



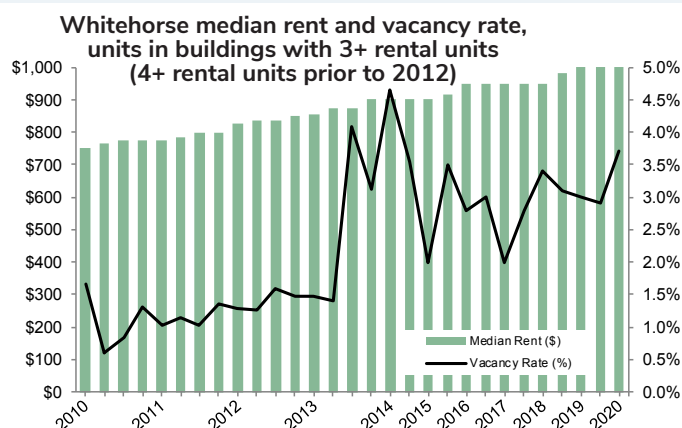
Yukon Rent Survey April 2020

Highlights

- In April 2020, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,000 and the vacancy rate was 3.7%.
- Compared with October 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 increased 0.8 percentage points from 2.9% to 3.7%.
- For rental units in all types of buildings in Whitehorse, the median rent was \$1,100 and the vacancy rate was 3.8%.

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 trends¹ of median rent and vacancy rates in Whitehorse.



For units in buildings with 3 or more rental units, the median rent in April 2020 (\$1,000) remained the same compared to a year earlier (April 2019) and also remained the same compared to the previous reporting period (October 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 April 2020 (3.7%) was 0.8 percentage points higher than the rate in April 2019 (2.9%), and 0.7 percentage points higher compared to the vacancy rate in October 2019 (3.0%).

¹ 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.

Whitehorse rent summary for units in buildings with 3 or more rental units, April 2020

Number of units in survey	1,067
Number of vacant units	39
Vacancy rate for all units	3.7%
Median rent for all units	\$1,000

Whitehorse rent summary for units in buildings with 2 or more units², April 2020

Number of units in survey	1,790
Number of vacant units	73
Vacancy rate for all units	4.1%
Median rent for all units	\$1,050

Whitehorse rent summary for units in all types of buildings with rental units, April 2020

Number of units in survey	2,214
Number of vacant units	84
Vacancy rate for all units	3.8%
Median rent for all units	\$1,100

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

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. <https://yukon.ca/en/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon>
- **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>

Rent Summary for All Buildings with Rental Units, by Type, Yukon, April 2020

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	230	230	2	0.9%	\$1,600	\$1,718
Townhouse/Row house	26	68	0	0.0%	\$1,425	\$1,568
Duplex ¹	439	615	30	4.9%	\$1,400	\$1,373
Triplex and Fourplex	77	203	8	3.9%	\$1,200	\$1,247
Condominium	124	177	7	4.0%	\$1,800	\$1,700
Apartment Building ²	50	883	33	3.7%	\$1,000	\$1,065
Store-top (Commercial) ³	18	86	7	8.1%	\$1,000	\$1,152
Mobile Home	59	59	0	0.0%	\$1,075	\$1,038
Cabin	9 [†]	9 [†]	0 [†]	0.0% [†]	x	x
Garden Suite	24	24	4	16.7%	\$1,050	\$994
All Types⁴	1,055	2,355	93	3.9%	\$1,100	\$1,294

x = suppressed

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

¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more 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.

For rental units in all types of buildings in Yukon, the median rent for April 2020 was \$1,100. The highest median rent reported by landlords was \$1,800 per month for condominiums. Single detached houses had the second-highest median rent at \$1,600 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 April 2020, the highest number of rental units (883) was in apartment buildings, followed by the number of rental units (615) in duplexes (includes single detached houses with a rental suite). The lowest number of rental units (9[†]) was in the cabins category.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, April 2020

	All Types	Single Detached House	Townhouse/Row house	Duplex ¹	Triplex and Fourplex	Condo-minium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Cabin	Garden Suite
Number of Buildings with Rental Units	1,055	230	26	439	77	124	50	18	59	9 [†]	24
Median Rent											
All	\$1,100	\$1,600	\$1,425	\$1,400	\$1,200	\$1,800	\$1,000	\$1,000	\$1,075	x	\$1,050
Bachelor	\$900	...	...	\$800	\$1,000	\$1,100	\$800	\$800	...	...	x
1 Bedroom	\$1,000	\$1,218	\$900	\$1,050	\$963	\$1,625	\$1,000	\$1,000	...	...	\$900 [†]
2 Bedrooms	\$1,200	\$1,625	\$1,325	\$1,400	\$1,300	\$1,600	\$1,172	\$1,350	\$1,200	...	x
3-4 Bedrooms	\$1,663	\$1,600	\$2,075	\$1,600	\$1,600	\$1,800	\$1,400	x	\$875 [†]	x	...
5+ Bedrooms	\$2,150 [†]	\$2,150 [†]
Total Units											
All ⁴	2,355	230	68	615	203	177	883	86	59	9 [†]	24
Bachelor	200	...	...	20	7	22	120	22	...	...	9 [†]
1 Bedroom	709	18	8	173	87	18	360	32	...	...	12 [†]
2 Bedrooms	856	61	31	194	72	48	378	29	39	...	4 [†]
3-4 Bedrooms	576	137	29	228	37	89	25	2 [†]	20 [†]	9 [†]	...
5+ Bedrooms	15 [†]	15 [†]
Vacant Units											
All ⁴	93	2	0	30	8	7	33	7	0	0 [†]	4
Bachelor	21	...	...	0	0	0	13	3	...	...	4 [†]
1 Bedroom	32	2	0	16	6	0	4	2	...	...	0 [†]
2 Bedrooms	34	0	0	10	1	7	14	2	0	...	0 [†]
3-4 Bedrooms	6	0	0	4	1	0	1	0 [†]	0 [†]	0 [†]	...
5+ Bedrooms	0 [†]	0 [†]
Vacancy Rate											
All	3.9%	0.9%	0.0%	4.9%	3.9%	4.0%	3.7%	8.1%	0.0%	0.0% [†]	16.7%
Bachelor	10.5%	...	...	0.0%	0.0%	0.0%	10.8%	13.6%	...	...	44.4% [†]
1 Bedroom	4.5%	11.1%	0.0%	9.2%	6.9%	0.0%	1.1%	6.3%	...	...	0.0% [†]
2 Bedrooms	4.0%	0.0%	0.0%	5.2%	1.4%	14.6%	3.7%	6.9%	0.0%	...	0.0% [†]
3-4 Bedrooms	1.0%	0.0%	0.0%	1.8%	2.7%	0.0%	4.0%	0.0% [†]	0.0% [†]	0.0% [†]	...
5+ Bedrooms	0.0% [†]	0.0% [†]

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing the data due to high variance or a small number of responding units within the category.

¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more 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.

Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, April 2020

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
Number of Buildings with Rental Units	1,055	112	123	176	61	86	136	188	173
Median Rent									
All ¹	\$1,100	\$900	\$1,099	\$1,100	\$1,000	\$1,100	\$1,500	\$1,500	\$1,200
Bachelor	\$900	\$688	\$850	\$800	x	\$900	\$1,950 [†]	\$1,100	\$800
1 Bedroom	\$1,000	\$1,000	\$980	\$1,000	\$900	\$1,000	\$1,000	\$1,050	\$1,050
2 Bedrooms	\$1,200	\$1,300	\$1,200	\$1,172	\$1,000	\$1,200	\$1,600	\$1,525	\$1,400
3-4 Bedrooms	\$1,663	\$1,695	\$1,500	\$1,500	\$1,275	\$1,425	\$1,800	\$1,800	\$1,602
5+ Bedrooms	\$2,150 [†]	x	...	x	...	...	x
Total Units									
All ¹	2,355	259	373	602	142	211	205	311	252
Bachelor	200	82	28	13	3 [†]	10	4 [†]	25	36
1 Bedroom	709	67	157	179	58	68	53	90	37
2 Bedrooms	856	56	152	307	61	40	67	86	87
3-4 Bedrooms	576	53	36	101	20	89	81	110	86
5+ Bedrooms	15 [†]	3 [†]	...	4 [†]	7 [†]

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¹ 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, 188 buildings, or 17.8% of the total, were built in the decade of 2010-present (note: 'unknown years' may also include units built in 2010-present). 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, April 2020

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with	1,055	947	52	38	19
Median Rent					
All	\$1,100	\$1,100	\$1,000	\$800	\$690
Bachelor	\$900	\$900	\$800	x	...
1 Bedroom	\$1,000	\$1,000	\$1,000	\$495	x
2 Bedrooms	\$1,200	\$1,207	\$1,550	\$800	x
3-4 Bedrooms	\$1,663	\$1,700	\$1,700 [†]	\$900	x
5+ Bedrooms	\$2,150 [†]	\$2,800 [†]	...	x	...
Total Units					
All ¹	2,355	2,214	66	55	20
Bachelor	200	191	8	1 [†]	...
1 Bedroom	709	667	31	6	4
2 Bedrooms	856	822	14	14	6
3-4 Bedrooms	576	523	13 [†]	30	10
5+ Bedrooms	15 [†]	11 [†]	...	3 [†]	...
Vacant Units					
All ¹	93	84	4	5	0
Bachelor	21	21	0	0 [†]	...
1 Bedroom	32	26	4	2	0
2 Bedrooms	34	31	0	3	0
3-4 Bedrooms	6	6	0 [†]	0	0
5+ Bedrooms	0 [†]	0 [†]	...	0 [†]	...
Vacancy Rate					
All	3.9%	3.8%	6.1%	9.1%	0.0%
Bachelor	10.5%	11.0%	0.0%	0.0% [†]	...
1 Bedroom	4.5%	3.9%	12.9%	33.3%	0.0%
2 Bedrooms	4.0%	3.8%	0.0%	21.4%	0.0%
3-4 Bedrooms	1.0%	1.1%	0.0% [†]	0.0%	0.0%
5+ Bedrooms	0.0% [†]	0.0% [†]	...	0.0% [†]	...

In April 2020, the highest median rent reported for any size of rental units (in the communities surveyed) was \$2,800¹ for units with 5 or more bedrooms in Whitehorse.

Of the 93 vacant rental units in Yukon in April 2020, 84 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 31, followed by 1-bedroom units at 26 and bachelor units at 21.

In Whitehorse, the highest vacancy rate was at 11.0% for bachelor units; the lowest was for units with five or more bedrooms at 0.0%.

x = Suppressed.

... = Not appropriate/applicable.

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

¹ 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, April 2020

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	170	170	0	0.0%	\$1,700	\$1,935
Townhouse/Row house	25	65	0	0.0%	\$1,475	\$1,588
Duplex ¹	412	579	27	4.7%	\$1,400	\$1,388
Triplex and Fourplex	75	195	6	3.1%	\$1,200	\$1,273
Condominium	124	177	7	4.0%	\$1,800	\$1,700
Apartment Building ²	48	875	32	3.7%	\$1,000	\$1,065
Store-top (Commercial) ³	16	76	7	9.2%	\$1,000	\$1,183
Mobile Home	43	43	0	0.0%	\$1,200	\$1,200
Cabin	9 [†]	9 [†]	0 [†]	0.0% [†]	x	x
Garden Suite	24	24	4	16.7%	\$1,050	\$994
All Types⁴	947	2,214	84	3.8%	\$1,100	\$1,312

x = suppressed

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

¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more 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.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, April 2020

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse ¹	Porter Creek	Whistlebend	Crestview	Country Residential
Number of Buildings with Rental Units	947	208	173	328	177	16	27	19
Median Rent								
All	\$1,100	\$1,000	\$1,195	\$1,150	\$1,325	\$2,100	\$1,500	\$1,731
Bachelor	\$900	\$800	\$1,150 [†]	\$850	\$1,100	...	...	...
1 Bedroom	\$1,000	\$1,000	\$1,000	\$950	\$950	...	\$1,250 [†]	...
2 Bedrooms	\$1,207	\$1,200	\$1,178	\$1,300	\$1,400	\$1,900 [†]	x	\$1,731
3-4 Bedrooms	\$1,700	\$1,750	\$1,438	\$1,800	\$1,800	\$2,150	\$1,500 [†]	x
5+ Bedrooms	\$2,800 [†]	\$2,800 [†]
Total Units								
All ²	2,214	704	538	606	289	25	33	18
Bachelor	191	93	5 [†]	66	26	...	...	...
1 Bedroom	667	359	135	113	44	...	17 [†]	...
2 Bedrooms	822	191	304	187	117	4 [†]	6 [†]	14
3-4 Bedrooms	523	62	94	229	102	21	10 [†]	5 [†]
5+ Bedrooms	11 [†]	11 [†]
Vacant Units								
All ²	84	20	32	17	9	0	6	0
Bachelor	21	8	0 [†]	13	0	...	...	...
1 Bedroom	26	4	15	0	1	...	6 [†]	...
2 Bedrooms	31	8	12	4	7	0 [†]	0 [†]	0
3-4 Bedrooms	6	0	5	0	1	0	0 [†]	0 [†]
5+ Bedrooms	0 [†]	0 [†]
Vacancy Rate								
All	3.8%	2.8%	5.9%	2.8%	3.1%	0.0%	18.2%	0.0%
Bachelor	11.0%	8.6%	0.0% [†]	19.7%	0.0%	...	...	...
1 Bedroom	3.9%	1.1%	11.1%	0.0%	2.3%	...	35.3% [†]	...
2 Bedrooms	3.8%	4.2%	3.9%	2.1%	6.0%	0.0% [†]	0.0% [†]	0.0%
3-4 Bedrooms	1.1%	0.0%	5.3%	0.0%	1.0%	0.0%	0.0% [†]	0.0% [†]
5+ Bedrooms	0.0% [†]	0.0% [†]

x = Suppressed, ... = Not appropriate/applicable.

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

¹ 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.

² 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).

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