



Yukon Rent Survey Comparison of Average and Median Rent September 2013 to October 2023

This publication is a comparison of average and median rent statistics in Whitehorse, Watson Lake and Dawson for March 2013 through October 2023. **Prior data is available upon request.** These statistics are derived from the Yukon Rent Survey which, as of 2014, is conducted on a semi-annual basis in April and October. 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, (<https://yukon.ca/en/yukon-rent-survey-october-2023>), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons. The tables below display this data.

Average Rent refers to the sum of rents of all units divided by the total number of units. **Median Rent** refers to the rent at the middle of the range with one-half of the rents being above the median (higher) and the other half below the median (lower).

Whitehorse

	All Sizes		Bachelor Suites		1-Bedroom		2-Bedroom		3+ Bedroom	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Oct-23	1,359	1,250	1,143	1,126	1,190	1,191	1,442	1,399	2,117	2,108
Apr-23	1,332	1,234	1,123	1,078	1,175	1,178	1,424	1,377	2,074	2,020
Oct-22	1,303	1,200	1,070	1,005	1,130	1,100	1,410	1,355	2,005	1,850
Apr-22	1,270	1,150	1,004	1,000	1,110	1,061	1,385	1,354	1,893	1,800
Oct-21	1,218	1,100	930	925	1,084	1,061	1,326	1,283	1,839	1,750
Apr-21	1,192	1,071	917	850	1,055	1,025	1,296	1,250	1,793	1,740
Oct-20	1,148	1,050	854	825	1,027	1,000	1,248	1,200	1,656	1,600
Apr-20	1,120	1,000	863	845	1,003	1,000	1,227	1,200	1,612	1,600
Oct-19	1,105	1,000	841	834	992	980	1,210	1,198	1,577	1,512
Apr-19	1,078	1,000	805	750	982	969	1,161	1,111	1,534	1,512
Oct-18	1,036	980	784	750	968	950	1,096	1,049	1,547	1,500
Apr-18	1,013	950	783	750	955	950	1,074	1,017	1,532	1,600
Oct-17	1,005	950	757	750	948	950	1,063	1,034	1,536	1,500
Apr-17	1,005	950	748	750	941	950	1,075	1,050	1,484	1,500
Oct-16	997	950	749	750	921	915	1,083	1,021	1,462	1,500
Apr-16	990	950	746	775	925	925	1,053	1,000	1,397	1,400
Oct-15	979	915	738	775	922	915	1,030	950	1,437	1,400
Apr-15	950	900	707	720	906	900	992	950	1,392	1,400
Oct-14	940	900	700	720	899	900	997	950	1,345	1,300
Apr-14	932	900	704	720	885	900	984	949	1,335	1,300
Dec-13	910	900	704	700	872	900	964	900	1,323	1,300
Sep-13	904	875	668	700	859	850	961	900	1,197	1,050

Note that prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers.

Dawson¹

	All Sizes		Bachelor Suites ²		1-Bedroom		2-Bedroom	
	Average	Median	Average	Median	Average	Median	Average	Median
Oct-23	1,359	1,320	x	x	1,302	1,266	1,507 †	1,507 †
Apr-23	1,324	1,260	x	x	1,277	1,260	1,450 †	1,450 †
Oct-22	1,267	1,200	1,084	1,120	1,227	1,200	1,450 †	1,450 †
Apr-22	1,229	1,200	973	1,000	1,203	1,200	1,450 †	1,450 †
Oct-21	1,206	1,200	973	1,000	1,145	1,200	1,450 †	1,450 †
Apr-21	1,121	1,000	860	850	1,048	1,000	1,400 †	1,400 †
Oct-20	990	1,000	933	1,000	1,028	1,000	...	...
Apr-20	987	1,000	x	x	1,015	1,000	...	...
Oct-19	930	900	833	850	994	1,000	...	...
Apr-19	930	900	833	850	994	1,000	...	...
Oct-18	930	900	833	850	994	1,000	...	...
Apr-18	863	850	767	750	928	900	...	...
Oct-17	808	825	758	750	858	850	...	...
Apr-17	1,033	850	1,143	750	857	850	...	...
Oct-16	767	775	717	700	817	800	...	...
Apr-16	767	800	733	700	817	800	...	...
Oct-15	700	700	650	600	750	700	...	...
Apr-15	707	700	678	600	750	700	...	...
Oct-14	644	650	633	600	675	700	...	...
Apr-14	644	650	633	600	675	700	...	...
Dec-13	663	700	633	600	700	700	...	...
Sep-13	663	700	633	600	700	700	...	...

x Data suppressed.

... Not applicable.

¹ Use caution when analyzing data due to high variance or a small number of responding units within the category.

¹ Data is not available for Dawson 3-bedroom units due to small numbers in survey.

² Data in this category were reviewed in July 2024. Some data may have been suppressed due to data quality.

Note that prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers.

Watson Lake

	All Sizes		Bachelor Suites		1-Bedroom		2-Bedroom		3+ Bedroom	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Oct-23	1,108	974	x	x	967	932	974 †	974 †	1,947 †	1,947 †
Apr-23	1,002	928	x	x	938	928	919 †	919 †	x	x
Oct-22	966	884	x	x	927	881	884 †	884 †	x	x
Apr-22	907	884	x	x	836	825	884 †	884 †	x	x
Oct-21	879	884	x	x	825	825	884 †	884 †	x	x
Apr-21	909	880	x	x	599	528	1,020	880	1,358 †	1,300 †
Oct-20	836	800	x	x	545	528	967	800	1,233 †	1,300 †
Apr-20	740	735	x	x	558	495	800 †	800 †	x	x
Oct-19	822	800	x	x	630	523	800 †	800 †	x	x
Apr-19	750	700	x	x	617	600	763 †	763 †	x	x
Oct-18	655	675	583 †	575 †	523	600	675	675	x	x
Apr-18	772	775	x	x	766	875	675 †	675 †	x	x
Oct-17	836	875	x	x	837	875	700 †	700 †	x	x
Apr-17	763	775	x	x	753	825	675 †	675 †	x	x
Oct-16	761	775	x	x	753	825	675 †	675 †	x	x
Apr-16	776	775	675 †	675 †	638	738	830	875	x	x
Oct-15	748	775	617 †	675 †	621	688	875	875	x	x
Apr-15	762	775	617 †	675 †	610	688	813	875	x	x
Oct-14	782	775	617 †	675 †	610	688	778	875	1,658 †	2,000 †
Apr-14	761	775	583 †	675 †	579	575	799	875	1,525 †	1,800 †
Dec-13	759	775	583 †	675 †	574	575	799	875	1,525 †	1,800 †
Sep-13	738	775	583 †	675 †	579	638	773	875	1,258 †	1,200 †

x Data suppressed.

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

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February 2024