

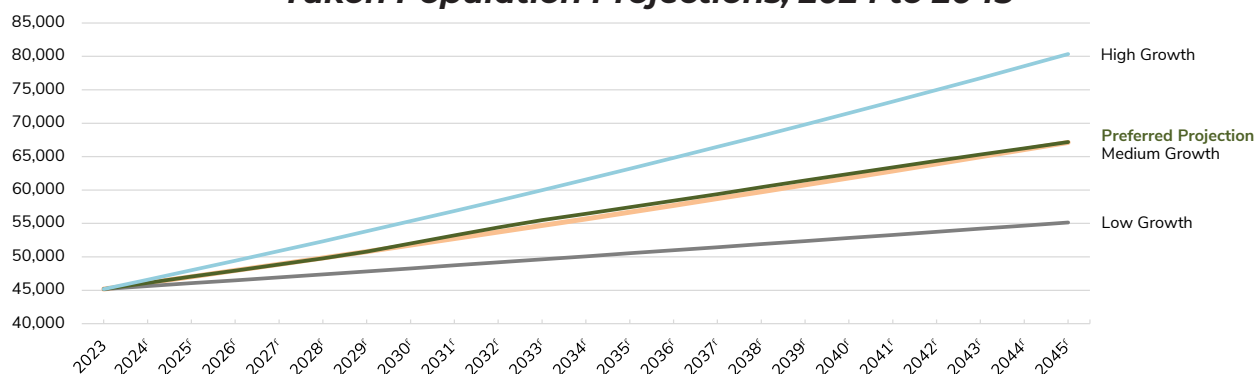


Highlights:

- The estimated population of Yukon on December 31, 2023 was 45,980; an increase of 1,458, or 3.3%, compared to the figure for December 31, 2022 (44,522).

New publication this month: Population Projections 2024-2045

Yukon Population Projections, 2024 to 2045



Yukon’s population is projected to grow during the next 21 years (2024 to 2045). However, the average annual growth rate is likely to slow over this period.

In 2045, depending on the projection scenario, Yukon’s projected population is likely to be within range from a low of 55,150 to a high of 80,340. Based on the most likely scenario (Preferred Projection), Yukon’s population is projected to reach 67,200 in 2045. This would represent a compound annual growth rate of 1.8% between 2023 and 2045.

The term “Preferred Projection” refers to the projection model that the Yukon Bureau of Statistics considers to be the most likely scenario. Details are provided in the methodology note on page 1 of the Population Projections, 2024-2045 report, available at <https://yukon.ca/en/population-projections-2024-2045>.

New from Yukon Bureau of Statistics:

- Yukon Employment, April 2024: <https://yukon.ca/en/yukon-employment-march-2024>
- Yukon Fuel Price Survey, April 2024: <https://yukon.ca/en/yukon-fuel-price-survey-april-2024>
- Inter-jurisdictional Employees, 2020: <https://yukon.ca/en/inter-jurisdictional-employees-2020>
- Yukon Population Report, Q4 2023: <https://yukon.ca/en/population-report-q4-2023>
- Yukon Employment and Skills Survey, 2023: <https://yukon.ca/en/yukon-employment-and-skills-survey-2023>
- Yukon Retail Sales, 2023: <https://yukon.ca/en/yukon-retail-sales-2023>
- Yukon Employment Annual Review, 2023: <https://yukon.ca/en/yukon-employment-annual-review-2023>

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Yukon Community Statistics
yukon.ca/community-statistics

Visit our Community Statistics website for downloadable data by Yukon community and subject.



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1. Population

1.1 Population by Age and Sex*, Dec 31, 2023

	Total	Males	Females
0-4	2,293	1,147	1,146
5-9	2,507	1,279	1,228
10-14	2,517	1,360	1,157
15-19	2,304	1,191	1,113
20-24	2,689	1,400	1,289
25-29	3,418	1,680	1,738
30-34	4,095	1,992	2,103
35-39	4,198	2,037	2,161
40-44	3,541	1,798	1,743
45-49	3,028	1,501	1,527
50-54	2,845	1,428	1,417
55-59	2,652	1,362	1,290
60-64	3,005	1,492	1,513
65-69	2,651	1,363	1,288
70-74	1,924	1,015	909
75+	2,313	1,212	1,101
Total	45,980	23,257	22,723

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

1.2 Population by Community*

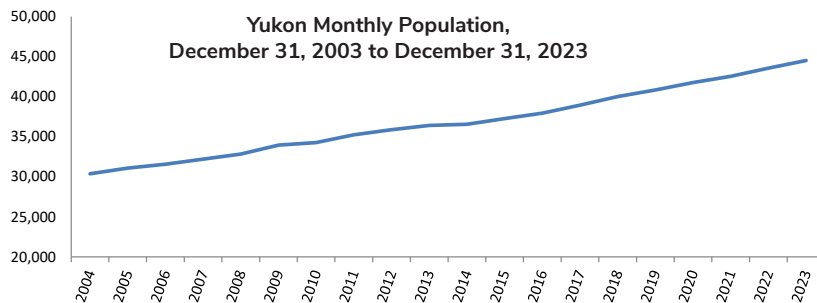
	Dec 31 2022	Sep 30 2023	Dec 31 2023
Beaver Creek	103	108	110
Burwash Landing	102	107	121
Carcross	467	486	494
Carmacks	576	592	596
Dawson City	2,351	2,383	2,380
Destruction Bay	57	62	60
Faro	480	456	455
Haines Junction	1,047	1,048	1,055
Johnson's Crossing	50	53	56
Mayo	463	467	467
Mendenhall	154	150	144
Old Crow	252	248	251
Pelly Crossing	373	381	383
Ross River	400	399	391
Tagish	385	383	386
Teslin	496	502	502
Watson Lake	1,501	1,514	1,511
Whitehorse Area ¹	35,173	36,214	36,537
Other*	92	89	81
Yukon	44,522	45,642	45,980

¹ Marsh Lake is included in Whitehorse Area.
* Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.3 Vital Statistics*

	Births	Deaths	Marriages
Year-to-date	-2	-5	-7
change	-2.0%	-6.8%	-31.8%
2024			
March (p)	32	18	7
February (r)	36	22	6
January (r)	29	29	2
2023 total	372	296	160
December	38	30	14
November	27	23	4
October	36	30	6
September	28	25	18
August	27	33	20
July	30	22	35
June	24	15	28
May	29	17	6
April	34	27	7
March	37	26	11

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

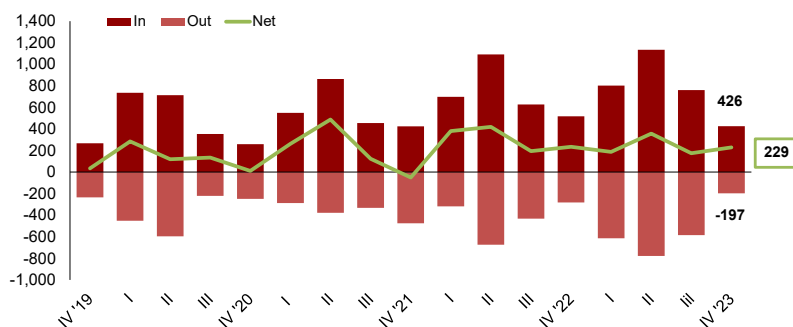


Population Report, Fourth Quarter, 2023:
<https://yukon.ca/en/population-report-q4-2023>

Did you know?

On December 31, 2023, Yukoners aged 65 and older (6,888) increased by 291, or 4.4%, compared to December 31, 2022 (6,597).

1.4 Migration Estimates*



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

Preliminary estimates of Statistics Canada show that in the fourth quarter of 2023, Yukon gained 229 people through net migration — 5 were lost through interprovincial migration and 234 were gained through international migration.

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

- Northwest Territories (+28)
- Ontario (+16);
- British Columbia (+10);
- Nunavut (+9); and
- Quebec (+1).

Conversely, **net losses** were to:

- Manitoba (-30);
- Alberta (-25);
- Saskatchewan (-12); and
- Nova Scotia (-2).

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
2024						
April	25,700	24,900	800	3.1%	73.9%	71.6%
March	25,600	24,500	1,100	4.3%	73.8%	70.6%
February	25,500	24,400	1,000	3.9%	73.7%	70.5%
January	25,400	24,300	1,100	4.3%	73.8%	70.6%
2023	24,900	24,000	900	3.6%	73.2%	70.6%
December	25,500	24,500	1,000	3.9%	74.3%	71.4%
November	25,100	24,200	900	3.6%	73.2%	70.6%
October	25,200	24,200	1,000	4.0%	73.7%	70.8%
September	25,100	24,200	900	3.6%	73.4%	70.8%
August	24,900	23,800	1,100	4.4%	73.0%	69.8%
July	24,600	23,800	900	3.7%	72.4%	70.0%
June	24,800	23,900	1,000	4.0%	72.9%	70.3%
May	25,000	24,300	700	2.8%	73.7%	71.7%
April	24,500	23,600	900	3.7%	72.5%	69.8%

Yukon Employment, April 2024:

<https://yukon.ca/en/yukon-employment-april-2024>

Yukon Employment Annual Review, 2023: <https://yukon.ca/en/yukon-employment-annual-review-2023>

Yukon Employment Historical Data, 2014 to 2023: <https://yukon.ca/en/yukon-employment-historical-data-2014-2023>

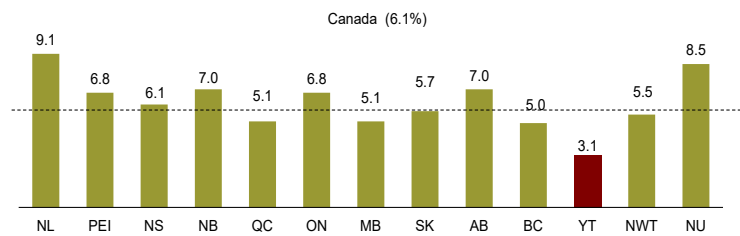
*Please see table endnotes on page 12.

Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0393-01 (annual).

Did you know?

Comparing April 2024 to April 2023, total private sector employment increased by 900, or 6.8% to 14,100 and public sector employment increased by 400, or 3.9% to 10,600.

2.2 Unemployment Rates*, April 2024 (seasonally adjusted)



*Please see table endnotes on page 12.

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

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

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2024						
April	24,700	10,600	10,400	3,700	3,700	21,100
March	24,300	10,200	10,200	3,800	3,600	20,700
February	24,100	10,000	10,100	4,000	3,400	20,700
January	24,000	10,200	9,700	4,100	3,200	20,800
2023 annual	24,000	10,300	10,100	3,600	3,400	20,600
December	24,300	10,100	10,200	3,900	3,300	21,000
November	24,100	9,900	10,600	3,600	3,600	20,500
October	24,400	10,000	10,900	3,500	3,700	20,700
September	24,900	10,500	10,800	3,600	4,000	20,900
August	24,500	10,200	10,800	3,500	3,800	20,700
July	24,200	10,400	10,200	3,500	3,800	20,400
June	23,900	10,600	9,900	3,500	3,400	20,500
May	24,200	10,500	10,000	3,700	3,500	20,700
April	23,400	10,200	9,700	3,500	3,200	20,100

*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 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.



2. Employment (cont'd)

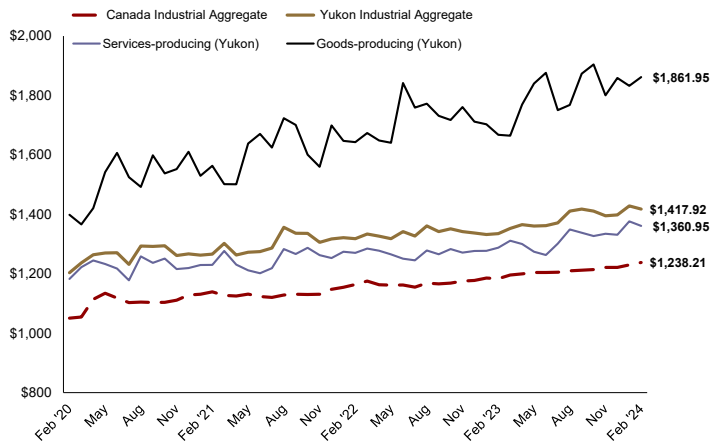
2.4 Average Weekly Earnings, Including Overtime*

	Yukon Average ¹	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.
Year-to-date change	\$89.51 6.7%	\$197.01 14.3%	\$59.31 7.2%	-\$50.13 -3.7%	F ..	\$99.32 11.7%	\$208.36 18.3%	\$54.12 9.6%	\$76.67 7.3%	\$105.13 6.5%
(\$)										
2024										
February (p)	1,417.92	1,504.31	882.44	1,281.47	F	968.93	1,360.36	623.19	1,126.86	1,677.99
January (r)	1,428.40	1,638.95	878.60	1,292.29	F	931.32	1,338.30	613.46	1,114.05	1,751.89
2023 annual	1,376.77	1,507.45	862.05	1,331.50	1,668.09	863.82	1,185.05	593.29	F	1,656.62
December	1,398.27	1,530.32	889.51	1,306.38	1,588.66	939.59	1,320.18	604.23	1,001.77	1,639.71
November	1,395.04	1,551.31	870.38	1,305.37	1,597.40	867.79	1,199.88	632.62	F	1,699.07
October	1,410.80	1,680.94	871.65	1,320.65	1,699.06	937.02	1,137.51	596.04	1,150.02	1,693.25
September	1,417.81	1,698.94	879.49	1,404.45	1,849.77	837.86	1,218.61	610.24	956.43	1,705.14
August	1,410.92	1,557.07	870.99	1,311.20	1,712.59	900.47	1,297.76	615.15	1,104.27	1,738.43
July	1,371.33	1,444.58	876.63	1,386.73	1,715.66	897.19	1,250.89	625.63	1,104.19	1,672.89
June	1,362.06	1,527.16	857.70	1,317.18	1,693.15	874.36	1,062.12	614.54	1,003.08	1,605.39
May	1,360.69	1,432.14	868.67	1,375.23	1,683.08	782.55	1,097.09	540.85	1,181.62	1,592.83
April	1,365.31	1,450.91	869.21	1,300.56	1,672.43	822.55	1,176.76	550.06	1,098.24	1,643.42
March	1,352.68	1,354.12	843.62	1,266.43	1,673.14	784.02	1,176.82	569.54	1,085.78	1,659.46
February	1,334.97	1,373.04	814.52	1,373.01	1,533.63	840.80	1,142.20	562.08	1,021.61	1,612.39

*Please see table endnotes on page 12. ¹Excludes self-employed.

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

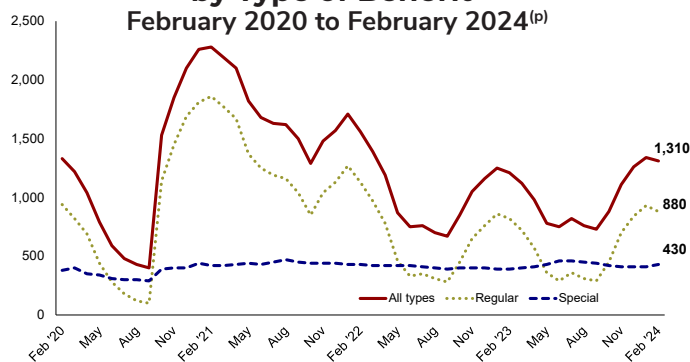
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada February 2020 to February 2024^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit* February 2020 to February 2024^(p)



*Please see endnotes on page 12.

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

Survey of Employment, Payroll & Hours, 2022:
<https://yukon.ca/en/survey-employment-payrolls-and-hours-2022>

Did you know?

Yukon's preliminary average weekly earnings figure for the Construction industry in February 2024 (\$1,504.31) increased by \$131.27, or 9.6%, compared to February 2023 (\$1,373.04).

2.7 Employment Insurance Beneficiaries, by Community*

	Feb 2023	Jan ^(p) 2024	Feb ^(p) 2024
Beaver Creek	10	10	10
Burwash Landing	10	0	0
Carmacks	20	20	20
Dawson City	180	210	200
Faro	20	10	10
Haines Junction	50	60	70
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	10	10	10
Old Crow	10	10	10
Pelly Crossing	20	30	20
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	30	40	50
Whitehorse	720	820	790
Yukon Total	1,210	1,340	1,310

*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	
	Mar 2023	Feb 2024	Mar 2024	Feb '24 to Mar '24	Mar '23 to Mar '24
All-Items	152.9	156.3	156.5	0.1	2.4
Food	151.6	159.6	158.0	-1.0	4.2
Shelter	195.2	206.0	206.4	0.2	5.7
Household Operations, Furnishings & Equipment	115.7	110.3	109.7	-0.5	-5.2
Clothing & Footwear	110.2	103.7	104.0	0.3	-5.6
Transportation	165.2	167.2	171.8	2.8	4.0
Health & Personal Care	142.6	148.9	149.5	0.4	4.8
Recreation, Education & Reading	115.8	116.3	115.2	-0.9	-0.5
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	188.9	194.0	196.1	1.1	3.8
Special Aggregates					
Energy	218.4	220.3	221.0	0.3	1.2
All-items excluding energy	147.8	151.1	151.3	0.1	2.4

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

In March 2024, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.4% (figures for Yukon are not available); for Canada, the CPI increased 2.9%.

Main contributors to the year-over-year increase in Whitehorse CPI were the prices of:

- Mortgage interest cost;
- Food purchased from restaurants; and
- Rent.

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

- Telephone services;
- Fuel oil and other fuels; and
- Video and audio subscription services.

On a month-to-month basis, comparing March 2024 to February 2024, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.1%.

Contributors to the increase were the prices of:

- Inter-city transportation;
- Cigarettes; and
- Mortgage interest cost.

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2023	4.9%	3.9%
2022	6.8%	6.8%
2021	3.3%	3.4%
2020	1.0%	0.7%
2019	2.0%	1.9%

3.2 Monthly Average Retail Prices for Selected Food Products, Whitehorse, British Columbia and Alberta, March 2024

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 34.62	\$ 29.62	\$ 27.14	\$ 4.18	\$ 4.89	\$ 4.47	\$ 4.18	\$ 4.89	\$ 4.47
Stewing beef, 1 kg	\$ 21.94	\$ 18.13	\$ 17.77	\$ 5.56	\$ 5.59	\$ 5.68	\$ 5.56	\$ 5.59	\$ 5.68
Ground beef, 1 kg	\$ 14.05	\$ 12.00	\$ 11.90	\$ 2.13	\$ 1.63	\$ 1.79	\$ 2.13	\$ 1.63	\$ 1.79
Pork chops, 1 kg	\$ 15.60	\$ 10.55	\$ 10.57	\$ 5.86	\$ 3.94	\$ 3.96	\$ 5.86	\$ 3.94	\$ 3.96
Chicken, 1 kg	\$ 10.83	\$ 7.59	\$ 6.95	\$ 3.94	\$ 3.29	\$ 3.22	\$ 3.94	\$ 3.29	\$ 3.22
Bacon, 500 grams	\$ 10.89	\$ 6.91	\$ 6.69	\$ 3.27	\$ 5.48	\$ 5.56	\$ 3.27	\$ 5.48	\$ 5.56
Milk, 4 l	\$ 6.01	\$ 5.75	\$ 5.88	\$ 16.17	\$ 7.44	\$ 7.64	\$ 6.01	\$ 5.75	\$ 5.88
Butter, 454 grams	\$ 6.76	\$ 6.08	\$ 6.07						

Consumer Price Index, 2023: <https://yukon.ca/en/consumer-price-index-2023>

In March 2024, the prices of the selected food products (in the table above) in Whitehorse were on average 29.2% higher than Alberta and 25.5% higher than British Columbia.

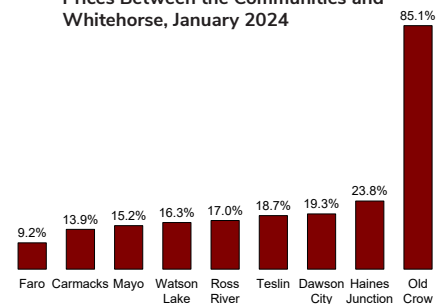
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, January 2024 (Whitehorse = 100)

The Community Spatial Price Index 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.

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	113.9	119.3	109.2	123.8	115.2	185.1	117.0	118.7	116.3
Meat/Fish/Seafood	119.7	108.8	96.9	95.6	112.0	165.9	99.0	123.7	103.8
Dairy/Eggs	99.9	120.2	108.0	152.3	109.5	145.4	103.5	123.3	123.4
Fruit/Veg.	123.8	109.2	108.1	120.9	119.3	191.6	126.0	114.8	116.3
Bread/Cereal	122.6	135.6	110.9	142.0	122.9	171.5	122.0	125.7	115.8
Other Foods	114.0	128.6	121.7	126.2	113.9	217.5	134.6	117.3	121.8
Household Operations	118.0	131.4	118.9	126.8	122.8	243.9	119.8	145.3	132.9
Health & Personal Care	119.8	137.6	108.8	139.1	130.4	169.5	119.2	126.8	125.8
Cigarettes	101.7	103.1	97.2	..	107.2	136.7	108.5	101.4	105.5
Gasoline/Diesel	106.0	111.5	107.4	104.1	105.2	...	107.7	102.2	100.4
Home Heating Fuel	102.5	106.5	104.6	102.5	103.5	...	100.1	102.5	104.7

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, January 2024



Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale* Sales



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

Yukon's preliminary retail sales in February 2024 increased by \$7.5 million, or 10.4%, compared to February 2023; Canada's retail sales increased 4.8% over the same time period. Year-to-date (January to February), Yukon's retail sales increased by \$12.4 million, or 8.5%, compared to the same time period in 2023; Canada's retail sales increased 3.4% over the same time period.

* Wholesale Sales data for Yukon has been unavailable since July 2022 due to residual suppression.

Yukon Retail Sales, 2023:
<https://yukon.ca/en/yukon-retail-sales-2023>

4.2 Retail Sales, by Industry Classification*

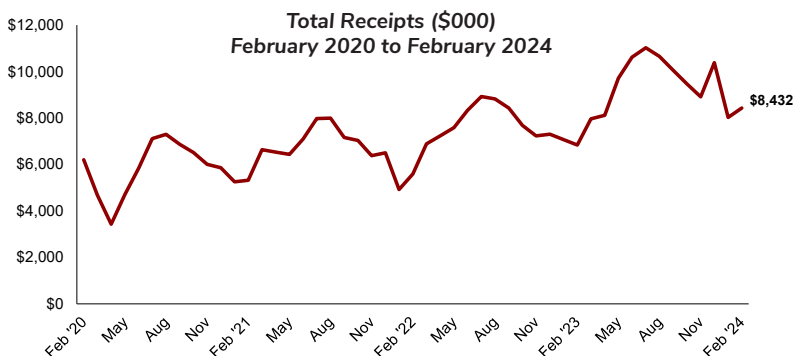
	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$12,410 8.5%	\$778 3.1%	x ..	\$3,367 8.5%	\$466 8.2%	\$996 7.8%	\$727 9.7%	\$6,927 23.4%	x ...	\$538 4.6%
(\$000)										
2024										
February	(p) 79,488	13,539	x	21,370	2,789	6,913	4,068	18,089	x	6,137
January	(r) 78,782	12,588	x	21,424	3,360	6,831	4,173	18,467	x	6,106
2023 total	(r) 1,161,817	188,450	x	294,348	40,205	111,511	50,789	263,618	x	87,311
December	(r) 94,605	12,810	x	26,300	4,181	11,212	4,670	18,764	x	8,713
November	(r) 91,335	14,832	x	22,998	3,858	9,866	4,556	18,360	x	7,642
October	(r) 95,979	15,733	x	23,514	3,367	9,812	4,293	20,854	x	8,088
September	(r) 102,002	14,969	x	25,532	3,720	9,561	4,166	24,297	x	7,839
August	(r) 121,389	16,935	x	27,931	3,667	9,811	4,410	36,220	x	8,168
July	(r) 120,722	17,347	x	27,965	3,227	10,490	4,279	36,302	x	8,150
June	(r) 111,839	17,989	x	27,425	3,059	10,693	4,396	26,288	x	7,392
May	(r) 103,811	19,986	x	27,198	3,527	11,062	4,375	18,793	x	6,661
April	(r) 87,675	16,412	x	23,411	3,042	8,397	3,909	17,483	x	6,199
March	(r) 86,600	16,088	x	22,647	2,874	7,859	4,221	16,628	x	6,754
February	(r) 71,993	13,372	x	19,475	2,578	6,103	3,782	14,864	x	5,422

*Please see table endnotes on page 12.
Source: Statistics Canada. Table 20-10-0056-01.

Did you know?

Yukon's revised retail sales in 2023 increased 7.1% compared to 2022. This is the highest annual growth of retail sales in Canada in 2023.

4.3 Food Services and Drinking Places



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

Comparing February 2024 to February 2023, the total receipts for food services and drinking places in Yukon increased by \$1.6 million, or 23.3%; Canada's receipts increased 7.6%.



5. Rental Units

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 2023

	All Types	Single Detached House	Townhouse/ Row house	Duplex ¹	Triplex and Fourplex	Condominium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Cabin	Garden Suite
Median Rent											
All Sizes	\$1,350	\$2,009	\$1,852	\$1,600	\$1,400	\$2,100	\$1,231	\$1,290	\$1,471	..	\$1,410
Bachelor	\$1,160	x	...	\$1,200	\$1,191	\$1,550 [†]	\$1,204	\$1,005	...	..	x
1 Bedroom	\$1,246	\$1,300 [†]	\$1,322	\$1,380	\$1,189	\$1,626	\$1,191	\$1,290	x	..	\$1,410
2 Bedrooms	\$1,503	\$2,004	\$1,556	\$1,663	\$1,550	\$2,330	\$1,309	\$1,849	\$1,478	..	x
3-4 Bedrooms	\$2,060	\$2,000	\$1,955	\$2,020	\$2,111	\$2,272	\$1,487	\$2,060 [†]	\$1,450	..	x
5+ Bedrooms	\$3,337	\$3,379	...	...	...	x	...	...	...	..	...
Total Units											
All Sizes⁴	2,407	193	82	627	208	246	865	90	64	..	17
Bachelor	189	3 [†]	...	25	10	5 [†]	110	32	...	..	3 [†]
1 Bedroom	789	4 [†]	5 [†]	201	81	73	381	25	3 [†]	..	10
2 Bedrooms	865	60	30	177	75	82	366	30	39	..	2 [†]
3-4 Bedrooms	540	107	47	224	42	83	8	4 [†]	23	..	2 [†]
5+ Bedrooms	23	20	...	...	...	3 [†]
Vacancy Rate											
All Sizes	1.8%	2.6%	3.7%	2.2%	4.8%	2.4%	0.7%	1.1%	0.0%	..	0.0%
Bachelor	0.0%	0.0% [†]	...	0.0%	0.0%	0.0% [†]	0.0%	0.0%	...	..	0.0% [†]
1 Bedroom	1.5%	0.0% [†]	0.0% [†]	2.5%	2.5%	0.0%	1.0%	0.0%	0.0% [†]	..	0.0%
2 Bedrooms	1.3%	0.0%	3.3%	1.7%	8.0%	0.0%	0.3%	0.0%	0.0%	..	0.0% [†]
3-4 Bedrooms	3.9%	4.7%	4.3%	2.2%	2.4%	7.2%	0.0%	25.0% [†]	0.0%	..	0.0% [†]
5+ Bedrooms	0.0%	0.0%	...	...	...	0.0% [†]

x = suppressed. .. = no information available for October 2023 ... = not appropriate/ applicable.

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

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

² Buildings with five or more rental 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 vacancy rates may have been affected by small number of units.

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

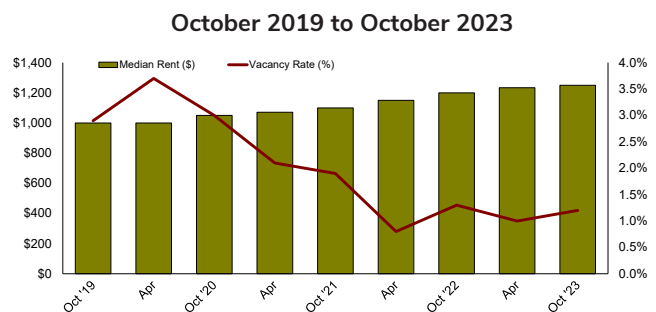
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2022-2023

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2023 average	\$1,242	1.1%	\$951	12.0%	\$1,290	2.2%
October	\$1,250	1.2%	\$974	7.7%	\$1,320	4.3%
April	\$1,234	1.0%	\$928	16.7%	\$1,260	0.0%
2022 average	\$1,175	1.1%	\$884	12.5%	\$1,200	4.3%
October	\$1,200	1.3%	\$884	12.5%	\$1,200	4.3%

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2019-2023



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2023: <https://yukon.ca/en/yukon-rent-survey-october-2023>



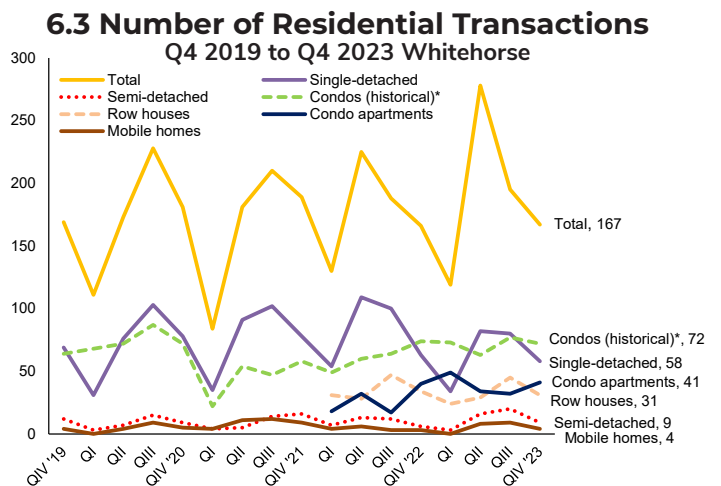
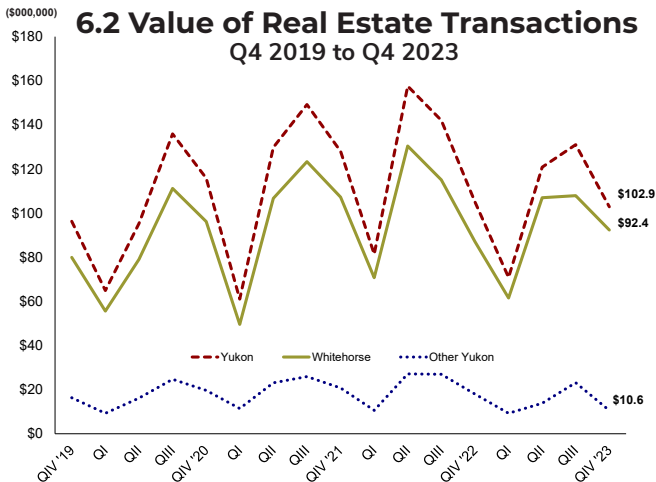
6. Real Estate

6.1 Number and Value of Real Estate Transactions*, Whitehorse

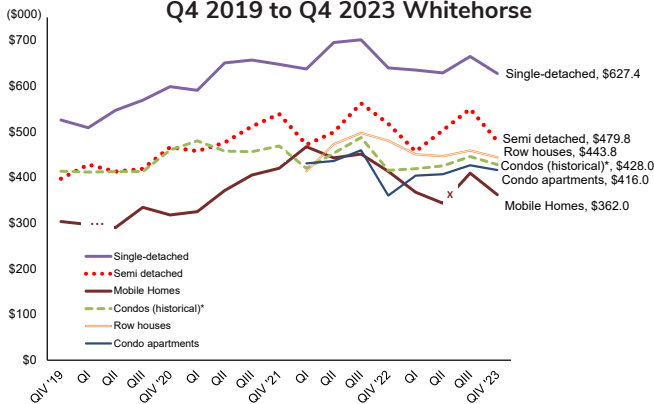
	Total*		Single-detached houses		Semi-detached houses		Row houses		Condominium apartments		Mobile Homes	
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
Year-to-date change	50	-34,612	-72	-57,900	10	5,100	-11	-7,587	49	20,406	x	x
	7.1%	-8.6%	-22.1%	-26.2%	26.3%	26.0%	-7.9%	-11.5%	45.8%	46.5%	...	...
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
2023 total	759	368,844.3	254	162,703.1	48	24,735.9	129	58,165.6	156	64,332.6	x	x
Q4	167	92,364.0	58	36,386.6	9	4,318.3	31	13,757.7	41	17,056.5	4	1,448.0
Q3	195	107,919.5	80	53,171.3	20	10,997.6	45	20,648.1	32	13,652.2	9	3,685.0
Q2	278	106,987.9	82	51,556.5	16	8,050.0	29	12,947.8	34	13,839.6	8	2,748.5
Q1	119	61,572.9	34	21,588.7	3	1,370.0	24	10,812.0	49	19,784.3	x	x
2022 total	709	403,455.8	326	220,603.1	38	19,635.6	140	65,752.4	107	43,926.3	16	7,118.9
Q4	166	87,113.3	63	40,301.8	6	3,105.9	34	16,329.7	40	14,416.6	3	1,240.0

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

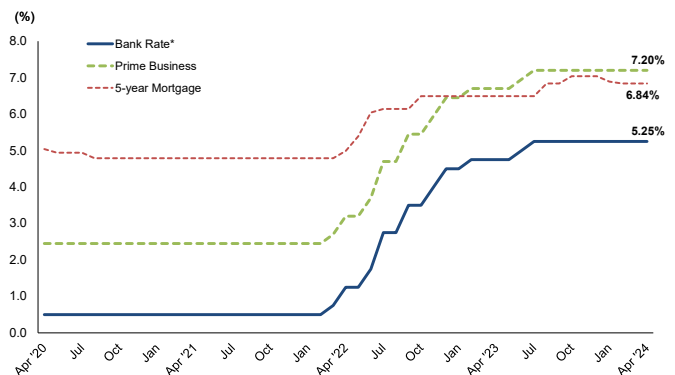
Yukon Real Estate Report, Fourth Quarter, 2023: <https://yukon.ca/en/yukon-real-estate-report-q4-2023>



6.4 Average Residential Sale Prices Q4 2019 to Q4 2023 Whitehorse



6.5 Selected Interest Rates* April 2020 to April 2024



* Condos (historical) includes condo apartments and row houses. Source: Yukon Bureau of Statistics.

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

In the fourth quarter of 2023, the total value of real estate transactions in Yukon was \$102.9 million: \$92.4 million in Whitehorse and \$10.6 million for the rest of Yukon. Comparing the fourth quarter of 2023 to that of 2022 (\$105.1 million), the total value of Yukon's real estate transactions decreased by \$2.2 million, or 2.1%.

Did you know?

In the fourth quarter of 2023, the total transaction value of single detached houses in Yukon was \$36.4 million, a decrease of \$3.9 million, or 9.7%, compared to the fourth quarter of 2022 (\$40.3 million).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	-143	-11,223	-98	-4,749	1	10	-16	-6,603	-30	119
	-46.4%	-20.4%	-42.6%	-15.2%	...	...	-69.6%	-48.2%	-54.5%	1.2%
2024										
April (p)	70	30,961.4	53	22,540.5	1	10.0	4	6,621.7	12	1,789.1
March (r)	38	5,049.2	28	2,770.0	0	0.0	3	479.2	7	1,800.0
February	18	579.4	17	564.4	0	0.0	0	0.0	1	15.0
January	39	7,122.9	34	691.6	0	0.0	0	0.0	5	6,431.3
2023 total	1,287	316,721.9	1,027	81,923.2	2	860.0	53	97,222.2	205	136,716.5
December	25	4,110.1	18	344.1	0	0.0	3	3,146.0	4	620.0
November	80	14,054.4	58	2,398.0	1	500.0	2	140.0	19	11,016.3
October	119	6,025.3	101	4,974.8	0	0.0	3	69.0	15	981.5
September	115	7,720.3	100	4,765.4	0	0.0	1	5.0	14	2,950.0
August	161	14,633.4	137	4,452.6	0	0.0	6	897.8	18	9,283.1
July	135	96,852.4	106	5,154.4	1	360.0	4	8,949.0	24	82,388.9
June	195	93,798.2	155	11,239.6	0	0.0	8	69,401.8	32	13,156.8
May	149	24,592.0	122	17,278.7	0	0.0	3	909.5	24	6,403.8
April	78	15,212.0	52	2,194.7	0	0.0	6	11,863.1	20	1,154.2

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.

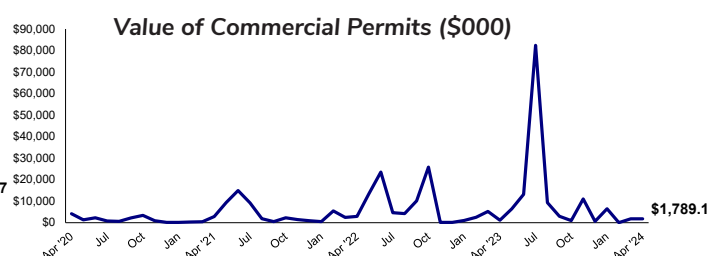
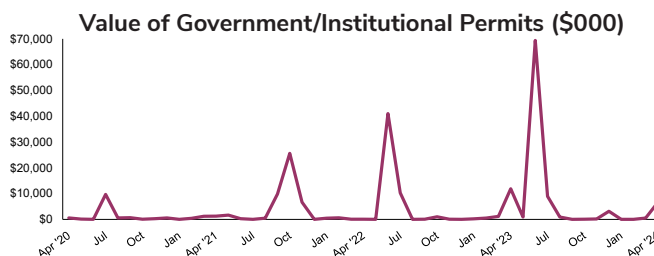
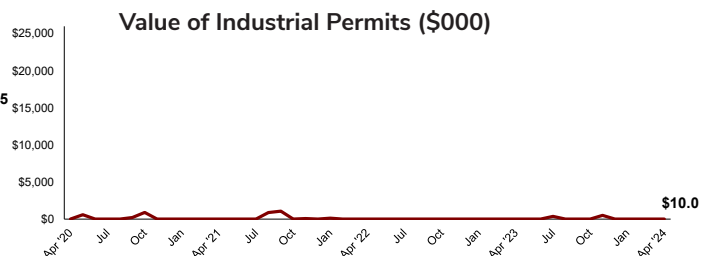
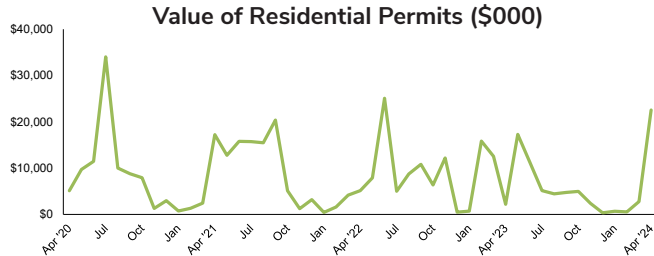
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

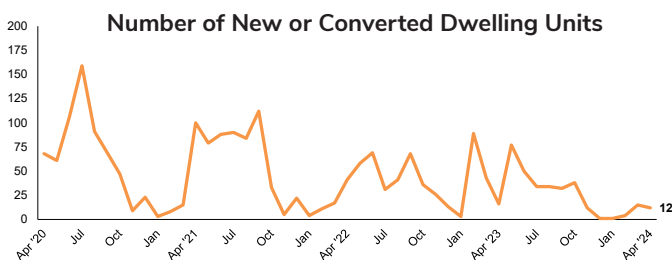
In January through April 2024, a total of 165 building permits were issued in Yukon, at a construction value of \$43.7 million. The construction value of permits decreased by \$11.2 million, or 20.4%, compared to the total value of permits issued in January through April 2023. Of the total construction value of building permits issued in January through April 2024:

- 60.8% was for residential;
- 0.0% was for industrial;
- 16.2% was for government/institutional; and
- 23.0% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, April 2020 to April 2024



7.3 Number of New or Converted Dwelling Units (Zoned Residential)*, Yukon, April 2020 to April 2024



Did you know?

From January through April 2024, residential permits included a total of 32 new or converted dwelling units, a decrease of 119 units, or 78.8%, compared to the total for the same time period in 2023 (151).

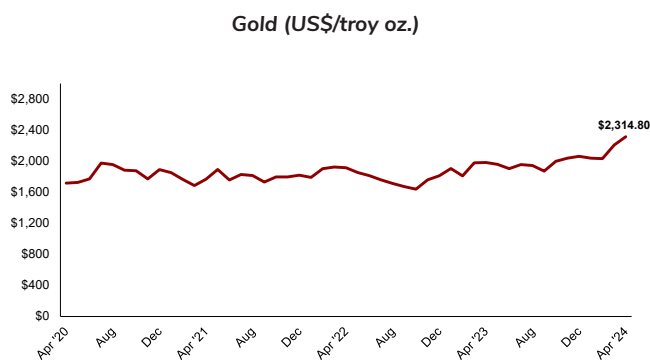
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

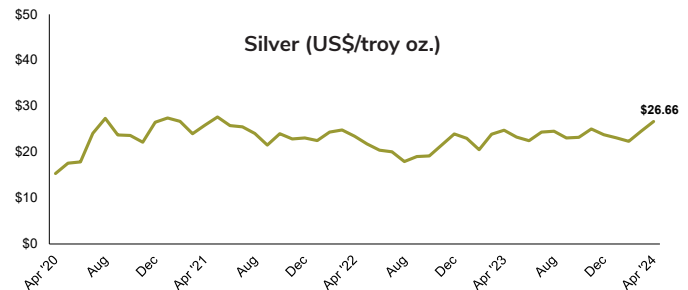
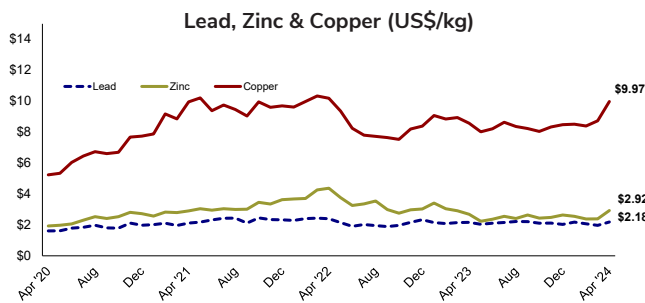


8. Resources

8.1 London Metal Commodity Prices*, April 2020 to April 2024



	Apr '23	Apr '24	Apr '23 to Apr '24 Change
US Dollars			
	(\$/troy oz.)		
Gold	\$1,982.70	\$2,314.80	\$332.10
Silver	\$24.77	\$26.66	\$1.89
	(\$/kg)		
Lead	\$2.16	\$2.18	\$0.02
Zinc	\$2.68	\$2.92	\$0.24
Copper	\$8.57	\$9.97	\$1.40
Canadian Dollars			
	(\$/troy oz.)		
Gold	\$2,706.88	\$3,184.17	\$477.29
Silver	\$33.81	\$36.67	\$2.86
	(\$/kg)		
Lead	\$2.95	\$3.00	\$0.05
Zinc	\$3.66	\$4.02	\$0.36
Copper	\$11.70	\$13.72	\$2.02



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

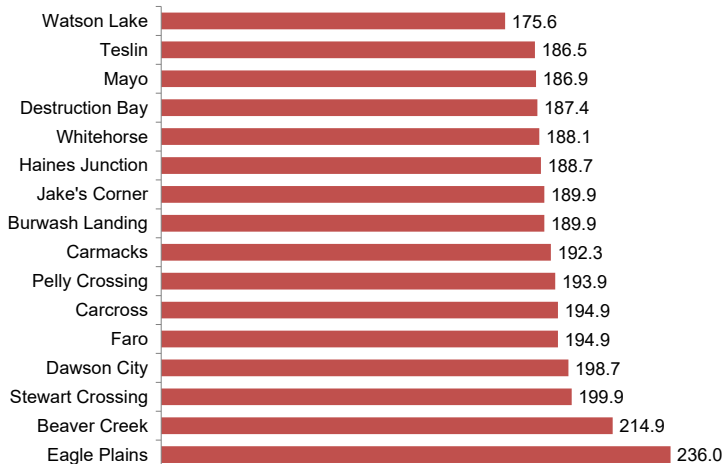
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of gold on April 30, 2024 was \$2,314.80 USD per troy oz., an increase of \$332.10 USD, or 16.7%, compared to April 30, 2023 (\$1,982.70).

8.2 Regular Self-Serve Gasoline

Average April 2024 Prices (cents per litre)



8.3 Residential Furnace Oil

Average April 2024 Prices (cents per litre)



Yukon Fuel Price Survey, April 2024: <https://yukon.ca/en/yukon-fuel-price-survey-april-2024>



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change		-876 -18.9%
(no. of movements)		
2024		
February		2,189
January		1,572
2023 total	37,836	
December		1,744
November		2,295
October		2,882
September		2,826
August		3,916
July		4,610
June		3,683
May		4,332
April		4,336
March		2,575
February		2,519

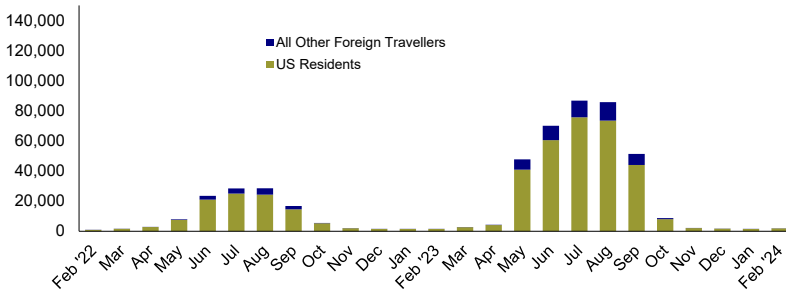
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry*

	Total	Canadians	US Residents	Other Foreign Travellers
Year-to-date change	507 11.1%	104 7.1%	395 13.3%	8 7.0%
2024				
February	2,979	1,024	1,865	90
January	2,085	548	1,504	33
2023 total	454,023	89,342	316,527	48,154
December	2,750	1,030	1,671	49
November	3,296	1,066	2,136	94
October	11,654	2,924	8,055	675
September	61,513	10,118	44,078	7,317
August	105,683	19,924	73,552	12,207
July	107,094	20,269	75,737	11,088
June	85,538	15,496	60,553	9,489
May	59,292	11,534	40,915	6,843
April	8,163	3,847	4,147	169
March	4,483	1,666	2,709	108
February	2,349	768	1,519	62

Of the 2,979 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in February 2024:

- 39.8% entered through Beaver Creek;
- 33.6 entered through Fraser (Skagway, AK to Carcross);
- 25.1% through Pleasant Camp (Haines, AK to Haines Junction); and
- 1.4% entered through Whitehorse.

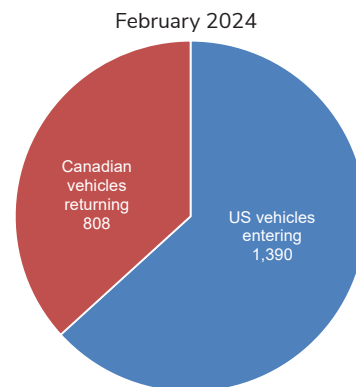


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

The number of aircraft movements at the Erik Nielsen Whitehorse International Airport in February 2024 was 2,189, a decrease of 330, or 13.1%, compared to February 2023 (2,519).

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



*Please see endnotes on page 12.

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

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. 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 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	(USD)	US dollars
(r)	revised		

Next release: June 14, 2024