



Highlights:

- In February 2024, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.5% (figures for Yukon are not available); for Canada, the CPI increased 2.8%.
- In January through March 2024, a total of 94 building permits were issued in Yukon, at a construction value of \$12.7 million. The construction value of permits decreased by \$27.0 million, or 67.9%, compared to the total value of permits issued in January through March 2023.

New publication this month:

Canadian Classification of Functions of Government (CCOFOG), 2022

Per-capita spending of federal general government and consolidated provincial-territorial and local governments (PTLG), by government function classification, 2022^(p)

	General public services	Defence	Public order and safety	Economic affairs	Environmental protection	Housing and community	Health	Recreation, culture and religion	Education	Social protection
	----- Expenditure per capita (dollars) -----									
Federal General Gov't	1,807	549	367	499	308	132	262	157	254	3,597
Average of PTLG	2,054	...	844	1,839	346	248	5,837	398	2,898	2,491
Newfoundland and Labrador	3,274	...	642	2,471	215	198	7,174	261	2,855	1,402
Prince Edward Island	2,332	...	580	1,843	393	151	5,437	205	3,293	2,096
Nova Scotia	1,947	...	610	1,132	339	334	7,074	405	3,134	1,627
New Brunswick	2,275	...	861	1,611	225	215	6,936	208	3,164	1,096
Quebec	3,550	...	689	1,878	330	181	6,180	459	2,688	3,247
Ontario	1,483	...	865	1,708	317	225	5,414	329	3,007	2,110
Manitoba	2,435	...	956	1,240	249	280	6,356	243	2,886	2,432
Saskatchewan	1,841	...	1,052	3,009	308	373	5,862	425	3,523	3,383
Alberta	1,372	...	811	2,504	330	287	5,575	388	3,033	2,233
British Columbia	1,477	...	995	1,424	488	313	5,910	564	2,505	2,759
Yukon	4,488	...	2,877	9,343	3,544	1,243	9,896	851	4,879	3,544
Northwest Territories	8,811	...	3,525	7,629	1,985	2,142	17,221	1,405	7,295	8,544
Nunavut	10,842	...	3,606	9,509	494	1,877	17,733	1,507	7,409	9,509

Canadian Classification of Functions of Gov't (CCOFOG), 2022:

<https://yukon.ca/en/canadian-classification-functions-govt-ccofog-2022>

New from Yukon Bureau of Statistics:

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

- Yukon RRSP Contributions, 2022:

<https://yukon.ca/en/yukon-rrsp-contributions-2022>

New from Statistics Canada:

- Access to specialized health care services among older Canadians, 2020:
<https://www150.statcan.gc.ca/pub/82-003-x/2024003/article/00002-eng.pdf>

Interested in more data or updates?

Yukon Community Statistics
yukon.ca/community-statistics

Visit our Community Statistics website for downloadable data by Yukon community and subject.



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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*

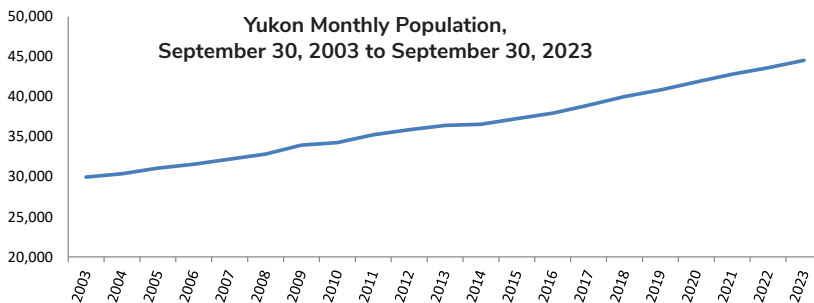
	Sep 30 2022	Jun 30 2023	Sep 30 2023
Beaver Creek	105	107	108
Burwash Landing	99	104	105
Carcross	460	488	484
Carmacks	580	588	590
Dawson City	2,342	2,370	2,387
Destruction Bay	59	63	64
Faro	473	457	453
Haines Junction	1,016	1,033	1,031
Johnson's Crossing	53	56	51
Mayo	457	463	464
Mendenhall	154	149	151
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	0	2	-3
change	0.0%	4.2%	-27.3%
2024			
February (p)	34	21	6
January (r)	28	29	2
2023 total	372	296	160
December (r)	38	30	14
November	27	23	4
October	36	30	6
September (r)	28	25	18
August	27	33	20
July	30	22	35
June	24	15	28
May (r)	29	17	6
April	34	27	7
March	37	26	11
February	24	20	4

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

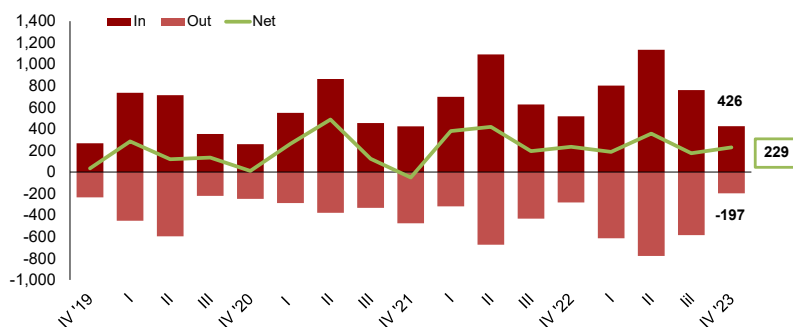


Population Report, Third Quarter, 2023:
<https://yukon.ca/en/population-report-q3-2023>

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) has grown 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 fourth quarter of 2023, Yukon gained 229 people through net migration — 5 were lost through interprovincial migration and 234 were gained through international migration.

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

- Northwest Territories (+28)
- Ontario (+16);
- British Columbia (+10);
- Nunavut (+9); and
- Quebec (+1).

Conversely, **net losses** were to:

- Manitoba (-30);
- Alberta (-25);
- Saskatchewan (-12); and
- Nova Scotia (-2).

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						
March	25,600	24,500	1,100	4.3%	73.8%	70.6%
February	25,500	24,400	1,000	3.9%	73.7%	70.5%
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%

Yukon Employment, March 2024:

<https://yukon.ca/en/yukon-employment-march-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>

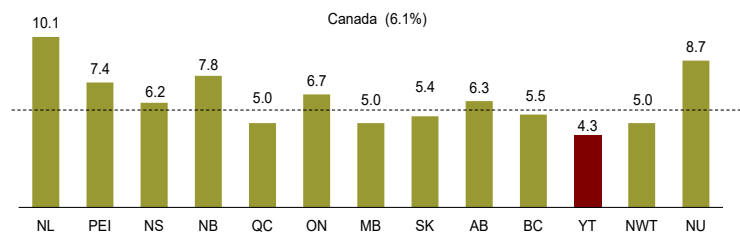
*Please see table endnotes on page 12.

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

Did you know?

Of employed Yukon males, 85.4% worked full-time in March 2024, compared to 82.4% of employed Yukon females.

2.2 Unemployment Rates*, March 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						
March	24,300	10,200	10,200	3,800	3,600	20,700
February	24,100	10,000	10,100	4,000	3,400	20,700
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

*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)

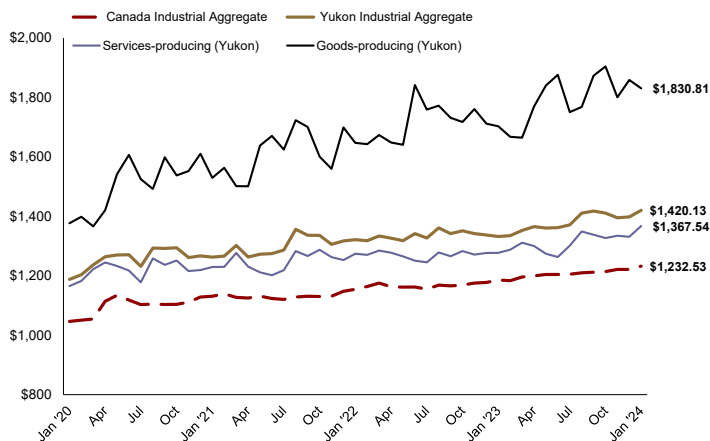
2.4 Average Weekly Earnings, Including Overtime*

	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	\$87.80 6.6%	\$260.66 18.9%	\$42.52 5.1%	-\$15.12 -1.2%	\$148.44 9.3%	-\$0.73 -0.1%	\$198.57 17.4%	\$23.95 4.2%	\$54.40 5.1%	\$125.50 7.8%
(\$)										
2024										
January (p)	1,420.13	1,636.86	870.42	1,285.90	1,744.03	860.09	1,338.32	590.28	1,120.36	1,732.73
2023 annual	1,376.77	1,507.45	862.05	1,331.50	1,668.09	863.82	1,185.05	593.29	F 1,120.36	1,656.62
December (r)	1,398.27	1,530.32	889.51	1,306.38	1,588.66	939.59	1,320.18	604.23	1,001.77	1,639.71
November	1,395.04	1,551.31	870.38	1,305.37	1,597.40	867.79	1,199.88	632.62	F 1,120.36	1,699.07
October	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

*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).

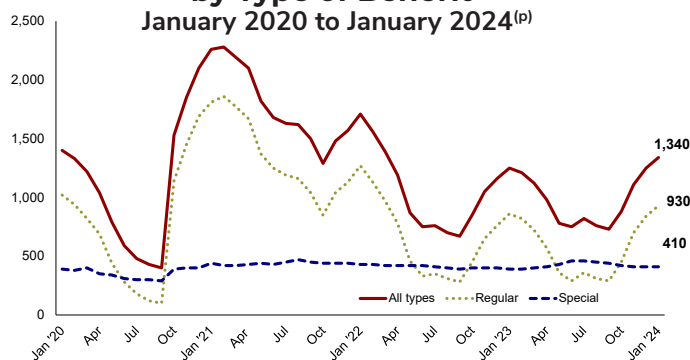
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada January 2020 to January 2024^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit* January 2020 to January 2024^(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?

The number of Yukon's Employment Insurance beneficiaries was 1,340 in January 2024, an increase of 90, or 7.2%, compared to January 2023 (1,250).

2.7 Employment Insurance Beneficiaries, by Community*

	Jan 2023	Dec ^(p) 2023	Jan ^(p) 2024
Beaver Creek	10	10	10
Burwash Landing	10	0	0
Carmacks	30	20	20
Dawson City	180	200	210
Faro	20	10	10
Haines Junction	60	60	60
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	10	10	10
Old Crow	10	10	10
Pelly Crossing	20	20	30
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	40	50	40
Whitehorse	730	730	820
Yukon Total	1,250	1,250	1,340

*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	
	Feb 2023	Jan 2024	Feb 2024	Jan '24 to Feb '24	Feb '23 to Feb '24
All-Items	152.5	156.2	156.3	0.1	2.5
Food	151.1	159.8	159.6	-0.1	5.6
Shelter	195.5	205.4	206.0	0.3	5.4
Household Operations, Furnishings & Equipment	114.3	111.1	110.3	-0.7	-3.5
Clothing & Footwear	110.1	104.9	103.7	-1.1	-5.8
Transportation	163.9	167.1	167.2	0.1	2.0
Health & Personal Care	141.7	151.0	148.9	-1.4	5.1
Recreation, Education & Reading	115.5	115.2	116.3	1.0	0.7
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	188.8	193.0	194.0	0.5	2.8
Special Aggregates					
Energy	220.3	219.2	220.3	0.5	0.0
All-items excluding energy	147.2	151.0	151.1	0.1	2.6

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

In February 2024, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.5% (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;
- Food purchased from restaurants; 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
- Video and audio subscription.

On a month-to-month basis, comparing February 2024 to January 2024, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.1%.

Contributors to the increase were the prices of:

- Furniture;
- Inter-city transportation; and
- Food purchased from restaurants.

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, February 2024

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 35.13	\$ 28.29	\$ 27.65	\$ 4.57	\$ 5.28	\$ 4.92	\$ 5.68	\$ 5.83	\$ 5.75
Stewing beef, 1 kg	\$ 22.14	\$ 18.44	\$ 18.14	\$ 2.12	\$ 1.63	\$ 1.79	\$ 4.96	\$ 3.29	\$ 3.20
Ground beef, 1 kg	\$ 13.14	\$ 12.11	\$ 11.63	\$ 4.39	\$ 3.56	\$ 3.46	\$ 4.39	\$ 3.56	\$ 3.46
Pork chops, 1 kg	\$ 15.52	\$ 8.79	\$ 9.01	\$ 3.05	\$ 5.56	\$ 5.55	\$ 4.39	\$ 3.56	\$ 3.46
Chicken, 1 kg	\$ 10.71	\$ 7.02	\$ 6.61	\$ 3.05	\$ 5.56	\$ 5.55	\$ 4.39	\$ 3.56	\$ 3.46
Bacon, 500 grams	\$ 11.09	\$ 7.00	\$ 7.09	\$ 16.14	\$ 7.51	\$ 7.51	\$ 3.05	\$ 5.56	\$ 5.55
Milk, 4 l	\$ 6.05	\$ 5.74	\$ 5.88	\$ 16.14	\$ 7.51	\$ 7.51	\$ 3.05	\$ 5.56	\$ 5.55
Butter, 454 grams	\$ 6.76	\$ 6.24	\$ 6.23	\$ 16.14	\$ 7.51	\$ 7.51	\$ 3.05	\$ 5.56	\$ 5.55

Consumer Price Index, 2023: <https://yukon.ca/en/consumer-price-index-2023>

In February 2024, the prices of the selected food products (in the table above) in Whitehorse were on average 29.8% higher than Alberta and 27.8% higher than British Columbia.

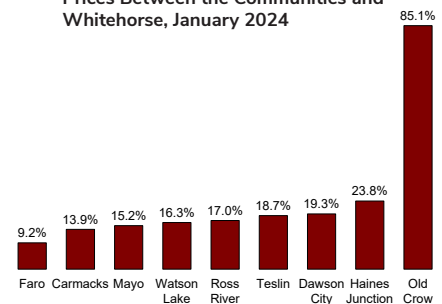
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, January 2024 (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	113.9	119.3	109.2	123.8	115.2	185.1	117.0	118.7	116.3
Meat/Fish/Seafood	119.7	108.8	96.9	95.6	112.0	165.9	99.0	123.7	103.8
Dairy/Eggs	99.9	120.2	108.0	152.3	109.5	145.4	103.5	123.3	123.4
Fruit/Veg.	123.8	109.2	108.1	120.9	119.3	191.6	126.0	114.8	116.3
Bread/Cereal	122.6	135.6	110.9	142.0	122.9	171.5	122.0	125.7	115.8
Other Foods	114.0	128.6	121.7	126.2	113.9	217.5	134.6	117.3	121.8
Household Operations	118.0	131.4	118.9	126.8	122.8	243.9	119.8	145.3	132.9
Health & Personal Care	119.8	137.6	108.8	139.1	130.4	169.5	119.2	126.8	125.8
Cigarettes	101.7	103.1	97.2	..	107.2	136.7	108.5	101.4	105.5
Gasoline/Diesel	106.0	111.5	107.4	104.1	105.2	...	107.7	102.2	100.4
Home Heating Fuel	102.5	106.5	104.6	102.5	103.5	...	100.1	102.5	104.7

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, January 2024



Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale* Sales



Yukon's preliminary retail sales in January 2024 (\$79.0 million) increased by \$2.8 million, or 3.7%, compared to January 2023; Canada's retail sales increased 2.5% over the same time period.

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

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

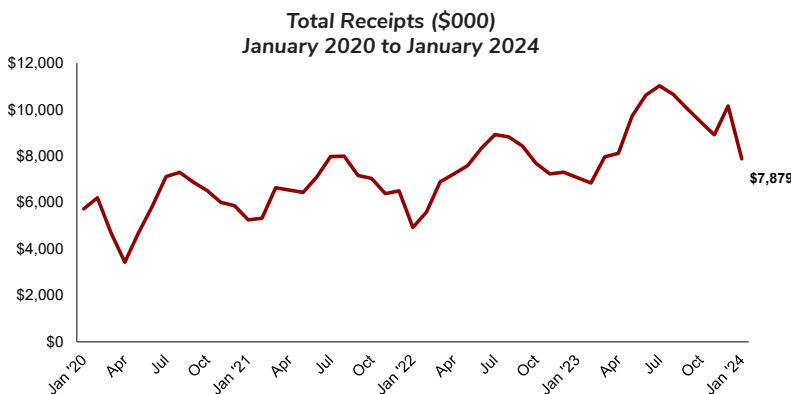
Source: Statistics Canada. Tables 20-10-0056-01 and 20-10-0074-01.

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	\$2,849 3.7%	\$326 2.7%	x ..	\$1,239 6.1%	\$737 24.1%	\$200 3.0%	\$517 13.9%	\$1,377 8.1%	x ...	\$33 0.5%
(\$000)										
2024										
January (p)	79,046	12,258	x	21,439	3,798	6,845	4,249	18,339	x	6,287
2023 total (p)	1,169,099	188,254	x	295,787	40,023	111,687	50,869	269,600	x	87,115
December (r)	94,979	12,853	x	26,395	4,258	11,217	4,707	18,814	x	8,750
November	91,344	14,866	x	22,904	3,858	9,866	4,556	18,588	x	7,647
October	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	27,425	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

*Please see table endnotes on page 12.
Source: Statistics Canada. Table 20-10-0056-01.

4.3 Food Services and Drinking Places



Did you know?
Yukon's revised retail sales in 2023 increased 7.7% compared to 2022. Yukon had the highest percentage increase in Canada, while the Northwest Territories had the lowest (0.1%) over the same time period.

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



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.

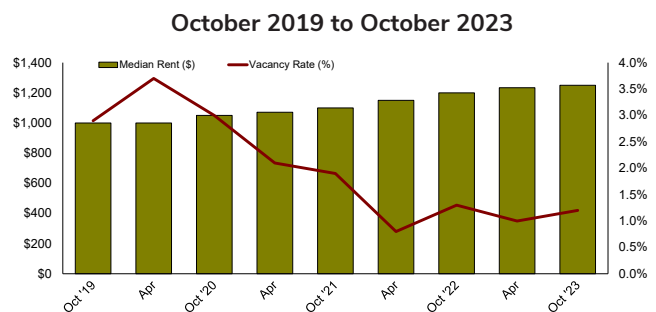
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2022-2023

	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>



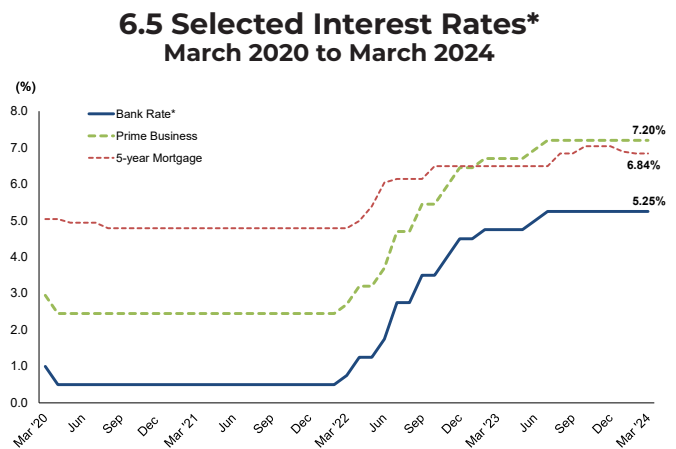
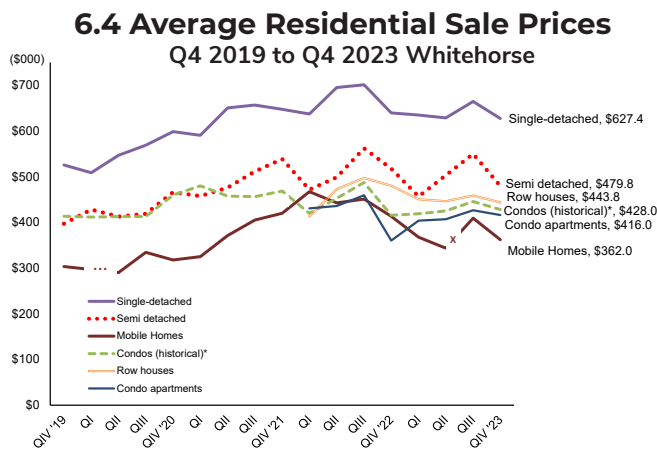
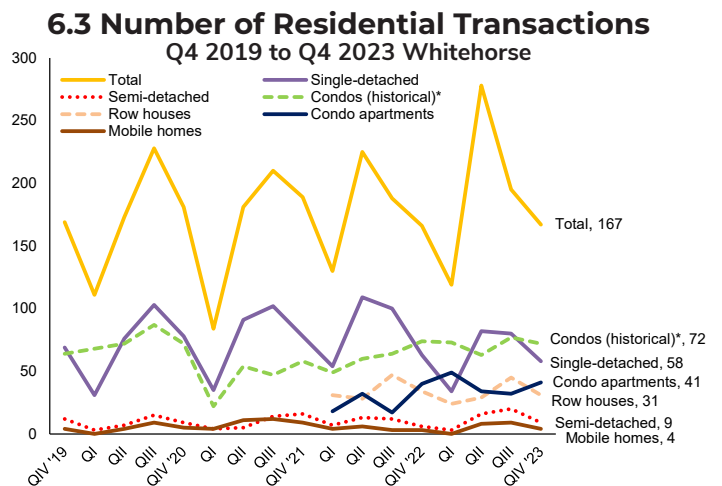
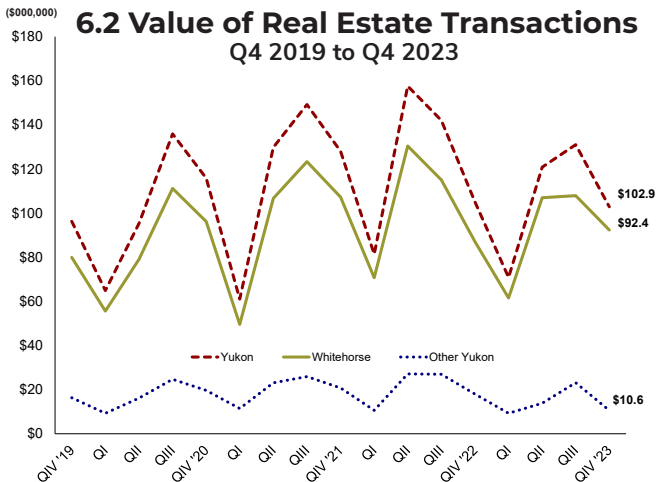
6. Real Estate

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	50	-34,612	-72	-57,900	10	5,100	-11	-7,587	49	20,406	x	x
	7.1%	-8.6%	-22.1%	-26.2%	26.3%	26.0%	-7.9%	-11.5%	45.8%	46.5%	...	...
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
2023 total	759	368,844.3	254	162,703.1	48	24,735.9	129	58,165.6	156	64,332.6	x	x
Q4	167	92,364.0	58	36,386.6	9	4,318.3	31	13,757.7	41	17,056.5	4	1,448.0
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

*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, Fourth Quarter, 2023: <https://yukon.ca/en/yukon-real-estate-report-q4-2023>



* 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 fourth quarter of 2023, the total value of real estate transactions in Yukon was \$102.9 million: \$92.4 million in Whitehorse and \$10.6 million for the rest of Yukon. Comparing the fourth quarter of 2023 to that of 2022 (\$105.1 million), the total value of Yukon's real estate transactions decreased by \$2.2 million, or 2.1%.

Did you know?

The total value of real estate transaction in Yukon for 2023 (\$425.7 million) decreased by \$60.5 million, or 12.4% compared to 2022 (\$486.2 million).



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	-26,982	-100	-25,105	0	0	-14	-1,362	-22	-516	
-59.1%	-67.9%	-56.2%	-86.2%	...	...	-82.4%	-74.0%	-62.9%	-5.9%	
2024										
March (p)	37	5,039.2	27	2,760.0	0	0.0	3	479.2	7	1,800.0
February	18	579.4	17	564.4	0	0.0	0	0.0	1	15.0
January	39	7,122.9	34	691.6	0	0.0	0	0.0	5	6,431.3
2023 total	1,287	316,721.8	1,027	81,923.2	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	115	7,720.3	100	4,765.4	0	0.0	1	5.0	14	2,950.0
August	161	14,633.4	137	4,452.6	0	0.0	6	897.8	18	9,283.1
July	135	96,852.4	106	5,154.4	1	360.0	4	8,949.0	24	82,388.9
June	195	93,798.2	155	11,239.6	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	78	15,212.0	52	2,194.7	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

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.

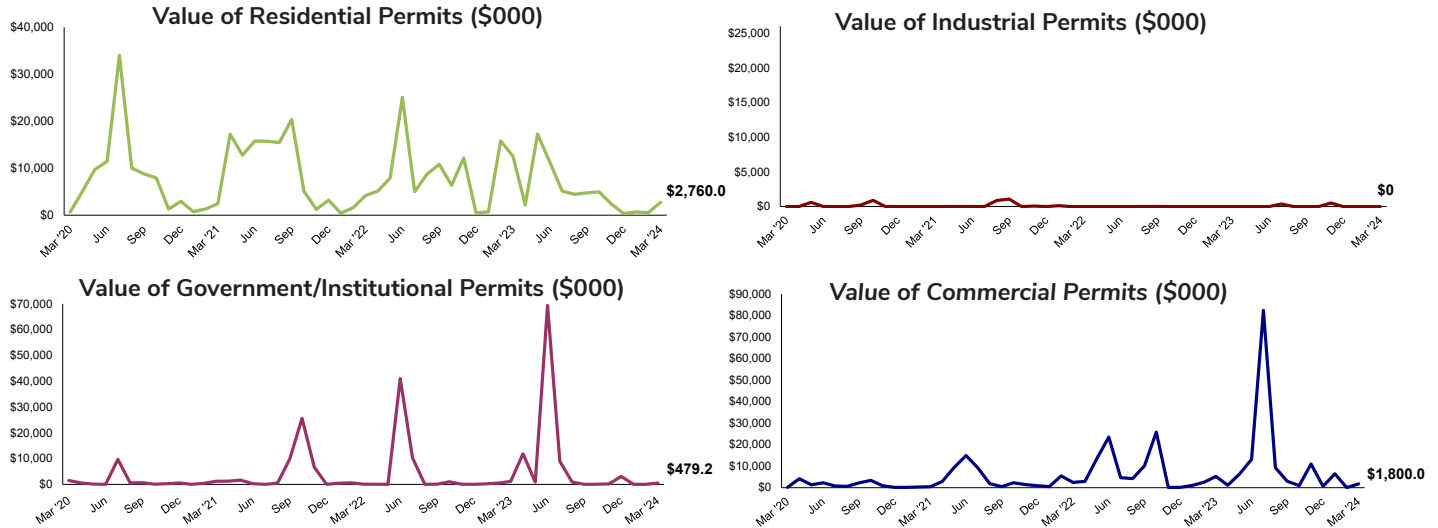
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

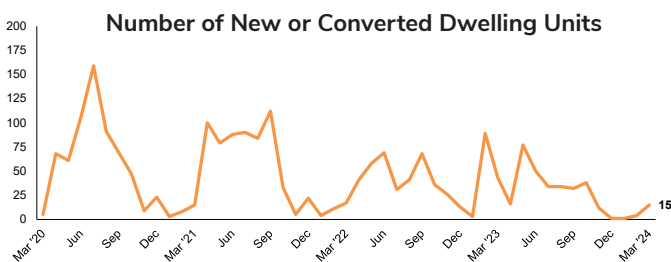
In January through March 2024, a total of 94 building permits were issued in Yukon, at a construction value of \$12.7 million. The construction value of permits decreased by \$27.0 million, or 67.9%, compared to the total value of permits issued in January through March 2023. Of the total construction value of building permits issued in January through March 2024:

- 31.5% was for residential;
- 0.0% was for industrial;
- 3.8% was for government/institutional; and
- 64.7% was for commercial.

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



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



Did you know?

In January through March 2024, a total of 78 residential building permits were issued in Yukon, at a construction value of \$4.0 million. The construction value of permits decreased by \$25.1 million, or 86.2%, compared to the total value of permits issued in January through March 2023 (\$29.1 million).

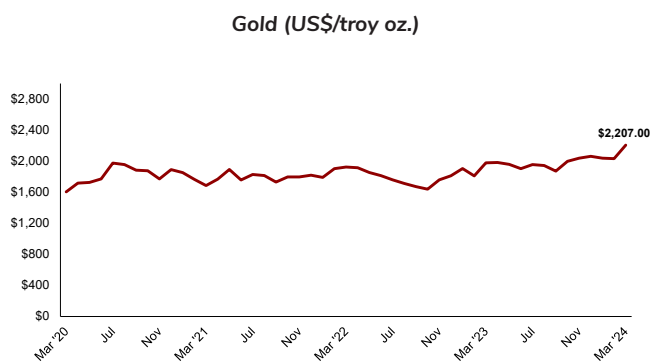
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

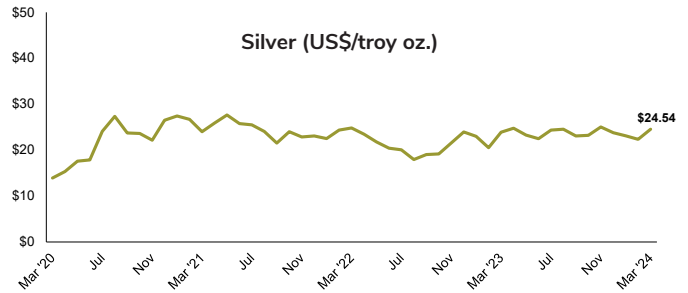
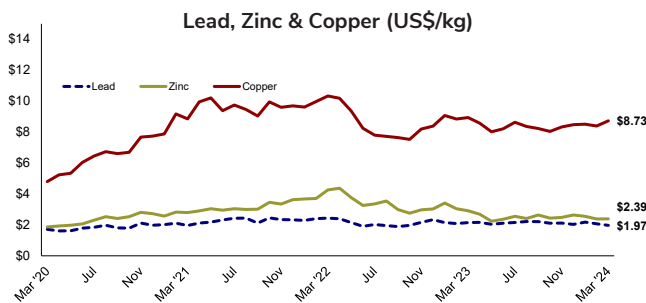


8. Resources

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



	Mar '23	Mar '24	Mar '23 to Mar '24 Change
US Dollars			
	(\$/troy oz)		
Gold	\$1,978.80	\$2,207.00	\$228.20
Silver	\$23.89	\$24.54	\$0.65
	(\$/kg)		
Lead	\$2.15	\$1.97	-\$0.18
Zinc	\$2.91	\$2.39	-\$0.52
Copper	\$8.94	\$8.73	-\$0.21
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,677.02	\$2,987.02	\$310.00
Silver	\$32.31	\$33.21	\$0.90
	(\$/kg)		
Lead	\$2.90	\$2.66	-\$0.24
Zinc	\$3.93	\$3.24	-\$0.69
Copper	\$12.09	\$11.81	-\$0.28



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

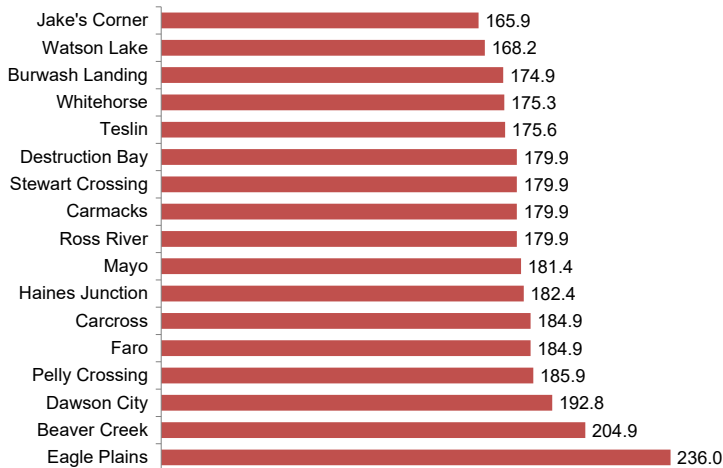
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of copper on March 28, 2024 was \$8.73 US per kg, a decrease of \$0.21, or 2.3%, compared to March 31, 2023 (\$8.94).

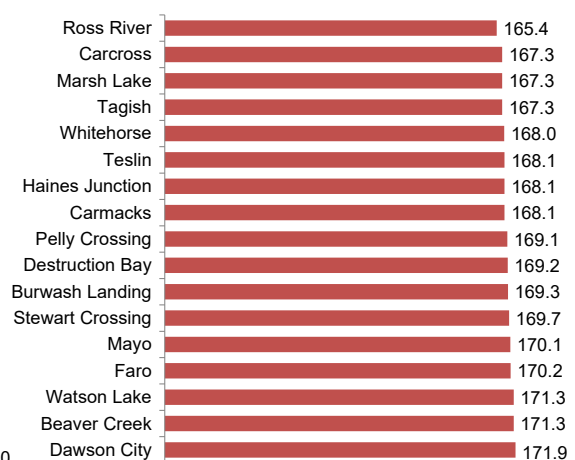
8.2 Regular Self-Serve Gasoline

Average March 2024 Prices (cents per litre)



8.3 Residential Furnace Oil

Average March 2024 Prices (cents per litre)



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



9. Transportation

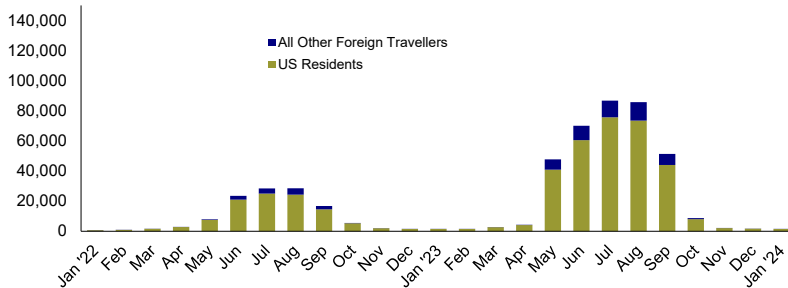
9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-546 -25.8%
(no. of movements)	
2024	
January	1,572
2023 total	37,836
December	1,744
November	2,295
October	2,882
September	2,826
August	3,916
July	4,610
June	3,683
May	4,332
April	4,336
March	2,575
February	2,519
January	2,118

*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	-123 -5.6%	-152 -21.7%	49 3.4%	-20 -37.7%
2024				
January	2,085	548	1,504	33
2023 total	454,023	89,342	316,527	48,154
December	2,750	1,030	1,671	49
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



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

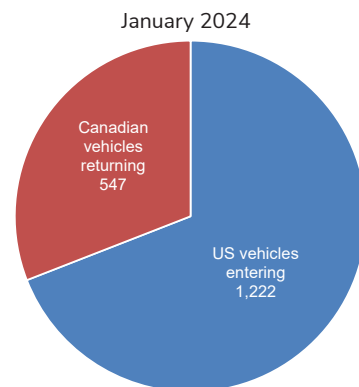
Of the 2,085 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in January 2024:

- 49.6% entered through Beaver Creek;
- 25.3 entered through Fraser (Skagway, AK to Carcross);
- 22.9% through Pleasant Camp (Haines, AK to Haines Junction); and
- 2.2% entered through Whitehorse.

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

Did you know?

Whitehorse aircraft movements in January 2024 totalled 1,572, a decrease of 546 movements, or 25.8%, compared to January 2023 (2,118).



*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: May 17, 2024