

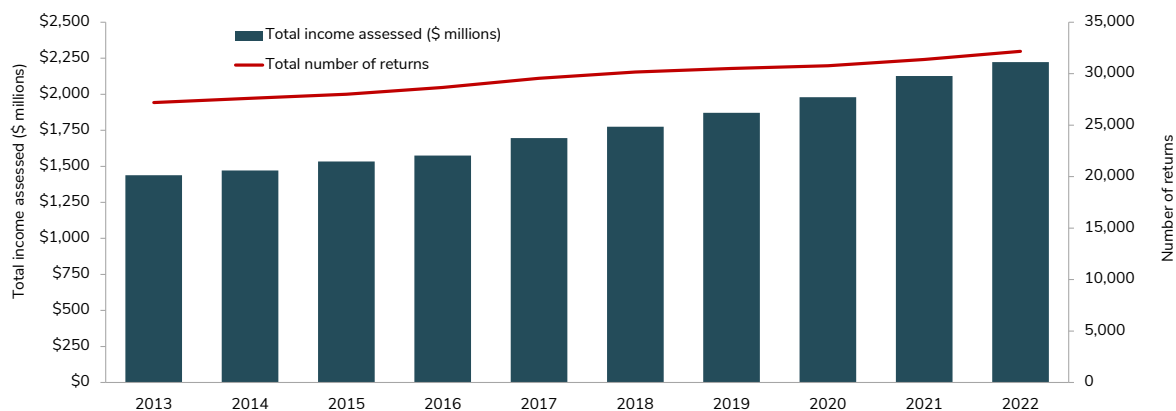


### Highlights:

- Yukon's preliminary retail sales in April 2025 increased by \$2.5 million, or 2.6%, compared to April 2024; Canada's retail sales increased 5.7% over the same time period.
- On June 30, 2025, the price of gold was \$3,277.25 USD per kg, an increase of \$949.65, or 40.8%, compared to June 30, 2024 (\$2,327.60).

### New publication this month: Yukon Income Statistics, 2022

Total income assessed and number of returns, Yukon, 2013 to 2022



In the 2022 tax year, the total number of income tax returns filed by Yukon taxfilers was 32,170; an increase of 790, or 2.5%, compared to 2021 (31,380). The total income assessed for the 2022 tax year was \$2,223.2 million, an increase of \$96.5 million, or 4.5%, compared to the total income assessed in the 2021 tax year (\$2,126.7 million). The total income assessed in the 2022 tax year was the highest on record for Yukon and was the second year that Yukon's total income assessed exceeded \$2 billion.

Yukon Income Statistics, 2022: [yukon.ca/en/yukon-income-statistics-2022](http://yukon.ca/en/yukon-income-statistics-2022)

#### New from Yukon Bureau of Statistics:

- Yukon Employment, June 2025: [yukon.ca/yukon-employment-june-2025](http://yukon.ca/yukon-employment-june-2025)
- Yukon Fuel Price Survey, June 2025: [yukon.ca/yukon-fuel-price-survey-june-2025](http://yukon.ca/yukon-fuel-price-survey-june-2025)

#### New from Statistics Canada:

- Easing revenue growth for service industries in 2024: [www150.statcan.gc.ca/n1/en/pub/11-621-m/11-621-m2025010-eng.pdf?st=A45cRFHX](http://www150.statcan.gc.ca/n1/en/pub/11-621-m/11-621-m2025010-eng.pdf?st=A45cRFHX)
- Impact of tariffs on businesses in Canada: Expectations and strategic responses, second quarter of 2025: [www150.statcan.gc.ca/n1/en/pub/11-621-m/11-621-m2025007-eng.pdf?st=LvY6Oiv1](http://www150.statcan.gc.ca/n1/en/pub/11-621-m/11-621-m2025007-eng.pdf?st=LvY6Oiv1)

Interested in more data or updates?

**Yukon Community Statistics**  
[yukon.ca/community-statistics](http://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](mailto: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
<b>Total</b>	<b>47,124</b>	<b>23,794</b>	<b>23,330</b>

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

## 1.2 Population by community\*

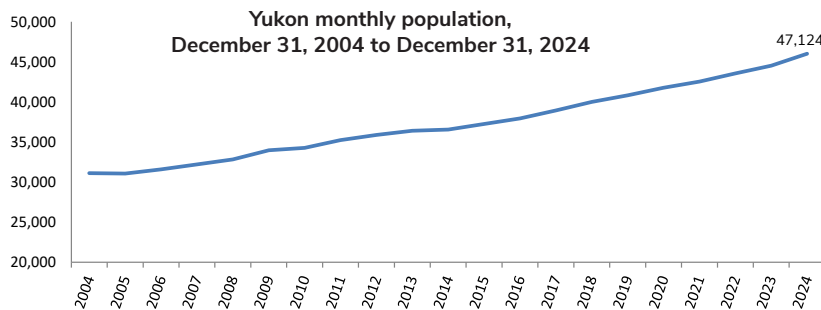
	Dec 31 2023	Sep 30 2024	Dec 31 2024
Beaver Creek	110	108	102
Burwash Landing	121	119	118
Carcross	494	502	492
Carmacks	596	609	603
Dawson City	2,380	2,409	2,418
Destruction Bay	60	66	63
Faro	455	439	441
Haines Junction	1,055	1,059	1,048
Johnson's Crossing	56	52	51
Mayo	467	467	468
Mendenhall	144	141	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 <sup>1</sup>	36,537	37,438	37,642
Other*	81	78	80
<b>Yukon</b>	<b>45,980</b>	<b>46,934</b>	<b>47,124</b>

<sup>1</sup> 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
<b>Year-to-date:</b>	-2	31	13
<b>Change:</b>	-1.1%	30.4%	38.2%
<b>2025</b>			
May (p)	40	23	8
April (r)	34	33	9
March	34	23	9
February	30	23	13
January (r)	38	31	8
<b>2024 total</b>	<b>424</b>	<b>292</b>	<b>189</b>
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	25
May	38	17	11

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



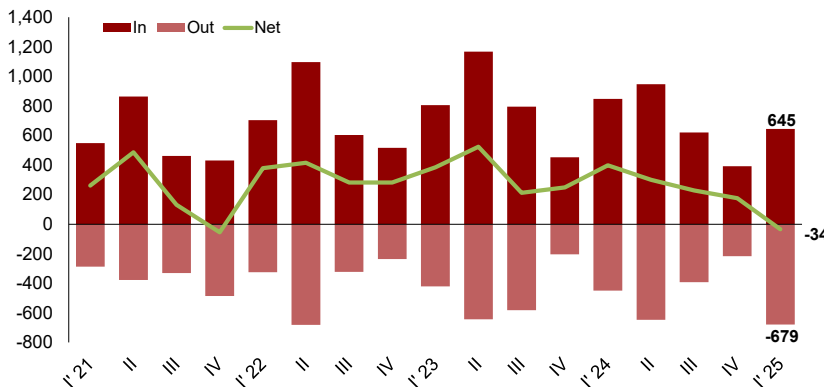
Population Report, Fourth Quarter, 2024:  
[yukon.ca/population-report-q4-2024](http://yukon.ca/population-report-q4-2024)

### Did you know?

On December 31, 2024, Yukoners aged 65 years and over (7,185) made up 15.2% of Yukon's total population (47,124).

Comparing December 31, 2024 to December 31, 2014, Yukon's total population increased by 26.6%, while the population of Yukoners aged 65 years and over increased by 81.1%.

## 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 first quarter of 2025, Yukon lost 34 people<sup>1</sup> through net migration — 150 were lost through interprovincial migration and 116 were gained through international migration.

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

- Quebec (+27);
- Manitoba (+7); and
- Nunuvut (+4).

Conversely, **net losses** were to:

- British Columbia (-63);
- Northwest Territories (-29);
- Saskatchewan (-27);
- Alberta (-26);
- Ontario (-22);
- New Brunswick (-15); and
- Prince Edward Island (-6).

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

<sup>1</sup> On October 2, 2025, the net migration of people to Yukon in this section was corrected from 645 to -34.



## 2. Employment

### 2.1 Labour force statistics\* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
<b>2025</b>						
June	28,300	27,300	1,100	3.9%	76.3%	73.6%
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%
<b>2024</b>	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%

Yukon Employment, June 2025: [yukon.ca/yukon-employment-june-2025](https://yukon.ca/yukon-employment-june-2025)

Yukon Employment Annual Review, 2024: [yukon.ca/yukon-employment-annual-review-2024](https://yukon.ca/yukon-employment-annual-review-2024)

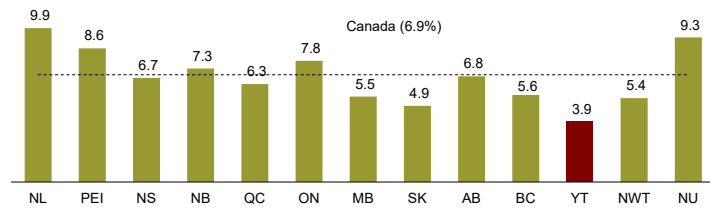
Yukon Employment Historical Data, 2015 to 2024: [yukon.ca/yukon-employment-historical-data-2015-2024](https://yukon.ca/yukon-employment-historical-data-2015-2024)

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

#### Did you know?

Yukon's June 2025 employment rate (the percentage of the population aged 15 years and over, which is employed) was 73.6%, the highest in Canada, and 12.7 percentage points above the national average (60.9%).

### 2.2 Unemployment rates\*, June 2025 (seasonally adjusted)



\*Please see table endnotes on page 12.  
Source: Statistics Canada. Tables 14-10-0287-01 and 14-10-0292-01.

### 2.3 Employment, by class of worker\* and sector (seasonally unadjusted)

Comparing June 2025 to May 2025, employment in the services-producing sector (23,800) remained the same. Employment in the goods-producing sector (3,500) increased by 100, or 2.9%.

In June 2025, of the 27,400 employed in Yukon, 12,400, or 45.4%, were working in the public sector. Of the 14,900 workers in the private sector, 3,000, or 20.1%, were self-employed.

	Total Employed	Public Sector Employees	Private Sector Employees	Self-Employed	Goods-producing	Services-producing
<b>2025</b>						
June	27,400	12,400	11,900	3,000	3,500	23,800
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	27,200	12,400	10,800	3,900	4,100	23,100
February	26,500	11,800	11,400	3,300	3,400	23,200
January	26,800	11,800	11,500	3,600	3,500	23,400
<b>2024 annual</b>	26,900	11,900	11,500	3,600	3,600	23,300
December	26,500	11,700	11,100	3,700	3,900	22,600
November	26,900	12,000	11,300	3,500	3,600	23,300
October	26,800	11,800	11,300	3,700	3,800	23,000
September	27,300	11,800	11,700	3,900	4,100	23,200
August	27,300	12,000	11,300	4,000	4,200	23,100
July	27,300	12,300	11,000	4,000	4,200	23,100
June	26,500	11,900	11,000	3,500	4,000	22,500

\*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\*

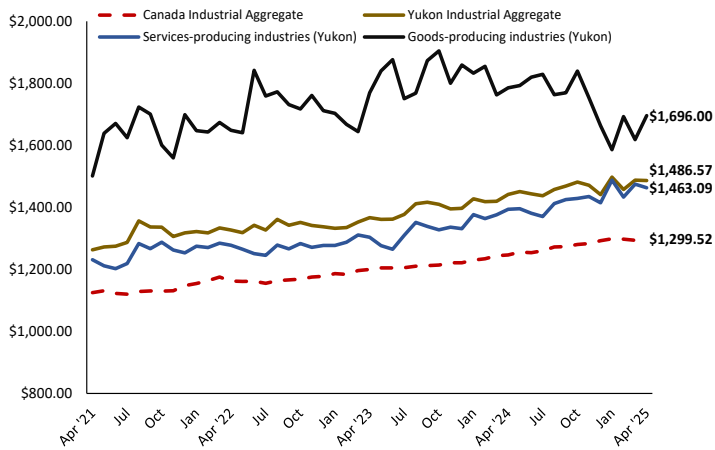
	Yukon average <sup>1</sup>	Construction	Trade	Transp. & warehousing	Finance & insurance	Admin. support, waste mgmt, & remediation	Health care & social assistance	Accomm. & food services	Other services (except public admin.)	Public admin.
<b>Year-to-date change</b>	<b>\$55.46</b> <b>3.9%</b>	-\$26.37 -1.7%	\$48.12 5.2%	\$124.22 9.4%	F ..	-\$25.01 -2.7%	\$21.39 1.6%	\$52.20 8.8%	\$162.21 14.3%	\$85.52 5.0%
(\$)										
<b>2025</b>										
April (p)	<b>1,486.57</b>	1,512.86	976.21	1,479.57	F	971.39	1,388.76	675.66	1,172.55	1,808.81
March (r)	<b>1,487.86</b>	1,599.54	974.61	1,396.63	F	883.47	1,284.95	657.23	1,427.25	1,833.32
February	<b>1,457.71</b>	1,605.46	970.36	1,401.33	F	774.07	1,353.10	639.17	1,280.04	1,769.35
January	<b>1,497.44</b>	1,502.33	947.69	1,490.88	F	917.01	1,315.84	621.31	F	1,836.03
<b>2024 annual</b>	<b>1,447.08</b>	<b>1,627.58</b>	<b>948.73</b>	<b>1,404.12</b>	<b>F</b>	<b>883.99</b>	<b>1,328.22</b>	<b>636.19</b>	<b>F</b>	<b>1,745.64</b>
December	<b>1,441.29</b>	1,654.31	961.71	1,297.63	F	848.11	1,323.17	626.27	1,231.37	1,729.75
November	<b>1,471.04</b>	1,634.44	936.21	1,395.33	F	804.97	1,382.65	627.17	F	1,783.19
October	<b>1,481.37</b>	1,758.29	949.40	1,452.78	F	908.53	1,306.78	658.07	1,182.35	1,818.49
September	<b>1,468.99</b>	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	<b>1,457.38</b>	1,625.71	989.78	1,567.65	F	816.58	1,304.56	694.82	1,140.27	1,759.74
July	<b>1,437.38</b>	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	<b>1,443.48</b>	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	<b>1,450.76</b>	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	<b>1,441.91</b>	1,650.91	981.77	1,306.71	1,621.25	861.71	1,316.89	577.11	1,117.65	1,763.40

<sup>1</sup>Excludes self-employed.

\*Please see table endnotes on page 12.

Source: Statistics Canada. Table 14-10-0203-01 (monthly) and 14-10-0204-01 (annual).

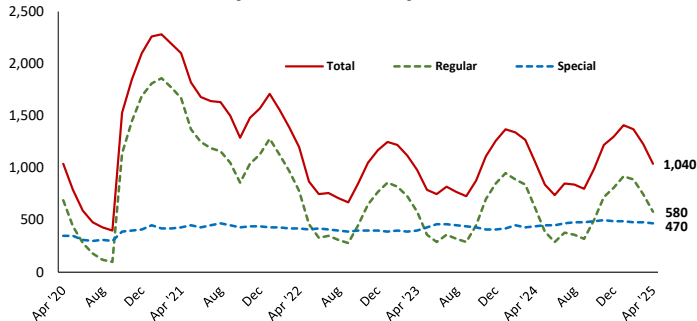
### 2.5 Average weekly earnings including overtime\*, Yukon and Canada April 2021 to April 2025<sup>(p)</sup>



\*Please see endnotes on page 12.

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

### 2.6 Employment Insurance beneficiaries by type of benefit\* April 2021 to April 2025<sup>(p)</sup>



\*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](https://yukon.ca/survey-employment-payrolls-and-hours-2023)

#### Did you know?

Comparing April 2025 to April 2024, average weekly earnings in Yukon increased by \$44.66, or 3.1%. During the same period, the Whitehorse CPI increased by 3.6%

### 2.7 Employment Insurance beneficiaries, by community\*

	Apr 2024	Mar 2025 <sup>P</sup>	Apr 2025 <sup>P</sup>
Beaver Creek	10	0	0
Burwash Landing	0	0	0
Carmacks	20	30	20
Dawson	140	150	110
Faro	10	10	10
Haines Junction	50	50	40
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	10	10
Pelly Crossing	10	10	10
Ross River	20	20	10
Tagish	10	10	10
Watson Lake	40	50	40
Whitehorse	680	820	730
<b>Yukon Total</b>	<b>1,060</b>	<b>1,230</b>	<b>1,040</b>

\*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	
	Jun 2024	May 2025	Jun 2025	May '25 to Jun '25	Jun '24 to Jun '25
<b>All-items</b>	<b>159.4</b>	<b>163.3</b>	<b>163.9</b>	<b>0.4</b>	<b>2.8</b>
Food	160.8	168.0	169.5	0.9	5.4
Shelter	208.7	220.9	221.2	0.1	6.0
Household operations, furnishings & equipment	109.8	115.2	114.8	-0.3	4.6
Clothing & footwear	104.9	107.0	108.7	1.6	3.6
Transportation	172.0	167.1	171.4	2.6	-0.3
Health & personal care	153.7	155.5	156.3	0.5	1.7
Recreation, education & reading	123.2	120.2	117.8	-2.0	-4.4
Alcoholic beverages, tobacco products & recreational cannabis	198.0	198.2	198.2	0.0	0.1
<b>Special aggregates</b>					
Energy	225.5	234.7	234.9	0.1	4.2
All-items excluding energy	153.9	157.7	158.2	0.3	2.8

In June 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.8% (figures for Yukon are not available); for Canada, the CPI increased 1.9%.

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

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

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

- Traveller accommodation;
- Inter-city transportation; and
- Travel tours.

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

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

Contributors to the increase were the prices of:

- Inter-city transportation;
- Traveller accommodation; and
- Dairy products

#### 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](http://yukon.ca/consumer-price-index-2024)

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

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 41.65	\$ 34.44	\$ 34.18	Eggs, 1 dozen	\$ 4.62	\$ 5.58	\$ 5.12
Stewing beef, 1 kg	\$ 25.37	\$ 22.39	\$ 21.46	Apples, 1 kg	\$ 6.65	\$ 6.27	\$ 6.33
Ground beef, 1 kg	\$ 17.28	\$ 15.87	\$ 16.12	Bananas, 1 kg	\$ 2.12	\$ 1.64	\$ 1.79
Pork chops, 1 kg	\$ 19.38	\$ 9.40	\$ 9.56	Oranges, 1 kg	\$ 6.04	\$ 5.11	\$ 5.37
Chicken, 1 kg	\$ 10.82	\$ 8.41	\$ 7.67	Carrots, 1 kg	\$ 4.18	\$ 3.76	\$ 3.57
Bacon, 500 grams	\$ 10.77	\$ 8.03	\$ 7.91	Onions, 1 kg	\$ 3.33	\$ 5.28	\$ 5.33
Milk, 4 l	\$ 6.29	\$ 6.08	\$ 6.17	Potatoes, 4.54 kgs	\$ 16.05	\$ 7.98	\$ 8.02
Butter, 454 grams	\$ 6.72	\$ 5.88	\$ 5.90				

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

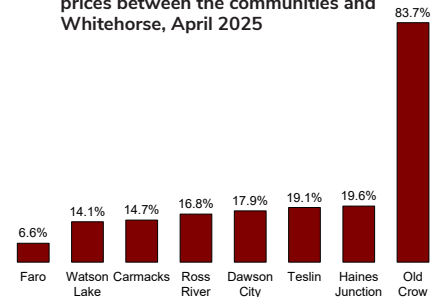
In May 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 25.5% higher than Alberta and 24.1% higher than British Columbia.

#### 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
<b>Total Survey Items</b>	<b>114.7</b>	<b>117.9</b>	<b>106.6</b>	<b>112.6</b>	<b>183.7</b>	<b>116.8</b>	<b>119.1</b>
Meat/fish/seafood	109.6	109.0	110.6	98.3	152.1	101.4	111.6
Dairy/eggs	113.1	118.3	112.0	110.1	159.8	107.5	119.4
Fruit/veg.	124.3	110.9	100.8	101.4	207.8	129.1	125.7
Bread/cereal	111.3	133.4	103.0	134.1	185.5	123.7	117.0
Other foods	118.8	124.0	103.1	128.5	207.5	122.1	122.6
Household operations	112.7	129.8	127.3	118.0	259.3	122.7	127.7
Health & personal care	122.8	130.0	106.2	136.6	161.4	109.1	136.9
Cigarettes	103.1	105.6	104.3	...	102.2	114.5	104.7
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

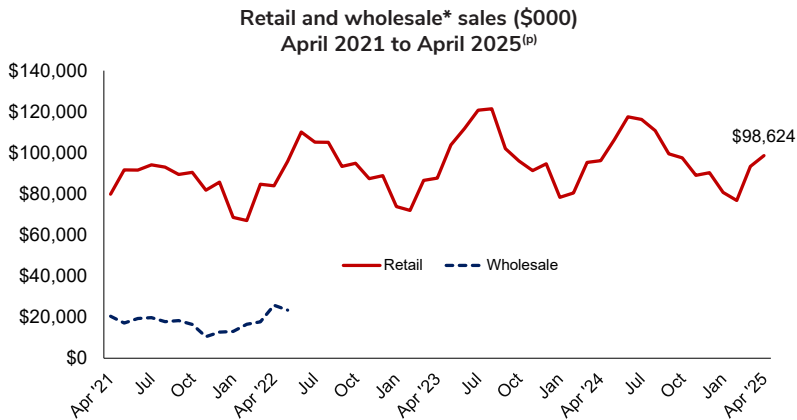


Source: Yukon Bureau of Statistics.



## 4. Trade

### 4.1 Retail and wholesale\* sales



Yukon's preliminary retail sales in April 2025 increased by \$2.5 million, or 2.6%, compared to April 2024; Canada's retail sales increased 5.7% over the same time period. On a year-to-date (January to April) basis, Yukon's retail sales decreased by \$836,000, or 0.2%, compared to the same time period in 2024; Canada's retail sales increased 4.7% over the same period.

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

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

Yukon Retail Sales, 2024:  
[yukon.ca/yukon-retail-sales-2024.pdf](https://yukon.ca/yukon-retail-sales-2024.pdf)

### 4.2 Retail sales by industry classification\*

	Total*	Motor vehicle and parts dealers	Food and 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
<b>Year-to-date change</b>	-\$836 -0.2%	-\$135 -0.2%	\$3,124 3.5%	-\$698 -5.4%	-\$2,346 -7.4%	-\$6,141 -36.3%	\$4,888 6.4%	x ...	\$966 3.7%
(\$000)									
<b>2025</b>									
April	(p) 98,624	22,566	24,697	3,046	9,090	3,071	19,062	x	7,325
March	(r) 93,338	16,018	24,449	3,140	7,966	2,856	22,768	x	7,617
February	76,769	12,096	21,592	2,731	5,913	2,462	19,893	x	5,981
January	80,671	13,208	22,547	3,426	6,277	2,384	19,822	x	6,374
<b>2024 Total</b>	<b>1,177,552</b>	<b>200,758</b>	<b>303,464</b>	<b>41,944</b>	<b>114,913</b>	<b>40,152</b>	<b>268,094</b>	<b>x</b>	<b>89,336</b>
December	90,291	10,769	27,150	4,026	11,448	2,811	17,822	x	8,215
November	89,081	15,055	24,659	4,037	9,644	2,315	17,000	x	7,723
October	97,544	17,467	25,521	3,688	9,828	2,534	19,271	x	8,131
September	99,499	15,707	24,854	3,154	9,666	1,727	25,145	x	7,635
August	110,753	18,064	28,659	3,804	10,150	1,594	28,297	x	8,002
July	116,236	20,830	27,918	3,369	10,348	3,343	29,763	x	8,373
June	117,533	20,241	27,592	3,518	11,335	4,332	31,000	x	7,934
May	106,377	18,602	26,950	3,307	10,902	4,582	23,139	x	6,992
April	96,164	20,152	22,908	3,519	9,089	4,276	20,175	x	6,556

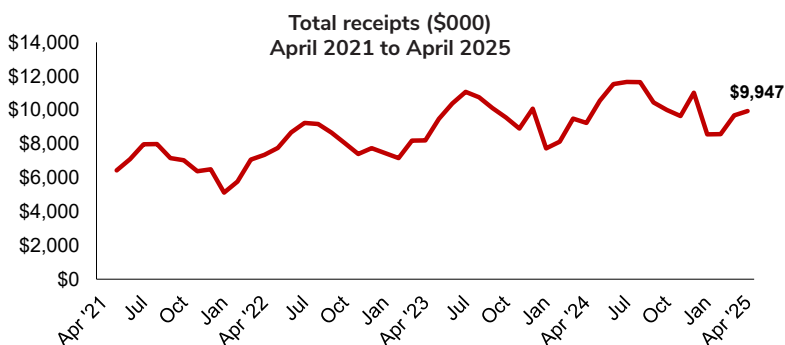
\*Please see table endnotes on page 12.  
Source: Statistics Canada. Table 20-10-0056-01.

#### Did you know?

Yukon's preliminary retail sales in April 2025 show year-over-year decreases in *Health and personal care retailers* (\$1.2 million, or -28.2%); *Gasoline stations and fuel vendors* (\$1.1 million, or -5.5%); and *Furniture, home furnishings, electronics and appliances retailers* (\$473,000, or -13.4%).

Comparing April 2025 to April 2024, the total receipts for food services and drinking places in Yukon increased by \$702,000, or 7.6%; Canada's receipts increased by 8.1% over the same period.

### 4.3 Food services and drinking places



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



## 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 <sup>1</sup>	Triplex and fourplex	Condominium	Apartment building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile home	Cabin	Garden suite
<b>Median rent</b>											
All sizes	\$1,441	\$2,004	\$1,921	\$1,600	\$1,552	\$2,183	\$1,280	\$1,331	\$1,389	..	\$1,471 <sup>†</sup>
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 <sup>†</sup>
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 <sup>†</sup>	\$1,201	...	...
5+ Bedrooms	\$3,450	\$3,460	...	...	...	\$3,420 <sup>†</sup>	...	...	...	...	...
<b>Total units</b>											
All sizes <sup>4</sup>	2,446	199	89	605	216	292	887	91	54	..	9 <sup>†</sup>
Bachelor	215	...	...	32	9	35	112	28	...	...	...
1 Bedroom	819	21	6	205	91	73	380	27	3 <sup>†</sup>	...	9 <sup>†</sup>
2 Bedrooms	868	50	40	176	74	73	388	33	35	...	...
3-4 Bedrooms	518	110	43	192	41	106	7	4 <sup>†</sup>	16	...	...
5+ Bedrooms	24	18	...	...	...	6 <sup>†</sup>	...	...	...	...	...
<b>Vacancy rate</b>											
All sizes	1.4%	0.0%	4.5%	2.3%	3.7%	1.0%	0.7%	1.1%	0.0%	..	0.0% <sup>†</sup>
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% <sup>†</sup>	...	0.0% <sup>†</sup>
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% <sup>†</sup>	0.0%	...	...
5+ Bedrooms	0.0%	0.0%	...	...	...	0.0% <sup>†</sup>	...	...	...	...	...

x = suppressed. .. = no information available for October 2024 ... = not applicable.

<sup>1</sup> Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>1</sup> Duplex includes single detached houses with a legal rental suite.

<sup>2</sup> Buildings with five or more rental units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space.

<sup>4</sup> 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.

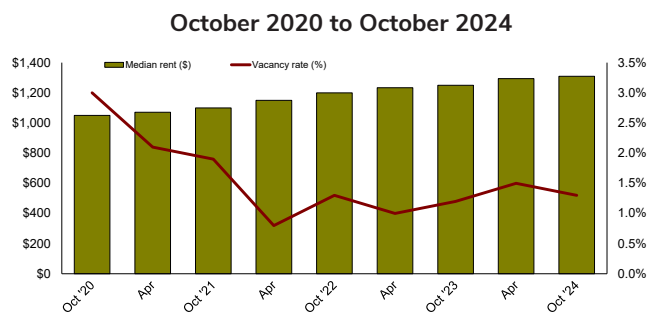
### 5.2 Median rent and vacancy rates\* for units in buildings with 3 or more rental units, Yukon communities

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
<b>2024 average</b>	<b>\$1,302</b>	<b>1.4%</b>	<b>\$1,001</b>	<b>7.7%</b>	<b>\$1,321</b>	<b>4.3%</b>
<b>October</b>	\$1,310	1.3%	\$1,024	7.7%	\$1,342	0.0%
<b>April</b>	\$1,294	1.5%	\$979	7.7%	\$1,300	8.7%
<b>2023 average</b>	<b>\$1,242</b>	<b>1.1%</b>	<b>\$951</b>	<b>12.0%</b>	<b>\$1,290</b>	<b>2.2%</b>
<b>October</b>	\$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](https://yukon.ca/yukon-rent-survey-october-2024)



## 6. Real Estate

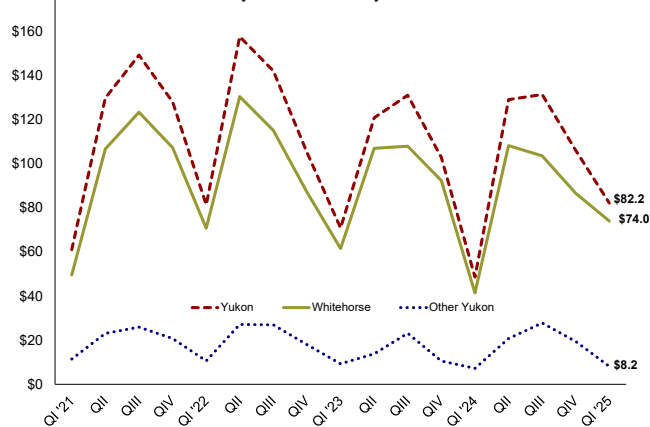
### 6.1 Number and value of real estate transactions\*, Whitehorse

	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)
<b>Year-to-date</b>	32	32,585	16	13,567	2	1,202	12	6,222	-4	-2,305	x	x
<b>change</b>	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)
<b>2025</b>												
<b>Q1</b>	116	74,012.9	42	29,934.6	5	2,735.0	33	15,693.5	18	7,736.2	x	x
<b>2024 total</b>	<b>652</b>	<b>339,871.1</b>	<b>255</b>	<b>171,251.2</b>	<b>33</b>	<b>18,269.8</b>	<b>136</b>	<b>65,418.9</b>	<b>84</b>	<b>40,305.6</b>	<b>x</b>	<b>x</b>
<b>Q4</b>	146	86,618.1	59	38,814.9	8	4,064.0	45	21,780.6	15	9,178.4	8	2,942.0
<b>Q3</b>	176	103,576.5	95	65,030.5	13	7,378.9	36	17,742.8	20	9,148.0	3	1,184.9 <sup>E</sup>
<b>Q2</b>	246	108,249.1	75	51,037.8	9	5,293.9 <sup>E</sup>	34	16,424.0	27	11,937.6	6	2,053.0
<b>Q1</b>	84	41,427.4	26	16,368.0	3	1,532.9	21	9,471.6	22	10,041.6	x	x

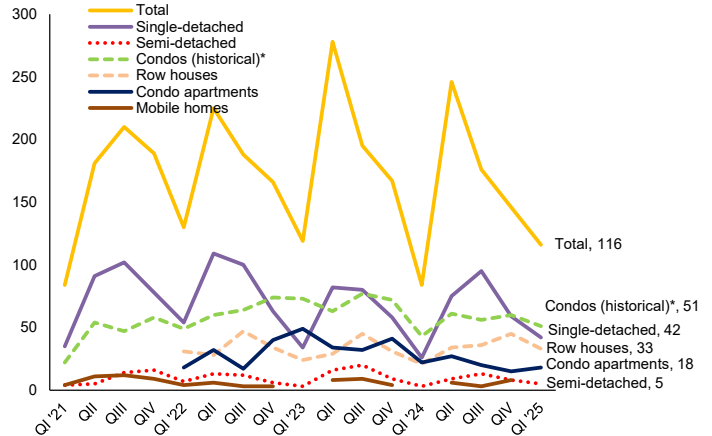
\*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics. E = use with caution

Yukon Real Estate Report, First Quarter, 2025: [yukon.ca/yukon-real-estate-report-q1-2025](https://yukon.ca/yukon-real-estate-report-q1-2025)

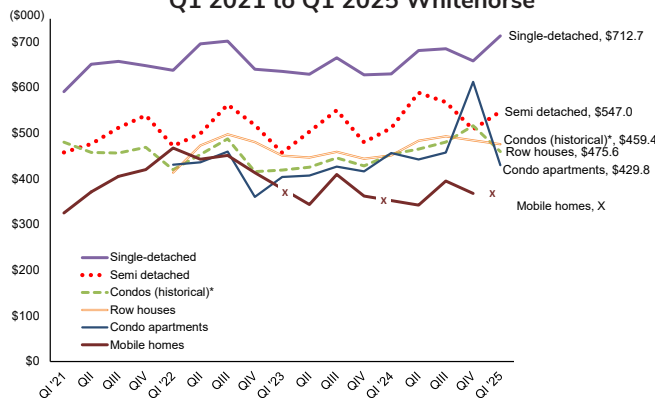
**6.2 Value of real estate transactions**  
Q1 2021 to Q1 2025



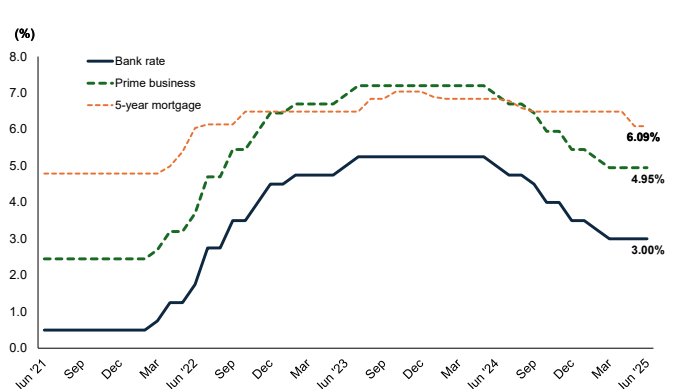
**6.3 Number of residential transactions**  
Q1 2021 to Q1 2025 Whitehorse



**6.4 Average residential sale prices**  
Q1 2021 to Q1 2025 Whitehorse



**6.5 Selected interest rates\***  
June 2021 to June 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 average sale price of row houses in Whitehorse was \$475,600, an increase of \$24,500, or 5.4%, compared to the first quarter of 2024 (\$451,000). Of all row houses sold in the first quarter of 2025, 48.5% were in Whistle Bend.



## 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%	
<b>2025</b>										
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
<b>2024 total</b>	<b>968</b>	<b>238,673.3</b>	<b>814</b>	<b>155,989.7</b>	<b>7</b>	<b>20.0</b>	<b>36</b>	<b>28,547.5</b>	<b>111</b>	<b>54,116.1</b>
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.

Note: Data on building permits issued by the City of Whitehorse from May 2025 were not available.

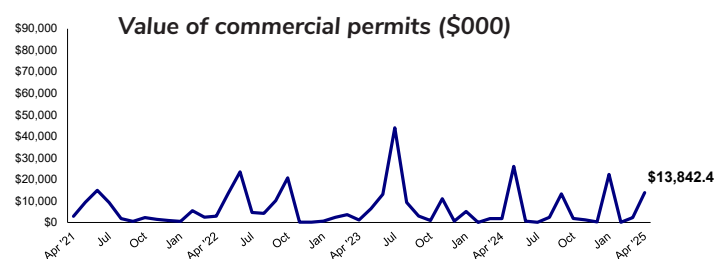
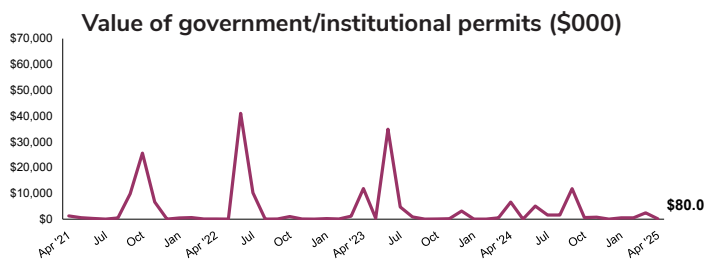
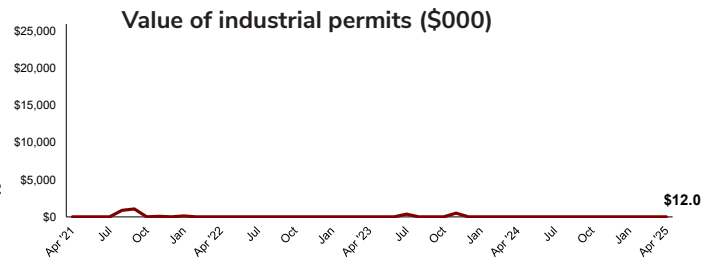
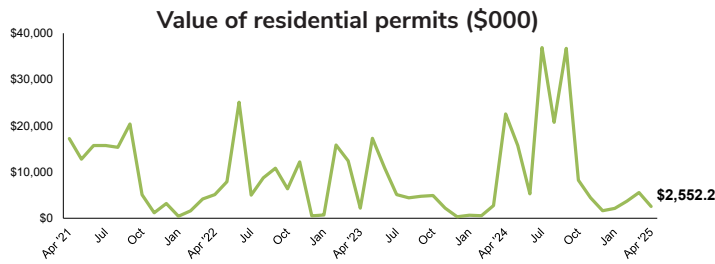
\* Monthly data is subject to revision. Please see table endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

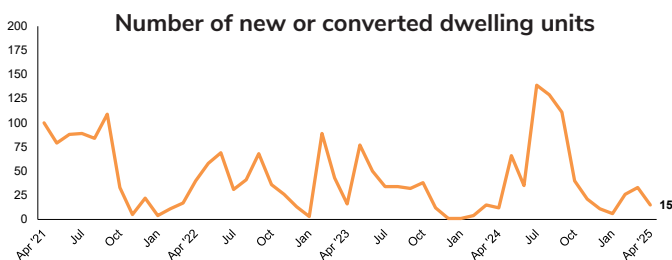
In January through April 2025, a total of 223 building permits were issued in Yukon, at a construction value of \$56.0 million. The construction value of permits increased by \$13.8 million, or 32.8%, compared to the total value of permits issued in January through April 2024. Of the total construction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

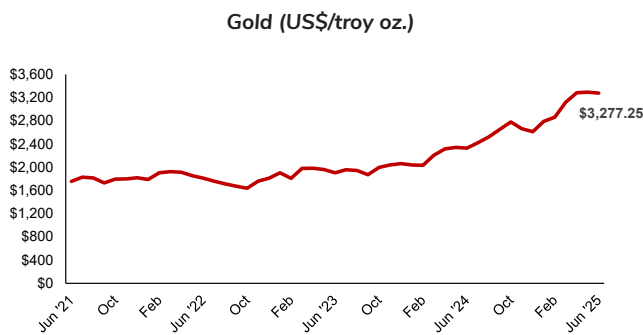
Of the 192 residential building permits issued in Yukon between January and April of 2025, 36, or 18.8%, were for construction of new residential dwellings: 25 single family dwellings and 11 multi-residential dwellings.

\*Please see endnotes on page 12.

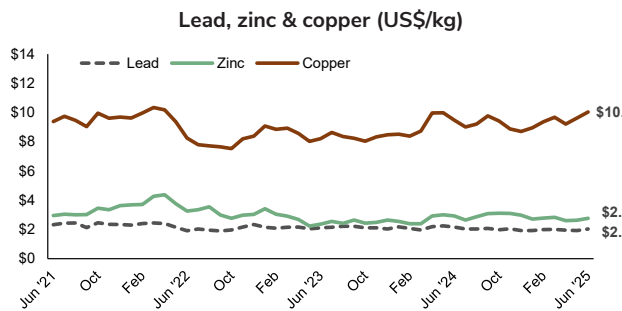
Sources: Yukon Community Services and City of Whitehorse.

# 8. Resources

## 8.1 London metal commodity prices\*, June 2021 to June 2025



	Jun '24	Jun '25	Jun '24 to Jun '25 Change
<b>US Dollars</b>			
	----- (\$/troy oz) -----		
<b>Gold</b>	\$ 2,327.60	\$ 3,277.25	\$949.65
<b>Silver</b>	\$ 29.37	\$ 35.98	\$6.61
	----- (\$/kg) -----		
<b>Lead</b>	\$ 2.16	\$ 2.03	-\$0.13
<b>Zinc</b>	\$ 2.92	\$ 2.76	-\$0.16
<b>Copper</b>	\$ 9.48	\$ 10.04	\$0.56
<b>Canadian Dollars</b>			
	----- (\$/troy oz) -----		
<b>Gold</b>	\$ 3,183.82	\$ 4,467.22	\$1,283.40
<b>Silver</b>	\$ 40.17	\$ 49.04	\$8.87
	----- (\$/kg) -----		
<b>Lead</b>	\$ 2.95	\$ 2.76	-\$0.19
<b>Zinc</b>	\$ 3.99	\$ 3.77	-\$0.22
<b>Copper</b>	\$ 12.96	\$ 13.69	\$0.73



\*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 June 30, 2025 was \$3,277.25 USD per kg, an increase of \$949.65, or 40.8%, compared to June 30, 2024 (\$2,327.60).

## 8.2 Regular self-serve gasoline

Average June 2025 Prices (cents per litre)

Whitehorse	161.3
Watson Lake	161.7
Jake's Corner	161.9
Teslin	167.5
Pelly Crossing	167.9
Burwash Landing	168.9
Haines Jct	170.2
Faro	171.9
Carcross	172.0
Mayo	172.4
Carmacks	174.9
Ross River	174.9
Destruction Bay	175.9
Stewart Crossing	176.9
Dawson	178.7
Beaver Creek	197.9
Eagle Plains	239.0

## 8.3 Residential furnace oil

Average June 2025 Prices (cents per litre)

Ross River	152.7
Whitehorse	156.9
Carcross	158.9
Marsh Lake	158.9
Tagish	158.9
Mayo	159.5
Carmacks	159.7
Haines Junction	159.7
Teslin	159.7
Burwash Landing	160.8
Destruction Bay	160.8
Pelly Crossing	161.0
Stewart Crossing	161.3
Dawson	161.7
Faro	161.8
Beaver Creek	162.9
Watson Lake	162.9

Yukon Fuel Price Survey, June 2025: [yukon.ca/yukon-fuel-price-survey-june-2025](http://yukon.ca/yukon-fuel-price-survey-june-2025)



## 9. Transportation

### 9.1 Aircraft movements\*, Whitehorse

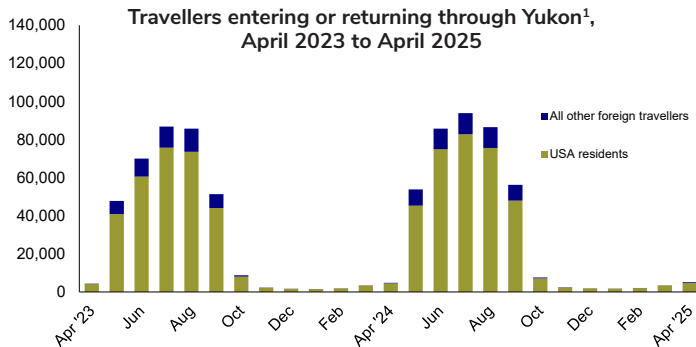
<b>Year-to-date change</b>	-1,530 -13.3%
(no. of movements)	
<b>2025</b>	
April	3,884
March	2,560
February	1,823
January	1,670
<b>2024 Total</b>	<b>36,133</b>
December	1,358
November	1,866
October	2,004
September	2,858
August	3,523
July	4,265
June	4,195
May	4,597
April	4,984

\*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	USA residents	Other foreign travellers
<b>Year-to-date change</b>	-2,628 -13.7%	-3,433 -45.5%	877 7.9%	-72 -12.7%
<b>2025</b>				
April (p)	6,831	1,639	4,842	350
March (p)	4,676	1,205	3,404	67
February (p)	2,778	723	2,013	42
January (p)	2,323	553	1,735	35
<b>2024 Total</b>	<b>481,505</b>	<b>81,616</b>	<b>349,055</b>	<b>50,834</b>
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

\*Please see table endnotes on page 12.  
Sources: Statistics Canada. Tables 23-10-0053-01.



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).

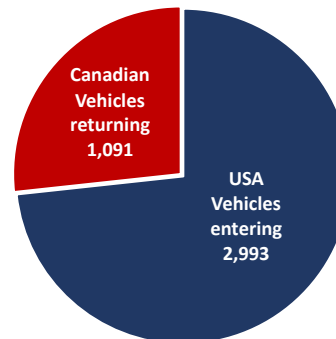
Of the 6,831 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in April 2025:

- 44.2% entered through Fraser (Skagway, AK to Carcross);
- 36.9% entered through Beaver Creek;
- 18.1% entered through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.6% entered through Whitehorse.

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

#### Did you know?

From January to April 2025, the number of non-resident travellers entering Yukon through Canada Border Services Agency (CBSA) ports of entry was 12,488. This was an increase of 6.9% compared to the same period in 2024, but was still 14.0% lower than the same period in 2019, prior to the pandemic.



\*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		

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