

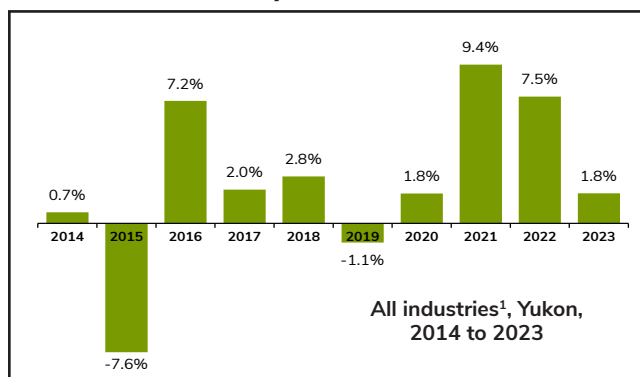
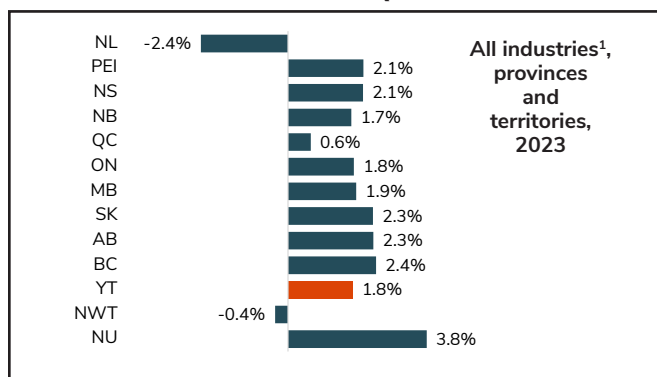


Highlights:

- The annual Yukon unemployment rate for 2024 was 4.5%, the lowest in Canada.
- The preliminary total construction value of building permits issued in Yukon for 2024 was \$239.0 million. The construction value of permits increased by \$3.6 million, or 1.5%, compared to the total value of permits issued in 2023.

New publication this month: GDP by Industry (at basic prices) 2023

Growth rates of GDP by industry (based on real GDP in chained 2017 dollars)



Gross Domestic Product by Industry, 2023: <https://yukon.ca/en/gross-domestic-product-industry-2023>

Over the 10-year period from 2014 to 2023, Yukon's GDP by industry (at basic prices) growth rate varied from a low of -7.6% in 2015 to a high of 9.4% in 2021. Yukon's GDP by industry (at basic prices) growth rate in 2014 was 0.7% before shrinking in 2015 (-7.6%). In 2016, the growth rate rebounded to 7.2% before slowing down to 2.0% in 2017 and 2.8% in 2018, and then shrinking in 2019 (-1.1%). Following the contraction in 2019, GDP grew slightly in 2020 (1.8%) followed by significant growth in 2021 (9.4%) and 2022 (7.5%). Yukon's GDP grew at a rate of 1.8% in 2023.

New from Yukon Bureau of Statistics:

- Yukon Employment, December 2024: <https://yukon.ca/en/yukon-employment-december-2024>
- Yukon Fuel Price Survey, December 2024: <https://yukon.ca/en/yukon-fuel-price-survey-december-2024>
- Economic Accounts, 2023: <https://yukon.ca/en/economic-accounts-2023>
- Canadian Classification of Functions of Gov't (CCOFOG), 2023: <https://yukon.ca/en/canadian-classification-functions-govt-ccofog-2023>
- Yukon Income Statistics, 2021: <https://yukon.ca/en/yukon-income-statistics-2021>
- Yukon Income Statistics, 2020: <https://yukon.ca/en/yukon-income-statistics-2020>

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*

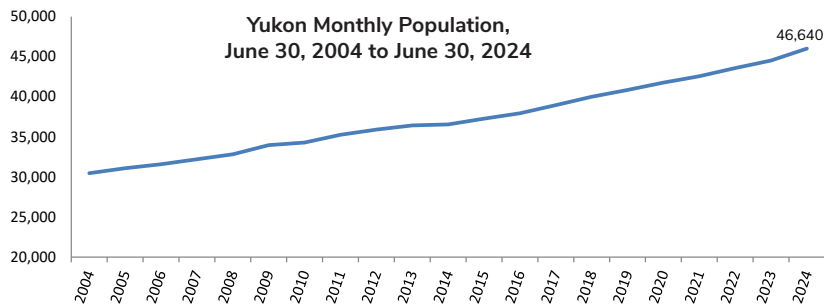
	Jun 30 2023	Mar 31 2024	Jun 30 2024
Beaver Creek	107	111	111
Burwash Landing	101	122	120
Carcross	485	493	495
Carmacks	591	599	602
Dawson City	2,361	2,374	2,391
Destruction Bay	63	64	66
Faro	460	447	454
Haines Junction	1,052	1,056	1,055
Johnson's Crossing	54	53	53
Mayo	471	466	466
Mendenhall	150	142	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.

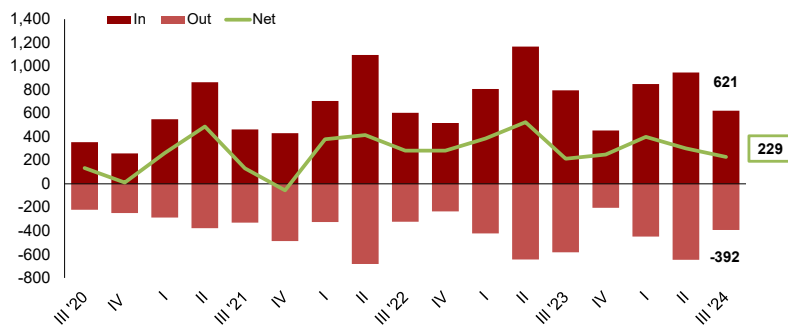


Population Report, Second Quarter, 2024:
<https://yukon.ca/en/population-report-q2-2024>

Did you know?

Yukon's year-to-date (Q1-Q3) in-migrants totalled 2,416, while Yukon's year-to-date out-migrants totalled 1,487 over the same time period — a net migration gain of 929 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 third quarter of 2024, Yukon gained 229 people through net migration — 63 were lost through interprovincial migration and 292 were gained through international migration.

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

- Quebec (+48); and
- Nunavut (+1).

Conversely, **net losses** were to:

- Nova Scotia (-26);
- Northwest Territories (-21)
- Ontario (-17);
- British Columbia (-15);
- Alberta (-14);
- New Brunswick (-8);
- Manitoba (-6); and
- Saskatchewan (-5).

Source: Statistics Canada. Table 17-10-0045-01.



2. Employment

2.1 Labour Force Statistics* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
2024	26,400	25,200	1,200	4.5%	75.0%	71.6%
December	27,100	25,800	1,300	4.8%	76.1%	72.5%
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%

Yukon Employment, December 2024:
<https://yukon.ca/index.php/en/yukon-employment-december-2024>

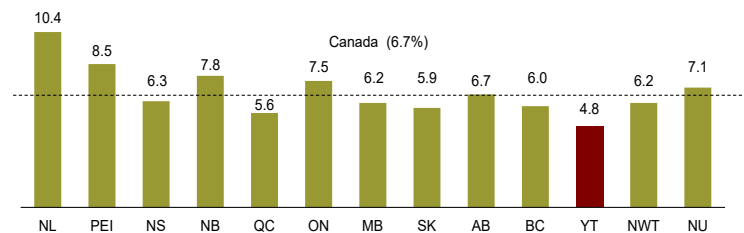
Yukon Employment Annual Review, 2023: <https://yukon.ca/en/yukon-employment-annual-review-2023>

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).

2.2 Unemployment Rates*, December 2024 (seasonally adjusted)



*Please see table endnotes on page 12.

Source: Statistics Canada. Tables 14-10-0287-01 and 14-10-0292-01.

Did you know?

The 2024 annual number of employed Yukoners (25,200) increased by 1,200, or 5.0%, compared to 2023 (24,000).

2.3 Employment, by Class of Worker* and Sector (seasonally unadjusted)

Comparing December 2024 to November 2024, employment in the services-producing sector (22,100) increased by 300, or 1.4%. Employment in the goods-producing sector (3,500) decreased by 200, or 5.4% over the same period.

In December 2024, of the 25,500 employed in Yukon, 11,300, or 44.3%, were working in the public sector. Of the 14,200 workers in the private sector, 3,500, or 24.6%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-employed	Goods-producing	Services-producing
2024 annual	25,200	11,000	10,500	3,700	3,700	21,500
December	25,500	11,300	10,700	3,500	3,500	22,100
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

*Please see table endnotes on page 12.

Source: Statistics Canada. Custom data table.

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)

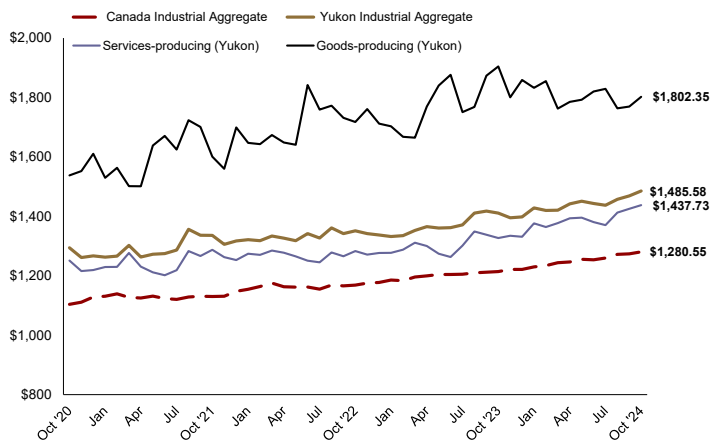
2.4 Average Weekly Earnings, Including Overtime*

	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	\$73.55 5.4%	\$122.91 8.3%	\$96.21 11.2%	\$77.85 5.8%	F ..	\$44.93 5.3%	\$153.94 13.2%	\$49.80 8.5%	\$69.16 6.4%	\$90.13 5.5%
(\$)										
2024										
October (p)	1,485.58	1,698.16	1,004.87	1,458.98	F	909.25	1,311.18	662.22	1,215.56	1,819.11
September (r)	1,468.99	1,641.81	987.89	1,521.16	1,889.40	1,007.67	1,408.41	654.93	1,193.64	1,754.88
August	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

*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 October 2020 to October 2024^(p)



*Please see endnotes on page 12.

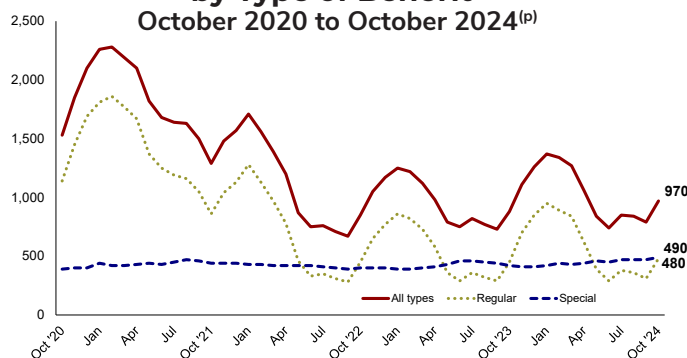
Source: Statistics Canada. Table 14-10-0203-01.

Survey of Employment, Payroll & Hours, 2022:
<https://yukon.ca/en/survey-employment-payrolls-and-hours-2022>

Did you know?

In October 2024, Yukon workers' preliminary average weekly earnings reached \$1,485.58. This was \$205.03, or 16.0%, above the figure for Canada (\$1,280.55).

2.6 Employment Insurance Beneficiaries, by Type of Benefit*



*Please see endnotes on page 12.

Source: Statistics Canada. Table 14-10-0009-01.

2.7 Employment Insurance Beneficiaries, by Community*

	Oct 2023	Sep ^(p) 2024	Oct ^(p) 2024
Beaver Creek	10	0	0
Burwash Landing	0	0	0
Carmacks	20	20	20
Dawson City	100	40	100
Faro	10	10	10
Haines Junction	30	30	40
Marsh Lake	10	10	0
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	0	10
Pelly Crossing	20	10	20
Ross River	10	10	20
Tagish	10	10	10
Watson Lake	20	30	40
Whitehorse	580	590	660
Yukon Total	880	790	970

*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	
	Nov 2023	Oct 2024	Nov 2024	Oct '24 to Nov '24	Nov '23 to Nov '24
All-Items	156.5	159.6	159.6	0.0	2.0
Food	157.0	163.3	163.9	0.4	4.4
Shelter	202.7	215.1	215.1	0.0	6.1
Household Operations, Furnishings & Equipment	110.3	112.7	111.5	-1.1	1.1
Clothing & Footwear	107.0	107.1	105.9	-1.1	-1.0
Transportation	167.5	164.8	164.5	-0.2	-1.8
Health & Personal Care	147.8	151.4	152.4	0.7	3.1
Recreation, Education & Reading	122.7	118.0	118.2	0.2	-3.7
Alcoholic Beverages, Tobacco Products and Recreational Cannabis	192.8	193.6	193.9	0.2	0.6
Special Aggregates					
Energy	227.9	236.2	234.1	-0.9	2.7
All-items excluding energy	150.9	153.9	153.9	0.0	2.0

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

On a **month-to-month** basis, comparing November 2024 to October 2024, the CPI for Whitehorse (figures for Yukon are not available) did not change (0.0%). The increase in prices of some items (e.g., fresh vegetables; mortgage interest cost; and inter-city transportation) was offset by a decrease in prices of some other items (e.g., passenger vehicle insurance premiums; furniture; and telephone services).

In November 2024, on a **year-over-year** basis, the Consumer Price Index (CPI) for Whitehorse increased 2.0% (figures for Yukon are not available); for Canada, the CPI increased 1.9%.

Main contributors to the year-over-year **increase** in Whitehorse CPI were the prices of:

- Mortgage interest cost;
- Food purchased from restaurants; and
- Rent.

Some of these year-over-year increases were offset by **decreases** in the prices of:

- Traveller accommodation;
- Inter-city transportation; and
- Passenger vehicle insurance premiums.

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, November 2024

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 33.28	\$ 31.80	\$ 28.41	Eggs, 1 dozen	\$ 4.61	\$ 5.54	\$ 5.08
Stewing beef, 1 kg	\$ 22.17	\$ 20.27	\$ 19.52	Apples, 1 kg	\$ 5.62	\$ 4.89	\$ 4.87
Ground beef, 1 kg	\$ 15.10	\$ 14.46	\$ 14.53	Bananas, 1 kg	\$ 2.12	\$ 1.62	\$ 1.78
Pork chops, 1 kg	\$ 16.79	\$ 9.80	\$ 9.69	Oranges, 1 kg	\$ 5.30	\$ 4.09	\$ 4.11
Chicken, 1 kg	\$ 10.60	\$ 8.45	\$ 7.67	Carrots, 1 kg	\$ 3.88	\$ 3.43	\$ 3.29
Bacon, 500 grams	\$ 10.89	\$ 7.31	\$ 7.07	Onions, 1 kg	\$ 3.21	\$ 5.62	\$ 5.71
Milk, 4 l	\$ 6.18	\$ 5.90	\$ 5.97	Potatoes, 4.54 kgs	\$ 15.55	\$ 7.42	\$ 7.51
Butter, 454 grams	\$ 6.85	\$ 5.92	\$ 5.95				

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

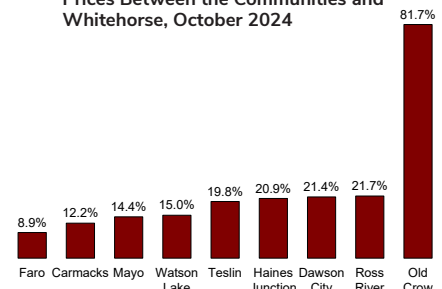
In November 2024, the prices of the selected food products (in the table above) in Whitehorse were **on average** 23.6% higher than Alberta and 18.8% higher than British Columbia.

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	Haines Faro Junction	Old Mayo Crow	Ross River	Teslin	Watson Lake
Total Survey Items	112.2	121.4	108.9	120.9	114.4	181.7	121.7
Meat/Fish/Seafood	109.0	107.8	109.2	101.7	112.4	163.1	105.3
Dairy/Eggs	100.9	123.2	110.3	147.0	111.0	186.0	114.4
Fruit/Veg.	123.7	119.5	108.9	105.6	119.6	191.6	138.9
Bread/Cereal	120.0	134.0	106.1	139.1	111.3	181.5	127.8
Other Foods	109.7	129.2	115.1	126.6	115.3	211.7	135.1
Household Operations	117.4	129.1	117.6	120.3	118.2	238.3	120.0
Health & Personal Care	123.2	140.6	104.3	121.6	138.0	156.2	107.1
Cigarettes	102.6	107.5	102.4	..	104.1	118.4	116.1
Gasoline/Diesel	106.6	107.5	105.2	109.8	103.8	...	106.5
Home Heating Fuel	101.1	101.2	100.5	101.1	99.9	...	97.4

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 October 2024 increased by \$1.6 million, or 1.7%, compared to October 2023; Canada's retail sales increased 4.5% over the same time period. Year-to-date (January to October), Yukon's retail sales increased by \$21.1 million, or 2.2%, 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*

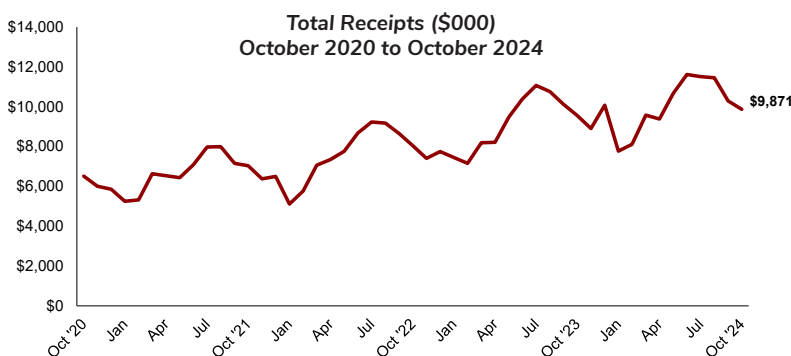
	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	\$21,068 2.2%	\$14,032 8.7%	x ..	\$6,752 2.8%	\$794 2.5%	\$3,736 4.1%	-\$6,699 -16.1%	\$5,049 2.2%	x ...	\$2,183 3.1%
(\$000)										
2024										
October (p)	97,621	17,507	x	25,337	3,329	9,898	2,169	19,435	x	8,467
September (r)	99,855	15,735	x	24,854	2,989	9,726	1,727	25,145	x	7,804
August	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

*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-October) in 2024, of the \$996.9 million in total retail sales for Yukon, \$174.8 million, or 17.5% was from the Motor vehicle and parts dealers. The proportion increased by 1.0 percentage points compared to the same time period in 2023 (16.5%).

4.3 Food Services and Drinking Places



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

Comparing October 2024 to October 2023, the total receipts for food services and drinking places in Yukon increased by \$315,000, or 3.3%; Canada's receipts increased by 4.1%.



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.

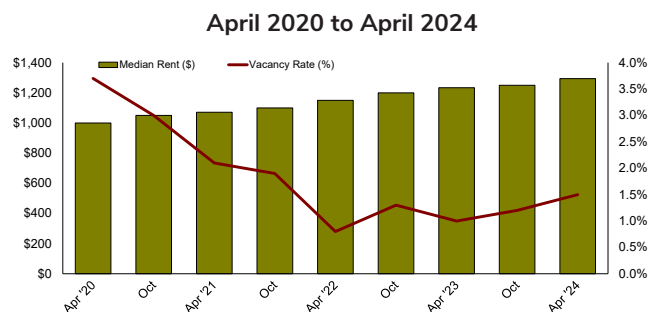
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2023-2024

	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

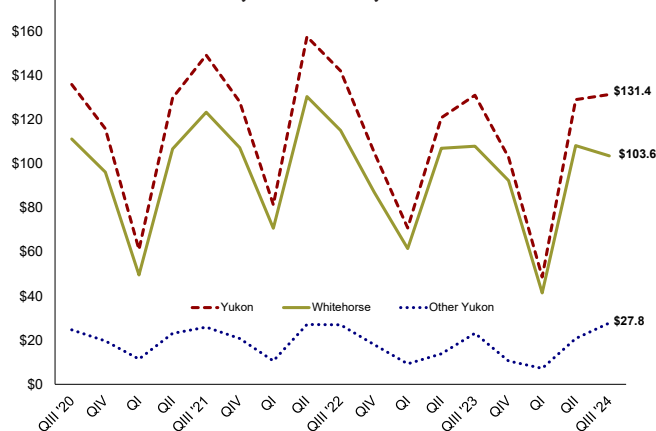
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	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

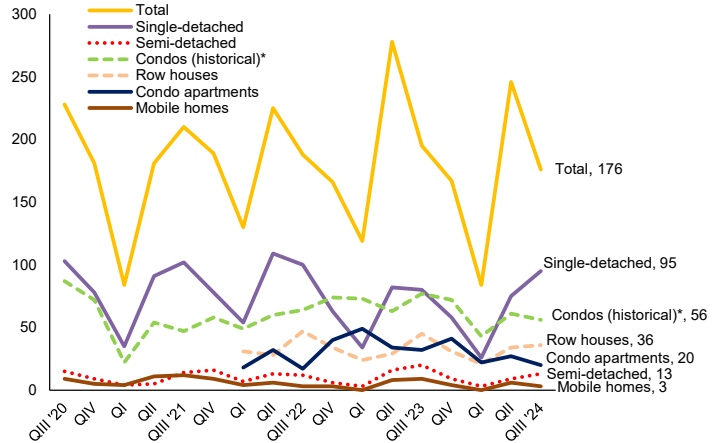
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics.

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

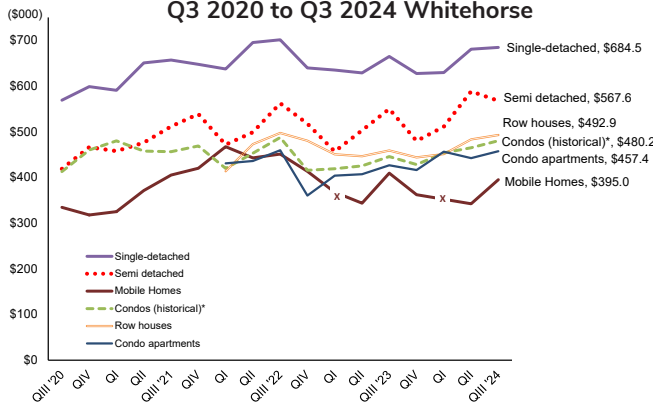
6.2 Value of Real Estate Transactions Q3 2020 to Q3 2024



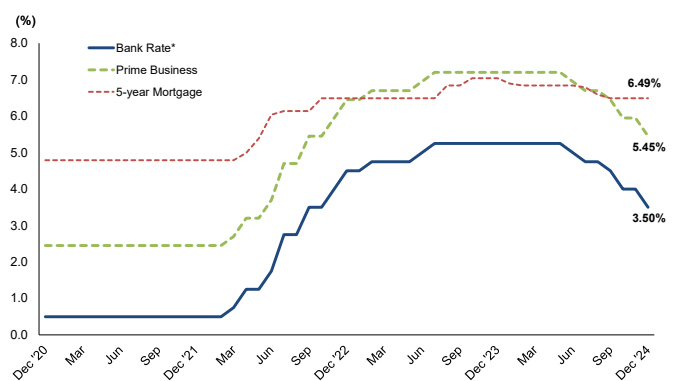
6.3 Number of Residential Transactions Q3 2020 to Q3 2024 Whitehorse



6.4 Average Residential Sale Prices Q3 2020 to Q3 2024 Whitehorse



6.5 Selected Interest Rates* December 2020 to December 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 average sale price of a single detached house (including country residential) in Whitehorse was \$684,500, an increase of \$19,900, or 3.0%, from the third quarter of 2023.



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	-223	3,595	-149	75,031	5	-840	-6	-28,885	-73	-41,712
	-18.3%	1.5%	-15.1%	92.5%	250.0%	-97.7%	-14.3%	-50.3%	-38.8%	-43.5%
2024 total	997	238,992.0	839	156,166.1	7	20.0	36	28,547.5	115	54,258.4
December	28	1,906.0	24	1,641.0	0	0.0	1	0.0	3	265.0
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	1,220	235,397.3	988	81,134.7	2	860.0	42	57,432.1	188	95,970.5
December	23	4,090.1	16	324.1	0	0.0	3	3,146.0	4	620.0

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.

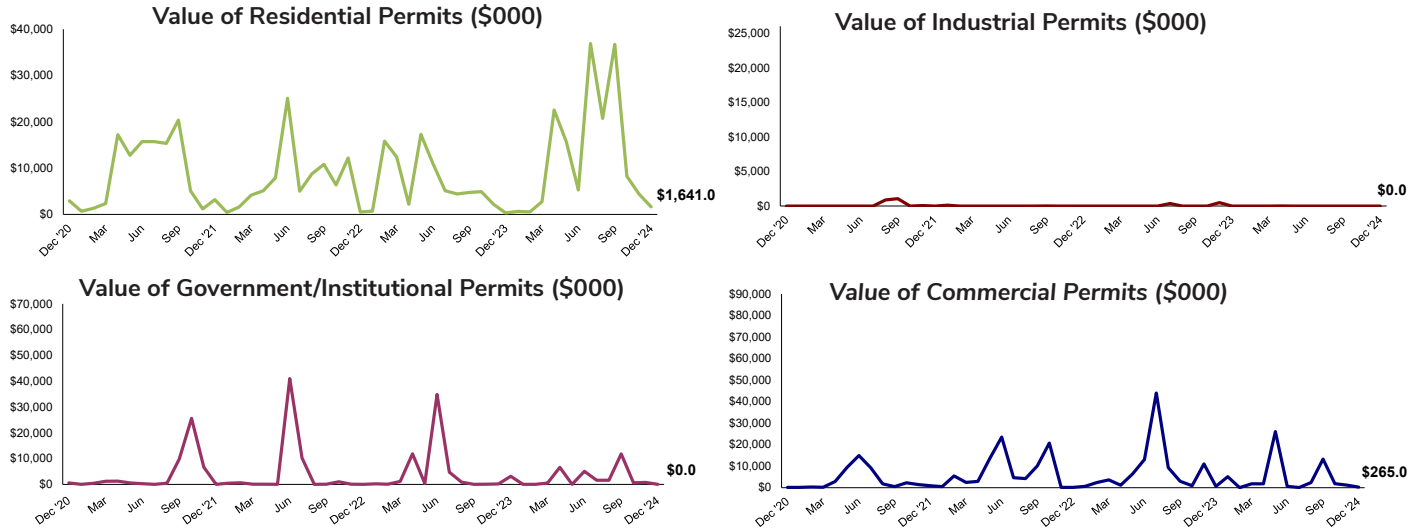
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

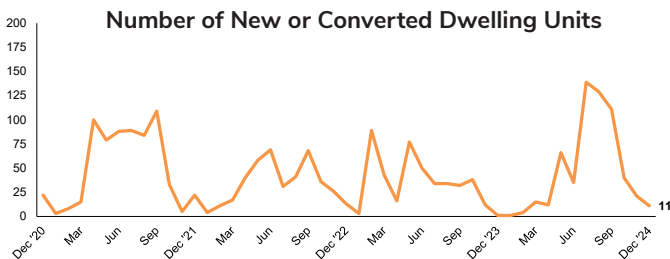
In January through December 2024, a total of 997 building permits were issued in Yukon, at a construction value of \$239.0 million. The construction value of permits increased by \$3.6 million, or 1.5%, compared to the total value of permits issued in January through December 2023. Of the total construction value of building permits issued in January through December 2024:

- 65.3% was for residential;
- 0.0% was for industrial;
- 11.9% was for government/institutional; and
- 22.7% was for commercial.

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



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



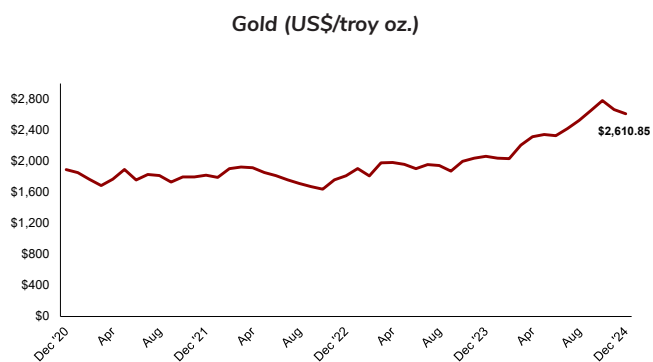
Did you know?
The preliminary 2024 annual residential construction value in Yukon was \$156.2 million, a increase of \$75.0 million, or 92.5%, compared to 2023 (\$81.1 million).

*Please see endnotes on page 12.
Sources: Yukon Community Services and City of Whitehorse.

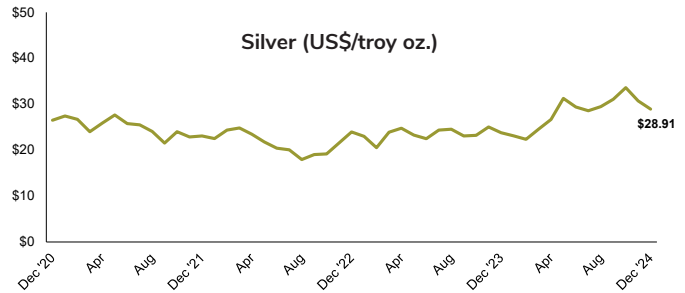
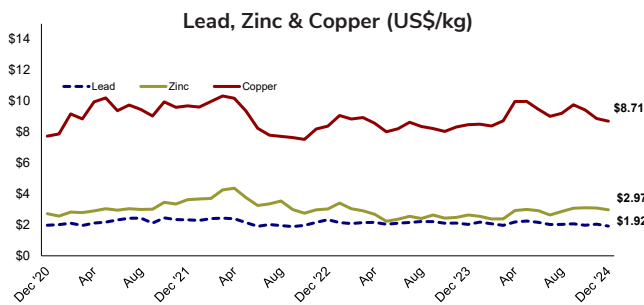


8. Resources

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



	Dec '23	Dec '24	Dec '23 to Dec '24 Change
US Dollars			
	(\$/troy oz.)		
Gold	\$2,062.40	\$2,610.85	\$548.45
Silver	\$23.79	\$28.91	\$5.12
	(\$/kg)		
Lead	\$2.03	\$1.92	-\$0.11
Zinc	\$2.64	\$2.97	\$0.33
Copper	\$8.48	\$8.71	\$0.23
Canadian Dollars			
	(\$/troy oz.)		
Gold	\$2,723.13	\$3,759.96	\$1,036.83
Silver	\$31.41	\$41.63	\$10.22
	(\$/kg)		
Lead	\$2.68	\$2.77	\$0.09
Zinc	\$3.49	\$4.28	\$0.79
Copper	\$11.19	\$12.54	\$1.35



*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 copper on December 31, 2024 was \$8.71 US per kg, an increase of \$0.62, or 7.6% compared to the average of prices recorded on December 31st in the previous 5 years (\$8.09).

8.2 Regular Self-Serve Gasoline

Average December 2024 Prices (cents per litre)

Whitehorse	179.2
Jake's Corner	179.9
Watson Lake	180.5
Haines Junction	187.4
Mayo	187.9
Teslin	188.0
Destruction Bay	189.9
Faro	189.9
Burwash Landing	194.9
Carmacks	194.9
Pelly Crossing	194.9
Ross River	194.9
Stewart Crossing	194.9
Dawson City	196.2
Carcross	199.9
Beaver Creek	219.9
Eagle Plains	248.0

8.3 Residential Furnace Oil

Average December 2024 Prices (cents per litre)

Ross River	155.0
Whitehorse	158.3
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
Stewart Crossing	161.3
Mayo	161.5
Faro	161.8
Beaver Creek	162.9
Watson Lake	162.9
Dawson City	163.7

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



9. Transportation

9.1 Aircraft Movements*, Whitehorse

Year-to-date change	-966 -2.9%
(no. of movements)	
2024	
October	1,986
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

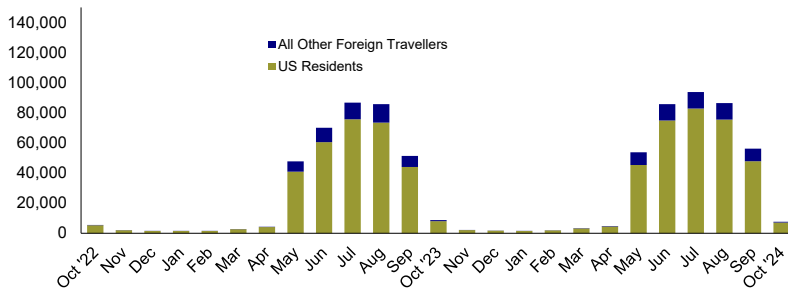
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	26,980 6.0%	-7,734 -8.9%	32,072 10.3%	2,642 5.5%
2024				
October	10,263	2,661	7,126	476
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

Of the 10,263 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in October 2024:

- 42.0% entered through Beaver Creek;
- 38.0% entered through Fraser (Skagway, AK to Carcross);
- 19.6% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.4% entered through Whitehorse.

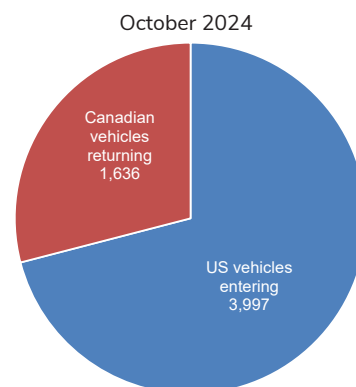


*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

On a year-to-date basis (January to October), of the 474,957 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry, 374,420 or 78.8%, entered through Fraser (Skagway, AK to Carcross, YT).

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: February 14, 2025