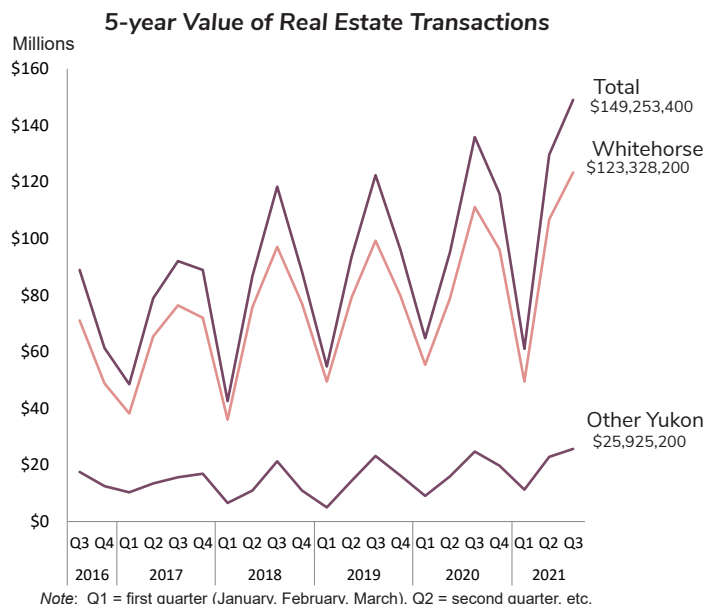




### Highlights:

- The estimated population of Yukon on June 30, 2021 was 43,118; an increase of 920, or 2.2%, compared to the revised figure for June 30, 2020 (42,198).
- In September 2021, the Consumer Price Index (CPI) for Whitehorse increased 4.9% (figures for Yukon are not available) compared to September 2020.
- Yukon's year-to-date (January to August) retail sales increased by \$59.8 million, or 10.6%, compared to the same time period in 2020.

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



The total value of Yukon's real estate transactions in the third quarter increased in 2021 compared to the third quarter of 2020. In the third quarter of 2021, the total value of real estate transactions was \$149.3 million (record-high) compared to \$135.9 million during the same period in 2020, an increase of \$13.3 million, or 9.8%.

Yukon Real Estate Report, Third Quarter 2021:  
<https://yukon.ca/en/yukon-real-estate-report-q3-2021>

### What else is new:

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

- Yukon Employment, October 2021: <https://yukon.ca/en/yukon-employment-october-2021>
- Yukon Population Report, 2nd Quarter 2021: <https://yukon.ca/en/population-report-q2-2021>

#### New from Statistics Canada:

- Portrait of Youth in Canada: Data Report: <https://www150.statcan.gc.ca/pub/42-28-0001/2021001/article/00003-eng.pdf>
- Labour Market outcomes for college and university grads, 2010 to 2017: <https://www150.statcan.gc.ca/pub/37-20-0001/372000012021005-eng.pdf>

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.



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# 1. Population

## 1.1 Population by Age and Sex\*, Jun 30 '21

	Total	Males	Females
0-4	2,230	1,134	1,096
5-9	2,409	1,278	1,131
10-14	2,286	1,196	1,090
15-19	2,151	1,133	1,018
20-24	2,488	1,250	1,238
25-29	2,972	1,469	1,503
30-34	3,695	1,801	1,894
35-39	3,805	1,888	1,917
40-44	3,121	1,575	1,546
45-49	2,901	1,403	1,498
50-54	2,755	1,409	1,346
55-59	3,098	1,540	1,558
60-64	3,131	1,610	1,521
65-69	2,440	1,277	1,163
70-74	1,742	922	820
75+	1,894	995	899
<b>Total</b>	<b>43,118</b>	<b>21,880</b>	<b>21,238</b>

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

## 1.2 Population by Community\*

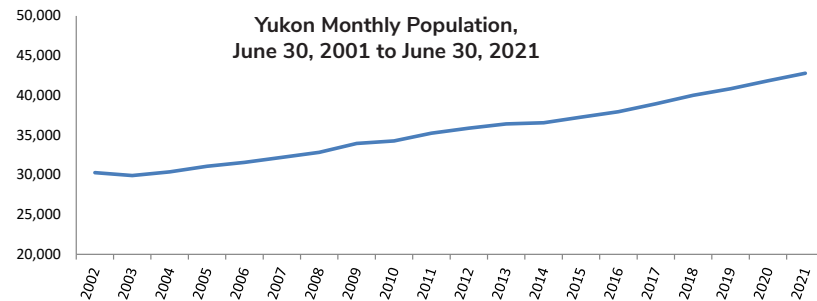
	Jun 30 2020	Mar 31 2020	Jun 30 2021
Beaver Creek	123	111	111
Burwash Landing	104	103	101
Carcross	495	489	478
Carmacks	600	593	572
Dawson City	2,271	2,268	2,303
Destruction Bay	61	54	55
Faro	431	457	462
Haines Junction	971	992	999
Johnson's Crossing	56	60	52
Mayo	472	458	457
Mendenhall	141	136	138
Old Crow	265	258	261
Pelly Crossing	398	396	396
Ross River	406	408	405
Tagish	359	371	367
Teslin	471	478	484
Watson Lake	1,492	1,519	1,503
Whitehorse Area <sup>1</sup>	32,993	33,771	33,893
Other*	89	79	81
<b>Yukon</b>	<b>42,198</b>	<b>43,001</b>	<b>43,118</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	48	35	16
change	17.3%	18.1%	14.7%
<b>2021</b>			
September (p)	34	19	17
August (r)	33	21	31
July	41	40	27
June	48	33	19
May	33	23	7
Apr	37	26	3
March	31	20	6
February	33	19	7
January	36	27	8
<b>2020 total</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

Source: Yukon Bureau of Statistics.

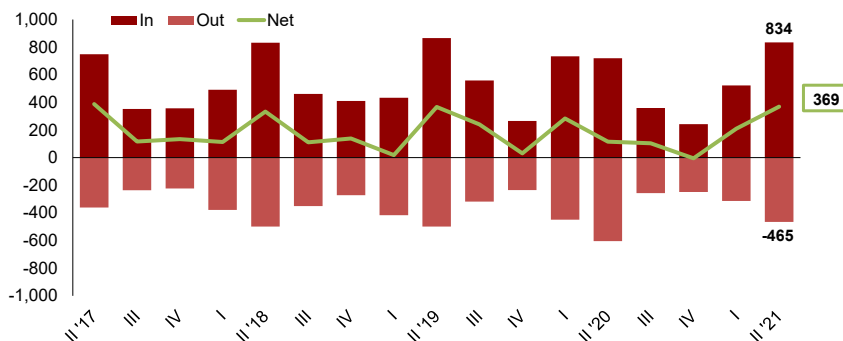


Population Report, Second Quarter, 2021:  
<https://yukon.ca/en/population-report-q1-2021>

### Did you know?

On June 30, 2021, Yukoners aged 14 and under made up 16.1% of the total population — a decrease of 0.7 percentage point compared to June 30, 2011 (16.8%).

## 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 second quarter of 2021, Yukon gained 369 people through net migration — 210 were gained through interprovincial migration and 159 were gained through international migration.

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

- Nova Scotia (+53);
- Prince Edward Island (+50);
- Alberta (+45);
- Northwest Territories (+40);
- Quebec (+24);
- Saskatchewan (+15);
- Ontario (+11);
- Newfoundland (+6);
- Nunavut (+3); and
- New Brunswick (+2).

Conversely, **net losses** were to:

- Manitoba (-25); and
- British Columbia (-14).

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>						
October	23,700	22,500	1,200	5.1%	71.8%	68.2%
September	23,100	21,700	1,400	6.1%	70.2%	66.0%
August	22,900	21,500	1,300	5.7%	69.8%	65.5%
July	23,000	21,600	1,400	6.1%	70.3%	66.1%
June	23,500	21,800	1,600	6.8%	72.1%	66.9%
May	23,700	22,100	1,600	6.8%	72.9%	68.0%
April	23,800	22,400	1,400	5.9%	73.2%	68.9%
March	23,800	22,300	1,600	6.7%	73.5%	68.8%
February	23,600	22,100	1,600	6.8%	72.8%	68.2%
January	23,300	21,900	1,300	5.6%	71.9%	67.6%
<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%

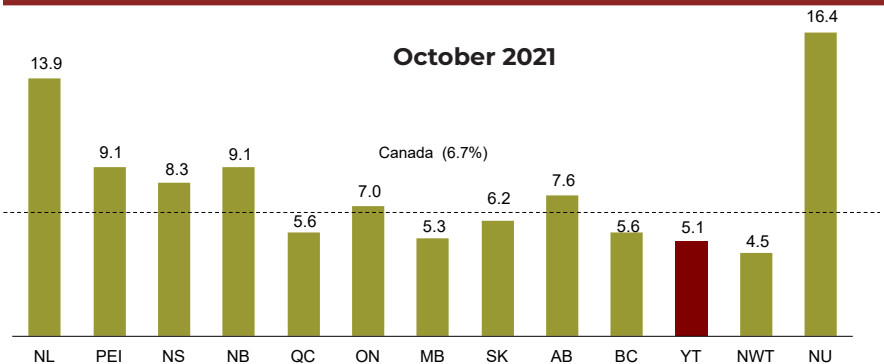
Yukon Employment, October 2021: <https://yukon.ca/en/yukon-employment-october-2021>

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

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

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

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



#### Did you know?

Yukon's participation rate was 74.1% in February '20 (prior to the pandemic). With the impact of COVID-19, Yukon's participation rate decreased to a low of 69.4% in September '20 and then somewhat recovered to 71.8% in October '21.

\*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 October 2021 to September 2021, employment in the services-producing sector remained the same at 19,100. The goods-producing sector's employment increased by 400, or 12.9%. In October 2021, of the 22,600 employed Yukoners, 10,300, or 45.4%, were working in the public sector. Of the 12,400 workers in the private sector, 3,800, or 30.6%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
<b>2021</b>						
October	22,600	10,300	8,600	3,800	3,500	19,100
September	22,200	10,200	8,400	3,600	3,100	19,100
August	22,300	9,900	8,400	3,900	3,200	19,100
July	22,200	9,600	8,700	3,900	3,200	19,000
June	22,000	9,600	8,600	3,800	3,100	18,900
May	21,900	9,900	8,200	3,800	3,000	18,800
April	22,000	9,700	8,500	3,800	3,000	19,000
March	21,800	9,900	8,200	3,700	2,900	18,900
February	21,500	9,600	8,300	3,600	3,100	18,500
January	21,500	9,900	8,000	3,700	3,600	17,900
<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

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

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



## 2. Employment (cont'd)

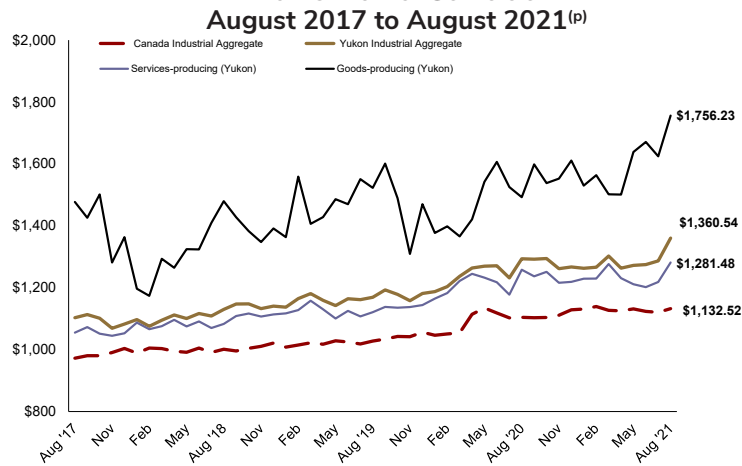
### 2.4 Average Weekly Earnings, Including Overtime\*

	Yukon Average*	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
<b>Year-to-date change</b>	\$41.40 3.3%	\$97.65 7.7%	-\$0.24 0.0%	\$50.04 4.4%	..	\$85.14 11.5%	\$19.56 1.8%	..	\$63.82 6.5%	\$33.77 2.2%
(\$)										
<b>2021</b>										
August (p)	<b>1,360.54</b>	1,527.45	820.40	1,334.52	1,808.04	843.40	1,133.83	619.68	1,051.60	1,627.03
July (r)	<b>1,286.75</b>	1,423.06	781.60	1,258.13	1,743.30	882.34	1,136.11	561.60	1,063.43	1,571.88
June	<b>1,274.70</b>	1,440.98	757.94	1,128.45	1,627.91	782.90	1,108.60	637.07	1,030.87	1,516.88
May	<b>1,272.38</b>	1,353.92	764.34	1,163.34	F	813.55	1,081.31	618.05	1,021.58	1,516.93
April	<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

\*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).

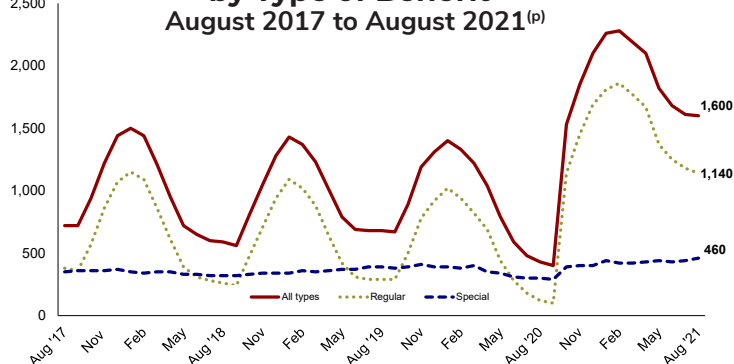
### 2.5 Average Weekly Earnings, Including Overtime\*, Yukon and Canada



\*Please see endnotes on page 12.

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

### 2.6 Employment Insurance Beneficiaries, by Type of Benefit\*



\*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 number of insurance beneficiaries receiving regular benefits in August 2021 was 1,140. This number was 780 above the average for August in the 5-year period prior to the COVID-19 pandemic (360).

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

	Aug 2020	Jul <sup>(p)</sup> 2021	Aug <sup>(p)</sup> 2021
Beaver Creek	0	0	10
Burwash Landing	0	10	10
Carmacks	0	30	30
Dawson	40	130	120
Faro	10	20	20
Haines Junction	10	50	50
Marsh Lake	0	30	20
Mayo	0	30	30
Mt. Lorne	0	10	10
Old Crow	0	20	20
Pelly Crossing	0	40	30
Ross River	10	30	20
Tagish	0	20	20
Watson Lake	20	50	60
Whitehorse	310	1,080	1,080
<b>Yukon Total</b>	<b>430</b>	<b>1,610</b>	<b>1,600</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	
	Sep 2020	Aug 2021	Sep 2021	Aug '21 to Sep '21	Sep '20 to Sep '21
<b>All-Items</b>	<b>133.9</b>	<b>140.3</b>	<b>140.5</b>	<b>0.1</b>	<b>4.9</b>
Food	131.0	134.3	135.1	0.6	3.1
Shelter	167.2	174.6	175.2	0.3	4.8
Household Operations, Furnishings & Equipment	107.8	110.9	111.7	0.7	3.6
Clothing & Footwear	101.6	105.3	105.0	-0.3	3.3
Transportation	137.6	155.7	153.0	-1.7	11.2
Health & Personal Care	129.2	132.7	132.6	-0.1	2.6
Recreation, Education & Reading	104.4	106.1	106.5	0.4	2.0
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	177.8	181.3	181.5	0.1	2.1
<b>Special Aggregates</b>					
Energy	161.3	188.7	191.3	1.4	18.6
All-items excluding energy	131.3	136.3	136.3	0.0	3.8

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

In September 2021 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 4.9% (figures for Yukon are not available); Canada increased 4.4%.

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

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

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

- Mortgage interest cost;
- Telephone services; and
- Home entertainment equipment, parts and services.

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

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

- Furniture; fuel oil and other fuels; and traveller accommodation.

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

- Inter-city transportation; home entertainment equipment, parts and services; and coffee and tea.

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

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 23.04	\$ 18.28	\$ 17.04	\$ 3.58	\$ 4.56	\$ 3.95	\$ 5.67	\$ 4.06	\$ 4.10
Stewing beef, 1 kg	\$ 17.78	\$ 16.26	\$ 15.78	\$ 2.24	\$ 1.60	\$ 1.74	\$ 4.29	\$ 4.29	\$ 4.35
Ground beef, 1 kg	\$ 11.70	\$ 11.02	\$ 10.56	\$ 2.87	\$ 2.99	\$ 2.92	\$ 2.24	\$ 4.24	\$ 4.26
Pork chops, 1 kg	\$ 13.20	\$ 10.03	\$ 10.00	\$ 11.69	\$ 5.99	\$ 6.19			
Chicken, 1 kg	\$ 9.01	\$ 6.46	\$ 6.59						
Bacon, 500 grams	\$ 9.88	\$ 7.30	\$ 7.37						
Milk, 4 l	\$ 5.55	\$ 4.99	\$ 5.06						
Butter, 454 grams	\$ 5.51	\$ 4.76	\$ 4.85						
Eggs, 1 dozen	\$ 3.58	\$ 4.56	\$ 3.95						
Apples, 1 kg	\$ 5.67	\$ 4.06	\$ 4.10						
Bananas, 1 kg	\$ 2.24	\$ 1.60	\$ 1.74						
Oranges, 1 kg	\$ 4.29	\$ 4.29	\$ 4.35						
Carrots, 1 kg	\$ 2.87	\$ 2.99	\$ 2.92						
Onions, 1 kg	\$ 2.24	\$ 4.24	\$ 4.26						
Potatoes, 4.54 kgs	\$ 11.69	\$ 5.99	\$ 6.19						

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

In September 2021, the prices of the selected food products (in the table above) in Whitehorse were **on average** 22.4% higher than Alberta and 20.0% higher than British Columbia.

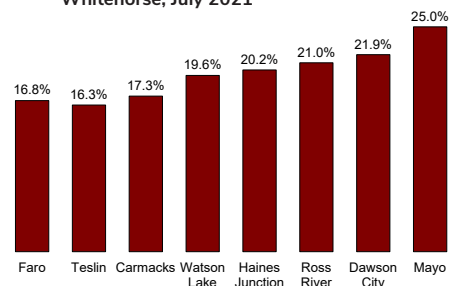
Source: Statistics Canada custom run and Table 18-10-0245-01

#### 3.3 Community Spatial Price Index, July 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		Ross		Watson	
	Carmacks	City	Faro	Junction	Mayo	Crow	River	Teslin	Lake	
<b>Total Survey Items</b>	<b>117.3</b>	<b>121.9</b>	<b>116.8</b>	<b>120.2</b>	<b>125.0</b>	..	<b>121.0</b>	<b>116.3</b>	<b>119.6</b>	
Meat/Fish/Seafood	116.9	108.7	102.3	133.4	122.0	..	107.3	114.2	115.5	
Dairy/Eggs	115.8	118.8	116.6	146.7	128.9	..	118.1	116.2	114.3	
Fruit/Veg.	124.9	117.6	117.7	118.1	133.9	..	127.5	116.4	119.3	
Bread/Cereal	126.7	147.7	125.1	140.8	133.8	..	126.5	128.7	130.0	
Other Foods	121.7	140.5	138.2	127.0	138.0	..	132.2	125.5	131.1	
Household Operations	124.5	129.0	122.2	105.9	137.0	..	136.3	130.4	131.6	
Health & Personal Care	128.0	150.5	127.8	110.1	135.6	..	123.4	122.8	137.8	
Cigarettes	102.1	100.6	103.4	..	106.8	..	109.9	101.2	105.8	
Gasoline/Diesel	105.5	107.8	107.0	102.4	100.0	..	104.0	102.3	100.2	
Home Heating Fuel	107.3	107.0	103.5	107.9	114.3	..	116.5	107.9	114.3	

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, July 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.

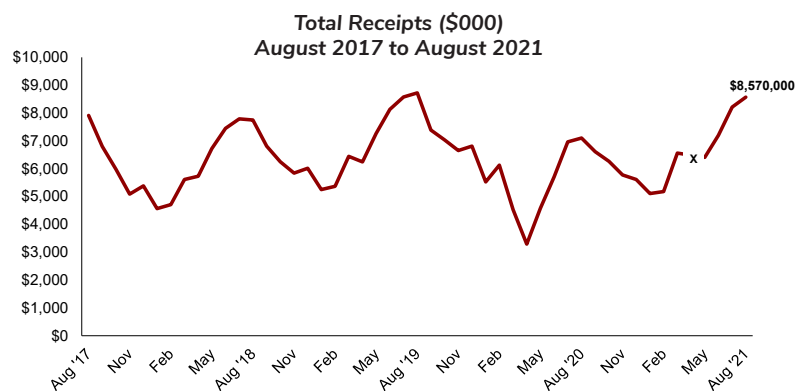
### 4.2 Retail Sales, by Industry Classification\*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
<b>Year-to-date change</b>	\$59,818 10.6%	\$6,992 6.5%	\$6,809 8.7%	..
(\$000)				
<b>2021</b>				
August	(p) 87,449	13,886	13,895	3,636
July	(r) 88,152	15,828	11,547	3,446
June	85,983	15,655	11,398	2,830
May	87,227	16,736	10,309	3,289
April	75,784	14,266	10,346	2,571
March	74,879	15,469	9,590	2,528
February	62,059	11,903	8,886	2,729
January	63,772	10,065	8,688	F
<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

\*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 August 2021 increased by \$5.4 million, or 6.6%, compared to August 2020. Canada's retail sales increased 8.5% over the same time period. Year-to-date (January to August), Yukon's retail sales increased by \$59.8 million, or 10.6%, compared to the same time period in 2020; Canada's retail sales increased 15.1% over the same time period.

Yukon's preliminary wholesale sales in August 2021 increased by \$5.9 million, or 41.9%, compared to August 2020. Canada's wholesale sales increased 9.9% over the same time period. Year-to-date (January to August), Yukon's wholesale sales increased by \$34.4 million, or 33.5%, compared to the same time period in 2020; Canada's wholesale sales increased 16.3% over the same time period.

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

#### Did you know?

Yukon's preliminary year-to-date (January through August) wholesale sales figure in 2021 totalled \$136.9 million — an increase of \$34.4 million, or 33.5%, compared to same time period in 2020.

Comparing August 2021 to August 2020, total receipts for food services and drinking places in Yukon increased by \$1.5 million, or 20.6%; Canada's receipts increased 25.3%. However, Yukon's total receipts in August 2021 were \$154,000, or 1.8%, less than that in August 2019.



## 5. Rental Units

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

### 5.1 Median Rent, Total Units and Vacancy Rates\*; for Units in All Types of Buildings with Rental Units, Yukon, April 2021

All Types	Single Detached House	Townhouse/ Row house	Duplex <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>1</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

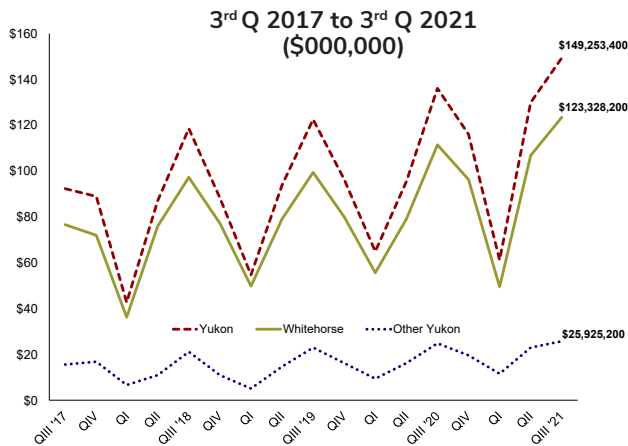
### 6.1 Number and Value of Real Estate Transactions\*, Whitehorse

	Total <sup>†</sup>		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>Year-to-date change</b>	-37	33,667	18	30,946	14	6,075	-104	-36,892	-2	917
	-7.2%	13.7%	8.6%	26.7%	107.7%	145.7%	-45.8%	-39.4%	-8.0%	8.8%
<b>2021</b>										
<b>Q3</b>	210	123,328.4	102	66,990.8	12	4,860.6	47	21,445.6	14	7,161.1
<b>Q2</b>	181	106,729.1	91	59,211.4	11	4,084.5	54	24,715.3	5	2,381.0
<b>Q1</b>	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>
<b>Q4</b>	181	96,171.8	78	46,705.7	5	1,589.5	72	33,112.9	9	4,195.2
<b>Q3</b>	228	111,225.0	103	58,599.5	9	3,009.8	87	35,895.1	15	6,281.8

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

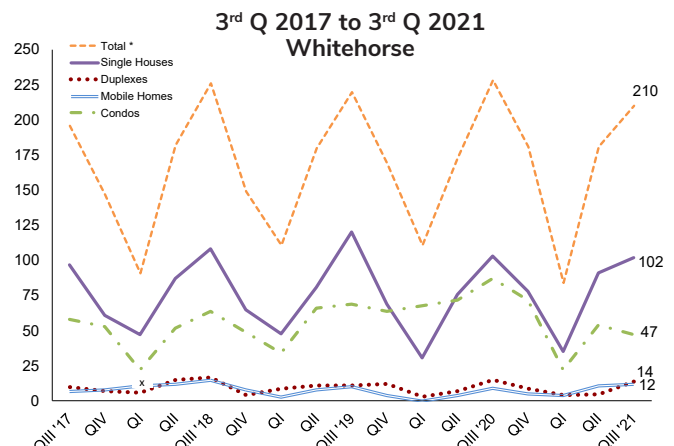
Yukon Real Estate Report, Third Quarter, 2021: <https://yukon.ca/en/yukon-real-estate-report-q3-2021>

### 6.2 Value of Real Estate Transactions



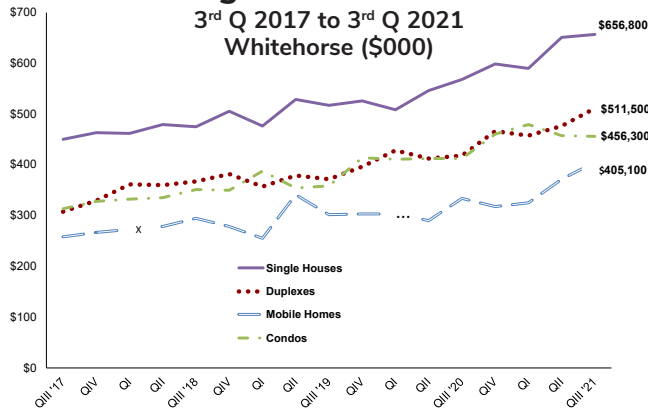
Source: Yukon Bureau of Statistics.

### 6.3 Number of Residential Transactions



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

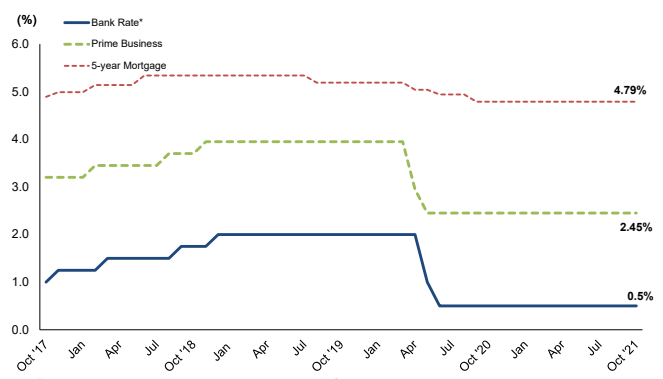
### 6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

### 6.5 Selected Interest Rates\*

October 2017 to October 2021



\*Please see endnotes on page 12.

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

In the third quarter of 2021, the total value of real estate transactions in Yukon was \$149.3 million: \$123.3 million in Whitehorse and \$25.9 million for the rest of Yukon (all record-highs). Comparing the third quarter of 2021 to that of 2020, the total value of Yukon's real estate transactions increased by \$13.3 million, or 9.8%.

#### Did you know?

The average price for a single-detached house in Whitehorse in the third quarter of 2021 was \$656,800 — an increase of \$87,900, or 15.5%, compared to the third quarter of 2020 (\$568,900).





## 7. Construction

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

	Total		Residential		Industrial		Government/ Institutional		Commercial	
<b>Year-to-date</b>	-241	55,559	-258	15,596	-8	112	9	13,429	16	26,422
<b>change</b>	-14.4%	40.6%	-17.4%	17.0%	-61.5%	6.1%	23.7%	48.2%	11.9%	170.5%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>2021</b>										
October	104	33,005.7	89	5,148.4	0	0.0	5	25,614.8	10	2,242.5
September	159	31,843.4	140	20,456.0	1	1,072.0	6	9,845.9	12	469.6
August	185	18,640.6	157	15,511.1	3	875.0	9	429.5	16	1,825.0
July	172	25,037.7	155	15,788.1	0	0.0	2	28.0	15	9,221.7
June	235	31,636.2	197	15,811.3	0	0.0	9	865.0	29	14,959.9
May	209	23,845.4	189	12,804.3	1	6.0	2	1,634.1	17	9,401.0
April	189	21,470.2	169	17,344.3	0	0.0	3	1,233.0	17	2,892.9
March	76	4,080.4	56	2,459.0	0	0.0	6	1,211.3	14	410.1
February	60	2,107.5	42	1,357.8	0	0.0	4	401.5	14	348.1
January	43	893.4	35	745.4	0	0.0	1	3.0	7	145.0
<b>2020 total</b>	<b>1,776</b>	<b>142,627.1</b>	<b>1,566</b>	<b>96,119.8</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

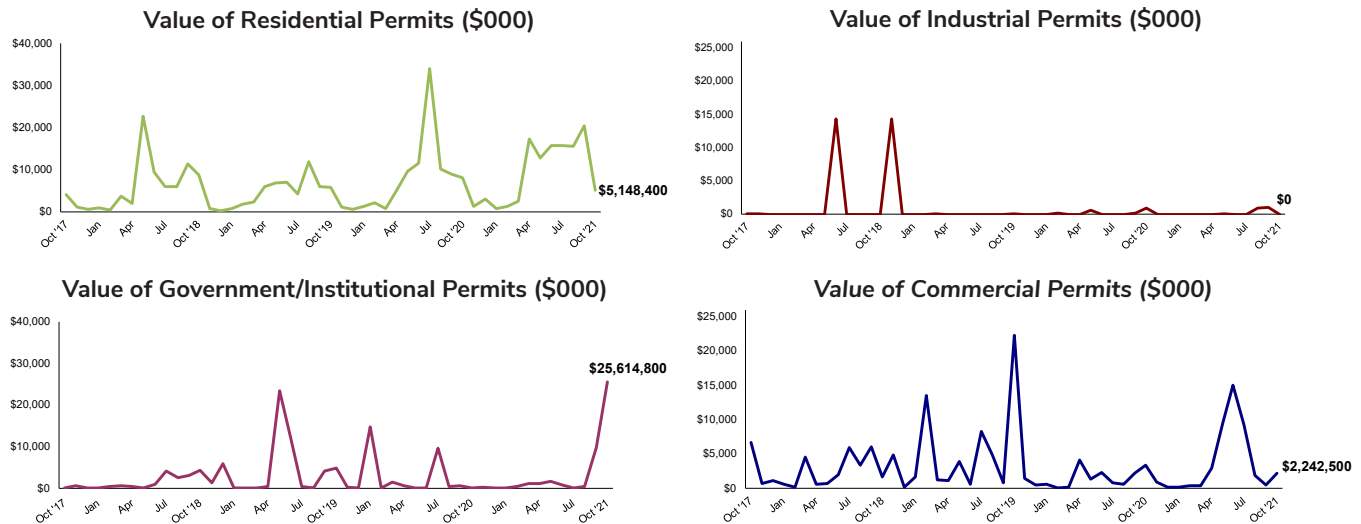
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

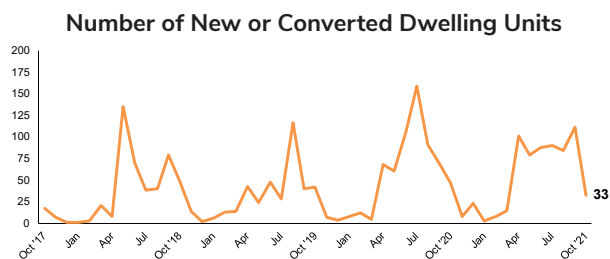
From January through October 2021, a total of 1,432 building permits were issued in Yukon, at a construction value of \$192.6 million. The construction value of permits increased by \$55.6 million, or 40.6%, compared to the total value of permits issued from January through October 2020. Of the total construction value of building permits issued in January through October 2021:

- 55.8% was for residential;
- 1.0% was for industrial;
- 21.4% was for government/institutional; and
- 21.8% was for commercial.

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



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



#### Did you know?

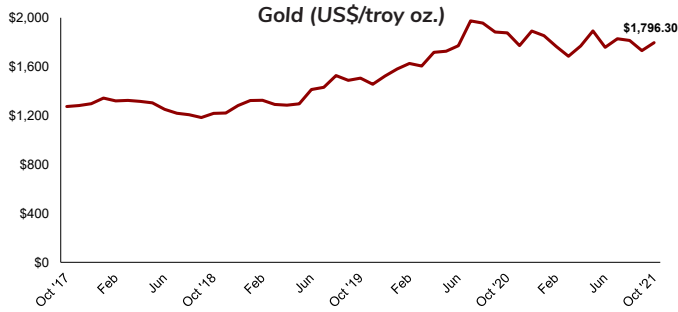
The year-to-date (January through October) value of residential permits in Yukon in 2021 totalled \$107.4 million — an increase of \$15.6 million, or 17.0%, compared to the same time period in 2020.

\*Please see endnotes on page 12.

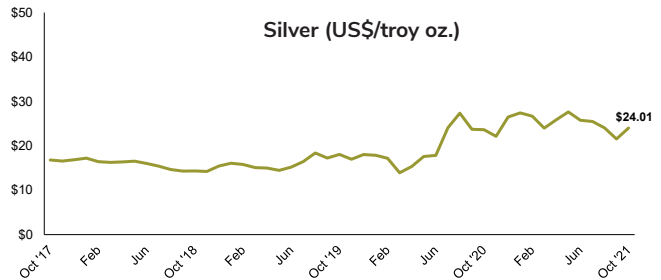
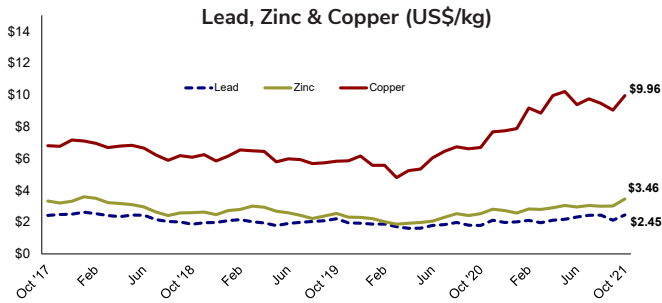
Sources: Yukon Community Services and City of Whitehorse.

# 8. Resources

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



	Oct '20	Oct '21	Oct '20 to Oct '21 Change
<b>US Dollars</b>			
	(\$/troy oz.)		
<b>Gold</b>	\$1,875.80	\$1,796.30	-\$79.50
<b>Silver</b>	\$23.63	\$24.01	\$0.38
	(\$/kg)		
<b>Lead</b>	\$1.79	\$2.45	\$0.66
<b>Zinc</b>	\$2.52	\$3.46	\$0.94
<b>Copper</b>	\$6.69	\$9.96	\$3.27
<b>Canadian Dollars</b>			
	(\$/troy oz.)		
<b>Gold</b>	\$2,497.60	\$2,225.35	-\$272.25
<b>Silver</b>	\$31.46	\$29.74	-\$1.72
	(\$/kg)		
<b>Lead</b>	\$2.38	\$3.03	\$0.65
<b>Zinc</b>	\$3.36	\$4.28	\$0.92
<b>Copper</b>	\$8.91	\$12.33	\$3.42



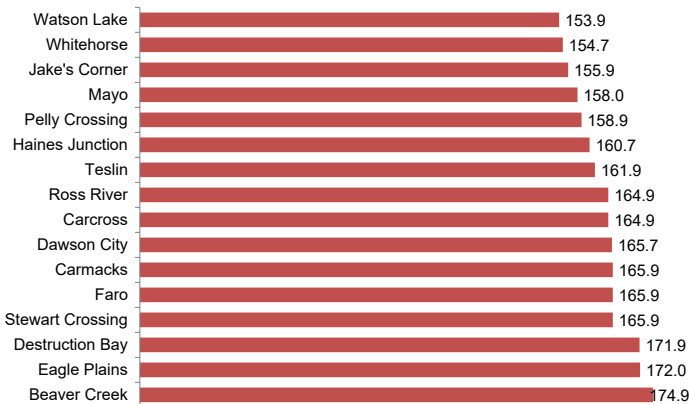
\*Please see endnotes on page 12.  
 Sources:  
 Exchange rates: Canadian Foreign Exchange Services.  
 Metal Prices: London Bullion Market Association and London Metal Exchange.

### Did you know?

Comparing October 20, 2021 to October 21, 2020, prices of furnace oil increased in all Yukon communities. The largest percentage increase was in Whitehorse, up 27.8%.

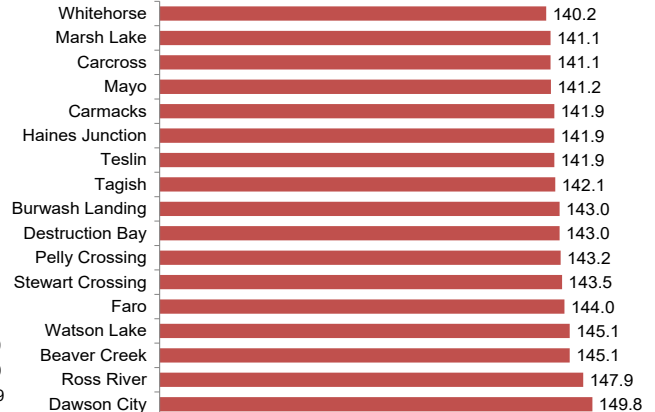
## 8.2 Regular Self-Serve Gasoline

Average October 20, 2021 Prices (cents per litre)



## 8.3 Residential Furnace Oil

Average October 20, 2021 Prices (cents per litre)



Price for Burwash Landing was unavailable.

Source: Yukon Bureau of Statistics.

Source: Yukon Bureau of Statistics.

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

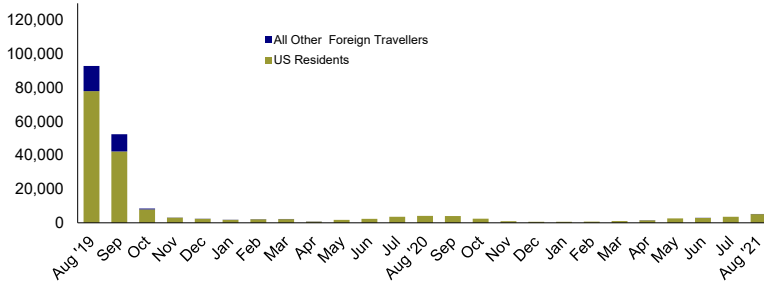


## 9. Transportation

### 9.1 Aircraft Movements\*, Whitehorse

Year-to-date change	1,514 7.2%
(no. of movements)	
<b>2021</b>	
August	2,951
July	4,078
June	3,096
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

\*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?

From January through August 2021, 14,492 US registered vehicles entered Yukon through Canada Border Services Agency (CBSA) ports of entry. This compares to 54,579 US vehicles for the same time period in 2019, prior to the COVID-19 pandemic.

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

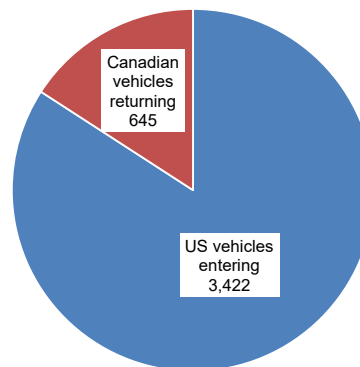
	Total	Canadians	US Residents	Other Foreign Travellers
<b>Year-to-date change</b>	-3,022 -13.6%	-2,489 -67.1%	-426 -2.3%	-107 -93.9%
<b>2021</b>				
August	5,567	464	5,100	3
July	3,811	235	3,576	0
June	3,023	165	2,855	3
May	2,730	114	2,616	0
April	1,530	71	1,458	1
March	1,106	80	1,026	0
February	730	45	685	0
January	687	45	642	0
<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

Of the 5,567 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in August 2021:

- 69.4% entered through Beaver Creek;
- 16.7% entered through Whitehorse or Fraser (Skagway, AK to Carcross); and
- 14.0% through Pleasant Camp (Haines, AK to Haines Junction).

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

August 2021



\*Please see endnotes on page 12.

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

# Endnotes

## 1. Population

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

## 2. Employment

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

## 3. Consumer Prices

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

## 4. Trade

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

## 5. Rental Units

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

## 6. Real Estate

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

## 7. Construction

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

## 8. Resources

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

## 9. Transportation

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

## Symbols & Abbreviations

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

Next release: December 10, 2021