources

### 8.1 London Metal Commodity Prices\*, December 2016 to December 2020



	Dec '19	Dec '20	Dec '19 to Dec '20 Change
<b>US Dollars</b>			
(\$/troy oz.)			
<b>Gold</b>	\$1,523.00	\$1,891.10	\$368.10
<b>Silver</b>	\$18.05	\$26.49	\$8.44
(\$/kg)			
<b>Lead</b>	\$1.92	\$1.97	\$0.05
<b>Zinc</b>	\$2.29	\$2.72	\$0.43
<b>Copper</b>	\$6.16	\$7.74	\$1.58
<b>Canadian Dollars</b>			
(\$/troy oz.)			
<b>Gold</b>	\$1,974.36	\$2,411.59	\$437.23
<b>Silver</b>	\$23.39	\$33.77	\$10.38
(\$/kg)			
<b>Lead</b>	\$2.49	\$2.51	\$0.02
<b>Zinc</b>	\$2.97	\$3.47	\$0.50
<b>Copper</b>	\$7.98	\$9.87	\$1.89

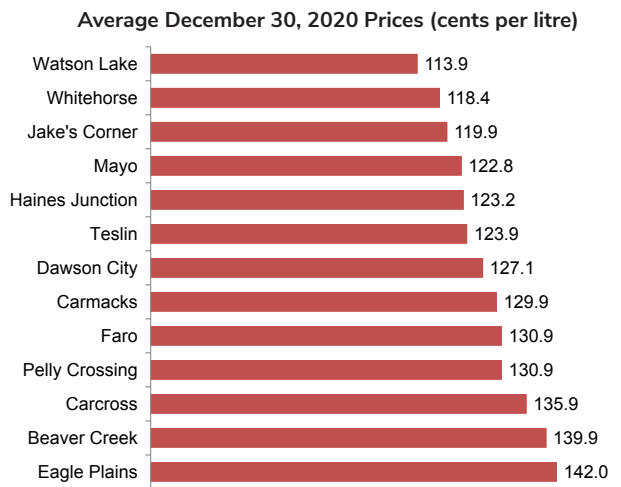


\*Please see endnotes on page 12.  
Sources:  
Exchange rates: Canadian Foreign Exchange Services.  
Metal Prices: London Bullion Market Association and London Metal Exchange.

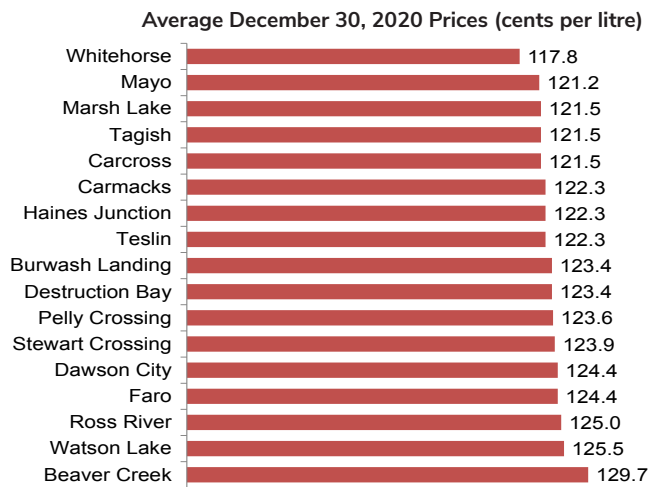
#### Did you know?

The price of copper on December 31, 2020 was \$7.74 US per kg, this is the highest price since February 2013 (\$7.83 US per kg).

### 8.2 Regular Self-Serve Gasoline



### 8.3 Residential Furnace Oil



Prices for Burwash Landing, Destruction Bay, Ross River and Stewart Crossing were unavailable.  
Source: Yukon Bureau of Statistics.

Source: Yukon Bureau of Statistics.

Yukon Fuel Price Survey, December 2020: <https://yukon.ca/en/yukon-fuel-price-survey-december-2020>



## 9. Transportation

### 9.1 Aircraft Movements\*, Whitehorse

Year-to-date change	-12,078 -31.6%
(no. of movements)	
<b>2020</b>	
October	2,585
September	2,672
August	3,182
July	2,819
June	2,988
May	3,184
April	1,933
March	2,309
February	2,817
January	1,627
<b>2019 total</b>	<b>42,512</b>
December	1,958
November	2,360
October	3,174

### 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 change</b>	<b>-467,572 -94.2%</b>	<b>-91,418 -95.8%</b>	<b>-313,663 -92.7%</b>	<b>-62,491 -99.8%</b>
<b>2020</b>				
October	2,570	133	2,437	0
September	4,137	157	3,980	0
August	4,258	168	4,090	0
July	3,721	152	3,569	0
June	2,470	146	2,324	0
May	1,860	108	1,752	0
April	766	51	712	3
March	3,374	1,179	2,149	46
February	3,125	1,049	2,041	35
January	2,632	855	1,747	30
<b>2019 total</b>	<b>505,027</b>	<b>98,525</b>	<b>343,822</b>	<b>62,680</b>
December	4,170	1,789	2,332	49
November	4,372	1,320	3,026	26
October	11,700	3,268	7,917	515

\*Please see table endnotes on page 12.

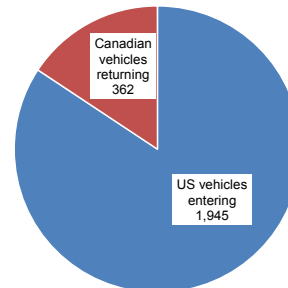
Sources: Statistics Canada. Tables 23-10-0002-01 and 23-10-0016-01.

#### Did you know?

On a year-to-date basis (January to October), of the 28,913 travellers allowed to enter Yukon through Canada Border Services Agency (CBSA) ports of entry, 21,254 or 73.5%, entered through Beaver Creek.

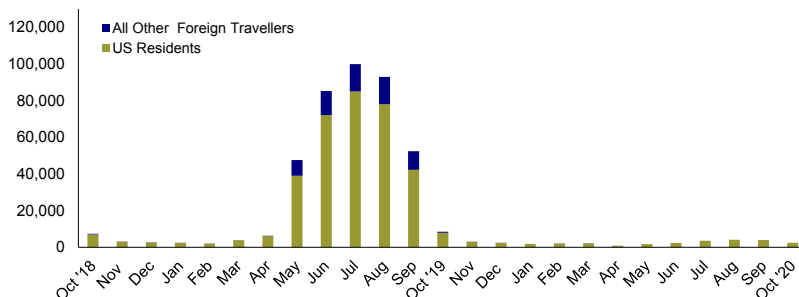
### 9.3 Number of Vehicles Entering or Returning through Yukon via CBSA Ports of Entry\*

October 2020



\*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0002-01.



Of the 2,570 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in October 2020:

- 88.4% entered through Beaver Creek;
- 6.2% through Pleasant Camp (Haines, AK to Haines Junction); and
- 5.4% entered through Whitehorse or Fraser (Skagway, AK to Carcross).

\*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0041-01 (Manipulated).

# 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 & Swift River.
- 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 the 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 Aboriginal 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 (2011 Census boundaries). 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 which are not displayed, 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), 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).

## 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.
- 6.3 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 the 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 the 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 now 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 appropriate/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	(US)	US dollars
(r)	revised	(MWh)	megawatt-hour

Next release: February 12, 2021