



Yukon Monthly Statistical Review February 2021

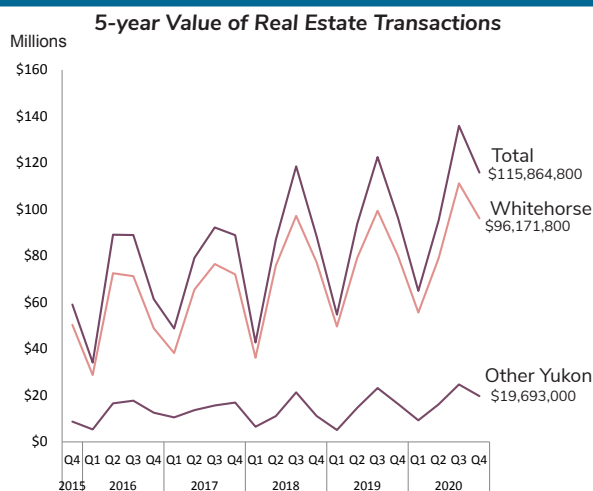
Highlights:

- The annual number of real estate transactions in Yukon for 2020 was 977, a decrease of 6, or 0.6%, compared to 2019 (983).
- In October 2020, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,050 and the vacancy rate was 3.0%.
- The total number of travellers who entered Yukon through CBSA ports of entry in 2020 was 30,555 a decrease of 474,472, or 93.9%, compared to 2019.

New publication this month: Yukon Real Estate Report, Fourth Quarter, 2020

In the fourth quarter of 2020, the total value of real estate transactions in Yukon was \$115.9 million (record high for the fourth quarter): \$96.2 million in Whitehorse and \$19.7 million for the rest of Yukon. In the fourth quarter of 2020, the total value of real estate transactions increased by \$19.5 million, or 20.3%, compared to the fourth quarter of 2019.

Yukon Real Estate Report, Fourth Quarter, 2020: <https://yukon.ca/en/yukon-real-estate-report-q4-2020>



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

What else is new:

New from the Yukon Bureau of Statistics:

- Yukon Fuel Price Survey, February 2021: <https://yukon.ca/en/yukon-fuel-price-survey-february-2021>
- Yukon Employment, February 2021: <https://yukon.ca/en/yukon-employment-february-2021>
- Yukon Rent Survey, October 2020: <https://yukon.ca/en/yukon-rent-survey-october-2020>
- Consumer Price Index, 2020: <https://yukon.ca/en/consumer-price-index-2020>
- Yukon RRSP Contributions, 2019: <https://yukon.ca/en/yukon-rrsp-contributions-2019>

- Yukon Labour Demand Survey, 2020: <https://yukon.ca/en/yukon-labour-demand-survey-2020-1>
- Impact of COVID-19 on Yukon Businesses, Labour Demand Survey, 2020: <https://yukon.ca/en/impact-covid-19-yukon-businesses-2020>

New from Statistics Canada:

- Earnings and mobility of journeyworkers in Canada, 2018: <https://www150.statcan.gc.ca/n1/pub/11-627-m/11-627-m2021016-eng.htm>

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*, Sep 30 '20

	Total	Males	Females
0-4	2,321	1,176	1,145
5-9	2,371	1,259	1,112
10-14	2,276	1,207	1,069
15-19	2,079	1,073	1,006
20-24	2,437	1,243	1,194
25-29	2,998	1,477	1,521
30-34	3,643	1,749	1,894
35-39	3,623	1,813	1,810
40-44	3,037	1,516	1,521
45-49	2,901	1,411	1,490
50-54	2,702	1,382	1,320
55-59	3,211	1,606	1,605
60-64	3,072	1,596	1,476
65-69	2,387	1,249	1,138
70-74	1,654	869	785
75+	1,795	944	851
Total	42,507	21,570	20,937

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

1.2 Population by Community*

	Sep 30 2019	Jun 30 2020	Sep 30 2020
Beaver Creek	118	124	122
Burwash Landing	111	105	108
Carcross	464	477	470
Carmacks	582	598	601
Dawson City	2,268	2,277	2,269
Destruction Bay	65	59	61
Faro	415	436	449
Haines Junction	976	989	979
Johnson's Crossing	58	54	54
Mayo	469	471	458
Mendenhall	118	130	143
Old Crow	262	265	269
Pelly Crossing	390	396	401
Ross River	400	407	412
Tagish	355	359	361
Teslin	466	473	474
Watson Lake	1,490	1,493	1,510
Whitehorse Area ¹	32,470	33,033	33,285
Other*	88	84	81
Yukon	41,565	42,230	42,507

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

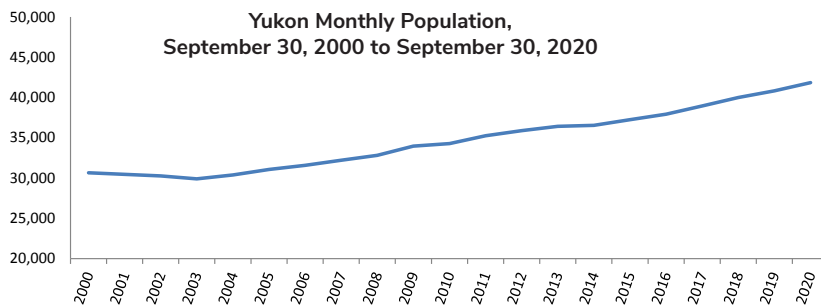
1.3 Vital Statistics

	Births	Deaths	Marriages
Year-to-date	9	9	2
change	33.3%	50.0%	33.3%
2021			
January (p)	36	27	8
2020 total (r)	388	256	141
December	37	25	11
November	33	21	8
October	41	17	14
September	30	24	12
August (r)	26	26	24
July	41	26	18
June	33	28	14
May	35	16	10
Apr	35	23	4
March	31	13	8
February	19	19	12
January	27	18	6

Source: Yukon Bureau of Statistics.

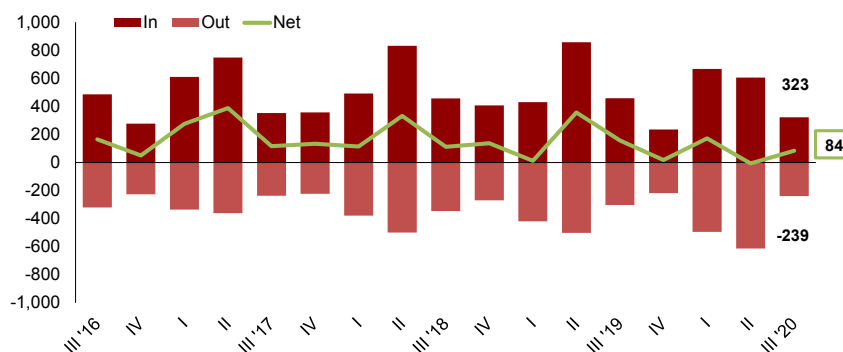
Did you know?

According to Statistics Canada's "Black History Month...by the numbers", in 2016, close to 1.2 million people in Canada reported being Black.



Population Report, Third Quarter, 2020:
<https://yukon.ca/en/population-report-q3-2020>

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 third quarter of 2020, Yukon gained 84 people through net migration — 26 were lost through interprovincial migration and 110 were gained through international migration.

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

- Alberta (+22);
- Nunavut (+15);
- Northwest Territories (+12);
- Prince Edward Island (+6);
- Ontario (+5); and
- Manitoba (+4);

Conversely, **net losses** were to:

- British Columbia (-57);
- Saskatchewan (-13)
- Nova Scotia (-10); and
- Quebec (-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						
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%
March	23,500	22,800	800	3.4%	73.2%	71.0%
February	23,800	22,900	1,000	4.2%	74.1%	71.3%

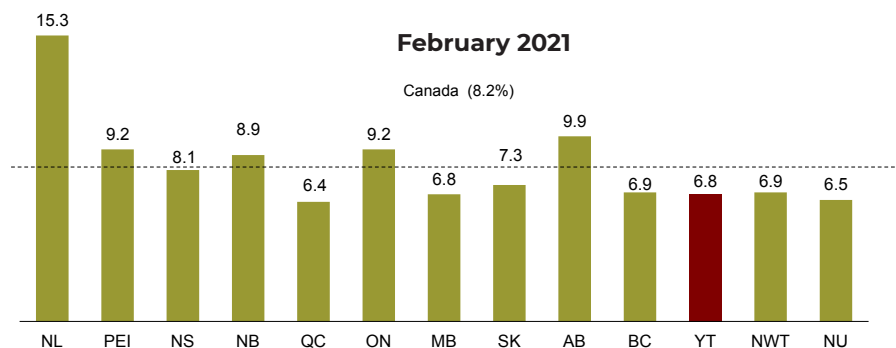
Yukon Employment, February 2021: <https://yukon.ca/en/yukon-employment-february-2021>

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)



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

Did you know?

The participation rate measures the percentage of the population aged 15 years and over, which is working or actively looking for work. In February 2021, Yukon's participation rate (72.8%) was the second-highest in Canada, following the Northwest Territories (72.9%). Note: This participation rate does not account for the decrease in labour force due to COVID-19.

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

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2021						
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
March	22,300	9,300	8,700	4,300	3,500	18,700
February	(r) 22,400	9,100	9,200	4,000	3,400	19,000

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

Comparing February 2021 to January 2021, employment in the services-producing sector increased by 600, or 3.4%. The goods-producing sector's employment decreased by 500, or 13.9%. In February 2021, of the 21,500 employed Yukoners, 9,600, or 44.7%, were working in the public sector. Of the 11,900 workers in the private sector, 3,600, or 30.3%, were self-employed.

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*

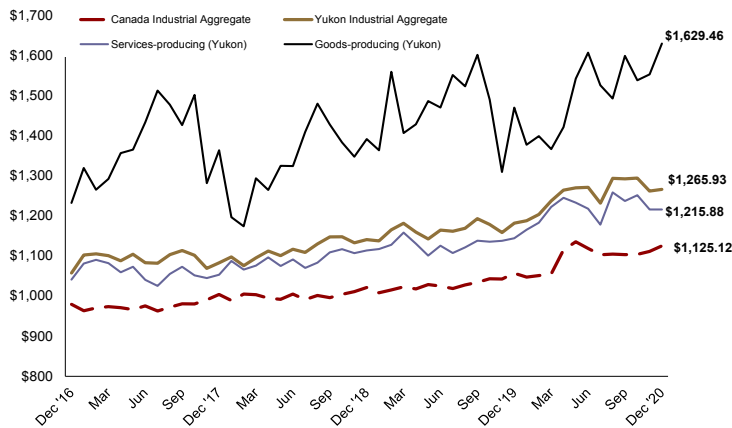
	Yukon Average*	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$90.04 7.7%	\$27.13 2.1%	\$35.69 4.8%	\$100.31 9.4%	..	..	\$89.07 8.5%	..	\$76.64 8.3%	\$109.33 7.6%
(\$)										
2020										
December (p)	1,265.93	1,453.63	797.29	1,194.82	1,544.81	845.49	1,107.19	570.52	1,019.97	1,542.09
November (r)	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
January	1,187.65	1,235.78	790.33	1,123.26	1,451.90	646.82	994.79	535.68	854.97	1,518.39
2019 annual	1,166.12	1,280.42	746.90	1,068.54	F	F	1,046.68	559.65	919.56	1,437.95
December	1,181.67	1,382.44	740.24	1,121.24	1,637.12	745.92	1,020.02	582.49	1,002.37	1,413.70

*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

December 2016 to December 2020^(p)

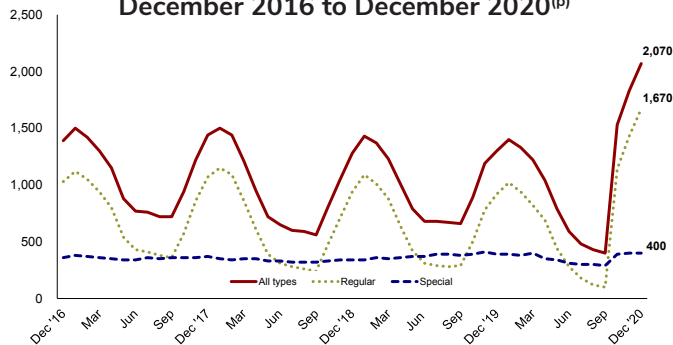


*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

December 2016 to December 2020^(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?

In December 2020, the preliminary average weekly earnings figure (\$1,215.88) for service-producing industries in Yukon was \$135.91, or 12.6%, higher than the figure for Canada (\$1,079.97).

2.7 Employment Insurance Beneficiaries, by Community*

	Dec 2019	Nov ^(p) 2020	Dec ^(p) 2020
Beaver Creek	10	10	10
Burwash Landing	0	10	10
Carmacks	30	40	40
Dawson	220	270	310
Faro	10	20	20
Haines Junction	70	70	70
Marsh Lake	10	20	20
Mayo	20	40	50
Mt. Lorne	0	10	10
Old Crow	10	20	30
Pelly Crossing	10	30	30
Ross River	20	20	30
Tagish	10	20	20
Watson Lake	50	60	70
Whitehorse	750	1,100	1,240
Yukon Total	1,300	1,830	2,070

*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	
	Feb 2020	Jan 2021	Feb 2021	Jan '21 to Feb '21	Feb '20 to Feb '21
All-Items	135.9	136.1	136.4	0.2	0.4
Food	134.6	132.8	133.0	0.2	-1.2
Shelter	169.1	170.2	170.3	0.1	0.7
Household Operations, Furnishings & Equipment	107.4	109.6	110.5	0.8	2.9
Clothing & Footwear	102.6	102.8	102.9	0.1	0.3
Transportation	145.0	142.7	143.5	0.6	-1.0
Health & Personal Care	128.4	130.5	130.3	-0.2	1.5
Recreation, Education & Reading	101.4	102.7	102.2	-0.5	0.8
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	177.2	177.9	177.9	0.0	0.4
Special Aggregates					
Energy	181.6	169.0	171.6	1.5	-5.5
All-items excluding energy	132.0	133.1	133.2	0.1	0.9

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

In February 2021 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 0.4% (figures for Yukon are not available); 0.7 percentage points lower than that for Canada (1.1%).

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:

- Gasoline;
- Telephone services; and
- Mortgage interest cost.

On a **month-to-month** basis, from January 2021 to February 2021, the CPI for Whitehorse (figures for Yukon are not available) increased 0.2%.

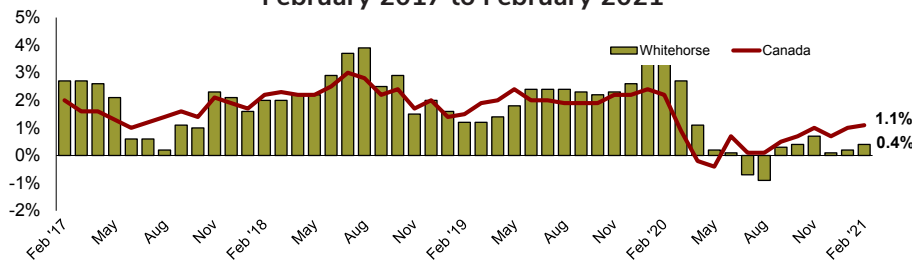
Major contributors to month-to-month **increases** were the prices of:

- Gasoline;
- Fuel oil and other fuels; and
- Non-electric kitchen utensils, tableware and cook-ware.

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

- Telephone services;
- Coffee and tea; and
- Home entertainment equipment, parts and services.

3.2 Year-over-Year Change to the Consumer Price Index* Whitehorse and Canada February 2017 to February 2021



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

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2020	1.0%	0.7%
2019	2.0%	1.9%
2018	2.4%	2.3%
2017	1.7%	1.6%
2016	1.0%	1.4%

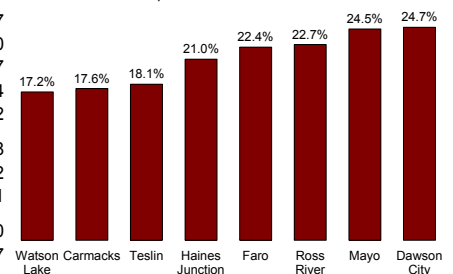
Consumer Price Index, 2020:
<https://yukon.ca/en/consumer-price-index-2020>

3.3 Community Spatial Price Index, October 2020 (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	117.6	124.7	122.4	121.0	124.5	..	122.7	118.1	117.2
Meat/Fish/Seafood	119.1	110.8	125.7	113.4	128.6	..	109.4	113.3	108.7
Dairy/Eggs	115.7	120.9	122.4	141.2	127.7	..	129.7	117.8	120.0
Fruit/Veg.	128.2	118.0	126.4	111.4	133.3	..	130.0	123.7	118.7
Bread/Cereal	126.7	142.9	132.4	132.2	133.0	..	124.0	121.7	130.4
Other Foods	120.0	138.0	140.9	137.2	139.4	..	146.6	129.2	129.2
Household Operations	124.7	147.9	134.4	135.2	135.8	..	134.5	135.8	126.8
Health & Personal Care	123.5	144.5	119.9	123.2	127.4	..	117.0	131.9	132.2
Cigarettes	106.8	103.5	97.4	..	115.8	..	118.1	104.5	110.1
Gasoline/Diesel	107.1	118.4	110.6	105.2	100.0	..	104.3	104.7	97.0
Home Heating Fuel	103.9	107.0	105.8	103.9	105.8	..	106.3	98.8	106.7

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, October 2020



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.

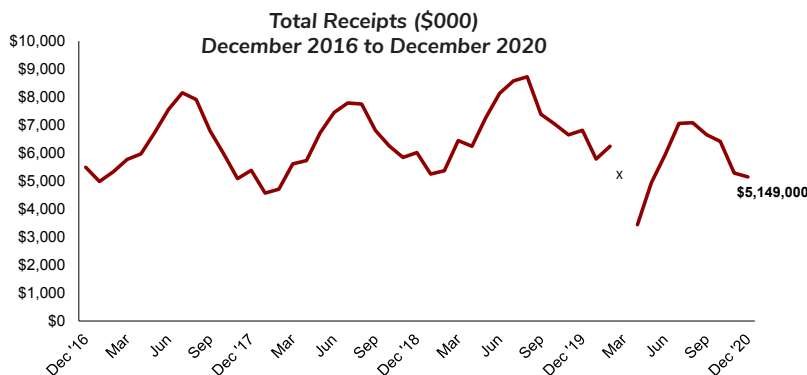
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	\$26,669 3.1%	\$6,332 4.1%	-\$24,699 -16.7%	..
(\$000)				
2020 total	(p) 892,111	161,195	122,964	..
December	(p) 81,562	12,806	9,410	F
November	(r) 75,510	13,110	9,953	F
October	82,917	15,754	13,068	3,894
September	81,153	13,272	11,894	F
August	83,404	15,024	12,477	3,543
July	86,009	17,878	10,117	F
June	82,260	15,895	10,268	F
May	75,756	14,679	8,798	2,797
April	59,258	9,491	7,503	2,617
March	66,600	12,176	9,448	3,125
February	59,516	10,969	10,097	3,023
January	58,166	10,141	9,931	F
2019 total	865,442	154,863	147,663	37,769
December	69,461	8,161	9,957	4,094

*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 December 2020 increased by \$12.1 million, or 17.4%, compared to December 2019. Canada's retail sales increased 4.5% over the same time period. Year-to-date (January to December), Yukon's retail sales increased by \$26.7 million, or 3.1%, compared to the same time period in 2019; Canada's retail sales decreased 1.3% over the same time period.

Yukon's preliminary wholesale sales in December 2020 increased by \$3.8 million, or 42.3%, compared to December 2019. Canada's wholesale sales increased 7.1% over the same time period. Year-to-date (January to December), Yukon's wholesale sales increased by \$7.0 million, or 4.6%, compared to the same time period in 2019; Canada's wholesale sales decreased 1.0% over the same time period.

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

Did you know?

Yukon's preliminary retail sales in 2020 increased 3.1% compared to 2019. This is the third-highest percentage increase in Canada following Nunavut (14.6%) and the Northwest Territories (11.1%) over the same time period.

Comparing December 2020 to December 2019, total receipts for food services and drinking places in Yukon decreased by \$1.7 million, or 24.4%; Canada's receipts decreased 35.5%.



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

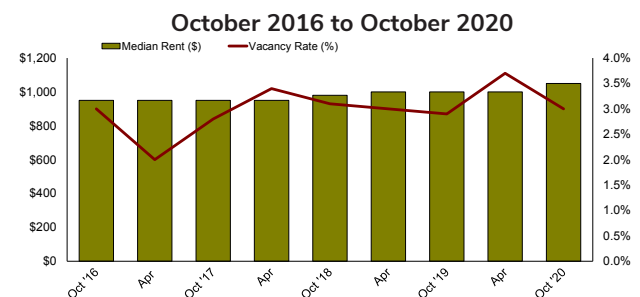
	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2020 average	\$1,025	3.3%	\$768	10.3%	\$1,000	3.3%
October	\$1,050	3.0%	\$800	6.3%	\$1,000	0.0%
April	\$1,000	3.7%	\$735	15.4%	\$1,000	6.7%
2019 average	\$1,000	2.9%	\$750	11.5%	\$900	0.0%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

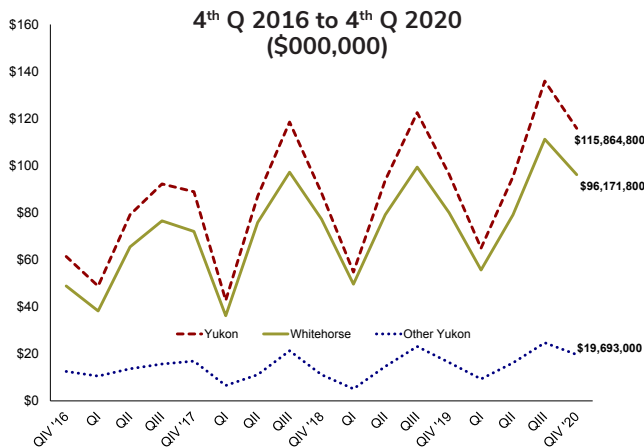
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total†		Single Houses		Mobile Homes		Condos		Duplexes	
Year-to-date change	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
	13	\$33,943.1	-30	-\$1,519.6	-7	-\$1,967.7	66	\$38,921.0	-9	-\$1,590.5
	1.9%	11.0%	-9.4%	-0.9%	-28.0%	-25.5%	28.3%	44.3%	-20.9%	-9.8%
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
2019 total	680	308,190.2	318	164,154.1	25	7,727.6	233	87,803.0	43	16,240.9
Q4	169	79,981.5	69	36,270.2	4	1,213.9	64	26,454.9	12	4,764.8

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

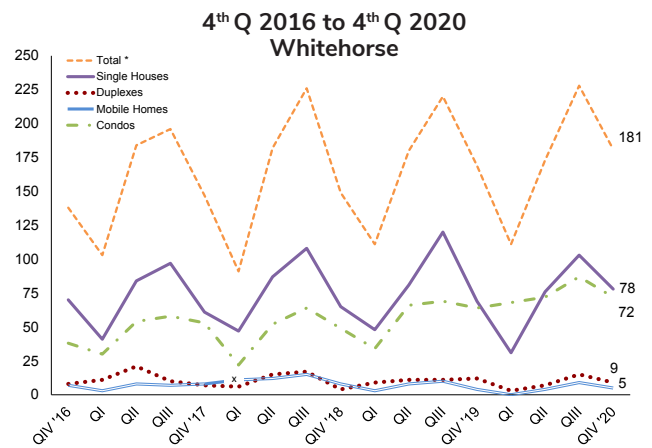
Yukon Real Estate Report, Fourth Quarter, 2020: <https://yukon.ca/en/yukon-real-estate-report-q4-2020>

6.2 Value of Real Estate Transactions



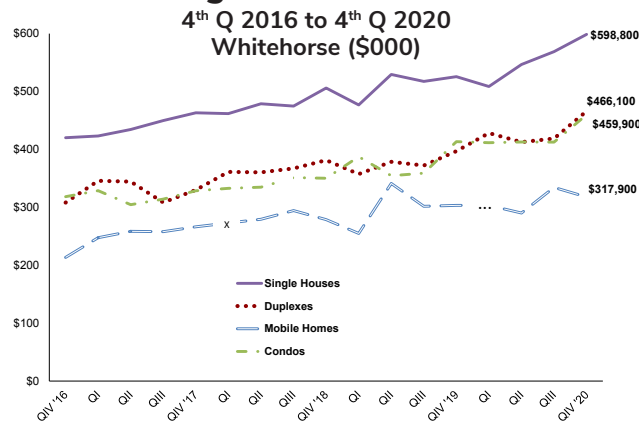
Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions



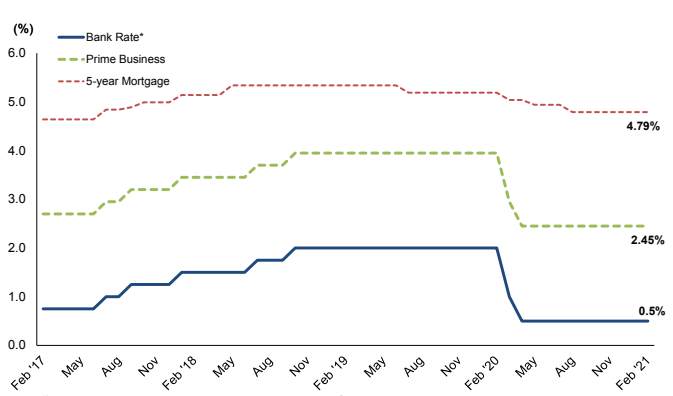
*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

6.5 Selected Interest Rates* February 2017 to February 2021



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

In the fourth quarter of 2020, the total value of real estate transactions in Yukon was \$115.9 million: \$96.2 million in Whitehorse and \$19.7 million for the rest of Yukon. Comparing the fourth quarter of 2020 to that of 2019, the total value of Yukon's real estate transactions increased by \$19.5 million, or 20.3%.

Did you know?

In the fourth quarter of 2020, the total value in sales of condominiums in Whitehorse was \$33.1 million, an increase of \$6.7 million, or 25.2% compared to the same time period in 2019 (\$26.5 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)
-8	-16,052.2	-14	-\$1,371.7	-2	-\$125.0	2	-\$14,369.2	6	-\$186.4	
-7.2%	-84.2%	-15.4%	-39.5%	...	...	66.7%	-97.3%	40.0%	-27.4%	
2021										
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
March	40	2,313.0	31	702.6	0	0.0	5	1,495.3	4	115.0
February	52	2,345.7	43	2,117.2	1	120.0	2	20.0	6	88.5

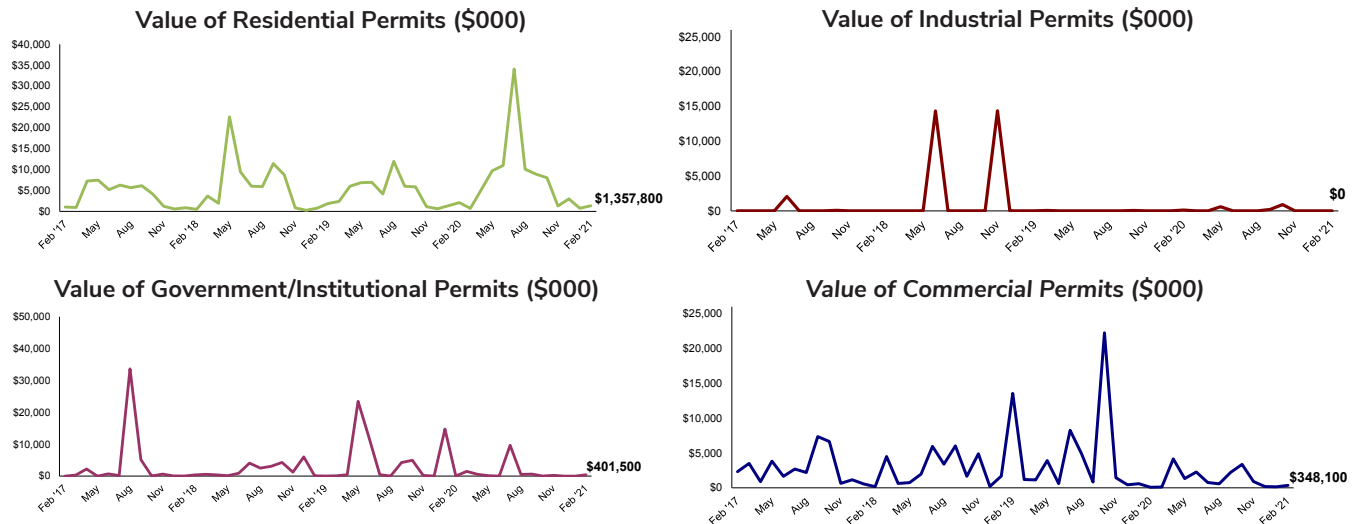
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

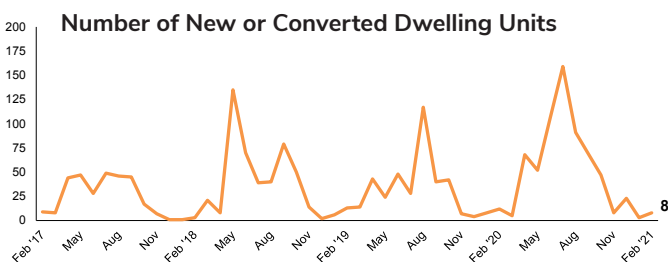
From January through February 2021, a total of 103 building permits were issued in Yukon, at a construction value of \$3.0 million. The construction value of permits decreased by \$16.1 million, or 84.2%, compared to the total value of permits issued from January through February 2020. Of the total construction value of building permits issued in January through February 2021:

- 70.1% was for residential;
- 0.0% was for industrial;
- 13.5% was for government/institutional; and
- 16.4% was for commercial.

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



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



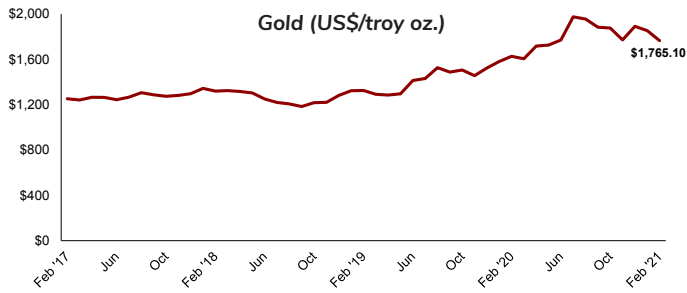
Did you know?

Of the 103 building permits issued in Yukon during January and February 2021, 77 were zoned residential of which 11 were for new or converted dwelling units.

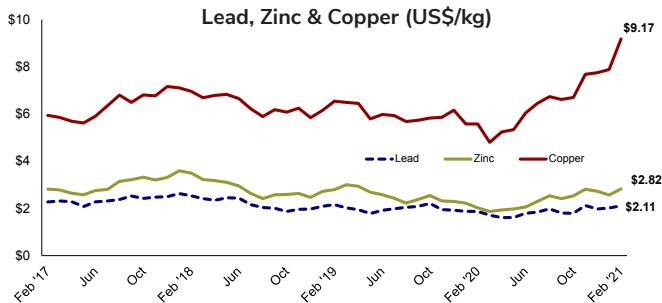
*Please see endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Feb '20	Feb '21	Feb '20 to Feb '21 Change
US Dollars (\$/troy oz.)			
Gold	\$1,626.35	\$1,765.10	\$138.75
Silver	\$17.19	\$26.69	\$9.50
(\$/kg)			
Lead	\$1.87	\$2.11	\$0.24
Zinc	\$2.02	\$2.82	\$0.80
Copper	\$5.57	\$9.17	\$3.60
Canadian Dollars (\$/troy oz.)			
Gold	\$2,181.89	\$2,249.05	\$67.16
Silver	\$23.06	\$34.00	\$10.94
(\$/kg)			
Lead	\$2.51	\$2.68	\$0.17
Zinc	\$2.71	\$3.59	\$0.88
Copper	\$7.48	\$11.69	\$4.21



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

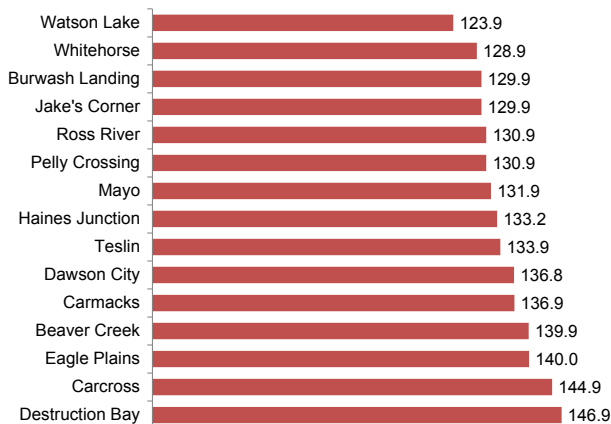
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of copper on February 28, 2021 was \$9.17 US per kg, an increase of \$3.60, or 64.6% compared to February 29, 2020 (\$5.57). It is also the highest price of copper since August 2011 (\$9.20 US per kg).

8.2 Regular Self-Serve Gasoline

Average February 24, 2021 Prices (cents per litre)

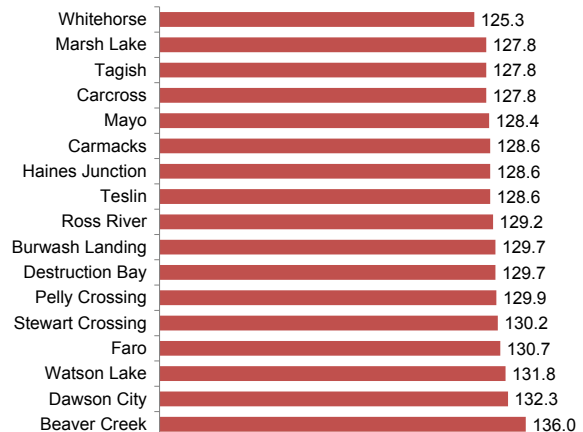


Prices for Faro and Stewart Crossing were unavailable.

Source: Yukon Bureau of Statistics.

8.3 Residential Furnace Oil

Average February 24, 2021 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

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



9. Transportation

9.1 Aircraft Movements*, Whitehorse

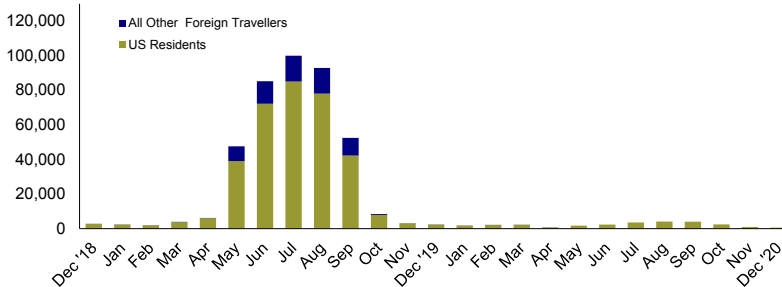
Year-to-date change	-12,815
	-30.1%
(no. of movements)	
2020 total	29,697
December	1,496
November	2,019
October	2,585
September (r)	2,684
August	3,182
July (r)	2,821
June (r)	2,990
May	3,184
April (r)	1,943
March (r)	2,313
February (r)	2,853
January	1,627
2019 total	42,512
December	1,958

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	-474,472	-94,412	-317,494	-62,566
	-93.9%	-95.8%	-92.3%	-99.8%
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
January	2,632	855	1,747	30
2019 total	505,027	98,525	343,822	62,680
December	4,170	1,789	2,332	49

*Please see table endnotes on page 12.

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



Of the 653 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in December 2020:

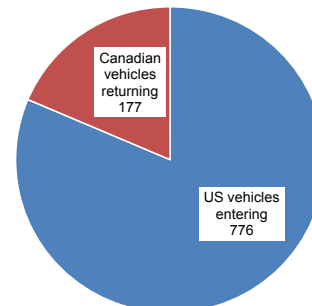
- 87.6% entered through Beaver Creek;
- 6.7% through Pleasant Camp (Haines, AK to Haines Junction); and
- 5.7% entered through Whitehorse or Fraser (Skagway, AK to Carcross).

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

Did you know?

Comparing 2020 to 2019, the total number of vehicles which entered Yukon through CBSA ports of entry decreased by 86,393, or 76.9%.

December 2020



*Please see endnotes on page 12.

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

*Please see endnotes on page 12.

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

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: April 16, 2021