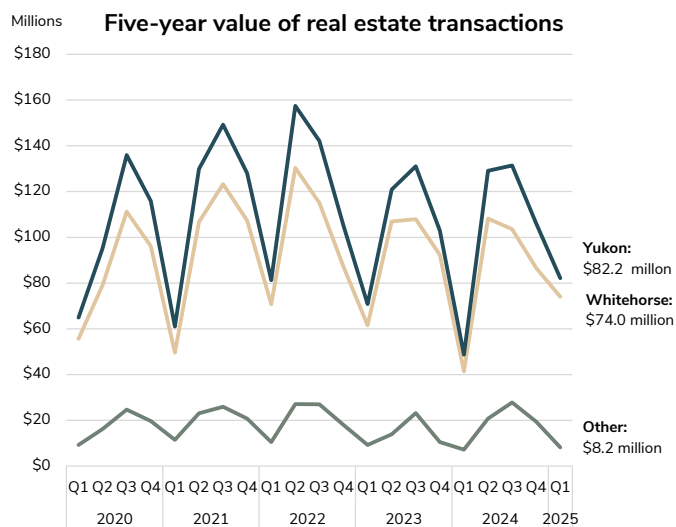




Highlights:

- In the first quarter (January to March) of 2025, Yukon's retail sales decreased by \$3.0 million, or 1.2%, compared to the same time period in 2024; Canada's retail sales increased 4.4% over the same time period.
- In April 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.6% (figures for Yukon are not available); for Canada, the CPI increased 1.7%.

New publication this month: Yukon Real Estate Report First Quarter, 2025



The total value of Yukon's real estate transactions in the first quarter of 2025 increased compared to the first quarter of 2024. In the first quarter of 2025, the total value of real estate transactions was \$82.2 million compared to \$48.7 million during the same period in 2024, an increase of \$33.5 million, or 68.8%.

Yukon Real Estate Report First Quarter, 2025: <https://yukon.ca/en/yukon-real-estate-report-q1-2025>

New from Yukon Bureau of Statistics:

- Yukon Employment, May 2025: yukon.ca/yukon-employment-may-2025
- Yukon Fuel Price Survey, May 2025: yukon.ca/yukon-fuel-price-survey-may-2025
- Yukon Employment and Skills, 2024: yukon.ca/yukon-employment-and-skills-survey-2024

New from Statistics Canada:

- Recent developments in the Canadian economy, Spring 2025 : www150.statcan.gc.ca/n1/en/pub/36-28-0001/2025005/article/00005-eng.pdf?st=3zTZIPQb

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*, 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*

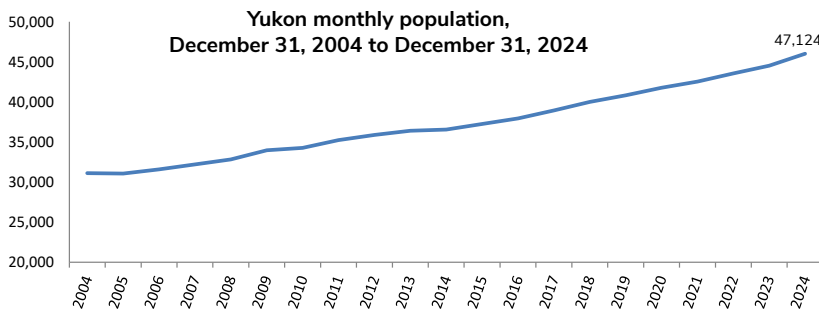
	Dec 31 2023	Sep 30 2024	Dec 31 2024
Beaver Creek	110	108	102
Burwash Landing	121	119	118
Carcross	494	502	492
Carmacks	596	609	603
Dawson City	2,380	2,409	2,418
Destruction Bay	60	66	63
Faro	455	439	441
Haines Junction	1,055	1,059	1,048
Johnson's Crossing	56	52	51
Mayo	467	467	468
Mendenhall	144	141	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	-5	25	16
change	-3.6%	29.4%	69.6%
2025			
April (p)	34	33	9
March	34	23	9
February	30	23	13
January	37	31	8
2024 total (r)	424	292	189
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 (r)	41	27	25
May	38	17	11
April	40	16	8

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

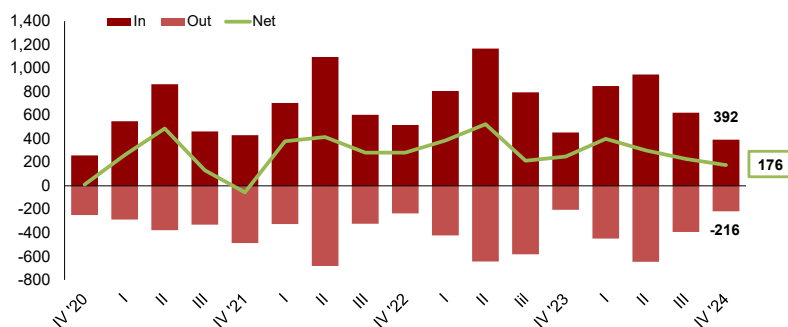


Population Report, Fourth Quarter, 2024:
yukon.ca/population-report-q4-2024

Did you know?

On December 31, 2024, Yukoners aged 14 years and younger (7,427) made up 15.8% of Yukon's population, compared to 16.5% on December 31, 2019 (6,894).

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						
May	28,100	27,100	1,000	3.6%	75.7%	73.0%
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%

Yukon Employment, May 2025: yukon.ca/yukon-employment-may-2025

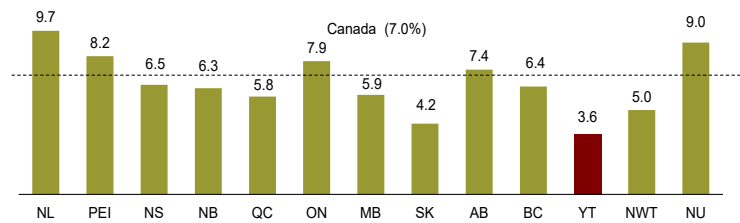
Yukon Employment Annual Review, 2024: yukon.ca/yukon-employment-annual-review-2024

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*, May 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?

Yukon's May 2025 employment rate (the percentage of the population aged 15 years and over, which is employed) was 73.0%, the highest in Canada, and 12.2 percentage points above the national average (60.8%).

Comparing May 2025 to April 2025, employment in the services-producing sector (23,800) increased by 400, or 1.7%. Employment in the goods-producing sector (3,400) increased by 100, or 3.0%.

In May 2025, of the 27,100 employed in Yukon, 12,200, or 45.0%, were working in the public sector. Of the 14,900 workers in the private sector, 3,000, or 20.0%, 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						
May	27,100	12,200	11,900	3,000	3,400	23,800
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

*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*

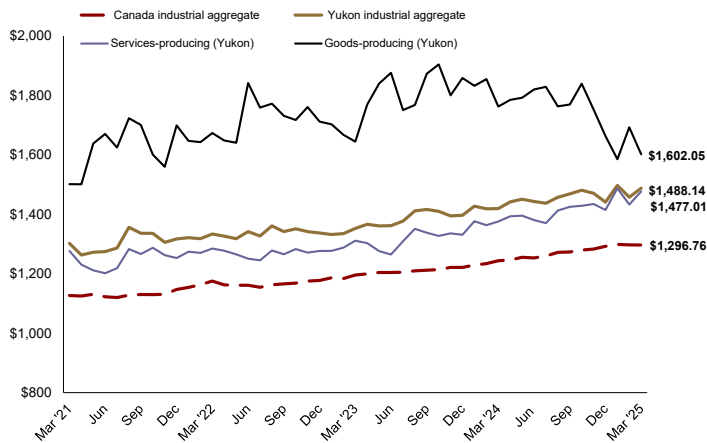
	Yukon average ¹	Construction	Trade	Transp. & warehousing	Finance & insurance	Admin. support, waste mgmt, & remediation	Health care & social assist.	Accomm. & food services	Other services (except public admin.)	Public admin.
Year-to-date change	\$59.16 4.2%	\$14.56 0.9%	\$66.46 7.4%	\$118.49 9.0%	F ..	-\$70.24 -7.6%	\$10.62 0.8%	\$36.72 6.1%	F ..	\$99.26 5.8%
(\$)										
2025										
March (p)	1,488.14	1,610.64	975.96	1,428.11	F	882.49	1,303.12	657.13	1,423.54	1,834.42
February (r)	1,457.71	1,605.46	970.36	1,401.33	F	774.07	1,353.10	639.17	1,280.04	1,769.35
January	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

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 March 2021 to March 2025^(p)



*Please see endnotes on page 12.

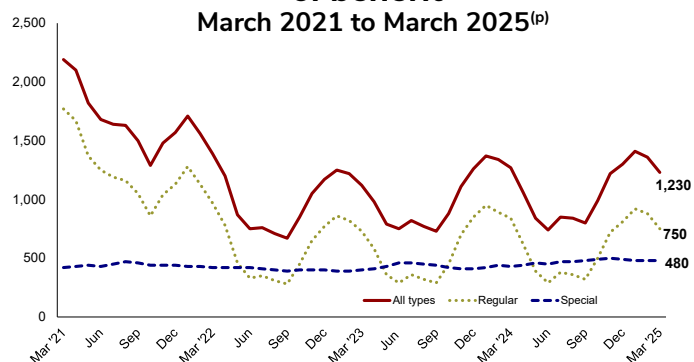
Source: Statistics Canada. Table 14-10-0203-01.

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

Did you know?

The preliminary average weekly earnings figure for Yukon in March 2025 (\$1,488.14) was the third highest in Canada, following Nunavut (\$1,709.00) and the Northwest Territories (\$1,695.42).

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*

	Mar 2024	Feb ^(p) 2025	Mar ^(p) 2025
Beaver Creek	10	10	0
Burwash Landing	0	0	0
Carmacks	20	30	30
Dawson City	190	180	150
Faro	10	10	10
Haines Junction	60	60	50
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	10	10
Pelly Crossing	20	10	10
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	50	60	50
Whitehorse	790	910	820
Yukon Total	1,270	1,360	1,230

*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	
	Apr 2024	Mar 2025	Apr 2025	Mar '25 to Apr '25	Apr '24 to Apr '25
All-items	156.9	162	162.6	0.4	3.6
Food	157.0	166.7	167.6	0.5	6.8
Shelter	207.2	218.9	220.9	0.9	6.6
Household operations, furnishings & equipment	111.2	112.3	113.7	1.2	2.2
Clothing & footwear	105.6	109.3	109.0	-0.3	3.2
Transportation	170.1	167.3	167.9	0.4	-1.3
Health & personal care	150.6	150.9	154.3	2.3	2.5
Recreation, education & reading	116.1	120.2	117.5	-2.2	1.2
Alcoholic beverages, tobacco products and recreational cannabis	196.9	196.8	197.0	0.1	0.1
Special aggregates					
Energy	225.9	232.7	236.0	1.4	4.5
All-items excluding energy	151.5	156.4	156.9	0.3	3.6

In April 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.6% (figures for Yukon are not available); for Canada, the CPI increased 1.7%.

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

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

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

- Inter-city transportation;
- Telephone services; and
- Gasoline.

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

On a month-to-month basis, comparing April 2025 to March 2025, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.4%.

Contributors to the increase were the prices of:

- Electricity;
- Non-electric kitchen utensils, tableware and cookware; and
- Personal care supplies and equipment.

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, April 2025

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 38.26	\$ 47.53	\$ 45.70	Eggs, 1 dozen	\$ 4.61	\$ 5.51	\$ 5.08
Stewing beef, 1 kg	\$ 21.51	\$ 21.15	\$ 21.40	Apples, 1 kg	\$ 6.73	\$ 6.02	\$ 6.09
Ground beef, 1 kg	\$ 16.80	\$ 15.38	\$ 14.98	Bananas, 1 kg	\$ 2.07	\$ 1.63	\$ 1.78
Pork chops, 1 kg	\$ 17.59	\$ 9.91	\$ 10.05	Oranges, 1 kg	\$ 5.58	\$ 4.94	\$ 4.97
Chicken, 1 kg	\$ 11.53	\$ 7.55	\$ 7.02	Carrots, 1 kg	\$ 3.51	\$ 3.66	\$ 3.54
Bacon, 500 grams	\$ 10.49	\$ 7.82	\$ 7.58	Onions, 1 kg	\$ 3.24	\$ 5.70	\$ 5.76
Milk, 4 l	\$ 6.25	\$ 6.04	\$ 6.15	Potatoes, 4.54 kgs	\$ 15.40	\$ 7.66	\$ 7.96
Butter, 454 grams	\$ 6.44	\$ 5.74	\$ 5.79				

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

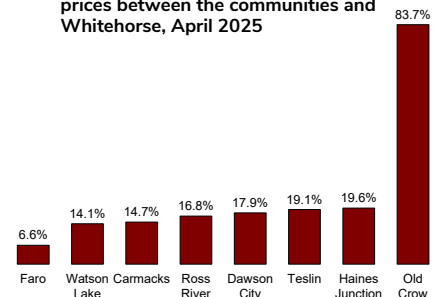
In April 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 11.0% higher than Alberta and 9.3% higher than British Columbia.

3.3 Community Spatial Price Index, April 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	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	114.7	117.9	106.6	119.6	112.6	183.7	119.1
Meat/fish/seafood	109.6	109.0	110.6	109.3	98.3	152.1	101.4
Dairy/eggs	113.1	118.3	112.0	131.2	110.1	159.8	107.5
Fruit/veg.	124.3	110.9	100.8	101.4	121.3	207.8	129.1
Bread/cereal	111.3	133.4	103.0	134.1	114.3	185.5	123.7
Other foods	118.8	124.0	103.1	128.5	112.6	207.5	122.1
Household operations	112.7	129.8	127.3	118.0	119.5	259.3	122.7
Health & personal care	122.8	130.0	106.2	136.6	134.1	161.4	109.1
Cigarettes	103.1	105.6	104.3	..	102.2	127.0	114.5
Gasoline/diesel	117.6	115.1	105.8	105.4	105.9	...	116.5
Home heating fuel	103.9	103.5	103.3	103.9	100.8	...	100.6

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



Source: Yukon Bureau of Statistics.



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 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.

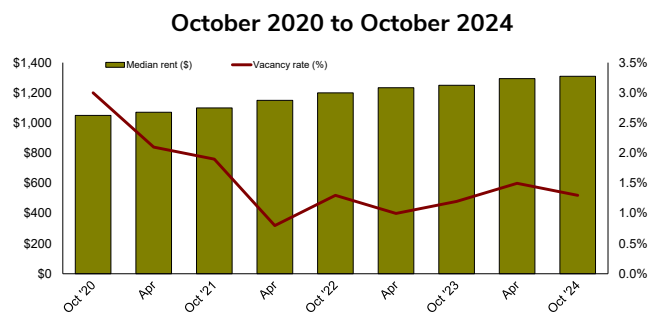
5.2 Median rent and vacancy rates* for units in buildings with 3 or more rental units, Yukon communities

	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



*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

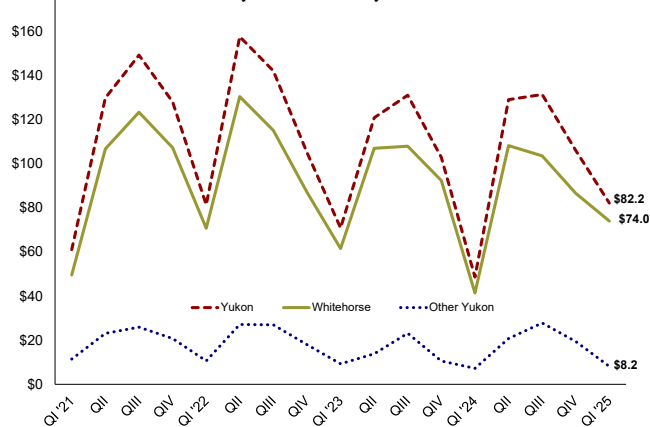
6.1 Number and value of real estate transactions*, Whitehorse

	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	32	32,585	16	13,567	2	1,202	12	6,222	-4	-2,305	x	x
change	38.1%	78.7%	61.5%	82.9%	66.7%	78.4%	57.1%	65.7%	-18.2%	-23.0%	...	...
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
2025												
Q1	116	74,012.9	42	29,934.6	5	2,735.0	33	15,693.5	18	7,736.2	x	x
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

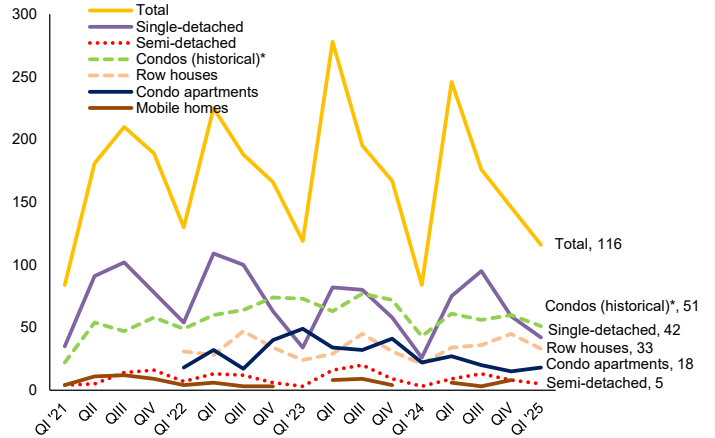
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics. E = use with caution

Yukon Real Estate Report, First Quarter, 2025: yukon.ca/yukon-real-estate-report-q1-2025

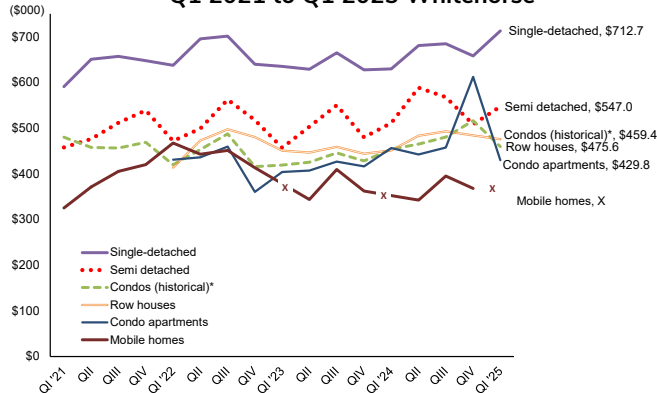
6.2 Value of real estate transactions
Q1 2021 to Q1 2025



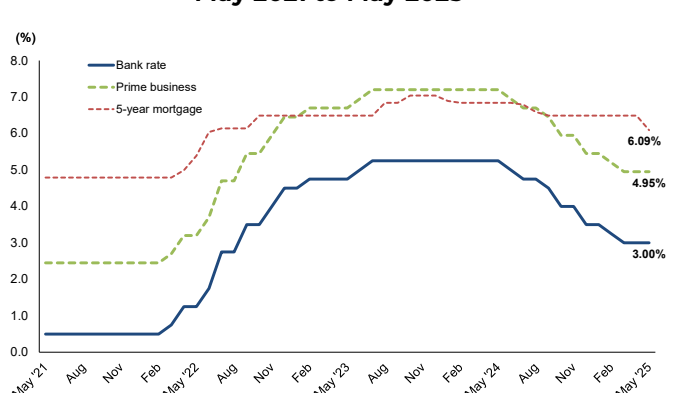
6.3 Number of residential transactions
Q1 2021 to Q1 2025 Whitehorse



6.4 Average residential sale prices
Q1 2021 to Q1 2025 Whitehorse



6.5 Selected interest rates*
May 2021 to May 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 first quarter of 2025, the total value of real estate transactions in Yukon was \$82.2 million: \$74.0 million in Whitehorse and \$8.2 million for the rest of Yukon. Comparing the first quarter of 2025 (\$82.2 million) to that of 2024 (\$48.7 million), the total value of Yukon's real estate transactions increased by \$33.5 million, or 68.8%.

Did you know?

In the first quarter of 2025, the total transaction value of row houses in Yukon was \$15.7 million, an increase of \$6.2 million, or 65.7%, compared to the first quarter of 2024 (\$9.5 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	-3,557	2	29,892	
48.7%	32.8%	57.4%	-47.2%	0.0%	20.0%	16.7%	-50.2%	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.

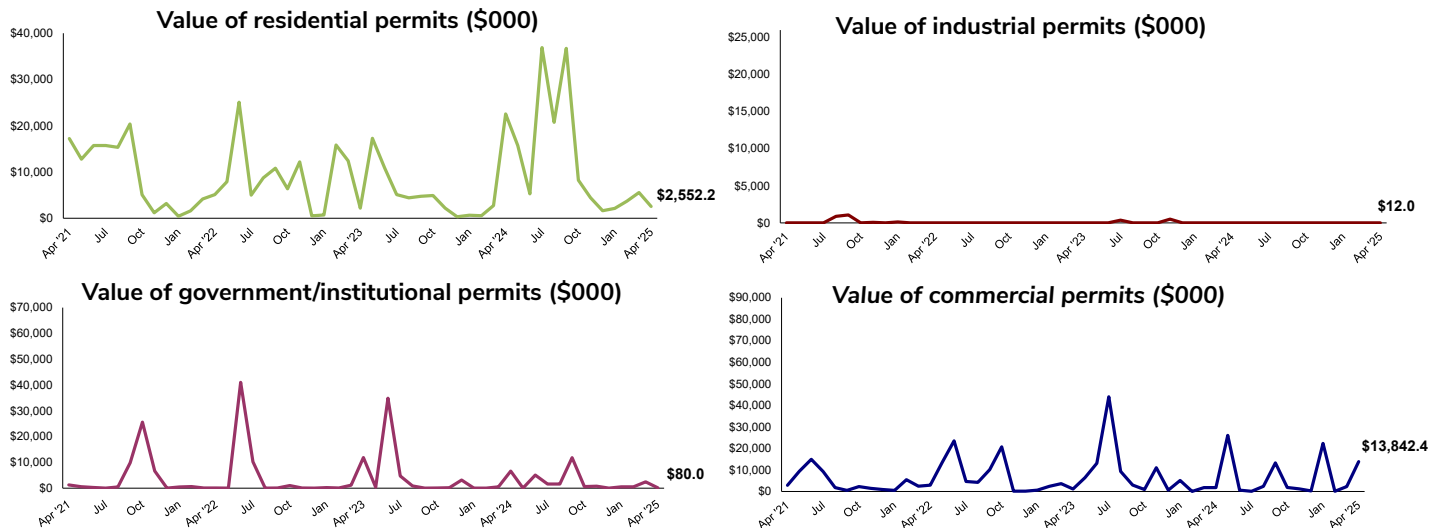
*Please see table endnotes on page 12.
Note: Monthly data is subject to revision.

Sources: Yukon Community Services and City of Whitehorse.

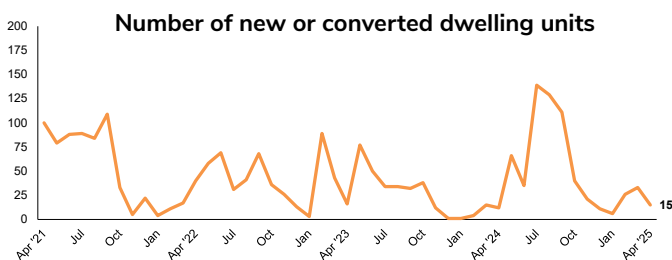
In January through April 2025, a total of 223 building permits were issued in Yukon, at a construction value of \$56.0 million. The construction value of permits increased by \$13.8 million, or 32.8%, compared to the total value of permits issued in January through April 2024. Of the total construction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

- 25.0% was for residential;
- 6.3% was for government/institutional; and
- 0.0% was for industrial;
- 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 of 2025, a total of 223 permits were issued in Yukon, of which, 192 or 86.1%, were zoned residential.

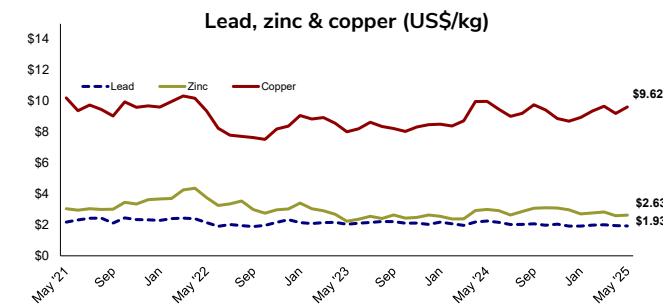
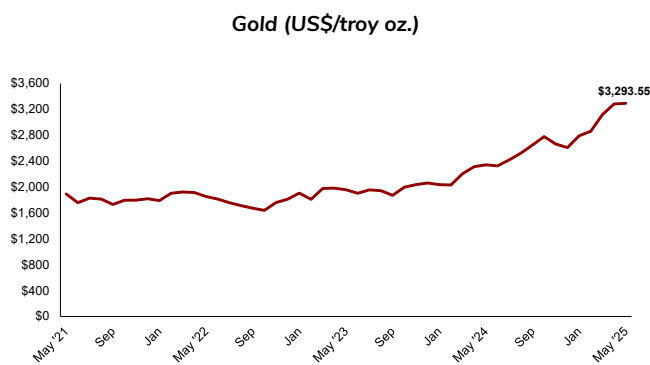
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.



8. Resources

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



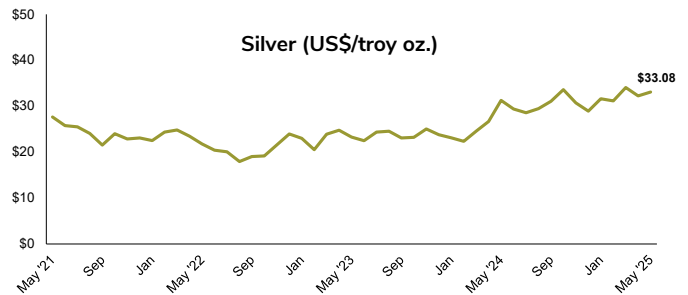
*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

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

	May '24	May '25	May '24 to May '25 change
US Dollars			
(\$/troy oz)			
Gold	\$2,342.90	\$3,293.55	\$950.65
Silver	\$31.27	\$33.08	\$1.81
(\$/kg)			
Lead	\$2.25	\$1.93	-\$0.32
Zinc	\$2.99	\$2.63	-\$0.36
Copper	\$9.99	\$9.62	-\$0.37
Canadian Dollars			
(\$/troy oz)			
Gold	\$3,196.18	\$4,525.83	\$1,329.65
Silver	\$42.65	\$45.46	\$2.81
(\$/kg)			
Lead	\$3.06	\$2.65	-\$0.41
Zinc	\$4.09	\$3.62	-\$0.47
Copper	\$13.62	\$13.22	-\$0.40



Did you know?

The price of copper on May 31, 2025 was \$9.62 USD per kg, a decrease of \$0.36, or 3.6%, compared to May 31, 2024 (\$9.99).

8.2 Regular self-serve gasoline

Average May 2025 Prices (cents per litre)

Whitehorse	161.4
Watson Lake	161.7
Jake's Corner	161.9
Teslin	168.0
Haines Junction	170.2
Faro	171.9
Mayo	171.9
Carcross	172.0
Burwash Landing	172.4
Carmacks	174.9
Pelly Crossing	174.9
Ross River	174.9
Destruction Bay	175.9
Stewart Crossing	176.9
Dawson City	178.9
Beaver Creek	200.9
Eagle Plains	239.0

8.3 Residential furnace oil

Average May 2025 Prices (cents per litre)

Ross River	153.1
Whitehorse	154.5
Mayo	158.0
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
Dawson City	161.3
Stewart Crossing	161.3
Faro	161.8
Beaver Creek	162.9
Watson Lake	162.9

Yukon Fuel Price Survey, May 2025: yukon.ca/yukon-fuel-price-survey-may-2025



9. Transportation

9.1 Aircraft movements*, Whitehorse

Year-to-date change	-430 -6.6%
(no. of movements)	
2025	
March	2,560
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

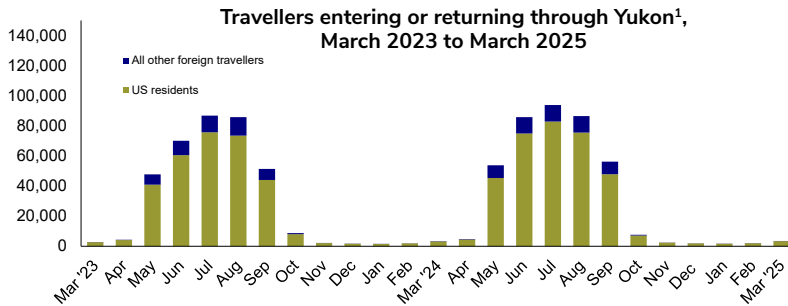
*Please see table endnotes on page 12.
Sources: Statistics Canada. Tables 23-10-0296-01.

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	-1,484 -13.2%	-1,882 -43.1%	529 8.0%	-131 -47.6%
2025				
March	4,676	1,205	3,404	67
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

Of the 4,676 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in March 2025:

- 39.8% entered through Beaver Creek;
- 35.8% entered through Fraser (Skagway, AK to Carcross);
- 23.8% through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.6% through Whitehorse.

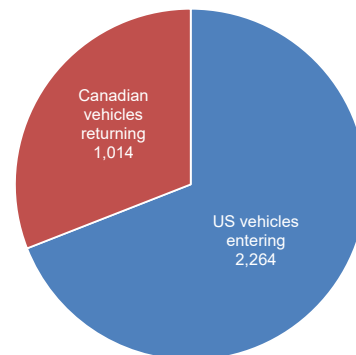


1. Via Canada Border Services Agency (CBSA) ports of entry
*Please see endnotes on page 12.
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Did you know?

The number travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in the first quarter of 2025 (January through March) was 9,777, a decrease of 1,484, or 13.2%, compared to the same time period in 2024 (11,261).

9.3 Number of vehicles entering or returning through Yukon via CBSA ports of entry*, March 2025



*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 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: July 18, 2025

