

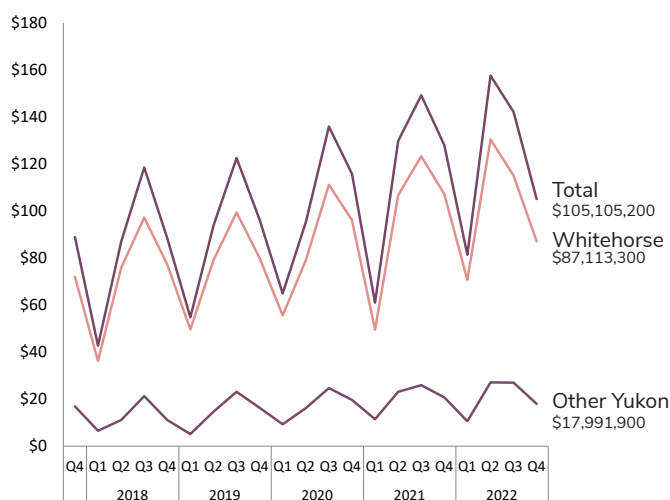


Highlights:

- The estimated population of Yukon on September 30, 2022 was 44,160; an increase of 593, or 1.4%, compared to the figure for September 30, 2021 (43,567).
- The value of real estate transactions totalled a record-high \$403.5 million in 2022 compared to \$386.9 million in 2021, an increase of \$16.5 million, or 4.3%.
- On an annual average basis, the CPI in Whitehorse in 2022 increased by 6.8%; Canada's 2022 annual average CPI also increased by 6.8%.

New publication this month: Yukon Labour Demand Survey, 2022

5-year Value of Real Estate Transactions



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

The total value of Yukon's real estate transactions in the fourth quarter decreased in 2022 compared to the fourth quarter of 2021. In the fourth quarter of 2022, the total value of real estate transactions was \$105.1 million compared to \$128.0 million during the same period in 2021, a decrease of \$22.9 million, or 17.9%.

Yukon Real Estate Report Fourth Quarter, 2022:
<https://yukon.ca/en/yukon-real-estate-report-q4-2022>

New from Yukon Bureau of Statistics:

- Yukon Employment, January 2023: <https://yukon.ca/en/yukon-employment-january-2023>
- Yukon Fuel Price Survey, January 2023: <https://yukon.ca/en/yukon-fuel-price-survey-january-2023>
- Population Third Quarter, 2022: <https://yukon.ca/en/population-report-q3-2022>

New from Statistics Canada:

- Residential real estate investors and investment properties in 2020: <https://www150.statcan.gc.ca/pub/46-28-0001/2023001/article/00001-eng.pdf>
- Online digital media use and adolescent mental health, 2019: <https://www150.statcan.gc.ca/pub/82-003-x/2023002/article/00002-eng.pdf>

Interested in more data or updates?

Yukon Community Statistics
yukon.ca/community-statistics

Visit our Community Statistics website for downloadable data by Yukon community and subject.



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1. Population

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

	Total	Males	Females
0-4	2,210	1,139	1,071
5-9	2,467	1,291	1,176
10-14	2,373	1,269	1,104
15-19	2,208	1,160	1,048
20-24	2,429	1,250	1,179
25-29	2,983	1,471	1,512
30-34	3,787	1,850	1,937
35-39	4,084	2,019	2,065
40-44	3,278	1,688	1,590
45-49	2,994	1,463	1,531
50-54	2,835	1,438	1,397
55-59	2,922	1,497	1,425
60-64	3,132	1,594	1,538
65-69	2,539	1,310	1,229
70-74	1,801	937	864
75+	2,118	1,116	1,002
Total	44,160	22,492	21,668

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

1.2 Population by Community*

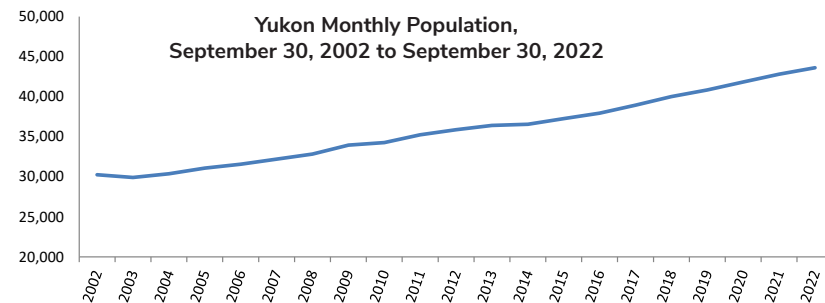
	Sep 30 2021	Jun 30 2022	Sep 30 2022
Beaver Creek	114	107	105
Burwash Landing	100	99	99
Carcross	472	478	460
Carmacks	576	577	580
Dawson City	2,326	2,331	2,342
Destruction Bay	57	59	59
Faro	470	467	473
Haines Junction	989	1,012	1,016
Johnson's Crossing	61	55	53
Mayo	461	449	457
Mendenhall	141	138	154
Old Crow	246	249	256
Pelly Crossing	408	382	371
Ross River	402	404	399
Tagish	372	380	381
Teslin	484	490	489
Watson Lake	1,511	1,491	1,488
Whitehorse Area ¹	34,278	34,698	34,881
Other*	99	98	97
Yukon	43,567	43,964	44,160

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

1.3 Vital Statistics*

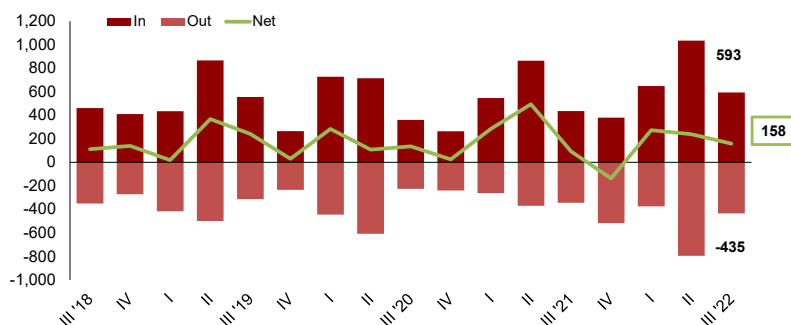
	Births	Deaths	Marriages
Year-to-date change	-24 -5.6%	-29 -9.0%	37 24.0%
2022 total	407	295	191
December (p)	24	20	17
November (r)	37	22	9
October (r)	41	20	12
September (r)	39	24	16
August	31	25	33
July	34	32	42
June	34	24	30
May	33	22	6
April	37	22	5
March (r)	35	26	9
February	27	19	7
January	35	39	5
2021 total	431	324	154
December	30	21	11

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



Population Report, Third Quarter, 2022:
<https://yukon.ca/en/population-report-q3-2022>

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, 2022 to September 30, 2021, the total population of the Whitehorse Area (includes areas outside of the municipal boundary) increased by 603 people, or 1.8%.

Preliminary estimates of Statistics Canada show that in the third quarter of 2022, Yukon gained 158 people through net migration — 102 were lost through interprovincial migration and 260 were gained through international migration.

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

- Quebec (+31);
- Ontario (+30);
- New Brunswick (+14);
- Nunavut (+13); and
- Manitoba (+5);

Conversely, **net losses** were to:

- Alberta (-118);
- Saskatchewan (-27);
- British Columbia (-19);
- Nova Scotia (-17);
- Newfoundland (-8); and
- Northwest Territories (-6).

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
2023						
January	24,100	23,200	900	3.7%	71.9%	69.3%
2022	24,400	23,400	1,100	4.5%	73.1%	70.1%
December	24,700	23,500	1,200	4.9%	73.7%	70.1%
November	24,100	23,000	1,200	5.0%	71.9%	68.7%
October	24,200	23,100	1,100	4.5%	72.0%	68.8%
September	24,100	23,300	800	3.3%	71.7%	69.3%
August	24,000	23,200	700	2.9%	71.6%	69.3%
July	24,000	23,200	800	3.3%	71.6%	69.3%
June	24,200	23,500	800	3.3%	72.5%	70.4%
May	24,600	23,200	1,300	5.3%	73.7%	69.5%
April	24,800	23,400	1,500	6.0%	74.5%	70.3%
March	24,500	23,100	1,400	5.7%	73.8%	69.6%
February	24,700	23,500	1,200	4.9%	74.4%	70.8%
January	24,500	23,800	700	2.9%	73.8%	71.7%

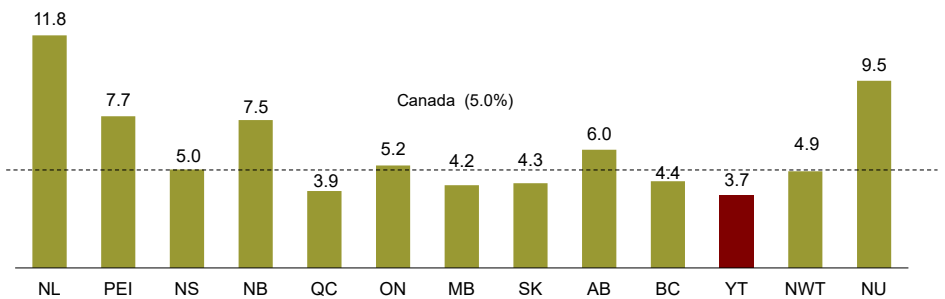
Yukon Employment, January 2023: <https://yukon.ca/en/yukon-employment-january-2023>

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 Unemployment Rates*, January 2023 (seasonally adjusted)



Did you know?

In January 2023, of the 23,000 employed in Yukon, 2,900, or 12.6%, were working in the goods-producing sector.

*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)

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2023						
January	23,000	10,200	9,500	3,300	2,900	20,200
2022 annual	23,400	10,700	9,500	3,200	3,300	20,000
December	23,400	10,700	9,500	3,200	3,200	20,200
November	23,100	10,700	9,400	3,000	3,200	19,900
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

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

Comparing January 2023 to December 2022, employment in the services-producing sector remained the same. The goods-producing sector's employment decreased by 300, or 9.4%. In January 2023, of the 23,000 employed in Yukon, 10,200, or 44.3%, were working in the public sector. Of the 12,800 workers in the private sector, 3,300, or 25.8%, were self-employed.

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*

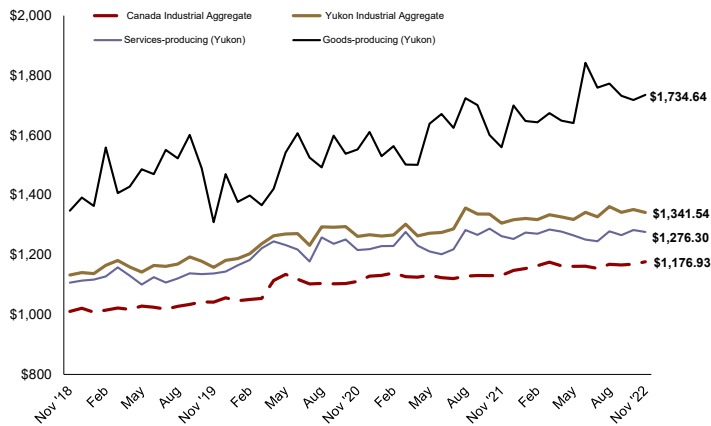
	Yukon Average [†]	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt. & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$38.18 2.9%	\$117.18 8.5%	\$44.86 5.7%	\$102.66 8.5%	..	-\$31.34 -3.8%	\$9.26 0.8%	-\$12.76 -2.1%	..	\$17.55 1.1%
(\$)										
2022										
November (p)	1,341.54	1,576.66	828.86	1,290.82	1,532.89	775.72	1,136.17	588.52	1,040.00	1,620.15
October (r)	1,351.52	1,584.14	836.55	1,348.95	1,549.87	839.50	1,158.31	623.73	1,142.46	1,603.72
September	1,341.97	1,544.36	824.25	1,352.14	1,591.13	768.65	1,166.24	642.13	1,079.01	1,595.25
August	1,361.04	1,572.22	844.79	1,450.43	1,567.56	858.96	1,147.71	623.35	1,112.69	1,583.27
July	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

*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

November 2018 to November 2022^(p)

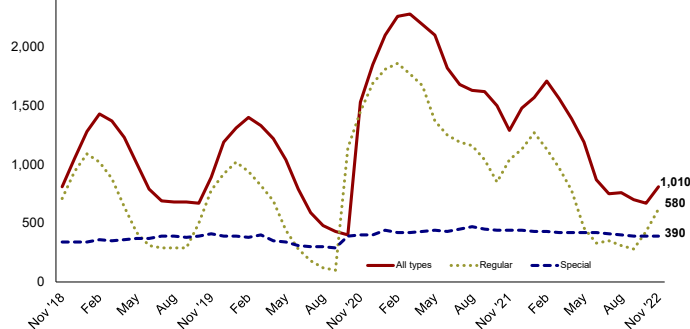


*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

November 2018 to November 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?

In November 2022, the preliminary average weekly earnings figure for goods-producing industries in Yukon (\$1,734.64) was the fourth-highest in Canada, after Northwest Territories (\$2,219.31), Nunavut (\$2,170.43), and Alberta (\$1,842.19).

2.7 Employment Insurance Beneficiaries, by Community*

	Nov 2021	Oct ^(p) 2022	Nov ^(p) 2022
Beaver Creek	10	10	10
Burwash Landing	0	0	10
Carmacks	30	20	30
Dawson	160	100	150
Faro	10	10	10
Haines Junction	50	30	40
Marsh Lake	20	10	10
Mayo	20	10	10
Mt. Lorne	0	10	10
Old Crow	20	10	10
Pelly Crossing	20	10	20
Ross River	20	0	10
Tagish	10	10	10
Watson Lake	40	30	40
Whitehorse	810	500	580
Yukon Total	1,290	810	1,010

*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	
	Dec 2021	Nov 2022	Dec 2022	Nov '22 to Dec '22	Dec '21 to Dec '22
	All-Items	140.8	152.0	152.2	0.1
Food	134.5	149.3	150.6	0.9	12.0
Shelter	176.6	192.8	193.0	0.1	9.3
Household Operations, Furnishings & Equipment	111.6	116.4	117.5	0.9	5.3
Clothing & Footwear	103.9	108.7	108.1	-0.6	4.0
Transportation	157.6	169.2	169.8	0.4	7.7
Health & Personal Care	133.4	140.8	141.3	0.4	5.9
Recreation, Education & Reading	104.1	115.3	113.3	-1.7	8.8
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	182.3	184.1	185.1	0.5	1.5
Special Aggregates					
Energy	195.7	237.0	227.7	-3.9	16.4
All-items excluding energy	136.3	145.8	146.5	0.5	7.5

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

In December 2022, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 8.1% (figures for Yukon are not available); for Canada, the CPI increased 6.3%.

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

- Fuel oil and other fuels;
- Traveller accommodation; and
- Mortgage interest cost.

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

- Internet access services;
- Men's clothing; and
- Spectator entertainment (excluding video and audio subscription services).

On a month-to-month basis, comparing December 2022 to November 2022, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.1%.

Upward contributors were the prices of:

- Inter-city transportation;
- Mortgage interest cost; and
- Homeowners' home and mortgage insurance.

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2022	6.8%	6.8%
2021	3.3%	3.4%
2020	1.0%	0.7%
2019	2.0%	1.9%
2018	2.4%	2.3%

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

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 26.31	\$ 20.63	\$ 17.96	\$ 4.40	\$ 5.39	\$ 4.82	\$ 6.64	\$ 6.03	\$ 6.09
Stewing beef, 1 kg	\$ 18.73	\$ 19.90	\$ 19.56	\$ 2.57	\$ 1.72	\$ 1.83	\$ 5.75	\$ 4.76	\$ 4.62
Ground beef, 1 kg	\$ 12.62	\$ 11.76	\$ 11.40	\$ 3.96	\$ 3.71	\$ 3.55	\$ 2.56	\$ 5.12	\$ 5.28
Pork chops, 1 kg	\$ 14.38	\$ 8.57	\$ 8.45	\$ 11.19	\$ 6.75	\$ 6.99	\$ 10.51	\$ 9.08	\$ 8.63
Chicken, 1 kg	\$ 10.51	\$ 9.08	\$ 8.63	\$ 2.56	\$ 5.12	\$ 5.28	\$ 9.92	\$ 7.86	\$ 7.55
Bacon, 500 grams	\$ 9.92	\$ 7.86	\$ 7.55	\$ 6.12	\$ 5.85	\$ 5.85	\$ 6.12	\$ 5.85	\$ 5.85
Milk, 4 l	\$ 6.12	\$ 5.85	\$ 5.85	\$ 6.68	\$ 6.35	\$ 6.47	\$ 6.68	\$ 6.35	\$ 6.47
Butter, 454 grams	\$ 6.68	\$ 6.35	\$ 6.47						

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

In December 2022, the prices of the selected food products (in the table above) in Whitehorse were on average 19.6% higher than Alberta and 15.3% higher than British Columbia.

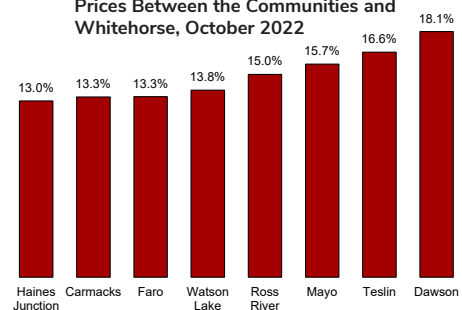
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, October 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 City	Haines Junction	Old Crow	Ross River	Watson Lake
Total Survey Items	113.3	118.1	113.3	113.0	115.7
Meat/Fish/Seafood	112.0	105.3	102.4	107.5	104.0
Dairy/Eggs	103.9	133.7	127.7	135.8	120.3
Fruit/Veg.	125.6	109.6	111.4	99.1	126.4
Bread/Cereal	132.4	141.7	123.1	114.7	118.1
Other Foods	114.3	126.3	123.5	116.0	120.9
Household Operations	119.5	126.3	125.5	123.7	125.1
Health & Personal Care	117.9	143.6	119.4	138.6	129.2
Cigarettes	103.5	100.9	101.0	...	107.9
Gasoline/Diesel	104.9	107.2	103.0	105.6	101.4
Home Heating Fuel	102.8	106.5	102.7	102.8	103.9

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

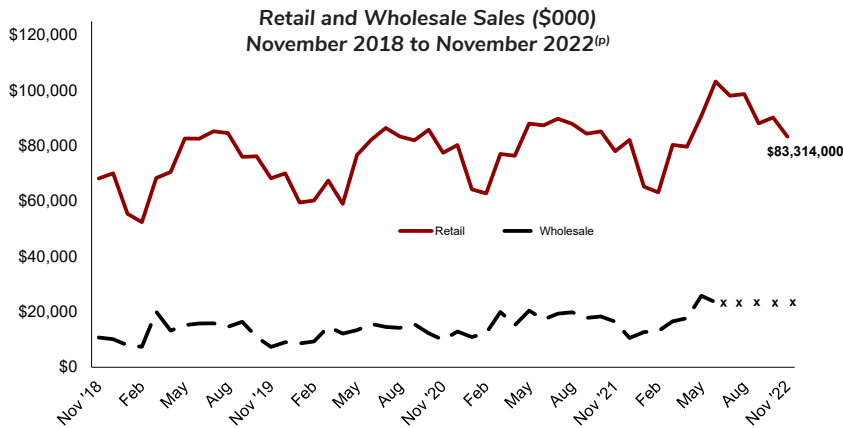


Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale Sales



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

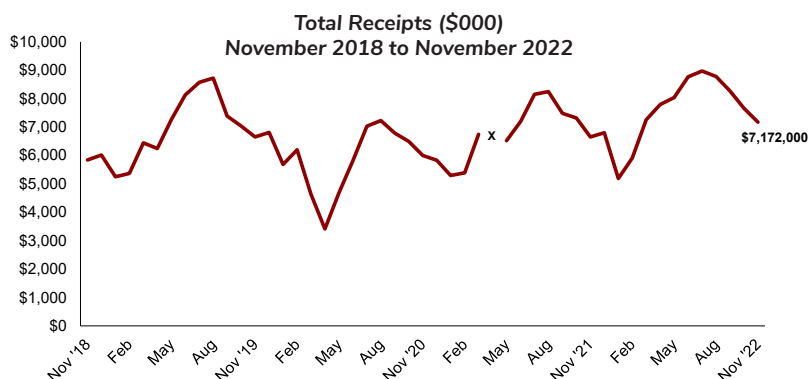
4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Gasoline stations	Miscellaneous store retailers
Year-to-date change	\$59,609 6.8%	\$10,648 6.9%	\$19,941 15.0%	\$7,446 22.3%
(\$000)				
2022				
November (p)	83,314	13,817	13,127	3,780
October (r)	90,231	15,714	14,119	3,725
September	88,105	12,999	15,158	4,218
August	98,700	17,148	17,712	4,825
July	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

*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 November 2022 increased by \$5.3 million, or 6.8%, compared to November 2021. Canada's retail sales increased 6.0% over the same time period. Year-to-date (January to November), Yukon's retail sales increased by \$59.6 million, or 6.8%, compared to the same time period in 2021; Canada's retail sales increased 8.2% over the same time period.

Yukon's preliminary wholesale sales data was suppressed for July through November 2022. Canada's wholesale sales in November 2022 increased 7.7% compared to November 2021. Year-to-date (January to November), Yukon's wholesale sales can not be calculated due to data suppression; Canada's year-to-date wholesale sales increased 12.6% over the same time period in 2021.

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

Did you know?

Yukon's preliminary retail sales for Gasoline stations in November 2022 increased by \$2.7 million, or 25.6%, compared to November 2021.

Comparing November 2022 to November 2021, the total receipts for food services and drinking places in Yukon increased by \$516,000, or 7.8%; Canada's receipts increased 15.6% over the same time period.



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.

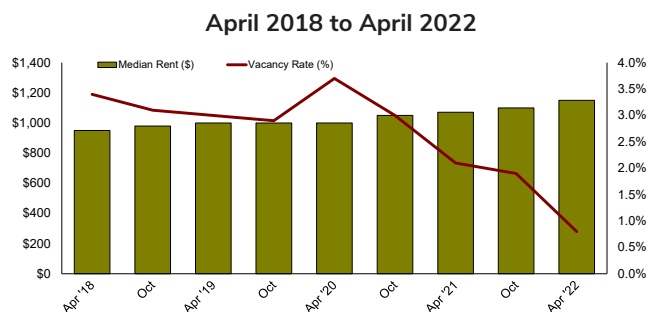
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2021-2022

	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>



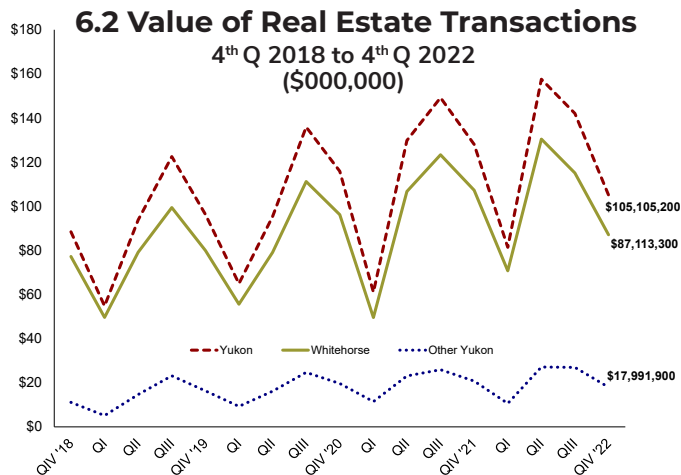
6. Real Estate

6.1 Number and Value of Real Estate Transactions*, Whitehorse

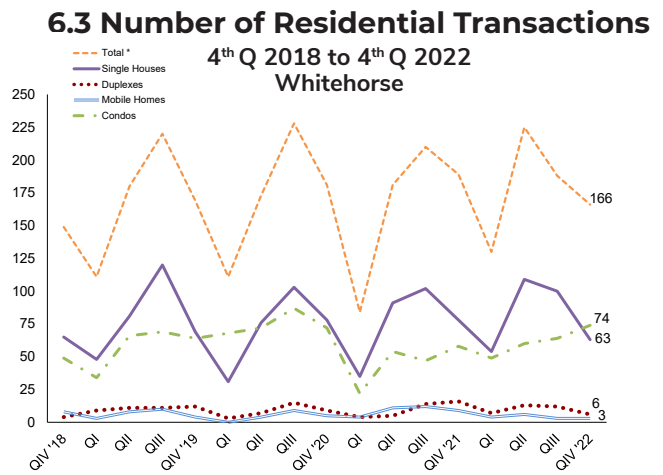
	Total [†]		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	45	16,545	20	23,229	-20	-6,906	66	25,765	-1	-357
	6.8%	4.3%	6.5%	11.8%	-55.6%	-49.2%	36.5%	30.7%	-2.6%	-1.8%
2022 total	709	403,455.8	326	220,603.1	16	7,118.9	247	109,678.7	38	19,635.6
Q4	166	87,113.3	63	40,301.8	3	1,240.0	74	30,746.3	6	3,105.9
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

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

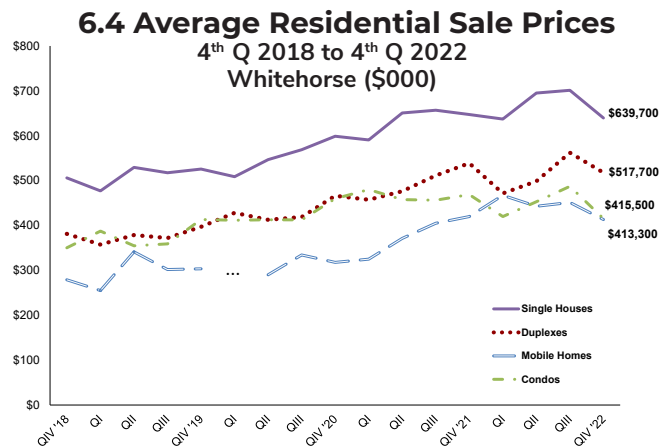
Yukon Real Estate Report, Fourth Quarter, 2022: <https://yukon.ca/en/yukon-real-estate-report-q4-2022>



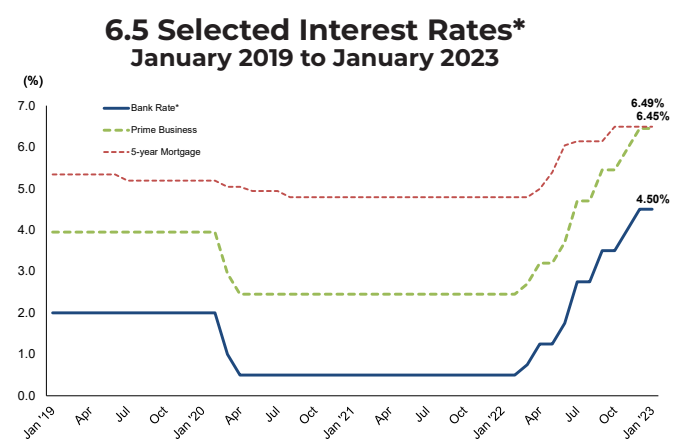
Source: Yukon Bureau of Statistics.



*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 fourth quarter of 2022, the total value of real estate transactions in Yukon was \$105.1 million: \$87.1 million in Whitehorse and \$18.0 million for the rest of Yukon. Comparing the fourth quarter of 2022 to that of 2021, the total value of Yukon's real estate transactions decreased by \$22.9 million, or 17.9%.

Did you know?

In the fourth quarter of 2022, the number of real estate transactions for condominiums (74) was more than the number for Single detached houses (63). During the past ten years (2013 to 2022), this has occurred in 5 of the last 40 quarters.



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	20 54.1%	529 35.2%	10 37.0%	317 72.6%	-1 ...	-125 ...	1 100.0%	-266 -57.7%	10 125.0%	603 124.8%
2023										
January (p)	57	2,034.2	37	754.1	0	0.0	2	194.4	18	1,085.7
2022 total	1,481	239,128.4	1,240	88,438.6	2	140.0	47	53,572.1	192	96,977.7
December	45	729.4	36	510.4	0	0.0	2	0.0	7	219.0
November	86	12,416.0	79	12,197.7	0	0.0	3	62.0	4	156.3
October	125	33,176.1	107	6,397.7	0	0.0	1	975.0	17	25,803.4
September	198	24,474.9	174	10,889.8	1	15.0	2	60.0	21	13,510.0
August	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	225	90,034.8	192	25,278.2	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

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.

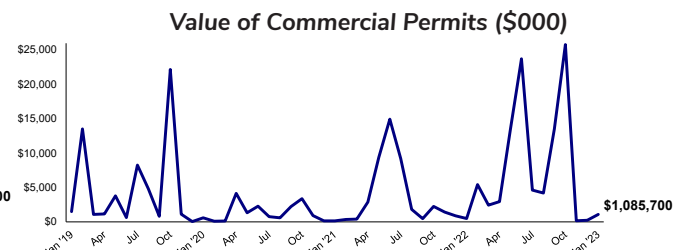
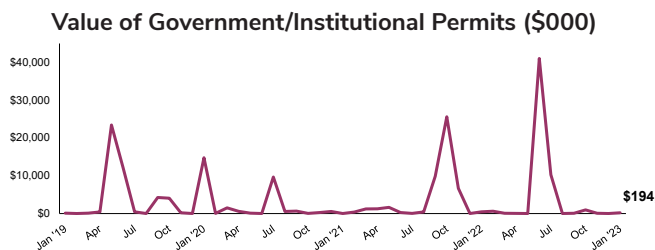
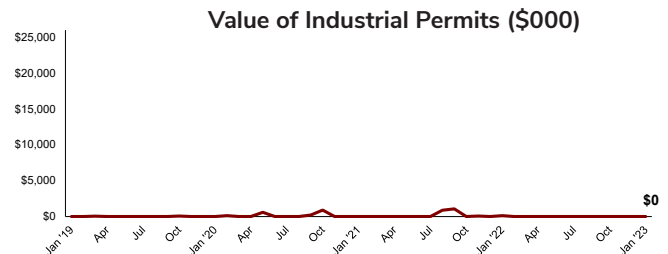
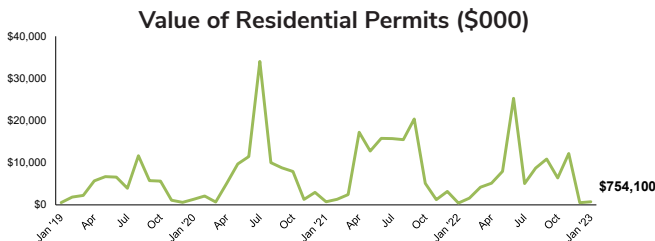
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

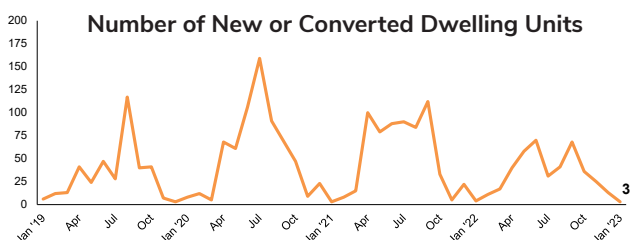
In January 2023, a total of 57 building permits were issued in Yukon, at a construction value of \$2.0 million. The construction value of permits increased by \$529,300, or 35.2%, compared to the total value of permits issued in January 2022. Of the total construction value of building permits issued in January 2023:

- 37.1% was for residential;
- 0.0% was for industrial;
- 9.6% was for government/institutional; and
- 53.4% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, January 1919 to January 2023



7.3 Number of New or Converted Dwelling Units (Zoned Residential)*, Yukon, January 1919 to January 2023



Did you know?

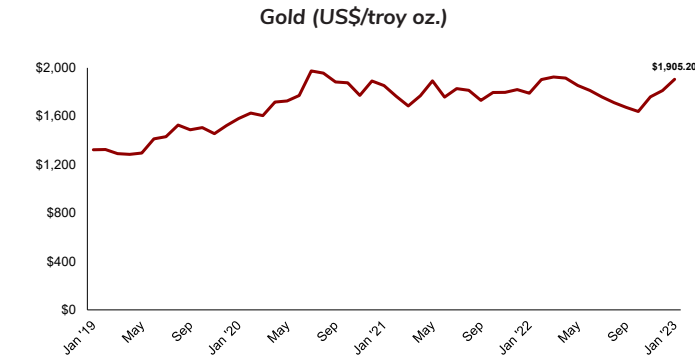
The total residential construction value in Yukon for January 2023 (\$754,100), increased by \$317,100, or 72.6% compared to January 2022 (\$437,000).

*Please see endnotes on page 12.

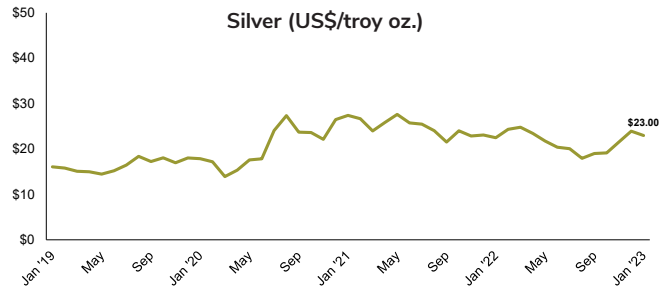
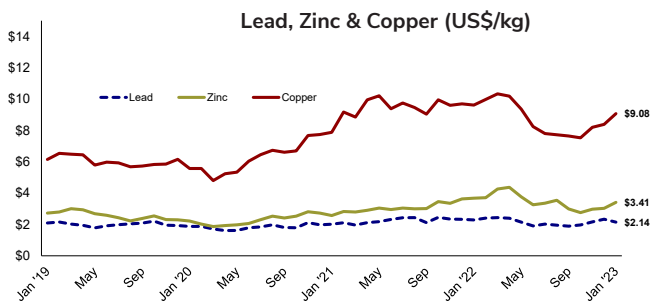
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

8.1 London Metal Commodity Prices*, January 2019 to January 2023



	Jan '22	Jan '23	Jan '22 to Jan '23 Change
US Dollars			
	(\$/troy oz)		
Gold	\$1,790.60	\$1,905.20	\$114.60
Silver	\$22.50	\$23.00	\$0.50
	(\$/kg)		
Lead	\$2.29	\$2.14	-\$0.15
Zinc	\$3.68	\$3.41	-\$0.27
Copper	\$9.62	\$9.08	-\$0.54
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,274.07	\$2,540.52	\$266.45
Silver	\$28.57	\$30.66	\$2.09
	(\$/kg)		
Lead	\$2.91	\$2.86	-\$0.05
Zinc	\$4.67	\$4.55	-\$0.12
Copper	\$12.22	\$12.10	-\$0.12



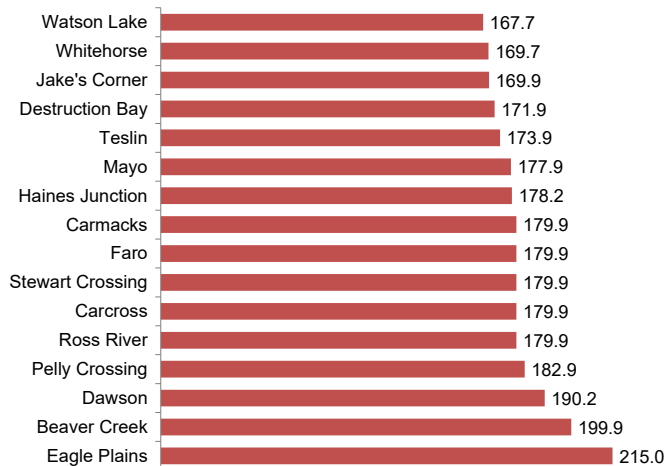
*Please see endnotes on page 12.
 Sources:
 Exchange rates: Canadian Foreign Exchange Services.
 Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

Comparing January 2023 to January 2022, prices of regular self-serve gasoline increased in all Yukon communities. largest percentage increase was in Eagle Plains, up 25.0%.

8.2 Regular Self-Serve Gasoline

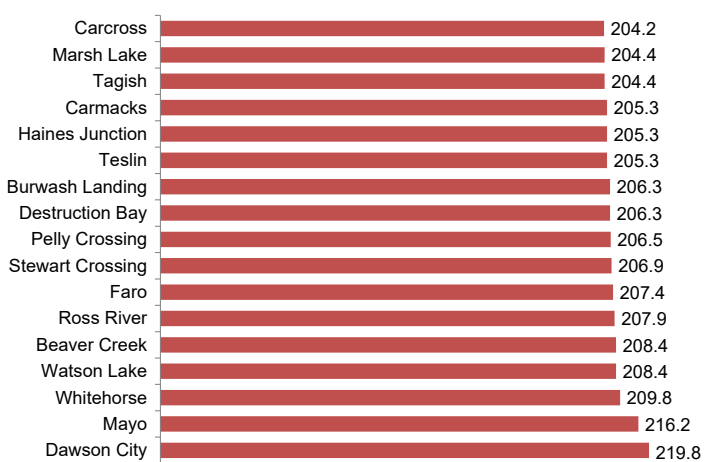
Average January 2023 Prices (cents per litre)



Price for Burwash Landing was not available.

8.3 Residential Furnace Oil

Average January 2023 Prices (cents per litre)



Yukon Fuel Price Survey, January 2023: <https://yukon.ca/en/yukon-fuel-price-survey-january-2023>



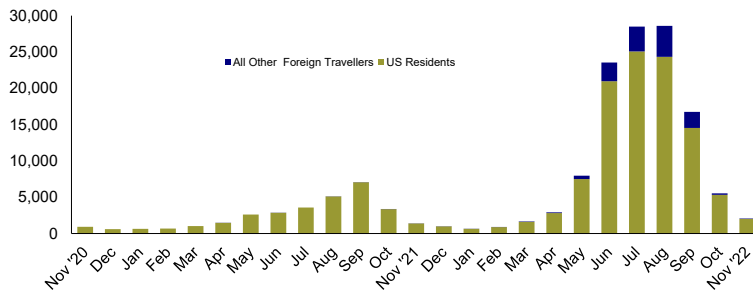
9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	4,396 14.5%
(no. of movements)	
2022	
November	1,816
October	2,466
September (r)	2,696
August	3,371
July	4,020
June (r)	3,849
May	4,536
April	3,859
March	3,389
February	2,805
January (r)	1,957
2021 total (r)	32,064
December	1,696
November	2,552

*Please see table endnotes on page 12.

Sources: Statistics Canada. Tables 23-10-0296-01.



*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

Comparing November 2022 to November 2021, the total number of travellers who entered Yukon through CBSA ports of entry increased by 1,128, or 69.3%. However, the November 2022 number was 1,617, or 37.0%, below what was in November 2019 (4,372).

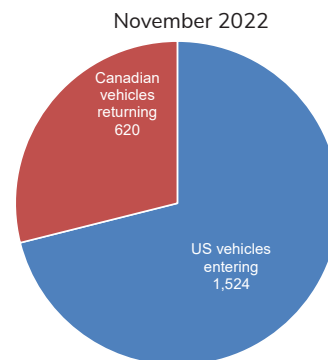
9.2 Travellers Entering or Returning through Yukon via Canada Border Services Agency (CBSA) Ports of Entry*

	Total	Canadians	US Residents	Other Foreign Travellers
Year-to-date change	136,623 430.0%	47,307 ...	75,968 255.2%	13,348 ...
2022				
November	2,755	677	2,016	62
October	8,284	2,745	5,321	218
September	22,390	5,638	14,550	2,202
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

Of the 2,755 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in November 2022:

- 53.5% entered through Beaver Creek;
- 23.7% entered through Fraser (Skagway, AK to Carcross);
- 22.3% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.5% 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. Whitehorse Area includes City of Whitehorse and surrounding area as well as the community of Marsh Lake.
- 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 Statistics Canada's 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 Indigenous 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), 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 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 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: March 17, 2023