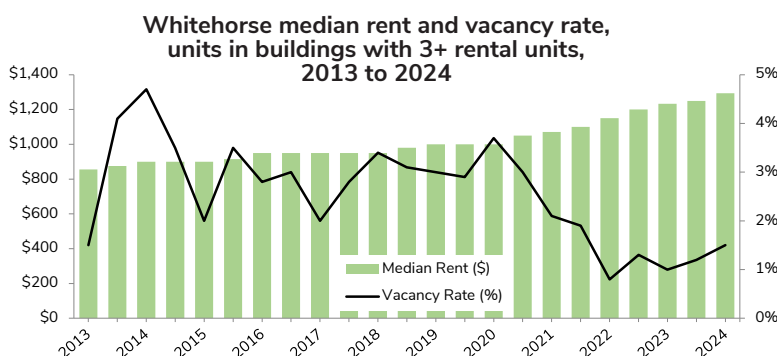




### Highlights:

- On March 31, 2024, Yukon's population (46,259) increased by 1,576 people, or 3.5%, from March 31, 2023 (44,683).
- The price of gold on July 31, 2024 was \$2,419.60 US per troy oz; an increase of \$464.05, or 23.7%, compared to July 31, 2023 (\$1,955.55).

### New publication this month: Yukon Rent Survey, April 2024



For units in buildings with 3 or more rental units, the median rent in April 2024 (\$1,294) increased by \$60 compared to a year earlier (April 2023) and increased by \$44 compared to the previous reporting period (October 2023).

The vacancy rate increased from April 2013 to April 2014 reaching 4.7% (the highest rate since 2004) and then fluctuated within a range of 2.0% to 3.7% until April 2020. The vacancy rate started decreasing in October 2020 and it has remained under 2.0% since October 2021.

The vacancy rate in April 2024 (1.5%) was 0.5 percentage points higher than the rate in April 2023 (1.0%), and 0.3 percentage points higher than the rate in October 2023 (1.2%).

Yukon Rent Survey, April 2024: <https://yukon.ca/en/yukon-rent-survey-april-2024>

#### New from Yukon Bureau of Statistics:

- Yukon Employment, July 2024: <https://yukon.ca/en/yukon-employment-july-2024>
- Yukon Fuel Price Survey, July 2024: <https://yukon.ca/en/yukon-fuel-price-survey-july-2024>
- Yukon Population Report, First Quarter 2024: <https://yukon.ca/en/population-report-q1-2024>

#### New from Statistics Canada:

- Mental health among women and girls of diverse backgrounds in Canada before and during the COVID-19 pandemic: An intersectional analysis: <https://www150.statcan.gc.ca/pub/82-003-x/2024007/article/00002-eng.pdf>
- Women in the environmental and clean technology sector, 2021: <https://www150.statcan.gc.ca/pub/36-28-0001/2024007/article/00003-eng.pdf>

Interested in more data or updates?

**Yukon Community Statistics**  
[yukon.ca/community-statistics](https://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\*, Mar 31, 2024

	Total	Males	Females
0-4	2,273	1,147	1,126
5-9	2,545	1,290	1,255
10-14	2,521	1,371	1,150
15-19	2,290	1,200	1,090
20-24	2,748	1,434	1,314
25-29	3,452	1,705	1,747
30-34	4,121	2,006	2,115
35-39	4,261	2,060	2,201
40-44	3,582	1,817	1,765
45-49	3,020	1,491	1,529
50-54	2,861	1,442	1,419
55-59	2,605	1,337	1,268
60-64	3,031	1,510	1,521
65-69	2,625	1,343	1,282
70-74	1,967	1,031	936
75+	2,357	1,236	1,121
<b>Total</b>	<b>46,259</b>	<b>23,420</b>	<b>22,839</b>

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

## 1.2 Population by Community\*

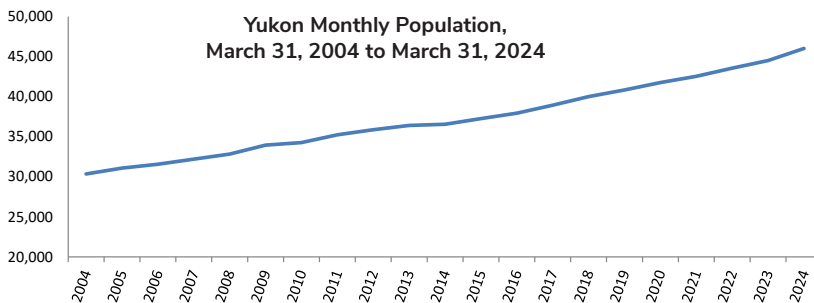
	Mar 31 2023	Dec 31 2023	Mar 31 2024
Beaver Creek	103	110	111
Burwash Landing	105	121	122
Carcross	474	494	493
Carmacks	581	596	599
Dawson City	2,331	2,380	2,374
Destruction Bay	61	60	64
Faro	468	455	447
Haines Junction	1,036	1,055	1,056
Johnson's Crossing	50	56	53
Mayo	463	467	466
Mendenhall	153	144	142
Old Crow	250	251	252
Pelly Crossing	376	383	383
Ross River	402	391	397
Tagish	381	386	393
Teslin	497	502	508
Watson Lake	1,496	1,511	1,509
Whitehorse Area <sup>1</sup>	35,365	36,537	36,810
Other*	91	81	80
<b>Yukon</b>	<b>44,683</b>	<b>45,980</b>	<b>46,259</b>

<sup>1</sup> 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	29	-4	-7
change	15.6%	-3.0%	-11.1%
<b>2024</b>			
June (p)	38	27	23
May (r)	38	17	10
April	40	16	8
March	34	18	7
February	36	22	6
January	29	29	2
<b>2023 total</b>	<b>373</b>	<b>296</b>	<b>160</b>
December	38	30	14
November	27	23	4
October	37	30	6
September	28	25	18
August	27	33	20
July	30	22	35
June	24	15	28

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

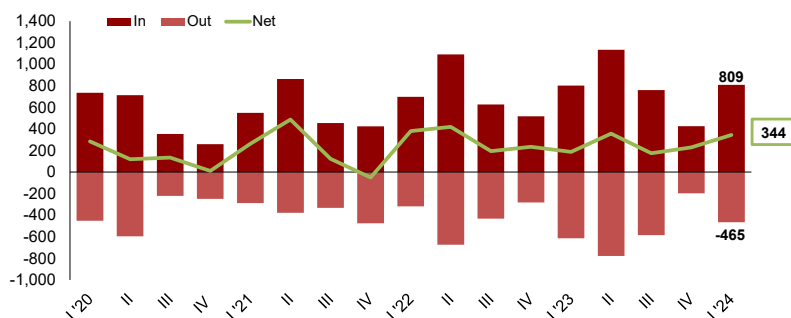


Population Report, First Quarter, 2024:  
<https://yukon.ca/en/population-report-q1-2024>

### Did you know?

Comparing March 31, 2024 to March 31, 2014, the number of Yukoners aged 30-44 increased by 3,813 or (46.8%).

## 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
<b>2024</b>						
<b>July</b>	26,300	25,400	800	3.0%	74.9%	72.4%
<b>June</b>	25,900	25,200	800	3.1%	74.0%	72.0%
<b>May</b>	25,900	25,000	900	3.5%	74.2%	71.6%
<b>April</b>	25,700	24,900	800	3.1%	73.9%	71.6%
<b>March</b>	25,600	24,500	1,100	4.3%	73.8%	70.6%
<b>February</b>	25,500	24,400	1,000	3.9%	73.7%	70.5%
<b>January</b>	25,400	24,300	1,100	4.3%	73.8%	70.6%
<b>2023</b>	<b>24,900</b>	<b>24,000</b>	<b>900</b>	<b>3.6%</b>	<b>73.2%</b>	<b>70.6%</b>
<b>December</b>	25,500	24,500	1,000	3.9%	74.3%	71.4%
<b>November</b>	25,100	24,200	900	3.6%	73.2%	70.6%
<b>October</b>	25,200	24,200	1,000	4.0%	73.7%	70.8%
<b>September</b>	25,100	24,200	900	3.6%	73.4%	70.8%
<b>August</b>	24,900	23,800	1,100	4.4%	73.0%	69.8%
<b>July</b>	24,600	23,800	900	3.7%	72.4%	70.0%

Yukon Employment, July 2024:

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

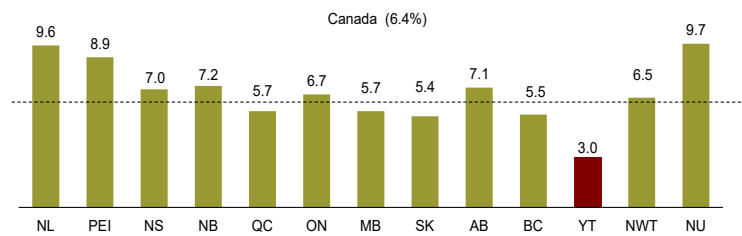
\*Please see table endnotes on page 12.

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

#### Did you know?

The July 2024 employment rate of 72.4% increased by 0.4 percentage points compared to June 2024 (72.0%) and increased by 2.4 percentage points compared to July 2023 (70.0%).

### 2.2 Unemployment Rates\*, July 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
<b>2024</b>						
<b>July</b>	25,800	11,700	10,200	3,900	3,900	21,900
<b>June</b>	25,200	11,300	10,400	3,500	3,800	21,300
<b>May</b>	25,000	11,000	10,200	3,800	3,700	21,300
<b>April</b>	24,700	10,600	10,400	3,700	3,700	21,100
<b>March</b>	24,300	10,200	10,200	3,800	3,600	20,700
<b>February</b>	24,100	10,000	10,100	4,000	3,400	20,700
<b>January</b>	24,000	10,200	9,700	4,100	3,200	20,800
<b>2023 annual</b>	<b>24,000</b>	<b>10,300</b>	<b>10,100</b>	<b>3,600</b>	<b>3,400</b>	<b>20,600</b>
<b>December</b>	24,300	10,100	10,200	3,900	3,300	21,000
<b>November</b>	24,100	9,900	10,600	3,600	3,600	20,500
<b>October</b>	24,400	10,000	10,900	3,500	3,700	20,700
<b>September</b>	24,900	10,500	10,800	3,600	4,000	20,900
<b>August</b>	24,500	10,200	10,800	3,500	3,800	20,700
<b>July</b>	24,200	10,400	10,200	3,500	3,800	20,400

\*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

Comparing July 2024 to June 2024, employment in the services-producing sector (21,900) increased by 600, or 2.8%, and the goods-producing sector's employment (3,900) increased by 100, or 2.6%. In July 2024, of the 25,800 employed in Yukon, 11,700, or 45.3%, were working in the public sector. Of the 14,100 workers in the private sector, 3,900, or 27.7%, 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)

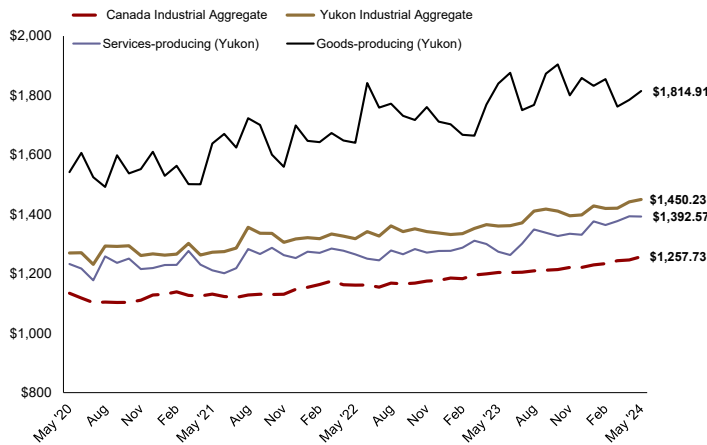
### 2.4 Average Weekly Earnings, Including Overtime\*

	Yukon Average <sup>1</sup>	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.
<b>Year-to-date change</b>	\$83.02 6.2%	\$193.67 13.9%	\$81.73 9.7%	\$11.40 0.9%	F ..	\$75.50 9.2%	\$166.42 14.5%	\$48.61 8.7%	\$33.20 3.0%	\$103.27 6.4%
(\$)										
<b>2024</b>										
May (p)	<b>1,450.23</b>	1,629.08	956.15	1,401.68	1,750.06	822.27	1,307.64	647.37	1,094.92	1,726.27
April (r)	<b>1,441.91</b>	1,650.91	981.77	1,306.71	1,621.25	861.71	1,316.89	577.11	1,117.65	1,763.40
March	<b>1,420.57</b>	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	<b>1,419.99</b>	1,506.58	884.09	1,283.33	F	990.47	1,361.01	622.70	1,121.67	1,685.24
January	<b>1,428.40</b>	1,638.95	878.60	1,292.29	F	931.32	1,338.30	613.46	1,114.05	1,751.89
<b>2023 annual</b>	<b>1,376.77</b>	<b>1,507.45</b>	<b>862.05</b>	<b>1,331.50</b>	<b>1,668.09</b>	<b>863.82</b>	<b>1,185.05</b>	<b>593.29</b>	<b>F</b>	<b>1,656.62</b>
December	<b>1,398.27</b>	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	<b>1,395.04</b>	1,551.31	870.38	1,305.37	1,597.40	867.79	1,199.88	632.62	F	1,699.07
October	<b>1,410.80</b>	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	<b>1,417.81</b>	1,698.94	879.49	1,404.45	1,849.77	837.86	1,218.61	610.24	956.43	1,705.14
August	<b>1,410.92</b>	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	<b>1,371.33</b>	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	<b>1,362.06</b>	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	<b>1,360.69</b>	1,432.14	868.67	1,375.23	1,683.08	782.55	1,097.09	540.85	1,181.62	1,592.83

\*Please see table endnotes on page 12. <sup>1</sup>Excludes self-employed.

Source: Statistics Canada. Table 14-10-0203-01 (monthly) and 14-10-0204-01 (annual).

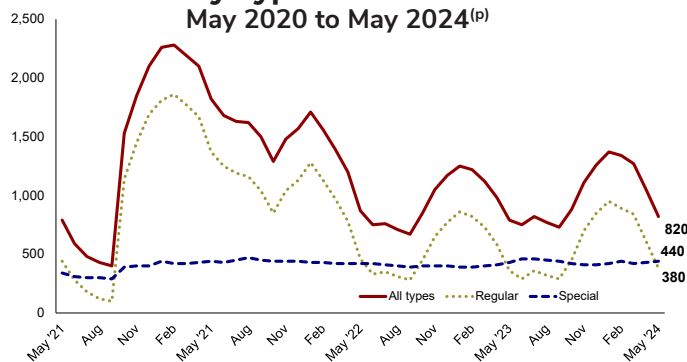
### 2.5 Average Weekly Earnings, Including Overtime\*, Yukon and Canada May 2020 to May 2024<sup>(p)</sup>



\*Please see endnotes on page 12.

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

### 2.6 Employment Insurance Beneficiaries, by Type of Benefit\* May 2020 to May 2024<sup>(p)</sup>



\*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?

Yukon's preliminary average weekly earnings (including overtime) for Health care & social assistance in May 2024 (\$1,307.64) increased by \$210.55, or 19.2%, compared to May 2023 (\$1,097.09).

### 2.7 Employment Insurance Beneficiaries, by Community\*

	May 2023	Apr <sup>(p)</sup> 2024	May <sup>(p)</sup> 2024
Beaver Creek	0	10	0
Burwash Landing	0	0	0
Carmacks	10	20	10
Dawson City	70	130	70
Faro	10	10	10
Haines Junction	20	50	30
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	0	10	10
Pelly Crossing	10	10	20
Ross River	10	20	10
Tagish	0	10	10
Watson Lake	20	40	30
Whitehorse	570	680	590
<b>Yukon Total</b>	<b>790</b>	<b>1,050</b>	<b>820</b>

\*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	
	Jun 2023	May 2024	Jun 2024	May '24 to Jun '24	Jun '23 to Jun '24
<b>All-Items</b>	<b>156.4</b>	<b>158.4</b>	<b>159.4</b>	<b>0.6</b>	<b>1.9</b>
Food	156.0	159.6	160.8	0.8	3.1
Shelter	196.6	207.8	208.7	0.4	6.2
Household Operations, Furnishings & Equipment	112.2	110.6	109.8	-0.7	-2.1
Clothing & Footwear	109.5	105.7	104.9	-0.8	-4.2
Transportation	171.5	170.7	172.0	0.8	0.3
Health & Personal Care	148.4	150.8	153.7	1.9	3.6
Recreation, Education & Reading	125.3	120.3	123.2	2.4	-1.7
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	192.5	198.5	198.0	-0.3	2.9
<b>Special Aggregates</b>					
Energy	225.8	225.4	225.5	0.0	-0.1
All-items excluding energy	151.0	152.9	153.9	0.7	1.9

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

On a **month-to-month** basis, comparing June 2024 to May 2024, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.6%.

Contributors to the increase were the prices of:

- Traveller accommodation;
- Inter-city transportation; and
- Food purchased from restaurants.

In June 2024, on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 1.9% (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:

- Traveller accommodation;
- Telephone services; and
- Home entertainment equipment, parts and services.

#### Annual Average Change in the Consumer Price Index

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

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

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

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 36.52	\$ 31.09	\$ 29.09	\$ 4.59	\$ 5.35	\$ 4.97	\$ 6.07	\$ 6.35	\$ 6.35
Stewing beef, 1 kg	\$ 22.37	\$ 21.05	\$ 20.50	\$ 2.13	\$ 1.63	\$ 1.78	\$ 15.26	\$ 13.34	\$ 13.52
Ground beef, 1 kg	\$ 15.54	\$ 10.25	\$ 10.40	\$ 5.68	\$ 4.17	\$ 4.41	\$ 11.47	\$ 7.16	\$ 6.98
Pork chops, 1 kg	\$ 10.50	\$ 7.36	\$ 7.05	\$ 3.94	\$ 3.82	\$ 3.70	\$ 6.17	\$ 5.90	\$ 6.01
Chicken, 1 kg	\$ 11.47	\$ 7.16	\$ 6.98	\$ 3.42	\$ 5.90	\$ 5.98	\$ 6.17	\$ 5.90	\$ 6.01
Bacon, 500 grams	\$ 6.17	\$ 5.90	\$ 6.01	\$ 16.30	\$ 8.54	\$ 8.38	\$ 6.17	\$ 5.90	\$ 6.01
Milk, 4 l	\$ 6.83	\$ 6.20	\$ 6.25				\$ 6.83	\$ 6.20	\$ 6.25
Butter, 454 grams									

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

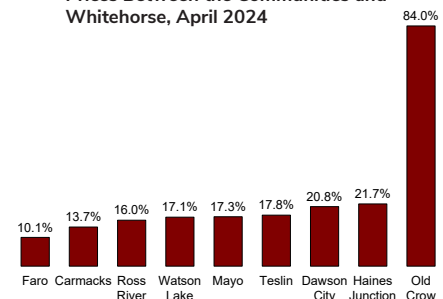
In June 2024, the prices of the selected food products (in the table above) in Whitehorse were **on average** 23.2% higher than Alberta and 20.8% higher than British Columbia.

#### 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
<b>Total Survey Items</b>	<b>113.7</b>	<b>120.8</b>	<b>110.1</b>	<b>121.7</b>	<b>117.3</b>	<b>184.0</b>	<b>116.0</b>	<b>117.8</b>	<b>117.1</b>
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 May 2024 increased by \$2.1 million, or 2.1%, compared to May 2023; Canada's retail sales increased 1.1% over the same time period. Year-to-date (January to May), Yukon's retail sales increased by \$31.2 million, or 7.4%, compared to the same time period in 2023; Canada's retail sales increased 1.7% 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\*

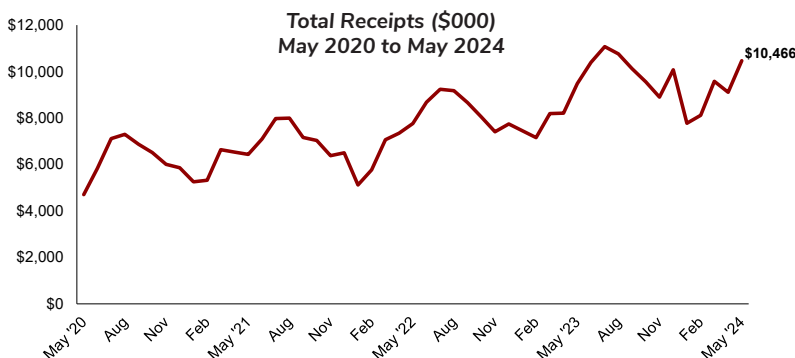
	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$31,249 7.4%	\$5,672 7.3%	x ..	\$4,281 3.8%	\$1,462 9.7%	\$2,321 5.8%	\$1,329 6.6%	\$15,954 19.3%	x ...	\$1,193 3.8%
(\$000)										
<b>2024</b>										
May (p)	105,956	19,382	x	26,455	3,600	10,795	4,434	22,262	x	6,714
April (r)	95,836	20,254	x	23,041	3,514	9,089	4,276	19,301	x	6,455
March	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
<b>2023 total</b>	<b>1,161,817</b>	<b>188,450</b>	<b>x</b>	<b>294,348</b>	<b>40,205</b>	<b>111,511</b>	<b>50,789</b>	<b>263,618</b>	<b>x</b>	<b>87,311</b>
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

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

#### Did you know?

Of the 2024 year-to-date (January to May) total retail sales (\$455.2 million) for Yukon, \$117.0 million, or 25.7%, was from Food and beverage retailers. The proportion decreased by 0.9 percentage points compared to the same time period in 2023 (26.6%).

### 4.3 Food Services and Drinking Places



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

Comparing May 2024 to May 2023, the total receipts for food services and drinking places in Yukon increased by \$983,000, or 10.4%; Canada's receipts increased 5.9%.



## 5. Rental Units

The data on this page are from the Yukon Rent Survey which is conducted biannually in April and October since 2014. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes all types of buildings with rental units (displayed in table 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

### 5.1 Median Rent, Total Units and Vacancy Rates\*; for Units in All Types of Buildings with Rental Units, Yukon, April 2024

	All Types	Single Detached House	Townhouse/ Row house	Duplex <sup>1</sup>	Triplex and Fourplex	Condominium	Apartment Building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile Home	Cabin	Garden Suite
<b>Median Rent</b>											
All Sizes	\$1,420	\$2,030	\$1,870	\$1,614	\$1,545	\$2,150	\$1,262	\$1,300	\$1,476	..	x
Bachelor	\$1,212	...	...	\$1,300	\$1,254	\$1,607	\$1,212	\$1,077	...	...	...
1 Bedroom	\$1,282	\$1,369 <sup>†</sup>	\$1,339 <sup>†</sup>	\$1,420	\$1,259	\$1,634	\$1,230	\$1,300	x	...	x
2 Bedrooms	\$1,542	\$2,039	\$1,641	\$1,690	\$1,600	\$2,400	\$1,405	\$1,899	\$1,487	...	...
3-4 Bedrooms	\$2,150	\$2,011	\$2,021	\$2,050	\$2,136	\$2,296	\$1,510	\$2,071 <sup>†</sup>	\$1,201	...	...
5+ Bedrooms	\$3,429 <sup>†</sup>	\$3,442 <sup>†</sup>	...	...	...	x	...	...	...	...	...
<b>Total Units</b>											
All Sizes <sup>4</sup>	2,378	189	71	621	217	254	865	93	55	..	8 <sup>†</sup>
Bachelor	204	...	...	29	6	25	111	33	...	...	...
1 Bedroom	768	8 <sup>†</sup>	4 <sup>†</sup>	199	94	58	364	26	3 <sup>†</sup>	...	8 <sup>†</sup>
2 Bedrooms	869	60	34	196	72	58	382	31	36	...	...
3-4 Bedrooms	524	110	33	197	45	111	8	4 <sup>†</sup>	17	...	...
5+ Bedrooms	13 <sup>†</sup>	11 <sup>†</sup>	...	...	...	2 <sup>†</sup>	...	...	...	...	...
<b>Vacancy Rate</b>											
All Sizes	1.8%	4.8%	1.4%	1.3%	4.6%	1.6%	1.0%	2.2%	0.0%	..	0.0% <sup>†</sup>
Bachelor	1.0%	...	...	0.0%	0.0%	0.0%	0.9%	3.0%	...	...	...
1 Bedroom	2.1%	0.0% <sup>†</sup>	0.0% <sup>†</sup>	4.0%	1.1%	0.0%	1.9%	0.0%	0.0% <sup>†</sup>	...	0.0% <sup>†</sup>
2 Bedrooms	1.2%	0.0%	2.9%	0.0%	8.3%	1.7%	0.3%	0.0%	0.0%	...	...
3-4 Bedrooms	2.3%	5.5%	0.0%	0.0%	4.4%	1.8%	0.0%	25.0% <sup>†</sup>	0.0%	...	...
5+ Bedrooms	30.8% <sup>†</sup>	36.4% <sup>†</sup>	...	...	...	0.0% <sup>†</sup>	...	...	...	...	...

x = suppressed. .. = no information available for April 2024 ... = not appropriate/ applicable.

<sup>1</sup> Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>1</sup> Duplex includes single detached houses with a legal rental suite.

<sup>2</sup> Buildings with five or more rental units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space.

<sup>4</sup> 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.

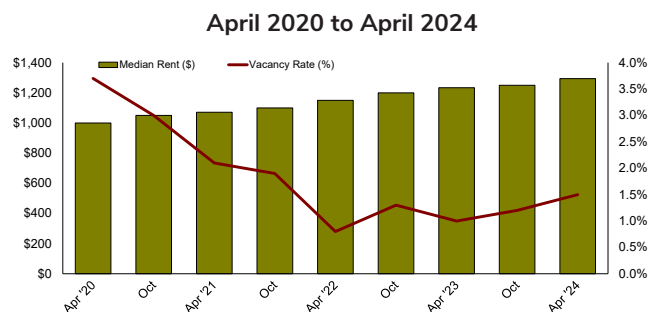
### 5.2 Median Rent and Vacancy Rates\* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2023-2024

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
<b>2024</b>						
April	\$1,294	1.5%	\$979	7.7%	\$1,300	8.7%
<b>2023 average</b>	<b>\$1,242</b>	<b>1.1%</b>	<b>\$951</b>	<b>12.0%</b>	<b>\$1,290</b>	<b>2.2%</b>
October	\$1,250	1.2%	\$974	7.7%	\$1,320	4.3%
April	\$1,234	1.0%	\$928	16.7%	\$1,260	0.0%

\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

### 5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2020-2024



\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, April 2024: <https://yukon.ca/en/yukon-rent-survey-april-2024>



## 6. Real Estate

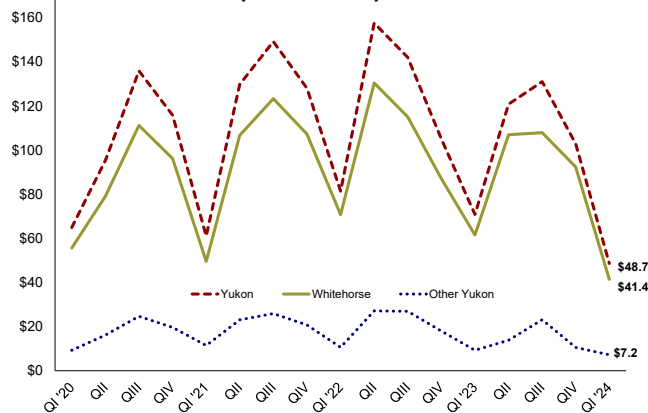
### 6.1 Number and Value of Real Estate Transactions\*, Whitehorse

	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)
<b>Year-to-date change</b>	-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%	...	...
<b>2024</b>												
Q1	84	41,427.4	26	16,368.0	3	1,532.9	21	9,471.6	22	10,041.6	x	x
<b>2023 total</b>	<b>759</b>	<b>368,844.3</b>	<b>254</b>	<b>162,703.1</b>	<b>48</b>	<b>24,735.9</b>	<b>129</b>	<b>58,165.6</b>	<b>156</b>	<b>64,332.6</b>	<b>x</b>	<b>x</b>
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

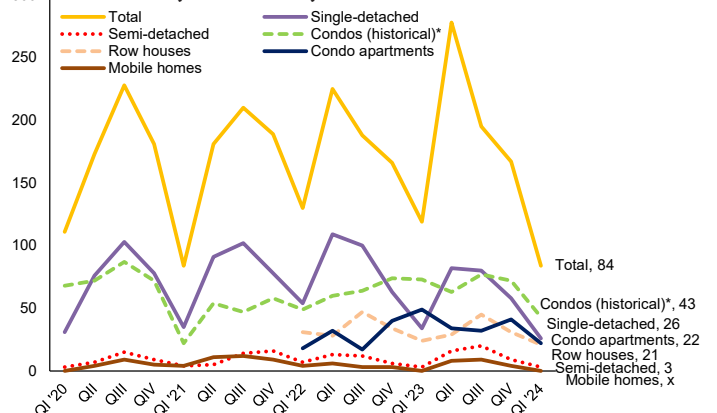
\*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics.

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

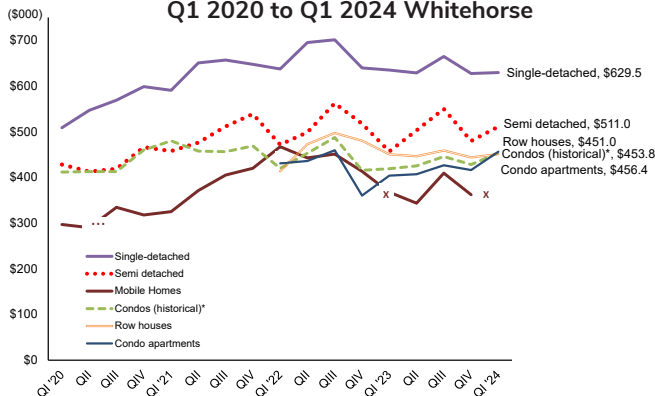
**6.2 Value of Real Estate Transactions Q1 2020 to Q1 2024**



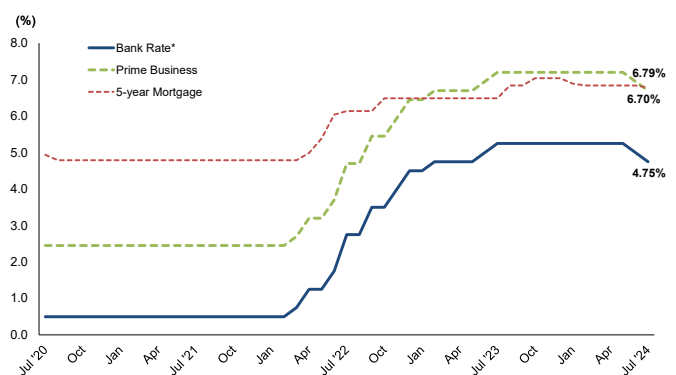
**6.3 Number of Residential Transactions Q1 2020 to Q1 2024 Whitehorse**



**6.4 Average Residential Sale Prices Q1 2020 to Q1 2024 Whitehorse**



**6.5 Selected Interest Rates\* July 2020 to July 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 \$41.4 million total value of real estate transactions in Whitehorse, \$16.4 million, or 39.5%, was from single detached houses.



## 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)
-252 -32.1%	-99,461 -42.3%	-164 -26.8%	19,543 30.1%	1 100.0%	-350 -97.2%	-14 -40.0%	-43,555 -75.3%	-75 -55.6%	-75,099 -67.1%	
<b>2024</b>										
July (p)	131	38,566.8	119	36,891.5	1	0.0	7	1,606.7	4	68.6
June (r)	114	11,602.8	98	5,357.8	0	0.0	7	5,610.1	9	635.0
May (r)	122	41,743.1	100	15,715.4	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
<b>2023 total</b>	<b>1,284</b>	<b>281,629.9</b>	<b>1,027</b>	<b>81,923.2</b>	<b>2</b>	<b>860.0</b>	<b>50</b>	<b>62,130.3</b>	<b>205</b>	<b>136,716.5</b>
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

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.

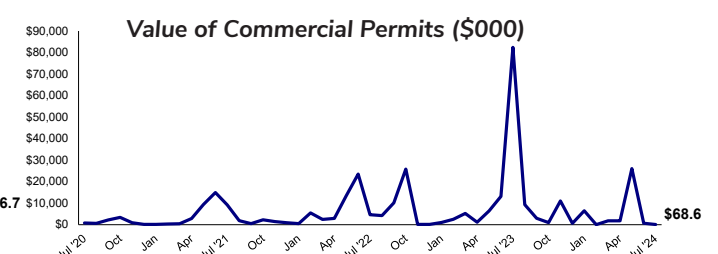
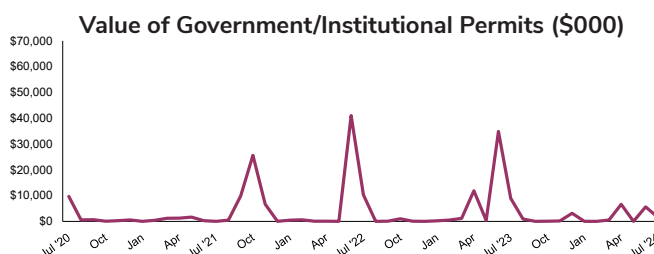
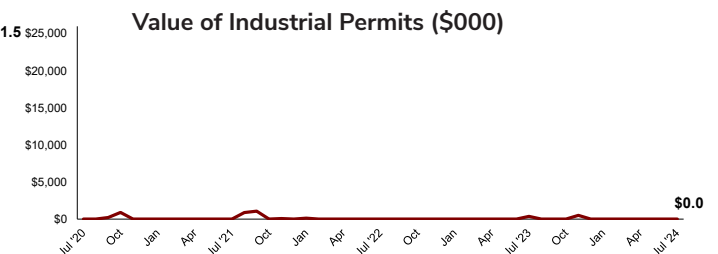
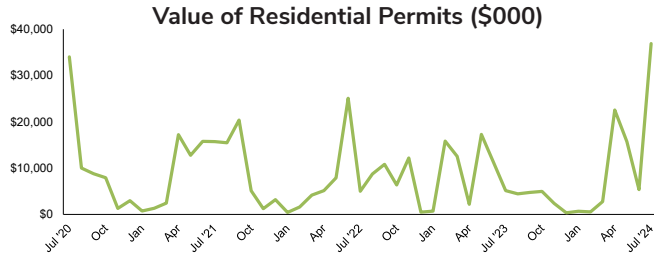
\*Please see table endnotes on page 12.  
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

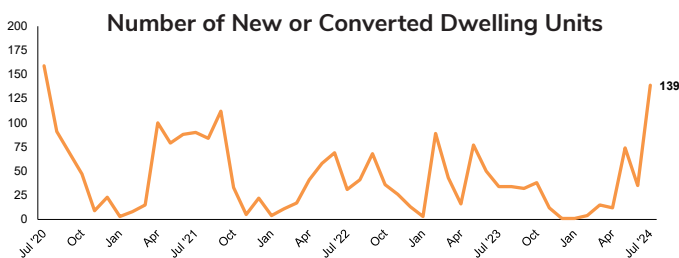
In January through July 2024, a total of 532 building permits were issued in Yukon, at a construction value of \$135.6 million. The construction value of permits decreased by \$99.5 million, or 42.3%, compared to the total value of permits issued in January through July 2023. Of the total construction value of building permits issued in January through July 2024:

- 62.3% was for residential;
- 0.0% was for industrial;
- 10.6% was for government/institutional; and
- 27.1% was for commercial.

### 7.2 Construction Value of Building Permits\*, Yukon, July 2020 to July 2024



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



#### Did you know?

During the first 7 months of 2024 (January through July), the number of permits used for new dwelling units was 280. The number decreased by 32 permits, or 10.3%, compared to the same time period in 2023 (312 units).

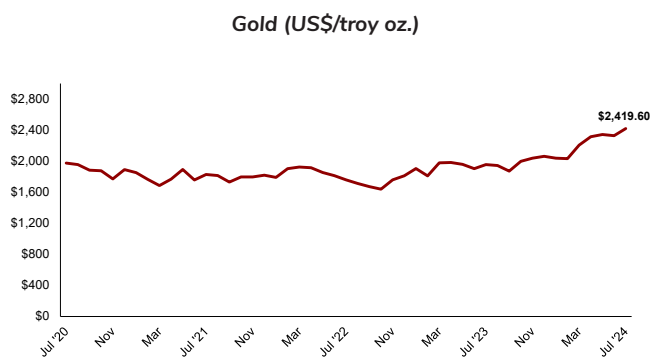
\*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

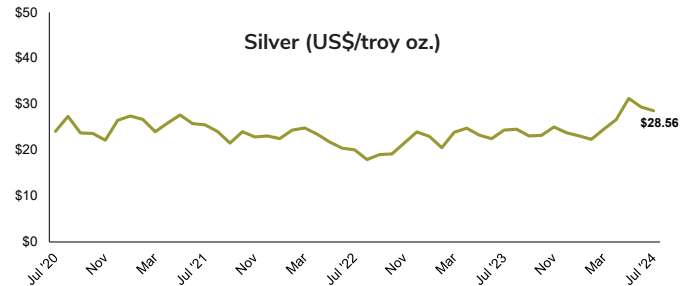
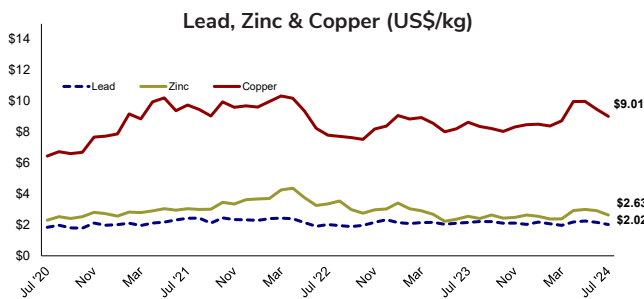


## 8. Resources

### 8.1 London Metal Commodity Prices\*, July 2020 to July 2024



	Jul '23	Jul '24	Jul '23 to Jul '24 Change
<b>US Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$1,955.55	\$2,419.60	\$464.05
<b>Silver</b>	\$24.36	\$28.56	\$4.20
	(\$/kg)		
<b>Lead</b>	\$2.15	\$2.02	-\$0.13
<b>Zinc</b>	\$2.55	\$2.63	\$0.08
<b>Copper</b>	\$8.64	\$9.01	\$0.37
<b>Canadian Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$2,574.61	\$3,352.78	\$778.17
<b>Silver</b>	\$32.06	\$39.57	\$7.51
	(\$/kg)		
<b>Lead</b>	\$2.83	\$2.80	-\$0.03
<b>Zinc</b>	\$3.36	\$3.65	\$0.29
<b>Copper</b>	\$11.37	\$12.49	\$1.12



\*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

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

#### Did you know?

Comparing July 2024 to July 2023, the price of gold in Canadian dollars increased by 30.2% and the price of silver in Canadian dollars increased by 23.4% .

### 8.2 Regular Self-Serve Gasoline

Average July 2024 Prices (cents per litre)

Watson Lake	187.4
Whitehorse	189.4
Jake's Corner	189.9
Mayo	191.9
Teslin	193.5
Burwash Landing	194.9
Haines Junction	197.2
Destruction Bay	199.9
Ross River	199.9
Carmacks	199.9
Carcross	199.9
Faro	199.9
Stewart Crossing	199.9
Dawson City	200.0
Pelly Crossing	201.9
Beaver Creek	218.9
Eagle Plains	248.0

### 8.3 Residential Furnace Oil

Average July 2024 Prices (cents per litre)

Marsh Lake	165.2
Tagish	165.2
Carcross	165.2
Teslin	166.0
Haines Junction	166.0
Carmacks	166.0
Ross River	166.4
Destruction Bay	167.1
Burwash Landing	167.1
Pelly Crossing	167.3
Stewart Crossing	167.6
Whitehorse	167.8
Faro	168.1
Watson Lake	169.2
Beaver Creek	169.2
Mayo	170.0
Dawson City	171.8

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



## 9. Transportation

### 9.1 Aircraft Movements\*, Whitehorse

Year-to-date change	134 0.8%
(no. of movements)	
<b>2024</b>	
May	4,591
April	4,952
March	2,710
February	2,189
January	1,572
<b>2023 total</b>	<b>37,836</b>
December	1,744
November	2,295
October	2,882
September	2,826
August	3,916
July	4,610
June	3,683
May	4,332

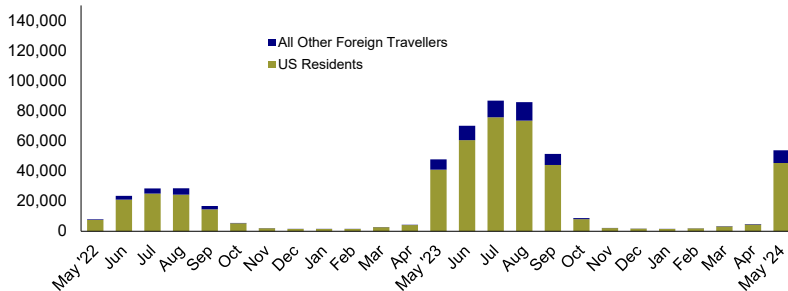
\*Please see table endnotes on page 12.  
Sources: Statistics Canada. Tables 23-10-0296-01.

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

	Total	Canadians	US Residents	Other Foreign Travellers
<b>Year-to-date change</b>	8,271 10.8%	732 4.0%	5,693 11.2%	1,846 25.5%
<b>2024</b>				
May	65,530	11,694	45,321	8,515
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
<b>2023 total</b>	<b>454,023</b>	<b>89,342</b>	<b>316,527</b>	<b>48,154</b>
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

Of the 65,530 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in May 2024:

- 84.8% entered through Fraser (Skagway, AK to Carcross);
- 7.8% entered through Beaver Creek;
- 5.6% through Pleasant Camp (Haines, AK to Haines Junction);
- 1.2% entered through Dawson City;
- 0.5% entered through Little Gold Creek; and
- 0.1% entered through Whitehorse.

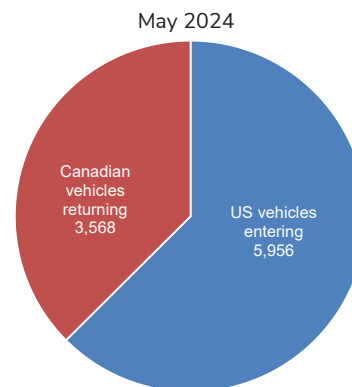


\*Please see endnotes on page 12.  
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

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

#### Did you know?

Compared to May 2023 (4,332), the number of aircraft movements at the Whitehorse airport in May 2024 (4,591), increased by 259, or 6.0%.



\*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		

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