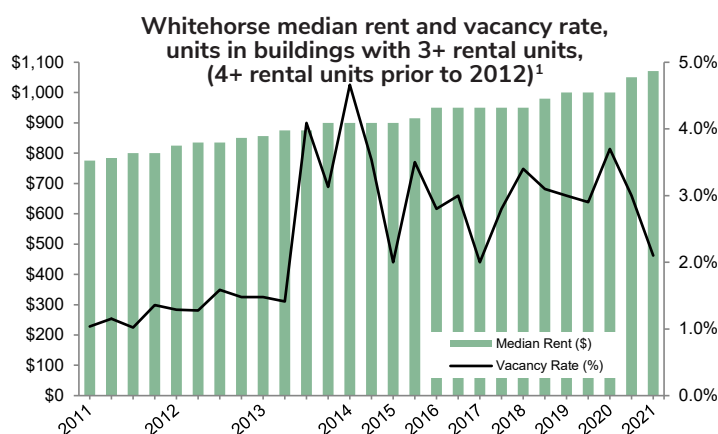




### Highlights:

- The estimated population of Yukon on March 31, 2021 was 43,025; an increase of 965, or 2.3%, compared to the figure for March 31, 2020 (40,060).
- The price of gold on July 31, 2021 was \$1,828.25 US per troy oz; a decrease of \$146.45, or 7.4%, compared to July 31, 2020 (\$1,974.70).
- In April 2021, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,071 and the vacancy rate was 2.1%.
- The average price of regular self-serve gasoline on July 28, 2021 in Whitehorse was 149.2 cents per litre; the highest on record.



For units in buildings with 3 or more rental units, the median rent in April 2021 (\$1,071) increased by \$71 compared to a year earlier (April 2020) and increased by \$21 compared to the previous reporting period (October 2020). The vacancy rate remained almost stable (around 1.5%) between March 2011 and June 2013, and then started increasing to reach 4.7% in April 2014, (the highest rate since 2004) before settling down to a range of 2.0% to 3.7%. The vacancy rate in April 2021 (2.1%) was 1.6 percentage points lower than the rate in April 2020 (3.7%), and 0.9 percentage points lower compared to the vacancy rate in October 2020 (3.0%).

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

### What else is new:

#### New from the Yukon Bureau of Statistics:

- Yukon Employment, July 2021: <https://yukon.ca/en/yukon-employment-july-2021>
- Yukon Fuel Price Survey, July 2021: <https://yukon.ca/en/yukon-fuel-price-survey-july-2021>
- Population Report, First Quarter, 2021: <https://yukon.ca/en/population-report-q1-2021>
- Comparison of Average and Median Rent, March 2011 to April 2021: <https://yukon.ca/en/comparison-average-and-median-rent-march-2011-april-2021>
- Yukon Statistical Review, 2020: <https://yukon.ca/en/yukon-statistical-review-2020>
- Experimental Indexes of Economic Activity for Yukon, March 2021: <https://yukon.ca/en/experimental-indexes-economic-activity-yukon-march-2021>
- Experimental Estimates for Business Openings and Closures Yukon, April 2021: <https://yukon.ca/en/experimental-estimates-business-openings-and-closures-yukon-april-2021>

Interested in more data or updates?

Yukon community information  
[www.sewp.gov.yk.ca](http://www.sewp.gov.yk.ca)

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



Follow us on Twitter  
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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
<b>Total</b>	<b>43,025</b>	<b>21,852</b>	<b>21,173</b>

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

## 1.2 Population by Community\*

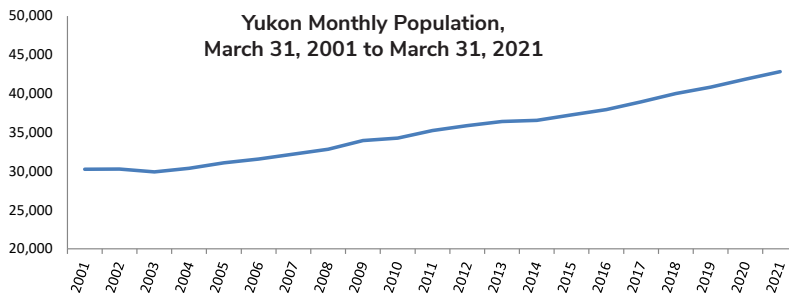
	Mar 31 2020	Dec 31 2020	Mar 31 2021
Beaver Creek	123	114	111
Burwash Landing	103	103	99
Carcross	457	477	475
Carmacks	605	595	597
Dawson City	2,271	2,261	2,270
Destruction Bay	62	64	57
Faro	424	454	457
Haines Junction	978	986	994
Johnson's Crossing	57	58	59
Mayo	475	454	454
Mendenhall	118	142	136
Old 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 <sup>1</sup>	32,912	33,590	33,781
Other*	83	84	80
<b>Yukon</b>	<b>42,060</b>	<b>42,827</b>	<b>43,025</b>

<sup>1</sup> 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	33	31	-4
change	18.3%	26.5%	-7.4%
<b>2021</b>			
June (p)	45	33	19
May	32	23	7
Apr	36	26	3
March	31	20	6
February	33	19	7
January	36	27	8
<b>2020 total (r)</b>	<b>390</b>	<b>256</b>	<b>142</b>
December	38	25	11
November	33	21	8
October	41	17	14
September	31	24	12
August (r)	26	26	25
July	41	26	18
June	33	28	14

Source: Yukon Bureau of Statistics.

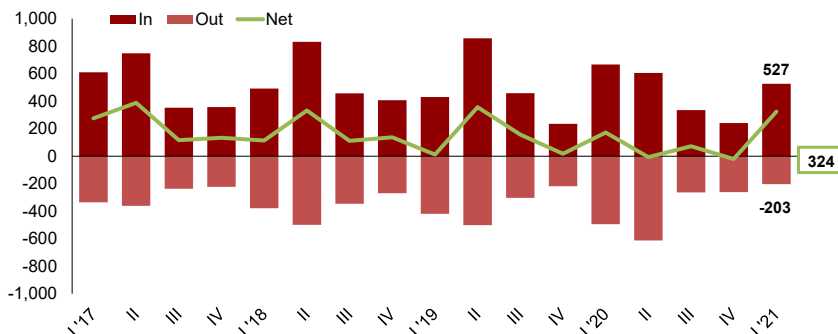


Population Report, First Quarter, 2021:  
<https://yukon.ca/en/population-report-q1-2021>

### Did you know?

Comparing March 31, 2021 to March 31, 2011, the number of Yukoners age 30-44 increased by 2,891 or (37.7%).

## 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 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
<b>2021</b>						
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%
<b>2020</b>	<b>22,900</b>	<b>21,700</b>	<b>1,200</b>	<b>5.2%</b>	<b>70.9%</b>	<b>67.2%</b>
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%

Yukon Employment, July 2021:

<https://yukon.ca/en/yukon-employment-july-2021>

Yukon Employment Annual

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

Yukon Employment Historical

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

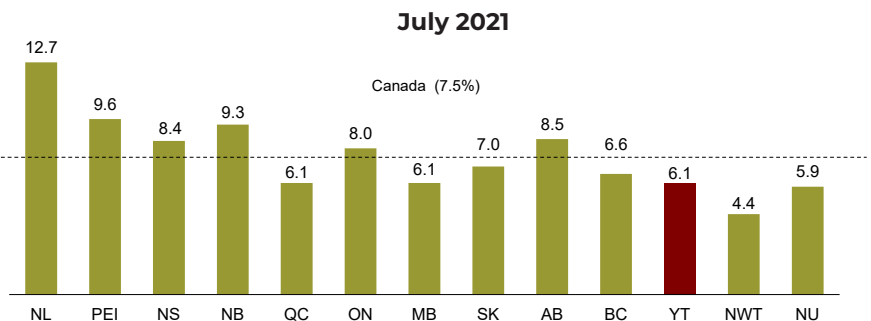
\*Please see table endnotes on page 12.

Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0393-01 (annual).

### 2.2 Canadian Unemployment Rates\* (seasonally adjusted)

#### Did you know?

The unemployment rate for Yukon's youth (aged 15-24 years) decreased from 13.8% in June 2021 to 6.9% in July 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 July 2021 to June 2021, employment in the services-producing sector increased by 100, or 0.5%. The goods-producing sector's employment increased by 100, or 3.2%. In July 2021, of the 22,200 employed Yukoners, 9,600, or 43.2%, were working in the public sector. Of the 12,600 workers in the private sector, 3,900, or 31.0%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
<b>2021</b>						
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
<b>2020</b>						
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

\*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)

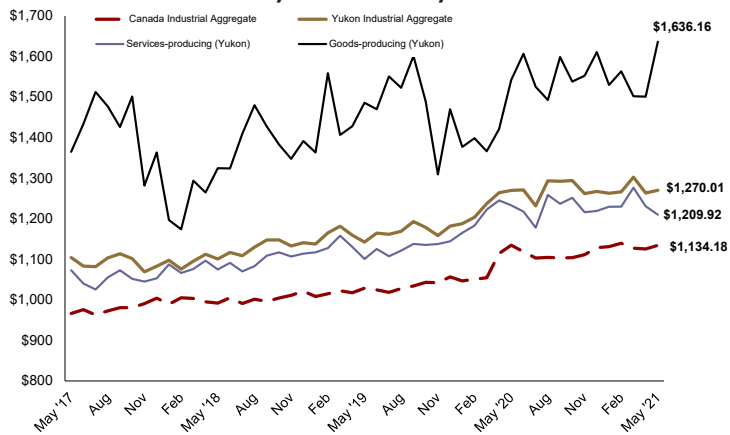
### 2.4 Average Weekly Earnings, Including Overtime\*

	Yukon Average <sup>‡</sup>	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.
<b>Year-to-date change</b>	\$40.61 3.3%	\$104.00 8.7%	\$14.11 1.8%	\$34.24 3.0%	..	\$103.76 14.5%	\$6.82 0.6%	..	\$70.37 7.3%	\$45.92 3.0%
(\$)										
<b>2021</b>										
May (p)	<b>1,270.01</b>	1,365.26	768.87	1,162.74	F	829.47	1,074.04	619.69	1,017.69	1,521.58
April (r)	<b>1,263.20</b>	1,236.84	788.89	1,148.47	F	810.33	1,107.34	592.08	1,082.01	1,559.72
March	<b>1,302.47</b>	1,313.95	770.84	1,205.09	F	858.23	1,107.58	573.43	1,025.67	1,689.86
February	<b>1,266.24</b>	1,238.20	818.07	1,191.07	F	787.56	1,117.19	578.60	1,012.94	1,540.71
January	<b>1,262.83</b>	1,365.81	808.22	1,155.71	1,506.55	809.74	1,088.99	600.43	1,023.11	1,549.27
<b>2020 annual</b>	<b>1,256.50</b>	<b>1,316.17</b>	<b>783.42</b>	<b>1,168.34</b>	<b>F</b>	<b>767.30</b>	<b>1,129.53</b>	<b>F</b>	<b>998.98</b>	<b>1,547.37</b>
December	<b>1,267.00</b>	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	<b>1,261.59</b>	1,338.12	763.55	1,214.44	F	828.92	1,177.10	542.63	1,029.44	1,579.73
October	<b>1,294.19</b>	1,291.81	766.22	1,219.41	F	833.43	1,300.00	565.27	1,077.71	1,571.93
September	<b>1,292.28</b>	1,472.15	759.13	1,213.76	F	802.97	1,264.80	535.05	1,038.04	1,571.33
August	<b>1,293.56</b>	1,351.05	818.72	1,199.33	F	751.42	1,139.26	515.87	1,030.59	1,542.29
July	<b>1,231.71</b>	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	<b>1,270.91</b>	1,376.16	790.50	1,175.03	1,473.84	847.10	1,103.02	554.99	944.03	1,591.00
May	<b>1,269.77</b>	1,230.57	775.92	1,084.27	1,655.41	830.14	1,226.73	566.18	856.65	1,511.64

\*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).

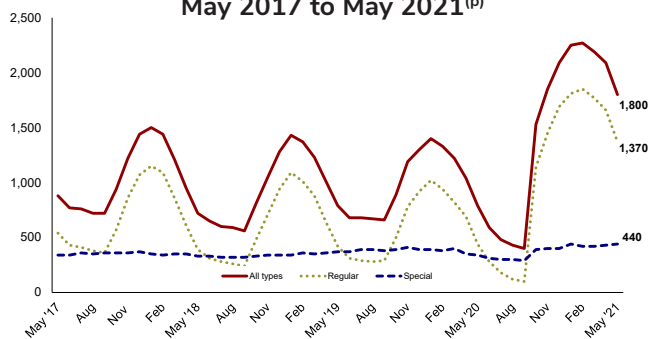
### 2.5 Average Weekly Earnings, Including Overtime\*, Yukon and Canada May 2017 to May 2021<sup>(p)</sup>



\*Please see endnotes on page 12.

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

### 2.6 Employment Insurance Beneficiaries, by Type of Benefit\* May 2017 to May 2021<sup>(p)</sup>



\*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 (including overtime) for Health Care & Social Assistance in May 2021 (\$1,074.04) decreased by \$152.69, or 12.4%, compared to May 2020 (\$1,226.73).

### 2.7 Employment Insurance Beneficiaries, by Community\*

	May 2020	Apr <sup>(p)</sup> 2021	May <sup>(p)</sup> 2021
Beaver Creek	0	10	10
Burwash Landing	0	10	10
Carmacks	10	40	40
Dawson	100	260	180
Faro	10	30	20
Haines Junction	30	80	70
Marsh Lake	10	20	20
Mayo	10	40	40
Mt. Lorne	0	10	10
Old Crow	10	20	20
Pelly Crossing	10	30	30
Ross River	10	30	30
Tagish	10	20	20
Watson Lake	30	70	60
Whitehorse	520	1,310	1,160
<b>Yukon Total</b>	<b>790</b>	<b>2,090</b>	<b>1,800</b>

\*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	
	Jun 2020	May 2021	Jun 2021	May '21 to Jun '21	Jun '20 to Jun '21
	<b>All-Items</b>	<b>134.3</b>	<b>138.0</b>	<b>138.5</b>	<b>0.4</b>
Food	131.1	133.3	134.0	0.5	2.2
Shelter	165.8	171.2	171.9	0.4	3.7
Household Operations, Furnishings & Equipment	106.6	108.7	109.7	0.9	2.9
Clothing & Footwear	102.2	104.0	105.6	1.5	3.3
Transportation	142.7	148.4	148.2	-0.1	3.9
Health & Personal Care	127.7	131.9	131.6	-0.2	3.1
Recreation, Education & Reading	103.0	105.4	105.9	0.5	2.8
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	177.7	180.2	180.2	0.0	1.4
<b>Special Aggregates</b>					
Energy	157.1	182.6	185.1	1.4	17.8
All-items excluding energy	132.0	134.1	134.6	0.4	2.0

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

In June 2021 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 3.1% (figures for Yukon are not available); this was the same increase as Canada (3.1%).

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

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

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

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

On a **month-to-month** basis, from May 2021 to June 2021, the CPI for Whitehorse (figures for Yukon are not available) increased 0.4%.

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

- Household appliances; homeowners' home and mortgage insurance; and recreational equipment and services (excluding recreational vehicles).

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

- Telephone services; inter-city transportation; and non-electric kitchen utensils, tableware and cookware.

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

Selected food product	Whitehorse, YT			British Columbia			Alberta			
	Price	Price	Price	Price	Price	Price	Price	Price		
Sirloin steak, 1 kg	\$ 20.70	\$ 16.39	\$ 16.55	\$ 3.90	\$ 4.59	\$ 4.02	Eggs, 1 dozen	\$ 6.08	\$ 5.05	\$ 5.17
Stewing beef, 1 kg	\$ 16.51	\$ 16.35	\$ 16.56	\$ 2.06	\$ 1.60	\$ 1.71	Bananas, 1 kg	\$ 3.96	\$ 4.27	\$ 4.23
Ground beef, 1 kg	\$ 12.06	\$ 9.85	\$ 9.67	\$ 3.12	\$ 3.05	\$ 3.01	Carrots, 1 kg	\$ 2.34	\$ 4.19	\$ 4.17
Pork chops, 1 kg	\$ 13.85	\$ 10.22	\$ 10.72	\$ 11.16	\$ 6.35	\$ 6.56	Onions, 1 kg			
Chicken, 1 kg	\$ 8.79	\$ 6.12	\$ 6.21				Potatoes, 4.54 kgs			
Bacon, 500 grams	\$ 9.76	\$ 6.70	\$ 6.81							
Milk, 4 l	\$ 5.55	\$ 5.02	\$ 5.10							
Butter, 454 grams	\$ 5.64	\$ 5.08	\$ 5.15							

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

In June 2021, the prices of the selected food products (in the table above) in Whitehorse were **on average** 19.7% higher than British Columbia and 18.8% higher than Alberta.

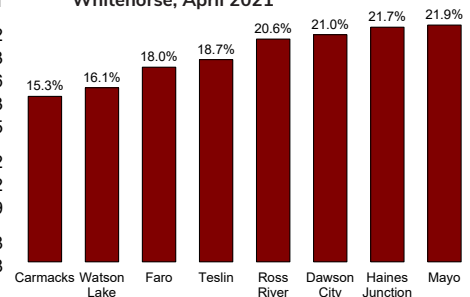
Source: Statistics Canada custom run and Table 18-10-0245-01

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

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

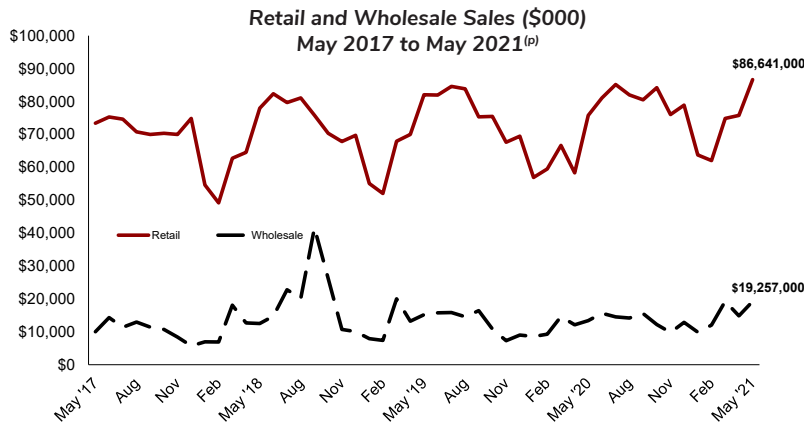


Source: Yukon Bureau of Statistics.



## 4. Trade

### 4.1 Retail and Wholesale Sales



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

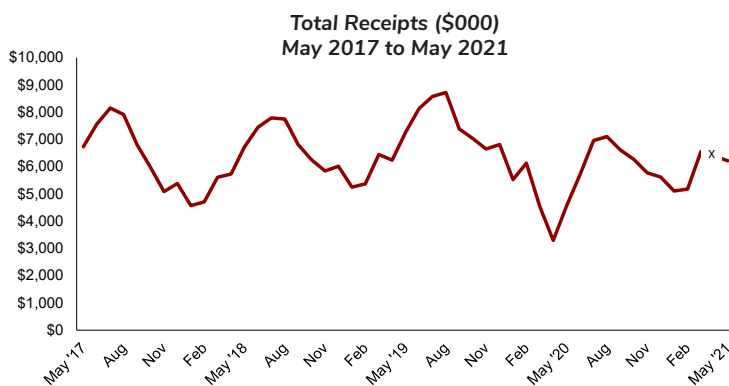
### 4.2 Retail Sales, by Industry Classification\*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
<b>Year-to-date change</b>	\$45,909 14.5%	\$10,865 18.8%	\$1,977 4.3%	..
(\$000)				
<b>2021</b>				
May	(p) 86,641	17,037	9,983	F
April	(r) 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
<b>2020 total</b>	<b>885,181</b>	<b>161,589</b>	<b>120,118</b>	..
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
May	75,767	15,156	8,447	2,443

\*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 May 2021 increased by \$10.9 million, or 14.4%, compared to May 2020. Canada's retail sales increased 22.0% over the same time period. Year-to-date (January to May), Yukon's retail sales increased by \$45.9 million, or 14.5%, compared to the same time period in 2020; Canada's retail sales increased 21.6% over the same time period.

Yukon's preliminary wholesale sales in May 2021 increased by \$5.8 million, or 43.6%, compared to May 2020. Canada's wholesale sales increased 37.3% over the same time period. Year-to-date (January to May), Yukon's wholesale sales increased by \$17.3 million, or 29.8%, compared to the same time period in 2020; Canada's wholesale sales increased 20.5% over the same time period.

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

#### Did you know?

Yukon's preliminary retail sales in May 2021 totalled \$86.6 million, a record-high. The previous record-high was in July 2020 (\$85.1 million).

Comparing May 2021 to May 2020, total receipts for food services and drinking places in Yukon increased by \$1.6 million, or 35.8%; Canada's receipts increased 35.6%.



## 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 <sup>1</sup>	Triplex and Fourplex	Condominium	Apartment Building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile Home	Cabin	Garden Suite	
<b>Median Rent</b>											
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 <sup>†</sup>	\$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 <sup>†</sup>
3-4 Bedrooms	\$1,775	\$1,750	\$1,847	\$1,700	\$1,750	\$2,032	\$1,492	\$1,675 <sup>†</sup>	\$1,000	...	x
5+ Bedrooms	\$2450 <sup>†</sup>	\$2450 <sup>†</sup>	...	...	...	...	...	...	...	...	...
<b>Total Units</b>											
All Sizes <sup>4</sup>	2,363	223	85	616	202	182	887	74	69	..	26
Bachelor	192	...	...	21 <sup>†</sup>	10	4 <sup>†</sup>	133	20	...	...	4 <sup>†</sup>
1 Bedroom	740	28	7	209	73	25	356	27	2 <sup>†</sup>	...	12
2 Bedrooms	938	58	41	252	79	61	386	22	32	...	7 <sup>†</sup>
3-4 Bedrooms	479	123	37	134	39	93	11	5 <sup>†</sup>	35	...	2 <sup>†</sup>
5+ Bedrooms	14 <sup>†</sup>	14 <sup>†</sup>	...	...	...	...	...	...	...	...	...
<b>Vacancy Rate</b>											
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% <sup>†</sup>	0.0%	0.0% <sup>†</sup>	0.8%	5.0%	...	...	0.0% <sup>†</sup>
1 Bedroom	1.5%	0.0%	0.0%	0.0%	4.1%	0.0%	1.7%	7.4%	0.0% <sup>†</sup>	...	0.0%
2 Bedrooms	2.1%	0.0%	7.3%	1.6%	0.0%	0.0%	2.8%	0.0%	0.0%	...	14.3% <sup>†</sup>
3-4 Bedrooms	1.3%	2.4%	0.0%	0.0%	2.6%	2.2%	0.0%	0.0% <sup>†</sup>	0.0%	...	0.0% <sup>†</sup>
5+ Bedrooms	0.0% <sup>†</sup>	0.0% <sup>†</sup>	...	...	...	...	...	...	...	...	...

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

<sup>†</sup> Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>1</sup> Duplex includes single detached houses with a legal rental suite.

<sup>2</sup> Buildings with five or more rental units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space.

<sup>4</sup> 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
<b>2021</b>						
April	\$1,071	2.1%	\$880	6.3%	\$1,000	0.0%
<b>2020 average</b>	<b>\$1,025</b>	<b>3.3%</b>	<b>\$768</b>	<b>10.3%</b>	<b>\$1,000</b>	<b>3.3%</b>
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

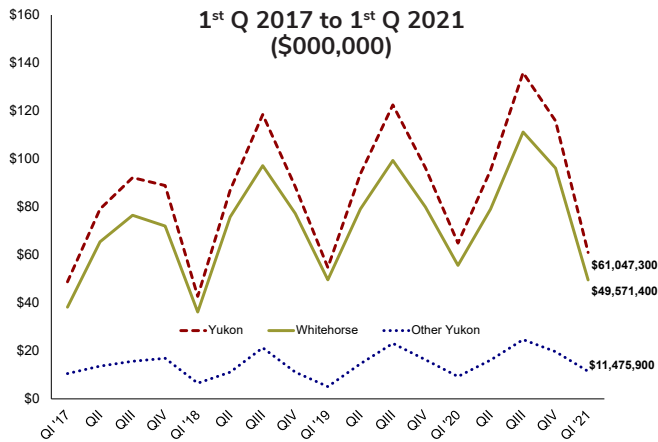
### 6.1 Number and Value of Real Estate Transactions\*, Whitehorse

	Total†		Single Houses		Mobile Homes		Condos		Duplexes	
<b>Year-to-date change</b>	-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)
<b>2021</b>										
Q1	84	49,571.4	35	20,672.8	4	1,300.0	22	10,558.6	4	1,830.0
<b>2020 total</b>	<b>693</b>	<b>342,133.3</b>	<b>288</b>	<b>162,634.6</b>	<b>18</b>	<b>5,760.0</b>	<b>299</b>	<b>126,724.0</b>	<b>34</b>	<b>14,650.5</b>
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.

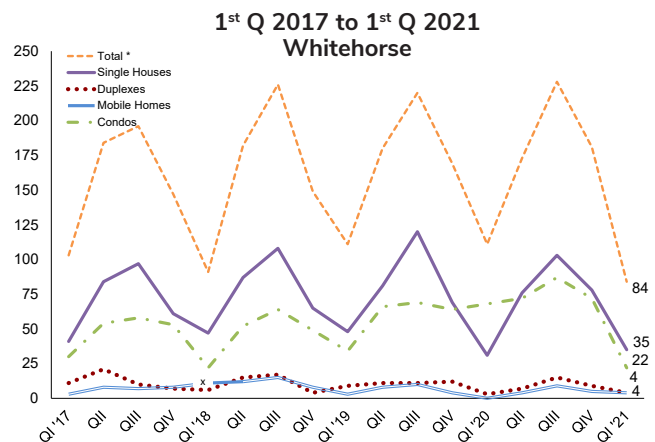
Yukon Real Estate Report, First Quarter, 2021: <https://yukon.ca/en/yukon-real-estate-report-q1-2021>

### 6.2 Value of Real Estate Transactions



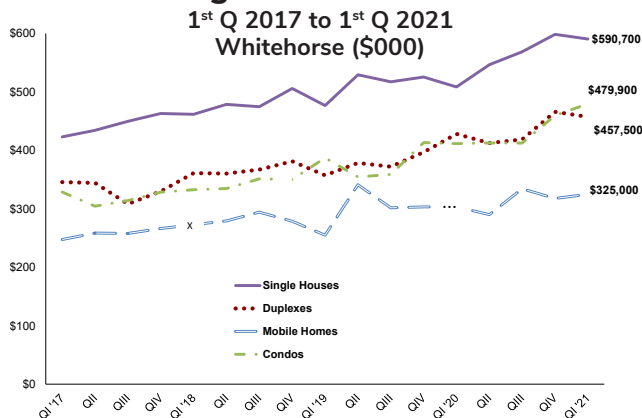
Source: Yukon Bureau of Statistics.

### 6.3 Number of Residential Transactions



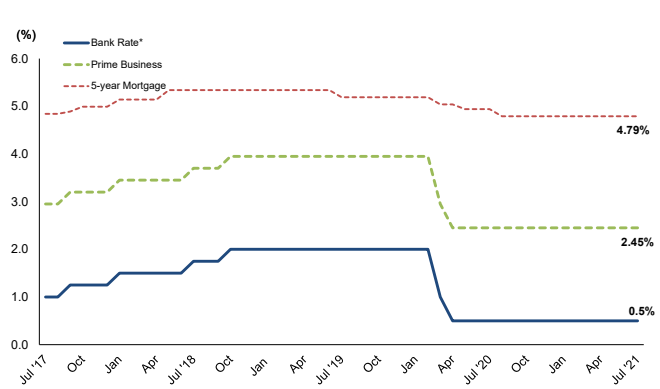
\*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

### 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 number of real estate transactions in Whitehorse was 84; 17 less than the average of the previous five years (101).





## 7. Construction

### 7.1 Yukon Building Permits, Number and Construction Value\*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
<b>Year-to-date change</b>	-69	8,366.3	-94	2,284.8	-3	-719.0	0	-21,262.8	28	28,063.3
	-6.5%	8.3%	-10.0%	3.6%	-75.0%	-99.2%	0.0%	-79.8%	32.9%	301.3%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>2021</b>										
July	172	25,037.7	155	15,788.1	0	0.0	2	28.0	15	9,221.7
June	236	31,791.4	198	15,966.5	0	0.0	9	865.0	29	14,959.9
May	210	23,850.9	190	12,809.8	1	6.0	2	1,634.1	17	9,401.0
April	190	21,476.6	170	17,350.7	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
<b>2020 total</b>	<b>1,776</b>	<b>142,067.1</b>	<b>1,566</b>	<b>95,559.8</b>	<b>13</b>	<b>1,841.0</b>	<b>41</b>	<b>28,085.2</b>	<b>156</b>	<b>16,581.1</b>
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

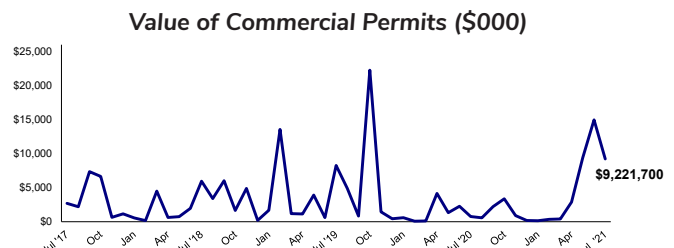
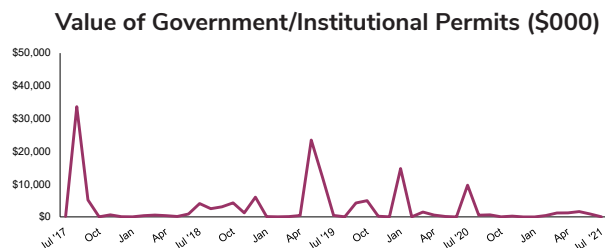
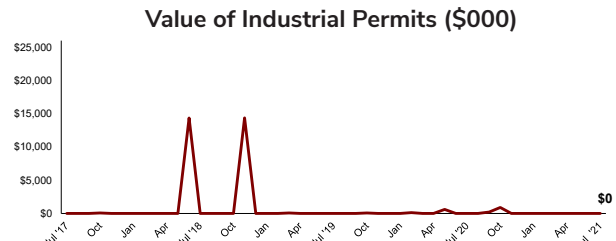
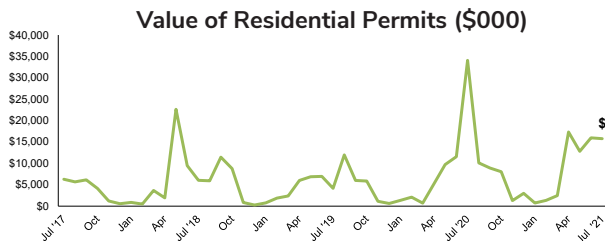
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

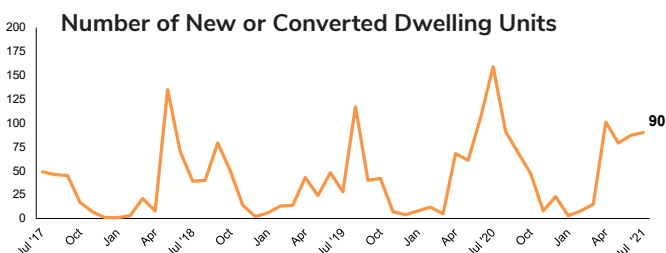
From January through July 2021, a total of 987 building permits were issued in Yukon, at a construction value of \$109.2 million. The construction value of permits increased by \$8.4 million, or 8.3%, compared to the total value of permits issued from January through July 2020. Of the total construction value of building permits issued in January through July 2021:

- 60.9% was for residential;
- 0.0% was for industrial;
- 4.9% was for government/institutional; and
- 34.2% was for commercial.

### 7.2 Construction Value of Building Permits\*, Yukon, July 2017 to July 2021



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



#### Did you know?

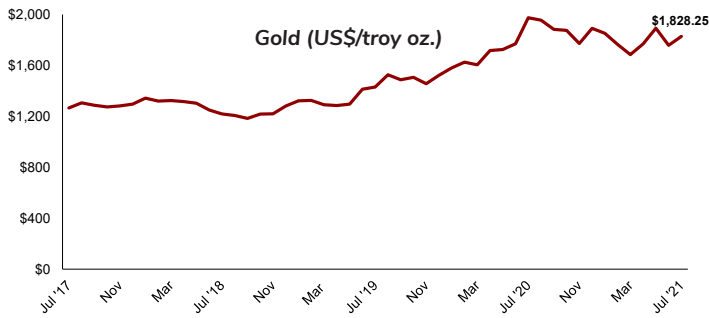
During the first 7 months of 2021 (January through July), the number of permits used for new dwelling units was 383. This is a decrease of 36 permits for new dwelling units, or 8.6%, compared to the same time period in 2020 (419 units).

\*Please see endnotes on page 12.

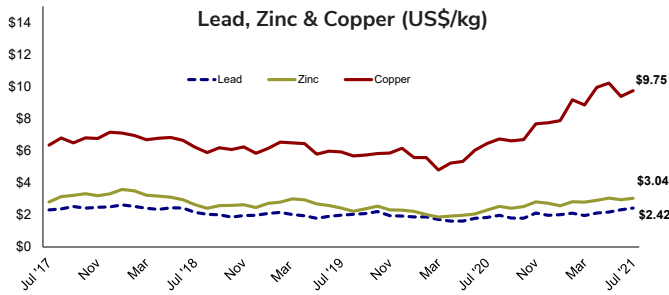
Sources: Yukon Community Services and City of Whitehorse.

# 8. Resources

## 8.1 London Metal Commodity Prices\*, July 2017 to July 2021



	Jul '20	Jul '21	Jul '20 to Jul '21 Change
<b>US Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$1,974.70	\$1,828.25	-\$146.45
<b>Silver</b>	\$24.07	\$25.49	\$1.42
	(\$/kg)		
<b>Lead</b>	\$1.84	\$2.42	\$0.58
<b>Zinc</b>	\$2.30	\$3.04	\$0.74
<b>Copper</b>	\$6.45	\$9.75	\$3.30
<b>Canadian Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$2,648.27	\$2,281.17	-\$367.10
<b>Silver</b>	\$32.28	\$31.80	-\$0.48
	(\$/kg)		
<b>Lead</b>	\$2.47	\$3.02	\$0.55
<b>Zinc</b>	\$3.08	\$3.79	\$0.71
<b>Copper</b>	\$8.65	\$12.16	\$3.51



\*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 July 28, 2021 in Whitehorse was 149.2 cents per litre; the highest on record.

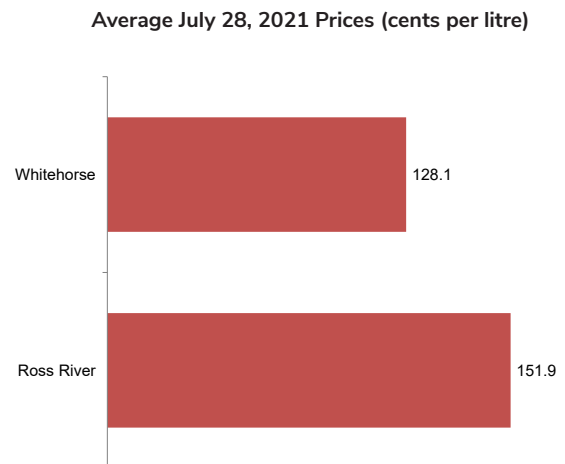
## 8.2 Regular Self-Serve Gasoline



Prices for Burwash Landing, Jake's Corner, Mayo and Stewart Crossing were unavailable.

Source: Yukon Bureau of Statistics.

## 8.3 Residential Furnace Oil



Prices for most Yukon communities were unavailable.

Source: Yukon Bureau of Statistics.

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



## 9. Transportation

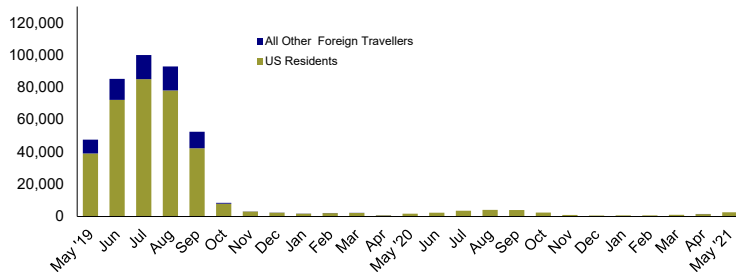
### 9.1 Aircraft Movements\*, Whitehorse

Year-to-date change	382 3.2%
(no. of movements)	
<b>2021</b>	
May	3,558
April	3,144
March	2,559
February	1,559
January	1,482
<b>2020 total</b>	<b>29,697</b>
December	1,496
November	2,019
October	2,585
September	2,684
August	3,182
July	2,821
June	2,990
May	3,184

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

	Total	Canadians	US Residents	Other Foreign Travellers
<b>Year-to-date change</b>	<b>-4,974 -42.3%</b>	<b>-2,887 -89.0%</b>	<b>-1,974 -23.5%</b>	<b>-113 -99.1%</b>
<b>2021</b>				
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
<b>2020 total</b>	<b>30,555</b>	<b>4,113</b>	<b>26,328</b>	<b>114</b>
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

\*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).

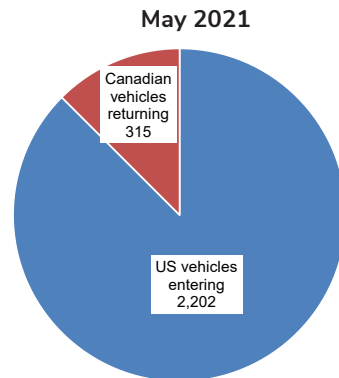
#### Did you know?

Comparing May 2021 to May 2020, the number of travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry (2,730), increased by 870, or 46.8%.

Of the 2,730 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in May 2021:

- 83.7% entered through Beaver Creek;
- 12.7% through Pleasant Camp (Haines, AK to Haines Junction); and
- 3.6% 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	(MWh)	megawatt-hour

Next release: September 17, 2021