



1. Population

1.1 Population by Age and Sex*, Jun 30 '23

	Total	Males	Females
0-4	2,280	1,145	1,135
5-9	2,472	1,289	1,183
10-14	2,430	1,310	1,120
15-19	2,237	1,165	1,072
20-24	2,512	1,309	1,203
25-29	3,139	1,553	1,586
30-34	3,874	1,907	1,967
35-39	4,187	2,065	2,122
40-44	3,484	1,786	1,698
45-49	3,021	1,517	1,504
50-54	2,912	1,466	1,446
55-59	2,800	1,428	1,372
60-64	3,113	1,568	1,545
65-69	2,609	1,348	1,261
70-74	1,857	973	884
75+	2,242	1,184	1,058
Total	45,169	23,013	22,156

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.2 Population by Community*

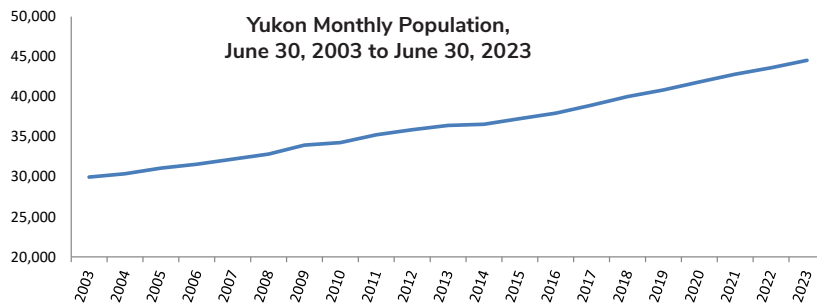
	Jun 30 2022	Mar 31 2023	Jun 30 2023
Beaver Creek	107	103	107
Burwash Landing	99	105	104
Carcross	478	470	488
Carmacks	577	576	588
Dawson City	2,331	2,346	2,370
Destruction Bay	59	62	63
Faro	467	467	457
Haines Junction	1,012	1,022	1,033
Johnson's Crossing	55	55	56
Mayo	449	459	463
Mendenhall	138	152	149
Old Crow	249	250	255
Pelly Crossing	382	372	373
Ross River	404	402	407
Tagish	380	378	390
Teslin	490	491	498
Watson Lake	1,491	1,494	1,506
Whitehorse Area ¹	34,698	35,399	35,770
Other*	98	89	92
Yukon	43,964	44,692	45,169

¹ Marsh Lake is included in Whitehorse Area.
* Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.3 Vital Statistics*

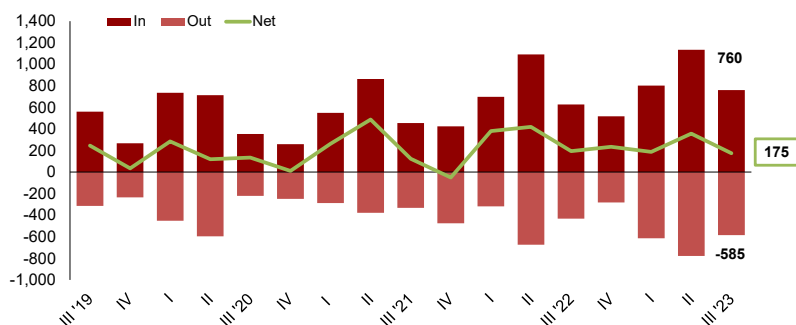
	Births	Deaths	Marriages
Year-to-date change	-59	-9	-29
	-15.3%	-3.3%	-16.7%
2023			
November (p)	25	23	4
October (r)	34	30	6
September	27	25	17
August	27	33	20
July	30	22	35
June	24	15	28
May	27	17	6
April	34	27	7
March	37	26	11
February	24	20	4
January	38	28	7
2022 total	412	295	191
December	26	20	17
November	39	22	9

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.



Population Report, Second Quarter, 2023:
<https://yukon.ca/en/population-report-q2-2023>

1.4 Migration Estimates*



*Please see endnotes on page 12.
Source: Statistics Canada. Tables 17-10-0020-01 and 17-10-0040-01.

Did you know?

Yukon's year-to-date (Q1-Q3) in-migrants totalled 2,629, while Yukon's year-to-date out-migrants totalled 1,909 over the same time period — a net migration gain of 720 people.
Source: Statistics Canada. Table 17-10-0020-01 and 17-10-0040-01.

Preliminary estimates of Statistics Canada show that in the third quarter of 2023, Yukon gained 175 people through net migration — 176 were lost through interprovincial migration and 351 were gained through international migration.

Of the interprovincial migrants, **net gains** were from:

- Manitoba (+7); and
 - Nunavut (+4).
- Conversely, **net losses** were to:
- British Columbia (-61);
 - Alberta (-30);
 - Ontario (-27);
 - New Brunswick (-25);
 - Quebec (-24);
 - Nova Scotia (-9);
 - Saskatchewan (-6); and
 - Northwest Territories (-5).

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
2023	24,900	24,000	900	3.6%	73.2%	70.6%
December	25,500	24,500	1,000	3.9%	74.3%	71.4%
November	25,100	24,200	900	3.6%	73.2%	70.6%
October	25,200	24,200	1,000	4.0%	73.7%	70.8%
September	25,100	24,100	900	3.6%	73.4%	70.5%
August	24,700	23,600	1,100	4.5%	72.4%	69.2%
July	24,600	23,700	900	3.7%	72.4%	69.7%
June	24,900	24,000	1,000	4.0%	73.2%	70.6%
May	25,200	24,400	700	2.8%	74.3%	72.0%
April	24,500	23,600	900	3.7%	72.5%	69.8%
March	23,800	23,100	700	2.9%	70.8%	68.8%
February	23,900	23,000	900	3.8%	71.3%	68.7%
January	24,100	23,200	900	3.7%	71.9%	69.3%
2022	24,400	23,400	1,100	4.5%	73.1%	70.1%
December	24,700	23,500	1,200	4.9%	73.7%	70.1%

Yukon Employment, December 2023: <https://yukon.ca/en/yukon-employment-december-2023>

Yukon Employment Annual Review, 2022: <https://yukon.ca/en/yukon-employment-annual-review-2022>

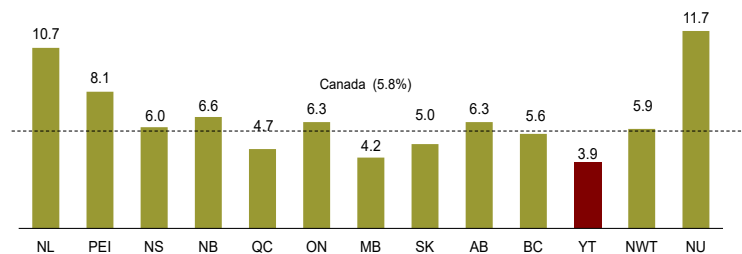
Yukon Employment Historical Data, 2013 to 2022: <https://yukon.ca/en/yukon-employment-historical-data-2013-2022>

*Please see table endnotes on page 12.
Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0393-01 (annual).

Did you know?

The annual Yukon unemployment rate for 2023 was 3.6%, the lowest in Canada. This is the first time since 2021 that Yukon has the lowest annual unemployment rate.

2.2 Unemployment Rates*, December 2023 (seasonally adjusted)



*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 (seasonally unadjusted)

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2023 annual	24,000	10,300	10,100	3,600	3,400	20,600
December	24,300	10,100	10,200	3,900	3,300	21,000
November	24,100	9,900	10,600	3,600	3,600	20,500
October	24,400	10,000	10,900	3,500	3,700	20,700
September	24,900	10,500	10,800	3,600	4,000	20,900
August	24,500	10,200	10,800	3,500	3,800	20,700
July	24,200	10,400	10,200	3,500	3,800	20,400
June	23,900	10,600	9,900	3,500	3,400	20,500
May	24,200	10,500	10,000	3,700	3,500	20,700
April	23,400	10,200	9,700	3,500	3,200	20,100
March	22,900	9,900	9,600	3,400	3,000	19,800
February	22,800	10,000	9,500	3,200	2,900	19,900
January	23,000	10,200	9,500	3,300	2,900	20,200
2022 annual	23,400	10,300	9,700	3,400	3,500	19,900
December	23,400	10,700	9,500	3,200	3,200	20,200

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

Comparing December 2023 to November 2023, employment in the services-producing sector (21,000) increased by 500, or 2.4%; the goods-producing sector's employment (3,300) decreased by 300, or 8.3%. In December 2023, of the 24,300 employed in Yukon, 10,100, or 41.7%, were working in the public sector. Of the 14,100 workers in the private sector, 3,900, or 27.7%, were self-employed.

Note: Public employees are those who work for: a government at the federal, provincial, territorial, municipal level; a First Nations or other Indigenous government; 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)

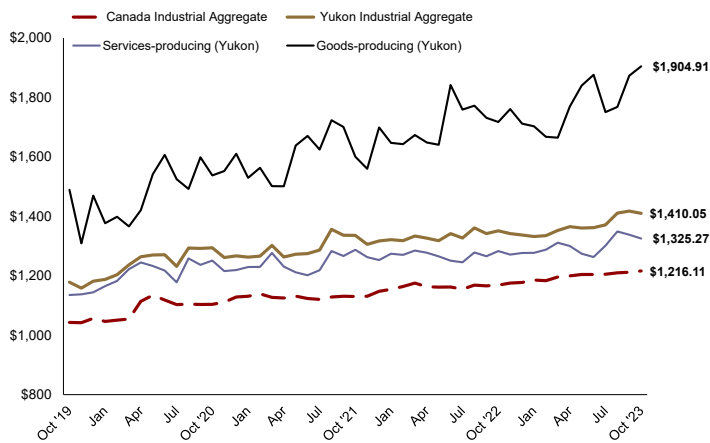
2.4 Average Weekly Earnings, Including Overtime*

	Yukon Average ¹	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	\$37.61 2.8%	\$5.24 0.4%	\$19.87 2.4%	\$17.15 1.3%	\$22.19 1.3%	\$60.31 7.6%	\$42.13 3.7%	-\$5.56 -0.9%	\$20.03 1.9%	\$55.47 3.5%
(\$)										
2023										
October (p)	1,410.05	1,674.62	876.59	1,332.24	1,695.76	929.79	1,131.70	597.11	1,113.02	1,684.56
September (r)	1,417.81	1,698.94	879.49	1,404.45	1,849.77	837.86	1,218.61	610.24	956.43	1,705.14
August	1,410.92	1,557.07	870.99	1,311.20	1,712.59	900.47	1,297.76	615.15	1,104.27	1,738.43
July	1,371.33	1,444.58	876.63	1,386.73	1,715.66	897.19	1,250.89	625.63	1,104.19	1,672.89
June	1,362.06	1,527.16	857.70	1,317.18	1,693.15	874.36	1,062.12	614.54	1,003.08	1,605.39
May	1,360.69	1,432.14	868.67	1,375.23	1,683.08	782.55	1,097.09	540.85	1,181.62	1,592.83
April	1,365.31	1,450.91	869.21	1,300.56	1,672.43	822.55	1,176.76	550.06	1,098.24	1,643.42
March	1,352.68	1,354.12	843.62	1,266.43	1,673.14	784.02	1,176.82	569.54	1,085.78	1,659.46
February	1,334.97	1,373.04	814.52	1,373.01	1,533.63	840.80	1,142.20	562.08	1,021.61	1,612.39
January	1,332.33	1,376.20	827.90	1,301.02	1,595.59	860.82	1,139.75	566.33	1,065.96	1,607.23
2022 annual	1,335.54	1,501.91	840.68	1,317.60	1,635.24	792.52	1,128.99	594.35	1,061.03	1,595.17
December	1,337.37	1,442.91	869.21	1,293.44	1,546.77	824.34	1,139.11	585.70	1,146.32	1,582.78
November	1,341.87	1,556.99	831.61	1,299.89	1,511.69	761.47	1,138.03	590.68	1,044.38	1,596.51
October	1,351.52	1,584.14	836.55	1,348.95	1,549.87	839.50	1,158.31	623.73	1,142.46	1,603.72

*Please see table endnotes on page 12. ¹Excludes self-employed.

Source: Statistics Canada. Table 14-10-0203-01 (monthly) and 14-10-0204-01 (annual).

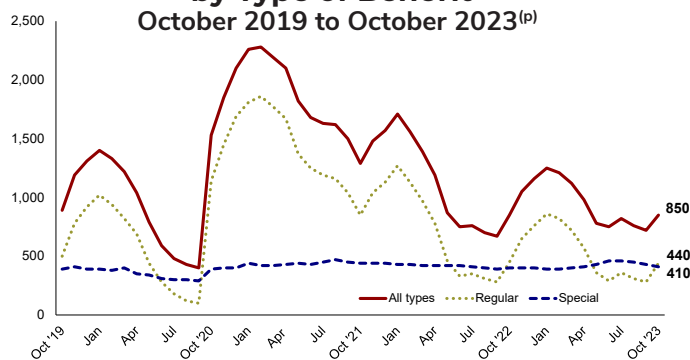
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada October 2019 to October 2023^(p)



*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.

Survey of Employment, Payroll & Hours, 2022:

<https://yukon.ca/en/survey-employment-payrolls-and-hours-2022>

Did you know?

In October 2023, Yukon workers' preliminary average weekly earnings reached \$1,410.05. This was \$193.94, or 15.9%, above the figure for Canada (\$1,216.11).

2.7 Employment Insurance Beneficiaries, by Community*

	Oct 2022	Sep ^(p) 2023	Oct ^(p) 2023
Beaver Creek	10	0	10
Burwash Landing	0	0	0
Carmacks	20	10	20
Dawson City	110	40	100
Faro	10	10	10
Haines Junction	30	20	30
Marsh Lake	10	10	10
Mayo	10	0	10
Mt. Lorne	10	0	0
Old Crow	10	0	10
Pelly Crossing	10	20	20
Ross River	10	10	10
Tagish	10	0	10
Watson Lake	30	20	20
Whitehorse	520	520	530
Yukon Total	850	720	850

*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	
	Nov 2022	Oct 2023	Nov 2023	Oct '23 to Nov '23	Nov '22 to Nov '23
All-Items	152.0	156.1	156.5	0.3	3.0
Food	149.3	154.9	157.0	1.4	5.2
Shelter	192.8	202.6	202.7	0.0	5.1
Household Operations, Furnishings & Equipment	116.4	110.9	110.3	-0.5	-5.2
Clothing & Footwear	108.7	107.3	107.0	-0.3	-1.6
Transportation	169.2	166.4	167.5	0.7	-1.0
Health & Personal Care	140.8	150.6	147.8	-1.9	5.0
Recreation, Education & Reading	115.3	122.5	122.7	0.2	6.4
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	184.1	192.5	192.8	0.2	4.7
Special Aggregates					
Energy	237.0	231.0	227.9	-1.3	-3.8
All-items excluding energy	145.8	150.5	150.9	0.3	3.5

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

In November 2023, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.0% (figures for Yukon are not available); for Canada, the CPI increased 3.1%.

Main contributors to the year-over-year increase in Whitehorse CPI were the prices of:

- Mortgage interest cost;
- Traveller accommodation; and
- Food purchased from restaurants.

Some of these year-over-year increases were offset by decreases in the prices of:

- Telephone services;
- Fuel oil and other fuels; and
- Child care and housekeeping services.

On a month-to-month basis, comparing November 2023 to October 2023, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.3%.

Contributors to the decrease were the prices of:

- Fresh vegetables;
- Mortgage interest cost; and
- Food purchased from restaurants.

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2022	6.8%	6.8%
2021	3.3%	3.4%
2020	1.0%	0.7%
2019	2.0%	1.9%
2018	2.4%	2.3%

3.2 Monthly Average Retail Prices for Selected Food Products, Whitehorse, British Columbia and Alberta, November 2023

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 35.09	\$ 31.75	\$ 30.28	\$ 4.53	\$ 5.46	\$ 4.96			
Stewing beef, 1 kg	\$ 21.25	\$ 20.47	\$ 20.01	\$ 6.12	\$ 5.76	\$ 5.71			
Ground beef, 1 kg	\$ 13.46	\$ 12.10	\$ 11.92	\$ 2.12	\$ 1.64	\$ 1.77			
Pork chops, 1 kg	\$ 15.41	\$ 10.08	\$ 9.90	\$ 5.47	\$ 5.42	\$ 4.98			
Chicken, 1 kg	\$ 9.85	\$ 8.95	\$ 8.39	\$ 3.62	\$ 3.56	\$ 3.38			
Bacon, 500 grams	\$ 10.80	\$ 7.21	\$ 7.06	\$ 2.79	\$ 5.37	\$ 5.37			
Milk, 4 l	\$ 6.06	\$ 5.79	\$ 5.91	\$ 14.16	\$ 7.39	\$ 7.57			
Butter, 454 grams	\$ 7.31	\$ 6.26	\$ 6.31						

Consumer Price Index, 2022: <https://yukon.ca/en/consumer-price-index-2022>

In November 2023, the prices of the selected food products (in the table above) in Whitehorse were on average 18.4% higher than Alberta and 15.2% higher than British Columbia.

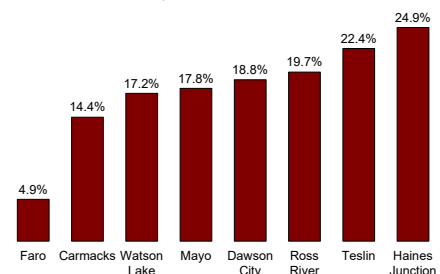
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, October 2023 (Whitehorse = 100)

The Community Spatial Price Index is produced quarterly 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.

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	114.4	118.8	104.9	124.9	117.8	..	119.7	122.4	117.2
Meat/Fish/Seafood	116.0	105.5	91.5	98.6	114.1	..	109.1	136.9	98.0
Dairy/Eggs	103.6	118.0	102.8	141.7	113.1	..	112.8	116.3	122.8
Fruit/Veg.	122.4	110.4	98.9	120.7	127.4	..	128.8	117.4	125.8
Bread/Cereal	120.7	139.8	107.9	143.7	126.9	..	133.5	130.8	115.6
Other Foods	114.4	127.8	118.0	136.5	119.8	..	130.9	128.7	125.0
Household Operations	124.8	129.4	109.9	121.1	119.8	..	127.6	153.0	125.0
Health & Personal Care	119.9	134.0	108.5	135.8	131.1	..	109.3	123.2	128.8
Cigarettes	105.4	108.6	99.0	..	104.6	..	113.2	103.7	106.2
Gasoline/Diesel	104.6	106.0	106.1	107.7	104.8	..	108.1	99.8	102.2
Home Heating Fuel	100.8	104.8	102.0	100.8	103.3	..	102.0	100.8	103.3

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, October 2023



Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale* Sales



Source: Statistics Canada. Tables 20-10-0056-01 and 20-10-0074-01.

Yukon's preliminary retail sales in October 2023 (\$97.2 million) increased by \$2.3 million, or 2.4%, compared to October 2022; Canada's retail sales increased 2.6% over the same time period. Year-to-date (January to October), Yukon's retail sales (\$982.7 million) increased by \$73.7 million, or 8.1%, compared to the same time period in 2022; Canada's retail sales increased 2.3% over the same time period.

* Wholesale Sales data for Yukon has been unavailable since July 2022 due to residual suppression.

4.2 Retail Sales, by Industry Classification*

Yukon Retail Sales, 2022:

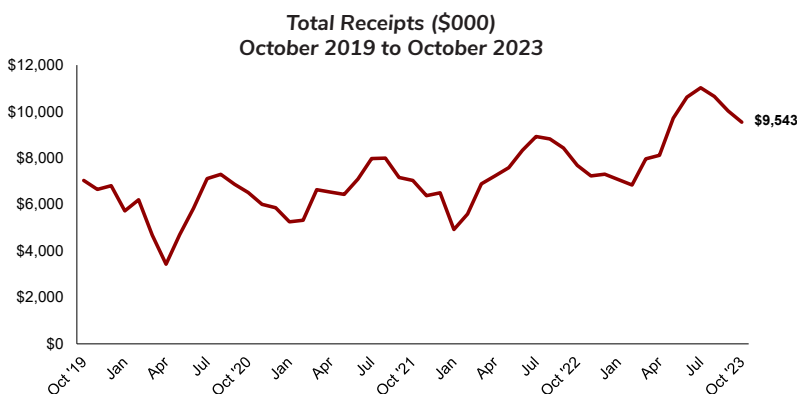
<https://yukon.ca/en/yukon-retail-sales-2022>

	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$73,740 8.1%	\$10,403 6.9%	x ..	\$21,652 9.6%	\$1,642 5.4%	-\$1,055 -1.1%	\$2,035 5.1%	\$43,501 23.1%	x ...	\$2,678 4.0%
(\$'000)										
2023										
October (p)	97,232	16,189	x	23,671	3,307	9,964	4,326	21,542	x	7,588
September (r)	102,676	14,778	x	25,622	3,691	9,561	4,166	25,121	x	7,819
August	121,014	16,921	x	27,953	3,672	9,811	4,410	35,831	x	8,034
July	121,526	17,426	x	27,986	3,191	10,490	4,279	36,953	x	8,073
June	112,300	17,913	x	27,424	3,018	10,693	4,396	26,868	x	7,390
May	102,975	20,041	x	27,290	3,506	11,062	4,375	17,877	x	6,615
April	86,285	15,618	x	23,578	3,009	8,397	3,909	16,770	x	6,179
March	88,548	16,289	x	23,062	2,835	7,859	4,221	17,931	x	6,822
February	73,935	13,432	x	19,680	2,543	6,274	3,825	16,353	x	5,430
January	76,197	11,932	x	20,200	3,061	6,645	3,732	16,962	x	6,254
2022 total	1,085,214	174,526	x	272,496	36,728	113,134	47,938	222,722	x	83,458
December	88,850	10,759	x	25,744	3,372	11,130	4,306	16,811	x	8,736
November	87,416	13,631	x	21,938	3,165	10,193	4,028	17,204	x	7,196
October	94,935	15,714	x	23,065	3,840	10,060	4,075	18,609	x	6,811

*Please see table endnotes on page 12.

Source: Statistics Canada. Table 20-10-0056-01.

4.3 Food Services and Drinking Places



Source: Statistics Canada. Table 21-10-0019-01.

Did you know?

On a year-to-date basis (January-October) in 2023, of the \$982.7 million in total retail sales for Yukon, \$232.2 million, or 23.6% was from the Gasoline stations and fuel vendors. The proportion increased by 2.8 percentage points compared to the same time period in 2022 (20.8%).

Comparing October 2023 to October 2022, the total receipts for food services and drinking places in Yukon increased by \$1.9 million, or 24.2%; Canada's receipts increased 6.4%.



5. Rental Units

The data on this page are from the Yukon Rent Survey which is conducted biannually 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, April 2023

	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	\$1,325	\$2,000	\$1,843	\$1,570	\$1,379	\$1,992	\$1,200	\$1,265	\$1,425	..	\$1,470
Bachelor	\$1,198	x	..	\$1,174	\$1,237	\$1,540	\$1,184	\$1,000	..	..	\$905 [†]
1 Bedroom	\$1,200	\$1,260	\$1,289 [†]	\$1,380	\$1,153	\$1,610	\$1,153	\$1,265	x	..	\$1,395
2 Bedrooms	\$1,497	\$2,000	\$1,503	\$1,640	\$1,500	\$2,324	\$1,301	\$1,808	\$1,437	..	x
3-4 Bedrooms	\$2,022	\$1,950	\$1,915	\$1,925	\$2,100	\$2,223	\$1,475	\$2,050 [†]	\$1,411	..	\$2,275 [†]
5+ Bedrooms	\$3,300	\$3,350	..	..	..	x	..	..	..	..	..
Total Units											
All Sizes [†]	2,446	206	76	658	209	255	865	97	56	..	24
Bachelor	182	2 [†]	..	11	11	17	109	28	..	..	4 [†]
1 Bedroom	798	14	5 [†]	197	88	64	380	31	3 [†]	..	16
2 Bedrooms	898	57	28	228	70	73	369	35	36	..	x
3-4 Bedrooms	540	105	43	221	40	99	8	4 [†]	17	..	3 [†]
5+ Bedrooms	28	26	..	..	..	2 [†]
Vacancy Rate											
All Sizes	2.2%	3.4%	3.9%	4.1%	1.4%	1.2%	0.9%	2.1%	0.0%	..	8.3%
Bachelor	2.7%	0.0% [†]	..	18.2%	0.0%	0.0%	0.9%	3.6%	..	..	0.0% [†]
1 Bedroom	2.5%	21.4%	0.0% [†]	6.1%	1.1%	0.0%	0.8%	0.0%	0.0% [†]	..	12.5%
2 Bedrooms	1.2%	0.0%	3.6%	2.2%	1.4%	1.4%	0.8%	0.0%	0.0%	..	x
3-4 Bedrooms	3.3%	3.8%	4.7%	3.6%	2.5%	2.0%	0.0%	25.0% [†]	0.0%	..	0.0% [†]
5+ Bedrooms	0.0%	0.0%	..	..	..	0.0% [†]

x = suppressed. .. = no information available for October 2022 ... = 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.

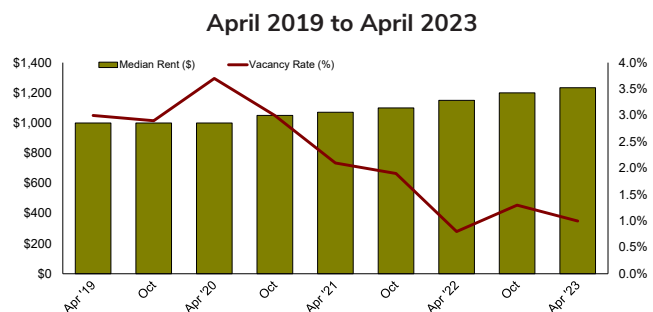
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2022-2023

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2023 average						
April	\$1,234	1.0%	\$928	16.7%	\$1,260	0.0%
2022 average						
October	\$1,175	1.1%	\$884	12.5%	\$1,200	4.3%
April	\$1,150	0.8%	\$884	12.5%	\$1,200	4.3%

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2019-2023



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, April 2023: <https://yukon.ca/en/yukon-rent-survey-april-2023>



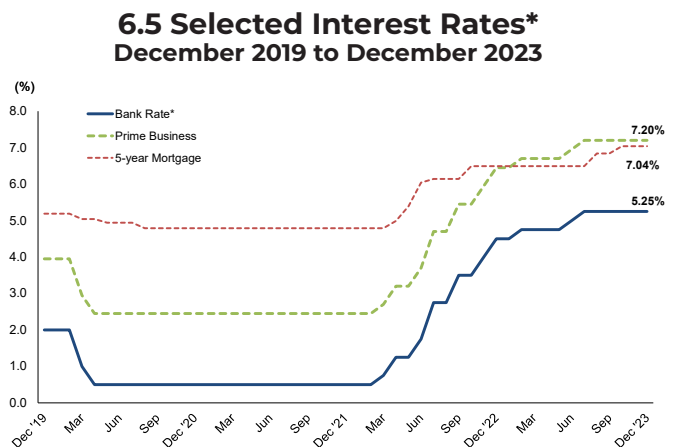
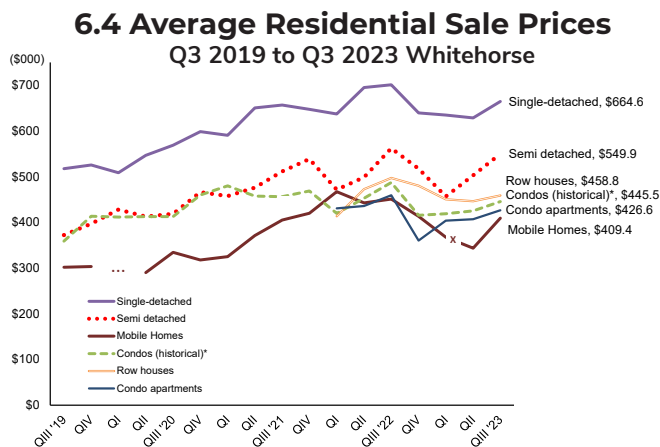
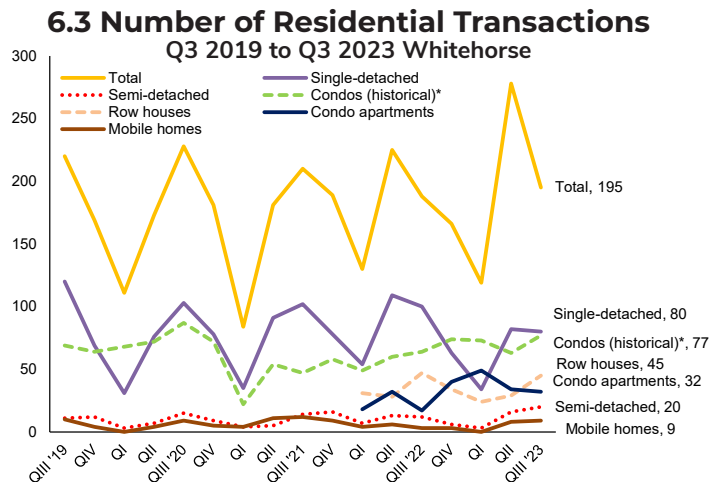
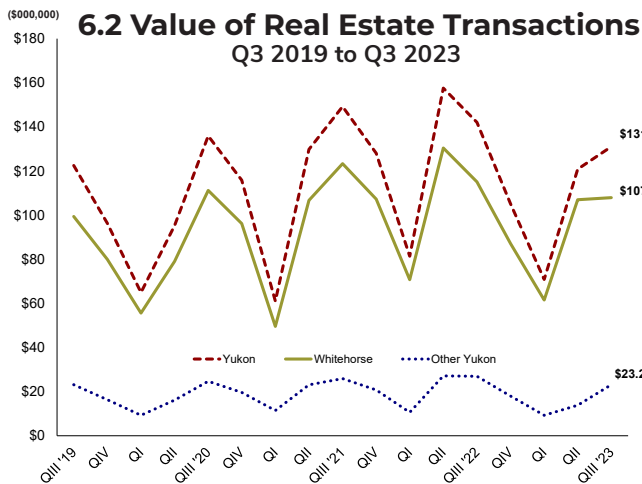
6. Real Estate

6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total*		Single-detached houses		Semi-detached houses		Row houses		Condominium apartments		Mobile Homes	
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
Year-to-date change	49	-39,862	-67	-53,985	7	3,888	-8	-5,015	48	17,766	x	x
	9.0%	-12.6%	-25.5%	-29.9%	21.9%	23.5%	-7.5%	-10.1%	71.6%	60.2%	...	...
2023 total												
Q3	195	107,919.5	80	53,171.3	20	10,997.6	45	20,648.1	32	13,652.2	9	3,685.0
Q2	278	106,987.9	82	51,556.5	16	8,050.0	29	12,947.8	34	13,839.6	8	2,748.5
Q1	119	61,572.9	34	21,588.7	3	1,370.0	24	10,812.0	49	19,784.3	x	x
2022 total	709	403,455.8	326	220,603.1	38	19,635.6	140	65,752.4	107	43,926.3	16	7,118.9
Q4	166	87,113.3	63	40,301.8	6	3,105.9	34	16,329.7	40	14,416.6	3	1,240.0
Q3	188	115,111.6	100	70,116.2	12	6,745.9	47	23,370.5	17	7,809.2	3	1,353.5
Q2	225	130,459.7	109	75,770.7	13	6,482.9	28	13,232.6	32	13,946.5	6	2,656.4

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

Yukon Real Estate Report, Third Quarter, 2023: <https://yukon.ca/en/yukon-real-estate-report-q3-2023>



* Condos (historical) includes condo apartments and row houses. Source: Yukon Bureau of Statistics.

*Please see endnotes on page 12. Source: Statistics Canada. Table 10-10-0145-01.

In the third quarter of 2023, the total value of real estate transactions in Yukon was \$131.1 million: \$107.9 million in Whitehorse and \$23.2 million for the rest of Yukon. Comparing the third quarter of 2023 to that of 2022 (\$142.1 million), the total value of Yukon's real estate transactions decreased by \$11.0 million, or 7.8%.

Did you know?

In the third quarter of 2023, the average sale price of a single detached house (including country residential) in Whitehorse was \$664,600, an increase of \$36,500, or 5.2%, from the third quarter of 2022.



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

Year-to-date change	Total		Residential		Industrial		Government/Institutional		Commercial	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
-136 -9.5%	81,919 34.9%	-169 -14.1%	-6,008 -6.8%	0 0.0%	720 514.3%	9 20.5%	43,682 81.6%	24 13.0%	43,525 46.7%	
2023										
December (p)	25	4,110.1	18	344.1	0	0.0	3	3,146.0	4	620.0
November (p)	80	14,054.4	58	2,398.0	1	500.0	2	140.0	19	11,016.3
October (r)	119	6,025.3	101	4,974.8	0	0.0	3	69.0	15	981.5
September	117	7,732.1	101	4,772.2	0	0.0	1	5.0	15	2,955.0
August	163	14,644.9	137	4,452.6	0	0.0	6	897.8	20	9,294.6
July	135	96,852.4	106	5,154.4	1	360.0	4	8,949.0	24	82,388.9
June (r)	197	93,812.7	157	11,254.1	0	0.0	8	69,401.8	32	13,156.8
May	149	24,592.0	122	17,278.7	0	0.0	3	909.5	24	6,403.8
April	77	15,208.7	51	2,191.4	0	0.0	6	11,863.1	20	1,154.2
March	111	18,934.1	93	12,552.6	0	0.0	8	1,151.0	10	5,230.5
February (r)	70	18,834.8	51	15,845.1	0	0.0	7	495.7	12	2,494.1
January	50	1,957.7	35	726.1	0	0.0	2	194.4	13	1,037.2
2022 total (r)	1,429	234,839.9	1,199	87,951.9	2	140.0	44	53,540.1	184	93,208.0
December (r)	42	630.9	35	501.9	0	0.0	2	0.0	5	129.0

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.

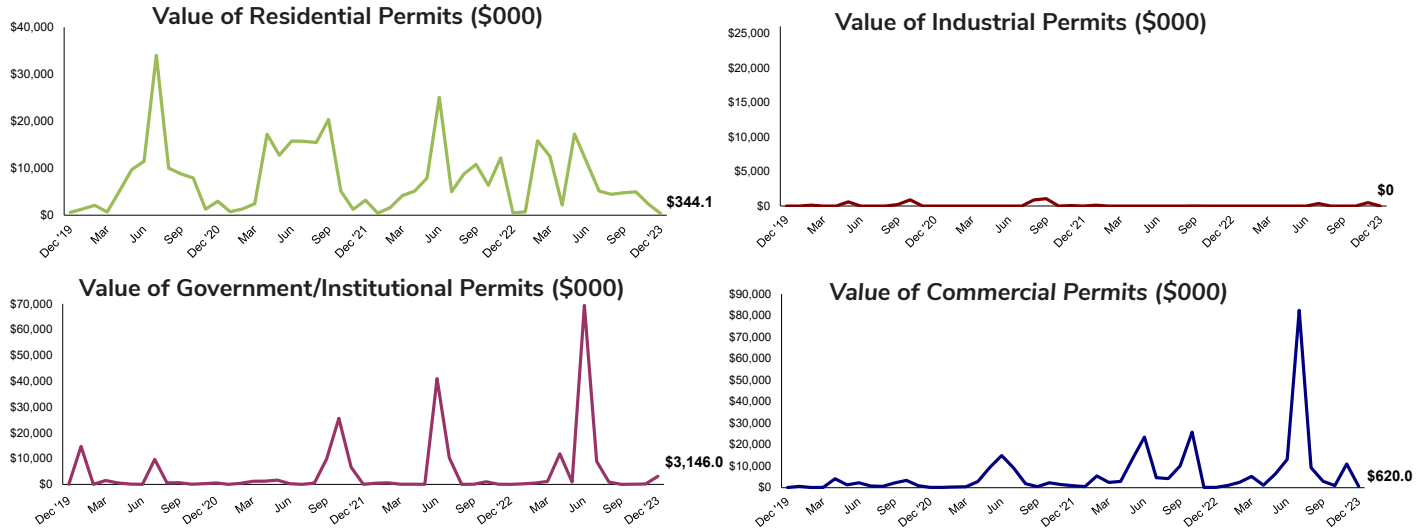
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

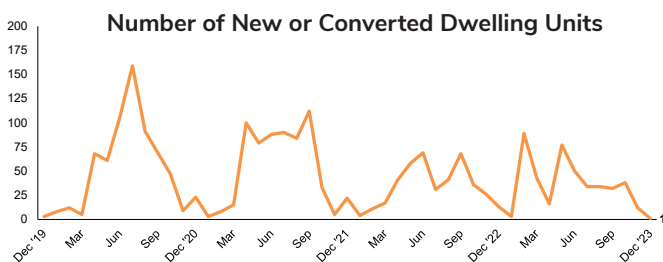
In January through December 2023, a total of 1,293 building permits were issued in Yukon, at a construction value of \$316.8 million. The construction value of permits increased by \$81.9 million, or 34.9%, compared to the total value of permits issued in January through December 2022. Of the total construction value of building permits issued in January through December 2023:

- 25.9% was for residential;
- 30.7% was for government/institutional; and
- 0.3% was for industrial;
- 43.2% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, December 2019 to December 2023



7.3 Number of New or Converted Dwelling Units (Zoned Residential)*, Yukon, December 2019 to December 2023



Did you know?

The 2023 annual residential construction value in Yukon was \$81.9 million, a decrease of \$6.0 million, or 6.8%, compared to 2022 (\$88.0 million).

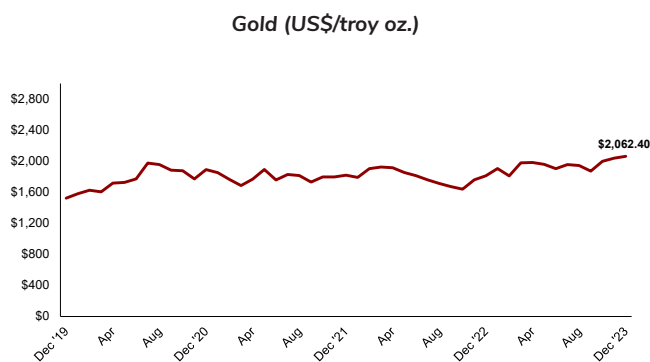
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

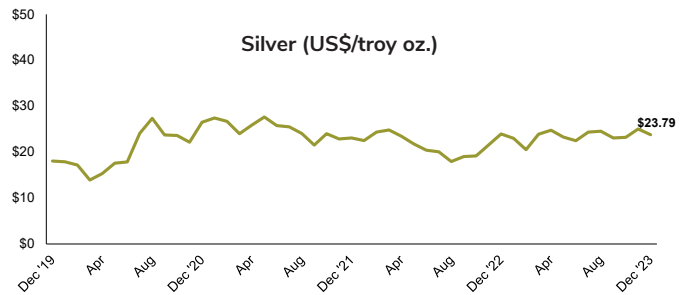
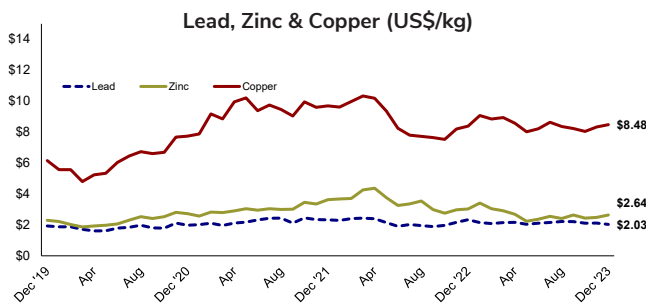


8. Resources

8.1 London Metal Commodity Prices*, December 2019 to December 2023



	Dec '22	Dec '23	Dec '22 to Dec '23 Change
US Dollars			
----- (\$/troy oz) -----			
Gold	\$1,812.35	\$2,062.40	\$250.05
Silver	\$23.95	\$23.79	-\$0.16
----- (\$/kg) -----			
Lead	\$2.34	\$2.03	-\$0.31
Zinc	\$3.03	\$2.64	-\$0.39
Copper	\$8.39	\$8.48	\$0.09
Canadian Dollars			
----- (\$/troy oz) -----			
Gold	\$2,459.27	\$2,723.13	\$263.86
Silver	\$32.49	\$31.41	-\$1.08
----- (\$/kg) -----			
Lead	\$3.17	\$2.68	-\$0.49
Zinc	\$4.10	\$3.49	-\$0.61
Copper	\$11.38	\$11.19	-\$0.19



*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 copper on December 29, 2023 was \$8.48 US per kg, an increase of \$0.91, or 12.1% compared to the average of prices recorded on December 31st in the previous 5 years (\$7.56).

8.2 Regular Self-Serve Gasoline

Average December 2023 Prices (cents per litre)

Whitehorse	175.2
Watson Lake	178.4
Destruction Bay	179.9
Burwash Landing	179.9
Jake's Corner	179.9
Teslin	186.9
Carmacks	189.0
Stewart Crossing	189.9
Haines Junction	192.8
Dawson City	196.4
Mayo	197.4
Pelly Crossing	199.9
Carcross	199.9
Ross River	199.9
Faro	200.0
Beaver Creek	204.9

8.3 Residential Furnace Oil

Average December 2023 Prices (cents per litre)

Whitehorse	165.8
Carcross	167.3
Marsh Lake	167.3
Tagish	167.3
Ross River	168.0
Teslin	168.1
Haines Junction	168.1
Carmacks	168.1
Destruction Bay	169.2
Burwash Landing	169.3
Pelly Crossing	169.4
Stewart Crossing	169.7
Faro	170.2
Watson Lake	171.3
Beaver Creek	171.3
Mayo	172.6
Dawson City	177.5

Yukon Fuel Price Survey, December 2023: <https://yukon.ca/en/yukon-fuel-price-survey-december-2023>



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	827 2.5%
(no. of movements)	
2023	
October	2,876
September	2,826
August	3,916
July	4,610
June	3,667
May	4,332
April	4,336
March	2,575
February	2,519
January	2,118
2022 total	36,356
December	1,592
November	1,816
October	2,466

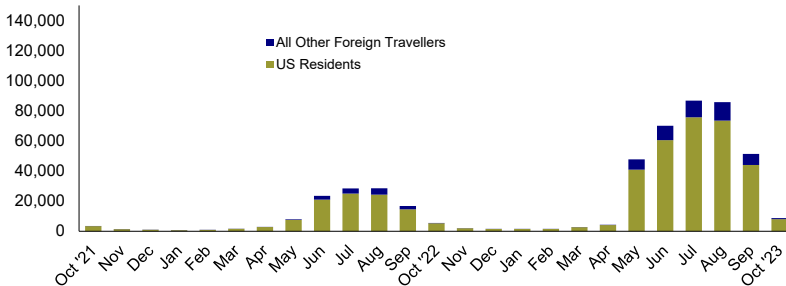
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	282,338 170.5%	38,637 79.5%	209,001 201.5%	34,700 260.7%
2023				
October	11,654	2,924	8,055	675
September	61,513	10,118	44,078	7,317
August	105,683	19,924	73,552	12,207
July	107,094	20,269	75,737	11,088
June	85,538	15,496	60,553	9,489
May	59,292	11,534	40,915	6,843
April	8,163	3,847	4,147	169
March	4,483	1,666	2,709	108
February	2,349	768	1,519	62
January	2,208	700	1,455	53
2022 total	170,913	50,281	107,224	13,408
December	2,519	995	1,489	35
November	2,755	677	2,016	62
October	8,284	2,745	5,321	218

Of the 11,654 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in October 2023:

- 45.3% entered through Fraser (Skagway, AK to Carcross);
- 36.5% entered through Beaver Creek;
- 17.8% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.4% entered through Whitehorse.

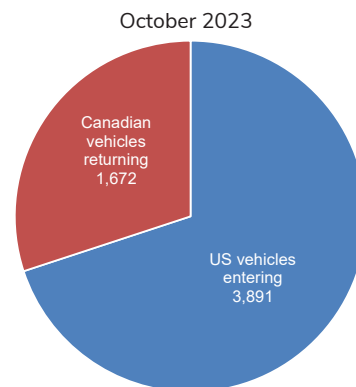


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

On a year-to-date basis (January to October), of the 447,977 travellers allowed to enter Yukon through Canada Border Services Agency (CBSA) ports of entry, 332,115 or 74.1%, entered through Fraser (Skagway, AK to Carcross, YT).

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



*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0052-01.

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. Whitehorse Area includes City of Whitehorse and surrounding area as well as the community of Marsh Lake.
- 1.3 Birth and death data represent events occurring within Yukon to Yukon residents only. Marriages include all marriages occurring within Yukon, regardless of a person's place of residence.
- 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 Statistics Canada's 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 Indigenous 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. 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 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), 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.
- 6.1, 6.3 & 6.4 Until Q1 2023, 'Condo' or 'Condominium' sales combined 'Condominium apartments' and 'Row houses'. In 2023, this information was disaggregated to report on each type of dwelling separately: Row houses (whether they are part of a condominium corporation or not) and Condominium apartments.
- 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 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 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 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	(USD)	US dollars
(r)	revised		

Next release: February 16, 2024

