



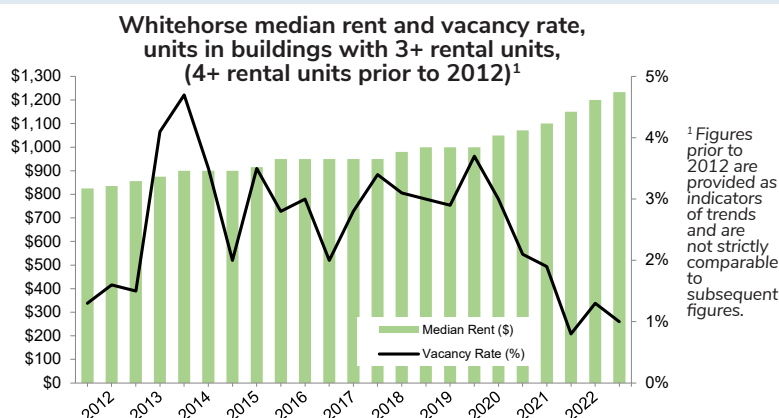
## Yukon Rent Survey April 2023

### Highlights

- In April 2023, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,234 and the vacancy rate was 1.0%.
- Compared to October 2022, the April 2023 median rent in Whitehorse for units in buildings with 3 or more rental units increased by \$34, or 2.8%, and the vacancy rate decreased by 0.3 percentage points.
- For rental units in all types of buildings in Whitehorse, the median rent was \$1,353 and the vacancy rate was 2.0%.

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 trends<sup>1</sup> of median rent and vacancy rates in Whitehorse.



### Whitehorse rent summary for units in buildings with 3 or more rental units, April 2023

Number of units in survey .....	1,050
Number of vacant units .....	11
Vacancy rate .....	1.0%
Median rent .....	\$1,234

### Whitehorse rent summary for units in buildings with 2 or more units<sup>2</sup>, April 2023

Number of units in survey .....	1,813
Number of vacant units .....	38
Vacancy rate .....	2.1%
Median rent .....	\$1,285

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

For units in buildings with 3 or more rental units, the median rent in April 2023 (\$1,234) increased by \$84 compared to a year earlier (April 2022) and increased by \$34 compared to the previous reporting period (October 2022).

The vacancy rate remained almost stable (around 1.5%) between March 2011 and April 2013; started increasing to reach 4.7% in April 2014 (the highest rate since 2004); and then fluctuated within a range of 2.0% to 3.7% until April 2020. From October 2020, the vacancy rate started decreasing.

The vacancy rate in April 2023 (1.0%) was 0.2 percentage points higher than the rate in April 2022 (0.8%), and 0.3 percentage points lower compared to the rate in October 2022 (1.3%).

### Whitehorse rent summary for units in all types of buildings with rental units, April 2023

Number of units in survey .....	2,304
Number of vacant units .....	47
Vacancy rate .....	2.0%
Median rent .....	\$1,353

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 2012 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year (until 2013 when both surveys became semi-annual). In 2014, a further semi-annual survey was added for all types of buildings with rental units.

### Other Sources of Housing Market Information:

- **Yukon Real Estate Report** - average house prices by subdivision and type of dwelling: [Yukon.ca/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon](http://Yukon.ca/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon)
- **2021 Census Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc.: [www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/Page.cfm?Lang=E&Dguid=2021A000260&topic=1](http://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/Page.cfm?Lang=E&Dguid=2021A000260&topic=1)
- **CMHC Northern Housing Report, 2022:** [www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/market-reports/housing-market/northern-housing-report](http://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/market-reports/housing-market/northern-housing-report)

## Rent Summary for All Buildings with Rental Units, by Type, Yukon, April 2023

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy Rate	Median Rent	Average Rent
Single Detached House	206	206	7	3.4%	\$2,000	\$2,059
Townhouse/Row house	31	76	3	3.9%	\$1,843	\$1,930
Duplex <sup>1</sup>	474	658	27	4.1%	\$1,570	\$1,654
Triplex and Fourplex	75	209	3	1.4%	\$1,379	\$1,540
Condominium	148	255	3	1.2%	\$1,992	\$2,042
Apartment Building <sup>2</sup>	48	865	8	0.9%	\$1,200	\$1,244
Store-top (Commercial) <sup>3</sup>	19	97	2	2.1%	\$1,265	\$1,393
Mobile Home	56	56	0	0.0%	\$1,425	\$1,450
Garden Suite	24	24	2	8.3%	\$1,470	\$1,445
<b>All Types<sup>4</sup></b>	<b>1,081</b>	<b>2,446</b>	<b>54</b>	<b>2.2%</b>	<b>\$1,325</b>	<b>\$1,565</b>

.. = No information available  
<sup>1</sup>Duplex includes single detached houses with a legal rental suite.  
<sup>2</sup> Buildings with five or more 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.

For rental units in all types of buildings in Yukon, the median rent reported by landlords for April 2023 was \$1,325. The highest median rent was \$2,000 per month for Single Detached Houses. Condominium units had the second-highest median rent at \$1,992 per month. The lowest median rent was \$1,200 per month for units in Apartment Buildings.

In April 2023, Apartment Buildings had the highest number of rental units (865 units), followed by Duplexes (658 units), and Condominiums (255 units). The type of building with the lowest number of rental units was Garden Suites (24 units). No information was available for Cabins in April 2023.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, April 2023

	All Types	Single Detached House	Townhouse/ Row house	Duplex <sup>1</sup>	Triplex and Fourplex	Condo- minium	Apartment Building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile Home	Garden Suite
<b>Number of Buildings with Rental Units</b>	<b>1,081</b>	<b>206</b>	<b>31</b>	<b>474</b>	<b>75</b>	<b>148</b>	<b>48</b>	<b>19</b>	<b>56</b>	<b>24</b>
<b>Median Rent</b>										
<b>All</b>	<b>\$1,325</b>	<b>\$2,000</b>	<b>\$1,843</b>	<b>\$1,570</b>	<b>\$1,379</b>	<b>\$1,992</b>	<b>\$1,200</b>	<b>\$1,265</b>	<b>\$1,425</b>	<b>\$1,470</b>
Bachelor	\$1,198	x	...	\$1,174 <sup>4</sup>	\$1,237	\$1,540	\$1,184	\$1,000	...	\$905 <sup>5</sup>
1 Bedroom	\$1,200	\$1,260	\$1,289 <sup>4</sup>	\$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 <sup>5</sup>	\$1,411	\$2,275 <sup>5</sup>
5+ Bedrooms	\$3,300	\$3,350	...	...	...	x	...	...	...	...
<b>Total Units</b>										
<b>All<sup>4</sup></b>	<b>2,446</b>	<b>206</b>	<b>76</b>	<b>658</b>	<b>209</b>	<b>255</b>	<b>865</b>	<b>97</b>	<b>56</b>	<b>24</b>
Bachelor	182	2 <sup>5</sup>	...	11 <sup>5</sup>	11	17	109	28	...	4 <sup>5</sup>
1 Bedroom	798	14	5 <sup>5</sup>	197	88	64	380	31	3 <sup>5</sup>	16
2 Bedrooms	898	57	28	228	70	73	369	35	36	1 <sup>5</sup>
3-4 Bedrooms	540	105	43	221	40	99	8	4 <sup>5</sup>	17	3 <sup>5</sup>
5+ Bedrooms	28	26	...	...	...	2 <sup>5</sup>	...	...	...	...
<b>Vacant Units</b>										
<b>All<sup>4</sup></b>	<b>54</b>	<b>7</b>	<b>3</b>	<b>27</b>	<b>3</b>	<b>3</b>	<b>8</b>	<b>2</b>	<b>0</b>	<b>2</b>
Bachelor	5	0 <sup>5</sup>	...	2 <sup>5</sup>	0	0	1	1	...	0 <sup>5</sup>
1 Bedroom	20	3	0 <sup>5</sup>	12	1	0	3	0	0 <sup>5</sup>	2
2 Bedrooms	11	0	1	5	1	1	3	0	0	0 <sup>5</sup>
3-4 Bedrooms	18	4	2	8	1	2	0	1 <sup>5</sup>	0	0 <sup>5</sup>
5+ Bedrooms	0	0	...	...	...	0 <sup>5</sup>	...	...	...	...
<b>Vacancy Rate</b>										
<b>All<sup>5</sup></b>	<b>2.2%</b>	<b>3.4%</b>	<b>3.9%</b>	<b>4.1%</b>	<b>1.4%</b>	<b>1.2%</b>	<b>0.9%</b>	<b>2.1%</b>	<b>0.0%</b>	<b>8.3%</b>
Bachelor	2.7%	0.0% <sup>5</sup>	...	18.2% <sup>5</sup>	0.0%	0.0%	0.9%	3.6%	...	0.0% <sup>5</sup>
1 Bedroom	2.5%	21.4%	0.0% <sup>5</sup>	6.1%	1.1%	0.0%	0.8%	0.0%	0.0% <sup>5</sup>	12.5%
2 Bedrooms	1.2%	0.0%	3.6%	2.2%	1.4%	1.4%	0.8%	0.0%	0.0%	0.0% <sup>5</sup>
3-4 Bedrooms	3.3%	3.8%	4.7%	3.6%	2.5%	2.0%	0.0%	25.0% <sup>5</sup>	0.0%	0.0% <sup>5</sup>
5+ Bedrooms	0.0%	0.0%	...	...	...	0.0% <sup>5</sup>	...	...	...	...

x = Suppressed. .. = No information available. ... = Not appropriate/applicable.

<sup>1</sup> Use caution when analyzing the data due to high variance or a small number of responding units within the category.

<sup>2</sup> Duplex includes single detached houses with a legal rental suite.

<sup>3</sup> Buildings with five or more units.

<sup>4</sup> Store-top units are residential units in buildings which primarily contain commercial space.

<sup>5</sup> Numbers may not add up to the total due to rounding

<sup>6</sup> 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 2023

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-present
<b>Number of Buildings with Rental Units</b>	<b>1,081</b>	<b>114</b>	<b>142</b>	<b>225</b>	<b>91</b>	<b>155</b>	<b>125</b>	<b>205</b>	<b>12</b>
<b>Median Rent</b>									
<b>All<sup>1</sup></b>	<b>\$1,325</b>	<b>\$1,300</b>	<b>\$1,258</b>	<b>\$1,283</b>	<b>\$1,200</b>	<b>\$1,660</b>	<b>\$1,700</b>	<b>\$1,878</b>	<b>\$1,495</b>
Bachelor	\$1,198	\$991	\$1,029	\$1,200	\$1,048	\$1,123	...	\$1,540	...
1 Bedroom	\$1,200	\$1,230	\$1,209	\$1,114	\$1,200	\$1,320	\$1,200	\$1,413	\$1,539 <sup>1</sup>
2 Bedrooms	\$1,497	\$1,538	\$1,403	\$1,445	\$1,200	\$1,640	\$1,735	\$1,966	\$1,450
3-4 Bedrooms	\$2,022	\$1,850	\$1,900	\$1,700	\$1,800	\$1,843	\$2,150	\$2,573	x
5+ Bedrooms	\$3,300	...	...	\$3,300 <sup>1</sup>	x	\$3,200 <sup>1</sup>	x	...	...
<b>Total Units</b>									
<b>All<sup>1</sup></b>	<b>2,446</b>	<b>180</b>	<b>507</b>	<b>655</b>	<b>229</b>	<b>273</b>	<b>188</b>	<b>362</b>	<b>24</b>
Bachelor	182	28	73	41	8	12	...	19	...
1 Bedroom	798	33	192	214	116	69	51	110	6 <sup>1</sup>
2 Bedrooms	898	70	185	291	75	73	69	108	15
3-4 Bedrooms	540	49	57	100	27	108	62	126	3 <sup>1</sup>
5+ Bedrooms	28	...	...	9 <sup>1</sup>	3 <sup>1</sup>	11 <sup>1</sup>	6 <sup>1</sup>	...	...

x = Suppressed. ... = Not appropriate/applicable. <sup>1</sup>Use caution when analyzing the data due to high variance or a small number of responding units within the category. <sup>1</sup>Numbers may not add up to the total due to rounding.

Of all buildings with rental units in Yukon, 225 buildings, or 20.8% of the total, were built in the decade of 1970-1979. 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 2023

	Yukon	Whitehorse	Dawson City	Watson Lake	Haines Junction
<b>Number of Buildings with</b>	<b>1,081</b>	<b>985</b>	<b>43</b>	<b>45</b>	<b>8</b>
<b>Median Rent</b>					
<b>All<sup>1</sup></b>	<b>\$1,325</b>	<b>\$1,353</b>	<b>\$1,260</b>	<b>\$951</b>	<b>\$966</b>
Bachelor	\$1,198	\$1,200	\$1,123 <sup>1</sup>	\$800 <sup>1</sup>	...
1 Bedroom	\$1,200	\$1,200	\$1,260	\$928	\$966 <sup>1</sup>
2 Bedrooms	\$1,497	\$1,500	\$1,450	\$975	x
3-4 Bedrooms	\$2,022	\$2,038	x	\$1,200	...
5+ Bedrooms	\$3,300	\$3,350	...	x	...
<b>Total Units</b>					
<b>All<sup>1</sup></b>	<b>2,446</b>	<b>2,304</b>	<b>67</b>	<b>66</b>	<b>10</b>
Bachelor	182	173	6 <sup>1</sup>	3 <sup>1</sup>	...
1 Bedroom	798	744	40	8	6 <sup>1</sup>
2 Bedrooms	898	859	14	21	4 <sup>1</sup>
3-4 Bedrooms	540	504	7 <sup>1</sup>	30	...
5+ Bedrooms	28	25	...	4 <sup>1</sup>	...
<b>Vacant Units</b>					
<b>All<sup>1</sup></b>	<b>54</b>	<b>47</b>	<b>3</b>	<b>4</b>	<b>0</b>
Bachelor	5	2	0 <sup>1</sup>	2 <sup>1</sup>	...
1 Bedroom	20	17	3	1	0 <sup>1</sup>
2 Bedrooms	11	11	0	0	0 <sup>1</sup>
3-4 Bedrooms	18	17	0 <sup>1</sup>	1	...
5+ Bedrooms	0	0	...	0 <sup>1</sup>	...
<b>Vacancy Rate</b>					
<b>All<sup>1</sup></b>	<b>2.2%</b>	<b>2.0%</b>	<b>4.5%</b>	<b>6.1%</b>	<b>0.0%</b>
Bachelor	2.7%	1.2%	0.0% <sup>1</sup>	66.7% <sup>1</sup>	...
1 Bedroom	2.5%	2.3%	7.5%	12.5%	0.0% <sup>1</sup>
2 Bedrooms	1.2%	1.3%	0.0%	0.0%	0.0% <sup>1</sup>
3-4 Bedrooms	3.3%	3.4%	0.0% <sup>1</sup>	3.3%	...
5+ Bedrooms	0.0%	0.0%	...	0.0% <sup>1</sup>	...

In April 2023, the highest median rent reported for any size of rental units (in the communities surveyed) was \$3,350 for units with 5 or more bedrooms in Whitehorse.

Of the 54 vacant rental units in Yukon in April 2023, 47 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for one bedroom units and three-to-four bedroom units, both at 17.

In Whitehorse, the highest vacancy rate was at 3.4% for units with three-to-four bedrooms; the lowest rate was for units with five or more bedrooms at 0.0%.

x = Suppressed.  
... = Not appropriate/applicable.  
<sup>1</sup>Use with caution when analyzing data due to high variance or a small number of responding units within the category.

<sup>1</sup>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 2023

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	177	177	4	2.3%	\$2,000	\$2,178
Townhouse/Row house	26	63	3	4.8%	\$1,843	\$2,042
Duplex <sup>1</sup>	440	609	24	3.9%	\$1,600	\$1,678
Triplex and Fourplex	71	198	2	1.0%	\$1,400	\$1,577
Condominium	148	255	3	1.2%	\$1,992	\$2,042
Apartment Building <sup>2</sup>	47	857	8	0.9%	\$1,200	\$1,244
Store-top (Commercial) <sup>3</sup>	17	86	1	1.2%	\$1,265	\$1,424
Mobile Home	41	41	0	0.0%	\$1,435	\$1,473
Garden Suite	18	18	2	11.1%	\$1,506	\$1,475
<b>All Types<sup>4</sup></b>	<b>985</b>	<b>2,304</b>	<b>47</b>	<b>2.0%</b>	<b>\$1,353</b>	<b>\$1,582</b>

.. = No information available.

† Use caution when analyzing the data due to high variance or a small number of responding 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 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.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, April 2023

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse <sup>1</sup>	Porter Creek	Whistlebend	Crestview	Country Residential
<b>Number of Buildings with Rental Units</b>	<b>985</b>	<b>229</b>	<b>177</b>	<b>315</b>	<b>157</b>	<b>43</b>	<b>33</b>	<b>31</b>
<b>Median Rent</b>								
<b>All</b>	<b>\$1,353</b>	<b>\$1,230</b>	<b>\$1,400</b>	<b>\$1,443</b>	<b>\$1,620</b>	<b>\$2,401</b>	<b>\$1,700</b>	<b>\$1,575</b>
Bachelor	\$1,200	\$1,056	\$1,294 <sup>†</sup>	\$1,237	\$1,540	...	...	x
1 Bedroom	\$1,200	\$1,200	\$1,200	\$1,283	\$1,235	\$1,450 <sup>†</sup>	\$1,485	\$1,495 <sup>†</sup>
2 Bedrooms	\$1,500	\$1,500	\$1,372	\$1,593	\$1,701	\$2,400	\$1,900	\$2,205
3-4 Bedrooms	\$2,038	\$2,225	\$1,843	\$2,078	\$2,200	\$2,573	\$1,786	...
5+ Bedrooms	\$3,350	...	\$3,300 <sup>†</sup>	\$3,300	x	...	...	...
<b>Total Units</b>								
<b>All<sup>2</sup></b>	<b>2,304</b>	<b>773</b>	<b>569</b>	<b>570</b>	<b>263</b>	<b>59</b>	<b>40</b>	<b>30</b>
Bachelor	173	90	5 <sup>†</sup>	56	19	...	...	2 <sup>†</sup>
1 Bedroom	744	379	131	138	67	7 <sup>†</sup>	12	9 <sup>†</sup>
2 Bedrooms	859	224	324	174	89	13	16	18
3-4 Bedrooms	504	80	104	184	86	39	11	...
5+ Bedrooms	25	...	4 <sup>†</sup>	18	3 <sup>†</sup>	...	...	...
<b>Vacant Units</b>								
<b>All<sup>2</sup></b>	<b>47</b>	<b>8</b>	<b>12</b>	<b>7</b>	<b>13</b>	<b>2</b>	<b>5</b>	<b>0</b>
Bachelor	2	1	0 <sup>†</sup>	1	0	...	...	0 <sup>†</sup>
1 Bedroom	17	1	7	1	5	2 <sup>†</sup>	0	0 <sup>†</sup>
2 Bedrooms	11	2	1	1	4	0	3	0
3-4 Bedrooms	17	4	4	3	4	0	2	...
5+ Bedrooms	0	...	0 <sup>†</sup>	0	0 <sup>†</sup>	...	...	...
<b>Vacancy Rate</b>								
<b>All</b>	<b>2.0%</b>	<b>1.0%</b>	<b>2.1%</b>	<b>1.2%</b>	<b>4.9%</b>	<b>3.4%</b>	<b>12.5%</b>	<b>0.0%</b>
Bachelor	1.2%	1.1%	0.0% <sup>†</sup>	1.8%	0.0%	...	...	0.0% <sup>†</sup>
1 Bedroom	2.3%	0.3%	5.3%	0.7%	7.5%	28.6% <sup>†</sup>	0.0%	0.0% <sup>†</sup>
2 Bedrooms	1.3%	0.9%	0.3%	0.6%	4.5%	0.0%	18.8%	0.0%
3-4 Bedrooms	3.4%	5.0%	3.8%	1.6%	4.7%	0.0%	18.2%	...
5+ Bedrooms	0.0%	...	0.0% <sup>†</sup>	0.0%	0.0% <sup>†</sup>	...	...	...

x = Suppressed. ... = Not appropriate/applicable.

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

<sup>1</sup> 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.

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

**Note: Median and average rent prices displayed in this publication, may or may not include utility costs (heating, electricity, water, parking, etc.).**

August 2023

Next release date: February 2024