

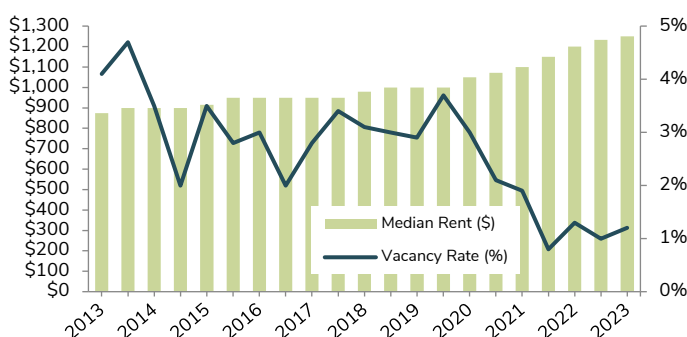


Highlights:

- The estimated population of Yukon on September 30, 2023 was 45,597; an increase of 1,437, or 3.3%, compared to the figure for September 30, 2022 (44,160).
- On an annual average basis, the CPI in Whitehorse in 2023 increased by 4.9% compared to 2022; Canada's 2023 annual average CPI increased by 3.9% over the same time period.

New publication this month: Yukon Rent Survey, October 2023

Whitehorse median rent and vacancy rate,
units in buildings with 3+ rental units



In Whitehorse, for units in buildings with 3 or more rental units, the median rent in October 2023 (\$1,250) increased by \$50 compared to a year earlier (October 2022) and increased by \$16 compared to the previous reporting period (April 2023).

The vacancy rate in October 2023 (1.2%) was 0.1 percentage point lower than the rate in October 2022 (1.3%), and 0.2 percentage points higher compared to the rate in April 2023 (1.0%).

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

New from Yukon Bureau of Statistics:

- Yukon Employment, January 2024:
<https://yukon.ca/en/yukon-employment-january-2024>
- Yukon Fuel Price Survey, January 2024:
<https://yukon.ca/en/yukon-fuel-price-survey-january-2024>

- Population Report, Third Quarter 2023:
<https://yukon.ca/en/population-report-q3-2023>

New from Statistics Canada:

- Fertility in Canada, 1921 to 2022:
<https://www150.statcan.gc.ca/pub/91f0015m/91f0015m2024001-eng.pdf>

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1. Population

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

	Total	Males	Females
0-4	2,273	1,138	1,135
5-9	2,510	1,309	1,201
10-14	2,444	1,316	1,128
15-19	2,261	1,177	1,084
20-24	2,588	1,354	1,234
25-29	3,199	1,591	1,608
30-34	3,955	1,943	2,012
35-39	4,199	2,062	2,137
40-44	3,565	1,838	1,727
45-49	3,033	1,508	1,525
50-54	2,949	1,498	1,451
55-59	2,740	1,399	1,341
60-64	3,116	1,578	1,538
65-69	2,624	1,358	1,266
70-74	1,885	989	896
75+	2,256	1,180	1,076
Total	45,597	23,238	22,359

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

1.2 Population by Community*

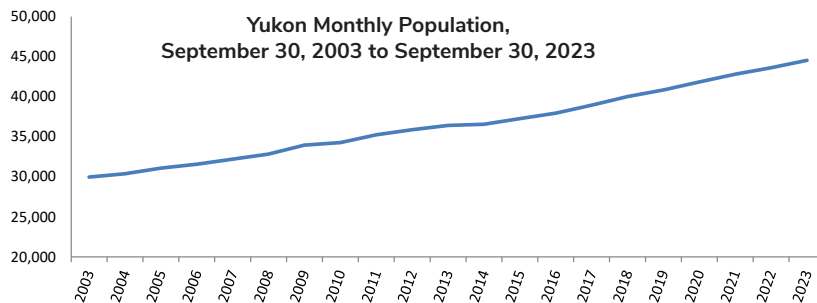
	Sep 30 2022	Jun 30 2023	Sep 30 2023
Beaver Creek	105	107	108
Burwash Landing	99	104	105
Carcross	460	488	484
Carmacks	580	588	590
Dawson City	2,342	2,370	2,387
Destruction Bay	59	63	64
Faro	473	457	453
Haines Junction	1,016	1,033	1,031
Johnson's Crossing	53	56	51
Mayo	457	463	464
Mendenhall	154	149	151
Old Crow	256	255	248
Pelly Crossing	371	373	379
Ross River	399	407	398
Tagish	381	390	382
Teslin	489	498	500
Watson Lake	1,488	1,506	1,514
Whitehorse Area ¹	34,881	35,770	36,201
Other*	97	92	87

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	-44	1	-33
change	-10.7%	0.3%	-17.3%
2023 total	368	296	158
December (p)	38	30	13
November (r)	26	23	4
October (r)	35	30	6
September (r)	28	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

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

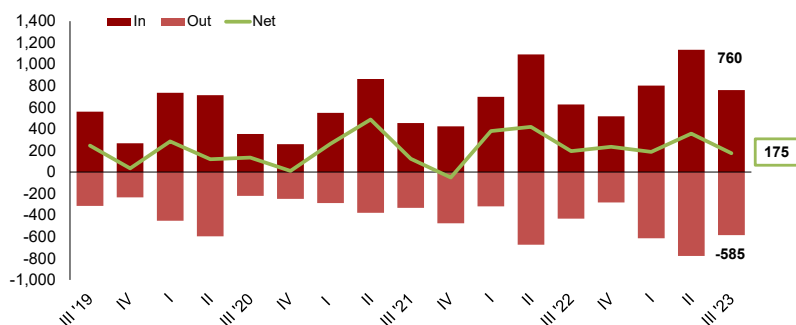


Population Report, Third Quarter, 2023:
<https://yukon.ca/en/population-report-q3-2023>

Did you know?

Comparing September 30, 2023 to September 30, 2022, the total population of the Whitehorse Area (includes areas outside of the municipal boundary) increased by 1,320 people, or 3.8%.

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 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
2024						
January	25,400	24,300	1,100	4.3%	73.8%	70.6%
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	24,200	900	3.6%	73.4%	70.8%
August	24,900	23,800	1,100	4.4%	73.0%	69.8%
July	24,600	23,800	900	3.7%	72.4%	70.0%
June	24,800	23,900	1,000	4.0%	72.9%	70.3%
May	25,000	24,300	700	2.8%	73.7%	71.7%
April	24,500	23,600	900	3.7%	72.5%	69.8%
March	23,900	23,200	700	2.9%	71.1%	69.0%
February	23,900	23,100	800	3.3%	71.3%	69.0%
January	24,200	23,300	900	3.7%	72.2%	69.6%

Yukon Employment, January 2024:

<https://yukon.ca/en/yukon-employment-january-2024>

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>

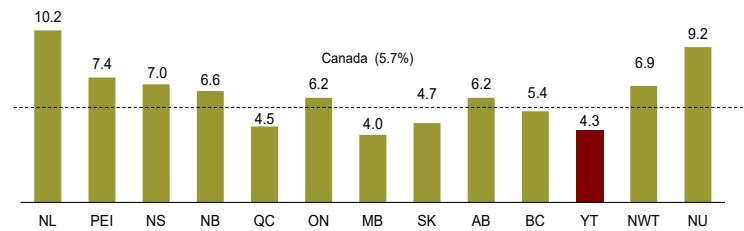
*Please see table endnotes on page 12.

Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0393-01 (annual).

Did you know?

In January 2024, The labour force increased by 1,200, or 5.0%, compared to January 2023 (24,200) and decreased by 100, or 0.4%, compared to December 2023 (25,500).

2.2 Unemployment Rates*, January 2024 (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
2024						
January	24,000	10,200	9,700	4,100	3,200	20,800
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

*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 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*

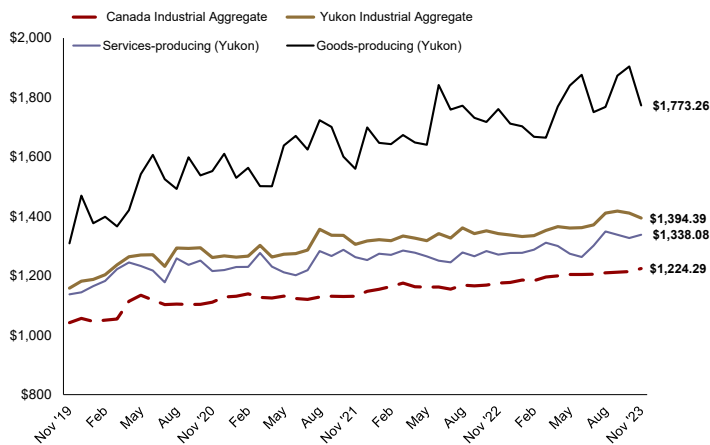
	Yukon Average ¹	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$39.03 2.9%	\$4.06 0.3%	\$20.81 2.5%	\$17.70 1.3%	\$28.90 1.8%	\$67.00 8.5%	\$46.58 4.1%	-\$2.51 -0.4%	\$24.26 2.3%	\$60.55 3.8%
(\$)										
2023										
November (p)	1,394.39	1,542.94	866.73	1,334.74	1,604.44	888.19	1,223.39	619.74	1,073.94	1,699.07
October (r)	1,410.80	1,680.94	871.65	1,320.65	1,699.06	937.02	1,137.51	596.04	1,150.02	1,693.25
September	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

*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

November 2019 to November 2023^(p)

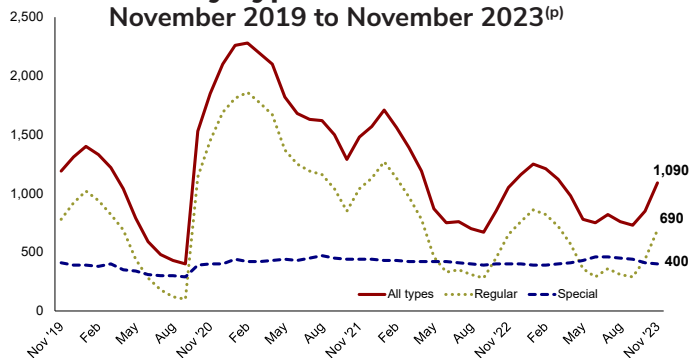


*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

November 2019 to November 2023^(p)



*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 November 2023, the preliminary average weekly earnings figure for goods-producing industries in Yukon (\$1,773.26) was the fourth-highest in Canada, after Nunavut (\$2,176.19), Northwest Territories (\$1,962.20), and Alberta (\$1,820.87).

2.7 Employment Insurance Beneficiaries, by Community*

	Nov 2022	Oct ^(p) 2023	Nov ^(p) 2023
Beaver Creek	10	10	10
Burwash Landing	10	0	0
Carmacks	30	20	20
Dawson City	160	100	170
Faro	10	10	10
Haines Junction	50	30	50
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	10	0	0
Old Crow	10	10	10
Pelly Crossing	20	20	30
Ross River	10	10	20
Tagish	10	10	10
Watson Lake	40	20	30
Whitehorse	600	530	640
Yukon Total	1,050	850	1,090

*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	
	Dec	Nov	Dec	Nov '23	Dec '22
	2022	2023	2023	to Dec '23	to Dec '23
All-Items	152.2	156.5	156.8	0.2	3.0
Food	150.6	157.0	157.7	0.4	4.7
Shelter	193.0	202.7	203.7	0.5	5.5
Household Operations, Furnishings & Equipment	117.5	110.3	109.6	-0.6	-6.7
Clothing & Footwear	108.1	107.0	104.9	-2.0	-3.0
Transportation	169.8	167.5	178.0	6.3	4.8
Health & Personal Care	141.3	147.8	149.3	1.0	5.7
Recreation, Education & Reading	113.3	122.7	117.5	-4.2	3.7
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	185.1	192.8	192.0	-0.4	3.7
Special Aggregates					
Energy	227.7	227.9	225.9	-0.9	-0.8
All-items excluding energy	146.5	150.9	151.3	0.3	3.3

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

In December 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 3.4%.

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

- Mortgage interest cost;
- Traveller accommodation; and
- Rent.

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 December 2023 to November 2023, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.2%.

Contributors to the increase were the prices of:

- Inter-city transportation;
- Mortgage interest cost; and
- Purchase and leasing of passenger vehicle.

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2023	4.9%	3.9%
2022	6.8%	6.8%
2021	3.3%	3.4%
2020	1.0%	0.7%
2019	2.0%	1.9%

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

Selected food product	Whitehorse, Y.T.			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 35.16	\$ 24.06	\$ 22.66	\$ 4.34	\$ 5.45	\$ 4.99	\$ 4.34	\$ 5.45	\$ 4.99
Stewing beef, 1 kg	\$ 20.14	\$ 20.42	\$ 20.25	\$ 5.80	\$ 6.29	\$ 6.31	\$ 5.80	\$ 6.29	\$ 6.31
Ground beef, 1 kg	\$ 14.54	\$ 12.00	\$ 12.18	\$ 2.09	\$ 1.65	\$ 1.77	\$ 2.09	\$ 1.65	\$ 1.77
Pork chops, 1 kg	\$ 15.26	\$ 9.49	\$ 9.46	\$ 6.12	\$ 4.38	\$ 4.09	\$ 6.12	\$ 4.38	\$ 4.09
Chicken, 1 kg	\$ 10.21	\$ 8.49	\$ 8.43	\$ 3.95	\$ 3.67	\$ 3.43	\$ 3.95	\$ 3.67	\$ 3.43
Bacon, 500 grams	\$ 11.17	\$ 7.38	\$ 7.33	\$ 2.70	\$ 5.72	\$ 5.72	\$ 2.70	\$ 5.72	\$ 5.72
Milk, 4 l	\$ 6.06	\$ 5.80	\$ 5.91	\$ 15.85	\$ 7.04	\$ 6.98	\$ 6.06	\$ 5.80	\$ 5.91
Butter, 454 grams	\$ 7.21	\$ 6.47	\$ 6.50						

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

In December 2023, the prices of the selected food products (in the table above) in Whitehorse were on average 27.5% higher than Alberta and 25.2% higher than British Columbia.

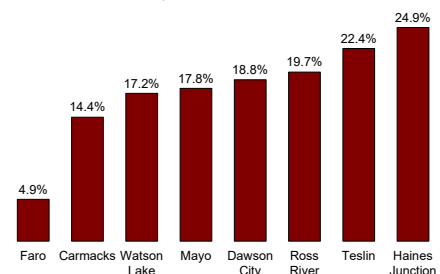
Source: Statistics Canada custom run and Table 18-10-0245-01

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 November 2023 (\$92.9 million) increased by \$5.4 million, or 6.2%, compared to November 2022; Canada's retail sales increased 1.7% over the same time period. Year-to-date (January to November), Yukon's retail sales (\$1.1 billion) increased by \$79.3 million, or 8.0%, compared to the same time period in 2022; Canada's retail sales increased 2.2% over the same time period.

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

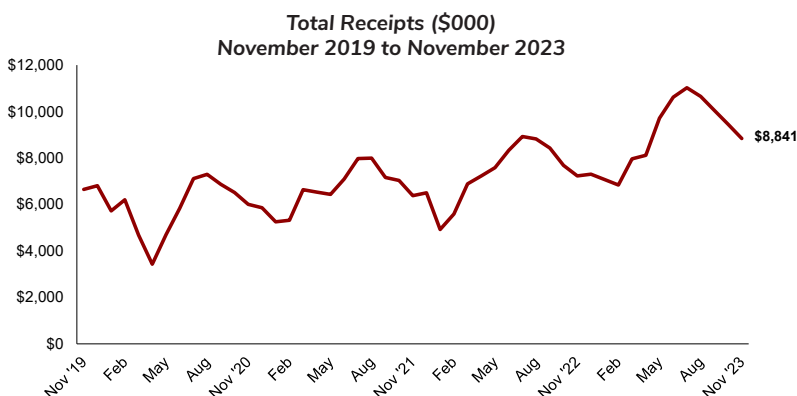
4.2 Retail Sales, by Industry Classification*

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	\$79,262 8.0%	\$11,962 7.3%	x ..	\$23,002 9.3%	\$2,423 7.3%	-\$1,549 -1.5%	\$2,570 5.9%	\$44,757 21.7%	x ...	\$3,790 5.1%
(\$000)										
2023										
November (p)	92,850	15,194	x	23,267	3,872	9,851	4,596	18,470	x	7,794
October (r)	97,320	16,185	x	23,692	3,381	9,812	4,293	21,532	x	8,102
September	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

*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?

Yukon's preliminary retail sales for Gasoline stations and fuel vendors in November 2023 increased by \$1.3 million, or 7.4%, compared to November 2022.

Comparing November 2023 to November 2022, the total receipts for food services and drinking places in Yukon increased by \$1.6 million, or 22.3%; Canada's receipts increased 8.8%.



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, October 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	\$1,350	\$2,009	\$1,852	\$1,600	\$1,400	\$2,100	\$1,231	\$1,290	\$1,471	..	\$1,410
Bachelor	\$1,160	x	...	\$1,200	\$1,191	\$1,550 [†]	\$1,204	\$1,005	...	..	x
1 Bedroom	\$1,246	\$1,300 [†]	\$1,322	\$1,380	\$1,189	\$1,626	\$1,191	\$1,290	x	..	\$1,410
2 Bedrooms	\$1,503	\$2,004	\$1,556	\$1,663	\$1,550	\$2,330	\$1,309	\$1,849	\$1,478	..	x
3-4 Bedrooms	\$2,060	\$2,000	\$1,955	\$2,020	\$2,111	\$2,272	\$1,487	\$2,060 [†]	\$1,450	..	x
5+ Bedrooms	\$3,337	\$3,379	...	...	...	x	...	...	...	..	...
Total Units											
All Sizes⁴	2,407	193	82	627	208	246	865	90	64	..	17
Bachelor	189	3 [†]	...	25	10	5 [†]	110	32	...	..	3 [†]
1 Bedroom	789	4 [†]	5 [†]	201	81	73	381	25	3 [†]	..	10
2 Bedrooms	865	60	30	177	75	82	366	30	39	..	2 [†]
3-4 Bedrooms	540	107	47	224	42	83	8	4 [†]	23	..	2 [†]
5+ Bedrooms	23	20	...	...	...	3 [†]
Vacancy Rate											
All Sizes	1.8%	2.6%	3.7%	2.2%	4.8%	2.4%	0.7%	1.1%	0.0%	..	0.0%
Bachelor	0.0%	0.0% [†]	...	0.0%	0.0%	0.0% [†]	0.0%	0.0%	...	..	0.0% [†]
1 Bedroom	1.5%	0.0% [†]	0.0% [†]	2.5%	2.5%	0.0%	1.0%	0.0%	0.0% [†]	..	0.0%
2 Bedrooms	1.3%	0.0%	3.3%	1.7%	8.0%	0.0%	0.3%	0.0%	0.0%	..	0.0% [†]
3-4 Bedrooms	3.9%	4.7%	4.3%	2.2%	2.4%	7.2%	0.0%	25.0% [†]	0.0%	..	0.0% [†]
5+ Bedrooms	0.0%	0.0%	...	...	...	0.0% [†]

x = suppressed. .. = no information available for October 2023 ... = 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.

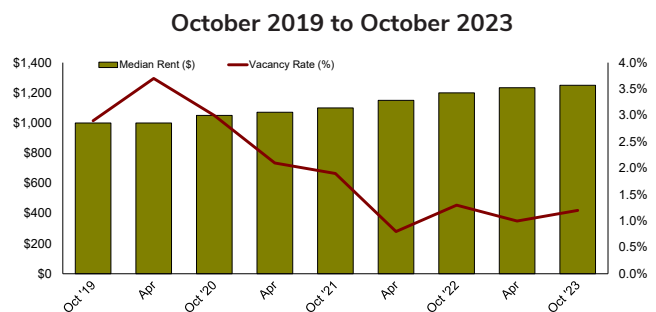
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2022-2023

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2023 average	\$1,242	1.1%	\$951	12.0%	\$1,290	2.2%
October	\$1,250	1.2%	\$974	7.7%	\$1,320	4.3%
April	\$1,234	1.0%	\$928	16.7%	\$1,260	0.0%
2022 average	\$1,175	1.1%	\$884	12.5%	\$1,200	4.3%
October	\$1,200	1.3%	\$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, October 2023: <https://yukon.ca/en/yukon-rent-survey-october-2023>



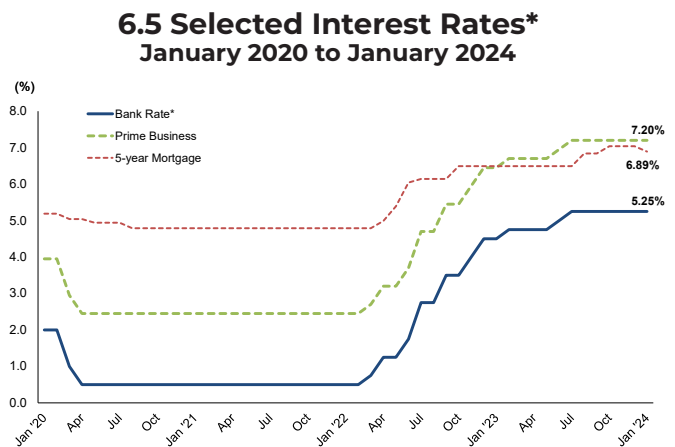
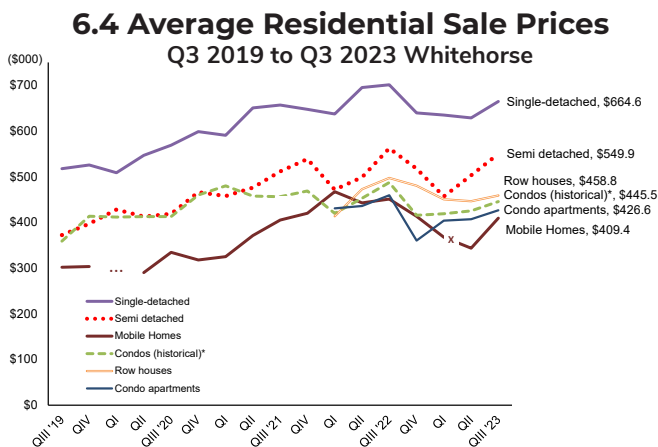
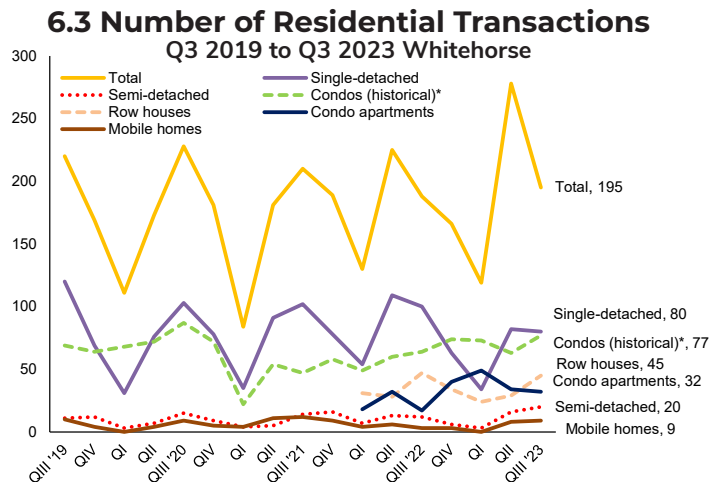
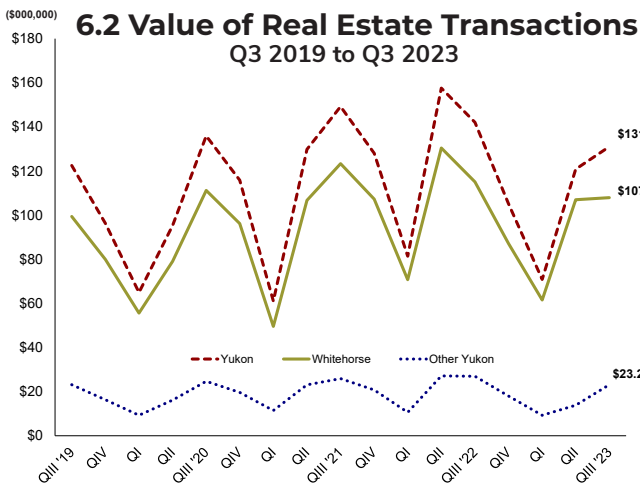
6. Real Estate

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, single detached houses (including country residential) sold in Whitehorse had a total value of \$53.2 million. Sales in Whistlebend made up \$10.8 million, or 20.4%, of that total.



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)
-11	3,818	0	-32	0	0	-2	-194	-9	4,044	
-22.4%	195.3%	0.0%	-4.4%	...	...	-100.0%	-100.0%	-69.2%	389.9%	
2024										
January (p)	38	5,772.9	34	691.6	0	0.0	0	0.0	4	5,081.3
2023 total (r)	1,284	316,703.6	1,024	81,904.9	2	860.0	53	97,222.2	205	136,716.5
December	25	4,110.1	18	344.1	0	0.0	3	3,146.0	4	620.0
November	80	14,054.4	58	2,398.0	1	500.0	2	140.0	19	11,016.3
October	119	6,025.3	101	4,974.8	0	0.0	3	69.0	15	981.5
September (r)	115	7,720.3	100	4,765.4	0	0.0	1	5.0	14	2,950.0
August (r)	161	14,633.4	137	4,452.6	0	0.0	6	897.8	18	9,283.1
July (r)	134	96,844.4	105	5,146.4	1	360.0	4	8,949.0	24	82,388.9
June (r)	195	93,798.2	155	11,239.6	0	0.0	8	69,401.8	32	13,156.8
May (r)	148	24,585.0	121	17,271.7	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	70	18,834.8	51	15,845.1	0	0.0	7	495.7	12	2,494.1

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.

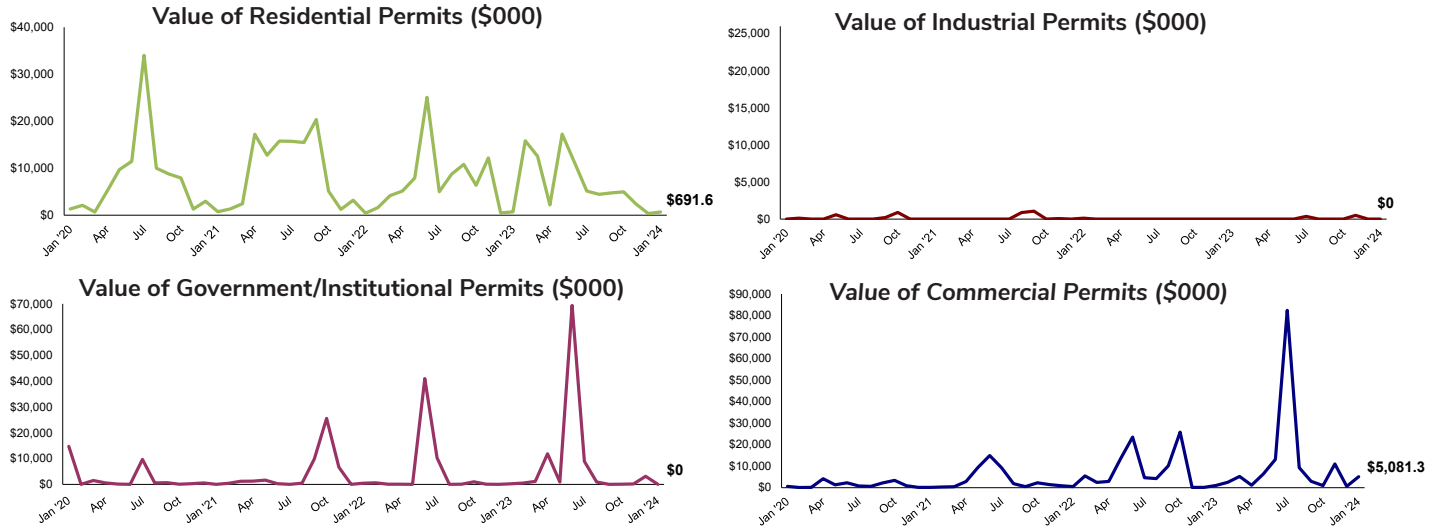
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

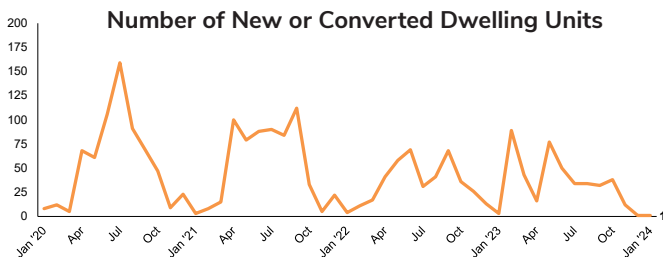
In January 2024, a total of 38 building permits were issued in Yukon, at a construction value of \$5.8 million. The construction value of permits increased by \$3.8 million, or 195.3%, compared to the total value of permits issued in January 2023. Of the total construction value of building permits issued in January 2024:

- 12.0% was for residential;
- 0.0% was for industrial;
- 0.0% was for government/institutional; and
- 88.0% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, January 2020 to January 2024



7.3 Number of New or Converted Dwelling Units (Zoned Residential)*, Yukon, January 2020 to January 2024



Did you know?

The total residential construction value in Yukon for January 2024 (\$691,600), decreased by \$31,500, or 4.4% compared to January 2023 (\$723,100).

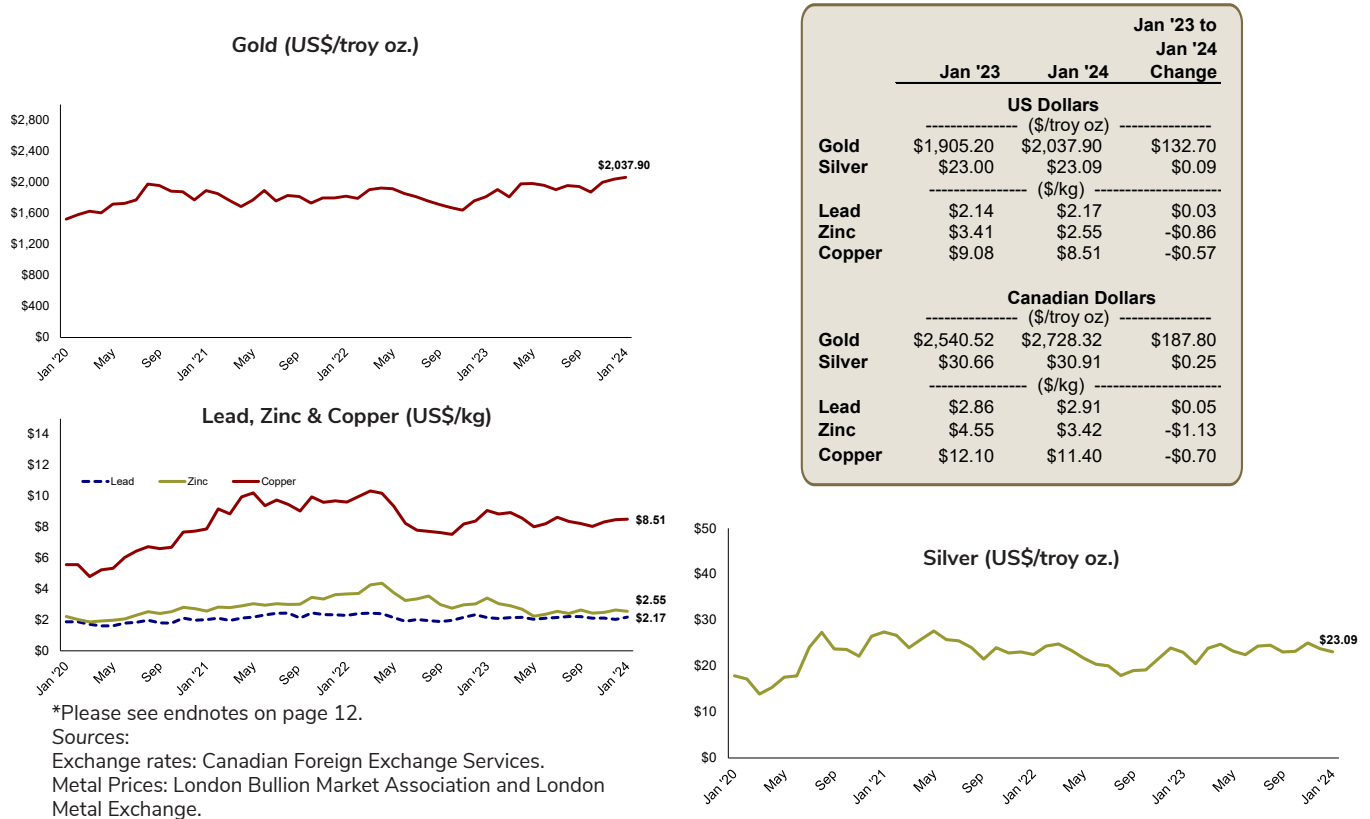
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.



8. Resources

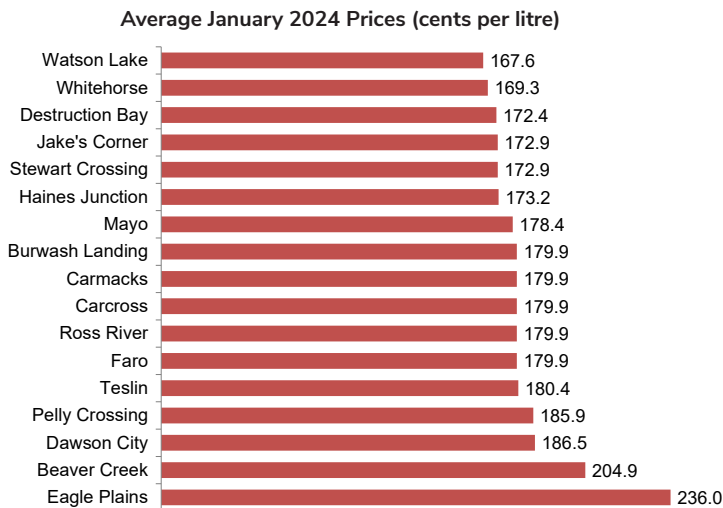
8.1 London Metal Commodity Prices*, January 2020 to January 2024



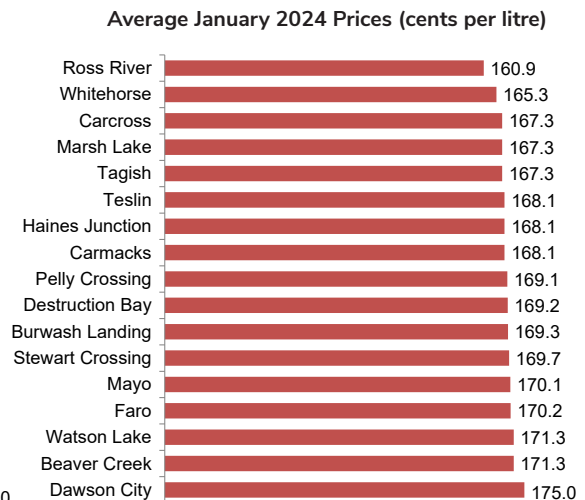
Did you know?

In January 2024, average regular self-serve gasoline prices ranged from 167.6¢ per litre in Watson Lake to 236.0¢ per litre in Eagle Plains; a difference of 68.4¢.

8.2 Regular Self-Serve Gasoline



8.3 Residential Furnace Oil



Yukon Fuel Price Survey, January 2024: <https://yukon.ca/en/yukon-fuel-price-survey-january-2024>



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	1,306 3.8%
(no. of movements)	
2023	
November	2,295
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

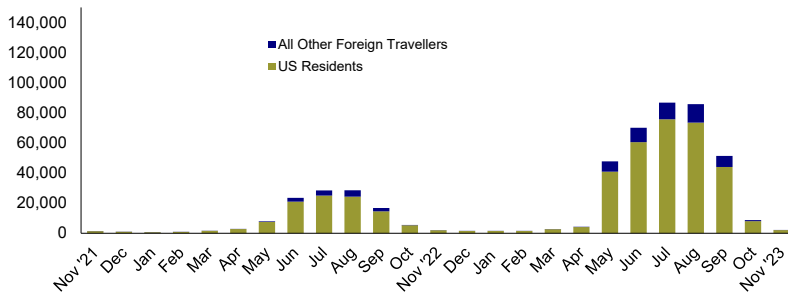
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	282,879 168.0%	39,026 79.2%	209,121 197.8%	34,732 259.7%
2023				
November	3,296	1,066	2,136	94
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

Of the 3,296 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in November 2023:

- 44.7% entered through Beaver Creek;
- 32.3% entered through Fraser (Skagway, AK to Carcross);
- 22.7% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.4% entered through Whitehorse.

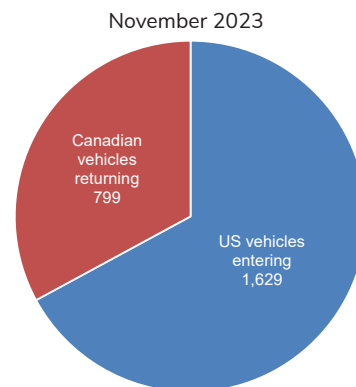


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

On a year-to-date basis (January to November), of the 451,273 travellers allowed to enter Yukon through Canada Border Services Agency (CBSA) ports of entry, 333,179 or 73.8%, 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: March 15, 2024