

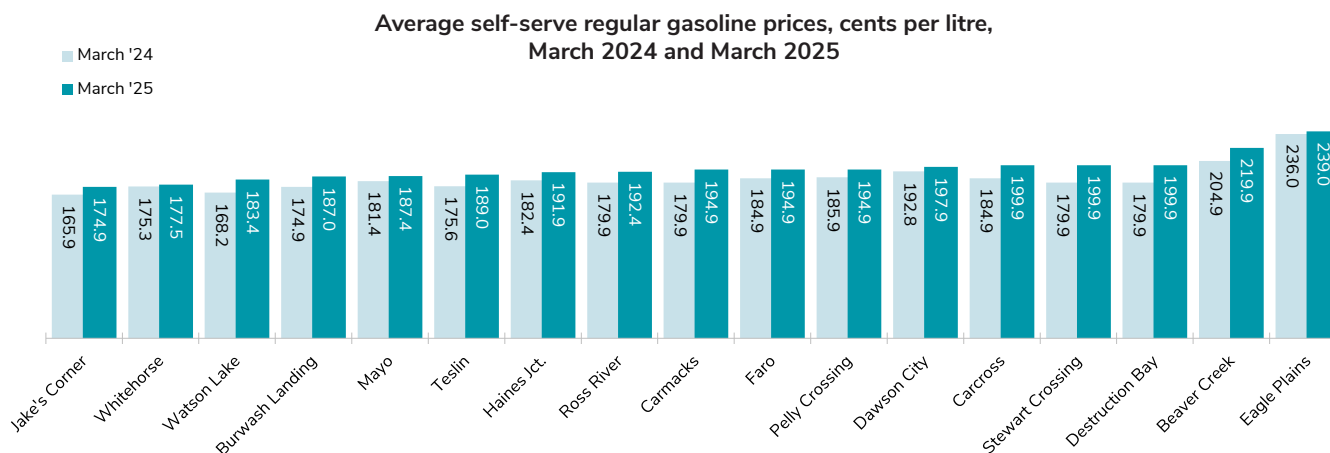


Yukon Monthly Statistical Review March 2025

Highlights:

- In February 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.5% (figures for Yukon are not available); for Canada, the CPI increased 2.6%.
- Comparing January 2025 to January 2024, the total receipts for food services and drinking places in Yukon increased by \$569,000, or 7.3%; Canada's receipts increased by 7.5% over the same period.
- The price of gold on March 31, 2025 was \$3,120.20 USD per troy oz., an increase of \$913.20 USD, or 41.4%, compared to the price of gold on March 28, 2024 (\$2,207.00 USD per troy oz.).

New publication this month: Yukon Fuel Price Survey, March 2024



In March 2025, average regular self-serve gasoline prices ranged from 174.9¢ per litre in Jake's Corner to 239.0¢ per litre in Eagle Plains; a difference of 64.1¢.

Yukon Fuel Price Survey, March 2025: yukon.ca/yukon-fuel-price-survey-march-2025

New from Yukon Bureau of Statistics:

- Yukon Employment, March 2025: yukon.ca/yukon-employment-march-2025
- Yukon Employment Annual Review, 2024: yukon.ca/yukon-employment-annual-review-2024
- Yukon Employment Historical Data, 2015-2024: yukon.ca/yukon-employment-historical-data-2015-2024

- Baby names in Yukon, 2016-2020: yukon.ca/baby-names-yukon-2016-2020

New from Statistics Canada:

- Recent trends in migration flows from the United States to Canada, 2022: www150.statcan.gc.ca/pub/36-28-0001/2025003/article/00004-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.



Join our electronic distribution lists by sending an email to ybsinfo@yukon.ca.



1. Population

1.1 Population by age and sex*, Sep 30, 2024

	Total	Males	Females
0-4	2,305	1,183	1,122
5-9	2,598	1,302	1,296
10-14	2,527	1,344	1,183
15-19	2,376	1,257	1,119
20-24	2,794	1,478	1,316
25-29	3,508	1,730	1,778
30-34	4,181	2,034	2,147
35-39	4,349	2,094	2,255
40-44	3,684	1,837	1,847
45-49	3,050	1,527	1,523
50-54	2,877	1,423	1,454
55-59	2,605	1,351	1,254
60-64	2,968	1,460	1,508
65-69	2,650	1,355	1,295
70-74	2,006	1,055	951
75+	2,456	1,280	1,176
Total	46,934	23,710	23,224

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

1.2 Population by community*

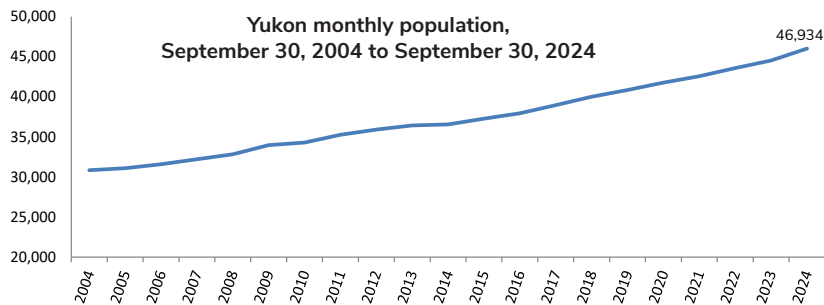
	Sep 30 2023	Jun 30 2024	Sep 30 2024
Beaver Creek	108	111	108
Burwash Landing	107	120	119
Carcross	486	495	502
Carmacks	592	602	609
Dawson City	2,389	2,391	2,409
Destruction Bay	62	66	66
Faro	456	454	439
Haines Junction	1,048	1,055	1,059
Johnson's Crossing	53	53	52
Mayo	467	466	467
Mendenhall	150	139	141
Old Crow	248	249	244
Pelly Crossing	381	381	390
Ross River	399	403	402
Tagish	383	396	410
Teslin	502	510	521
Watson Lake	1,514	1,513	1,480
Whitehorse Area ¹	36,294	37,156	37,438
Other*	89	80	78
Yukon	45,728	46,640	46,934

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	2	3	13
change	3.1%	5.9%	162.5%
2025			
February (p)	30	23	13
January (r)	37	31	8
2024 total (r)	424	292	188
December (r)	34	21	8
November (r)	26	24	13
October (r)	33	36	6
September	43	26	18
August	31	35	52
July	38	21	33
June	41	27	24
May	38	17	11
April	40	16	8
March	35	18	7
February	36	22	6

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

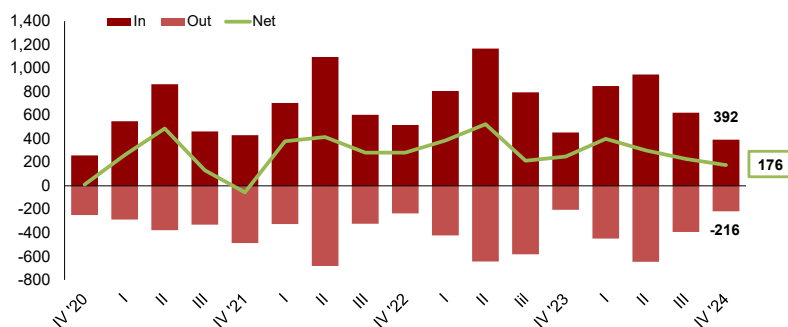


Population Report, Third Quarter, 2024:
yukon.ca/population-report-q3-2024

Did you know?

Comparing September 30, 2024 to September 30, 2023, the total population of the Whitehorse Area (includes areas outside of the municipal boundary) grew by 1,144 people, or 3.2%.

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 fourth quarter of 2024, Yukon gained 176 people through net migration — 30 were lost through interprovincial migration and 206 were gained through international migration.

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

- Saskatchewan (+21)
- Nova Scotia (+14); and
- Manitoba (+9).

Conversely, **net losses** were to:

- New Brunswick (-29);
- Ontario (-23);
- Alberta (-12); and
- British Columbia (-10).

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
2025						
March	28,100	27,000	1,200	4.3%	76.2%	73.2%
February	28,600	27,300	1,300	4.5%	77.5%	74.0%
January	28,600	27,300	1,300	4.5%	77.7%	74.2%
2024	27,700	26,500	1,200	4.3%	76.3%	73.0%
December	28,600	27,200	1,300	4.5%	77.9%	74.1%
November	28,700	27,000	1,700	5.9%	78.2%	73.6%
October	28,700	27,000	1,700	5.9%	78.4%	73.8%
September	28,200	26,500	1,700	6.0%	77.3%	72.6%
August	27,800	26,500	1,300	4.7%	76.4%	72.8%
July	27,600	26,600	1,000	3.6%	76.0%	73.3%
June	27,200	26,300	900	3.3%	75.1%	72.7%
May	27,100	26,300	900	3.3%	75.3%	73.1%
April	26,900	26,200	800	3.0%	74.9%	73.0%
March	26,800	25,800	1,000	3.7%	74.9%	72.1%

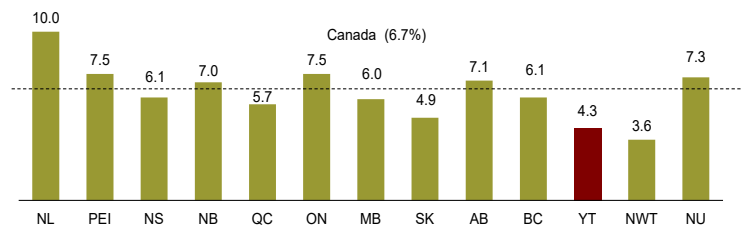
Yukon Employment, March 2025: yukon.ca/yukon-employment-march-2025

Yukon Employment Annual Review, 2024: yukon.ca/yukon-employment-annual-review-2024

Yukon Employment Historical Data, 2015 to 2024: yukon.ca/yukon-employment-historical-data-2015-2024

Please see table endnotes on page 12.
Source: Statistics Canada. Tables 14-10-0292-01 (monthly) and 14-10-0464-01 (annual).

2.2 Unemployment rates*, March 2025 (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?

In March 2025, 87.8% of employed Yukon males worked full-time, compared to 83.6% of employed Yukon females.

Comparing March 2025 to February 2025, employment in the services-producing sector (23,200) decreased by 200, or 0.9%. Employment in the goods-producing sector (3,400) decreased by 100, or 2.9%.

In March 2025, of the 26,500 employed in Yukon, 11,800, or 44.5%, were working in the public sector. Of the 14,700 workers in the private sector, 3,300, or 22.4%, were self-employed.

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
2025						
March	26,500	11,800	11,400	3,300	3,400	23,200
February	26,800	11,800	11,500	3,600	3,500	23,400
January	26,900	11,900	11,500	3,600	3,600	23,300
2024 annual	26,500	11,700	11,100	3,700	3,900	22,600
December	26,900	12,000	11,300	3,500	3,600	23,300
November	26,800	11,800	11,300	3,700	3,800	23,000
October	27,300	11,800	11,700	3,900	4,100	23,200
September	27,300	12,000	11,300	4,000	4,200	23,100
August	27,300	12,300	11,000	4,000	4,200	23,100
July	27,200	12,400	10,800	3,900	4,100	23,100
June	26,500	11,900	11,000	3,500	4,000	22,500
May	26,200	11,600	10,700	3,800	3,800	22,300
April	25,900	11,200	10,900	3,800	3,800	22,100
March	25,400	10,800	10,800	3,800	3,700	21,700

*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	\$58.51 4.1%	-\$142.72 -8.7%	\$62.14 7.1%	\$143.95 11.1%	F ..	-\$16.60 -1.8%	-\$11.10 -0.8%	\$3.66 0.6%	F ..	\$87.77 5.0%
(\$)										
2025										
January (p)	1,486.22	1,496.23	940.74	1,436.24	F	914.72	1,327.20	617.12	F	1,839.66
2024 annual	1,447.08	1,627.58	948.73	1,404.12	F	883.99	1,328.22	636.19	F	1,745.64
December (r)	1,441.29	1,654.31	961.71	1,297.63	F	848.11	1,323.17	626.27	1,231.37	1,729.75
November (r)	1,471.04	1,634.44	936.21	1,395.33	F	804.97	1,382.65	627.17	F	1,783.19
October (r)	1,481.37	1,758.29	949.40	1,452.78	F	908.53	1,306.78	658.07	1,182.35	1,818.49
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 (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 (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 (r)	1,443.48	1,600.85	967.57	1,449.58	1,924.46	828.38	1,329.19	654.65	1,106.84	1,740.61
May (r)	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 (r)	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 (r)	1,419.46	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 (r)	1,418.65	1,506.58	884.09	1,283.33	F	990.47	1,361.01	622.70	1,121.67	1,685.24
January (r)	1,427.71	1,638.95	878.60	1,292.29	F	931.32	1,338.30	613.46	1,114.05	1,751.89

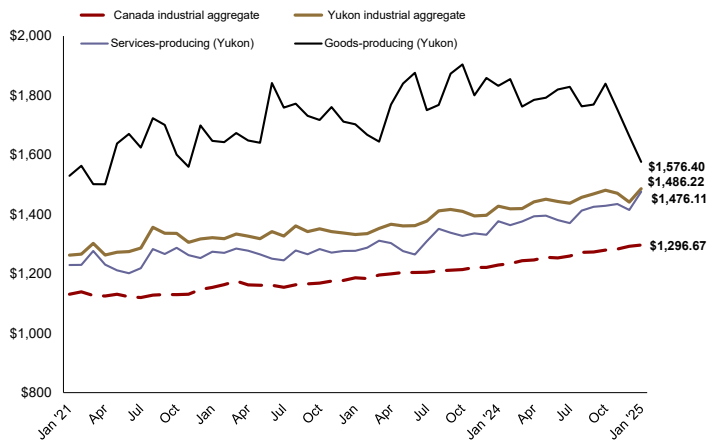
¹Excludes self-employed.

*Please see table endnotes on page 12.

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

January 2021 to January 2025^(p)

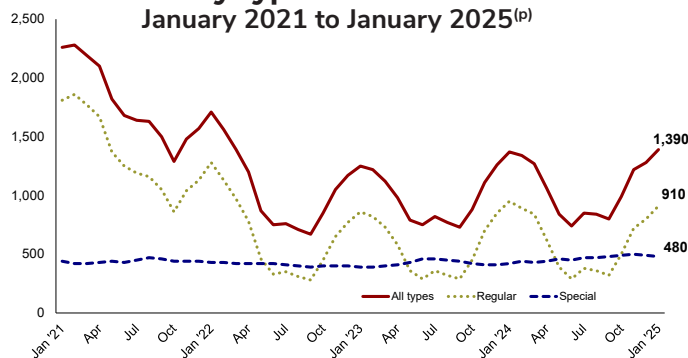


*Please see endnotes on page 12.

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

2.6 Employment Insurance beneficiaries, by type of benefit*

January 2021 to January 2025^(p)



*Please see endnotes on page 12.

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

Survey of Employment, Payroll & Hours, 2023:
yukon.ca/survey-employment-payrolls-and-hours-2023

Did you know?

Yukon's preliminary average weekly earnings figure for the Construction industry in January 2025 (\$1,496.23) decreased by \$142.72, or 8.7%, compared to January 2024 (\$1,638.95). Average weekly earnings for the Construction industry in Yukon reached an all time high in October 2024 (\$1,758.29)

2.7 Employment Insurance beneficiaries, by community*

	Jan 2024	Dec ^(p) 2024	Jan ^(p) 2025
Beaver Creek	10	10	10
Burwash Landing	0	0	0
Carmacks	20	30	30
Dawson City	200	180	190
Faro	10	10	10
Haines Junction	60	60	60
Marsh Lake	10	10	10
Mayo	10	10	20
Mt. Lorne	0	0	0
Old Crow	10	10	10
Pelly Crossing	30	20	20
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	50	40	60
Whitehorse	880	840	900
Yukon Total	1,370	1,280	1,390

*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	
	Feb 2024	Jan 2025	Feb 2025	Jan '25 to Feb '25	Feb '24 to Feb '25
All-items	156.3	160.1	161.8	1.1	3.5
Food	159.6	163.2	165.9	1.7	3.9
Shelter	206.0	218.7	218.8	0.0	6.2
Household operations, furnishings & equipment	110.3	110.8	113.3	2.3	2.7
Clothing & footwear	103.7	106.3	106.8	0.5	3.0
Transportation	167.2	165.5	166.6	0.7	-0.4
Health & personal care	148.9	151.3	154.2	1.9	3.6
Recreation, education & reading	116.3	117.7	119.7	1.7	2.9
Alcoholic beverages, tobacco products and recreational cannabis	194.0	193.5	195.4	1.0	0.7
Special aggregates					
Energy	220.3	232.0	234.7	1.2	6.5
All-items excluding energy	151.1	154.5	156.1	1.0	3.3

In February 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.5% (figures for Yukon are not available); for Canada, the CPI increased 2.6%.

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:

- Inter-city transportation;
- Furniture; and
- Passenger vehicle insurance premiums.

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

On a month-to-month basis, comparing February 2025 to January 2025, the CPI for Whitehorse (figures for Yukon are not available) increased by 1.1%.

Contributors to the increase were the prices of:

- Food purchased from restaurants;
- Household appliances; and
- Traveller accommodation.

Annual average change in the Consumer Price Index

	Whitehorse	Canada
2024	2.0%	2.4%
2023	4.9%	3.9%
2022	6.8%	6.8%
2021	3.3%	3.4%
2020	1.0%	0.7%

Consumer Price Index, 2024: yukon.ca/consumer-price-index-2024

3.2 Monthly average retail prices for selected food products, Whitehorse, British Columbia and Alberta, February 2025

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 36.21	\$ 29.60	\$ 28.17	Eggs, 1 dozen	\$ 4.58	\$ 5.48	\$ 5.10
Stewing beef, 1 kg	\$ 23.02	\$ 20.68	\$ 19.80	Apples, 1 kg	\$ 6.66	\$ 5.66	\$ 5.86
Ground beef, 1 kg	\$ 15.44	\$ 14.88	\$ 15.09	Bananas, 1 kg	\$ 2.12	\$ 1.63	\$ 1.79
Pork chops, 1 kg	\$ 16.44	\$ 9.75	\$ 10.02	Oranges, 1 kg	\$ 5.12	\$ 3.62	\$ 3.66
Chicken, 1 kg	\$ 10.92	\$ 7.87	\$ 7.47	Carrots, 1 kg	\$ 4.29	\$ 3.54	\$ 3.33
Bacon, 500 grams	\$ 11.02	\$ 7.51	\$ 7.22	Onions, 1 kg	\$ 3.29	\$ 5.69	\$ 5.70
Milk, 4 l	\$ 6.23	\$ 6.05	\$ 6.07	Potatoes, 4.54 kgs	\$ 16.30	\$ 7.38	\$ 7.30
Butter, 454 grams	\$ 6.86	\$ 6.21	\$ 6.20				

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

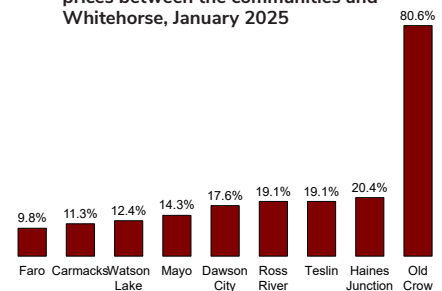
In February 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 26.9% higher than Alberta and 24.3% higher than British Columbia.

3.3 Community spatial Price Index, January 2025 (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	111.3	117.6	109.8	120.4	114.3	180.6	119.1	119.1	112.4
Meat/fish/seafood	104.8	104.7	118.6	111.2	101.0	154.8	112.1	113.4	104.1
Dairy/eggs	103.5	118.8	113.8	140.5	111.3	172.9	117.5	117.0	111.6
Fruit/veg.	116.7	112.5	109.6	100.1	125.9	190.4	127.5	116.2	113.1
Bread/cereal	115.9	127.0	104.4	143.9	115.9	175.9	127.9	124.3	115.7
Other foods	112.5	126.7	110.1	127.1	117.1	209.6	132.2	127.3	120.6
Household operations	115.4	130.6	118.3	115.1	120.0	255.6	111.6	140.5	117.7
Health & personal care	126.3	128.8	103.3	132.5	126.2	150.4	109.0	124.8	112.3
Cigarettes	103.9	108.1	106.9	..	103.8	126.2	111.1	107.6	108.6
Gasoline/diesel	108.6	110.1	105.9	107.1	104.0	...	108.6	104.9	101.2
Home heating fuel	98.4	99.7	97.8	98.4	98.3	...	98.8	98.4	98.5

Weighted overall average difference in prices between the communities and Whitehorse, January 2025



Source: Yukon Bureau of Statistics.



4. Trade

4.1 Retail and Wholesale* sales



Yukon's preliminary retail sales in January 2025 increased by \$2.7 million, or 3.4%, compared to January 2024; Canada's retail sales increased 6.4% over the same time period.

* Wholesale Sales data for Yukon has been unavailable from July 2022 to December 2024 due to residual suppression.

Source: Statistics Canada. Tables 20-10-0056-01 and 20-10-0074-01.

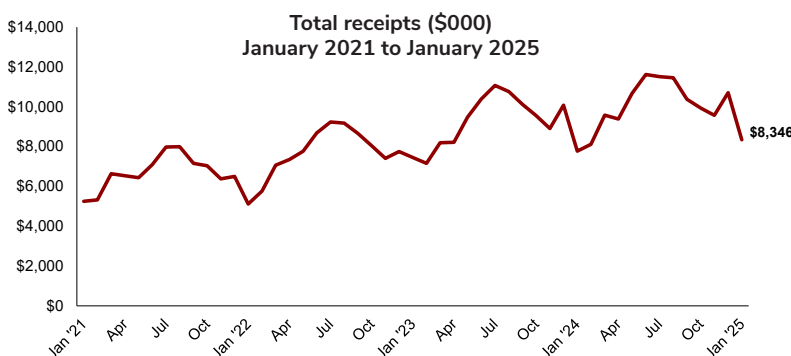
Yukon Retail Sales, 2023:
yukon.ca/yukon-retail-sales-2023

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	\$2,660 3.4%	\$657 5.2%	x ...	\$1,366 6.4%	-\$92 -2.7%	-\$556 -8.1%	-\$1,787 -42.8%	\$1,371 7.4%	x ...	\$853 14.0%
(\$000)										
2025										
January (p)	81,442	13,245	x	22,790	3,268	6,275	2,386	19,838	x	6,959
2024 total	1,175,438	200,650	x	303,834	40,441	115,457	40,009	265,029	x	89,390
December (r)	90,045	10,769	x	27,150	3,544	11,556	2,811	17,826	x	8,472
November	88,260	15,055	x	24,698	3,784	9,728	2,315	15,824	x	7,829
October	97,809	17,493	x	25,521	3,482	9,902	2,188	19,271	x	8,417
September	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

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

4.3 Food services and drinking places



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

Did you know?

Yukon's revised retail sales in 2024 increased 1.2% compared to 2023. Yukon had the third lowest percentage increase in Canada, while Nunavut had the highest (7.8%) over the same time period.

Comparing January 2025 to January 2024, the total receipts for food services and drinking places in Yukon increased by \$569,000, or 7.3%; Canada's receipts increased by 7.5% over the same period.



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, October 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	\$1,441	\$2,004	\$1,921	\$1,600	\$1,552	\$2,183	\$1,280	\$1,331	\$1,389	..	\$1,471 [†]
Bachelor	\$1,215	...	...	\$1,300	\$1,265	\$1,608	\$1,215	\$1,110	...	...	...
1 Bedroom	\$1,302	\$1,390	\$1,400	\$1,440	\$1,280	\$1,642	\$1,251	\$1,307	x	...	\$1,471 [†]
2 Bedrooms	\$1,550	\$2,054	\$1,650	\$1,700	\$1,639	\$2,400	\$1,441	\$1,903	\$1,498	...	...
3-4 Bedrooms	\$2,200	\$2,080	\$2,061	\$2,070	\$2,153	\$2,330	\$1,566	\$2,101 [†]	\$1,201	...	...
5+ Bedrooms	\$3,450	\$3,460	...	...	...	\$3,420 [†]
Total units											
All sizes ⁴	2,446	199	89	605	216	292	887	91	54	..	9 [†]
Bachelor	215	...	...	32	9	35	112	28	...	...	...
1 Bedroom	819	21	6	205	91	73	380	27	3 [†]	...	9 [†]
2 Bedrooms	868	50	40	176	74	73	388	33	35	...	...
3-4 Bedrooms	518	110	43	192	41	106	7	4 [†]	16	...	...
5+ Bedrooms	24	18	...	...	...	6 [†]
Vacancy rate											
All sizes	1.4%	0.0%	4.5%	2.3%	3.7%	1.0%	0.7%	1.1%	0.0%	..	0.0% [†]
Bachelor	0.5%	0.0%	...	0.0%	0.0%	0.0%	0.9%	0.0%	...	...	...
1 Bedroom	1.6%	0.0%	0.0%	3.4%	2.2%	0.0%	0.8%	0.0%	0.0% [†]	...	0.0% [†]
2 Bedrooms	1.8%	0.0%	7.5%	1.7%	8.1%	4.1%	0.3%	0.0%	0.0%	...	...
3-4 Bedrooms	1.2%	0.0%	2.3%	2.1%	0.0%	0.0%	0.0%	25.0% [†]	0.0%	...	...
5+ Bedrooms	0.0%	0.0%	...	...	...	0.0% [†]

x = suppressed. .. = no information available for October 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 average	\$1,302	1.4%	\$1,001	7.7%	\$1,321	4.3%
October	\$1,310	1.3%	\$1,024	7.7%	\$1,342	0.0%
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%

*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, October 2024: yukon.ca/yukon-rent-survey-october-2024



6. Real Estate

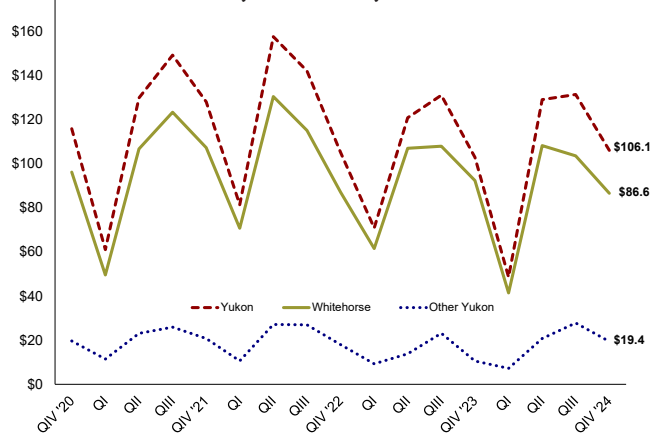
6.1 Number and value of real estate transactions*, Whitehorse

	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	-107	-28,973.2	1	8,548.1	-15	-6,466.1	7	7,253.3	-72	-24,027.0	x	x
	-14.1%	-7.9%	0.4%	5.3%	-31.3%	-26.1%	5.4%	12.5%	-46.2%	-37.3%	...	...
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
2024 total	652	339,871.1	255	171,251.2	33	18,269.8	136	65,418.9	84	40,305.6	x	x
Q4	146	86,618.1	59	38,814.9	8	4,064.0	45	21,780.6	15	9,178.4	8	2,942.0
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 ^E
Q2	246	108,249.1	75	51,037.8	9	5,293.9 ^E	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 ^E

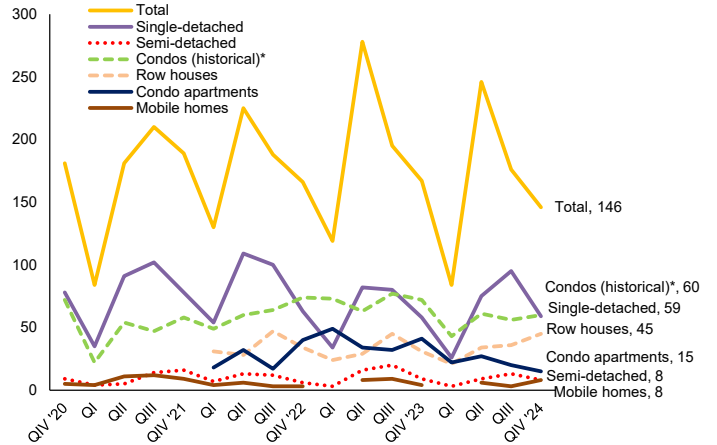
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics. E = use with caution

Yukon Real Estate Report, Fourth Quarter, 2024: yukon.ca/yukon-real-estate-report-q4-2024

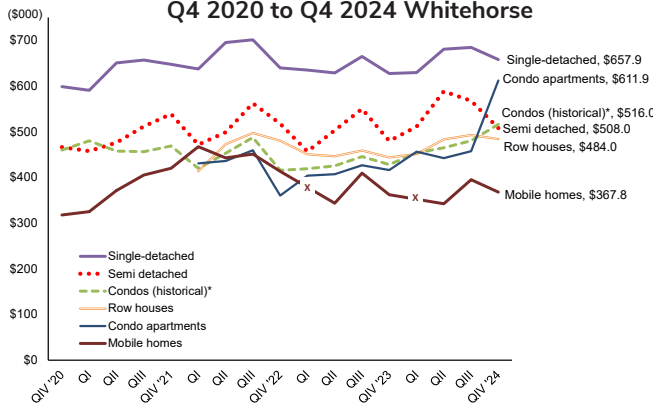
6.2 Value of real estate transactions Q4 2020 to Q4 2024



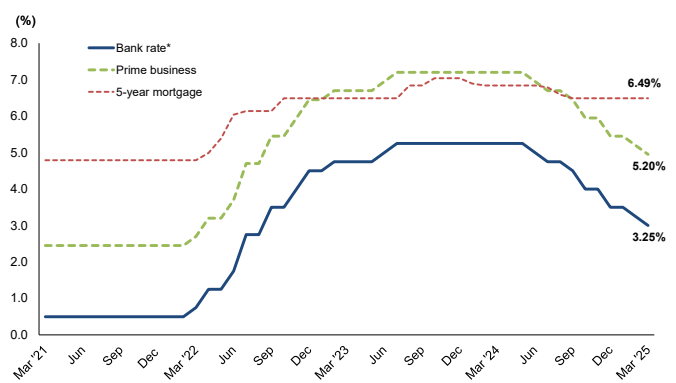
6.3 Number of residential transactions Q4 2020 to Q4 2024 Whitehorse



6.4 Average residential sale prices Q4 2020 to Q4 2024 Whitehorse



6.5 Selected interest rates* March 2021 to March 2025



* Condos (historical) includes condo apartments and row houses. Source: Yukon Bureau of Statistics. X = suppressed

*Please see endnotes on page 12. Source: Statistics Canada. Table 10-10-0145-01.

In the fourth quarter of 2024, the total value of real estate transactions in Yukon was \$106.1 million: \$86.6 million in Whitehorse and \$19.4 million for the rest of Yukon. Comparing the fourth quarter of 2024 (\$106.1 million) to that of 2023 (\$102.9 million), the total value of Yukon's real estate transactions increased by \$3.1 million, or 3.0%.

Did you know?

The total value of real estate transactions in Yukon for 2024 (\$415.2 million) decreased by \$10.5 million, or 2.5% compared to 2023 (\$425.7 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	84	28,115	76	7,415	0	0	1	2,975	7	17,726
	96.6%	247.7%	105.6%	186.4%	...	...	33.3%	620.9%	58.3%	257.0%
2025										
March	68	10,260.5	61	5,574.2	0	0.0	2	2,448.3	5	2,238.0
February	60	4,244.1	53	3,690.5	0	0.0	1	505.7	6	48.0
January	43	24,963.1	34	2,126.9	0	0.0	1	500.0	8	22,336.1
2024 total	1,000	239,014.5	842	156,188.6	7	20.0	36	28,547.5	115	54,258.4
December	29	1,907.5	25	1,642.5	0	0.0	1	0.0	3	265.0
November	65	6,400.1	47	4,443.2	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

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.

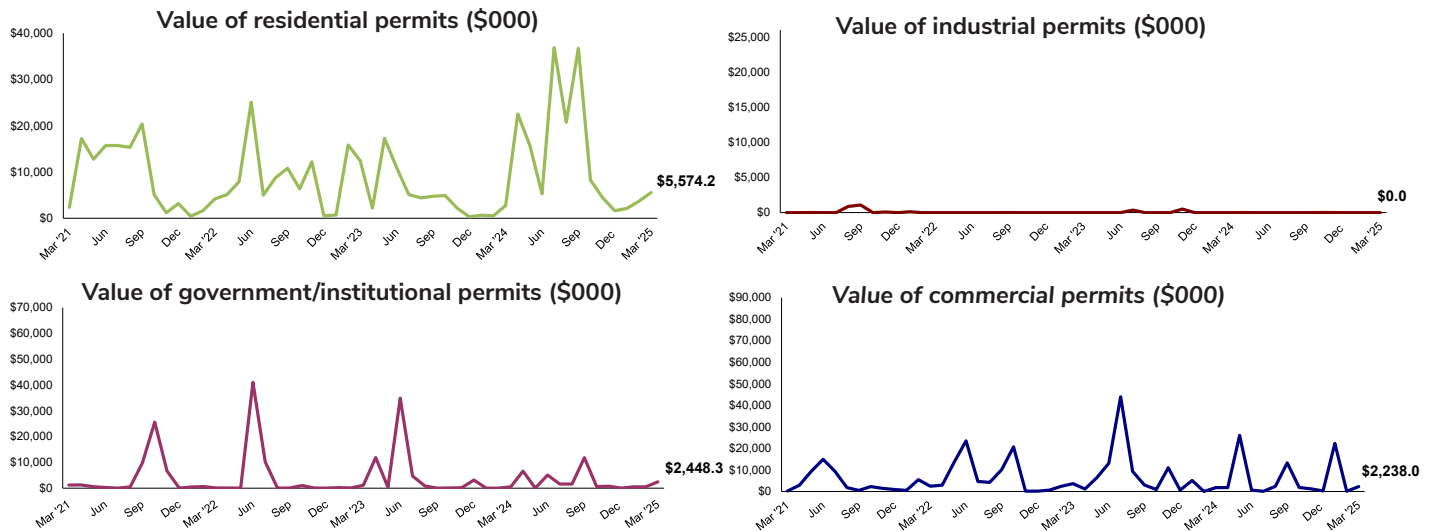
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

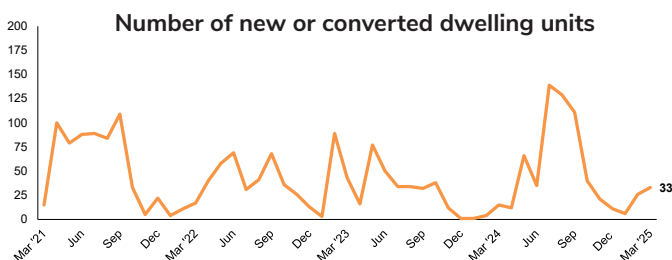
In January through March 2025, a total of 171 building permits were issued in Yukon, at a construction value of \$39.5 million. The construction value of permits increased by \$28.1 million, or 247.7%, compared to the total value of permits issued in January through March 2024. Of the total construction value of building permits issued in January through March 2025:

- 28.9% was for residential;
- 0.0% was for industrial;
- 8.8% was for government/institutional; and
- 62.4% was for commercial.

7.2 Construction value of building permits*, Yukon, March 2021 to March 2025



7.3 Number of new or converted dwelling units (zoned residential)*, Yukon, March 2021 to March 2025



Did you know?

In January through March 2025, a total of 148 residential building permits were issued in Yukon, at a construction value of \$11.4 million. The construction value of permits increased by \$7.4 million, or 186.4%, compared to the total value of permits issued in January through March 2024 (\$4.0 million).

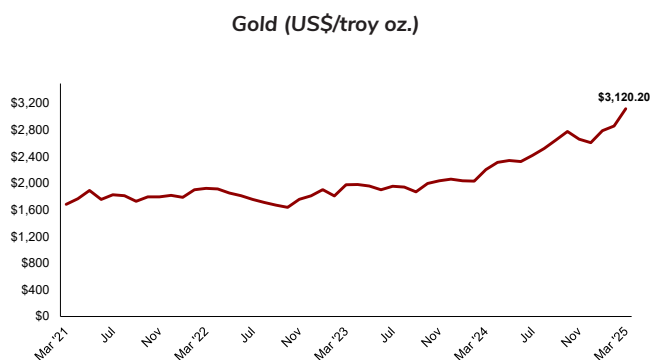
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

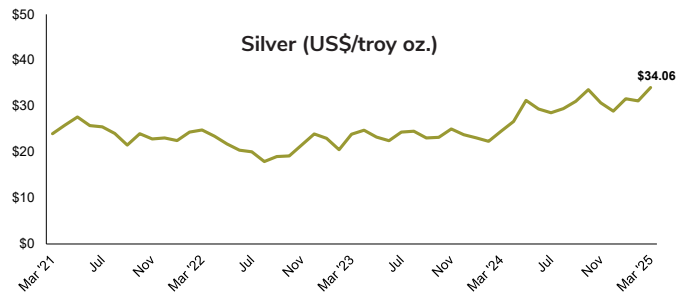
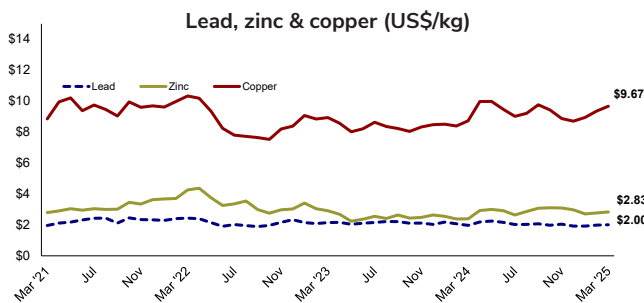


8. Resources

8.1 London metal commodity prices*, March 2021 to March 2025



	Mar '24	Mar '25	Mar '24 to Mar '25 change
US Dollars			
	(\$/troy oz)		
Gold	\$2,207.00	\$3,120.20	\$913.20
Silver	\$24.54	\$34.06	\$9.52
	(\$/kg)		
Lead	\$1.97	\$2.00	\$0.03
Zinc	\$2.39	\$2.83	\$0.44
Copper	\$8.73	\$9.67	\$0.94
Canadian Dollars			
	(\$/troy oz)		
Gold	\$2,987.02	\$4,484.02	\$1,497.00
Silver	\$33.21	\$48.94	\$15.73
	(\$/kg)		
Lead	\$2.66	\$2.88	\$0.22
Zinc	\$3.24	\$4.07	\$0.83
Copper	\$11.81	\$13.90	\$2.09



*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 March 31, 2025 was \$9.67 US per kg, an increase of \$0.94, or 10.8%, compared to March 28, 2024 (\$8.73).

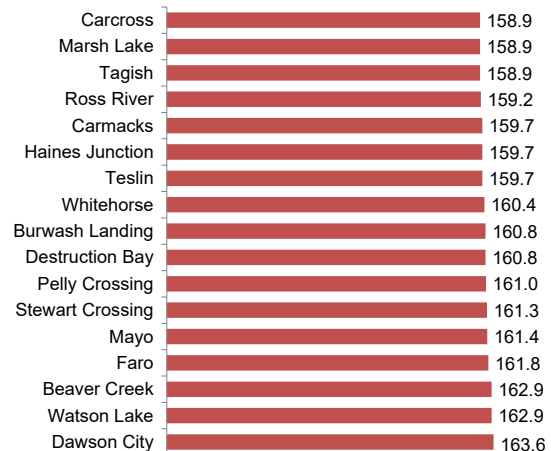
8.2 Regular self-serve gasoline

Average March 2025 Prices (cents per litre)



8.3 Residential furnace oil

Average March 2025 Prices (cents per litre)



Yukon Fuel Price Survey, March 2025: yukon.ca/yukon-fuel-price-survey-march-2025



9. Transportation

9.1 Aircraft movements*, Whitehorse

Year-to-date change	94 6.0%
(no. of movements)	
2025	
January	1,670
2024 total	36,133
December	1,358
November	1,866
October	2,004
September	2,858
August	3,523
July	4,265
June	4,195
May	4,597
April	4,984
March	2,710
February	2,197
January	1,576

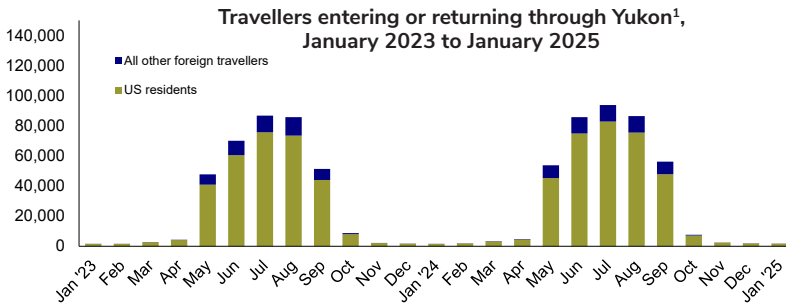
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	238 11.4%	5 0.9%	231 15.4%	2 6.1%
2025				
January	2,323	553	1,735	35
2024 total	481,505	81,616	349,055	50,834
December	3,127	1,156	1,902	69
November	3,421	948	2,361	112
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

Of the 2,323 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in January 2025:

- 43.0% entered through Beaver Creek;
- 31.1% entered through Fraser (Skagway, AK to Carcross);
- 25.3% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.5% through Dawson City.

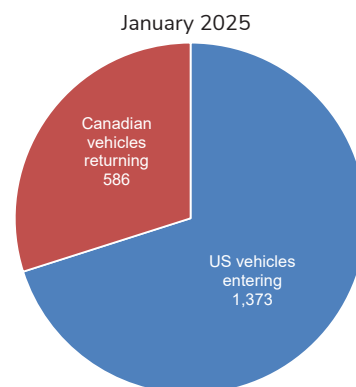


1. Via Canada Border Services Agency (CBSA) ports of entry
*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

Comparing January 2025 to January 2024, the number of travellers entering Yukon through Canada Border Services Agency (CBSA) ports of entry (2,323), increased by 238, or 11.4%.

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: May 16, 2025