

Housing and Shelter Costs

Highlights

The following statistics are from the 2006 Census of Canada, which took place on May 16, 2006.

- Of all Yukon households, 63.8% were owners, 30.4% were renters and 5.7% were in band housing.
- The median value of single-detached houses in the Yukon was \$219,439. Yukon communities ranged from \$50,112 to \$259,584.
- 18.2% of Yukon households are spending 30% or more of household income on housing costs.

Number of Persons per Room by Housing Tenure, Canada and Yukon

	Total households	Owners	Renters	Band housing
Total Number of Persons per Room				
Canada	12,437,470	8,509,785	3,878,500	49,185
Yukon	12,615	8,050	3,840	720
One Person or Fewer				
Canada	12,249,235	8,438,930	3,768,995	41,300
Yukon	12,420	7,960	3,765	695
1.01 to 1.49 Persons				
Canada	108,260	46,605	56,745	4,915
Yukon	90	30	45	15
1.5 or more persons				
Canada	79,975	24,245	52,760	2,970
Yukon	105	60	35	10

Of the 12,615 Yukon households, 63.8% were owners, 30.4% were renters and 5.7% were in band housing. This is in comparison to Canada's 68.4% owners, 31.2% renters and 0.4% in band housing. Of all Yukon households, 98.5% had one or fewer persons per room, 0.7% had 1.01 to 1.49 persons per room and 0.8% had 1.5 or more persons per room. 96.5% of band housing in Yukon had one person or fewer per room compared to 84.0% in Canada. 1.4% of band housing in Yukon had 1.5 or more persons per room compared to 6.0% in Canada.

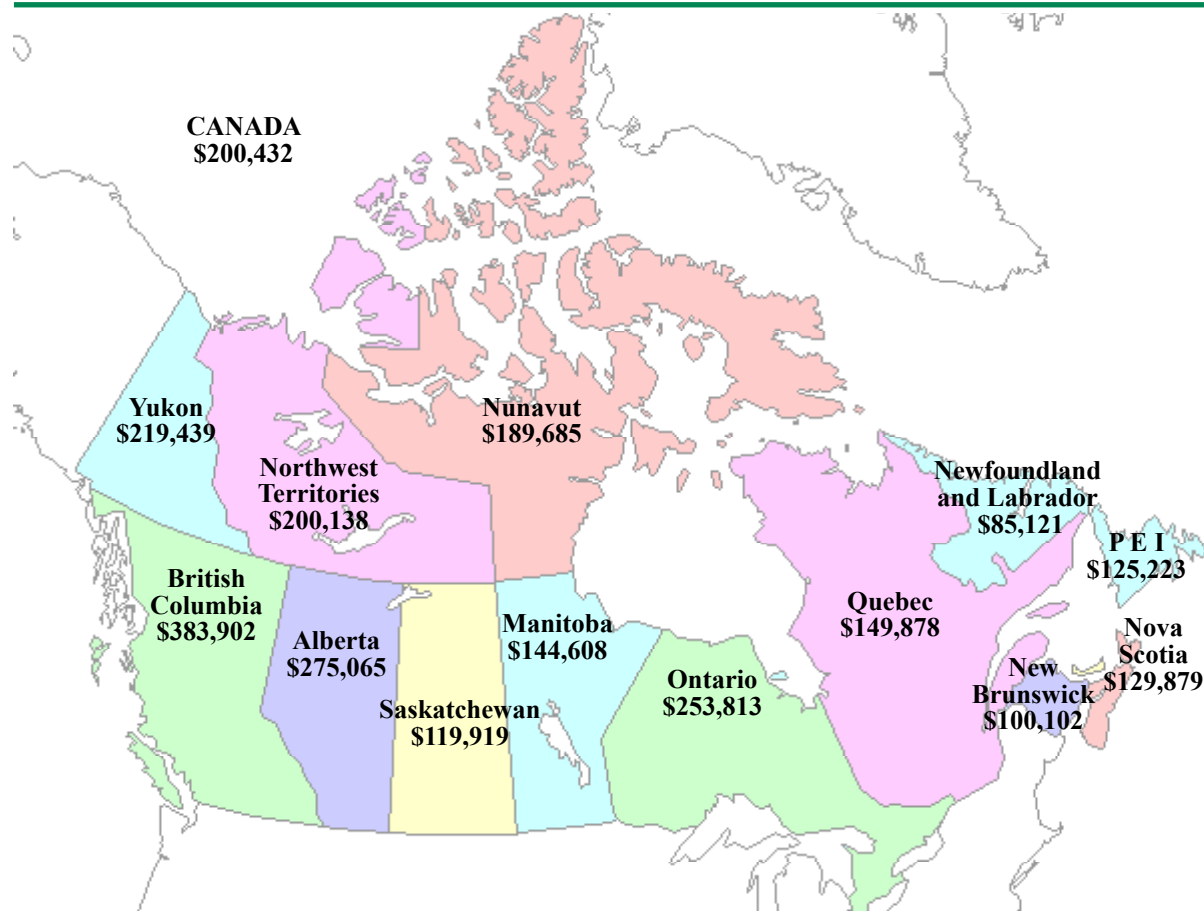
Source: Statistics Canada, 97-554-XWE2006002

Condition of Dwelling, by Period of Construction and Housing Tenure for Single-Detached Houses, Yukon

Period of construction	Housing Tenure	Total - Condition of dwelling	Regular maintenance only	Minor repairs	Major repairs
Total	Total	8,150	4,585	2,335	1,230
	Owned	6,105	3,675	1,700	730
	Rented	1,400	660	440	300
	Band housing	645	250	195	200
1920 or before	Total	60	30	15	15
	Owned	35	20	0	10
	Rented	20	10	10	10
	Band housing	0	0	0	0
1921 to 1945	Total	155	45	45	65
	Owned	110	35	40	35
	Rented	45	10	0	35
	Band housing	0	0	0	0
1946 to 1960	Total	545	250	175	125
	Owned	440	230	130	85
	Rented	85	20	35	30
	Band housing	25	0	0	15
1961 to 1970	Total	805	335	280	190
	Owned	635	275	215	145
	Rented	145	45	60	40
	Band housing	20	10	10	0
1971 to 1980	Total	1,970	960	645	365
	Owned	1,520	785	515	220
	Rented	310	140	100	75
	Band housing	135	35	30	65
1981 to 1985	Total	930	440	320	165
	Owned	585	325	190	80
	Rented	245	90	95	60
	Band housing	90	25	35	35
1986 to 1990	Total	855	445	295	120
	Owned	575	315	205	60
	Rented	185	105	50	30
	Band housing	90	30	35	25
1991 to 1995	Total	970	575	300	100
	Owned	710	435	220	55
	Rented	155	90	45	15
	Band housing	110	50	30	30
1996 to 2000	Total	975	740	180	55
	Owned	755	615	110	30
	Rented	140	95	30	10
	Band housing	80	35	30	15
2001 to 2006	Total	880	760	85	30
	Owned	725	645	65	15
	Rented	65	55	0	0
	Band housing	90	60	20	10

Source: Statistics Canada, 97-554-XCB2006022

Median Value of Single-Detached Houses, Canada, Provinces and Territories



In 2006, the median value for a single-detached house in the Yukon was \$219,439. This figure ranks fourth highest amongst all Canadian jurisdictions with British Columbia highest at \$383,902 and Newfoundland/Labrador lowest at \$85,121. Yukon's median house value was 9.5% higher than the Canadian average.

Of the 6,030 single-detached occupied houses in the Yukon, 185 were self-reported to have a value of under \$50,000, 465 were between \$50,000 and \$99,999, 445 were between \$100,000 and \$149,999, 1,095 were between \$150,000 and \$199,999, 2,630 were between \$200,000 and \$299,999, 860 were between \$300,000 and \$399,999, 180 were between \$400,000 and \$499,999 and 165 were valued over \$500,000.

Median Value of Single-Detached Houses, by Yukon Community

Mt. Lorne	\$259,584	Carcross	\$100,326
Whitehorse, Unorganized	\$250,429	Watson Lake	\$100,318
Ibex Valley	\$250,402	Upper Liard	\$100,301
Whitehorse	\$230,283	Beaver Creek	\$100,096
Haines Junction	\$150,109	Carmacks	\$99,891
Teslin	\$149,845	Mayo	\$75,008
Yukon, Unorganized	\$149,697	Ross River	\$64,896
Tagish	\$149,622	Faro	\$64,800
Dawson	\$149,594	Old Crow	\$50,112
Destruction Bay	\$124,928		

Housing Affordability by Household Type, Housing Tenure and Presence of Mortgage, Yukon

Household type	Housing tenure and presence of mortgage	Total -	Spending less	Spending 30%
		Housing affordability	than 30% of household income on housing costs	or more of household income on housing costs
Total	Total	11,755	9,610	2,140
	Owned - With mortgage	4,680	3,805	870
	Owned - Without mortgage	3,285	3,100	190
	Rented	3,790	2,700	1,090
Family households	Total	7,655	6,630	1,025
	Owned - With mortgage	3,710	3,145	565
	Owned - Without mortgage	2,155	2,095	65
	Rented	1,785	1,390	395
One family only households	Total	7,015	6,045	970
	Owned - With mortgage	3,380	2,830	555
	Owned - Without mortgage	2,060	1,995	60
	Rented	1,575	1,220	350
Couple family households	Total	5,745	5,140	605
	Owned - With mortgage	2,895	2,530	365
	Owned - Without mortgage	1,805	1,745	55
	Rented	1,050	870	180
Without children	Total	2,700	2,375	325
	Owned - With mortgage	1,150	970	180
	Owned - Without mortgage	1,010	970	40
	Rented	540	440	100
With children	Total	3,045	2,765	280
	Owned - With mortgage	1,745	1,560	185
	Owned - Without mortgage	790	775	15
	Rented	510	430	80
Lone-parent family households	Total	1,270	900	365
	Owned - With mortgage	490	300	190
	Owned - Without mortgage	255	250	10
	Rented	520	350	170
Other family households	Total	635	580	55
	Owned - With mortgage	335	320	15
	Owned - Without mortgage	95	95	0
	Rented	210	170	45
Non-family households	Total	4,100	2,980	1,115
	Owned - With mortgage	965	660	305
	Owned - Without mortgage	1,130	1,010	120
	Rented	2,005	1,310	690
One person households	Total	3,580	2,540	1,045
	Owned - With mortgage	790	495	290
	Owned - Without mortgage	1,045	925	120
	Rented	1,750	1,110	635
Two or more person households	Total	515	440	70
	Owned - With mortgage	175	160	10
	Owned - Without mortgage	85	80	10
	Rented	260	200	55

Source: Statistics Canada, 97-554-XCB2006038 for the Private Households with Household Income Greater than Zero, in Non-farm, Non-reserve Private Dwellings.



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