Yukon Bureau of Statistics

Yukon Rent Survey
Comparison of Average and Median Rent
March 2012 to April 2022

This publication is a comparison of average and median rent statistics in Whitehorse, Watson Lake and Dawson for March 2012 through April 2022. ***Prior data is available upon request.*** These statistics are derived from the Yukon Rent Survey which, as of 2014, is conducted on a semi-annual basis in April and October. 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, (yukon.ca/yukon-rent-survey-april-2022), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons. The tables below display this data.

Average Rent refers to the sum of rents of all units divided by the total number of units. **Median Rent** refers to the rent at the middle of the range with one-half of the rents being above the median (higher) and the other half below the median (lower).

Whitehorse

	All Sizes		Bachelor Suites		1-Bedroom		2-Bedroom		3+ Bedroom	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Apr-22	1,270	1,150	1,004	1,000	1,110	1,061	1,385	1,354	1,893	1,800
Oct-21	1,218	1,100	930	925	1,084	1,061	1,326	1,283	1,839	1,750
Apr-21	1,192	1,071	917	850	1,055	1,025	1,296	1,250	1,793	1,740
Oct-20	1,148	1,050	854	825	1,027	1,000	1,248	1,200	1,656	1,600
Apr-20	1,120	1,000	863	845	1,003	1,000	1,227	1,200	1,612	1,600
Oct-19	1,105	1,000	841	834	992	980	1,210	1,198	1,577	1,512
Apr-19	1,078	1,000	805	750	982	969	1,161	1,111	1,534	1,512
Oct-18	1,036	980	784	750	968	950	1,096	1,049	1,547	1,500
Apr-18	1,013	950	783	750	955	950	1,074	1,017	1,532	1,600
Oct-17	1,005	950	757	750	948	950	1,063	1,034	1,536	1,500
Apr-17	1,005	950	748	750	941	950	1,075	1,050	1,484	1,500
Oct-16	997	950	749	750	921	915	1,083	1,021	1,462	1,500
Apr-16	990	950	746	775	925	925	1,053	1,000	1,397	1,400
Oct-15	979	915	738	775	922	915	1,030	950	1,437	1,400
Apr-15	950	900	707	720	906	900	992	950	1,392	1,400
Oct-14	940	900	700	720	899	900	997	950	1,345	1,300
Apr-14	932	900	704	720	885	900	984	949	1,335	1,300
Dec-13	910	900	704	700	872	900	964	900	1,323	1,300
Sep-13	904	875	668	700	859	850	961	900	1,197	1,050
Jun-13	896	875	666	700	851	850	950	900	1,194	1,050
Mar-13	888	856	665	700	845	850	943	900	1,182	1,050
Dec-12	878	850	661	680	841	850	924	875	1,175	1,050
Sep-12	868	835	657	680	842	850	905	850	1,172	1,050
Jun-12	863	835	659	680	846	850	898	850	1,097	1,050
Mar-12[1]	860	825	658	680	836	850	896	850	1,097	1,050

[1] Note that prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers.

Dawson[1]

	All Sizes		Bachelor Suites		1-Bedroom		2-Bedroom	
	Average	Median	Average	Median	Average	Median	Average	Median
Apr-22	1,229	1,200	973	1,000	1,203	1,200	1,450	1,450
Oct-21	1,206	1,200	973	1,000	1,145	1,200	1,450	1,450
Apr-21	1,121	1,000	860	850	1,048	1,000	1,400	1,400
Oct-20	990	1,000	933	1,000	1,028	1,000	…	…
Apr-20	987	1,000	x	x	1,015	1,000	…	…
Oct-19	930	900	833	850	994	1,000	…	…
Apr-19	930	900	833	850	994	1,000	…	…
Oct-18	930	900	833	850	994	1,000	…	…
Apr-18	863	850	767	750	928	900	…	…
Oct-17	808	825	758	750	858	850	…	…
Apr-17	1,033	850	1,143	750	857	850	…	…
Oct-16	767	775	717	700	817	800	…	…
Apr-16	767	800	733	700	817	800	…	…
Oct-15	700	700	650	600	750	700	…	…
Apr-15	707	700	678	600	750	700	…	…
Oct-14	644	650	633	600	675	700	…	…
Apr-14	644	650	633	600	675	700	…	…
Dec-13	663	700	633	600	700	700	…	…
Sep-13	663	700	633	600	700	700	…	…
Jun-13	663	700	633	600	700	700	…	…
Mar-13	663	700	633	600	700	700	…	…
Dec-12	663	700	633	600	700	700	…	…
Sep-12	663	700	633	600	700	700	…	…
Jun-12	632	600	600 †	600 †	660	700	…	…
Mar-12[2]	632	600	600 †	600 †	660	700	…	…

x Data suppressed.
... Not applicable.
† Use caution when analyzing data due to high variance or a small number of responding units within the category.
[1] Data is not available for Dawson 3-bedroom units due to small numbers in survey.
[2] Note that prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers.

Watson Lake

	All Sizes		Bachelor Suites		1-Bedroom		2-Bedroom		3+ Bedroom	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Apr-22	907	884	x	x	836	825	884 †	884 †	x	x
Oct-21	879	884	x	x	825	825	884 †	884 †	x	x
Apr-21	909	880	x	x	599	528	1,020	880	1,358 †	1,300 †
Oct-20	836	800	x	x	545	528	967	800	1,233 †	1,300 †
Apr-20	740	735	x	x	558	495	800 †	800 †	x	x
Oct-19	822	800	x	x	630	523	800 †	800 †	x	x
Apr-19	750	700	x	x	617	600	763 †	763 †	x	x
Oct-18	655	675	583 †	575 †	523	600	675	675	x	x
Apr-18	772	775	x	x	766	875	675 †	675 †	x	x
Oct-17	836	875	x	x	837	875	700 †	700 †	x	x
Apr-17	763	775	x	x	753	825	675 †	675 †	x	x
Oct-16	761	775	x	x	753	825	675 †	675 †	x	x
Apr-16	776	775	675 †	675 †	638	738	830	875	x	x
Oct-15	748	775	617 †	675 †	621	688	875	875	x	x
Apr-15	762	775	617 †	675 †	610	688	813	875	x	x
Oct-14	782	775	617 †	675 †	610	688	778	875	1,658 †	2,000 †
Apr-14	761	775	583 †	675 †	579	575	799	875	1,525 †	1,800 †
Dec-13	759	775	583 †	675 †	574	575	799	875	1,525 †	1,800 †
Sep-13	738	775	583 †	675 †	579	638	773	875	1,258 †	1,200 †
Jun-13	738	775	583 †	675 †	579	638	773	875	1,258 †	1,200 †
Mar-13	738	775	583 †	675 †	579	638	773	875	1,258 †	1,200 †
Dec-12	738	775	583 †	675 †	579	638	773	875	1,258 †	1,200 †
Sep-12	734	775	583 †	675 †	579	638	773	875	1,200 †	1,200 †
Jun-12	734	775	583 †	675 †	579	638	773	875	1,200 †	1,200 †
Mar-12[1]	734	775	583 †	675 †	579	638	773	875	1,200 †	1,200 †

x Data suppressed.
† Use caution when analyzing data due to high variance or a small number of responding units within the category.
[1] Note that prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers.

August 2022

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