



Yukon Monthly Statistical Review September 2024

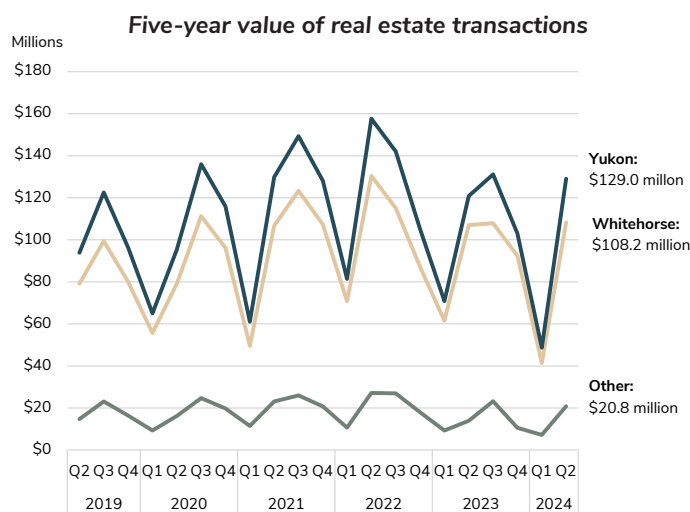
Highlights:

- In September 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 1.6%.
- In the second quarter of 2024, the total value of Yukon real estate transactions was \$129.0 million, an increase of \$8.2 million, or 6.8%, compared to the second quarter of 2023 (\$120.9 million).
- Comparing September 2024 to September 2023, the price of gold (\$CAD/troy oz.) increased by 41.2% from \$2,535.23 to \$3,580.88.

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

The total value of Yukon's real estate transactions in the second quarter of 2024 increased compared to the second quarter of 2023. In the second quarter of 2024, the total value of real estate transactions was \$129.0 million compared to \$120.9 million during the same period in 2023, an increase of \$8.2 million, or 6.8%.

The total value of real estate transactions in Whitehorse during the second quarter of 2024 increased compared to the second quarter of 2023. In the second quarter of 2024, the total value of real estate transactions was \$108.2 million compared to \$107.0 million during the same period in 2023, an increase of \$1.3 million, or 1.2%.



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

Yukon Real Estate Report, Second Quarter 2024: <https://yukon.ca/en/yukon-real-estate-report-q2-2024>

New from Yukon Bureau of Statistics:

- Yukon Employment, September 2024: <https://yukon.ca/en/yukon-employment-september-2024>
- Yukon Energy Facts, 2023: <https://yukon.ca/en/yukon-energy-facts-2023>

New from Statistics Canada:

- Looking at the economic impact of the COVID-19 pandemic on the Canadian dental industry: <https://www150.statcan.gc.ca/pub/75-006-x/2024001/article/00008-eng.pdf>

Interested in more data or updates?

Yukon Community Statistics
yukon.ca/community-statistics

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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
Total	46,259	23,420	22,839

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

1.2 Population by Community*

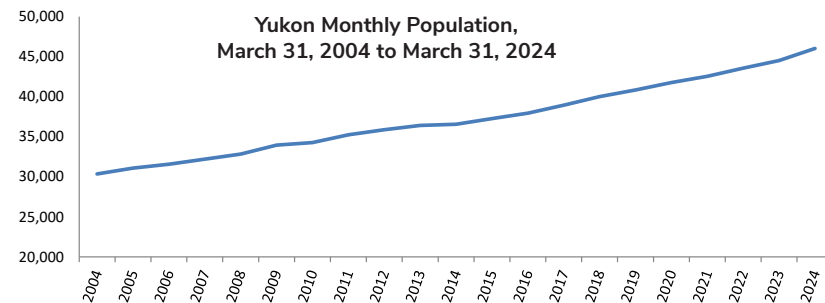
	Mar 31 2023	Dec 31 2023	Mar 31 2024
Beaver Creek	103	110	111
Burwash Landing	105	121	122
Carcross	474	494	493
Carmacks	581	596	599
Dawson City	2,331	2,380	2,374
Destruction Bay	61	60	64
Faro	468	455	447
Haines Junction	1,036	1,055	1,056
Johnson's Crossing	50	56	53
Mayo	463	467	466
Mendenhall	153	144	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 ¹	35,365	36,537	36,810
Other*	91	81	80
Yukon	44,683	45,980	46,259

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	41	-3	22
change	16.9%	-1.6%	18.6%
2024			
August (p)	31	35	50
July	34	21	33
June	41	27	24
May	38	17	10
April	40	16	8
March	35	18	7
February	36	22	6
January	29	29	2
2023 total	374	296	160
December	38	30	14
November	27	23	4
October	38	30	6
September	28	25	18
August	27	33	20

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

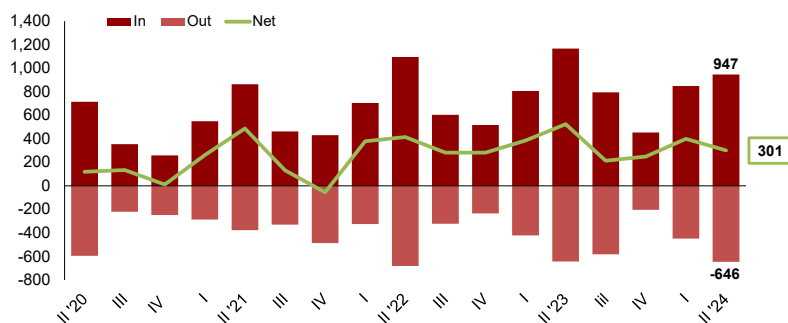


Population Report, First Quarter, 2024:
<https://yukon.ca/en/population-report-q1-2024>

Did you know?

Based on Statistics Canada's preliminary estimates for the second quarter of 2024, Yukon's largest net interprovincial population gain was from Quebec (+108 people); Yukon's largest net population loss was to British Columbia (-164 people).

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 second quarter of 2024, Yukon gained 301 people through net migration — 12 were lost through interprovincial migration and 313 were gained through international migration.

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

- Quebec (+108);
- Alberta (+42);
- Ontario (+35);
- Saskatchewan (+14); and
- Northwest Territories (+6).

Conversely, **net losses** were to:

- British Columbia (-164);
- New Brunswick (-31);
- Newfoundland and Labrador (-10);
- Nova Scotia (-6); and
- Manitoba (-6).

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						
September	26,800	25,300	1,500	5.6%	75.9%	71.7%
August	26,400	25,300	1,100	4.2%	75.0%	71.9%
July	26,300	25,400	800	3.0%	74.9%	72.4%
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%

Yukon Employment, September 2024: <https://yukon.ca/en/yukon-employment-september-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>

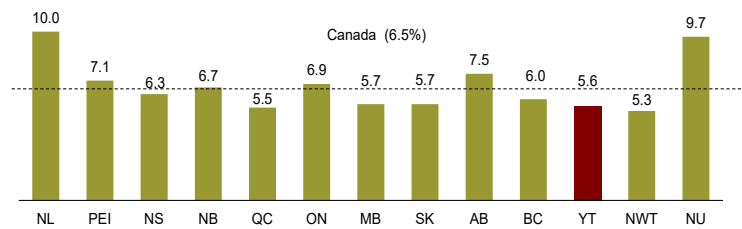
*Please see table endnotes on page 12.

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

Did you know?

Comparing September 2024 with September 2023, Yukon's unemployment rate increased by 2.0 percentage points (from 3.6% in 2023 to 5.6% in 2024). During the same period, the labour force participation rate increased by 2.5 percentage points (from 73.4% in 2023 to 75.9% in 2024).

2.2 Unemployment Rates*, September 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						
September	26,000	11,300	10,700	4,000	4,100	21,900
August	26,000	11,600	10,400	3,900	4,100	21,900
July	25,800	11,700	10,200	3,900	3,900	21,900
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

*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

Comparing September 2024 to August 2024, employment in the services-producing sector (21,900) remained the same, and the goods-producing sector's employment (4,100) also remained the same.

In September 2024, of the 26,000 employed in Yukon, 11,300, or 43.5%, were working in the public sector. Of the 14,700 workers in the private sector, 4,000, or 27.2%, 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)

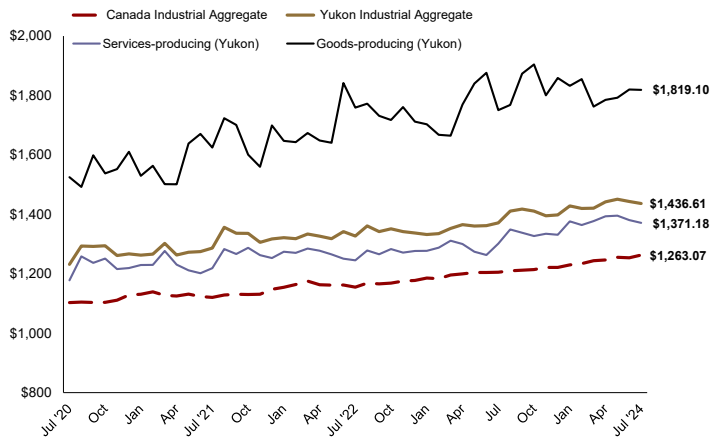
2.4 Average Weekly Earnings, Including Overtime*

	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	\$80.34 5.9%	\$170.08 12.0%	\$86.33 10.1%	\$31.55 2.4%	F ..	\$55.60 6.6%	\$169.34 14.7%	\$43.63 7.6%	\$54.19 5.0%	\$101.46 6.2%
(\$)										
2024										
July (p)	1,436.61	1,625.05	959.02	1,426.47	1,802.45	861.85	1,335.84	648.39	1,218.40	1,731.53
June (r)	1,443.48	1,600.85	967.57	1,449.58	1,924.46	828.38	1,329.19	654.65	1,106.84	1,740.61
May	1,450.76	1,597.12	959.54	1,393.44	1,733.39	915.24	1,308.89	646.83	1,090.30	1,726.28
April	1,441.91	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	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

*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).

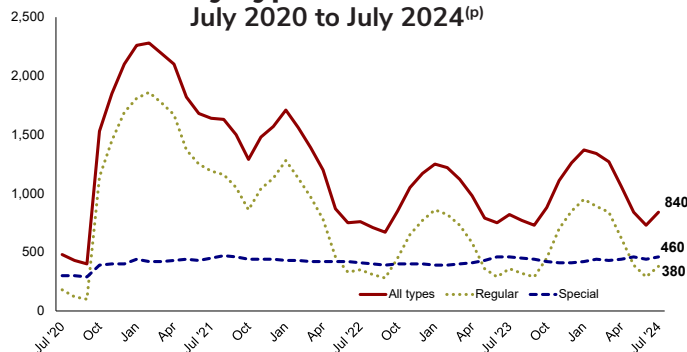
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada July 2020 to July 2024^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit* July 2020 to July 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?

Between July 2023 and July 2024, Yukon's average weekly earnings increased by \$65.28, or 4.8%. During the same period, the CPI for Whitehorse increased by 1.4%.

2.7 Employment Insurance Beneficiaries, by Community*

	Jul 2023	Jun ^(p) 2024	Jul ^(p) 2024
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	10	10	20
Dawson City	60	50	40
Faro	10	10	10
Haines Junction	20	30	30
Marsh Lake	10	10	10
Mayo	10	0	10
Mt. Lorne	0	0	0
Old Crow	10	10	0
Pelly Crossing	20	20	20
Ross River	10	10	10
Tagish	10	0	10
Watson Lake	20	20	20
Whitehorse	610	540	630
Yukon Total	820	730	840

*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	
	Sep 2023	Aug 2024	Sep 2024	Aug '24 to Sep '24	Sep '23 to Sep '24
All-Items	156.8	160.2	159.7	-0.3	1.8
Food	156.3	162.7	162.7	0.0	4.1
Shelter	201.4	211.8	212.1	0.1	5.3
Household Operations, Furnishings & Equipment	110.3	110.2	111.6	1.3	1.2
Clothing & Footwear	108.4	104.8	103.5	-1.2	-4.5
Transportation	167.7	171.0	166.0	-2.9	-1.0
Health & Personal Care	149.7	152.1	150.7	-0.9	0.7
Recreation, Education & Reading	125.7	122.1	122.4	0.2	-2.6
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	192.6	199.2	198.5	-0.4	3.1
Special Aggregates					
Energy	232.4	225.4	222.4	-1.3	-4.3
All-items excluding energy	151.1	154.8	154.4	-0.3	2.2

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

On a **month-to-month** basis, comparing September 2024 to August 2024, the CPI for Whitehorse (figures for Yukon are not available) decreased by 0.3%.

Contributors to the decrease were the prices of:

- Inter-city transportation;
- Traveller accommodation; and
- Personal care supplies and equipment.

In September 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 1.6%.

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;
- Fuel oil and other fuels; and
- Inter-city transportation.

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%

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, August 2024

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 36.26	\$ 31.73	\$ 29.96	Eggs, 1 dozen	\$ 4.59	\$ 5.42	\$ 4.96
Stewing beef, 1 kg	\$ 21.90	\$ 20.43	\$ 20.06	Apples, 1 kg	\$ 6.07	\$ 6.12	\$ 6.01
Ground beef, 1 kg	\$ 15.19	\$ 14.05	\$ 14.24	Bananas, 1 kg	\$ 2.13	\$ 1.62	\$ 1.79
Pork chops, 1 kg	\$ 16.50	\$ 10.00	\$ 10.24	Oranges, 1 kg	\$ 5.86	\$ 4.89	\$ 4.74
Chicken, 1 kg	\$ 10.32	\$ 7.20	\$ 6.70	Carrots, 1 kg	\$ 3.72	\$ 3.51	\$ 3.43
Bacon, 500 grams	\$ 11.61	\$ 7.08	\$ 6.78	Onions, 1 kg	\$ 3.28	\$ 5.77	\$ 5.70
Milk, 4 l	\$ 6.15	\$ 5.89	\$ 5.99	Potatoes, 4.54 kgs	\$ 16.30	\$ 7.96	\$ 8.09
Butter, 454 grams	\$ 6.88	\$ 6.14	\$ 6.08				

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

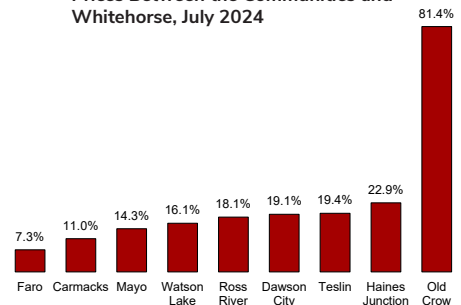
In August 2024, the prices of the selected food products (in the table above) in Whitehorse were **on average** 23.7% higher than Alberta and 21.0% higher than British Columbia.

3.3 Community Spatial Price Index, July 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	111.0	119.1	107.3	122.9	114.3	181.4	118.1	119.4	116.1
Meat/Fish/Seafood	109.1	110.2	106.1	88.6	110.6	147.6	97.2	116.4	104.6
Dairy/Eggs	104.1	120.0	104.1	149.3	111.4	165.8	120.2	120.3	119.4
Fruit/Veg.	123.4	109.2	102.4	114.0	124.5	189.2	130.2	117.4	119.1
Bread/Cereal	112.8	136.6	109.2	140.8	112.6	183.1	118.1	119.6	128.7
Other Foods	109.0	126.5	112.9	136.2	115.4	212.9	129.3	124.7	122.6
Household Operations	114.4	136.5	124.5	118.9	120.1	252.8	123.1	152.8	122.5
Health & Personal Care	125.6	139.7	107.7	123.9	128.1	173.6	112.2	128.7	122.6
Cigarettes	96.8	101.6	99.8	...	100.1	125.0	110.8	100.6	100.3
Gasoline/Diesel	107.2	107.8	105.6	107.4	105.9	...	104.3	102.4	100.8
Home Heating Fuel	101.6	102.7	101.0	101.6	101.4	...	100.4	101.6	105.0

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, July 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 July 2024 decreased by \$3.8 million, or 3.1%, compared to July 2023; Canada's retail sales increased 2.0% over the same time period. Year-to-date (January to July), Yukon's retail sales increased by \$32.3 million, or 4.9%, compared to the same time period in 2023; Canada's retail sales increased 1.0% 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*

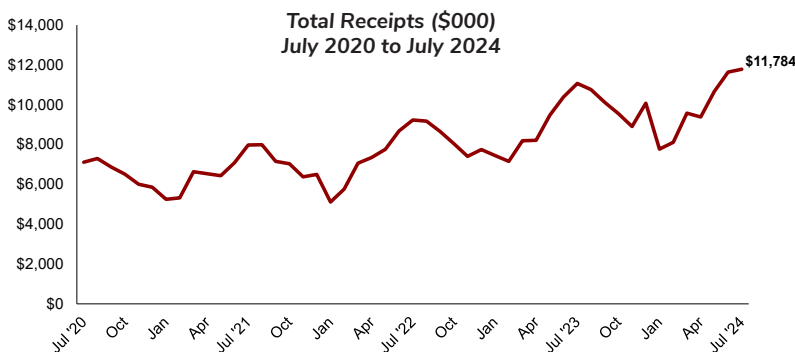
	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$32,346 4.9%	\$10,327 9.1%	x	\$5,065 3.0%	\$1,417 6.6%	\$3,083 5.0%	\$2,163 7.5%	\$12,806 8.8%	x	\$1,939 4.1%
(\$000)										
2024										
July (p)	116,960	20,625	x	28,113	3,090	10,430	4,826	29,026	x	8,360
June (r)	116,900	20,122	x	27,592	3,455	11,408	4,535	30,416	x	7,792
May	105,754	18,626	x	26,924	3,296	10,902	4,582	22,262	x	6,850
April	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
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

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

Did you know?

Yukon's per capita retail sales for July 2024 was \$2,504; a decrease of \$151, or 5.7%, compared to the same period in 2023 (\$2,655).

4.3 Food Services and Drinking Places



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

Comparing July 2024 to July 2023, the total receipts for food services and drinking places in Yukon increased by \$712,000, or 6.4%; Canada's receipts increased by 3.7%.



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 ¹	Triplex and Fourplex	Condominium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Cabin	Garden Suite
Median Rent											
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 [†]	\$1,339 [†]	\$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 [†]	\$1,201	...	...
5+ Bedrooms	\$3,429 [†]	\$3,442 [†]	x	...	...	...	...	...
Total Units											
All Sizes ⁴	2,378	189	71	621	217	254	865	93	55	..	8 [†]
Bachelor	204	...	...	29	6	25	111	33	...	...	...
1 Bedroom	768	8 [†]	4 [†]	199	94	58	364	26	3 [†]	...	8 [†]
2 Bedrooms	869	60	34	196	72	58	382	31	36	...	...
3-4 Bedrooms	524	110	33	197	45	111	8	4 [†]	17	...	...
5+ Bedrooms	13 [†]	11 [†]	2 [†]
Vacancy Rate											
All Sizes	1.8%	4.8%	1.4%	1.3%	4.6%	1.6%	1.0%	2.2%	0.0%	..	0.0% [†]
Bachelor	1.0%	...	...	0.0%	0.0%	0.0%	0.9%	3.0%	...	...	...
1 Bedroom	2.1%	0.0% [†]	0.0% [†]	4.0%	1.1%	0.0%	1.9%	0.0%	0.0% [†]	...	0.0% [†]
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% [†]	0.0%	...	...
5+ Bedrooms	30.8% [†]	36.4% [†]	0.0% [†]

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

¹ 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.

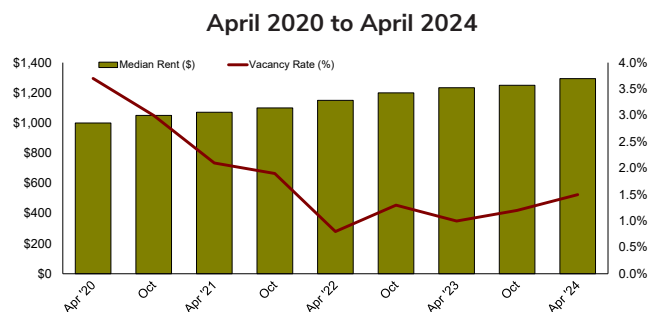
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2023-2024

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2024						
April	\$1,294	1.5%	\$979	7.7%	\$1,300	8.7%
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%

*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

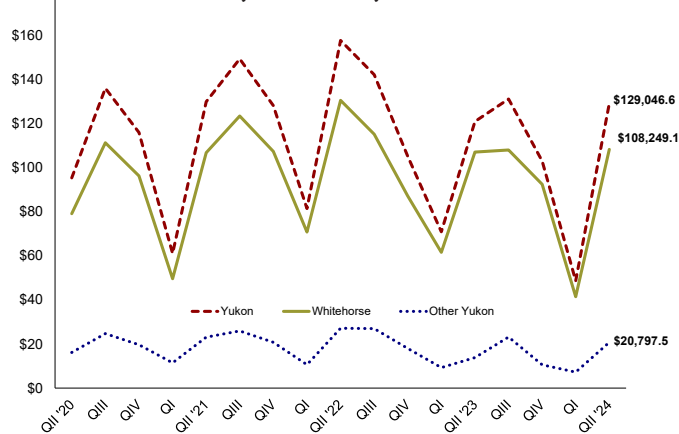
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	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)
Year-to-date change	-67	-18,884	-15	-5,739	-7	-2,593	2	2,136	-34	-11,645	x	x
	-16.9%	-11.2%	-12.9%	-7.8%	-36.8%	-27.5%	3.8%	9.0%	-41.0%	-34.6%	...	...
2024												
Q2	246	108,249.1	75	51,037.8	9	5,293.9	34	16,424.0	27	11,937.6	6	2,053.0
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

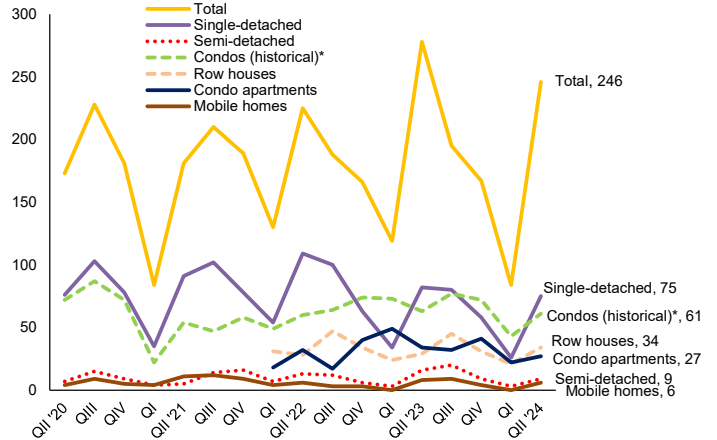
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics.

Yukon Real Estate Report, Second Quarter, 2024: <https://yukon.ca/en/yukon-real-estate-report-q2-2024>

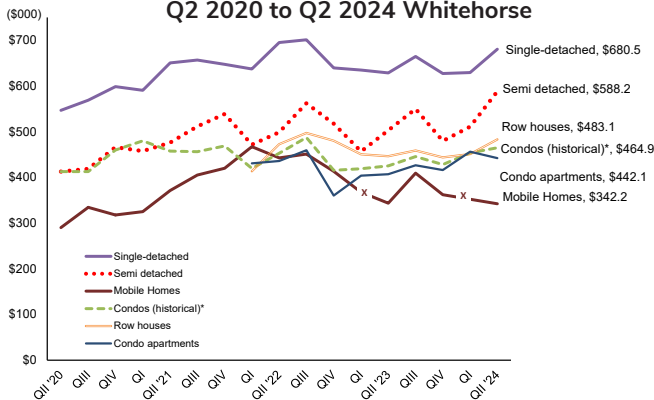
6.2 Value of Real Estate Transactions Q2 2020 to Q2 2024



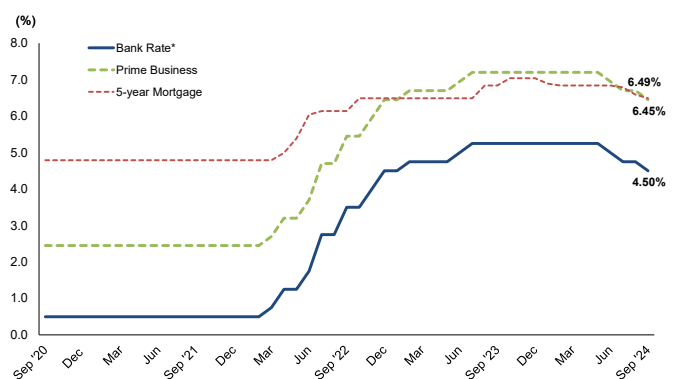
6.3 Number of Residential Transactions Q2 2020 to Q2 2024 Whitehorse



6.4 Average Residential Sale Prices Q2 2020 to Q2 2024 Whitehorse



6.5 Selected Interest Rates* September 2020 to September 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 second quarter of 2024, the total value of real estate transactions in Yukon was \$129.0 million: \$108.2 million in Whitehorse and \$20.8 million for the rest of Yukon. Comparing the second quarter of 2024 to that of 2023 (\$120.9 million), the total value of Yukon's real estate transactions increased by \$8.2 million, or 6.8%.

Did you know?

In the second quarter of 2024, the average sale price of a single detached house (including country residential) in Whitehorse was \$680,500, an increase of \$51,800 or 8.2%, from the second quarter of 2023.



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)
-225 -21.7%	7,414 3.5%	-141 -16.9%	68,204 92.5%	1 100.0%	-350 -97.2%	-13 -32.5%	-27,336 -50.1%	-72 -44.4%	-33,104 -39.4%	
2024										
September (p)	137	61,909.3	110	36,794.5	0	0.0	5	11,834.9	22	13,280.0
August (p)	156	24,696.2	141	20,732.1	0	0.0	3	1,610.0	12	2,354.1
July (r)	131	38,566.8	119	36,891.5	1	0.0	7	1,606.7	4	68.6
June (r)	111	10,902.8	97	5,282.8	0	0.0	6	5,045.1	8	575.0
May (r)	121	41,741.1	99	15,713.4	0	0.0	0	0.0	22	26,027.7
April (r)	67	30,938.4	53	22,540.5	1	10.0	3	6,611.7	10	1,776.1
March (r)	37	5,042.2	27	2,763.0	0	0.0	3	479.2	7	1,800.0
February (r)	17	573.4	16	558.4	0	0.0	0	0.0	1	15.0
January (r)	33	5,736.9	29	655.6	0	0.0	0	0.0	4	5,081.3
2023 total (r)	1,242	236,548.4	994	81,179.1	2	860.0	48	57,878.8	198	96,630.5
December (r)	23	4,090.1	16	324.1	0	0.0	3	3,146.0	4	620.0
November (r)	75	13,849.9	53	2,193.5	1	500.0	2	140.0	19	11,016.3
October (r)	109	5,914.7	93	4,933.2	0	0.0	3	69.0	13	912.5
September (r)	113	7,710.5	98	4,755.6	0	0.0	1	5.0	14	2,950.0

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

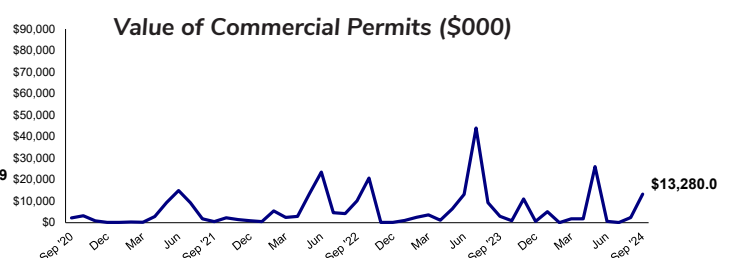
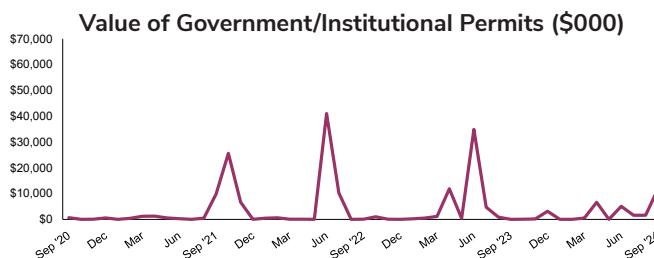
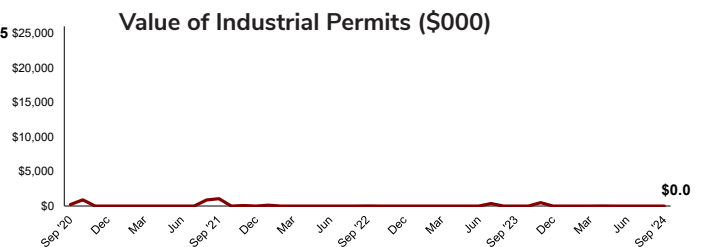
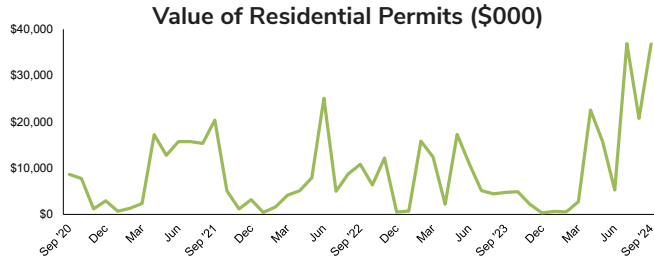
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

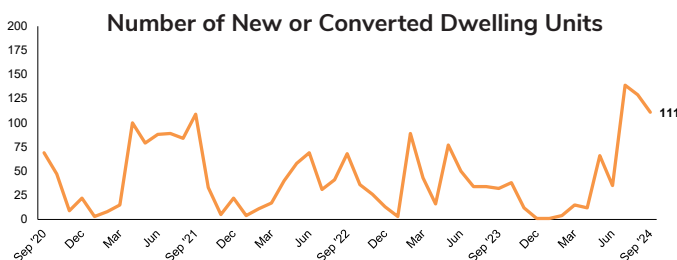
In January through September 2024, a total of 810 building permits were issued in Yukon, at a construction value of \$220.1 million. The construction value of permits increased by \$7.4 million, or 3.5%, compared to the total value of permits issued in January through September 2023. Of the total construction value of building permits issued in January through September 2024:

- 64.5% was for residential;
- 0.0% was for industrial;
- 12.4% was for government/institutional; and
- 23.2% was for commercial.

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



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



Did you know?

During the first nine months of 2024 (January through September), Yukon's residential permits included 512 for new dwelling units. This is an increase of 134 new dwelling units, or 35.4%, compared to the same period in 2023 (378 units).

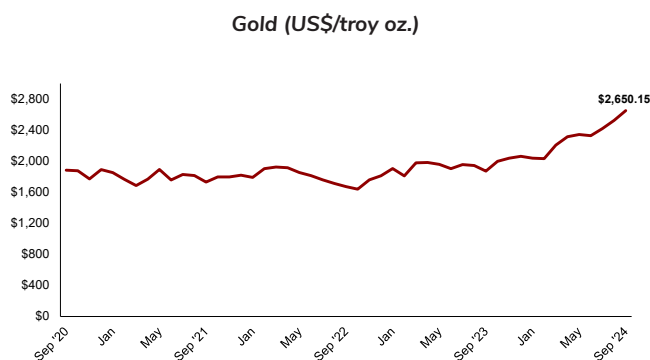
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

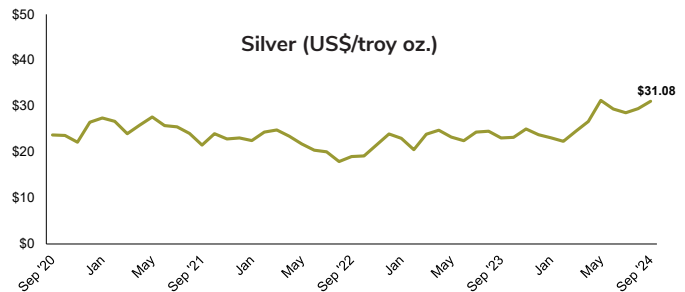
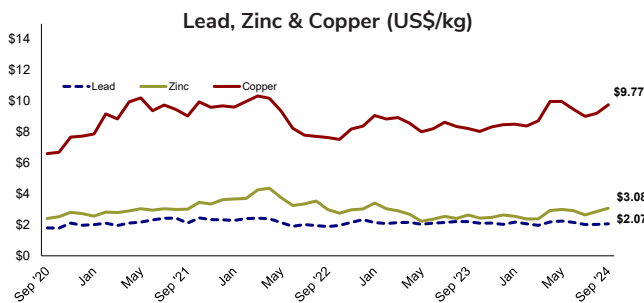


8. Resources

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



	Sep '23	Sep '24	Sep '23 to Sep '24 Change
US Dollars			
	(\$/troy oz)		
Gold	\$1,871.60	\$2,650.15	\$778.55
Silver	\$23.08	\$31.08	\$8.00
	(\$/kg)		
Lead	\$2.21	\$2.07	-\$0.14
Zinc	\$2.64	\$3.08	\$0.44
Copper	\$8.23	\$9.77	\$1.54
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,535.23	\$3,580.88	\$1,045.65
Silver	\$31.26	\$41.99	\$10.73
	(\$/kg)		
Lead	\$2.99	\$2.80	-\$0.19
Zinc	\$3.58	\$4.16	\$0.58
Copper	\$11.15	\$13.20	\$2.05



*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 gold on September 30, 2024 was \$2,650.15 USD per troy oz., an increase of \$920.89 USD, or 53.3%, over the average price of gold on September 30 during the previous five years (\$1,729.26 USD per troy oz.)

8.2 Regular Self-Serve Gasoline

Average September 2024 Prices (cents per litre)

Watson Lake	185.4
Whitehorse	187.0
Jake's Corner	187.4
Teslin	189.0
Burwash Landing	192.4
Mayo	194.4
Haines Junction	196.9
Destruction Bay	197.4
Faro	197.4
Stewart Crossing	197.4
Carmacks	199.9
Carcross	199.9
Pelly Crossing	199.9
Dawson City	200.2
Ross River	202.4
Beaver Creek	223.5
Eagle Plains	248.0

8.3 Residential Furnace Oil

Average September 2024 Prices (cents per litre)

Ross River	157.0
Whitehorse	160.9
Marsh Lake	162.0
Tagish	162.0
Carcross	162.0
Teslin	162.9
Haines Junction	162.9
Carmacks	162.9
Destruction Bay	163.9
Burwash Landing	163.9
Pelly Crossing	164.1
Stewart Crossing	164.5
Faro	165.0
Mayo	165.5
Watson Lake	166.0
Beaver Creek	166.0
Dawson City	167.2

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



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	297 1.2%
(no. of movements)	
2024	
July	4,259
June	4,191
May	4,597
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

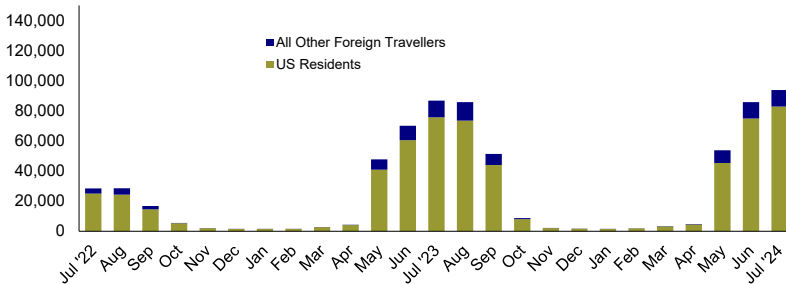
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	27,426 10.2%	-2,829 -5.2%	27,154 14.5%	3,101 11.1%
2024				
July	109,367	15,528	82,815	11,024
June	102,420	16,676	74,936	10,808
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
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

Of the 109,367 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in July 2024:

- 80.0% entered through Fraser (Skagway, AK to Carcross);
- 13.2% entered through Beaver Creek;
- 3.3% through Pleasant Camp (Haines, AK to Haines Junction);
- 1.7% entered through Little Gold Creek
- 1.6% entered through Dawson City; and
- 0.2% entered through Whitehorse.

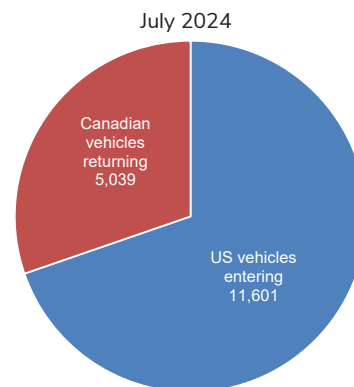


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

The number of aircraft movements at the Whitehorse airport in July 2024 was 4,259, a decrease of 351, or 7.6% compared to July 2023 (4,610). The number of aircraft movements year-to-date (January to July) was 24,470, an increase of 297, or 1.2% from the same time period in 2023 (24,173).

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: November 15, 2024