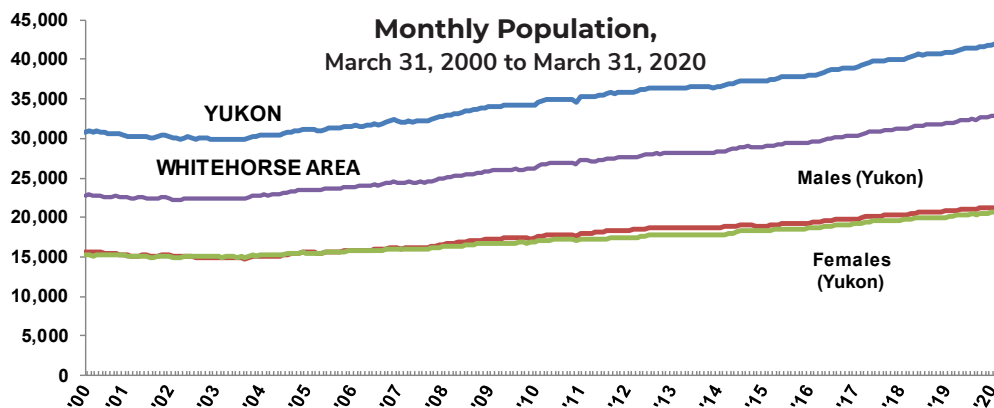




Highlights:

- The estimated population of Yukon on March 31, 2020 was 42,152; an increase of 1,190, or 2.9%, compared to the figure for March 31, 2019 (40,962).
- The price of gold on July 31, 2020 was \$1,974.70 US per troy oz; an increase of \$544.15, or 38.0%, compared to July 31, 2019 (\$1,430.55).
- In the first quarter of 2020, the average Whitehorse house sale price was \$508,800, an increase of \$31,800, or 6.7%, compared to the first quarter of 2019 (\$477,000).

New publication this month: Population Report, First 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 and 2017. The March 31, 2020 population at 42,152 is the new record-high for Yukon.
- On March 31, 2020, Yukon's population (42,152), increased by 391 people, or 0.9%, from the figure for December 31, 2019 (41,761), and increased by 1,190 people, or 2.9%, from March 31, 2019 (40,962).

Population Report, First Quarter, 2020: <https://yukon.ca/en/population-report-q1-2020>

What else is new:

New from the Yukon Bureau of Statistics:

- Yukon Fuel Price Survey, July 2020: <https://yukon.ca/en/yukon-fuel-price-survey-july-2020>
- Yukon Employment, July 2020: <https://yukon.ca/en/yukon-employment-july-2020>
- Survey of Employment, Payrolls and Hours, 2019: <https://yukon.ca/en/survey-employment-payrolls-and-hours-2019>

- Yukon Real Estate Report, First Quarter 2020: <https://yukon.ca/en/yukon-real-estate-report-q1-2020>

New from Statistics Canada:

- The COVID-19 pandemic and its impacts on Canadian victim services: <https://www150.statcan.gc.ca/pub/45-28-0001/2020001/article/00065-eng.pdf>
- Commuting to work during COVID-19: <https://www150.statcan.gc.ca/pub/45-28-0001/2020001/article/00069-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*, Mar 31 '20

	Total	Males	Females
0-4	2,273	1,155	1,118
5-9	2,324	1,228	1,096
10-14	2,240	1,184	1,056
15-19	2,098	1,082	1,016
20-24	2,365	1,203	1,162
25-29	3,087	1,521	1,566
30-34	3,608	1,736	1,872
35-39	3,549	1,770	1,779
40-44	3,000	1,500	1,500
45-49	2,922	1,420	1,502
50-54	2,708	1,392	1,316
55-59	3,272	1,629	1,643
60-64	3,043	1,583	1,460
65-69	2,340	1,221	1,119
70-74	1,597	864	733
75+	1,726	903	823
Total	42,152	21,391	20,761

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

1.2 Population by Community*

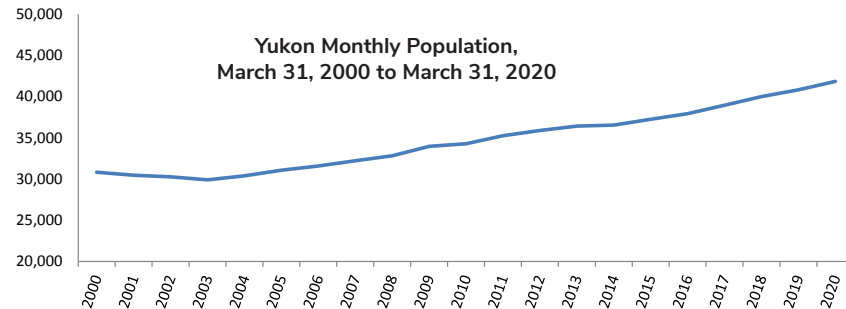
	Mar 31 2019	Dec 31 2019	Mar 31 2020
Beaver Creek	111	118	118
Burwash Landing	110	109	108
Carcross	513	515	518
Carmacks	565	583	592
Dawson City	2,324	2,291	2,297
Destruction Bay	54	54	52
Faro	410	415	418
Haines Junction	964	977	979
Mayo	496	502	499
Old Crow	262	272	279
Pelly Crossing	399	391	394
Ross River	409	402	405
Tagish	277	284	283
Teslin	522	524	526
Watson Lake	1,482	1,499	1,515
Whitehorse Area ¹	32,011	32,774	33,119
Other*	53	51	50
Yukon	40,962	41,761	42,152

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	-47	1	1
	-20.9%	0.9%	1.9%
June (p)	33	28	13
May	34	16	10
Apr	35	23	4
March	31	13	8
February	18	19	12
January	27	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

Source: Yukon Bureau of Statistics.

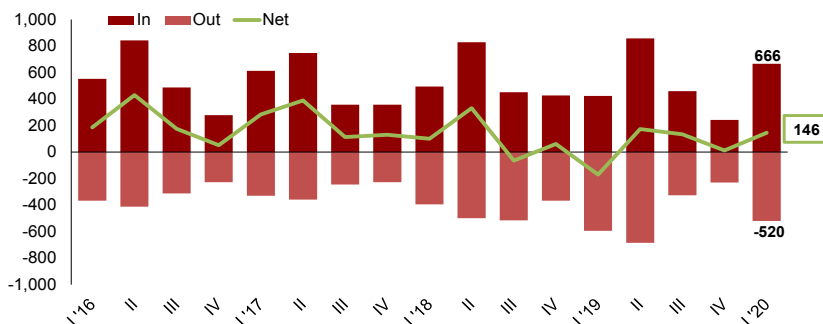


Population Report, First Quarter, 2020:
<https://yukon.ca/en/population-report-q1-2020>

Did you know?

Comparing March 31, 2019 to March 31, 2020, the community with the highest percentage increase in population was Old Crow (6.5%). Conversely the community with the largest percentage decrease was Destruction Bay (3.7%).

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 first quarter of 2020, Yukon gained 146 people through net migration — 191 were gained through interprovincial migration and 45 lost through international migration.

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

- Ontario (+109);
- Alberta (+108);
- British Columbia (+37);
- Saskatchewan (+22);
- Newfoundland (+19); and
- Nunavut (+10).

Conversely, **net losses** were to:

- Nova Scotia (-61);
- Quebec (-22);
- Northwest Territories (-21); and
- New Brunswick (-10).

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						
July	21,300	19,700	1,600	7.5%	70.3%	65.0%
June	21,100	19,800	1,300	6.2%	69.9%	65.6%
May	20,900	20,100	900	4.3%	69.4%	66.8%
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%

Yukon Employment, July 2020:
<https://yukon.ca/en/yukon-employment-july-2020>

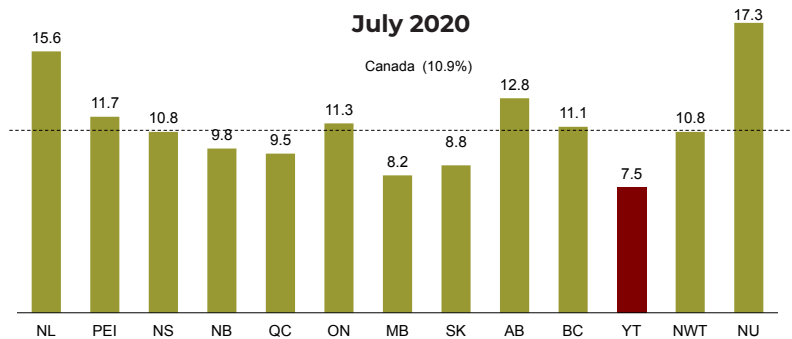
Yukon Employment Annual Review, 2019: <https://yukon.ca/en/yukon-employment-annual-review-2019>

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 July 2020, many Yukoners, who did not look for work, presumably due to business closures as a result of COVID-19, were not counted as unemployed resulting in a decrease in labour force compared to January and February 2020. When unemployment is adjusted to account for this decrease in labour force, Yukon's July unemployment rate would be 12.1%.

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

Comparing July 2020 to June 2020, employment in the services-producing sector increased by 200, or 1.2%. The goods-producing sector's employment increased by 100, or 2.9%.

In July 2020, of the 20,100 employed Yukoners, 9,000, or 44.8%, were working in the public sector. Of the 11,100 workers in the private sector, 3,600, or 32.4%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2020						
July	20,100	9,000	7,500	3,600	3,500	16,600
June	19,700	8,700	7,300	3,600	3,400	16,400
May	19,600	8,600	7,200	3,800	3,300	16,300
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

*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)

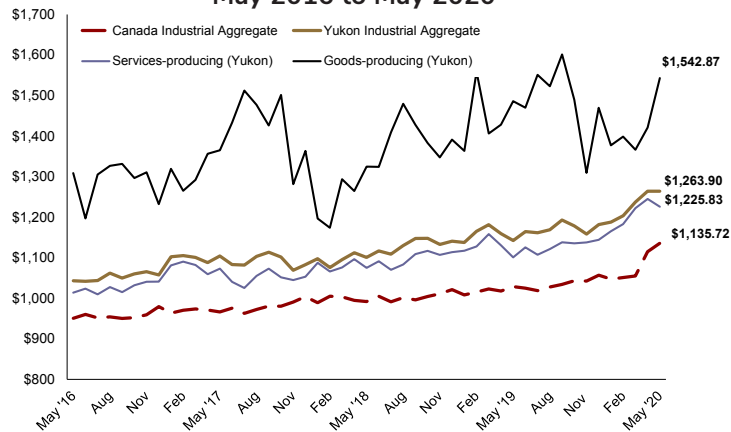
2.4 Average Weekly Earnings, Including Overtime*

	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	\$74.12 6.4%	-\$62.22 -4.9%	\$42.36 5.8%	\$91.23 8.7%	\$271.77 22.0%	..	\$43.42 4.2%	..	\$70.12 7.9%	\$73.84 5.1%
(\$)										
2020										
May (p)	1,263.90	1,229.80	770.94	1,089.92	1,625.36	829.63	1,142.30	567.59	856.54	1,511.41
April (r)	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
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

*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).

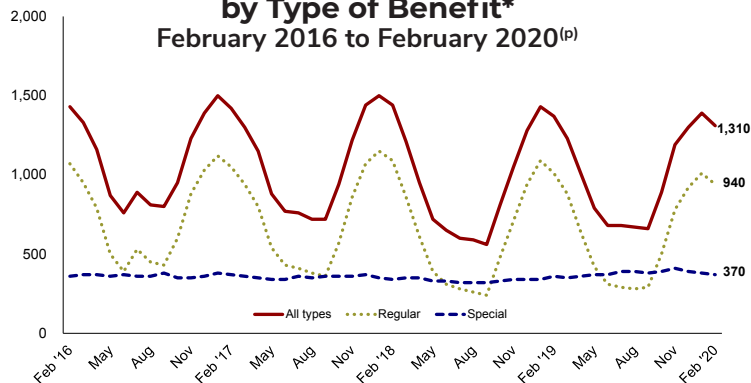
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada May 2016 to May 2020^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit* February 2016 to February 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?

Yukon's preliminary average weekly earnings figure for Health Care & Social Assistance in May 2020 (\$1,142.30) increased by \$69.53, or 6.5%, compared to May 2019 (\$1,072.77).

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	
	Jun 2019	May 2020	Jun 2020	May '20 to Jun '20	Jun '19 to Jun '20
All-Items	134.1	133.1	134.3	0.9	0.1
Food	134.8	132.1	131.1	-0.8	-2.7
Shelter	161.8	165.1	165.8	0.4	2.5
Household Operations, Furnishings & Equipment	108.8	105.9	106.6	0.7	-2.0
Clothing & Footwear	100.7	100.5	102.2	1.7	1.5
Transportation	141.7	139.4	142.7	2.4	0.7
Health & Personal Care	128.3	128.1	127.7	-0.3	-0.5
Recreation, Education & Reading	103.3	101.2	103.0	1.8	-0.3
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	175.7	177.2	177.7	0.3	1.1
Special Aggregates					
Energy	166.2	149.4	157.1	5.2	-5.5
All-items excluding energy	131.1	131.3	132.0	0.5	0.7

In June 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
- Inter-city transportation.

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

- Fuel oil and other fuels;
- Gasoline; and
- Telephone services.

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

On a **month-to-month** basis, from May 2020 to June 2020, the CPI for Whitehorse (figures for Yukon are not available) increased 0.9%.

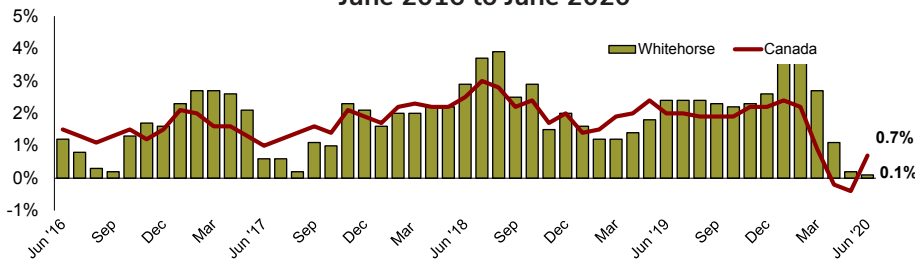
Major contributors to month-to-month **increases** were the prices of:

- Gasoline;
- Inter-city transportation; and
- Purchase and leasing of passenger vehicles.

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

- Fresh or frozen chicken;
- Preserved fruit and fruit preparations; and
- Pet food and supplies.

3.2 Year-over-Year Change to the Consumer Price Index* Whitehorse and Canada June 2016 to June 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%

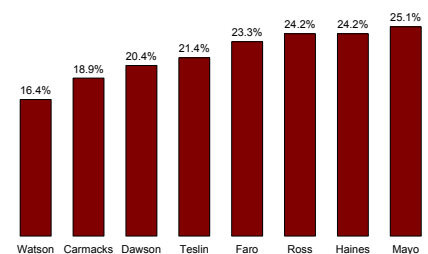
Consumer Price Index, 2019:
<https://yukon.ca/en/consumer-price-index-2019>

3.3 Community Spatial Price Index, January 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
Total Survey Items	118.9	120.4	123.3	124.2	125.1	..	124.2	121.4	116.4
Meat/Fish/Seafood	116.5	107.3	127.7	112.7	122.5	..	114.8	106.6	104.8
Dairy/Eggs	111.2	115.3	116.5	126.2	115.8	..	115.3	118.9	113.7
Fruit/Veg.	134.9	122.3	136.4	123.0	138.7	..	144.9	128.3	119.0
Bread/Cereal	129.7	138.4	133.3	134.7	139.0	..	128.1	136.7	127.3
Other Foods	125.3	134.4	137.0	141.5	138.3	..	139.2	131.8	129.8
Household Operations	128.2	126.9	137.7	142.4	140.0	..	137.4	153.9	125.4
Health & Personal Care	116.2	139.5	117.5	129.1	124.5	..	122.9	124.0	132.7
Cigarettes	104.4	105.0	100.5	...	114.7	..	115.0	99.9	107.5
Gasoline/Diesel	109.3	108.7	109.3	103.4	104.1	..	108.1	104.4	100.4
Home Heating Fuel	104.4	108.9	105.5	109.5	109.7	..	105.9	103.6	106.3

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, January 2020

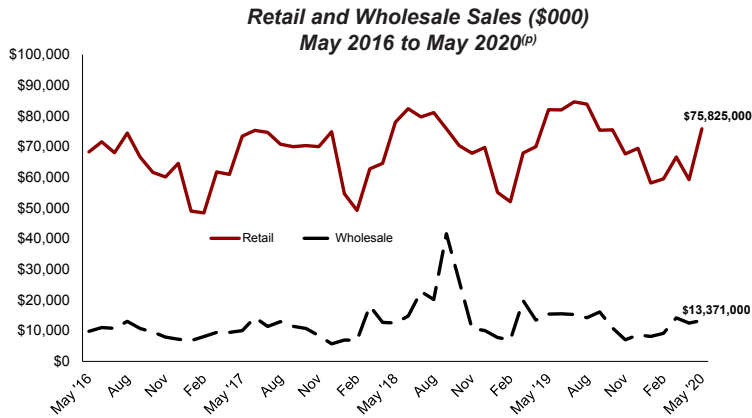


Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale Sales



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

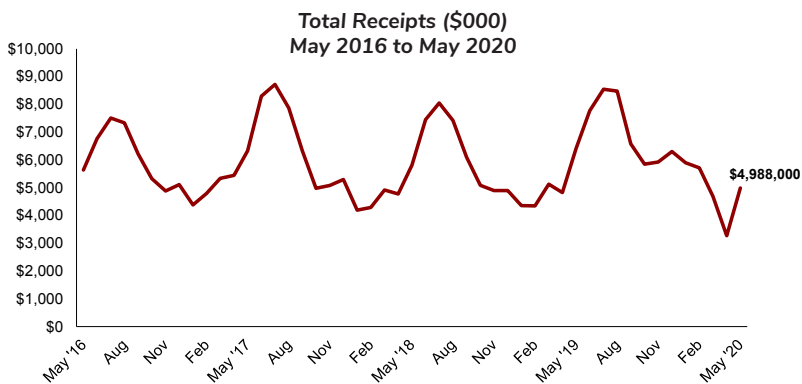
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	-\$7,765 -2.4%	-\$9,195 -13.8%	-\$7,462 -13.8%	...
(\$000)				
2020				
May	(p) 75,825	14,709	9,497	2,747
April	(r) 59,258	9,491	7,503	2,617
March	66,600	12,176	9,448	3,125
February	(r) 59,516	10,969	10,097	3,023
January	(r) 58,166	10,141	9,931	F
2019 total	(r) 865,442	154,863	147,663	37,769
December	(r) 69,461	8,161	9,957	4,094
November	(r) 67,617	9,638	10,296	3,686
October	(r) 75,480	14,394	12,315	3,435
September	(r) 75,337	12,283	13,620	3,745
August	(r) 83,860	14,000	15,674	3,175
July	(r) 84,578	14,014	16,733	3,478
June	(r) 81,979	15,692	15,130	2,905
May	(r) 82,050	18,705	12,639	3,104

*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 May 2020 decreased by \$6.2 million, or 7.6%, compared to May 2019. Canada's retail sales decreased 20.0% over the same time period. Year-to-date (January to May), Yukon's retail sales decreased by \$7.8 million, or 2.4%, compared to the same time period in 2019; Canada's retail sales decreased 11.8% over the same time period.

Yukon's preliminary wholesale sales in May 2020 decreased by \$2.1 million, or 13.5%, compared to May 2019. Canada's wholesale sales decreased 21.9% over the same time period. Year-to-date (January to May), Yukon's wholesale sales decreased by \$6.2 million, or 9.7%, compared to the same time period in 2019; Canada's wholesale sales decreased 8.5% over the same time period.

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

Did you know?

Yukon's preliminary total receipts for food services and drinking places in the first five months of 2020 (January - May) was \$24.6 million; a decrease of \$514,000, or 2.0%, compared to the same time period in 2019 (\$25.1 million).

Comparing May 2020 to May 2019, total receipts for food services and drinking places in Yukon decreased by \$1.4 million, or 22.3%; Canada's receipts decreased 49.9%.



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%

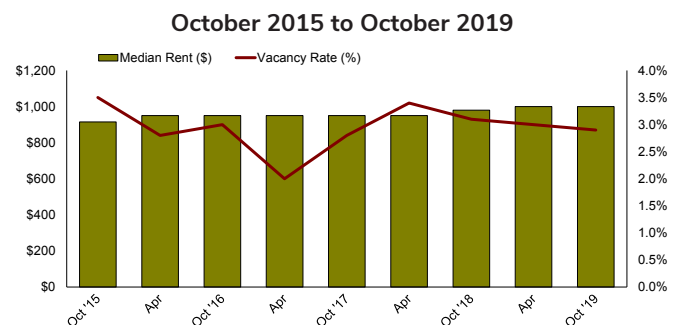
*Please see table endnotes on page 12.

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

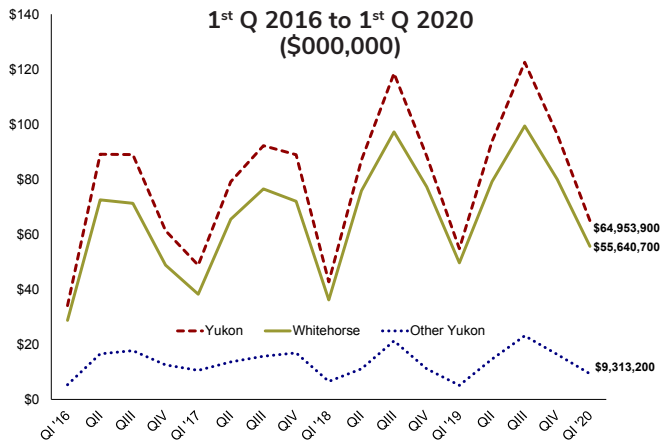
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total†		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	0	\$5,995.7	-17	-\$7,119.8	-3	-\$765.0	34	\$14,821.9	-6	-\$1,932.1
	0.0%	12.1%	-35.4%	-31.1%	...	...	100.0%	112.5%	-66.7%	-60.1%
2020										
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
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

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

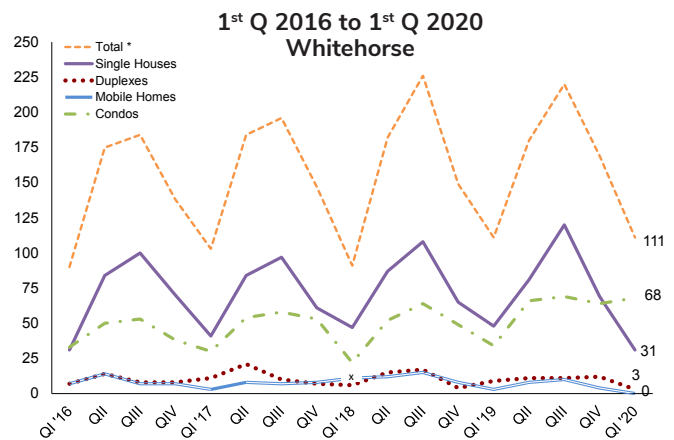
Yukon Real Estate Report, First Quarter, 2020: <https://yukon.ca/en/yukon-real-estate-report-q1-2020>

6.2 Value of Real Estate Transactions



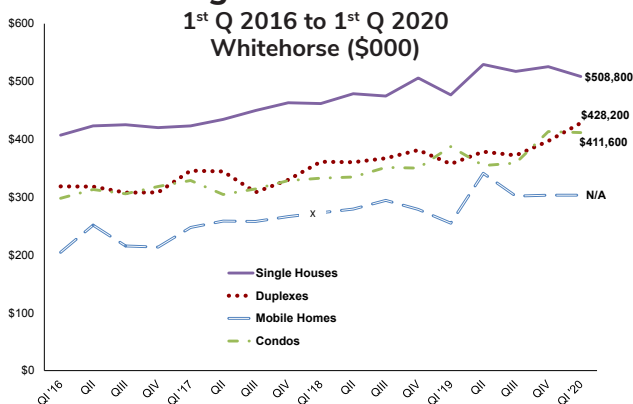
Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions



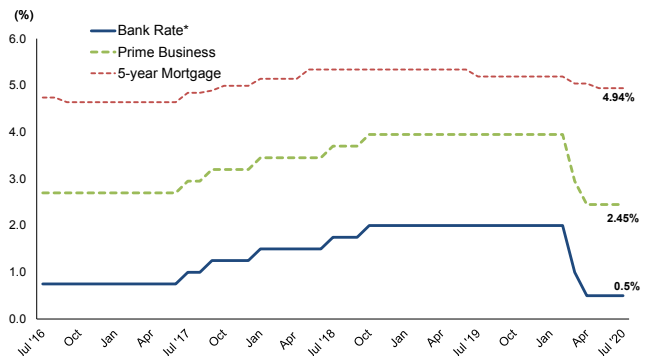
*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

6.5 Selected Interest Rates* July 2016 to July 2020



*Please see endnotes on page 12.

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

In the first quarter of 2020, the total value of real estate transactions in Yukon was \$65.0 million: \$55.6 million in Whitehorse and \$9.3 million for the rest of Yukon. Comparing the first quarter of 2020 to that of 2019, the total value of Yukon's real estate transactions increased by \$10.2 million, or 18.6%.

Did you know?

In the first quarter of 2020, the total value in sales of single detached houses in Whitehorse was \$15.8 million, a decrease of \$7.1 million, or 31.1%, compared to the first quarter of 2019 (\$22.9 million).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date	-13	\$4,677.1	66	35,136.7	3	660.0	-6	-10,054.9	-76	-21,064.7
change	-1.2%	4.9%	7.5%	120.8%	300.0%	...	-18.2%	-27.4%	-47.2%	-69.3%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2020										
July	285	44,532.0	254	34,090.4	1	0.0	9	9,680.2	21	761.5
June (r)	263	13,299.1	246	11,016.5	0	0.0	2	5.0	15	2,277.6
May (r)	221	11,777.4	196	9,734.8	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 (r)	40	2,313.0	31	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

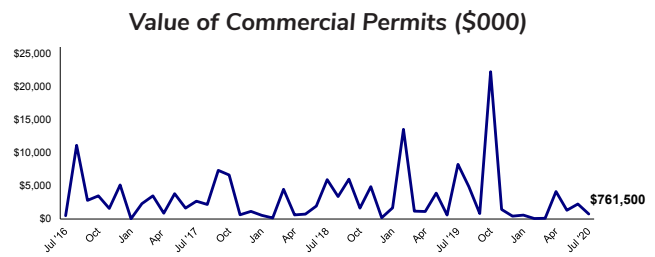
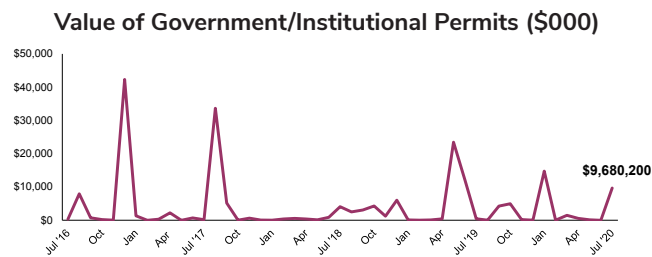
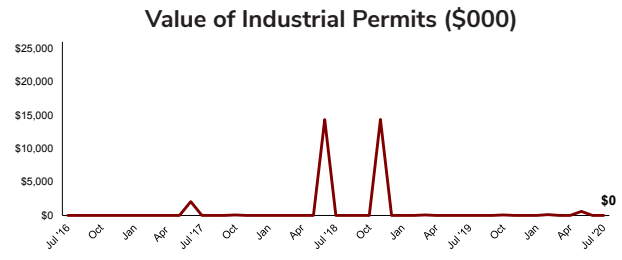
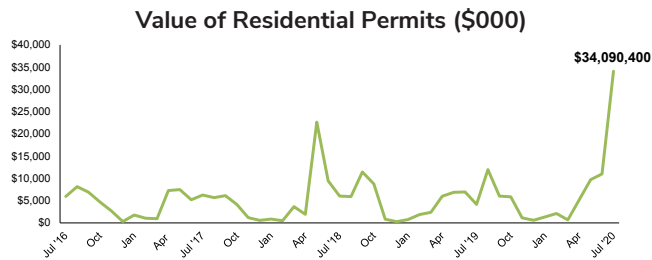
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

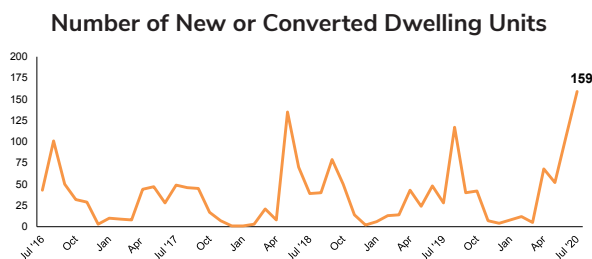
From January through July 2020, a total of 1,062 building permits were issued in Yukon, at a construction value of \$100.9 million. The construction value of permits increased by \$4.7 million, or 4.9% compared to the total value of permits issued from January through July 2019. Of the total construction value of building permits issued in January through July 2020:

- 63.7% was for residential;
- 0.7% was for industrial;
- 26.4% was for government/institutional; and
- 9.2% was for commercial.

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



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



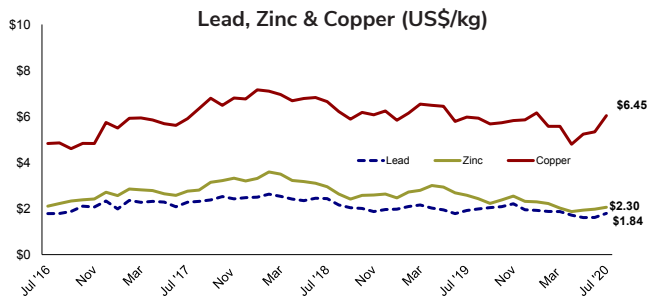
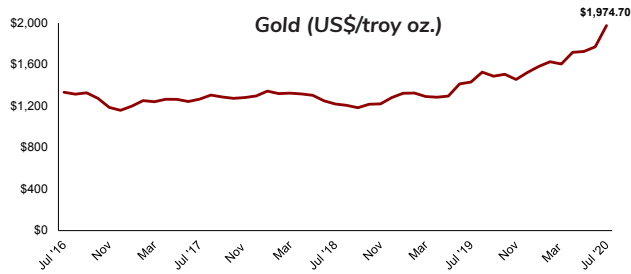
Did you know?

Of the 254 residential building permits issued in July 2020, 159 were for new or converted dwelling units. This is the highest monthly total on record.

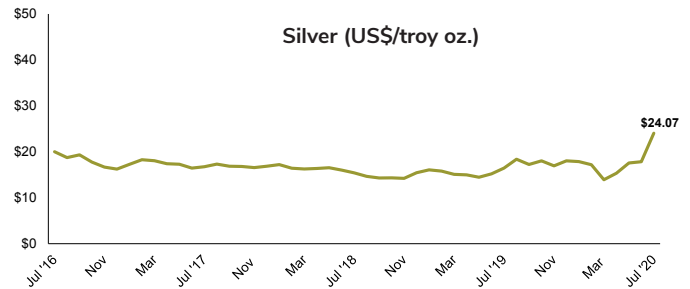
*Please see endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Jul '19	Jul '20	Jul '19 to Jul '20 Change
US Dollars			
(\$/troy oz)			
Gold	\$1,430.55	\$1,974.70	\$544.15
Silver	\$16.48	\$24.07	\$7.59
(\$/kg)			
Lead	\$1.98	\$1.84	-\$0.14
Zinc	\$2.43	\$2.30	-\$0.13
Copper	\$5.93	\$6.45	\$0.52
Canadian Dollars			
(\$/troy oz)			
Gold	\$1,881.25	\$2,648.27	\$767.02
Silver	\$21.67	\$32.28	\$10.61
(\$/kg)			
Lead	\$2.61	\$2.47	-\$0.14
Zinc	\$3.19	\$3.08	-\$0.11
Copper	\$7.79	\$8.65	\$0.86



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

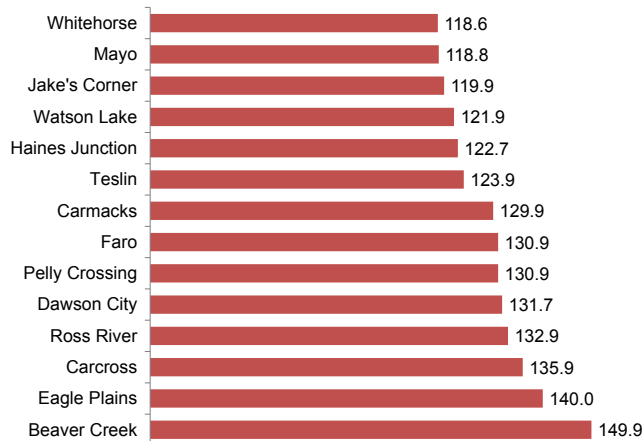
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of silver on July 31, 2020 was \$24.07 US per troy oz. The average July price of silver for the previous five years was \$16.65 US per troy oz; an increase of \$7.42 US, or 44.6%.

8.2 Regular Self-Serve Gasoline

Average July 29, 2020 Prices (cents per litre)

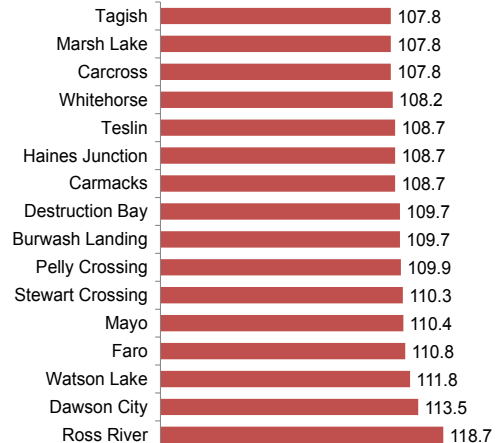


Prices for Burwash Landing, Destruction Bay and Stewart Crossing were not available.

Source: Yukon Bureau of Statistics.

8.3 Residential Furnace Oil

Average July 29, 2020 Prices (cents per litre)



Price for Beaver Creek was not available.

Source: Yukon Bureau of Statistics.

Yukon Fuel Price Survey, July 2020: <https://yukon.ca/en/yukon-fuel-price-survey-july-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	...	...	...	...	...	...	...	...	...	-7,956 -40.1%
(no. of movements)										
2020										
May	..	..	..	..	..	..	..	..	..	3,184
April	..	..	..	..	..	..	..	..	..	1,933
March	..	..	..	..	..	..	..	..	..	2,309
February	..	..	..	..	..	..	..	..	..	2,817
January	..	..	..	..	..	..	..	..	..	1,627
2019 total	..	..	..	..	..	..	..	..	..	42,465
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

*Please see table endnotes on page 12.

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

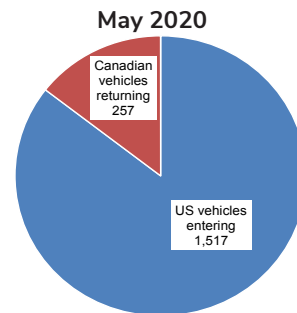
9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry*

	Total	Canadians	US Residents	Other Foreign Travellers
Year-to-date change	-71,810 -85.9%	-18,244 -84.9%	-44,648 -84.2%	-8,918 -98.7%
2020				
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
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

Did you know?

Comparing May 2020 to May 2019, the number of travellers that entered Yukon through Canada Border Services Agency (CBSA) ports of entry (1,860), decreased by 57,285, or 96.9%.

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

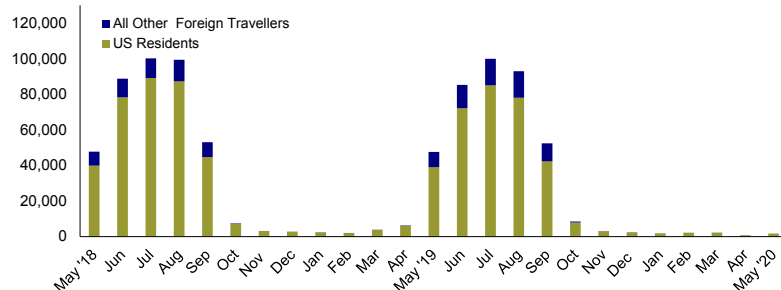


*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0002-01.

Of the 1,860 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in May 2020:

- 85.1% entered through Beaver Creek;
- 8.3% through Pleasant Camp (Haines, AK to Haines Junction); and
- 6.6% entered through Whitehorse or Fraser (Skagway, AK to Carcross).



*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: September 11, 2020