

# Yukon Bureau of Statistics



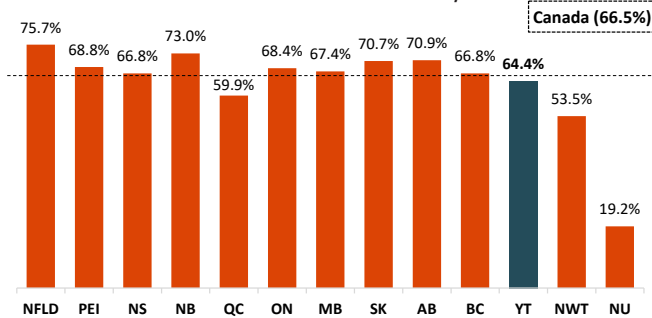
## Housing Census 2021

### Highlights

- In 2021, of all private households in Yukon: 64.4% owned their dwellings, 32.2% rented their dwellings, and 3.4% lived in a dwelling provided by a First Nation or local government.
- In 2021 on average, monthly shelter cost in Yukon (\$1,470) was \$68, or 4.9%, higher than the national average (\$1,402). Yukon renters paid an average of \$1,290 per month, while homeowners paid an average of \$1,560 per month.
- In 2021, 15.8% of Yukon households spent more than 30% of their household income on shelter costs; 5.1 percentage points fewer than the proportion of households nationally (20.9%). Of those households, 50.7% were renters; 47.8% were owners; and 1.5% were households in dwellings provided by a First Nation or local government.
- In 2021, there were 2,135 Yukon private households in core housing need. Of those households, 60.4% were considered unaffordable only; 21.5% were considered inadequate only; 4.4% were considered unsuitable only; and 13.6% of households were below two or more criteria.

## Housing Tenure<sup>1,2</sup>

Homeownership Rate, Canada, Provinces and Territories, 2021



The 2021 Census enumerated 17,180 private households<sup>1</sup> in Yukon. Of those: 11,065, or 64.4%, owned their dwelling; 5,535, or 32.2% rented their dwelling; and 590, or 3.4%, lived in a dwelling provided by a First Nation or local government.

The homeownership rate in Yukon (64.4%) was 2.1 percentage points lower than the national average (66.5%); and was the fourth-lowest in the country, ahead of Quebec (59.9%), the Northwest Territories (53.5%) and Nunavut (19.2%).

The proportion of owner households in 2021 (64.4%) increased by 0.8 percentage points compared to 2016 (63.6%), and decreased by 2.1 percentage points compared to 2011 (66.5%).

Of the 11,065 private households<sup>1</sup> in Yukon that were owners: 70.8% were in a single-detached house, 9.6% were in a movable dwelling, and 7.2% were in a row house.

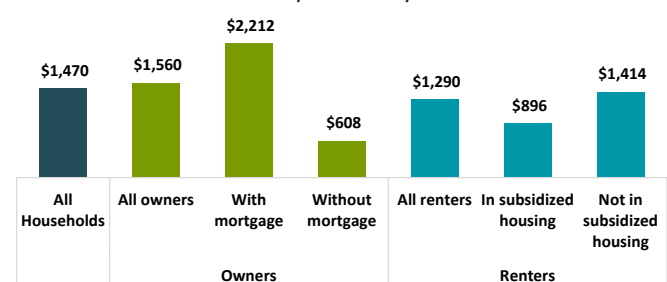
Of the 5,535 private households<sup>1</sup> in Yukon that were renters; 36.8% were in a single-detached house, 30.2% were in an apartment in a building that has fewer than five storeys, 9.6% were in a semi-detached house, and 8.9% were in a row house.

In 2021, the average monthly shelter cost for Yukon households<sup>2</sup> (\$1,470) was \$68, or 4.9%, higher than the national average (\$1,402).

The average monthly shelter cost for private households<sup>2</sup> in Yukon with a mortgage was \$2,212 — almost four times the average shelter cost of households without a mortgage (\$608 per month).

Among the 5,530 renters in Yukon, 1,325, or 24.0%, lived in subsidized housing. Average monthly shelter cost for those in subsidized housing (\$896) was \$518, or 57.8%, lower than for renters not in subsidized housing (\$1,414).

Average Monthly Shelter Costs, by Housing Tenure, Yukon<sup>2</sup>, 2021



## Other Census Information

- [2021 Census Topic - Housing](#)
- [Statistics Canada's Census Profile of Yukon, including Whitehorse and other census subdivisions](#)
- [GeoSearch - an interactive tool which helps locate and relate census data to geographic areas](#)
- [Focus on Geography Series, 2021](#)

# Homeownership rate<sup>1</sup>, by Age Group and Type of Dwelling

Of all dwelling types in Yukon, apartments in buildings with five or more storeys had the highest home ownership rate (80.0%), followed by single-detached houses (75.6%), and moveable dwellings (74.4%).

Yukon households with the primary maintainer under 25 years of age had the lowest homeownership rate (18.8%), and those aged 65 to 74 years had the highest homeownership rate (73.2%).

**Home Ownership Rate, by Type of Dwelling, by Age Group of Primary Household Maintainer, Yukon, 2021**

	All Households	15 to 24 years	25 to 34 years	35 to 44 years	45 to 54 years	55 to 64 years	65 to 74 years	75 to 84 years	85 years and over
<b>All dwelling types</b>	<b>64.4%</b>	<b>18.8%</b>	<b>47.7%</b>	<b>61.2%</b>	<b>70.7%</b>	<b>72.0%</b>	<b>73.2%</b>	<b>72.0%</b>	<b>59.6%</b>
Single-detached house	75.6%	17.9%	55.0%	73.3%	80.6%	80.0%	83.2%	81.1%	80.0%
Apartment that has 5+ storeys	80.0%	0.0%	40.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
Apartment or flat in a duplex	47.1%	0.0%	29.7%	42.3%	42.9%	54.5%	76.5%	81.8%	0.0%
Apartment that has fewer than five storeys	15.6%	0.0%	13.2%	13.2%	12.8%	12.7%	20.8%	27.3%	17.6%
Other single-attached house*	34.4%	0.0%	50.0%	0.0%	50.0%	50.0%	71.4%	100.0%	0.0%
Row house	61.6%	0.0%	54.2%	61.3%	66.7%	64.7%	73.9%	88.9%	66.7%
Semi-detached house	52.7%	0.0%	38.5%	49.2%	58.7%	66.7%	68.8%	66.7%	0.0%
Movable dwelling	74.4%	63.6%	64.4%	61.4%	81.0%	83.1%	90.0%	71.4%	100.0%

\* An **Other single-attached house** is a dwelling that is attached to another building and that does not fall into any of the other categories.

## Owner and Renter Households<sup>2</sup>

In 2021, there were 16,530 owner and tenant households (non-reserve, non-farm) in Yukon. Of those, 11,000 were owner households and 5,530 were renter households.

Of the owner households, 6,530, or 59.4%, were with a mortgage and 4,475, or 40.7%, were without a mortgage.

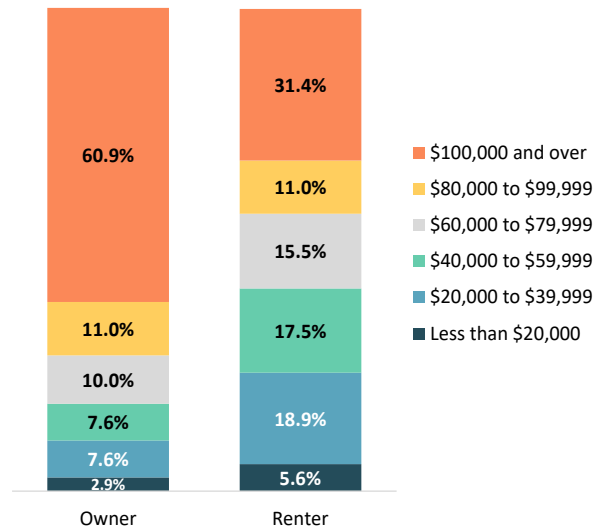
Of the renter households, 4,205, or 74.9%, were not subsidized, and 1,325, or 25.1%, were subsidized.

In 2021, the proportion of owner households (66.5%) decreased by 2.7 percentage points compared to 2011 (69.3%), and increased by 0.8 percentage points compared to 2016 (65.8%).

Inversely, the proportion of renter households in 2021 (33.5%) increased by 2.7 percentage points compared to 2011 (30.7%), and decreased by 0.8 percentage points compared to 2016 (34.2%).

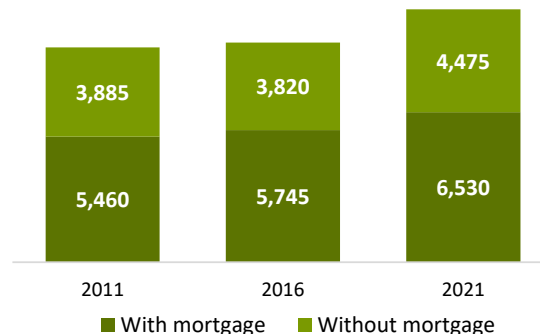
In the 2021 Census, owner households in Yukon had a median income of \$121,000, compared to \$70,500 for renter households. The proportion of owner households that earned \$100,000 or more was 60.9%, compared to 31.4% of renter households. The proportion of owner households that earned less than \$60,000 was 18.1%, compared to 42.0% of renter households.

**Income distribution of households, Yukon, 2021 Census**

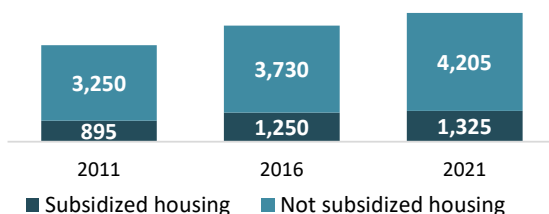


**Note:** For the 2021 Census, the reference period for income data is the calendar year 2020.

**Owner households, with and without mortgage, Yukon; 2011, 2016 and 2021**

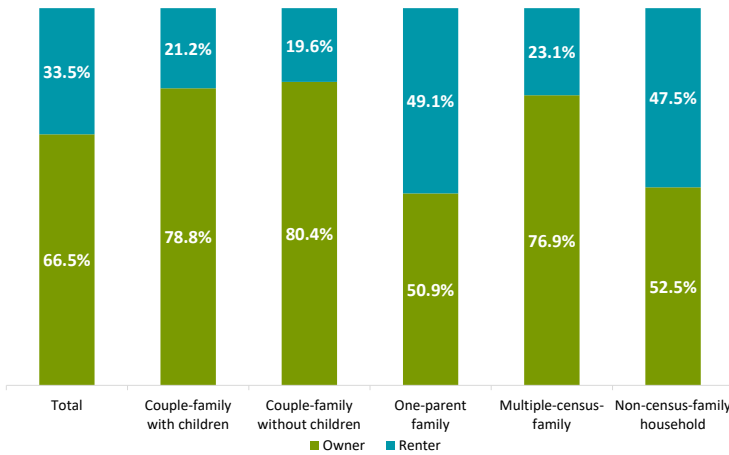


**Renter households, with subsidized and not subsidized housing, Yukon; 2011, 2016 and 2021**



## Housing Tenure by Family Type<sup>2</sup>

Housing Tenure by Select Census-family Types, Yukon, 2021



Of the 16,530 owner and tenant households (non-reserve, non-farm) in 2021, the home ownership rate was the highest for couple-families (79.7%) and the lowest for one-parent families (50.9%).

The proportion of couple-families without children that owned their dwelling (3,250, or 80.4%) was slightly higher than the proportion of couple-families with children (2,855, or 78.8%).

Within the 6,280 non-census family households, there were 5,340 one-person private households. Of those households, 53.3% owned their dwelling, and 46.6% rented.

In 2021, there were 4,470 private households without a mortgage. Of those households, couple-families without children accounted for the highest proportion (37.6%), followed by one-person households (34.9%), and couple-families with children (15.2%).

## Period of Construction and Need for Major Repairs<sup>1,3</sup>

In Yukon, 21.0% of dwellings were constructed within the last decade (2011 to 2021<sup>3</sup>).

During the last decade, 49.0% of all dwellings constructed were single-detached houses, compared to 60.4% in the previous decade (2001 to 2010).

Of the dwellings in Yukon: 9,915, or 57.7% required regular maintenance only; 5,155, or 30.0%, required minor repairs; and 2,105, or 12.3%, needed major repairs.

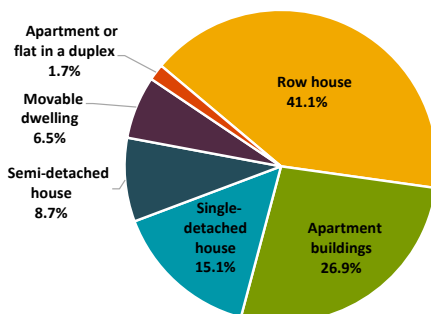
Of the 2,105 dwellings that required major repairs: single-detached houses accounted for the highest proportion (1,355, or 64.4%); followed by movable dwellings; (375 dwellings, or 17.8%); and apartments in buildings with fewer than five storeys (140, or 6.7%).

Period of Construction by Need for Repair, Yukon, 2021

Period	Total Dwellings	Regular maintenance needed	Minor repairs needed	Major repairs needed
1945 or Before	355	175	85	90
1946 to 1960	920	390	370	165
1961 to 1970	1,335	545	480	310
1971 to 1980	3,370	1,490	1,250	630
1981 to 1990	2,365	1,195	755	420
1991 to 2000	2,820	1,365	1,180	280
2001 to 2005	990	650	245	95
2006 to 2010	1,420	1,075	300	45
2011 to 2015	1,630	1,285	305	40
2016 to 2021 <sup>3</sup>	1,980	1,755	200	30
<b>Total</b>	<b>17,180</b>	<b>9,915</b>	<b>5,155</b>	<b>2,105</b>

## Condominiums<sup>1,3</sup>

Condominiums by Dwelling Type, Yukon, 2021



Note: Condominium status refers to whether the private dwelling is part of a condominium development. A condominium is a residential complex in which dwellings are owned individually while land and common elements are held in joint ownership with others.

In 2021, there were 2,055 private households in Yukon that lived in condominiums, representing 12.0% of all private households in occupied dwellings.

Condominiums consisted primarily of row houses (41.1%), apartment buildings (26.9%) and semi-detached houses (15.1%).

Of the occupied condominiums in Yukon, 62.8% were owned and 36.7% were rented.

Of all private dwellings built in Yukon in the last decade (2011 to 2021<sup>3</sup>), 29.9% were condominiums.

The majority of all condominiums in Yukon were built in the last decade; 52.6% between 2011 and 2021, compared to 21.4% built between 2001 and 2010.

# Housing Suitability<sup>1</sup>

In 2021, there were 17,180 private households in occupied private dwellings in Yukon. Of those, 16,260 households, or 94.6%, were considered to be living in suitable housing.

Of the 920 private households, or 5.4%, that lived in dwellings that were not suitable:

- 53.0% were renters;
- 43.2% were owners; and
- 3.8% lived in a dwelling provided by a First Nation or local government.

Housing Suitability, by Tenure, Yukon, 2021

	Total dwellings	Suitable	Not suitable	Suitable	Not suitable
<b>Total households</b>	<b>17,180</b>	<b>16,260</b>	<b>920</b>	<b>94.6%</b>	<b>5.4%</b>
Owner	11,060	10,665	400	96.4%	3.6%
Renter	5,530	5,040	490	91.1%	8.9%
Dwelling provided by a First Nation or local government	585	555	35	94.9%	6.0%

**Note:**

- **Suitable housing** has enough bedrooms for the size and composition of the household, as defined by the [National Occupancy Standard \(NOS\)](#), and conceived by the CMHC and provincial and territorial representatives.

# Housing Adequacy<sup>1</sup>

Housing Adequacy, by Tenure, Yukon, 2021

	Total dwellings	Regular maintenance needed		Minor repairs needed		Major repairs needed	
<b>Total households</b>	<b>17,180</b>	<b>9,915</b>	<b>57.7%</b>	<b>5,160</b>	<b>30.0%</b>	<b>2,105</b>	<b>12.3%</b>
Owner	11,060	6,260	56.6%	3,520	31.8%	1,285	11.6%
Renter	5,530	3,445	62.3%	1,460	26.4%	630	11.4%
Dwelling provided by a First Nation or local government	585	210	35.9%	180	30.8%	190	32.5%

**Notes:**

- **Adequate housing** is reported by their residents as not requiring any major repairs. This does not include desirable remodelling or additions.
- Percentages are based on numbers in Total dwellings column.

Of the 17,180 private households in occupied private dwellings in Yukon:

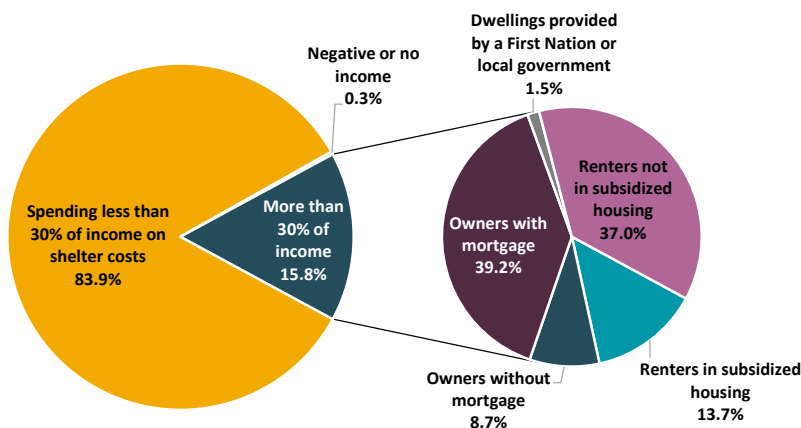
- 15,075 households, or 87.7%, lived in housing where only regular maintenance or minor repairs were needed; and
- 2,105 households, or 12.3%, lived in housing in need of major repairs.

Of the 2,105 households reporting their dwelling needing major repairs:

- 61.0% were owner households;
- 29.9% were renter households; and
- 9.0% were households living in a dwelling provided by a First Nation or local government.

# Housing Affordability<sup>4</sup>

Household Spending on Shelter Cost, Yukon, 2021



**Note:**

- **Affordable housing** has shelter costs equal to less than 30% of total before-tax household income.

In 2021, there were 17,120 private households (non-farm, non-reserve) in Yukon. Of those, 2,700, or 15.8%, spent more than 30% of their household income on shelter costs; 5.1 percentage points fewer than the proportion of households nationally (20.9%). Of those 2,700 households in Yukon; 50.7% were renters, 47.8% were owners, and 1.5% were households living in dwellings provided by a First Nation or local government.

Of the 11,000 owner households (non-farm, non-reserve) in Yukon, 1,290, or 11.7% spent more than 30% of their income on shelter costs. Of them:

- 9.6% were homeowners with mortgage; and
- 2.1% were homeowners without mortgage.

Of the 5,530 renter households in Yukon, 1,370, or 24.8%, spent more than 30% of income on shelter costs. Of them:

- 18.1% were not in subsidized housing; and
- 6.7% were in subsidized housing.

# Core Housing Need<sup>1</sup>

Statistics Canada, in collaboration with the Canada Mortgage and Housing Corporation (CMHC), has produced the CMHC's core housing need indicator for the 2021 Census. A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). See Core Housing Need definition for more information (page 6).

## Core Housing Needs, Canada, Yukon and Select Communities\*, 2021

Geography	Occupied private dwellings	Households assessed for core housing need	Number of households in core housing need	Unsuitable only	Inadequate only	Unaffordable only	Core housing need of two or more dimensions
Canada	14,978,940	14,355,560	1,451,025	64,000	80,150	1,118,085	188,790
<b>Yukon</b>	<b>17,180</b>	<b>16,295</b>	<b>2,135</b>	<b>95</b>	<b>460</b>	<b>1,290</b>	<b>290</b>
Carcross	165	165	75	10	45	15	0
Carmacks	265	195	35	0	20	10	0
Dawson	770	740	170	0	25	110	20
Faro	210	205	55	0	25	25	0
Haines Junction	310	260	50	10	20	20	0
Ibex Valley	255	250	40	0	0	25	0
Macpherson-Grizzly Valley	710	665	70	0	0	55	0
Marsh Lake	375	365	30	0	0	20	0
Mt. Lorne	225	215	30	0	0	30	0
Pelly Crossing	140	40	10	0	0	0	0
Ross River	160	60	20	0	10	10	0
Tagish	165	150	30	0	15	0	0
Watson Lake	500	485	105	10	50	35	10
Whitehorse	11,435	11,305	1,180	30	135	855	155
Whitehorse, Unorganized	170	170	0	0	0	0	0
Yukon, Unorganized	735	650	135	20	45	55	10

\* Communities not listed do not have detailed data available.

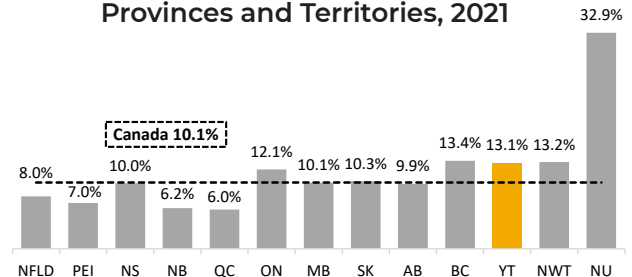
The core housing need rate in Yukon (13.1%) was 3.0 percentage points higher than the national average (10.1%), and was the fourth-highest in the country.

Nunavut had the highest core housing need rate at 32.9%, followed by British Columbia (13.4%), and the Northwest Territories (13.2%).

In Yukon, the core housing need rate in 2021 (13.1%) decreased by 2.1 percentage points compared to 2016 (15.2%).

In 2021, there were 2,135 Yukon households in core housing need. Of those households, 1,290, or 60.4% were considered unaffordable only; 460, or 21.5%, were considered inadequate only; 95, or 4.4%, were considered unsuitable only; and 290, or 13.6%, of households did not meet two or more standards.

## Rate of Core Housing Need, Canada, Provinces and Territories, 2021



## Core Housing Needs, by Tenure, Yukon, 2021

	Households assessed for core housing need			In core need			Not in core need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
<b>Total assessed for core housing need</b>	<b>16,295</b>	<b>10,875</b>	<b>5,420</b>	<b>2,135</b>	<b>875</b>	<b>1,265</b>	<b>14,160</b>	<b>10,005</b>	<b>4,150</b>
<b>Affordability</b>									
Spending less than 30% of income on shelter costs	13,825	9,690	4,135	575	295	280	13,245	9,390	3,860
Spending 30% or more of income on shelter costs	2,470	1,190	1,285	1,560	575	990	910	620	290
<b>Suitability</b>									
Suitable	15,425	10,485	4,935	1,955	805	1,145	13,465	9,680	3,790
Not suitable	875	390	485	185	65	115	690	325	365
<b>Adequacy</b>									
Regular maintenance needed	9,515	6,155	3,365	985	275	710	8,535	5,880	2,655
Minor repairs are needed	4,895	3,465	1,425	460	215	240	4,430	3,250	1,180
Major repairs needed	1,885	1,260	625	690	380	310	1,190	880	310

# Census Information

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## Endnotes

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1. Private households in occupied private dwelling.
2. Owner and tenant households in off-reserve, non-farm private dwellings.
3. Includes data up to May 11, 2021.
4. Private households in non-reserve, non-farm private dwellings.

## About the 2021 Census

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Every five years, Statistics Canada conducts a census of every person in Canada. The information collected is the primary source of comparable, reliable, demographic data in Canada; it is used by governments, businesses, associations, and many others in decision-making processes that affect everyone.

All figures presented in this publication were subjected to a confidentiality procedure known as random rounding. This procedure provides strong protection against disclosure without adding significant error to the census data. Under this method, all figures, including totals, are randomly rounded either up or down to a multiple of 5. Totals and individual values are randomly rounded independently, meaning that some differences between the displayed total and the sum of the rounded data may exist in various tabulations, and minor differences can occasionally be expected between tabulations. Similarly, percentages, which are calculated based on rounded figures, may not add to 100%. Users should be aware of possible data distortions when aggregating rounded data.

Users are cautioned to consult the reference materials provided by Statistics Canada to ensure appropriate use and analyses of Census data. For more information see the [2021 Census Dictionary](#).

## Concepts and Definitions

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**Dwelling condition:** refers to whether the dwelling is in need of repairs. *Regular maintenance* such as painting and furnace cleaning etc.; *minor repairs* includes missing or loose floor tiles, shingles, siding, railings, etc.; and *major repairs* include defective plumbing or wiring, or structural repairs.

**Core Housing Need:** refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds). Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

Core housing need was derived in two stages. The first identified whether the household was living in a dwelling considered unsuitable, inadequate or unaffordable. The second stage established whether the household could be expected to have affordable access to suitable and adequate alternative housing by comparing the household's total income to an income threshold based on local housing costs. Only those households who could not afford alternative housing would be considered in core housing need.

**Housing affordability:** refers to 30% or more of average monthly total household income being spent on shelter costs. Shelter costs for tenant households include, where applicable, rent, electricity, heat, water, and other municipal services. Shelter costs for owned households include, where applicable, mortgage payment, electricity, heat, water and other municipal services, property taxes and condo fees.

**Housing suitability:** refers to whether a dwelling is considered suitable based on the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household, including age, sex, and relationships among household members.

**Median income:** refers to the amount that divides the income distribution of a specified group into two halves, i.e., the incomes of half of the units in that group are below the median, while those of the other half are above the median.

**Subsidized housing:** refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

For more definitions, see the [2021 Census Dictionary](#).

January 2023