

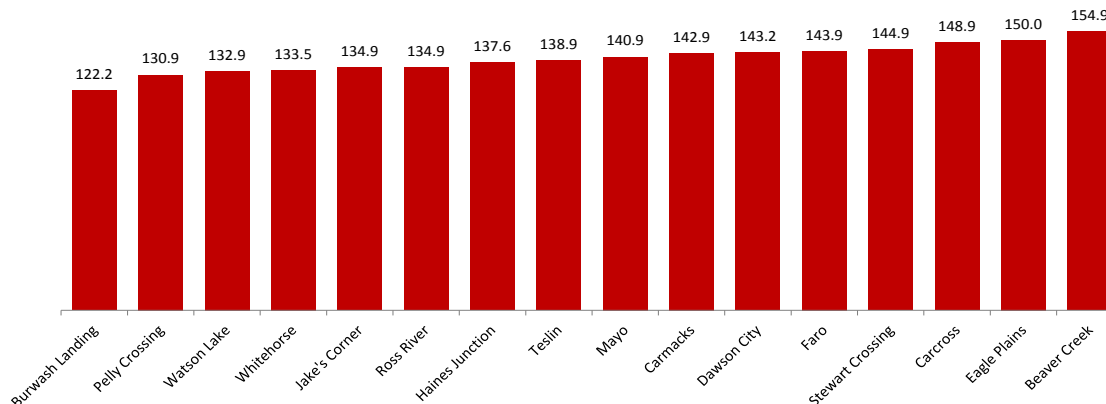


### Highlights:

- Yukon's monthly average employment in the services producing sector over the first three months of 2021 (January - March) was 18,433, a decrease of 467 employees, or 2.5%, compared to the same time period in 2020 (18,900).
- In 2020, Yukon's average weekly earnings was \$1,256.50 — this figure was \$90.38, or 7.8%, higher than Yukon's average for 2019 (\$1,166.12).

### New publication this month: Yukon Fuel Price Survey, March 2021

**Average Self-Serve Regular Gasoline Prices  
March 24, 2021 Cents per Litre**



As of March 24, 2021, where prices were available, average regular self-serve gasoline prices ranged from 122.2¢ per litre in Burwash Landing to 154.9¢ per litre in Beaver Creek; a difference of 32.7¢. In communities offering premium self-serve gasoline, prices ranged from 123.2¢ in Burwash Landing to 174.9¢ in Beaver Creek; a difference of 51.7¢. Diesel self-serve prices ranged from 118.3¢ in Burwash Landing to 169.9¢ in Beaver Creek; a difference of 51.6¢ per litre.

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

### What else is new:

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

- Yukon Employment, March 2021: <https://yukon.ca/en/yukon-employment-march-2021>
- Canada Emergency Wage Subsidy (CEWS), March 2020 - October 2020: <https://yukon.ca/en/canada-emergency-wage-subsidy-cews-march-2020-october-2020>

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

#### New from Statistics Canada:

- Child care arrangement for children aged 0 to 5 years, 2020: <https://www150.statcan.gc.ca/pub/11-627-m/11-627-m2021039-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\*, 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
<b>Total</b>	<b>42,507</b>	<b>21,570</b>	<b>20,937</b>

\*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 <sup>1</sup>	32,470	33,033	33,285
Other*	88	84	81
<b>Yukon</b>	<b>41,565</b>	<b>42,230</b>	<b>42,507</b>

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

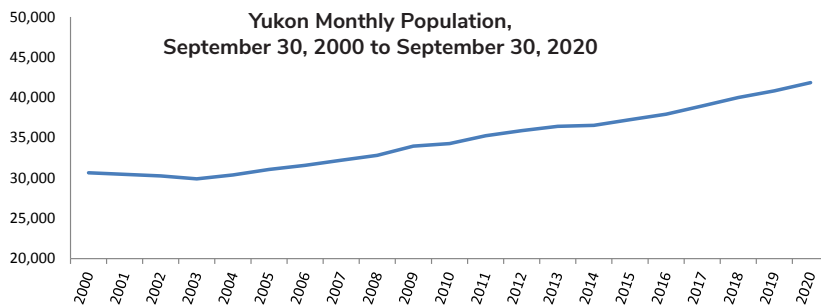
## 1.3 Vital Statistics

	Births	Deaths	Marriages
Year-to-date	21	9	-3
change	45.7%	24.3%	-16.7%
<b>2021</b>			
February (p)	31	19	7
January	36	27	8
<b>2020 total (r)</b>	<b>389</b>	<b>256</b>	<b>141</b>
December (r)	38	25	11
November	33	21	8
October	41	17	14
September	30	24	12
August	26	26	24
July	41	26	18
June	33	28	14
May	35	16	10
Apr	35	23	4
March	31	13	8
February	19	19	12

Source: Yukon Bureau of Statistics.

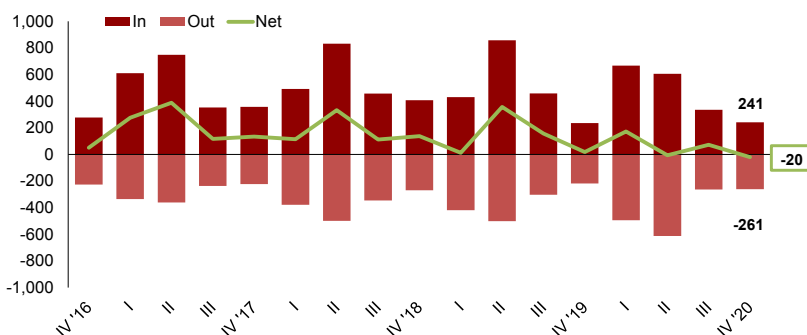
### Did you know?

Comparing September 30, 2020 to September 30, 2019, Whitehorse area population increased by 942 people, or 2.3%.



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 fourth quarter of 2020, Yukon lost 20 people through net migration — 15 were lost through interprovincial migration and 5 were lost through international migration.

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

- Alberta (-28);
- British Columbia (-23);
- Northwest Territories (-22);
- Saskatchewan (-17);
- Newfoundland (-6);
- Prince Edward Island (-3); and
- Manitoba (-1).

Conversely, **net gains** were to:

- Ontario (+75); and
- Nova Scotia (+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
<b>2021</b>						
March	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>						
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%
September	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%
May	22,400	21,500	1,000	4.5%	69.8%	67.0%
April	23,000	22,400	600	2.6%	71.7%	69.8%
March	23,500	22,800	800	3.4%	73.2%	71.0%

Yukon Employment, March 2021:  
<https://yukon.ca/en/yukon-employment-march-2021>

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

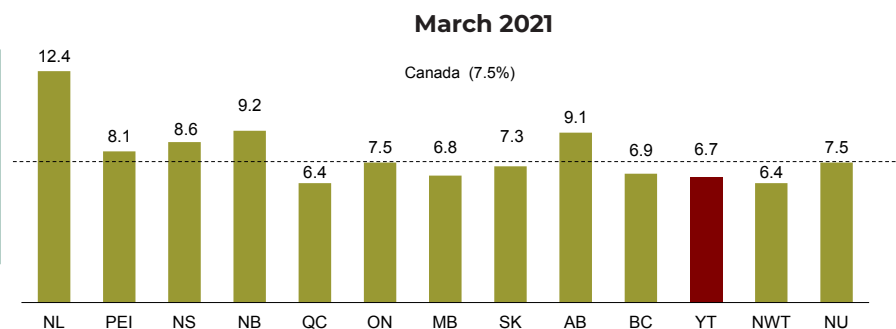
Yukon Employment Historical Data, 2010 to 2019: <https://yukon.ca/en/yukon-employment-historical-data-2010-2019>

\*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?

Yukon's monthly average employment in the services producing sector over the first three months of 2021 (January - March) was 18,433, a decrease of 467 employees, or 2.5%, compared to the same time period in 2020 (18,900).



\*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 March 2021 to February 2021, employment in the services-producing sector increased by 400, or 2.2%. The goods-producing sector's employment decreased by 200, or 6.5%. In March 2021, of the 21,800 employed Yukoners, 9,900, or 45.4%, were working in the public sector. Of the 11,900 workers in the private sector, 3,700, or 31.1%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
<b>2021</b>						
March	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
September	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
May	21,200	9,200	7,800	4,100	3,600	17,600
April	21,800	9,300	8,200	4,200	3,600	18,100
March	22,300	9,300	8,700	4,300	3,500	18,700

\*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)

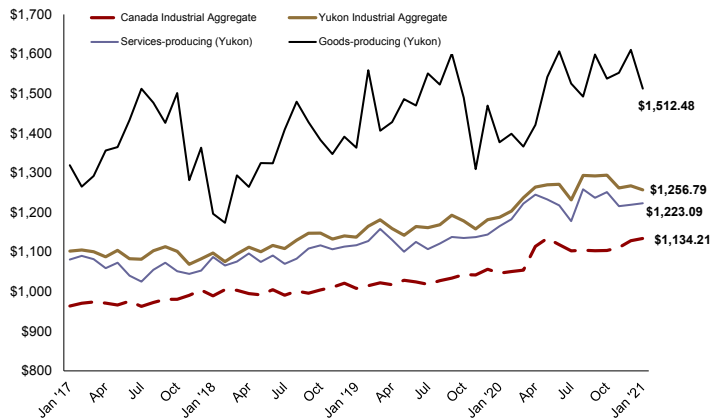
### 2.4 Average Weekly Earnings, Including Overtime\*

	Yukon Average <sup>#</sup>	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>	\$69.14 5.8%	\$128.92 10.4%	\$14.68 1.9%	\$27.30 2.4%	\$27.72 1.9%	\$166.56 25.8%	\$119.59 12.0%	\$65.27 12.2%	\$177.95 20.8%	\$5.11 0.3%
(\$)										
<b>2021</b>										
January (p)	<b>1,256.79</b>	1,364.70	805.01	1,150.56	1,479.62	813.38	1,114.38	600.95	1,032.92	1,523.50
<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 (r)	<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
March	<b>1,236.91</b>	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	<b>1,203.51</b>	1,207.86	797.93	1,154.23	1,767.19	619.46	1,022.05	542.17	968.68	1,454.14
January	<b>1,187.65</b>	1,235.78	790.33	1,123.26	1,451.90	646.82	994.79	535.68	854.97	1,518.39

\*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).

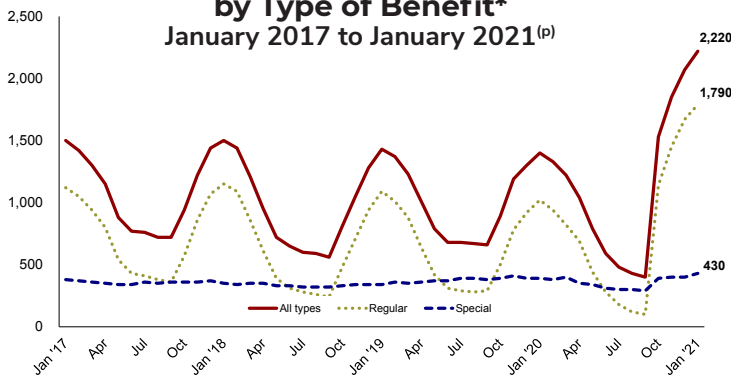
### 2.5 Average Weekly Earnings, Including Overtime\*, Yukon and Canada January 2017 to January 2021<sup>(p)</sup>



\*Please see endnotes on page 12.

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

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



\*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 2020, Yukon's average weekly earnings was \$1,256.50 — this figure was \$90.38, or 7.8%, higher than Yukon's average for 2019 (\$1,166.12) and \$159.88 higher than the figure for Canada (\$1,096.62).

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

	Jan 2020	Dec <sup>(p)</sup> 2020	Jan <sup>(p)</sup> 2021
Beaver Creek	10	10	10
Burwash Landing	0	10	0
Carmacks	40	40	40
Dawson	240	310	330
Faro	10	20	30
Haines Junction	70	70	80
Marsh Lake	10	20	20
Mayo	20	50	50
Mt. Lorne	0	10	10
Old Crow	10	30	30
Pelly Crossing	20	30	40
Ross River	20	30	30
Tagish	10	20	20
Watson Lake	50	70	80
Whitehorse	830	1,240	1,330
<b>Yukon Total</b>	<b>1,400</b>	<b>2,070</b>	<b>2,220</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	
	Feb 2020	Jan 2021	Feb 2021	Jan '21 to Feb '21	Feb '20 to Feb '21
<b>All-Items</b>	<b>135.9</b>	<b>136.1</b>	<b>136.4</b>	<b>0.2</b>	<b>0.4</b>
Food	134.6	132.8	133.0	0.2	-1.2
Shelter	169.1	170.2	170.3	0.1	0.7
Household Operations, Furnishings & Equipment	107.4	109.6	110.5	0.8	2.9
Clothing & Footwear	102.6	102.8	102.9	0.1	0.3
Transportation	145.0	142.7	143.5	0.6	-1.0
Health & Personal Care	128.4	130.5	130.3	-0.2	1.5
Recreation, Education & Reading	101.4	102.7	102.2	-0.5	0.8
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	177.2	177.9	177.9	0.0	0.4
<b>Special Aggregates</b>					
Energy	181.6	169.0	171.6	1.5	-5.5
All-items excluding energy	132.0	133.1	133.2	0.1	0.9

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

In February 2021 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 0.4% (figures for Yukon are not available); 0.7 percentage points lower than that for Canada (1.1%).

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

- Purchase and leasing of passenger vehicles;
- Rent; and
- Internet access services.

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

- Gasoline;
- Telephone services; and
- Mortgage interest cost.

On a **month-to-month** basis, from January 2021 to February 2021, the CPI for Whitehorse (figures for Yukon are not available) increased 0.2%.

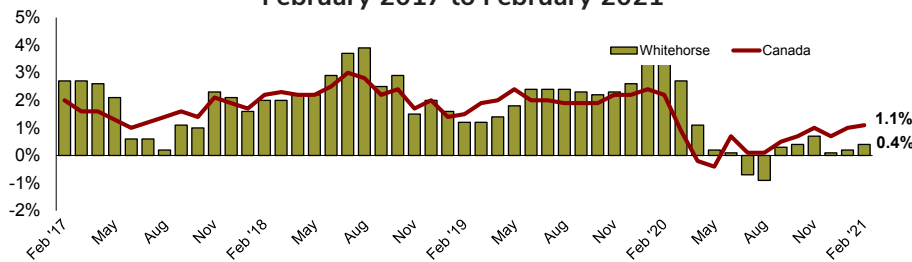
Major contributors to month-to-month **increases** were the prices of:

- Gasoline;
- Fuel oil and other fuels; and
- Non-electric kitchen utensils, tableware and cook-ware.

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

- Telephone services;
- Coffee and tea; and
- Home entertainment equipment, parts and services.

#### 3.2 Year-over-Year Change to the Consumer Price Index\* Whitehorse and Canada February 2017 to February 2021



\*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%

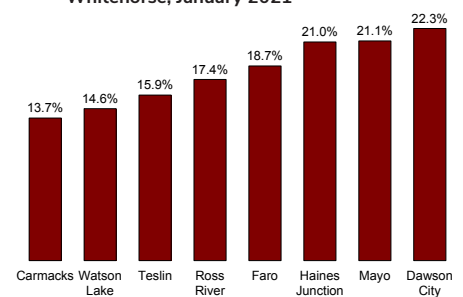
Consumer Price Index, 2020:  
<https://yukon.ca/en/consumer-price-index-2020>

#### 3.3 Community Spatial Price Index, January 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.

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
<b>Total Survey Items</b>	<b>113.7</b>	<b>122.3</b>	<b>118.7</b>	<b>121.0</b>	<b>121.1</b>	..	<b>117.4</b>	<b>115.9</b>	<b>114.6</b>
Meat/Fish/Seafood	116.7	108.2	116.4	122.8	117.3	..	106.7	105.2	100.7
Dairy/Eggs	113.9	114.6	117.1	141.7	120.5	..	122.2	119.2	112.6
Fruit/Veg.	120.8	120.5	121.8	116.2	128.1	..	126.1	117.2	114.2
Bread/Cereal	117.5	148.1	125.6	137.7	123.6	..	118.9	121.9	124.8
Other Foods	122.0	135.4	138.4	134.2	140.0	..	132.3	130.5	131.0
Household Operations	120.7	137.9	128.1	127.5	132.1	..	131.7	133.9	123.5
Health & Personal Care	123.4	144.6	121.8	111.8	123.9	..	113.5	126.2	137.3
Cigarettes	101.9	97.2	102.1	..	110.2	..	109.1	100.5	103.7
Gasoline/Diesel	99.6	114.9	106.8	104.3	105.6	..	103.6	104.2	98.7
Home Heating Fuel	101.0	104.6	102.7	106.1	104.0	..	103.1	99.8	103.5

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

Yukon's preliminary retail sales in January 2021 increased by \$5.7 million, or 9.9%, compared to January 2020. Canada's retail sales decreased 1.1% over the same time period.

Yukon's preliminary wholesale sales in January 2021 increased by \$2.1 million, or 23.9%, compared to January 2020. Canada's wholesale sales increased 2.5% over the same time period.

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

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
<b>Year-to-date change</b>	\$5,739 9.9%	\$80 0.8%	-\$373 -3.8%	..
(\$000)				
<b>2021</b>				
January (p)	63,905	10,221	9,558	F
<b>2020 total (r)</b>	<b>892,247</b>	<b>161,061</b>	<b>122,951</b>	..
December (r)	81,698	12,672	9,397	F
November	75,510	13,110	9,953	F
October	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

\*Please see table endnotes on page 12.

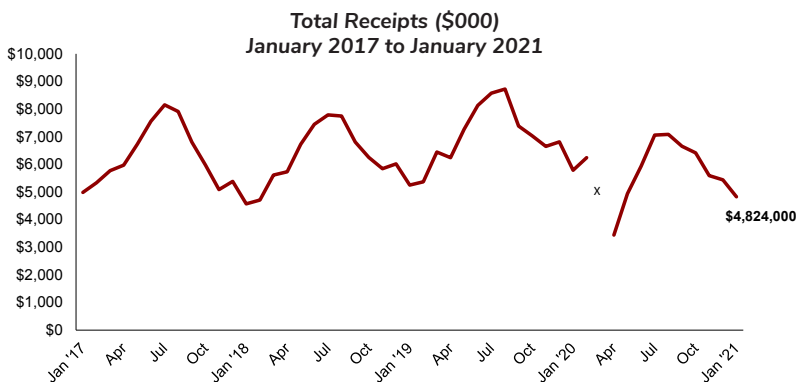
Source: Statistics Canada. Table 20-10-0008-01.

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

#### Did you know?

Yukon's preliminary retail sales in the Motor vehicle and parts dealers sector for January 2021 was \$10.2 million, an increase of \$1.1 million, or 12.1%, compared to the previous five year average for the same time period (\$9.1 million).

### 4.3 Food Services and Drinking Places



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

Comparing January 2021 to January 2020, total receipts for food services and drinking places in Yukon decreased by \$961,000, or 16.6%; Canada's receipts decreased 35.9%.



## 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>†</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

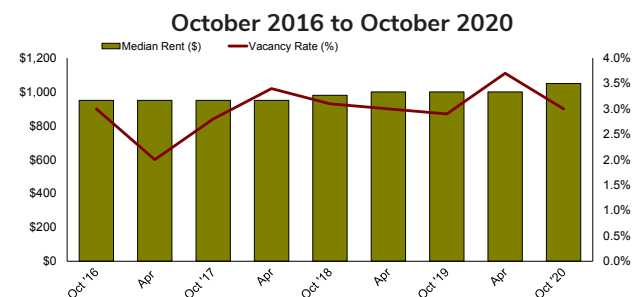
	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
<b>2020 average</b>	<b>\$1,025</b>	<b>3.3%</b>	<b>\$768</b>	<b>10.3%</b>	<b>\$1,000</b>	<b>3.3%</b>
<b>October</b>	\$1,050	3.0%	\$800	6.3%	\$1,000	0.0%
<b>April</b>	\$1,000	3.7%	\$735	15.4%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

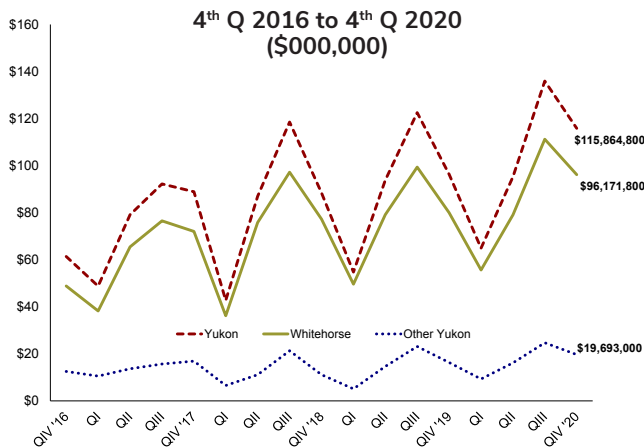
### 6.1 Number and Value of Real Estate Transactions\*, Whitehorse

	Total†		Single Houses		Mobile Homes		Condos		Duplexes	
Year-to-date change	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
	13	\$33,943.1	-30	-\$1,519.6	-7	-\$1,967.7	66	\$38,921.0	-9	-\$1,590.5
	1.9%	11.0%	-9.4%	-0.9%	-28.0%	-25.5%	28.3%	44.3%	-20.9%	-9.8%
<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
<b>2019 total</b>	<b>680</b>	<b>308,190.2</b>	<b>318</b>	<b>164,154.1</b>	<b>25</b>	<b>7,727.6</b>	<b>233</b>	<b>87,803.0</b>	<b>43</b>	<b>16,240.9</b>
<b>Q4</b>	169	79,981.5	69	36,270.2	4	1,213.9	64	26,454.9	12	4,764.8

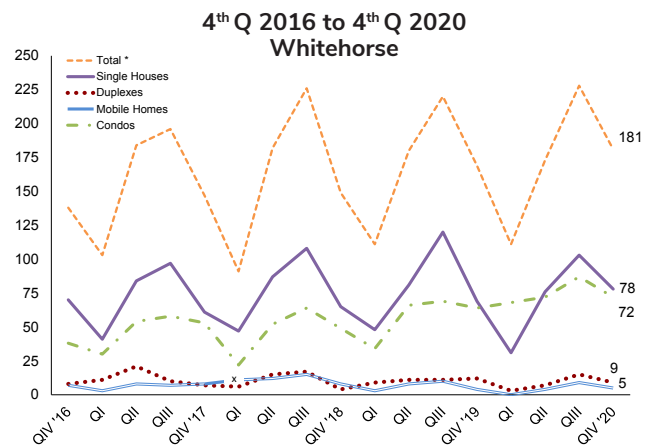
\*Please see table endnotes on page 12. † Total includes residential lots, multiple-residential, commercial, and industrial sales.  
Source: Yukon Bureau of Statistics.

Yukon Real Estate Report, Fourth Quarter, 2020: <https://yukon.ca/en/yukon-real-estate-report-q4-2020>

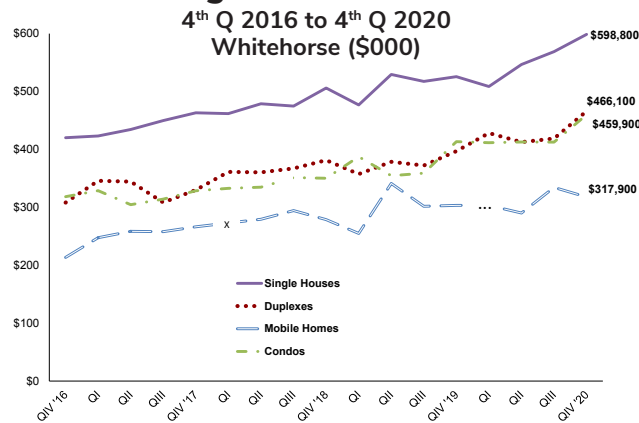
### 6.2 Value of Real Estate Transactions



### 6.3 Number of Residential Transactions

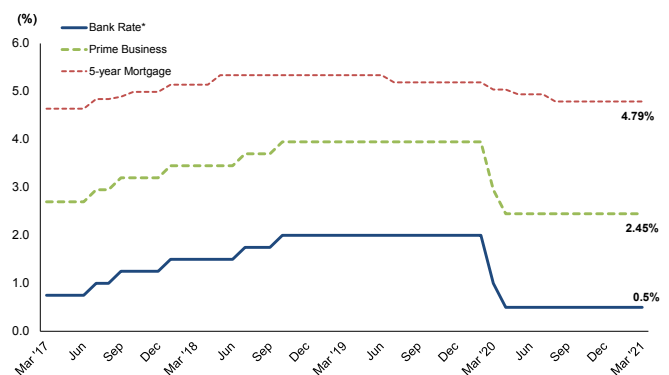


### 6.4 Average Residential Sale Prices



### 6.5 Selected Interest Rates\*

March 2017 to March 2021



In the fourth quarter of 2020, the total value of real estate transactions in Yukon was \$115.9 million: \$96.2 million in Whitehorse and \$19.7 million for the rest of Yukon. Comparing the fourth quarter of 2020 to that of 2019, the total value of Yukon's real estate transactions increased by \$19.5 million, or 20.3%.

#### Did you know?

In 2020, the number of real estate transactions in Yukon was 693. This number of sales was 75 more than the average number of sales (618) in the previous five years.



## 7. Construction

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

	Total		Residential		Industrial		Government/ Institutional		Commercial	
<b>Year-to-date change</b>	27	-\$14,419.5	10	\$250.0	-2	-\$125.0	3	-\$14,653.3	16	\$108.7
	17.9%	-67.5%	8.2%	6.0%	...	...	37.5%	-90.1%	84.2%	13.7%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>2021</b>										
March	75	3,945.7	55	2,324.3	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
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

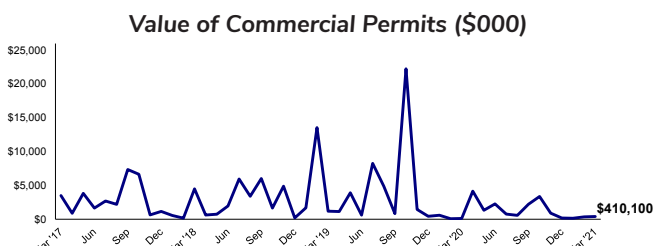
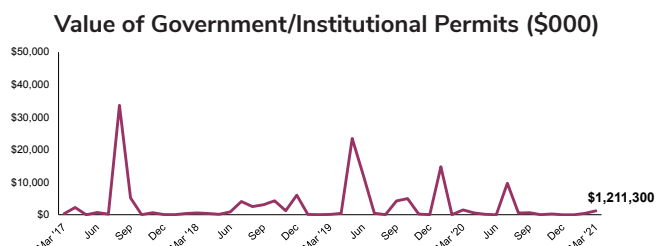
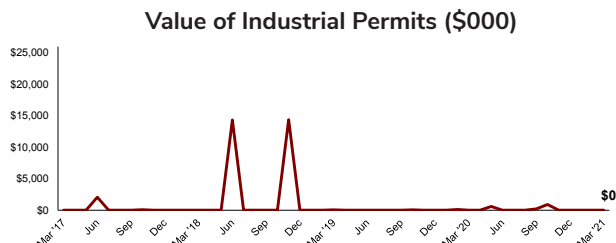
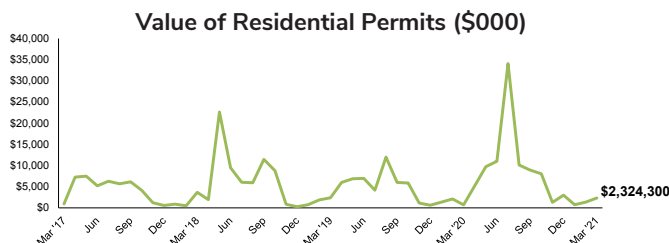
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

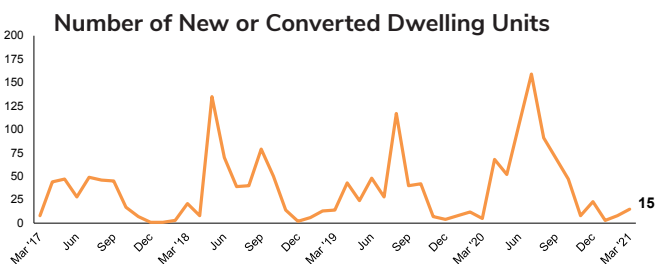
From January through March 2021, a total of 178 building permits were issued in Yukon, at a construction value of \$6.9 million. The construction value of permits decreased by \$14.4 million, or 67.5%, compared to the total value of permits issued from January through March 2020. Of the total construction value of building permits issued in January through March 2021:

- 63.7% was for residential;
- 23.3% was for government/institutional; and
- 0.0% was for industrial;
- 13.0% was for commercial.

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



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



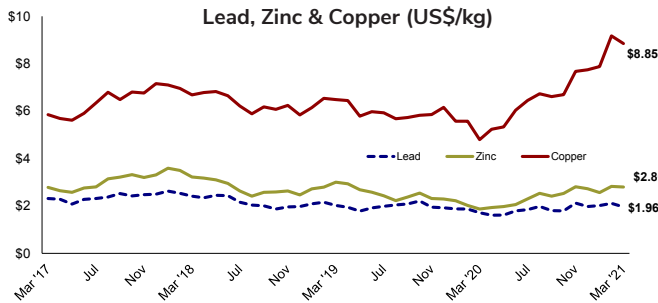
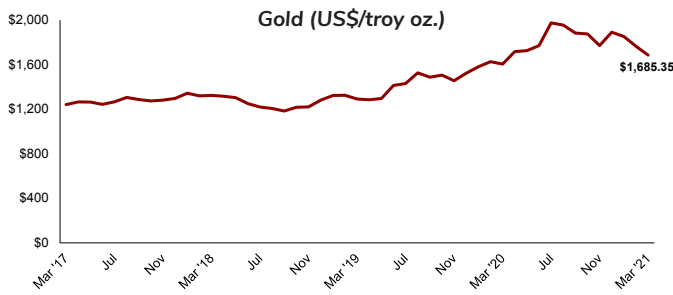
#### Did you know?

Yukon's value of construction for residential permits during the first three months of 2021 was \$4.4 million, an increase of \$250,000, or 6.0%, compared to the same time period in 2020 (\$4.2 million).

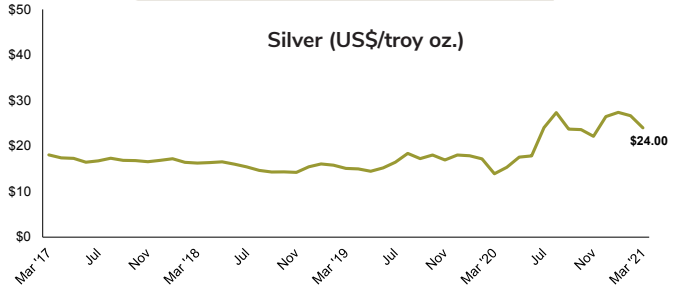
\*Please see endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

# 8. Resources

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



	Mar '20	Mar '21	Mar '20 to Mar '21 Change
<b>US Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$1,604.65	\$1,685.35	\$80.70
<b>Silver</b>	\$13.93	\$24.00	\$10.07
	(\$/kg)		
<b>Lead</b>	\$1.71	\$1.96	\$0.25
<b>Zinc</b>	\$1.87	\$2.80	\$0.93
<b>Copper</b>	\$4.80	\$8.85	\$4.05
<b>Canadian Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$2,278.46	\$2,119.37	-\$159.09
<b>Silver</b>	\$19.78	\$30.18	\$10.40
	(\$/kg)		
<b>Lead</b>	\$2.43	\$2.46	\$0.03
<b>Zinc</b>	\$2.65	\$3.51	\$0.86
<b>Copper</b>	\$6.81	\$11.13	\$4.32

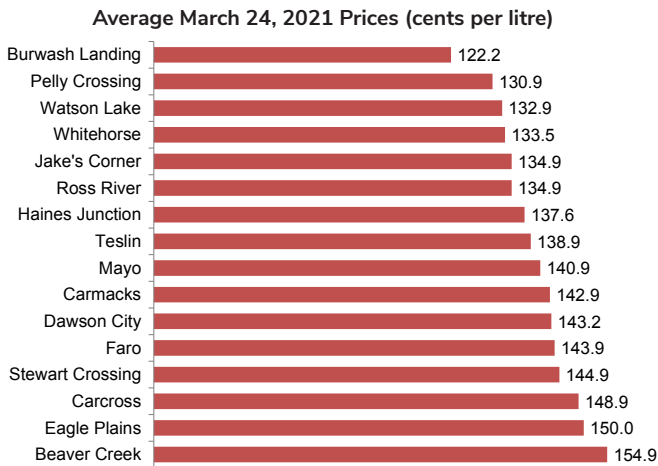


\*Please see endnotes on page 12.  
Sources:  
Exchange rates: Canadian Foreign Exchange Services.  
Metal Prices: London Bullion Market Association and London Metal Exchange.

### Did you know?

As of March 24, 2021, the average regular self-serve motor fuel price in Whitehorse was 133.5¢ per litre, an increase of 24.7¢ per litre, or 22.7%, compared to March 25, 2020 (108.8¢ per litre).

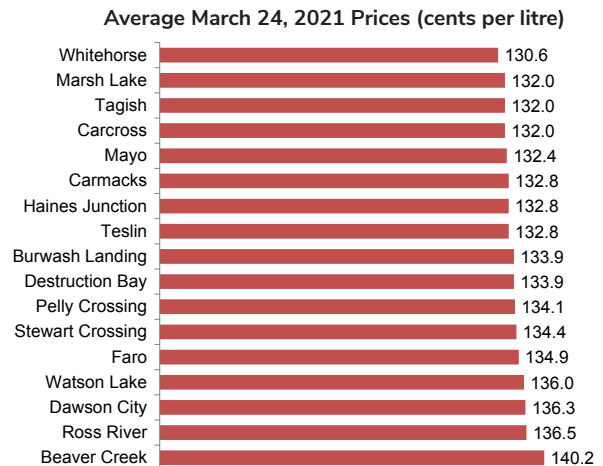
## 8.2 Regular Self-Serve Gasoline



Prices for Destruction Bay was unavailable.

Source: Yukon Bureau of Statistics.

## 8.3 Residential Furnace Oil



Source: Yukon Bureau of Statistics.

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



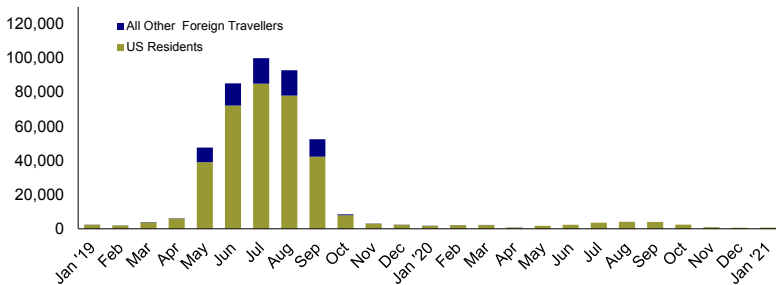
## 9. Transportation

### 9.1 Aircraft Movements\*, Whitehorse

Year-to-date change	-145 -8.9%
(no. of movements)	
<b>2021</b>	
January	1,482
<b>2020 total</b>	<b>29,697</b>
December	1,496
November	2,019
October	2,585
September	2,684
August	3,182
July	2,821
June	2,990
May	3,184
April	1,943
March	2,313
February	2,853
January	1,627

\*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 2020 to 2019, the total number of vehicles which entered Yukon through CBSA ports of entry decreased by 86,393, or 76.9%.

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

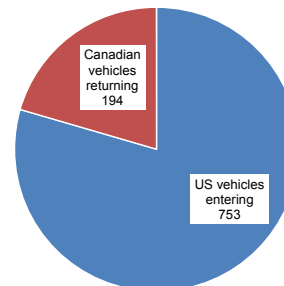
	Total	Canadians	US Residents	Other Foreign Travellers
<b>Year-to-date change</b>	-1,945 -73.9%	-810 -94.7%	-1,105 -63.3%	-30 -100.0%
<b>2021</b>				
January	687	45	642	0
<b>2020 total</b>	<b>30,555</b>	<b>4,113</b>	<b>26,328</b>	<b>114</b>
December	653	43	610	0
November	989	72	917	0
October	2,570	133	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

Of the 687 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in January 2021:

- 84.6% entered through Beaver Creek;
- 11.2% 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\*

January 2021



\*Please see endnotes on page 12.

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

# Endnotes

## 1. Population

- 1.1 & 1.2 Population counts are as of the last day of given month. Due to rounding, the sum of columns may not equal total given.
- 1.2 Other includes communities such as Champagne, Elsa, Johnson's Crossing, Keno City, Stewart Crossing & Swift River.
- 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: May 14, 2021