



Yukon Monthly Statistical Review February 2022

Highlights:

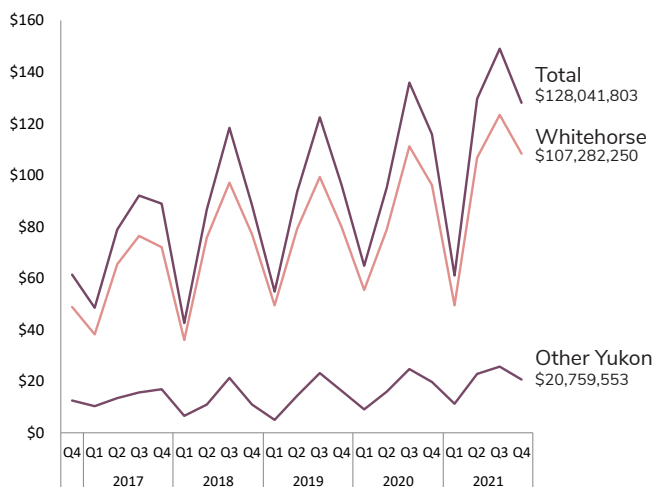
- In the fourth quarter of 2021, the total value of real estate transactions in Yukon was \$128.0 million: \$107.3 million in Whitehorse and \$20.8 million for the rest of Yukon.
- In October 2021, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,100 and the vacancy rate was 1.9%.

New publication this month: Real Estate Report, Fourth Quarter, 2021

The total value of Yukon's real estate transactions in the fourth quarter increased in 2021 compared to the fourth quarter of 2020. In the fourth quarter of 2021, the total value of real estate transactions was \$128.0 million compared to \$115.9 million during the same period in 2020, an increase of \$12.2 million, or 10.5%.

Yukon Real Estate Report, Fourth Quarter, 2021:
<https://yukon.ca/en/yukon-real-estate-report-q4-2021>

5-year Value of Real Estate Transactions



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

What else is new:

New from the Yukon Bureau of Statistics:

- Yukon Employment, February 2022: <https://yukon.ca/en/yukon-employment-february-2022>
- Yukon Fuel Price Survey, February 2022: <https://yukon.ca/en/yukon-fuel-price-survey-february-2022>
- Experimental Indexes of Economic Activity for Yukon, October 2021: <https://yukon.ca/en/experimental-indexes-economic-activity-yukon-october-2021>
- Consumer Price Index, 2021: <https://yukon.ca/en/consumer-price-index-2021>
- Experimental Estimates for Business Openings and Closures for Yukon, November 2021: <https://yukon.ca/en/experimental-estimates-business-openings-and-closures-yukon-november-2021>
- Population and Dwellings, Census 2021: <https://yukon.ca/en/population-and-dwellings-census-2021>
- Yukon Rent Survey, October 2021: <https://yukon.ca/en/yukon-rent-survey-october-2021>

Interested in more data or updates?

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

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



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1. Population

1.1 Population by Age and Sex*, Sep 30 '21

	Total	Males	Females
0-4	2,247	1,147	1,100
5-9	2,417	1,267	1,150
10-14	2,349	1,247	1,102
15-19	2,140	1,112	1,028
20-24	2,484	1,267	1,217
25-29	3,024	1,484	1,540
30-34	3,748	1,834	1,914
35-39	3,880	1,930	1,950
40-44	3,169	1,608	1,561
45-49	2,933	1,411	1,522
50-54	2,784	1,423	1,361
55-59	3,084	1,547	1,537
60-64	3,130	1,600	1,530
65-69	2,467	1,292	1,175
70-74	1,764	929	835
75+	1,948	1,032	916
Total	43,568	22,130	21,438

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

1.2 Population by Community*

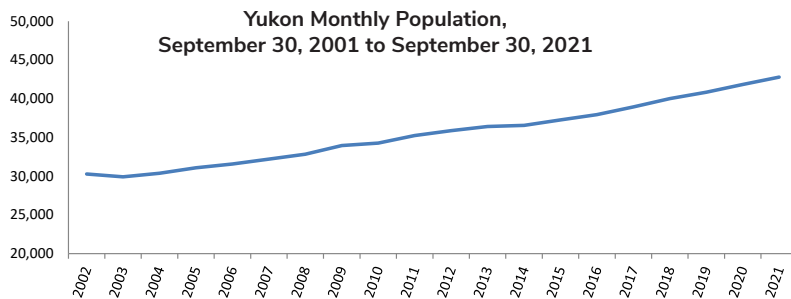
	Sep 30 2020	Jun 30 2021	Sep 30 2021
Beaver Creek	121	111	113
Burwash Landing	109	101	100
Carcross	492	478	476
Carmacks	601	572	578
Dawson City	2,270	2,303	2,323
Destruction Bay	61	55	57
Faro	449	462	470
Haines Junction	977	999	1,009
Johnson's Crossing	58	52	57
Mayo	459	457	463
Mendenhall	141	138	141
Old Crow	266	261	246
Pelly Crossing	403	396	407
Ross River	410	405	402
Tagish	355	367	372
Teslin	469	484	485
Watson Lake	1,508	1,503	1,512
Whitehorse Area ¹	33,268	33,893	34,283
Other*	79	81	74
Yukon	42,496	43,118	43,568

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

1.3 Vital Statistics*

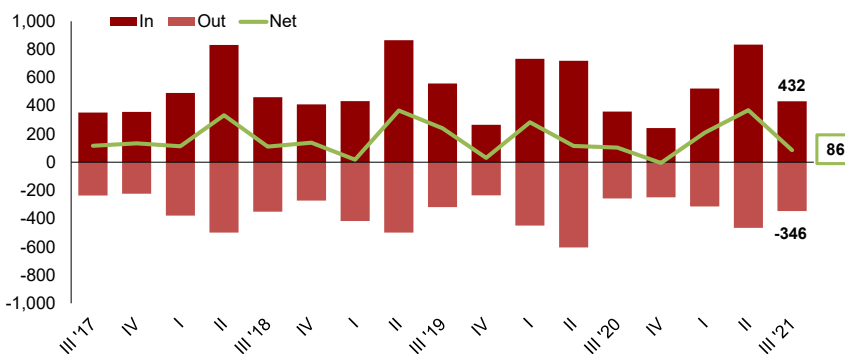
	Births	Deaths	Marriages
Year-to-date	-6	12	-3
change	-16.7%	44.4%	-37.5%
January (p)	30	39	5
2021 total (r)	427	324	153
December	29	21	10
November (r)	31	39	5
October	35	36	11
September	36	19	17
August	33	21	33
July	43	40	27
June	48	33	19
May	33	23	7
Apr	37	26	3
March (r)	32	20	6
February (r)	34	19	7
January	36	27	8

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



Population Report, Third Quarter, 2021:
<https://yukon.ca/en/population-report-q3-2021>

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?

Comparing September 30, 2021 to September 30, 2020, the total population of the Whitehorse Area (includes areas outside of the municipal boundary) has grown by 1,015 people, or 3.1%.

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
2022						
February	24,200	23,100	1,100	4.5%	72.9%	69.6%
January	24,000	23,100	800	3.3%	72.3%	69.6%
2021	23,700	22,400	1,300	5.5%	72.3%	68.3%
December	24,600	23,800	700	2.8%	74.1%	71.7%
November	24,000	23,200	800	3.3%	72.5%	70.1%
October	23,800	22,600	1,200	5.0%	72.1%	68.5%
September	23,200	21,900	1,300	5.6%	70.5%	66.6%
August	23,100	21,800	1,300	5.6%	70.4%	66.5%
July	23,200	21,700	1,400	6.0%	70.9%	66.4%
June	23,600	21,900	1,600	6.8%	72.4%	67.2%
May	23,600	22,000	1,600	6.8%	72.6%	67.7%
April	23,700	22,300	1,400	5.9%	72.9%	68.6%
March	23,500	22,000	1,500	6.4%	72.5%	67.9%
February	23,200	21,700	1,500	6.5%	71.6%	67.0%

Yukon Employment, February 2022: <https://yukon.ca/en/yukon-employment-february-2022>

Yukon Employment Annual Review, 2021: <https://yukon.ca/en/yukon-employment-annual-review-2021>

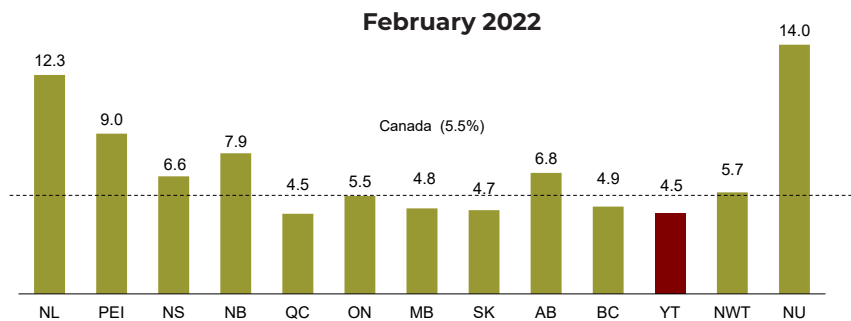
Yukon Employment Historical Data, 2011 to 2020: <https://yukon.ca/en/yukon-employment-historical-data-2011-2020>

*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 participation rate measures the percentage of the population aged 15 years and over, which is working or actively looking for work. In February 2022, Yukon's participation rate (72.9%) was the third-highest in Canada, following the Northwest Territories (77.4%) and Nunavut (76.0%).



*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 February 2022 to January 2022, employment in the services-producing sector increased by 200, or 1.0%. The goods-producing sector's employment decreased by 200, or 6.3%. In February 2022, of the 22,900 employed Yukoners, 11,100, or 48.5%, were working in the public sector. Of the 11,800 workers in the private sector, 3,000, or 25.4%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2022						
February	22,900	11,100	8,800	3,000	3,000	19,900
January	22,900	11,200	8,200	3,400	3,200	19,700
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

*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)

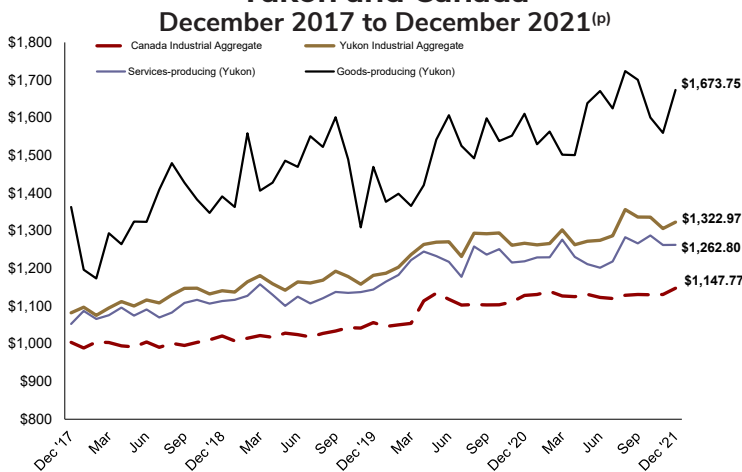
2.4 Average Weekly Earnings, Including Overtime*

	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	\$42.80 3.4%	\$84.65 6.5%	\$13.30 1.7%	\$42.67 3.7%	..	\$51.18 6.7%	-\$9.80 -0.9%	..	\$55.36 5.5%	\$34.86 2.3%
(\$)										
2021										
December (p)	1,322.97	1,548.62	838.62	1,177.63	1,969.82	780.31	1,135.04	615.84	1,083.70	1,596.45
November (r)	1,305.89	1,334.82	820.66	1,239.14	1,610.63	822.19	1,177.13	622.49	1,056.49	1,596.76
October	1,336.18	1,390.85	800.55	1,218.41	1,842.88	823.01	1,146.40	586.43	1,066.53	1,642.04
September	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

*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).

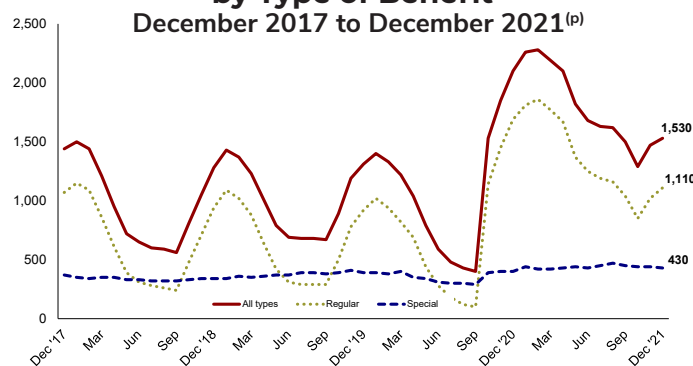
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada



*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?

In December 2021, the preliminary average weekly earnings figure (\$1,262.80) for service-producing industries in Yukon was \$165.45, or 15.1%, higher than the figure for Canada (\$1,097.35).

2.7 Employment Insurance Beneficiaries, by Community*

	Dec 2020	Nov ^(p) 2021	Dec ^(p) 2021
Beaver Creek	10	10	10
Burwash Landing	10	0	10
Carmacks	40	30	30
Dawson	300	230	230
Faro	20	10	10
Haines Junction	70	50	60
Marsh Lake	20	10	20
Mayo	50	30	20
Mt. Lorne	10	0	0
Old Crow	30	10	10
Pelly Crossing	30	30	30
Ross River	30	30	30
Tagish	20	20	20
Watson Lake	80	60	60
Whitehorse	1,260	880	930
Yukon Total	2,100	1,470	1,530

*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	
	Jan 2021	Dec 2021	Jan 2022	Dec '21 to Jan '22	Jan '21 to Jan '22
All-Items	136.1	140.8	141.1	0.2	3.7
Food	132.8	134.5	136.1	1.2	2.5
Shelter	170.2	176.6	178.7	1.2	5.0
Household Operations, Furnishings & Equipment	109.6	111.6	110.5	-1.0	0.8
Clothing & Footwear	102.8	103.9	104.2	0.3	1.4
Transportation	142.7	157.6	154.3	-2.1	8.1
Health & Personal Care	130.5	133.4	133.6	0.1	2.4
Recreation, Education & Reading	102.7	104.1	104.7	0.6	1.9
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	177.9	182.3	182.9	0.3	2.8
Special Aggregates					
Energy	169.0	195.7	197.3	0.8	16.7
All-items excluding energy	133.1	136.3	136.6	0.2	2.6

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

On a **month-to-month** basis, from December 2021 to January 2022, the CPI for Whitehorse (figures for Yukon are not available) increased 0.2%.

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

- Rent;
- Homeowners' replacement cost; and
- Purchase and operation of recreational vehicles.

Comparing January 2021 to January 2022 on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 3.7% (figures for Yukon are not available); for Canada, the CPI increased 5.1%.

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

- Gasoline;
- Fuel oil and other fuels; and
- Rent.

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

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

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2021	3.3%	3.4%
2020	1.0%	0.7%
2019	2.0%	1.9%
2018	2.4%	2.3%
2017	1.7%	1.6%

3.2 Monthly Average Retail Prices for Selected Food Products, Whitehorse, British Columbia and Alberta, January 2022

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 24.37	\$ 20.89	\$ 21.59	\$ 3.98	\$ 4.74	\$ 4.17	\$ 4.74	\$ 4.17	
Stewing beef, 1 kg	\$ 17.99	\$ 17.73	\$ 17.00	\$ 4.73	\$ 5.00	\$ 5.12	\$ 5.00	\$ 5.12	
Ground beef, 1 kg	\$ 11.89	\$ 11.07	\$ 11.00	\$ 2.24	\$ 1.66	\$ 1.76	\$ 1.66	\$ 1.76	
Pork chops, 1 kg	\$ 12.53	\$ 9.40	\$ 9.46	\$ 4.99	\$ 4.54	\$ 4.49	\$ 4.54	\$ 4.49	
Chicken, 1 kg	\$ 7.26	\$ 6.86	\$ 7.36	\$ 2.87	\$ 3.05	\$ 2.86	\$ 3.05	\$ 2.86	
Bacon, 500 grams	\$ 9.31	\$ 7.38	\$ 7.18	\$ 2.04	\$ 4.41	\$ 4.47	\$ 4.41	\$ 4.47	
Milk, 4 l	\$ 5.55	\$ 5.02	\$ 5.04	\$ 11.03	\$ 5.88	\$ 6.28	\$ 5.88	\$ 6.28	
Butter, 454 grams	\$ 5.67	\$ 5.09	\$ 5.05						
Eggs, 1 dozen				\$ 3.98	\$ 4.74	\$ 4.17	\$ 4.74	\$ 4.17	
Apples, 1 kg				\$ 4.73	\$ 5.00	\$ 5.12	\$ 5.00	\$ 5.12	
Bananas, 1 kg				\$ 2.24	\$ 1.66	\$ 1.76	\$ 1.66	\$ 1.76	
Oranges, 1 kg				\$ 4.99	\$ 4.54	\$ 4.49	\$ 4.54	\$ 4.49	
Carrots, 1 kg				\$ 2.87	\$ 3.05	\$ 2.86	\$ 3.05	\$ 2.86	
Onions, 1 kg				\$ 2.04	\$ 4.41	\$ 4.47	\$ 4.41	\$ 4.47	
Potatoes, 4.54 kgs				\$ 11.03	\$ 5.88	\$ 6.28	\$ 5.88	\$ 6.28	

Consumer Price Index, 2021: <https://yukon.ca/en/consumer-price-index-2021>

In January 2022, the prices of the selected food products (in the table above) in Whitehorse were **on average** 12.2% higher than British Columbia and 12.1% higher than Alberta.

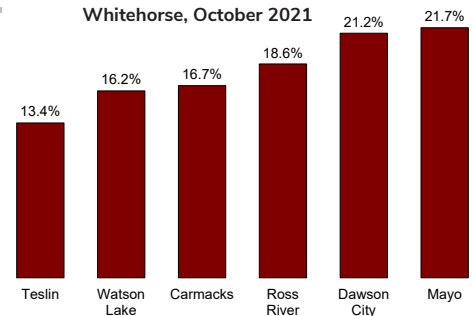
Source: Statistics Canada custom run and Table 18-10-0245-01

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

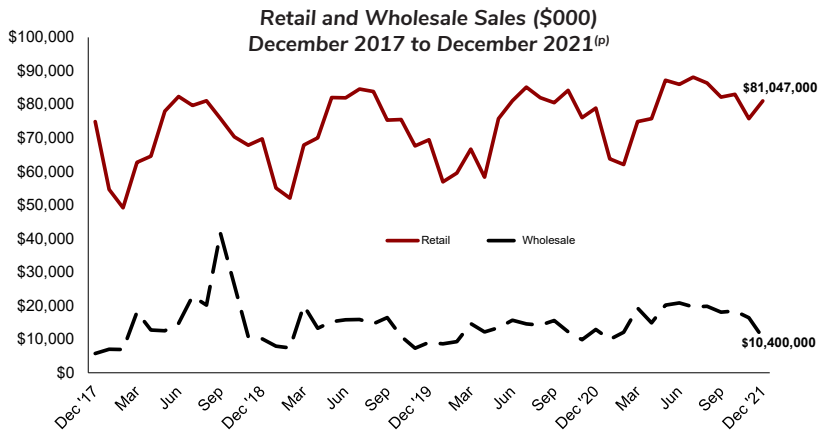


Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale Sales



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

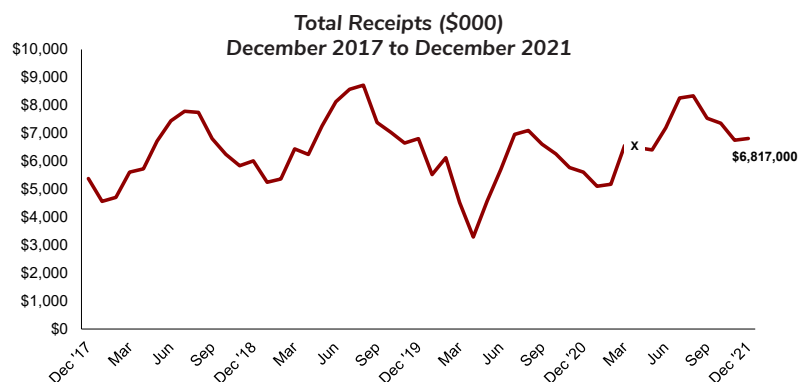
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	\$61,066 6.9%	\$4,968 3.1%	\$9,433 7.9%	..
(\$000)				
2021 total (p)	946,247	166,557	129,551	..
December (p)	81,047	13,679	9,252	3,727
November (r)	75,774	12,822	9,206	3,141
October	83,003	13,220	13,752	2,882
September	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

*Please see table endnotes on page 12.

Source: Statistics Canada. Table 20-10-0008-01.

4.3 Food Services and Drinking Places



Source: Statistics Canada. Table 21-10-0019-01.

Yukon's preliminary retail sales in December 2021 increased by \$2.2 million, or 2.7%, compared to December 2020. Canada's retail sales increased 8.6% over the same time period. Preliminary year-to-date (January to December), Yukon's retail sales increased by \$61.1 million, or 6.9%, compared to the same time period in 2020; Canada's retail sales increased 11.6% over the same time period.

Yukon's preliminary wholesale sales in December 2021 decreased by \$2.5 million, or 19.3%, compared to December 2020. Canada's wholesale sales increased 13.9% over the same time period. Preliminary year-to-date (January to December), Yukon's wholesale sales increased by \$46.8 million, or 30.6%, compared to the same time period in 2020; Canada's wholesale sales increased 14.4% over the same time period.

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

Did you know?

Yukon's preliminary retail sales in 2021 increased 6.9% compared to 2020. This is the third-lowest percentage increase in Canada following Nunavut (-0.8%) and the Northwest Territories (5.4%) over the same time period.

Comparing December 2021 to December 2020, the total receipts for food services and drinking places in Yukon increased by \$1.2 million, or 21.4%; Canada's receipts increased 41.8%. Yukon's total receipts in December 2021 increased \$5,000, or 0.1%, compared to December 2019.



5. Rental Units

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

5.1 Median Rent, Total Units and Vacancy Rates*; for Units in All Types of Buildings with Rental Units, Yukon, October 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	\$1,220	\$1,700	\$1,722	\$1,450	\$1,273	\$1,800	\$1,069	\$1,119	\$1,200	..	\$1,250
Bachelor	\$1,000	...	...	\$1,050	\$1,206	\$1,200	\$854	\$1,000	...	...	\$875 [†]
1 Bedroom	\$1,094	\$1,100	\$1,188 [†]	\$1,200	\$1,100	\$1,250	\$1,061	\$1,111	x	...	\$1,200 [†]
2 Bedrooms	\$1,370	\$1,600	\$1,486	\$1,500	\$1,365	\$1,900	\$1,253	\$1,515	\$1,275	...	\$1,300 [†]
3-4 Bedrooms	\$1,800	\$1,800	\$1,750	\$1,700	\$1,800	\$1,950	\$1,432	\$1,890 [†]	\$1,156	...	x
5+ Bedrooms	\$2,800	\$2,800 [†]	...	x	...	x	...	...	...	...	...
Total Units											
All Sizes ⁴	2,407	226	82	635	199	198	886	80	77	..	24
Bachelor	188	...	...	13	10	16	121	22	...	...	7 [†]
1 Bedroom	765	24	5 [†]	204	80	36	376	30	2 [†]	...	9 [†]
2 Bedrooms	898	63	36	215	71	60	382	25	42	...	4 [†]
3-4 Bedrooms	545	133	42	200	39	85	8	3 [†]	33	...	3 [†]
5+ Bedrooms	12	7 [†]	...	3 [†]	...	2 [†]
Vacancy Rate											
All Sizes	2.5%	1.3%	2.4%	3.5%	1.5%	2.0%	2.1%	2.5%	6.5%	..	0.0%
Bachelor	2.7%	...	...	0.0%	0.0%	0.0%	3.3%	4.5%	...	...	0.0% [†]
1 Bedroom	2.9%	12.5%	0.0% [†]	3.9%	2.5%	5.6%	1.6%	3.3%	0.0% [†]	...	0.0% [†]
2 Bedrooms	2.4%	0.0%	5.6%	4.7%	1.4%	0.0%	2.4%	0.0%	0.0%	...	0.0% [†]
3-4 Bedrooms	1.8%	0.0%	0.0%	1.5%	0.0%	2.4%	0.0%	0.0% [†]	15.2%	...	0.0% [†]
5+ Bedrooms	0.0%	0.0% [†]	...	0.0% [†]	...	0.0% [†]

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

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

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

² Buildings with five or more rental units.

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

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

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

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

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2021 average	\$1,086	2.0%	\$882	6.3%	\$1,100	6.5%
October	\$1,100	1.9%	\$884	6.3%	\$1,200	13.0%
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%

*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, October 2021: <https://yukon.ca/en/yukon-rent-survey-october-2021>



6. Real Estate

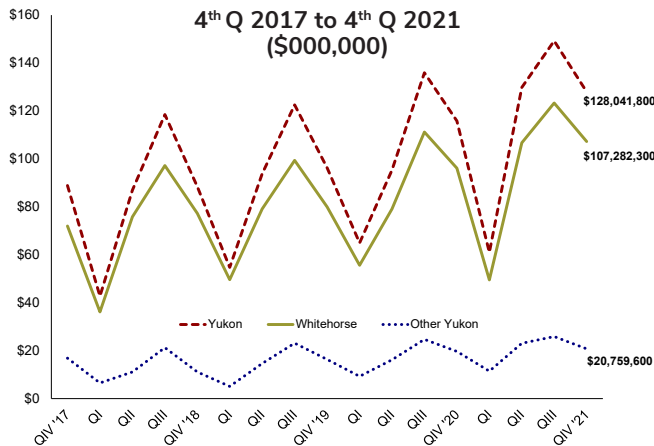
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total†		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	-29	44,778	18	34,739	18	8,265	-118	-42,810	5	5,342
	-4.2%	13.1%	6.3%	21.4%	100.0%	143.5%	-39.5%	-33.8%	14.7%	36.5%
2021 total	664	386,911.0	306	197,373.9	36	14,025.3	181	83,914.0	39	19,992.5
Q4	189	107,282.3	78	50,498.9	9	3,780.2	58	27,194.5	16	8,620.4
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

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

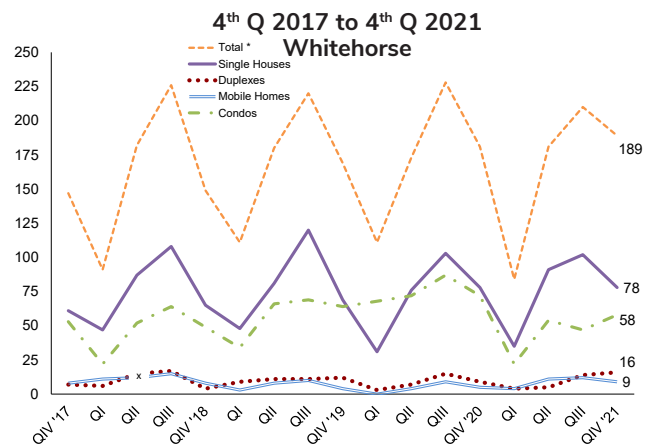
Yukon Real Estate Report, Fourth Quarter, 2021: <https://yukon.ca/en/yukon-real-estate-report-q4-2021>

6.2 Value of Real Estate Transactions



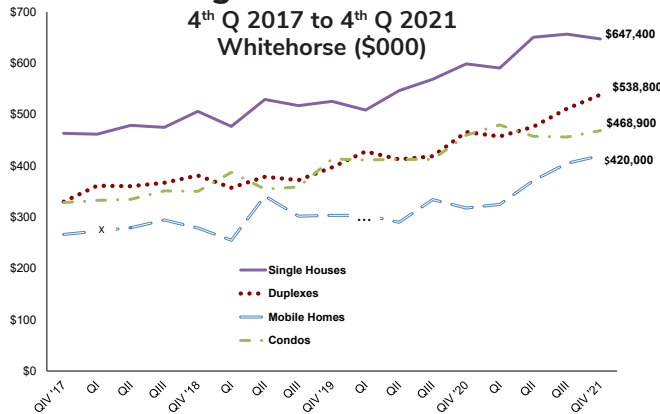
Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions



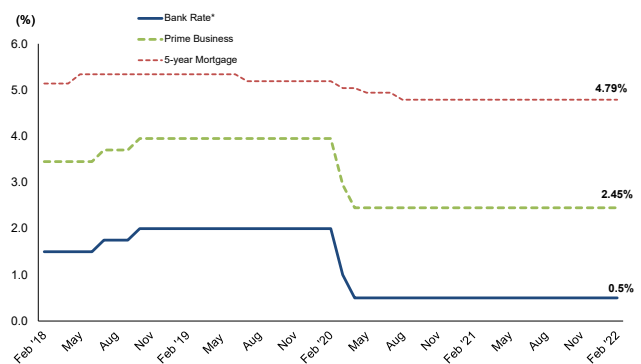
*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.

6.4 Average Residential Sale Prices



Source: Yukon Bureau of Statistics.

6.5 Selected Interest Rates*



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

In the fourth quarter of 2021, the total value of real estate transactions in Yukon was \$128.0 million: \$107.3 million in Whitehorse and \$20.8 million for the rest of Yukon. Comparing the fourth quarter of 2021 to that of 2020, the total value of Yukon's real estate transactions increased by \$12.2 million, or 10.5%.

Did you know?

In the fourth quarter of 2021, the total value in sales of condominiums in Whitehorse was \$27.2 million, a decrease of \$5.9 million, or 17.9% compared to the same time period in 2020 (\$33.1 million).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date	-4	6,328	-7	79	1	125	0	663	2	5,461
change	-3.9%	210.9%	-9.1%	3.8%	...	...	0.0%	164.0%	9.5%	...
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2022										
February	60	7,814.1	42	1,740.4	0	0.0	4	607.8	14	5,465.9
January	39	1,515.1	28	442.0	1	125.0	1	460.0	9	488.1
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	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	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	234	31,631.2	197	15,811.3	0	0.0	8	860.0	29	14,959.9
May	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

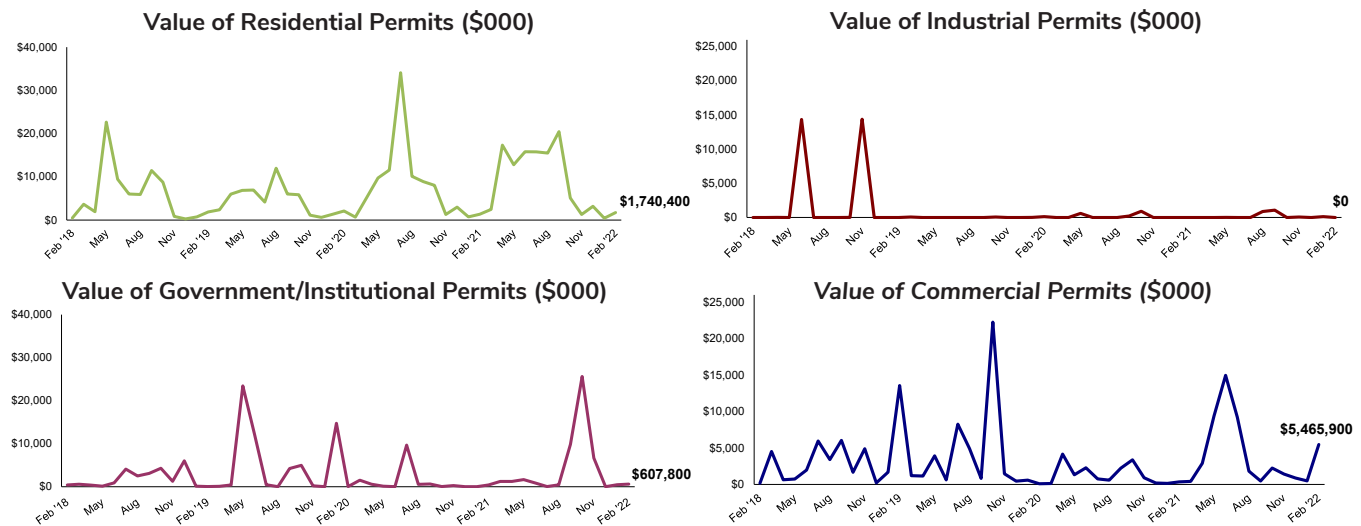
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

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

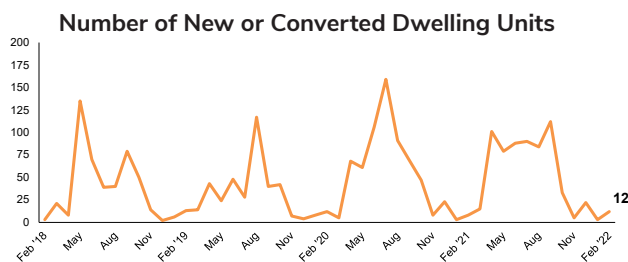
In January through February 2022, a total of 99 building permits were issued in Yukon, at a construction value of \$9.3 million. The construction value of permits increased by \$6.3 million, or 210.9%, compared to the total value of permits issued in January through February 2021. Of the total construction value of building permits issued in January through February 2022:

- 23.4% was for residential;
- 1.3% was for industrial;
- 11.4% was for government/institutional; and
- 63.8% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, February 2018 to February 2022



7.3 Number of New or Converted Dwelling Units (Zoned Residential)*, Yukon, February 2018 to February 2022



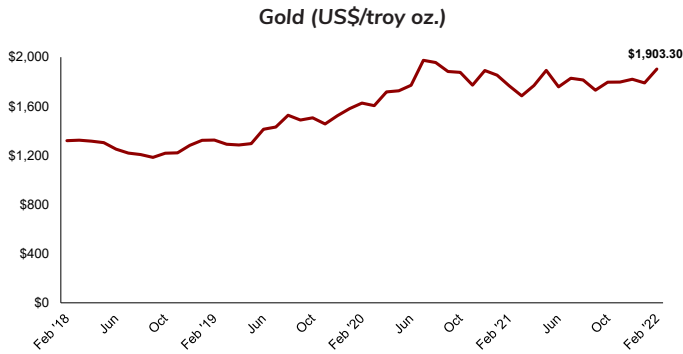
Did you know?

Of the 99 building permits issued in Yukon during January and February 2022, 70 were zoned residential of which 15 were for new or converted dwelling units.

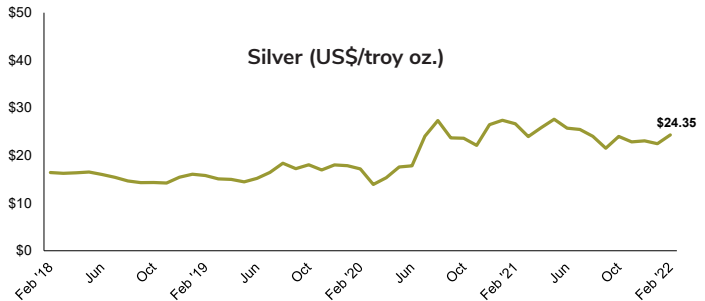
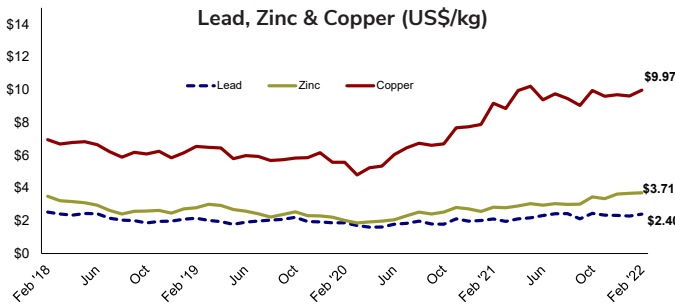
*Please see endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

8. Resources

8.1 London Metal Commodity Prices*, February 2018 to February 2022



	Feb '21	Feb '22	Feb '21 to Feb '22 Change
US Dollars			
	(\$/troy oz.)		
Gold	\$1,765.10	\$1,903.30	\$138.20
Silver	\$26.69	\$24.35	-\$2.34
	(\$/kg)		
Lead	\$2.11	\$2.40	\$0.29
Zinc	\$2.82	\$3.71	\$0.89
Copper	\$9.17	\$9.97	\$0.80
Canadian Dollars			
	(\$/troy oz.)		
Gold	\$2,249.05	\$2,410.72	\$161.67
Silver	\$34.00	\$30.84	-\$3.16
	(\$/kg)		
Lead	\$2.68	\$3.04	\$0.36
Zinc	\$3.59	\$4.69	\$1.10
Copper	\$11.69	\$12.63	\$0.94



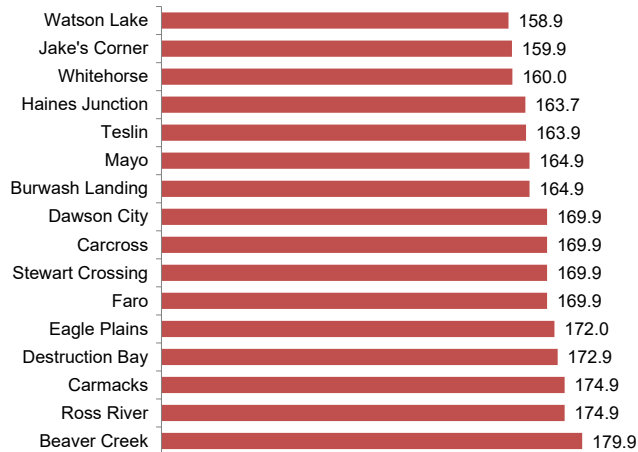
*Please see endnotes on page 12.
 Sources:
 Exchange rates: Canadian Foreign Exchange Services.
 Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

Comparing February 23, 2022 to February 24, 2021, prices of regular self-serve gasoline increased in all Yukon communities. The largest percentage increase was in Ross River, up 33.6%.

8.2 Regular Self-Serve Gasoline

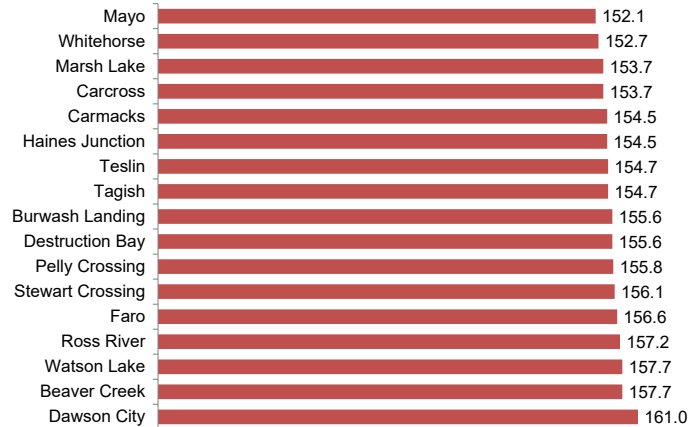
Average February 23, 2022 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

8.3 Residential Furnace Oil

Average February 23, 2022 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

Yukon Fuel Price Survey, February 2022: <https://yukon.ca/en/yukon-fuel-price-survey-february-2022>



9. Transportation

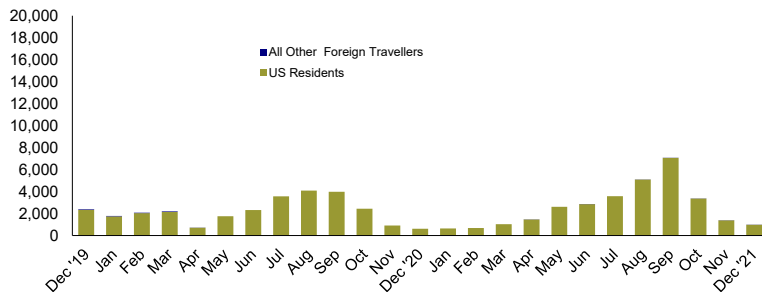
9.1 Aircraft Movements*, Whitehorse

Year-to-date change	2,352 7.9%
(no. of movements)	
2021 total	32,049
December	1,696
November	2,552
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

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	2,547 8.3%	-1,782 -43.3%	4,417 16.8%	-88 -77.2%
2021 total	33,102	2,331	30,745	26
December	1,331	352	978	1
November	1,627	233	1,382	12
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

*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0002-01.



*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0041-01 (Manipulated).

Did you know?

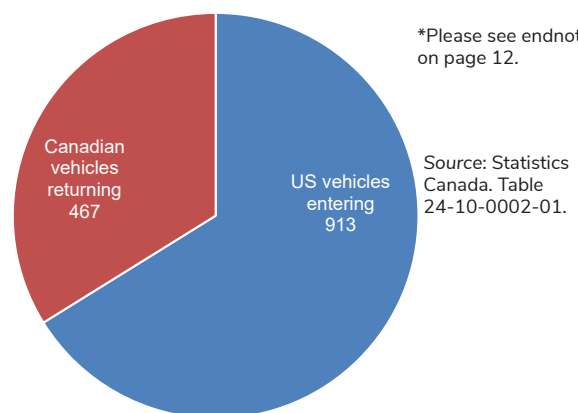
Comparing 2021 to 2020, the total number of travellers who entered Yukon through CBSA ports of entry increased by 2,547, or 8.3%. However, the 2021 number was 471,925, or 93.4%, below what was in 2020 (505,027).

Of the 1,331 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in December 2021:

- 59.4% entered through Beaver Creek;
- 15.4% through Pleasant Camp (Haines, AK to Haines Junction); and
- 25.2% entered through Whitehorse or Fraser (Skagway, AK to Carcross).

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

December 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.
- 1.3 Birth and death data represent events occurring within Yukon to Yukon residents only. Marriges include all marriages occurring within Yukon, regardless of a person's place of residence.
- 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: April 14, 2022