

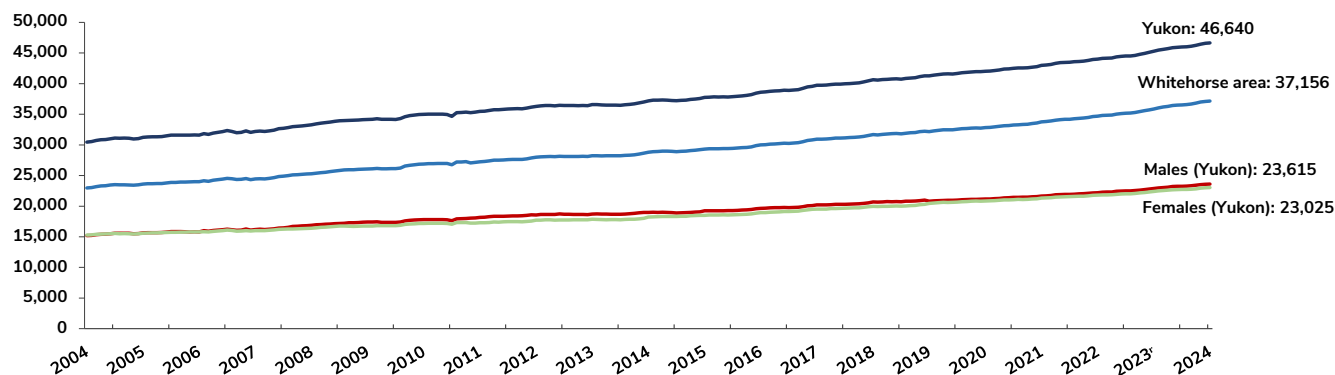


Highlights:

- On June 30, 2024, Yukon's population was 46,640, an increase of 381 people, or 0.8%, from the revised figure for March 31, 2024 (46,259), and an increase of 1,354 people, or 3.0%, from the revised figure for June 30, 2023 (45,286).
- In January through October 2024, a total of 907 building permits were issued in Yukon, at a construction value of \$230.7 million.

New publication this month: Population Report, Second Quarter 2024

Monthly Population
June 30, 2004 to June 30, 2024



From 2004 through 2014, Yukon's population increased almost steadily in most quarters of every year except in 2013. Positive growth rates — often very high — have been recorded in each quarter, from 2015 onwards. The June 30, 2024 population at 46,640 is the new record-high for Yukon.

Population Report, Second Quarter 2024: <https://yukon.ca/en/population-report-q2-2024>

New from Yukon Bureau of Statistics:

- Yukon Employment, October 2024: <https://yukon.ca/en/yukon-employment-october-2024>
- Yukon Fuel Price Survey, October 2024: <https://yukon.ca/en/yukon-fuel-price-survey-october-2024>
- Police-reported Crime Statistics in Yukon, 2023: <https://yukon.ca/en/police-reported-crime-statistics-yukon-2023>

New from Statistics Canada:

- The net impact of telework on restaurant revenues in Canada, 2022: <https://www150.statcan.gc.ca/pub/36-28-0001/2024010/article/00003-eng.pdf>
- Languages in Nunavut, 2021: <https://www150.statcan.gc.ca/pub/89-657-x/89-657-x2024007-eng.pdf>

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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*, Jun 30, 2024

	Total	Males	Females
0-4	2,227	1,133	1,094
5-9	2,573	1,289	1,284
10-14	2,542	1,371	1,171
15-19	2,313	1,212	1,101
20-24	2,765	1,455	1,310
25-29	3,466	1,725	1,741
30-34	4,143	2,022	2,121
35-39	4,293	2,074	2,219
40-44	3,670	1,830	1,840
45-49	3,048	1,525	1,523
50-54	2,879	1,440	1,439
55-59	2,615	1,344	1,271
60-64	3,034	1,511	1,523
65-69	2,656	1,368	1,288
70-74	1,997	1,050	947
75+	2,419	1,266	1,153
Total	46,640	23,615	23,025

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

1.2 Population by Community*

	Jun 30 2023	Mar 31 2024	Jun 30 2024
Beaver Creek	107	111	111
Burwash Landing	101	122	120
Carcross	485	493	495
Carmacks	591	599	602
Dawson City	2,361	2,374	2,391
Destruction Bay	63	64	66
Faro	460	447	454
Haines Junction	1,052	1,056	1,055
Johnson's Crossing	54	53	53
Mayo	471	466	466
Mendenhall	150	142	139
Old Crow	255	252	249
Pelly Crossing	374	383	381
Ross River	408	397	403
Tagish	393	393	396
Teslin	501	508	510
Watson Lake	1,512	1,509	1,513
Whitehorse Area ¹	35,858	36,810	37,156
Other*	90	80	80
Yukon	45,286	46,259	46,640

¹ Marsh Lake is included in Whitehorse Area.
* Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

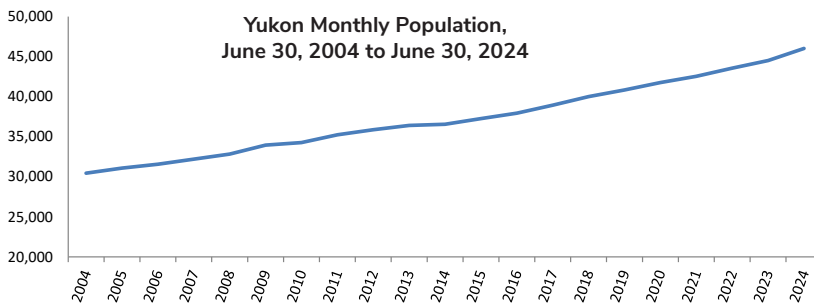
1.3 Vital Statistics*

	Births	Deaths	Marriages
Year-to-date	54	-2	23
change	19.9%	-0.9%	16.9%
2024			
September (p)	37	26	17
August (r)	31	35	51
July (r)	38	21	33
June	41	27	24
May (r)	38	17	11
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

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

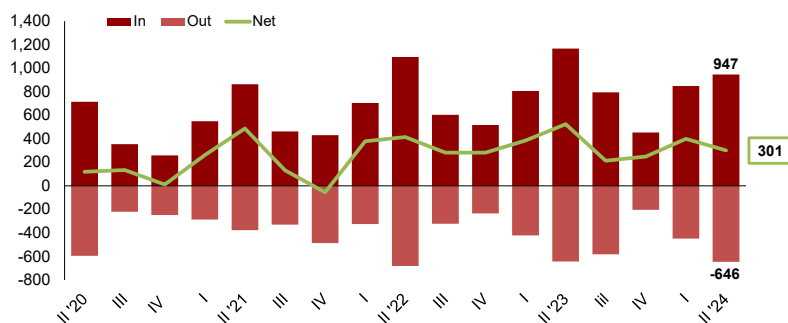
Did you know?

Between June 30, 2023 and June 30, 2024, Yukon population in the 20- to 24-year age group increased 9.7%, the highest percentage growth among all five-year age groups.



Population Report, Second Quarter, 2024:
<https://yukon.ca/en/population-report-q2-2024>

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						
October	27,400	25,700	1,600	5.8%	77.4%	72.6%
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%

Yukon Employment, October 2024:

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

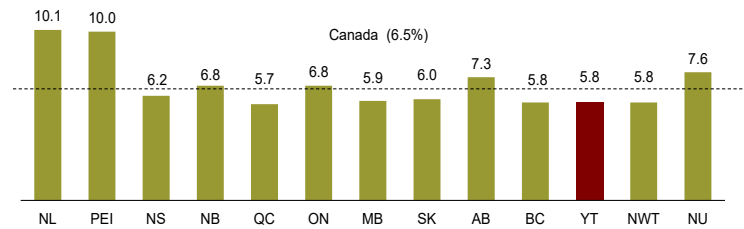
*Please see table endnotes on page 12.

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

Did you know?

Of employed people in Yukon aged 15 years and over, 22,800, or 87.7%, were employed full-time in October 2024. Yukon had the third highest proportion of full-time employment among provinces and territories. In Canada, 81.5% of employed persons worked full-time in October 2024.

2.2 Unemployment Rates*, October 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						
October	26,000	11,100	11,000	3,900	4,000	22,000
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

*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

Comparing October 2024 to September 2024, employment in the services-producing sector (22,000) increased by 100, or 0.5%, and the goods-producing sector's employment (4,000) decreased by 100, or 2.4%.

In October 2024, of the 26,000 employed in Yukon, 11,100, or 42.7%, were working in the public sector. Of the 14,900 workers in the private sector, 3,900, or 26.2%, 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)

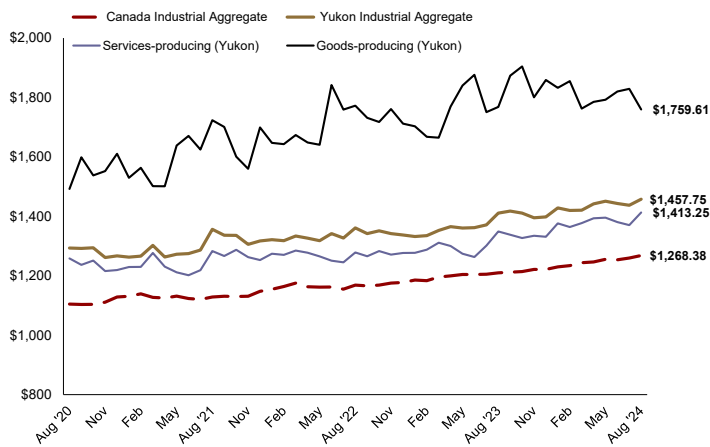
2.4 Average Weekly Earnings, Including Overtime*

	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	\$76.24 5.6%	\$159.11 11.1%	\$90.12 10.6%	\$65.14 4.9%	F ..	\$38.76 4.6%	\$147.98 12.7%	\$48.46 8.3%	\$49.03 4.5%	\$90.33 5.5%
(\$)										
2024										
August (p)	1,457.75	1,629.59	990.29	1,565.29	F	819.36	1,312.48	695.31	1,143.68	1,756.68
July (r)	1,437.38	1,634.84	956.41	1,472.61	1,811.10	863.87	1,319.55	650.51	1,191.85	1,725.69
June	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

*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).

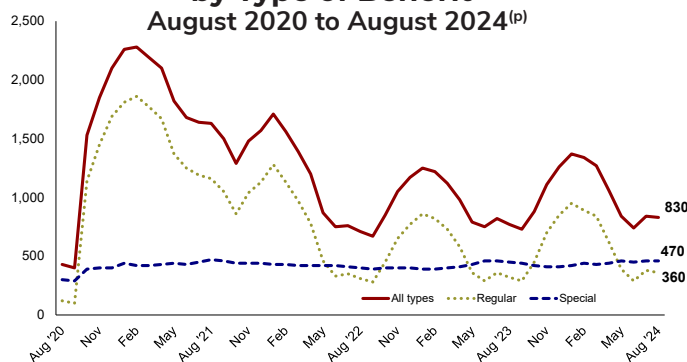
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada August 2020 to August 2024^(p)



*Please see endnotes on page 12.

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

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

Yukon's preliminary number of employment insurance beneficiaries receiving regular benefits in August 2024 was 360. Of those 360 beneficiaries, 230, or 63.9%, were located in Whitehorse.

2.7 Employment Insurance Beneficiaries, by Community*

	Aug 2023	Jul ^(p) 2024	Aug ^(p) 2024
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	10	20	20
Dawson City	40	40	40
Faro	10	10	10
Haines Junction	20	30	30
Marsh Lake	10	10	10
Mayo	0	10	10
Mt. Lorne	0	0	0
Old Crow	10	0	10
Pelly Crossing	20	20	20
Ross River	10	10	10
Tagish	10	10	10
Watson Lake	30	20	30
Whitehorse	580	630	610
Yukon Total	770	840	830

*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

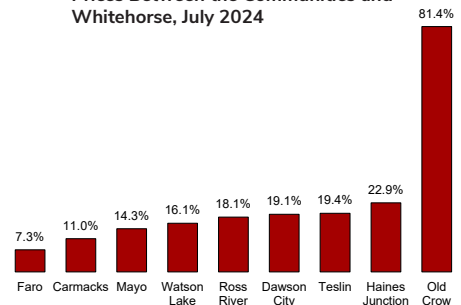
In August 2024, the prices of the selected food products (in the table above) in Whitehorse were **on average** 23.7% higher than Alberta and 21.0% higher than British Columbia.

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 August 2024 decreased by \$11.6 million, or 9.6%, compared to August 2023; Canada's retail sales increased 0.6% over the same time period. Year-to-date (January to August), Yukon's retail sales increased by \$20.1 million, or 2.6%, 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*

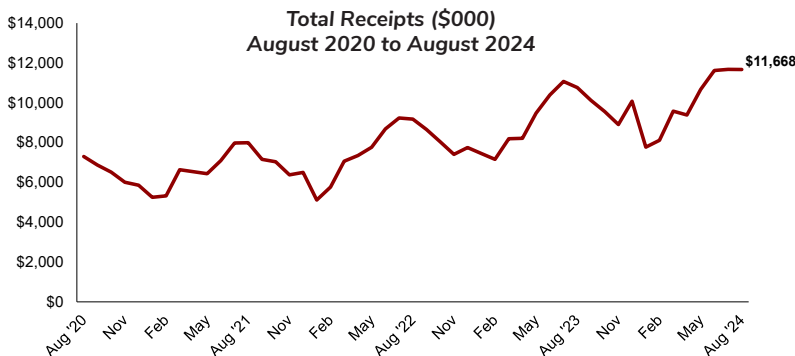
	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$20,139 2.6%	\$10,332 7.9%	x	\$5,549 2.8%	\$1,588 6.3%	\$3,477 4.9%	-\$2,156 -6.5%	\$5,602 3.1%	x	\$1,659 3.0%
(\$000)										
2024										
August (p)	109,765	16,954	x	28,601	3,565	10,221	1,574	28,279	x	7,993
July (r)	116,377	20,611	x	27,927	3,363	10,414	3,343	29,763	x	8,255
June	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

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

Did you know?

In August 2024, Yukon's preliminary sales from Food and beverage retailers was \$28.6 million dollars, accounting for 26.1% of the total retail sales.

4.3 Food Services and Drinking Places



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

Comparing August 2024 to August 2023, the total receipts for food services and drinking places in Yukon increased by \$906,000, or 8.4%; Canada's receipts increased by 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 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 Sizes⁴	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.

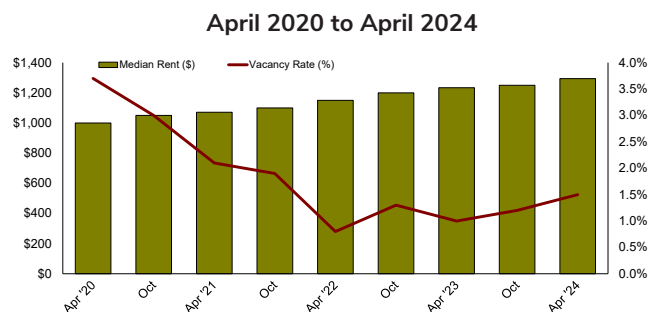
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2023-2024

	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

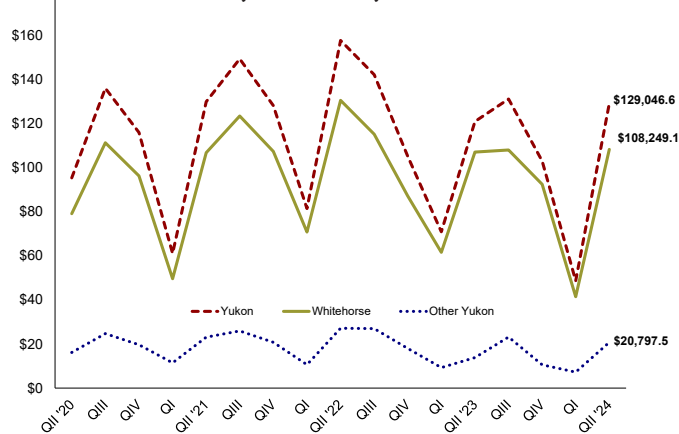
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	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

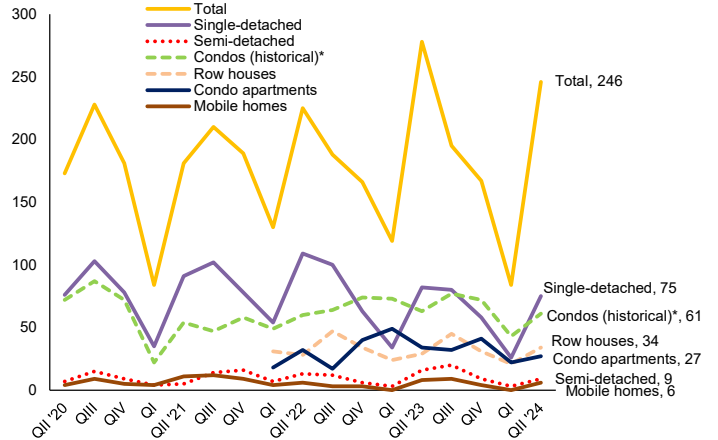
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales.
Source: Yukon Bureau of Statistics.

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

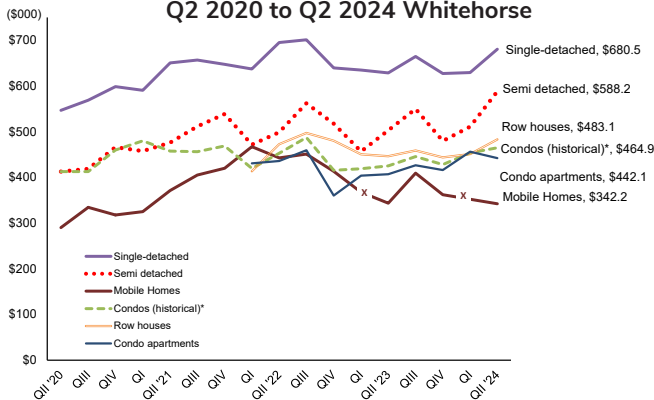
6.2 Value of Real Estate Transactions Q2 2020 to Q2 2024



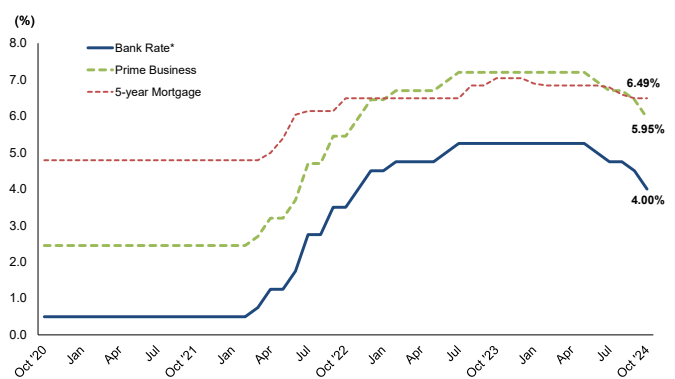
6.3 Number of Residential Transactions Q2 2020 to Q2 2024 Whitehorse



6.4 Average Residential Sale Prices Q2 2020 to Q2 2024 Whitehorse



6.5 Selected Interest Rates* October 2020 to October 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 total sales value of single detached houses in Whitehorse (including country residential) was \$51.0 million, a decrease of \$518,700, or 1.0%, compared to the second quarter of 2023 (\$51.6 million).



7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date change	-217	13,292	-150	71,528	4	-345	-7	-26,359	-64	-31,533
	-19.3%	6.1%	-16.3%	91.0%	400.0%	-95.8%	-18.9%	-48.7%	-38.8%	-37.4%
2024										
October	97	10,676.8	80	8,248.2	3	5.0	3	600.0	11	1,823.6
September	137	61,840.3	110	36,725.5	0	0.0	5	11,834.9	22	13,280.0
August	156	24,696.2	141	20,732.1	0	0.0	3	1,610.0	12	2,354.1
July	131	38,566.8	119	36,891.5	1	0.0	7	1,606.7	4	68.6
June	111	10,902.8	97	5,282.8	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	67	30,938.4	53	22,540.5	1	10.0	3	6,611.7	10	1,776.1
March	37	5,042.2	27	2,763.0	0	0.0	3	479.2	7	1,800.0
February	17	573.4	16	558.4	0	0.0	0	0.0	1	15.0
January	33	5,736.9	29	655.6	0	0.0	0	0.0	4	5,081.3
2023 total	1,219	235,332.3	988	81,089.7	2	860.0	42	57,432.1	187	95,950.5
December	23	4,090.1	16	324.1	0	0.0	3	3,146.0	4	620.0
November	72	13,819.0	51	2,182.7	1	500.0	2	140.0	18	10,996.3
October	109	5,914.7	93	4,933.2	0	0.0	3	69.0	13	912.5

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.

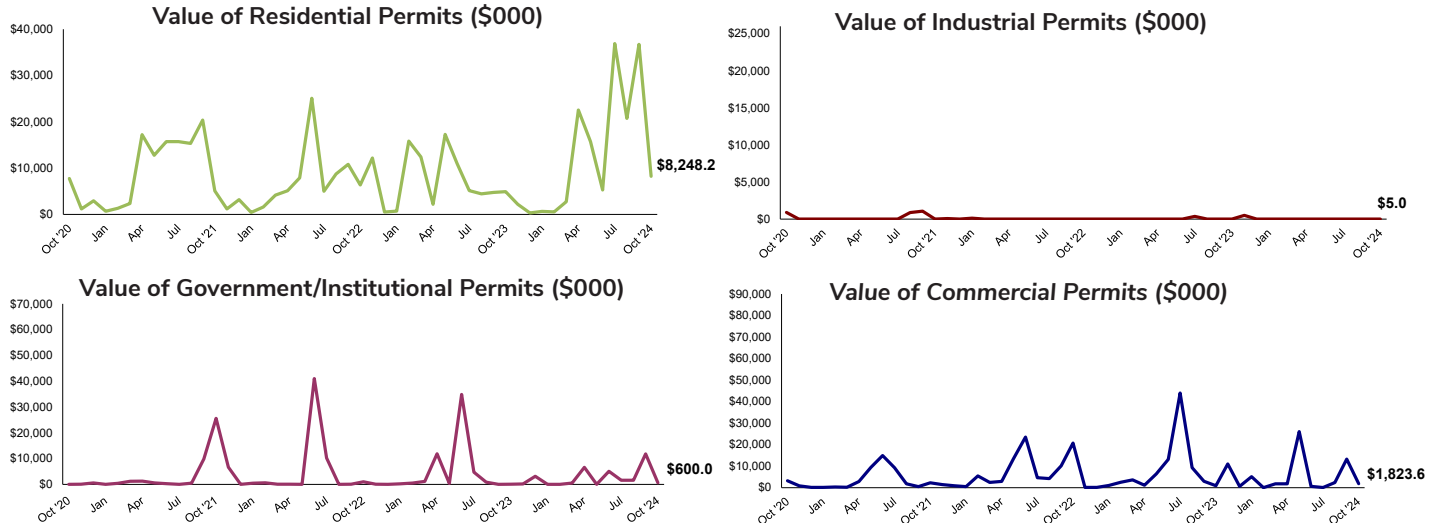
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

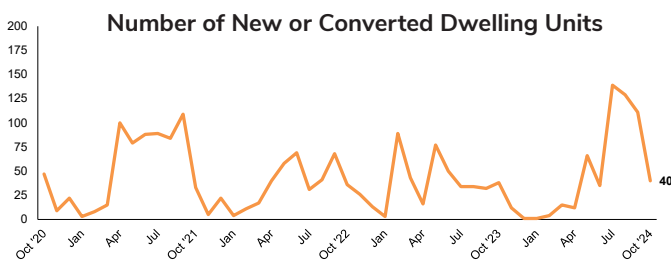
In January through October 2024, a total of 907 building permits were issued in Yukon, at a construction value of \$230.7 million. The construction value of permits increased by \$13.3 million, or 6.1%, compared to the total value of permits issued in January through October 2023. Of the total construction value of building permits issued in January through October 2024:

- 65.1% was for residential;
- 0.0% was for industrial;
- 12.0% was for government/institutional; and
- 22.9% was for commercial.

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



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



Did you know?

During the first ten months of 2024 (January through October), Yukon's total number of permits issued was 907. This is a decrease of 217 permits, or 19.3%, compared to the same period in 2023 (1,124 permits).

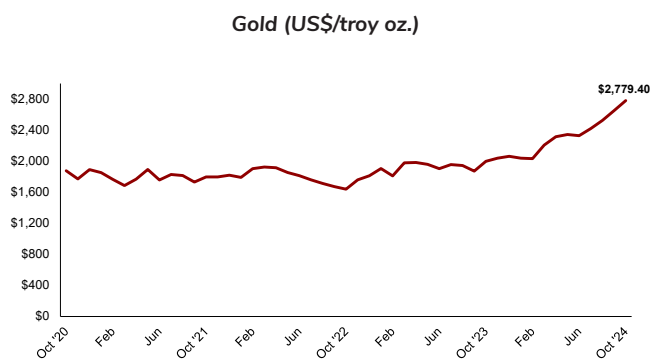
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

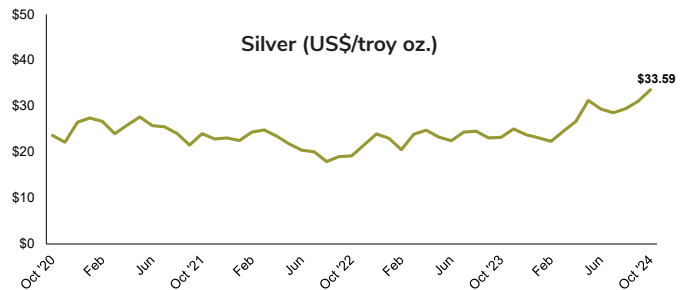
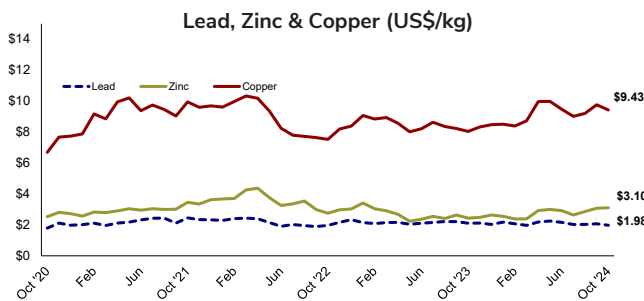


8. Resources

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



	Oct '23	Oct '24	Oct '23 to Oct '24 Change
US Dollars			
	(\$/troy oz)		
Gold	\$1,997.60	\$2,779.40	\$781.80
Silver	\$23.20	\$33.59	\$10.39
	(\$/kg)		
Lead	\$2.11	\$1.98	-\$0.13
Zinc	\$2.43	\$3.10	\$0.67
Copper	\$8.04	\$9.43	\$1.39
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,773.23	\$3,872.39	\$1,099.16
Silver	\$32.21	\$46.80	\$14.59
	(\$/kg)		
Lead	\$2.93	\$2.75	-\$0.18
Zinc	\$3.38	\$4.32	\$0.94
Copper	\$11.16	\$13.13	\$1.97



*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 average price of regular self-serve gasoline for October 2024 in Whitehorse was 184.3 cents per litre; a decrease of 7.5 cents per litre, or 3.9%, compared to October 2023 (191.8 cents per litre).

8.2 Regular Self-Serve Gasoline

Average October 2024 Prices (cents per litre)

Watson Lake	181.9
Mayo	182.5
Whitehorse	184.3
Jake's Corner	184.9
Teslin	189.0
Burwash Landing	189.9
Dawson City	194.2
Faro	194.9
Stewart Crossing	194.9
Carmacks	194.9
Pelly Crossing	196.6
Ross River	196.6
Destruction Bay	198.2
Haines Junction	199.9
Carcross	199.9
Beaver Creek	221.0
Eagle Plains	248.0

8.3 Residential Furnace Oil

Average October 2024 Prices (cents per litre)

Ross River	156.4
Marsh Lake	158.9
Tagish	158.9
Carcross	158.9
Teslin	159.7
Haines Junction	159.7
Carmacks	159.7
Destruction Bay	160.8
Burwash Landing	160.8
Pelly Crossing	161.0
Stewart Crossing	161.3
Faro	161.8
Mayo	161.8
Watson Lake	162.9
Beaver Creek	162.9
Whitehorse	163.1
Dawson City	163.7

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



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-96 -0.3%
(no. of movements)	
2024	
August	3,523
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

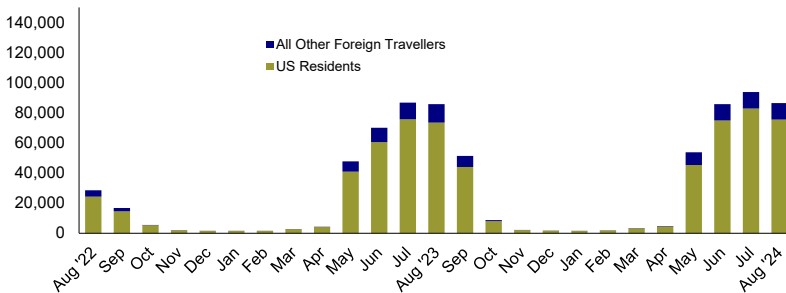
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	23,904 6.4%	-7,100 -9.6%	29,166 11.2%	1,838 4.6%
2024				
August	102,161	15,653	75,564	10,944
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

Of the 102,161 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in August 2024:

- 83.1% entered through Fraser (Skagway, AK to Carcross);
- 14.1% entered through Beaver Creek;
- 2.1% entered through Dawson City;
- 0.4% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.2% entered through Whitehorse.

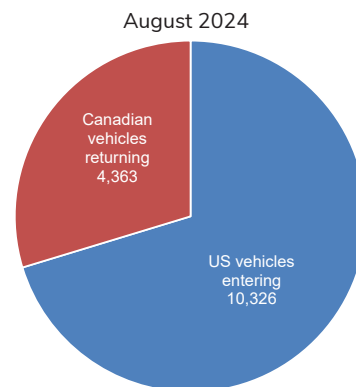


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

The number travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in the first eight months of 2024 (January through August) was 398,714, an increase of 23,904, or 6.4%, compared to the same period in 2023 (374,810). Compared to the pre-pandemic number of travellers (419,587) during the same period of 2019, this is a decrease of 20,873, or 5.6%.

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: December 13, 2024