



Yukon Monthly Statistical Review April 2021

Highlights:

- In the first quarter of 2021, the total value of real estate transactions in Yukon was \$61.0 million: \$49.6 million in Whitehorse and \$11.5 million for the rest of Yukon.

New publication this month: Population Report, Fourth Quarter, 2020

Population by Subdivision in Whitehorse Area

Subdivision	Dec '19	Sep '20	Dec '20	Subdivision	Dec '19	Sep '20	Dec '20
Arkel/Ingram	1,088	1,098	1,110	Range Point	1,240	1,229	1,240
Copper Ridge	3,306	3,356	3,344	Raven's Ridge/Eagle's Eye	150	162	159
Cowley Creek	261	257	260	Riverdale	5,318	5,145	5,243
Crestview	959	1,000	1,019	Takhini/Yukon University	1,465	1,486	1,484
Downtown	2,856	2,922	2,982	Valleyview	172	169	164
Granger	1,315	1,304	1,323	Whistle Bend	1,570	1,853	1,897
Hidden Valley/MacPherson	450	460	452	Wolf Creek	427	429	422
Hillcrest	715	686	713	Not in Defined Neighbourhood Within City Limits	133	133	133
Kopper King	211	215	216	Whitehorse-Municipal Boundaries	29,182	29,499	29,776
Lobird	201	201	213	Ibex Valley ¹	427	479	483
Logan	597	611	608	Marsh Lake ²	700	726	725
MacRae/Whse Copper/McLean Lake/Mt. Sima/Canyon Cres.	574	588	624	Mount Lorne ³	435	477	466
Marwell	140	151	142	Outside City Limits-North ⁴	1,350	1,488	1,523
Mary Lake/Spruce Hill	481	483	479	Outside City Limits-South ⁵	547	599	600
McIntyre	485	488	496	Not applicable ⁶	12	17	17
Pineridge/Fox Haven	360	372	382	Whitehorse Area Total	32,653	33,285	33,590
Porter Creek/Kulan/Taylor	4,708	4,701	4,671				

¹ Previously included in Outside City Limits-West. Includes KM 1441 to KM 1485 Alaska Highway.

² Includes Alaska Highway KM 1355 to KM 1393 (Lewes River Bridge).

³ Previously included in Outside City Limits-South. Includes KM 137 to KM 154 South Klondike Highway, including Annie Lake Road.

⁴ Outside City Limits-North includes Takhini River Bridge north to KM 247 North Klondike Highway, including Takhini Hotsprings Road.

⁵ Outside City Limits-South includes Golden Horn, Carcross Cut-off, south to Lewes River Bridge, as well as KM 114 to KM 137 South Klondike Highway.

⁶ 'Not applicable' includes Kusawa Lake Road, and past KM 247 North Klondike Highway to Braeburn.

Population Report, Fourth Quarter, 2020: <https://yukon.ca/en/population-report-q4-2020>

What else is new:

New from the Yukon Bureau of Statistics:

- Yukon Employment, April 2021: <https://yukon.ca/en/yukon-employment-april-2021>
- Yukon Fuel Price Survey, April 2021: <https://yukon.ca/en/yukon-fuel-price-survey-april-2021>
- Yukon Real Estate Report, First Quarter, 2021: <https://yukon.ca/en/yukon-real-estate-report-q1-2021>
- Yukon Employment and Skills Survey, 2020: <https://yukon.ca/en/yukon-employment-and-skills-survey-2020>
- Experimental Estimates for Business Openings and Closures for Yukon, January 2021: <https://yukon.ca/en/experimental-estimates-business-openings-and-closures-yukon-january-2021>
- Experimental Estimates for Business Openings and Closures for Yukon, December 2020: <https://yukon.ca/en/experimental-estimates-business-openings-and-closures-yukon-december-2020>

Interested in more data or updates?

Yukon community information
www.sewp.gov.yk.ca

Visit our Socio-Economic Web Portal for downloadable data by Yukon community and subject.



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1. Population

1.1 Population by Age and Sex*, Dec 31 '20

	Total	Males	Females
0-4	2,284	1,161	1,123
5-9	2,386	1,272	1,114
10-14	2,285	1,209	1,076
15-19	2,088	1,070	1,018
20-24	2,497	1,293	1,204
25-29	3,017	1,484	1,533
30-34	3,689	1,788	1,901
35-39	3,691	1,850	1,841
40-44	3,061	1,541	1,520
45-49	2,925	1,411	1,514
50-54	2,709	1,380	1,329
55-59	3,167	1,587	1,580
60-64	3,094	1,596	1,498
65-69	2,428	1,273	1,155
70-74	1,689	900	789
75+	1,817	951	866
Total	42,827	21,766	21,061

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.2 Population by Community*

	Dec 31 2019	Sep 30 2020	Dec 31 2020
Beaver Creek	122	122	114
Burwash Landing	105	108	103
Carcross	452	470	477
Carmacks	598	601	595
Dawson City	2,265	2,269	2,261
Destruction Bay	63	61	64
Faro	416	449	454
Haines Junction	971	979	986
Johnson's Crossing	57	54	58
Mayo	478	458	454
Mendenhall	121	143	142
Old Crow	264	269	255
Pelly Crossing	389	401	403
Ross River	406	412	414
Tagish	355	361	378
Teslin	470	474	474
Watson Lake	1,491	1,510	1,521
Whitehorse Area¹	32,653	33,285	33,590
Other*	89	81	84
Yukon	41,765	42,507	42,827

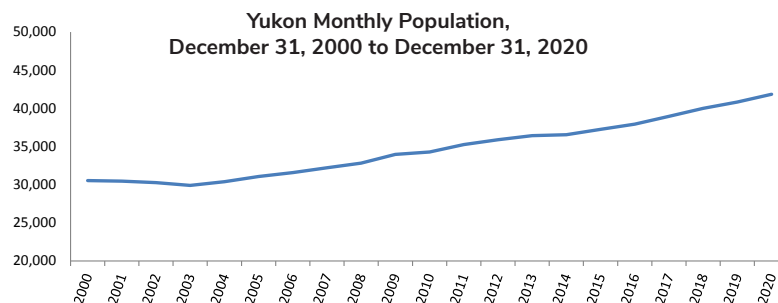
¹ Marsh Lake is included in Whitehorse Area.

* Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.3 Vital Statistics

	Births	Deaths	Marriages
Year-to-date change	21 27.3%	16 32.0%	-5 -19.2%
2021			
March (p)	29	20	6
February (r)	33	19	7
January	36	27	8
2020 total	389	256	141
December	38	25	11
November	33	21	8
October	41	17	14
September	30	24	12
August	26	26	24
July	41	26	18
June	33	28	14
May	35	16	10
Apr	35	23	4
March	31	13	8

Source: Yukon Bureau of Statistics.

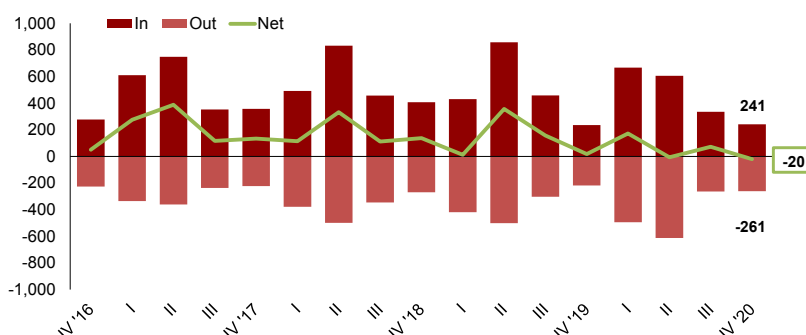


Population Report, Fourth Quarter, 2020:
<https://yukon.ca/en/population-report-q4-2020>

Did you know?

On December 31, 2020, Yukoners aged 65 and older (5,934) increased by 375, or 6.7%, compared to December 31, 2019 (5,559).

1.4 Migration Estimates*



*Please see endnotes on page 12.
Source: Statistics Canada. Tables 17-10-0020-01 and 17-10-0040-01.

Preliminary estimates of Statistics Canada show that in the fourth quarter of 2020, Yukon lost 20 people through net migration — 15 were lost through interprovincial migration and 5 were lost through international migration.

Of the interprovincial migrants, **net losses** were from:

- Alberta (-28);
- British Columbia (-23);
- Northwest Territories (-22);
- Saskatchewan (-17);
- Newfoundland (-6);
- Prince Edward Island (-3); and
- Manitoba (-1).

Conversely, **net gains** were to:

- Ontario (+75); and
- Nova Scotia (+10).

Source: Statistics Canada. Table 17-10-0045-01.



2. Employment

2.1 Labour Force Statistics* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
2021						
April	23,800	22,400	1,400	5.9%	73.2%	68.9%
March	23,800	22,300	1,600	6.7%	73.5%	68.8%
February	23,600	22,100	1,600	6.8%	72.8%	68.2%
January	23,300	21,900	1,300	5.6%	71.9%	67.6%
2020						
December	23,300	22,100	1,200	5.2%	71.9%	68.2%
November	23,100	22,100	1,000	4.3%	71.3%	68.2%
October	22,900	21,400	1,400	6.1%	70.7%	66.0%
September	22,500	21,000	1,500	6.7%	69.4%	64.8%
August	22,900	21,000	1,900	8.3%	70.9%	65.0%
July	22,800	21,100	1,700	7.5%	70.6%	65.3%
June	22,500	21,100	1,400	6.2%	69.9%	65.5%
May	22,400	21,500	1,000	4.5%	69.8%	67.0%
April	23,000	22,400	600	2.6%	71.7%	69.8%

Yukon Employment, April 2021:
<https://yukon.ca/en/yukon-employment-april-2021>

Yukon Employment Annual Review, 2019: <https://yukon.ca/en/yukon-employment-annual-review-2019>

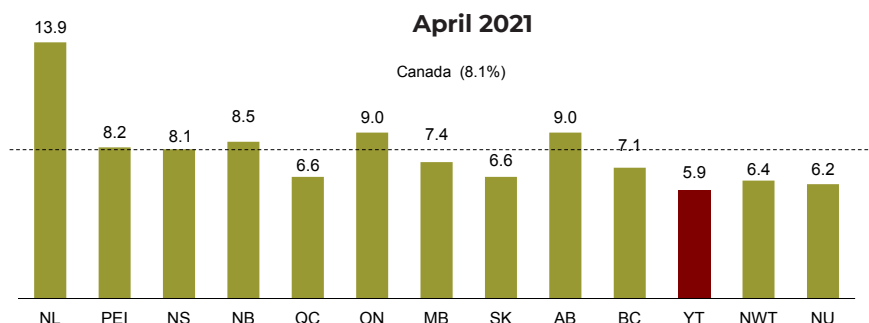
Yukon Employment Historical Data, 2010 to 2019: <https://yukon.ca/en/yukon-employment-historical-data-2010-2019>

*Please see table endnotes on page 12.
 Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0090-01 (annual).

2.2 Canadian Unemployment Rates* (seasonally adjusted)

Did you know?

Comparing April 2021 to March 2021, private sector employment increased by 400 to 12,300 and public sector employment decreased by 200 to 9,700.



*Please see table endnotes on page 12.
 Source: Statistics Canada. Tables 14-10-0287-01 and 14-10-0292-01.

2.3 Employment, by Class of Worker* and Sector (unadjusted)

Comparing April 2021 to March 2021, employment in the services-producing sector increased by 100, or 0.5%. The goods-producing sector's employment increased by 100, or 3.4%. In April 2021, of the 22,000 employed Yukoners, 9,700, or 44.1%, were working in the public sector. Of the 12,300 workers in the private sector, 3,800, or 30.9%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2021						
April	22,000	9,700	8,500	3,800	3,000	19,000
March	21,800	9,900	8,200	3,700	2,900	18,900
February	21,500	9,600	8,300	3,600	3,100	18,500
January	21,500	9,900	8,000	3,700	3,600	17,900
2020						
December	21,600	9,500	8,300	3,800	3,600	18,000
November	21,900	9,200	8,800	4,000	3,300	18,600
October	21,600	8,900	8,700	3,900	3,500	18,100
September	21,600	9,200	8,600	3,800	3,700	17,800
August	21,800	9,700	8,300	3,900	4,200	17,600
July	21,600	9,600	8,100	3,900	3,800	17,800
June	21,200	9,400	7,900	3,900	3,700	17,600
May	21,200	9,200	7,800	4,100	3,600	17,600
April	21,800	9,300	8,200	4,200	3,600	18,100

*Please see table endnotes on page 12.
 Source: Statistics Canada. Custom data table.

Note: Public employees are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or for a government funded establishment such as schools (including colleges/universities), hospitals and public libraries.



2. Employment (cont'd)

2.4 Average Weekly Earnings, Including Overtime*

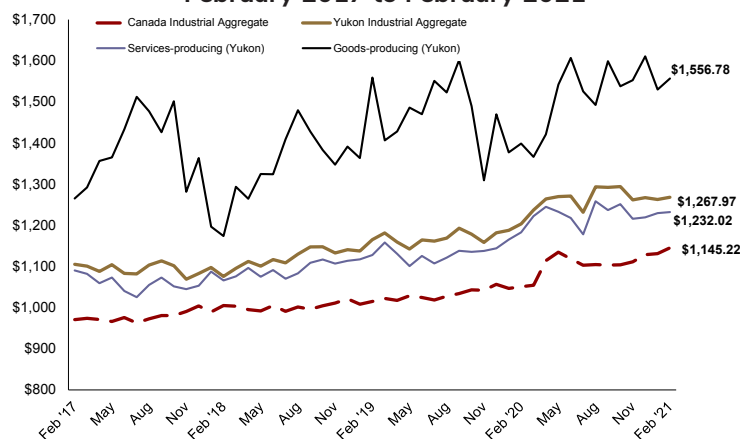
	Yukon Average*	Construction	Trade	Transp. & Ware- housing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$69.82 5.8%	\$78.13 6.4%	\$19.60 2.5%	\$39.49 3.5%	-\$103.00 -6.4%	\$161.65 25.5%	\$96.41 9.6%	\$57.92 10.7%	\$114.20 12.5%	\$58.58 3.9%
(\$)										
2021										
February (p)	1,267.97	1,234.08	819.24	1,200.75	F	779.84	1,120.66	593.25	1,028.94	1,540.41
January (r)	1,262.83	1,365.81	808.22	1,155.71	1,506.55	809.74	1,088.99	600.43	1,023.11	1,549.27
2020 annual	1,256.50	1,316.17	783.42	1,168.34	F	767.30	1,129.53	F	998.98	1,547.37
December	1,267.00	1,435.69	799.87	1,191.65	1,565.18	841.71	1,093.06	581.94	1,026.90	1,547.11
November	1,261.59	1,338.12	763.55	1,214.44	F	828.92	1,177.10	542.63	1,029.44	1,579.73
October	1,294.19	1,291.81	766.22	1,219.41	F	833.43	1,300.00	565.27	1,077.71	1,571.93
September	1,292.28	1,472.15	759.13	1,213.76	F	802.97	1,264.80	535.05	1,038.04	1,571.33
August	1,293.56	1,351.05	818.72	1,199.33	F	751.42	1,139.26	515.87	1,030.59	1,542.29
July	1,231.71	1,391.76	818.65	1,118.23	1,405.08	731.87	1,021.14	566.95	1,016.44	1,537.32
June	1,270.91	1,376.16	790.50	1,175.03	1,473.84	847.10	1,103.02	554.99	944.03	1,591.00
May	1,269.77	1,230.57	775.92	1,084.27	1,655.41	830.14	1,226.73	566.18	856.65	1,511.64
April	1,263.86	1,177.82	788.71	1,145.21	1,264.28	794.75	1,108.91	F	1,064.91	1,541.26
March	1,236.91	1,148.05	731.47	1,184.93	1,431.66	685.36	1,108.58	507.44	1,064.36	1,606.12
February	1,203.51	1,207.86	797.93	1,154.23	1,767.19	619.46	1,022.05	542.17	968.68	1,454.14

*Please see table endnotes on page 12. *Excludes self-employed.

Source: Statistics Canada. Table 14-10-0203-01 (monthly) and 14-10-0204-01 (annual).

2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada

February 2017 to February 2021^(p)

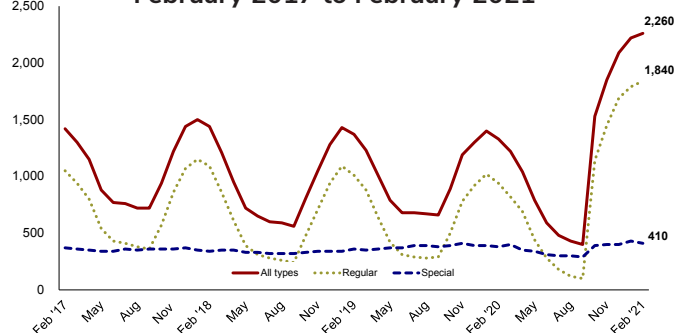


*Please see endnotes on page 12.

Source: Statistics Canada. Table 14-10-0203-01.

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

February 2017 to February 2021^(p)



*Please see endnotes on page 12.

Source: Statistics Canada. Table 14-10-0009-01.

Survey of Employment, Payroll & Hours, 2019:
<https://yukon.ca/en/survey-employment-payrolls-and-hours-2019>

Did you know?

Yukon's preliminary average weekly earnings figure for Construction in February 2021 (\$1,234.08) increased by \$26.22, or 2.2%, compared to February 2020 (\$1,207.86).

2.7 Employment Insurance Beneficiaries, by Community*

	Feb 2020	Jan ^(p) 2020	Feb ^(p) 2021
Beaver Creek	10	10	10
Burwash Landing	10	0	0
Carmacks	30	40	40
Dawson	230	330	320
Faro	10	30	20
Haines Junction	70	80	90
Marsh Lake	10	20	20
Mayo	20	50	50
Mt. Lorne	0	10	10
Old Crow	10	30	30
Pelly Crossing	20	40	30
Ross River	20	30	30
Tagish	10	20	20
Watson Lake	50	80	80
Whitehorse	780	1,330	1,380
Yukon Total	1,330	2,220	2,260

*Community is defined by census subdivision.

Please see table endnotes on page 12.

Source: Statistics Canada, Custom data table.



3. Consumer Prices

3.1 Consumer Price Index, Whitehorse (2002 = 100)*

	Index			% Change	
	Mar 2020	Feb 2021	Mar 2021	Feb '21 to Mar '21	Mar '20 to Mar '21
All-Items	135.1	136.4	136.6	0.1	1.1
Food	135.0	133.0	131.1	-1.4	-2.9
Shelter	168.5	170.3	171.4	0.6	1.7
Household Operations, Furnishings & Equipment	108.0	110.5	109.0	-1.4	0.9
Clothing & Footwear	102.6	102.9	103.1	0.2	0.5
Transportation	140.8	143.5	145.6	1.5	3.4
Health & Personal Care	129.5	130.3	130.2	-0.1	0.5
Recreation, Education & Reading	100.9	102.2	102.4	0.2	1.5
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	176.6	177.9	178.0	0.1	0.8
Special Aggregates					
Energy	171.0	171.6	177.7	3.6	3.9
All-items excluding energy	131.9	133.2	133.0	-0.2	0.8

*Please see table endnotes on page 12. Source: Statistics Canada. Table 18-10-0004-01.

In March 2021 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 1.1% (figures for Yukon are not available); 1.1 percentage points lower than that for Canada (2.2%).

Major contributors to the year-over-year **increase** were the prices of:

- Purchase and leasing of passenger vehicles;
- Rent; and
- Internet access services.

Some of these year-over-year increases were offset by **decreases** in the prices of:

- Telephone services;
- Mortgage interest cost; and
- Women's clothing.

On a **month-to-month** basis, from February 2021 to March 2021, the CPI for Whitehorse (figures for Yukon are not available) increased 0.1%.

Major contributors to month-to-month **increases** were the prices of:

- Inter-city transportation; fuel oil and other fuels; and gasoline.

Major contributors to the month-to-month **decreases** were the prices of:

- Telephone services; pet food and supplies; and purchase and leasing of passenger vehicles.

3.2 Monthly Average Retail Prices for Selected Food Products, Whitehorse, British Columbia and Alberta, March 2021

Selected food product	Whitehorse, Y.T.			Selected food product	Whitehorse, Y.T.		
	Whitehorse, Y.T.	British Columbia	Alberta		Whitehorse, Y.T.	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 17.74	\$ 16.22	\$ 16.35	Eggs, 1 dozen	\$ 4.17	\$ 4.64	\$ 4.08
Stewing beef, 1 kg	\$ 14.42	\$ 14.72	\$ 15.09	Apples, 1 kg	\$ 5.16	\$ 4.66	\$ 4.95
Ground beef, 1 kg	\$ 11.33	\$ 9.90	\$ 9.81	Bananas, 1 kg	\$ 2.22	\$ 1.61	\$ 1.74
Pork chops, 1 kg	\$ 11.50	\$ 8.56	\$ 8.65	Oranges, 1 kg	\$ 3.89	\$ 3.57	\$ 3.59
Chicken, 1 kg	\$ 6.87	\$ 6.12	\$ 5.97	Carrots, 1 kg	\$ 3.06	\$ 3.07	\$ 2.92
Bacon, 500 grams	\$ 7.73	\$ 6.34	\$ 6.38	Onions, 1 kg	\$ 2.20	\$ 4.27	\$ 4.32
Milk, 4 l	\$ 5.56	\$ 5.01	\$ 5.07	Potatoes, 4.54 kgs	\$ 9.23	\$ 5.31	\$ 5.88
Butter, 454 grams	\$ 5.59	\$ 4.81	\$ 4.88				

Consumer Price Index, 2020: <https://yukon.ca/en/consumer-price-index-2020>

In March 2021, the prices of these selected food products in Whitehorse were **on average** 12.0% higher than British Columbia and 11.0% higher than Alberta.

Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, January 2021 (Whitehorse = 100)

The Community Spatial Price Index is produced biannually by the Yukon Bureau of Statistics and compares prices of regularly purchased items in Whitehorse to prices in other Yukon communities at a given point in time.

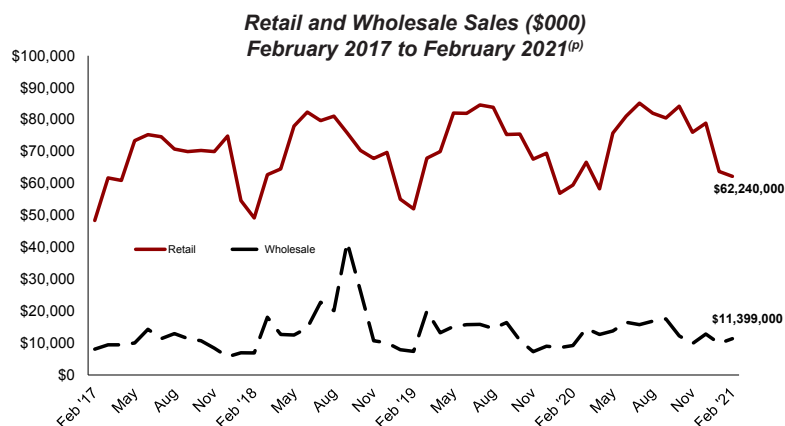
	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake	
Total Survey Items	113.7	122.3	118.7	121.0	121.1	..	117.4	115.9	114.6	Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, January 2021
Meat/Fish/Seafood	116.7	108.2	116.4	122.8	117.3	..	106.7	105.2	100.7	
Dairy/Eggs	113.9	114.6	117.1	141.7	120.5	..	122.2	119.2	112.6	
Fruit/Veg.	120.8	120.5	121.8	116.2	128.1	..	126.1	117.2	114.2	
Bread/Cereal	117.5	148.1	125.6	137.7	123.6	..	118.9	121.9	124.8	
Other Foods	122.0	135.4	138.4	134.2	140.0	..	132.3	130.5	131.0	
Household Operations	120.7	137.9	128.1	127.5	132.1	..	131.7	133.9	123.5	
Health & Personal Care	123.4	144.6	121.8	111.8	123.9	..	113.5	126.2	137.3	
Cigarettes	101.9	97.2	102.1	..	110.2	..	109.1	100.5	103.7	
Gasoline/Diesel	99.6	114.9	106.8	104.3	105.6	..	103.6	104.2	98.7	
Home Heating Fuel	101.0	104.6	102.7	106.1	104.0	..	103.1	99.8	103.5	

Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale Sales



Source: Statistics Canada. Tables 20-10-0008-01 and 20-10-0074-01.

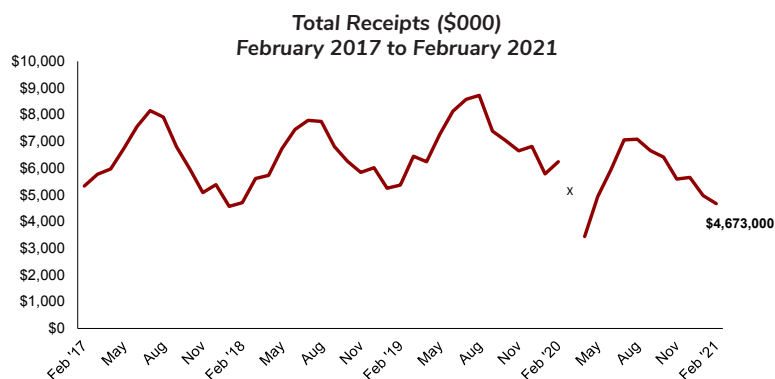
4.2 Retail Sales, by Industry Classification*

		Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change		\$9,563 8.2%	\$863 4.1%	-\$3,230 -15.8%	..
(\$000)					
2021					
February	(p)	62,240	11,809	8,484	F
January	(r)	63,772	10,065	8,688	F
2020 total	(r)	885,181	161,589	120,118	..
December	(r)	78,894	12,672	7,992	F
November	(r)	76,064	13,110	9,833	F
October	(r)	84,198	15,706	13,068	3,894
September	(r)	80,538	13,285	11,375	F
August	(r)	82,021	15,011	12,081	3,463
July	(r)	85,148	17,898	10,313	3,116
June	(r)	81,092	16,032	9,940	3,250
May	(r)	75,767	15,156	8,447	2,443
April	(r)	58,336	9,614	7,140	2,089
March	(r)	66,674	12,094	9,527	3,087
February	(r)	59,525	10,875	10,263	2,997

*Please see table endnotes on page 12.

Source: Statistics Canada. Table 20-10-0008-01.

4.3 Food Services and Drinking Places



Source: Statistics Canada. Table 21-10-0019-01.

Yukon's preliminary retail sales in February 2021 increased by \$2.7 million, or 4.6%, compared to February 2020. Canada's retail sales increased 2.2% over the same time period.

Yukon's preliminary wholesale sales in February 2021 increased by \$2.1 million, or 23.0%, compared to February 2020. Canada's wholesale sales increased 4.2% over the same time period.

Yukon Retail Sales, 2019: <https://yukon.ca/en/yukon-retail-sales-2019>

Did you know?

Yukon's unadjusted wholesale sales for 2020 (\$160.7 million) increased by \$7.0 million, or 4.6%, compared to the 2019 total (\$153.7 million).

Comparing February 2021 to February 2020, total receipts for food services and drinking places in Yukon decreased by \$1.6 million, or 25.1%; Canada's receipts decreased 34.2%.



5. Rental Units

These figures are derived from the Yukon Rent Survey which is conducted on a semi-annual basis in April and October since 2014. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes all types of buildings with rental units (displayed in table 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

5.1 Median Rent, Total Units and Vacancy Rates*; for Units in All Types of Buildings with Rental Units, Yukon, October 2020

	All Types	Single Detached House	Townhouse/ Row house	Duplex ¹	Triplex and Fourplex	Condominium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Cabin	Garden Suite
Median Rent											
All Sizes	\$1,150	\$1,675	\$1,550	\$1,350	\$1,200	\$1,700	\$1,000	\$1,035	\$1,095	x	\$1,300
Bachelor	\$900	x	...	\$1,000 [†]	\$1,000	\$1,200	\$850	\$800	...	...	x
1 Bedroom	\$1,000	\$1,200	\$1,000	\$1,055	\$1,000	\$1,375	\$1,000	\$1,045	...	x	x
2 Bedrooms	\$1,255	\$1,650	\$1,450	\$1,400	\$1,300	\$1,700	\$1,181	\$1,500	\$1,045	...	\$1,275 [†]
3-4 Bedrooms	\$1,725	\$1,775	\$1,850	\$1,700	\$1,600	\$2,100	\$1,400	x	\$1,150	x	...
5+ Bedrooms	\$2,200	\$2,200	...	...	...	...	...	...	...	...	...
Total Units											
All Sizes [†]	2,371	226	79	616	203	184	892	79	61	g [†]	21
Bachelor	184	2 [†]	...	15 [†]	7	20	116	21	...	...	3 [†]
1 Bedroom	730	28	13	185	83	31	353	26	...	3 [†]	8 [†]
2 Bedrooms	903	50	41	204	71	57	398	30	44	...	9 [†]
3-4 Bedrooms	532	123	26	213	43	76	26	2 [†]	17	5 [†]	...
5+ Bedrooms	23	23	...	...	...	...	...	...	...	...	...
Vacancy Rate											
All Sizes	3.2%	1.8%	3.8%	3.9%	2.5%	3.3%	3.4%	1.3%	4.9%	0.0% [†]	9.5%
Bachelor	10.9%	0.0% [†]	...	26.7% [†]	0.0%	15.0%	11.2%	0.0%	...	...	0.0% [†]
1 Bedroom	3.3%	0.0%	0.0%	5.9%	4.8%	6.5%	1.4%	3.8%	...	0.0% [†]	0.0% [†]
2 Bedrooms	2.3%	0.0%	7.3%	2.0%	0.0%	1.8%	2.8%	0.0%	0.0%	...	22.2% [†]
3-4 Bedrooms	1.7%	0.0%	0.0%	2.3%	2.3%	0.0%	0.0%	0.0% [†]	17.6%	0.0% [†]	...
5+ Bedrooms	17.4%	17.4%	...	...	...	...	...	...	...	...	...

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 rental 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.

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2019-2020

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2020 average	\$1,025	3.3%	\$768	10.3%	\$1,000	3.3%
October	\$1,050	3.0%	\$800	6.3%	\$1,000	0.0%
April	\$1,000	3.7%	\$735	15.4%	\$1,000	6.7%
2019 average	\$1,000	2.9%	\$750	11.5%	\$900	0.0%
October	\$1,000	2.9%	\$800	23.1%	\$900	0.0%

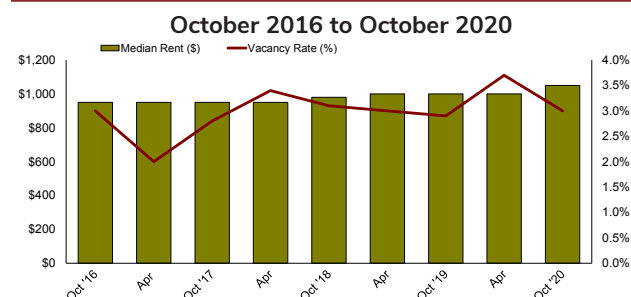
*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2020:

<https://yukon.ca/en/yukon-rent-survey-october-2020>

5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2016-2020



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.



6. Real Estate

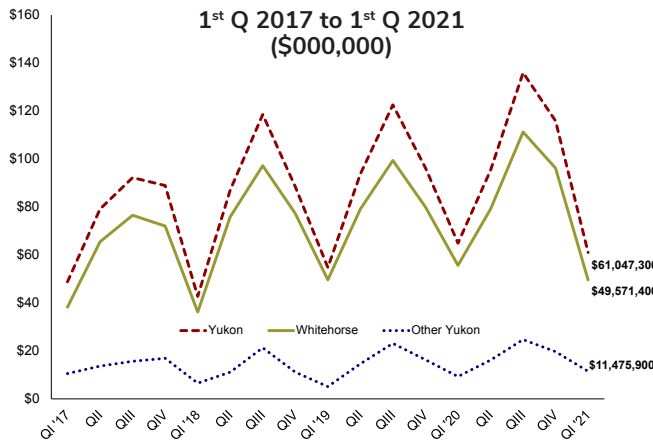
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total†		Single Houses		Mobile Homes		Condos		Duplexes	
Year-to-date change	-27	-\$6,069.3	4	\$4,898.7	4	\$1,300.0	-46	-\$17,433.5	1	\$545.5
	-24.3%	-10.9%	12.9%	31.1%	...	...	-67.6%	-62.3%	33.3%	42.5%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2021										
Q1	84	49,571.4	35	20,672.8	4	1,300.0	22	10,558.6	4	1,830.0
2020 total	693	342,133.3	288	162,634.6	18	5,760.0	299	126,724.0	34	14,650.5
Q4	181	96,171.8	78	46,705.7	5	1,589.5	72	33,112.9	9	4,195.2
Q3	228	111,225.0	103	58,599.5	9	3,009.8	87	35,895.1	15	6,281.8
Q2	173	79,095.7	76	41,555.3	4	1,160.7	72	29,724.0	7	2,889.0
Q1	111	55,640.7	31	15,774.1	0	0.0	68	27,992.1	3	1,284.5

*Please see table endnotes on page 12. † Total includes residential lots, multiple-residential, commercial, and industrial sales.
Source: Yukon Bureau of Statistics.

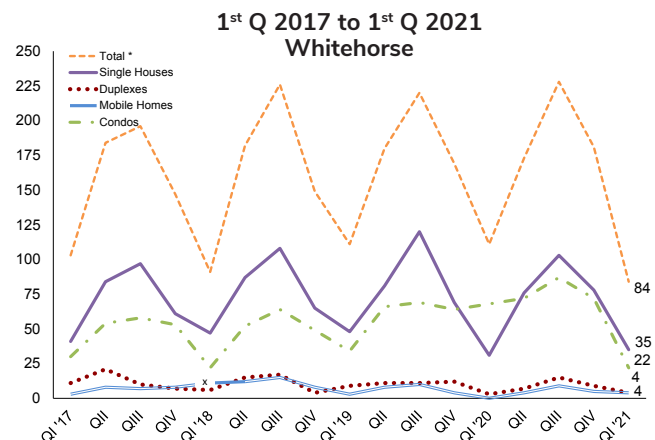
Yukon Real Estate Report, First Quarter, 2021: <https://yukon.ca/en/yukon-real-estate-report-q1-2021>

6.2 Value of Real Estate Transactions



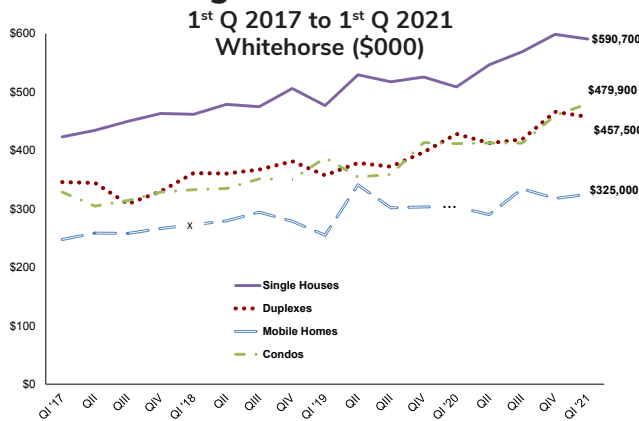
Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions



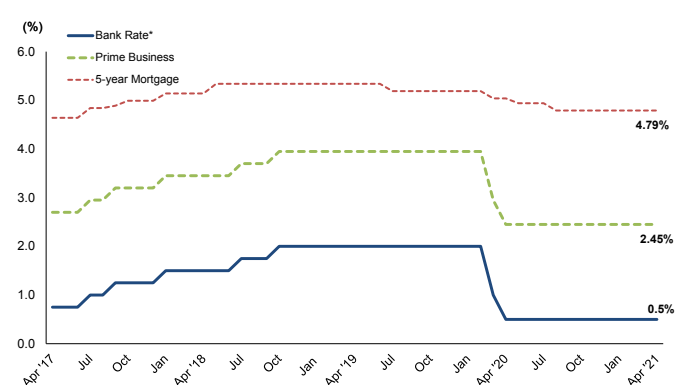
*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

6.5 Selected Interest Rates*



*Please see endnotes on page 12.

Source: Statistics Canada. Table 10-10-0145-01.

In the first quarter of 2021, the total value of real estate transactions in Yukon was \$61.0 million: \$49.6 million in Whitehorse and \$11.5 million for the rest of Yukon. Comparing the first quarter of 2021 to that of 2020, the total value of Yukon's real estate transactions decreased by \$3.9 million, or 6.0%.

Did you know?

In the first quarter of 2021, the total value in sales of single detached houses in Whitehorse was \$20.7 million, a increase of \$4.9 million, or 31.1%, compared to the first quarter of 2020 (\$15.8 million).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date	79	-\$2,720.0	56	\$12,547.4	-2	-\$125.0	3	-\$13,987.3	22	-\$1,155.1
change	27.1%	-8.7%	22.6%	133.9%	...	...	27.3%	-83.1%	73.3%	-23.3%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2021										
April	191	21,482.6	171	17,356.7	0	0.0	3	1,233.0	17	2,892.9
March	76	4,080.4	56	2,459.0	0	0.0	6	1,211.3	14	410.1
February	60	2,107.5	42	1,357.8	0	0.0	4	401.5	14	348.1
January	43	893.4	35	745.4	0	0.0	1	3.0	7	145.0
2020 total	1,776	142,067.1	1,566	95,559.8	13	1,841.0	41	28,085.2	156	16,581.1
December	49	3,174.1	39	2,989.1	0	0.0	0	0.0	10	185.0
November	54	2,451.7	40	1,300.9	0	0.0	3	248.4	11	902.5
October	152	12,344.6	124	8,040.8	3	900.0	6	31.3	19	3,372.4
September	212	11,995.8	198	8,918.4	1	216.0	2	636.8	11	2,224.6
August	253	11,229.2	225	10,118.1	5	0.0	3	530.0	20	581.1
July	283	44,518.3	252	34,076.7	1	0.0	9	9,680.2	21	761.5
June	262	13,299.1	245	11,016.5	0	0.0	2	5.0	15	2,277.6
May	220	11,770.4	195	9,727.8	1	600.0	5	117.5	19	1,325.1
April	140	9,917.7	126	5,194.0	0	0.0	3	567.0	11	4,156.8

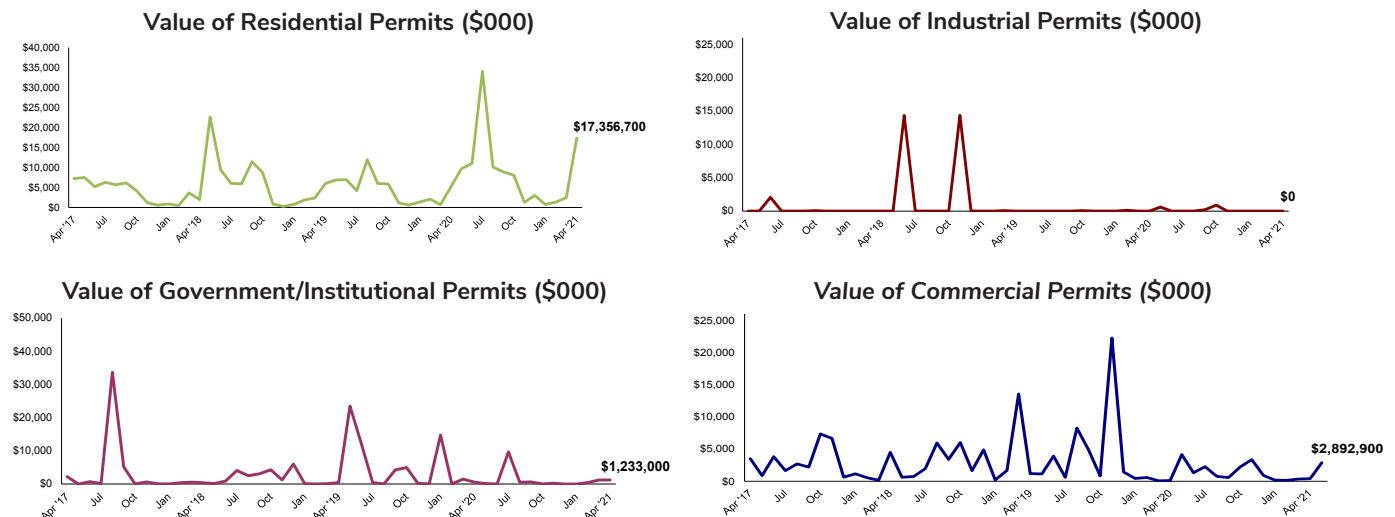
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

*Please see table endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

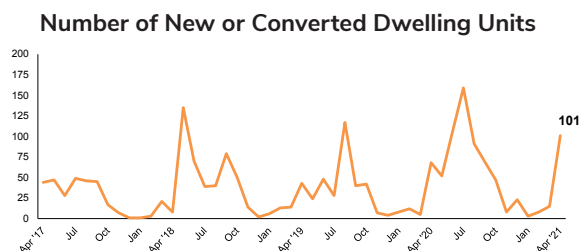
From January through April 2021, a total of 370 building permits were issued in Yukon, at a construction value of \$28.6 million. The construction value of permits decreased by \$2.7 million, or 8.7%, compared to the total value of permits issued from January through April 2020. Of the total construction value of building permits issued in January through April 2021:

- 76.7% was for residential;
- 10.0% was for government/institutional; and
- 0.0% was for industrial;
- 13.3% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, April 2017 to April 2021



7.3 Number of New or Converted Dwelling Units (Zoned Residential)*, Yukon, April 2017 to April 2021



Did you know?

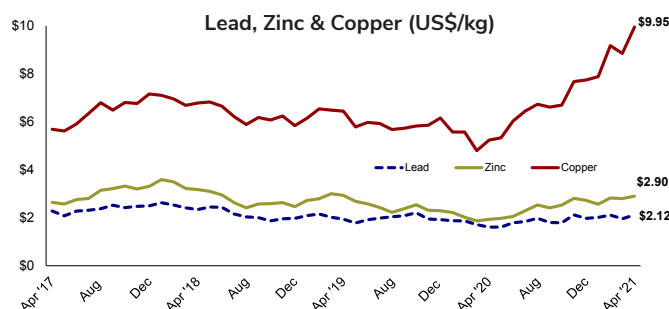
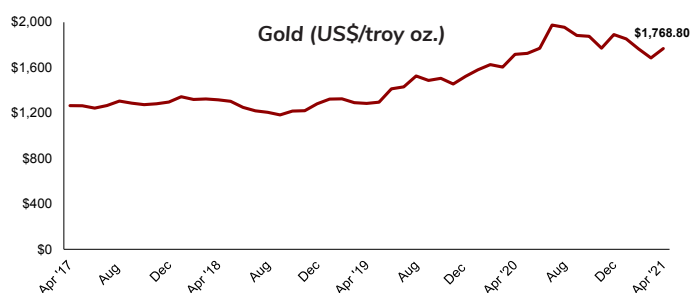
From January through April 2021, residential permits included a total of 127 new or converted dwelling units, an increase of 34 units, or 36.6%, compared to the total over the same time period in 2020.

*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

8. Resources

8.1 London Metal Commodity Prices*, April 2017 to April 2021



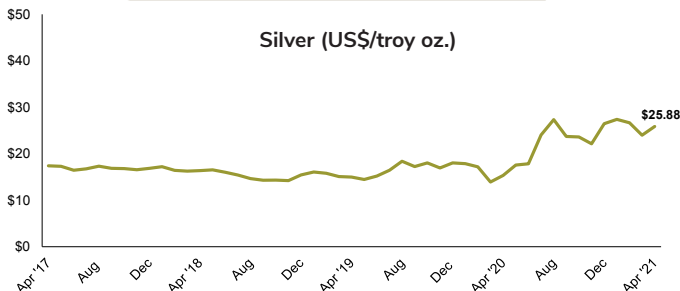
*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

Metal Prices: London Bullion Market Association and London Metal Exchange.

	Apr '20	Apr '21	Apr '20 to Apr '21 Change
US Dollars			
(\$/troy oz.)			
Gold	\$1,716.75	\$1,768.80	\$52.05
Silver	\$15.34	\$25.88	\$10.54
(\$/kg)			
Lead	\$1.61	\$2.12	\$0.51
Zinc	\$1.93	\$2.90	\$0.97
Copper	\$5.23	\$9.95	\$4.72
Canadian Dollars			
(\$/troy oz.)			
Gold	\$2,392.10	\$2,172.75	-\$219.35
Silver	\$21.37	\$31.78	\$10.41
(\$/kg)			
Lead	\$2.24	\$2.60	\$0.36
Zinc	\$2.69	\$3.57	\$0.88
Copper	\$7.29	\$12.22	\$4.93



Did you know?

The price of copper on April 30, 2021 was \$9.95 US per kg, an increase of \$4.72, or 90.2%, compared to April 30, 2020 (\$5.23).

8.2 Regular Self-Serve Gasoline

Average April 21, 2021 Prices (cents per litre)

Watson Lake	135.9
Whitehorse	138.8
Mayo	139.0
Jake's Corner	139.9
Dawson City	144.2
Haines Junction	144.4
Ross River	144.9
Teslin	144.9
Burwash Landing	145.9
Pelly Crossing	145.9
Carmacks	148.9
Carcross	148.9
Faro	149.9
Stewart Crossing	149.9
Beaver Creek	154.9

Prices for Destruction Bay and Eagle Plains were unavailable.

Source: Yukon Bureau of Statistics.

8.3 Residential Furnace Oil

Average April 21, 2021 Prices (cents per litre)

Whitehorse	130.3
Mayo	134.3
Marsh Lake	134.8
Tagish	134.8
Carcross	134.8
Carmacks	135.7
Haines Junction	135.7
Teslin	135.7
Burwash Landing	136.7
Destruction Bay	136.7
Pelly Crossing	136.9
Stewart Crossing	137.2
Faro	137.8
Watson Lake	138.8
Beaver Creek	138.8
Dawson City	140.3
Ross River	144.2

Source: Yukon Bureau of Statistics.

Yukon Fuel Price Survey, April 2021: <https://yukon.ca/en/yukon-fuel-price-survey-april-2021>



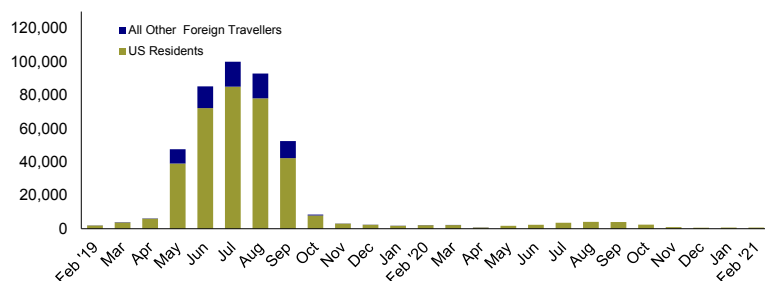
9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-1,439 -32.1%
(no. of movements)	
2021	
February	1,559
January	1,482
2020 total	29,697
December	1,496
November	2,019
October	2,585
September	2,684
August	3,182
July	2,821
June	2,990
May	3,184
April	1,943
March	2,313
February	2,853

*Please see table endnotes on page 12.

Sources: Statistics Canada. Tables 23-10-0002-01 and 23-10-0016-01.



*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0041-01 (Manipulated).

Did you know?

The number of aircraft movements at the Whitehorse airport in February 2021 was 1,559, a decrease of 1,294, or 45.4%, compared to February 2020 (2,853).

9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry*

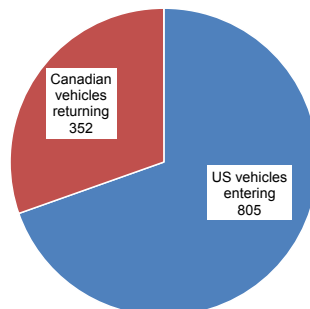
	Total	Canadians	US Residents	Other Foreign Travellers
Year-to-date change	-4,340 -75.4%	-1,814 -95.3%	-2,461 -65.0%	-65 ...
2021				
February	730	45	685	0
January	687	45	642	0
2020 total	30,555	4,113	26,328	114
December	653	43	610	0
November	989	72	917	0
October	2,570	133	2,437	0
September	4,137	157	3,980	0
August	4,258	168	4,090	0
July	3,721	152	3,569	0
June	2,470	146	2,324	0
May	1,860	108	1,752	0
April	766	51	712	3
March	3,374	1,179	2,149	46
February	3,125	1,049	2,041	35

Of the 730 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in February 2021:

- 85.5% entered through Beaver Creek;
- 8.6% through Pleasant Camp (Haines, AK to Haines Junction); and
- 5.9% entered through Whitehorse or Fraser (Skagway, AK to Carcross).

9.3 Number of Vehicles Entering or Returning through Yukon via CBSA Ports of Entry*

February 2021



*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0002-01.

Endnotes

1. Population

- 1.1 & 1.2 Population counts are as of the last day of given month. Due to rounding, the sum of columns may not equal total given.
1.2 Other includes communities such as Champagne, Elsa, Johnson's Crossing, Keno City, Stewart Crossing & Swift River.
1.4 Migration estimates are based on both international and interprovincial movement into and out of Yukon, as well as returning emigrants, temporary emigrants and non-permanent residents.

2. Employment

- 2.1 Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. Monthly figures from the Labour Force Survey are three-month moving averages based on 92% coverage and are seasonally adjusted, which refers to the technique of adjusting raw figures to remove seasonal movements; however, annual figures are unadjusted.
2.2 Yukon, Northwest Territories and Nunavut are not included in the Canadian unemployment rate.
2.3 Public Employees are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or a funded establishment such as schools (including colleges/universities), hospitals and public libraries. Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. All monthly Yukon figures from the Labour Force Survey are three-month moving averages based on 92% coverage.
2.4 & 2.5 Unclassified businesses' employees are excluded, as well as those enterprises primarily involved in agriculture, fishing and trapping, private household services, religious organizations, and military personnel of defence services.
2.6 All types includes people receiving regular, work-sharing, fishing, and special benefits. Regular benefits include people receiving regular income support benefits, whether or not they are participating in one of three employment benefit programs, namely Skills Development Program, Job Creation Partnerships Program, and Self-employment Program. Special benefits includes people receiving sickness, maternity, parental, and compassionate care benefits.
2.7 A value of "0" represents one of the following: 1) value is actually zero; 2) value may be rounded to zero; or 3) value is more than zero but is suppressed for confidentiality reasons. Communities are displayed by census subdivisions (2011 Census boundaries). For some communities, census subdivision boundaries may not align with municipal boundaries.

3. Consumer Prices

- 3.1 & 3.2 The Consumer Price Index (CPI) measures price changes over time but should not be used to compare costs between provinces and cities.

4. Trade

- 4.2 Total includes additional North American Industry Classifications (NAICS) data which are not displayed, including: Furniture and Home Furnishings Stores; Electronics and Appliance Stores; Building Material and Garden Equipment and Supplies Dealers; Food and Beverage Stores; Clothing and Clothing Accessory Stores; Sporting Goods, Hobby, Book and Music Stores and General Merchandise Stores.

5. Rental Units

- 5.1, 5.2 & 5.3 These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and December. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes buildings with 1 or more rental units (displayed in 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

6. Real Estate

- 6.1 Total includes residential lots and multiple-residential sales, which are generally too low to release due to confidentiality requirements, and non-residential sales (commercial and industrial properties). For further explanation, contact Yukon Bureau of Statistics.
6.3 Total includes residential lots and multiple-residential sales, but excludes non-residential sales (commercial and industrial properties).
6.5 All figures are from the last Wednesday of the month. The 5-year conventional mortgage is the most typical of those offered by the major chartered banks.

7. Construction

- 7.1 Rounded data may not sum to totals.
7.1, 7.2 & 7.3 Yukon totals, beginning with January 2013, are calculated by the Yukon Bureau of Statistics, based on building permit data received from Yukon Community Services and City of Whitehorse. Yukon data prior to January 2013 is exclusively from Yukon Community Services.
7.3 Does not include new or converted dwelling units in commercial or industrial properties.

8. Resources

- 8.1 Prices of gold and silver are a.m. fix prices at month-end. Prices of lead, zinc and copper are London Metal Exchange "cash seller" prices at month-end.

9. Transportation

- 9.1 As of July 2018, all aircraft movement figures are now sourced from Statistics Canada.
9.2 This table includes persons entering Yukon by land, air, train and water at Canada Border Services Agency (CBSA) ports of entry. It does not include: immigrants and former residents; non-resident crews; and Canadian crews. Although there is no permanent CBSA land port of entry in Dawson City, special annual international events between Yukon and Alaska, namely Yukon Quest and Trek Over the Top, require participants to cross the border by land. For border crossing purposes, participants in Yukon Quest are counted as pedestrians while participants in Trek Over the Top are counted as crossings by automobile.

Symbols & Abbreviations

..	not available	Q1	January 1 to March 31
...	not appropriate/applicable	Q2	April 1 to June 30
x	suppressed for confidentiality	Q3	July 1 to September 30
F	too unreliable to be published	Q4	October 1 to December 31
(p)	preliminary	(US)	US dollars
(r)	revised	(MWh)	megawatt-hour

Next release: June 11, 2021