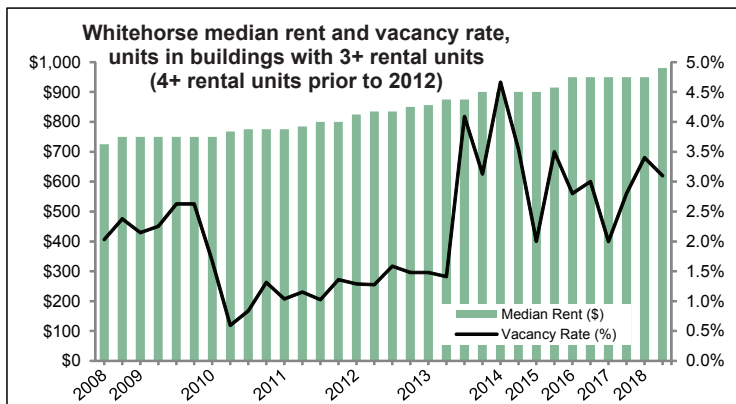


Highlights

- In October 2018, Whitehorse's median rent for units in buildings with 3 or more rental units was \$980 and the vacancy rate was 3.1%.
- Compared with April 2018, the median rent in Whitehorse for units in buildings with 3 or more rental units increased by \$30 (3.2%) to \$980, and the vacancy rate decreased 0.3 percentage points from 3.4% to 3.1%.
- For rental units in all types of buildings in Whitehorse, the median rent was \$1,000 and the vacancy rate was 2.4%.

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.



Number of units in survey.....	1,048
Number of vacant units.....	32
Vacancy rate for all units.....	3.1%
Median rent for all units.....	\$980

Number of units in survey.....	1,776
Number of vacant units.....	45
Vacancy rate for all units.....	2.5%
Median rent for all units.....	\$1,000

Number of units in survey.....	2,187
Number of vacant units.....	53
Vacancy rate for all units.....	2.4%
Median rent for all units.....	\$1,000

For units in buildings with 3 or more rental units, the median rent in October 2018 (\$980) increased by \$30, or 3.2%, compared to a year earlier (October 2017) and also increased by \$30, or 3.2%, compared to the previous reporting period (April 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 October 2018 (3.1%) was 0.3 percentage points higher than the rate in October 2017 (2.8%), and 0.3 percentage points lower compared to the vacancy rate in April 2018 (3.4%).

¹ Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.

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

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 Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon. http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_o13.cfm

Rent Summary for All Buildings with Rental Units, by Type, Yukon, October 2018

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	221	221	6	2.7%	\$1,400	\$1,678
Townhouse/Row house	29	84	4	4.8%	\$1,275	\$1,379
Duplex ¹	430	603	10	1.7%	\$1,282	\$1,297
Triplex and Fourplex	71	184	1	0.5%	\$1,179	\$1,189
Condominium	110	158	4	2.5%	\$1,650	\$1,654
Apartment Building ²	50	887	40	4.5%	\$950	\$976
Store-top (Commercial) ³	22	99	3	3.0%	\$950	\$1,036
Mobile Home	88	88	0	0.0%	\$1,000	\$1,054
Cabin	9	9	0	0.0%	\$1,230	\$1,249
Garden Suite	7	7	0	0.0%	\$1,288	\$1,240
All Types⁴	1,038	2,339	68	2.9%	\$1,000	\$1,209

¹ Use caution when analyzing data due to high variance or a small number of rental units within the category.

² Duplex includes single detached houses with a legal rental suite. ³ Buildings with five or more units.

⁴ Store-top units are residential units in buildings which primarily contain commercial space. ⁵ 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, Yukon's median rent for October 2018 was \$1,000. The highest median rent reported by landlords was \$1,650 per month for condominiums. Single detached houses had the second-highest median rent at \$1,400 per month. The lowest median rent was \$950 per month for units in apartment buildings and store-top (commercial) units.

In October 2018, the highest number of rental units (887) was in apartment buildings, followed by the number of rental units (603) in duplexes (includes single detached houses with a rental suite). The lowest number of rental units (7) was in garden suites.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, October 2018

	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	1,038	221	29	430	71	110	50	22	88	9	7
Median Rent											
All	\$1,000	\$1,400	\$1,275	\$1,282	\$1,179	\$1,650	\$950	\$950	\$1,000	\$1,230	\$1,288
Bachelor	\$750	\$800 [†]	...	\$950	\$850	...	\$750	\$800	...	x	x
1 Bedroom	\$950	\$1,100	\$850	\$1,000	\$950	\$1,250	\$950	\$1,000	\$1,088	x	x
2 Bedrooms	\$1,100	\$1,350	\$1,250	\$1,282	\$1,250	\$1,700	\$1,000	\$1,200	\$1,085	\$1,300 [†]	x
3-4 Bedrooms	\$1,500	\$1,500	\$1,875	\$1,500	\$1,600	\$1,675	\$1,500	x	\$900	x	x
5+ Bedrooms	\$2,933	\$2,967	...	x	...	...	...	...	...	...	...
Total Units											
All ⁴	2,339	221	84	603	184	158	887	99	88	9	7
Bachelor	176	4	...	7	9	...	121	30	...	2	2
1 Bedroom	693	26	11	161	68	20	353	34	16	2	1
2 Bedrooms	925	37	37	246	71	52	389	32	54	4	2
3-4 Bedrooms	528	139	35	187	35	86	24	3	17	1	1
5+ Bedrooms	18	15	...	2	...	...	...	...	...	...	...
Vacant Units											
All ⁴	68	6	4	10	1	4	40	3	0	0	0
Bachelor	19	0	...	0	0	...	17	1	...	0	0
1 Bedroom	10	0	1	0	0	4	3	1	0	0	0
2 Bedrooms	28	0	3	5	1	0	19	0	0	0	0
3-4 Bedrooms	11	6	0	6	0	0	0	0	0	0	0
5+ Bedrooms	0	0	...	0	...	...	...	...	...	...	...
Vacancy Rate											
All	2.9%	2.7%	4.8%	1.7%	0.5%	2.5%	4.5%	3.0%	0.0%	0.0%	0.0%
Bachelor	10.8%	0.0%	...	0.0%	0.0%	...	14.0%	3.3%	...	0.0%	0.0%
1 Bedroom	1.4%	0.0%	9.1%	0.0%	0.0%	20.0%	0.8%	2.9%	0.0%	0.0%	0.0%
2 Bedrooms	3.0%	0.0%	8.1%	2.0%	1.4%	0.0%	4.9%	0.0%	0.0%	0.0%	0.0%
3-4 Bedrooms	2.1%	4.3%	0.0%	3.2%	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, October 2018

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
Number of Buildings with Rental Units	1,038	101	133	178	80	110	109	141	186
Median Rent									
All	\$1,000	\$850	\$992	\$1,000	\$1,000	\$1,013	\$1,400	\$1,500	\$1,200
Bachelor	\$750	\$750	\$750	\$775	\$850	\$850	x	...	\$750
1 Bedroom	\$950	\$950	\$950	\$1,000	\$900	\$950	\$1,000	\$1,000	\$1,025
2 Bedrooms	\$1,100	\$1,100	\$1,109	\$995	\$1,000	\$1,100	\$1,500	\$1,500	\$1,250
3-4 Bedrooms	\$1,500	\$1,550	\$1,500	\$1,400	\$1,575	\$1,450	\$1,600	\$1,775	\$1,500
5+ Bedrooms	\$2,933	...	x	x	x	...	...	...	\$2,867
Total Units									
All ¹	2,339	244	392	619	175	210	167	233	299
Bachelor	176	79	28	11	9	13	3	...	32
1 Bedroom	693	68	145	187	72	71	45	57	47
2 Bedrooms	925	66	168	328	61	62	66	89	85
3-4 Bedrooms	528	32	48	89	29	64	53	87	126
5+ Bedrooms	18	...	2	3	3	...	...	...	9

x = Suppressed. ... = Not appropriate/applicable. ¹ 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, 178 buildings, or 17.1% 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, October 2018

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,038	938	41	40	20
Median Rent					
All	\$1,000	\$1,000	\$900	\$675	\$620
Bachelor	\$750	\$750	\$850	x	...
1 Bedroom	\$950	\$967	\$1,000	\$638	x
2 Bedrooms	\$1,100	\$1,100	\$1,500	\$675	\$585
3-4 Bedrooms	\$1,500	\$1,500	x	\$825	\$740
5+ Bedrooms	\$2,933	\$2,933	...	...	...
Total Units					
All ¹	2,339	2,187	49	82	20
Bachelor	176	162	11	3	...
1 Bedroom	693	652	27	11	3
2 Bedrooms	925	872	9	34	10
3-4 Bedrooms	528	484	3	34	7
5+ Bedrooms	18	18	...	...	...
Vacant Units					
All ¹	68	53	0	15	0
Bachelor	19	18	0	1	...
1 Bedroom	10	9	0	1	0
2 Bedrooms	28	17	0	11	0
3-4 Bedrooms	11	9	0	2	0
5+ Bedrooms	0	0	...	...	...
Vacancy Rate					
All	2.9%	2.4%	0.0%	18.3%	0.0%
Bachelor	10.8%	11.1%	0.0%	33.3%	...
1 Bedroom	1.4%	1.4%	0.0%	9.1%	0.0%
2 Bedrooms	3.0%	1.9%	0.0%	32.4%	0.0%
3-4 Bedrooms	2.1%	1.9%	0.0%	5.9%	0.0%
5+ Bedrooms	0.0%	0.0%	...	...	...

In October 2018, the highest median rent reported for any size of rental units (in the communities surveyed) was \$2,933 for units with 5 or more bedrooms in Whitehorse.

Of the 68 vacant rental units in Yukon in October 2018, 53 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for bachelor units at 18, followed by 2-bedroom units at 17.

In Whitehorse, the highest vacancy rate was at 11.1%¹ for bachelor units; the lowest was for units with five or more bedrooms at 0.0%.

x = Suppressed.
... = Not appropriate/applicable.
¹ 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, October 2018

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	175	175	4	2.3%	\$1,623	\$1,904
Townhouse/Row house	27	77	4	5.2%	\$1,388	\$1,445
Duplex ¹	411	582	10	1.7%	\$1,282	\$1,303
Triplex and Fourplex	69	177	1	0.6%	\$1,200	\$1,201
Condominium	110	158	4	2.5%	\$1,650	\$1,654
Apartment Building ²	48	853	27	3.2%	\$950	\$985
Store-top (Commercial) ³	19	88	3	3.4%	\$975	\$1,062
Mobile Home	63	63	0	0.0%	\$1,150	\$1,157
Cabin	9	9	0	0.0%	\$1,230	\$1,249
Garden Suite	7	7	0	0.0%	\$1,288	\$1,240
All Types⁴	938	2,187	53	2.4%	\$1,000	\$1,235

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, October 2018

	Whitehorse		Riverdale	Upper Whitehorse ¹	Porter Creek	Whistlebend	Crestview	Country Residential
	Total	Downtown						
Number of Buildings with Rental Units	938	214	173	318	174	13	24	21
Median Rent								
All	\$1,000	\$1,000	\$1,035	\$1,100	\$1,200	\$1,750	\$1,200	\$1,475
Bachelor	\$750	\$750	x	\$825	\$1,425 [†]	x
1 Bedroom	\$967	\$980	\$969	\$950	\$950	\$1,054	\$1,200	\$1,200 [†]
2 Bedrooms	\$1,100	\$1,182	\$1,000	\$1,238	\$1,282	\$1,750	\$1,600	x
3-4 Bedrooms	\$1,500	\$1,625	\$1,500	\$1,600	\$1,500	\$1,950	\$1,200	\$1,800
5+ Bedrooms	\$2,933	x	...	\$2,933	...	...	x	...
Total Units								
All ²	2,187	702	537	582	287	23	35	21
Bachelor	162	91	3	61	4	...	...	3
1 Bedroom	652	336	120	116	57	7	13	4
2 Bedrooms	872	202	316	210	122	9	11	2
3-4 Bedrooms	484	71	98	184	104	7	8	13
5+ Bedrooms	18	2	...	12	...	...	3	...
Vacant Units								
All ²	53	7	9	36	1	0	0	0
Bachelor	18	1	0	16	0	...	...	0
1 Bedroom	9	1	1	5	1	0	0	0
2 Bedrooms	17	4	8	5	0	0	0	0
3-4 Bedrooms	9	0	0	9	0	0	0	0
5+ Bedrooms	0	0	...	0	...	...	0	...
Vacancy Rate								
All	2.4%	1.0%	1.7%	6.2%	0.3%	0.0%	0.0%	0.0%
Bachelor	11.1%	1.1%	0.0%	26.2%	0.0%	...	...	0.0%
1 Bedroom	1.4%	0.3%	0.8%	4.3%	1.8%	0.0%	0.0%	0.0%
2 Bedrooms	1.9%	2.0%	2.5%	2.4%	0.0%	0.0%	0.0%	0.0%
3-4 Bedrooms	1.9%	0.0%	0.0%	4.9%	0.0%	0.0%	0.0%	0.0%
5+ Bedrooms	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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