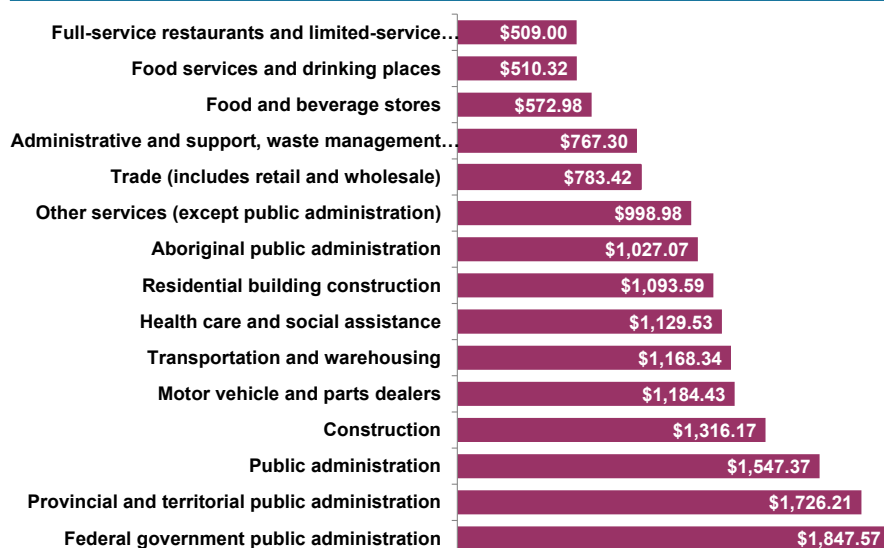




Highlights:

- In the first quarter of 2021, (January to March), Yukon's retail sales increased by \$17.7 million, or 9.7%, compared to the same time period in 2020; Canada's retail sales decreased 10.7% over the same time period.
- As of May 19, 2021, where prices were available, average regular self-serve gasoline prices ranged from 139.0¢ per litre in Mayo to 155.9¢ per litre in Destruction Bay; a difference of 16.9¢.

New publication this month: Survey of Employment, Payrolls and Hours, 2020



In 2020, from all available detail data by industry, average weekly earnings of employees in the **Public administration** sector remained the highest in the territory at \$1,547.37. Employees in public administration subsectors had average weekly earnings of: \$1,847.57 (**Federal government public administration**); \$1,726.21 (**Territorial public administration**); and \$1,027.07 (**Aboriginal public administration**).

Average weekly earnings of the **Public administration** sector (\$1,547.37) were \$290.87 (or 23.1%) higher than the 2020 industrial aggregate (excluding unclassified businesses) for Yukon at \$1,256.50.

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

What else is new:

New from the Yukon Bureau of Statistics:

- Yukon Employment, May 2021: <https://yukon.ca/en/yukon-employment-may-2021>
- Yukon Fuel Price Survey, May 2021: <https://yukon.ca/en/yukon-fuel-price-survey-may-2021>
- Survey of Household Spending in Whitehorse, 2019: <https://yukon.ca/en/household-spending-whitehorse-2019>
- Experimental Estimates for Business Openings and Closures for Yukon, February 2021: <https://yukon.ca/en/experimental-estimates-business-openings-and-closures-yukon-february-2021>
- Experimental Indexes of Economic Activity for Yukon, January 2021: <https://yukon.ca/en/experimental-indexes-economic-activity-yukon-january-2021>

Interested in more data or updates?

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

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



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1. Population

1.1 Population by Age and Sex*, 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
Total	42,827	21,766	21,061

*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 ¹	32,653	33,285	33,590
Other*	89	81	84
Yukon	41,765	42,507	42,827

¹ Marsh Lake is included in Whitehorse Area.

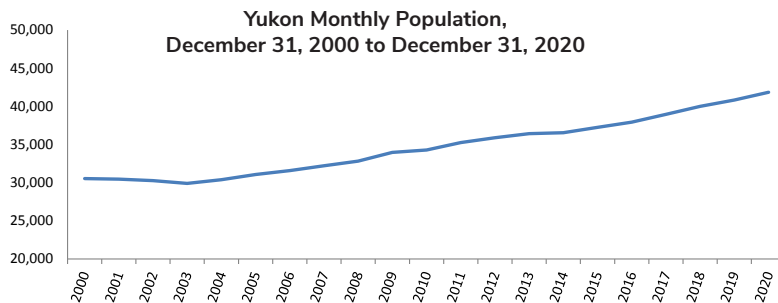
* Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

1.3 Vital Statistics

	Births	Deaths	Marriages
Year-to-date	24	19	-6
change	21.4%	26.0%	-20.0%
2021			
Apr (p)	36	26	3
March (r)	31	20	6
February	33	19	7
January	36	27	8
2020 total	389	256	141
December	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

Source: Yukon Bureau of Statistics.

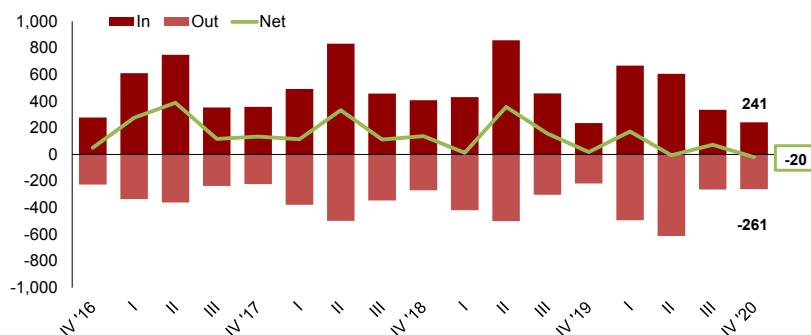


Population Report, Fourth Quarter, 2020:
<https://yukon.ca/en/population-report-q4-2020>

Did you know?

On December 31, 2020, Yukoners aged 14 years and younger made up 16.2% of Yukon's population, compared to 16.9% on December 31, 2015.

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
2021						
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%
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%
2020						
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%

Yukon Employment, May 2021:
<https://yukon.ca/en/yukon-employment-may-2021>

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

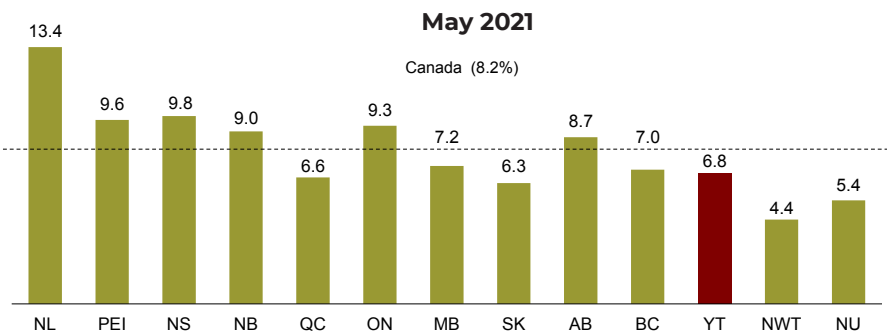
Yukon Employment Historical Data, 2010 to 2019: <https://yukon.ca/en/yukon-employment-historical-data-2010-2019>

*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 May 2021 employment rate (the percentage of the population aged 15 years and over, which is employed), was 68.0%, the second-highest in Canada, following the Northwest Territories (70.3%). This is the first time since May 2016 that Yukon has not had the highest employment rate in Canada.



*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 May 2021 to April 2021, employment in the services-producing sector decreased by 200, or 1.1%. The goods-producing sector's employment remained the same. In May 2021, of the 21,900 employed Yukoners, 9,900, or 45.2%, were working in the public sector. Of the 12,000 workers in the private sector, 3,800, or 31.7%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2021						
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
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
2020						
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

*Please see table endnotes on page 12.
 Source: Statistics Canada. Custom data table.

Note: Public employees are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or for a government funded establishment such as schools (including colleges/universities), hospitals and public libraries.



2. Employment (cont'd)

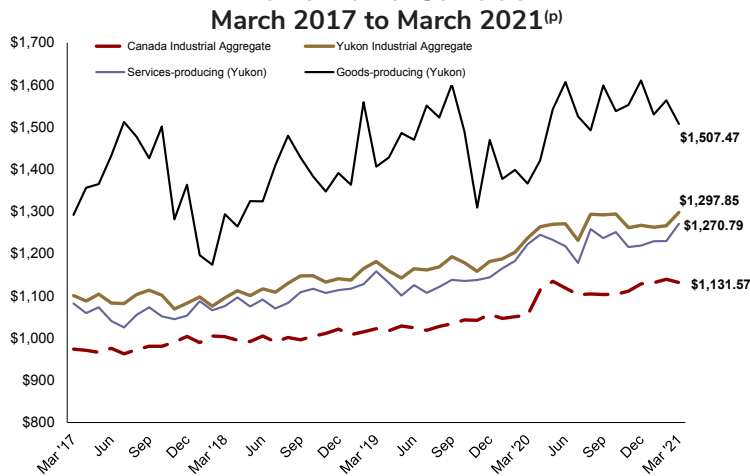
2.4 Average Weekly Earnings, Including Overtime*

	Yukon Average [†]	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$66.28 5.5%	\$107.96 9.0%	\$27.13 3.5%	\$30.14 2.6%	...	\$176.02 27.1%	\$63.52 6.1%	\$56.24 10.6%	\$60.50 6.3%	\$56.95 3.7%
(\$)										
2021										
March (p)	1,297.85	1,311.57	774.84	1,206.07	F	882.39	1,109.81	574.98	1,033.46	1,659.52
February (r)	1,266.24	1,238.20	818.07	1,191.07	F	787.56	1,117.19	578.60	1,012.94	1,540.71
January	1,262.83	1,365.81	808.22	1,155.71	1,506.55	809.74	1,088.99	600.43	1,023.11	1,549.27
2020 annual	1,256.50	1,316.17	783.42	1,168.34	F	767.30	1,129.53	F	998.98	1,547.37
December	1,267.00	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	1,261.59	1,338.12	763.55	1,214.44	F	828.92	1,177.10	542.63	1,029.44	1,579.73
October	1,294.19	1,291.81	766.22	1,219.41	F	833.43	1,300.00	565.27	1,077.71	1,571.93
September	1,292.28	1,472.15	759.13	1,213.76	F	802.97	1,264.80	535.05	1,038.04	1,571.33
August	1,293.56	1,351.05	818.72	1,199.33	F	751.42	1,139.26	515.87	1,030.59	1,542.29
July	1,231.71	1,391.76	818.65	1,118.23	1,405.08	731.87	1,021.14	566.95	1,016.44	1,537.32
June	1,270.91	1,376.16	790.50	1,175.03	1,473.84	847.10	1,103.02	554.99	944.03	1,591.00
May	1,269.77	1,230.57	775.92	1,084.27	1,655.41	830.14	1,226.73	566.18	856.65	1,511.64
April	1,263.86	1,177.82	788.71	1,145.21	1,264.28	794.75	1,108.91	F	1,064.91	1,541.26
March	1,236.91	1,148.05	731.47	1,184.93	1,431.66	685.36	1,108.58	507.44	1,064.36	1,606.12

*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



Survey of Employment, Payroll & Hours, 2020:
https://yukon.ca/sites/yukon.ca/files/ybs/seph_2020.pdf

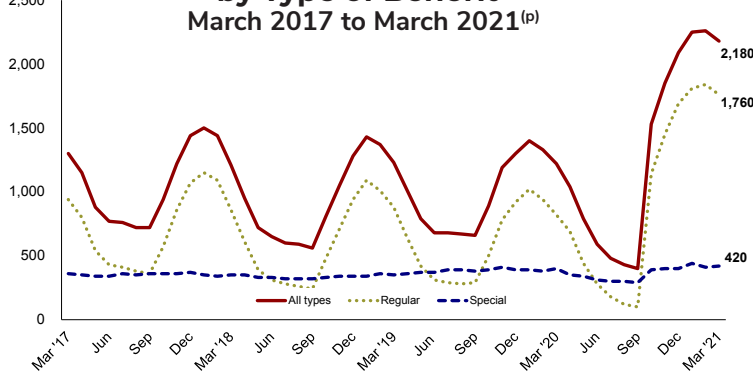
Did you know?

The preliminary average weekly earnings figure for Yukon in March 2021 (\$1,297.85) was the third-highest in Canada, following the Northwest Territories (\$1,524.95) and Nunavut (\$1,424.34).

*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*



*Please see endnotes on page 12.

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

2.7 Employment Insurance Beneficiaries, by Community*

	Mar 2020	Feb ^(p) 2021	Mar ^(p) 2021
Beaver Creek	10	10	10
Burwash Landing	0	0	0
Carmacks	30	40	40
Dawson	210	320	300
Faro	10	20	20
Haines Junction	50	90	90
Marsh Lake	10	20	20
Mayo	10	50	40
Mt. Lorne	0	10	10
Old Crow	10	30	30
Pelly Crossing	10	30	30
Ross River	20	30	30
Tagish	10	20	20
Watson Lake	40	80	80
Whitehorse	740	1,380	1,330
Yukon Total	1,220	2,260	2,180

*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	
	Apr 2020	Mar 2021	Apr 2021	Mar '21 to Apr '21	Apr '20 to Apr '21
All-Items	133.6	136.6	137.8	0.9	3.1
Food	131.9	131.1	132.8	1.3	0.7
Shelter	167.1	171.4	171.7	0.2	2.8
Household Operations, Furnishings & Equipment	107.4	109.0	110.2	1.1	2.6
Clothing & Footwear	102.0	103.1	103.9	0.8	1.9
Transportation	138.4	145.6	147.8	1.5	6.8
Health & Personal Care	129.8	130.2	132.3	1.6	1.9
Recreation, Education & Reading	99.9	102.4	103.3	0.9	3.4
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	177.1	178.0	179.2	0.7	1.2
Special Aggregates					
Energy	154.8	177.7	182.6	2.8	18.0
All-items excluding energy	131.4	133.0	134.0	0.8	2.0

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

In April 2021 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 3.1% (figures for Yukon are not available); 0.3 percentage points lower than that for Canada (3.4%).

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:

- Telephone services;
- Mortgage interest cost; and
- Women's clothing.

On a **month-to-month** basis, from March 2021 to April 2021, the CPI for Whitehorse (figures for Yukon are not available) increased 0.9%.

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

- Gasoline, telephone services and inter-city transportation.

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

- Fresh vegetables, household appliances and mortgages interest cost.

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

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Whitehorse	YT	British Columbia	Alberta	Whitehorse	YT	British Columbia	Alberta	
Sirloin steak, 1 kg	\$ 17.94	\$ 16.75	\$ 16.15	\$ 16.15	\$ 4.17	\$ 4.66	\$ 4.08	\$ 4.08	
Stewing beef, 1 kg	\$ 15.72	\$ 15.05	\$ 15.36	\$ 15.36	\$ 5.37	\$ 4.69	\$ 4.85	\$ 4.85	
Ground beef, 1 kg	\$ 11.33	\$ 9.56	\$ 9.85	\$ 9.85	\$ 2.23	\$ 1.61	\$ 1.74	\$ 1.74	
Pork chops, 1 kg	\$ 11.61	\$ 8.62	\$ 9.45	\$ 9.45	\$ 3.72	\$ 3.50	\$ 3.66	\$ 3.66	
Chicken, 1 kg	\$ 7.74	\$ 7.37	\$ 6.84	\$ 6.84	\$ 3.12	\$ 3.02	\$ 2.94	\$ 2.94	
Bacon, 500 grams	\$ 9.14	\$ 6.43	\$ 6.43	\$ 6.43	\$ 2.27	\$ 4.12	\$ 3.99	\$ 3.99	
Milk, 4 l	\$ 5.56	\$ 5.03	\$ 5.09	\$ 5.09	\$ 8.48	\$ 5.94	\$ 6.41	\$ 6.41	
Butter, 454 grams	\$ 5.62	\$ 5.06	\$ 4.85	\$ 4.85					
Eggs, 1 dozen	\$ 4.17	\$ 4.66	\$ 4.08	\$ 4.08					
Apples, 1 kg	\$ 5.37	\$ 4.69	\$ 4.85	\$ 4.85					
Bananas, 1 kg	\$ 2.23	\$ 1.61	\$ 1.74	\$ 1.74					
Oranges, 1 kg	\$ 3.72	\$ 3.50	\$ 3.66	\$ 3.66					
Carrots, 1 kg	\$ 3.12	\$ 3.02	\$ 2.94	\$ 2.94					
Onions, 1 kg	\$ 2.27	\$ 4.12	\$ 3.99	\$ 3.99					
Potatoes, 4.54 kgs	\$ 8.48	\$ 5.94	\$ 6.41	\$ 6.41					

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

In April 2021, the prices of these selected food products in Whitehorse were **on average** 12.4% higher than British Columbia and 12.1% higher than Alberta.

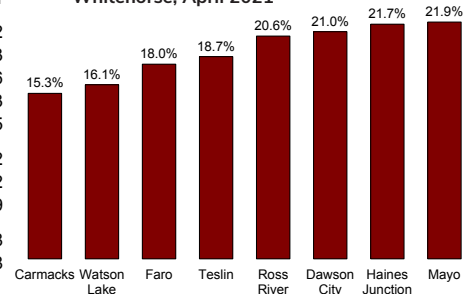
Source: Statistics Canada custom run and Table 18-10-0245-01

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	Lake
Total Survey Items	115.3	121.0	118.0	121.7	121.9	120.6	118.7	116.1
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

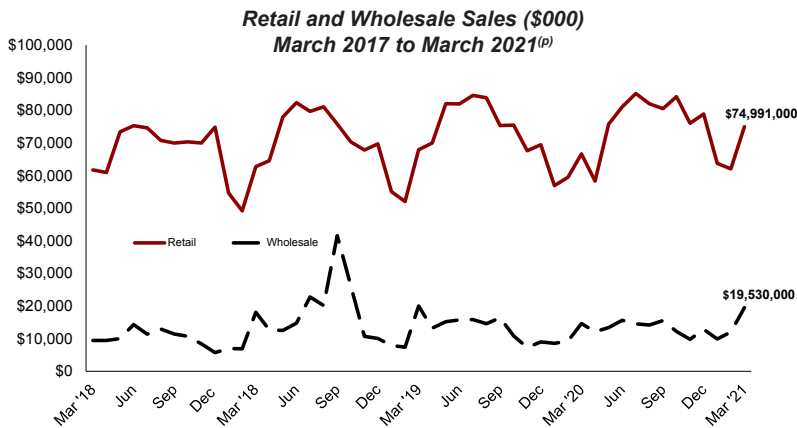


Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale Sales



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

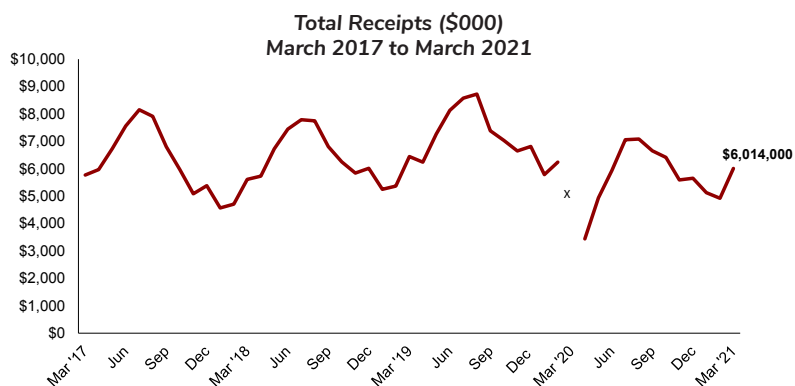
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	\$17,699 9.7%	\$4,159 12.6%	-\$2,841 -9.5%	..
(\$000)				
2021				
March (p)	74,991	15,296	9,514	2,954
February (r)	62,059	11,903	8,886	2,729
January	63,772	10,065	8,688	F
2020 total	885,181	161,589	120,118	..
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
March	66,674	12,094	9,527	3,087

*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 March 2021 increased by \$8.3 million, or 12.5%, compared to March 2020. Canada's retail sales increased 27.5% over the same time period. Year-to-date (January to March), Yukon's retail sales increased by \$17.7 million, or 9.7%, compared to the same time period in 2020; Canada's retail sales decreased 10.7% over the same time period.

Yukon's preliminary wholesale sales in March 2021 increased by \$4.9 million, or 33.3%, compared to March 2020. Canada's wholesale sales increased 16.0% over the same time period. Year-to-date (January to March), Yukon's wholesale sales increased by \$9.0 million, or 27.7%, compared to the same time period in 2020; Canada's wholesale sales increased 7.7% over the same time period.

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

Did you know?

Yukon retail sales for the first quarter 2021 (January to March) totalled \$200.8 million; an increase of \$46.2 million, or 29.9%, compared to the same period of time in 2016 (\$154.6 million).

Comparing March 2021 to March 2020, total receipts for food services and drinking places in Canada increased by 19.3%. (Yukon receipts were unavailable for March 2020)



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 ¹	Triplex and Fourplex	Condominium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Cabin	Garden Suite
Median Rent											
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 [†]	\$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 [†]
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	...	...	...	...	...	...	...	...	...
Total Units											
All Sizes [†]	2,371	226	79	616	203	184	892	79	61	g [†]	21
Bachelor	184	2 [†]	...	15 [†]	7	20	116	21	...	...	3 [†]
1 Bedroom	730	28	13	185	83	31	353	26	...	3 [†]	8 [†]
2 Bedrooms	903	50	41	204	71	57	398	30	44	...	9 [†]
3-4 Bedrooms	532	123	26	213	43	76	26	2 [†]	17	5 [†]	...
5+ Bedrooms	23	23	...	...	...	...	...	...	...	...	...
Vacancy Rate											
All Sizes	3.2%	1.8%	3.8%	3.9%	2.5%	3.3%	3.4%	1.3%	4.9%	0.0% [†]	9.5%
Bachelor	10.9%	0.0% [†]	...	26.7% [†]	0.0%	15.0%	11.2%	0.0%	...	...	0.0% [†]
1 Bedroom	3.3%	0.0%	0.0%	5.9%	4.8%	6.5%	1.4%	3.8%	...	0.0% [†]	0.0% [†]
2 Bedrooms	2.3%	0.0%	7.3%	2.0%	0.0%	1.8%	2.8%	0.0%	0.0%	...	22.2% [†]
3-4 Bedrooms	1.7%	0.0%	0.0%	2.3%	2.3%	0.0%	0.0%	0.0% [†]	17.6%	0.0% [†]	...
5+ Bedrooms	17.4%	17.4%	...	...	...	...	...	...	...	...	...

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

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

¹ Duplex includes single detached houses with a legal rental suite.

² Buildings with five or more rental units.

³ Store-top units are residential units in buildings which primarily contain commercial space.

⁴ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2019-2020

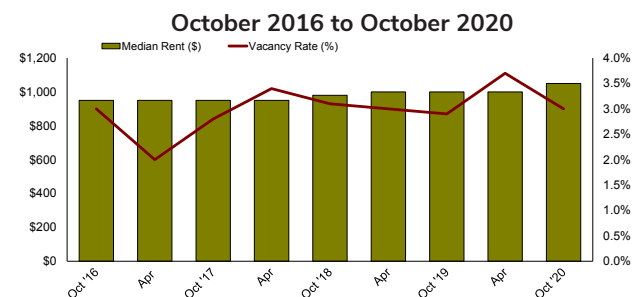
	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2020 average	\$1,025	3.3%	\$768	10.3%	\$1,000	3.3%
October	\$1,050	3.0%	\$800	6.3%	\$1,000	0.0%
April	\$1,000	3.7%	\$735	15.4%	\$1,000	6.7%
2019 average	\$1,000	2.9%	\$750	11.5%	\$900	0.0%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

*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

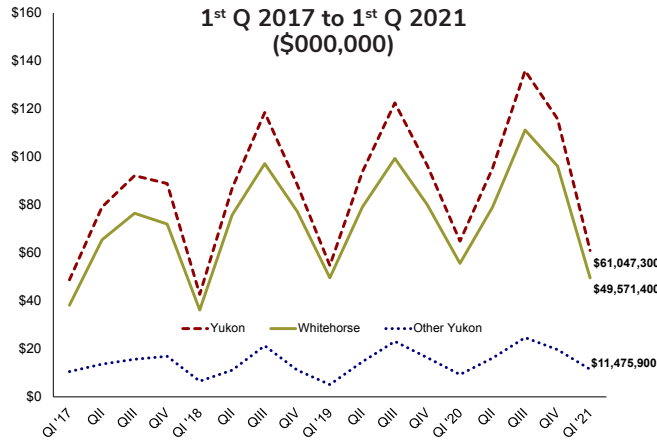
6.1 Number and Value of Real Estate Transactions*, Whitehorse

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

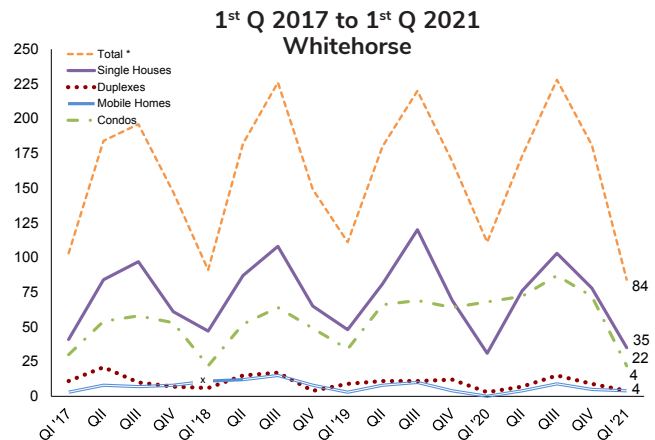
*Please see table endnotes on page 12. † Total includes residential lots, multiple-residential, commercial, and industrial sales.
Source: Yukon Bureau of Statistics.

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

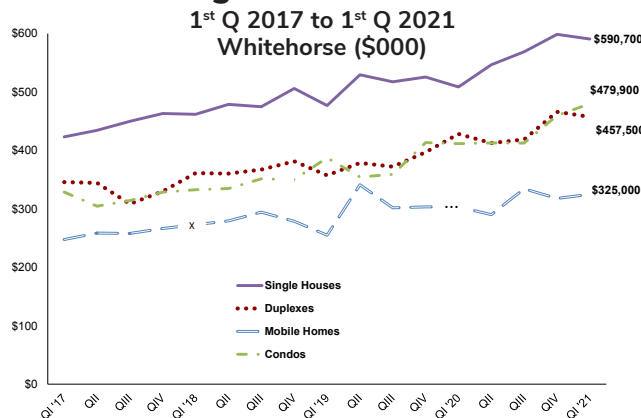
6.2 Value of Real Estate Transactions



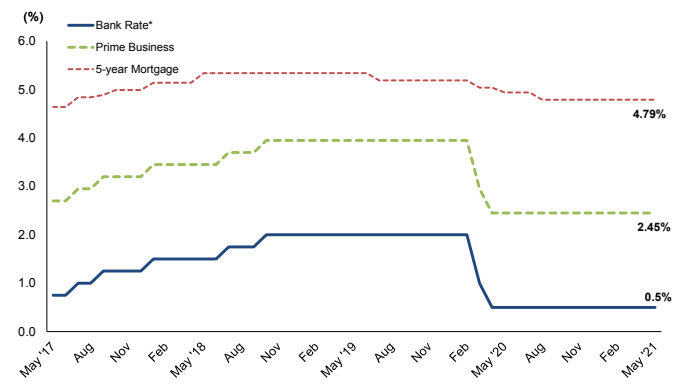
6.3 Number of Residential Transactions



6.4 Average Residential Sale Prices



6.5 Selected Interest Rates*



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 total value in sales of condominiums in Whitehorse was \$10.6 million, a decrease of \$17.4 million, or 62.3%, compared to the first quarter of 2020 (\$28.0 million).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date	68	\$9,355.1	50	\$15,623.9	-2	-\$719.0	0	-\$12,470.7	20	\$6,920.8
change	13.3%	21.7%	11.3%	81.8%	-66.7%	-99.2%	0.0%	-73.6%	40.8%	110.3%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2021										
May	210	23,851.4	190	12,810.3	1	6.0	2	1,634.1	17	9,401.0
April	(r) 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
2020 total	1,776	142,067.1	1,566	95,559.8	13	1,841.0	41	28,085.2	156	16,581.1
December	49	3,174.1	39	2,989.1	0	0.0	0	0.0	10	185.0
November	54	2,451.7	40	1,300.9	0	0.0	3	248.4	11	902.5
October	152	12,344.6	124	8,040.8	3	900.0	6	31.3	19	3,372.4
September	212	11,995.8	198	8,918.4	1	216.0	2	636.8	11	2,224.6
August	253	11,229.2	225	10,118.1	5	0.0	3	530.0	20	581.1
July	283	44,518.3	252	34,076.7	1	0.0	9	9,680.2	21	761.5
June	262	13,299.1	245	11,016.5	0	0.0	2	5.0	15	2,277.6
May	220	11,770.4	195	9,727.8	1	600.0	5	117.5	19	1,325.1

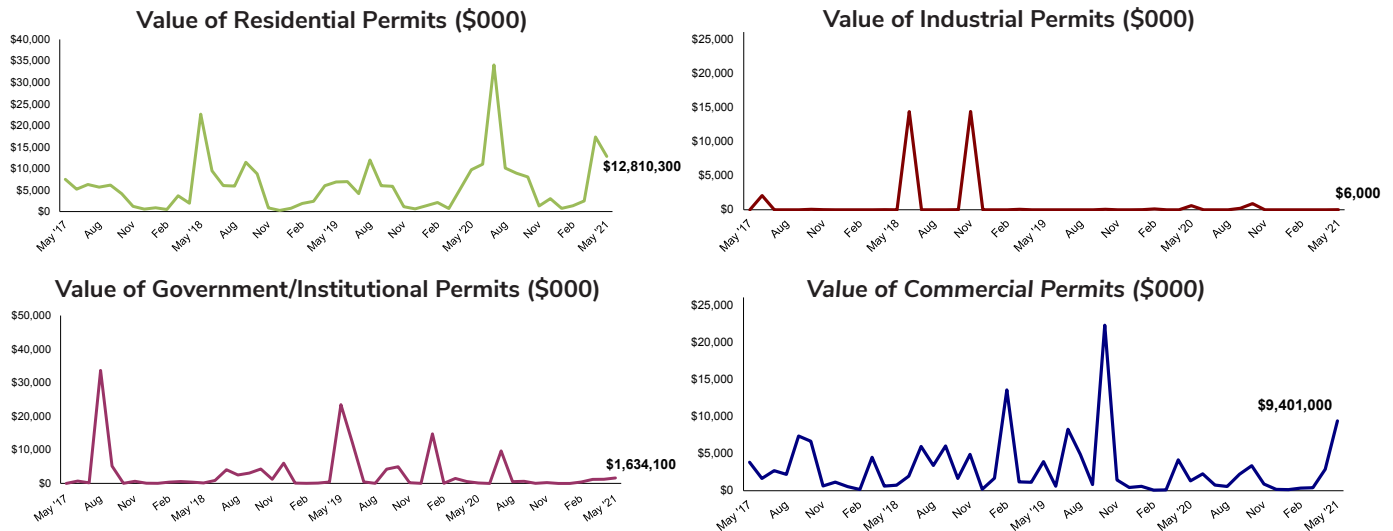
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

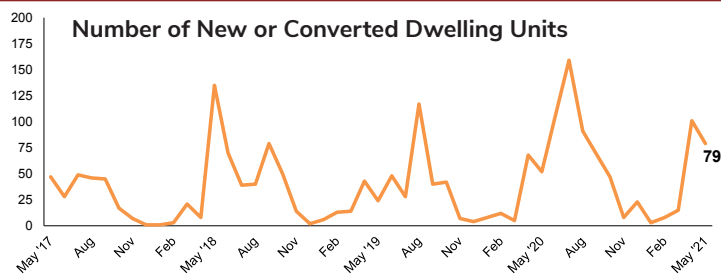
From January through May 2021, a total of 579 building permits were issued in Yukon, at a construction value of \$52.4 million. The construction value of permits increased by \$9.4 million, or 21.7%, compared to the total value of permits issued from January through May 2020. Of the total construction value of building permits issued in January through May 2021:

- 66.3% was for residential;
- 8.6% was for government/institutional; and
- 0.0% was for industrial;
- 25.2% was for commercial.

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



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



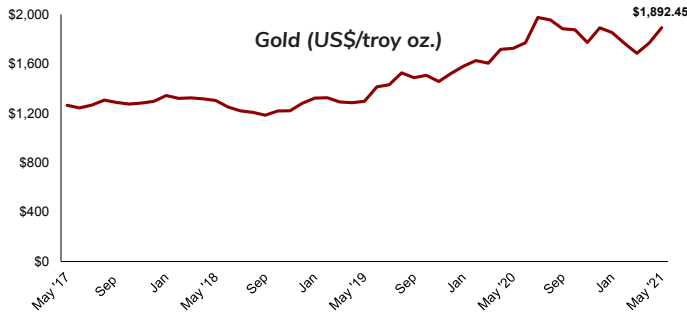
Did you know?

From January through May 2021, the number of residential building permits issued (493) made up 85.1% of the total number of permits issued and 66.3% of the total construction value.

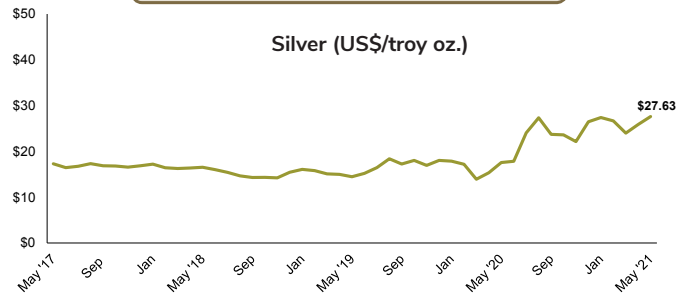
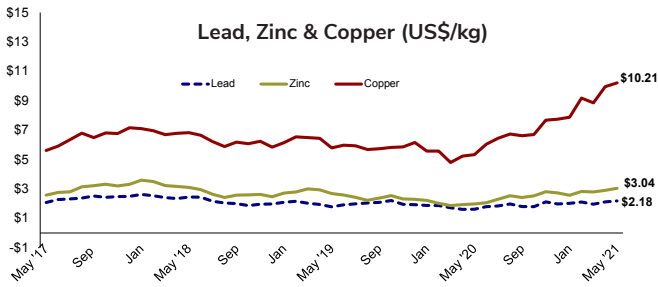
*Please see endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	May '20	May '21	May '20 to May '21 Change
US Dollars			
(\$/troy oz.)			
Gold	\$1,725.65	\$1,892.45	\$166.80
Silver	\$17.59	\$27.63	\$10.04
(\$/kg)			
Lead	\$1.62	\$2.18	\$0.56
Zinc	\$1.97	\$3.04	\$1.07
Copper	\$5.33	\$10.21	\$4.88
Canadian Dollars			
(\$/troy oz.)			
Gold	\$2,376.49	\$2,283.75	-\$92.74
Silver	\$24.22	\$33.34	\$9.12
(\$/kg)			
Lead	\$2.22	\$2.63	\$0.41
Zinc	\$2.72	\$3.67	\$0.95
Copper	\$7.34	\$12.32	\$4.98



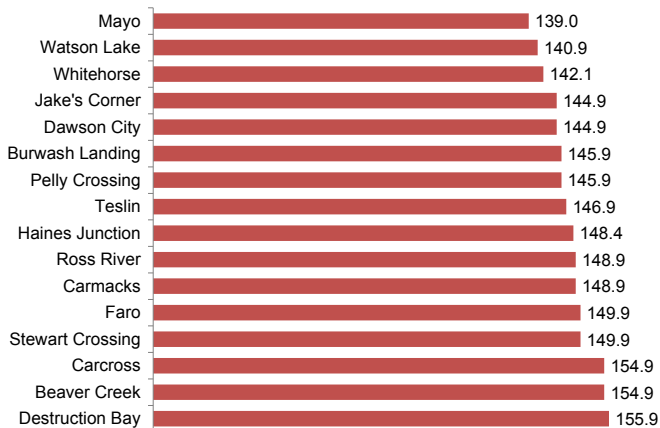
*Please see endnotes on page 12.
Sources:
Exchange rates: Canadian Foreign Exchange Services.
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of silver on May 31, 2021 was \$27.63 US per troy ounce, an increase of \$11.23, or 68.5%, compared to the average price of silver on May 31 during the previous 5 years (\$16.40).

8.2 Regular Self-Serve Gasoline

Average May 19, 2021 Prices (cents per litre)



The price for Eagle Plains was unavailable.

Source: Yukon Bureau of Statistics.

8.3 Residential Furnace Oil

Average May 19, 2021 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

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



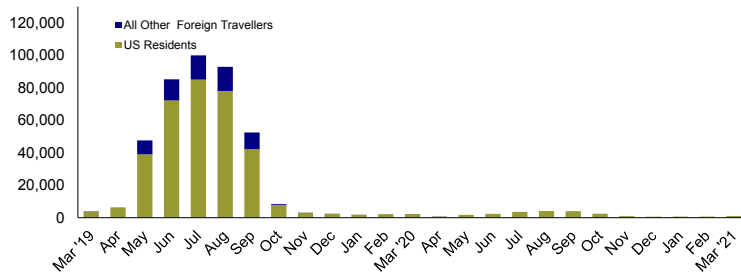
9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-1,193 -17.6%
(no. of movements)	
2021	
March	2,559
February	1,559
January	1,482
2020 total	29,697
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

*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?

The number travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in the first quarter of 2021 (January - March) was 2,523, a decrease of 6,608, or 72.4%, compared to the same time period in 2020 (9,131).

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

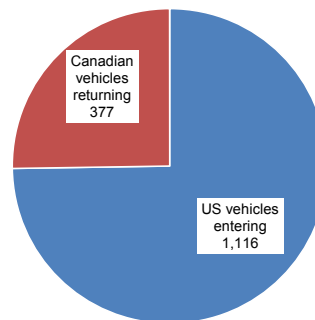
	Total	Canadians	US Residents	Other Foreign Travellers
Year-to-date change	-6,608 -72.4%	-2,913 -94.5%	-3,584 -60.4%	-111 ...
2021				
March	1,106	80	1,026	0
February	730	45	685	0
January	687	45	642	0
2020 total	30,555	4,113	26,328	114
December	653	43	610	0
November	989	72	917	0
October	2,570	133	2,437	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

Of the 1,106 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in March 2021:

- 84.7% entered through Beaver Creek;
- 11.7% through Pleasant Camp (Haines, AK to Haines Junction); and
- 3.6% entered through Whitehorse or Fraser (Skagway, AK to Carcross).

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

March 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: July 16, 2021