



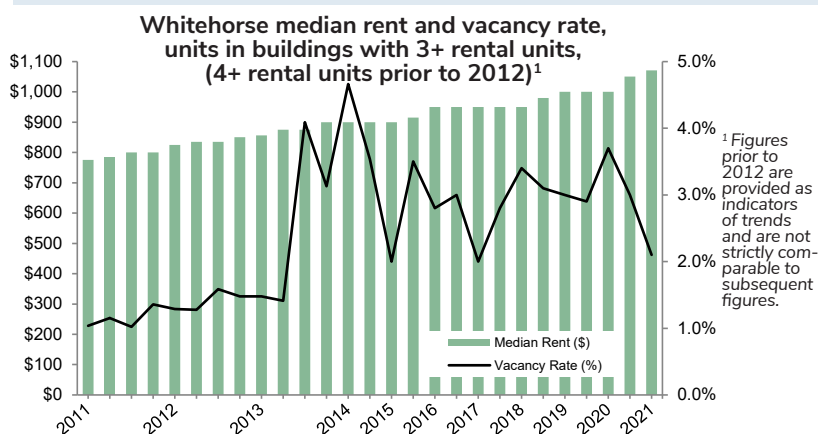
Yukon Rent Survey April 2021

Highlights

- 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%.
- Compared with October 2020, the median rent in Whitehorse for units in buildings with 3 or more rental units increased by \$21 to \$1,071, and the vacancy rate decreased 0.9 percentage points from 3.0% to 2.1%.
- For rental units in all types of buildings in Whitehorse, the median rent was \$1,173 and the vacancy rate was 1.7%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), mobile homes, cabins and garden suites). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends¹ of median rent and vacancy rates in Whitehorse.



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%).

Whitehorse rent summary for units in buildings with 3 or more rental units, April 2021

Number of units in survey	1,095
Number of vacant units	23
Vacancy rate	2.1%
Median rent	\$1,071

Whitehorse rent summary for units in buildings with 2 or more units², April 2021

Number of units in survey	1,793
Number of vacant units	31
Vacancy rate	1.7%
Median rent	\$1,100

² Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums, mobile homes, cabins and garden suites.

Whitehorse rent summary for units in all types of buildings with rental units, April 2021

Number of units in survey	2,217
Number of vacant units	38
Vacancy rate	1.7%
Median rent	\$1,173

Note: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2012 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year (until 2013 when both surveys became semi-annual). In 2014, a further semi-annual survey was added for all types of buildings with rental units.

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. <https://yukon.ca/en/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon>
- **2016 Census Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc. <http://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/Facts-PR-Eng.cfm?TOPIC=8&LANG=Eng&GK=PR&GC=60>
- **CMHC Yukon Factsheet** - Information on buying a condo in Yukon. <https://www.cmhc-schl.gc.ca/en/buying/condominium-buyers-guide/provincial-fact-sheets/yukon-fact-sheet>

Rent Summary for All Buildings with Rental Units, by Type, Yukon, April 2021

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	223	223	3	1.3%	\$1,674	\$1,794
Townhouse/Row house	30	85	3	3.5%	\$1,714	\$1,650
Duplex ¹	442	616	4	0.6%	\$1,400	\$1,369
Triplex and Fourplex	76	202	4	2.0%	\$1,250	\$1,314
Condominium	127	182	2	1.1%	\$1,890	\$1,800
Apartment Building ²	49	887	18	2.0%	\$1,025	\$1,109
Store-top (Commercial) ³	14	74	3	4.1%	\$1,071	\$1,253
Mobile Home	69	69	0	0.0%	\$1,200	\$1,216
Cabin	..	..	..	..	..	..
Garden Suite	26	26	1	3.8%	\$1,286	\$1,348
All Types⁴	1,056	2,363	39	1.7%	\$1,158	\$1,342

.. = No information available
¹Duplex includes single detached houses with a legal rental suite.
² Buildings with five or more units.
³Store-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.

For rental units in all types of buildings in Yukon, the median rent for April 2021 was \$1,158. The highest median rent reported by landlords was \$1,890 per month for condominiums. Townhouse/row house units had the second-highest median rent at \$1,714 per month. The lowest median rent was \$1,025 per month for units in apartment buildings.

In April 2021, the highest number of rental units (887) was in apartment buildings, followed by the number of rental units (616) in duplexes (includes single detached houses with a rental suite). The lowest number of rental units (26) was in the garden suite category. No information was available for cabins in April 2021.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, April 2021

	All Types	Single Detached House	Townhouse/ Row house	Duplex ¹	Triplex and Fourplex	Condo- minium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Cabin	Garden Suite
Number of Buildings with Rental Units	1,056	223	30	442	76	127	49	14	69	..	26
Median Rent											
All	\$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	\$2,450 [†]	\$2,450 [†]
Total Units											
All⁴	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 [†]
Vacant Units											
All⁴	39	3	3	4	4	2	18	3	0	..	1
Bachelor	2	...	...	0 [†]	0	0 [†]	1	1	...	...	0 [†]
1 Bedroom	11	0	0	0	3	0	6	2	0 [†]	...	0
2 Bedrooms	20	0	3	4	0	0	11	0	0	...	1 [†]
3-4 Bedrooms	6	3	0	0	1	2	0	0 [†]	0	...	0 [†]
5+ Bedrooms	0 [†]	0 [†]
Vacancy Rate											
All	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. ... = Not appropriate/applicable.

[†] Use caution when analyzing the data due to high variance or a small number of responding units within the category.

¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more units.

³ Store-top units are residential units in buildings which primarily contain commercial space. ⁴ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, April 2021

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-present
Number of Buildings with Rental Units	1,056	106	149	224	110	134	124	194	14
Median Rent									
All	\$1,158	\$1,045	\$1,053	\$1,161	\$1,000	\$1,430	\$1,539	\$1,600	\$1,400
Bachelor	\$850	\$829	\$850	\$820	\$900	\$1,130 †	x	x	...
1 Bedroom	\$1,025	\$950	\$1,050	\$1,025	\$1,000	\$1,164	\$1,000	\$1,100	x
2 Bedrooms	\$1,300	\$1,304	\$1,247	\$1,250	\$1,000	\$1,443	\$1,600	\$1,564	\$1,400
3-4 Bedrooms	\$1,775	\$1,600	\$1,700	\$1,475	\$1,200	\$1,740	\$1,890	\$2,032	x
5+ Bedrooms	\$2,450 †	...	...	\$2,100 †	...	...	x	...	...
Total Units									
All¹	2,363	188	517	651	263	216	196	311	21
Bachelor	192	30	96	31	13	9 †	8 †	5 †	...
1 Bedroom	740	65	163	192	108	56	63	90	3 †
2 Bedrooms	938	51	189	312	109	90	78	94	16
3-4 Bedrooms	479	43	68	107	34	61	43	121	2 †
5+ Bedrooms	14 †	...	...	10 †	...	...	4 †	...	...

x = Suppressed. ... = Not appropriate/applicable. † Use caution when analyzing the data due to high variance or a small number of responding units within the category.
¹ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For all buildings with rental units in Yukon, 224 buildings, or 21.2% of the total, were built in the decade of 1970-1979. In general, the newer the building is, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Community, April 2021

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,056	948	48	46	14
Median Rent					
All	\$1,158	\$1,173	\$1,050	\$900	\$1,000 †
Bachelor	\$850	\$850	\$850	x	...
1 Bedroom	\$1,025	\$1,025	\$1,000	\$875	x
2 Bedrooms	\$1,300	\$1,300	\$1,400	\$915	x
3-4 Bedrooms	\$1,775	\$1,800	x	\$1,013	x
5+ Bedrooms	\$2,450 †	\$2,800 †	...	x	...
Total Units					
All¹	2,363	2,217	67	63	15 †
Bachelor	192	185	6	1 †	...
1 Bedroom	740	691	32	13	4 †
2 Bedrooms	938	885	27	19	7 †
3-4 Bedrooms	479	446	2 †	26	4 †
5+ Bedrooms	14 †	10 †	...	4 †	...
Vacant Units					
All¹	39	38	0	1	0 †
Bachelor	2	2	0	0 †	...
1 Bedroom	11	10	0	1	0 †
2 Bedrooms	20	20	0	0	0 †
3-4 Bedrooms	6	6	0 †	0	0 †
5+ Bedrooms	0 †	0 †	...	0 †	...
Vacancy Rate					
All	1.7%	1.7%	0.0%	1.6%	0.0% †
Bachelor	1.0%	1.1%	0.0%	0.0% †	...
1 Bedroom	1.5%	1.4%	0.0%	7.7%	0.0% †
2 Bedrooms	2.1%	2.3%	0.0%	0.0%	0.0% †
3-4 Bedrooms	1.3%	1.3%	0.0% †	0.0%	0.0% †
5+ Bedrooms	0.0% †	0.0% †	...	0.0% †	...

In April 2021, the highest median rent reported for any size of rental units (in the communities surveyed) was \$2,800[†] for units with 5 or more bedrooms in Whitehorse.

Of the 39 vacant rental units in Yukon in April 2021, 38 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 20, followed by 1-bedroom units at 10.

In Whitehorse, the highest vacancy rate was at 2.3% for units with two bedrooms; the lowest rate was for units with five or more bedrooms at 0.0%[†].

x = Suppressed.
 ... = Not appropriate/applicable.
 † Use with caution when analyzing data due to high variance or a small number of responding units within the category.
¹ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, April 2021

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	172	172	3	1.7%	\$1,766	\$1,966
Townhouse/Row house	28	74	3	4.1%	\$1,740	\$1,698
Duplex ¹	416	586	4	0.7%	\$1,400	\$1,382
Triplex and Fourplex	72	191	3	1.6%	\$1,250	\$1,341
Condominium	126	178	2	1.1%	\$1,900	\$1,821
Apartment Building ²	48	878	18	2.1%	\$1,025	\$1,111
Store-top (Commercial) ³	12	65	3	4.6%	\$1,113	\$1,290
Mobile Home	51	51	0	0.0%	\$1,350	\$1,313
Cabin	..	..	..	..	..	..
Garden Suite	23	23	1	4.3%	\$1,208	\$1,256
All Types⁴	948	2,217	38	1.7%	\$1,173	\$1,356

.. = No information available.

† Use caution when analyzing the data due to high variance or a small number of responding units within the category.

¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more units. ³ Store-top units are residential units in buildings which primarily contain commercial space. ⁴ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, April 2021

	Whitehorse		Riverdale	Upper Whitehorse ¹	Porter Creek	Whistlebend	Crestview	Country Residential
	Total	Downtown						
Number of Buildings with Rental Units	948	219	160	320	167	27	30	25
Median Rent								
All	\$1,173	\$1,048	\$1,227	\$1,200	\$1,486	\$2,255	\$1,400	\$1,500
Bachelor	\$850	\$900	\$1,200 †	\$850	\$1,175 †	...	...	...
1 Bedroom	\$1,025	\$1,025	\$1,050	\$1,050	\$975	\$1,250 †	\$1,400 †	\$1,161
2 Bedrooms	\$1,300	\$1,296	\$1,207	\$1,365	\$1,486	\$2,400	x	\$1,500
3-4 Bedrooms	\$1,800	\$1,800	\$1,740	\$1,823	\$1,825	\$2,325	\$1,500	...
5+ Bedrooms	\$2,800 †	...	x	x	...	...	...	...
Total Units								
All²	2,217	740	531	579	270	37	36	25
Bachelor	185	89	3 †	83	9 †	...	...	...
1 Bedroom	691	365	136	104	55	8 †	11 †	12
2 Bedrooms	885	205	311	230	114	5	7 †	13
3-4 Bedrooms	446	81	75	158	91	23	18	...
5+ Bedrooms	10 †	...	5 †	4 †	...	...	...	...
Vacant Units								
All²	38	13	16	4	4	0	0	0
Bachelor	2	1	0 †	1	0 †	...	...	...
1 Bedroom	10	4	4	0	1	0 †	0 †	0
2 Bedrooms	20	8	9	3	0	0	0 †	0
3-4 Bedrooms	6	0	3	0	3	0	0	...
5+ Bedrooms	0 †	...	0 †	0 †	...	...	...	...
Vacancy Rate								
All	1.7%	1.8%	3.0%	0.7%	1.5%	0.0%	0.0%	0.0%
Bachelor	1.1%	1.1%	0.0% †	1.2%	0.0% †	...	...	...
1 Bedroom	1.4%	1.1%	2.9%	0.0%	1.8%	0.0% †	0.0% †	0.0%
2 Bedrooms	2.3%	3.9%	2.9%	1.3%	0.0%	0.0%	0.0% †	0.0%
3-4 Bedrooms	1.3%	0.0%	4.0%	0.0%	3.3%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0% †	...	0.0% †	0.0% †	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable.

† Use caution when analyzing the data due to high variance or a small number of responding units within the category.

¹ Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.

² Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Note: Median and average rent prices displayed in this publication, may or may not include utility costs (heating, electricity, water, parking, etc).

August 2021

Next release date: January 2022