

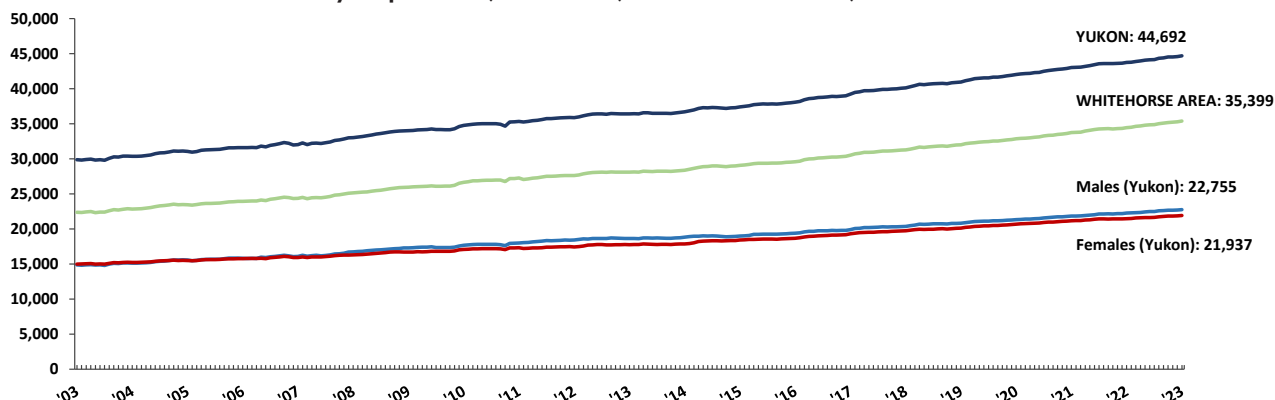


Highlights:

- On March 31, 2023, Yukon's population (44,692) increased by 944 people, or 2.2%, from March 31, 2022 (43,748).
- The price of gold on July 31, 2023 was \$1,955.55 US per troy oz; an increase of \$196.65, or 11.2%, compared to July 31, 2022 (\$1,758.90).

New publication this month: Population Report First Quarter, 2023

Monthly Population, March 31, 2003 to March 31, 2023



From 2003 through 2014, Yukon's population increased almost steadily in most quarters of every year, except in 2013. Positive growth rates—often very high—have been recorded in each quarter, from 2015 onwards. The March 31, 2023 population at 44,692 was a new record high for Yukon.

On March 31, 2023, Yukon's population (44,692), increased by 157 people, or 0.4%, from the figure for December 31, 2022 (44,535), and increased by 944 people, or 2.2%, from March 31, 2022 (43,748).

Population Report First Quarter, 2023: <https://yukon.ca/en/population-report-q1-2023>

New from Yukon Bureau of Statistics:

- Yukon Employment, July 2023: <https://yukon.ca/en/yukon-employment-july-2023>
- Yukon Fuel Price Survey, July 2023: <https://yukon.ca/en/yukon-fuel-price-survey-july-2023>
- Yukon Energy Facts, 2022: <https://yukon.ca/en/yukon-energy-facts-2022>

New from Statistics Canada:

- From high school into postsecondary education and on to the labour market, 2023 : <https://www150.statcan.gc.ca/pub/81-595-m/81-595-m2023004-eng.pdf>
- Market basket measure research paper, Child care expenses 2018: <https://www150.statcan.gc.ca/pub/75f0002m/75f0002m2023002-eng.pdf>

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Yukon Community Statistics
yukon.ca/community-statistics

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1. Population

1.1 Population by Age and Sex*, Mar 31 '23

	Total	Males	Females
0-4	2,250	1,141	1,109
5-9	2,463	1,283	1,180
10-14	2,416	1,297	1,119
15-19	2,209	1,156	1,053
20-24	2,447	1,280	1,167
25-29	3,063	1,509	1,554
30-34	3,851	1,887	1,964
35-39	4,148	2,045	2,103
40-44	3,394	1,743	1,651
45-49	3,000	1,503	1,497
50-54	2,872	1,441	1,431
55-59	2,845	1,438	1,407
60-64	3,103	1,572	1,531
65-69	2,594	1,349	1,245
70-74	1,846	963	883
75+	2,191	1,148	1,043
Total	44,692	22,755	21,937

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

1.2 Population by Community*

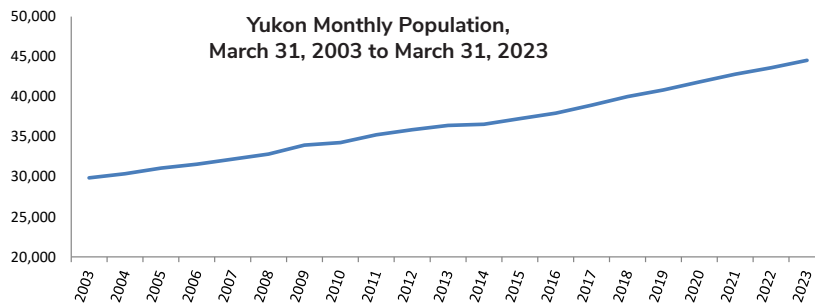
	Mar 31 2022	Dec 31 2022	Mar 31 2023
Beaver Creek	107	103	103
Burwash Landing	96	102	105
Carcross	465	472	470
Carmacks	582	574	576
Dawson City	2,326	2,363	2,346
Destruction Bay	58	59	62
Faro	473	478	467
Haines Junction	1000	1,035	1,022
Johnson's Crossing	58	51	55
Mayo	455	460	459
Mendenhall	141	154	152
Old Crow	249	252	250
Pelly Crossing	385	371	372
Ross River	407	398	402
Tagish	382	384	378
Teslin	490	494	491
Watson Lake	1,511	1,496	1,494
Whitehorse Area ¹	34,461	35,196	35,399
Other*	102	93	89
Yukon	43,748	44,535	44,692

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

1.3 Vital Statistics*

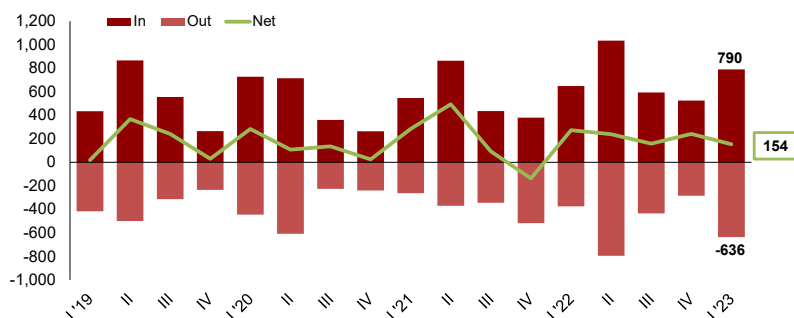
	Births	Deaths	Marriages
Year-to-date	-17	-19	1
change	-8.5%	-12.5%	1.6%
2023			
June (p)	24	15	28
May (r)	27	17	6
April	34	27	7
March (r)	37	26	11
February	24	20	4
January	38	28	7
2022 total	412	295	191
December	26	20	17
November	39	22	9
October	41	20	12
September	40	24	16
August	31	25	33
July	34	32	42
June	34	24	30

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



Population Report, First Quarter, 2023:
<https://yukon.ca/en/population-report-q1-2023>

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?

Comparing March 31, 2023 to March 31, 2013, the number of Yukoners age 30-44 increased by 3,437 or (43.2%).

Preliminary estimates of Statistics Canada show that in the first quarter of 2023, Yukon gained 154 people through net migration — 91 were lost through interprovincial migration and 245 were gained through international migration.

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

- Ontario (+76);
- Northwest Territories (+25);
- Nunavut (+12); and
- Saskatchewan (+5).

Conversely, **net losses** were to:

- Alberta (-184);
- Nova Scotia (-13);
- British Columbia (-6);
- New Brunswick (-5); and
- Newfoundland (-1).

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						
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%
November	24,100	23,000	1,200	5.0%	71.9%	68.7%
October	24,200	23,100	1,100	4.5%	72.0%	68.8%
September	24,100	23,300	800	3.3%	71.7%	69.3%
August	24,000	23,200	700	2.9%	71.6%	69.3%
July	24,000	23,200	800	3.3%	71.6%	69.3%

Yukon Employment, July 2023:

<https://yukon.ca/en/yukon-employment-july-2023>

Yukon Employment Annual Review, 2021: <https://yukon.ca/en/yukon-employment-annual-review-2021>

Yukon Employment Historical Data, 2012 to 2021: <https://yukon.ca/en/yukon-employment-historical-data-2012-2021>

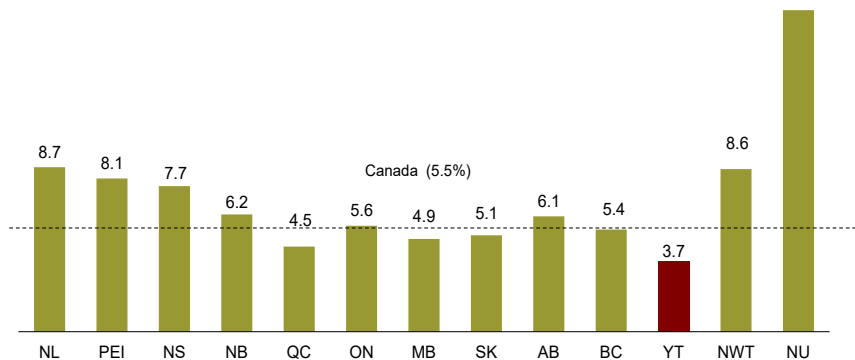
*Please see table endnotes on page 12.

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

2.2 Unemployment Rates*, July 2023 (seasonally adjusted)

Did you know?

The July 2023 employment rate of 69.7% decreased by 0.9 percentage points compared to June 2023 (70.6%) and increased by 0.4 percentage points compared to July 2022 (69.3%).



*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 (unadjusted)

Comparing July 2023 to June 2023, employment in the services-producing sector (20,400) decreased by 100, or 1.0%; the goods-producing sector's employment (3,400) decreased by 100, or 0.5%.

In July 2023, of the 24,200 employed in Yukon, 10,400, or 43.2%, were working in the public sector. Of the 13,700 workers in the private sector, 3,500, or 25.5%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2023						
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	10,700	9,500	3,200	3,300	20,000
December	23,400	10,700	9,500	3,200	3,200	20,200
November	23,100	10,700	9,400	3,000	3,200	19,900
October	23,500	10,700	9,900	2,800	3,500	19,900
September	23,800	10,800	9,900	3,200	3,600	20,200
August	24,100	11,000	10,100	3,100	3,900	20,200
July	23,900	11,000	9,800	3,200	3,500	20,400

*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)

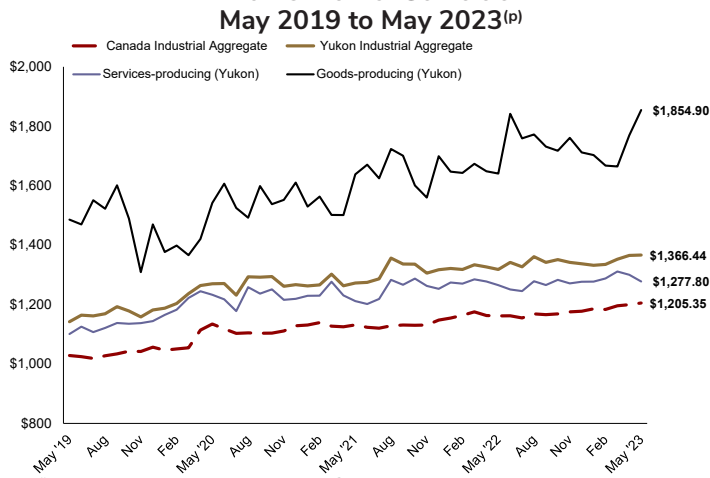
2.4 Average Weekly Earnings, Including Overtime*

	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	\$26.66 2.0%	\$28.13 2.0%	\$3.51 0.4%	\$58.49 4.6%	-\$149.46 -8.4%	\$62.52 8.3%	\$39.07 3.5%	-\$4.75 -0.8%	\$75.97 7.5%	\$14.52 0.9%
(\$)										
2023										
May (p)	1,366.44	1,488.65	869.03	1,372.24	1,675.97	783.09	1,096.15	541.78	1,169.61	1,601.96
April (r)	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
September	1,341.97	1,544.36	824.25	1,352.14	1,591.13	768.65	1,166.24	642.13	1,079.01	1,595.25
August	1,361.04	1,572.22	844.79	1,450.43	1,567.56	858.96	1,147.71	623.35	1,112.69	1,583.27
July	1,327.11	1,576.19	831.01	1,387.91	1,450.94	826.89	1,171.20	609.94	1,098.92	1,559.84
June	1,341.97	1,657.16	843.29	1,336.35	1,545.34	854.65	1,092.65	594.45	1,039.47	1,573.06
May	1,318.19	1,428.73	845.94	1,296.62	1,699.79	753.85	1,124.72	586.47	1,033.12	1,583.37

*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



Survey of Employment, Payroll & Hours, 2022: <https://yukon.ca/en/survey-employment-payrolls-and-hours-2022>

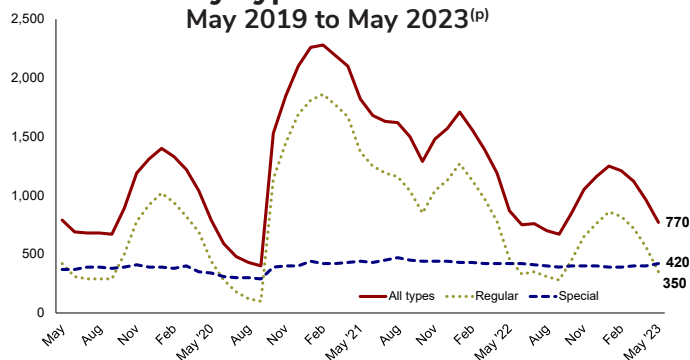
Did you know?

Yukon's preliminary average weekly earnings (including overtime) for Health Care & Social Assistance in May 2023 (\$1,096.15) decreased by \$28.57, or 2.5%, compared to May 2022 (\$1,124.72).

*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.

2.7 Employment Insurance Beneficiaries, by Community*

	May 2022	Apr ^(p) 2023	May ^(p) 2023
Beaver Creek	0	0	0
Burwash Landing	10	10	10
Carmacks	20	10	10
Dawson	70	120	70
Faro	10	10	10
Haines Junction	30	40	20
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	0	0
Pelly Crossing	20	10	10
Ross River	10	20	10
Tagish	10	10	0
Watson Lake	40	20	20
Whitehorse	590	610	520
Yukon Total	870	960	770

*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	
	Jun	May	Jun	May '23	Jun '22
	2022	2023	2023	to Jun '23	to Jun '23
All-Items	149.2	154.9	156.4	1.0	4.8
Food	141.5	155.0	156.0	0.6	10.2
Shelter	184.3	197.0	196.6	-0.2	6.7
Household Operations, Furnishings & Equipment	117.0	114.1	112.2	-1.7	-4.1
Clothing & Footwear	106.9	110.8	109.5	-1.2	2.4
Transportation	171.4	166.9	171.5	2.8	0.1
Health & Personal Care	136.8	147.8	148.4	0.4	8.5
Recreation, Education & Reading	117.7	119.1	125.3	5.2	6.5
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	181.4	192.6	192.5	-0.1	6.1
Special Aggregates					
Energy	246.1	226.8	225.8	-0.4	-8.2
All-items excluding energy	142.4	149.4	151.0	1.1	6.0

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

In June 2023, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 4.8% (figures for Yukon are not available); for Canada, the CPI increased 2.8%.

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:

- Gasoline;
- Telephone services; and
- Fuel oil and other fuels.

On a **month-to-month** basis, comparing June 2023 to May 2023, the CPI for Whitehorse (figures for Yukon are not available) increased by 1.0%.

Upward contributors were the prices of:

- Traveller accommodation;
- Inter-city transportation; 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, June 2023

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 28.58	\$ 31.12	\$ 28.43	\$ 4.41	\$ 5.30	\$ 4.79	\$ 6.55	\$ 6.61	\$ 6.36
Stewing beef, 1 kg	\$ 20.69	\$ 20.09	\$ 19.90	\$ 2.10	\$ 1.67	\$ 1.83	\$ 5.95	\$ 6.92	\$ 6.36
Ground beef, 1 kg	\$ 15.37	\$ 12.34	\$ 12.38	\$ 3.67	\$ 3.84	\$ 3.61	\$ 2.36	\$ 5.39	\$ 5.28
Pork chops, 1 kg	\$ 13.92	\$ 10.55	\$ 10.31	\$ 14.83	\$ 7.34	\$ 7.62	\$ 10.71	\$ 8.49	\$ 8.06
Chicken, 1 kg	\$ 10.71	\$ 8.49	\$ 8.06	\$ 2.36	\$ 5.39	\$ 5.28	\$ 9.51	\$ 6.46	\$ 6.39
Bacon, 500 grams	\$ 9.51	\$ 6.46	\$ 6.39	\$ 6.07	\$ 5.93	\$ 5.98	\$ 6.07	\$ 5.93	\$ 5.98
Milk, 4 l	\$ 6.07	\$ 5.93	\$ 5.98	\$ 7.18	\$ 6.32	\$ 6.34	\$ 7.18	\$ 6.32	\$ 6.34
Butter, 454 grams	\$ 7.18	\$ 6.32	\$ 6.34						

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

In June 2023, the prices of the selected food products (in the table above) in Whitehorse were **on average 13.7%** higher than Alberta and 9.8% higher than British Columbia.

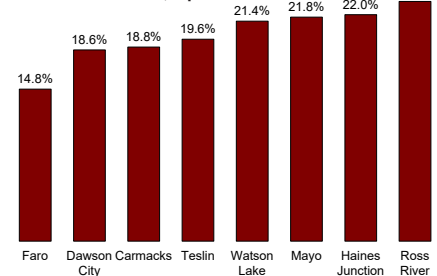
Source: Statistics Canada custom run and Table 18-10-0245-01

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

The Community Spatial Price Index is produced biannually 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.

	Dawson Carmacks	Dawson City	Haines Faro	Haines Junction	Old Mayo	Ross Crow	Ross River	Watson Teslin	Watson Lake
Total Survey Items	118.8	118.6	114.8	122.0	121.8	..	123.3	119.6	121.4
Meat/Fish/Seafood	122.9	114.4	102.4	112.8	110.7	..	110.7	125.9	114.3
Dairy/Eggs	105.9	127.3	125.8	123.3	121.0	..	124.0	113.9	130.2
Fruit/Veg.	137.2	112.8	117.4	118.6	138.7	..	139.4	124.8	124.6
Bread/Cereal	133.0	138.4	131.0	135.3	134.9	..	127.6	139.5	121.8
Other Foods	129.2	126.6	128.3	127.8	126.9	..	139.4	129.4	136.9
Household Operations	127.7	123.1	121.9	141.3	137.2	..	137.2	136.6	133.8
Health & Personal Care	120.8	154.8	120.4	141.4	133.3	..	125.4	133.8	137.4
Cigarettes	102.1	94.3	97.1	..	107.3	..	113.3	102.0	113.3
Gasoline/Diesel	106.1	110.3	105.4	104.1	105.1	..	106.8	101.4	97.6
Home Heating Fuel	100.1	102.8	102.3	103.4	104.7	..	99.1	100.1	102.7

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, April 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 May 2023 increased by \$5.4 million, or 5.6%, compared to May 2022; Canada's retail sales increased 1.9% over the same time period. Year-to-date (January to May), Yukon's retail sales increased by \$26.0 million, or 6.5%, compared to the same time period in 2022; Canada's retail sales increased 3.1% over the same time period.

Yukon Retail Sales, 2022: <https://yukon.ca/en/yukon-retail-sales-2022>

4.2 Retail Sales, by Industry Classification*

	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	\$26,039 6.5%	\$7,980 11.7%	x ..	\$8,642 8.2%	\$232 1.6%	\$169 0.4%	\$1,164 6.2%	\$10,485 14.0%	x ...	\$68 0.2%
(\$000)										
2023										
May (p)	101,249	18,630	x	27,256	3,478	11,049	4,314	17,464	x	6,862
April (r)	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
September	93,396	12,999	12,008	22,820	2,763	9,684	4,330	20,250	1,372	7,171
August	105,124	17,148	12,987	24,320	3,332	10,029	4,104	23,919	1,576	7,710
July	105,171	16,901	12,409	24,383	2,711	10,180	4,104	25,880	1,438	7,165
June	110,147	19,453	13,004	25,092	2,851	11,803	4,154	25,054	1,545	7,190
May	95,847	16,325	12,143	23,088	3,365	10,318	3,870	18,001	1,223	7,515
April	83,980	14,467	9,197	21,882	2,890	8,598	3,883	15,344	887	6,832

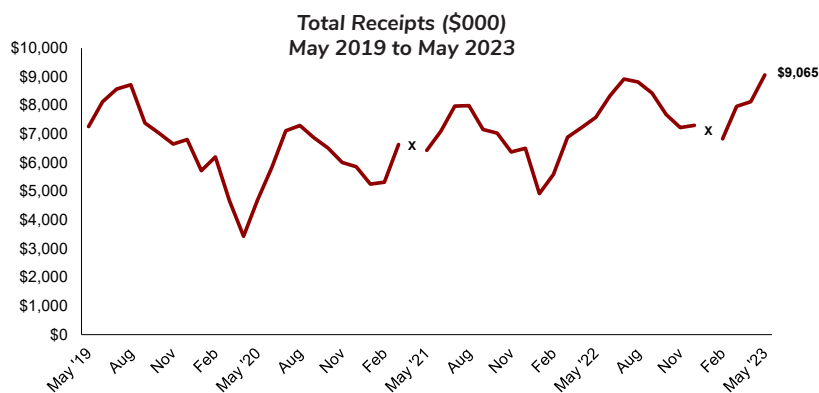
*Please see table endnotes on page 12.

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

Did you know?

Of the 2023 (January-May) total retail sales (\$426.2 million) for Yukon, \$113.8 million, or 26.7% was from Food and beverage retailers. The proportion increased by 0.4 percentage points compared to the same time period in 2022 (26.3%).

4.3 Food Services and Drinking Places



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

Comparing May 2023 to May 2022, the total receipts for food services and drinking places in Yukon increased by \$1.5 million, or 19.5%; Canada's receipts increased 11.3%.



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 2022

	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	\$1,300	\$1,800	\$1,806	\$1,500	\$1,357	\$1,890	\$1,180	\$1,230	\$1,399	..	\$1,260
Bachelor	\$1,109	...	...	\$1,248	\$1,200	\$1,350	\$1,005	\$1,000	...	..	\$900 [†]
1 Bedroom	\$1,100	\$1,200	\$1,289 [†]	\$1,290	\$1,153	\$1,255	\$1,100	\$1,234	x	..	\$1,260
2 Bedrooms	\$1,446	\$1,909	\$1,500	\$1,600	\$1,455	\$2,012	\$1,282	\$1,777	\$1,404	..	x
3-4 Bedrooms	\$1,900	\$1,800	\$1,806	\$1,825	\$2,067	\$2,100	\$1,464	\$1,989 [†]	\$1,207	..	x
5+ Bedrooms	\$2,925	\$3,150	...	...	...	x	...	...	...	..	...
Total Units											
All Sizes ⁴	2,374	204	85	635	212	196	873	77	66	..	24
Bachelor	183	...	...	17	10	16	110	24	...	..	6 [†]
1 Bedroom	756	22	5 [†]	176	83	47	386	20	2 [†]	..	14
2 Bedrooms	888	59	34	219	82	45	369	31	45	..	x
3-4 Bedrooms	529	106	46	222	37	86	8	2 [†]	19	..	3 [†]
5+ Bedrooms	18	17	...	...	...	2 [†]
Vacancy Rate											
All Sizes	1.9%	1.5%	1.2%	2.5%	2.8%	0.5%	1.0%	2.6%	9.1%	..	4.2%
Bachelor	1.1%	...	...	0.0%	0.0%	0.0%	1.8%	0.0%	...	..	0.0% [†]
1 Bedroom	2.4%	13.6%	0.0% [†]	4.5%	2.4%	0.0%	0.8%	5.0%	0.0% [†]	..	0.0%
2 Bedrooms	2.1%	0.0%	2.9%	3.7%	4.9%	0.0%	0.8%	0.0%	8.9%	..	x
3-4 Bedrooms	1.1%	0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	50.0% [†]	10.5%	..	33.3% [†]
5+ Bedrooms	0.0%	0.0%	...	...	...	0.0% [†]

x = suppressed. .. = no information available for April 2021 ... = 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.

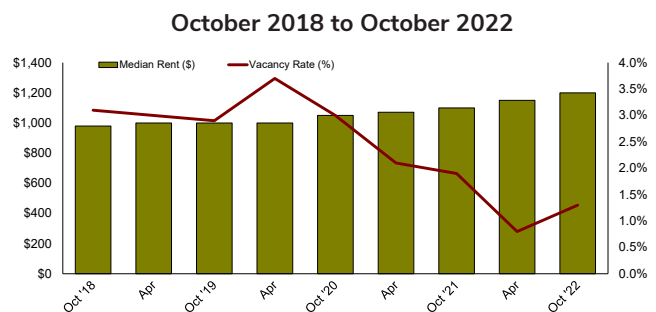
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2021-2022

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
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%
April	\$1,150	0.8%	\$884	12.5%	\$1,200	4.3%
2021 average	\$1,086	2.0%	\$882	6.3%	\$1,100	6.5%
October	\$1,100	1.9%	\$884	6.3%	\$1,200	13.0%

*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, 2018-2022



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2022: <https://yukon.ca/en/yukon-rent-survey-october-2022>



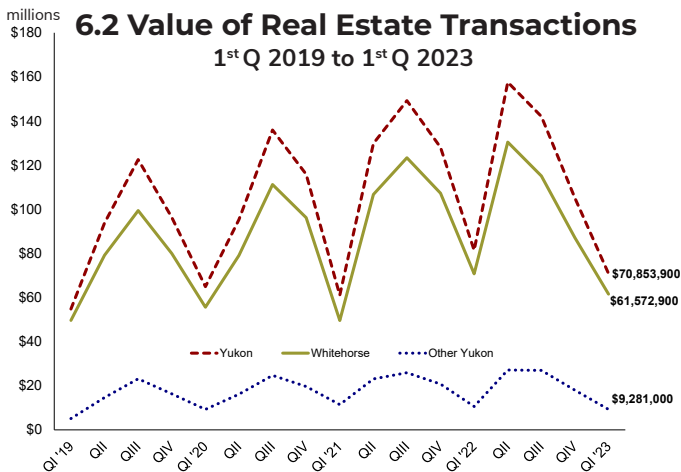
6. Real Estate

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	-11	-9,198	-20	-12,826	-4	-1,931	-7	-2,008	31	12,030	x	x
	-8.5%	-13.0%	-37.0%	-37.3%	-57.1%	-58.5%	-22.6%	-15.7%	172.2%	155.1%	...	...
2023 total												
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
Q1	130	70,771.2	54	34,414.4	7	3,300.9	31	12,819.6	18	7,754.0	4	1,869.0

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

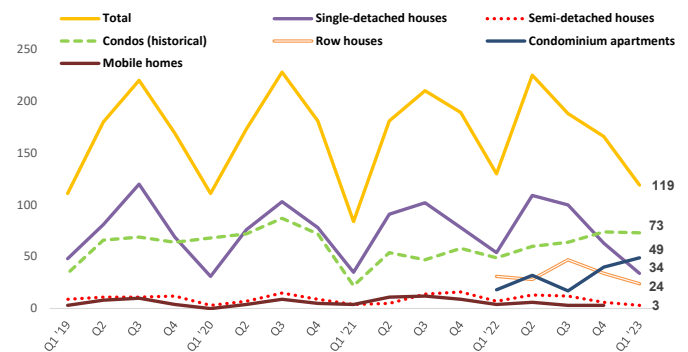
Yukon Real Estate Report, First Quarter, 2023: <https://yukon.ca/en/yukon-real-estate-report-q1-2023>



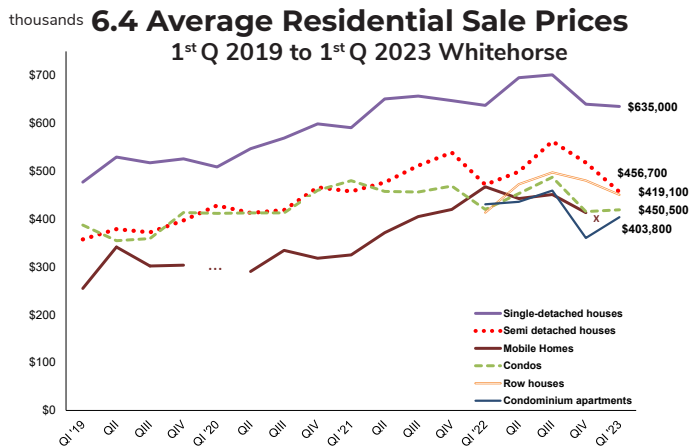
Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions

1st Q 2019 to 1st Q 2023 Whitehorse



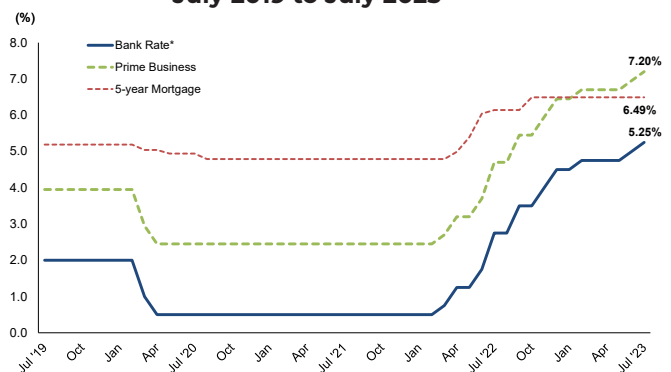
*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.



Source: Yukon Bureau of Statistics.

6.5 Selected Interest Rates*

July 2019 to July 2023



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

In the first quarter of 2023, the total value of real estate transactions in Yukon was \$70.9 million: \$61.6 million in Whitehorse and \$9.3 million for the rest of Yukon. Comparing the first quarter of 2023 to that of 2022, the total value of Yukon's real estate transactions decreased by \$10.6 million, or 13.0%.

Did you know?

In the first quarter of 2023, of the \$61.6 million total value of real estate transactions sold in Whitehorse, \$21.6 million, or 35.1% were single detached houses.



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

		Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date change		-16	36,156	-34	15,303	0	235	-2	1,739	20	18,878
		-2.0%	23.3%	-5.2%	30.9%	0.0%	188.0%	-5.4%	3.3%	16.4%	35.6%
		(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2023											
July	(p)	132	54,226.9	105	5,142.4	1	360.0	3	4,739.5	23	43,985.0
June		200	59,116.0	162	11,105.8	0	0.0	6	34,853.4	32	13,156.8
May	(r)	152	24,617.0	125	17,303.7	0	0.0	3	909.5	24	6,403.8
April	(r)	79	15,261.3	53	2,198.0	0	0.0	6	11,863.1	20	1,200.2
March	(r)	108	17,187.1	91	12,405.6	0	0.0	8	1,151.0	9	3,630.5
February	(r)	75	18,851.3	52	15,859.6	0	0.0	7	495.7	16	2,496.1
January		57	2,034.2	37	754.1	0	0.0	2	194.4	18	1,085.7
2022 total		(r) 1,432	234,855.5	1,196	87,635.4	2	140.0	46	53,560.1	188	93,520.0
December		44	689.4	36	510.4	0	0.0	2	0.0	6	179.0
November	(r)	81	12,337.6	76	12,147.3	0	0.0	2	50.0	3	140.3
October	(r)	118	33,054.1	100	6,275.7	0	0.0	1	975.0	17	25,803.4
September	(r)	188	20,884.7	165	10,686.4	1	15.0	2	60.0	20	10,123.3
August	(r)	182	12,751.3	160	8,549.2	0	0.0	2	8.0	20	4,194.2
July	(r)	141	19,820.8	111	4,941.1	0	0.0	9	10,281.8	21	4,597.8

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.

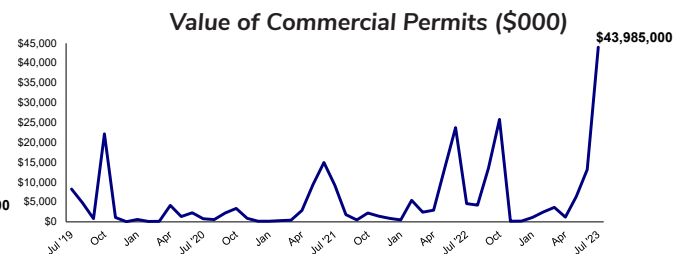
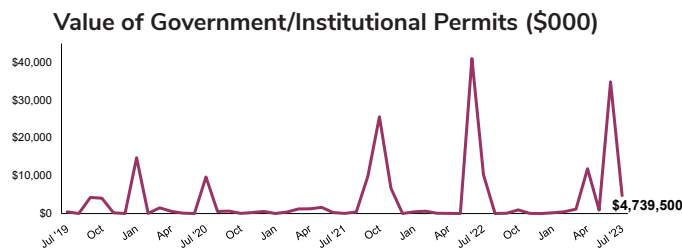
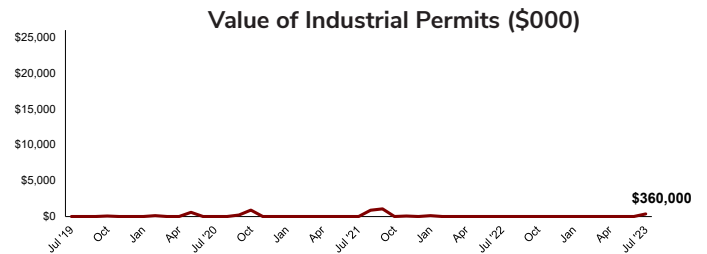
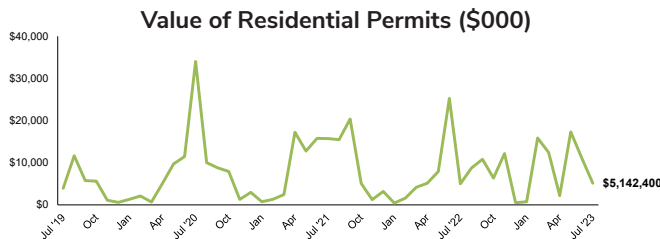
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

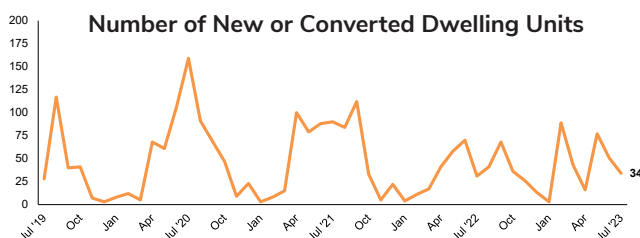
In January through July 2023, a total of 803 building permits were issued in Yukon, at a construction value of \$191.3 million. The construction value of permits increased by \$36.1 million, or 23.3%, compared to the total value of permits issued in January through July 2022. Of the total construction value of building permits issued in January through June 2023:

- 33.9% was for residential;
- 28.3% was for government/institutional; and
- 0.2% was for industrial;
- 37.6% was for commercial.

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



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



Did you know?

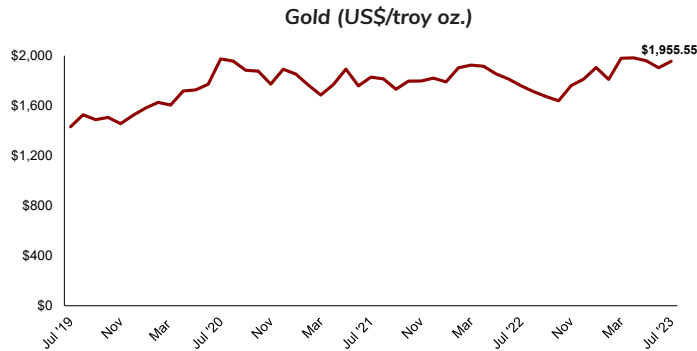
During the first 7 months of 2023 (January through July), the number of permits used for new dwelling units was 313. This is an increase of 81 permits for new dwelling units, or 34.9%, compared to the same time period in 2022 (232 units).

*Please see endnotes on page 12.

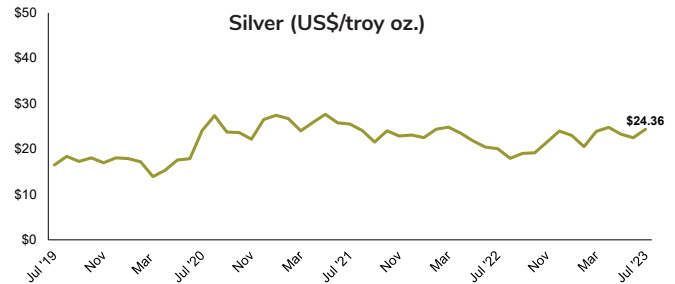
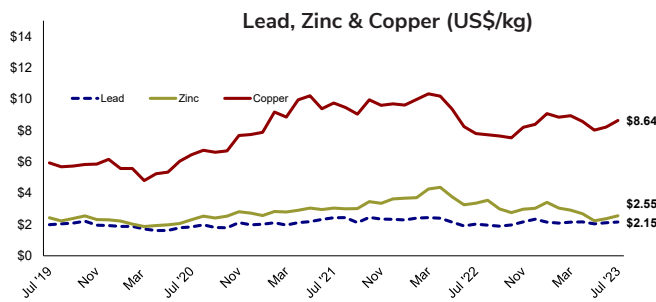
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Jul '22	Jul '23	Jul '22 to Jul '23 Change
US Dollars			
	(\$/troy oz)		
Gold	\$1,758.90	\$1,955.55	\$196.65
Silver	\$20.07	\$24.36	\$4.29
	(\$/kg)		
Lead	\$2.02	\$2.15	\$0.13
Zinc	\$3.35	\$2.55	-\$0.80
Copper	\$7.80	\$8.64	\$0.84
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,252.90	\$2,574.61	\$321.71
Silver	\$25.70	\$32.06	\$6.36
	(\$/kg)		
Lead	\$2.59	\$2.83	\$0.24
Zinc	\$4.29	\$3.36	-\$0.93
Copper	\$9.99	\$11.37	\$1.38



*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 silver on July 31, 2023 was \$24.36 USD per troy oz., an increase of \$4.05 USD, or 19.9%, over the average price of silver on July 31 during the previous five years (\$20.31 USD per troy oz.).

8.2 Regular Self-Serve Gasoline

Average July 2023 Prices (cents per litre)

Destruction Bay	182.9
Whitehorse	183.7
Jake's Corner	183.9
Burwash Landing	183.9
Watson Lake	184.7
Teslin	187.0
Haines Junction	188.1
Pelly Crossing	190.9
Mayo	191.4
Ross River	193.9
Carcross	193.9
Carmacks	193.9
Faro	193.9
Stewart Crossing	193.9
Dawson City	198.7
Beaver Creek	207.5
Eagle Plains	215.0

8.3 Residential Furnace Oil

Average July 2023 Prices (cents per litre)

Whitehorse	169.7
Carcross	169.8
Marsh Lake	169.8
Tagish	169.8
Carmacks	170.6
Teslin	170.6
Haines Junction	170.6
Burwash Landing	171.7
Destruction Bay	171.7
Pelly Crossing	171.9
Stewart Crossing	172.2
Faro	172.7
Watson Lake	173.8
Beaver Creek	173.8
Ross River	177.5
Mayo	178.4
Dawson City	183.6

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



9. Transportation

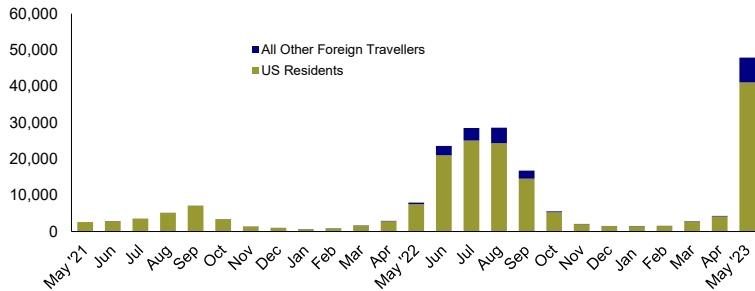
9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-666 -4.0%
(no. of movements)	
2023	
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
September	2,696
August	3,371
July	4,020
June	3,849
May	4,536

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	52,348 215.2%	8,298 81.1%	37,426 278.1%	6,624 1041.5%
2023				
May	59,473	11,553	41,052	6,868
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
September	22,390	5,638	14,550	2,202
August	39,013	10,418	24,336	4,259
July	39,879	11,380	25,073	3,426
June	31,745	8,192	20,983	2,570
May	14,809	6,837	7,507	465

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



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

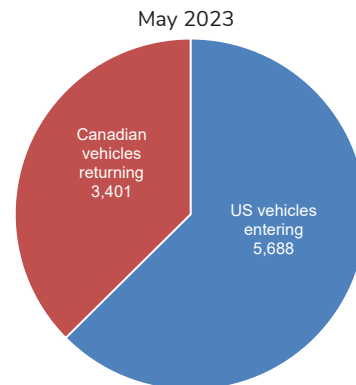
Did you know?

Compared to May 2022 (4,536), the number of aircraft movements at the Whitehorse airport in May 2023 (4,332), decreased by 204, or 4.5%.

Of the 59,473 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in May 2023:

- 84.7% entered through Fraser (Skagway, AK to Carcross);
- 8.0% entered through Beaver Creek;
- 6.0% through Pleasant Camp (Haines, AK to Haines Junction);
- 0.9% entered through Dawson City; and
- 0.4% entered through Whitehorse.

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: September 15, 2023