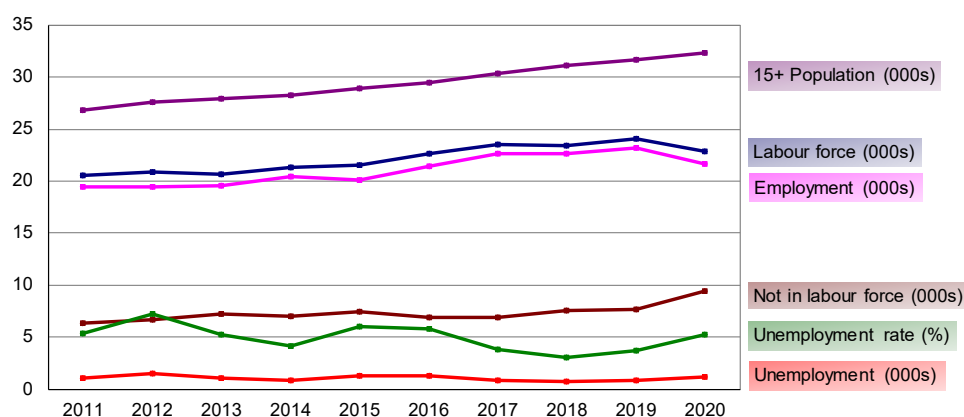




### Highlights:

- Yukon's preliminary retail sales in April 2021 increased by \$16.4 million, or 28.1%, compared to April 2020. Canada's retail sales increased 58.7% over the same time period.
- Comparing April 2021 to April 2020, preliminary average weekly earnings in the construction industry increased by \$67.48, or 5.7%.
- In May 2021, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.7% (figures for Yukon are not available); 0.1 percentage point higher than that for Canada (3.6%).

### Labour Force Characteristics, Yukon, 2011 to 2020



Prior to COVID-19, between 2011 and 2019, Yukon's population, labour force and employment had overall increasing trends. Beginning in March 2020, some LFS respondents reported being laid off but understandably did not look for any job due to the pandemic-related business closures. The exclusion of those respondents from the labour force resulted in a large decrease in labour force, which, in effect, moderated the unemployment rate.

Yukon Employment Annual Review, 2020: <https://yukon.ca/en/yukon-employment-annual-review-2020>

### What else is new:

#### New from the Yukon Bureau of Statistics:

- Yukon Employment, June 2021: <https://yukon.ca/en/yukon-employment-june-2021>
- Yukon Fuel Price Survey, June 2021: <https://yukon.ca/en/yukon-fuel-price-survey-june-2021>
- Experimental Indexes of Economic Activity for Yukon, February 2021: <https://yukon.ca/en/experimental-indexes-economic-activity-yukon-february-2021>

- Yukon Retail Sales, 2020: <https://yukon.ca/en/yukon-retail-sales-2020>

#### New from Statistics Canada:

- Online shopping by Canadians in 2020: Results from the Canadian Internet Use Survey: <https://www150.statcan.gc.ca/pub/11-627-m/11-627-m2021048-eng.pdf>

Interested in more data or updates?

Yukon community information  
[www.sewp.gov.yk.ca](http://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\*, Dec 31 '20

	Total	Males	Females
0-4	2,284	1,161	1,123
5-9	2,386	1,272	1,114
10-14	2,285	1,209	1,076
15-19	2,088	1,070	1,018
20-24	2,497	1,293	1,204
25-29	3,017	1,484	1,533
30-34	3,689	1,788	1,901
35-39	3,691	1,850	1,841
40-44	3,061	1,541	1,520
45-49	2,925	1,411	1,514
50-54	2,709	1,380	1,329
55-59	3,167	1,587	1,580
60-64	3,094	1,596	1,498
65-69	2,428	1,273	1,155
70-74	1,689	900	789
75+	1,817	951	866
<b>Total</b>	<b>42,827</b>	<b>21,766</b>	<b>21,061</b>

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

## 1.2 Population by Community\*

	Dec 31 2019	Sep 30 2020	Dec 31 2020
Beaver Creek	122	122	114
Burwash Landing	105	108	103
Carcross	452	470	477
Carmacks	598	601	595
Dawson City	2,265	2,269	2,261
Destruction Bay	63	61	64
Faro	416	449	454
Haines Junction	971	979	986
Johnson's Crossing	57	54	58
Mayo	478	458	454
Mendenhall	121	143	142
Old Crow	264	269	255
Pelly Crossing	389	401	403
Ross River	406	412	414
Tagish	355	361	378
Teslin	470	474	474
Watson Lake	1,491	1,510	1,521
Whitehorse Area <sup>1</sup>	32,653	33,285	33,590
Other*	89	81	84
<b>Yukon</b>	<b>41,765</b>	<b>42,507</b>	<b>42,827</b>

<sup>1</sup> Marsh Lake is included in Whitehorse Area.

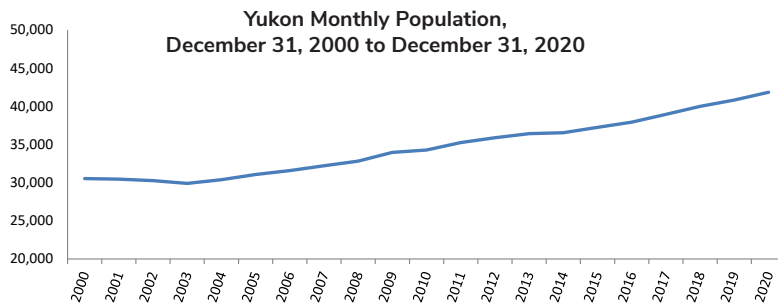
\* Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

## 1.3 Vital Statistics

	Births	Deaths	Marriages
<b>Year-to-date change</b>	21 14.3%	26 29.2%	-9 -22.5%
<b>2021</b>			
May (p)	32	23	7
Apr	36	26	3
March	31	20	6
February	33	19	7
January	36	27	8
<b>2020 total</b>	<b>390</b>	<b>256</b>	<b>141</b>
December	38	25	11
November	33	21	8
October	41	17	14
September (r)	31	24	12
August	26	26	24
July	41	26	18
June	33	28	14
May	35	16	10

Source: Yukon Bureau of Statistics.



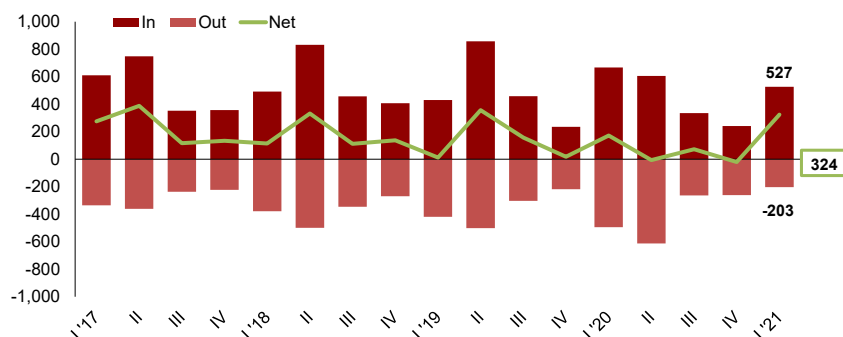
Yukon Monthly Population,  
December 31, 2000 to December 31, 2020

Population Report, Fourth Quarter, 2020:  
<https://yukon.ca/en/population-report-q4-2020>

### Did you know?

In the first quarter of 2021, Yukon had a net gain of 184 people through interprovincial migration compared to a net gain of 214 in the first quarter of 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 first quarter of 2021, Yukon gained 324 people through net migration — 184 were gained through interprovincial migration and 140 were gained through international migration.

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

- Ontario (+92);
- British Columbia (+56);
- Alberta (+28);
- Saskatchewan (+19);
- Manitoba (+10);
- Northwest Territories (+7); and
- New Brunswick (+5).

Conversely, **net losses** were to:

- Nova Scotia (-28); and
- Newfoundland (-5);.

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
<b>2021</b>						
June	23,500	21,800	1,600	6.8%	72.1%	66.9%
May	23,700	22,100	1,600	6.8%	72.9%	68.0%
April	23,800	22,400	1,400	5.9%	73.2%	68.9%
<b>March</b>	23,800	22,300	1,600	6.7%	73.5%	68.8%
February	23,600	22,100	1,600	6.8%	72.8%	68.2%
January	23,300	21,900	1,300	5.6%	71.9%	67.6%
<b>2020</b>	<b>22,900</b>	<b>21,700</b>	<b>1,200</b>	<b>5.2%</b>	<b>70.9%</b>	<b>67.2%</b>
December	23,300	22,100	1,200	5.2%	71.9%	68.2%
November	23,100	22,100	1,000	4.3%	71.3%	68.2%
October	22,900	21,400	1,400	6.1%	70.7%	66.0%
<b>September</b>	22,500	21,000	1,500	6.7%	69.4%	64.8%
August	22,900	21,000	1,900	8.3%	70.9%	65.0%
July	22,800	21,100	1,700	7.5%	70.6%	65.3%
June	22,500	21,100	1,400	6.2%	69.9%	65.5%

Yukon Employment, June 2021:  
<https://yukon.ca/en/yukon-employment-june-2021>

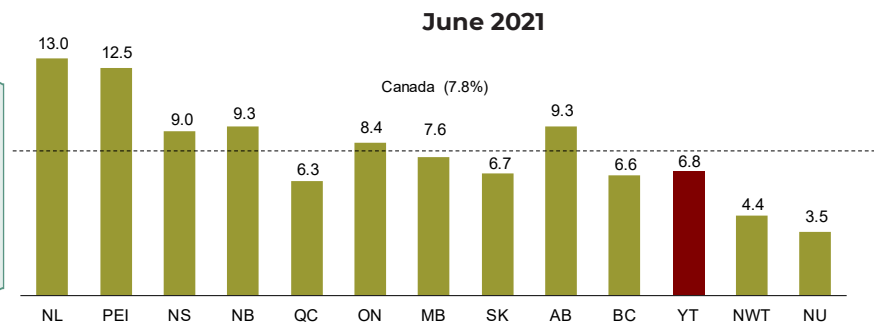
Yukon Employment Annual Review, 2020: <https://yukon.ca/en/yukon-employment-annual-review-2020>

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 14-10-0393-01 (annual).

### 2.2 Canadian Unemployment Rates\* (seasonally adjusted)



#### Did you know?

For the first half of 2021, Yukon's unemployment rate — not accounting for the decrease in labour force due to COVID-19 — has remained relatively stable, fluctuating between 5.6% and 6.8%.

\*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)

Comparing June 2021 to May 2021, employment in the services-producing sector increased by 100, or 0.5%. The goods-producing sector's employment increased by 100. In June 2021, of the 22,000 employed Yukoners, 9,600, or 43.6%, were working in the public sector. Of the 12,400 workers in the private sector, 3,800, or 30.6%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
<b>2021</b>						
June	22,000	9,600	8,600	3,800	3,100	18,900
May	21,900	9,900	8,200	3,800	3,000	18,800
April	22,000	9,700	8,500	3,800	3,000	19,000
<b>March</b>	21,800	9,900	8,200	3,700	2,900	18,900
February	21,500	9,600	8,300	3,600	3,100	18,500
January	21,500	9,900	8,000	3,700	3,600	17,900
<b>2020</b>						
December	21,600	9,500	8,300	3,800	3,600	18,000
November	21,900	9,200	8,800	4,000	3,300	18,600
October	21,600	8,900	8,700	3,900	3,500	18,100
<b>September</b>	21,600	9,200	8,600	3,800	3,700	17,800
August	21,800	9,700	8,300	3,900	4,200	17,600
July	21,600	9,600	8,100	3,900	3,800	17,800
June	21,200	9,400	7,900	3,900	3,700	17,600

\*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)

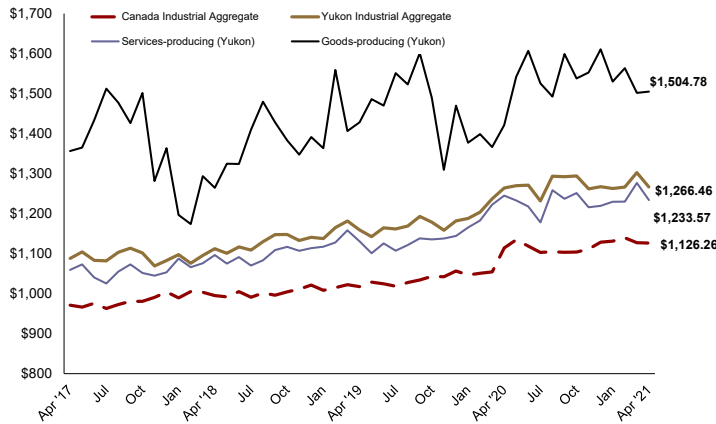
### 2.4 Average Weekly Earnings, Including Overtime\*

	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.
<b>Year-to-date change</b>	\$51.52 4.2%	\$98.44 8.3%	\$21.75 2.8%	\$20.41 1.8%	..	\$130.15 19.0%	\$47.57 4.5%	..	\$44.93 4.5%	\$59.50 3.9%
(\$)										
<b>2021</b>										
April (p)	<b>1,266.46</b>	1,245.30	798.32	1,137.38	F	811.46	1,110.83	615.06	1,070.93	1,578.09
March (r)	<b>1,302.47</b>	1,313.95	770.84	1,205.09	F	858.23	1,107.58	573.43	1,025.67	1,689.86
February	<b>1,266.24</b>	1,238.20	818.07	1,191.07	F	787.56	1,117.19	578.60	1,012.94	1,540.71
January	<b>1,262.83</b>	1,365.81	808.22	1,155.71	1,506.55	809.74	1,088.99	600.43	1,023.11	1,549.27
<b>2020 annual</b>	<b>1,256.50</b>	<b>1,316.17</b>	<b>783.42</b>	<b>1,168.34</b>	<b>F</b>	<b>767.30</b>	<b>1,129.53</b>	<b>F</b>	<b>998.98</b>	<b>1,547.37</b>
December	<b>1,267.00</b>	1,435.69	799.87	1,191.65	1,565.18	841.71	1,093.06	581.94	1,026.90	1,547.11
November	<b>1,261.59</b>	1,338.12	763.55	1,214.44	F	828.92	1,177.10	542.63	1,029.44	1,579.73
October	<b>1,294.19</b>	1,291.81	766.22	1,219.41	F	833.43	1,300.00	565.27	1,077.71	1,571.93
September	<b>1,292.28</b>	1,472.15	759.13	1,213.76	F	802.97	1,264.80	535.05	1,038.04	1,571.33
August	<b>1,293.56</b>	1,351.05	818.72	1,199.33	F	751.42	1,139.26	515.87	1,030.59	1,542.29
July	<b>1,231.71</b>	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	<b>1,270.91</b>	1,376.16	790.50	1,175.03	1,473.84	847.10	1,103.02	554.99	944.03	1,591.00
May	<b>1,269.77</b>	1,230.57	775.92	1,084.27	1,655.41	830.14	1,226.73	566.18	856.65	1,511.64
April	<b>1,263.86</b>	1,177.82	788.71	1,145.21	1,264.28	794.75	1,108.91	F	1,064.91	1,541.26

\*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).

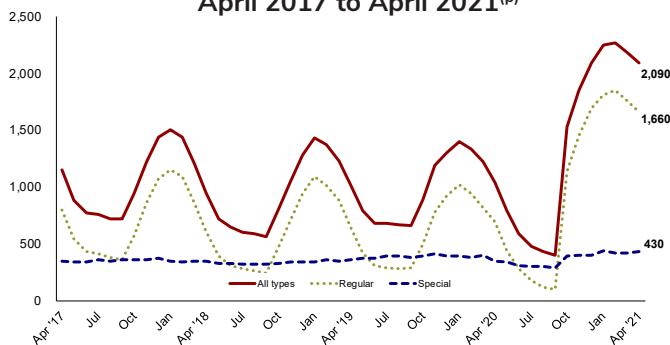
### 2.5 Average Weekly Earnings, Including Overtime\*, Yukon and Canada April 2017 to April 2021<sup>(p)</sup>



\*Please see endnotes on page 12.

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

### 2.6 Employment Insurance Beneficiaries, by Type of Benefit\* April 2017 to April 2021<sup>(p)</sup>



\*Please see endnotes on page 12.

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

Survey of Employment, Payroll & Hours, 2020: <https://yukon.ca/en/survey-employment-payrolls-and-hours-2020>

#### Did you know?

The preliminary average weekly earnings figure for Yukon in April 2021 (\$1,266.46) increased by \$2.60, or 0.2%, compared to April 2020 (1,263.86).

### 2.7 Employment Insurance Beneficiaries, by Community\*

	Apr 2020	Mar <sup>(p)</sup> 2021	Apr <sup>(p)</sup> 2021
Beaver Creek	10	10	10
Burwash Landing	0	0	10
Carmacks	20	40	40
Dawson	170	300	260
Faro	10	20	30
Haines Junction	50	90	80
Marsh Lake	10	20	20
Mayo	10	40	40
Mt. Lorne	0	10	10
Old Crow	10	30	20
Pelly Crossing	10	30	30
Ross River	10	30	30
Tagish	10	20	20
Watson Lake	30	80	70
Whitehorse	650	1,330	1,310
<b>Yukon Total</b>	<b>1,040</b>	<b>2,180</b>	<b>2,090</b>

\*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	
	May 2020	Apr 2021	May 2021	Apr '21 to May '21	May '20 to May '21
<b>All-Items</b>	<b>133.1</b>	<b>137.8</b>	<b>138.0</b>	<b>0.1</b>	<b>3.7</b>
Food	132.1	132.8	133.3	0.4	0.9
Shelter	165.1	171.7	171.2	-0.3	3.7
Household Operations, Furnishings & Equipment	105.9	110.2	108.7	-1.4	2.6
Clothing & Footwear	100.5	103.9	104.0	0.1	3.5
Transportation	139.4	147.8	148.4	0.4	6.5
Health & Personal Care	128.1	132.3	131.9	-0.3	3.0
Recreation, Education & Reading	101.2	103.3	105.4	2.0	4.2
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	177.2	179.2	180.2	0.6	1.7
<b>Special Aggregates</b>					
Energy	149.4	182.6	182.6	0.0	22.2
All-items excluding energy	131.3	134.0	134.1	0.1	2.1

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

In May 2021 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 3.7% (figures for Yukon are not available); 0.1 percentage point higher than that for Canada (3.6%).

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

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

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

- Mortgage interest cost;
- Telephone services; and
- Fresh vegetables.

On a **month-to-month** basis, from April 2021 to May 2021, the CPI for Whitehorse (figures for Yukon are not available) increased 0.1%.

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

- Purchase and leasing of passenger vehicles, traveller accommodation and cigarettes.

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

- Inter-city transportation, telephone services and mortgages interest cost.

#### 3.2 Monthly Average Retail Prices for Selected Food Products, Whitehorse, British Columbia and Alberta, May 2021

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Whitehorse, YT	British Columbia	Alberta	Whitehorse, YT	British Columbia	Alberta	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 18.33	\$ 14.96	\$ 15.56	\$ 4.12	\$ 4.60	\$ 4.03	\$ 5.30	\$ 4.99	\$ 5.02
Stewing beef, 1 kg	\$ 16.09	\$ 15.47	\$ 15.91	\$ 2.18	\$ 1.61	\$ 1.73	\$ 2.18	\$ 1.61	\$ 1.73
Ground beef, 1 kg	\$ 10.81	\$ 9.78	\$ 9.46	\$ 3.96	\$ 4.22	\$ 4.31	\$ 3.09	\$ 3.07	\$ 3.03
Pork chops, 1 kg	\$ 14.59	\$ 9.29	\$ 9.47	\$ 2.24	\$ 4.22	\$ 4.21	\$ 10.78	\$ 6.27	\$ 6.63
Chicken, 1 kg	\$ 8.80	\$ 6.74	\$ 7.38						
Bacon, 500 grams	\$ 9.20	\$ 6.68	\$ 6.52						
Milk, 4 l	\$ 5.56	\$ 5.02	\$ 5.10						
Butter, 454 grams	\$ 5.80	\$ 5.05	\$ 5.18						
Eggs, 1 dozen	\$ 4.12	\$ 4.60	\$ 4.03						
Apples, 1 kg	\$ 5.30	\$ 4.99	\$ 5.02						
Bananas, 1 kg	\$ 2.18	\$ 1.61	\$ 1.73						
Oranges, 1 kg	\$ 3.96	\$ 4.22	\$ 4.31						
Carrots, 1 kg	\$ 3.09	\$ 3.07	\$ 3.03						
Onions, 1 kg	\$ 2.24	\$ 4.22	\$ 4.21						
Potatoes, 4.54 kgs	\$ 10.78	\$ 6.27	\$ 6.63						

Consumer Price Index, 2020: <https://yukon.ca/en/consumer-price-index-2020>

In May 2021, the prices of the selected food products (in the table above) in Whitehorse were **on average 18.5%** higher than British Columbia and 16.7% higher than Alberta.

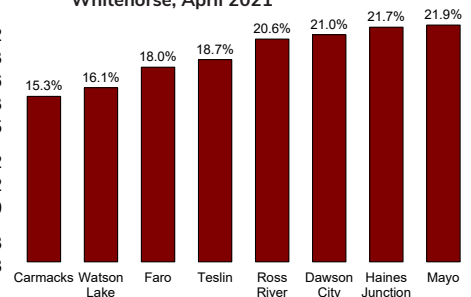
Source: Statistics Canada custom run and Table 18-10-0245-01

#### 3.3 Community Spatial Price Index, April 2021 (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 Crow	Ross River	Watson Lake	
	Carmacks	City	Faro	Junction			Mayo	Teslin
<b>Total Survey Items</b>	<b>115.3</b>	<b>121.0</b>	<b>118.0</b>	<b>121.7</b>	<b>121.9</b>	<b>120.6</b>	<b>118.7</b>	<b>116.1</b>
Meat/Fish/Seafood	113.7	107.0	109.2	130.9	118.2	105.6	114.6	109.2
Dairy/Eggs	114.1	120.1	119.3	143.2	120.4	119.3	121.9	116.3
Fruit/Veg.	119.7	116.5	119.2	124.8	133.4	137.4	124.4	112.6
Bread/Cereal	126.4	156.4	127.4	134.2	132.7	123.9	129.2	132.3
Other Foods	119.8	131.1	134.3	131.1	133.4	127.7	120.9	127.5
Household Operations	124.8	135.3	127.2	114.7	136.2	144.3	140.3	130.2
Health & Personal Care	124.0	148.7	123.9	103.2	134.0	117.6	126.4	132.2
Cigarettes	99.8	97.0	100.8	..	108.7	115.8	102.4	102.9
Gasoline/Diesel	106.7	104.9	108.5	103.5	100.3	104.9	104.5	98.8
Home Heating Fuel	104.4	107.3	106.0	104.4	102.8	106.4	105.3	106.8

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, April 2021

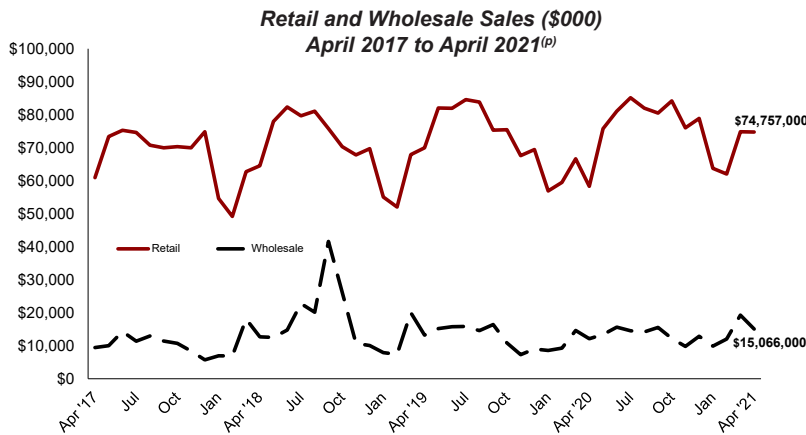


Source: Yukon Bureau of Statistics.



## 4. Trade

### 4.1 Retail and Wholesale Sales



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

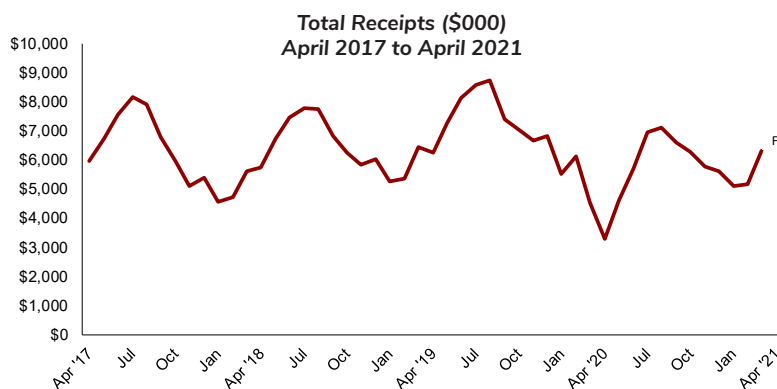
### 4.2 Retail Sales, by Industry Classification\*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
<b>Year-to-date change</b>	\$34,008 14.1%	\$8,453 19.8%	-\$54 -0.1%	..
(\$000)				
<b>2021</b>				
April (p)	74,757	13,735	9,851	2,662
March (r)	74,879	15,469	9,590	2,528
February	62,059	11,903	8,886	2,729
January	63,772	10,065	8,688	F
<b>2020 total</b>	<b>885,181</b>	<b>161,589</b>	<b>120,118</b>	..
December	78,894	12,672	7,992	F
November	76,064	13,110	9,833	F
October	84,198	15,706	13,068	3,894
September	80,538	13,285	11,375	F
August	82,021	15,011	12,081	3,463
July	85,148	17,898	10,313	3,116
June	81,092	16,032	9,940	3,250
May	75,767	15,156	8,447	2,443
April	58,336	9,614	7,140	2,089

\*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 April 2021 increased by \$16.4 million, or 28.1%, compared to April 2020. Canada's retail sales increased 58.7% over the same time period. Year-to-date (January to April), Yukon's retail sales increased by \$34.0 million, or 14.1%, compared to the same time period in 2020; Canada's retail sales increased 21.2% over the same time period.

Yukon's preliminary wholesale sales in April 2021 increased by \$2.9 million, or 24.0%, compared to April 2020. Canada's wholesale sales increased 46.8% over the same time period. Year-to-date (January to April), Yukon's wholesale sales increased by \$11.7 million, or 26.1%, compared to the same time period in 2020; Canada's wholesale sales increased 16.4% over the same time period.

Yukon Retail Sales, 2020: <https://yukon.ca/en/yukon-retail-sales-2020>

#### Did you know?

In April 2021, Yukon's preliminary sales from Gasoline Stations was \$9.9 million dollars, accounting for 13.2% of total sales.

Comparing April 2021 to April 2020, total receipts for food services and drinking places in Canada increased by 77.0%. (Yukon receipts were unavailable for April 2021).



## 5. Rental Units

These figures are derived from the Yukon Rent Survey which is conducted on a semi-annual basis in April and October since 2014. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes all types of buildings with rental units (displayed in table 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

### 5.1 Median Rent, Total Units and Vacancy Rates\*; for Units in All Types of Buildings with Rental Units, Yukon, October 2020

	All Types	Single Detached House	Townhouse/ Row house	Duplex <sup>1</sup>	Triplex and Fourplex	Condominium	Apartment Building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile Home	Cabin	Garden Suite
<b>Median Rent</b>											
All Sizes	\$1,150	\$1,675	\$1,550	\$1,350	\$1,200	\$1,700	\$1,000	\$1,035	\$1,095	x	\$1,300
Bachelor	\$900	x	...	\$1,000 <sup>†</sup>	\$1,000	\$1,200	\$850	\$800	...	...	x
1 Bedroom	\$1,000	\$1,200	\$1,000	\$1,055	\$1,000	\$1,375	\$1,000	\$1,045	...	x	x
2 Bedrooms	\$1,255	\$1,650	\$1,450	\$1,400	\$1,300	\$1,700	\$1,181	\$1,500	\$1,045	...	\$1,275 <sup>†</sup>
3-4 Bedrooms	\$1,725	\$1,775	\$1,850	\$1,700	\$1,600	\$2,100	\$1,400	x	\$1,150	x	...
5+ Bedrooms	\$2,200	\$2,200	...	...	...	...	...	...	...	...	...
<b>Total Units</b>											
All Sizes <sup>4</sup>	2,371	226	79	616	203	184	892	79	61	g <sup>†</sup>	21
Bachelor	184	2 <sup>†</sup>	...	15 <sup>†</sup>	7	20	116	21	...	...	3 <sup>†</sup>
1 Bedroom	730	28	13	185	83	31	353	26	...	3 <sup>†</sup>	8 <sup>†</sup>
2 Bedrooms	903	50	41	204	71	57	398	30	44	...	9 <sup>†</sup>
3-4 Bedrooms	532	123	26	213	43	76	26	2 <sup>†</sup>	17	5 <sup>†</sup>	...
5+ Bedrooms	23	23	...	...	...	...	...	...	...	...	...
<b>Vacancy Rate</b>											
All Sizes	3.2%	1.8%	3.8%	3.9%	2.5%	3.3%	3.4%	1.3%	4.9%	0.0% <sup>†</sup>	9.5%
Bachelor	10.9%	0.0% <sup>†</sup>	...	26.7% <sup>†</sup>	0.0%	15.0%	11.2%	0.0%	...	...	0.0% <sup>†</sup>
1 Bedroom	3.3%	0.0%	0.0%	5.9%	4.8%	6.5%	1.4%	3.8%	...	0.0% <sup>†</sup>	0.0% <sup>†</sup>
2 Bedrooms	2.3%	0.0%	7.3%	2.0%	0.0%	1.8%	2.8%	0.0%	0.0%	...	22.2% <sup>†</sup>
3-4 Bedrooms	1.7%	0.0%	0.0%	2.3%	2.3%	0.0%	0.0%	0.0% <sup>†</sup>	17.6%	0.0% <sup>†</sup>	...
5+ Bedrooms	17.4%	17.4%	...	...	...	...	...	...	...	...	...

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

<sup>†</sup>Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>1</sup> Duplex includes single detached houses with a legal rental suite.

<sup>2</sup> Buildings with five or more rental units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space.

<sup>4</sup> 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

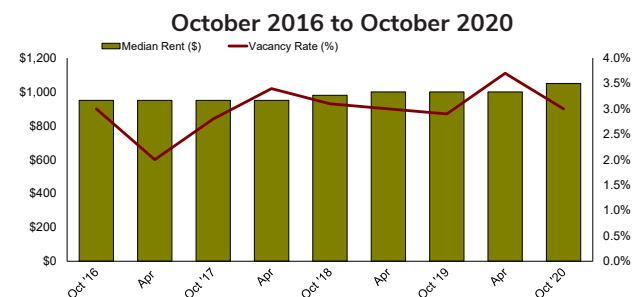
	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
<b>2020 average</b>	<b>\$1,025</b>	<b>3.3%</b>	<b>\$768</b>	<b>10.3%</b>	<b>\$1,000</b>	<b>3.3%</b>
<b>October</b>	\$1,050	3.0%	\$800	6.3%	\$1,000	0.0%
<b>April</b>	\$1,000	3.7%	\$735	15.4%	\$1,000	6.7%
<b>2019 average</b>	<b>\$1,000</b>	<b>2.9%</b>	<b>\$750</b>	<b>11.5%</b>	<b>\$900</b>	<b>0.0%</b>
<b>October</b>	\$1,000	2.9%	\$800	23.1%	\$900	0.0%

\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2020:  
<https://yukon.ca/en/yukon-rent-survey-october-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

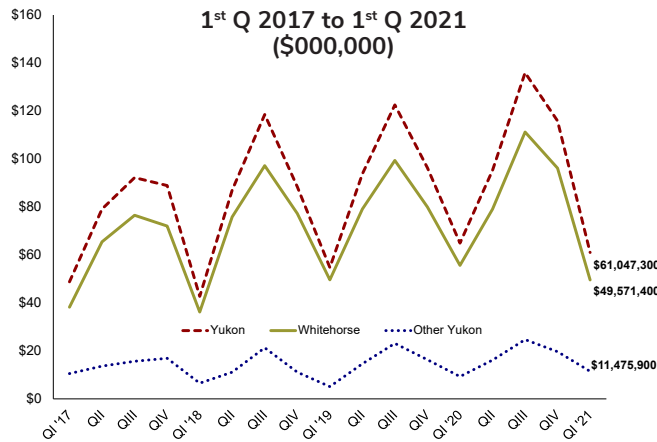
### 6.1 Number and Value of Real Estate Transactions\*, Whitehorse

	Total†		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>Year-to-date change</b>	-27	-\$6,069.3	4	\$4,898.7	4	\$1,300.0	-46	-\$17,433.5	1	\$545.5
	-24.3%	-10.9%	12.9%	31.1%	...	...	-67.6%	-62.3%	33.3%	42.5%
<b>2021</b>										
<b>Q1</b>	84	49,571.4	35	20,672.8	4	1,300.0	22	10,558.6	4	1,830.0
<b>2020 total</b>	<b>693</b>	<b>342,133.3</b>	<b>288</b>	<b>162,634.6</b>	<b>18</b>	<b>5,760.0</b>	<b>299</b>	<b>126,724.0</b>	<b>34</b>	<b>14,650.5</b>
<b>Q4</b>	181	96,171.8	78	46,705.7	5	1,589.5	72	33,112.9	9	4,195.2
<b>Q3</b>	228	111,225.0	103	58,599.5	9	3,009.8	87	35,895.1	15	6,281.8
<b>Q2</b>	173	79,095.7	76	41,555.3	4	1,160.7	72	29,724.0	7	2,889.0
<b>Q1</b>	111	55,640.7	31	15,774.1	0	0.0	68	27,992.1	3	1,284.5

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

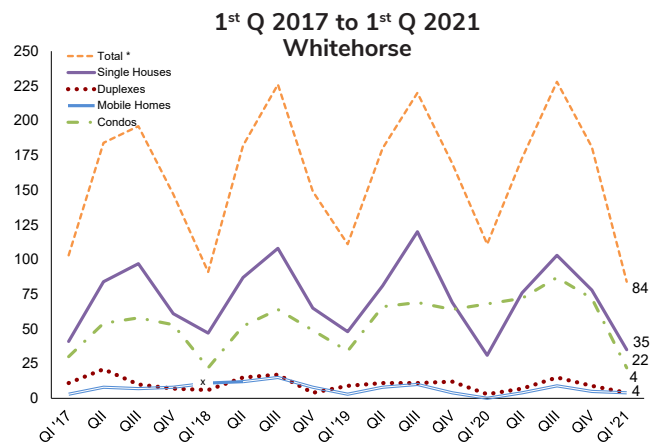
Yukon Real Estate Report, First Quarter, 2021: <https://yukon.ca/en/yukon-real-estate-report-q1-2021>

### 6.2 Value of Real Estate Transactions



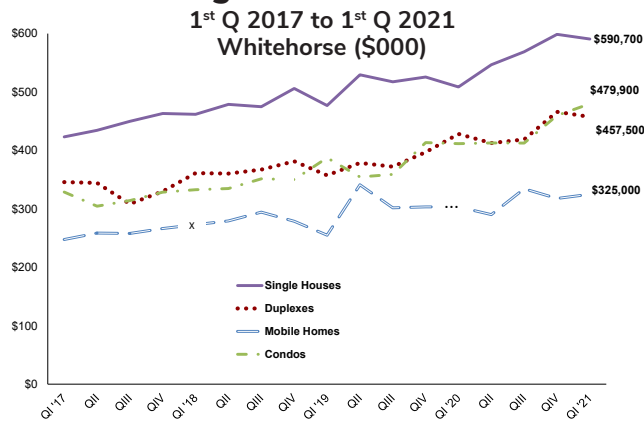
Source: Yukon Bureau of Statistics.

### 6.3 Number of Residential Transactions



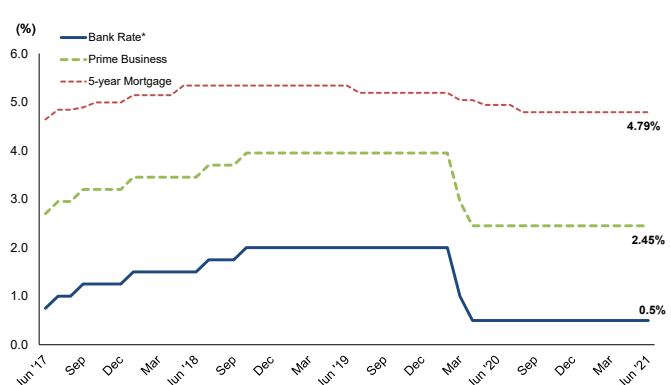
\*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

### 6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

### 6.5 Selected Interest Rates\* June 2017 to June 2021



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

In the first quarter of 2021, the total value of real estate transactions in Yukon was \$61.0 million: \$49.6 million in Whitehorse and \$11.5 million for the rest of Yukon. Comparing the first quarter of 2021 to that of 2020, the total value of Yukon's real estate transactions decreased by \$3.9 million, or 6.0%.

#### Did you know?

In the first quarter of 2021, the average price of single detached houses sold in Whitehorse was \$590,700, an increase of \$81,900, or 16.1%, compared to the first quarter of 2020 (\$508,800).



## 7. Construction

### 7.1 Yukon Building Permits, Number and Construction Value\*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
<b>Year-to-date</b>	42	27,846.9	3	20,573.4	-2	-719.0	7	-11,610.7	34	19,603.1
<b>change</b>	5.4%	49.4%	0.4%	68.3%	-66.7%	-99.2%	38.9%	-68.5%	53.1%	229.2%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>2021</b>										
June	236	31,791.4	198	15,966.5	0	0.0	9	865.0	29	14,959.9
May	(r) 210	23,850.9	190	12,809.8	1	6.0	2	1,634.1	17	9,401.0
April	190	21,476.6	170	17,350.7	0	0.0	3	1,233.0	17	2,892.9
March	76	4,080.4	56	2,459.0	0	0.0	6	1,211.3	14	410.1
February	60	2,107.5	42	1,357.8	0	0.0	4	401.5	14	348.1
January	43	893.4	35	745.4	0	0.0	1	3.0	7	145.0
<b>2020 total</b>	<b>1,776</b>	<b>142,067.1</b>	<b>1,566</b>	<b>95,559.8</b>	<b>13</b>	<b>1,841.0</b>	<b>41</b>	<b>28,085.2</b>	<b>156</b>	<b>16,581.1</b>
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

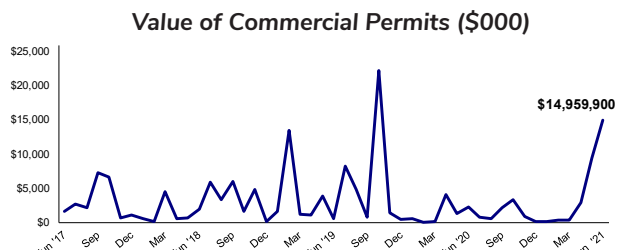
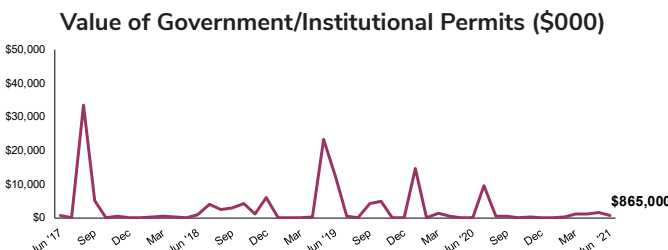
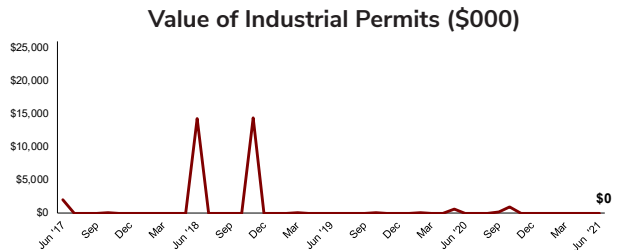
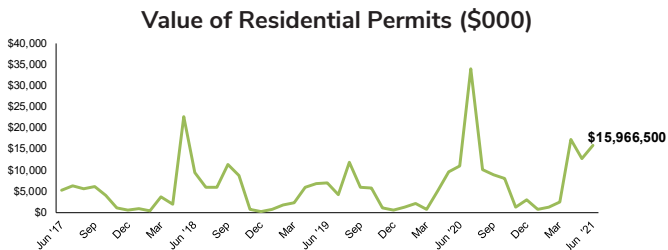
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

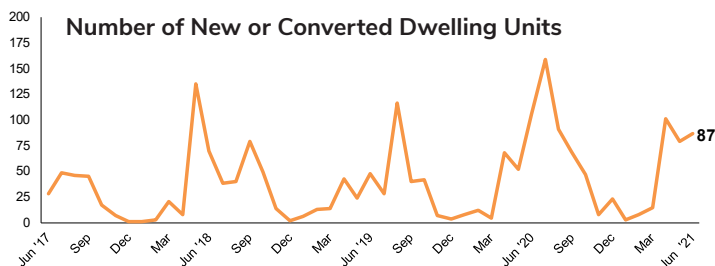
From January through June 2021, a total of 815 building permits were issued in Yukon, at a construction value of \$84.2 million. The construction value of permits increased by \$27.8 million, or 49.4%, compared to the total value of permits issued from January through June 2020. Of the total construction value of building permits issued in January through June 2021:

- 60.2% was for residential;
- 0.0% was for industrial;
- 6.4% was for government/institutional; and
- 33.4% was for commercial.

### 7.2 Construction Value of Building Permits\*, Yukon, June 2017 to June 2021



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



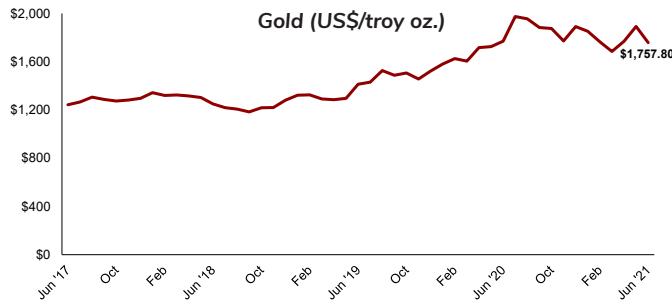
#### Did you know?

The number of building permits in the first half of 2021 totalled 815, an increase of 42 permits, or 5.4%, compared to the first half of 2020. The value of these permits increased \$27.8 million, or 49.4%, over this time period.

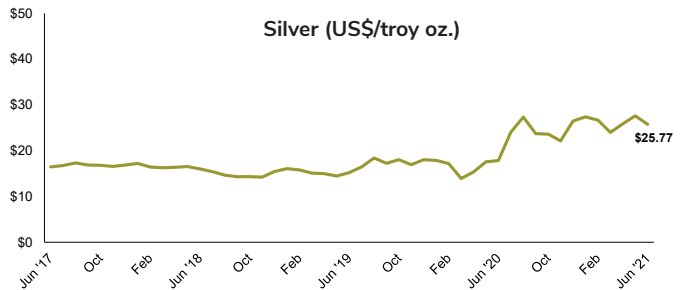
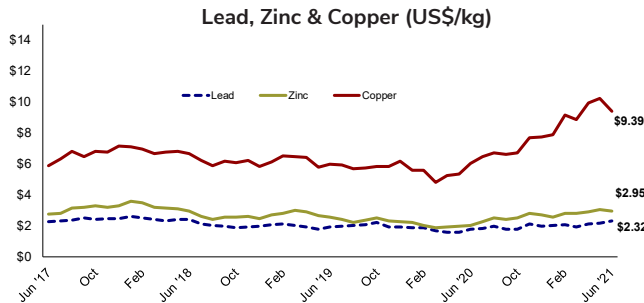
\*Please see endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

# 8. Resources

## 8.1 London Metal Commodity Prices\*, June 2017 to June 2021



	Jun '20	Jun '21	Jun '20 to Jun '21 Change
<b>US Dollars</b>			
	----- (\$/troy oz) -----		
<b>Gold</b>	\$1,770.70	\$1,757.80	-\$12.90
<b>Silver</b>	\$17.85	\$25.77	\$7.92
	----- (\$/kg) -----		
<b>Lead</b>	\$1.79	\$2.32	\$0.53
<b>Zinc</b>	\$2.06	\$2.95	\$0.89
<b>Copper</b>	\$6.04	\$9.39	\$3.35
<b>Canadian Dollars</b>			
	----- (\$/troy oz) -----		
<b>Gold</b>	\$2,410.09	\$2,180.82	-\$229.27
<b>Silver</b>	\$24.29	\$31.97	\$7.68
	----- (\$/kg) -----		
<b>Lead</b>	\$2.43	\$2.88	\$0.45
<b>Zinc</b>	\$2.80	\$3.65	\$0.85
<b>Copper</b>	\$8.22	\$11.64	\$3.42



\*Please see endnotes on page 12.

Sources:

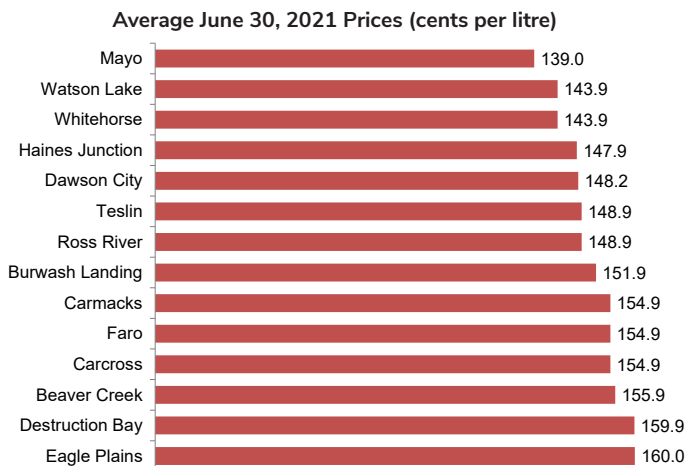
Exchange rates: Canadian Foreign Exchange Services.

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

### Did you know?

The average price of regular self-serve gasoline on June 30, 2021 in Whitehorse was 143.9 cents per litre; an increase of 28.7 cents per litre, or 24.9%, compared to June 17, 2020 (115.2 cents per litre).

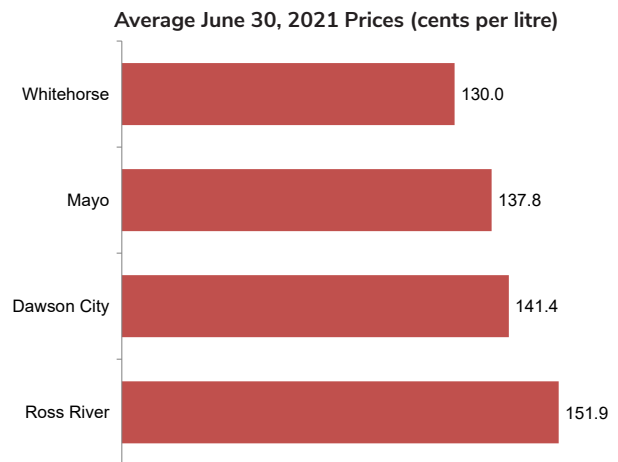
## 8.2 Regular Self-Serve Gasoline



Prices for Jake's Corner, Pelly Crossing and Stewart Crossing were unavailable.

Source: Yukon Bureau of Statistics.

## 8.3 Residential Furnace Oil



Prices for most Yukon communities were unavailable.

Source: Yukon Bureau of Statistics.

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



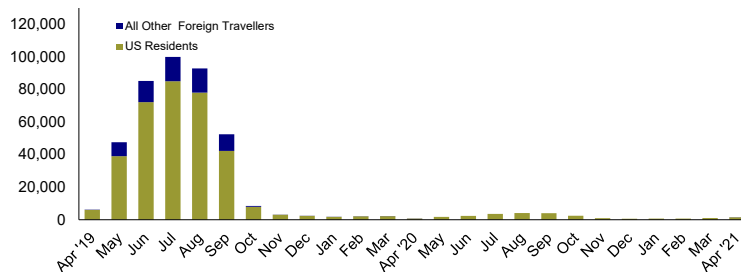
## 9. Transportation

### 9.1 Aircraft Movements\*, Whitehorse

Year-to-date change	8 0.1%
(no. of movements)	
<b>2021</b>	
<b>April</b>	3,144
<b>March</b>	2,559
<b>February</b>	1,559
<b>January</b>	1,482
<b>2020 total</b>	<b>29,697</b>
<b>December</b>	1,496
<b>November</b>	2,019
<b>October</b>	2,585
<b>September</b>	2,684
<b>August</b>	3,182
<b>July</b>	2,821
<b>June</b>	2,990
<b>May</b>	3,184
<b>April</b>	1,943

\*Please see table endnotes on page 12.

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



\*Please see endnotes on page 12.

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

#### Did you know?

Comparing April 2021 to April 2020, the number of travellers which entered Yukon through Canada Border Services Agency (CBSA) ports of entry (1,530), increased by 764, or 99.7%.

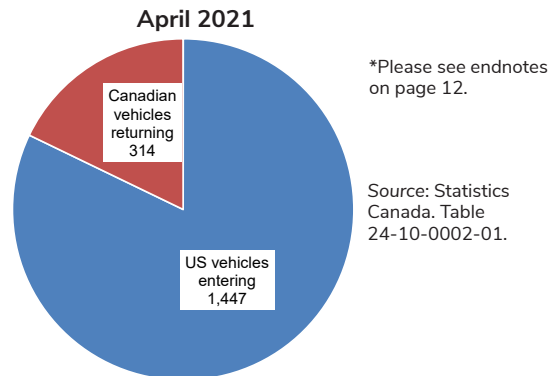
### 9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry\*

	Total	Canadians	US Residents	Other Foreign Travellers
<b>Year-to-date change</b>	-5,844 -59.0%	-2,893 -92.3%	-2,838 -42.7%	-113 -99.1%
<b>2021</b>				
<b>April</b>	1,530	71	1,458	1
<b>March</b>	1,106	80	1,026	0
<b>February</b>	730	45	685	0
<b>January</b>	687	45	642	0
<b>2020 total</b>	<b>30,555</b>	<b>4,113</b>	<b>26,328</b>	<b>114</b>
<b>December</b>	653	43	610	0
<b>November</b>	989	72	917	0
<b>October</b>	2,570	133	2,437	0
<b>September</b>	4,137	157	3,980	0
<b>August</b>	4,258	168	4,090	0
<b>July</b>	3,721	152	3,569	0
<b>June</b>	2,470	146	2,324	0
<b>May</b>	1,860	108	1,752	0
<b>April</b>	766	51	712	3

Of the 1,530 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in April 2021:

- 82.9% entered through Beaver Creek;
- 12.9% through Pleasant Camp (Haines, AK to Haines Junction); and
- 4.2% entered through Whitehorse or Fraser (Skagway, AK to Carcross).

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



# 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

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