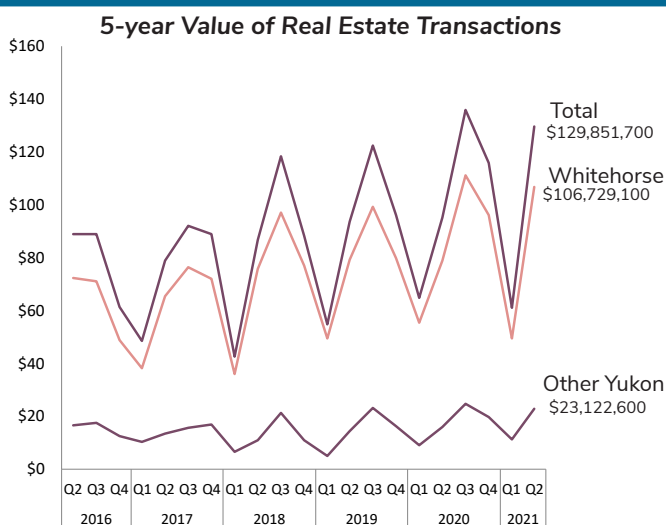




Highlights:

- During the first six months of 2021 (January to June), Yukon's retail sales increased by \$52.2 million, or 13.1%, compared to the same time period in 2020; Canada's retail sales increased 18.5% over the same time period.
- In July 2021 on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 4.2% (figures for Yukon are not available); for Canada, the CPI increased 3.7%.
- The average price of regular self-serve gasoline on August 25, 2021 in Whitehorse was 155.0 cents per litre; the highest on record.

New publication this month: Yukon Real Estate Report, Second Quarter, 2021



The total value of Yukon's real estate transactions in the second quarter increased in 2021 compared to the second quarter of 2020. In the second quarter of 2021, the total value of real estate transactions was \$129.9 million compared to \$95.3 million during the same period in 2020, an increase of \$34.6 million, or 36.3%.

Yukon Real Estate Report, Second Quarter 2021:
<https://yukon.ca/en/yukon-real-estate-report-q2-2021>

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

What else is new:

New from the Yukon Bureau of Statistics:

- Yukon Employment, August 2021: <https://yukon.ca/en/yukon-employment-august-2021>
- Yukon Fuel Price Survey, August 2021: <https://yukon.ca/en/yukon-fuel-price-survey-august-2021>
- COVID-19 Impact on Yukon Businesses, Quarter 2, 2021: <https://yukon.ca/en/covid-19-impact-yukon-businesses-quarter-2-2021>
- Experimental Indexes of Economic Activity for Yukon, May 2021: <https://yukon.ca/en/experimental-indexes-economic-activity-yukon-may-2021>
- Experimental Estimates for Business Openings and Closures for Yukon, May 2021: <https://yukon.ca/en/experimental-estimates-business-openings-and-closures-yukon-may-2021>
- Yukon Employment Historical Data, 2011 to 2020: <https://yukon.ca/en/yukon-employment-historical-data-2011-2020>

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*, Mar 31 '21

	Total	Males	Females
0-4	2,257	1,137	1,120
5-9	2,412	1,291	1,121
10-14	2,265	1,183	1,082
15-19	2,112	1,095	1,017
20-24	2,512	1,284	1,228
25-29	2,995	1,488	1,507
30-34	3,727	1,806	1,921
35-39	3,751	1,875	1,876
40-44	3,078	1,550	1,528
45-49	2,923	1,418	1,505
50-54	2,709	1,388	1,321
55-59	3,167	1,574	1,593
60-64	3,095	1,607	1,488
65-69	2,447	1,270	1,177
70-74	1,703	908	795
75+	1,872	978	894
Total	43,025	21,852	21,173

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

1.2 Population by Community*

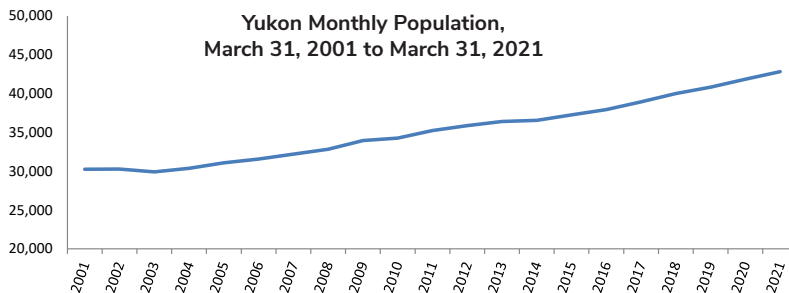
	Mar 31 2020	Dec 31 2020	Mar 31 2021
Beaver Creek	123	114	111
Burwash Landing	103	103	99
Carcross	457	477	475
Carmacks	605	595	597
Dawson City	2,271	2,261	2,270
Destruction Bay	62	64	57
Faro	424	454	457
Haines Junction	978	986	994
Johnson's Crossing	57	58	59
Mayo	475	454	454
Mendenhall	118	142	136
Old Crow	269	255	259
Pelly Crossing	391	403	403
Ross River	408	414	411
Tagish	355	378	378
Teslin	473	474	480
Watson Lake	1,496	1,521	1,524
Whitehorse Area ¹	32,912	33,590	33,781
Other*	83	84	80
Yukon	42,060	42,827	43,025

¹ Marsh Lake is included in Whitehorse Area.
* Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.3 Vital Statistics

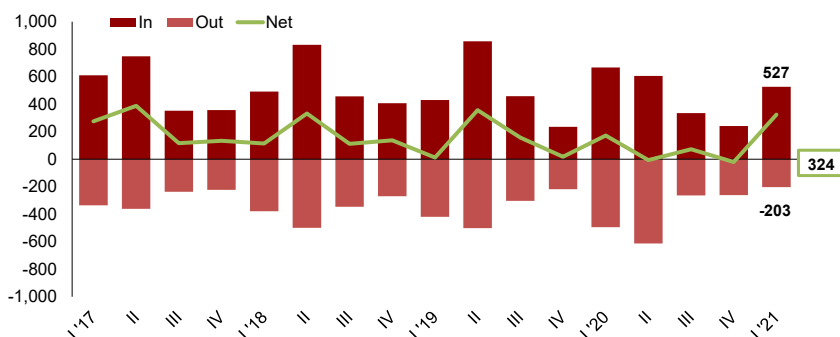
	Births	Deaths	Marriages
Year-to-date	30	45	5
change	13.6%	31.5%	6.9%
2021			
July (p)	36	40	27
June (r)	46	33	19
May	32	23	7
Apr (r)	37	26	3
March	31	20	6
February	33	19	7
January	36	27	8
2020 total	390	256	142
December	38	25	11
November	33	21	8
October	41	17	14
September	31	24	12
August	26	26	25
July	41	26	18

Source: Yukon Bureau of Statistics.



Population Report, First Quarter, 2021:
<https://yukon.ca/en/population-report-q1-2021>

1.4 Migration Estimates*



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

Did you know?

Yukon's preliminary number of deaths in July 2021 was 40, the highest on record and an increase of 14, or 53.8%, compared to July 2020 (26).

Preliminary estimates of Statistics Canada show that in the first quarter of 2021, Yukon gained 324 people through net migration — 184 were gained through interprovincial migration and 140 were gained through international migration.

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

- Ontario (+92);
- British Columbia (+56);
- Alberta (+28);
- Saskatchewan (+19);
- Manitoba (+10);
- Northwest Territories (+7); and
- New Brunswick (+5).

Conversely, **net losses** were to:

- Nova Scotia (-28); and
- Newfoundland (-5);.

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						
August	22,900	21,500	1,300	5.7%	69.8%	65.5%
July	23,000	21,600	1,400	6.1%	70.3%	66.1%
June	23,500	21,800	1,600	6.8%	72.1%	66.9%
May	23,700	22,100	1,600	6.8%	72.9%	68.0%
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	22,900	21,700	1,200	5.2%	70.9%	67.2%
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%

Yukon Employment, August 2021: <https://yukon.ca/en/yukon-employment-august-2021>

Yukon Employment Annual Review, 2020: <https://yukon.ca/en/yukon-employment-annual-review-2020>

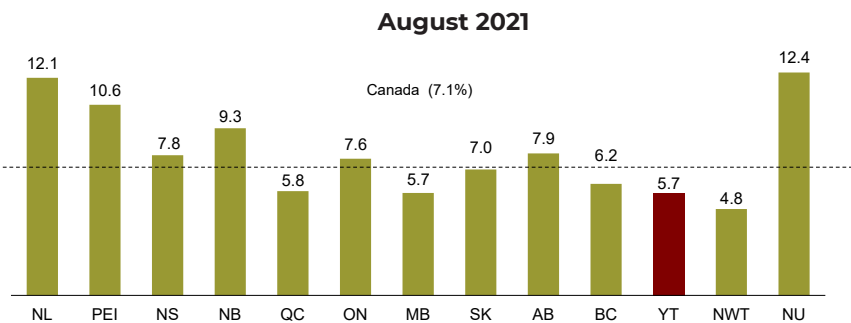
Yukon Employment Historical Data, 2011 to 2020: <https://yukon.ca/en/yukon-employment-historical-data-2011-2020>

*Please see table endnotes on page 12.
Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0393-01 (annual).

2.2 Canadian Unemployment Rates* (seasonally adjusted)

Did you know?

While females accounted for 52.9% of workers in Yukon's services-producing sector, only 15.6% of the goods-producing sector workers were female in August 2021.



*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 August 2021 to July 2021, employment in the services-producing sector increased by 100, or 0.5%. The goods-producing sector's employment remained the same at 3,200. In August 2021, of the 22,300 employed Yukoners, 9,900, or 44.6%, were working in the public sector. Of the 12,300 workers in the private sector, 3,900, or 31.7%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2021						
August	22,300	9,900	8,400	3,900	3,200	19,100
July	22,200	9,600	8,700	3,900	3,200	19,000
June	22,000	9,600	8,600	3,800	3,100	18,900
May	21,900	9,900	8,200	3,800	3,000	18,800
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

*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 level; a First Nations or other Aboriginal government; 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)

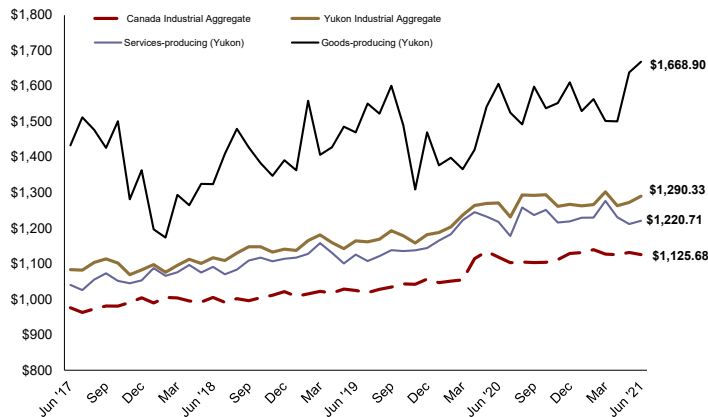
2.4 Average Weekly Earnings, Including Overtime*

	Yukon Average [‡]	Construction	Trade	Transp. & Warehousing	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	\$37.47 3.0%	\$82.53 6.7%	\$5.54 0.7%	\$20.14 1.8%	.. ..	\$72.98 9.9%	\$8.59 0.8%	.. ..	\$73.44 7.7%	\$33.59 2.2%
(\$)										
2021										
June (p)	1,290.33	1,362.70	757.77	1,124.10	1,760.38	782.12	1,113.18	635.96	1,028.91	1,567.63
May (r)	1,272.38	1,353.92	764.34	1,163.34	F	813.55	1,081.31	618.05	1,021.58	1,516.93
April	1,263.20	1,236.84	788.89	1,148.47	F	810.33	1,107.34	592.08	1,082.01	1,559.72
March	1,302.47	1,313.95	770.84	1,205.09	F	858.23	1,107.58	573.43	1,025.67	1,689.86
February	1,266.24	1,238.20	818.07	1,191.07	F	787.56	1,117.19	578.60	1,012.94	1,540.71
January	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

*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).

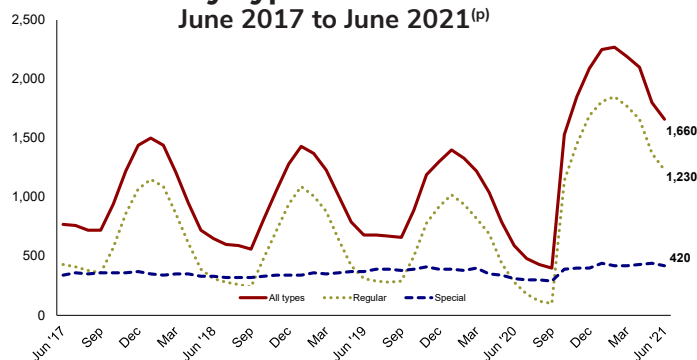
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada June 2017 to June 2021^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit* June 2017 to June 2021^(p)



*Please see endnotes on page 12.

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

Survey of Employment, Payroll & Hours, 2020:
<https://yukon.ca/en/survey-employment-payrolls-and-hours-2020>

Did you know?

Yukon's preliminary average weekly earnings figure for Construction in June 2021 (\$1,362.70) decreased by \$13.46, or 1.0%, compared to June 2020 (\$1,376.16).

2.7 Employment Insurance Beneficiaries, by Community*

	Jun 2020	May ^(p) 2021	Jun ^(p) 2021
Beaver Creek	0	10	0
Burwash Landing	0	10	10
Carmacks	10	40	30
Dawson	60	180	130
Faro	10	20	20
Haines Junction	20	70	60
Marsh Lake	0	20	20
Mayo	0	40	30
Mt. Lorne	0	10	10
Old Crow	0	20	20
Pelly Crossing	10	30	40
Ross River	10	30	30
Tagish	10	20	20
Watson Lake	30	60	60
Whitehorse	410	1,160	1,100
Yukon Total	590	1,800	1,660

*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	
	Jul 2020	Jun 2021	Jul 2021	Jun '21 to Jul '21	Jul '20 to Jul '21
All-Items	134.2	138.5	139.8	0.9	4.2
Food	132.0	134.0	135.1	0.8	2.3
Shelter	166.4	171.9	175.1	1.9	5.2
Household Operations, Furnishings & Equipment	106.5	109.7	110.5	0.7	3.8
Clothing & Footwear	101.0	105.6	106.3	0.7	5.2
Transportation	141.5	148.2	149.3	0.7	5.5
Health & Personal Care	127.5	131.6	133.1	1.1	4.4
Recreation, Education & Reading	103.4	105.9	106.1	0.2	2.6
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	177.6	180.2	180.7	0.3	1.7
Special Aggregates					
Energy	161.8	185.1	187.5	1.3	15.9
All-items excluding energy	131.6	134.6	135.8	0.9	3.2

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

In July 2021 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 4.2% (figures for Yukon are not available); Canada increased 3.7%.

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

- Gasoline;
- Purchase and leasing of passenger vehicles; and
- Fuel oil and other fuels.

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

- Mortgage interest cost
- Telephone services; and
- Inter-city transportation.

On a **month-to-month** basis, from June 2021 to July 2021, the CPI for Whitehorse (figures for Yukon are not available) increased 0.9%.

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

- Rent; homeowners' replacement cost; and other owned accommodation expenses.

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

- Fresh fruit; coffee and tea; and bakery products.

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

Selected food product	Whitehorse, Y.T.			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 21.19	\$ 18.16	\$ 17.42	\$ 3.91	\$ 4.29	\$ 3.58	\$ 6.08	\$ 5.56	\$ 5.69
Stewing beef, 1 kg	\$ 15.90	\$ 15.90	\$ 16.42	\$ 2.08	\$ 1.59	\$ 1.72	\$ 4.06	\$ 4.36	\$ 4.34
Ground beef, 1 kg	\$ 12.05	\$ 10.10	\$ 9.59	\$ 3.06	\$ 2.98	\$ 2.87	\$ 2.30	\$ 4.22	\$ 4.27
Pork chops, 1 kg	\$ 14.84	\$ 9.74	\$ 9.91	\$ 11.93	\$ 6.49	\$ 6.63			
Chicken, 1 kg	\$ 9.43	\$ 6.51	\$ 7.46						
Bacon, 500 grams	\$ 10.14	\$ 7.05	\$ 7.23						
Milk, 4 l	\$ 5.53	\$ 5.01	\$ 5.11						
Butter, 454 grams	\$ 5.81	\$ 5.26	\$ 5.33						
Eggs, 1 dozen	\$ 3.91	\$ 4.29	\$ 3.58						
Apples, 1 kg	\$ 6.08	\$ 5.56	\$ 5.69						
Bananas, 1 kg	\$ 2.08	\$ 1.59	\$ 1.72						
Oranges, 1 kg	\$ 4.06	\$ 4.36	\$ 4.34						
Carrots, 1 kg	\$ 3.06	\$ 2.98	\$ 2.87						
Onions, 1 kg	\$ 2.30	\$ 4.22	\$ 4.27						
Potatoes, 4.54 kgs	\$ 11.93	\$ 6.49	\$ 6.63						

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

In July 2021, the prices of the selected food products (in the table above) in Whitehorse were **on average** 19.7% higher than British Columbia and 19.3% higher than Alberta.

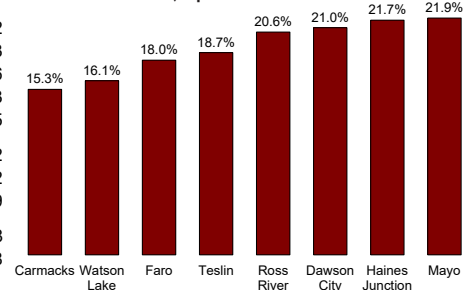
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, April 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.

	Dawson		Haines		Old Crow	Ross		Watson	
	Carmacks	City	Faro	Junction		Mayo	River	Teslin	Lake
Total Survey Items	115.3	121.0	118.0	121.7	121.9	120.6	118.7	116.1	116.1
Meat/Fish/Seafood	113.7	107.0	109.2	130.9	118.2	105.6	114.6	109.2	109.2
Dairy/Eggs	114.1	120.1	119.3	143.2	120.4	119.3	121.9	116.3	116.3
Fruit/Veg.	119.7	116.5	119.2	124.8	133.4	137.4	124.4	112.6	112.6
Bread/Cereal	126.4	156.4	127.4	134.2	132.7	123.9	129.2	132.3	132.3
Other Foods	119.8	131.1	134.3	131.1	133.4	127.7	120.9	127.5	127.5
Household Operations	124.8	135.3	127.2	114.7	136.2	144.3	140.3	130.2	130.2
Health & Personal Care	124.0	148.7	123.9	103.2	134.0	117.6	126.4	132.2	132.2
Cigarettes	99.8	97.0	100.8	..	108.7	115.8	102.4	102.9	102.9
Gasoline/Diesel	106.7	104.9	108.5	103.5	100.3	104.9	104.5	98.8	98.8
Home Heating Fuel	104.4	107.3	106.0	104.4	102.8	106.4	105.3	106.8	106.8

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, April 2021



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.

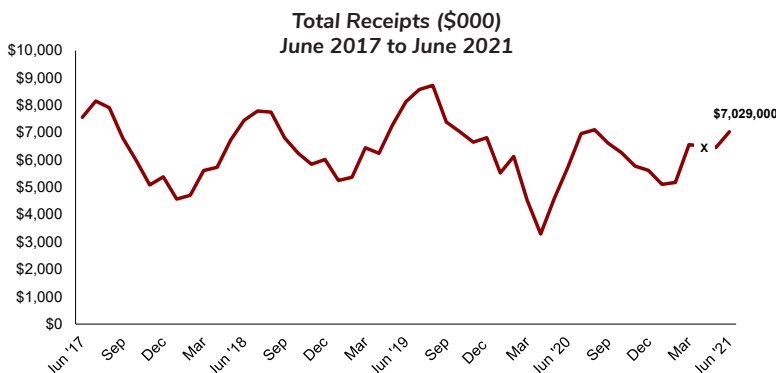
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	\$52,248 13.1%	\$10,740 14.5%	\$3,101 5.6%	..
(\$000)				
2021				
June	(p) 86,845	16,208	10,738	2,796
May	(r) 87,227	16,736	10,309	3,289
April	75,784	14,266	10,346	2,571
March	74,879	15,469	9,590	2,528
February	62,059	11,903	8,886	2,729
January	63,772	10,065	8,688	F
2020 total	885,181	161,589	120,118	..
December	78,894	12,672	7,992	F
November	76,064	13,110	9,833	F
October	84,198	15,706	13,068	3,894
September	80,538	13,285	11,375	F
August	82,021	15,011	12,081	3,463
July	85,148	17,898	10,313	3,116
June	81,092	16,032	9,940	3,250

*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 June 2021 increased by \$5.8 million, or 7.1%, compared to June 2020. Canada's retail sales increased 6.9% over the same time period. Year-to-date (January to June), Yukon's retail sales increased by \$52.2 million, or 13.1%, compared to the same time period in 2020; Canada's retail sales increased 18.5% over the same time period.

Yukon's preliminary wholesale sales in June 2021 increased by \$5.1 million, or 32.4%, compared to June 2020. Canada's wholesale sales increased 14.7% over the same time period. Year-to-date (January to June), Yukon's wholesale sales increased by \$23.3 million, or 31.6%, compared to the same time period in 2020; Canada's wholesale sales increased 19.4% over the same time period.

Yukon Retail Sales, 2020: <https://yukon.ca/en/yukon-retail-sales-2020>

Did you know?

Yukon retail sales for the first half of 2021 (January to June) totalled \$450.6 million; an increase of \$94.8 million, or 26.6%, compared to the same period of time in 2016 (\$355.8 million).

Comparing June 2021 to June 2020, total receipts for food services and drinking places in Yukon increased by \$1.3 million, or 23.0%; Canada's receipts increased 32.2%. However, Yukon's total receipts in June 2021 were \$1.1 million, or 13.6%, less than that in June 2019.



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, April 2021

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	\$1,158	\$1,674	\$1,714	\$1,400	\$1,250	\$1,890	\$1,025	\$1,071	\$1,200	..	\$1,286
Bachelor	\$850	...	...	\$1,135 [†]	\$1,013	x	\$850	\$1,000	...	..	x
1 Bedroom	\$1,025	\$1,100	\$900	\$1,161	\$1,099	\$1,000	\$1,025	\$1,071	x	..	\$1,430
2 Bedrooms	\$1,300	\$1,701	\$1,400	\$1,475	\$1,325	\$1,800	\$1,210	\$1,601	\$1,400	..	\$1,286 [†]
3-4 Bedrooms	\$1,775	\$1,750	\$1,847	\$1,700	\$1,750	\$2,032	\$1,492	\$1,675 [†]	\$1,000	..	x
5+ Bedrooms	\$2450 [†]	\$2450 [†]
Total Units											
All Sizes ⁴	2,363	223	85	616	202	182	887	74	69	..	26
Bachelor	192	...	...	21 [†]	10	4 [†]	133	20	...	..	4 [†]
1 Bedroom	740	28	7	209	73	25	356	27	2 [†]	..	12
2 Bedrooms	938	58	41	252	79	61	386	22	32	..	7 [†]
3-4 Bedrooms	479	123	37	134	39	93	11	5 [†]	35	..	2 [†]
5+ Bedrooms	14 [†]	14 [†]
Vacancy Rate											
All Sizes	1.7%	1.3%	3.5%	0.6%	2.0%	1.1%	2.0%	4.1%	0.0%	..	3.8%
Bachelor	1.0%	...	...	0.0% [†]	0.0%	0.0% [†]	0.8%	5.0%	...	..	0.0% [†]
1 Bedroom	1.5%	0.0%	0.0%	0.0%	4.1%	0.0%	1.7%	7.4%	0.0% [†]	..	0.0%
2 Bedrooms	2.1%	0.0%	7.3%	1.6%	0.0%	0.0%	2.8%	0.0%	0.0%	..	14.3% [†]
3-4 Bedrooms	1.3%	2.4%	0.0%	0.0%	2.6%	2.2%	0.0%	0.0% [†]	0.0%	..	0.0% [†]
5+ Bedrooms	0.0% [†]	0.0% [†]

x = suppressed. .. = no information available for April 2021 ... = not appropriate/ applicable.

¹ 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, 2020-2021

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2021						
April	\$1,071	2.1%	\$880	6.3%	\$1,000	0.0%
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%

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2017-2021



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, April 2021: <https://yukon.ca/en/yukon-rent-survey-april-2021>



6. Real Estate

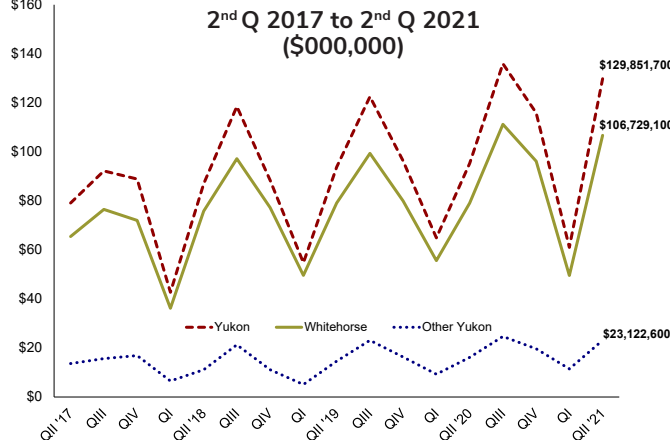
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total†		Single Houses		Mobile Homes		Condos		Duplexes	
Year-to-date change	-19	\$21,564.1	19	\$22,554.8	11	\$4,223.8	-64	-\$22,442.1	-1	\$37.5
	-6.7%	16.0%	17.8%	39.3%	275.0%	363.9%	-45.7%	-38.9%	-10.0%	0.9%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2021										
Q2	181	106,729.1	91	59,211.4	11	4,084.5	54	24,715.3	5	2,381.0
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

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

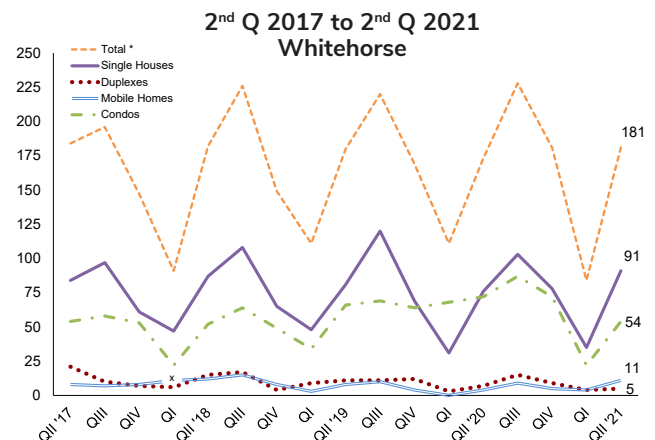
Yukon Real Estate Report, Second Quarter, 2021: <https://yukon.ca/en/yukon-real-estate-report-q2-2021>

6.2 Value of Real Estate Transactions



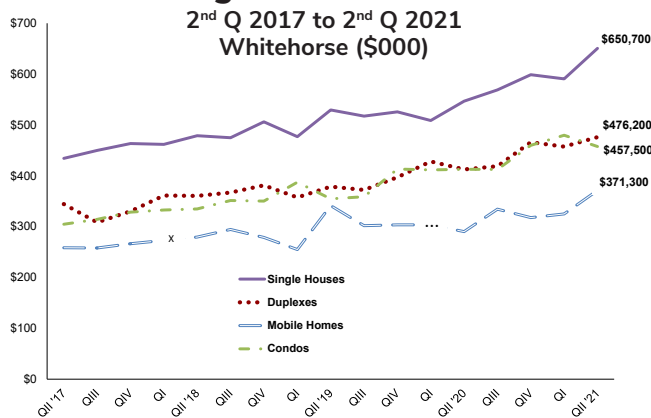
Source: Yukon Bureau of Statistics.

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* August 2017 to August 2021



*Please see endnotes on page 12.
Source: Statistics Canada. Table 10-10-0145-01.

In the second quarter of 2021, the total value of real estate transactions in Yukon was \$129.9 million: \$106.7 million in Whitehorse and \$23.1 million for the rest of Yukon. Comparing the second quarter of 2021 to that of 2020, the total value of Yukon's real estate transactions increased by \$34.6 million, or 36.3%.

Did you know?

In the second quarter of 2021, the total value in sales of single detached houses in Whitehorse was \$59.2 million, an increase of \$17.7 million, or 42.5%, compared to the second quarter of 2020 (\$41.6 million).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

Year-to-date change	Total		Residential		Industrial		Government/Institutional		Commercial	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
-141 -10.8%	15,045.6 13.4%	-166 -14.2%	6,945.8 9.3%	-5 -55.6%	156.0 21.5%	6 20.0%	-21,363.4 -78.6%	24 22.9%	29,307.2 296.1%	
2021										
August	184	18,635.6	156	15,506.1	3	875.0	9	429.5	16	1,825.0
July	172	25,037.7	155	15,788.1	0	0.0	2	28.0	15	9,221.7
June	(r) 235	31,636.2	197	15,811.3	0	0.0	9	865.0	29	14,959.9
May	(r) 209	23,845.4	189	12,804.3	1	6.0	2	1,634.1	17	9,401.0
April	(r) 189	21,470.2	169	17,344.3	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	(r) 1,776	142,627.1	1,566	96,119.8	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

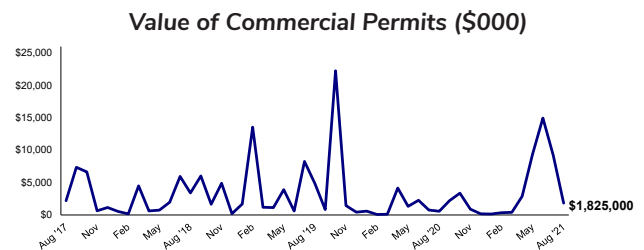
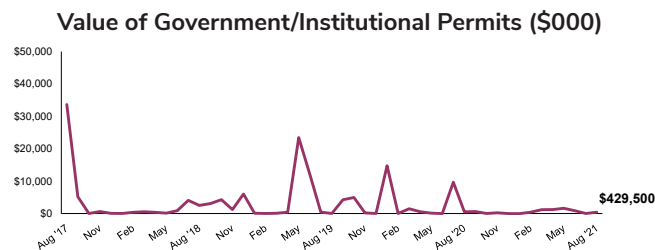
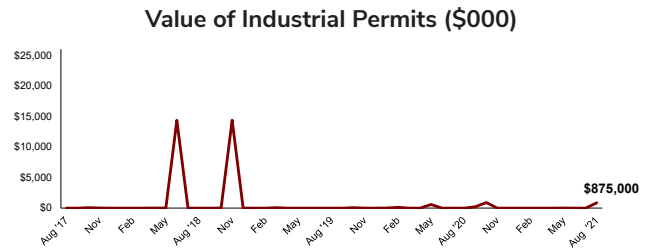
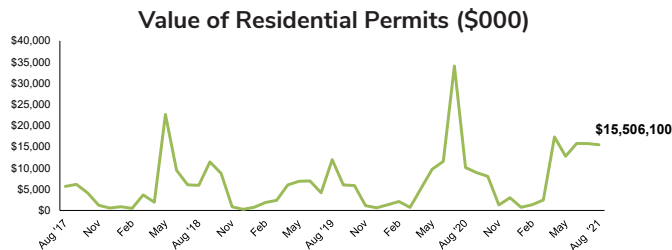
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

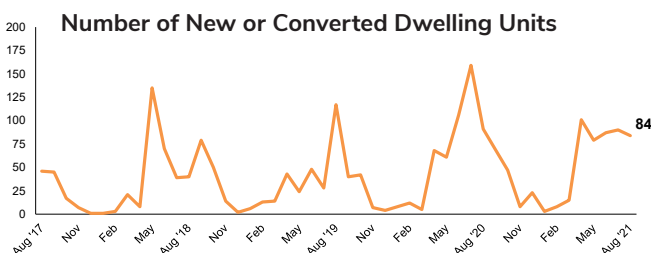
From January through August 2021, a total of 1,168 building permits were issued in Yukon, at a construction value of \$127.7 million. The construction value of permits increased by \$15.0 million, or 13.4%, compared to the total value of permits issued from January through August 2020. Of the total construction value of building permits issued in January through August 2021:

- 64.1% was for residential;
- 0.7% was for industrial;
- 4.5% was for government/institutional; and
- 30.7% was for commercial.

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



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



Did you know?

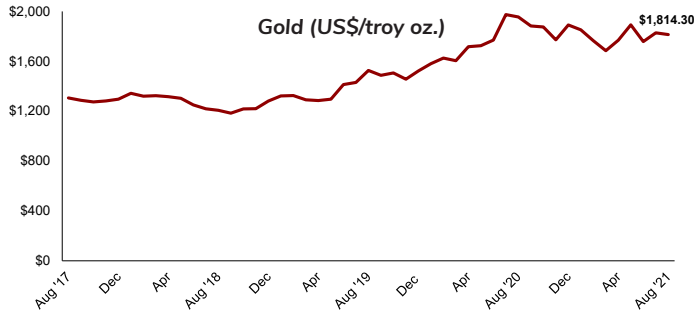
During the first 8 months of 2021 (January through August), residential permits included 467 new dwelling units. This is a decrease of 43 permits for new dwelling units, or 8.4%, compared to the same time period in 2020 (510 units).

*Please see endnotes on page 12.

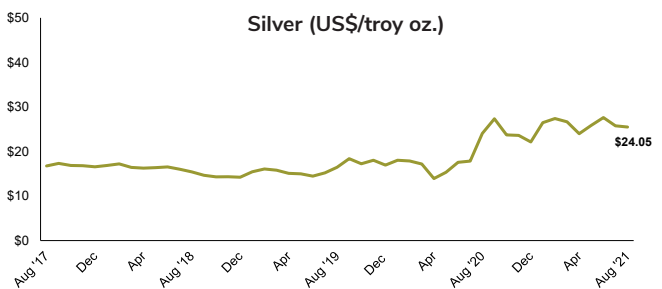
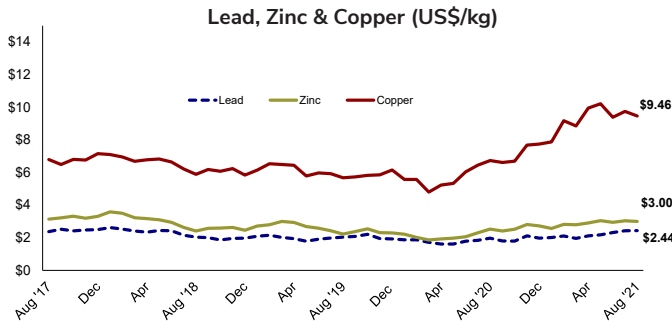
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Aug '20	Aug '21	Aug '20 to Aug '21 Change
US Dollars			
	(\$/troy oz)		
Gold	\$1,955.85	\$1,814.30	-\$141.55
Silver	\$27.35	\$24.05	-\$3.30
	(\$/kg)		
Lead	\$1.98	\$2.44	\$0.46
Zinc	\$2.53	\$3.00	\$0.47
Copper	\$6.73	\$9.46	\$2.73
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,550.22	\$2,290.35	-\$259.87
Silver	\$35.66	\$30.35	-\$5.31
	(\$/kg)		
Lead	\$2.58	\$3.07	\$0.49
Zinc	\$3.30	\$3.78	\$0.48
Copper	\$8.77	\$11.95	\$3.18



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

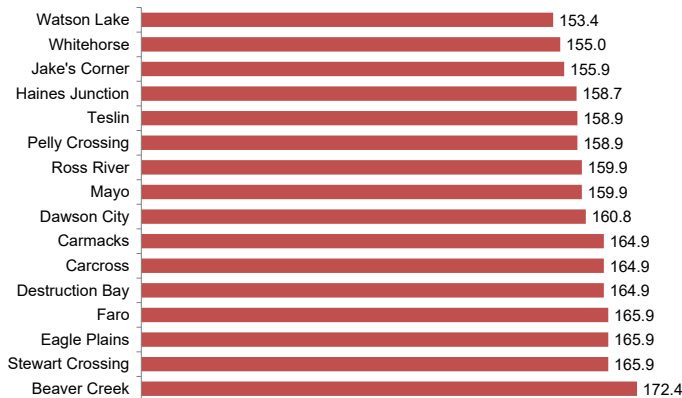
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The average price of regular self-serve gasoline on August 25, 2021 in Whitehorse was 155.0 cents per litre; the highest on record.

8.2 Regular Self-Serve Gasoline

Average August 25, 2021 Prices (cents per litre)

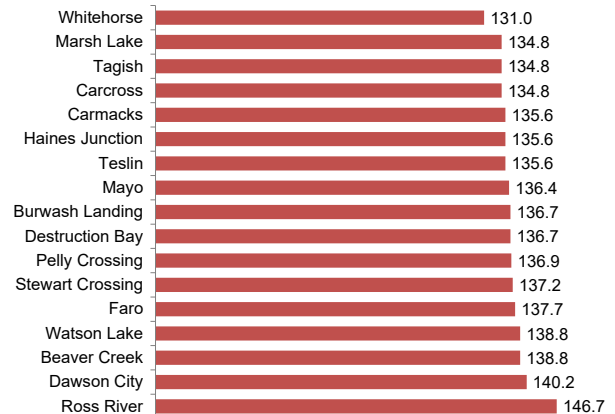


Price for Burwash Landing was unavailable.

Source: Yukon Bureau of Statistics.

8.3 Residential Furnace Oil

Average August 25, 2021 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

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

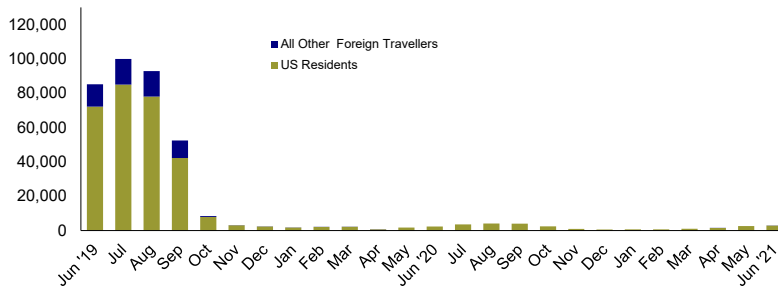


9. Transportation

9.1 Aircraft Movements*, Whitehorse

Whitehorse	
Year-to-date change	488 3.3%
(no. of movements)	
2021	
June	3,096
May	3,558
April	3,144
March	2,559
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

*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0002-01.



*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 June 2021 was 3,096, an increase of 106, or 3.5%, compared to June 2020 (2,990). However, the June 2021 number was 975, or 23.9%, below what was in June 2019.

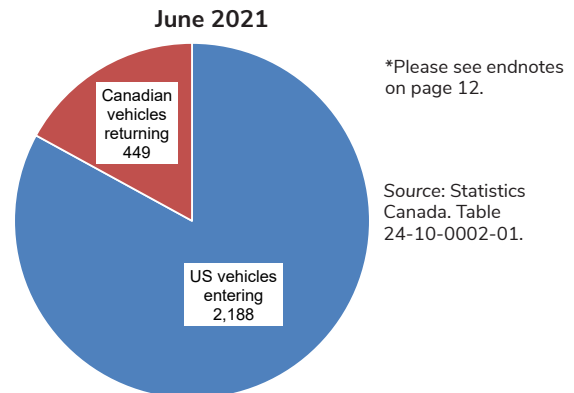
9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry*

	Total	Canadians	US Residents	Other Foreign Travellers
Year-to-date change	-4,421 -31.1%	-2,868 -84.7%	-1,443 -13.5%	-110 -96.5%
2021				
June	3,023	165	2,855	3
May	2,730	114	2,616	0
April	1,530	71	1,458	1
March	1,106	80	1,026	0
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

Of the 3,023 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in June 2021:

- 84.9% entered through Beaver Creek;
- 10.6% through Pleasant Camp (Haines, AK to Haines Junction); and
- 4.5% entered through Whitehorse or Fraser (Skagway, AK to Carcross).

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



*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		

Next release: October 15, 2021