



Highlights:

- Comparing April 2023 to April 2022, preliminary average weekly earnings in Yukon's Transportation and warehousing sector increased by \$55.56, or 4.5%.
- In May 2023, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 4.7% (figures for Yukon are not available); for Canada, the CPI increased 3.4%.

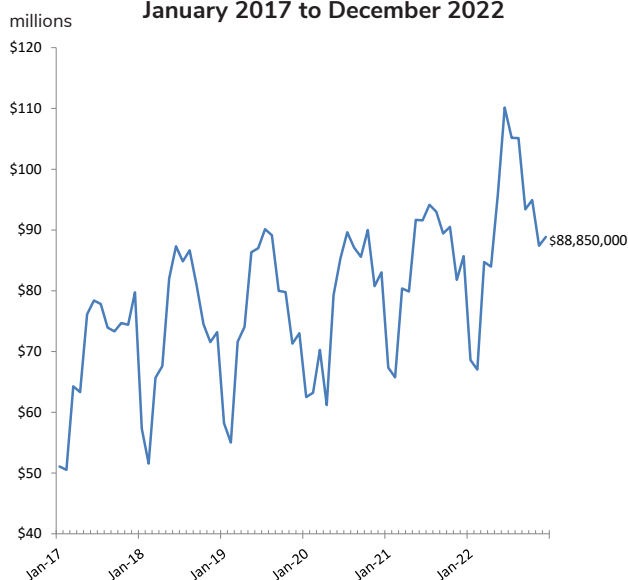
New publication this month: Yukon Retail Sales, 2022

The annual value (sum of monthly values) of retail sales in 2022 was \$1,085.2 million, a 7.3% increase over the annual value of sales in 2021 (\$1,011.2 million). Comparatively, at the national level, Canada's retail sales were \$777.5 billion in 2022, an 8.3% increase from the value of national retail sales in 2021 (\$718.2 billion).

Yukon Retail Sales, 2022:

<https://yukon.ca/en/yukon-retail-sales-2022>

Monthly Retail Sales, Yukon,
January 2017 to December 2022



New from Yukon Bureau of Statistics:

- Yukon Employment, June 2023: <https://yukon.ca/en/yukon-employment-june-2023>
- Yukon Fuel Price Survey, June 2023: <https://yukon.ca/en/yukon-fuel-price-survey-june-2023>
- Survey of Employment, Payrolls and Hours, 2022: <https://yukon.ca/en/survey-employment-payrolls-and-hours-2022>
- Yukon RRSP Contributions, 2021: <https://yukon.ca/en/yukon-rrsp-contributions-2021>
- Yukon Income Statistics, 2019: <https://yukon.ca/yukon-income-statistics-2019>
- Yukon Income Statistics, 2018: <https://yukon.ca/yukon-income-statistics-2018>

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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*

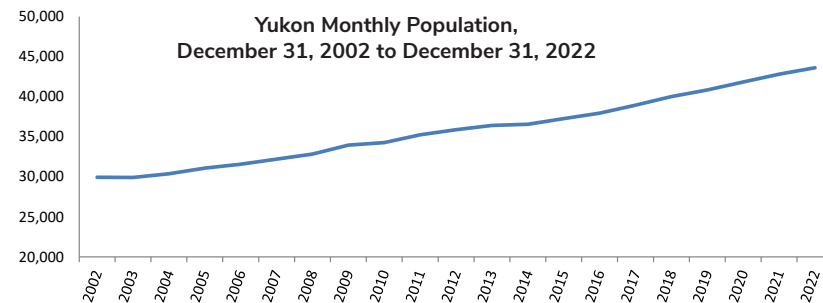
	Dec 31 2021	Sep 30 2022	Dec 31 2022
Beaver Creek	116	105	103
Burwash Landing	100	99	102
Carcross	469	460	472
Carmacks	572	580	574
Dawson City	2,328	2,342	2,363
Destruction Bay	56	59	59
Faro	475	473	478
Haines Junction	989	1,016	1,035
Johnson's Crossing	54	53	51
Mayo	458	457	460
Mendenhall	143	154	154
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*

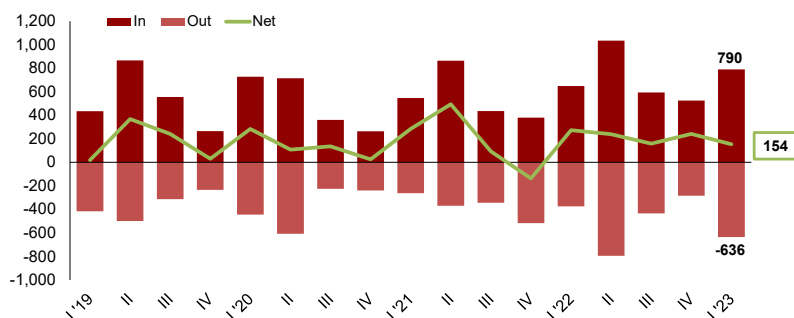
	Births	Deaths	Marriages
Year-to-date	-10	-10	3
change	-6.0%	-7.8%	9.4%
2023			
May (p)	25	17	6
April (r)	34	27	7
March	36	26	11
February	24	20	4
January	38	28	7
2022 total	412	295	191
December	26	20	17
November	39	22	9
October	41	20	12
September	40	24	16
August	31	25	33
July	34	32	42
June	34	24	30
May	33	22	6

*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?

In the first quarter of 2023, Yukon had a net loss of 91 people through interprovincial migration compared to a net gain of 211 in the first quarter of 2022.

Preliminary estimates of Statistics Canada show that in the first quarter of 2023, Yukon gained 154 people through net migration — 91 were lost through interprovincial migration and 245 were gained through international migration.

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

- Ontario (+76);
- Northwest Territories (+25);
- Nunavut (+12); and
- Saskatchewan (+5).

Conversely, **net losses** were to:

- Alberta (-184);
- Nova Scotia (-13);
- British Columbia (-6);
- New Brunswick (-5); and
- Newfoundland (-1).

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



2. Employment

2.1 Labour Force Statistics* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
2023						
June	24,900	24,000	1,000	4.0%	73.2%	70.6%
May	25,200	24,400	700	2.8%	74.3%	72.0%
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%

Yukon Employment, June 2023:

<https://yukon.ca/en/yukon-employment-june-2023>

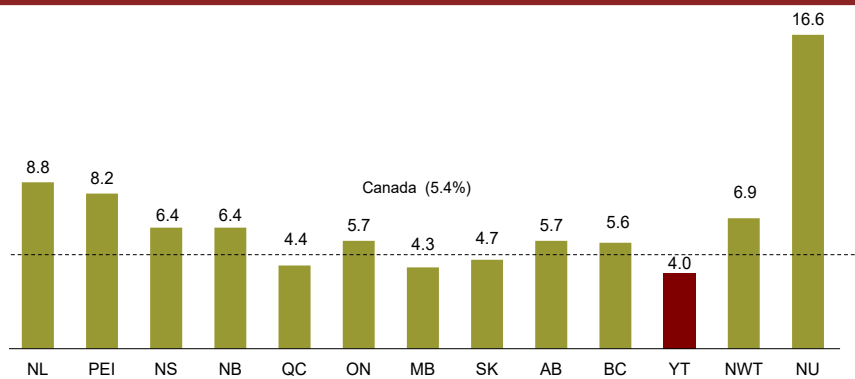
Yukon Employment Annual Review, 2021: <https://yukon.ca/en/yukon-employment-annual-review-2021>

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*, June 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?

Employment in Yukon's goods-producing sector peaked in July 2019 with 4,700 workers. Employment in the services-producing sector reached a new record-high level (20,700) in May 2023.

Comparing June 2023 to May 2023, employment in the services-producing sector (20,500) decreased by 200, or 1.0%; the goods-producing sector's employment (3,400) decreased by 100, or 2.9%.

In June 2023, of the 23,900 employed in Yukon, 10,600, or 44.2%, were working in the public sector. Of the 13,400 workers in the private sector, 3,500, or 26.1%, 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						
June	23,900	10,600	9,900	3,500	3,400	20,500
May	24,200	10,500	10,000	3,700	3,500	20,700
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

*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*

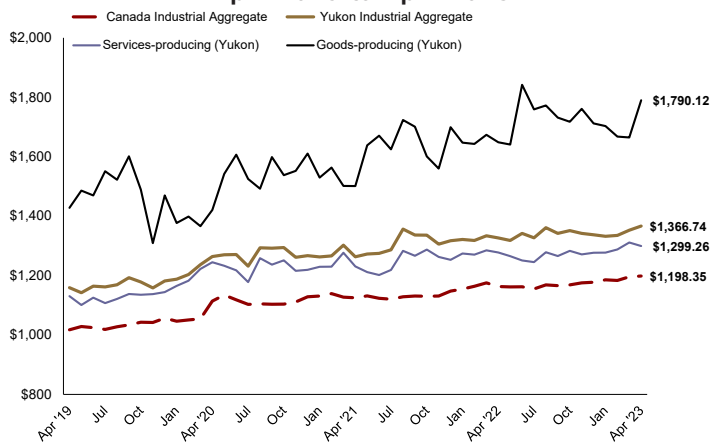
	Yukon Average ¹	Construction	Trade	Transp. & Warehousing	Finance & Insurance	Admin. support, waste mgmt, & remediation	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date change	\$21.62 1.6%	\$21.08 1.5%	-\$2.06 -0.2%	\$54.24 4.3%	-\$190.12 -10.6%	\$70.80 9.4%	\$54.69 5.0%	\$15.62 2.8%	\$62.01 6.2%	\$9.79 0.6%
(\$)										
2023										
April (p)	1,366.74	1,454.53	866.50	1,300.66	1,635.45	822.37	1,171.61	591.64	1,102.92	1,628.57
March (r)	1,352.68	1,354.12	843.62	1,266.43	1,673.14	784.02	1,176.82	569.54	1,085.78	1,659.46
February	1,334.97	1,373.04	814.52	1,373.01	1,533.63	840.80	1,142.20	562.08	1,021.61	1,612.39
January	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

*Please see table endnotes on page 12. ¹Excludes 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

April 2019 to April 2023^(p)

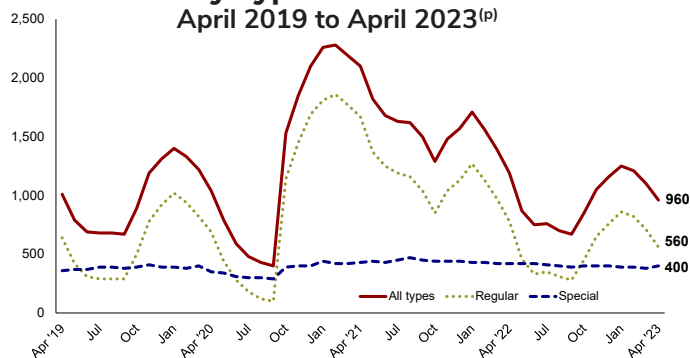


*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

April 2019 to April 2023^(p)



*Please see endnotes on page 12.

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

Survey of Employment, Payroll & Hours, 2022: <https://yukon.ca/en/survey-employment-payrolls-and-hours-2022>

Did you know?

The preliminary average weekly earnings figure for Yukon in April 2023 (\$1,366.74) increased by \$40.02, or 3.0%, compared to April 2022 (\$1,326.72).

2.7 Employment Insurance Beneficiaries, by Community*

	Apr 2022	Mar ^(p) 2023	Apr ^(p) 2023
Beaver Creek	0	10	0
Burwash Landing	10	10	10
Carmacks	20	20	10
Dawson	170	160	120
Faro	10	10	10
Haines Junction	40	50	40
Marsh Lake	10	10	10
Mayo	20	10	10
Mt. Lorne	0	0	0
Old Crow	10	10	0
Pelly Crossing	20	20	10
Ross River	10	20	20
Tagish	10	10	10
Watson Lake	50	30	20
Whitehorse	750	660	610
Yukon Total	1,190	1,100	960

*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	
	May 2022	Apr 2023	May 2023	Apr '23 to May '23	May '22 to May '23
All-Items	147.9	154.2	154.9	0.5	4.7
Food	141.6	152.6	155.0	1.6	9.5
Shelter	184.5	197.0	197.0	0.0	6.8
Household Operations, Furnishings & Equipment	116.8	116.2	114.1	-1.8	-2.3
Clothing & Footwear	106.6	110.8	110.8	0.0	3.9
Transportation	166.2	167.9	166.9	-0.6	0.4
Health & Personal Care	136.4	144.5	147.8	2.3	8.4
Recreation, Education & Reading	113.4	116.2	119.1	2.5	5.0
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	185.4	189.7	192.6	1.5	3.9
Special Aggregates					
Energy	240.7	228.4	226.8	-0.7	-5.8
All-items excluding energy	141.3	148.5	149.4	0.6	5.7

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

In May 2023, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 4.7% (figures for Yukon are not available); for Canada, the CPI increased 3.4%.

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:

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

On a **month-to-month** basis, comparing May 2023 to April 2023, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.5%.

Upward contributors were the prices of:

- Traveller accommodation;
- Fresh vegetables; and
- Mortgage interest cost.

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, May 2023

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 27.89	\$ 32.46	\$ 32.05	\$ 4.24	\$ 5.30	\$ 4.81			
Stewing beef, 1 kg	\$ 18.77	\$ 18.92	\$ 19.07	\$ 6.43	\$ 6.21	\$ 6.09			
Ground beef, 1 kg	\$ 13.45	\$ 11.30	\$ 11.25	\$ 2.10	\$ 1.66	\$ 1.79			
Pork chops, 1 kg	\$ 12.75	\$ 8.53	\$ 8.55	\$ 5.56	\$ 5.09	\$ 4.83			
Chicken, 1 kg	\$ 10.87	\$ 6.89	\$ 6.95	\$ 3.50	\$ 3.74	\$ 3.56			
Bacon, 500 grams	\$ 10.28	\$ 6.59	\$ 6.51	\$ 2.35	\$ 5.41	\$ 5.33			
Milk, 4 l	\$ 6.07	\$ 5.98	\$ 6.02	\$ 14.14	\$ 7.58	\$ 7.64			
Butter, 454 grams	\$ 7.20	\$ 6.53	\$ 6.74						

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

In May 2023, the prices of the selected food products (in the table above) in Whitehorse were **on average 11.0%** higher than Alberta and 10.1% higher than British Columbia.

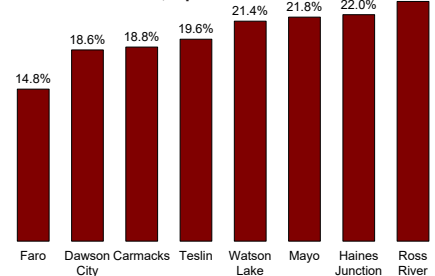
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, April 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	118.8	118.6	114.8	122.0	121.8	..	123.3	119.6	121.4
Meat/Fish/Seafood	122.9	114.4	102.4	112.8	110.7	..	110.7	125.9	114.3
Dairy/Eggs	105.9	127.3	125.8	123.3	121.0	..	124.0	113.9	130.2
Fruit/Veg.	137.2	112.8	117.4	118.6	138.7	..	139.4	124.8	124.6
Bread/Cereal	133.0	138.4	131.0	135.3	134.9	..	127.6	139.5	121.8
Other Foods	129.2	126.6	128.3	127.8	126.9	..	139.4	129.4	136.9
Household Operations	127.7	123.1	121.9	141.3	137.2	..	137.2	136.6	133.8
Health & Personal Care	120.8	154.8	120.4	141.4	133.3	..	125.4	133.8	137.4
Cigarettes	102.1	94.3	97.1	..	107.3	..	113.3	102.0	113.3
Gasoline/Diesel	106.1	110.3	105.4	104.1	105.1	..	106.8	101.4	97.6
Home Heating Fuel	100.1	102.8	102.3	103.4	104.7	..	99.1	100.1	102.7

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

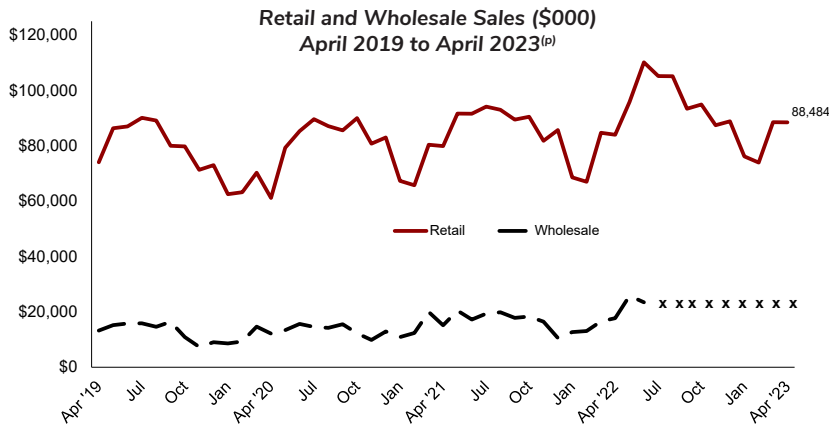


Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale Sales



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

Yukon's preliminary retail sales in April 2023 increased by \$4.5 million, or 5.4%, compared to April 2022; Canada's retail sales increased 1.1% over the same time period. Year-to-date (January to April), Yukon's retail sales increased by \$22.8 million, or 7.5%, compared to the same time period in 2022; Canada's retail sales increased 3.5% over the same time period.

Yukon Retail Sales, 2022: <https://yukon.ca/en/yukon-retail-sales-2022>

4.2 Retail Sales, by Industry Classification*

	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$22,836 7.5%	\$5,760 11.2%	x ..	\$4,330 5.3%	\$201 1.8%	-\$531 -1.8%	\$739 4.9%	\$12,199 21.4%	x ...	\$1,430 6.0%
(\$000)										
2023										
April (p)	88,484	15,703	x	23,434	3,091	8,428	3,928	17,947	x	6,888
March (r)	88,548	16,289	x	23,062	2,835	7,859	4,221	17,931	x	6,822
February	73,935	13,432	x	19,680	2,543	6,274	3,825	16,353	x	5,430
January	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

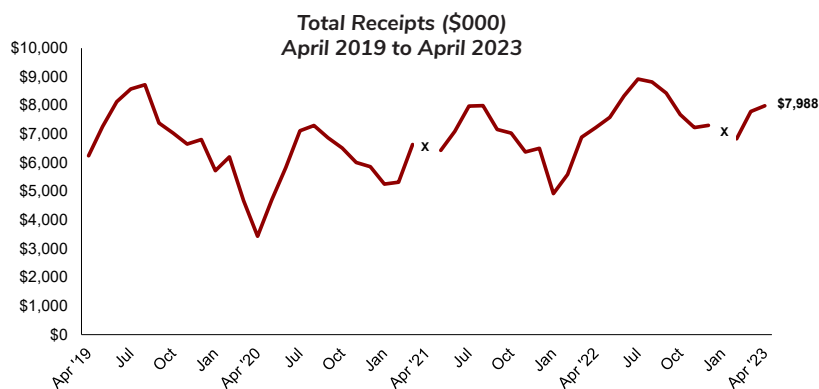
*Please see table endnotes on page 12.

Source: Statistics Canada. Table 20-10-0056-01.

Did you know?

In April 2023, Yukon's preliminary sales from Gasoline stations and fuel vendors was \$17.9 million dollars, accounting for 20.3% of total sales.

4.3 Food Services and Drinking Places



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

Comparing April 2023 to April 2022, the total receipts for food services and drinking places in Yukon increased by \$757,000, or 10.5%; Canada's receipts increased 12.3%.



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.

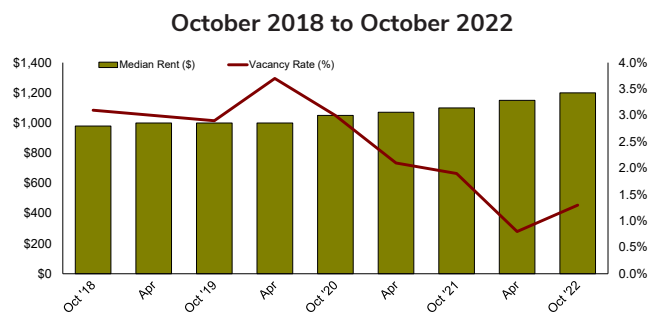
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2021-2022

	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>



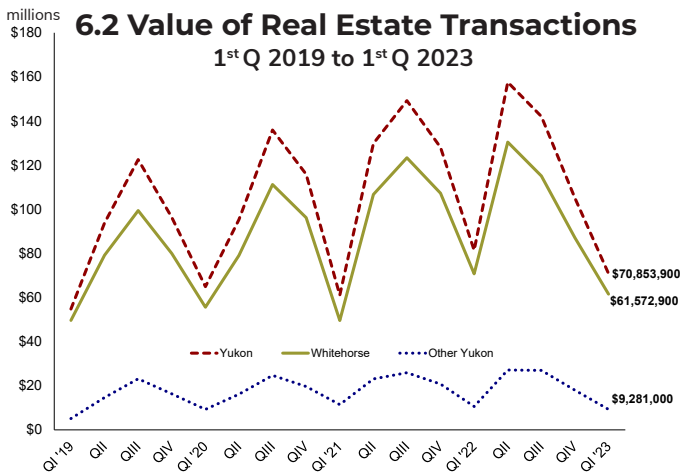
6. Real Estate

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.

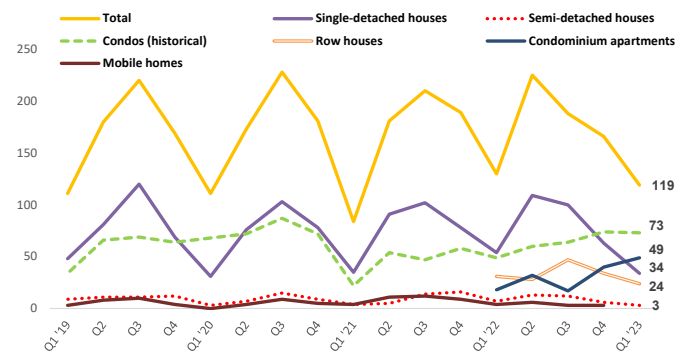
Yukon Real Estate Report, First Quarter, 2023: <https://yukon.ca/en/yukon-real-estate-report-q1-2023>



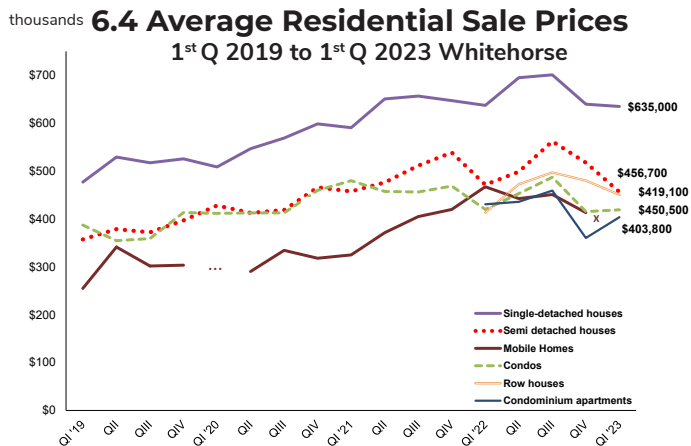
Source: Yukon Bureau of Statistics.

6.3 Number of Residential Transactions

1st Q 2019 to 1st Q 2023 Whitehorse



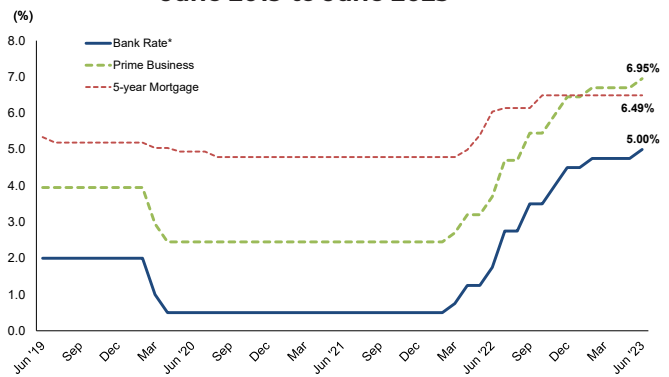
*Please see endnotes on page 12. Source: Yukon Bureau of Statistics.



Source: Yukon Bureau of Statistics.

6.5 Selected Interest Rates*

June 2019 to June 2023



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

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%.

Did you know?

In the first quarter of 2023, of the 119 real estate transactions in Whitehorse, 61.3% were either condominium apartments (49) or row houses (24).



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	3,122	-31	14,873	-1	-125	4	7,282	20	-18,908
	-1.2%	2.3%	-5.6%	33.4%	...	...	14.3%	17.3%	19.8%	-39.0%
2023										
June (p)	200	59,116.0	162	11,105.8	0	0.0	6	34,853.4	32	13,156.8
May	147	24,251.4	120	16,938.1	0	0.0	3	909.5	24	6,403.8
April	80	15,262.3	53	2,198.0	0	0.0	6	11,863.1	21	1,201.2
March	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	1,443	238,789.0	1,206	88,182.2	2	140.0	46	53,560.1	189	96,906.7
December	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	142	19,885.8	112	5,006.1	0	0.0	9	10,281.8	21	4,597.8
June	220	89,994.7	187	25,238.1	0	0.0	14	41,030.5	19	23,726.1

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

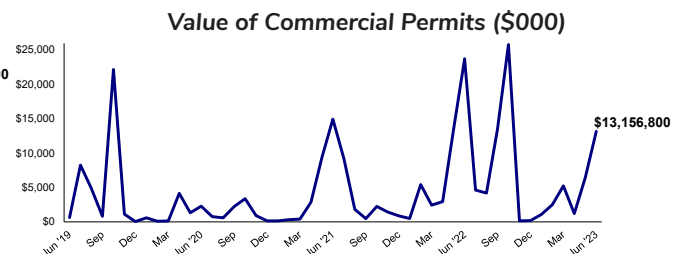
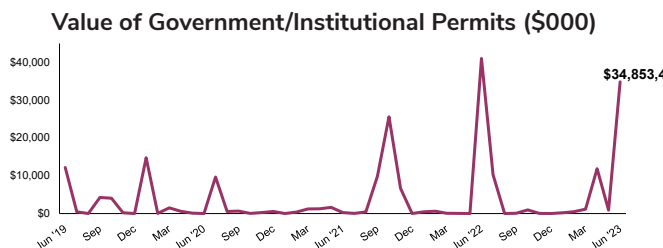
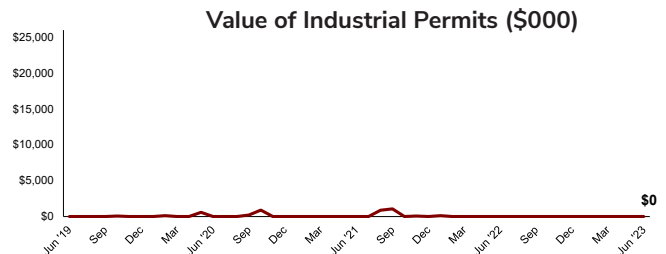
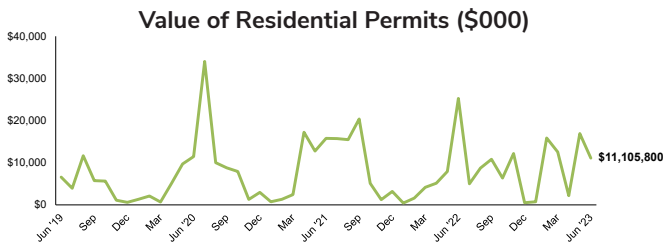
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

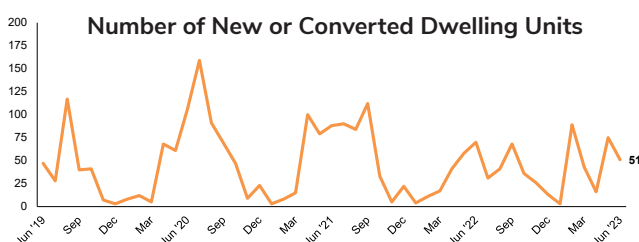
In January through June 2023, a total of 671 building permits were issued in Yukon, at a construction value of \$138.5 million. The construction value of permits increased by \$3.1 million, or 2.3%, compared to the total value of permits issued in January through June 2022. Of the total construction value of building permits issued in January through June 2023:

- 42.9% was for residential;
- 0.0% was for industrial;
- 35.7% was for government/institutional; and
- 21.4% was for commercial.

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



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



Did you know?

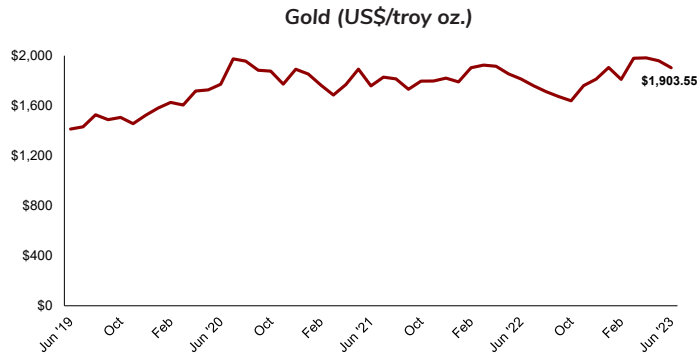
The number of building permits in Yukon during the first half of 2023 totalled 671, a decrease of 8 permits, or 1.2%, compared to the first half of 2022 (679). The value of these permits increased \$3.1 million, or 2.3%, over this time period.

*Please see endnotes on page 12.

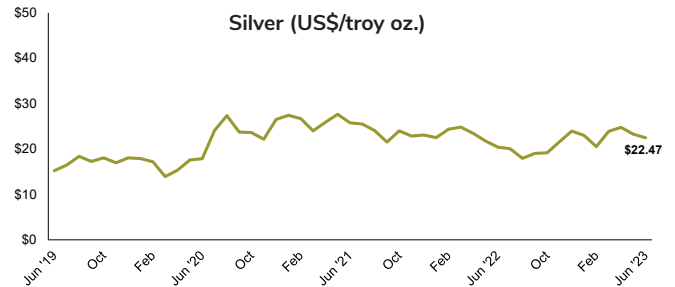
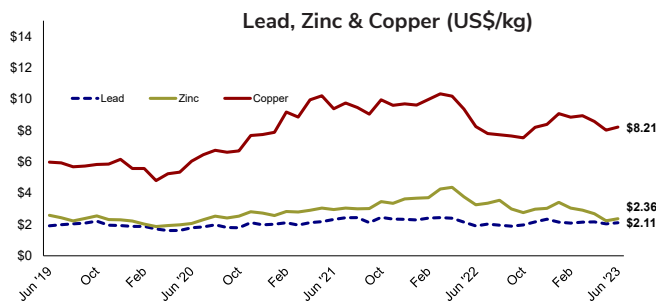
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Jun '22	Jun '23	Jun '22 to Jun '23 Change
US Dollars			
	(\$/troy oz)		
Gold	\$1,813.60	\$1,903.55	\$89.95
Silver	\$20.42	\$22.47	\$2.05
	(\$/kg)		
Lead	\$1.91	\$2.11	\$0.20
Zinc	\$3.25	\$2.36	-\$0.89
Copper	\$8.25	\$8.21	-\$0.04
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,334.62	\$2,519.35	\$184.73
Silver	\$26.28	\$29.74	\$3.46
	(\$/kg)		
Lead	\$2.45	\$2.79	\$0.34
Zinc	\$4.19	\$3.13	-\$1.06
Copper	\$10.61	\$10.87	\$0.26



*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 lead on June 30, 2023 was \$2.11 US per kg, an increase of \$0.20 US, or 10.4%, compared to the price of lead on June 30, 2022 \$1.91 US per kg.

8.2 Regular Self-Serve Gasoline

Average June 2023 Prices (cents per litre)

Whitehorse	183.7
Destruction Bay	183.9
Jake's Corner	183.9
Watson Lake	184.5
Teslin	185.9
Burwash Landing	186.9
Haines Junction	189.3
Pelly Crossing	190.9
Mayo	191.4
Ross River	193.9
Carcross	193.9
Carmacks	193.9
Faro	193.9
Stewart Crossing	193.9
Dawson City	199.2
Eagle Plains	215.0
Beaver Creek	215.9

8.3 Residential Furnace Oil

Average June 2023 Prices (cents per litre)

Whitehorse	176.3
Carcross	182.9
Marsh Lake	182.9
Tagish	182.9
Mayo	183.7
Carmacks	183.7
Teslin	183.7
Haines Junction	183.7
Burwash Landing	184.8
Destruction Bay	184.8
Pelly Crossing	185.0
Stewart Crossing	185.3
Faro	185.8
Ross River	186.3
Beaver Creek	186.9
Watson Lake	186.9
Dawson City	188.8

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



9. Transportation

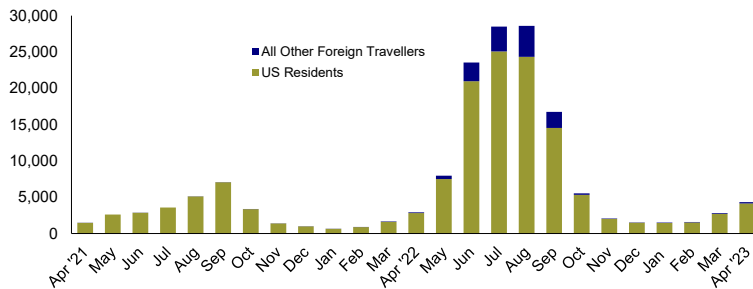
9.1 Aircraft Movements*, Whitehorse

Year-to-date change		-462 -3.8%
(no. of movements)		
2023		
April		4,336
March	(r)	2,575
February		2,519
January	(r)	2,118
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

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	7,684 80.7%	3,582 105.4%	3,881 65.2%	221 129.2%
2023				
April	8,163	3,847	4,147	169
March	(r) 4,483	1,666	2,709	108
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

*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).

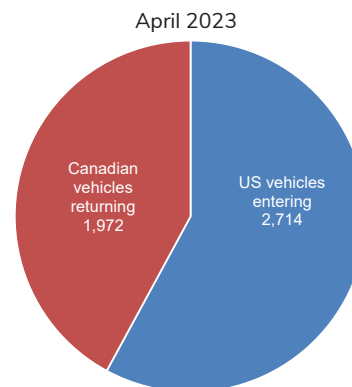
Did you know?

Comparing April 2023 to April 2022, the number of travellers entering Yukon through Canada Border Services Agency (CBSA) ports of entry (8,163), increased by 2,457, or 43.1%.

Of the 8,163 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in April 2023:

- 53.9% entered through Fraser (Skagway, AK to Carcross);
- 28.0% entered through Beaver Creek;
- 17.8% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.4% 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 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: August 11, 2023