



Highlights

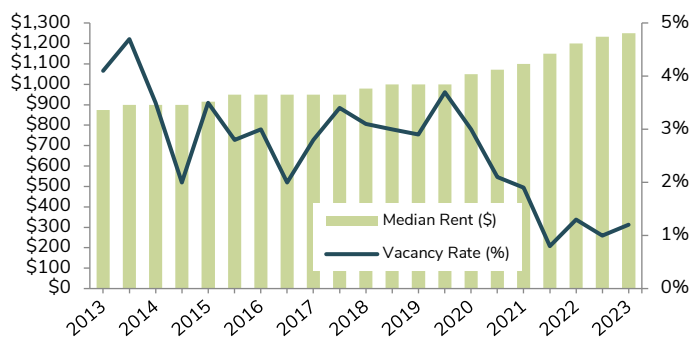
- In October 2023, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,250 and the vacancy rate was 1.2%.
- Comparing October 2023 to April 2023, median rent in Whitehorse for units in buildings with 3 or more rental units increased by \$16, or 1.3%, and the vacancy rate increased by 0.2 percentage points.
- In October 2023, the median rent for rental units in all types of buildings in Yukon was \$1,350 and the vacancy rate was 1.8%.

The Yukon Bureau of Statistics (YBS) historically conducted the Yukon Rent Survey survey in the third month of each quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. From 2012 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. In 2013 both surveys became semi-annual.

From 2014, the survey has been conducted on a semi-annual basis in April and October. The survey methodology was also updated in 2014 and the survey universe expanded to cover all types of buildings with rental units, including: 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.

YBS generates median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology 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 buildings with 3 or more rental units in Whitehorse

Whitehorse median rent and vacancy rate, units in buildings with 3+ rental units



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

Number of units in survey	1,046
Number of vacant units	13
Vacancy rate	1.2%
Median rent	\$1,250

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

Number of units in survey	2,270
Number of vacant units	42
Vacancy rate	1.9%
Median rent	\$1,368

In Whitehorse, for units in buildings with 3 or more rental units, the median rent in October 2023 (\$1,250) increased by \$50 compared to a year earlier (October 2022) and increased by \$16 compared to the previous reporting period (April 2023).

The vacancy rate in October 2023 (1.2%) was 0.1 percentage point lower than the rate in October 2022 (1.3%), and 0.2 percentage points higher compared to the rate in April 2023 (1.0%).

¹ Historical trends: The vacancy rate reached 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. Since October 2021 it has remained below 2.0%.

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
- **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
- **CMHC Northern Housing Report, 2023:** 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 2023

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy Rate	Median Rent	Average Rent
Single Detached House	193	193	5	2.6%	\$2,009	\$2,110
Townhouse/Row house	33	82	3	3.7%	\$1,852	\$1,973
Duplex ¹	452	627	14	2.2%	\$1,600	\$1,684
Triplex and Fourplex	74	208	10	4.8%	\$1,400	\$1,566
Condominium	145	246	6	2.4%	\$2,100	\$2,095
Apartment Building ²	50	865	6	0.7%	\$1,231	\$1,266
Store-top (Commercial) ³	18	90	1	1.1%	\$1,290	\$1,407
Mobile Home	64	64	0	0.0%	\$1,471	\$1,443
Garden Suite	17	17	0	0.0%	\$1,410	\$1,469
All Types⁴	1,062	2,407	44	1.8%	\$1,350	\$1,590

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 be affected by small number of units.

For rental units in all types of buildings in Yukon, the median rent reported by landlords for October 2023 was \$1,350. The highest median rent was \$2,100 per month for Condominium units. Single Detached Houses had the second-highest median rent at \$2,009 per month. The lowest median rent was \$1,231 per month for units in Apartment Buildings.

In October 2023, Apartment Buildings had the highest number of rental units (865 units), followed by Duplexes (627 units), and Condominiums (246 units). The type of building with the lowest number of rental units was Garden Suites (17 units). No information was available for Cabins in October 2023.

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

	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	1,062	193	33	452	74	145	50	18	64	17
Median Rent - All	\$1,350	\$2,009	\$1,852	\$1,600	\$1,400	\$2,100	\$1,231	\$1,290	\$1,471	\$1,410
Bachelor	\$1,160	x	...	\$1,200	\$1,191	\$1,550†	\$1,204	\$1,005	...	x
1 Bedroom	\$1,246	\$1,300†	\$1,322†	\$1,380	\$1,189	\$1,626	\$1,191	\$1,290	x	\$1,410
2 Bedrooms	\$1,503	\$2,004	\$1,556	\$1,663	\$1,550	\$2,330	\$1,309	\$1,849	\$1,478	x
3-4 Bedrooms	\$2,060	\$2,000	\$1,955	\$2,020	\$2,111	\$2,272	\$1,487	\$2,060†	\$1,450	x
5+ Bedrooms	\$3,337	\$3,379	...	...	...	x	...	...	...	...
Total Units - All⁴	2,407	193	82	627	208	246	865	90	64	17
Bachelor	189	3†	...	25	10	5†	110	32	...	3†
1 Bedroom	789	4†	5†	201	81	73	381	25	3†	10
2 Bedrooms	865	60	30	177	75	82	366	30	39	2†
3-4 Bedrooms	540	107	47	224	42	83	8	4†	23	2†
5+ Bedrooms	23	20	...	...	...	3†	...	...	...	...
Vacant Units - All⁴	44	5	3	14	10	6	6	1	0	0
Bachelor	0	0†	...	0	0	0†	0	0	...	0†
1 Bedroom	12	0†	0†	5	2	0	4	0	0†	0
2 Bedrooms	11	0	1	3	6	0	1	0	0	0†
3-4 Bedrooms	21	5	2	5	1	6	0	1†	0	0†
5+ Bedrooms	0	0	...	...	...	0†	...	...	...	...
Vacancy Rate - All⁵	1.8%	2.6%	3.7%	2.2%	4.8%	2.4%	0.7%	1.1%	0.0%	0.0%
Bachelor	0.0%	0.0%†	...	0.0%	0.0%	0.0%†	0.0%	0.0%	...	0.0%†
1 Bedroom	1.5%	0.0%†	0.0%†	2.5%	2.5%	0.0%	1.0%	0.0%	0.0%†	0.0%
2 Bedrooms	1.3%	0.0%	3.3%	1.7%	8.0%	0.0%	0.3%	0.0%	0.0%	0.0%†
3-4 Bedrooms	3.9%	4.7%	4.3%	2.2%	2.4%	7.2%	0.0%	25.0%†	0.0%	0.0%†
5+ Bedrooms	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

Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, October 2023

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-present
Number of Buildings with Rental Units	1,062	108	134	195	98	142	91	184	10
Median Rent - All¹	\$1,350	\$1,231	\$1,278	\$1,317	\$1,250	\$1,600	\$1,504	\$1,868	\$1,507
Bachelor	\$1,160	\$1,023	\$1,204	\$1,126	\$1,100	\$1,250	...	x	...
1 Bedroom	\$1,246	\$1,110	\$1,257	\$1,120	\$1,250	\$1,380	\$1,191	\$1,428	\$1,525 [†]
2 Bedrooms	\$1,503	\$1,682	\$1,404	\$1,452	\$1,206	\$1,550	\$1,805	\$2,000	\$1,507
3-4 Bedrooms	\$2,060	\$1,910	\$2,010	\$1,904	\$1,800	\$1,852	\$2,253	\$2,500	\$2,569 [†]
5+ Bedrooms	\$3,337	...	...	\$3,327 [†]	...	x	x	...	...
Total Units - All¹	2,407	174	504	623	247	256	149	321	22
Bachelor	189	34	80	38	16	17	...	2 [†]	...
1 Bedroom	789	32	189	190	127	66	61	100	3 [†]
2 Bedrooms	865	66	163	289	68	68	54	115	13
3-4 Bedrooms	540	42	72	102	35	101	31	104	6 [†]
5+ Bedrooms	23	...	...	5 [†]	...	4 [†]	3 [†]

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.

¹Numbers may not add up to the total due to rounding.

Of all buildings with rental units in Yukon, 195 buildings, or 18.4% 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, October 2023

	Yukon	Whitehorse	Dawson City	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,062	970	41	42	8
Median Rent - All	\$1,350	\$1,368	\$1,382	\$1,038	\$970
Bachelor	\$1,160	\$1,191	\$1,129 [†]	x	...
1 Bedroom	\$1,246	\$1,228	\$1,266	\$932	\$970
2 Bedrooms	\$1,503	\$1,501	\$1,507	\$974	...
3-4 Bedrooms	\$2,060	\$2,100	\$2,150 [†]	\$1,206	...
5+ Bedrooms	\$3,337	\$3,379	...	x	...
Total Units - All¹	2,407	2,270	67	60	10
Bachelor	189	182	6 [†]	1 [†]	...
1 Bedroom	789	734	39	6	10
2 Bedrooms	865	843	10	13	...
3-4 Bedrooms	540	492	12 [†]	36	...
5+ Bedrooms	23	19	...	4 [†]	...
Vacant Units - All¹	44	42	1	1	0
Bachelor	0	0	0 [†]	0 [†]	...
1 Bedroom	12	11	1	0	0
2 Bedrooms	11	11	0	0	...
3-4 Bedrooms	21	20	0 [†]	1	...
5+ Bedrooms	0	0	...	0 [†]	...
Vacancy Rate - All	1.8%	1.9%	1.5%	1.7%	0.0%
Bachelor	0.0%	0.0%	0.0% [†]	0.0% [†]	...
1 Bedroom	1.5%	1.5%	2.6%	0.0%	0.0%
2 Bedrooms	1.3%	1.3%	0.0%	0.0%	...
3-4 Bedrooms	3.9%	4.1%	0.0% [†]	2.8%	...
5+ Bedrooms	0.0%	0.0%	...	0.0% [†]	...

In October 2023, the highest median rent reported for any size of rental units (in the communities surveyed) was \$3,379 for units with 5 or more bedrooms in Whitehorse.

Of the 44 vacant rental units in Yukon in October 2023, 42 were in Whitehorse. The highest number of vacancies in Whitehorse was three-to-four bedroom units, at 20 units, followed by one bedroom units and two bedroom units, both at 11 units.

In Whitehorse, the highest vacancy rate was at 4.1% for units with three-to-four bedrooms; the lowest rate was for bachelor units and units with five or more bedrooms, both 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 2023

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	170	170	5	2.9%	\$2,010	\$2,197
Townhouse/Row house	28	69	3	4.3%	\$1,852	\$2,071
Duplex ¹	415	579	14	2.4%	\$1,600	\$1,697
Triplex and Fourplex	71	197	10	5.1%	\$1,420	\$1,596
Condominium	145	246	6	2.4%	\$2,100	\$2,095
Apartment Building ²	49	856	4	0.5%	\$1,229	\$1,266
Store-top (Commercial) ³	15	77	0	0.0%	\$1,290	\$1,437
Mobile Home	43	43	0	0.0%	\$1,478	\$1,531
Garden Suite	17	17	0	0.0%	\$1,410	\$1,469
All Types⁴	970	2,270	42	1.9%	\$1,368	\$1,602

.. = 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 2023

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse ¹	Whistlebend	Porter Creek	Crestview	Country Residential
Number of Buildings with Rental Units	970	226	170	304	41	154	38	37
Median Rent - All	\$1,368	\$1,250	\$1,399	\$1,447	\$2,583	\$1,550	\$1,800	\$1,600
Bachelor	\$1,191	\$1,121	\$1,301	\$1,240	...	\$1,258†	...	\$1,106†
1 Bedroom	\$1,228	\$1,191	\$1,206	\$1,260	x	\$1,208	\$1,525	\$1,374†
2 Bedrooms	\$1,501	\$1,508	\$1,337	\$1,617	\$2,462	\$1,750	\$2,000	\$2,116
3-4 Bedrooms	\$2,100	\$2,200	\$1,856	\$2,111	\$2,614	\$1,929	\$1,709	x
5+ Bedrooms	\$3,379	...	x	\$3,368†	...	...	...	x
Total Units - All²	2,270	769	557	552	60	248	50	35
Bachelor	182	104	8	59	...	5†	...	6†
1 Bedroom	734	377	122	133	2†	75	16	8†
2 Bedrooms	843	202	319	194	9	82	21	15
3-4 Bedrooms	492	86	105	151	48	87	12	3†
5+ Bedrooms	19	...	2†	14†	...	...	...	3†
Vacant Units - All²	42	14	7	7	3	11	0	0
Bachelor	0	0	0	0	...	0†	...	0†
1 Bedroom	11	6	1	0	0†	4	0	0†
2 Bedrooms	11	1	1	4	0	5	0	0
3-4 Bedrooms	20	7	4	2	3	3	0	0†
5+ Bedrooms	0	...	0†	0†	...	...	...	0†
All	1.9%	1.8%	1.3%	1.3%	5.0%	4.4%	0.0%	0.0%
Bachelor	0.0%	0.0%	0.0%	0.0%	...	0.0%†	...	0.0%†
1 Bedroom	1.5%	1.6%	0.8%	0.0%	0.0%†	5.3%	0.0%	0.0%†
2 Bedrooms	1.3%	0.5%	0.3%	2.1%	0.0%	6.1%	0.0%	0.0%
3-4 Bedrooms	4.1%	8.1%	3.8%	1.3%	6.3%	3.4%	0.0%	0.0%†
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 such as heating, electricity, water, parking, etc.,

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