

YUKON BUREAU OF STATISTICS

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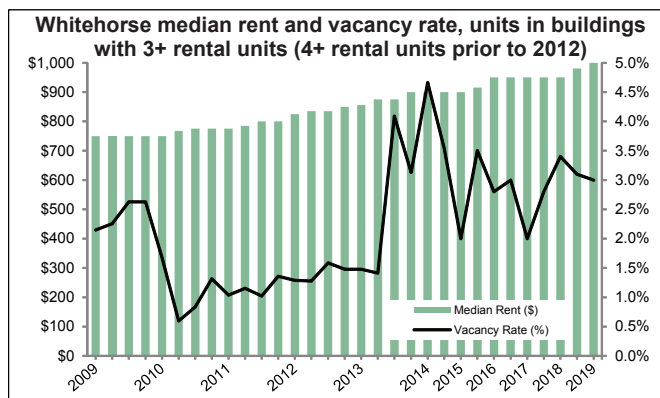
Yukon Rent Survey April 2019

Highlights

- In April 2019, Whitehorse's median rent for units in *buildings with 3 or more rental units* was \$1,000 and the vacancy rate was 3.0%.
- Compared with October 2018, the median rent in Whitehorse for units in *buildings with 3 or more rental units* increased by \$20 (2.0%) to \$1,000, and the vacancy rate decreased 0.1 percentage point from 3.1% to 3.0%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was \$1,050 and the vacancy rate was 3.2%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), mobile homes, cabins and garden suites). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends² of median rent and vacancy rates in Whitehorse.



For units in buildings with 3 or more rental units, the median rent in April 2019 (\$1,000) increased by \$50, or 5.3%, compared to a year earlier (April 2018) and increased by \$20, or 2.0%, compared to the previous reporting period (October 2018).

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014, (the highest rate since 2004) before settling down to a range of 2.0% to 3.5%.

The vacancy rate in April 2019 (3.0%) was 0.4 percentage points lower than the rate in April 2018 (3.4%), and 0.1 percentage point lower compared to the vacancy rate in October 2018 (3.1%).

² Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.

Note: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. http://www.eco.gov.yk.ca/stats/stats_princ.html
- **2016 Census Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc. <http://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/Facts-PR-Eng.cfm?TOPIC=8&LANG=Eng&GK=PR&GC=60>
- **CMHC Yukon Factsheet** - Information on buying a condo in Yukon. <https://www.cmhc-schl.gc.ca/en/buying/condominium-buyers-guide/provincial-fact-sheets/yukon-fact-sheet>

Whitehorse rent summary for units in buildings with 3 or more rental units, April 2019

Number of units in survey.....	1,071
Number of vacant units.....	32
Vacancy rate for all units.....	3.0%
Median rent for all units.....	\$1,000

Whitehorse rent summary for units in buildings with 2 or more units², April 2019

Number of units in survey.....	1,766
Number of vacant units.....	58
Vacancy rate for all units.....	3.3%
Median rent for all units.....	\$1,000

Whitehorse rent summary for units in all types of buildings with rental units, April 2019

Number of units in survey.....	2,186
Number of vacant units.....	70
Vacancy rate for all units.....	3.2%
Median rent for all units.....	\$1,050

² Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums, mobile homes, cabins and garden suites.

Rent Summary for All Buildings with Rental Units, by Type, Yukon, April 2019

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	230	230	7	3.0%	\$1,550	\$1,713
Townhouse/Row house	30	85	8	9.4%	\$1,314	\$1,433
Duplex ¹	435	607	21	3.5%	\$1,200	\$1,302
Triplex and Fourplex	73	188	0	0.0%	\$1,200	\$1,211
Condominium	115	164	1	0.6%	\$1,600	\$1,646
Apartment Building ²	49	859	27	3.1%	\$989	\$1,024
Store-top (Commercial) ³	20	97	4	4.1%	\$1,025	\$1,086
Mobile Home	81	81	8	9.9%	\$1,000	\$1,103
Cabin	11	11	0	0.0%	\$1,300	\$1,493
Garden Suite	9	9	0	0.0%	\$1,150	\$1,182
All Types⁴	1,052	2,332	75	3.2%	\$1,041	\$1,246

¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more 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.

For rental units in all types of buildings in Yukon, the median rent for April 2019 was \$1,041. The highest median rent reported by landlords was \$1,600 per month for condominiums. Single detached houses had the second-highest median rent at \$1,550 per month. The lowest median rent was \$989 per month for units in apartment buildings.

In April 2019, the highest number of rental units (859) was in apartment buildings, followed by the number of rental units (607) in duplexes (includes single detached houses with a rental suite). The lowest number of rental units (9) was in the garden suites category.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, April 2019

	All Types	Single Detached House	Townhouse/Row house	Duplex ¹	Triplex and Fourplex	Condo-minium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Cabin	Garden Suite
Number of Buildings with Rental Units	1,052	230	30	435	73	115	49	20	81	11	9
Median Rent											
All	\$1,041	\$1,550	\$1,314	\$1,200	\$1,200	\$1,600	\$989	\$1,025	\$1,000	\$1,300	\$1,150
Bachelor	\$800	x	...	\$950	\$900	...	\$750	\$800	...	x	\$963 [†]
1 Bedroom	\$980	\$1,200	\$850	\$1,000	\$952	\$1,200	\$963	\$1,025	\$975	x	x
2 Bedrooms	\$1,175	\$1,400	\$1,314	\$1,225	\$1,250	\$1,650	\$1,069	\$1,200	\$1,100	\$1,300 [†]	x
3-4 Bedrooms	\$1,512	\$1,600	\$1,925	\$1,500	\$1,600	\$1,650	\$1,512	\$1,516	\$1,100	x	x
5+ Bedrooms	\$2,500	\$2,800	...	\$2,211	...	...	...	...	...	...	...
Total Units											
All ⁴	2,332	230	85	607	188	164	859	97	81	11	9
Bachelor	174	3	...	8	13	...	117	27	...	2	4
1 Bedroom	678	13	11	175	66	27	339	34	7	3	3
2 Bedrooms	885	58	45	192	72	62	374	30	46	4	2
3-4 Bedrooms	559	126	29	226	36	75	30	6	28	2	1
5+ Bedrooms	37	31	...	6	...	...	...	...	...	...	...
Vacant Units											
All ⁴	75	7	8	21	0	1	27	4	8	0	0
Bachelor	9	0	...	0	0	...	6	2	...	0	0
1 Bedroom	13	0	2	2	0	1	7	1	0	0	0
2 Bedrooms	28	0	2	5	0	0	13	0	8	0	0
3-4 Bedrooms	25	7	4	14	0	0	0	0	0	0	0
5+ Bedrooms	0	0	...	0	...	...	...	...	...	...	...
Vacancy Rate											
All	3.2%	3.0%	9.4%	3.5%	0.0%	0.6%	3.1%	4.1%	9.9%	0.0%	0.0%
Bachelor	5.2%	0.0%	...	0.0%	0.0%	...	5.1%	7.4%	...	0.0%	0.0%
1 Bedroom	1.9%	0.0%	18.2%	1.1%	0.0%	3.7%	2.1%	2.9%	0.0%	0.0%	0.0%
2 Bedrooms	3.2%	0.0%	4.4%	2.6%	0.0%	0.0%	3.5%	0.0%	17.4%	0.0%	0.0%
3-4 Bedrooms	4.5%	5.6%	13.8%	6.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...	...	...	...

x = Suppressed. ... = 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 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.

Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, April 2019

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
Number of Buildings with Rental Units	1,052	112	125	196	93	102	87	180	157
Median Rent									
All	\$1,041	\$875	\$1,000	\$1,050	\$1,000	\$1,000	\$1,300	\$1,500	\$1,200
Bachelor	\$800	\$750	\$820	\$975	\$850	\$850	\$1,575	x	\$750
1 Bedroom	\$980	\$950	\$969	\$1,000	\$900	\$950	\$1,000	\$1,034	\$1,021
2 Bedrooms	\$1,175	\$1,161	\$1,104	\$1,119	\$1,000	\$1,200	\$1,550	\$1,550	\$1,250
3-4 Bedrooms	\$1,512	\$1,550	\$1,425	\$1,400	\$1,450	\$1,563	\$1,600	\$1,750	\$1,512
5+ Bedrooms	\$2,500	...	\$2,300	\$2,500	\$2,561 [†]	\$3,375
Total Units									
All ¹	2,332	265	380	617	193	197	136	284	259
Bachelor	174	77	25	13	8	12	7	1	31
1 Bedroom	678	65	147	179	62	68	55	59	42
2 Bedrooms	885	62	154	311	96	53	24	122	62
3-4 Bedrooms	559	62	45	108	23	63	50	101	108
5+ Bedrooms	37	...	10	7	5	...	...	...	16

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
¹ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For all buildings with rental units in Yukon, 196 buildings, or 18.6% of the total, were built in the decade of 1970-79 (note: 'unknown years' may also include units built in 1970-79). In general, the newer the building is, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Community, April 2019

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,052	941	44	42	24
Median Rent					
All	\$1,041	\$1,050	\$975	\$775	\$800
Bachelor	\$800	\$750	\$833	x	...
1 Bedroom	\$980	\$980	\$1,000	\$600	\$800 [†]
2 Bedrooms	\$1,175	\$1,180	\$1,400	\$775	\$950
3-4 Bedrooms	\$1,512	\$1,516	...	\$850	\$740 [†]
5+ Bedrooms	\$2,500	\$2,900	\$2,121 [†]	\$1,850	...
Total Units					
All ¹	2,332	2,186	51	70	24
Bachelor	174	162	11	1	...
1 Bedroom	678	637	24	12	5
2 Bedrooms	885	835	12	23	14
3-4 Bedrooms	559	527	...	27	5
5+ Bedrooms	37	25	4	8	...
Vacant Units					
All ¹	75	70	0	4	1
Bachelor	9	9	0	0	...
1 Bedroom	13	13	0	0	0
2 Bedrooms	28	26	0	0	1
3-4 Bedrooms	25	21	...	4	0
5+ Bedrooms	0	0	0	0	...
Vacancy Rate					
All	3.2%	3.2%	0.0%	5.7%	4.2%
Bachelor	5.2%	5.6%	0.0%	0.0%	...
1 Bedroom	1.9%	2.0%	0.0%	0.0%	0.0%
2 Bedrooms	3.2%	3.1%	0.0%	0.0%	7.1%
3-4 Bedrooms	4.5%	4.0%	...	14.8%	0.0%
5+ Bedrooms	0.0%	0.0%	0.0%	0.0%	...

In April 2019, the highest median rent reported for any size of rental units (in the communities surveyed) was \$2,900 for units with 5 or more bedrooms in Whitehorse.

Of the 75 vacant rental units in Yukon in April 2019, 70 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 26, followed by 3-4-bedroom units at 21.

In Whitehorse, the highest vacancy rate was at 5.6%¹ for bachelor units; the lowest was for units with five or more bedrooms at 0.0%.

x = Suppressed.
 ... = Not appropriate/applicable.
[†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
¹ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, April 2019

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	180	180	3	1.7%	\$1,600	\$1,888
Townhouse/Row house	28	78	8	10.3%	\$1,409	\$1,490
Duplex ¹	409	578	20	3.5%	\$1,200	\$1,303
Triplex and Fourplex	68	173	0	0.0%	\$1,200	\$1,228
Condominium	115	164	1	0.6%	\$1,600	\$1,646
Apartment Building ²	48	851	27	3.2%	\$989	\$1,025
Store-top (Commercial) ³	18	87	4	4.6%	\$1,038	\$1,111
Mobile Home	58	58	8	13.8%	\$1,200	\$1,231
Cabin	9	9	0	0.0%	\$1,408	\$1,605
Garden Suite	9	9	0	0.0%	\$1,150	\$1,182
All Types⁴	941	2,186	70	3.2%	\$1,050	\$1,261

¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more 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.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, April 2019

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse ¹	Porter Creek	Whistlebend	Crestview	Country Residential
Number of Buildings with Rental Units	941	207	174	320	171	17	29	24
Median Rent								
All	\$1,050	\$1,000	\$1,100	\$1,051	\$1,200	\$1,850	\$1,306	\$1,513
Bachelor	\$750	\$750	\$1,000	\$850	\$900	...	...	x
1 Bedroom	\$980	\$1,000	\$969	\$950	\$970	\$1,227 [†]	\$1,150	x
2 Bedrooms	\$1,180	\$1,199	\$1,099	\$1,261	\$1,291	\$1,750	\$1,700	\$1,550 [†]
3-4 Bedrooms	\$1,516	\$1,516	\$1,512	\$1,600	\$1,469	\$1,950	\$1,200	\$1,700
5+ Bedrooms	\$2,900	x	...	\$2,900	x	...	x	x
Total Units								
All ²	2,186	693	532	586	282	27	43	23
Bachelor	162	83	7	62	8	...	...	1
1 Bedroom	637	339	116	97	65	4	15	2
2 Bedrooms	835	202	303	186	114	8	17	4
3-4 Bedrooms	527	67	105	227	91	15	8	13
5+ Bedrooms	25	2	...	14	3	...	3	3
Vacant Units								
All ²	70	15	30	11	9	1	0	3
Bachelor	9	2	0	6	0	...	...	0
1 Bedroom	13	7	3	2	1	0	0	0
2 Bedrooms	26	5	10	3	8	1	0	0
3-4 Bedrooms	21	0	18	0	0	0	0	3
5+ Bedrooms	0	0	...	0	0	...	0	0
Vacancy Rate								
All	3.2%	2.2%	5.6%	1.9%	3.2%	3.7%	0.0%	13.0%
Bachelor	5.6%	2.4%	0.0%	9.7%	0.0%	...	...	0.0%
1 Bedroom	2.0%	2.1%	2.6%	2.1%	1.5%	0.0%	0.0%	0.0%
2 Bedrooms	3.1%	2.5%	3.3%	1.6%	7.0%	12.5%	0.0%	0.0%
3-4 Bedrooms	4.0%	0.0%	17.1%	0.0%	0.0%	0.0%	0.0%	23.1%
5+ Bedrooms	0.0%	0.0%	...	0.0%	0.0%	...	0.0%	0.0%

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.

¹ Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.

² Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.



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Yukon Bureau of Statistics

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Additional information
Government of Yukon
Department of Finance
Yukon Bureau of Statistics (B-4)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867) 667-5640; Fax: (867) 393-6203
email: ybsinfo@gov.yk.ca
website: <http://www.eco.gov.yk.ca/stats/ybs.html>