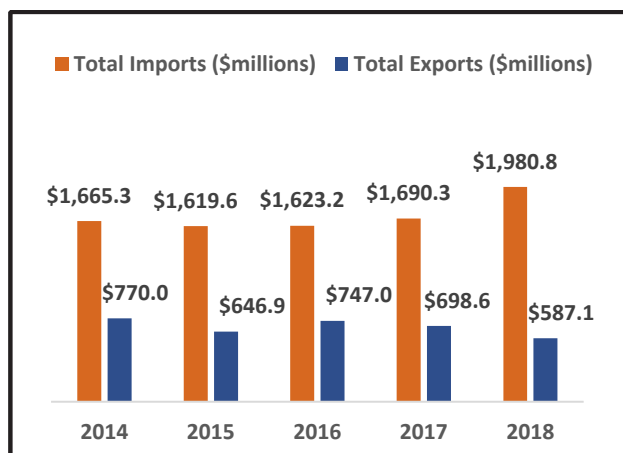




Highlights:

- From January through December 2021, a total of 1,564 building permits were issued in Yukon, at a construction value of \$206.0 million.
- Comparing December 29, 2021 to December 30, 2020, regular self-serve gasoline prices increased in all Yukon communities with the largest percentage increase at Watson Lake (35.1%). Diesel self-serve prices increased in all Yukon communities with the largest percentage increase in Dawson City (33.5%).
- Compared to 2020, Yukon's 2021 annual labour force increased by 800 to 23,700, the number of employed increased by 700 to 22,400 and the number unemployed increased by 100 to 1,300.

New publication this month: Balance of Trade, 2018



Comparing 2018 to 2017, total exports (\$587.1 million) decreased by \$111.5 million or 16.0%: international exports decreased by \$42.2 million (20.2%), while interprovincial exports decreased by \$69.3 million (14.2%). Compared to 2017, total imports in 2018 (\$1,980.8 million) increased by \$290.5 million, or 17.2%: interprovincial imports increased by \$205.3 million (18.6%), while international imports increased by \$85.3 million (14.5%).

Balance of Trade, 2018: <https://yukon.ca/en/balance-trade-2018>

What else is new:

New from the Yukon Bureau of Statistics:

- Yukon Employment, December 2021: <https://yukon.ca/en/yukon-employment-december-2021>
- Yukon Fuel Price Survey, December 2021: <https://yukon.ca/en/yukon-fuel-price-survey-december-2021>
- Experimental Indexes of Economic Activity for Yukon, August 2021: <https://yukon.ca/en/experimental-indexes-economic-activity-yukon-august-2021>

- Experimental Estimates for Business Openings and Closures for Yukon, August 2021: <https://yukon.ca/en/experimental-estimates-business-openings-and-closures-yukon-august-2021>

New from Statistics Canada:

- Finding their way through the pandemic; half-year 2021 flash estimates of selected service industries, 2021: <https://www150.statcan.gc.ca/pub/11-621-m/11-621-m2022001-eng.pdf>

Interested in more data or updates?

Yukon community information
www.sewp.gov.yk.ca

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



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1. Population

1.1 Population by Age and Sex*, 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
Total	43,118	21,880	21,238

*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 ¹	32,993	33,771	33,893
Other*	89	79	81
Yukon	42,198	43,001	43,118

¹ Marsh Lake is included in Whitehorse Area.

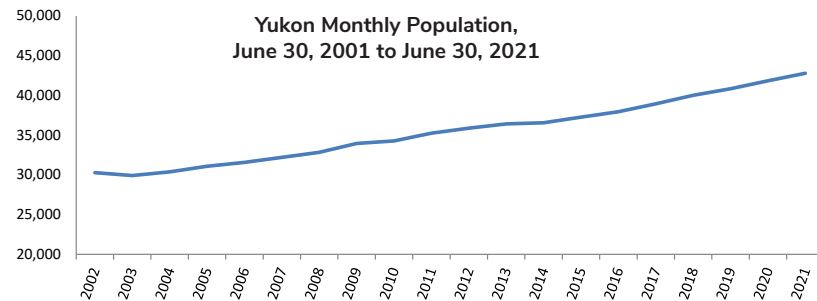
* Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

1.3 Vital Statistics

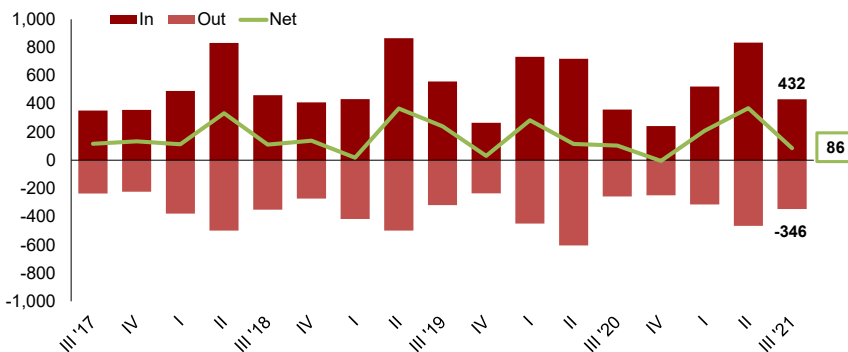
	Births	Deaths	Marriages
Year-to-date	43	72	11
change	12.2%	31.2%	8.4%
2021			
November (p)	30	39	4
October (r)	35	36	11
September	36	19	17
August	33	21	33
July	43	40	27
June	48	33	19
May	33	23	7
Apr	37	26	3
March	31	20	6
February	33	19	7
January	36	27	8
2020 total	390	256	142
December	38	25	11
November	33	21	8

Source: Yukon Bureau of Statistics.



Population Report, Second Quarter, 2021:
<https://yukon.ca/en/population-report-q2-2021>

1.4 Migration Estimates*



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

Did you know?

On June 30, 2021, Yukoners aged 65 and over made up 14.1% of the total population — an increase of 5.3 percentage points compared to June 30, 2011 (8.8%).

Preliminary estimates of Statistics Canada show that in the third quarter of 2021, Yukon gained 86 people through net migration — 70 were lost through interprovincial migration and 156 were gained through international migration.

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

- British Columbia (-61);
- Ontario (-40);
- Quebec (-30); and
- Alberta (-14).

Conversely, **net gains** were to:

- Saskatchewan (+43);
- Northwest Territories (+14);
- New Brunswick (+9)
- Manitoba (+8); and
- Nova Scotia (+1).

Source: Statistics Canada. Table 17-10-0045-01.



2. Employment

2.1 Labour Force Statistics* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
2021	23,700	22,400	1,300	5.5%	72.3%	68.3%
December	24,600	24,000	700	2.8%	74.1%	72.3%
November	23,900	23,200	700	2.9%	72.2%	70.1%
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%
2020	22,900	21,700	1,200	5.2%	70.9%	67.2%
December	23,300	22,100	1,200	5.2%	71.9%	68.2%

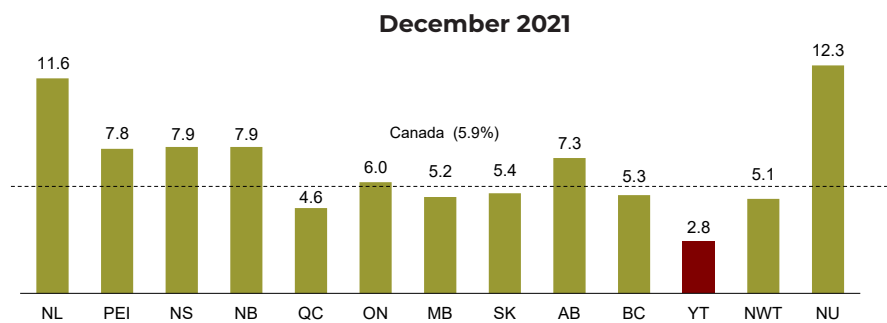
Yukon Employment, December 2021: <https://yukon.ca/en/yukon-employment-december-2021>

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?

The annual Yukon unemployment rate for 2021 was 5.5%, the second lowest in Canada following the Northwest Territories (5.2%). This was the first time since 2016 Yukon's annual unemployment rate was not the lowest in the country.

*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 December 2021 to November 2021, employment in the services-producing sector increased by 300, or 1.5%. The goods-producing sector's employment increased by 100, or 3.0%. In December 2021, of the 23,400 employed Yukoners, 10,500, or 44.9%, were working in the public sector. Of the 12,900 workers in the private sector, 3,900, or 30.2%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2021 annual	22,400	10,000	8,600	3,800	3,100	19,200
December	23,400	10,500	9,000	3,900	3,400	20,000
November	23,000	10,600	8,500	3,900	3,300	19,700
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
2020 annual	21,700	9,300	8,400	4,000	3,600	18,000
December	21,600	9,500	8,300	3,800	3,600	18,000

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

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



2. Employment (cont'd)

2.4 Average Weekly Earnings, Including Overtime*

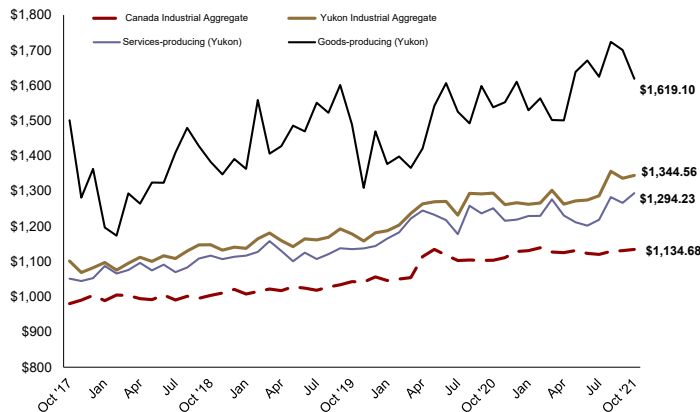
	Yukon Average [†]	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$42.18 3.4%	\$94.47 7.3%	\$7.12 0.9%	\$49.61 4.3%	..	\$73.13 9.7%	-\$16.29 -1.4%	..	\$57.36 5.8%	\$36.50 2.4%
(\$)										
2021										
October (p)	1,344.56	1,429.42	807.96	1,213.16	1,815.32	872.08	1,143.13	584.88	1,059.66	1,655.11
September (r)	1,336.52	1,560.36	793.43	1,338.93	1,714.74	811.19	1,103.86	644.61	1,086.07	1,577.41
August	1,356.46	1,465.20	817.46	1,311.41	1,822.23	846.72	1,132.26	621.23	1,084.62	1,632.66
July	1,286.75	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	1,274.70	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	1,272.38	1,353.92	764.34	1,163.34	F	813.55	1,081.31	618.05	1,021.58	1,516.93
April	1,263.20	1,236.84	788.89	1,148.47	F	810.33	1,107.34	592.08	1,082.01	1,559.72
March	1,302.47	1,313.95	770.84	1,205.09	F	858.23	1,107.58	573.43	1,025.67	1,689.86
February	1,266.24	1,238.20	818.07	1,191.07	F	787.56	1,117.19	578.60	1,012.94	1,540.71
January	1,262.83	1,365.81	808.22	1,155.71	1,506.55	809.74	1,088.99	600.43	1,023.11	1,549.27
2020 annual	1,256.50	1,316.17	783.42	1,168.34	F	767.30	1,129.53	F	998.98	1,547.37
December	1,267.00	1,435.69	799.87	1,191.65	1,565.18	841.71	1,093.06	581.94	1,026.90	1,547.11
November	1,261.59	1,338.12	763.55	1,214.44	F	828.92	1,177.10	542.63	1,029.44	1,579.73
October	1,294.19	1,291.81	766.22	1,219.41	F	833.43	1,300.00	565.27	1,077.71	1,571.93

*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

October 2017 to October 2021^(p)

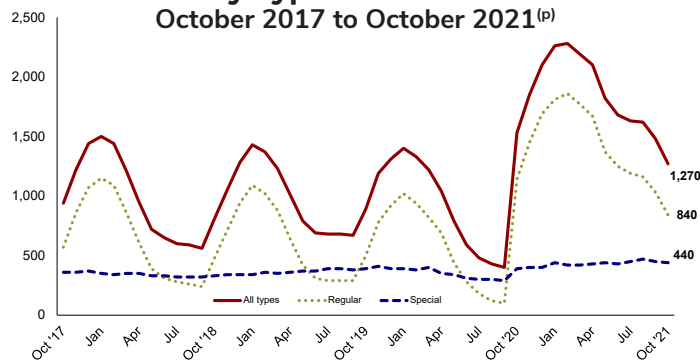


*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

October 2017 to October 2021^(p)



*Please see endnotes on page 12.

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

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

Did you know?

In August 2021, Yukon workers' average weekly earnings reached \$1,356.46, a record-high for Yukon. This was \$227.69, or 20.2%, above the figure for Canada (\$1,128.77).

2.7 Employment Insurance Beneficiaries, by Community*

	Oct 2020	Sep ^(p) 2021	Oct ^(p) 2021
Beaver Creek	10	10	10
Burwash Landing	10	10	0
Carmacks	30	30	30
Dawson	190	130	160
Faro	20	20	10
Haines Junction	60	50	50
Marsh Lake	20	20	20
Mayo	40	30	20
Mt. Lorne	10	10	0
Old Crow	20	20	20
Pelly Crossing	30	30	20
Ross River	20	30	20
Tagish	10	20	10
Watson Lake	60	50	40
Whitehorse	950	960	800
Yukon Total	1,530	1,480	1,270

*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	
	Nov 2020	Oct 2021	Nov 2021	Oct '21 to Nov '21	Nov '20 to Nov '21
All-Items	134.8	141.1	140.3	-0.6	4.1
Food	132.6	135.5	134.9	-0.4	1.7
Shelter	167.9	175.6	175.5	-0.1	4.5
Household Operations, Furnishings & Equipment	109.8	111.5	111.3	-0.2	1.4
Clothing & Footwear	103.3	105.2	105.3	0.1	1.9
Transportation	139.3	152.5	152.0	-0.3	9.1
Health & Personal Care	130.5	133.6	132.9	-0.5	1.8
Recreation, Education & Reading	101.3	108.6	105.9	-2.5	4.5
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	177.5	181.5	182.0	0.3	2.5
Special Aggregates					
Energy	163.5	194.0	193.7	-0.2	18.5
All-items excluding energy	132.1	136.7	135.9	-0.6	2.9

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

In November 2021 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 4.1% (figures for Yukon are not available); for Canada, the CPI increased 4.7%.

Major contributors to the year-over-year **increase** in Whitehorse CPI 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
- Fresh fruit.

On a **month-to-month** basis, from October 2021 to November 2021, the CPI for Whitehorse (figures for Yukon are not available) decreased 0.6%.

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

- Traveller accommodation; telephone services; and fresh or frozen chicken.

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

- Furniture; fresh vegetables; alcoholic beverages served in licensed establishments.

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

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 26.99	\$ 22.47	\$ 21.11	\$ 26.99	\$ 22.47	\$ 21.11	\$ 26.99	\$ 22.47	\$ 21.11
Stewing beef, 1 kg	\$ 18.19	\$ 18.05	\$ 16.99	\$ 18.19	\$ 18.05	\$ 16.99	\$ 18.19	\$ 18.05	\$ 16.99
Ground beef, 1 kg	\$ 11.29	\$ 12.23	\$ 11.98	\$ 11.29	\$ 12.23	\$ 11.98	\$ 11.29	\$ 12.23	\$ 11.98
Pork chops, 1 kg	\$ 12.64	\$ 10.18	\$ 10.53	\$ 12.64	\$ 10.18	\$ 10.53	\$ 12.64	\$ 10.18	\$ 10.53
Chicken, 1 kg	\$ 8.34	\$ 7.44	\$ 7.21	\$ 8.34	\$ 7.44	\$ 7.21	\$ 8.34	\$ 7.44	\$ 7.21
Bacon, 500 grams	\$ 10.23	\$ 7.69	\$ 7.51	\$ 10.23	\$ 7.69	\$ 7.51	\$ 10.23	\$ 7.69	\$ 7.51
Milk, 4 l	\$ 5.55	\$ 5.07	\$ 5.05	\$ 5.55	\$ 5.07	\$ 5.05	\$ 5.55	\$ 5.07	\$ 5.05
Butter, 454 grams	\$ 5.42	\$ 4.68	\$ 4.42	\$ 5.42	\$ 4.68	\$ 4.42	\$ 5.42	\$ 4.68	\$ 4.42

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

In November 2021, the prices of the selected food products (in the table above) in Whitehorse were **on average** 14.4% higher than Alberta and 10.9% higher than British Columbia.

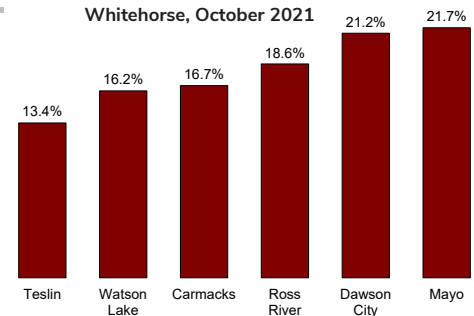
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, October 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	
Total Survey Items	116.7	121.2	..	..	121.7	..	118.6	113.4	116.2	
Meat/Fish/Seafood	113.2	103.7	..	..	119.2	..	102.7	112.1	108.9	
Dairy/Eggs	121.6	127.8	..	..	131.8	..	122.5	117.6	122.6	
Fruit/Veg.	126.3	123.2	..	..	136.0	..	126.1	109.8	118.0	
Bread/Cereal	123.8	147.9	..	..	123.8	..	128.6	127.1	129.6	
Other Foods	118.9	131.4	..	..	129.4	..	128.9	119.5	122.3	
Household Operations	122.6	128.3	..	..	131.4	..	130.3	125.5	130.1	
Health & Personal Care	125.0	145.5	..	..	133.1	..	120.3	121.2	132.8	
Cigarettes	103.3	101.5	..	..	113.1	..	110.9	101.6	102.3	
Gasoline/Diesel	108.8	106.5	107.7	103.2	100.2	..	108.3	103.9	97.2	
Home Heating Fuel	103.4	108.1	105.6	103.4	103.2	..	106.8	103.4	107.1	

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



Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale Sales



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

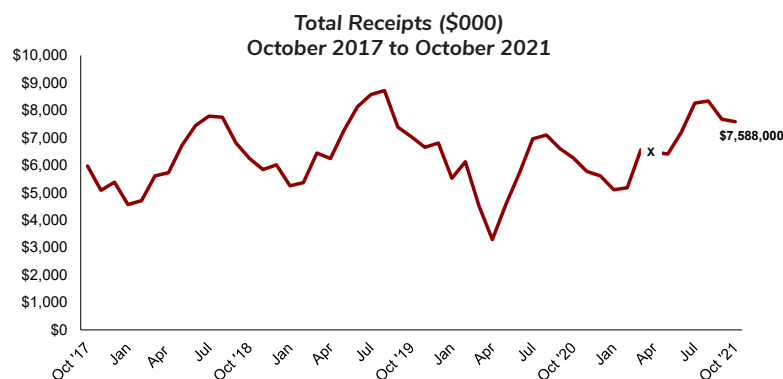
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	\$59,314 8.1%	\$4,090 3.0%	\$8,841 8.6%	..
(\$000)				
2021				
October (p)	83,114	13,061	13,793	2,961
September (r)	82,200	13,144	13,089	3,170
August	86,367	13,770	13,488	3,745
July	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
2020 total	885,181	161,589	120,118	..
December	78,894	12,672	7,992	F
November	76,064	13,110	9,833	F
October	84,198	15,706	13,068	3,894

*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 October 2021 decreased by \$1.1 million, or 1.3%, compared to October 2020. Canada's retail sales increased 3.6% over the same time period. Year-to-date (January to October), Yukon's retail sales increased by \$59.3 million, or 8.1%, compared to the same time period in 2020; Canada's retail sales increased 12.4% over the same time period.

Yukon's preliminary wholesale sales in October 2021 increased by \$6.1 million, or 50.0%, compared to October 2020. Canada's wholesale sales increased 5.9% over the same time period. Year-to-date (January to October), Yukon's wholesale sales increased by \$42.6 million, or 32.7%, compared to the same time period in 2020; Canada's wholesale sales increased 14.2% over the same time period.

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

Did you know?

On a year-to-date basis (January–October) in 2021, of the \$789.5 million in total retail sales for Yukon, \$111.1 million, or 14.1% was from the Gasoline stations industry. The proportion increased by 0.1 percentage points compared to the same time period in 2020 (14.0%).

Comparing October 2021 to October 2020, the total receipts for food services and drinking places in Yukon increased by \$1.3 million, or 21.1%; Canada's receipts increased 29.4%. However, Yukon's total receipts in October 2021 were \$553,000, or 7.9%, more than that in October 2019.



5. Rental Units

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

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

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

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

¹ Use caution when analyzing data due to high variance or a small number of rental units within the category.

¹ Duplex includes single detached houses with a legal rental suite.

² Buildings with five or more rental units.

³ Store-top units are residential units in buildings which primarily contain commercial space.

⁴ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2020-2021

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2021						
April	\$1,071	2.1%	\$880	6.3%	\$1,000	0.0%
2020 average	\$1,025	3.3%	\$768	10.3%	\$1,000	3.3%
October	\$1,050	3.0%	\$800	6.3%	\$1,000	0.0%
April	\$1,000	3.7%	\$735	15.4%	\$1,000	6.7%

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

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



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

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



6. Real Estate

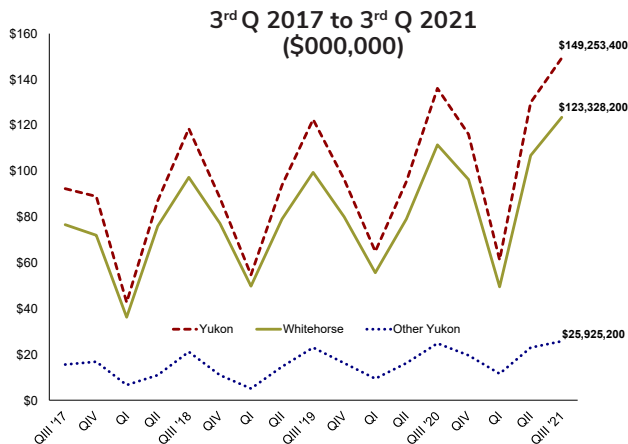
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total [†]		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	-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%
2021										
Q3	210	123,328.4	102	66,990.8	12	4,860.6	47	21,445.6	14	7,161.1
Q2	181	106,729.1	91	59,211.4	11	4,084.5	54	24,715.3	5	2,381.0
Q1	84	49,571.4	35	20,672.8	4	1,300.0	22	10,558.6	4	1,830.0
2020 total	693	342,133.3	288	162,634.6	18	5,760.0	299	126,724.0	34	14,650.5
Q4	181	96,171.8	78	46,705.7	5	1,589.5	72	33,112.9	9	4,195.2
Q3	228	111,225.0	103	58,599.5	9	3,009.8	87	35,895.1	15	6,281.8

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

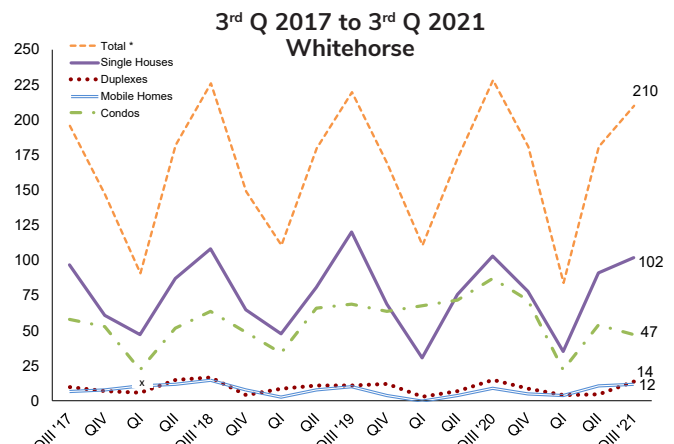
Yukon Real Estate Report, Third Quarter, 2021: <https://yukon.ca/en/yukon-real-estate-report-q3-2021>

6.2 Value of Real Estate Transactions



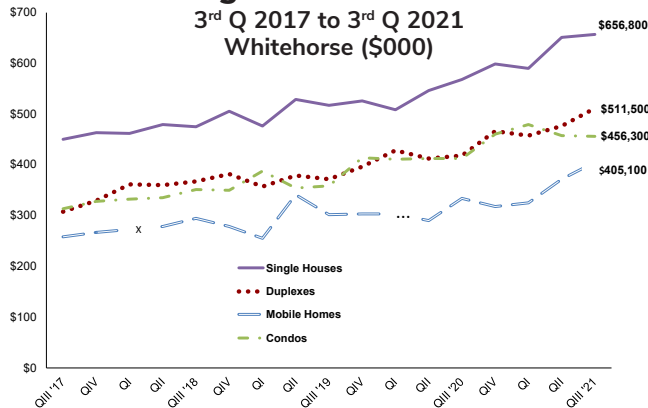
Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions



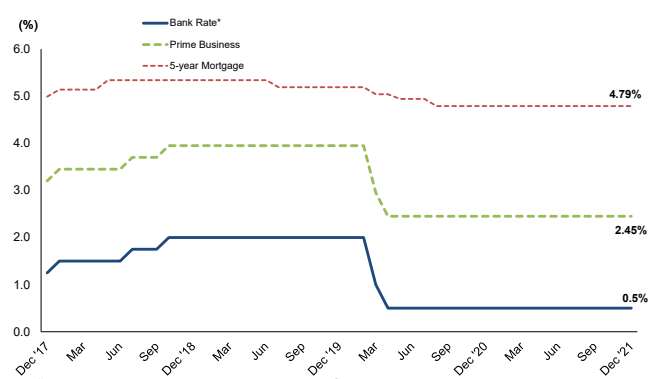
*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

6.5 Selected Interest Rates* December 2017 to December 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 2021 average interest rate (for the last Wednesday of each month) for a 5-year conventional mortgage from a chartered bank was 4.79%, a decrease of 0.15 percentage points from the 2020 average (4.94%).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial		
Year-to-date	-212	63,418	-235	15,785	-7	187	13	19,830	17	27,616	
change	-11.9%	44.5%	-15.0%	16.4%	-53.8%	10.2%	31.7%	70.6%	10.9%	166.6%	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	
2021 total	1,564	206,045.6	1,331	111,905.1	6	2,028.0	54	47,915.0	173	44,197.5	
December	52	4,070.4	44	3,198.7	0	0.0	0	0.0	8	871.7	
November	87	9,467.3	62	1,313.8	1	75.0	8	6,653.9	16	1,424.5	
October	(r)	102	32,986.2	87	5,128.9	0	0.0	5	25,614.8	10	2,242.5
September	158	31,838.4	139	20,451.0	1	1,072.0	6	9,845.9	12	469.6	
August	(r)	184	18,633.0	157	15,508.5	3	875.0	9	429.5	15	1,820.0
July	172	25,037.7	155	15,788.1	0	0.0	2	28.0	15	9,221.7	
June	(r)	234	31,631.2	197	15,811.3	0	0.0	8	860.0	29	14,959.9
May	(r)	207	23,829.8	188	12,798.3	1	6.0	2	1,634.1	16	9,391.4
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	
2020 total	1,776	142,627.1	1,566	96,119.8	13	1,841.0	41	28,085.2	156	16,581.1	
December	49	3,174.1	39	2,989.1	0	0.0	0	0.0	10	185.0	

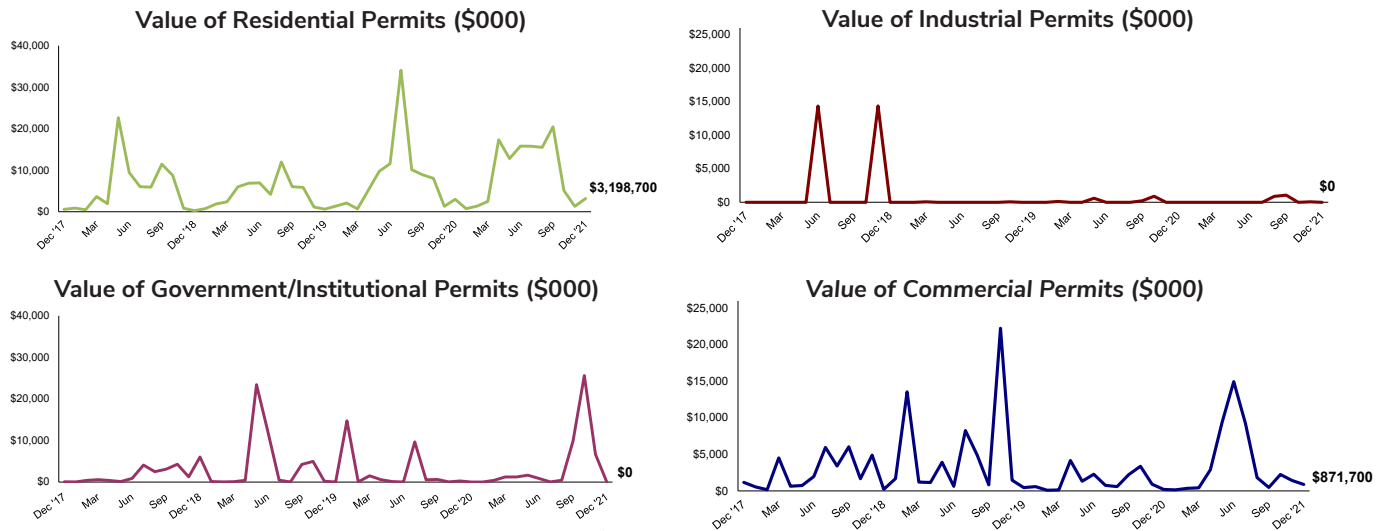
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

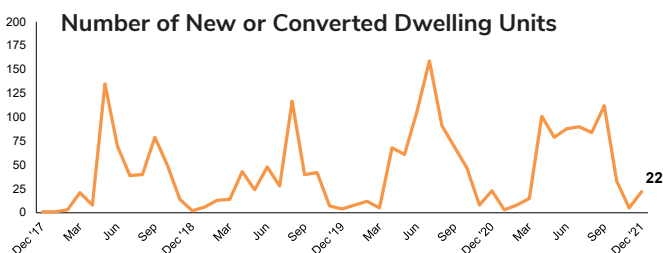
From January through December 2021, a total of 1,564 building permits were issued in Yukon, at a construction value of \$206.0 million. The construction value of permits increased by \$63.4 million, or 44.5%, compared to the total value of permits issued from January through December 2020. Of the total construction value of building permits issued in January through December 2021:

- 54.3% was for residential;
- 1.0% was for industrial;
- 23.3% was for government/institutional; and
- 21.5% was for commercial.

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



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



Did you know?

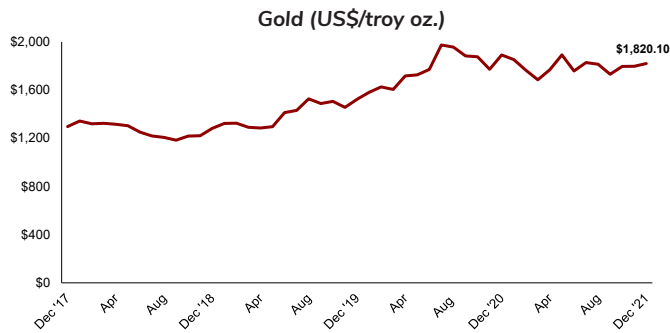
The 2021 annual residential construction value in Yukon (\$111.9 million) is the highest total on record for Yukon.

*Please see endnotes on page 12.

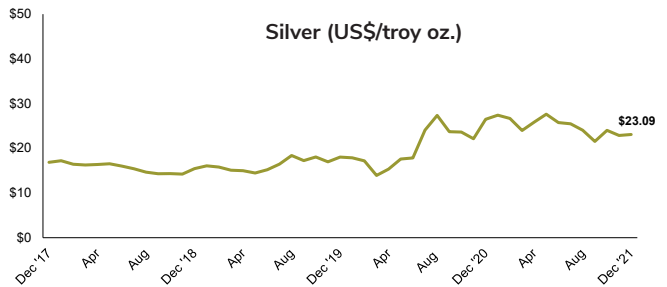
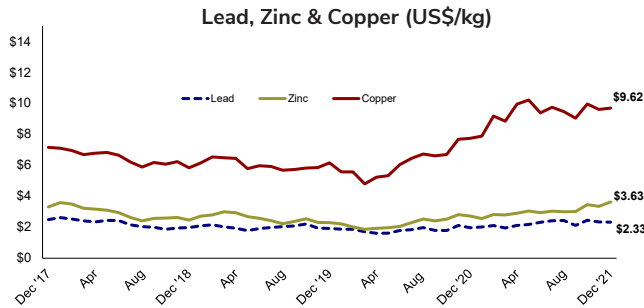
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Dec '20	Dec '21	Dec '20 to Dec '21 Change
US Dollars			
(\$/troy oz.)			
Gold	\$1,891.10	\$1,820.10	-\$71.00
Silver	\$26.49	\$23.09	-\$3.40
(\$/kg)			
Lead	\$1.97	\$2.33	\$0.36
Zinc	\$2.72	\$3.63	\$0.91
Copper	\$7.74	\$9.69	\$1.95
Canadian Dollars			
(\$/troy oz.)			
Gold	\$2,411.59	\$2,303.49	-\$108.10
Silver	\$33.77	\$29.22	-\$4.55
(\$/kg)			
Lead	\$2.51	\$2.95	\$0.44
Zinc	\$3.47	\$4.59	\$1.12
Copper	\$9.87	\$12.27	\$2.40



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

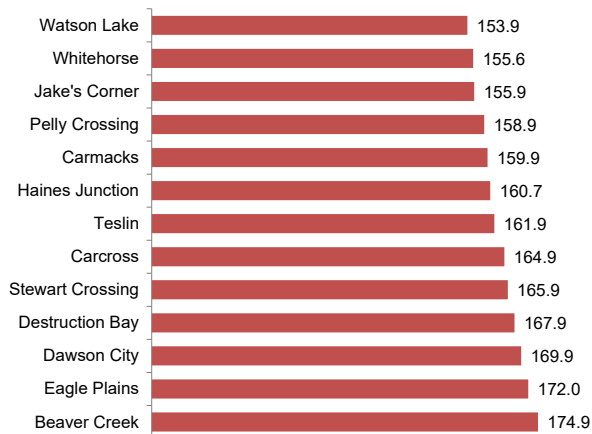
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of copper on December 31, 2021 was \$9.69 US per kg, an increase of \$3.21, or 49.6% compared to the average of prices recorded on December 31st in the previous 5 years.

8.2 Regular Self-Serve Gasoline

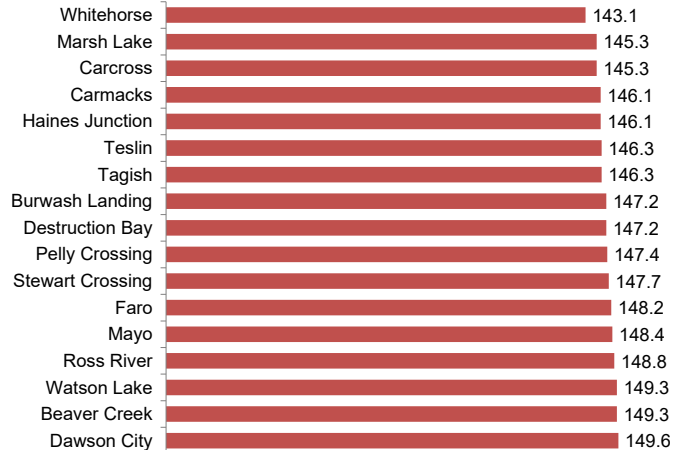
Average December 29, 2021 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

8.3 Residential Furnace Oil

Average December 29, 2021 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

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



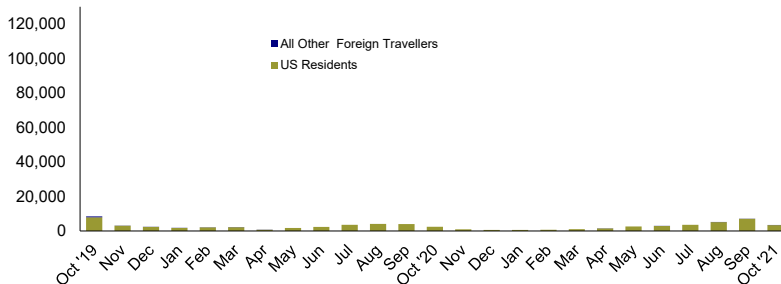
9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change		1,619
		6.2%
(no. of movements)		
2021		
October		2,884
September		2,490
August		2,951
July		4,078
June		3,096
May		3,558
April		3,144
March		2,559
February		1,559
January		1,482
2020 total		29,697
December		1,496
November		2,019
October		2,585

*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?

On a year-to-date basis (January to October), of the 30,144 travellers allowed to enter Yukon through Canada Border Services Agency (CBSA) ports of entry, 23,600 or 78.3%, entered through Beaver Creek

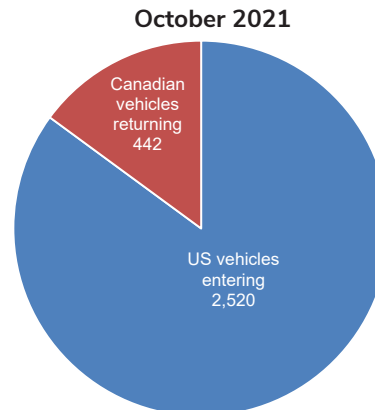
9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry*

	Total	Canadians	US Residents	Other Foreign Travellers
Year-to-date change	1,231	-2,252	3,584	-101
	4.3%	-56.3%	14.5%	-88.6%
2021				
October	3,557	189	3,364	4
September	7,403	338	7,063	2
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
2020 total	30,555	4,113	26,328	114
December	653	43	610	0
November	989	72	917	0
October	2,570	133	2,437	0

Of the 3,557 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in October 2021:

- 77.3% entered through Beaver Creek;
- 11.9% entered through Whitehorse or Fraser (Skagway, AK to Carcross); and
- 10.8% through Pleasant Camp (Haines, AK to Haines Junction).

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



*Please see endnotes on page 12.

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

Endnotes

1. Population

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

2. Employment

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

3. Consumer Prices

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

4. Trade

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

5. Rental Units

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

6. Real Estate

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

7. Construction

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

8. Resources

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

9. Transportation

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

Symbols & Abbreviations

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

Next release: February 11, 2022