



Highlights:

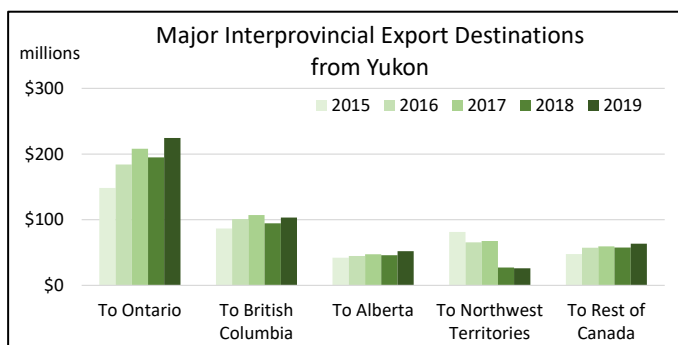
- In the first quarter of 2023, the average sale price of a single-detached house in Whitehorse was \$635,000, a decrease of \$2,300, or 0.4%, from the first quarter of 2022.
- The estimated population of Yukon on December 31, 2022 was 44,535; an increase of 947, or 2.2%, compared to the figure for December 31, 2021 (43,588).
- In March 2023, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 5.5% (figures for Yukon are not available); for Canada, the CPI increased 4.3%.

New publication this month: Balance of Trade, 2019

Major interprovincial export destinations in 2019 were: Ontario (47.9% of all Yukon interprovincial exports); British Columbia (22.0%); Alberta (11.1%); and the Northwest Territories (5.5%). The balance was exported to the rest of Canada (13.5%).

Comparing 2019 to 2018, the value of Yukon's interprovincial exports:

- to Ontario increased by \$29.5 million, or 15.1%;
- to British Columbia increased by \$8.8 million, or 9.3%;
- to Alberta increased by \$6.0 million, or 13.0%;
- to the Northwest Territories decreased by \$1.1 million, or 3.9%; and
- to the rest of Canada increased by \$5.8 million, or 10.0%



Balance of Trade, 2019: <https://yukon.ca/en/balance-trade-2019>

New from Yukon Bureau of Statistics:

- Yukon Employment, April 2023: <https://yukon.ca/en/yukon-employment-april-2023>
- Yukon Fuel Price Survey, April 2023: <https://yukon.ca/en/yukon-fuel-price-survey-april-2023>
- Inter-jurisdictional Employees, 2019: <https://yukon.ca/en/inter-jurisdictional-employees-2019>
- Yukon Population Report, Fourth Quarter 2022: <https://yukon.ca/en/population-report-q4-2022>
- Yukon Employment and Skills Survey, 2022: <https://yukon.ca/en/yukon-employment-and-skills-survey-2022>
- Yukon Real Estate Report, First Quarter 2023: <https://yukon.ca/en/yukon-real-estate-report-q1-2023>

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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*, Dec 31 '22

	Total	Males	Females
0-4	2,237	1,143	1,094
5-9	2,478	1,293	1,185
10-14	2,418	1,292	1,126
15-19	2,187	1,153	1,034
20-24	2,455	1,271	1,184
25-29	3,021	1,495	1,526
30-34	3,858	1,889	1,969
35-39	4,123	2,033	2,090
40-44	3,335	1,723	1,612
45-49	3,026	1,495	1,531
50-54	2,821	1,424	1,397
55-59	2,893	1,475	1,418
60-64	3,134	1,587	1,547
65-69	2,563	1,333	1,230
70-74	1,831	948	883
75+	2,155	1,133	1,022
Total	44,535	22,687	21,848

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

1.2 Population by Community*

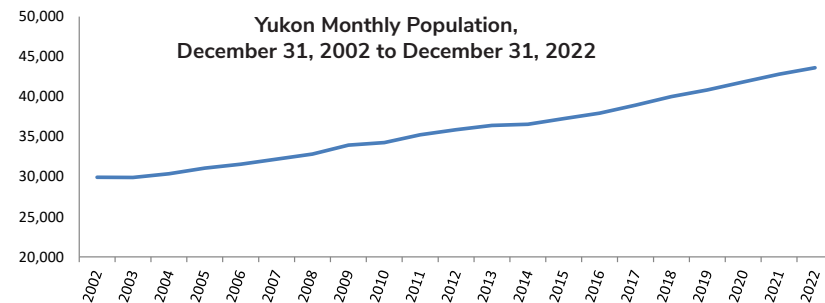
	Dec 31 2021	Sep 30 2022	Dec 31 2022
Beaver Creek	116	105	103
Burwash Landing	100	99	102
Carcross	469	460	472
Carmacks	572	580	574
Dawson City	2,328	2,342	2,363
Destruction Bay	56	59	59
Faro	475	473	478
Haines Junction	989	1,016	1,035
Johnson's Crossing	54	53	51
Mayo	458	457	460
Mendenhall	143	154	154
Old Crow	253	256	252
Pelly Crossing	395	371	371
Ross River	406	399	398
Tagish	380	381	384
Teslin	496	489	494
Watson Lake	1,521	1,488	1,496
Whitehorse Area ¹	34,275	34,881	35,196
Other*	102	97	93
Yukon	43,588	44,160	44,535

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

1.3 Vital Statistics*

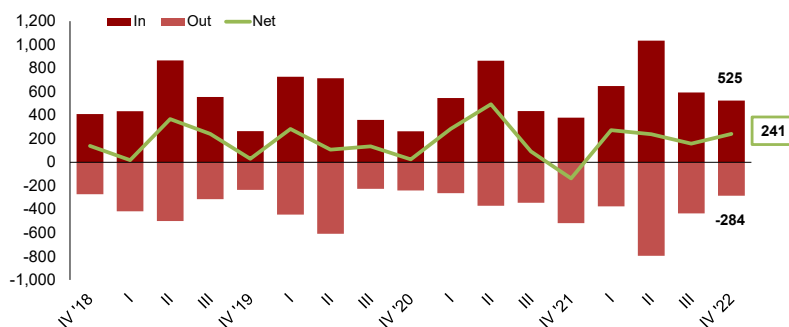
	Births	Deaths	Marriages
Year-to-date	0	-10	1
change	0.0%	-11.9%	4.8%
2023			
March (p)	35	26	11
February	24	20	4
January	38	28	7
2022 total	411	295	191
December	25	20	17
November	39	22	9
October	41	20	12
September	40	24	16
August	31	25	33
July	34	32	42
June	34	24	30
May	33	22	6
April	37	22	5
March	35	26	9

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



Population Report, Fourth Quarter, 2022:
<https://yukon.ca/en/population-report-q4-2022>

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?

On December 31, 2022, Yukoners aged 65 and older (6,549) increased by 331, or 5.3%, compared to December 31, 2021 (6,218).

Preliminary estimates of Statistics Canada show that in the fourth quarter of 2022, Yukon gained 241 people through net migration — 1 was gained through interprovincial migration and 240 were gained through international migration.

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

- Ontario (+94);
- British Columbia (+16); and
- Nunavut (+4).

Conversely, **net losses** were to:

- Alberta (-68);
- Quebec (-12);
- Nova Scotia (-10);
- Manitoba (-10);
- Newfoundland (-8); and
- Northwest Territories (-5).

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						
April	24,500	23,600	900	3.7%	72.5%	69.8%
March	23,800	23,100	700	2.9%	70.8%	68.8%
February	23,900	23,000	900	3.8%	71.3%	68.7%
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%

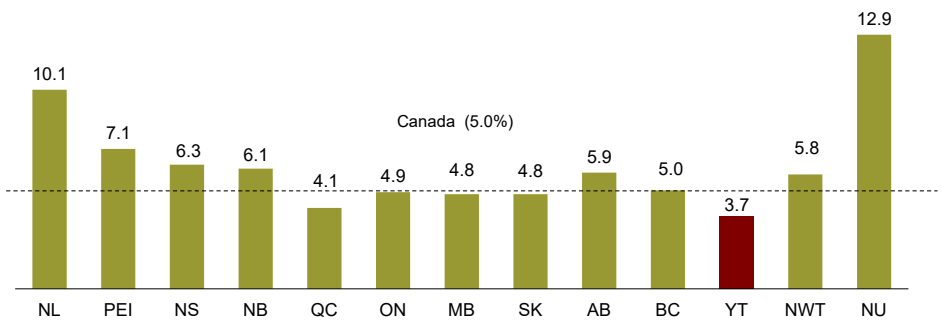
Yukon Employment, April 2023:
<https://yukon.ca/en/yukon-employment-april-2023>

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*, April 2023 (seasonally adjusted)



*Please see table endnotes on page 12.
 Source: Statistics Canada. Tables 14-10-0287-01 and 14-10-0292-01.

Did you know?

Comparing April 2023 to March 2023, private sector employment increased by 200 to 13,200 and public sector employment increased by 300 to 10,200.

Comparing April 2023 to March 2023, employment in the services-producing sector (20,100) increased by 300, or 1.5%; the goods-producing sector's employment (3,200) increased by 200, or 6.7%.

In April 2023, of the 23,400 employed in Yukon, 10,200, or 43.6%, were working in the public sector. Of the 13,200 workers in the private sector, 3,500, or 26.5%, were self-employed.

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						
April	23,400	10,200	9,700	3,500	3,200	20,100
March	22,900	9,900	9,600	3,400	3,000	19,800
February	22,800	10,000	9,500	3,200	2,900	19,900
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

*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*

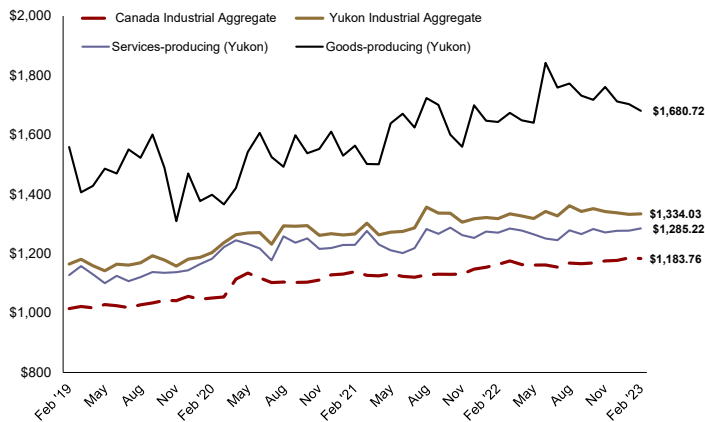
	Yukon Average*	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$13.37 1.0%	\$7.43 0.5%	-\$19.42 -2.3%	\$41.69 3.2%	-\$283.83 -15.3%	\$117.00 15.9%	\$15.27 1.4%	\$18.69 3.4%	\$43.98 4.3%	-\$2.35 -0.1%
(\$)										
2023										
February (p)	1,334.03	1,381.29	812.45	1,372.14	1,540.99	845.16	1,115.92	563.44	1,044.15	1,609.03
January (r)	1,332.33	1,376.20	827.90	1,301.02	1,595.59	860.82	1,139.75	566.33	1,065.96	1,607.23
2022 annual	1,335.54	1,501.91	840.68	1,317.60	1,635.24	792.52	1,128.99	594.35	1,061.03	1,595.17
December	1,337.37	1,442.91	869.21	1,293.44	1,546.77	824.34	1,139.11	585.70	1,146.32	1,582.78
November	1,341.87	1,556.99	831.61	1,299.89	1,511.69	761.47	1,138.03	590.68	1,044.38	1,596.51
October	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	1,033.12	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

*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

February 2019 to February 2023^(p)

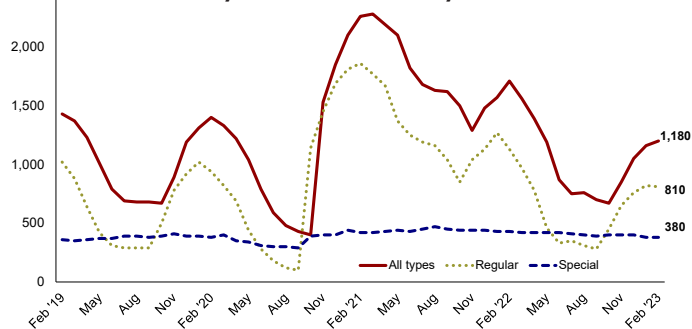


*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

February 2019 to February 2023^(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 average weekly earnings figure for the Construction industry in February 2023 (\$1,381.29) increased by \$5.05, or 0.4%, compared to February 2022 (\$1,376.24).

2.7 Employment Insurance Beneficiaries, by Community*

	Feb 2022	Jan ^(p) 2023	Feb ^(p) 2023
Beaver Creek	10	10	10
Burwash Landing	10	10	10
Carmacks	40	30	20
Dawson	250	180	180
Faro	20	20	10
Haines Junction	50	50	50
Marsh Lake	10	10	10
Mayo	20	10	10
Mt. Lorne	0	10	10
Old Crow	10	10	10
Pelly Crossing	30	20	20
Ross River	30	20	20
Tagish	10	10	10
Watson Lake	60	40	30
Whitehorse	930	700	710
Yukon Total	1,560	1,200	1,180

*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	
	Mar	Feb	Mar	Feb '23	Mar '22
	2022	2023	2023	to Mar '23	to Mar '23
All-Items	144.9	152.5	152.9	0.3	5.5
Food	140.4	151.1	151.6	0.3	8.0
Shelter	182.6	195.5	195.2	-0.2	6.9
Household Operations, Furnishings & Equipment	114.7	114.3	115.7	1.2	0.9
Clothing & Footwear	104.5	110.1	110.2	0.1	5.5
Transportation	160.6	163.9	165.2	0.8	2.9
Health & Personal Care	132.9	141.7	142.6	0.6	7.3
Recreation, Education & Reading	108.7	115.5	115.8	0.3	6.5
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	182.7	188.8	188.9	0.1	3.4
Special Aggregates					
Energy	223.5	220.3	218.4	-0.9	-2.3
All-items excluding energy	139.1	147.2	147.8	0.4	6.3

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

In March 2023, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 5.5% (figures for Yukon are not available); for Canada, the CPI increased 4.3%.

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

- Mortgage interest cost;
- Traveller accommodation; and
- Rent.

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

- Child care and housekeeping services;
- Furniture; and
- Fuel oil and other fuels.

On a month-to-month basis, comparing March 2023 to February 2023, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.3%.

Upward contributors were the prices of:

- Other food preparations;
- Purchase and leasing of passenger vehicles; and
- Furniture.

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, March 2023

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 26.19	\$ 28.99	\$ 26.09	\$ 4.39	\$ 5.21	\$ 4.74	\$ 4.39	\$ 5.21	\$ 4.74
Stewing beef, 1 kg	\$ 19.61	\$ 18.75	\$ 17.74	\$ 6.35	\$ 6.31	\$ 6.22	\$ 6.35	\$ 6.31	\$ 6.22
Ground beef, 1 kg	\$ 12.03	\$ 11.20	\$ 10.70	\$ 2.43	\$ 1.67	\$ 1.77	\$ 2.43	\$ 1.67	\$ 1.77
Pork chops, 1 kg	\$ 12.25	\$ 8.53	\$ 8.54	\$ 5.26	\$ 4.56	\$ 4.51	\$ 5.26	\$ 4.56	\$ 4.51
Chicken, 1 kg	\$ 9.01	\$ 6.90	\$ 8.10	\$ 3.25	\$ 3.70	\$ 3.42	\$ 3.25	\$ 3.70	\$ 3.42
Bacon, 500 grams	\$ 9.57	\$ 7.23	\$ 6.89	\$ 2.05	\$ 5.37	\$ 5.43	\$ 2.05	\$ 5.37	\$ 5.43
Milk, 4 l	\$ 6.28	\$ 5.99	\$ 5.99	\$ 12.81	\$ 7.18	\$ 7.11	\$ 12.81	\$ 7.18	\$ 7.11
Butter, 454 grams	\$ 7.21	\$ 6.45	\$ 6.44						

Consumer Price Index, 2022: <https://yukon.ca/en/consumer-price-index-2022>

In March 2023, the prices of the selected food products (in the table above) in Whitehorse were on average 12.1% higher than Alberta and 8.3% higher than British Columbia.

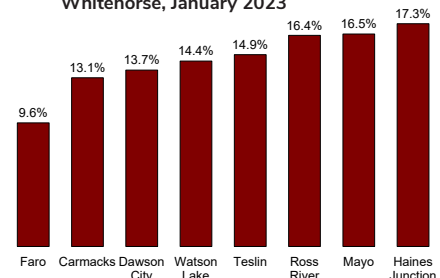
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, January 2023 (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 Carmacks	Dawson City	Haines Faro	Haines Junction	Old Mayo	Ross Crow	Ross River	Watson Teslin	Watson Lake
Total Survey Items	113.1	113.7	109.6	117.3	116.5	..	116.4	114.9	114.4
Meat/Fish/Seafood	112.6	105.1	94.4	105.5	112.2	..	103.6	114.6	105.1
Dairy/Eggs	104.0	123.8	135.8	123.9	117.2	..	116.6	118.9	118.7
Fruit/Veg.	125.8	103.2	107.5	107.4	126.5	..	127.0	117.2	117.0
Bread/Cereal	122.2	130.4	119.2	123.0	124.0	..	116.5	133.4	121.7
Other Foods	118.4	116.8	117.5	127.3	121.4	..	127.3	120.9	124.9
Household Operations	126.5	116.3	114.7	129.4	126.6	..	131.2	132.7	122.2
Health & Personal Care	110.6	143.5	112.1	145.4	124.4	..	113.7	123.2	125.1
Cigarettes	102.3	..	93.7	..	105.4	..	111.9	100.6	107.0
Gasoline/Diesel	108.1	109.0	107.5	104.8	104.0	..	109.1	101.5	101.7
Home Heating Fuel	99.5	106.7	101.0	99.5	105.0	..	99.1	99.5	101.9

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, January 2023

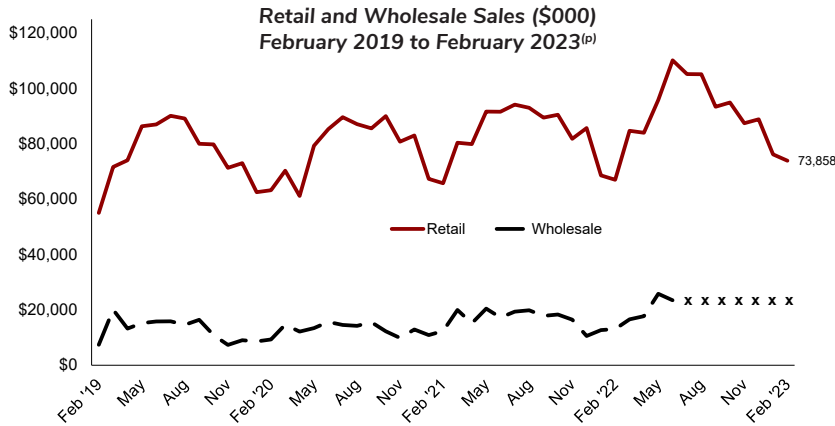


Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale Sales



Yukon's preliminary retail sales in February 2023 increased by \$6.8 million, or 10.2%, compared to February 2022; Canada's retail sales increased 4.9% over the same time period. Year-to-date (January to February), Yukon's retail sales increased by \$14.4 million, or 10.6%, compared to the same time period in 2022; Canada's retail sales increased 5.4% over the same time period.

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

Source: Statistics Canada. Tables 20-10-0056-01 and 20-10-0074-01.

4.2 Retail Sales, by Industry Classification*

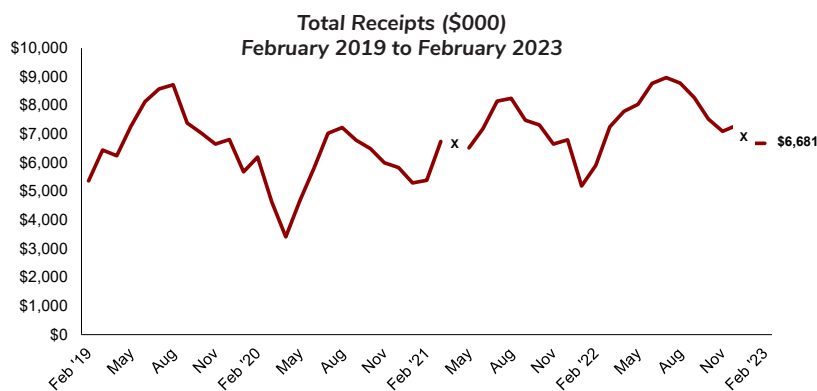
	Total*	Motor vehicle and parts dealers	Building material & garden equipment & supplies dealers	Food & beverage stores	Furniture & home furnishings stores	General merchandise retailers	Health & personal care stores	Gasoline stations	Clothing and clothing accessories stores	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$14,433 10.6%	\$2,818 12.5%	x ..	\$1,357 3.5%	\$396 7.8%	-\$190 -1.4%	\$529 7.6%	\$7,422 28.6%	x ...	\$1,475 14.7%
(\$000)										
2023										
February	(p) 73,858	13,510	x	19,651	2,427	6,469	3,750	16,431	x	5,233
January	(r) 76,197	11,932	x	20,200	3,061	6,645	3,732	16,962	x	6,254
2022 total	1,085,214	174,526	x	272,496	36,728	113,134	47,938	222,722	x	83,458
December	88,850	10,759	x	25,744	3,372	11,130	4,306	16,811	x	8,736
November	87,416	13,631	x	21,938	3,165	10,193	4,028	17,204	x	7,196
October	94,935	15,714	x	23,065	3,840	10,060	4,075	18,609	x	6,811
September	93,396	12,999	12,008	22,820	2,763	9,684	4,330	20,250	1,372	7,171
August	105,124	17,148	12,987	24,320	3,332	10,029	4,104	23,919	1,576	7,710
July	105,171	16,901	12,409	24,383	2,711	10,180	4,104	25,880	1,438	7,165
June	110,147	19,453	13,004	25,092	2,851	11,803	4,154	25,054	1,545	7,190
May	95,847	16,325	12,143	23,088	3,365	10,318	3,870	18,001	1,223	7,515
April	83,980	14,467	9,197	21,882	2,890	8,598	3,883	15,344	887	6,832

*Please see table endnotes on page 12.
Source: Statistics Canada. Table 20-10-0056-01.

Did you know?

Yukon's Food and beverage stores' retail sales totalled \$272.5 million in 2022. This represents 25.1% of total annual retail sales in Yukon.

4.3 Food Services and Drinking Places



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

Comparing February 2023 to February 2022, the total receipts for food services and drinking places in Yukon increased by \$772,000, or 13.1%; Canada's receipts increased 23.9%.



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 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	\$1,806	\$1,500	\$1,357	\$1,890	\$1,180	\$1,230	\$1,399	..	\$1,260
Bachelor	\$1,109	...	...	\$1,248	\$1,200	\$1,350	\$1,005	\$1,000	...	...	\$900 [†]
1 Bedroom	\$1,100	\$1,200	\$1,289 [†]	\$1,290	\$1,153	\$1,255	\$1,100	\$1,234	x	...	\$1,260
2 Bedrooms	\$1,446	\$1,909	\$1,500	\$1,600	\$1,455	\$2,012	\$1,282	\$1,777	\$1,404	...	x
3-4 Bedrooms	\$1,900	\$1,800	\$1,806	\$1,825	\$2,067	\$2,100	\$1,464	\$1,989 [†]	\$1,207	...	x
5+ Bedrooms	\$2,925	\$3,150	...	...	...	x	...	...	...	...	...
Total Units											
All Sizes ⁴	2,374	204	85	635	212	196	873	77	66	..	24
Bachelor	183	...	...	17	10	16	110	24	...	...	6 [†]
1 Bedroom	756	22	5 [†]	176	83	47	386	20	2 [†]	...	14
2 Bedrooms	888	59	34	219	82	45	369	31	45	...	x
3-4 Bedrooms	529	106	46	222	37	86	8	2 [†]	19	...	3 [†]
5+ Bedrooms	18	17	...	...	...	2 [†]
Vacancy Rate											
All Sizes	1.9%	1.5%	1.2%	2.5%	2.8%	0.5%	1.0%	2.6%	9.1%	..	4.2%
Bachelor	1.1%	...	...	0.0%	0.0%	0.0%	1.8%	0.0%	...	...	0.0% [†]
1 Bedroom	2.4%	13.6%	0.0% [†]	4.5%	2.4%	0.0%	0.8%	5.0%	0.0% [†]	...	0.0%
2 Bedrooms	2.1%	0.0%	2.9%	3.7%	4.9%	0.0%	0.8%	0.0%	8.9%	...	x
3-4 Bedrooms	1.1%	0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	50.0% [†]	10.5%	...	33.3% [†]
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.

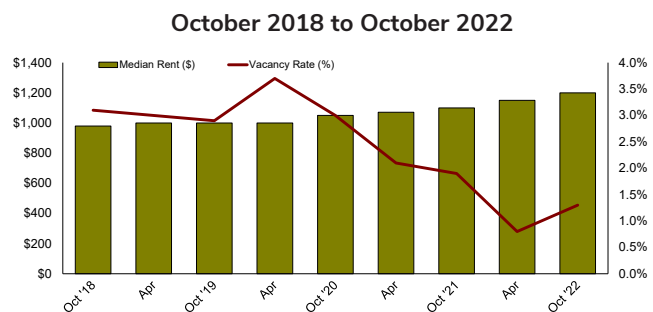
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2021-2022

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2022 average	\$1,175	1.1%	\$884	12.5%	\$1,200	4.3%
October	\$1,200	1.3%	\$884	12.5%	\$1,200	4.3%
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%

*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, October 2022: <https://yukon.ca/en/yukon-rent-survey-october-2022>



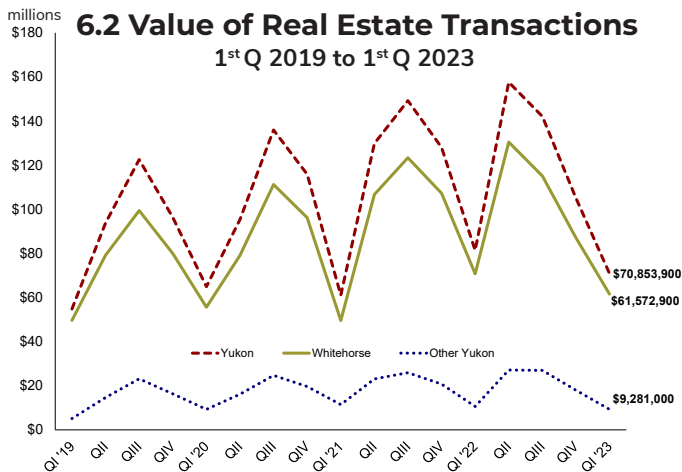
6. Real Estate

6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total*		Single-detached houses		Semi-detached houses		Row houses		Condominium apartments		Mobile Homes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	-11	-9,198	-20	-12,826	-4	-1,931	-7	-2,008	31	12,030	x	x
	-8.5%	-13.0%	-37.0%	-37.3%	-57.1%	-58.5%	-22.6%	-15.7%	172.2%	155.1%	...	...
2023 total												
Q1	119	61,572.9	34	21,588.7	3	1,370.0	24	10,812.0	49	19,784.3	x	x
2022 total	709	403,455.8	326	220,603.1	38	19,635.6	140	65,752.4	107	43,926.3	16	7,118.9
Q4	166	87,113.3	63	40,301.8	6	3,105.9	34	16,329.7	40	14,416.6	3	1,240.0
Q3	188	115,111.6	100	70,116.2	12	6,745.9	47	23,370.5	17	7,809.2	3	1,353.5
Q2	225	130,459.7	109	75,770.7	13	6,482.9	28	13,232.6	32	13,946.5	6	2,656.4
Q1	130	70,771.2	54	34,414.4	7	3,300.9	31	12,819.6	18	7,754.0	4	1,869.0

*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, First Quarter, 2023: <https://yukon.ca/en/yukon-real-estate-report-q1-2023>



Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions

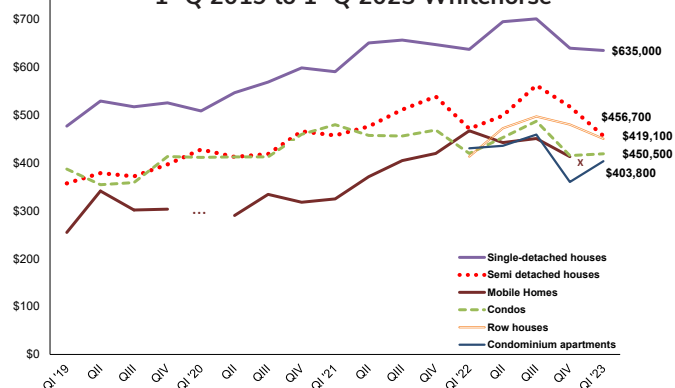
1st Q 2019 to 1st Q 2023 Whitehorse



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

6.4 Average Residential Sale Prices

1st Q 2019 to 1st Q 2023 Whitehorse

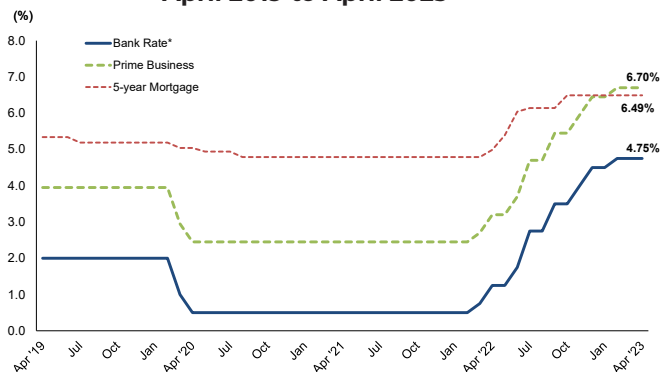


Source: Yukon Bureau of Statistics.

In the first quarter of 2023, the total value of real estate transactions in Yukon was \$70.9 million: \$61.6 million in Whitehorse and \$9.3 million for the rest of Yukon. Comparing the first quarter of 2023 to that of 2022, the total value of Yukon's real estate transactions decreased by \$10.6 million, or 13.0%.

6.5 Selected Interest Rates*

April 2019 to April 2023



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

Did you know?

In the first quarter of 2023, the average price of single detached houses sold in Whitehorse was \$635,000, a decrease of \$2,300, or 0.4%, compared to the first quarter of 2022 (\$637,300).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

		Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date		43	31,151	14	20,583	-1	-125	10	12,549	20	-1,857
change		15.3%	130.2%	6.3%	181.1%	...	...	76.9%	...	45.5%	-16.5%
		(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2023											
April	(p)	80	15,262.3	54	2,783.0	0	0.0	6	11,863.1	20	616.2
March	(r)	111	18,934.1	93	12,552.6	0	0.0	8	1,151.0	10	5,230.5
February		76	18,853.3	53	15,861.6	0	0.0	7	495.7	16	2,496.1
January		57	2,034.2	37	754.1	0	0.0	2	194.4	18	1,085.7
2022 total	(r)	1,444	238,804.0	1,206	88,182.2	2	140.0	46	53,560.1	190	96,921.7
December	(r)	44	689.4	36	510.4	0	0.0	2	0.0	6	179.0
November		84	12,388.0	79	12,197.7	0	0.0	2	50.0	3	140.3
October		120	33,150.6	102	6,372.2	0	0.0	1	975.0	17	25,803.4
September		190	24,409.4	166	10,824.3	1	15.0	2	60.0	21	13,510.0
August		184	12,936.3	162	8,734.2	0	0.0	2	8.0	20	4,194.2
July		143	19,900.8	112	5,006.1	0	0.0	9	10,281.8	22	4,612.8
June		220	89,994.7	187	25,238.1	0	0.0	14	41,030.5	19	23,726.1
May		178	21,401.4	139	7,930.9	0	0.0	1	0.0	38	13,470.5
April		110	8,121.5	98	5,141.5	0	0.0	5	35.0	7	2,945.0

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.

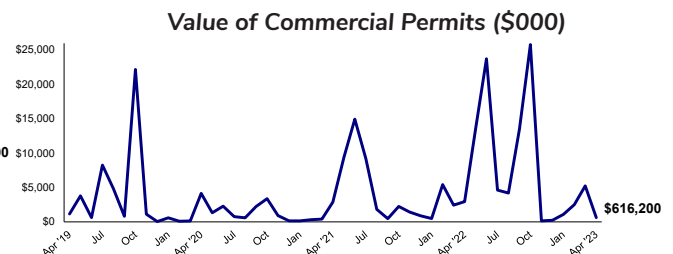
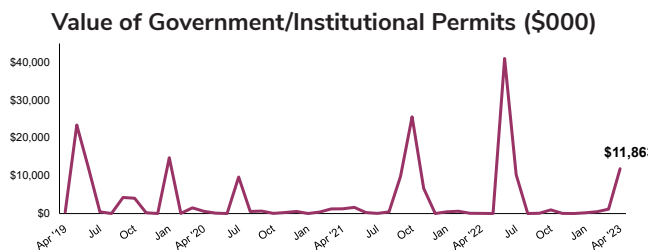
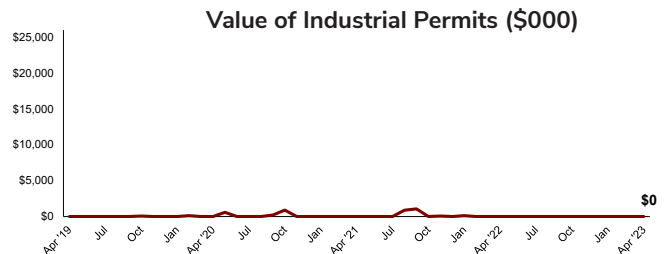
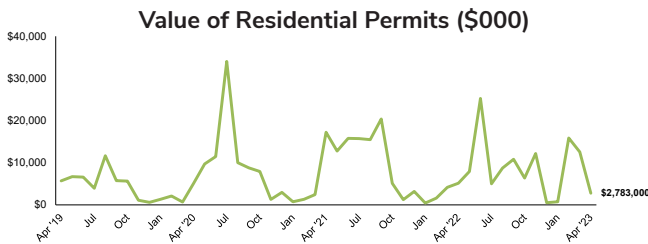
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

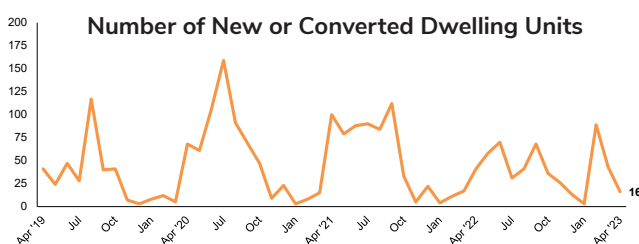
In January through April 2023, a total of 324 building permits were issued in Yukon, at a construction value of \$55.1 million. The construction value of permits increased by \$31.2 million, or 130.2%, compared to the total value of permits issued in January through April 2022. Of the total construction value of building permits issued in January through April 2023:

- 58.0% was for residential;
- 0.0% was for industrial;
- 24.9% was for government/institutional; and
- 17.1% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, April 2019 to April 2023



7.3 Number of New or Converted Dwelling Units (Zoned Residential)*, Yukon, April 2019 to April 2023



Did you know?

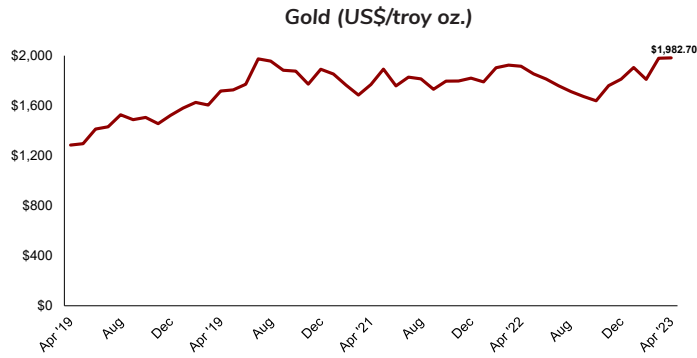
From January through April 2023, residential permits included a total of 151 new or converted dwelling units, an increase of 78 units, or 106.8%, compared to the total for the same time period in 2022 (73).

*Please see endnotes on page 12.

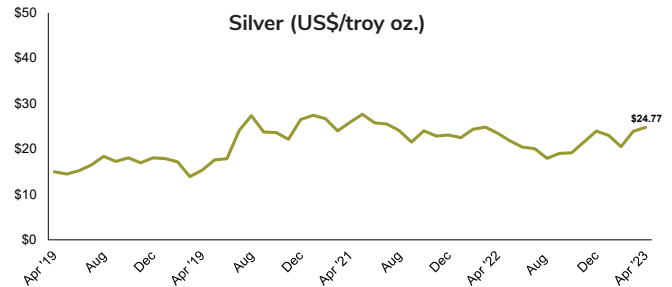
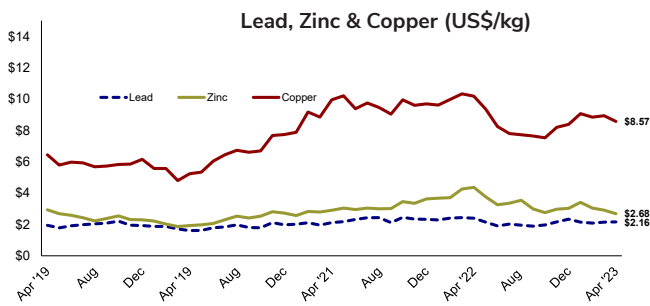
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Apr '22	Apr '23	Apr '22 to Apr '23 Change
US Dollars			
	(\$/troy oz)		
Gold	\$1,915.45	\$1,982.70	\$67.25
Silver	\$23.45	\$24.77	\$1.32
	(\$/kg)		
Lead	\$2.40	\$2.16	-\$0.24
Zinc	\$4.37	\$2.68	-\$1.69
Copper	\$10.18	\$8.57	-\$1.61
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,460.06	\$2,706.88	\$246.82
Silver	\$30.12	\$33.81	\$3.69
	(\$/kg)		
Lead	\$3.08	\$2.95	-\$0.13
Zinc	\$5.61	\$3.66	-\$1.95
Copper	\$13.08	\$11.70	-\$1.38



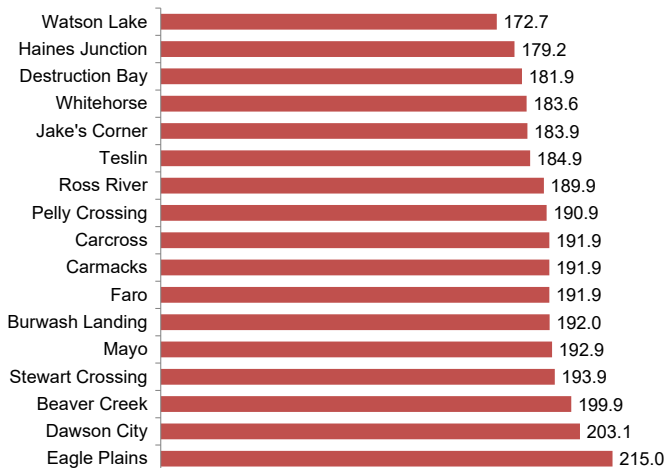
*Please see endnotes on page 12.
 Sources:
 Exchange rates: Canadian Foreign Exchange Services.
 Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The average price of regular self-serve gasoline in April, 2023 in Whitehorse was 183.6 cents per litre; an increase of 4.6 cents per litre, or 2.6%, compared to April, 2022 (179.0 cents per litre).

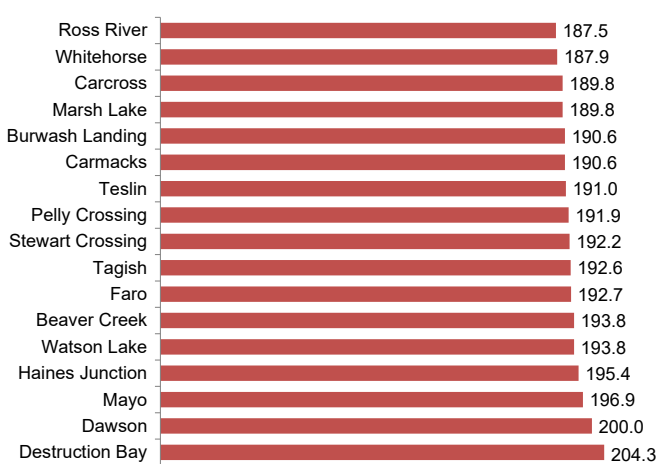
8.2 Regular Self-Serve Gasoline

Average April 2023 Prices (cents per litre)



8.3 Residential Furnace Oil

Average April 2023 Prices (cents per litre)



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



9. Transportation

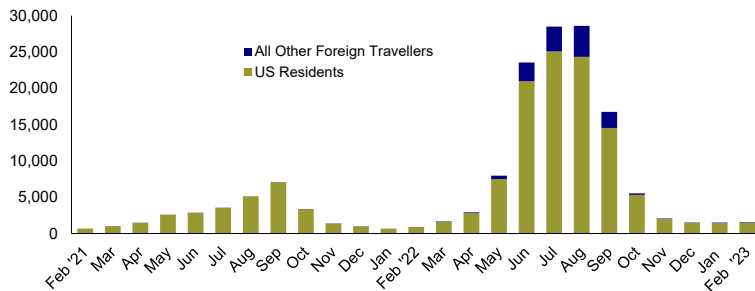
9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-127 -2.7%
(no. of movements)	
2023	
February	2,519
January	2,116
2022 total	36,356
December	1,592
November	1,816
October	2,466
September	2,696
August	3,371
July	4,020
June	3,849
May	4,536
April	3,859
March	3,389
February	2,805

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	2,793 158.3%	1,239 541.0%	1,454 95.7%	100 666.7%
2023				
February	2,349	768	1,519	62
January	2,208	700	1,455	53
2022 total	170,913	50,281	107,224	13,408
December	2,519	995	1,489	35
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

*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.



Of the 2,349 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in February 2023:

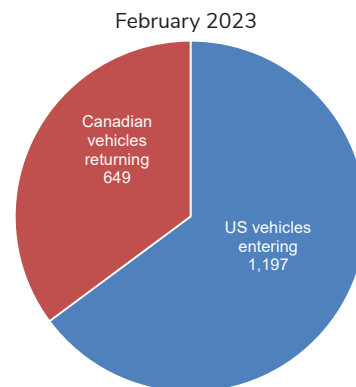
- 38.5% entered through Beaver Creek;
- 34.7% entered through Fraser (Skagway, AK to Carcross);
- 26.7% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.1% entered through Whitehorse.

*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 Erik Nielsen Whitehorse International Airport in February 2023 was 2,519, a decrease of 286, or 10.2%, compared to February 2022 (2,805).

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 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.
6.1, 6.3 & 6.4 Until Q1 2023, 'Condo' or 'Condominium' sales combined 'Condominium apartments' and 'Row houses'. In 2023, this information was disaggregated to report on each type of dwelling separately: Row houses (whether they are part of a condominium corporation or not) and Condominium apartments.
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 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: June 16, 2023