



Highlights:

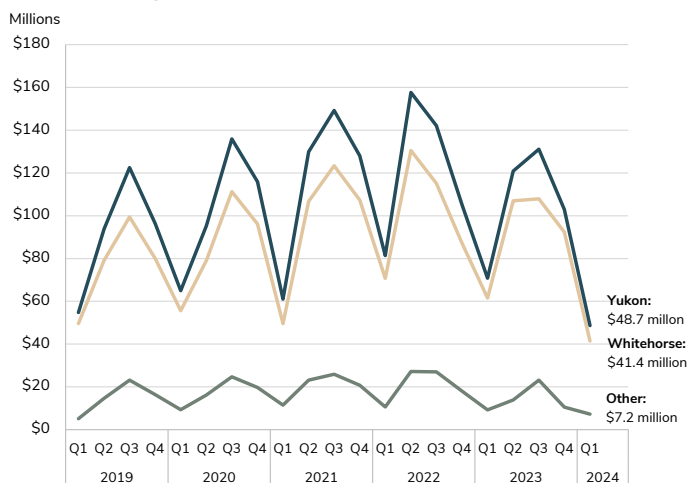
- In May 2024, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.3% (figures for Yukon are not available); for Canada, the CPI increased 2.9%.
- Yukon's preliminary retail sales in April 2024 increased by \$9.1 million, or 10.3%, compared to April 2023. Canada's retail sales increased 2.7% over the same time period.
- Employment in the services-producing sector was a record-high level (21,300) in June 2024.

New publication this month: Yukon Real Estate Report, First Quarter 2024

In the first quarter of 2024, the total value of real estate transactions in Yukon was \$48.7 million: \$41.4 million in Whitehorse and \$7.2 million for the rest of Yukon.

The total value of Yukon's real estate transactions in the first quarter of 2024 decreased compared to the first quarter of 2023. In the first quarter of 2024, the total value of real estate transactions was \$48.7 million compared to \$70.9 million during the same period in 2023, a decrease of \$22.2 million, or 31.3%.

5-year Value of Real Estate Transactions



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

Yukon Real Estate Report, First Quarter 2024: <https://yukon.ca/en/yukon-real-estate-report-q1-2024>

New from Yukon Bureau of Statistics:

- Yukon Employment, June 2024: <https://yukon.ca/en/yukon-employment-june-2024>
- Yukon Fuel Price Survey, June 2024: <https://yukon.ca/en/yukon-fuel-price-survey-june-2024>
- Yukon Business Survey, 2023: <https://yukon.ca/en/yukon-business-survey-2023>

New from Statistics Canada:

- Homeowner-renter dwelling, neighbourhood and life satisfaction gaps : <https://www150.statcan.gc.ca/pub/36-28-0001/2024006/article/00004-eng.pdf>
- Population projections for Canada (2023 to 2073), provinces and territories (2023 to 2048): <https://www150.statcan.gc.ca/pub/91-520-x/91-520-x2024001-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*

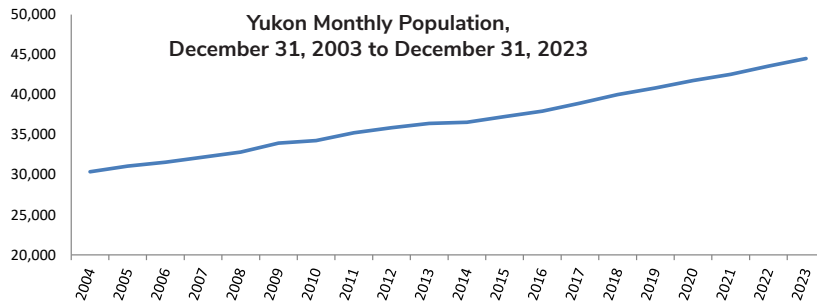
	Dec 31 2022	Sep 30 2023	Dec 31 2023
Beaver Creek	103	108	110
Burwash Landing	102	107	121
Carcross	467	486	494
Carmacks	576	592	596
Dawson City	2,351	2,383	2,380
Destruction Bay	57	62	60
Faro	480	456	455
Haines Junction	1,047	1,048	1,055
Johnson's Crossing	50	53	56
Mayo	463	467	467
Mendenhall	154	150	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	12	-16	-3
change	7.4%	-13.6%	-8.6%
2024			
May (p)	35	17	9
April	40	16	8
March (r)	34	18	7
February	36	22	6
January	29	29	2
2023 total (r)	373	296	160
December	38	30	14
November	27	23	4
October (r)	37	30	6
September	28	25	18
August	27	33	20
July	30	22	35
June	24	15	28
May	29	17	6

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

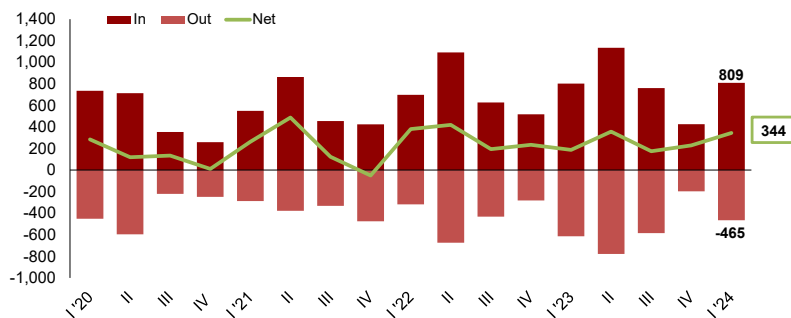


Population Report, Fourth Quarter, 2023:
<https://yukon.ca/en/population-report-q4-2023>

Did you know?

In the first quarter of 2024, Yukon had a net gain of 60 people through interprovincial migration compared to a net loss of 75 in the first quarter of 2023.

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 first quarter of 2024, Yukon gained 344 people through net migration — 60 were gained through interprovincial migration and 284 were gained through international migration.

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

- Ontario (+82);
- Northwest Territories (+31)
- Nunavut (+18);
- Prince Edward Island (+17);
- Alberta (+16); and
- Manitoba (+6).

Conversely, **net losses** were to:

- Quebec (-41);
- British Columbia (-23);
- Newfoundland (-17);
- New Brunswick (-17);
- Saskatchewan (-7); and
- Nova Scotia (-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
2024						
June	25,900	25,200	800	3.1%	74.0%	72.0%
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%

Yukon Employment, June 2024:

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

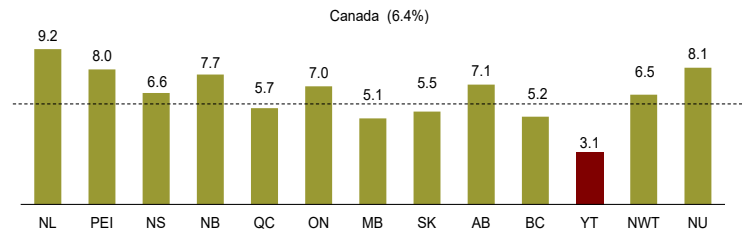
*Please see table endnotes on page 12.

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

Did you know?

Employment in Yukon's goods-producing sector peaked in July 2019 with 4,700 workers. Employment in Yukon's services-producing sector peaked at a new record high in May 2024 with 21,300 workers and remained at the same level in June 2024.

2.2 Unemployment Rates*, June 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						
June	25,200	11,300	10,400	3,500	3,800	21,300
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

*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

Comparing June 2024 to May 2024, employment in the services-producing sector (21,300) remained the same and the goods-producing sector's employment (3,800) increased by 100, or 2.7%.

In June 2024, of the 25,200 employed in Yukon, 11,300, or 44.8%, were working in the public sector. Of the 13,900 workers in the private sector, 3,500, or 25.2%, 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)

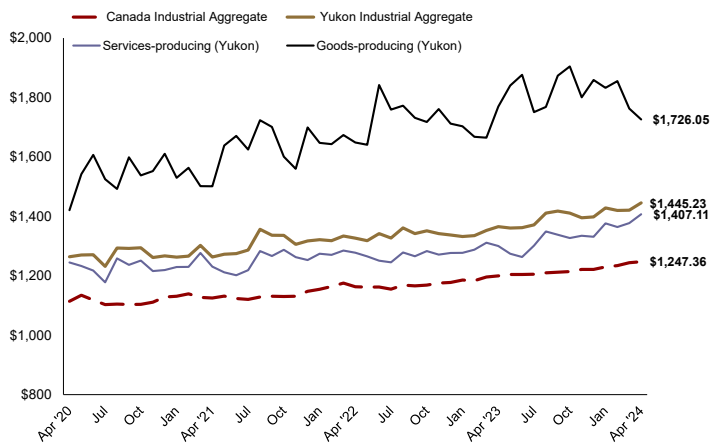
2.4 Average Weekly Earnings, Including Overtime*

	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	\$82.23 6.1%	\$174.69 12.6%	\$98.39 11.7%	\$6.34 0.5%	F ..	\$86.38 10.4%	\$155.15 13.4%	\$36.95 6.6%	\$76.13 7.1%	\$95.80 5.9%
(\$)										
2024										
April (p)	1,445.23	1,578.27	1,054.17	1,301.55	1,619.87	869.42	1,315.95	588.37	1,169.47	1,763.68
March (r)	1,420.57	1,529.23	931.95	1,389.22	1,784.48	862.49	1,240.88	571.28	1,170.93	1,704.89
February	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

*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).

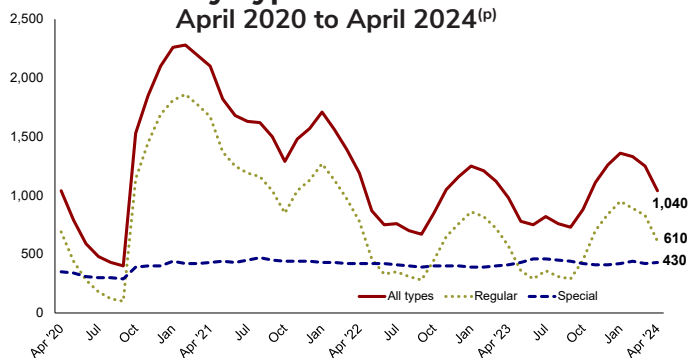
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada April 2020 to April 2024^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit* April 2020 to April 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 April 2024 (\$1,445.23) increased by \$79.92, or 5.9%, compared to April 2023 (\$1,365.31).

2.7 Employment Insurance Beneficiaries, by Community*

	Apr 2023	Mar ^(p) 2024	Apr ^(p) 2024
Beaver Creek	0	10	10
Burwash Landing	10	0	0
Carmacks	10	20	20
Dawson City	120	190	130
Faro	10	10	10
Haines Junction	40	60	50
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	10	10
Old Crow	0	10	10
Pelly Crossing	10	20	10
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	20	50	40
Whitehorse	620	740	630
Yukon Total	980	1,250	1,040

*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 2023	Apr 2024	May 2024	Apr '24 to May '24	May '23 to May '24
All-Items	154.9	156.9	158.4	1.0	2.3
Food	155.0	157.0	159.6	1.7	3.0
Shelter	197.0	207.2	207.8	0.3	5.5
Household Operations, Furnishings & Equipment	114.1	111.2	110.6	-0.5	-3.1
Clothing & Footwear	110.8	105.6	105.7	0.1	-4.6
Transportation	166.9	170.1	170.7	0.4	2.3
Health & Personal Care	147.8	150.6	150.8	0.1	2.0
Recreation, Education & Reading	119.1	116.1	120.3	3.6	1.0
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	192.6	196.9	198.5	0.8	3.1
Special Aggregates					
Energy	226.8	225.9	225.4	-0.2	-0.6
All-items excluding energy	149.4	151.5	152.9	0.9	2.3

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

In May 2024, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.3% (figures for Yukon are not available); for Canada, the CPI increased 2.9%.

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
- Home entertainment equipment, parts and services.

On a month-to-month basis, comparing May 2024 to April 2024, the CPI for Whitehorse (figures for Yukon are not available) increased by 1.0%.

Contributors to the increase were the prices of:

- Traveller accommodation;
- Fresh or frozen chicken; and
- Food purchased from restaurants.

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, May 2024

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 34.98	\$ 33.55	\$ 32.79	\$ 4.58	\$ 5.37	\$ 4.96	\$ 4.58	\$ 5.37	\$ 4.96
Stewing beef, 1 kg	\$ 22.35	\$ 21.28	\$ 21.10	\$ 5.70	\$ 6.05	\$ 6.24	\$ 5.70	\$ 6.05	\$ 6.24
Ground beef, 1 kg	\$ 14.14	\$ 14.10	\$ 13.97	\$ 2.13	\$ 1.63	\$ 1.78	\$ 2.13	\$ 1.63	\$ 1.78
Pork chops, 1 kg	\$ 16.58	\$ 8.91	\$ 9.12	\$ 5.60	\$ 3.59	\$ 3.81	\$ 5.60	\$ 3.59	\$ 3.81
Chicken, 1 kg	\$ 10.60	\$ 8.49	\$ 7.79	\$ 3.87	\$ 3.80	\$ 3.67	\$ 3.87	\$ 3.80	\$ 3.67
Bacon, 500 grams	\$ 11.17	\$ 7.20	\$ 7.03	\$ 3.39	\$ 5.38	\$ 5.44	\$ 3.39	\$ 5.38	\$ 5.44
Milk, 4 l	\$ 6.12	\$ 5.90	\$ 6.00	\$ 16.07	\$ 8.31	\$ 8.30	\$ 6.12	\$ 5.90	\$ 6.00
Butter, 454 grams	\$ 6.58	\$ 5.98	\$ 5.96				\$ 6.58	\$ 5.98	\$ 5.96

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

In May 2024, the prices of the selected food products (in the table above) in Whitehorse were on average 18.8% higher than Alberta and 17.4% higher than British Columbia.

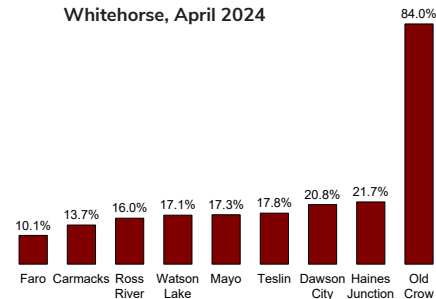
Source: Statistics Canada custom run and Table 18-10-0245-01

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

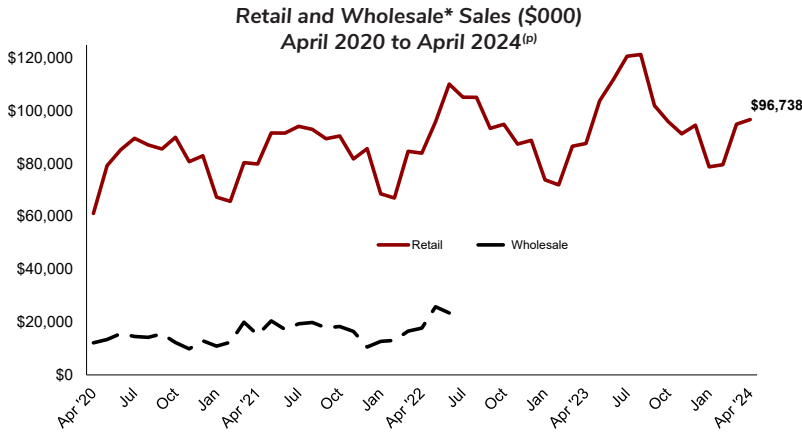


Source: Yukon Bureau of Statistics.



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 April 2024 increased by \$9.1 million, or 10.3%, compared to April 2023; Canada's retail sales increased 2.7% over the same time period. Year-to-date (January to April), Yukon's retail sales increased by \$30.0 million, or 9.4%, compared to the same time period in 2023; Canada's retail sales increased 1.8% 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*

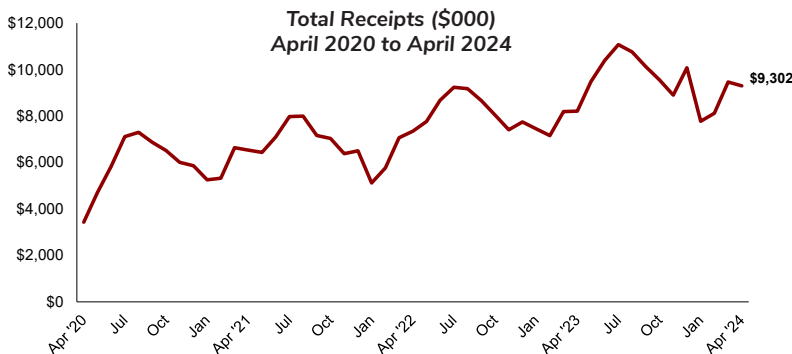
	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$30,006 9.4%	\$6,080 10.5%	x ..	\$4,733 5.5%	\$1,238 10.7%	\$2,535 8.7%	\$1,227 7.8%	\$14,410 22.6%	x ...	\$1,233 5.0%
(\$000)										
2024										
April (p)	96,738	20,058	x	22,750	3,363	9,036	4,233	21,226	x	6,548
March (r)	95,000	18,009	x	24,704	3,315	8,759	4,333	20,451	x	6,735
February	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

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

Did you know?

Yukon's preliminary retail sales in April 2024 totalled \$96.7 million, 21.9% of which was from Gasoline stations and fuel vendors' retail sales (\$21.2 million).

4.3 Food Services and Drinking Places



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

Comparing April 2024 to April 2023, the total receipts for food services and drinking places in Yukon increased by \$1.1 million, or 13.2%; Canada's receipts increased 3.6%.



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.

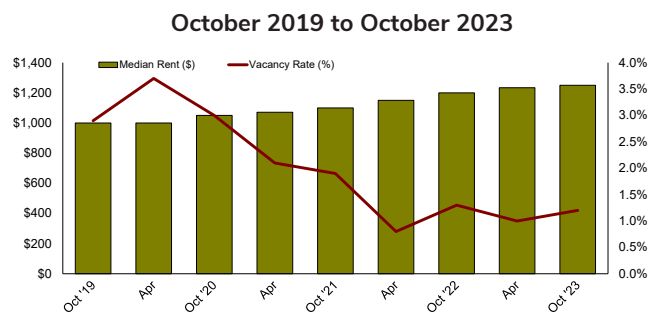
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2022-2023

	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

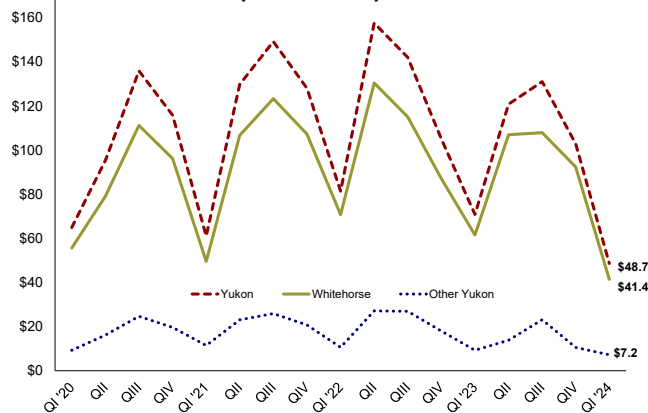
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	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	-35	-20,145	-8	-5,221	0	163	-3	-1,340	-27	-9,743	x	x
	-29.4%	-32.7%	-23.5%	-24.2%	0.0%	11.9%	-12.5%	-12.4%	-55.1%	-49.2%	...	...
2024												
Q1	84	41,427.4	26	16,368.0	3	1,532.9	21	9,471.6	22	10,041.6	x	x
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

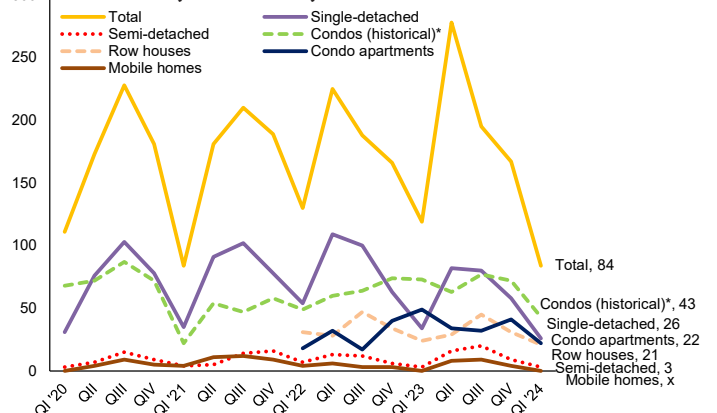
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics.

Yukon Real Estate Report, First Quarter, 2024: <https://yukon.ca/en/yukon-real-estate-report-q1-2024>

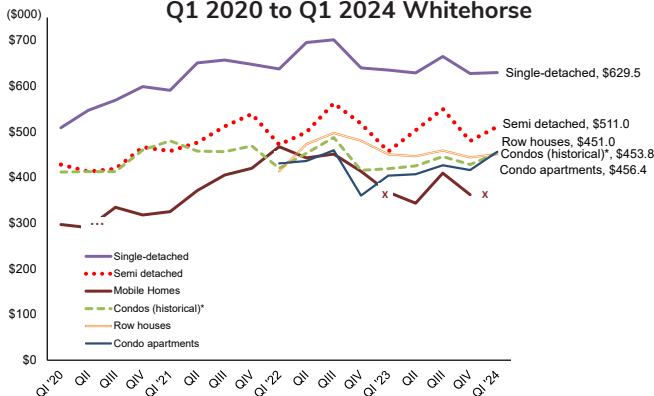
6.2 Value of Real Estate Transactions Q1 2020 to Q1 2024



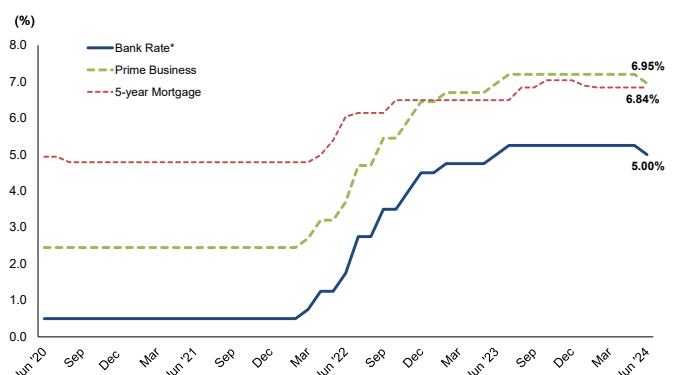
6.3 Number of Residential Transactions Q1 2020 to Q1 2024 Whitehorse



6.4 Average Residential Sale Prices Q1 2020 to Q1 2024 Whitehorse



6.5 Selected Interest Rates* June 2020 to June 2024



* 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 first quarter of 2024, the total value of real estate transactions in Yukon was \$48.7 million: \$41.4 million in Whitehorse and \$7.2 million for the rest of Yukon. Comparing the first quarter of 2024 to that of 2023 (\$70.9 million), the total value of Yukon's real estate transactions decreased by \$22.2 million, or 31.3%.

Did you know?

In the first quarter of 2024, of the 84 real estate transactions in Whitehorse, 51.2% were either condominium apartments (22) or row houses (21).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date change	-251	-41,870	-178	-12,264	1	10	-18	-36,778	-56	7,162
	-38.7%	-30.3%	-35.1%	-20.5%	...	...	-58.1%	-75.2%	-50.5%	24.3%
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2024										
June (p)	112	10,909.8	98	5,289.8	0	0.0	6	5,045.1	8	575.0
May	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)	1,284	281,629.9	1,027	81,923.2	2	860.0	50	62,130.3	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 (r)	193	59,249.8	155	11,239.6	0	0.0	6	34,853.4	32	13,156.8

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.

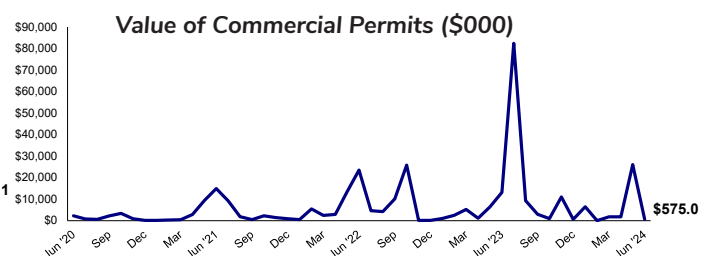
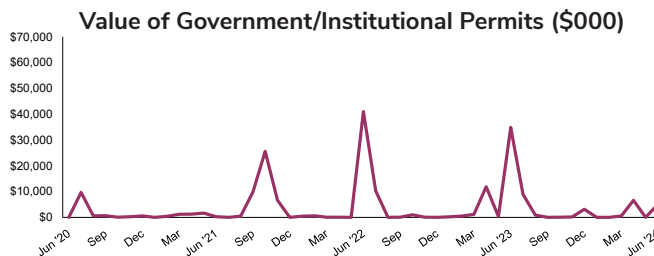
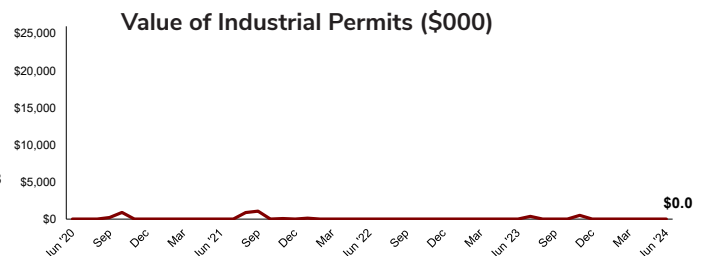
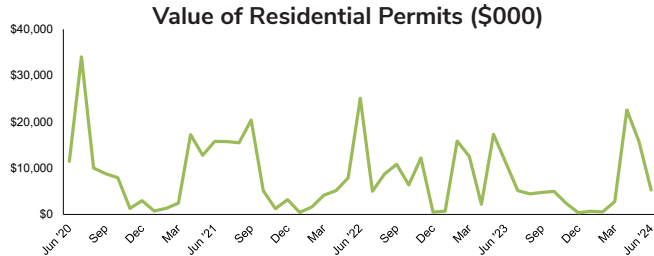
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

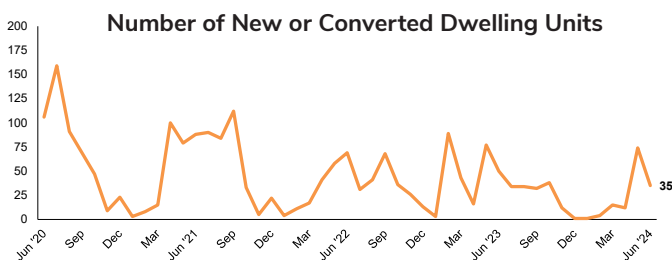
In January through June 2024, a total of 398 building permits were issued in Yukon, at a construction value of \$96.4 million. The construction value of permits decreased by \$41.9 million, or 30.3%, compared to the total value of permits issued in January through June 2023. Of the total construction value of building permits issued in January through June 2024:

- 49.4% was for residential;
- 0.0% was for industrial;
- 12.6% was for government/institutional; and
- 38.0% was for commercial.

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



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



Did you know?

The number of building permits in Yukon during the first half of 2024 totalled 398, a decrease of 251 permits, or 38.7%, compared to the first half of 2023 (649).

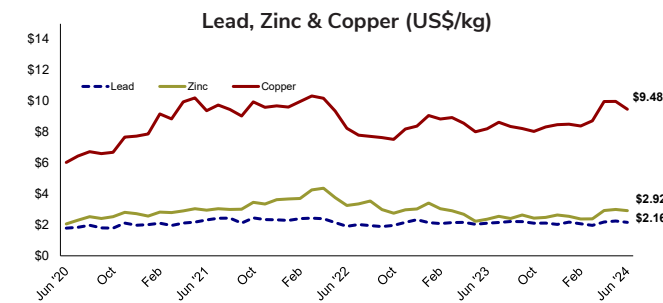
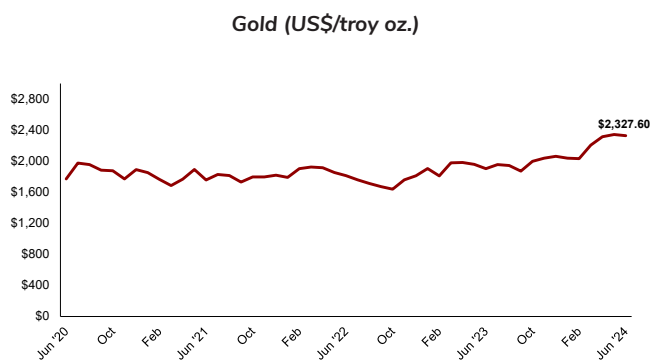
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

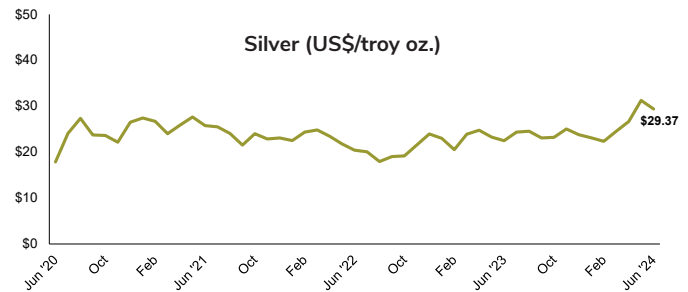


8. Resources

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



	Jun '23	Jun '24	Jun '23 to Jun '24 Change
US Dollars (\$/troy oz.)			
Gold	\$1,903.55	\$2,327.60	\$424.05
Silver	\$22.47	\$29.37	\$6.90
(\$/kg)			
Lead	\$2.11	\$2.16	\$0.05
Zinc	\$2.36	\$2.92	\$0.56
Copper	\$8.21	\$9.48	\$1.27
Canadian Dollars (\$/troy oz.)			
Gold	\$2,519.35	\$3,183.82	\$664.47
Silver	\$29.74	\$40.17	\$10.43
(\$/kg)			
Lead	\$2.79	\$2.95	\$0.16
Zinc	\$3.13	\$3.99	\$0.86
Copper	\$10.87	\$12.96	\$2.09



*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 silver on June 28, 2024 was \$29.37 US per troy oz., an increase of \$14.15 US, or 93.%, compared to the price of silver five years ago in June 2019 (\$15.22 US per troy oz.).

8.2 Regular Self-Serve Gasoline

Average June 2024 Prices (cents per litre)

Watson Lake	185.8
Mayo	186.9
Whitehorse	189.5
Jake's Corner	189.9
Teslin	193.5
Burwash Landing	194.9
Haines Junction	196.6
Dawson City	198.4
Destruction Bay	199.9
Ross River	199.9
Carmacks	199.9
Carcross	199.9
Faro	199.9
Stewart Crossing	199.9
Pelly Crossing	201.9
Beaver Creek	214.9
Eagle Plains	248.0

8.3 Residential Furnace Oil

Average June 2024 Prices (cents per litre)

Ross River	165.1
Whitehorse	169.2
Marsh Lake	170.4
Tagish	170.4
Carcross	170.5
Teslin	171.3
Haines Junction	171.3
Carmacks	171.3
Destruction Bay	172.3
Burwash Landing	172.3
Pelly Crossing	172.5
Stewart Crossing	172.9
Mayo	173.1
Faro	173.4
Watson Lake	174.4
Beaver Creek	174.4
Dawson City	174.9

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



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-125 -1.1%
(no. of movements)	
2024	
April	4,952
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

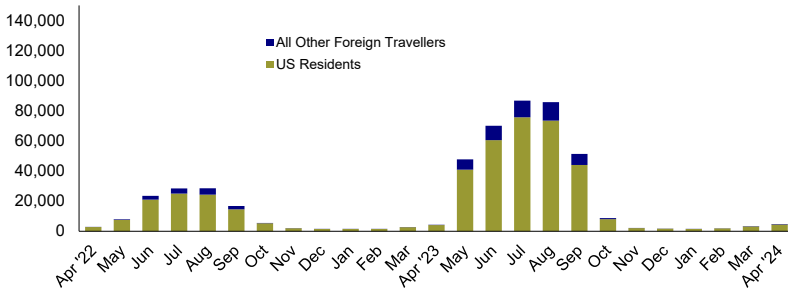
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	2,033 11.8%	572 8.2%	1,287 13.1%	174 44.4%
2024				
April	7,975	3,190	4,494	291
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

Of the 7,975 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in April 2024:

- 49.4% entered through Fraser (Skagway, AK to Carcross);
- 32.4% entered through Beaver Creek;
- 18.0% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.2% entered through Whitehorse.

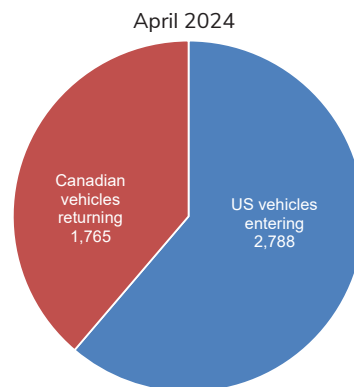


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

Comparing April 2024 to April 2023, the number of travellers entering Yukon through Canada Border Services Agency (CBSA) ports of entry (7,975), decreased by 188, or 2.3%.

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 16, 2024