



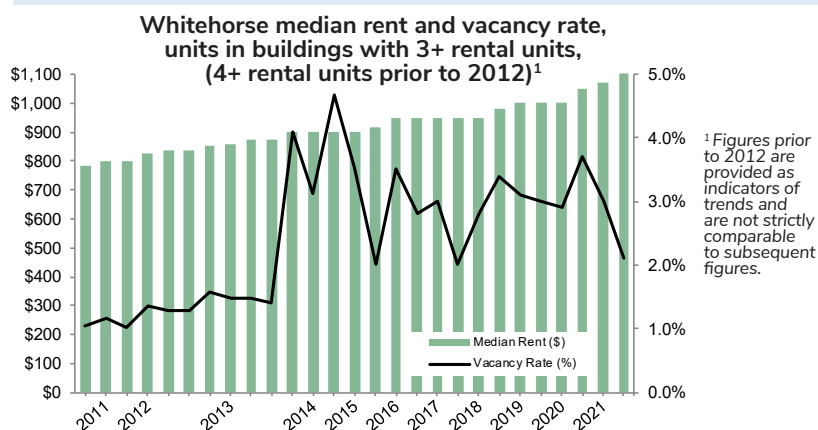
Yukon Rent Survey October 2021

Highlights

- In October 2021, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,100 and the vacancy rate was 1.9%.
- Compared with April 2021, the median rent in Whitehorse for units in buildings with 3 or more rental units increased by \$29 to \$1,100, and the vacancy rate decreased 0.2 percentage points from 2.1% to 1.9%.
- For rental units in all types of buildings in Whitehorse, the median rent was \$1,233 and the vacancy rate was 2.3%.

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 trends¹ of median rent and vacancy rates in Whitehorse.



Whitehorse rent summary for units in buildings with 3 or more rental units, October 2021

| | |
|---------------------------------|---------|
| Number of units in survey | 1,062 |
| Number of vacant units | 20 |
| Vacancy rate | 1.9% |
| Median rent | \$1,100 |

Whitehorse rent summary for units in buildings with 2 or more units², October 2021

| | |
|---------------------------------|---------|
| Number of units in survey | 1,799 |
| Number of vacant units | 43 |
| Vacancy rate | 2.4% |
| Median rent | \$1,155 |

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

Whitehorse rent summary for units in all types of buildings with rental units, October 2021

| | |
|---------------------------------|---------|
| Number of units in survey | 2,248 |
| Number of vacant units | 52 |
| Vacancy rate | 2.3% |
| Median rent | \$1,233 |

For units in buildings with 3 or more rental units, the median rent in October 2021 (\$1,100) increased by \$50 compared to a year earlier (October 2020) and increased by \$29 compared to the previous reporting period (April 2021).

The vacancy rate remained almost stable (around 1.5%) between March 2011 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 3.7% .

The vacancy rate in October 2021 (1.9%) was 1.1 percentage points lower than the rate in October 2020 (3.0%), and 0.2 percentage points lower compared to the vacancy rate in April 2021 (2.1%).

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:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. <https://yukon.ca/en/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon>
- **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 Northern Housing Report** - <https://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, October 2021

| Type of Building | Number of Buildings | Rental Units | Vacant Units | Vacancy rate | Median Rent | Average Rent |
|-------------------------------------|---------------------|--------------|--------------|--------------|----------------|----------------|
| Single Detached House | 226 | 226 | 3 | 1.3% | \$1,700 | \$1,718 |
| Townhouse/Row house | 29 | 82 | 2 | 2.4% | \$1,722 | \$1,758 |
| Duplex ¹ | 456 | 635 | 22 | 3.5% | \$1,450 | \$1,466 |
| Triplex and Fourplex | 74 | 199 | 3 | 1.5% | \$1,273 | \$1,341 |
| Condominium | 139 | 198 | 4 | 2.0% | \$1,800 | \$1,821 |
| Apartment Building ² | 49 | 886 | 19 | 2.1% | \$1,069 | \$1,149 |
| Store-top (Commercial) ³ | 17 | 80 | 2 | 2.5% | \$1,119 | \$1,253 |
| Mobile Home | 77 | 77 | 5 | 6.5% | \$1,200 | \$1,259 |
| Garden Suite | 24 | 24 | 0 | 0.0% | \$1,250 | \$1,211 |
| All Types⁴ | 1,091 | 2,407 | 60 | 2.5% | \$1,220 | \$1,386 |

.. = No information available
¹Duplex includes single detached houses with a legal rental suite.
² Buildings with five or more units.
³Store-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 October 2021 was \$1,220. The highest median rent was \$1,800 per month for condominiums. Townhouse/row house units had the second-highest median rent at \$1,722 per month. The lowest median rent was \$1,069 per month for units in apartment buildings.

In October 2021, the highest number of rental units (886) was in apartment buildings, followed by the number of rental units (635) in duplexes (includes single detached houses with a rental suite). The lowest number of rental units (24) was in the garden suite category. No information was available for cabins in October 2021.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, October 2021

| | All Types | Single Detached House | Townhouse/ Row house | Duplex ¹ | Triplex and Fourplex | Condo- minium | Apartment Building ² | Store-top (Commercial) ³ | Mobile Home | Garden Suite |
|--|-----------|-----------------------|----------------------|---------------------|----------------------|-------------------|---------------------------------|-------------------------------------|-------------------|----------------------|
| Number of Buildings with Rental Units | 1,091 | 226 | 29 | 456 | 74 | 139 | 49 | 17 | 77 | 24 |
| Median Rent | | | | | | | | | | |
| All | \$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 ⁺ |
| 1 Bedroom | \$1,094 | \$1,100 | \$1,188 ⁺ | \$1,200 | \$1,100 | \$1,250 | \$1,061 | \$1,111 | x | \$1,200 ⁺ |
| 2 Bedrooms | \$1,370 | \$1,600 | \$1,486 | \$1,500 | \$1,365 | \$1,900 | \$1,253 | \$1,515 | \$1,275 | \$1,300 ⁺ |
| 3-4 Bedrooms | \$1,800 | \$1,800 | \$1,750 | \$1,700 | \$1,800 | \$1,950 | \$1,432 | \$1,890 ⁺ | \$1,156 | x |
| 5+ Bedrooms | \$2,800 | \$2,800 ⁺ | ... | x | ... | x | ... | ... | ... | ... |
| Total Units | | | | | | | | | | |
| All⁴ | 2,407 | 226 | 82 | 635 | 199 | 198 | 886 | 80 | 77 | 24 |
| Bachelor | 188 | ... | ... | 13 | 10 | 16 | 121 | 22 | ... | 7 ⁺ |
| 1 Bedroom | 765 | 24 | 5 ⁺ | 204 | 80 | 36 | 376 | 30 | 2 ⁺ | 9 ⁺ |
| 2 Bedrooms | 898 | 63 | 36 | 215 | 71 | 60 | 382 | 25 | 42 | 4 ⁺ |
| 3-4 Bedrooms | 545 | 133 | 42 | 200 | 39 | 85 | 8 | 3 ⁺ | 33 | 3 ⁺ |
| 5+ Bedrooms | 12 | 7 ⁺ | ... | 3 ⁺ | ... | 2 ⁺ | ... | ... | ... | ... |
| Vacant Units | | | | | | | | | | |
| All⁴ | 60 | 3 | 2 | 22 | 3 | 4 | 19 | 2 | 5 | 0 |
| Bachelor | 5 | ... | ... | 0 | 0 | 0 | 4 | 1 | ... | 0 ⁺ |
| 1 Bedroom | 22 | 3 | 0 ⁺ | 8 | 2 | 2 | 6 | 1 | 0 ⁺ | 0 ⁺ |
| 2 Bedrooms | 22 | 0 | 2 | 10 | 1 | 0 | 9 | 0 | 0 | 0 ⁺ |
| 3-4 Bedrooms | 10 | 0 | 0 | 3 | 0 | 2 | 0 | 0 ⁺ | 5 | 0 ⁺ |
| 5+ Bedrooms | 0 | 0 ⁺ | ... | 0 ⁺ | ... | 0 ⁺ | ... | ... | ... | ... |
| Vacancy Rate | | | | | | | | | | |
| All | 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% ⁺ |
| 1 Bedroom | 2.9% | 12.5% | 0.0% ⁺ | 3.9% | 2.5% | 5.6% | 1.6% | 3.3% | 0.0% ⁺ | 0.0% ⁺ |
| 2 Bedrooms | 2.4% | 0.0% | 5.6% | 4.7% | 1.4% | 0.0% | 2.4% | 0.0% | 0.0% | 0.0% ⁺ |
| 3-4 Bedrooms | 1.8% | 0.0% | 0.0% | 1.5% | 0.0% | 2.4% | 0.0% | 0.0% ⁺ | 15.2% | 0.0% ⁺ |
| 5+ Bedrooms | 0.0% | 0.0% ⁺ | ... | 0.0% ⁺ | ... | 0.0% ⁺ | ... | ... | ... | ... |

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

⁺ Use caution when analyzing the data due to high variance or a small number of responding 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 2021

| | All Years | 1930-1959 | 1960-1969 | 1970-1979 | 1980-1989 | 1990-1999 | 2000-2009 | 2010-2019 | 2020-present |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|
| Number of Buildings with Rental Units | 1,091 | 106 | 159 | 204 | 110 | 171 | 113 | 217 | 10 |
| Median Rent | | | | | | | | | |
| All | \$1,220 | \$1,153 | \$1,103 | \$1,239 | \$1,008 | \$1,400 | \$1,500 | \$1,700 | \$1,450 |
| Bachelor | \$1,000 | \$871 | \$1,000 | \$848 | \$1,000 | \$1,206 | ... | \$1,200 | ... |
| 1 Bedroom | \$1,094 | \$1,025 | \$1,100 | \$1,061 | \$1,004 | \$1,167 | \$1,000 | \$1,106 | \$1,400 † |
| 2 Bedrooms | \$1,370 | \$1,354 | \$1,300 | \$1,304 | \$1,008 | \$1,350 | \$1,600 | \$1,700 | \$1,450 † |
| 3-4 Bedrooms | \$1,800 | \$1,700 | \$1,750 | \$1,558 | \$1,600 | \$1,750 | \$2,025 | \$2,130 | \$2,500 † |
| 5+ Bedrooms | \$2,800 | ... | x | x | ... | x | x | ... | ... |
| Total Units | | | | | | | | | |
| All¹ | 2,407 | 185 | 530 | 633 | 258 | 271 | 166 | 346 | 17 |
| Bachelor | 188 | 28 | 82 | 34 | 15 | 11 | ... | 18 | ... |
| 1 Bedroom | 765 | 37 | 192 | 186 | 118 | 77 | 57 | 95 | 3 † |
| 2 Bedrooms | 898 | 78 | 177 | 302 | 83 | 84 | 56 | 105 | 13 |
| 3-4 Bedrooms | 545 | 41 | 77 | 107 | 42 | 95 | 51 | 129 | 2 † |
| 5+ Bedrooms | 12 | ... | 3 † | 3 † | ... | 3 † | 2 † | ... | ... |

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.
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, 217 buildings, or 19.9% of the total, were built in the decade of 2010-2019. 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 2021

| | Yukon | Whitehorse | Dawson | Watson Lake | Haines Junction |
|--|---------|------------|---------|-------------|-----------------|
| Number of Buildings with Rental Units | 1,091 | 975 | 53 | 47 | 16 |
| Median Rent | | | | | |
| All | \$1,220 | \$1,233 | \$1,200 | \$900 | \$1,040 |
| Bachelor | \$1,000 | \$1,000 | \$1,000 | \$770 † | ... |
| 1 Bedroom | \$1,094 | \$1,099 | \$1,105 | \$880 | \$800 † |
| 2 Bedrooms | \$1,370 | \$1,366 | \$1,450 | \$884 | x |
| 3-4 Bedrooms | \$1,800 | \$1,800 | \$2,000 | \$1,000 | \$1,200 † |
| 5+ Bedrooms | \$2,800 | \$2,800 | ... | ... | ... |
| Total Units | | | | | |
| All¹ | 2,407 | 2,248 | 76 | 67 | 17 |
| Bachelor | 188 | 178 | 8 | 1 † | ... |
| 1 Bedroom | 765 | 715 | 34 | 13 | 4 † |
| 2 Bedrooms | 898 | 844 | 25 | 25 | 5 † |
| 3-4 Bedrooms | 545 | 499 | 9 | 28 | 8 † |
| 5+ Bedrooms | 12 | 12 | ... | ... | ... |
| Vacant Units | | | | | |
| All¹ | 60 | 52 | 6 | 1 | 0 |
| Bachelor | 5 | 2 | 3 | 0 † | ... |
| 1 Bedroom | 22 | 18 | 3 | 1 | 0 † |
| 2 Bedrooms | 22 | 22 | 0 | 0 | 0 † |
| 3-4 Bedrooms | 10 | 10 | 0 | 0 | 0 † |
| 5+ Bedrooms | 0 | 0 | ... | ... | ... |
| Vacancy Rate | | | | | |
| All | 2.5% | 2.3% | 7.9% | 1.5% | 0.0% |
| Bachelor | 2.7% | 1.1% | 37.5% | 0.0% † | ... |
| 1 Bedroom | 2.9% | 2.5% | 8.8% | 7.7% | 0.0% † |
| 2 Bedrooms | 2.4% | 2.6% | 0.0% | 0.0% | 0.0% † |
| 3-4 Bedrooms | 1.8% | 2.0% | 0.0% | 0.0% | 0.0% † |
| 5+ Bedrooms | 0.0% | 0.0% | ... | ... | ... |

In October 2021, the highest median rent reported for any size of rental units (in the communities surveyed) was \$2,800 for units with 5 or more bedrooms in Whitehorse.

Of the 60 vacant rental units in Yukon in October 2021, 52 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 22, followed by 1-bedroom units at 18.

In Whitehorse, the highest vacancy rate was at 2.6% for units with two bedrooms; the lowest rate 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 responding 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 2021

| Type of Building | Number of Buildings | Rental Units | Vacant Units | Vacancy rate | Median Rent | Average Rent |
|-------------------------------------|---------------------|--------------|--------------|--------------|----------------|----------------|
| Single Detached House | 180 | 180 | 0 | 0.0% | \$1,800 | \$1,862 |
| Townhouse/Row house | 25 | 70 | 2 | 2.9% | \$1,750 | \$1,834 |
| Duplex ¹ | 425 | 593 | 22 | 3.7% | \$1,450 | \$1,479 |
| Triplex and Fourplex | 70 | 188 | 2 | 1.1% | \$1,300 | \$1,372 |
| Condominium | 139 | 198 | 4 | 2.0% | \$1,800 | \$1,821 |
| Apartment Building ² | 48 | 877 | 16 | 1.8% | \$1,069 | \$1,149 |
| Store-top (Commercial) ³ | 15 | 71 | 2 | 2.8% | \$1,153 | \$1,286 |
| Mobile Home | 50 | 50 | 5 | 10.0% | \$1,300 | \$1,360 |
| Garden Suite | 22 | 22 | 0 | 0.0% | \$1,300 | \$1,212 |
| All Types⁴ | 975 | 2,248 | 52 | 2.3% | \$1,233 | \$1,402 |

.. = No information available.

[†] Use caution when analyzing the data due to high variance or a small number of responding 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, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, October 2021

| | Whitehorse Total | Downtown | Riverdale | Upper Whitehorse ¹ | Porter Creek | Whistlebend | Crestview | Country Residential |
|--|------------------|----------------|----------------|-------------------------------|----------------|----------------|----------------|---------------------|
| Number of Buildings with Rental Units | 975 | 221 | 163 | 325 | 171 | 32 | 32 | 30 |
| Median Rent | | | | | | | | |
| All | \$1,233 | \$1,100 | \$1,300 | \$1,300 | \$1,450 | \$2,400 | \$1,505 | \$1,300 |
| Bachelor | \$1,000 | \$925 | \$1,250 † | \$854 | \$1,200 | ... | x | x |
| 1 Bedroom | \$1,099 | \$1,069 | \$1,101 | \$1,100 | \$1,126 | x | \$1,344 | \$1,200 † |
| 2 Bedrooms | \$1,366 | \$1,332 | \$1,257 | \$1,400 | \$1,450 | \$2,400 | \$1,825 | \$1,550 |
| 3-4 Bedrooms | \$1,800 | \$1,875 | \$1,750 | \$1,700 | \$1,800 | \$2,400 | \$1,600 | x |
| 5+ Bedrooms | \$2,800 | x | x | x | ... | ... | ... | ... |
| Total Units | | | | | | | | |
| All² | 2,248 | 742 | 534 | 583 | 276 | 44 | 39 | 30 |
| Bachelor | 178 | 84 | 5 † | 66 | 19 | ... | 2 † | 2 † |
| 1 Bedroom | 715 | 370 | 128 | 128 | 63 | 5 † | 13 | 8 † |
| 2 Bedrooms | 844 | 202 | 320 | 198 | 90 | 5 | 13 | 15 |
| 3-4 Bedrooms | 499 | 82 | 77 | 186 | 105 | 33 | 11 | 4 † |
| 5+ Bedrooms | 12 | 3 † | 3 † | 5 † | ... | ... | ... | ... |
| Vacant Units | | | | | | | | |
| All² | 52 | 15 | 11 | 18 | 6 | 0 | 0 | 2 |
| Bachelor | 2 | 1 | 0 † | 1 | 0 | ... | 0 † | 0 † |
| 1 Bedroom | 18 | 7 | 5 | 0 | 6 | 0 † | 0 | 0 † |
| 2 Bedrooms | 22 | 8 | 6 | 9 | 0 | 0 | 0 | 0 |
| 3-4 Bedrooms | 10 | 0 | 0 | 8 | 0 | 0 | 0 | 2 † |
| 5+ Bedrooms | 0 | 0 † | 0 † | 0 † | ... | ... | ... | ... |
| Vacancy Rate | | | | | | | | |
| All | 2.3% | 2.0% | 2.1% | 3.1% | 2.2% | 0.0% | 0.0% | 6.7% |
| Bachelor | 1.1% | 1.2% | 0.0% † | 1.5% | 0.0% | ... | 0.0% † | 0.0% † |
| 1 Bedroom | 2.5% | 1.9% | 3.9% | 0.0% | 9.5% | 0.0% † | 0.0% | 0.0% † |
| 2 Bedrooms | 2.6% | 4.0% | 1.9% | 4.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| 3-4 Bedrooms | 2.0% | 0.0% | 0.0% | 4.3% | 0.0% | 0.0% | 0.0% | 50.0% † |
| 5+ Bedrooms | 0.0% | 0.0% † | 0.0% † | 0.0% † | ... | ... | ... | ... |

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.

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.

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

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