

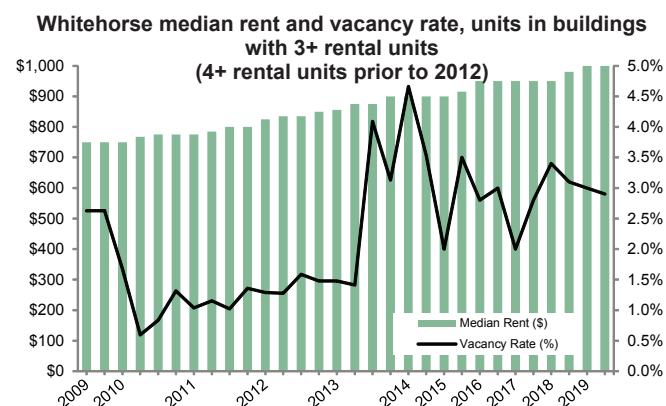
## Yukon Rent Survey October 2019

### Highlights

- In October 2019, Whitehorse's median rent for units in *buildings with 3 or more rental units* was \$1,000 and the vacancy rate was 2.9%.
- Compared with April 2019, the median rent in Whitehorse for units in *buildings with 3 or more rental units* remained the same at \$1,000, and the vacancy rate decreased 0.1 percentage point from 3.0% to 2.9%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was \$1,099 and the vacancy rate was 2.5%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), mobile homes, cabins and garden suites). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends<sup>2</sup> of median rent and vacancy rates in Whitehorse.



For units in buildings with 3 or more rental units, the median rent in October 2019 (\$1,000) increased by \$20, or 2.0%, compared to a year earlier (October 2018) and remained the same compared to the previous reporting period (April 2019).

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014, (the highest rate since 2004) before settling down to a range of 2.0% to 3.5%.

The vacancy rate in October 2019 (2.9%) was 0.2 percentage points lower than the rate in October 2018 (3.1%), and 0.1 percentage point lower compared to the vacancy rate in April 2019 (3.0%).

<sup>2</sup> Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.

**Note:** Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.

### Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. [http://www.eco.gov.yk.ca/stats/stats\\_princ.html](http://www.eco.gov.yk.ca/stats/stats_princ.html)
- **2016 Census Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc. <http://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/Facts-PR-Eng.cfm?TOPIC=8&LANG=Eng&GK=PR&GC=60>
- **CMHC Yukon Factsheet** - Information on buying a condo in Yukon. <https://www.cmhc-schl.gc.ca/en/buying/condominium-buyers-guide/provincial-fact-sheets/yukon-fact-sheet>

#### Whitehorse rent summary for units in buildings with 3 or more rental units, October 2019

Number of units in survey.....	1,070
Number of vacant units.....	31
Vacancy rate for all units.....	2.9%
Median rent for all units.....	\$1,000

#### Whitehorse rent summary for units in buildings with 2 or more units<sup>2</sup>, October 2019

Number of units in survey.....	1,772
Number of vacant units.....	54
Vacancy rate for all units.....	3.0%
Median rent for all units.....	\$1,030

#### Whitehorse rent summary for units in all types of buildings with rental units, October 2019

Number of units in survey.....	2,197
Number of vacant units.....	54
Vacancy rate for all units.....	2.5%
Median rent for all units.....	\$1,099

<sup>2</sup> Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums, mobile homes, cabins and garden suites.

## Rent Summary for All Buildings with Rental Units, by Type, Yukon, October 2019

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	235	235	2	0.9%	\$1,567	\$1,704
Townhouse/Row house	25	70	2	2.9%	\$1,346	\$1,526
Duplex <sup>1</sup>	439	613	17	2.8%	\$1,400	\$1,357
Triplex and Fourplex	76	195	7	3.6%	\$1,150	\$1,188
Condominium	121	173	0	0.0%	\$1,700	\$1,731
Apartment Building <sup>2</sup>	50	883	27	3.1%	\$1,000	\$1,060
Store-top (Commercial) <sup>3</sup>	17	85	4	4.7%	\$1,000	\$1,122
Mobile Home	70	70	0	0.0%	\$1,200	\$1,215
Cabin	14	14	0	0.0%	\$1,450	\$1,484
Garden Suite	10	10	0	0.0%	\$1,200 <sup>†</sup>	\$1,266 <sup>†</sup>
<b>All Types<sup>4</sup></b>	<b>1,057</b>	<b>2,347</b>	<b>59</b>	<b>2.5%</b>	<b>\$1,087</b>	<b>\$1,286</b>

<sup>†</sup> Use with 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 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.

For rental units in all types of buildings in Yukon, the median rent for October 2019 was \$1,087. The highest median rent reported by landlords was \$1,700 per month for condominiums. Single detached houses had the second-highest median rent at \$1,567 per month. The lowest median rent was \$1,000 per month for units in apartment buildings as well as in commercial store-top buildings.

In October 2019, the highest number of rental units (883) was in apartment buildings, followed by the number of rental units (613) in duplexes (includes single detached houses with a rental suite). The lowest number of rental units (10) was in the garden suites category.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, October 2019

	Single		Triplex		Condo- minium	Apartment Building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile Home	Cabin	Garden Suite	
	All Types	Detached House	Townhouse/ Row house	Duplex <sup>1</sup>							and Fourplex
<b>Number of Buildings with Rental Units</b>	1,057	235	25	439	76	121	50	17	70	14	10
<b>Median Rent</b>											
All	\$1,087	\$1,567	\$1,346	\$1,400	\$1,150	\$1,700	\$1,000	\$1,000	\$1,200	\$1,450	\$1,200 <sup>†</sup>
Bachelor	\$850	...	...	\$650 <sup>†</sup>	\$923	x	\$814	\$829	...	...	...
1 Bedroom	\$995	\$1,243	\$975	\$1,000	\$950	\$1,150	\$980	\$1,025	...	\$1,188 <sup>†</sup>	\$1,200 <sup>†</sup>
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 <sup>†</sup>	...	x	...	...	...	...	...	...	...
<b>Total Units</b>											
All <sup>4</sup>	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	...	...	...	...	...	...	...
<b>Vacant Units</b>											
All <sup>4</sup>	59	2	2	17	7	0	27	4	0	0	0
Bachelor	13	...	...	0	0	0	13	0	...	...	...
1 Bedroom	26	0	0	14	6	0	4	1	...	0	0
2 Bedrooms	14	0	2	0	1	0	10	1	0	...	...
3-4 Bedrooms	6	2	0	3	0	0	0	1	0	0	...
5+ Bedrooms	0	0	...	0	...	...	...	...	...	...	...
<b>Vacancy Rate</b>											
All	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. <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 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.

## Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, October 2019

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
<b>Number of Buildings with Rental Units</b>	1,057	123	138	179	73	126	122	161	136
<b>Median Rent</b>									
All	\$1,087	\$900	\$1,098	\$1,100	\$1,000	\$1,050	\$1,500	\$1,500	\$1,243
Bachelor	\$850	\$713	\$824	\$868	\$850 <sup>†</sup>	\$850	\$2,009 <sup>†</sup>	...	\$800
1 Bedroom	\$995	\$1,000	\$975	\$1,000	\$900	\$950	\$1,000	\$1,007	\$1,050
2 Bedrooms	\$1,200	\$1,150	\$1,212	\$1,172	\$1,000	\$1,200	\$1,575	\$1,650	\$1,317
3-4 Bedrooms	\$1,600	\$1,600	\$1,550	\$1,400	\$1,450	\$1,600	\$1,800	\$1,950	\$1,512
5+ Bedrooms	\$2,100	...	x	\$1,750 <sup>†</sup>	...	\$2,800 <sup>†</sup>	\$2,500 <sup>†</sup>	...	...
<b>Total Units</b>									
All <sup>‡</sup>	2,347	263	393	599	163	244	185	265	234
Bachelor	177	80	31	8	5	16	5	...	32
1 Bedroom	707	74	152	181	68	78	47	74	32
2 Bedrooms	840	61	154	308	59	48	51	112	47
3-4 Bedrooms	606	48	54	95	30	99	78	80	123
5+ Bedrooms	17	...	3	6	...	4	4	...	...

x = Suppressed. ... = Not appropriate/applicable. <sup>†</sup> Use with caution when analyzing data due to high variance or a small number of rental units within the category.  
<sup>‡</sup> Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For all buildings with rental units in Yukon, 179 buildings, or 16.9% of the total, were built in the decade of 1970-79 (note: 'unknown years' may also include units built in 1970-79). In general, the newer the building is, the higher the median rent reported.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Community, October 2019

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
<b>Number of Buildings with Rental Units</b>	1,057	941	55	41	19
<b>Median Rent</b>					
All	\$1,087	\$1,099	\$1,000	\$841	\$800
Bachelor	\$850	\$828	\$850	x	...
1 Bedroom	\$995	\$995	\$1,000	\$523	\$800 <sup>†</sup>
2 Bedrooms	\$1,200	\$1,200	\$1,900 <sup>†</sup>	\$800	\$910 <sup>†</sup>
3-4 Bedrooms	\$1,600	\$1,600	\$1,650 <sup>†</sup>	\$917	\$900 <sup>†</sup>
5+ Bedrooms	\$2,100	\$2,300 <sup>†</sup>	...	\$1,500 <sup>†</sup>	...
<b>Total Units</b>					
All <sup>‡</sup>	2,347	2,197	69	62	19
Bachelor	177	167	9	1	...
1 Bedroom	707	656	38	6	6
2 Bedrooms	840	802	10	19	9
3-4 Bedrooms	606	559	11	32	4
5+ Bedrooms	17	14	...	4	...
<b>Vacant Units</b>					
All <sup>‡</sup>	59	54	2	3	0
Bachelor	13	13	0	0	...
1 Bedroom	26	24	0	2	0
2 Bedrooms	14	14	0	0	0
3-4 Bedrooms	6	3	2	1	0
5+ Bedrooms	0	0	...	0	...
<b>Vacancy Rate</b>					
All	2.5%	2.5%	2.9%	4.8%	0.0%
Bachelor	7.3%	7.8%	0.0%	0.0%	...
1 Bedroom	3.7%	3.7%	0.0%	33.3%	0.0%
2 Bedrooms	1.7%	1.7%	0.0%	0.0%	0.0%
3-4 Bedrooms	1.0%	0.5%	18.2%	3.1%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...

In October 2019, the highest median rent reported for any size of rental units (in the communities surveyed) was \$2,300<sup>†</sup> for units with 5 or more bedrooms in Whitehorse.

Of the 59 vacant rental units in Yukon in October 2019, 54 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 1-bedroom units at 24, followed by 2-bedroom units at 14 and bachelor units at 13.

In Whitehorse, the highest vacancy rate was at 7.8%<sup>‡</sup> for bachelor units; the lowest was for units with five or more bedrooms at 0.0%.

x = Suppressed.  
 ... = Not appropriate/applicable.  
<sup>†</sup> Use with caution when analyzing data due to high variance or a small number of rental units within the category.  
<sup>‡</sup> Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

## Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, October 2019

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	170	170	0	0.0%	\$1,625	\$1,931
Townhouse/Row house	24	67	2	3.0%	\$1,371	\$1,547
Duplex <sup>1</sup>	406	570	17	3.0%	\$1,400	\$1,375
Triplex and Fourplex	73	187	5	2.7%	\$1,150	\$1,207
Condominium	121	173	0	0.0%	\$1,700	\$1,731
Apartment Building <sup>2</sup>	49	875	27	3.1%	\$1,000	\$1,061
Store-top (Commercial) <sup>3</sup>	15	73	3	4.1%	\$1,000	\$1,158
Mobile Home	63	63	0	0.0%	\$1,200	\$1,274
Cabin	14	14	0	0.0%	\$1,450	\$1,484
Garden Suite	6	6	0	0.0%	\$1,125 <sup>†</sup>	\$1,323 <sup>†</sup>
<b>All Types<sup>4</sup></b>	<b>941</b>	<b>2,197</b>	<b>54</b>	<b>2.5%</b>	<b>\$1,099</b>	<b>\$1,303</b>

<sup>†</sup> Use with 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 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.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, October 2019

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse <sup>1</sup>	Porter Creek	Whistlebend	Crestview	Country Residential
<b>Number of Buildings with Rental Units</b>	941	210	166	321	165	20	39	19
<b>Median Rent</b>								
All	\$1,099	\$1,000	\$1,189	\$1,088	\$1,400	\$1,950	\$1,250	\$1,750
Bachelor	\$828	\$809	x	\$850	\$1,100	...	\$950 <sup>†</sup>	...
1 Bedroom	\$995	\$980	\$965	\$983	\$1,007	...	\$1,125	\$1,500 <sup>†</sup>
2 Bedrooms	\$1,200	\$1,200	\$1,174	\$1,333	\$1,400	\$1,800	\$1,775	\$2,000 <sup>†</sup>
3-4 Bedrooms	\$1,600	\$1,632	\$1,512	\$1,650	\$1,600	\$2,050	\$1,500	\$2,150 <sup>†</sup>
5+ Bedrooms	\$2,300 <sup>†</sup>	...	x	\$2,650 <sup>†</sup>	x	...	...	...
<b>Total Units</b>								
All <sup>2</sup>	2,197	705	524	591	272	29	57	21
Bachelor	167	87	3	64	7	...	6	...
1 Bedroom	656	355	128	104	47	...	19	4
2 Bedrooms	802	180	301	192	89	11	19	11
3-4 Bedrooms	559	83	90	222	126	17	14	6
5+ Bedrooms	14	...	2	8	3	...	...	...
<b>Vacant Units</b>								
All <sup>2</sup>	54	8	24	18	1	0	3	0
Bachelor	13	0	0	13	0	...	0	...
1 Bedroom	24	3	16	3	1	...	0	0
2 Bedrooms	14	4	7	2	0	0	0	0
3-4 Bedrooms	3	0	0	0	0	0	3	0
5+ Bedrooms	0	...	0	0	0	...	...	...
<b>Vacancy Rate</b>								
All	2.5%	1.1%	4.6%	3.0%	0.4%	0.0%	5.3%	0.0%
Bachelor	7.8%	0.0%	0.0%	20.3%	0.0%	...	0.0%	...
1 Bedroom	3.7%	0.8%	12.5%	2.9%	2.1%	...	0.0%	0.0%
2 Bedrooms	1.7%	2.2%	2.3%	1.0%	0.0%	0.0%	0.0%	0.0%
3-4 Bedrooms	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	21.4%	0.0%
5+ Bedrooms	0.0%	...	0.0%	0.0%	0.0%	...	...	...

x = Suppressed. ... = Not appropriate/applicable. <sup>1</sup> Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>2</sup> Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.

<sup>3</sup> Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Note: Median and average rent prices displayed in this publication, may or may not include utility costs (heating, electricity, water, parking, etc).



Department of Finance  
Yukon Bureau of Statistics

Info sheet no. 53 – January 2020  
Next release date: July 2020

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