

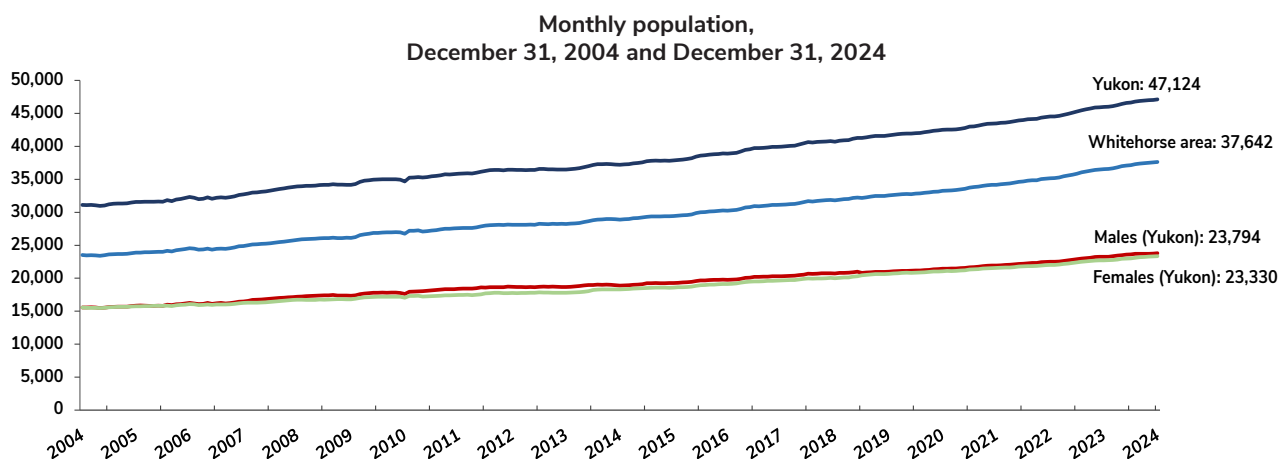


Yukon Monthly Statistical Review April 2025

Highlights:

- The estimated population of Yukon on December 31, 2024 was 47,124; an increase of 1,144, or 2.5%, compared to the figure for December 31, 2023 (45,980).
- In March 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 2.3%.

New publication this month: Population Report Fourth Quarter, 2024



From 2004 through 2014, Yukon's population increased almost steadily in most quarters of every year, except in 2013. Positive growth rates—often very high—have been recorded in each quarter, from 2015 onwards. The December 31, 2024 population was 47,124, a new record high for Yukon.

Population Report Fourth Quarter, 2024: yukon.ca/population-report-q4-2024

New from Yukon Bureau of Statistics:

- Yukon Employment, April 2025: yukon.ca/yukon-employment-april-2025
- Yukon Fuel Price Survey, April 2025: yukon.ca/yukon-fuel-price-survey-april-2025
- Yukon RRSP Contributions, 2023: yukon.ca/yukon-rrsp-contributions-2023
- Inter-jurisdictional Employees, 2021: yukon.ca/inter-jurisdictional-employees-2021
- Yukon Employment Annual Review, 2024: yukon.ca/yukon-employment-annual-review-2024

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yukon.ca/community-statistics

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1. Population

1.1 Population by age and sex*, Dec 31, 2024

	Total	Males	Females
0-4	2,293	1,179	1,114
5-9	2,584	1,291	1,293
10-14	2,550	1,363	1,187
15-19	2,396	1,270	1,126
20-24	2,782	1,474	1,308
25-29	3,568	1,757	1,811
30-34	4,204	2,053	2,151
35-39	4,382	2,101	2,281
40-44	3,702	1,853	1,849
45-49	3,079	1,538	1,541
50-54	2,883	1,409	1,474
55-59	2,574	1,335	1,239
60-64	2,942	1,457	1,485
65-69	2,658	1,357	1,301
70-74	2,016	1,052	964
75+	2,511	1,305	1,206
Total	47,124	23,794	23,330

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

1.2 Population by community*

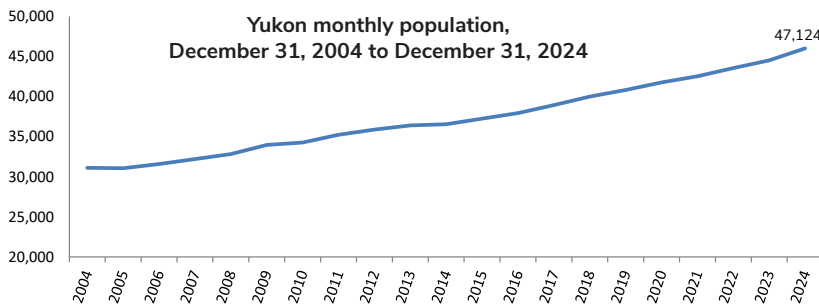
	Dec 31 2023	Sep 30 2024	Dec 31 2024
Beaver Creek	110	108	102
Burwash Landing	121	119	118
Carcross	494	502	492
Carmacks	596	609	603
Dawson City	2,380	2,409	2,418
Destruction Bay	60	66	63
Faro	455	439	441
Haines Junction	1,055	1,059	1,048
Johnson's Crossing	56	52	51
Mayo	467	467	468
Mendenhall	144	141	138
Old Crow	251	244	247
Pelly Crossing	383	390	396
Ross River	391	402	399
Tagish	386	410	422
Teslin	502	521	516
Watson Lake	1,511	1,480	1,480
Whitehorse Area ¹	36,537	37,438	37,642
Other*	81	78	80
Yukon	45,980	46,934	47,124

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	1	8	15
change	1.0%	11.6%	100.0%
2025			
March (p)	34	23	9
February	30	23	13
January	37	31	8
2024 total	424	292	188
December	34	21	8
November	26	24	13
October	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

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

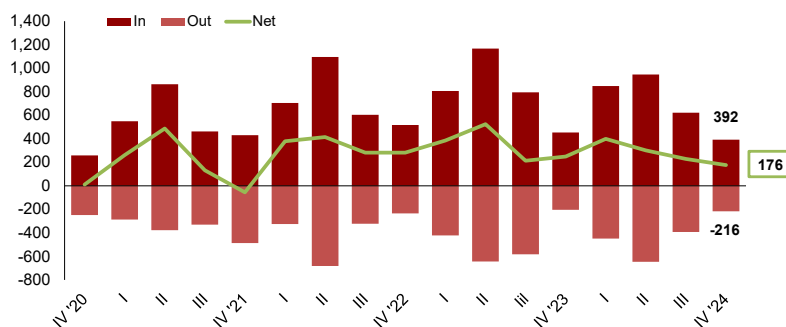


Population Report, Fourth Quarter, 2024:
yukon.ca/population-report-q4-2024

Did you know?

On December 31, 2024, Yukoners aged 65 and older (7,185) increased by 297, or 4.3%, compared to December 31, 2023 (6,888).

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						
April	28,100	27,000	1,100	3.9%	75.9%	73.0%
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%

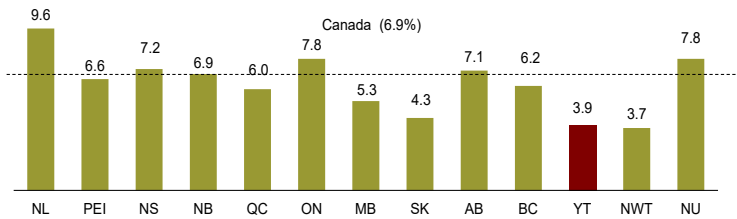
Yukon Employment, April 2025: yukon.ca/yukon-employment-april-2025

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*, April 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?

Comparing April 2025 to April 2024, total private sector employment decreased by 100, or 0.7% to 14,600 and public sector employment increased by 900, or 8.0% to 12,100.

Comparing April 2025 to March 2025, employment in the services-producing sector (23,400) increased by 200, or 0.9%. Employment in the goods-producing sector (3,300) decreased by 100, or 2.9%.

In April 2025, of the 26,700 employed in Yukon, 12,100, or 45.3%, were working in the public sector. Of the 14,600 workers in the private sector, 3,000, or 20.5%, 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						
April	26,700	12,100	11,600	3,000	3,300	23,400
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

*Please see table endnotes on page 12. Source: Statistics Canada. Custom data table.

Note: Public sector 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	\$54.77 3.8%	-\$27.51 -1.7%	\$77.76 8.8%	\$151.98 11.8%	F ..	-\$115.95 -12.1%	-\$14.98 -1.1%	\$16.00 2.6%	F ..	\$84.04 4.9%
(\$)										
2025										
February (p)	1,458.46	1,588.18	970.51	1,388.70	F	772.89	1,353.52	646.84	1,278.79	1,769.18
January (r)	1,497.44	1,502.33	947.69	1,490.88	F	917.01	1,315.84	621.31	F	1,836.03
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	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	1,471.04	1,634.44	936.21	1,395.33	F	804.97	1,382.65	627.17	F	1,783.19
October	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	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	1,419.46	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	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

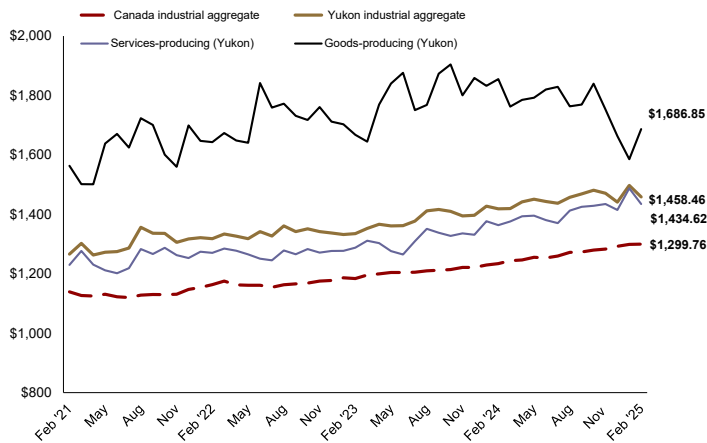
¹Excludes self-employed.

*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

February 2021 to February 2025^(p)

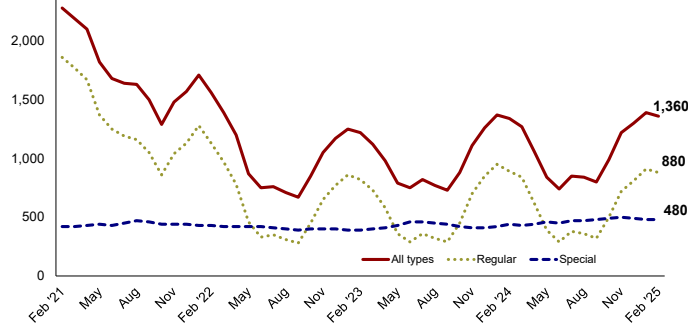


*Please see endnotes on page 12.

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

2.6 Employment Insurance beneficiaries, by type of benefit*

February 2021 to February 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 February 2025 (\$1,588.18) increased by \$81.6, or 5.4%, compared to February 2024 (\$1,506.58).

2.7 Employment Insurance beneficiaries, by community*

	Feb 2024	Jan ^(p) 2025	Feb ^(p) 2025
Beaver Creek	10	10	10
Burwash Landing	0	0	0
Carmacks	20	30	30
Dawson City	200	190	180
Faro	10	10	10
Haines Junction	70	60	60
Marsh Lake	10	10	10
Mayo	10	20	10
Mt. Lorne	0	0	0
Old Crow	10	10	10
Pelly Crossing	20	20	10
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	50	60	60
Whitehorse	850	900	910
Yukon Total	1,340	1,390	1,360

*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	
	Mar 2024	Feb 2025	Mar 2025	Feb '25 to Mar '25	Mar '24 to Mar '25
All-items	156.5	161.8	162.0	0.1	3.5
Food	158.0	165.9	166.7	0.5	5.5
Shelter	206.4	218.8	218.9	0.0	6.1
Household operations, furnishings & equipment	109.7	113.3	112.3	-0.9	2.4
Clothing & footwear	104.0	106.8	109.3	2.3	5.1
Transportation	171.8	166.6	167.3	0.4	-2.6
Health & personal care	149.5	154.2	150.9	-2.1	0.9
Recreation, education & reading	115.2	119.7	120.2	0.4	4.3
Alcoholic beverages, tobacco products and recreational cannabis	196.1	195.4	196.8	0.7	0.4
Special aggregates					
Energy	221.0	234.7	232.7	-0.9	5.3
All-items excluding energy	151.3	156.1	156.4	0.2	3.4

In Mar 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 2.3%.

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

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

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

- Inter-city transportation;
- Passenger vehicle insurance premiums; and
- Telephone services.

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

On a month-to-month basis, comparing March 2025 to February 2025, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.1%.

Contributors to the increase were the prices of:

- Food purchased from restaurants;
- Traveller accommodation; and
- Inter-city transportation.

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, March 2025

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 39.64	\$ 43.34	\$ 40.20	Eggs, 1 dozen	\$ 4.61	\$ 5.51	\$ 5.10
Stewing beef, 1 kg	\$ 21.72	\$ 19.32	\$ 18.36	Apples, 1 kg	\$ 6.50	\$ 5.70	\$ 5.82
Ground beef, 1 kg	\$ 16.76	\$ 14.46	\$ 14.62	Bananas, 1 kg	\$ 2.12	\$ 1.63	\$ 1.79
Pork chops, 1 kg	\$ 17.46	\$ 8.97	\$ 9.07	Oranges, 1 kg	\$ 5.20	\$ 4.72	\$ 4.90
Chicken, 1 kg	\$ 11.72	\$ 7.85	\$ 7.23	Carrots, 1 kg	\$ 4.20	\$ 3.66	\$ 3.49
Bacon, 500 grams	\$ 10.27	\$ 7.30	\$ 7.11	Onions, 1 kg	\$ 3.16	\$ 5.71	\$ 5.77
Milk, 4 l	\$ 6.27	\$ 6.05	\$ 6.16	Potatoes, 4.54 kgs	\$ 16.30	\$ 7.86	\$ 7.88
Butter, 454 grams	\$ 6.90	\$ 5.84	\$ 5.88				

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

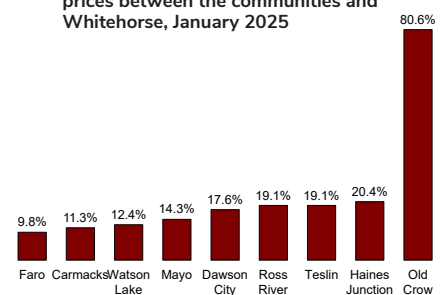
In March 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 20.5% higher than Alberta and 16.8% higher than British Columbia.

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	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
Meat/fish/seafood	104.8	104.7	118.6	111.2	101.0	154.8	112.1	113.4
Dairy/eggs	103.5	118.8	113.8	140.5	111.3	172.9	117.5	117.0
Fruit/veg.	116.7	112.5	109.6	100.1	125.9	190.4	127.5	116.2
Bread/cereal	115.9	127.0	104.4	143.9	115.9	175.9	127.9	124.3
Other foods	112.5	126.7	110.1	127.1	117.1	209.6	132.2	127.3
Household operations	115.4	130.6	118.3	115.1	120.0	255.6	111.6	140.5
Health & personal care	126.3	128.8	103.3	132.5	126.2	150.4	109.0	124.8
Cigarettes	103.9	108.1	106.9	..	103.8	126.2	111.1	107.6
Gasoline/diesel	108.6	110.1	105.9	107.1	104.0	..	108.6	104.9
Home heating fuel	98.4	99.7	97.8	98.4	98.3	..	98.8	98.4

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



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

Yukon's preliminary retail sales in February 2025 decreased by \$4.0 million, or 5.0%, compared to February 2024; Canada's retail sales increased 1.1% over the same time period. Year-to-date (January to February), Yukon's retail sales decreased by \$1.7 million, or 1.1%, compared to the same time period in 2024; Canada's retail sales increased 3.9% over the same time period.

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

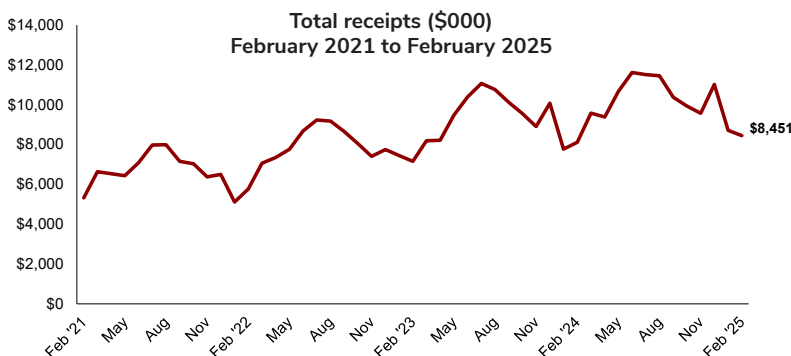
Yukon Retail Sales, 2024:
yukon.ca/yukon-retail-sales-2024.pdf

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	-\$1,671 -1.1%	-\$232 -0.9%	x ...	\$1,373 3.2%	\$56 0.9%	-\$1,553 -11.3%	-\$3,493 -42.1%	-\$16,209 -45.0%	x ...	-\$551 -4.3%
(\$000)										
2025										
February (p)	76,444	12,274	x	21,575	2,758	5,914	2,428	F	x	5,854
January (r)	80,671	13,208	x	22,547	3,426	6,277	2,384	19,822	x	6,374
2024 total	1,177,552	200,758	x	303,464	41,944	114,913	40,152	268,094	x	89,336
December	90,291	10,769	x	27,150	4,026	11,448	2,811	17,822	x	8,215
November	89,081	15,055	x	24,659	4,037	9,644	2,315	17,000	x	7,723
October	97,544	17,467	x	25,521	3,688	9,828	2,534	19,271	x	8,131
September	99,499	15,707	x	24,854	3,154	9,666	1,727	25,145	x	7,635
August	110,753	18,064	x	28,659	3,804	10,150	1,594	28,297	x	8,002
July	116,236	20,830	x	27,918	3,369	10,348	3,343	29,763	x	8,373
June	117,533	20,241	x	27,592	3,518	11,335	4,332	31,000	x	7,934
May	106,377	18,602	x	26,950	3,307	10,902	4,582	23,139	x	6,992
April	96,164	20,152	x	22,908	3,519	9,089	4,276	20,175	x	6,556
March	95,288	18,157	x	24,504	3,394	8,759	4,333	20,451	x	6,996
February	80,434	13,204	x	21,347	2,783	6,913	4,132	17,997	x	6,564

*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 preliminary retail sales in February 2025 totalled \$76.4 million, 28.6% of which was from Food and beverage stores' retail sales (\$21.6 million).

Comparing February 2025 to February 2024, the total receipts for food services and drinking places in Yukon increased by \$333,000, or 4.1%; Canada's receipts decreased by -0.1% 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

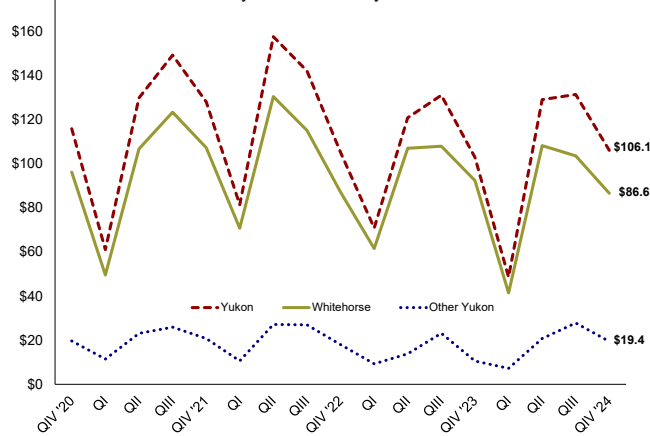
6.1 Number and value of real estate transactions*, Whitehorse

	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

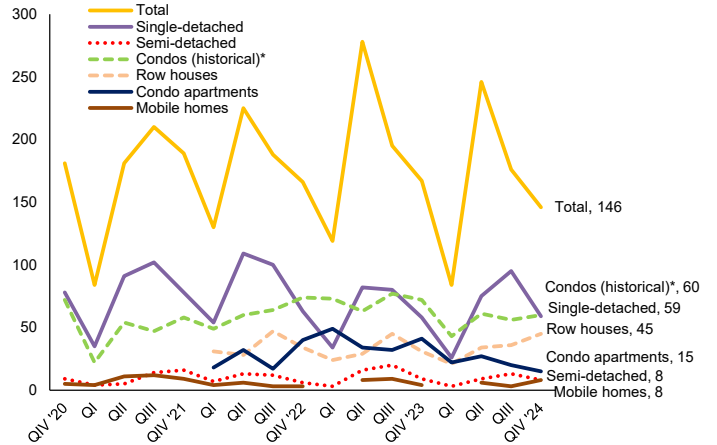
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics. E = use with caution

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

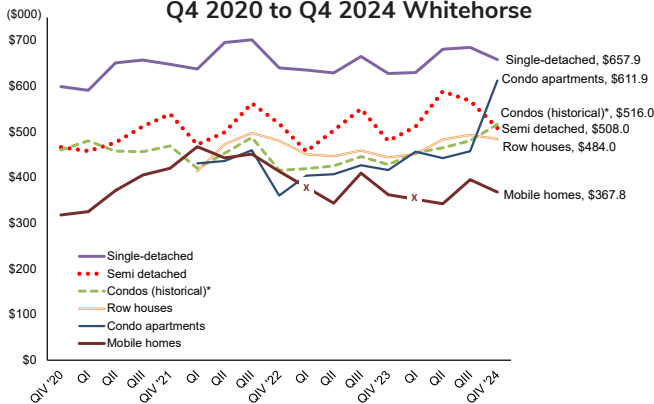
6.2 Value of real estate transactions
Q4 2020 to Q4 2024



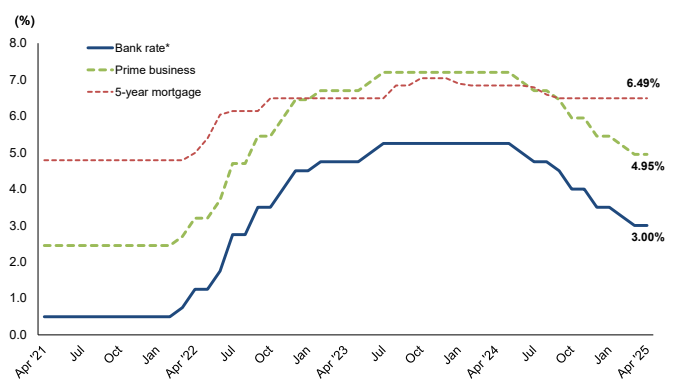
6.3 Number of residential transactions
Q4 2020 to Q4 2024 Whitehorse



6.4 Average residential sale prices
Q4 2020 to Q4 2024 Whitehorse



6.5 Selected interest rates*
April 2021 to April 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?

In the fourth quarter of 2024, the total transaction value of single detached houses in Yukon was \$38.8 million, an increase of \$2.4 million, or 6.7%, compared to the fourth quarter of 2023 (\$36.4 million).



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)
73	13,825		70	-12,512	0		2	1	2	29,892
48.7%	32.8%		57.4%	-47.2%	0.0%		20.0%	16.7%	9.5%	348.7%
2025										
April	51	16,486.6	43	2,552.2	1	12.0	3	80.0	4	13,842.4
March	69	10,302.5	62	5,616.2	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	968	238,673.3	814	155,989.7	7	20.0	36	28,547.5	111	54,116.1
December	28	1,897.5	24	1,632.5	0	0.0	1	0.0	3	265.0
November	62	6,386.8	45	4,434.2	2	5.0	5	760.0	10	1,187.6
October	88	10,625.8	71	8,197.2	3	5.0	3	600.0	11	1,823.6
September	134	61,820.8	107	36,706.0	0	0.0	5	11,834.9	22	13,280.0
August	154	24,682.3	139	20,718.2	0	0.0	3	1,610.0	12	2,354.1
July	129	38,532.3	118	36,885.0	1	0.0	7	1,606.7	3	40.6
June	105	10,854.3	92	5,244.3	0	0.0	6	5,045.1	7	565.0
May	118	41,702.1	96	15,674.4	0	0.0	0	0.0	22	26,027.7
April	64	30,825.9	51	22,528.0	1	10.0	3	6,611.7	9	1,676.1

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.

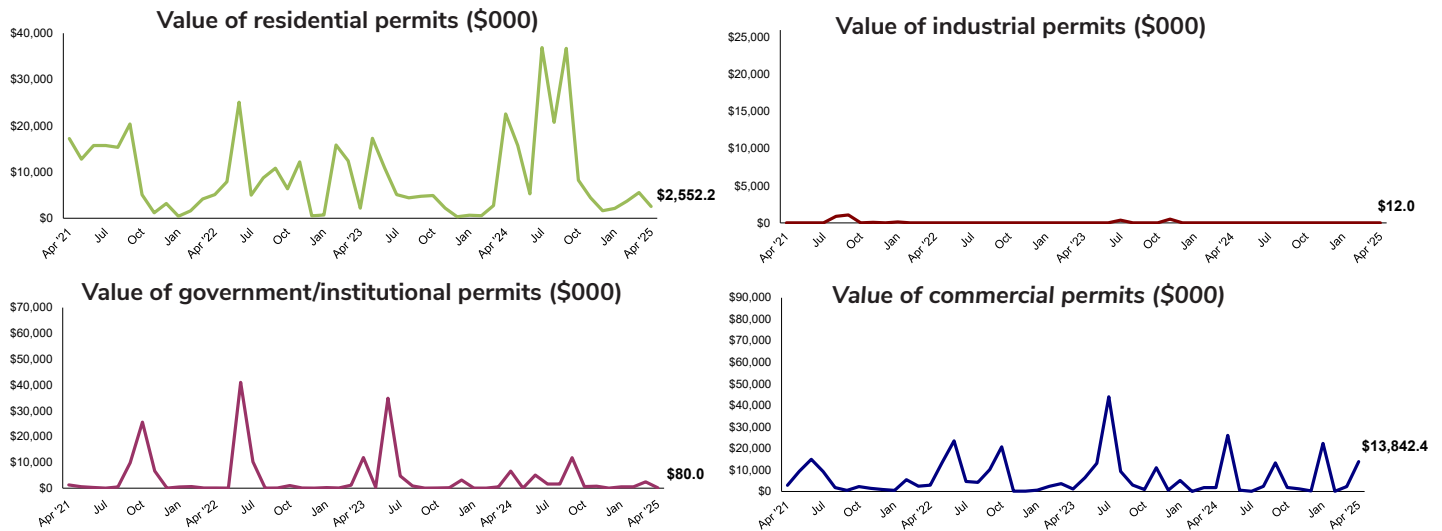
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

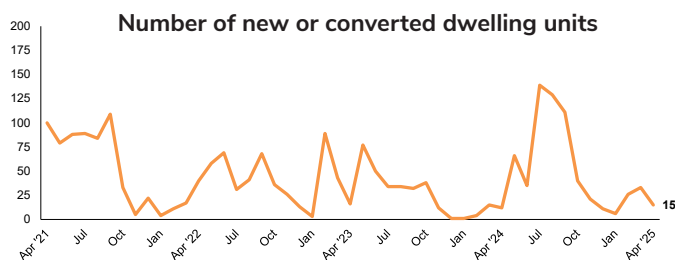
In January through April 2025, a total of 223 building permits were issued in Yukon, at a construction value of \$56.0 million. The construction value of permits increased by \$13.8 million, or 32.8%, compared to the total value of permits issued in January through April 2024. Of the total construction value of building permits issued in January through April 2025:

- 25.0% was for residential;
- 0.0% was for industrial;
- 6.3% was for government/institutional; and
- 68.7% was for commercial.

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



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



Did you know?

From January through April 2025, residential permits included a total of 81 new or converted dwelling units, an increase of 49 units, or 153.1%, compared to the total for the same time period in 2024 (32).

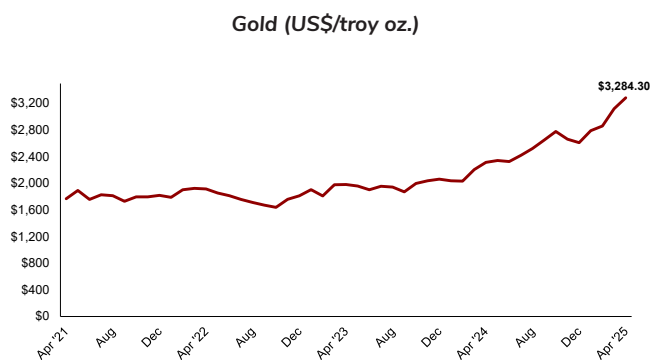
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

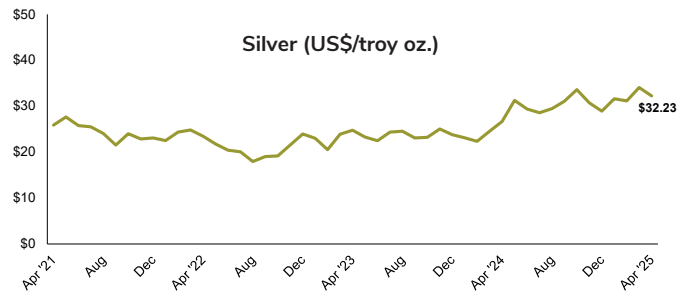
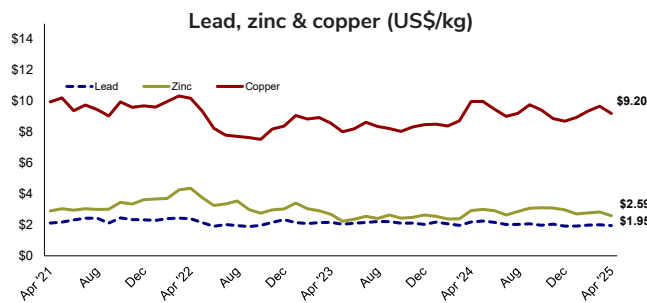


8. Resources

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



	Apr '24	Apr '25	Apr '24 to Apr '25 change
US Dollars			
	(\$/troy oz)		
Gold	\$2,314.80	\$3,284.30	\$969.50
Silver	\$26.66	\$32.23	\$5.57
	(\$/kg)		
Lead	\$2.18	\$1.95	-\$0.23
Zinc	\$2.92	\$2.59	-\$0.33
Copper	\$9.97	\$9.20	-\$0.77
Canadian Dollars			
	(\$/troy oz)		
Gold	\$3,184.17	\$4,535.57	\$1,351.40
Silver	\$36.67	\$44.50	\$7.83
	(\$/kg)		
Lead	\$3.00	\$2.69	-\$0.31
Zinc	\$4.02	\$3.58	-\$0.44
Copper	\$13.72	\$12.71	-\$1.01



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

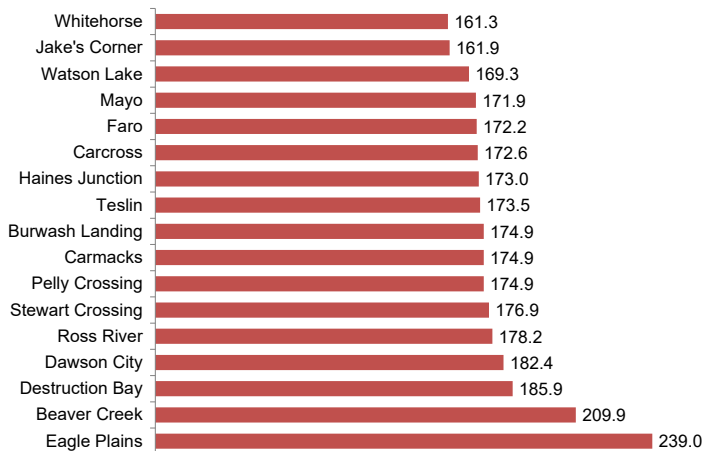
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of gold on April 30, 2025 was \$3,284.30 USD per troy oz., an increase of \$969.50 USD, or 41.9%, compared to April 30, 2024 (\$2,314.80).

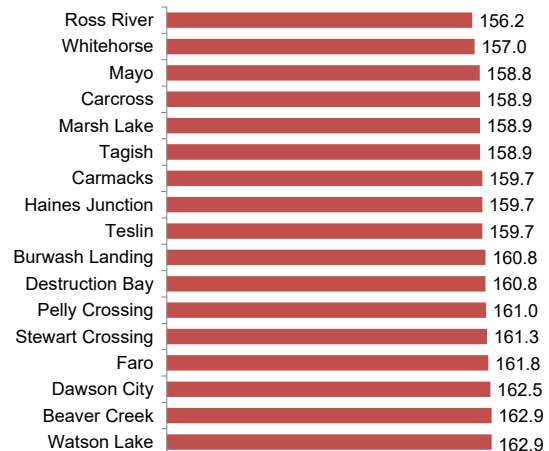
8.2 Regular self-serve gasoline

Average April 2025 Prices (cents per litre)



8.3 Residential furnace oil

Average April 2025 Prices (cents per litre)



Yukon Fuel Price Survey, April 2025: yukon.ca/yukon-fuel-price-survey-april-2025.pdf



9. Transportation

9.1 Aircraft movements*, Whitehorse

Year-to-date change	-280 -7.4%
(no. of movements)	
2025	
February	1,823
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

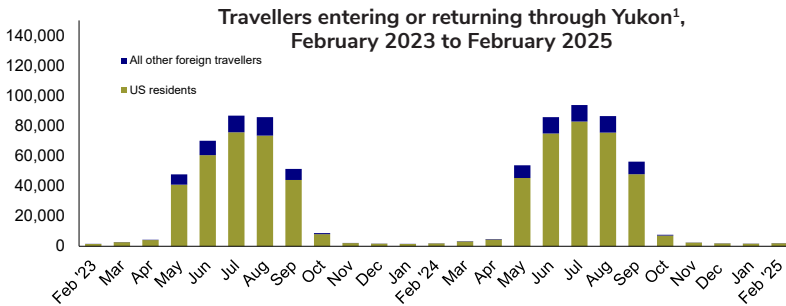
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	37 0.7%	-296 -18.8%	379 11.2%	-46 -37.4%
2025				
February	2,778	723	2,013	42
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

Of the 2,778 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in February 2025:

- 44.0% entered through Beaver Creek;
- 30.8% entered through Fraser (Skagway, AK to Carcross);
- 24.4% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.8% through Whitehorse.

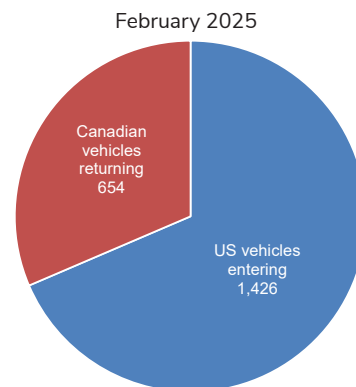


1. Via Canada Border Services Agency (CBSA) ports of entry
*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

The number of aircraft movements at the Erik Nielsen Whitehorse International Airport in February 2025 was 1,823, a decrease of 374, or 17.0%, compared to February 2024 (2,197).

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 and 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: June 13, 2025