

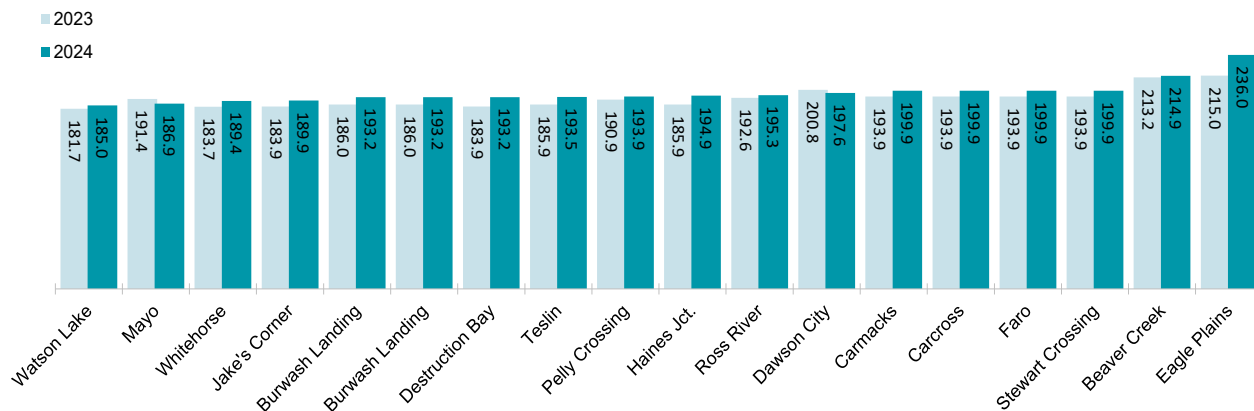


Highlights:

- In the first quarter (January to March) of 2024, Yukon's retail sales increased by \$20.5 million, or 8.8%, compared to the same time period in 2023; Canada's retail sales increased 1.5% over the same time period.
- The price of gold on May 31, 2024 was \$2,342.90 USD per troy oz., an increase of \$383.90 USD, or 19.6%, compared to the price of gold on May 31, 2023 (\$1,959.00 USD per troy oz.).
- Comparing March 2024 to March 2023, preliminary average weekly earnings in Yukon's Construction sector increased by \$167.90, or 12.4%.
- In April 2024, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 1.8% (figures for Yukon are not available); for Canada, the CPI increased 2.7%.

New publication this month: Yukon Fuel Survey, May 2024

Average Self-Serve Regular Gasoline Prices, cents per litre,
May 2023 and May 2024



Yukon Fuel Price Survey, May 2024: <https://yukon.ca/en/yukon-fuel-price-survey-may-2024>

New from Yukon Bureau of Statistics:

- Yukon Employment, May 2024: <https://yukon.ca/en/yukon-employment-may-2024>
- Survey of Household Spending, 2021: <https://yukon.ca/en/survey-household-spending-2021>

New from Statistics Canada:

- Housing international students: Housing suitability across municipalities, 2021 : <https://www150.statcan.gc.ca/pub/36-28-0001/2024005/article/00001-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*, Dec 31, 2023

	Total	Males	Females
0-4	2,293	1,147	1,146
5-9	2,507	1,279	1,228
10-14	2,517	1,360	1,157
15-19	2,304	1,191	1,113
20-24	2,689	1,400	1,289
25-29	3,418	1,680	1,738
30-34	4,095	1,992	2,103
35-39	4,198	2,037	2,161
40-44	3,541	1,798	1,743
45-49	3,028	1,501	1,527
50-54	2,845	1,428	1,417
55-59	2,652	1,362	1,290
60-64	3,005	1,492	1,513
65-69	2,651	1,363	1,288
70-74	1,924	1,015	909
75+	2,313	1,212	1,101
Total	45,980	23,257	22,723

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

1.2 Population by Community*

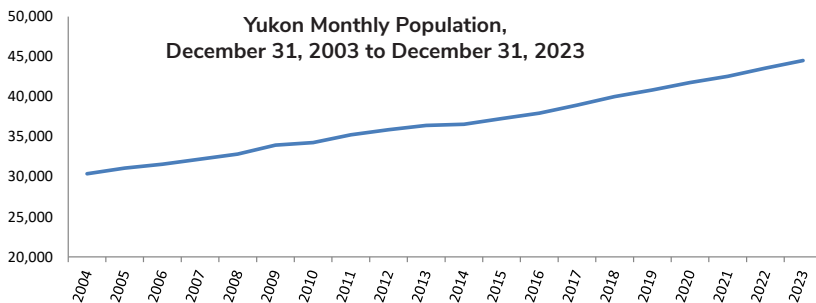
	Dec 31 2022	Sep 30 2023	Dec 31 2023
Beaver Creek	103	108	110
Burwash Landing	102	107	121
Carcross	467	486	494
Carmacks	576	592	596
Dawson City	2,351	2,383	2,380
Destruction Bay	57	62	60
Faro	480	456	455
Haines Junction	1,047	1,048	1,055
Johnson's Crossing	50	53	56
Mayo	463	467	467
Mendenhall	154	150	144
Old Crow	252	248	251
Pelly Crossing	373	381	383
Ross River	400	399	391
Tagish	385	383	386
Teslin	496	502	502
Watson Lake	1,501	1,514	1,511
Whitehorse Area ¹	35,173	36,214	36,537
Other*	92	89	81
Yukon	44,522	45,642	45,980

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	5	-16	-6
change	3.8%	-15.8%	-20.7%
2024			
April (p)	40	16	8
March (r)	33	18	7
February	36	22	6
January	29	29	2
2023 total	372	296	160
December	38	30	14
November	27	23	4
October	36	30	6
September	28	25	18
August	27	33	20
July	30	22	35
June	24	15	28
May	29	17	6
April	34	27	7

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

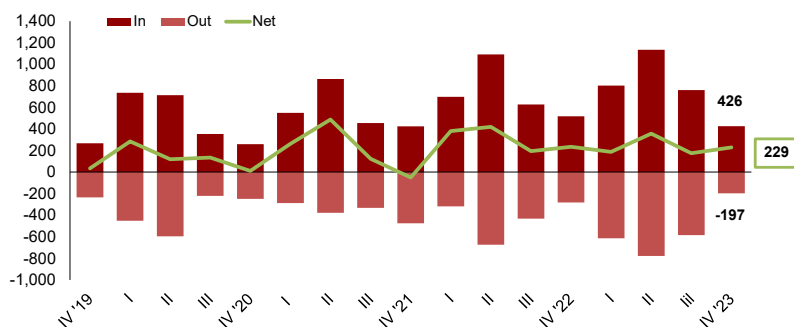


Population Report, Fourth Quarter, 2023:
<https://yukon.ca/en/population-report-q4-2023>

Did you know?

On December 31, 2023, Yukoners aged 14 years and younger (7,317) made up 15.9% of Yukon's population, compared to 16.5% on December 31, 2018 (6,733).

1.4 Migration Estimates*



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

Preliminary estimates of Statistics Canada show that in the fourth quarter of 2023, Yukon gained 229 people through net migration — 5 were lost through interprovincial migration and 234 were gained through international migration.

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

- Northwest Territories (+28)
- Ontario (+16);
- British Columbia (+10);
- Nunavut (+9); and
- Quebec (+1).

Conversely, **net losses** were to:

- Manitoba (-30);
- Alberta (-25);
- Saskatchewan (-12); and
- Nova Scotia (-2).

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
2024						
May	25,900	25,000	900	3.5%	74.2%	71.6%
April	25,700	24,900	800	3.1%	73.9%	71.6%
March	25,600	24,500	1,100	4.3%	73.8%	70.6%
February	25,500	24,400	1,000	3.9%	73.7%	70.5%
January	25,400	24,300	1,100	4.3%	73.8%	70.6%
2023	24,900	24,000	900	3.6%	73.2%	70.6%
December	25,500	24,500	1,000	3.9%	74.3%	71.4%
November	25,100	24,200	900	3.6%	73.2%	70.6%
October	25,200	24,200	1,000	4.0%	73.7%	70.8%
September	25,100	24,200	900	3.6%	73.4%	70.8%
August	24,900	23,800	1,100	4.4%	73.0%	69.8%
July	24,600	23,800	900	3.7%	72.4%	70.0%
June	24,800	23,900	1,000	4.0%	72.9%	70.3%
May	25,000	24,300	700	2.8%	73.7%	71.7%

Yukon Employment, May 2024:

<https://yukon.ca/en/yukon-employment-may-2024>

Yukon Employment Annual Review, 2023: <https://yukon.ca/en/yukon-employment-annual-review-2023>

Yukon Employment Historical Data, 2014 to 2023: <https://yukon.ca/en/yukon-employment-historical-data-2014-2023>

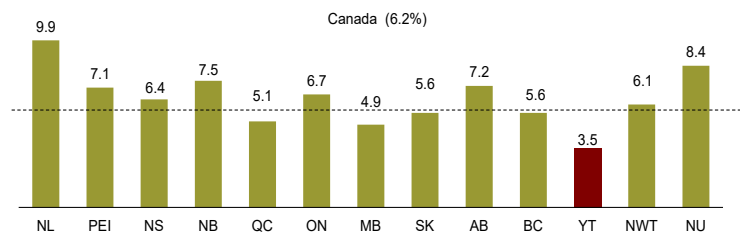
*Please see table endnotes on page 12.

Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0393-01 (annual).

Did you know?

Yukon's May 2024 employment rate (the percentage of the population aged 15 years and over, which is employed) was 71.6%, the highest in Canada, and 10.3 percentage points above the national average (61.3%).

2.2 Unemployment Rates*, May 2024 (seasonally adjusted)



*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 (seasonally unadjusted)

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
2024						
May	25,000	11,000	10,200	3,800	3,700	21,300
April	24,700	10,600	10,400	3,700	3,700	21,100
March	24,300	10,200	10,200	3,800	3,600	20,700
February	24,100	10,000	10,100	4,000	3,400	20,700
January	24,000	10,200	9,700	4,100	3,200	20,800
2023 annual	24,000	10,300	10,100	3,600	3,400	20,600
December	24,300	10,100	10,200	3,900	3,300	21,000
November	24,100	9,900	10,600	3,600	3,600	20,500
October	24,400	10,000	10,900	3,500	3,700	20,700
September	24,900	10,500	10,800	3,600	4,000	20,900
August	24,500	10,200	10,800	3,500	3,800	20,700
July	24,200	10,400	10,200	3,500	3,800	20,400
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

*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

Comparing May 2024 to April 2024, employment in the services-producing sector (21,300) increased by 200, or 0.9%; the goods-producing sector's employment (3,700) remained the same.

In May 2024, of the 25,000 employed in Yukon, 11,000, or 44.0%, were working in the public sector. Of the 14,000 workers in the private sector, 3,800, or 27.1%, 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)

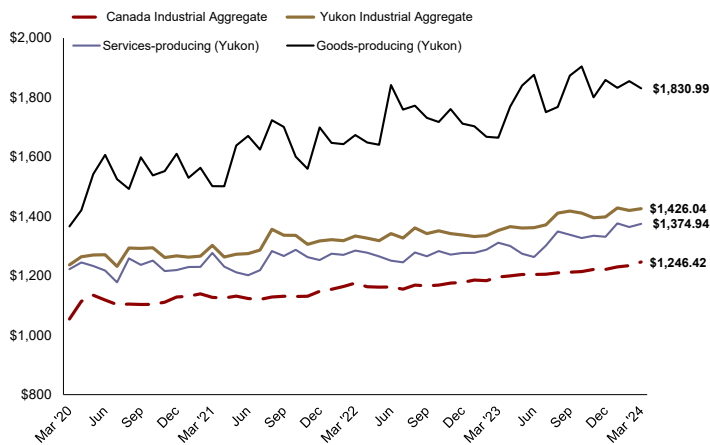
2.4 Average Weekly Earnings, Including Overtime*

	Yukon Average 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	\$84.82 6.3%	\$188.06 13.7%	\$71.25 8.6%	\$13.88 1.1%	F ..	\$117.22 14.1%	\$169.70 14.7%	\$37.36 6.6%	\$76.06 7.2%	\$86.85 5.3%
(\$)										
2024										
March (p)	1,426.04	1,522.02	937.10	1,406.49	1,790.11	915.52	1,268.55	573.87	1,165.80	1,702.49
February (r)	1,419.99	1,506.58	884.09	1,283.33	F	990.47	1,361.01	622.70	1,121.67	1,685.24
January	1,428.40	1,638.95	878.60	1,292.29	F	931.32	1,338.30	613.46	1,114.05	1,751.89
2023 annual	1,376.77	1,507.45	862.05	1,331.50	1,668.09	863.82	1,185.05	593.29	F	1,656.62
December	1,398.27	1,530.32	889.51	1,306.38	1,588.66	939.59	1,320.18	604.23	1,001.77	1,639.71
November	1,395.04	1,551.31	870.38	1,305.37	1,597.40	867.79	1,199.88	632.62	F	1,699.07
October	1,410.80	1,680.94	871.65	1,320.65	1,699.06	937.02	1,137.51	596.04	1,150.02	1,693.25
September	1,417.81	1,698.94	879.49	1,404.45	1,849.77	837.86	1,218.61	610.24	956.43	1,705.14
August	1,410.92	1,557.07	870.99	1,311.20	1,712.59	900.47	1,297.76	615.15	1,104.27	1,738.43
July	1,371.33	1,444.58	876.63	1,386.73	1,715.66	897.19	1,250.89	625.63	1,104.19	1,672.89
June	1,362.06	1,527.16	857.70	1,317.18	1,693.15	874.36	1,062.12	614.54	1,003.08	1,605.39
May	1,360.69	1,432.14	868.67	1,375.23	1,683.08	782.55	1,097.09	540.85	1,181.62	1,592.83
April	1,365.31	1,450.91	869.21	1,300.56	1,672.43	822.55	1,176.76	550.06	1,098.24	1,643.42
March	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

*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).

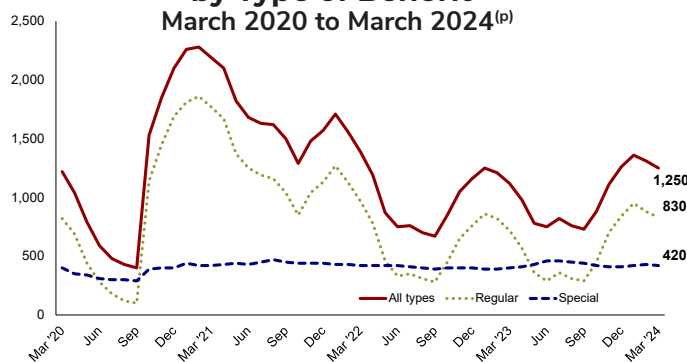
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada March 2020 to March 2024^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit* March 2020 to March 2024^(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 March 2024 (\$1,426.04) was the third highest in Canada, following the Northwest Territories (\$1,685.29) and Nunavut (\$1,619.82).

2.7 Employment Insurance Beneficiaries, by Community*

	Mar 2023	Feb ^(p) 2024	Mar ^(p) 2024
Beaver Creek	10	10	10
Burwash Landing	10	0	0
Carmacks	20	20	20
Dawson City	160	200	190
Faro	10	10	10
Haines Junction	50	70	60
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	10	10
Old Crow	10	10	10
Pelly Crossing	20	20	20
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	30	50	50
Whitehorse	680	790	740
Yukon Total	1,120	1,310	1,250

*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	
	Apr 2023	Mar 2024	Apr 2024	Mar '24 to Apr '24	Apr '23 to Apr '24
All-Items	154.2	156.5	156.9	0.3	1.8
Food	152.6	158.0	157.0	-0.6	2.9
Shelter	197.0	206.4	207.2	0.4	5.2
Household Operations, Furnishings & Equipment	116.2	109.7	111.2	1.4	-4.3
Clothing & Footwear	110.8	104.0	105.6	1.5	-4.7
Transportation	167.9	171.8	170.1	-1.0	1.3
Health & Personal Care	144.5	149.5	150.6	0.7	4.2
Recreation, Education & Reading	116.2	115.2	116.1	0.8	-0.1
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	189.7	196.1	196.9	0.4	3.8
Special Aggregates					
Energy	228.4	221.0	225.9	2.2	-1.1
All-items excluding energy	148.5	151.3	151.5	0.1	2.0

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

In April 2024, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 1.8% (figures for Yukon are not available); for Canada, the CPI increased 2.7%.

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

- Mortgage interest cost;
- Food purchased from restaurants; and
- Rent.

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

- Telephone services;
- Fuel oil and other fuels; and
- Women's clothing.

On a month-to-month basis, comparing April 2024 to March 2024, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.3%.

Contributors to the increase were the prices of:

- Purchase and operation of recreational vehicles;
- Gasoline; and
- Telephone services.

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2023	4.9%	3.9%
2022	6.8%	6.8%
2021	3.3%	3.4%
2020	1.0%	0.7%
2019	2.0%	1.9%

3.2 Monthly Average Retail Prices for Selected Food Products, Whitehorse, British Columbia and Alberta, April 2024

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 34.95	\$ 26.61	\$ 25.70	\$ 4.32	\$ 5.34	\$ 4.93	\$ 5.85	\$ 6.05	\$ 6.09
Stewing beef, 1 kg	\$ 22.51	\$ 20.69	\$ 20.30	\$ 2.13	\$ 1.63	\$ 1.79	\$ 2.13	\$ 1.63	\$ 1.79
Ground beef, 1 kg	\$ 14.29	\$ 12.44	\$ 12.24	\$ 5.86	\$ 4.06	\$ 4.20	\$ 5.86	\$ 4.06	\$ 4.20
Pork chops, 1 kg	\$ 15.09	\$ 8.82	\$ 8.90	\$ 4.02	\$ 3.72	\$ 3.62	\$ 4.02	\$ 3.72	\$ 3.62
Chicken, 1 kg	\$ 10.32	\$ 7.80	\$ 7.16	\$ 3.38	\$ 5.20	\$ 5.21	\$ 3.38	\$ 5.20	\$ 5.21
Bacon, 500 grams	\$ 11.22	\$ 7.08	\$ 7.17	\$ 15.94	\$ 7.91	\$ 7.80	\$ 11.22	\$ 7.08	\$ 7.17
Milk, 4 l	\$ 6.05	\$ 5.78	\$ 5.87				\$ 6.05	\$ 5.78	\$ 5.87
Butter, 454 grams	\$ 6.69	\$ 6.15	\$ 6.14				\$ 6.69	\$ 6.15	\$ 6.14

Consumer Price Index, 2023: <https://yukon.ca/en/consumer-price-index-2023>

In April 2024, the prices of the selected food products (in the table above) in Whitehorse were on average 27.9% higher than Alberta and 25.8% higher than British Columbia.

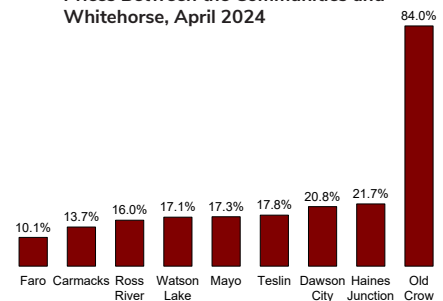
Source: Statistics Canada custom run and Table 18-10-0245-01

3.3 Community Spatial Price Index, April 2024 (Whitehorse = 100)

The Community Spatial Price Index is produced quarterly 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.

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	113.7	120.8	110.1	121.7	117.3	184.0	116.0	117.8	117.1
Meat/Fish/Seafood	109.0	106.9	99.8	87.5	114.0	149.4	98.7	125.8	103.4
Dairy/Eggs	104.5	131.4	111.9	146.2	116.5	144.2	110.1	120.4	127.2
Fruit/Veg.	132.7	113.5	104.8	117.5	128.7	191.8	126.5	108.5	122.4
Bread/Cereal	117.2	137.1	117.9	139.1	115.4	161.7	123.7	119.8	126.0
Other Foods	113.3	126.6	121.6	134.3	120.8	221.0	122.7	123.6	123.6
Household Operations	117.5	133.4	127.9	123.5	126.6	270.8	123.8	140.8	124.8
Health & Personal Care	115.2	146.3	106.0	130.6	119.1	161.1	122.0	126.8	117.1
Cigarettes	101.9	101.3	94.4	..	105.9	124.9	103.9	100.9	106.2
Gasoline/Diesel	106.0	105.4	105.7	105.0	100.2	..	108.0	102.0	97.4
Home Heating Fuel	102.6	104.0	103.2	102.6	102.9	..	105.1	102.6	105.4

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, April 2024



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 March 2024 increased by \$8.0 million, or 9.2%, compared to March 2023; Canada's retail sales decreased 1.7% over the same time period. Year-to-date (January to March), Yukon's retail sales increased by \$20.5 million, or 8.8%, compared to the same time period in 2023; Canada's retail sales increased 1.5% over the same time period.

* Wholesale Sales data for Yukon has been unavailable since July 2022 due to residual suppression.

Yukon Retail Sales, 2023:
<https://yukon.ca/en/yukon-retail-sales-2023>

4.2 Retail Sales, by Industry Classification*

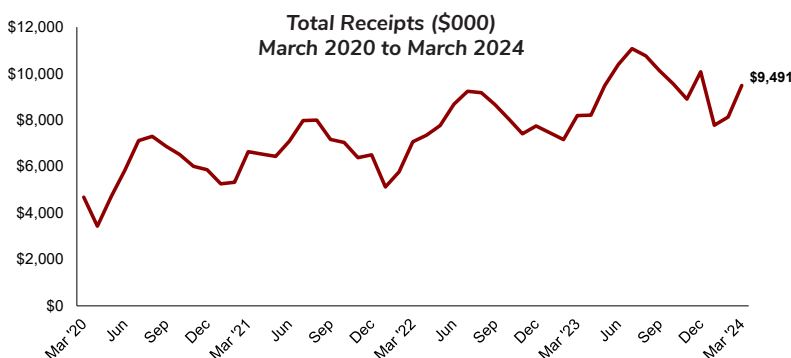
	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$20,502 8.8%	\$2,279 5.5%	x ..	\$5,102 8.2%	\$854 10.0%	\$1,896 9.2%	\$921 7.8%	\$10,826 23.4%	x ...	\$1,174 6.4%
(\$'000)										
2024										
March (p)	94,559	17,854	x	24,412	3,252	8,759	4,351	20,610	x	7,025
February (r)	79,621	13,274	x	21,340	2,799	6,913	4,132	18,006	x	6,502
January	78,782	12,588	x	21,424	3,360	6,831	4,173	18,467	x	6,106
2023 total	1,161,817	188,450	x	294,348	40,205	111,511	50,789	263,618	x	87,311
December	94,605	12,810	x	26,300	4,181	11,212	4,670	18,764	x	8,713
November	91,335	14,832	x	22,998	3,858	9,866	4,556	18,360	x	7,642
October	95,979	15,733	x	23,514	3,367	9,812	4,293	20,854	x	8,088
September	102,002	14,969	x	25,532	3,720	9,561	4,166	24,297	x	7,839
August	121,389	16,935	x	27,931	3,667	9,811	4,410	36,220	x	8,168
July	120,722	17,347	x	27,965	3,227	10,490	4,279	36,302	x	8,150
June	111,839	17,989	x	27,425	3,059	10,693	4,396	26,288	x	7,392
May	103,811	19,986	x	27,198	3,527	11,062	4,375	18,793	x	6,661
April	87,675	16,412	x	23,411	3,042	8,397	3,909	17,483	x	6,199
March	86,600	16,088	x	22,647	2,874	7,859	4,221	16,628	x	6,754

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

Did you know?

Yukon's preliminary retail sales in March 2024 totalled \$94.6 million, 25.8% of which was from Food and beverage stores' retail sales (\$24.4 million).

4.3 Food Services and Drinking Places



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

Comparing March 2024 to March 2023, the total receipts for food services and drinking places in Yukon increased by \$1.3 million, or 15.8%; Canada's receipts increased 5.6%.



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 2023

	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	\$1,350	\$2,009	\$1,852	\$1,600	\$1,400	\$2,100	\$1,231	\$1,290	\$1,471	..	\$1,410
Bachelor	\$1,160	x	...	\$1,200	\$1,191	\$1,550 [†]	\$1,204	\$1,005	...	..	x
1 Bedroom	\$1,246	\$1,300 [†]	\$1,322	\$1,380	\$1,189	\$1,626	\$1,191	\$1,290	x	..	\$1,410
2 Bedrooms	\$1,503	\$2,004	\$1,556	\$1,663	\$1,550	\$2,330	\$1,309	\$1,849	\$1,478	..	x
3-4 Bedrooms	\$2,060	\$2,000	\$1,955	\$2,020	\$2,111	\$2,272	\$1,487	\$2,060 [†]	\$1,450	..	x
5+ Bedrooms	\$3,337	\$3,379	...	...	...	x	...	...	...	..	...
Total Units											
All Sizes⁴	2,407	193	82	627	208	246	865	90	64	..	17
Bachelor	189	3 [†]	...	25	10	5 [†]	110	32	...	..	3 [†]
1 Bedroom	789	4 [†]	5 [†]	201	81	73	381	25	3 [†]	..	10
2 Bedrooms	865	60	30	177	75	82	366	30	39	..	2 [†]
3-4 Bedrooms	540	107	47	224	42	83	8	4 [†]	23	..	2 [†]
5+ Bedrooms	23	20	...	...	...	3 [†]
Vacancy Rate											
All Sizes	1.8%	2.6%	3.7%	2.2%	4.8%	2.4%	0.7%	1.1%	0.0%	..	0.0%
Bachelor	0.0%	0.0% [†]	...	0.0%	0.0%	0.0% [†]	0.0%	0.0%	...	..	0.0% [†]
1 Bedroom	1.5%	0.0% [†]	0.0% [†]	2.5%	2.5%	0.0%	1.0%	0.0%	0.0% [†]	..	0.0%
2 Bedrooms	1.3%	0.0%	3.3%	1.7%	8.0%	0.0%	0.3%	0.0%	0.0%	..	0.0% [†]
3-4 Bedrooms	3.9%	4.7%	4.3%	2.2%	2.4%	7.2%	0.0%	25.0% [†]	0.0%	..	0.0% [†]
5+ Bedrooms	0.0%	0.0%	...	...	...	0.0% [†]

x = suppressed. .. = no information available for October 2023 ... = 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.

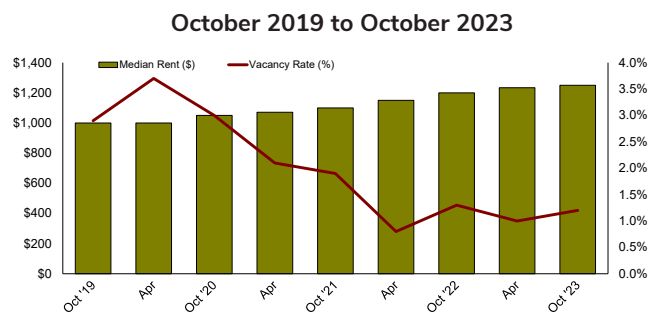
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2022-2023

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2023 average	\$1,242	1.1%	\$951	12.0%	\$1,290	2.2%
October	\$1,250	1.2%	\$974	7.7%	\$1,320	4.3%
April	\$1,234	1.0%	\$928	16.7%	\$1,260	0.0%
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%

*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, 2019-2023



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2023: <https://yukon.ca/en/yukon-rent-survey-october-2023>



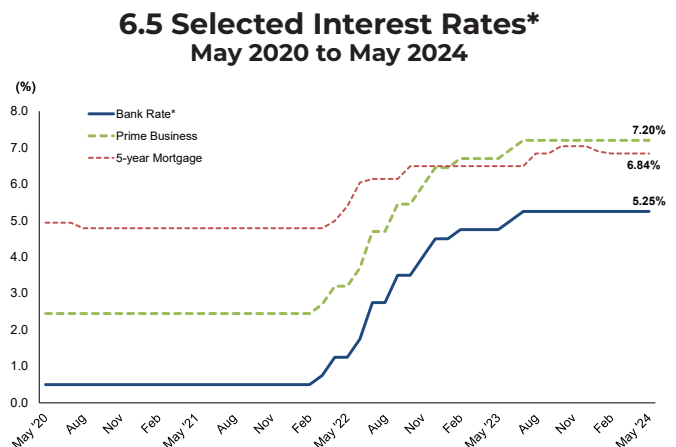
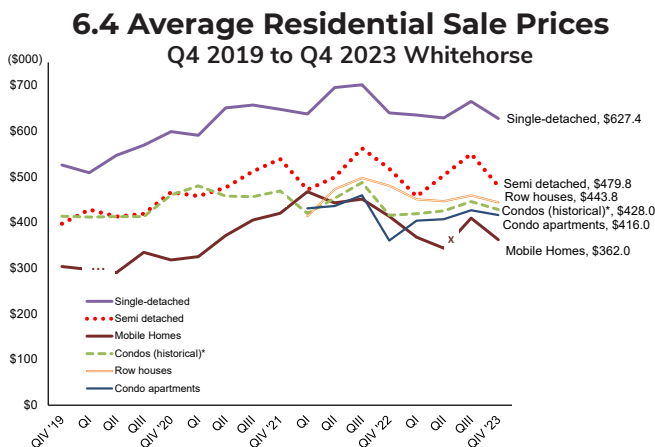
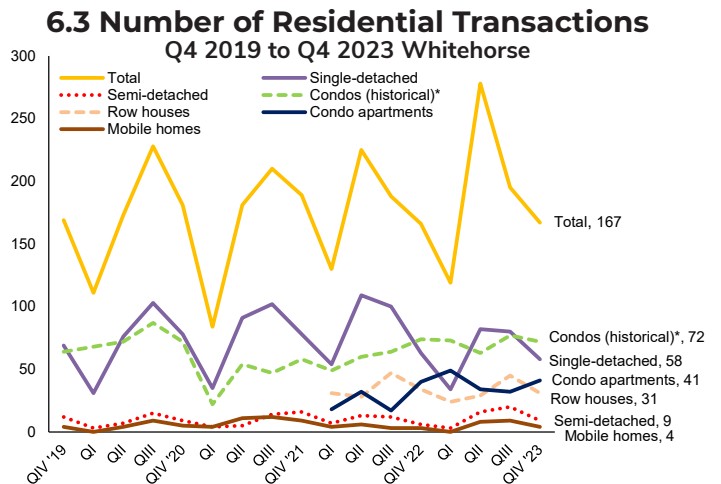
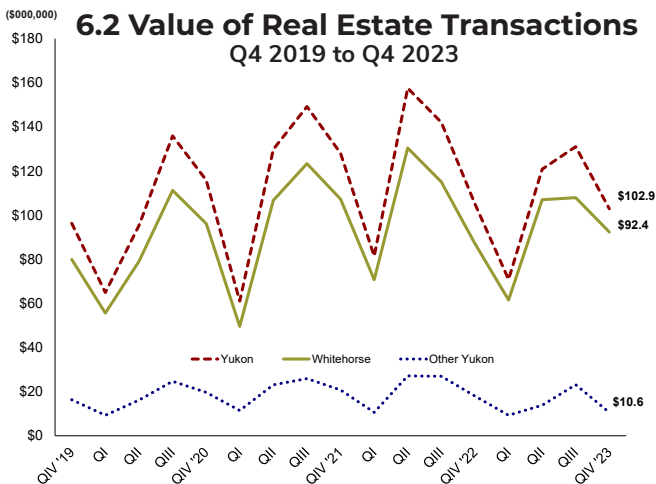
6. Real Estate

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	50	-34,612	-72	-57,900	10	5,100	-11	-7,587	49	20,406	x	x
	7.1%	-8.6%	-22.1%	-26.2%	26.3%	26.0%	-7.9%	-11.5%	45.8%	46.5%	...	...
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
2023 total	759	368,844.3	254	162,703.1	48	24,735.9	129	58,165.6	156	64,332.6	x	x
Q4	167	92,364.0	58	36,386.6	9	4,318.3	31	13,757.7	41	17,056.5	4	1,448.0
Q3	195	107,919.5	80	53,171.3	20	10,997.6	45	20,648.1	32	13,652.2	9	3,685.0
Q2	278	106,987.9	82	51,556.5	16	8,050.0	29	12,947.8	34	13,839.6	8	2,748.5
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

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

Yukon Real Estate Report, Fourth Quarter, 2023: <https://yukon.ca/en/yukon-real-estate-report-q4-2023>



* Condos (historical) includes condo apartments and row houses. Source: Yukon Bureau of Statistics.

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

In the fourth quarter of 2023, the total value of real estate transactions in Yukon was \$102.9 million: \$92.4 million in Whitehorse and \$10.6 million for the rest of Yukon. Comparing the fourth quarter of 2023 to that of 2022 (\$105.1 million), the total value of Yukon's real estate transactions decreased by \$2.2 million, or 2.1%.

Did you know?
In the fourth quarter of 2023, the total transaction value of condominium apartments in Yukon was \$17.1 million, an increase of \$2.6 million, or 18.3%, compared to the fourth quarter of 2022 (\$14.4 million).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

Year-to-date change	Total		Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
-170 -37.3%	6,470 8.2%	-121 -34.4%	-6,314 -13.0%	1 ...	10 ...	-18 -72.0%	-6,969 -49.5%	-32 -40.5%	19,743 121.0%	
2024										
May (p)	121	41,741.1	99	15,713.4	0	0.0	0	0.0	22	26,027.7
April	70	30,961.4	53	22,540.5	1	10.0	4	6,621.7	12	1,789.1
March	38	5,049.2	28	2,770.0	0	0.0	3	479.2	7	1,800.0
February	18	579.4	17	564.4	0	0.0	0	0.0	1	15.0
January	39	7,122.9	34	691.6	0	0.0	0	0.0	5	6,431.3
2023 total (r)	1,286	316,178.3	1,027	81,923.2	2	860.0	52	96,678.7	205	136,716.5
December	25	4,110.1	18	344.1	0	0.0	3	3,146.0	4	620.0
November	80	14,054.4	58	2,398.0	1	500.0	2	140.0	19	11,016.3
October	119	6,025.3	101	4,974.8	0	0.0	3	69.0	15	981.5
September	115	7,720.3	100	4,765.4	0	0.0	1	5.0	14	2,950.0
August	161	14,633.4	137	4,452.6	0	0.0	6	897.8	18	9,283.1
July	135	96,852.4	106	5,154.4	1	360.0	4	8,949.0	24	82,388.9
June	195	93,798.2	155	11,239.6	0	0.0	8	69,401.8	32	13,156.8
May (r)	148	24,048.4	122	17,278.7	0	0.0	2	366.0	24	6,403.8

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.

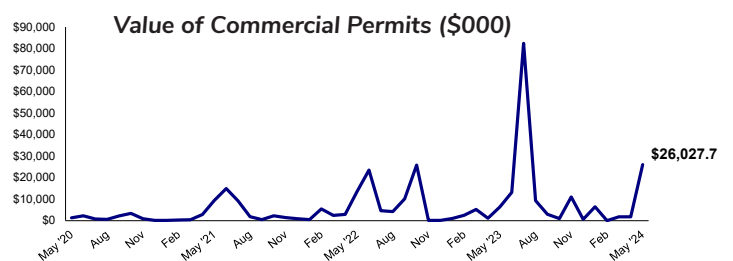
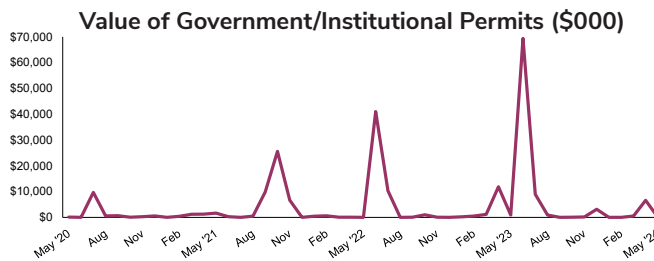
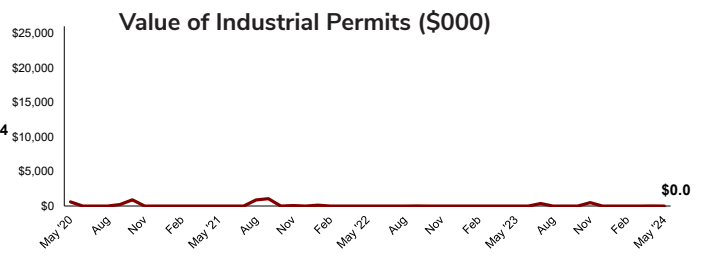
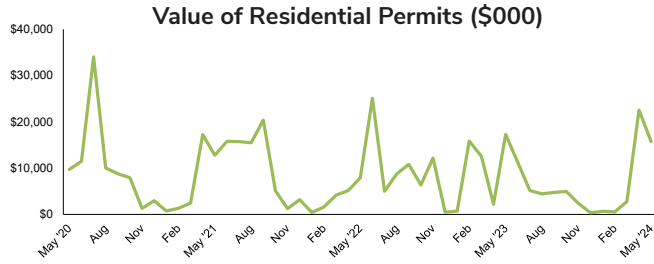
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

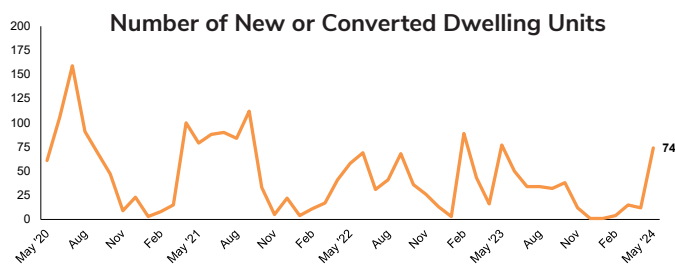
In January through May 2024, a total of 286 building permits were issued in Yukon, at a construction value of \$85.5 million. The construction value of permits increased by \$6.5 million, or 8.2%, compared to the total value of permits issued in January through May 2023. Of the total construction value of building permits issued in January through May 2024:

- 49.5% was for residential;
- 0.0% was for industrial;
- 8.3% was for government/institutional; and
- 42.2% was for commercial.

7.2 Construction Value of Building Permits*, Yukon, May 2020 to May 2024



7.3 Number of New or Converted Dwelling Units (Zoned Residential)*, Yukon, May 2020 to May 2024



Did you know?

From January through May of 2024, the number of residential building permits issued (231) made up 80.8% of the total number of permits issued and 49.5% of the total construction value.

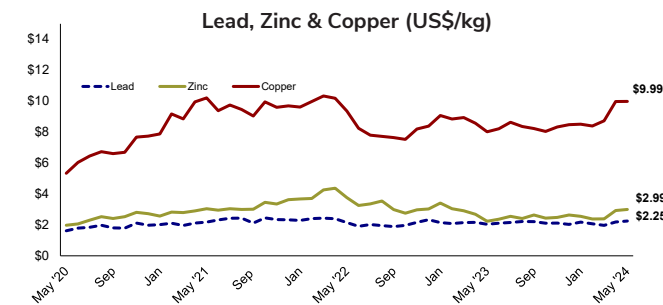
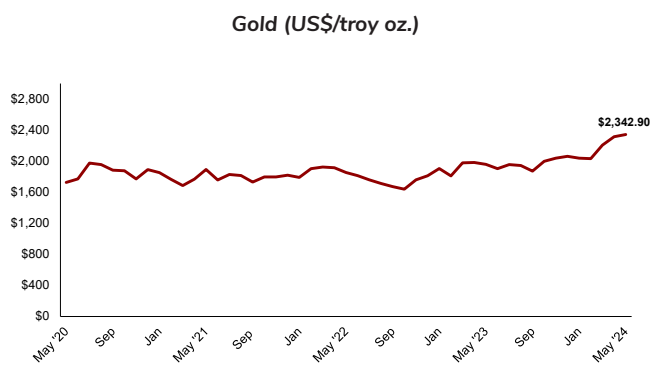
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.



8. Resources

8.1 London Metal Commodity Prices*, May 2020 to May 2024



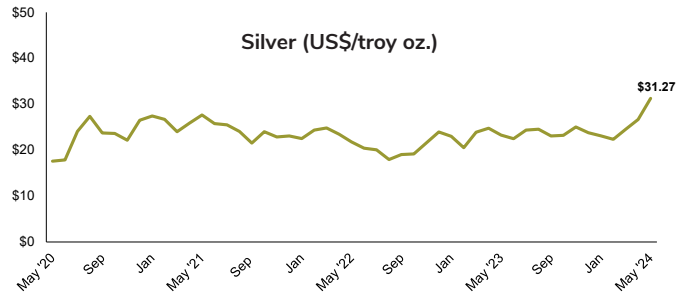
*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

Metal Prices: London Bullion Market Association and London Metal Exchange.

	May '23	May '24	May '23 to May '24 Change
US Dollars			
	(\$/troy oz.)		
Gold	\$1,959.00	\$2,342.90	\$383.90
Silver	\$23.26	\$31.27	\$8.01
	(\$/kg)		
Lead	\$2.04	\$2.25	\$0.21
Zinc	\$2.23	\$2.99	\$0.76
Copper	\$8.02	\$9.99	\$1.97
Canadian Dollars			
	(\$/troy oz.)		
Gold	\$2,665.32	\$3,196.18	\$530.86
Silver	\$31.64	\$42.65	\$11.01
	(\$/kg)		
Lead	\$2.77	\$3.06	\$0.29
Zinc	\$3.03	\$4.09	\$1.06
Copper	\$10.91	\$13.62	\$2.71



Did you know?

The price of copper on May 31, 2024 was \$9.99 USD per kg, an increase of \$1.97, or 24.5%, compared to May 31, 2023 (\$8.02).

8.2 Regular Self-Serve Gasoline

Average May 2024 Prices (cents per litre)

Watson Lake	185.0
Mayo	186.9
Whitehorse	189.4
Jake's Corner	189.9
Destruction Bay	193.2
Burwash Landing	193.2
Teslin	193.5
Pelly Crossing	193.9
Haines Junction	194.9
Ross River	195.3
Dawson City	197.6
Carmacks	199.9
Carcross	199.9
Faro	199.9
Stewart Crossing	199.9
Beaver Creek	214.9
Eagle Plains	236.0

8.3 Residential Furnace Oil

Average May 2024 Prices (cents per litre)

Ross River	166.1
Whitehorse	170.6
Carcross	175.7
Marsh Lake	175.7
Tagish	175.7
Mayo	176.2
Teslin	176.5
Haines Junction	176.5
Carmacks	176.5
Destruction Bay	177.6
Burwash Landing	177.6
Pelly Crossing	177.8
Dawson City	177.9
Stewart Crossing	178.1
Faro	178.6
Watson Lake	179.7
Beaver Creek	179.7

Yukon Fuel Price Survey, May 2024: <https://yukon.ca/en/yukon-fuel-price-survey-may-2024>



9. Transportation

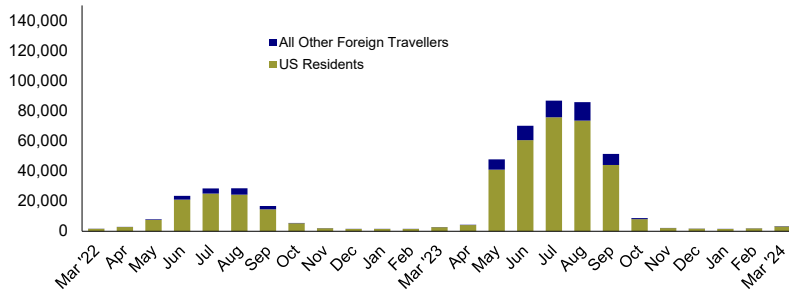
9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-741 -10.3%
(no. of movements)	
2024	
March	2,710
February	2,189
January	1,572
2023 total	37,836
December	1,744
November	2,295
October	2,882
September	2,826
August	3,916
July	4,610
June	3,683
May	4,332
April	4,336
March	2,575

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

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	2,221 24.6%	1,229 39.2%	940 16.5%	52 23.3%
2024				
March	6,197	2,791	3,254	152
February	2,979	1,024	1,865	90
January	2,085	548	1,504	33
2023 total	454,023	89,342	316,527	48,154
December	2,750	1,030	1,671	49
November	3,296	1,066	2,136	94
October	11,654	2,924	8,055	675
September	61,513	10,118	44,078	7,317
August	105,683	19,924	73,552	12,207
July	107,094	20,269	75,737	11,088
June	85,538	15,496	60,553	9,489
May	59,292	11,534	40,915	6,843
April	8,163	3,847	4,147	169
March	4,483	1,666	2,709	108



*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

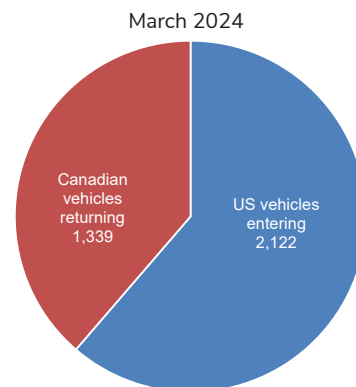
Of the 6,197 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in February 2024:

- 40.4% entered through Fraser (Skagway, AK to Carcross);
- 35.1% entered through Beaver Creek;
- 17.1% through Pleasant Camp (Haines, AK to Haines Junction); and
- 7.3% entered through Whitehorse.

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

Did you know?

The number travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in the first quarter of 2024 (January through March) was 11,261, an increase of 2,221, or 24.6%, compared to the same time period in 2023 (9,040).



*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: July 12, 2024