



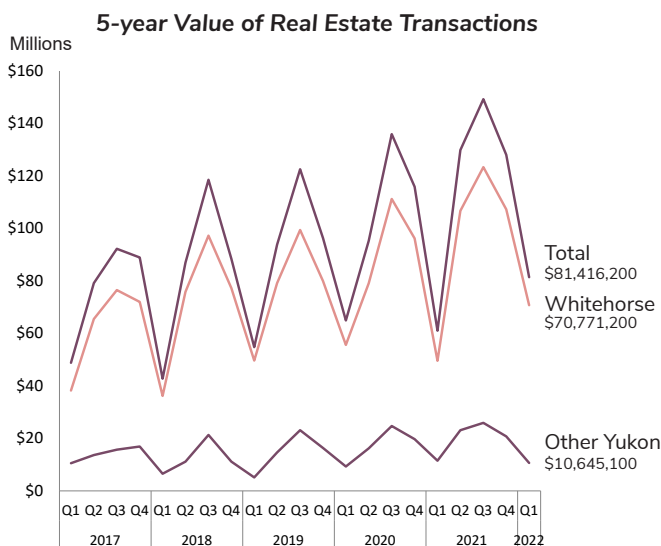
### Highlights:

- In the first quarter of 2022, (January to March), Yukon's retail sales increased by \$4.7 million, or 2.3%, compared to the same time period in 2021; Canada's retail sales increased 7.5% over the same time period.
- In the first quarter of 2022, the total value of real estate transactions in Yukon was \$81.4 million: \$70.8 million in Whitehorse and \$10.6 million for the rest of Yukon.
- As of May 18, 2022, where prices were available, average regular self-serve gasoline prices ranged from 195.9¢ per litre in Watson Lake to 230.0¢ per litre in Eagle Plains; a difference of 34.1¢.

### New publication this month: Yukon Real Estate Report, First Quarter 2022

The total value of Yukon's real estate transactions in the first quarter increased in 2022 compared to the first quarter of 2021. In the first quarter of 2022, the total value of real estate transactions was \$81.4 million compared to \$61.0 million during the same period in 2021, an increase of \$20.4 million, or 33.4%.

Yukon Real Estate Report, First Quarter 2022:  
<https://yukon.ca/en/yukon-real-estate-report-q1-2022>



Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

### New from the Yukon Bureau of Statistics:

- Yukon Employment, May 2022: <https://yukon.ca/en/yukon-employment-may-2022>
- Yukon Fuel Price Survey, May 2022: <https://yukon.ca/en/yukon-fuel-price-survey-may-2022>
- Yukon Retail Sales, 2021: <https://yukon.ca/en/yukon-retail-sales-2021>
- Yukon Business Survey, 2021: <https://yukon.ca/en/yukon-business-survey-2021>
- Yukon RRSP Contributions, 2020: <https://yukon.ca/en/yukon-rrsp-contributions-2020>

Interested in more data or updates?

Yukon community information  
[www.sewp.gov.yk.ca](http://www.sewp.gov.yk.ca)

Visit our Socio-Economic Web Portal for downloadable data by Yukon community and subject.



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# 1. Population

## 1.1 Population by Age and Sex\*, Dec 31 '21

	Total	Males	Females
0-4	2,232	1,145	1,087
5-9	2,421	1,271	1,150
10-14	2,363	1,251	1,112
15-19	2,160	1,118	1,042
20-24	2,469	1,275	1,194
25-29	2,974	1,440	1,534
30-34	3,728	1,827	1,901
35-39	3,943	1,953	1,990
40-44	3,174	1,630	1,544
45-49	2,930	1,419	1,511
50-54	2,809	1,440	1,369
55-59	3,005	1,508	1,497
60-64	3,152	1,608	1,544
65-69	2,468	1,285	1,183
70-74	1,758	925	833
75+	1,989	1,053	936
<b>Total</b>	<b>43,575</b>	<b>22,148</b>	<b>21,427</b>

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

## 1.2 Population by Community\*

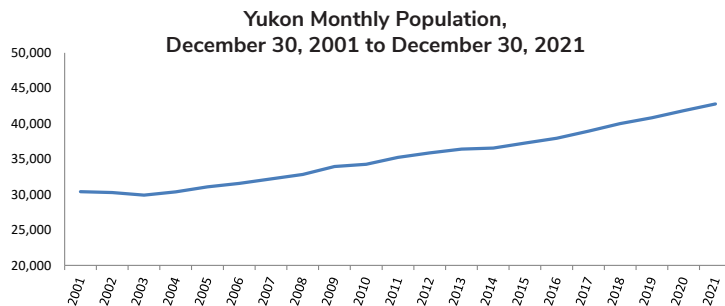
	Dec 31 2020	Sep 30 2021	Dec 31 2021
Beaver Creek	114	113	116
Burwash Landing	104	100	101
Carcross	501	476	464
Carmacks	594	578	573
Dawson City	2,257	2,323	2,327
Destruction Bay	64	57	56
Faro	455	470	476
Haines Junction	984	1,009	995
Johnson's Crossing	56	57	54
Mayo	457	463	455
Mendenhall	142	141	143
Old Crow	255	246	253
Pelly Crossing	403	407	395
Ross River	413	402	405
Tagish	375	372	378
Teslin	475	485	495
Watson Lake	1,518	1,512	1,522
Whitehorse Area <sup>1</sup>	33,492	34,283	34,268
Other*	85	74	99
<b>Yukon</b>	<b>42,744</b>	<b>43,568</b>	<b>43,575</b>

<sup>1</sup> 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	-10	14	2
change	-7.2%	15.2%	8.3%
April (p)	35	22	5
March	32	26	9
February	27	19	7
January (r)	35	39	5
<b>2021 total</b>	<b>430</b>	<b>324</b>	<b>154</b>
December	30	21	11
November	31	39	5
October	35	36	11
September	37	19	17
August	34	21	33
July	43	40	27
June	48	33	19
May	33	23	7
Apr	37	26	3

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

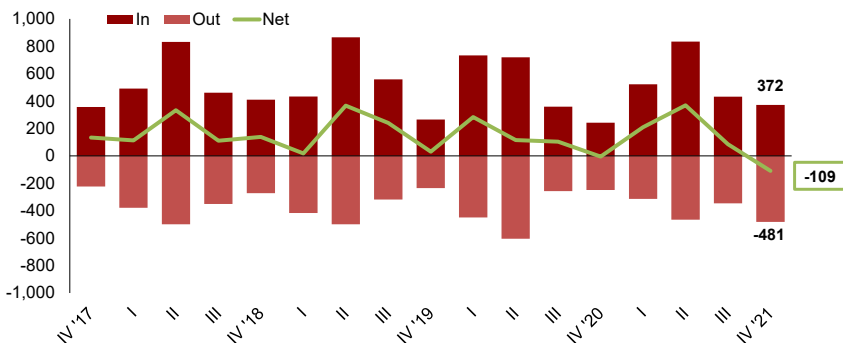


Population Report, Fourth Quarter, 2021:  
<https://yukon.ca/en/population-report-q4-2021>

### Did you know?

On December 31, 2021, Yukoners aged 14 years and younger made up 16.1% of Yukon's population, compared to 16.9% on December 31, 2016.

## 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 2021, Yukon lost 109 people through net migration — 173 were lost through interprovincial migration and 64 were gained through international migration.

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

- British Columbia (-62);
- Alberta (-62);
- Ontario (-21);
- Northwest Territories (-20);
- Newfoundland (-6);
- Manitoba (-5);
- Saskatchewan (-4); and
- New Brunswick (-4).

Conversely, **net gains** were to:

- Nunavut (+10); and
- Nova Scotia (+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
<b>2022</b>						
May	24,200	22,900	1,300	5.4%	72.5%	68.6%
April	24,500	23,200	1,300	5.3%	73.6%	69.7%
March	24,000	22,600	1,400	5.8%	72.3%	68.1%
February	24,200	23,100	1,100	4.5%	72.9%	69.6%
January	24,000	23,100	800	3.3%	72.3%	69.6%
<b>2021</b>	<b>23,700</b>	<b>22,400</b>	<b>1,300</b>	<b>5.5%</b>	<b>72.3%</b>	<b>68.3%</b>
December	24,600	23,800	700	2.8%	74.1%	71.7%
November	24,000	23,200	800	3.3%	72.5%	70.1%
October	23,800	22,600	1,200	5.0%	72.1%	68.5%
September	23,200	21,900	1,300	5.6%	70.5%	66.6%
August	23,100	21,800	1,300	5.6%	70.4%	66.5%
July	23,200	21,700	1,400	6.0%	70.9%	66.4%
June	23,600	21,900	1,600	6.8%	72.4%	67.2%
May	23,600	22,000	1,600	6.8%	72.6%	67.7%

Yukon Employment, May 2022:

<https://yukon.ca/en/yukon-employment-may-2022>

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>

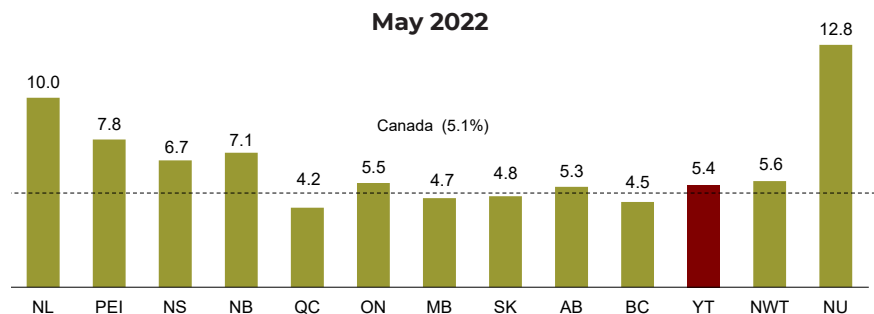
\*Please see table endnotes on page 12.

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

### 2.2 Canadian Unemployment Rates\* (seasonally adjusted)

#### Did you know?

Yukon's May 2022 employment rate (the percentage of the population aged 15 years and over, which is employed), was 68.6%, the second highest in Canada, following the Northwest Territories (74.3%).



\*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)

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
<b>2022</b>						
May	22,900	10,700	9,200	3,000	3,200	19,700
April	23,000	10,300	9,400	3,300	3,100	19,900
March	22,500	10,400	9,000	3,200	3,200	19,300
February	22,900	11,100	8,800	3,000	3,000	19,900
January	22,900	11,200	8,200	3,400	3,200	19,700
<b>2021 annual</b>	<b>22,400</b>	<b>10,000</b>	<b>8,600</b>	<b>3,800</b>	<b>3,100</b>	<b>19,200</b>
December	23,400	10,500	9,000	3,900	3,400	20,000
November	23,000	10,600	8,500	3,900	3,300	19,700
October	22,600	10,300	8,600	3,800	3,500	19,100
September	22,200	10,200	8,400	3,600	3,100	19,100
August	22,300	9,900	8,400	3,900	3,200	19,100
July	22,200	9,600	8,700	3,900	3,200	19,000
June	22,000	9,600	8,600	3,800	3,100	18,900
May	21,900	9,900	8,200	3,800	3,000	18,800

\*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

Comparing May 2022 to April 2022, employment in the services-producing sector decreased by 200, or 1.0%. The goods-producing sector's employment increased by 100, or 3.2%. In May 2022, of the 22,900 employed Yukoners, 10,700, or 46.7%, were working in the public sector. Of the 12,200 workers in the private sector, 3,000, or 24.6%, were self-employed.

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

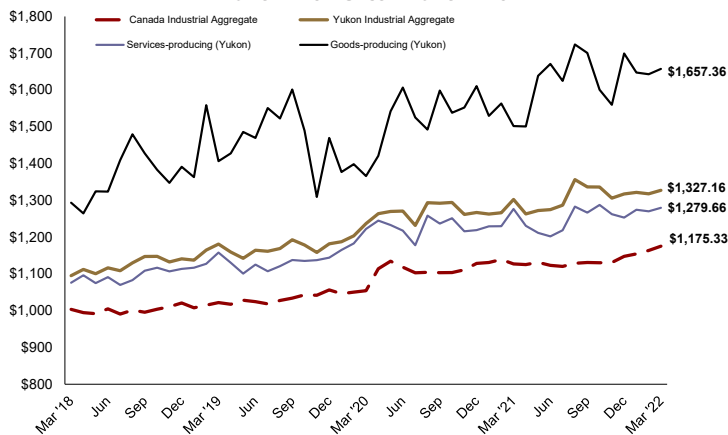
	Yukon Average <sup>†</sup>	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
<b>Year-to-date change</b>	\$45.08 3.5%	\$43.71 3.3%	\$43.14 5.4%	\$74.81 6.3%	..	-\$74.63 -9.1%	-\$16.66 -1.5%	-\$42.08 -7.2%	-\$23.69 -2.3%	\$30.39 1.9%
(\$)										
<b>2022</b>										
March (p)	<b>1,327.16</b>	1,306.47	847.35	1,186.52	1,738.15	759.66	1,038.64	533.85	968.49	1,650.05
February (r)	<b>1,317.91</b>	1,376.24	829.59	1,327.72	1,948.26	717.43	1,102.82	560.68	991.22	1,587.42
January	<b>1,321.70</b>	1,366.38	849.60	1,262.05	1,755.98	754.55	1,122.32	531.70	1,030.94	1,633.54
<b>2021 annual</b>	<b>1,299.40</b>	<b>1,401.24</b>	<b>796.99</b>	<b>1,212.32</b>	<b>F</b>	<b>819.35</b>	<b>1,119.82</b>	<b>604.53</b>	<b>1,052.48</b>	<b>1,582.07</b>
December	<b>1,317.42</b>	1,572.94	843.46	1,176.95	F	783.27	1,125.80	607.21	1,082.09	1,586.85
November	<b>1,305.89</b>	1,334.82	820.66	1,239.14	1,610.63	822.19	1,177.13	622.49	1,056.49	1,596.76
October	<b>1,336.18</b>	1,390.85	800.55	1,218.41	1,842.88	823.01	1,146.40	586.43	1,066.53	1,642.04
September	<b>1,336.52</b>	1,560.36	793.43	1,338.93	1,714.74	811.19	1,103.86	644.61	1,086.07	1,577.41
August	<b>1,356.46</b>	1,465.20	817.46	1,311.41	1,822.23	846.72	1,132.26	621.23	1,084.62	1,632.66
July	<b>1,286.75</b>	1,423.06	781.60	1,258.13	1,743.30	882.34	1,136.11	561.60	1,063.43	1,571.88
June	<b>1,274.70</b>	1,440.98	757.94	1,128.45	1,627.91	782.90	1,108.60	637.07	1,030.87	1,516.88
May	<b>1,272.38</b>	1,353.92	764.34	1,163.34	F	813.55	1,081.31	618.05	1,021.58	1,516.93
April	<b>1,263.20</b>	1,236.84	788.89	1,148.47	F	810.33	1,107.34	592.08	1,082.01	1,559.72
March	<b>1,302.47</b>	1,313.95	770.84	1,205.09	F	858.23	1,107.58	573.43	1,025.67	1,689.86

\*Please see table endnotes on page 12. \*Excludes 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

March 2018 to March 2022<sup>(p)</sup>

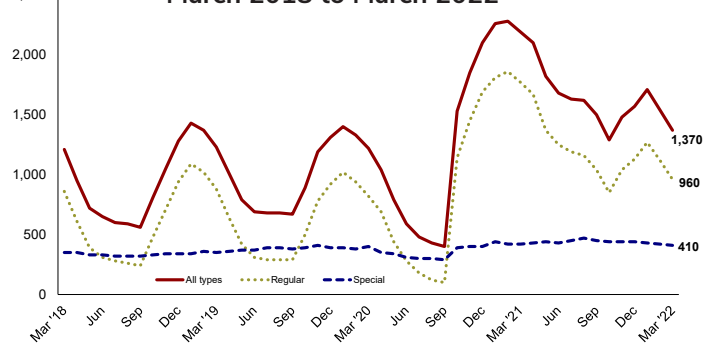


\*Please see endnotes on page 12.

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

### 2.6 Employment Insurance Beneficiaries, by Type of Benefit\*

March 2018 to March 2022<sup>(p)</sup>



\*Please see endnotes on page 12.

Source: Statistics Canada. Table 14-10-0009-01.

Survey of Employment, Payroll & Hours, 2020: <https://yukon.ca/en/survey-employment-payrolls-and-hours-2020>

#### Did you know?

The preliminary average weekly earnings figure for Yukon in March 2022 (\$1,327.16) was the third highest in Canada, following the Northwest Territories (\$1,569.29) and Nunavut (\$1,462.01).

### 2.7 Employment Insurance Beneficiaries, by Community\*

	Mar 2021	Feb <sup>(p)</sup> 2022	Mar <sup>(p)</sup> 2022
<b>Beaver Creek</b>	10	10	10
<b>Burwash Landing</b>	0	10	10
<b>Carmacks</b>	40	40	30
<b>Dawson</b>	300	250	220
<b>Faro</b>	30	20	10
<b>Haines Junction</b>	90	50	50
<b>Marsh Lake</b>	20	10	10
<b>Mayo</b>	40	20	20
<b>Mt. Lorne</b>	10	0	0
<b>Old Crow</b>	30	10	10
<b>Pelly Crossing</b>	30	30	20
<b>Ross River</b>	30	30	20
<b>Tagish</b>	20	10	10
<b>Watson Lake</b>	80	60	60
<b>Whitehorse</b>	1,340	920	830
<b>Yukon Total</b>	<b>2,190</b>	<b>1,540</b>	<b>1,370</b>

\*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	
	Apr 2021	Mar 2022	Apr 2022	Mar '22 to Apr '22	Apr '21 to Apr '22
<b>All-Items</b>	<b>137.8</b>	<b>144.9</b>	<b>145.8</b>	<b>0.6</b>	<b>5.8</b>
Food	132.8	140.4	140.5	0.1	5.8
Shelter	171.7	182.6	182.8	0.1	6.5
Household Operations, Furnishings & Equipment	110.2	114.7	116.0	1.1	5.3
Clothing & Footwear	103.9	104.5	106.4	1.8	2.4
Transportation	147.8	160.6	163.0	1.5	10.3
Health & Personal Care	132.3	132.9	137.2	3.2	3.7
Recreation, Education & Reading	103.3	108.7	108.9	0.2	5.4
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	179.2	182.7	182.7	0.0	2.0
<b>Special Aggregates</b>					
Energy	182.6	223.5	225.9	1.1	23.7
All-items excluding energy	134.0	139.1	139.9	0.6	4.4

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

In April 2022, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 5.8% (figures for Yukon are not available); for Canada, the CPI increased 6.8%.

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

- Fuel oil and other fuels;
- Gasoline; and
- Purchase and leasing of passenger vehicles.

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

- Mortgage interest cost;
- Telephone services; and
- Internet access services.

On a **month-to-month** basis, from March 2022 to April 2022, the CPI for Whitehorse (figures for Yukon are not available) increased 0.6%.

Major contributors to month-to-month **increases** were the prices of:

- Traveller accommodation;
- Gasoline; and
- Personal care supplies and equipment.

#### Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
<b>2021</b>	3.3%	3.4%
<b>2020</b>	1.0%	0.7%
<b>2019</b>	2.0%	1.9%
<b>2018</b>	2.4%	2.3%
<b>2017</b>	1.7%	1.6%

#### 3.2 Monthly Average Retail Prices for Selected Food Products, Whitehorse, British Columbia and Alberta, April 2022

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 26.49	\$ 23.18	\$ 23.10	\$ 23.18	\$ 23.10	\$ 23.10	\$ 23.18	\$ 23.10	
Stewing beef, 1 kg	\$ 19.57	\$ 19.21	\$ 18.59	\$ 19.21	\$ 18.59	\$ 18.59	\$ 19.21	\$ 18.59	
Ground beef, 1 kg	\$ 12.18	\$ 10.93	\$ 10.56	\$ 10.93	\$ 10.56	\$ 10.56	\$ 10.93	\$ 10.56	
Pork chops, 1 kg	\$ 12.82	\$ 10.88	\$ 10.52	\$ 10.88	\$ 10.52	\$ 10.52	\$ 10.88	\$ 10.52	
Chicken, 1 kg	\$ 8.91	\$ 6.48	\$ 5.76	\$ 6.48	\$ 5.76	\$ 5.76	\$ 6.48	\$ 5.76	
Bacon, 500 grams	\$ 10.45	\$ 7.40	\$ 7.22	\$ 7.40	\$ 7.22	\$ 7.22	\$ 7.40	\$ 7.22	
Milk, 4 l	\$ 5.98	\$ 5.57	\$ 5.56	\$ 5.57	\$ 5.56	\$ 5.56	\$ 5.57	\$ 5.56	
Butter, 454 grams	\$ 6.45	\$ 5.77	\$ 5.70	\$ 5.77	\$ 5.70	\$ 5.70	\$ 5.77	\$ 5.70	
Eggs, 1 dozen	\$ 3.75	\$ 4.86	\$ 4.27	\$ 4.86	\$ 4.27	\$ 4.27	\$ 4.86	\$ 4.27	
Apples, 1 kg	\$ 5.61	\$ 5.28	\$ 5.29	\$ 5.28	\$ 5.29	\$ 5.29	\$ 5.28	\$ 5.29	
Bananas, 1 kg	\$ 2.25	\$ 1.65	\$ 1.76	\$ 1.65	\$ 1.76	\$ 1.76	\$ 1.65	\$ 1.76	
Oranges, 1 kg	\$ 5.21	\$ 4.78	\$ 4.72	\$ 4.78	\$ 4.72	\$ 4.72	\$ 4.78	\$ 4.72	
Carrots, 1 kg	\$ 2.96	\$ 3.64	\$ 3.51	\$ 3.64	\$ 3.51	\$ 3.51	\$ 3.64	\$ 3.51	
Onions, 1 kg	\$ 2.99	\$ 4.97	\$ 5.06	\$ 4.97	\$ 5.06	\$ 5.06	\$ 4.97	\$ 5.06	
Potatoes, 4.54 kgs	\$ 9.55	\$ 6.38	\$ 6.77	\$ 6.38	\$ 6.77	\$ 6.77	\$ 6.38	\$ 6.77	

Consumer Price Index, 2021: <https://yukon.ca/en/consumer-price-index-2021>

In April 2022, the prices of the selected food products (in the table above) in Whitehorse were **on average 14.2%** higher than Alberta and 11.7% higher than British Columbia .

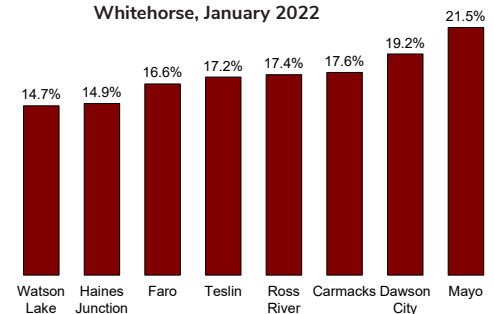
Source: Statistics Canada custom run and Table 18-10-0245-01

#### 3.3 Community Spatial Price Index, January 2022 (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.

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
<b>Total Survey Items</b>	<b>117.6</b>	<b>119.2</b>	<b>116.6</b>	<b>114.9</b>	<b>121.5</b>	..	<b>117.4</b>	<b>117.2</b>	<b>114.7</b>
Meat/Fish/Seafood	115.8	103.2	102.9	103.9	115.1	..	99.9	116.2	105.7
Dairy/Eggs	119.4	123.2	114.7	144.7	127.9	..	117.7	114.3	115.4
Fruit/Veg.	136.7	117.7	112.2	101.0	142.3	..	138.7	125.3	113.0
Bread/Cereal	124.5	137.2	117.5	123.8	121.3	..	118.4	129.5	119.9
Other Foods	116.8	128.6	132.1	112.6	129.2	..	121.6	124.3	129.3
Household Operations	125.3	129.6	140.0	128.0	132.0	..	125.0	135.7	124.5
Health & Personal Care	120.2	151.4	123.7	137.8	125.9	..	115.7	117.0	135.6
Cigarettes	99.5	98.2	100.9	..	113.1	..	106.9	98.7	101.8
Gasoline/Diesel	107.0	105.2	107.2	103.2	100.6	..	107.2	103.2	95.9
Home Heating Fuel	105.7	106.9	106.7	105.7	103.9	..	110.3	105.8	109.1

#### Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, January 2022

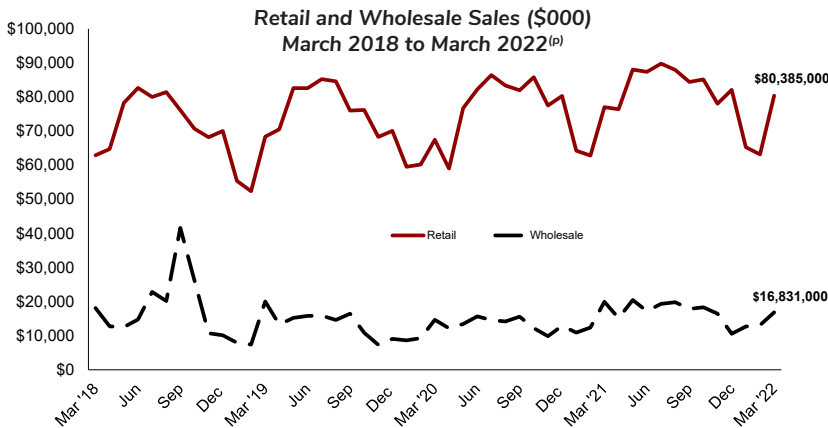


Source: Yukon Bureau of Statistics.



## 4. Trade

### 4.1 Retail and Wholesale Sales



Source: Statistics Canada. Tables 20-10-0008-01 and 20-10-0074-01.

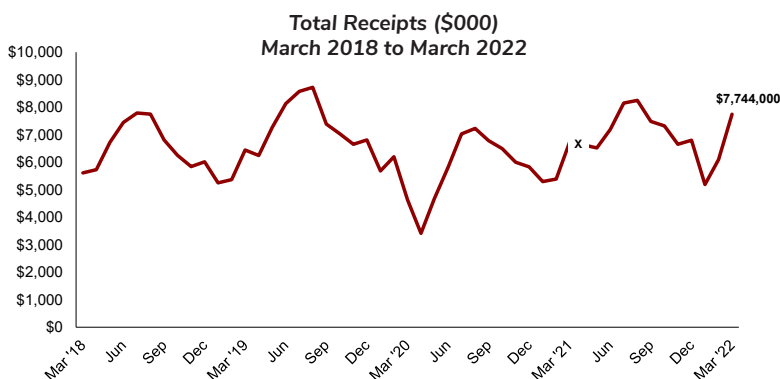
### 4.2 Retail Sales, by Industry Classification\*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
<b>Year-to-date change</b>	\$4,702 2.3%	-\$801 -2.1%	\$1,202 4.0%	\$1,375 16.2%
(\$000)				
<b>2022</b>				
March (p)	80,385	14,679	11,926	3,713
February (r)	63,191	11,338	10,210	2,907
January	65,250	11,286	8,978	3,243
<b>2021 total</b>	<b>963,454</b>	<b>167,026</b>	<b>142,369</b>	<b>37,357</b>
December	82,120	13,721	9,679	3,919
November	78,015	13,008	10,454	3,428
October	85,182	13,426	15,233	3,164
September	84,403	13,321	14,601	3,491
August	87,946	13,950	14,923	3,529
July	89,781	15,914	13,014	3,137
June	87,406	15,210	12,697	2,977
May	88,059	16,239	11,072	2,738
April	76,418	14,133	10,784	2,486
March	77,040	15,707	10,548	3,248

\*Please see table endnotes on page 12.

Source: Statistics Canada. Table 20-10-0008-01.

### 4.3 Food Services and Drinking Places



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

Yukon's preliminary retail sales in March 2022 increased by \$3.3 million, or 4.3%, compared to March 2021. Canada's retail sales increased 4.2% over the same time period. Year-to-date (January to March), Yukon's retail sales increased by \$4.7 million, or 2.3%, compared to the same time period in 2021; Canada's retail sales increased 7.5% over the same time period.

Yukon's preliminary wholesale sales in March 2022 decreased by \$3.1 million, or 15.6%, compared to March 2021. Canada's wholesale sales increased 13.0% over the same time period. Year-to-date (January to March), Yukon's wholesale sales decreased by \$592,000, or 1.4%, compared to the same time period in 2021; Canada's wholesale sales increased 15.0% over the same time period.

Yukon Retail Sales, 2021: <https://yukon.ca/en/yukon-retail-sales-2021>

#### Did you know?

Yukon wholesale sales for the first quarter 2022 (January to March) totalled \$42.6 million; an increase of \$10.6 million, or 33.1%, compared to the same period of time in 2018 (\$32.0 million).

Comparing March 2022 to March 2021, the total receipts for food services and drinking places in Yukon increased by \$998,000, or 14.8%; Canada's receipts increased 35.0%. Yukon's total receipts in March 2022 increased \$3.1 million, or 67.1%, compared to March 2020.



## 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 2021

	All Types	Single Detached House	Townhouse/ Row house	Duplex <sup>1</sup>	Triplex and Fourplex	Condominium	Apartment Building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile Home	Cabin	Garden Suite
<b>Median Rent</b>											
All Sizes	\$1,220	\$1,700	\$1,722	\$1,450	\$1,273	\$1,800	\$1,069	\$1,119	\$1,200	..	\$1,250
Bachelor	\$1,000	...	...	\$1,050	\$1,206	\$1,200	\$854	\$1,000	...	...	\$875 <sup>†</sup>
1 Bedroom	\$1,094	\$1,100	\$1,188 <sup>†</sup>	\$1,200	\$1,100	\$1,250	\$1,061	\$1,111	x	...	\$1,200 <sup>†</sup>
2 Bedrooms	\$1,370	\$1,600	\$1,486	\$1,500	\$1,365	\$1,900	\$1,253	\$1,515	\$1,275	...	\$1,300 <sup>†</sup>
3-4 Bedrooms	\$1,800	\$1,800	\$1,750	\$1,700	\$1,800	\$1,950	\$1,432	\$1,890 <sup>†</sup>	\$1,156	...	x
5+ Bedrooms	\$2,800	\$2,800 <sup>†</sup>	...	x	...	x	...	...	...	...	...
<b>Total Units</b>											
All Sizes <sup>4</sup>	2,407	226	82	635	199	198	886	80	77	..	24
Bachelor	188	...	...	13	10	16	121	22	...	...	7 <sup>†</sup>
1 Bedroom	765	24	5 <sup>†</sup>	204	80	36	376	30	2 <sup>†</sup>	...	9 <sup>†</sup>
2 Bedrooms	898	63	36	215	71	60	382	25	42	...	4 <sup>†</sup>
3-4 Bedrooms	545	133	42	200	39	85	8	3 <sup>†</sup>	33	...	3 <sup>†</sup>
5+ Bedrooms	12	7 <sup>†</sup>	...	3 <sup>†</sup>	...	2 <sup>†</sup>	...	...	...	...	...
<b>Vacancy Rate</b>											
All Sizes	2.5%	1.3%	2.4%	3.5%	1.5%	2.0%	2.1%	2.5%	6.5%	..	0.0%
Bachelor	2.7%	...	...	0.0%	0.0%	0.0%	3.3%	4.5%	...	...	0.0% <sup>†</sup>
1 Bedroom	2.9%	12.5%	0.0% <sup>†</sup>	3.9%	2.5%	5.6%	1.6%	3.3%	0.0% <sup>†</sup>	...	0.0% <sup>†</sup>
2 Bedrooms	2.4%	0.0%	5.6%	4.7%	1.4%	0.0%	2.4%	0.0%	0.0%	...	0.0% <sup>†</sup>
3-4 Bedrooms	1.8%	0.0%	0.0%	1.5%	0.0%	2.4%	0.0%	0.0% <sup>†</sup>	15.2%	...	0.0% <sup>†</sup>
5+ Bedrooms	0.0%	0.0% <sup>†</sup>	...	0.0% <sup>†</sup>	...	0.0% <sup>†</sup>	...	...	...	...	...

x = suppressed. .. = no information available for April 2021 ... = not appropriate/ applicable.

<sup>†</sup>Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>1</sup> Duplex includes single detached houses with a legal rental suite.

<sup>2</sup> Buildings with five or more rental units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space.

<sup>4</sup> 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, 2020-2021

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
<b>2021 average</b>	<b>\$1,086</b>	<b>2.0%</b>	<b>\$882</b>	<b>6.3%</b>	<b>\$1,100</b>	<b>6.5%</b>
<b>October</b>	\$1,100	1.9%	\$884	6.3%	\$1,200	13.0%
<b>April</b>	\$1,071	2.1%	\$880	6.3%	\$1,000	0.0%
<b>2020 average</b>	<b>\$1,025</b>	<b>3.3%</b>	<b>\$768</b>	<b>10.3%</b>	<b>\$1,000</b>	<b>3.3%</b>
<b>October</b>	\$1,050	3.0%	\$800	6.3%	\$1,000	0.0%

\*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, 2017-2021



\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2021: <https://yukon.ca/en/yukon-rent-survey-october-2021>



## 6. Real Estate

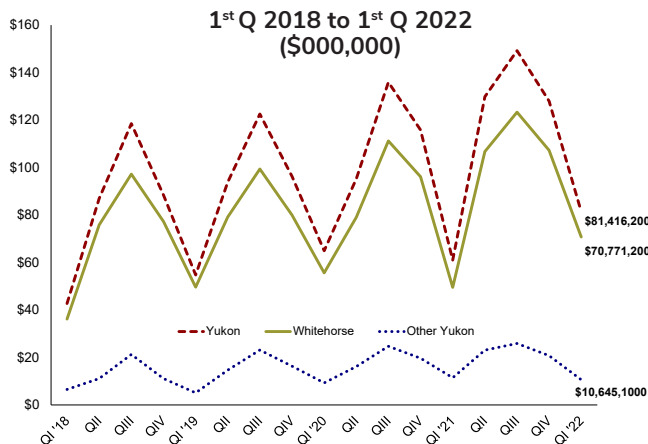
### 6.1 Number and Value of Real Estate Transactions\*, Whitehorse

	Total <sup>†</sup>		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>Year-to-date change</b>	46	21,200	19	13,742	0	569	27	10,015	3	1,471
	54.8%	42.8%	54.3%	66.5%	0.0%	43.8%	122.7%	94.9%	75.0%	80.4%
<b>2022</b>										
<b>Q1</b>	130	70,771.2	54	34,414.4	4	1,869.0	49	20,573.6	7	3,300.9
<b>2021 total</b>	<b>664</b>	<b>386,911.0</b>	<b>306</b>	<b>197,373.9</b>	<b>36</b>	<b>14,025.3</b>	<b>181</b>	<b>83,914.0</b>	<b>39</b>	<b>19,992.5</b>
<b>Q4</b>	189	107,282.3	78	50,498.9	9	3,780.2	58	27,194.5	16	8,620.4
<b>Q3</b>	210	123,328.4	102	66,990.8	12	4,860.6	47	21,445.6	14	7,161.1
<b>Q2</b>	181	106,729.1	91	59,211.4	11	4,084.5	54	24,715.3	5	2,381.0
<b>Q1</b>	84	49,571.4	35	20,672.8	4	1,300.0	22	10,558.6	4	1,830.0

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

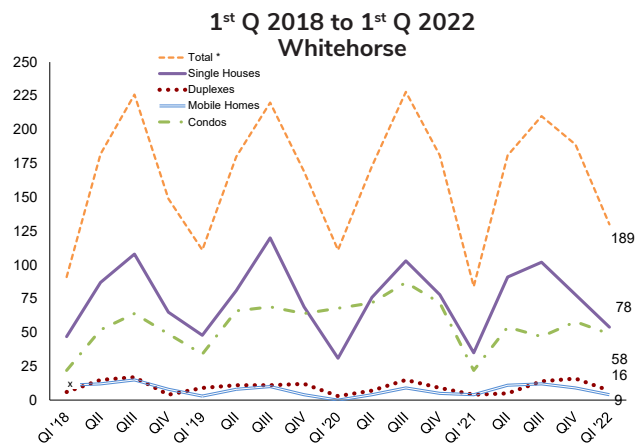
Yukon Real Estate Report, First Quarter, 2022: <https://yukon.ca/en/yukon-real-estate-report-q1-2022>

### 6.2 Value of Real Estate Transactions



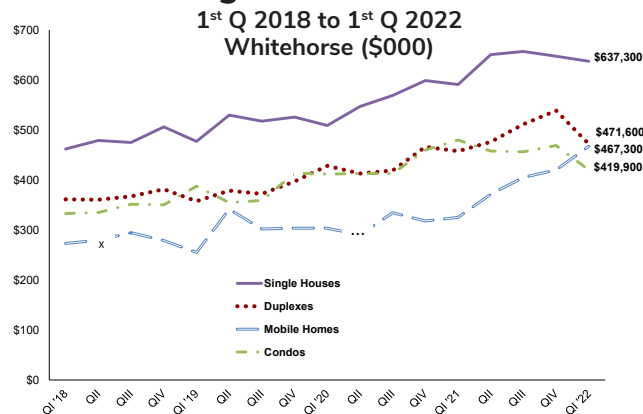
Source: Yukon Bureau of Statistics.

### 6.3 Number of Residential Transactions



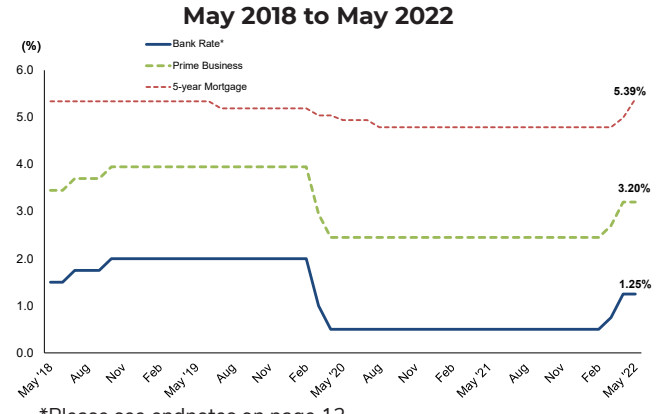
\*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

### 6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

### 6.5 Selected Interest Rates\*



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

In the first quarter of 2022, the total value of real estate transactions in Yukon was \$81.4 million: \$70.8 million in Whitehorse and \$10.6 million for the rest of Yukon. Comparing the first quarter of 2022 to that of 2021, the total value of Yukon's real estate transactions increased by \$20.4 million, or 33.4%.

#### Did you know?

In the first quarter of 2022, the total value in sales of condominiums in Whitehorse was \$20.6 million, an increase of \$10.0 million, or 94.8%, compared to the first quarter of 2021 (\$10.6 million).





## 7. Construction

### 7.1 Yukon Building Permits, Number and Construction Value\*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
<b>Year-to-date change</b>	-103	-6,952	-116	-15,316	0	119	-2	-3,328	15	11,573
	-17.9%	-13.3%	-23.7%	-44.1%	0.0%	...	-12.5%	-74.2%	22.1%	87.8%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>2022</b>										
May	183	21,426.1	144	7,955.6	0	0.0	1	0.0	38	13,470.5
April	113	8,145.6	101	5,165.6	0	0.0	5	35.0	7	2,945.0
March	80	6,696.3	61	4,208.1	0	0.0	3	52.0	16	2,436.3
February (r)	57	7,646.1	40	1,617.4	0	0.0	4	607.8	13	5,420.9
January	39	1,515.1	28	442.0	1	125.0	1	460.0	9	488.1
<b>2021 total</b>	<b>1,564</b>	<b>206,045.6</b>	<b>1,331</b>	<b>111,905.1</b>	<b>6</b>	<b>2,028.0</b>	<b>54</b>	<b>47,915.0</b>	<b>173</b>	<b>44,197.5</b>
December	52	4,070.4	44	3,198.7	0	0.0	0	0.0	8	871.7
November	87	9,467.3	62	1,313.8	1	75.0	8	6,653.9	16	1,424.5
October	102	32,986.2	87	5,128.9	0	0.0	5	25,614.8	10	2,242.5
September	158	31,838.4	139	20,451.0	1	1,072.0	6	9,845.9	12	469.6
August	184	18,633.0	157	15,508.5	3	875.0	9	429.5	15	1,820.0
July	172	25,037.7	155	15,788.1	0	0.0	2	28.0	15	9,221.7
June	234	31,631.2	197	15,811.3	0	0.0	8	860.0	29	14,959.9
May	207	23,829.8	188	12,798.3	1	6.0	2	1,634.1	16	9,391.4

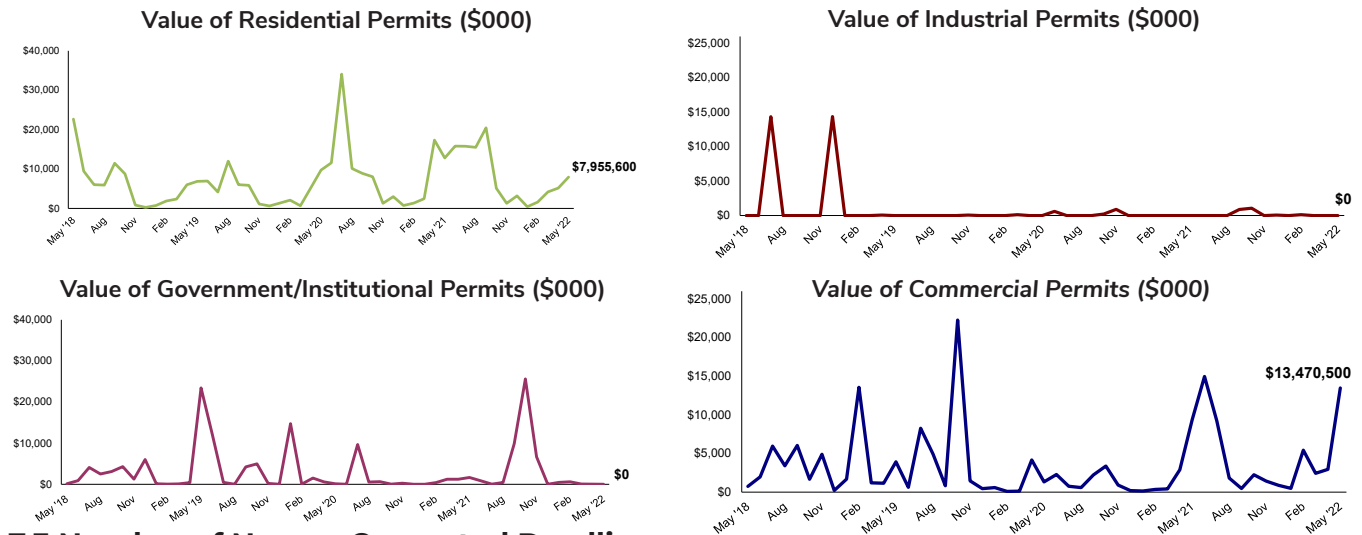
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

\*Please see table endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

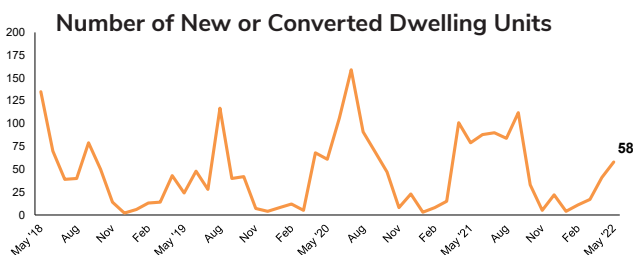
In January through May 2022, a total of 472 building permits were issued in Yukon, at a construction value of \$45.4 million. The construction value of permits decreased by \$7.0 million, or 13.3%, compared to the total value of permits issued in January through May 2021. Of the total construction value of building permits issued in January through May 2022:

- 42.7% was for residential;
- 0.3% was for industrial;
- 2.5% was for government/institutional; and
- 54.5% was for commercial.

### 7.2 Construction Value of Building Permits\*, Yukon, May 2018 to May 2022



### 7.3 Number of New or Converted Dwelling Units (Zoned Residential)\*, Yukon, May 2018 to May 2022



#### Did you know?

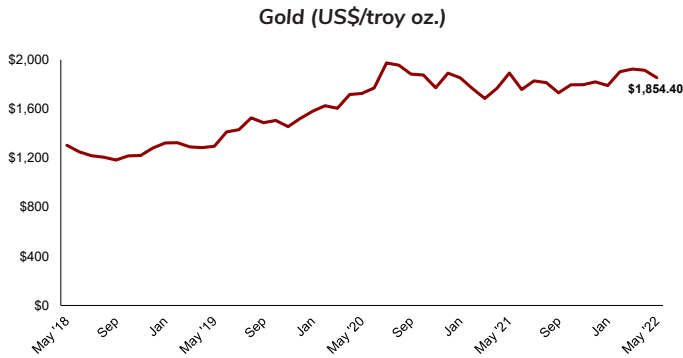
From January through May 2022, the number of residential building permits issued (374) made up 79.2% of the total number of permits issued and 42.7% of the total construction value.

\*Please see endnotes on page 12.

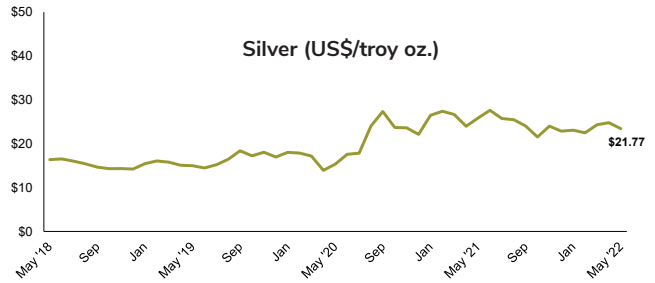
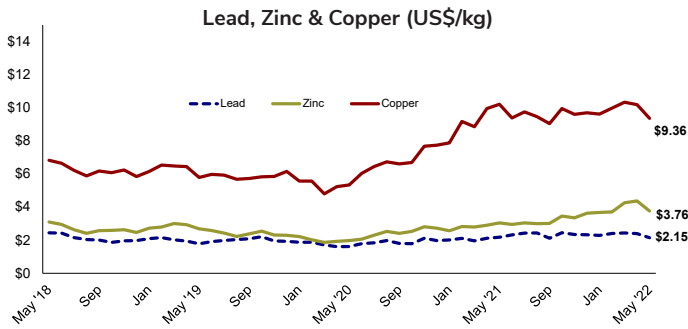
Sources: Yukon Community Services and City of Whitehorse.

# 8. Resources

## 8.1 London Metal Commodity Prices\*, May 2018 to May 2022



	May '21	May '22	May '21 to May '22 Change
<b>US Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$1,892.45	\$1,854.40	-\$38.05
<b>Silver</b>	\$27.63	\$21.77	-\$5.86
----- (\$/kg) -----			
<b>Lead</b>	\$2.18	\$2.15	-\$0.03
<b>Zinc</b>	\$3.04	\$3.76	\$0.72
<b>Copper</b>	\$10.21	\$9.36	-\$0.85
<b>Canadian Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$2,283.75	\$2,342.52	\$58.77
<b>Silver</b>	\$33.34	\$27.50	-\$5.84
----- (\$/kg) -----			
<b>Lead</b>	\$2.63	\$2.71	\$0.08
<b>Zinc</b>	\$3.67	\$4.75	\$1.08
<b>Copper</b>	\$12.32	\$11.83	-\$0.49



\*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

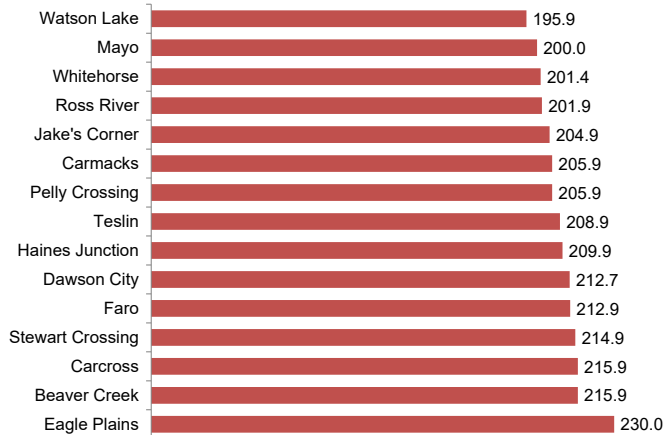
Metal Prices: London Bullion Market Association and London Metal Exchange.

### Did you know?

The average price of regular self-serve gasoline on May 18, 2022 in Whitehorse was 201.4 cents per litre; an increase of 59.3 cents per litre, or 41.7%, compared to May 19, 2021 (142.1 cents per litre).

## 8.2 Regular Self-Serve Gasoline

Average May 18, 2022 Prices (cents per litre)

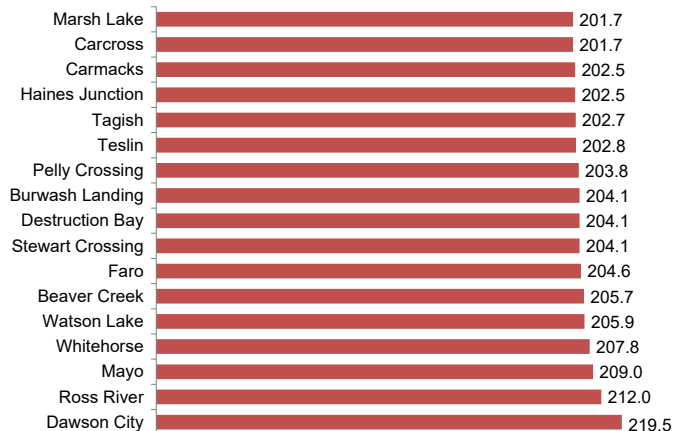


Prices for Burwash Landing and Destruction Bay were unavailable.

Source: Yukon Bureau of Statistics.

## 8.3 Residential Furnace Oil

Average May 18, 2022 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

Yukon Fuel Price Survey, May 2022: <https://yukon.ca/en/yukon-fuel-price-survey-may-2022>



## 9. Transportation

### 9.1 Aircraft Movements\*, Whitehorse

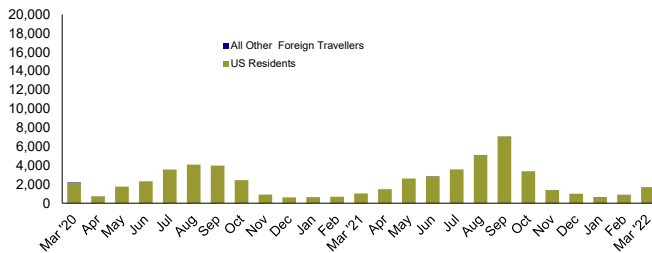
Year-to-date change	2,537 45.3%
(no. of movements)	
<b>2022</b>	
March	3,389
February	2,805
January	1,945
<b>2021 total</b>	<b>32,064</b>
December	1,696
November	2,552
October	2,884
September	2,490
August	2,951
July	4,078
June	3,109
May	3,558
April	3,144
March	2,561

### 9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry\*

	Total	Canadians	US Residents	Other Foreign Travellers
<b>Year-to-date change</b>	1,290 51.1%	442 260.0%	784 33.3%	64 ...
<b>2022</b>				
March	2,049	383	1,617	49
February	1,014	126	875	13
January	750	103	645	2
<b>2021 total</b>	<b>33,102</b>	<b>2,331</b>	<b>30,745</b>	<b>26</b>
December	1,331	352	978	1
November	1,627	233	1,382	12
October	3,557	189	3,364	4
September	7,403	338	7,063	2
August	5,567	464	5,100	3
July	3,811	235	3,576	0
June	3,023	165	2,855	3
May	2,730	114	2,616	0
April	1,530	71	1,458	1
March	1,106	80	1,026	0

\*Please see table endnotes on page 12.

Sources: Statistics Canada. Tables 23-10-0002-01.



\*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

#### Did you know?

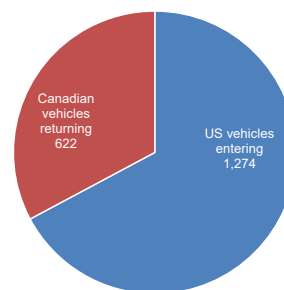
The number travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in the first quarter of 2022 (January - March) was 3,813 an increase of 1,290, or 51.1%, compared to the same time period in 2021 (2,523).

Of the 2,049 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in March 2022:

- 58.7% entered through Beaver Creek;
- 20.7% entered through Fraser (Skagway, AK to Carcross);
- 19.4% through Pleasant Camp (Haines, AK to Haines Junction); and
- 1.2% entered through Whitehorse.

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

March 2022



\*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.
- 1.3 Birth and death data represent events occurring within Yukon to Yukon residents only. Marriges 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 the 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 Aboriginal 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 (2011 Census boundaries). 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 which are not displayed, 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), 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).

## 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.
- 6.3 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 the 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 the 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 now 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	(US)	US dollars
(r)	revised		

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