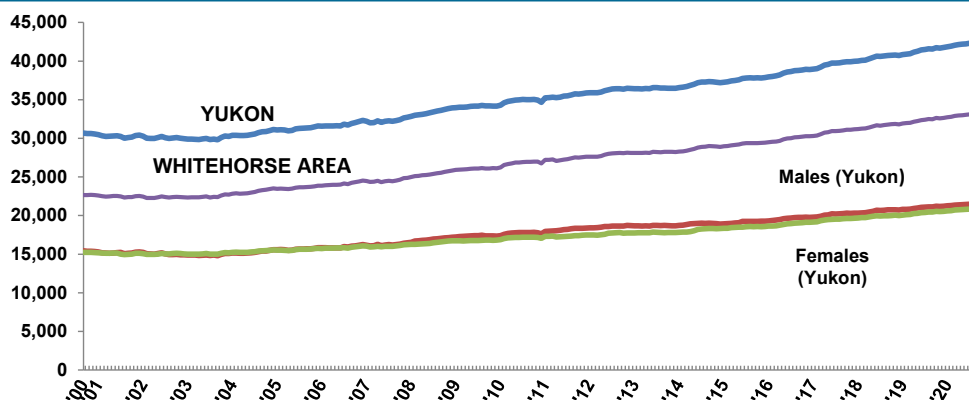




Highlights:

- The estimated population of Yukon on September 30, 2020 was 42,507; an increase of 942, or 2.3%, compared to the figure for September 30, 2019 (41,565).
- In 2020, the Consumer Price Index (CPI) for Whitehorse increased 1.0% (figures for Yukon are not available); 0.3 percentage points higher than that for Canada (0.7%).
- As of January 27, 2021, in Yukon communities, the lowest average regular self-serve gasoline price was 121.9¢ per litre in Watson Lake; the average price in Whitehorse was 124.2¢ per litre.

New publication this month: Population Report, Third Quarter, 2020



From 2004 through 2014, Yukon's population increased almost steadily in most quarters of every year except in 2013. From 2015 onwards, the upward trend in population growth gained momentum with very high growth rates recorded in many quarters, most of them being in 2016, 2017 and 2019. The September 30, 2020 population at 42,507 is the new record-high for Yukon. On September 30, 2020, Yukon's population (42,507), increased by 277 people, or 0.7%, from the figure for June 30, 2020 (42,230), and increased by 942 people, or 2.3%, from September 30, 2019 (41,565).

Population Report, Third Quarter, 2020: <https://yukon.ca/en/population-report-q3-2020>

What else is new:

New from the Yukon Bureau of Statistics:

- Yukon Fuel Price Survey, January 2021: <https://yukon.ca/en/yukon-fuel-price-survey-january-2021>
- Yukon Employment, January 2021: <https://yukon.ca/en/yukon-employment-january-2021>
- Experimental Estimates for Business Openings and Closures for Yukon, October 2020: <https://yukon.ca/en/experimental-estimates-business-openings-and-closures-yukon-october-2020>

- Experimental Indexes of Economic Activity for Yukon, September 2020: <https://yukon.ca/en/experimental-indexes-economic-activity-yukon-september-2020>

New from Statistics Canada:

- Portrait of youth in Canada: Data report Chapter 1: Health of youth in Canada: <https://www150.statcan.gc.ca/pub/42-28-0001/2021001/article/00001-eng.pdf>

Interested in more data or updates?

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

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



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1. Population

1.1 Population by Age and Sex*, Sep 30 '20

	Total	Males	Females
0-4	2,321	1,176	1,145
5-9	2,371	1,259	1,112
10-14	2,276	1,207	1,069
15-19	2,079	1,073	1,006
20-24	2,437	1,243	1,194
25-29	2,998	1,477	1,521
30-34	3,643	1,749	1,894
35-39	3,623	1,813	1,810
40-44	3,037	1,516	1,521
45-49	2,901	1,411	1,490
50-54	2,702	1,382	1,320
55-59	3,211	1,606	1,605
60-64	3,072	1,596	1,476
65-69	2,387	1,249	1,138
70-74	1,654	869	785
75+	1,795	944	851
Total	42,507	21,570	20,937

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

1.2 Population by Community*

	Sep 30 2019	Jun 30 2020	Sep 30 2020
Beaver Creek	118	124	122
Burwash Landing	111	105	108
Carcross	464	477	470
Carmacks	582	598	601
Dawson City	2,268	2,277	2,269
Destruction Bay	65	59	61
Faro	415	436	449
Haines Junction	976	989	979
Johnson's Crossing	58	54	54
Mayo	469	471	458
Mendenhall	118	130	143
Old Crow	262	265	269
Pelly Crossing	390	396	401
Ross River	400	407	412
Tagish	355	359	361
Teslin	466	473	474
Watson Lake	1,490	1,493	1,510
Whitehorse Area ¹	32,470	33,033	33,285
Other*	88	84	81
Yukon	41,565	42,230	42,507

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

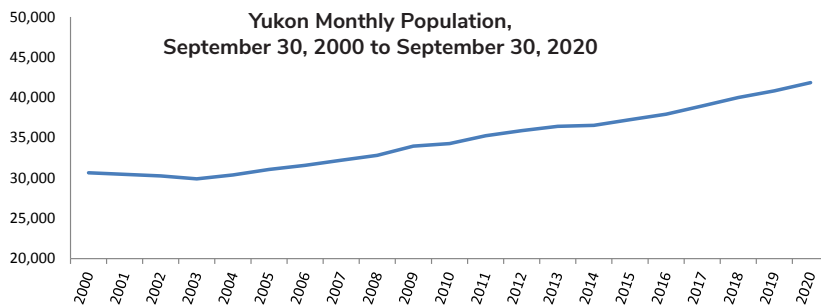
1.3 Vital Statistics

	Births	Deaths	Marriages
Year-to-date change	-31	-5	-19
	-7.4%	-1.9%	-11.9%
2020 total	388	256	140
December (p)	37	25	11
November (r)	33	21	8
October (r)	41	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 (r)	19	19	12
January	27	18	6
2019 total	419	261	159
December	30	24	9

Source: Yukon Bureau of Statistics.

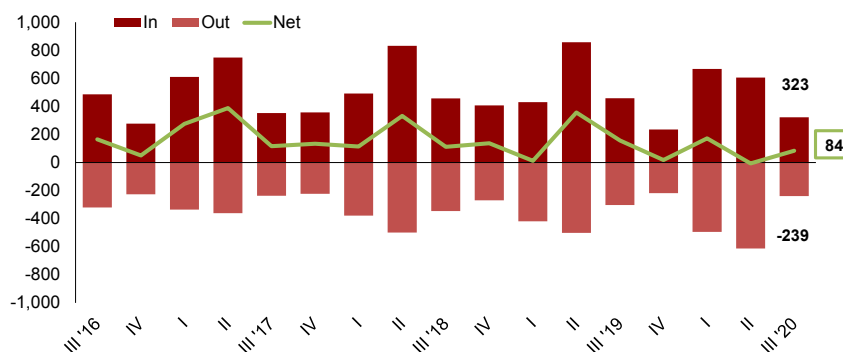
Did you know?

Comparing September 30, 2020 to September 30, 2019, Faro had the highest population growth (8.2%); followed by Beaver Creek (3.4%); Carmacks (3.3%); and Ross River (3.0%).



Population Report, Third Quarter, 2020:
<https://yukon.ca/en/population-report-q3-2020>

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 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

Following each census cycle, Statistics Canada adjusts LFS data to align with the most recently available population estimates. Revised monthly numbers presented here reflect the 2016 Census population counts adjusted for net undercoverage. Revised annual numbers will be published as they become available (usually in the Yukon Monthly Statistical Review for March).

2.1 Labour Force Statistics* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
2021						
January	23,300	21,900	1,300	5.6%	71.9%	67.6%
2020						
December (r)	23,300	22,100	1,200	5.2%	71.9%	68.2%
November (r)	23,100	22,100	1,000	4.3%	71.3%	68.2%
October (r)	22,900	21,400	1,400	6.1%	70.7%	66.0%
September (r)	22,500	21,000	1,500	6.7%	69.4%	64.8%
August (r)	22,900	21,000	1,900	8.3%	70.9%	65.0%
July (r)	22,800	21,100	1,700	7.5%	70.6%	65.3%
June (r)	22,500	21,100	1,400	6.2%	69.9%	65.5%
May (r)	22,400	21,500	1,000	4.5%	69.8%	67.0%
April (r)	23,000	22,400	600	2.6%	71.7%	69.8%
March (r)	23,500	22,800	800	3.4%	73.2%	71.0%
February (r)	23,800	22,900	1,000	4.2%	74.1%	71.3%
January (r)	24,000	22,900	1,100	4.6%	75.0%	71.6%

Yukon Employment, January 2021: <https://yukon.ca/en/yukon-employment-january-2021>

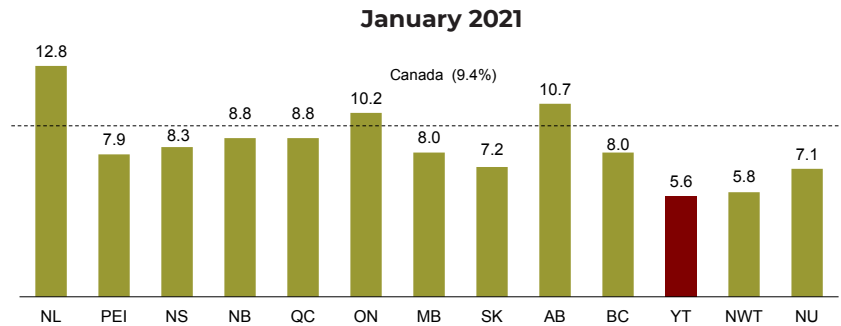
Yukon Employment Annual Review, 2019: <https://yukon.ca/en/yukon-employment-annual-review-2019>

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)



Did you know?

In January 2021, of the 21,500 employed Yukoners, 3,600, or 16.7%, were working in the goods-producing sector.

*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 (unadjusted)

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2021						
January	21,500	9,900	8,000	3,700	3,600	17,900
2020						
December (r)	21,600	9,500	8,300	3,800	3,600	18,000
November (r)	21,900	9,200	8,800	4,000	3,300	18,600
October (r)	21,600	8,900	8,700	3,900	3,500	18,100
September (r)	21,600	9,200	8,600	3,800	3,700	17,800
August (r)	21,800	9,700	8,300	3,900	4,200	17,600
July (r)	21,600	9,600	8,100	3,900	3,800	17,800
June (r)	21,200	9,400	7,900	3,900	3,700	17,600
May (r)	21,200	9,200	7,800	4,100	3,600	17,600
April (r)	21,800	9,300	8,200	4,200	3,600	18,100
March (r)	22,300	9,300	8,700	4,300	3,500	18,700
February (r)	n/a	n/a	n/a	n/a	n/a	n/a
January (r)	n/a	n/a	n/a	n/a	n/a	n/a

*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

Comparing January 2021 to December 2020, employment in the services-producing sector decreased by 100, or 0.6%. The goods-producing sector's employment remained the same at 3,600. In January 2021, of the 21,500 employed Yukoners, 9,900, or 45.8%, were working in the public sector. Of the 11,700 workers in the private sector, 3,700, or 31.6%, were self-employed.

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*

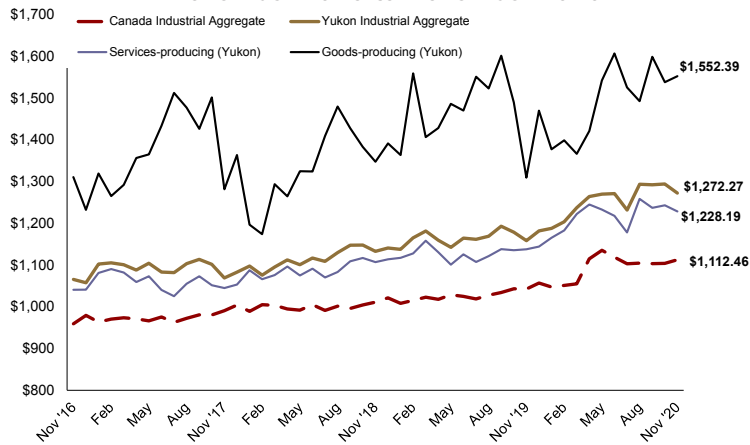
	Yukon Average [†]	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$91.53 7.9%	\$22.39 1.8%	\$33.53 4.5%	\$102.62 9.6%	..	..	\$88.81 8.5%	..	\$82.31 9.0%	\$109.51 7.6%
(\$)										
2020										
November (p)	1,272.27	1,330.00	761.13	1,213.11	1,428.43	832.04	1,172.28	578.82	1,032.74	1,600.76
October (r)	1,294.19	1,291.81	766.22	1,219.41	F	833.43	1,300.00	565.27	1,077.71	1,571.93
September	1,292.28	1,472.15	759.13	1,213.76	F	802.97	1,264.80	535.05	1,038.04	1,571.33
August	1,293.56	1,351.05	818.72	1,199.33	F	751.42	1,139.26	515.87	1,030.59	1,542.29
July	1,231.71	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	1,270.91	1,376.16	790.50	1,175.03	1,473.84	847.10	1,103.02	554.99	944.03	1,591.00
May	1,269.77	1,230.57	775.92	1,084.27	1,655.41	830.14	1,226.73	566.18	856.65	1,511.64
April	1,263.86	1,177.82	788.71	1,145.21	1,264.28	794.75	1,108.91	F	1,064.91	1,541.26
March	1,236.91	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	1,203.51	1,207.86	797.93	1,154.23	1,767.19	619.46	1,022.05	542.17	968.68	1,454.14
January	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

*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

November 2016 to November 2020^(p)

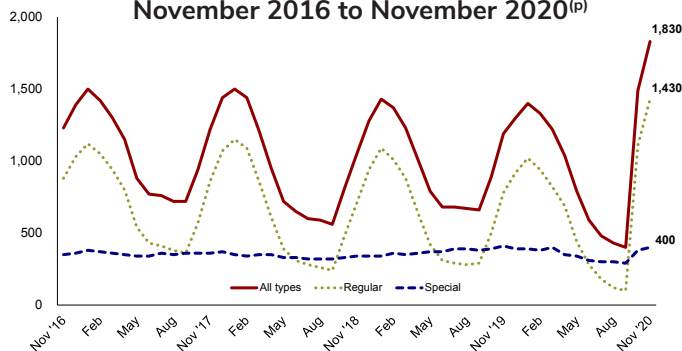


*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

November 2016 to November 2020^(p)



*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 November 2020, the preliminary average weekly earnings figure for goods-producing industries in Yukon (\$1,552.39) was the fourth-highest in Canada, after Nunavut (\$2,079.71), Northwest Territories (\$2,000.86) and Alberta (\$1,649.21).

2.7 Employment Insurance Beneficiaries, by Community*

	Nov 2019	Oct ^(p) 2020	Nov ^(p) 2020
Beaver Creek	10	10	10
Burwash Landing	0	10	10
Carmacks	30	30	40
Dawson	180	180	270
Faro	10	20	20
Haines Junction	70	60	70
Marsh Lake	10	20	20
Mayo	20	40	40
Mt. Lorne	0	10	10
Old Crow	10	20	20
Pelly Crossing	10	30	30
Ross River	10	20	20
Tagish	10	10	20
Watson Lake	50	60	60
Whitehorse	720	920	1100
Yukon Total	1,190	1,490	1,830

*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	
	Dec 2019	Nov 2020	Dec 2020	Nov '20 to Dec '20	Dec '19 to Dec '20
All-Items	134.8	134.8	134.9	0.1	0.1
Food	135.0	132.6	131.9	-0.5	-2.3
Shelter	164.8	167.9	168.0	0.1	1.9
Household Operations, Furnishings & Equipment	107.7	109.8	108.9	-0.8	1.1
Clothing & Footwear	98.2	103.3	102.4	-0.9	4.3
Transportation	145.9	139.3	140.8	1.1	-3.5
Health & Personal Care	127.8	130.5	130.5	0.0	2.1
Recreation, Education & Reading	99.9	101.3	101.9	0.6	2.0
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	176.4	177.5	177.5	0.0	0.6
Special Aggregates					
Energy	173.7	163.5	164.8	0.8	-5.1
All-items excluding energy	131.3	132.1	132.1	0.0	0.6

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

In December 2020 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 0.1% (figures for Yukon are not available); 0.6 percentage points lower than that for Canada (0.7%).

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

- Electricity;
- Purchase and leasing of passenger vehicles; and
- Rent.

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

- Inter-city transportation;
- Gasoline; and
- Fuel oil and other fuels.

On a **month-to-month** basis, from November 2020 to December 2020, the CPI for Whitehorse (figures for Yukon are not available) also increased 0.1%.

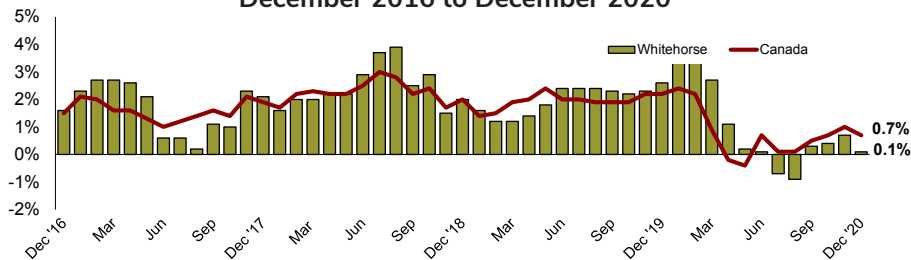
Major contributors to month-to-month **increases** were the prices of:

- Inter-city transportation;
- Fuel oil and other fuels; and
- Home entertainment equipment, parts and services.

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

- Telephone services;
- Purchase and leasing of passenger vehicles; and
- Fresh or frozen beef.

3.2 Year-over-Year Change to the Consumer Price Index* Whitehorse and Canada December 2016 to December 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
2020	1.0%	0.7%
2019	2.0%	1.9%
2018	2.4%	2.3%
2017	1.7%	1.6%
2016	1.0%	1.4%

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.

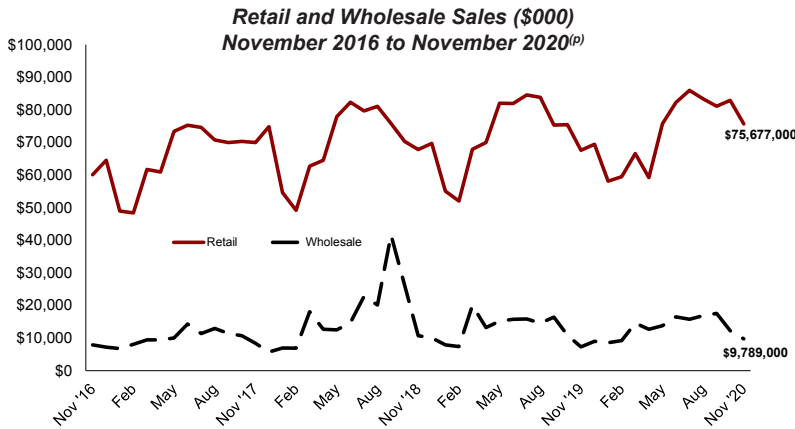
	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake	Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, July 2020
Total Survey Items	117.6	..	120.1	123.9	125.5	..	122.2	118.8	116.4	
Meat/Fish/Seafood	113.6	..	119.1	113.8	127.3	..	108.1	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	16.4%
Household Operations	126.2	..	142.6	139.1	135.6	..	139.2	138.7	129.3	17.6%
Health & Personal Care	122.0	..	115.9	130.7	126.5	..	126.3	126.3	137.0	18.8%
Cigarettes	107.0	..	98.8	..	119.0	..	115.9	103.3	113.4	20.1%
Gasoline/Diesel	108.3	117.7	106.3	104.7	99.9	..	108.0	104.4	98.1	22.2%
Home Heating Fuel	101.3	105.5	103.2	101.3	102.6	..	103.7	97.9	104.2	23.9%
										25.5%

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.

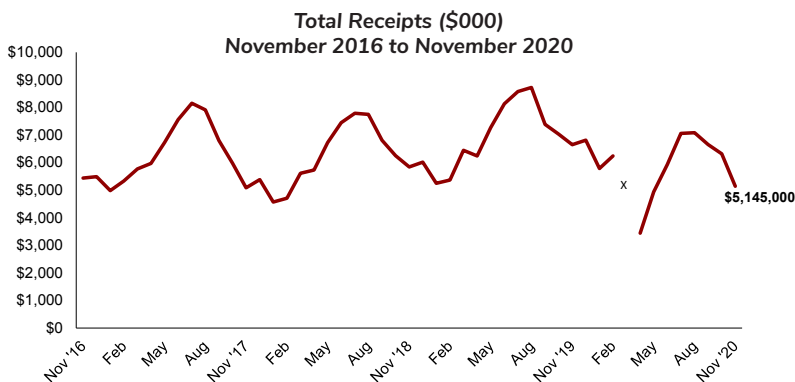
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	\$14,735 1.9%	\$1,755 1.2%	-\$24,335 -17.7%	..
(\$000)				
2020				
November	(p) 75,677	13,178	9,770	4,036
October	(r) 82,917	15,754	13,068	3,894
September	81,153	13,272	11,894	F
August	83,404	15,024	12,477	3,543
July	86,009	17,878	10,117	F
June	82,260	15,895	10,268	F
May	75,756	14,679	8,798	2,797
April	59,258	9,491	7,503	2,617
March	66,600	12,176	9,448	3,125
February	59,516	10,969	10,097	3,023
January	58,166	10,141	9,931	F
2019 total	865,442	154,863	147,663	37,769
December	69,461	8,161	9,957	4,094
November	67,617	9,638	10,296	3,686

*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 November 2020 increased by \$8.1 million, or 11.9%, compared to November 2019. Canada's retail sales increased 4.2% over the same time period. Year-to-date (January to November), Yukon's retail sales increased by \$14.7 million, or 1.9%, compared to the same time period in 2019; Canada's retail sales decreased 1.9% over the same time period.

Yukon's preliminary wholesale sales in November 2020 increased by \$2.5 million, or 33.8%, compared to November 2019. Canada's wholesale sales increased 6.6% over the same time period. Year-to-date (January to November), Yukon's wholesale sales increased by \$3.1 million, or 2.2%, compared to the same time period in 2019; Canada's wholesale sales decreased 1.7% over the same time period.

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

Did you know?

Yukon's preliminary retail sales for Gasoline stations in November 2020 decreased by \$526,000, or 5.1%, compared to November 2019.

Comparing November 2020 to November 2019, total receipts for food services and drinking places in Yukon decreased by \$1.5 million, or 22.7%; Canada's receipts decreased 32.0%.



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 ¹	Triplex and Fourplex	Condominium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Cabin	Garden Suite	
Median Rent											
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 [†]
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 [†]	x	...
5+ Bedrooms	\$2,150 [†]	\$2,150 [†]
Total Units											
All Sizes ⁴	2,355	230	68	615	203	177	883	86	59	9 [†]	24
Bachelor	200	...	...	20	7	22	120	22	...	...	9 [†]
1 Bedroom	709	18	8	173	87	18	360	32	...	...	12 [†]
2 Bedrooms	856	61	31	194	72	48	378	29	39	...	4 [†]
3-4 Bedrooms	576	137	29	228	37	89	25	2 [†]	20 [†]	9 [†]	...
5+ Bedrooms	15 [†]	15 [†]
Vacancy Rate											
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% [†]
1 Bedroom	4.5%	11.1%	0.0%	9.2%	6.9%	0.0%	1.1%	6.3%	...	...	0% [†]
2 Bedrooms	4.0%	0.0%	0.0%	5.2%	1.4%	14.6%	3.7%	6.9%	0.0%	...	0% [†]
3-4 Bedrooms	1.0%	0.0%	0.0%	1.8%	2.7%	0.0%	4.0%	0% [†]	0% [†]	0.0%	...
5+ Bedrooms	0% [†]	0% [†]

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

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

² Duplex includes single detached houses with a legal rental suite.

³ Buildings with five or more rental units.

⁴ Store-top units are residential units in buildings which primarily contain commercial space.

⁵ 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
2020						
April	\$1,000	3.7%	\$735	15.4%	\$1,000	6.7%
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%

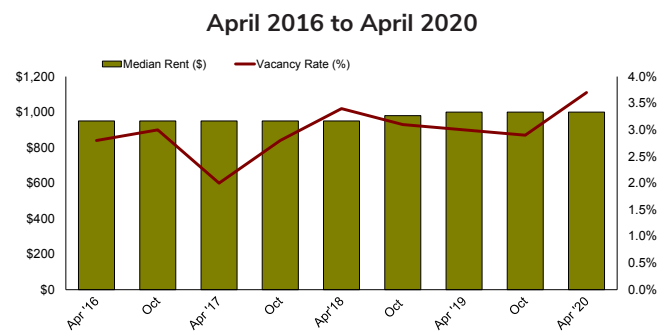
*Please see table endnotes on page 12.

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

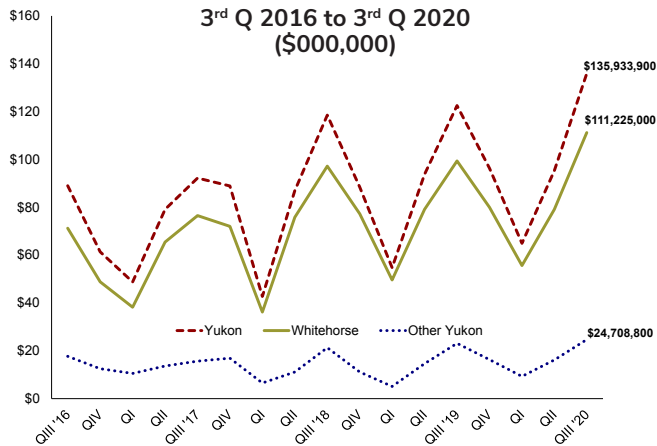
6.1 Number and Value of Real Estate Transactions*, Whitehorse

Year-to-date change	Total†		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%	
2020										
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
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

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

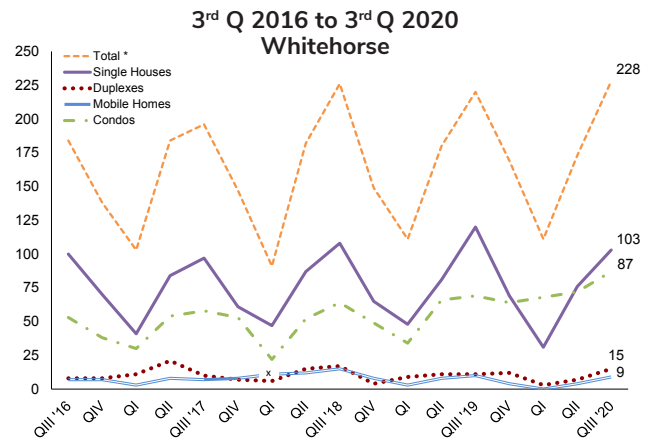
Yukon Real Estate Report, Third Quarter, 2020: <https://yukon.ca/en/yukon-real-estate-report-q3-2020>

6.2 Value of Real Estate Transactions



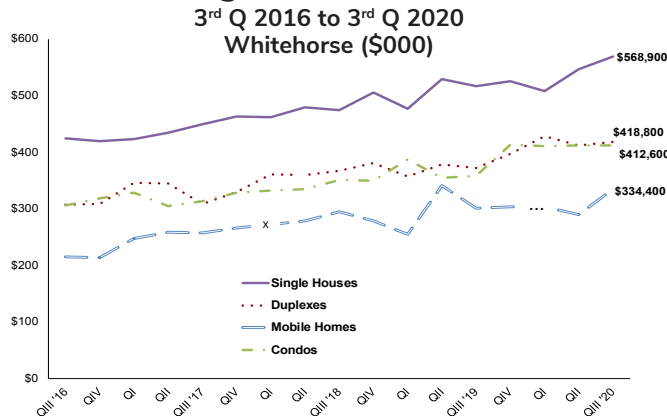
Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions



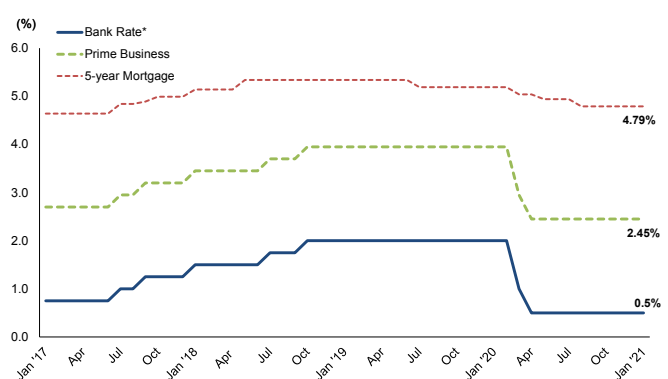
*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

6.5 Selected Interest Rates* January 2017 to January 2021



*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?

In Whitehorse, a total of 103 single detached houses were sold in the third quarter of 2020. The top three subdivisions in terms of the number of sales were Copper Ridge with 27, or 26.2%; Porter Creek with 23, or 22.3%; and Riverdale with 10, or 9.7%.



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date change	-16	-\$15,814.0	-13	-\$612.3	-1	-\$5.0	0	-\$14,750.7	-2	-\$446.0
	-27.1%	-94.7%	-27.1%	-45.1%	...	...	0.0%	...	-22.2%	-75.5%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2021										
January	43	893.4	35	745.4	0	0.0	1	3.0	7	145.0
2020 total	1,776	142,067.1	1,566	95,559.8	13	1,841.0	41	28,085.2	156	16,581.1
December	49	3,174.1	39	2,989.1	0	0.0	0	0.0	10	185.0
November	54	2,451.7	40	1,300.9	0	0.0	3	248.4	11	902.5
October	152	12,344.6	124	8,040.8	3	900.0	6	31.3	19	3,372.4
September	212	11,995.8	198	8,918.4	1	216.0	2	636.8	11	2,224.6
August	253	11,229.2	225	10,118.1	5	0.0	3	530.0	20	581.1
July	283	44,518.3	252	34,076.7	1	0.0	9	9,680.2	21	761.5
June	262	13,299.1	245	11,016.5	0	0.0	2	5.0	15	2,277.6
May	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	52	2,345.7	43	2,117.2	1	120.0	2	20.0	6	88.5
January	59	16,707.5	48	1,357.7	1	5.0	1	14,753.7	9	591.0

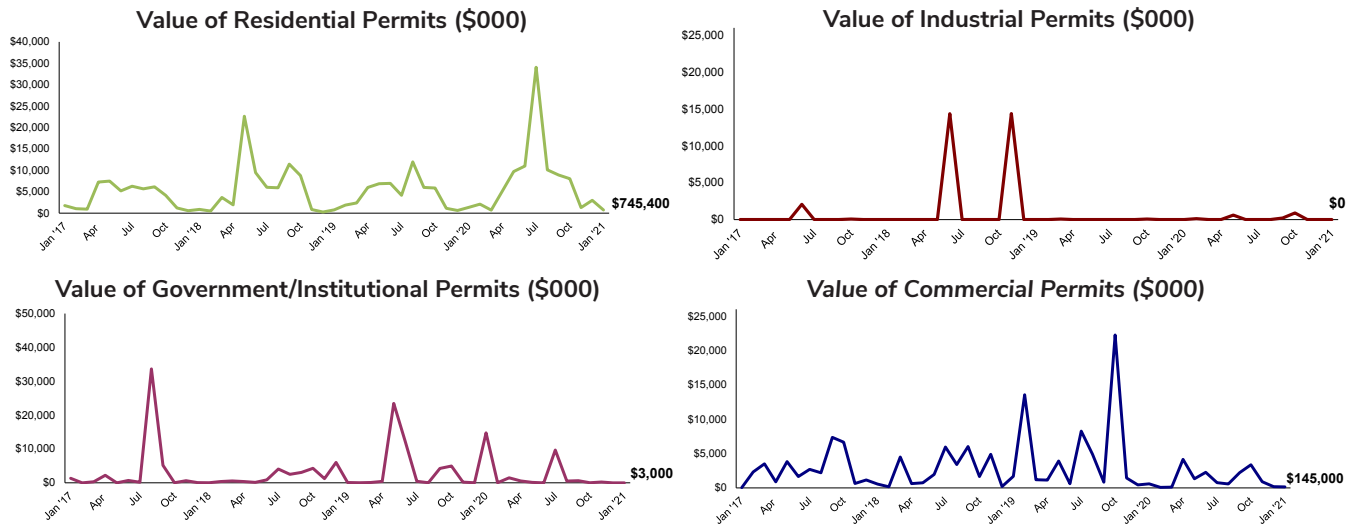
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

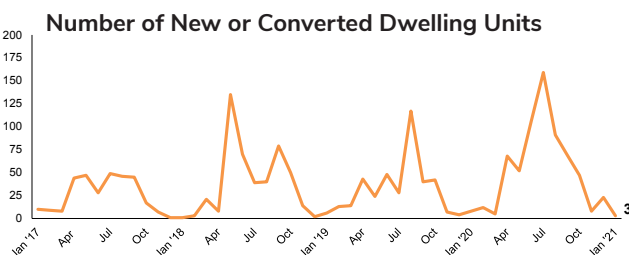
In January 2021, a total of 43 building permits were issued in Yukon, at a construction value of \$893,400. The construction value of permits decreased by \$15.8 million, or 94.7%, compared to the total value of permits issued in January 2020. Of the total construction value of building permits issued in January 2021:

- 83.4% was for residential;
- 0.0% was for industrial;
- 0.3% was for government/institutional; and
- 16.2% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, January 2017 to January 2021



7.3 Number of New or Converted Dwelling Units (Zoned Residential)*, Yukon, January 2017 to January 2021



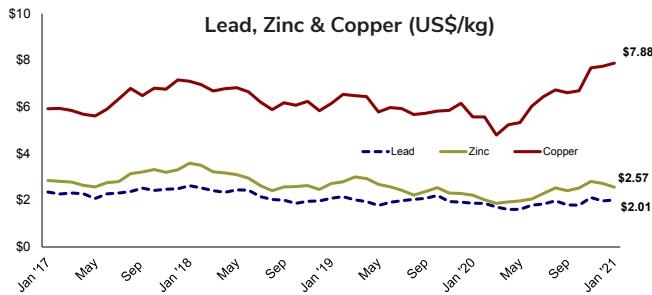
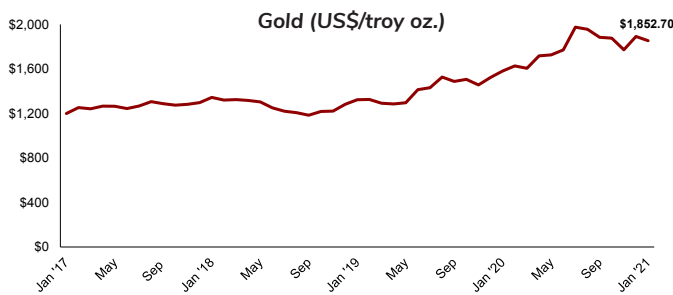
Did you know?

The total residential construction value in Yukon for January 2021 (\$745,400), decreased by \$612,300, or 45.1% compared to January 2020 (\$1.4 million).

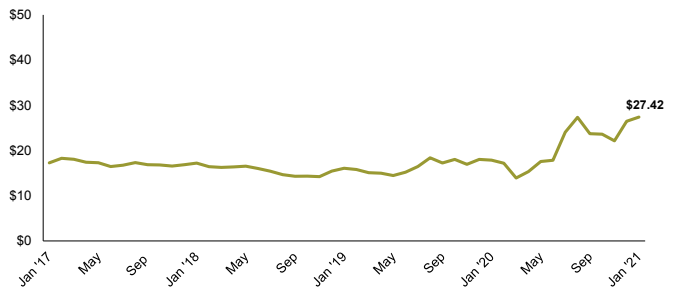
*Please see endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

8. Resources

8.1 London Metal Commodity Prices*, January 2017 to January 2021



	Jan '20	Jan '21	Jan '20 to Jan '21 Change
US Dollars			
	(\$/troy oz)		
Gold	\$1,580.85	\$1,852.70	\$271.85
Silver	\$17.89	\$27.42	\$9.53
	(\$/kg)		
Lead	\$1.87	\$2.01	\$0.14
Zinc	\$2.22	\$2.57	\$0.35
Copper	\$5.57	\$7.88	\$2.31
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,090.47	\$2,367.84	\$277.37
Silver	\$23.65	\$35.04	\$11.39
	(\$/kg)		
Lead	\$2.48	\$2.57	\$0.09
Zinc	\$2.93	\$3.28	\$0.35
Copper	\$7.37	\$10.07	\$2.70



*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?

Comparing January 27, 2021 to January 29, 2020, prices of furnace oil decreased in all Yukon communities. The largest percentage decrease was in Ross River, down 14.1%.

8.2 Regular Self-Serve Gasoline

Average January 27, 2021 Prices (cents per litre)

Watson Lake	121.9
Carmacks	123.7
Burwash Landing	124.0
Whitehorse	124.2
Jake's Corner	124.9
Haines Junction	128.4
Teslin	128.9
Ross River	129.9
Mayo	130.9
Faro	130.9
Pelly Crossing	130.9
Dawson City	136.2
Carcross	138.9
Beaver Creek	139.9
Eagle Plains	142.0

8.3 Residential Furnace Oil

Average January 27, 2021 Prices (cents per litre)

Whitehorse	117.7
Marsh Lake	121.5
Tagish	121.5
Carcross	121.5
Carmacks	122.3
Haines Junction	122.3
Teslin	122.3
Burwash Landing	123.4
Destruction Bay	123.4
Pelly Crossing	123.6
Stewart Crossing	123.9
Mayo	124.4
Faro	124.4
Watson Lake	125.5
Ross River	126.0
Dawson City	126.6
Beaver Creek	129.7

Prices for Destruction Bay and Stewart Crossing were unavailable.

Source: Yukon Bureau of Statistics.

Source: Yukon Bureau of Statistics.

Yukon Fuel Price Survey, January 2021: <https://yukon.ca/en/yukon-fuel-price-survey-january-2021>



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-12,419 -30.6%
(no. of movements)	
2020	
November	2,019
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
2019 total	42,512
December	1,958
November	2,360

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	-470,955 -94.0%	-92,666 -95.8%	-315,772 -92.5%	-62,517 -99.8%
2020				
November	989	72	917	0
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
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

*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0002-01 and 23-10-0016-01.

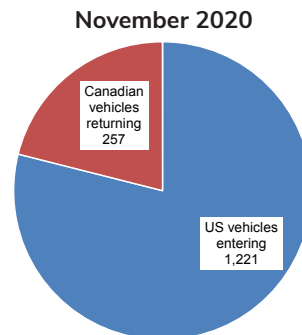
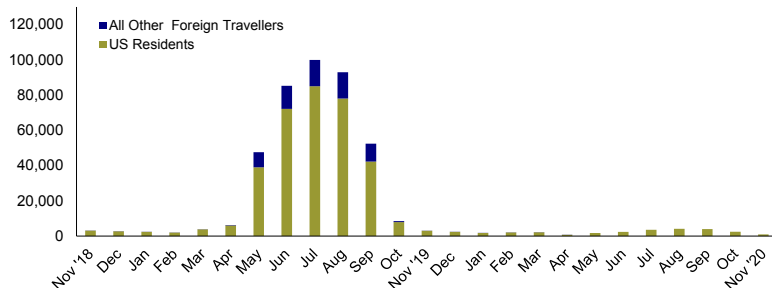
Did you know?

Comparing November 2020 to November 2019, the total number of travellers who entered Yukon through CBSA ports of entry decreased by 3,383, or 77.4%.

Of the 989 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in November 2020:

- 89.8% entered through Beaver Creek;
- 5.9% through Pleasant Camp (Haines, AK to Haines Junction); and
- 4.3% entered through Whitehorse or Fraser (Skagway, AK to Carcross.

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).

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: March 19, 2021