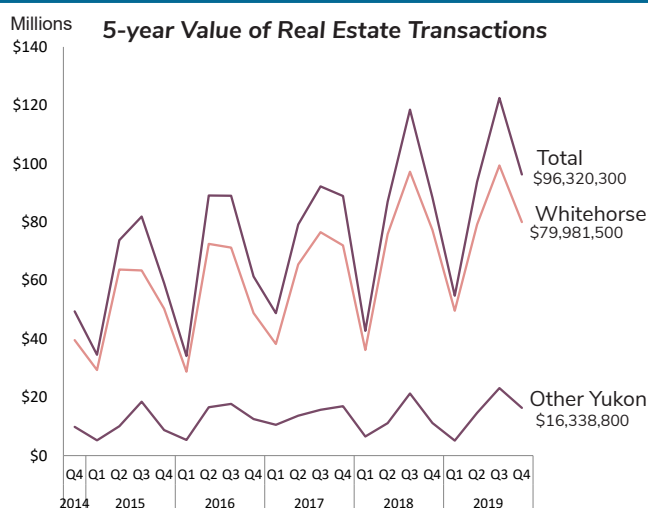




Highlights:

- The estimated population of Yukon on December 31, 2019 was 41,761; an increase of 1,044, or 2.6%, compared to the figure for December 31, 2018 (40,717).
- In the fourth quarter of 2019, the average house sale price in Whitehorse was \$525,700, an increase of \$19,500, or 3.8%, from the fourth quarter of 2018.

New publication this month: Yukon Real Estate Report, Fourth Quarter, 2019



Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The total value of Yukon's real estate transactions in the fourth quarter increased in 2019 compared to the fourth quarter for 2018. In the fourth quarter of 2019, the total value of real estate transactions was \$96.3 million compared to \$88.4 million during the same quarter in 2018, an increase of \$7.9 million, or 8.9%.

Yukon Real Estate Report, Fourth Quarter, 2019: <https://yukon.ca/en/yukon-real-estate-report-q4-2019>

What else is new:

New from the Yukon Bureau of Statistics:

- Yukon Fuel Price Survey, April 2020: <https://yukon.ca/en/yukon-fuel-price-survey-april-2020>
- Yukon Employment, April 2020: <https://yukon.ca/en/yukon-employment-april-2020>
- Population Report Fourth Quarter, 2019: <https://yukon.ca/en/population-report-q4-2019>

New from Statistics Canada:

- Canadian Economic Dashboard and COVID-19: <https://www150.statcan.gc.ca/n1/pub/71-607-x/71-607-x2020009-eng.htm?HPA=1>
- Impact of COVID-19 on Small Businesses in Canada: <https://www150.statcan.gc.ca/pub/45-28-0001/2020001/article/00018-eng.pdf>



Yukon Bureau of Statistics Elsewhere

Yukon community
information
www.sewp.gov.yk.ca

For manipulatable data by Yukon community and subject, visit our Socio-Economic Web Portal.



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1. Population

1.1 Population by Age and Sex*, Dec 31 '19

	Total	Males	Females
0-4	2,302	1,162	1,140
5-9	2,311	1,241	1,070
10-14	2,211	1,169	1,042
15-19	2,076	1,066	1,010
20-24	2,307	1,166	1,141
25-29	3,050	1,505	1,545
30-34	3,606	1,743	1,863
35-39	3,478	1,727	1,751
40-44	2,955	1,476	1,479
45-49	2,888	1,414	1,474
50-54	2,726	1,394	1,332
55-59	3,276	1,638	1,638
60-64	3,016	1,553	1,463
65-69	2,283	1,215	1,068
70-74	1,584	857	727
75+	1,692	884	808
Total	41,761	21,210	20,551

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

1.2 Population by Community*

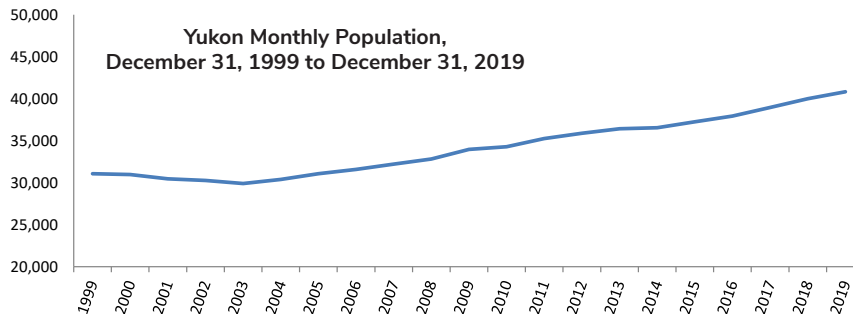
	Dec 31 2018	Sep 30 2019	Dec 31 2019
Beaver Creek	110	112	118
Burwash Landing	107	111	109
Carcross	513	527	515
Carmacks	554	573	583
Dawson City	2,326	2,354	2,291
Destruction Bay	53	53	54
Faro	407	415	415
Haines Junction	952	977	977
Mayo	494	500	502
Old Crow	262	265	272
Pelly Crossing	390	393	391
Ross River	408	408	402
Tagish	276	283	284
Teslin	522	518	524
Watson Lake	1,482	1,468	1,499
Whitehorse Area ¹	31,808	32,395	32,774
Other*	53	56	51
Yukon	40,717	41,408	41,761

¹ 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 change	-29	-6	9
March (p)	30	13	8
February	18	19	12
January	26	18	6
2019 total	419	260	159
December	30	24	9
November	30	27	7
October	31	24	7
September	38	19	16
August	35	24	33
July	30	26	35
June	47	14	19
May	45	23	9
Apr	30	23	7
March	33	21	8

Source: Yukon Bureau of Statistics.

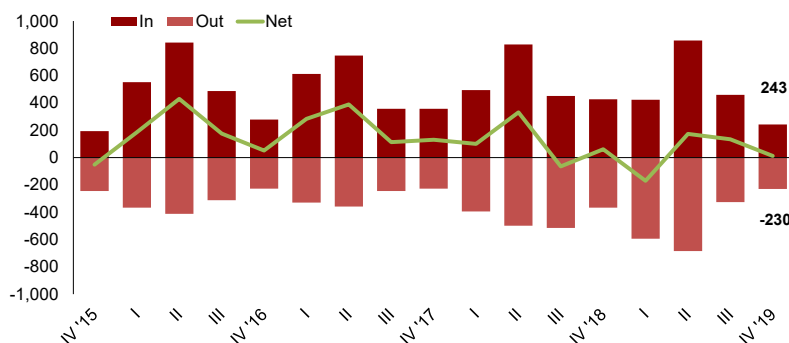


Population Report, Fourth Quarter, 2019:
<https://yukon.ca/en/population-report-q4-2019>

Did you know?

On December 31, 2019, Yukoners aged 14 years and younger made up 16.3% of Yukon's population, compared to 16.8% on December 31, 2014.

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 2019, Yukon gained 13 people through net migration — 73 were gained through international migration and 60 lost through interprovincial migration.

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

- Nunavut (+20)
- Alberta (+13);
- Northwest Territories (+13);
- Nova Scotia (+7);
- Quebec (+5); and
- Newfoundland (+4);

Conversely, **net losses** were to:

- British Columbia (-66);
- Saskatchewan (-33);
- Ontario (-16); and
- New Brunswick (-7).

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
2020						
April	21,300	20,800	500	2.3%	70.8%	69.1%
March	21,700	21,000	700	3.2%	72.3%	70.0%
February	22,000	21,100	900	4.1%	73.6%	70.6%
January	22,200	21,200	1,100	5.0%	74.2%	70.9%
2019 annual	22,300	21,500	800	3.6%	74.8%	72.1%
December	22,100	21,100	1,000	4.5%	73.9%	70.6%
November	22,300	21,400	900	4.0%	74.6%	71.6%
October	22,300	21,500	800	3.6%	74.8%	72.1%
September	22,600	22,000	600	2.7%	75.8%	73.8%
August	22,500	21,900	600	2.7%	75.8%	73.7%
July	22,700	21,900	700	3.1%	76.4%	73.7%
June	22,500	21,700	900	4.0%	75.8%	73.1%
May	22,700	21,900	900	4.0%	76.4%	73.7%
April	22,200	21,200	1,000	4.5%	74.7%	71.4%

Yukon Employment, April 2020:
<https://yukon.ca/en/yukon-employment-april-2020>

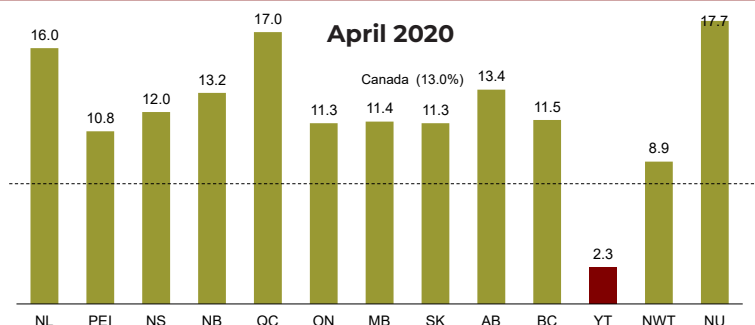
Yukon Employment Annual Review, 2019: <https://yukon.ca/en/yukon-employment-annual-review-2019>

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?

In April 2020, many Yukoners, who did not look for work presumably due to business closures, were not counted as unemployed resulting in a sharp decrease (700) in labour force compared to February 2020. When unemployment is adjusted to reflect this decrease in labour force, Yukon's April unemployment rate would be about 5.5%.

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

Comparing April 2020 to March 2020, employment in the services-producing sector decreased by 600, or 3.4%. The goods-producing sector's employment increased by 200, or 6.2%.

In April 2020, of the 20,200 employed Yukoners, 8,700, or 43.1%, were working in the public sector. Of the 11,500 workers in the private sector, 3,900, or 33.9%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2020						
April	20,200	8,700	7,600	3,900	3,400	16,800
March	20,600	8,600	8,000	4,000	3,200	17,400
February	20,700	8,400	8,600	3,700	3,100	17,600
January	20,800	8,900	8,300	3,600	3,200	17,600
2019 annual	21,500	9,300	8,800	3,500	3,700	17,800
December	20,700	9,100	7,800	3,700	3,300	17,400
November	21,200	9,200	8,100	3,800	3,600	17,600
October	21,600	8,900	8,800	3,900	3,700	17,900
September	22,500	9,500	9,300	3,700	4,100	18,400
August	22,800	9,500	9,800	3,500	4,200	18,700
July	22,800	9,500	10,000	3,300	4,300	18,500
June	21,900	9,000	9,600	3,300	3,800	18,100
May	21,800	9,100	9,400	3,300	3,400	18,400
April	20,800	9,100	8,500	3,300	3,300	17,500

*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)

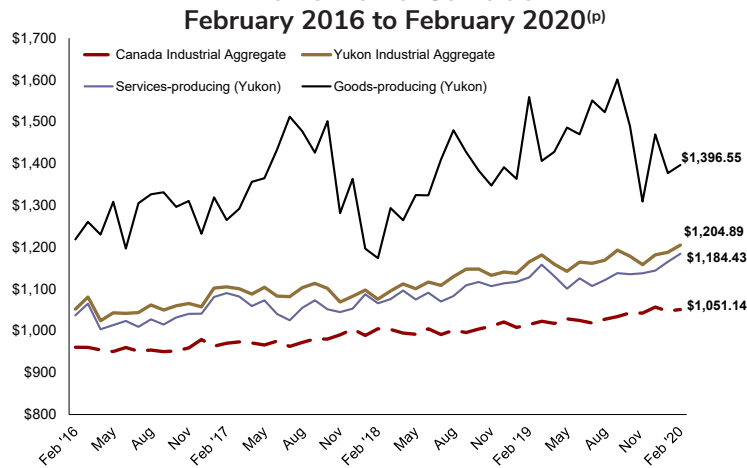
2.4 Average Weekly Earnings, Including Overtime*

	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.
Year-to-date change	\$45.13 3.9%	-\$78.43 -6.0%	\$52.14 7.1%	\$102.26 9.9%	\$423.37 35.5%	..	-\$14.59 -1.4%	\$24.99 4.9%	\$8.64 1.0%	\$55.62 3.9%
(\$)										
2020										
February (p)	1,204.89	1,206.23	791.26	1,148.15	1,781.20	673.14	1,029.75	536.78	971.75	1,462.47
January (r)	1,187.65	1,235.78	790.33	1,123.26	1,451.90	646.82	994.79	535.68	854.97	1,518.39
2019 annual	1,166.12	1,280.42	746.90	1,068.54	F	F	1,046.68	559.65	919.56	1,437.95
December	1,181.67	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	1,158.24	1,244.53	778.66	1,078.34	1,447.64	676.61	1,152.25	535.45	960.28	1,411.28
October	1,178.50	1,243.22	808.21	1,010.52	1,460.16	729.51	979.00	624.19	937.34	1,409.12
September	1,192.84	1,297.71	746.52	1,063.25	1,502.31	687.06	1,081.45	588.77	958.21	1,454.50
August	1,169.03	1,279.53	744.38	1,091.58	F	788.35	980.11	602.69	903.39	1,444.88
July	1,161.61	1,335.25	748.28	1,088.51	F	735.73	1,048.23	590.45	876.36	1,452.34
June	1,164.30	1,256.06	736.25	1,128.31	F	780.34	1,084.09	565.54	949.29	1,407.30
May	1,142.41	1,342.86	724.78	1,054.81	F	671.08	1,072.77	517.83	875.35	1,393.81
April	1,159.35	1,133.27	684.24	1,111.46	F	701.63	1,160.21	498.68	855.85	1,480.61
March	1,181.20	1,235.41	781.26	1,008.25	1,322.54	764.51	872.82	543.92	918.23	1,518.09
February	1,164.87	1,318.01	732.62	1,049.55	1,183.06	700.64	1,106.86	527.18	862.44	1,429.03

*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).

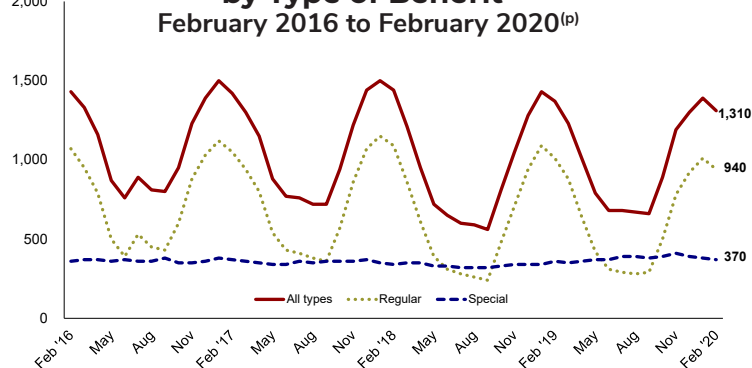
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*



*Please see endnotes on page 12.

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

Survey of Employment, Payroll & Hours, 2018:
<https://yukon.ca/en/survey-employment-payrolls-hours-2018>

Did you know?

Comparing 2019 to 2018, average weekly earnings in Yukon increased by \$48.40, or 4.3%, to \$1,166.12. Canada's average weekly earnings increased by 2.7% over the same time period.

2.7 Employment Insurance Beneficiaries, by Community*

	Feb 2019	Jan ^(p) 2020	Feb ^(p) 2020
Beaver Creek	10	10	10
Burwash Landing	10	0	10
Carmacks	30	40	30
Dawson	200	240	230
Faro	20	10	10
Haines Junction	70	70	70
Marsh Lake	10	10	10
Mayo	30	20	20
Mt. Lorne	10	0	0
Old Crow	20	10	10
Pelly Crossing	30	10	20
Ross River	20	20	10
Tagish	10	10	10
Watson Lake	60	50	50
Whitehorse	780	820	770
Yukon Total	1,370	1,390	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 2019	Feb 2020	Mar 2020	Feb '20 to Mar '20	Mar'19 to Mar '20
All-Items	131.6	135.9	135.1	-0.6	2.7
Food	133.5	134.6	135.0	0.3	1.1
Shelter	156.8	169.1	168.5	-0.4	7.5
Household Operations, Furnishings & Equipment	109.2	107.4	108.0	0.6	-1.1
Clothing & Footwear	99.4	102.6	102.6	0.0	3.2
Transportation	138.7	145.0	140.8	-2.9	1.5
Health & Personal Care	126.0	128.4	129.5	0.9	2.8
Recreation, Education & Reading	99.8	101.4	100.9	-0.5	1.1
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	174.1	177.2	176.6	-0.3	1.4
Special Aggregates					
Energy	157.9	181.6	171.0	-5.8	8.3
All-items excluding energy	129.0	132.0	131.9	-0.1	2.2

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

In March 2020 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 2.7% (figures for Yukon are not available); 1.8 percentage points higher than that for Canada (0.9%).

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

- Electricity;
- Rent; and
- Homeowners' replacement cost.

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

- Telephone services;
- Recreational equipment and services (excluding recreational vehicles); and
- Gasoline.

On a **month-to-month** basis, from February 2020 to March 2020, the CPI for Whitehorse (figures for Yukon are not available) decreased 0.6%.

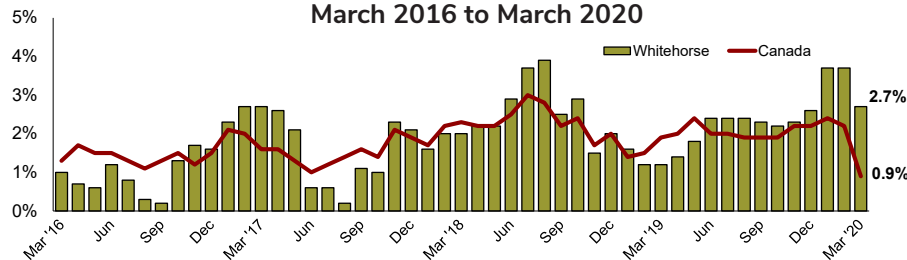
Major contributors to month-to-month **decreases** were the prices of:

- Gasoline;
- Purchase and leasing of passenger vehicles; and
- Fuel oil and other fuels.

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

- Pet food and supplies;
- Fresh fruit; and
- Household appliances.

3.2 Year-over-Year Change to the Consumer Price Index* Whitehorse and Canada March 2016 to March 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>

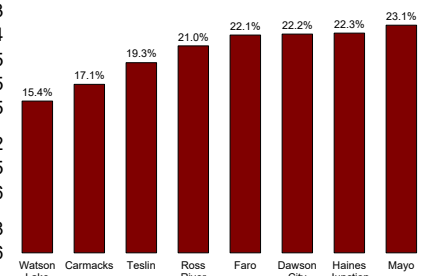
3.3 Community Spatial Price Index, October 2019 (Whitehorse = 100)

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.

	Dawson	Haines	Old	Ross	Watson				
	Carmacks	City	Faro	Junction	Mayo	Crow	River	Teslin	Lake
Total Survey Items	117.1	122.2	122.1	122.3	123.1	...	121.0	119.3	115.4
Meat/Fish/Seafood	112.7	107.1	117.8	118.6	133.5	...	106.4	98.8	106.3
Dairy/Eggs	114.5	123.9	122.8	125.4	122.4	...	118.6	121.3	111.4
Fruit/Veg.	133.4	127.4	127.6	116.7	131.6	...	138.3	139.6	125.5
Bread/Cereal	127.4	134.0	133.6	147.5	128.5	...	117.5	127.1	126.5
Other Foods	119.9	137.5	139.2	140.4	133.5	...	133.8	127.2	124.5
Household Operations	127.5	132.7	135.2	130.3	139.7	...	131.7	142.2	124.2
Health & Personal Care	114.4	143.3	126.3	143.5	127.5	...	133.2	128.6	133.5
Cigarettes	107.1	103.5	101.5	...	115.3	...	106.9	98.7	106.6
Gasoline/Diesel	108.6	110.5	110.1	104.2	100.3	...	110.7	105.4	100.8
Home Heating Fuel	103.1	107.2	104.8	103.1	111.3	...	105.2	103.1	105.6

Source: Yukon Bureau of Statistics.

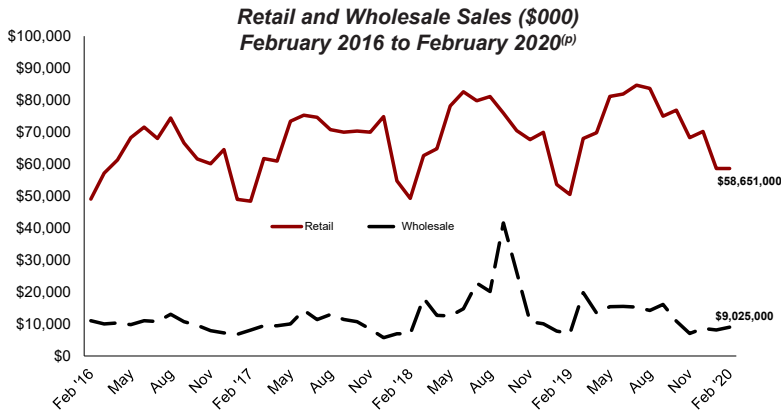
Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, October 2019





4. Trade

4.1 Retail and Wholesale Sales



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

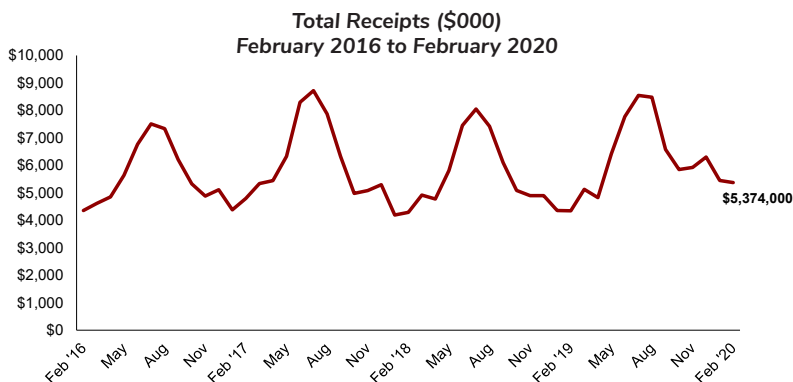
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	\$13,114 12.6%	\$2,760 15.2%	\$1,644 9.1%	...
(\$000)				
2020				
February (p)	58,651	10,834	9,860	F
January (r)	58,616	10,141	9,844	F
2019 total	863,778	155,557	149,967	37,798
December	70,208	8,161	10,387	4,411
November	68,278	9,638	10,866	3,678
October	76,859	14,410	13,174	4,015
September	74,984	12,457	14,131	3,502
August	83,688	14,100	16,164	3,067
July	84,667	14,039	17,181	3,198
June	81,922	15,765	15,075	2,777
May	81,181	18,805	11,918	3,007
April	69,834	15,363	11,804	2,294
March	68,004	14,604	11,207	2,959
February	50,510	9,071	8,727	2,246

*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 February 2020 increased by \$8.1 million, or 16.1%, compared to February 2019. Canada's retail sales increased 6.5% over the same time period. Year-to-date (January to February), Yukon's retail sales increased by \$13.1 million, or 12.6%, compared to the same time period in 2019; Canada's retail sales increased 5.2% over the same time period.

Yukon's preliminary **wholesale sales** in February 2020 increased by \$2.0 million, or 28.4%, compared to February 2019. Canada's wholesale sales increased 6.2% over the same time period. Year-to-date (January to February), Yukon's wholesale sales increased by \$2.4 million, or 15.9%, compared to the same time period in 2019; Canada's wholesale sales increased 4.4% over the same time period.

Yukon Retail Sales, 2018:
<https://yukon.ca/en/yukon-retail-sales-2018>

Did you know?

According to Statistics Canada's *By the numbers - St. Patrick's Day*, Canadian retailers report sales of \$463 million of fine jewellery in the first quarter of 2019 (January-March).

Comparing February 2020 to February 2019, total receipts for food services and drinking places in Yukon increased by \$1.0 million, or 23.7%; Canada's receipts increased 6.8%.



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, October 2019

	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	\$1,087	\$1,567	\$1,346	\$1,400	\$1,150	\$1,700	\$1,000	\$1,000	\$1,200	\$1,450	\$1,200 [†]
Bachelor	\$850	...	...	\$650 [†]	\$923	x	\$814	\$829	...	...	...
1 Bedroom	\$995	\$1,243	\$975	\$1,000	\$950	\$1,150	\$980	\$1,025	...	\$1,188 [†]	\$1,200 [†]
2 Bedrooms	\$1,200	\$1,600	\$1,346	\$1,430	\$1,250	\$1,750	\$1,164	\$1,455	\$1,200	...	...
3-4 Bedrooms	\$1,600	\$1,600	\$2,000	\$1,600	\$1,600	\$1,700	\$1,512	x	\$1,100	\$1,450	...
5+ Bedrooms	\$2,100	\$2,250 [†]	...	x	...	...	...	...	...	...	...
Total Units											
All Sizes ⁴	2,347	235	70	613	195	173	883	85	70	14	10
Bachelor	177	...	...	12	16	3	118	29	...	...	...
1 Bedroom	707	19	10	182	76	18	360	27	...	4	10
2 Bedrooms	840	48	36	183	68	50	380	26	48	...	...
3-4 Bedrooms	606	152	24	234	35	102	26	3	22	9	...
5+ Bedrooms	17	15	...	3	...	...	...	...	...	...	...
Vacancy Rate											
All Sizes	2.5%	0.9%	2.9%	2.8%	3.6%	0.0%	3.1%	4.7%	0.0%	0.0%	0.0%
Bachelor	7.3%	...	...	0.0%	0.0%	0.0%	11.0%	0.0%	...	...	...
1 Bedroom	3.7%	0.0%	0.0%	7.7%	7.9%	0.0%	1.1%	3.7%	...	0.0%	0.0%
2 Bedrooms	1.7%	0.0%	5.6%	0.0%	1.5%	0.0%	2.6%	3.8%	0.0%	...	...
3-4 Bedrooms	1.0%	1.3%	0.0%	1.3%	0.0%	0.0%	0.0%	33.3%	0.0%	0.0%	...
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...	...	...	...

x = suppressed. ... = 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, 2018-2019

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2019 average	\$1,000	2.9%	\$750	11.5%	\$900	0.0%
October	\$1,000	2.9%	\$800	23.1%	\$900	0.0%
April	\$1,000	3.0%	\$700	0.0%	\$900	0.0%
2018 average	\$965	3.2%	\$725	25.0%	\$875	0.0%
October	\$980	3.1%	\$675	33.3%	\$900	0.0%

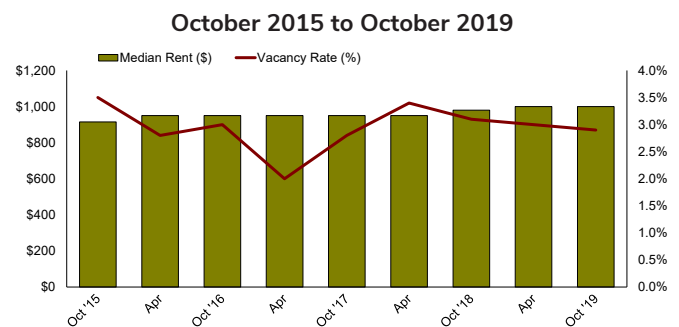
*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2019:

<https://yukon.ca/en/yukon-rent-survey-october-2019>

5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2015-2019



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.



6. Real Estate

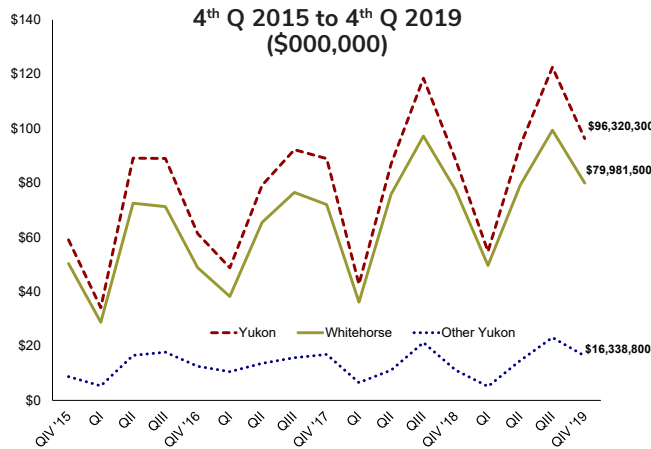
6.1 Number and Value of Real Estate Transactions*, Whitehorse

Year-to-date change	Total [†]		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
	32	\$21,643.0	11	\$16,569.4	x	x	46	\$23,407.2	1	\$898.8
	4.9%	7.6%	3.6%	11.2%	...	...	24.6%	36.3%	2.4%	5.9%
2019 total	680	308,190.2	318	164,154.1	25	7,727.6	233	87,803.0	43	16,240.9
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
Q2	180	79,165.1	81	42,886.9	8	2,730.2	66	23,410.1	11	4,165.6
Q1	111	49,645.0	48	22,894.0	3	765.0	34	13,170.2	9	3,216.6
2018 total	648	286,547.2	307	147,584.8	x	x	187	64,395.8	42	15,342.2
Q4	149	77,271.7	65	32,903.4	8	2,231.0	49	17,165.0	4	1,525.5

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

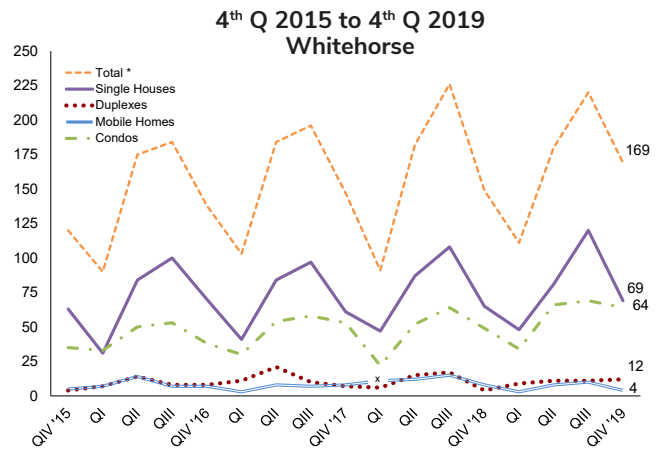
Yukon Real Estate Survey, Fourth Quarter, 2019: <https://yukon.ca/en/yukon-real-estate-report-q4-2019>

6.2 Value of Real Estate Transactions



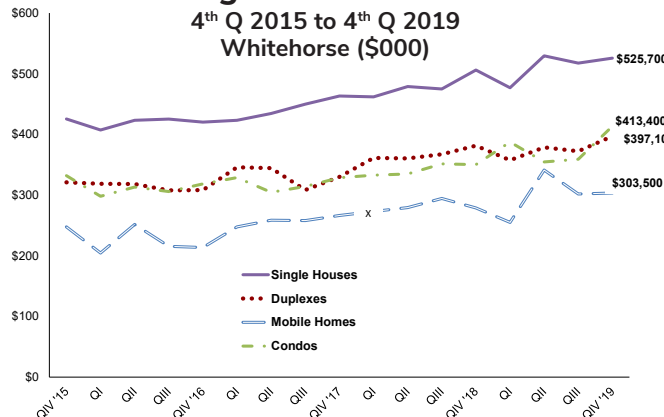
Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions



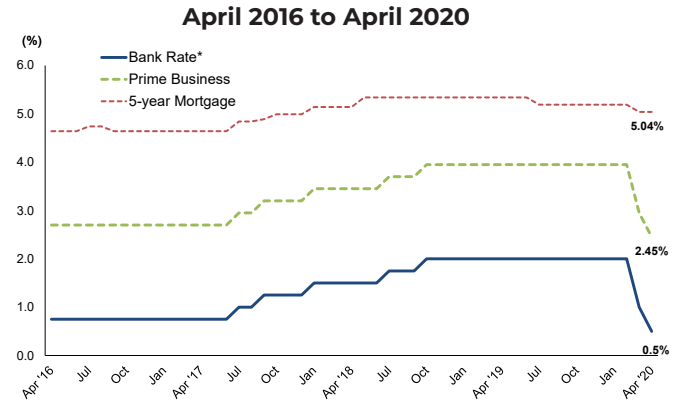
*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

6.5 Selected Interest Rates*



*Please see endnotes on page 12.

Source: Statistics Canada. Table 10-10-0145-01.

In the fourth quarter of 2019, the total value of real estate transactions in Yukon was \$96.3 million: \$80.0 million in Whitehorse and \$16.3 million for the rest of Yukon. Comparing the fourth quarter of 2019 to that of 2018, the total value of Yukon's real estate transactions increased by \$7.9 million, or 8.9%.

Did you know?

In the fourth quarter of 2019, the total value in sales of condominiums in Whitehorse was \$26.5 million, a record-high and the third consecutive quarter of over \$20 million in value of condominium sales.



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

Year-to-date change	Total		Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
-99 -25.2%	\$1,956.5 6.7%	-65 -20.6%	-\$1,682.9 -15.2%	1 100.0%	\$60.0 92.3%	-7 -38.9%	\$16,209.4 ...	-28 -48.3%	-12,630.0 -71.8%	
2020										
April	140	9,917.7	126	5,194.0	0	0.0	3	567.0	11	4,156.8
March	41	2,313.0	32	702.6	0	0.0	5	1,495.3	4	115.0
February	53	2,355.7	44	2,127.2	1	120.0	2	20.0	6	88.5
January	60	16,716.0	49	1,366.2	1	5.0	1	14,753.7	9	591.0
2019 total	1,927	161,256.2	1,576	54,742.2	5	135.5	90	46,109.7	256	60,268.8
December	71	1,074.5	54	622.4	0	0.0	11	11.5	6	440.6
November	88	2,789.1	55	1,139.9	0	0.0	9	192.5	24	1,456.6
October	201	33,164.0	161	5,874.2	3	70.0	10	4,959.2	27	22,260.6
September	201	11,092.7	165	6,026.8	0	0.0	22	4,237.6	14	828.3
August	291	16,902.2	261	11,983.9	1	0.5	5	15.2	24	4,902.6
July	200	12,882.0	160	4,175.2	0	0.0	4	443.0	36	8,263.8
June	242	19,762.1	216	6,963.8	0	0.0	7	12,179.6	19	618.7
May	240	34,243.8	188	6,883.2	0	0.0	4	23,444.3	48	3,916.3
April	169	7,581.9	151	6,021.2	0	0.0	4	410.0	14	1,150.7

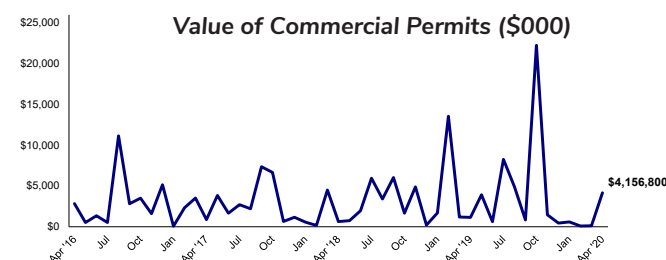
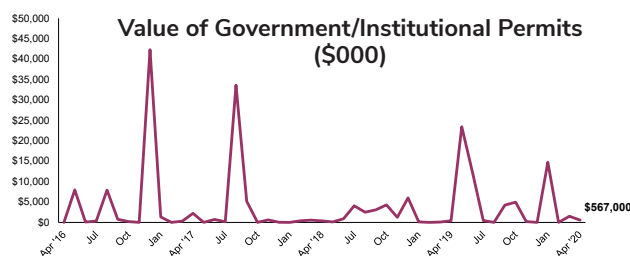
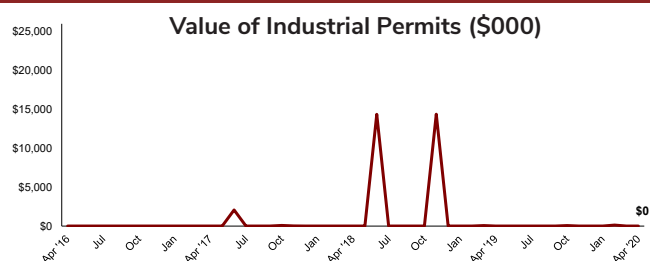
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

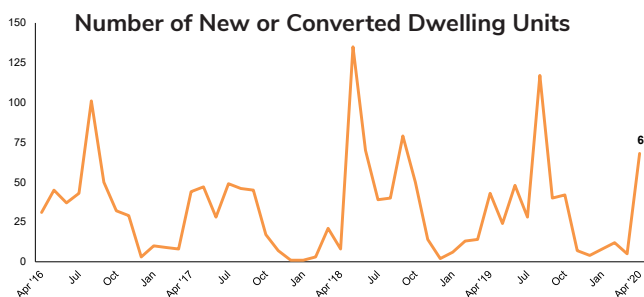
From January through April 2020, a total of 294 building permits were issued in Yukon, at a construction value of \$31.3 million. The construction value of permits increased by \$2.0, or 6.7% compared to the total value of permits issued from January through April 2019. Of the total construction value of building permits issued in January through April 2020:

- 30.0% was for residential;
- 53.8% was for government/institutional; and
- 0.4% for industrial;
- 15.8% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, April 2016 to April 2020



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



Did you know?

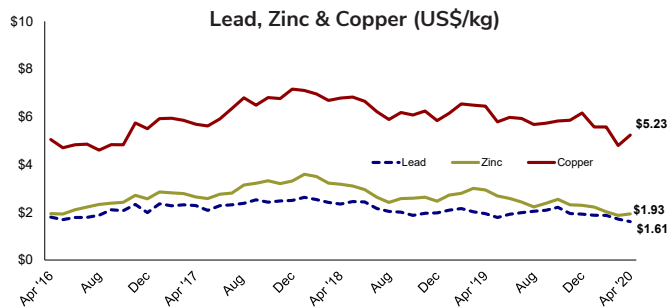
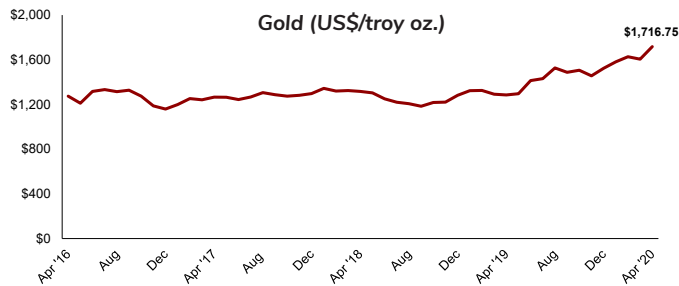
From January through April 2020, the number of residential building permits issued (251) decreased by 65, or 20.6%, compared to the same time period in 2019.

*Please see endnotes on page 12.

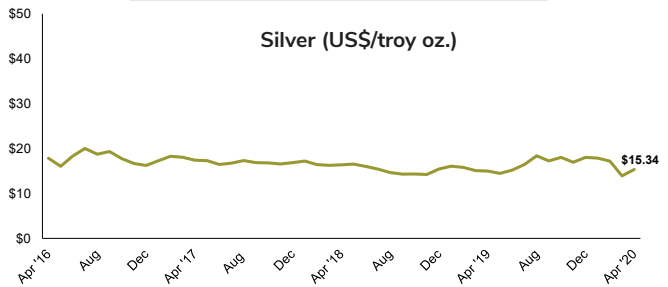
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

8.1 London Metal Commodity Prices*, April 2016 to April 2020



	Apr '19	Apr '20	Apr '19 to Apr '20 Change
US Dollars			
(\$/troy oz)			
Gold	\$1,285.15	\$1,716.75	\$431.60
Silver	\$14.99	\$15.34	\$0.35
(\$/kg)			
Lead	\$1.94	\$1.61	-\$0.33
Zinc	\$2.93	\$1.93	-\$1.00
Copper	\$6.44	\$5.23	-\$1.21
Canadian Dollars			
(\$/troy oz)			
Gold	\$1,724.00	\$2,392.10	\$668.10
Silver	\$20.10	\$21.37	\$1.27
(\$/kg)			
Lead	\$2.60	\$2.24	-\$0.36
Zinc	\$3.94	\$2.69	-\$1.25
Copper	\$8.64	\$7.29	-\$1.35



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

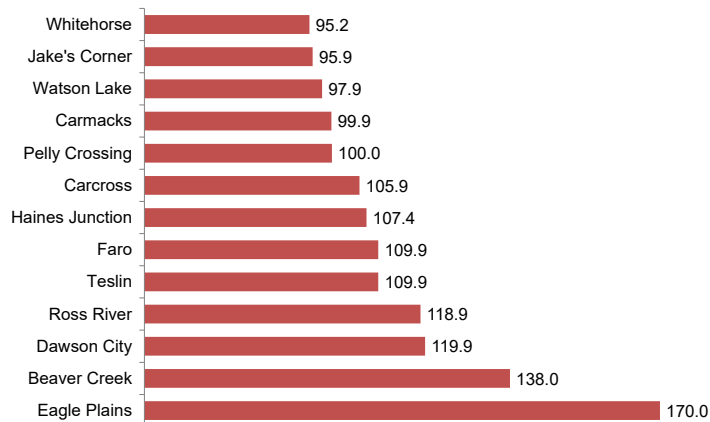
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of gold on April 30, 2020 was \$1,716.75 US per troy oz an increase of \$431.60, or 33.6%, compared to April 30, 2019 (1,285.15).

8.2 Regular Self-Serve Gasoline

Average April 22, 2020 Prices (cents per litre)

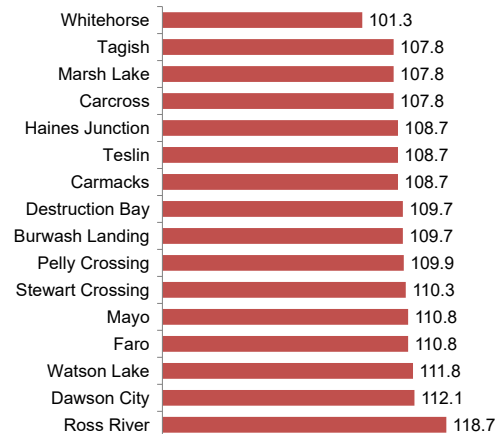


Prices for Burwash Landing, Destruction Bay, Mayo and Stewart Crossing were not available.

Source: Yukon Bureau of Statistics.

8.3 Residential Furnace Oil

Average April 22, 2020 Prices (cents per litre)



Price for Beaver Creek was not available.

Source: Yukon Bureau of Statistics.

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



9. Transportation

9.1 Aircraft Movements*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
Year-to-date change	...	...	...	...	...	...	...	...	...	-843 -15.9%
(no. of movements)										
2020										
February	..	..	..	..	..	..	..	..	..	2,817
January	..	..	..	..	..	..	..	..	..	1,627
2019 total (r)	..	..	..	..	..	..	..	..	..	42,487
December	..	..	..	..	..	..	..	..	..	1,958
November	..	..	..	..	..	..	..	..	..	2,346
October	..	..	..	..	..	..	..	..	..	3,174
September	6,267	33	186	1,159	284	830	115	49	460	3,151
August	..	..	285	1,249	74	836	91	53	429	3,601
July	9,017	169	312	2,109	68	1,247	219	25	530	4,338
June	7,429	77	200	1,649	31	494	187	33	687	4,071
May	..	82	56	826	27	301	78	31	..	4,587
April	7,144	10	23	661	18	280	67	9	213	5,863
March	5,171	4	38	575	28	121	171	14	109	4,111
February (r)	..	..	7	329	23	88	56	8	103	3,231

*Please see table endnotes on page 12.

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

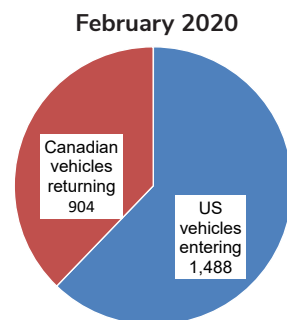
9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry*

	Total	Canadians	US Residents	Other Foreign Travellers
Year-to-date change	-1,733 -23.1%	-1,136 -37.4%	-516 -12.0%	-81 -55.5%
2020				
February	3,125	1,049	2,041	35
January	2,632	855	1,747	30
2019 total	505,027	98,525	343,822	62,680
December	4,170	1,789	2,332	49
November	4,372	1,320	3,026	26
October	11,700	3,268	7,917	515
September	65,198	12,747	42,247	10,204
August	113,454	20,532	78,038	14,884
July	120,315	20,370	85,023	14,922
June	102,251	17,013	72,190	13,048
May	59,145	11,590	39,022	8,533
April	10,185	3,978	5,971	236
March	6,747	2,878	3,752	117
February	3,593	1,578	1,938	77

Did you know?

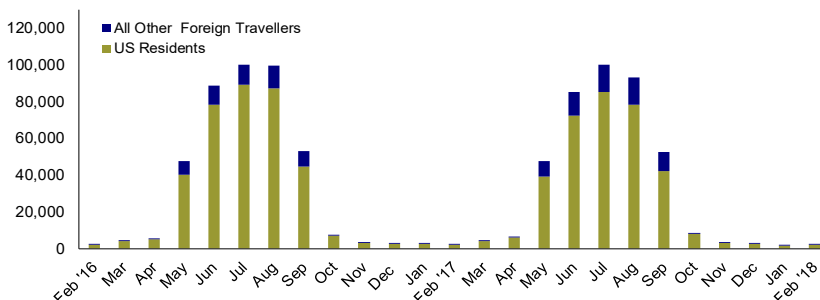
Of the 3,125 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in February 2020, 35, or 1.1%, were not residents of the U.S. or Canada. This percentage is a decrease of 1.0 percentage point compared to February of 2019.

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 24-10-0002-01.



*Please see endnotes on page 12.

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

Of the 3,125 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in February 2020:

- 33.1% entered through Whitehorse or Fraser (Skagway, AK to Carcross);
- 41.4% entered through Beaver Creek;
- 24.6% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.9% through Little Gold (Chicken AK to Dawson) .

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: June 12, 2020