

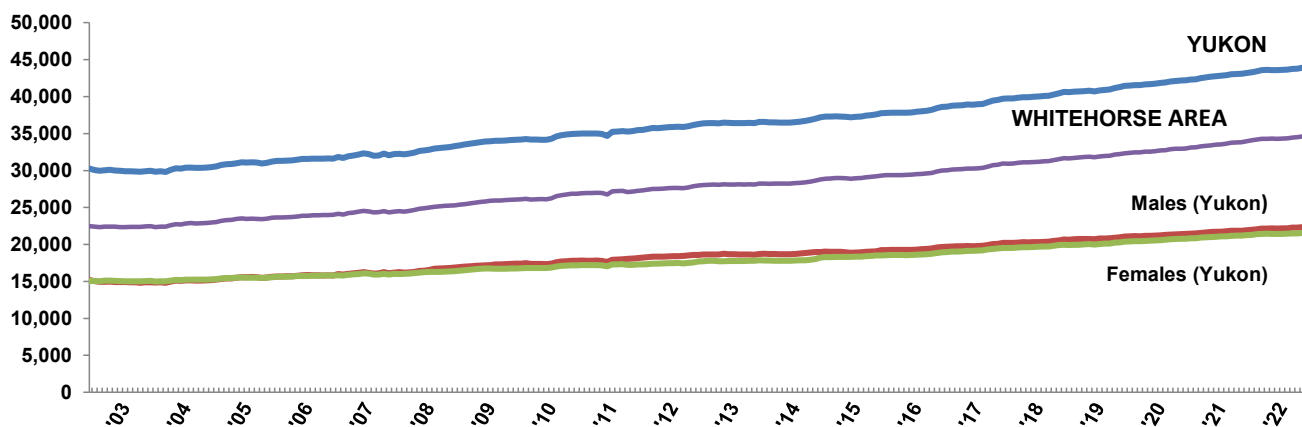


Yukon Monthly Statistical Review October 2022

Highlights:

- In the third quarter of 2022, the total value of real estate transactions in Yukon was \$142.1 million: \$115.1 million in Whitehorse and \$27.0 million for the rest of Yukon.
- In October 2022, Yukon's unemployment rate (3.3%) increased by 0.8 percentage points compared to September 2022 (2.5%).
- In January through October 2022, a total of 1,348 building permits were issued in Yukon, at a construction value of \$225.9 million.

New publication this month: Population Report Second Quarter, 2022



On June 30, 2022, Yukon's population (43,964), increased by 216 people, or 0.5%, from the revised figure for March 31, 2022 (43,748), and increased by 774 people, or 1.8%, from June 30, 2021 (43,190, revised).

Population Report Second Quarter, 2022: <https://yukon.ca/en/population-report-q2-2022>

New from the Yukon Bureau of Statistics:

- Yukon Employment, October 2022: <https://yukon.ca/en/yukon-employment-september-2022>
- Yukon Fuel Price Survey, October 2022: <https://yukon.ca/en/yukon-fuel-price-survey-october-2022>
- Yukon Real Estate Report, Third Quarter 2022: <https://yukon.ca/en/yukon-real-estate-report-q3-2022>
- Families, households and Marital status, Census 2021: <https://yukon.ca/en/yukon-families-households-and-marital-status-report-census-2021>
- Language, Census 2021: <https://yukon.ca/en/yukon-language-report-census-2021>

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Yukon Community Statistics
yukon.ca/community-statistics

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1. Population

1.1 Population by Age and Sex*, Jun 30 '22

	Total	Males	Females
0-4	2,240	1,150	1,090
5-9	2,445	1,283	1,162
10-14	2,355	1,253	1,102
15-19	2,190	1,147	1,043
20-24	2,421	1,250	1,171
25-29	2,961	1,452	1,509
30-34	3,781	1,840	1,941
35-39	4,032	1,997	2,035
40-44	3,247	1,674	1,573
45-49	2,962	1,448	1,514
50-54	2,826	1,437	1,389
55-59	2,973	1,507	1,466
60-64	3,153	1,597	1,556
65-69	2,525	1,308	1,217
70-74	1,763	921	842
75+	2,090	1,102	988
Total	43,964	22,366	21,598

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

1.2 Population by Community*

	Jun 30 ^(r) 2021	Mar 31 ^(r) 2022	Jun 30 2022
Beaver Creek	112	107	107
Burwash Landing	101	96	99
Carcross	478	465	478
Carmacks	571	582	577
Dawson City	2,301	2,326	2,331
Destruction Bay	57	58	59
Faro	461	473	467
Haines Junction	976	1,000	1,012
Johnson's Crossing	58	58	55
Mayo	460	455	449
Mendenhall	143	141	138
Old Crow	262	249	249
Pelly Crossing	398	385	382
Ross River	407	407	404
Tagish	368	382	380
Teslin	480	490	490
Watson Lake	1,504	1,511	1,491
Whitehorse Area ¹	33,960	34,461	34,698
Other*	93	102	98
Yukon	43,190	43,748	43,964

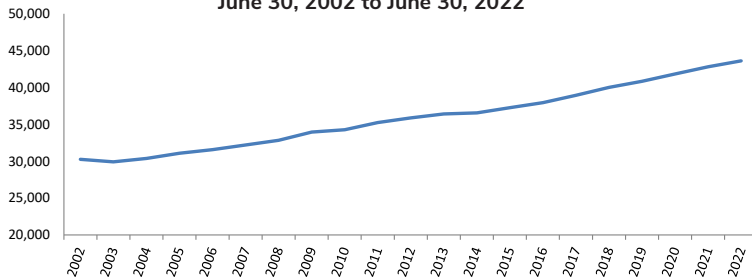
¹ Marsh Lake is included in Whitehorse Area.
* Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.3 Vital Statistics*

	Births	Deaths	Marriages
Year-to-date change	-34 -10.1%	5 2.2%	26 20.5%
September (p)	36	24	16
August (r)	31	25	33
July (r)	34	32	42
June	34	24	30
May	33	22	6
April	37	22	5
March	34	26	9
February	27	19	7
January	35	39	5
2021 total	431	324	154
December	30	21	11
November	31	39	5
October	35	36	11
September	37	19	17

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

Yukon Monthly Population,
June 30, 2002 to June 30, 2022

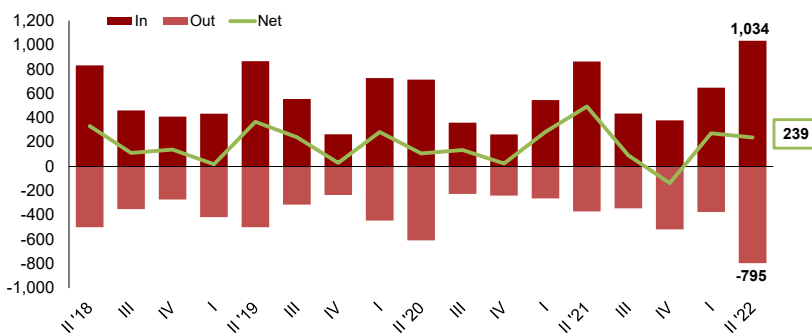


Population Report, Second Quarter, 2022:
<https://yukon.ca/en/population-report-q2-2022>

Did you know?

On June 30, 2022, Yukoners aged 14 and under made up 16.0% of the total population — a decrease of 0.7 percentage points compared to June 30, 2012 (16.7%).

1.4 Migration Estimates*



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

Preliminary estimates of Statistics Canada show that in the second quarter of 2022, Yukon gained 239 people through net migration — 32 were lost through interprovincial migration and 271 were gained through international migration.

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

- Ontario (+135);
- Nova Scotia (+51);
- Northwest Territories (+42);
- New Brunswick (+13)
- British Columbia (+11); and
- Quebec (+5).

Conversely, **net losses** were to:

- Alberta (-165);
- Saskatchewan (-93);
- Manitoba (-23); and
- Prince Edward Island (-8).

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						
October	24,300	23,500	800	3.3%	72.3%	69.9%
September	24,100	23,500	600	2.5%	71.7%	69.9%
August	23,900	23,500	400	1.7%	71.3%	70.1%
July	23,900	23,300	600	2.5%	71.3%	69.6%
June	24,100	23,500	600	2.5%	72.2%	70.4%
May	24,200	22,900	1,300	5.4%	72.5%	68.6%
April	24,500	23,200	1,300	5.3%	73.6%	69.7%
March	24,000	22,600	1,400	5.8%	72.3%	68.1%
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%

Yukon Employment, October 2022: <https://yukon.ca/en/yukon-employment-october-2022>

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

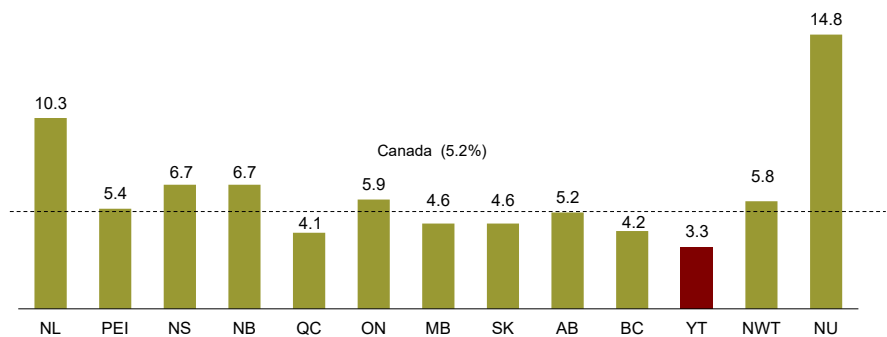
Yukon Employment Historical Data, 2012 to 2021: <https://yukon.ca/en/yukon-employment-historical-data-2012-2021>

*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 73.2% in February 2020 (prior to the pandemic). With the impact of COVID-19, Yukon's participation rate decreased to a low of 69.8% in September 2020 and recovered to 74.1% in December 2021. In 2022 the participation rate ranged between 71.3% and 73.6%.



*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 2022 to September 2022, employment in the services-producing sector decreased by 300, or 1.5%. The goods-producing sector's employment decreased by 100, or 2.8%. In October 2022, of the 23,500 employed in Yukon, 10,700, or 45.7%, were working in the public sector. Of the 12,700 workers in the private sector, 2,800, or 22.0%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2022						
October	23,500	10,700	9,900	2,800	3,500	19,900
September	23,800	10,800	9,900	3,200	3,600	20,200
August	24,100	11,000	10,100	3,100	3,900	20,200
July	23,900	11,000	9,800	3,200	3,500	20,400
June	23,800	11,000	9,600	3,100	3,300	20,400
May	22,900	10,700	9,200	3,000	3,200	19,700
April	23,000	10,300	9,400	3,300	3,100	19,900
March	22,500	10,400	9,000	3,200	3,200	19,300
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

*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 Indigenous 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*

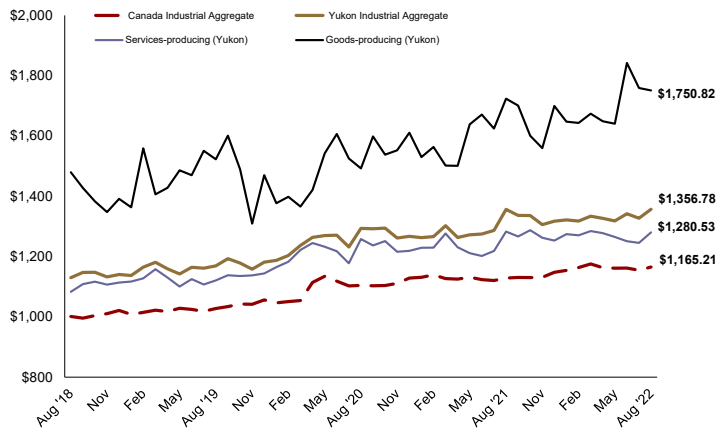
	Yukon Average [†]	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$44.91 3.5%	\$107.36 7.9%	\$52.11 6.6%	\$115.79 9.7%	..	-\$33.94 -4.1%	\$9.12 0.8%	-\$17.11 -2.9%	..	\$23.56 1.5%
(\$)										
2022										
August	(p) 1,356.78	1,561.20	843.21	1,442.97	1,565.97	859.63	1,152.15	627.64	1,111.60	1,581.64
July	(r) 1,327.11	1,576.19	831.01	1,387.91	1,450.94	826.89	1,171.20	609.94	1,098.92	1,559.84
June	1,341.97	1,657.16	843.29	1,336.35	1,545.34	854.65	1,092.65	594.45	1,039.47	1,573.06
May	1,318.19	1,428.73	845.94	1,296.62	1,699.79	753.85	1,124.72	586.47	F	1,583.37
April	1,326.72	1,410.54	842.55	1,245.10	1,731.78	773.76	1,152.64	607.87	1,058.98	1,580.06
March	1,333.91	1,320.40	839.05	1,189.30	1,762.27	779.07	1,033.83	526.84	947.09	1,667.46
February	1,317.91	1,376.24	829.59	1,327.72	1,948.26	717.43	1,102.82	560.68	991.22	1,587.42
January	1,321.70	1,366.38	849.60	1,262.05	1,755.98	754.55	1,122.32	531.70	1,030.94	1,633.54
2021 annual	1,299.40	1,401.24	796.99	1,212.32	F	819.35	1,119.82	604.53	1,052.48	1,582.07
December	1,317.42	1,572.94	843.46	1,176.95	F	783.27	1,125.80	607.21	1,082.09	1,586.85
November	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

*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

August 2018 to August 2022^(p)

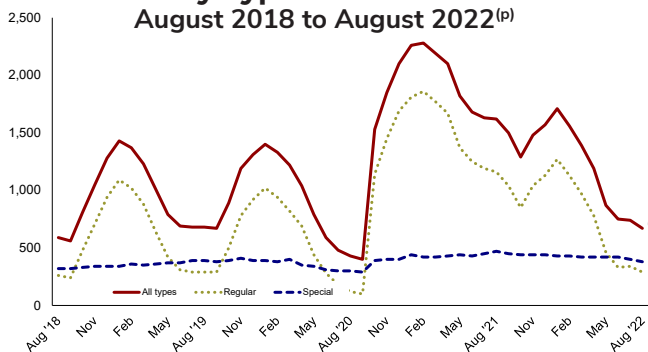


*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

August 2018 to August 2022^(p)



*Please see endnotes on page 12.

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

Survey of Employment, Payroll & Hours, 2021:
<https://yukon.ca/en/survey-employment-payrolls-and-hours-2021>

Did you know?

Yukon's preliminary number of insurance beneficiaries receiving regular benefits in August 2022 was 290, a decrease of 870, or 75.0% compared to August 2021 (1,160).

2.7 Employment Insurance Beneficiaries, by Community*

	Aug 2021	Jul ^(p) 2022	Aug ^(p) 2022
Beaver Creek	10	0	0
Burwash Landing	10	0	0
Carmacks	30	10	10
Dawson	120	40	40
Faro	20	10	10
Haines Junction	50	20	20
Marsh Lake	20	10	10
Mayo	30	10	10
Mt. Lorne	0	0	0
Old Crow	20	10	0
Pelly Crossing	30	10	10
Ross River	20	10	10
Tagish	20	10	0
Watson Lake	60	30	30
Whitehorse	1,100	530	470
Yukon Total	1,630	740	670

*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 2021	Aug 2022	Sep 2022	Aug '22 to Sep'22	Sep '21 to Sep '22
All-Items	140.5	151.0	151.0	0.0	7.5
Food	135.1	146.0	147.0	0.7	8.8
Shelter	175.2	187.7	188.8	0.6	7.8
Household Operations, Furnishings & Equipment	111.7	116.6	116.6	0.0	4.4
Clothing & Footwear	105.0	109.5	108.3	-1.1	3.1
Transportation	153.0	171.4	169.5	-1.1	10.8
Health & Personal Care	132.6	139.5	138.2	-0.9	4.2
Recreation, Education & Reading	106.5	117.9	117.0	-0.8	9.9
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	181.5	181.9	182.7	0.4	0.7
Special Aggregates					
Energy	191.3	227.4	227.5	0.0	18.9
All-items excluding energy	136.3	145.3	145.2	-0.1	6.5

In September 2022, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 7.5% (figures for Yukon are not available); for Canada, the CPI increased 6.9%.

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

- Traveller accommodation
- Fuel oil and other fuels; and
- Gasoline.

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

- Telephone services;
- Internet access services; and
- Reading material.

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

On a month-to-month basis, from September 2022 to August 2022, the CPI for Whitehorse (figures for Yukon are not available) remained the same.

Upward contributors were the prices of:

- Mortgage interest cost;
- Recreational equipment and services (excluding recreational vehicles); and
- Purchase and leasing of passenger vehicles.

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, September 2022

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Whitehorse, YT	British Columbia	Alberta	Whitehorse, YT	British Columbia	Alberta	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 25.31	\$ 22.22	\$ 24.53	Eggs, 1 dozen	\$ 4.45	\$ 5.17	\$ 4.65		
Stewing beef, 1 kg	\$ 18.91	\$ 16.75	\$ 15.54	Apples, 1 kg	\$ 7.18	\$ 4.75	\$ 4.84		
Ground beef, 1 kg	\$ 12.38	\$ 11.47	\$ 11.81	Bananas, 1 kg	\$ 2.35	\$ 1.74	\$ 1.84		
Pork chops, 1 kg	\$ 14.34	\$ 9.37	\$ 9.09	Oranges, 1 kg	\$ 5.50	\$ 5.01	\$ 4.82		
Chicken, 1 kg	\$ 8.51	\$ 6.89	\$ 7.28	Carrots, 1 kg	\$ 4.06	\$ 3.73	\$ 3.62		
Bacon, 500 grams	\$ 9.64	\$ 7.45	\$ 7.19	Onions, 1 kg	\$ 2.49	\$ 5.11	\$ 5.22		
Milk, 4 l	\$ 6.05	\$ 5.82	\$ 5.87	Potatoes, 4.54 kgs	\$ 12.48	\$ 7.52	\$ 7.45		
Butter, 454 grams	\$ 6.70	\$ 5.66	\$ 5.41						

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

In September 2022, the prices of the selected food products (in the table above) in Whitehorse were on average 18.3% higher than British Columbia and 17.8% higher than Alberta.

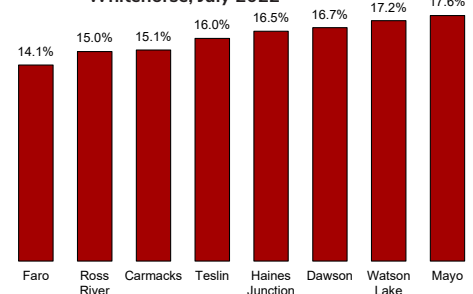
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, July 2022 (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	115.1	116.7	114.1	116.5	117.6		115.0	116.0	117.2	
Meat/Fish/Seafood	108.8	101.9	112.1	111.7	98.1	..	108.8	112.6	106.9	
Dairy/Eggs	111.8	128.4	116.2	125.3	121.7	..	117.2	118.3	117.9	
Fruit/Veg.	126.6	113.2	116.2	104.1	138.7	..	122.4	127.5	121.6	
Bread/Cereal	123.5	131.2	113.9	126.4	116.6	..	113.1	115.3	128.0	
Other Foods	120.3	125.4	130.3	112.4	128.4	..	123.0	130.1	128.4	
Household Operations	121.9	123.4	119.7	112.6	125.6	..	122.4	116.1	129.0	
Health & Personal Care	125.3	142.6	118.4	151.7	122.4	..	116.5	126.4	124.9	
Cigarettes	103.0	99.4	100.5	...	107.3	..	111.4	100.0	110.2	
Gasoline/Diesel	107.2	109.6	104.9	104.6	102.9	..	102.6	104.0	101.6	
Home Heating Fuel	103.0	105.8	104.5	103.0	103.4	..	106.0	103.0	105.4	

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, July 2022



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.

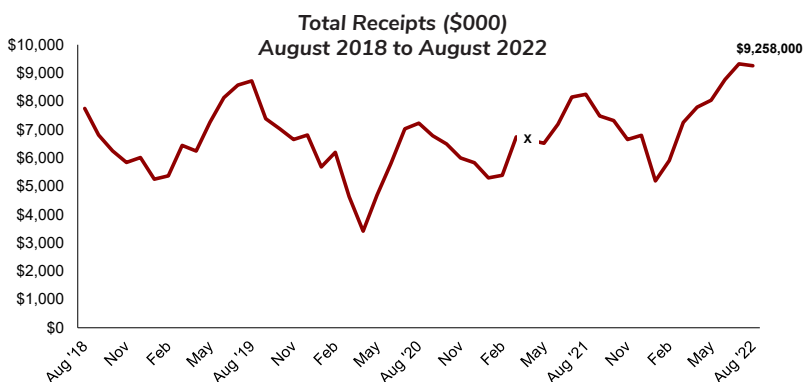
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	\$45,811 7.2%	\$7,718 6.8%	\$17,957 19.4%	\$6,056 25.9%
(\$000)				
2022				
August	(p) 98,952	16,993	17,844	5,075
July	(r) 98,105	16,901	19,023	3,841
June	103,228	19,453	18,350	4,100
May	90,798	16,325	13,181	3,502
April	79,679	14,467	11,250	3,019
March	80,342	14,505	11,523	3,724
February	63,191	11,338	10,210	2,907
January	65,250	11,286	8,978	3,243
2021 total	963,454	167,026	142,369	37,357
December	82,120	13,721	9,679	3,919
November	78,015	13,008	10,454	3,428
October	85,182	13,426	15,233	3,164
September	84,403	13,321	14,601	3,491
August	87,946	13,950	14,923	3,529

*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 2022 increased by \$11.0 million, or 12.5%, compared to August 2021. Canada's retail sales increased 8.7% over the same time period. Year-to-date (January to August), Yukon's retail sales increased by \$45.8 million, or 7.2%, compared to the same time period in 2021; Canada's retail sales increased 9.1% over the same time period.

Yukon's preliminary wholesale sales data was suppressed for July and August 2022. Canada's wholesale sales in August 2022 increased 16.1% compared to August 2021. Year-to-date (January to August), Yukon's wholesale sales can not be calculated due to data suppression; Canada's year-to-date wholesale sales increased 13.5% over the same time period in 2021.

Yukon Retail Sales, 2021: <https://yukon.ca/en/yukon-retail-sales-2021>

Did you know?

In August 2022, Yukon's preliminary sales from Gasoline Stations was \$17.8 million dollars, accounting for 18.0% of total sales.

Comparing August 2022 to August 2021, the total receipts for food services and drinking places in Yukon increased by \$1.0 million, or 12.2%; Canada's receipts increased 14.2%. Yukon's total receipts in August 2022 increased by \$2.0 million, or 28.1%, compared to August 2020.



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, April 2022

	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	\$1,300	\$1,800	\$1,672	\$1,500	\$1,273	\$1,800	\$1,100	\$1,216	\$1,300	..	\$1,300
Bachelor	\$1,000	...	...	\$1,100	\$1,150	\$1,300	\$1,000	\$1,000	...	...	\$875 [†]
1 Bedroom	\$1,100	\$1,150	\$1,275 [†]	\$1,263	\$1,100	\$1,250	\$1,061	\$1,225	...	...	\$1,200 [†]
2 Bedrooms	\$1,400	\$1,704	\$1,500	\$1,500	\$1,400	\$2,000	\$1,273	\$1,768	\$1,300	...	x
3-4 Bedrooms	\$1,800	\$1,800	\$1,800	\$1,700	\$1,850	\$2,100	\$1,432	\$1,970 [†]	\$1,196	...	\$1,700 [†]
5+ Bedrooms	\$3,000	\$3,200	...	...	...	x	...	...	...	...	...
Total Units											
All Sizes [†]	2,386	223	85	638	204	195	875	79	67	..	21
Bachelor	187	...	...	16	12	16	111	27	...	...	5 [†]
1 Bedroom	737	22	5 [†]	178	88	41	377	18	...	...	9 [†]
2 Bedrooms	914	66	42	228	69	50	378	32	47	...	2 [†]
3-4 Bedrooms	527	116	38	216	36	87	8	2 [†]	19	...	4 [†]
5+ Bedrooms	21	19	...	...	...	2 [†]
Vacancy Rate											
All Sizes	1.6%	0.9%	2.4%	3.1%	1.0%	0.5%	0.8%	2.5%	0.0%	..	0.0%
Bachelor	1.1%	...	...	0.0%	0.0%	0.0%	0.9%	3.7%	...	...	0.0% [†]
1 Bedroom	1.9%	9.1%	0.0% [†]	3.9%	1.1%	0.0%	0.8%	0.0%	...	...	0.0% [†]
2 Bedrooms	1.8%	0.0%	4.8%	4.4%	1.4%	0.0%	0.5%	0.0%	0.0%	...	0.0% [†]
3-4 Bedrooms	0.9%	0.0%	0.0%	1.4%	0.0%	1.1%	0.0%	50.0% [†]	0.0%	...	0.0% [†]
5+ Bedrooms	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.

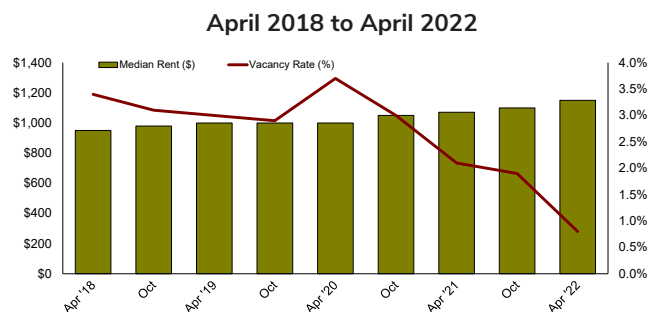
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2021-2022

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2022						
April	\$1,150	0.8%	\$884	12.5%	\$1,200	4.3%
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%

*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, 2018-2022



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, April 2022: <https://yukon.ca/en/yukon-rent-survey-april-2022>



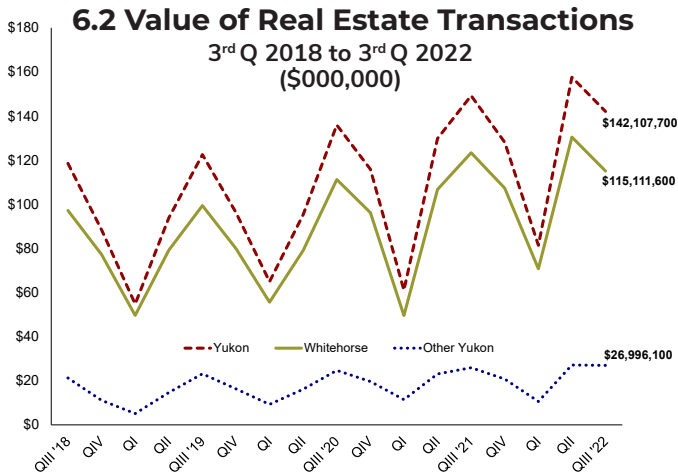
6. Real Estate

6.1 Number and Value of Real Estate Transactions*, Whitehorse

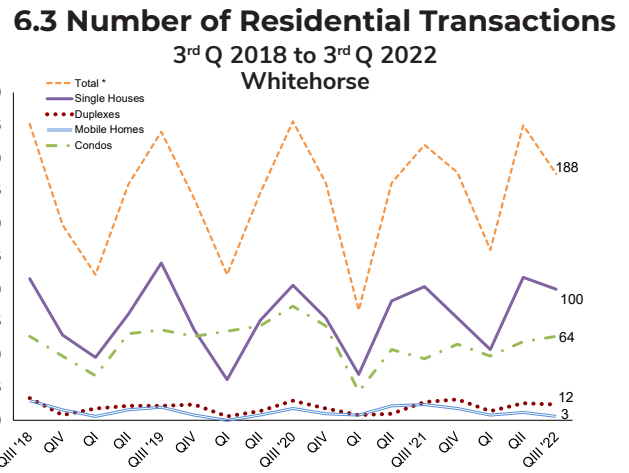
	Total [†]		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	68	36,714	35	33,426	-14	-4,366	50	22,213	9	5,158
	14.3%	13.1%	15.4%	22.8%	-51.9%	-42.6%	40.7%	39.2%	39.1%	45.4%
2022										
Q3	188	115,111.6	100	70,116.2	3	1,353.5	64	31,179.7	12	6,745.9
Q2	225	130,459.7	109	75,770.7	6	2,656.4	60	27,179.0	13	6,482.9
Q1	130	70,771.2	54	34,414.4	4	1,869.0	49	20,573.6	7	3,300.9
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

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

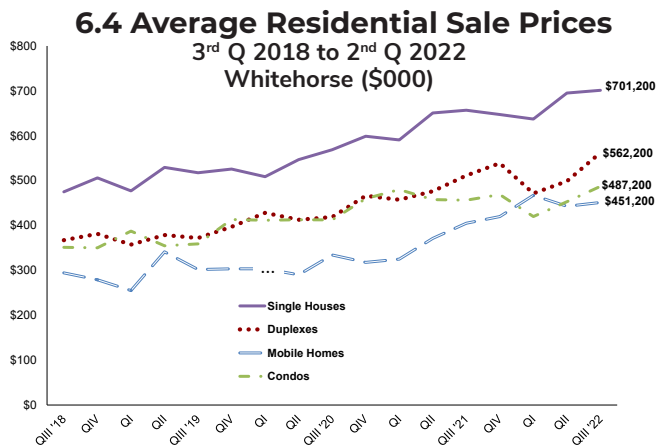
Yukon Real Estate Report, Third Quarter, 2022: <https://yukon.ca/en/yukon-real-estate-report-q3-2022>



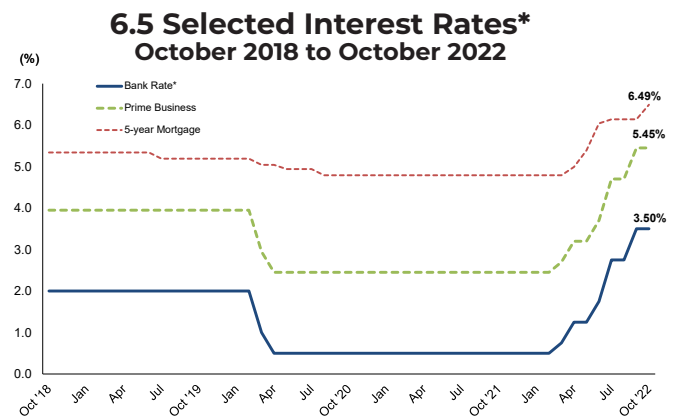
Source: Yukon Bureau of Statistics.



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



Source: Yukon Bureau of Statistics.



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

In the third quarter of 2022, the total value of real estate transactions in Yukon was \$142.1 million: \$115.1 million in Whitehorse and \$27.0 million for the rest of Yukon. Comparing the third quarter of 2022 to that of 2021, the total value of Yukon's real estate transactions decreased by \$7.1 million, or 4.8%.

Did you know?

In the third quarter of 2022, the average sale price of a single detached house (including country residential) in Whitehorse was \$701,200, an increase of \$44,400, or 6.8%, from the third quarter of 2021.



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	-8	34,453.9	-46	-31,380	-3	-1,813	-2	12,847	43	54,799
	-0.6%	18.0%	-3.9%	-29.3%	-60.0%	-92.8%	-4.5%	31.6%	31.2%	131.1%
2022										
October (p)	124	33,079.6	106	6,301.2	0	0.0	1	975.0	17	25,803.4
September (r)	198	24,474.9	174	10,889.8	1	15.0	2	60.0	21	13,510.0
August (r)	186	12,948.8	164	8,746.7	0	0.0	2	8.0	20	4,194.2
July	149	19,945.1	118	5,050.4	0	0.0	9	10,281.8	22	4,612.8
June	224	90,031.0	191	25,274.4	0	0.0	14	41,030.5	19	23,726.1
May	181	21,417.0	142	7,946.5	0	0.0	1	0.0	38	13,470.5
April	112	8,138.7	100	5,158.7	0	0.0	5	35.0	7	2,945.0
March	80	6,696.3	61	4,208.1	0	0.0	3	52.0	16	2,436.3
February	57	7,646.1	40	1,617.4	0	0.0	4	607.8	13	5,420.9
January	37	1,505.0	27	437.0	1	125.0	1	460.0	8	483.0
2021 Total	1,484	204,894.2	1,265	111,455.7	6	2,028.0	52	47,316.6	161	44,093.9
December	46	4,058.2	38	3,186.6	0	0.0	0	0.0	8	871.7
November	82	9,407.3	58	1,259.3	1	75.0	8	6,653.9	15	1,419.0
October	96	32,960.7	82	5,110.4	0	0.0	5	25,614.8	9	2,235.5

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

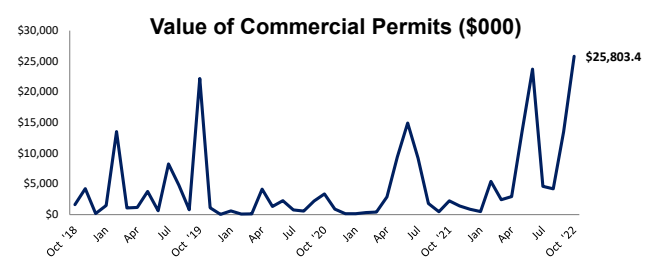
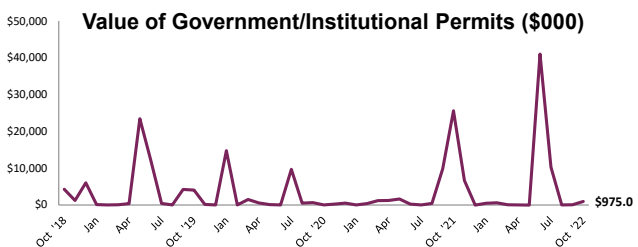
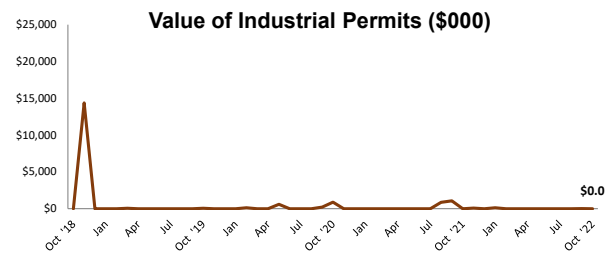
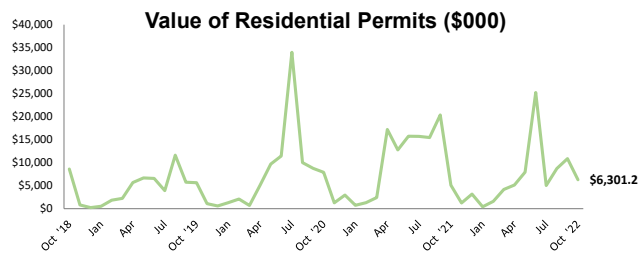
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

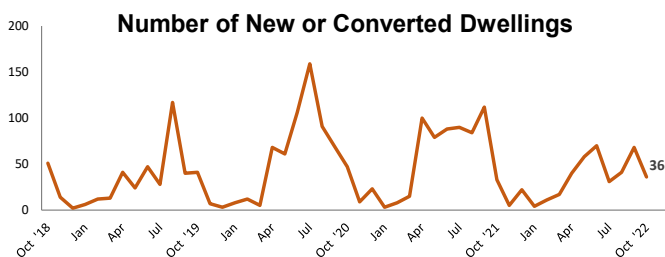
In January through October 2022, a total of 1,348 building permits were issued in Yukon, at a construction value of \$225.9 million. The construction value of permits increased by \$34.4 million, or 18.0%, compared to the total value of permits issued in January through October 2021. Of the total construction value of building permits issued in January through October 2022:

- 33.5% was for residential;
- 0.1% was for industrial;
- 23.7% was for government/institutional; and
- 42.8% was for commercial.

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



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



Did you know?

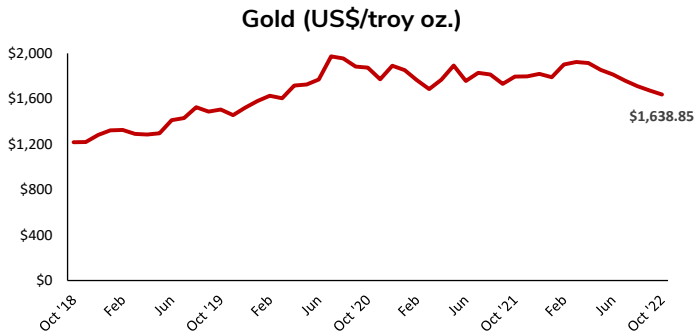
During the first ten months of 2022 (January through October), residential permits included 376 new dwelling units. This is a decrease of 236 permits for new dwelling units, or 38.6%, compared to the same period in 2021 (612 units).

*Please see endnotes on page 12.

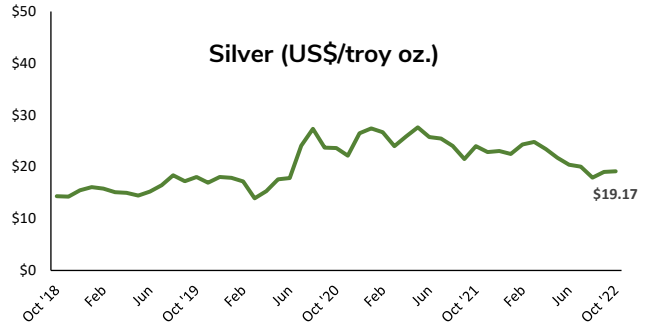
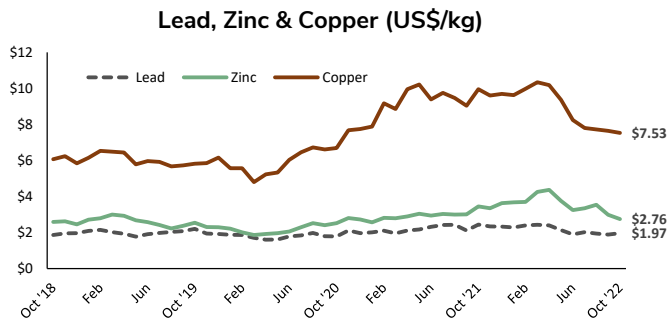
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Oct '21	Oct '22	Change
US Dollars (\$/troy oz.)			
Gold	\$ 1,796.30	\$ 1,638.85	-\$157.45
Silver	\$ 24.01	\$ 19.17	-\$4.84
(\$/kg)			
Lead	\$ 2.45	\$ 1.97	-\$0.48
Zinc	\$ 3.46	\$ 2.76	-\$0.70
Copper	\$ 9.96	\$ 7.53	-\$2.43
Canadian Dollars (\$/troy oz.)			
Gold	\$ 2,225.35	\$ 2,235.99	\$10.64
Silver	\$ 29.74	\$ 26.15	-\$3.59
(\$/kg)			
Lead	\$ 3.03	\$ 2.68	-\$0.35
Zinc	\$ 4.28	\$ 3.76	-\$0.52
Copper	\$ 12.33	\$ 10.27	-\$2.06



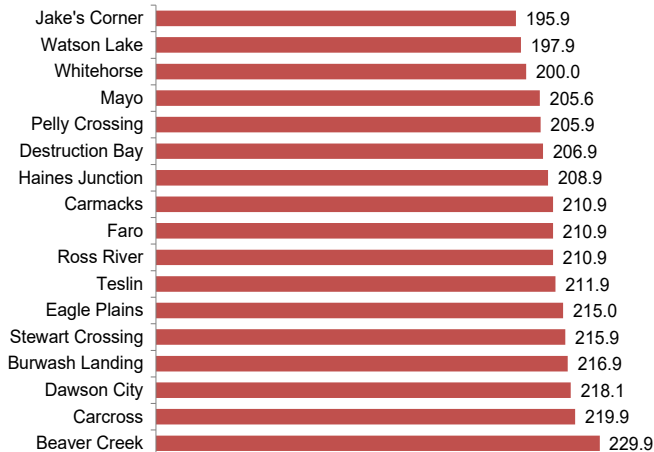
*Please see endnotes on page 12.
Sources:
Exchange rates: Canadian Foreign Exchange Services.
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of gold on October 31, 2022 was \$1,638.85 USD per troy oz., an increase of \$104.73 USD, or 6.8%, over the average price of gold on October during the previous five years (\$1,534.12 USD per troy oz.)

8.2 Regular Self-Serve Gasoline

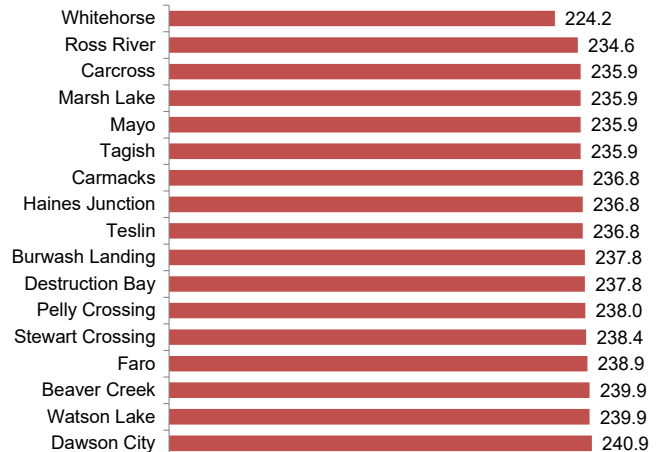
Average October 19, 2022 Prices (cents per litre)



Source: Yukon Bureau of Statistics

8.3 Residential Furnace Oil

Average October 19, 2022 Prices (cents per litre)



Source: Yukon Bureau of Statistics

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

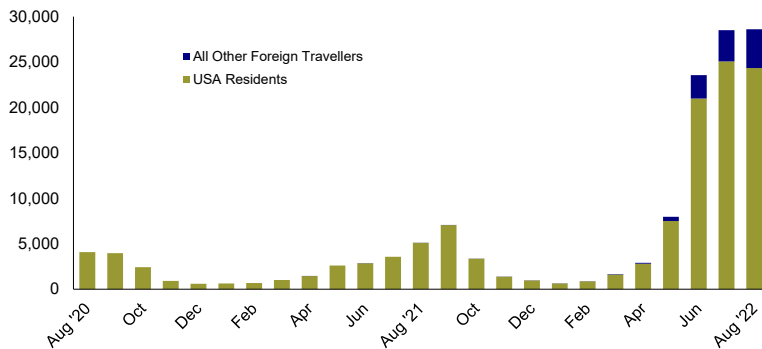


9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	5,320 23.7%
(# of movements)	
2022	
August	3,371
July	4,020
June	3,831
May	4,536
April	3,859
March	3,389
February	2,805
January	1,945
2021 Total	32,058
December	1,696
November	2,552
October	2,884
September	2,490
August	2,951

*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 24-10-0053-01 (Manipulated).

Did you know?

The number of aircraft movements at the Whitehorse airport in August 2022 was 3,371, a increase of 420, or 14.2% compared to August 2021 (2,951). The number of aircraft movements year-to-date (January to August) was 27,756, an increase of 5,320, or 23.7% from the same time period in 2021.

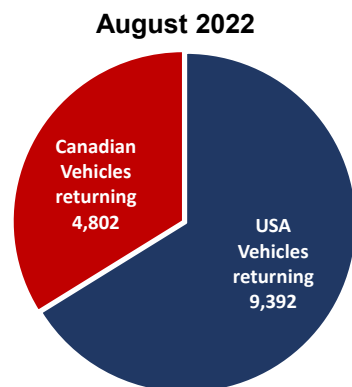
9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry*

	Total	Canadians	USA Residents	Other Foreign Travellers
Year-to-date change	115,781 603.5%	39,007 ...	65,890 366.9%	10,884 ...
2022				
August	39,013	10,418	24,336	4,259
July	39,879	11,380	25,073	3,426
June	31,745	8,192	20,983	2,570
May	14,809	6,837	7,507	465
April	5,706	2,787	2,812	107
March	2,049	383	1,617	49
February	1,014	126	875	13
January	750	103	645	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

Of the 39,013 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in August 2022:

- 45.0% entered through Fraser (Skagway, AK to Carcross);
- 29.1% entered through Beaver Creek;
- 12.6% through Pleasant Camp (Haines, AK to Haines Junction);
- 2.6% through Dawson City;
- 7.2% through Little Gold (Chicken AK to Dawson City); and
- 3.5% entered through Whitehorse.

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 24-10-0052-01.

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. Marriages 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. 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	(USD)	US dollars
(r)	revised		

Next release: December 9, 2022