

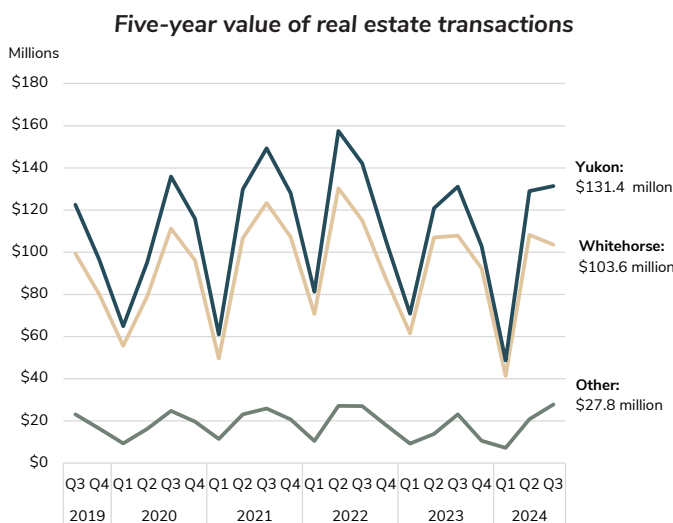


Yukon Monthly Statistical Review November 2024

Highlights:

- In October 2024, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.2% (figures for Yukon are not available); for Canada, the CPI increased 2.8%.
- The price of gold on November 29, 2024, was \$ (\$2,664.30) USD per troy oz., an increase of \$626.45 USD, or 30.7%, over the price of gold on November 30, 2023 (\$2,037.85).

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



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

In the third quarter of 2024, the total value of real estate transactions in Yukon was \$131.4 million: \$103.6 million in Whitehorse and \$27.8 million for the rest of Yukon.

Following third quarter declines of 4.8% in 2022 and 7.8% in 2023, the total value of Yukon's real estate transactions in the third quarter of 2024 (131.4 million) increased by \$322,800, or 0.2% compared to the same period in 2023.

Yukon Real Estate Report, Third Quarter 2024:
<https://yukon.ca/en/yukon-real-estate-report-q3-2024>

New from Yukon Bureau of Statistics:

- Yukon Employment, November 2024:
<https://yukon.ca/en/yukon-employment-november-2024>
- Yukon Fuel Price Survey, November 2024:
<https://yukon.ca/en/yukon-fuel-price-survey-november-2024>
- Balance of Trade, 2021:
<https://yukon.ca/en/balance-trade-2021>
- Yukon Business Survey; Results by First Nation Ownership, 2023:
<https://yukon.ca/en/yukon-business-survey-results-first-nation-ownership-2023>

New from Statistics Canada:

- Indigenous journeyers: Trends and socioeconomic characteristics, 2010 to 2020: <https://www150.statcan.gc.ca/pub/41-20-0002/412000022024004-eng.pdf>
- Shelters for victims of abuse with ties to Indigenous communities or organizations in Canada, 2022/2023: <https://www150.statcan.gc.ca/pub/85-002-x/2024001/article/00008-eng.pdf>

Interested in more data or updates?

Yukon Community Statistics
yukon.ca/community-statistics

Visit our Community Statistics website for downloadable data by Yukon community and subject.



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1. Population

1.1 Population by Age and Sex*, 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*

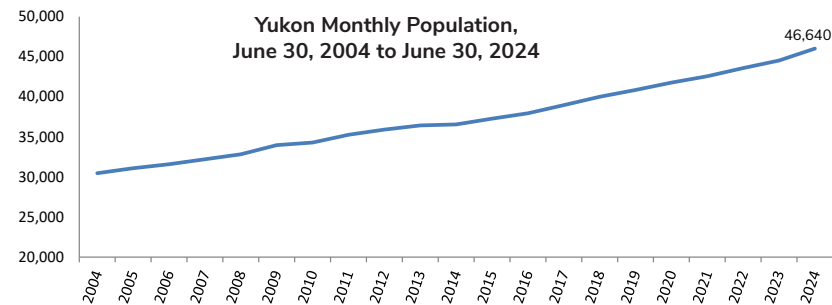
	Jun 30 2023	Mar 31 2024	Jun 30 2024
Beaver Creek	107	111	111
Burwash Landing	101	122	120
Carcross	485	493	495
Carmacks	591	599	602
Dawson City	2,361	2,374	2,391
Destruction Bay	63	64	66
Faro	460	447	454
Haines Junction	1,052	1,056	1,055
Johnson's Crossing	54	53	53
Mayo	471	466	466
Mendenhall	150	142	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	50	4	24
change	16.2%	1.6%	16.9%
2024			
October (p)	30	36	6
September (r)	41	26	18
August	31	35	51
July	38	21	33
June	41	27	24
May	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

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

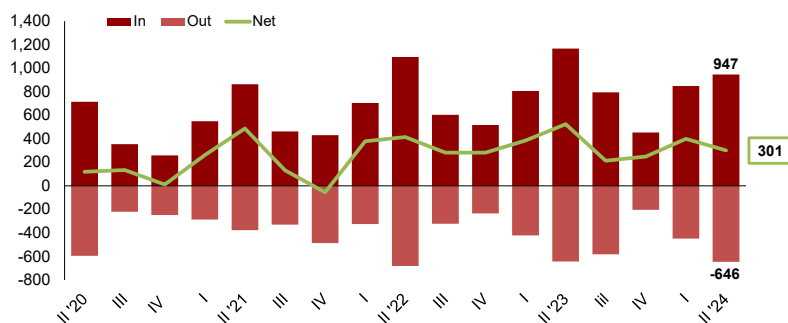


Population Report, Second Quarter, 2024:
<https://yukon.ca/en/population-report-q2-2024>

Did you know?

On June 30, 2024, Yukon residents aged 65 and over made up 15.2% of the total population — an increase of 4.9 percentage points compared to June 30, 2014 (10.3%).

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						
November	27,300	25,700	1,600	5.9%	76.9%	72.4%
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%

Yukon Employment, November 2024:
<https://yukon.ca/en/yukon-employment-november-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>

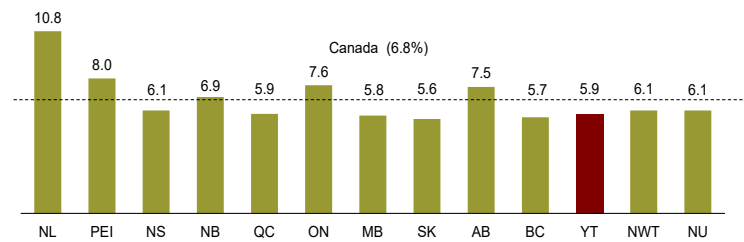
*Please see table endnotes on page 12.

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

Did you know?

From January to November of 2024, on average, 43.5% of working Yukoners were employed by one of the four levels of government in the territory. This is an increase of 0.6 percentage points compared to the same period in 2023 (42.9%).

2.2 Unemployment Rates*, November 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						
November	25,500	11,200	10,700	3,700	3,700	21,800
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

*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

Comparing November 2024 to October 2024, employment in the services-producing sector (21,800) decreased by 200, or 0.9%. Employment in the goods-producing sector (3,700) decreased by 300, or 7.5% over the same period.

In November 2024, of the 25,500 employed in Yukon, 11,200, or 43.8%, were working in the public sector. Of the 14,400 workers in the private sector, 3,700, or 25.7%, 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)

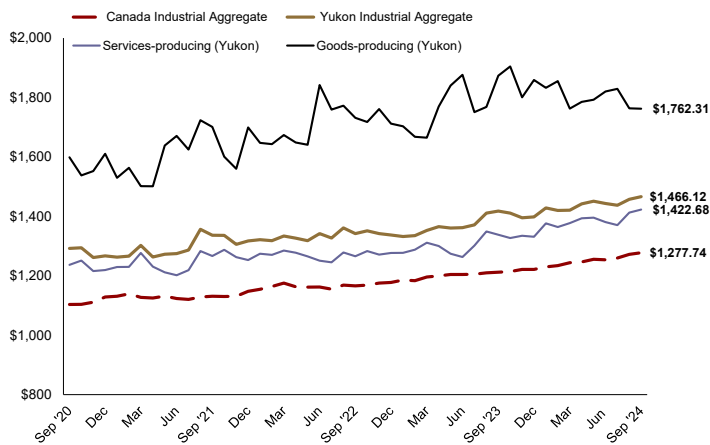
2.4 Average Weekly Earnings, Including Overtime*

	Yukon Average 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	\$73.10 5.3%	\$133.62 9.1%	\$91.98 10.7%	\$70.88 5.3%	F ..	\$37.62 4.5%	\$151.67 12.9%	\$44.12 7.6%	\$67.16 6.3%	\$88.46 5.4%
(\$)										
2024										
September (p)	1,466.12	1,632.54	986.80	1,518.92	1,885.29	869.15	1,407.80	620.15	1,172.09	1,775.62
August (r)	1,457.38	1,625.71	989.78	1,567.65	F	816.58	1,304.56	694.82	1,140.27	1,759.74
July	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

*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).

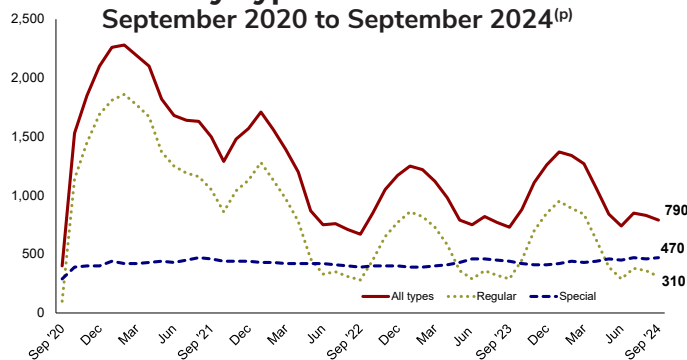
2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada September 2020 to September 2024^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance Beneficiaries, by Type of Benefit* September 2020 to September 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 September 2023 and September 2024, Yukon's average weekly earnings increased by \$48.31, or 3.4%. During the same period, the Whitehorse CPI increased by 1.8%.

2.7 Employment Insurance Beneficiaries, by Community*

	Sep 2023	Aug ^(p) 2024	Sep ^(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	0	10	0
Pelly Crossing	20	20	10
Ross River	10	10	10
Tagish	0	10	10
Watson Lake	20	30	30
Whitehorse	560	610	590
Yukon Total	730	830	790

*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	
	Oct 2023	Sep 2024	Oct 2024	Sep '24 to Oct '24	Oct '23 to Oct '24
All-Items	156.1	159.7	159.6	-0.1	2.2
Food	154.9	162.7	163.3	0.4	5.4
Shelter	202.6	212.1	215.1	1.4	6.2
Household Operations, Furnishings & Equipment	110.9	111.6	112.7	1.0	1.6
Clothing & Footwear	107.3	103.5	107.1	3.5	-0.2
Transportation	166.4	166.0	164.8	-0.7	-1.0
Health & Personal Care	150.6	150.7	151.4	0.5	0.5
Recreation, Education & Reading	122.5	122.4	118.0	-3.6	-3.7
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	192.5	198.5	193.6	-2.5	0.6
Special Aggregates					
Energy	231.0	222.4	236.2	6.2	2.3
All-items excluding energy	150.5	154.4	153.9	-0.3	2.3

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

On a **month-to-month** basis, comparing October 2024 to September 2024, the CPI for Whitehorse (figures for Yukon are not available) decreased by 0.1%.

Contributors to the decrease were the prices of:

- Traveller accommodation;
- Inter-city transportation; and
- Recreational equipment and services (excluding recreational vehicles).

In October 2024, on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 2.2% (figures for Yukon are not available); for Canada, the CPI increased 2.0%.

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

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, October 2024

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 34.67	\$ 30.07	\$ 27.64	Eggs, 1 dozen	\$ 4.64	\$ 5.52	\$ 5.04
Stewing beef, 1 kg	\$ 22.87	\$ 21.36	\$ 21.28	Apples, 1 kg	\$ 5.86	\$ 4.23	\$ 4.20
Ground beef, 1 kg	\$ 14.39	\$ 14.77	\$ 14.68	Bananas, 1 kg	\$ 2.11	\$ 1.61	\$ 1.78
Pork chops, 1 kg	\$ 16.71	\$ 9.72	\$ 9.63	Oranges, 1 kg	\$ 5.29	\$ 5.02	\$ 4.92
Chicken, 1 kg	\$ 10.60	\$ 7.08	\$ 8.51	Carrots, 1 kg	\$ 3.62	\$ 3.15	\$ 2.95
Bacon, 500 grams	\$ 11.20	\$ 7.38	\$ 7.11	Onions, 1 kg	\$ 3.30	\$ 5.86	\$ 6.01
Milk, 4 l	\$ 6.17	\$ 5.89	\$ 5.97	Potatoes, 4.54 kgs	\$ 15.58	\$ 6.74	\$ 7.00
Butter, 454 grams	\$ 6.90	\$ 6.02	\$ 6.05				

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

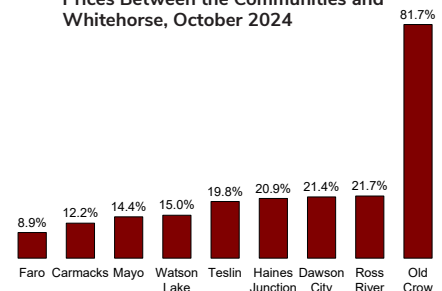
In October 2024, the prices of the selected food products (in the table above) in Whitehorse were **on average** 23.5% higher than Alberta and 21.9% higher than British Columbia.

3.3 Community Spatial Price Index, October 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	112.2	121.4	108.9	120.9	114.4	181.7	121.7	119.8	115.0
Meat/Fish/Seafood	109.0	107.8	109.2	101.7	112.4	163.1	105.3	116.0	106.3
Dairy/Eggs	100.9	123.2	110.3	147.0	111.0	186.0	114.4	121.0	123.3
Fruit/Veg.	123.7	119.5	108.9	105.6	119.6	191.6	138.9	116.7	115.3
Bread/Cereal	120.0	134.0	106.1	139.1	111.3	181.5	127.8	130.7	124.5
Other Foods	109.7	129.2	115.1	126.6	115.3	211.7	135.1	120.6	117.8
Household Operations	117.4	129.1	117.6	120.3	118.2	238.3	120.0	149.7	122.4
Health & Personal Care	123.2	140.6	104.3	121.6	138.0	156.2	107.1	128.2	115.0
Cigarettes	102.6	107.5	102.4	..	104.1	118.4	116.1	105.4	108.9
Gasoline/Diesel	106.6	107.5	105.2	109.8	103.8	...	106.5	103.1	99.1
Home Heating Fuel	101.1	101.2	100.5	101.1	99.9	...	97.4	101.1	100.9

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, October 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 September 2024 decreased by \$2.3 million, or 2.3%, compared to September 2023; Canada's retail sales decreased 2.2% over the same time period. Year-to-date (January to September), Yukon's retail sales increased by \$19.3 million, or 2.2%, compared to the same time period in 2023; Canada's retail sales increased 0.6% 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*

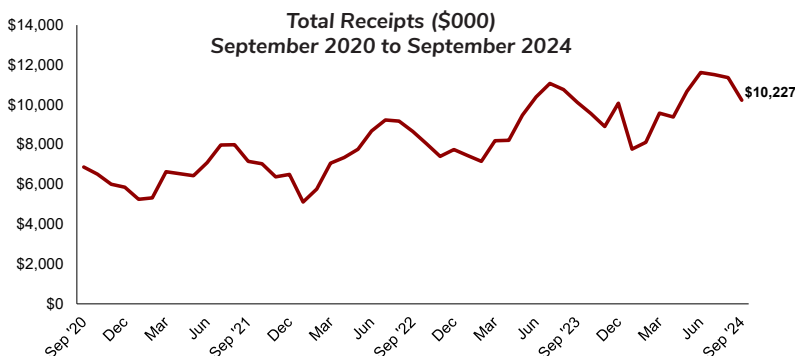
	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$19,263 2.2%	\$12,044 8.3%	x	\$4,857 2.2%	\$1,006 3.5%	\$3,666 4.5%	-\$4,605 -12.4%	\$6,515 3.2%	x	\$1,688 2.7%
(\$000)										
2024										
September (p)	99,692	15,521	x	24,782	3,163	9,742	1,697	25,192	x	7,688
August (r)	111,199	18,114	x	28,659	3,540	10,229	1,594	28,297	x	8,173
July	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

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

Did you know?

On a year-to-date basis (January-September), of the \$899.2 million in total retail sales for Yukon in 2024, \$226.4 million, or 25.2%, was from the Food and beverage retailers industry. The proportion remained the same compared to the same time period in 2023 (25.2%).

4.3 Food Services and Drinking Places



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

Comparing September 2024 to September 2023, the total receipts for food services and drinking places in Yukon increased by \$102,000, or 1.0%; Canada's receipts increased by 1.4%.



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.

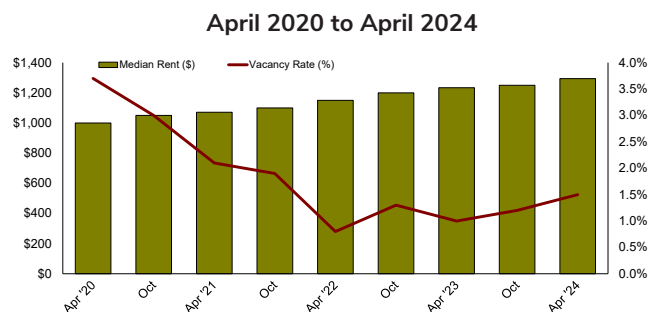
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2023-2024

	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

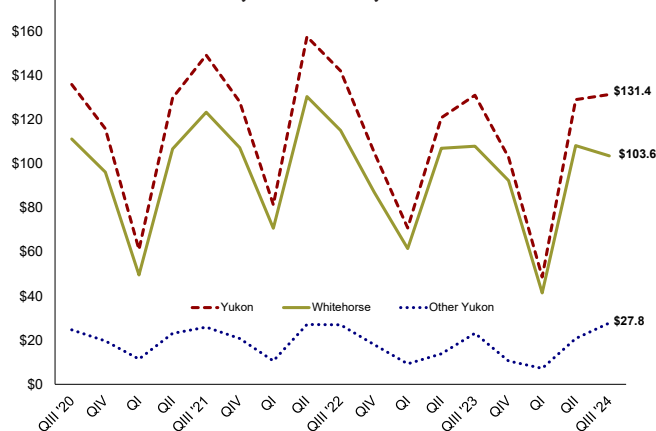
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	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	-86	-23,227	0	6,120	-14	-6,212	-7	-770	-46	-16,149	x	x
	-14.5%	-8.4%	0.0%	4.8%	-35.9%	-30.4%	-7.1%	-1.7%	-40.0%	-34.2%	...	...
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
2024												
Q3	176	103,576.5	95	65,030.5	13	7,378.9	36	17,742.8	20	9,148.0	3	1,184.9
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

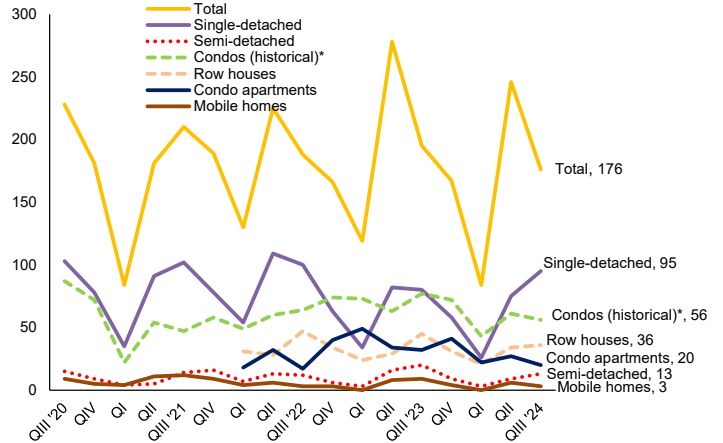
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics.

Yukon Real Estate Report, Third Quarter, 2024: <https://yukon.ca/en/yukon-real-estate-report-q3-2024>

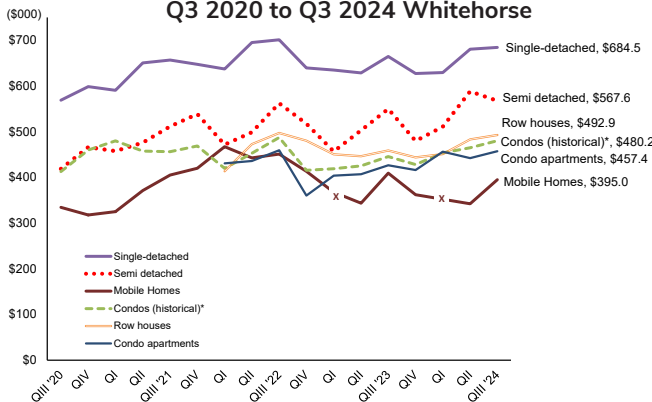
6.2 Value of Real Estate Transactions Q3 2020 to Q3 2024



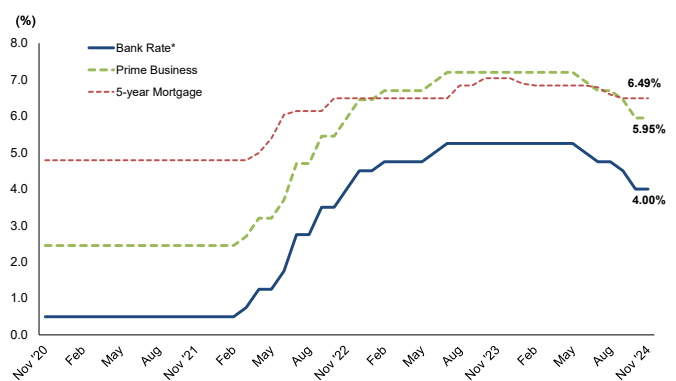
6.3 Number of Residential Transactions Q3 2020 to Q3 2024 Whitehorse



6.4 Average Residential Sale Prices Q3 2020 to Q3 2024 Whitehorse



6.5 Selected Interest Rates* November 2020 to November 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 third quarter of 2024, the total value of real estate transactions in Yukon was \$131.4 million: \$103.6 million in Whitehorse and \$27.8 million for the rest of Yukon.

Comparing the third quarter of 2024 to that of 2023 (\$131.1 million), the total value of Yukon's real estate transactions increased by \$322,800, or 0.2%.

Did you know?

In the third quarter of 2024, the total number of residential transactions in Whitehorse was 176; single detached houses made up 95, or 54.0% of those transactions.



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)
-227 -19.0%	5,844 2.5%	-157 -16.2%	73,760 91.3%	5 250.0%	-840 -97.7%	-4 -10.3%	-25,739 -47.4%	-71 -38.8%	-41,337 -43.4%	
2024										
November	63	6,379.1	45	4,422.2	2	5.0	5	760.0	11	1,191.9
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	110	10,894.8	96	5,274.8	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

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.

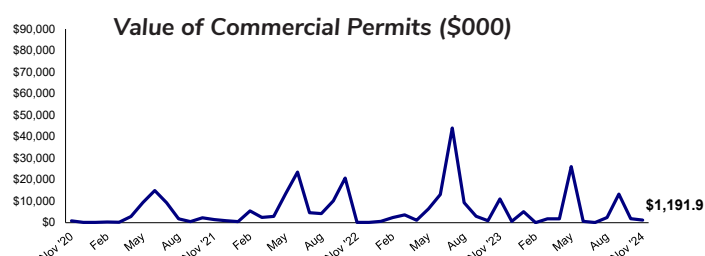
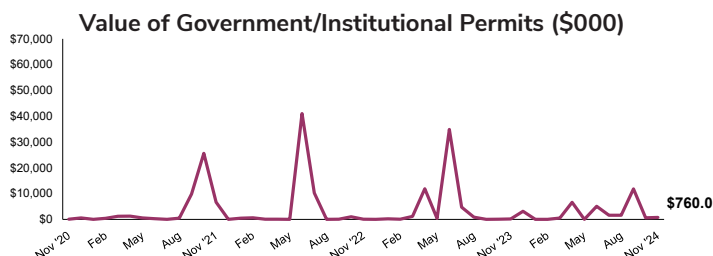
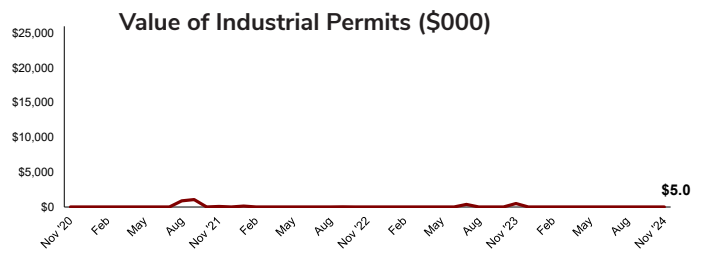
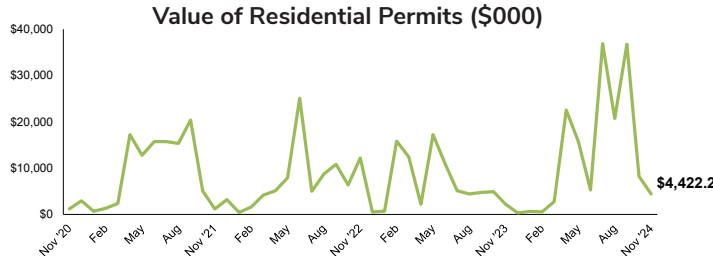
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

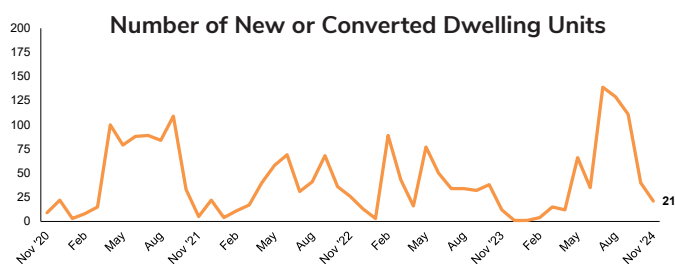
In January through November 2024, a total of 969 building permits were issued in Yukon, at a construction value of \$237.1 million. The construction value of permits increased by \$5.8 million, or 2.5%, compared to the total value of permits issued in January through November 2023. Of the total construction value of building permits issued in January through November 2024:

- 65.2% was for residential;
- 0.0% was for industrial;
- 12.0% was for government/institutional; and
- 22.8% was for commercial.

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



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



Did you know?

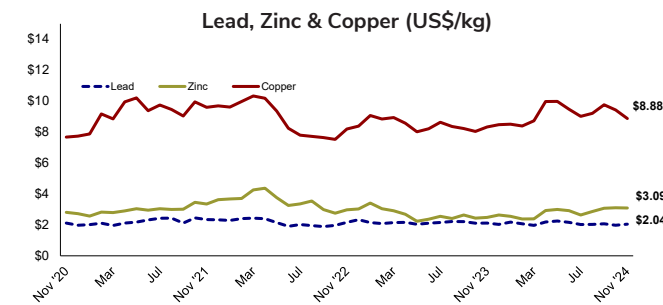
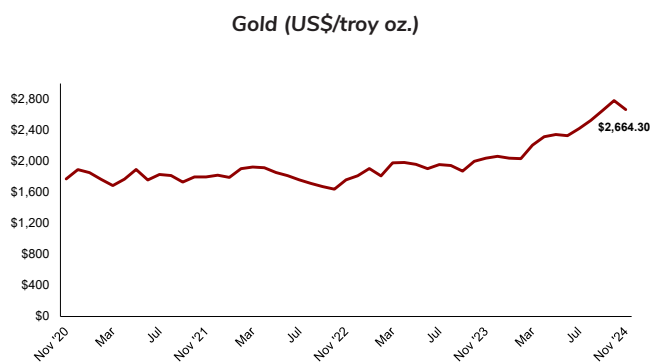
During the first 11 months of 2024 (January through November), residential permits were issued for 573 new dwelling units in Yukon. This is an increase of 33.9%, compared to the same period in 2023 (428 units). This increase is partly attributable to the city of Whitehorse making progress on building permit backlogs.

*Please see endnotes on page 12.

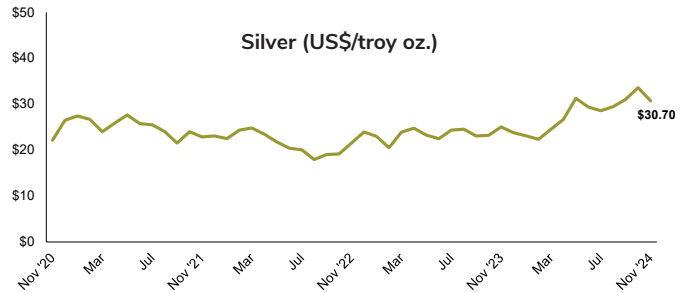
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Nov '23	Nov '24	Nov '23 to Nov '24 Change
US Dollars (\$/troy oz)			
Gold	\$2,037.85	\$2,664.30	\$626.45
Silver	\$25.02	\$30.70	\$5.68
(\$/kg)			
Lead	\$2.11	\$2.04	-\$0.07
Zinc	\$2.48	\$3.09	\$0.61
Copper	\$8.33	\$8.88	\$0.55
Canadian Dollars (\$/troy oz)			
Gold	\$2,768.17	\$3,734.15	\$965.98
Silver	\$33.99	\$43.03	\$9.04
(\$/kg)			
Lead	\$2.87	\$2.86	-\$0.01
Zinc	\$3.37	\$4.33	\$0.96
Copper	\$11.32	\$12.44	\$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?

The price of gold on November 29, 2024, was \$2,664.30 USD per troy oz., a decrease of \$115.10 USD, or 4.1%, over the price of gold on October 31, 2024 (\$2,779.40). The price of silver decreased 8.6% over the same time period.

8.2 Regular Self-Serve Gasoline

Average November 2024 Prices (cents per litre)

Watson Lake	182.7
Whitehorse	184.3
Jake's Corner	184.9
Teslin	189.0
Mayo	191.9
Burwash Landing	194.9
Carmacks	194.9
Destruction Bay	194.9
Faro	194.9
Pelly Crossing	194.9
Ross River	194.9
Stewart Crossing	194.9
Dawson City	196.4
Haines Junction	198.2
Carcross	199.9
Beaver Creek	220.6
Eagle Plains	248.0

8.3 Residential Furnace Oil

Average November 2024 Prices (cents per litre)

Ross River	156.3
Carcross	158.9
Marsh Lake	158.9
Tagish	158.9
Carmacks	159.7
Haines Junction	159.7
Teslin	159.7
Burwash Landing	160.8
Destruction Bay	160.8
Pelly Crossing	161.0
Whitehorse	161.2
Stewart Crossing	161.3
Faro	161.8
Mayo	162.0
Beaver Creek	162.9
Watson Lake	162.9
Dawson City	164.2

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



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change		-70
		-0.2%
(no. of movements)		
2024		
September		2,852
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

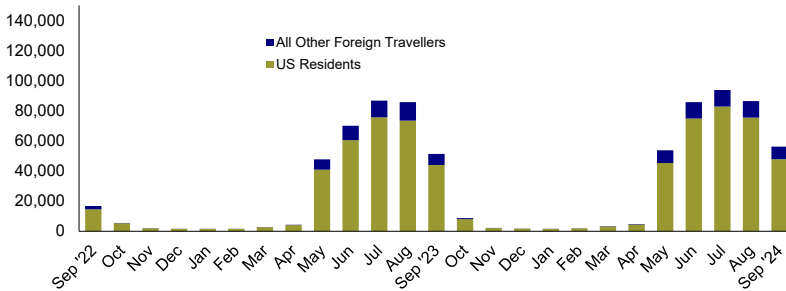
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	28,371	-7,471	33,001	2,841
	6.5%	-8.9%	10.8%	6.0%
2024				
September	65,980	9,747	47,913	8,320
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

Of the 65,980 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in September 2024:

- 80.4% entered through Fraser (Skagway, AK to Carcross);
- 17.0% entered through Beaver Creek;
- 2.1% through Pleasant Camp (Haines, AK to Haines Junction);
- 0.3% entered through Whitehorse; and
- 0.2% entered through Dawson City.

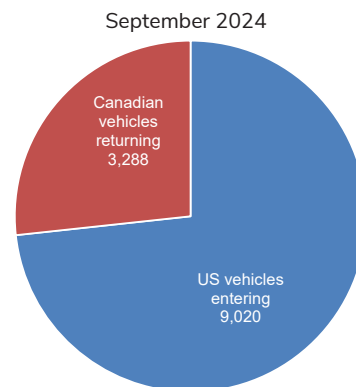


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

Comparing September 2024 to September 2023, the total number of travellers who entered Yukon through CBSA ports of entry increased by 4,467 or 7.3% and almost on par with the pre-COVID-19 number in September 2019 (65,198).

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: January 17, 2025