

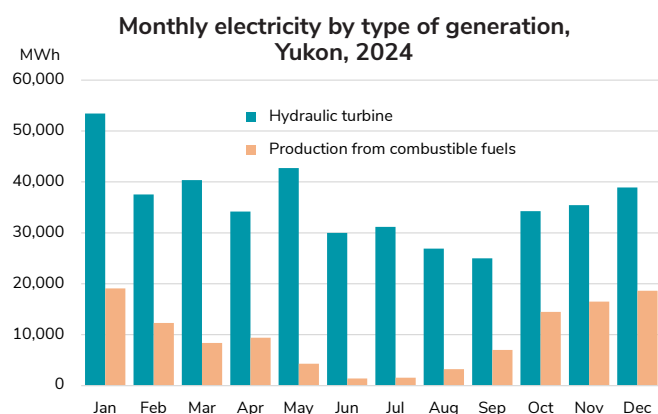


## Yukon Monthly Statistical Review July 2025

### Highlights:

- On March 31, 2025, Yukon's population (47,170) increased by 911 people, or 2.0%, from March 31, 2024 (46,259).
- The price of gold on July 31, 2025 was \$3,306.80 US per troy oz; an increase of \$887.20, or 36.67%, compared to July 31, 2024 (\$2,419.60).
- Yukon's retail sales (preliminary) in May 2025 increased by \$580,000, or 0.5%, compared to May 2024; Canada's retail sales increased 4.4% over the same time period.

### New publication this month: Yukon Energy Facts, 2024



- Of Yukon's total generation by electric utilities in 2024, the percentage of electricity generated by hydraulic turbines peaked in June at 94.5% of the total, while that from combustible fuels peaked in December at 32.0%.
- From January to February and October to December 2024, more electricity was generated from both hydraulic turbines and combustible fuels.
- During the generally colder months of January, February, November and December, the average monthly percentage of total electricity generation from combustible fuels by electric utilities was 28.5% in 2024.
- During the generally warmer months from May to August, the average monthly percentage of total electricity generated by hydraulic turbine was 91.4% in 2024.
- In 2024, the smallest percentage of total electricity from combustible fuels was generated in June at 4.4%.

Yukon Energy Facts, 2024: <https://yukon.ca/en/yukon-energy-facts-2024>

#### New from Yukon Bureau of Statistics:

- Yukon Employment, July 2025: [yukon.ca/yukon-employment-july-2025](https://yukon.ca/yukon-employment-july-2025)
- Yukon Fuel Price Survey, July 2025: [yukon.ca/yukon-fuel-price-survey-july-2025](https://yukon.ca/yukon-fuel-price-survey-july-2025)
- Population Report, First Quarter 2025: [yukon.ca/population-report-q1-2025](https://yukon.ca/population-report-q1-2025)

#### New from Statistics Canada:

- Adulting together: Parents and adult children who co-reside, 2021: [www150.statcan.gc.ca/pub-eng.pdf](http://www150.statcan.gc.ca/pub-eng.pdf)
- Unpacking Canada's multigenerational households: A look at the people who call them home, 2021: [www150.statcan.gc.ca/pdf](http://www150.statcan.gc.ca/pdf)

Interested in more data or updates?

Yukon Community Statistics  
[yukon.ca/community-statistics](https://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\*, Mar 31, 2025

	Total	Males	Females
0-4	2,294	1,177	1,117
5-9	2,555	1,287	1,268
10-14	2,541	1,340	1,201
15-19	2,418	1,283	1,135
20-24	2,772	1,468	1,304
25-29	3,587	1,783	1,804
30-34	4,190	2,044	2,146
35-39	4,343	2,078	2,265
40-44	3,735	1,864	1,871
45-49	3,103	1,535	1,568
50-54	2,899	1,406	1,493
55-59	2,544	1,323	1,221
60-64	2,918	1,438	1,480
65-69	2,672	1,377	1,295
70-74	2,076	1,066	1,010
75+	2,523	1,313	1,210
<b>Total</b>	<b>47,170</b>	<b>23,782</b>	<b>23,388</b>

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

## 1.2 Population by community\*

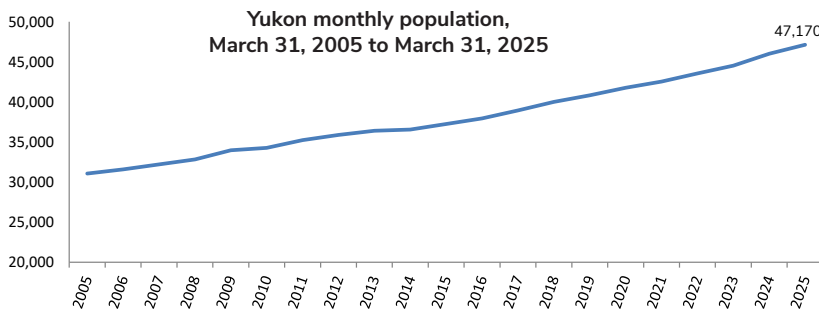
	Mar 31 2024	Dec 31 2024	Mar 31 2025
Beaver Creek	111	102	108
Burwash Landing	122	118	122
Carcross	493	492	489
Carmacks	599	603	605
Dawson City	2,374	2,418	2,412
Destruction Bay	64	63	62
Faro	447	441	432
Haines Junction	1,056	1,048	1,049
Johnson's Crossing	53	51	57
Mayo	466	468	462
Mendenhall	142	138	142
Old Crow	252	247	250
Pelly Crossing	383	396	393
Ross River	397	399	397
Tagish	393	422	415
Teslin	508	516	492
Watson Lake	1,509	1,480	1,466
Whitehorse Area <sup>1</sup>	36,810	37,642	37,740
Other*	80	80	77
<b>Yukon</b>	<b>46,259</b>	<b>47,124</b>	<b>47,170</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
Year-to-date change	2 0.9%	15 11.6%	13 22.0%
<b>2025</b>			
June (p)	42	11	25
May (r)	43	23	8
April	34	33	9
March	34	23	9
February	30	23	13
January	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.

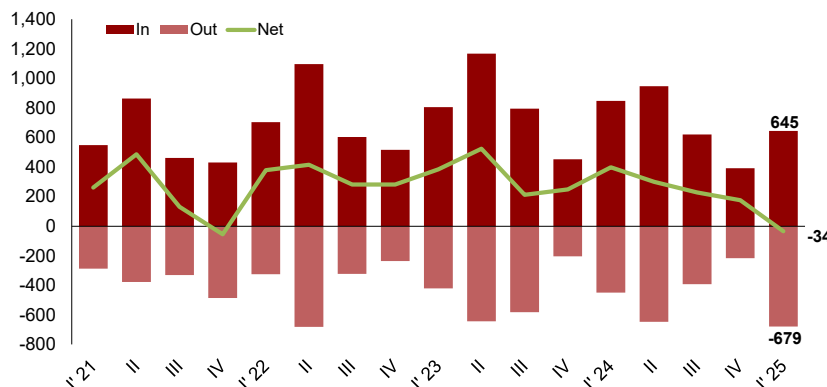


Population Report, First Quarter, 2025:  
[yukon.ca/population-report-q1-2025](http://yukon.ca/population-report-q1-2025)

### Did you know?

Comparing March 31, 2025 to March 31, 2015, the number of Yukoners aged 30-44 increased by 3,832 or (45.4%).

## 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>						
July	28,400	27,400	1,000	3.5%	76.3%	73.7%
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>	<b>27,700</b>	<b>26,500</b>	<b>1,200</b>	<b>4.3%</b>	<b>76.3%</b>	<b>73.0%</b>
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%

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

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

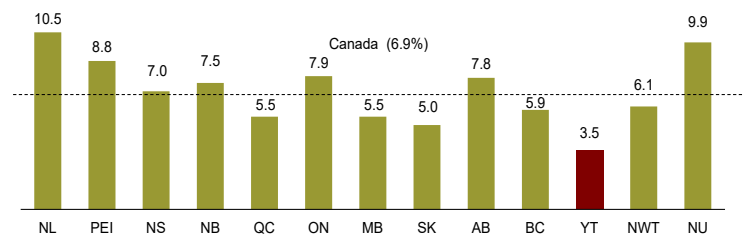
Yukon Employment Historical Data, 2015 to 2024: [yukon.ca/yukon-employment-historical-data-2015-2024](https://yukon.ca/yukon-employment-historical-data-2015-2024)

\*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?

The July 2025 employment rate of 73.7% increased by 0.1 percentage point compared to June 2025 (73.6%) and increased by 0.4 percentage points compared to July 2024 (73.3%).

### 2.2 Unemployment rates\*, July 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 (not seasonally adjusted)

	Total employed	Public sector employees	Private sector employees	Self-employed	Goods-producing	Services-producing
<b>2025</b>						
July	27,900	12,500	12,100	3,300	3,800	24,000
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	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
<b>2024 annual</b>	<b>26,500</b>	<b>11,700</b>	<b>11,100</b>	<b>3,700</b>	<b>3,900</b>	<b>22,600</b>
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

\*Not seasonally adjusted.

\*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\*

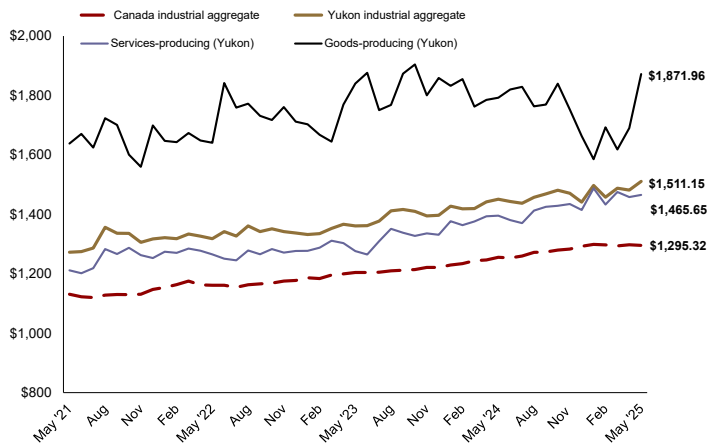
	Yukon average <sup>1</sup>	Construction	Trade	Transp. & warehousing	Finance & insurance	Admin. support, waste mgmt, & remediation	Health care & social assist.	Accomm. & food services	Other services (except public admin.)	Public admin.
<b>Year-to-date change</b>	\$55.46 3.9%	-\$20.01 -1.3%	\$41.49 4.5%	\$114.98 8.6%	F ..	-\$30.94 -3.4%	\$39.70 3.0%	\$73.26 12.1%	F ..	\$70.29 4.1%
(\$)										
<b>2025</b>										
May (p)	<b>1,511.15</b>	1,608.89	984.50	1,470.14	F	875.79	1,417.97	805.30	1,357.52	1,734.93
April (r)	<b>1,481.65</b>	1,506.54	966.24	1,480.91	F	956.18	1,392.60	674.67	1,165.17	1,809.52
March	<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

<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).

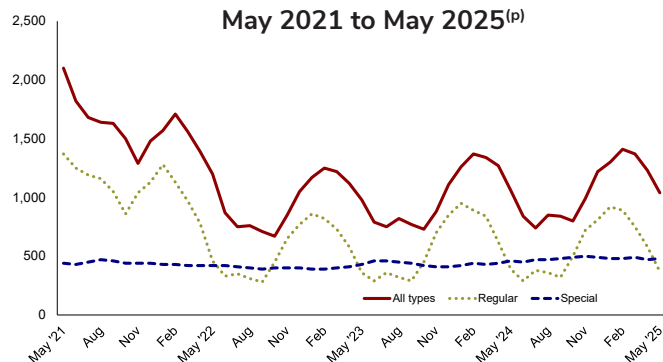
### 2.5 Average weekly earnings including overtime\*, Yukon and Canada May 2021 to May 2025<sup>(p)</sup>



\*Please see endnotes on page 12.

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

### 2.6 Employment Insurance beneficiaries by type of benefit\*



\*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?

Yukon's preliminary average weekly earnings (including overtime) for Health care & social assistance in May 2025 (\$1,417.97) increased by \$109.08, or 8.3%, compared to May 2024 (\$1,308.89).

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

	May 2024	Apr <sup>(p)</sup> 2025	May <sup>(p)</sup> 2025
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	20	20	20
Dawson City	70	110	60
Faro	10	10	0
Haines Junction	40	40	20
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	10	0
Pelly Crossing	20	10	10
Ross River	10	10	10
Tagish	10	10	0
Watson Lake	30	40	30
Whitehorse	600	730	650
<b>Yukon Total</b>	<b>840</b>	<b>1,040</b>	<b>850</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, June 2025

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 41.99	\$ 30.10	\$ 27.22	Eggs, 1 dozen	\$ 4.61	\$ 5.57	\$ 5.12
Stewing beef, 1 kg	\$ 26.19	\$ 23.34	\$ 23.27	Apples, 1 kg	\$ 6.73	\$ 6.37	\$ 6.50
Ground beef, 1 kg	\$ 17.81	\$ 16.14	\$ 15.89	Bananas, 1 kg	\$ 2.12	\$ 1.63	\$ 1.79
Pork chops, 1 kg	\$ 18.98	\$ 9.87	\$ 9.85	Oranges, 1 kg	\$ 5.94	\$ 6.90	\$ 6.59
Chicken, 1 kg	\$ 10.49	\$ 6.32	\$ 7.12	Carrots, 1 kg	\$ 4.29	\$ 3.92	\$ 3.76
Bacon, 500 grams	\$ 11.73	\$ 7.81	\$ 7.55	Onions, 1 kg	\$ 3.09	\$ 5.51	\$ 5.50
Milk, 4 l	\$ 6.29	\$ 6.06	\$ 6.16	Potatoes, 4.54 kgs	\$ 16.05	\$ 7.88	\$ 8.01
Butter, 454 grams	\$ 6.77	\$ 6.30	\$ 6.31				

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

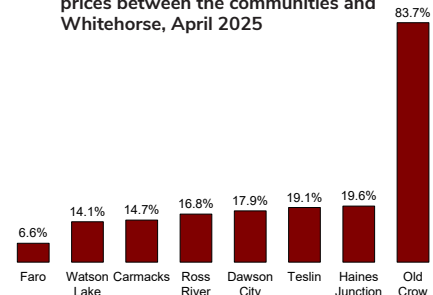
In June 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 30.2% higher than Alberta and 27.4% higher than British Columbia.

#### 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	Faro	Haines Junction	Mayo	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>119.6</b>	<b>112.6</b>	<b>183.7</b>	<b>116.8</b>	<b>119.1</b>	<b>114.1</b>
Meat/fish/seafood	109.6	109.0	110.6	109.3	98.3	152.1	101.4	111.6	107.0
Dairy/eggs	113.1	118.3	112.0	131.2	110.1	159.8	107.5	119.4	116.6
Fruit/veg.	124.3	110.9	100.8	101.4	121.3	207.8	129.1	125.7	119.7
Bread/cereal	111.3	133.4	103.0	134.1	114.3	185.5	123.7	117.0	119.5
Other foods	118.8	124.0	103.1	128.5	112.6	207.5	122.1	122.6	116.6
Household operations	112.7	129.8	127.3	118.0	119.5	259.3	122.7	127.7	118.6
Health & personal care	122.8	130.0	106.2	136.6	134.1	161.4	109.1	136.9	121.6
Cigarettes	103.1	105.6	104.3	..	102.2	127.0	114.5	104.7	100.4
Gasoline/diesel	117.6	115.1	105.8	105.4	105.9	...	116.5	104.3	108.1
Home heating fuel	103.9	103.5	103.3	103.9	100.8	...	100.6	103.9	104.1

#### 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



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

Yukon's preliminary retail sales in May 2025 increased by \$580,000, or 0.5%, compared to May 2024; Canada's retail sales increased 4.4% over the same time period. On a year-to-date (January to May) basis, Yukon's retail sales decreased by \$1.2 million, or 0.3%, 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.

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

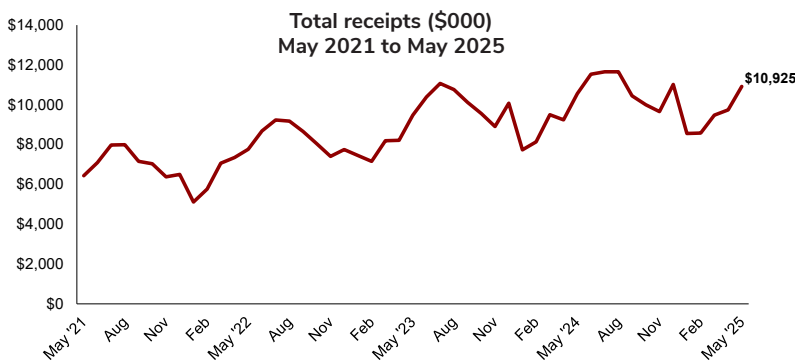
### 4.2 Retail sales by industry classification\*

	Total*	Motor vehicle and parts dealers	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
<b>Year-to-date change</b>	-\$1,212 -0.3%	\$3,058 3.7%	x ...	\$4,634 4.0%	-\$407 -2.5%	-\$1,884 -4.4%	-\$7,600 -35.4%	\$293 0.3%	x ...	\$855 2.6%
(\$000)										
<b>2025</b>										
May	(p) 106,957	22,310	x	28,499	3,556	11,252	3,136	18,575	x	7,419
April	(r) 97,668	22,051	x	24,658	3,088	9,202	3,058	19,031	x	6,787
March	93,338	16,018	x	24,449	3,140	7,966	2,856	22,768	x	7,617
February	76,769	12,096	x	21,592	2,731	5,913	2,462	19,893	x	5,981
January	80,671	13,208	x	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>x</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	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

\*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?

Of the 2025 total year-to-date (January to May) retail sales (\$455.4 million) for Yukon, \$121.7 million, or 26.7%, was from Food and beverage retailers. This was an increase of 1.0 percentage point compared to the same time period in 2024 (25.7%).

Comparing May 2025 to May 2024, the total receipts for food services and drinking places in Yukon increased by \$370,000 or 3.5%; Canada's receipts increased by 8.6% 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 <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

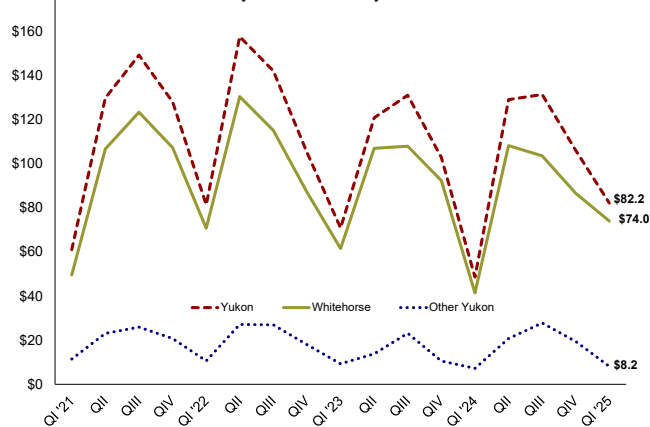
### 6.1 Number and value of real estate transactions\*, Whitehorse

	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

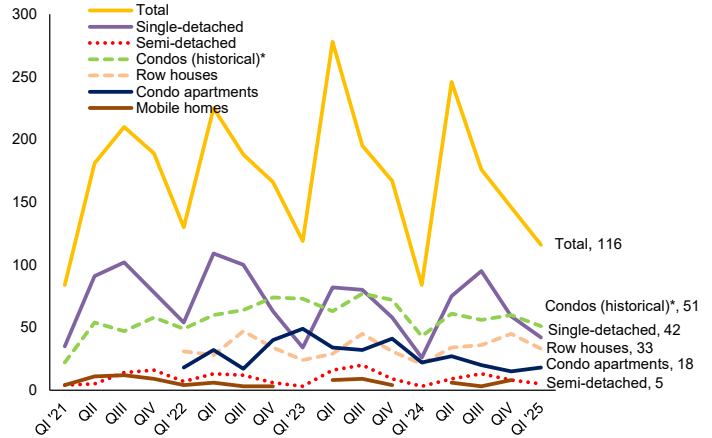
\*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics. E = use with caution

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

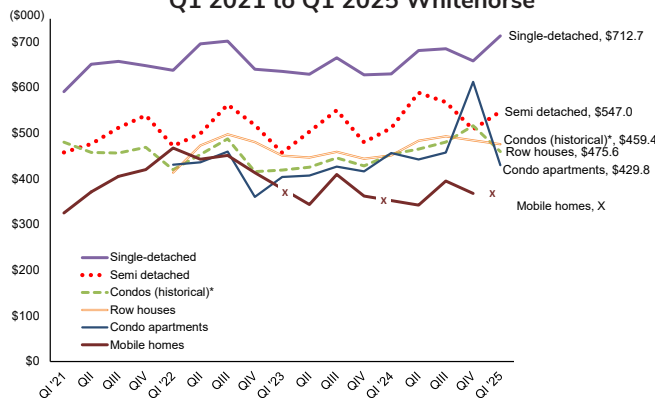
**6.2 Value of real estate transactions**  
Q1 2021 to Q1 2025



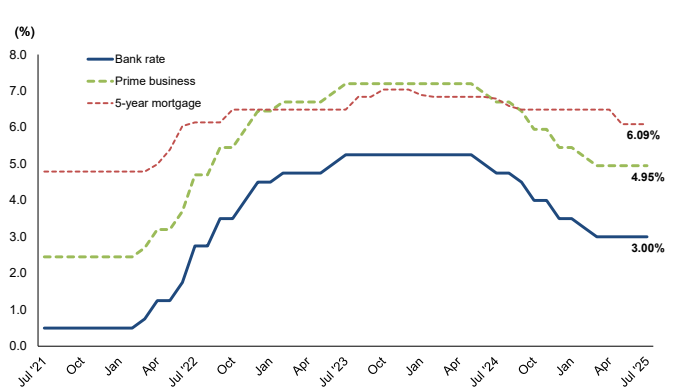
**6.3 Number of residential transactions**  
Q1 2021 to Q1 2025 Whitehorse



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



**6.5 Selected interest rates\***  
July 2021 to July 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?

Of the \$74.0 million total value of real estate transactions in Whitehorse in the first quarter of 2025, \$29.9 million, or 40.4%, was from sales of single detached houses.



## 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.

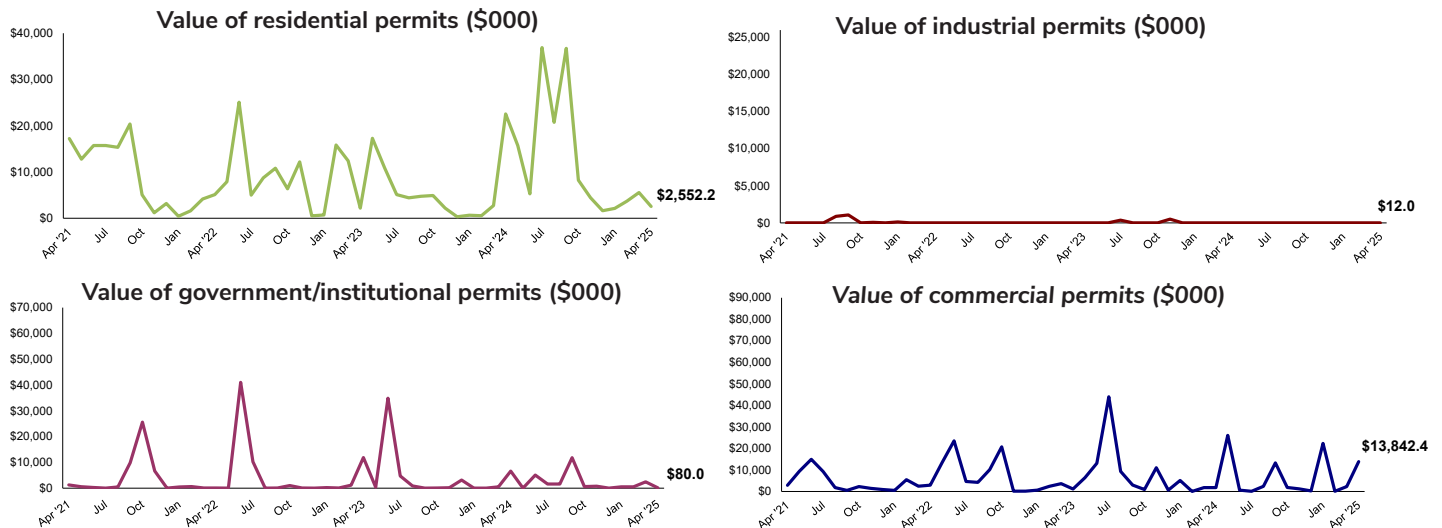
\* Monthly data is subject to revision. Please see table endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

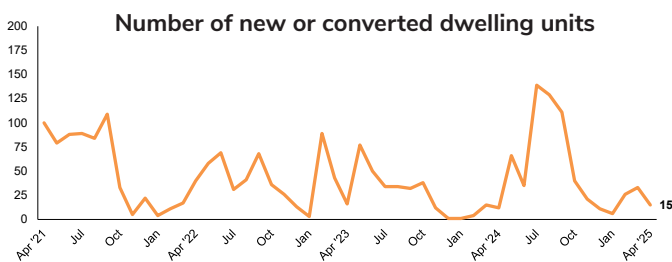
In January through April 2025, a total of 223 building permits were issued in Yukon, at a construction value of \$56.0 million. The construction value of permits increased by \$13.8 million, or 32.8%, compared to the total value of permits issued in January through April 2024. Of the total construction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

Between January and April of 2025, of the 223 total building permits issued in Yukon, 23, or 10.3%, were zoned commercial, representing a decrease of 3.7 percentage points from the same time period in 2024 (14.0%).

\*Please see endnotes on page 12.

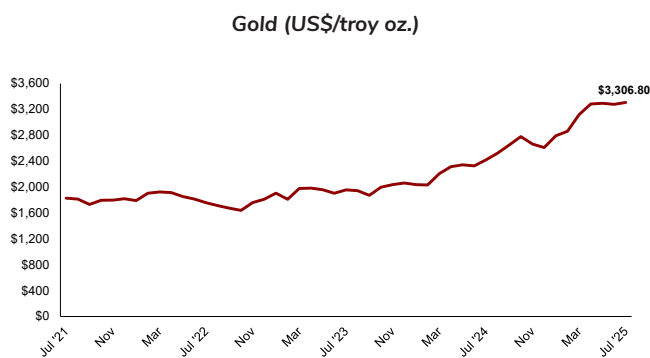
Sources: Yukon Community Services and City of Whitehorse.

Note: Data on this page were last updated for the April 2025 reference month as building permits issued by the City of Whitehorse from May 2025 were not available.

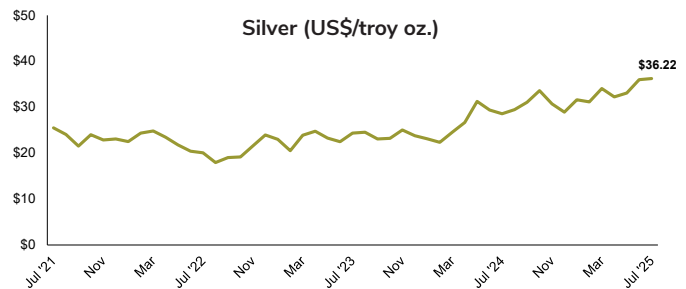
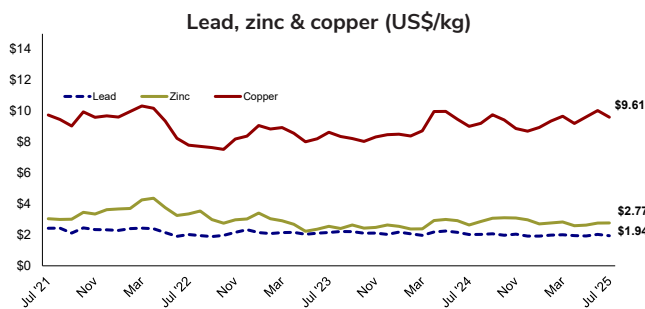


## 8. Resources

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



	Jul '24	Jul '25	Jul '24 to Jul '25 change
<b>US Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$2,419.60	\$3,306.80	\$887.20
<b>Silver</b>	\$28.56	\$36.22	\$7.66
<b>(\$/kg)</b>			
<b>Lead</b>	\$2.02	\$1.94	-\$0.08
<b>Zinc</b>	\$2.63	\$2.77	\$0.14
<b>Copper</b>	\$9.01	\$9.61	\$0.60
<b>Canadian Dollars</b>			
	(\$/troy oz)		
<b>Gold</b>	\$3,352.78	\$4,578.98	\$1,226.20
<b>Silver</b>	\$39.57	\$50.15	\$10.58
<b>(\$/kg)</b>			
<b>Lead</b>	\$2.80	\$2.69	-\$0.11
<b>Zinc</b>	\$3.65	\$3.83	\$0.18
<b>Copper</b>	\$12.49	\$13.30	\$0.81



\*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

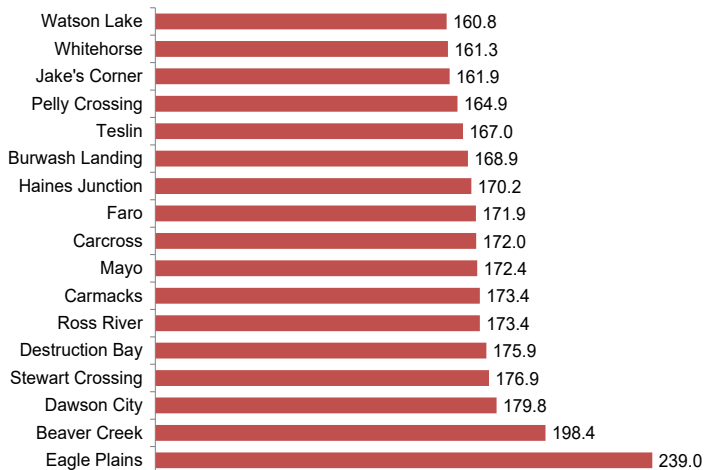
Metal Prices: London Bullion Market Association and London Metal Exchange.

#### Did you know?

Comparing July 2025 to July 2024, the price of gold in Canadian dollars increased by 36.7% and the price of silver in Canadian dollars increased by 26.8% .

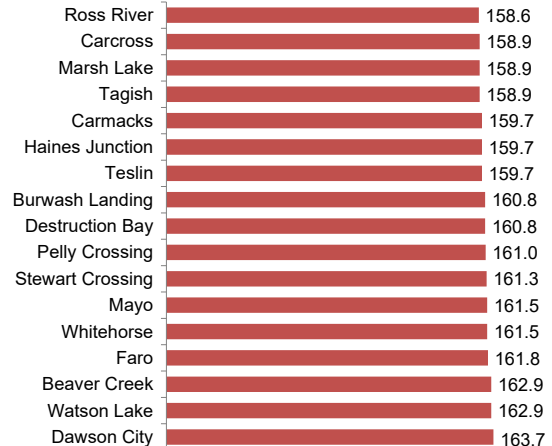
### 8.2 Regular self-serve gasoline

Average July 2025 Prices (cents per litre)



### 8.3 Residential furnace oil

Average July 2025 Prices (cents per litre)



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



## 9. Transportation

### 9.1 Aircraft movements\*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
<b>Year-to-date change</b>	-1,353 -7.0%	-49 -45.8%	-12 -8.1%	61 5.6%	223 193.9%	-200 -25.8%	...	6 6.3%	-58 -9.7%	-1,265 -7.8%
(no. of movements)										
<b>2025</b>										
May	6,231	32	68	487	172	280	...	31	271	4,890
April	4,493	17	42	315	35	86	...	28	90	3,880
March	3,025	4	15	141	56	81	28	14	108	2,578
February	2,167	3	8	107	35	62	54	20	49	1,829
January	1,980	2	3	101	40	66	53	9	25	1,681
<b>2024 total</b>	<b>55,303</b>	<b>436</b>	<b>926</b>	<b>5,575</b>	<b>806</b>	<b>5,024</b>	<b>..</b>	<b>370</b>	<b>3,113</b>	<b>38,653</b>
December	1,701	4	9	118	56	73	43	3	36	1,359
November	2,195	10	18	92	33	79	30	8	35	1,890
October	3,083	28	61	235	52	209	45	26	299	2,128
September	6,125	24	212	597	321	846	25	64	543	3,493
August	7,007	78	229	982	117	848	..	68	476	4,209
July	8,240	35	168	1,142	78	1,228	30	50	697	4,812
June	7,703	150	81	1,319	34	966	33	55	426	4,639
May	5,978	41	83	363	25	354	30	37	314	4,731

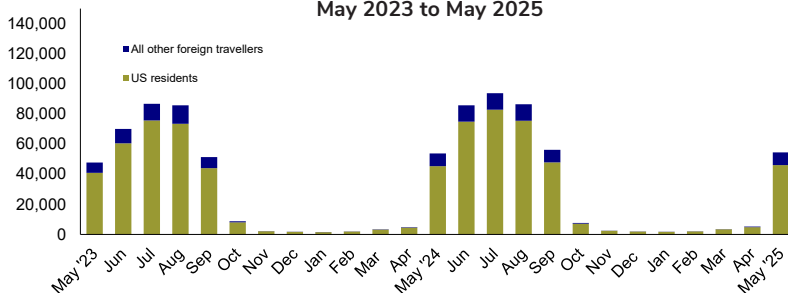
\*Please see table endnotes on page 12. Source: Transportation Aviation Branch, Highways and Public Works, Government of Yukon

### 9.2 Travellers entering or returning through Yukon via Canada Border Services Agency (CBSA) ports of entry\*

	Total	Canadians	US residents	Other foreign travellers
<b>Year-to-date change</b>	-4,994 -5.9%	-6,495 -33.7%	1,650 2.9%	-149 -1.6%
<b>2025</b>				
May (p)	63,164	8,632	46,094	8,438
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

\*Please see table endnotes on page 12. Sources: Statistics Canada. Tables 24-10-0053-01.

Travellers entering or returning through Yukon<sup>1</sup>, May 2023 to May 2025

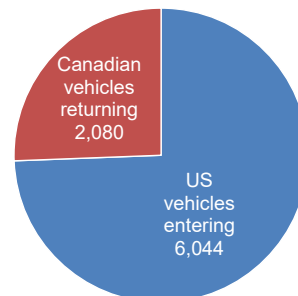


1. Via Canada Border Services Agency (CBSA) ports of entry  
\*Please see endnotes on page 12.  
Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Of the 63,164 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in May 2025:

- 85.8% entered through Fraser (Skagway, AK to Carcross);
- 8.1% entered through Beaver Creek;
- 4.3% entered through Pleasant Camp (Haines, AK to Haines Junction);
- 1.3% entered through Dawson City;
- 0.5% entered through Little Gold Creek; and
- 0.1% entered through Whitehorse.

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



\*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0052-01.

#### Did you know?

On a year-to-date (January to May) basis, of the 19,525 vehicles that entered Yukon through Canada Border Services Agency (CBSA) ports of entry 14,100, or 72.2% were American-plated vehicles entering Canada.

## 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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