

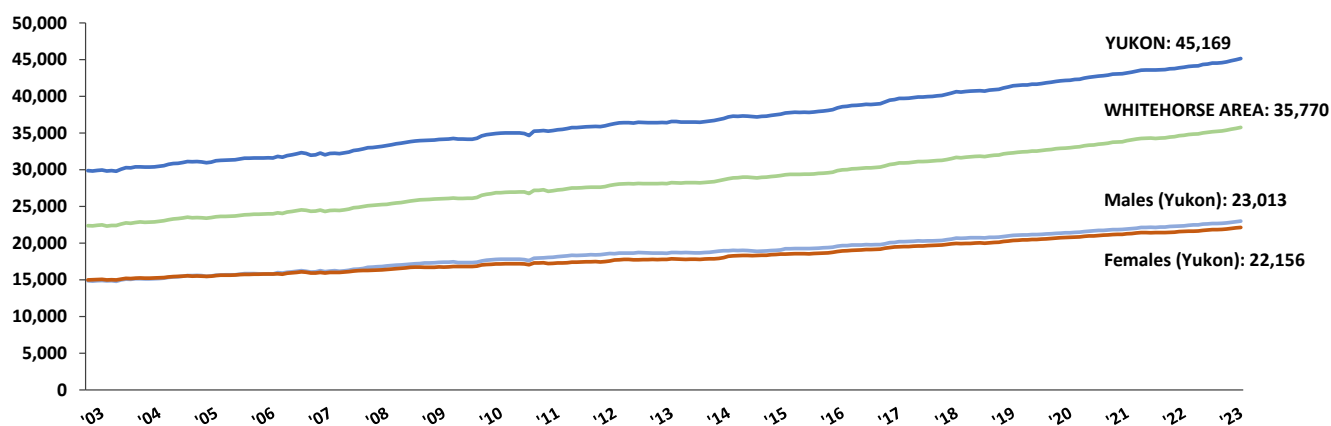


Yukon Monthly Statistical Review October 2023

Highlights:

- Comparing June 30, 2023 to June 30, 2013, Yukon's population increased by 8,598, or 23.5%. The population of the Whitehorse area increased by 7,528, or 26.7%; Dawson City increased by 365, or 18.2%; and Watson Lake increased by 47, or 3.2%.
- In January through October 2023, a total of 1,191 building permits were issued in Yukon, at a construction value of \$298.9 million.

New publication this month: Population Report Second Quarter, 2023



From 2004 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 June 30, 2023 population at 45,169 is the new record-high for Yukon.

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

New from Yukon Bureau of Statistics:

- Yukon Employment, October 2023: <https://yukon.ca/en/yukon-employment-october-2023>
- Yukon Fuel Price Survey, October 2023: <https://yukon.ca/en/yukon-fuel-price-survey-october-2023>

New from Statistics Canada:

- Recent developments in the Canadian economy, Fall 2023: <https://www150.statcan.gc.ca/pub/36-28-0001/2023010/article/00006-eng.pdf>
- A toolkit for understanding housing supply, 2022: <https://www150.statcan.gc.ca/pub/46-28-0001/2023001/article/00003-eng.pdf>

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1. Population

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

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

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

1.2 Population by Community*

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

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

1.3 Vital Statistics*

		Births	Deaths	Marriages
Year-to-date change		-26	-21	-20
		-9.8%	-10.0%	-14.6%
2023				
August	(p)	26	33	19
July	(r)	30	22	35
June		24	15	28
May		27	17	6
April		34	27	7
March		37	26	11
February		24	20	4
January		38	28	7
2022 total		412	295	191
December		26	20	17
November		39	22	9
October		41	20	12
September		40	24	16
August		31	25	33

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

Did you know?

The estimated population of Yukon on June 30, 2023 was 45,169; an increase of 1,205, or 2.7%, compared to the revised figure for June 30, 2022 (43,964).

Preliminary estimates of Statistics Canada show that in the second quarter of 2023, Yukon gained 357 people through net migration — 45 were lost through interprovincial migration and 402 were gained through international migration.

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

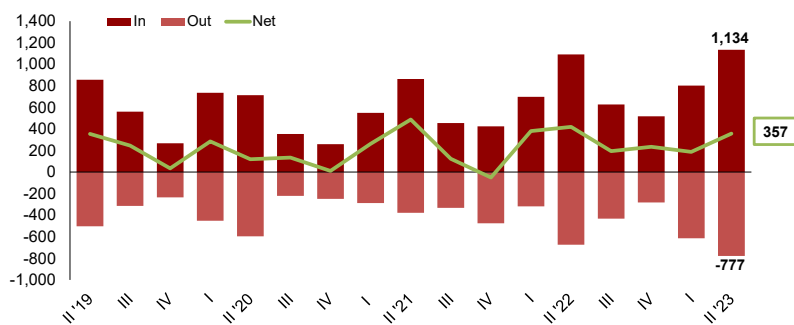
- British Columbia (+44);
- Alberta (+30);
- Manitoba (+21);
- Saskatchewan (+11);
- Nunavut (+4); and
- Northwest Territories (+3).

Conversely, **net losses** were to:

- Ontario (-53);
- Nova Scotia (-39);
- Quebec (-35);
- New Brunswick (-26); and
- Prince Edward Island (-5).

Source: Statistics Canada. Table 17-10-0045-01.

1.4 Migration Estimates*



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



2. Employment

2.1 Labour Force Statistics* (seasonally adjusted)

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

Yukon Employment, October 2023:
<https://yukon.ca/en/yukon-employment-october-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>

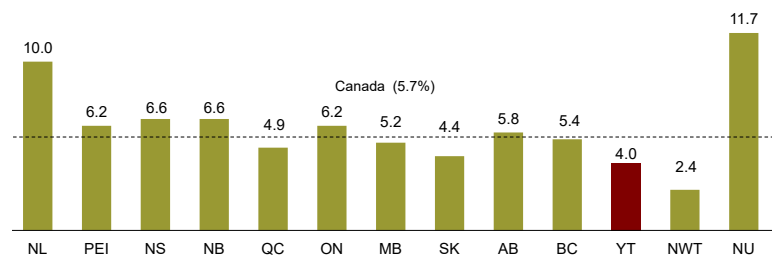
*Please see table endnotes on page 12.
 Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0393-01 (annual).

Did you know?

Of employed people in Yukon aged 15 years and over, 20,600, or 84.1%, were employed full-time in October 2023. Yukon had the fifth-highest proportion of full-time employment among provinces and territories. In Canada, 81.6% of employed persons worked full-time in October 2023.

Comparing October 2023 to September 2023, employment in the services-producing sector (20,700) decreased by 200, or 1.0%; the goods-producing sector's employment (3,700) decreased by 300, or 7.5%. In October 2023, of the 24,400 employed in Yukon, 10,000, or 41.0%, were working in the public sector. Of the 14,400 workers in the private sector, 3,500, or 24.3%, were self-employed.

2.2 Unemployment Rates*, October 2023 (seasonally adjusted)



*Please see table endnotes on page 12.
 Source: Statistics Canada. Tables 14-10-0287-01 and 14-10-0292-01.

2.3 Employment, by Class of Worker* and Sector (seasonally unadjusted)

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

*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)

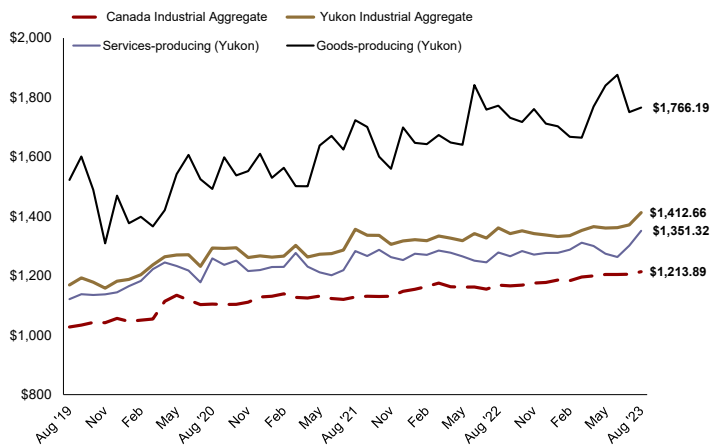
2.4 Average Weekly Earnings, Including Overtime*

	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	\$30.43 2.3%	-\$24.69 -1.7%	\$14.47 1.7%	\$14.19 1.1%	-\$26.36 -1.6%	\$57.28 7.3%	\$50.54 4.5%	\$0.30 0.1%	\$43.32 4.2%	\$45.83 2.9%
(\$)										
2023										
August (p)	1,412.66	1,552.21	883.37	1,288.80	1,684.34	915.11	1,306.56	614.68	1,098.51	1,741.09
July (r)	1,371.33	1,444.58	876.63	1,386.73	1,715.66	897.19	1,250.89	625.63	1,104.19	1,672.89
June	1,362.06	1,527.16	857.70	1,317.18	1,693.15	874.36	1,062.12	614.54	1,003.08	1,605.39
May	1,360.69	1,432.14	868.67	1,375.23	1,683.08	782.55	1,097.09	540.85	1,181.62	1,592.83
April	1,365.31	1,450.91	869.21	1,300.56	1,672.43	822.55	1,176.76	550.06	1,098.24	1,643.42
March	1,352.68	1,354.12	843.62	1,266.43	1,673.14	784.02	1,176.82	569.54	1,085.78	1,659.46
February	1,334.97	1,373.04	814.52	1,373.01	1,533.63	840.80	1,142.20	562.08	1,021.61	1,612.39
January	1,332.33	1,376.20	827.90	1,301.02	1,595.59	860.82	1,139.75	566.33	1,065.96	1,607.23
2022 annual	1,335.54	1,501.91	840.68	1,317.60	1,635.24	792.52	1,128.99	594.35	1,061.03	1,595.17
December	1,337.37	1,442.91	869.21	1,293.44	1,546.77	824.34	1,139.11	585.70	1,146.32	1,582.78
November	1,341.87	1,556.99	831.61	1,299.89	1,511.69	761.47	1,138.03	590.68	1,044.38	1,596.51
October	1,351.52	1,584.14	836.55	1,348.95	1,549.87	839.50	1,158.31	623.73	1,142.46	1,603.72
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

*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).

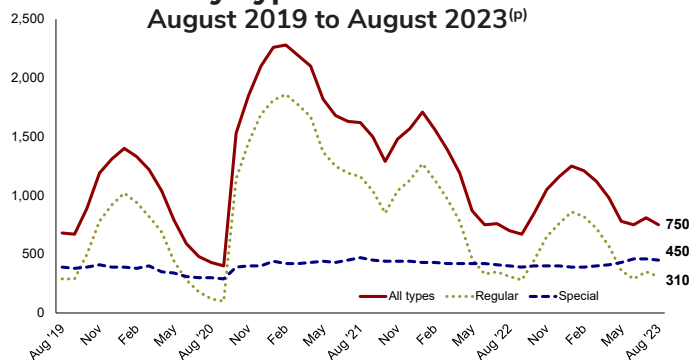
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada August 2019 to August 2023^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit* August 2019 to August 2023^(p)



*Please see endnotes on page 12.

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

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

Did you know?

Yukon's preliminary number of employment insurance beneficiaries receiving regular benefits in August 2023 was 310. Of those 310 beneficiaries, 190, or 61.3%, were located in Whitehorse.

2.7 Employment Insurance Beneficiaries, by Community*

	Aug 2022	Jul ^(p) 2023	Aug ^(p) 2023
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	10	10	10
Dawson City	40	50	40
Faro	10	10	10
Haines Junction	20	20	20
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	0	10
Pelly Crossing	10	20	20
Ross River	10	10	10
Tagish	0	10	10
Watson Lake	30	20	20
Whitehorse	490	580	550
Yukon Total	700	810	750

*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	
	Sep 2022	Aug 2023	Sep 2023	Aug '23 to Sep '23	Sep '22 to Sep '23
All-Items	151.0	158.0	156.8	-0.8	3.8
Food	147.0	156.5	156.3	-0.1	6.3
Shelter	188.8	200.6	201.4	0.4	6.7
Household Operations, Furnishings & Equipment	116.6	110.8	110.3	-0.5	-5.4
Clothing & Footwear	108.3	109.5	108.4	-1.0	0.1
Transportation	169.5	174.3	167.7	-3.8	-1.1
Health & Personal Care	138.2	148.8	149.7	0.6	8.3
Recreation, Education & Reading	117.0	128.3	125.7	-2.0	7.4
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	182.7	192.3	192.6	0.2	5.4
Special Aggregates					
Energy	227.5	230.9	232.4	0.6	2.2
All-items excluding energy	145.2	152.4	151.1	-0.9	4.1

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

In September 2023, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.8% (figures for Yukon are not available); for Canada, the CPI increased 3.8%.

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

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

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

- Telephone services;
- Child care and housekeeping services; and
- Inter-city transportation.

On a month-to-month basis, comparing September 2023 to August 2023, the CPI for Whitehorse (figures for Yukon are not available) decreased by 0.8%.

Contributors to the decrease were the prices of:

- Mortgage interest cost;
- Furniture; and
- Fresh vegetables.

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, September 2023

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 30.76	\$ 29.80	\$ 28.07	Eggs, 1 dozen	\$ 4.53	\$ 5.40	\$ 4.94
Stewing beef, 1 kg	\$ 21.57	\$ 18.78	\$ 17.80	Apples, 1 kg	\$ 5.93	\$ 4.65	\$ 4.62
Ground beef, 1 kg	\$ 14.73	\$ 12.81	\$ 12.67	Bananas, 1 kg	\$ 2.12	\$ 1.65	\$ 1.77
Pork chops, 1 kg	\$ 14.43	\$ 9.52	\$ 9.29	Oranges, 1 kg	\$ 5.59	\$ 4.90	\$ 4.76
Chicken, 1 kg	\$ 10.43	\$ 7.30	\$ 6.77	Carrots, 1 kg	\$ 3.73	\$ 3.63	\$ 3.40
Bacon, 500 grams	\$ 9.86	\$ 7.48	\$ 7.19	Onions, 1 kg	\$ 3.03	\$ 5.47	\$ 5.44
Milk, 4 l	\$ 6.05	\$ 5.79	\$ 5.91	Potatoes, 4.54 kgs	\$ 14.03	\$ 7.33	\$ 7.16
Butter, 454 grams	\$ 7.32	\$ 6.45	\$ 6.35				

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

In September 2023, the prices of the selected food products (in the table above) in Whitehorse were on average 22.2% higher than Alberta and 17.7% higher than British Columbia.

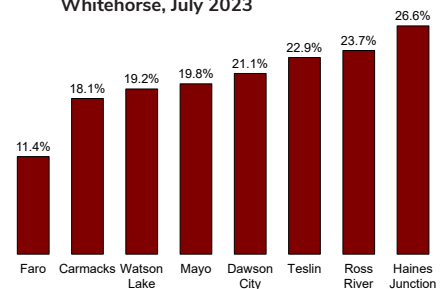
Source: Statistics Canada custom run and Table 18-10-0245-01

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

The Community Spatial Price Index is produced quarterly by the Yukon Bureau of Statistics and compares prices of regularly purchased items in Whitehorse to prices in other Yukon communities at a given point in time.

	Dawson Carmacks	Dawson City	Haines Faro	Haines Junction	Old Mayo	Ross Crow	Ross River	Watson Teslin	Watson Lake
Total Survey Items	118.1	121.1	111.4	126.6	119.8	..	123.7	122.9	119.2
Meat/Fish/Seafood	112.0	110.5	93.4	102.3	111.4	..	105.5	130.9	107.5
Dairy/Eggs	106.9	130.7	114.0	129.5	116.5	..	116.9	119.3	126.9
Fruit/Veg.	134.7	113.4	108.6	129.1	130.3	..	138.8	124.4	124.8
Bread/Cereal	121.0	140.8	118.8	137.7	127.9	..	124.0	134.5	125.6
Other Foods	118.9	129.8	123.1	125.6	123.2	..	145.0	132.7	127.6
Household Operations	138.2	122.5	117.5	133.8	132.4	..	132.3	139.4	127.0
Health & Personal Care	121.4	147.1	120.0	150.3	128.5	..	117.0	130.2	124.5
Cigarettes	100.1	99.2	96.0	..	101.5	..	107.6	94.4	103.3
Gasoline/Diesel	107.0	109.5	105.7	105.1	107.8	..	107.1	102.7	102.2
Home Heating Fuel	101.5	106.2	105.0	101.5	102.2	..	105.1	101.3	104.4

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

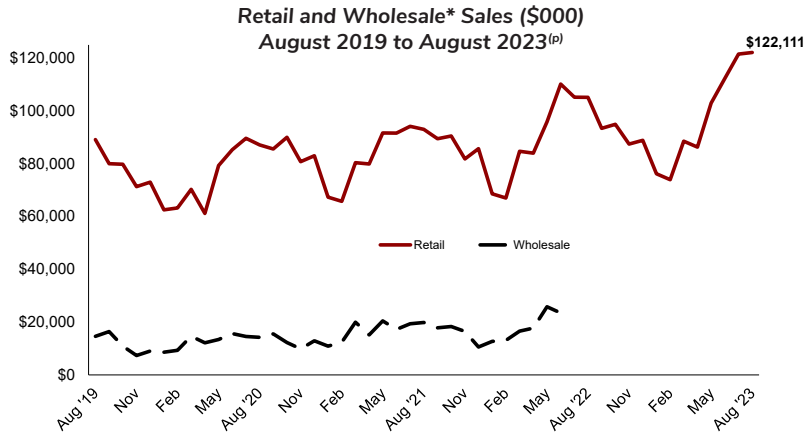


Source: Yukon Bureau of Statistics.



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 August 2023 (\$122.1 million) increased by \$17.0 million, or 16.2%, compared to August 2022; Canada's retail sales increased 2.5% over the same time period. Year-to-date (January to August), Yukon's retail sales (\$783.9 million) increased by \$63.3 million, or 8.8%, compared to the same time period in 2022; Canada's retail sales increased 2.2% over the same time period.

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

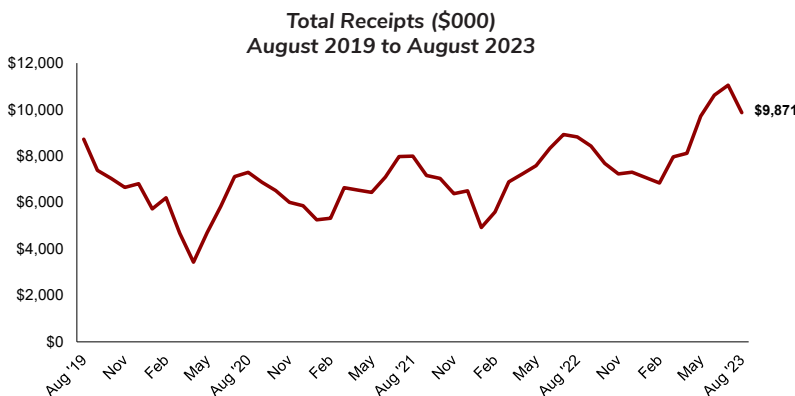
4.2 Retail Sales, by Industry Classification*

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

	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$63,260 8.8%	\$7,830 6.4%	x ..	\$18,269 10.2%	\$920 3.9%	-\$857 -1.2%	\$1,942 6.2%	\$36,044 24.1%	x ...	\$2,471 4.6%
(\$000)										
2023										
August	(p) 122,111	16,602	x	27,978	3,345	9,790	4,404	36,178	x	9,252
July	(r) 121,526	17,426	x	27,986	3,191	10,490	4,279	36,953	x	8,073
June	112,300	17,913	x	27,424	3,018	10,693	4,396	26,868	x	7,390
May	102,975	20,041	x	27,290	3,506	11,062	4,375	17,877	x	6,615
April	86,285	15,618	x	23,578	3,009	8,397	3,909	16,770	x	6,179
March	88,548	16,289	x	23,062	2,835	7,859	4,221	17,931	x	6,822
February	73,935	13,432	x	19,680	2,543	6,274	3,825	16,353	x	5,430
January	76,197	11,932	x	20,200	3,061	6,645	3,732	16,962	x	6,254
2022 total	1,085,214	174,526	x	272,496	36,728	113,134	47,938	222,722	x	83,458
December	88,850	10,759	x	25,744	3,372	11,130	4,306	16,811	x	8,736
November	87,416	13,631	x	21,938	3,165	10,193	4,028	17,204	x	7,196
October	94,935	15,714	x	23,065	3,840	10,060	4,075	18,609	x	6,811
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

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

4.3 Food Services and Drinking Places



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

Did you know?

In August 2023, Yukon's preliminary sales from Gasoline stations and fuel vendors was \$36.0 million dollars, accounting for 29.6% of the total retail sales.

Comparing August 2023 to August 2022, the total receipts for food services and drinking places in Yukon increased by \$1.0 million, or 11.9%; Canada's receipts increased 9.0%.



5. Rental Units

The data on this page are from the Yukon Rent Survey which is conducted biannually in April and October since 2014. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes all types of buildings with rental units (displayed in table 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

5.1 Median Rent, Total Units and Vacancy Rates*; for Units in All Types of Buildings with Rental Units, Yukon, April 2023

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

x = suppressed. .. = no information available for October 2022 ... = not appropriate/ applicable.

[†]Use caution when analyzing data due to high variance or a small number of rental units within the category.

¹ Duplex includes single detached houses with a legal rental suite.

² Buildings with five or more rental units.

³ Store-top units are residential units in buildings which primarily contain commercial space.

⁴ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

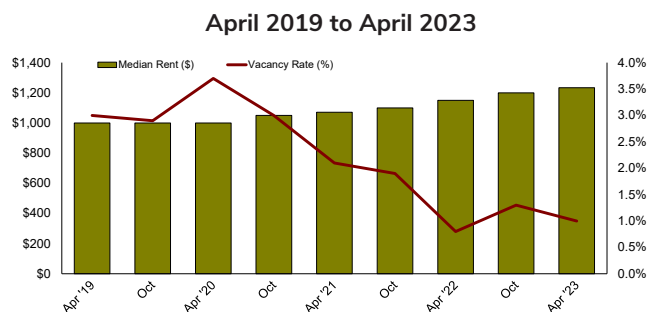
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2022-2023

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

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

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



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

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



6. Real Estate

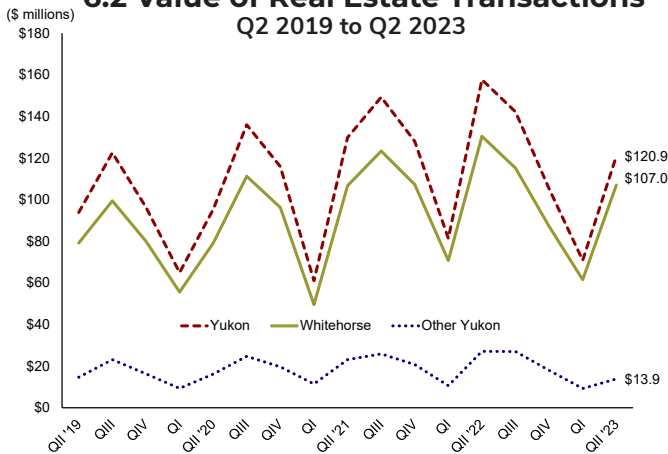
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total		Single-detached houses		Semi-detached houses		Row houses		Condominium apartments		Mobile Homes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	42	-32,670	-47	-37,040	-1	-364	-6	-2,292	33	11,923	x	x
	11.8%	-16.2%	-28.8%	-33.6%	-5.0%	-3.7%	-10.2%	-8.8%	66.0%	54.9%	...	...
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2023												
Q2	278	106,987.9	82	51,556.5	16	8,050.0	29	12,947.8	34	13,839.6	8	2,748.5
Q1	119	61,572.9	34	21,588.7	3	1,370.0	24	10,812.0	49	19,784.3	x	x
2022 total	709	403,455.8	326	220,603.1	38	19,635.6	140	65,752.4	107	43,926.3	16	7,118.9
Q4	166	87,113.3	63	40,301.8	6	3,105.9	34	16,329.7	40	14,416.6	3	1,240.0
Q3	188	115,111.6	100	70,116.2	12	6,745.9	47	23,370.5	17	7,809.2	3	1,353.5
Q2	225	130,459.7	109	75,770.7	13	6,482.9	28	13,232.6	32	13,946.5	6	2,656.4

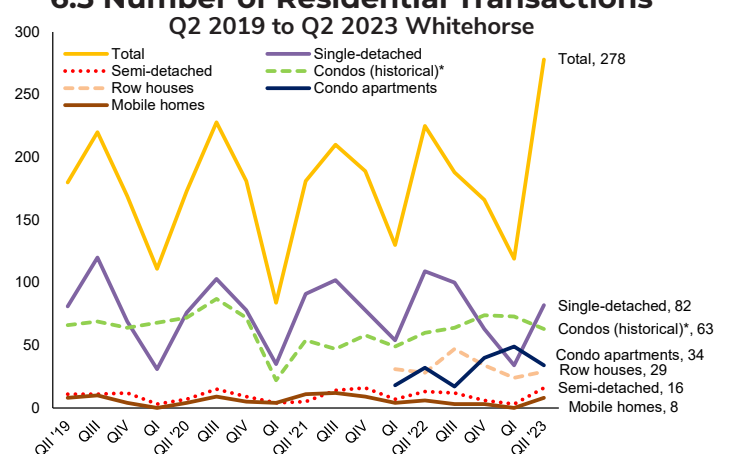
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales.
Source: Yukon Bureau of Statistics.

Yukon Real Estate Report, Second Quarter, 2023: <https://yukon.ca/en/yukon-real-estate-report-q2-2023>

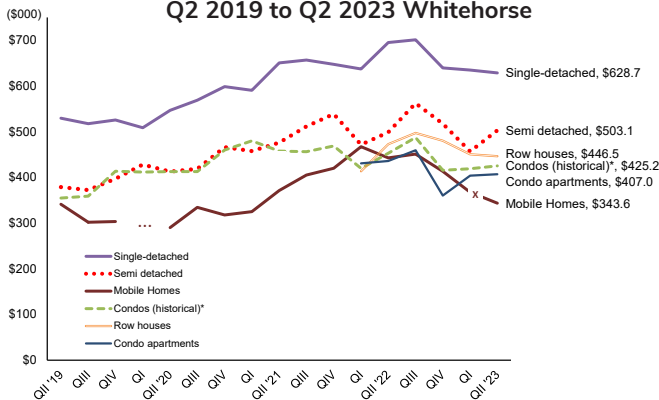
6.2 Value of Real Estate Transactions Q2 2019 to Q2 2023



6.3 Number of Residential Transactions Q2 2019 to Q2 2023 Whitehorse



6.4 Average Residential Sale Prices Q2 2019 to Q2 2023 Whitehorse



6.5 Selected Interest Rates* October 2019 to October 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 second quarter of 2023, the total value of real estate transactions in Yukon was \$120.9 million: \$107.0 million in Whitehorse and \$13.9 million for the rest of Yukon.
Comparing the second quarter of 2023 to that of 2022 (\$157.6 million), the total value of Yukon's real estate transactions decreased by \$36.8 million, or 23.3%.

Did you know?

In the second quarter of 2023, the total sales value of single detached houses in Whitehorse (including country residential) was \$51.6 million, a decrease of \$24.2 million, or 32.0%, compared to the second quarter of 2022 (\$75.8 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)
-119 -9.1%	79,929 36.5%	-131 -12.0%	4,062 5.4%	-1 -50.0%	220 157.1%	6 14.3%	40,426 75.5%	7 3.9%	35,221 39.2%	
2023										
October (p)	120	6,194.8	103	5,208.3	0	0.0	3	69.0	14	917.5
September	117	7,732.1	101	4,772.2	0	0.0	1	5.0	15	2,955.0
August	163	14,644.9	137	4,452.6	0	0.0	6	897.8	20	9,294.6
July	135	96,852.4	106	5,154.4	1	360.0	4	8,949.0	24	82,388.9
June	198	93,907.0	158	11,348.4	0	0.0	8	69,401.8	32	13,156.8
May	149	24,592.0	122	17,278.7	0	0.0	3	909.5	24	6,403.8
April	77	15,208.7	51	2,191.4	0	0.0	6	11,863.1	20	1,154.2
March	111	18,934.1	93	12,552.6	0	0.0	8	1,151.0	10	5,230.5
February	71	18,836.8	51	15,845.1	0	0.0	7	495.7	13	2,496.1
January	50	1,957.7	35	726.1	0	0.0	2	194.4	13	1,037.2
2022 total	1,436	231,990.3	1,201	88,156.9	2	140.0	46	53,560.1	187	90,133.3
December	43	680.9	35	501.9	0	0.0	2	0.0	6	179.0
November	83	12,378.0	78	12,187.7	0	0.0	2	50.0	3	140.3
October	119	33,142.1	101	6,363.7	0	0.0	1	975.0	17	25,803.4

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.

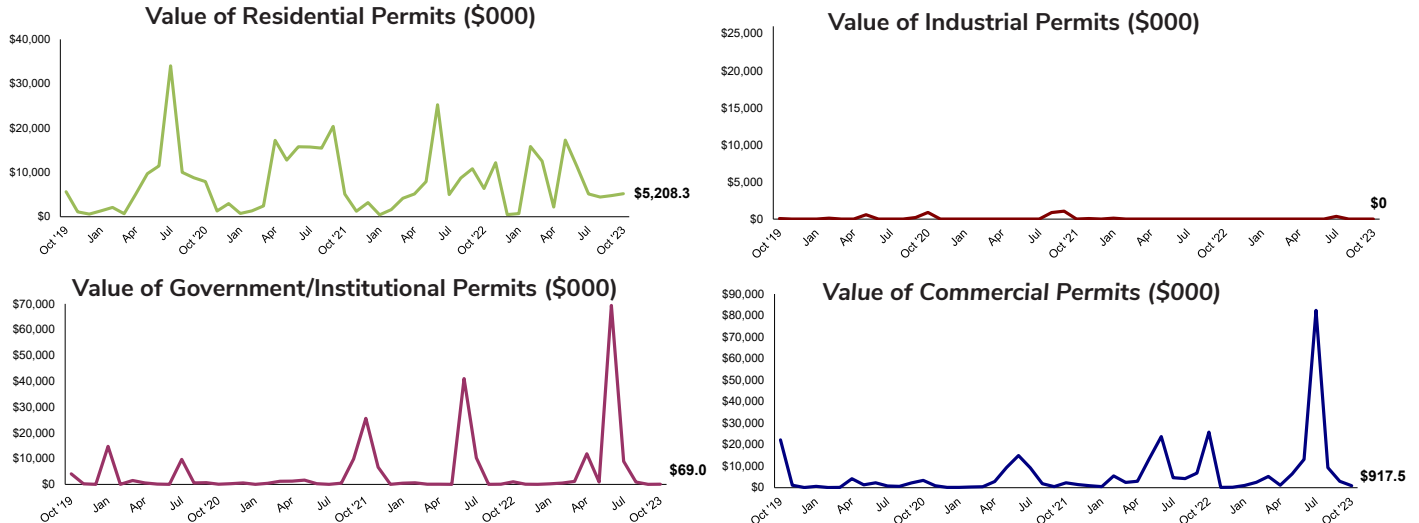
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

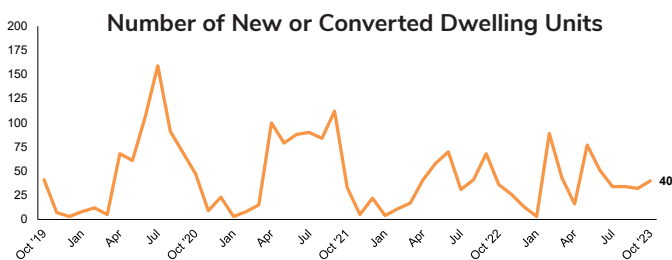
In January through October 2023, a total of 1,191 building permits were issued in Yukon, at a construction value of \$298.9 million. The construction value of permits increased by \$79.9 million, or 36.5%, compared to the total value of permits issued in January through October 2022. Of the total construction value of building permits issued in January through October 2023:

- 26.6% was for residential;
- 0.1% was for industrial;
- 31.4% was for government/institutional; and
- 41.8% was for commercial.

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



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



Did you know?

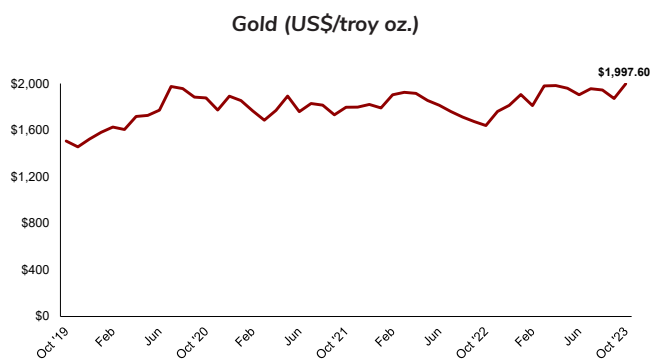
During the first ten months of 2023 (January through October), residential permits were issued for 419 new dwelling units in Yukon. This is an increase of 42 permits for new dwelling units, or 11.1%, compared to the same period in 2022 (377 units).

*Please see endnotes on page 12.

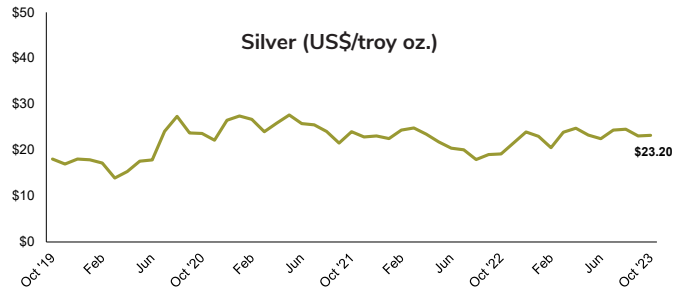
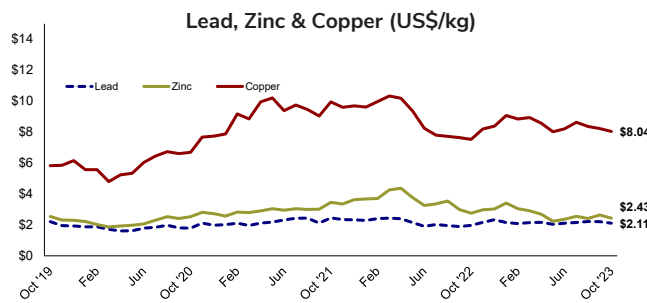
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Oct '22	Oct '23	Oct '22 to Oct '23 Change
US Dollars			
	(\$/troy oz.)		
Gold	\$1,638.85	\$1,997.60	\$358.75
Silver	\$19.17	\$23.20	\$4.03
	(\$/kg)		
Lead	\$1.97	\$2.11	\$0.14
Zinc	\$2.76	\$2.43	-\$0.33
Copper	\$7.53	\$8.04	\$0.51
Canadian Dollars			
	(\$/troy oz.)		
Gold	\$2,235.99	\$2,773.23	\$537.24
Silver	\$26.15	\$32.21	\$6.06
	(\$/kg)		
Lead	\$2.68	\$2.93	\$0.25
Zinc	\$3.76	\$3.38	-\$0.38
Copper	\$10.27	\$11.16	\$0.89



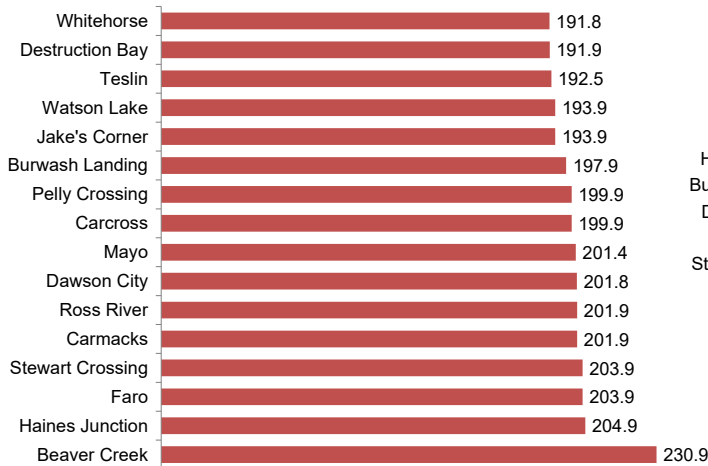
*Please see endnotes on page 12.
 Sources:
 Exchange rates: Canadian Foreign Exchange Services.
 Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The average price of regular self-serve gasoline for October 2023 in Whitehorse was 191.8 cents per litre; a decrease of 8.0 cents per litre, or 4.0%, compared to October 2022 (199.8 cents per litre).

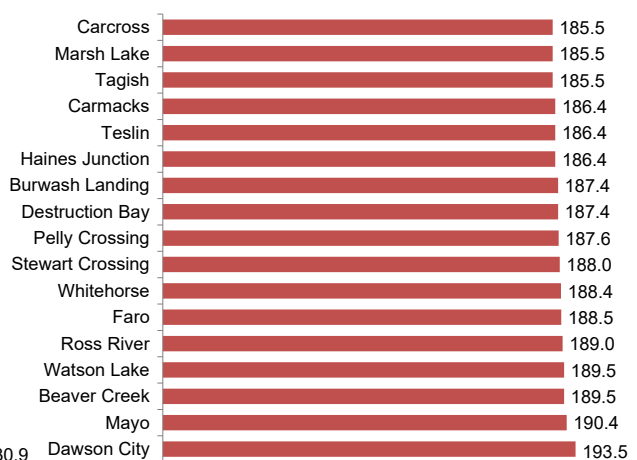
8.2 Regular Self-Serve Gasoline

Average October 2023 Prices (cents per litre)



8.3 Residential Furnace Oil

Average October 2023 Prices (cents per litre)



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



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	287 1.0%
(no. of movements)	
2023	
August	3,916
July	4,610
June	3,667
May	4,332
April	4,336
March	2,575
February	2,519
January	2,118
2022 total	36,356
December	1,592
November	1,816
October	2,466
September	2,696
August	3,371

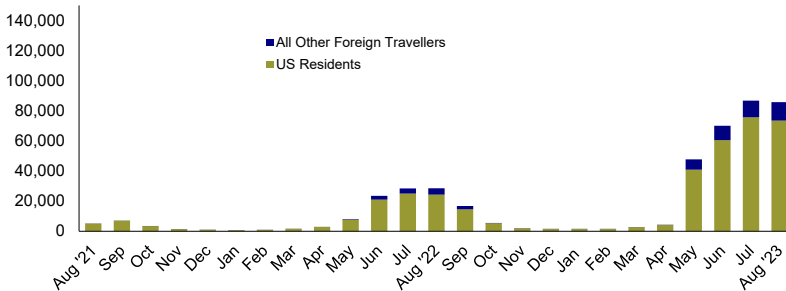
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	239,845 177.7%	33,978 84.5%	176,739 210.8%	29,128 267.5%
2023				
August	105,683	19,924	73,552	12,207
July (r)	107,094	20,269	75,737	11,088
June (r)	85,538	15,496	60,553	9,489
May (r)	59,292	11,534	40,915	6,843
April	8,163	3,847	4,147	169
March	4,483	1,666	2,709	108
February	2,349	768	1,519	62
January	2,208	700	1,455	53
2022 total	170,913	50,281	107,224	13,408
December	2,519	995	1,489	35
November	2,755	677	2,016	62
October	8,284	2,745	5,321	218
September	22,390	5,638	14,550	2,202
August	39,013	10,418	24,336	4,259

Of the 105,683 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in August 2023:

- 74.1% entered through Fraser (Skagway, AK to Carcross);
- 13.7% entered through Beaver Creek;
- 6.3% through Pleasant Camp (Haines, AK to Haines Junction);
- 3.2% entered through Little Gold Creek;
- 1.8% entered through Dawson City; and
- 0.9% entered through Whitehorse.

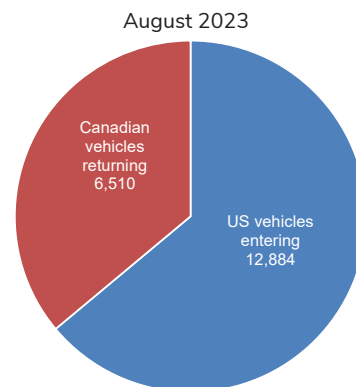


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

The number travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in the first eight months of 2023 (January through August) was 374,810 an increase of 239,845, or 177.7%, compared to the same time period in 2022 (134,965). Compared to the pre-pandemic number of travellers in 2019 (419,587) this is a decrease of 44,777, or 10.7%.

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: December 8, 2023