



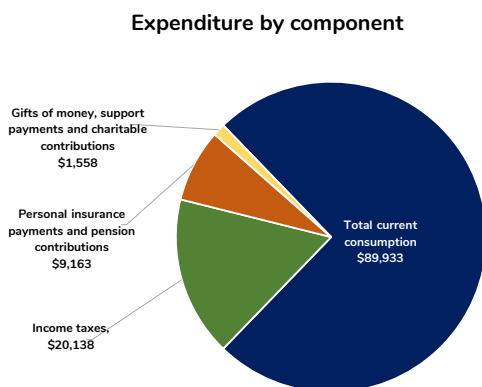
Yukon Monthly Statistical Review September 2025

Highlights:

- In August 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.1% (figures for Yukon are not available); for Canada, the CPI increased 1.9%.
- Comparing September 2025 to September 2024, the price of gold (\$CAD/troy oz.) increased by 48.0% from \$3,580.88 to \$5,299.35.

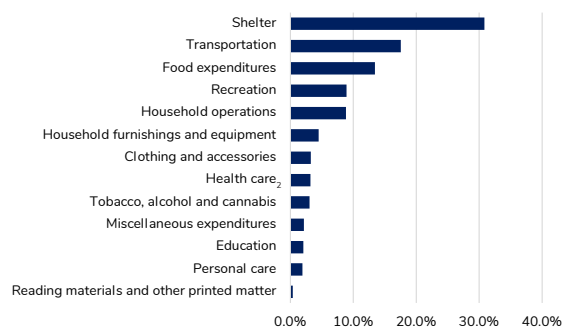
New publication this month: Survey of Household Spending in Whitehorse, 2023

Total household expenditure components, Whitehorse, 2023



Source: Statistics Canada 11-10-0233-01.

Consumption expenditure by category



¹In 2023, expenditure on Games of chance in Yukon was not available.

²Tobacco products, alcoholic beverages and cannabis for non-medical use.

In 2023, the major share of current consumption of Whitehorse households was allocated to shelter costs (30.7%) followed by transportation (17.5%) and food (13.4%); Nationally, the largest shares of consumption were in the same three categories: shelter (32.1%); transportation (15.8%); and food (15.7%).

Survey of Household Spending in Whitehorse, 2023: <https://yukon.ca/en/survey-household-spending-2023>

New from Yukon Bureau of Statistics:

- Yukon Employment, September 2025: yukon.ca/yukon-employment-september-2025
- Yukon Fuel Price Survey, September 2025: yukon.ca/yukon-fuel-price-survey-september-2025

New from Statistics Canada:

- Regional variations in police-reported crime: Comparing Canada and the United States, 2023: www150.statcan.gc.ca/pub/75-006-x/2025001/article.pdf
- Did young adults who attended a French-language high school continue their postsecondary studies in French? A look at the situation in Canada outside Quebec in 2021: www150.statcan.gc.ca/pub.pdf

Interested in more data or updates?

Yukon Community Statistics
yukon.ca/community-statistics

Visit our Community Statistics website for downloadable data by Yukon community and subject.



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



1. Population

1.1 Population by age and sex*, 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
Total	47,170	23,782	23,388

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

1.2 Population by community*

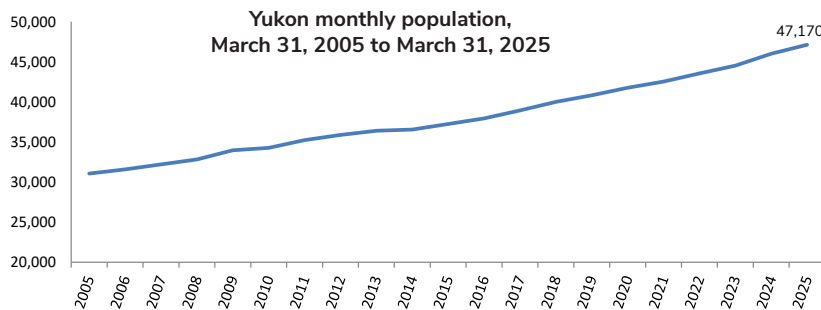
	Mar 31 2024	Dec 31 2024	Mar 31 2025
Beaver Creek	111	102	108
Burwash Landing	122	118	122
Carcross	493	492	489
Carmacks	599	603	605
Dawson City	2,374	2,418	2,412
Destruction Bay	64	63	62
Faro	447	441	432
Haines Junction	1,056	1,048	1,049
Johnson's Crossing	53	51	57
Mayo	466	468	462
Mendenhall	142	138	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 ¹	36,810	37,642	37,740
Other*	80	80	77
Yukon	46,259	47,124	47,170

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	9	1	15
change	3.1%	0.5%	10.4%
2025			
August (p)	38	21	46
July (r)	36	21	40
June (r)	43	11	26
May	44	23	8
April	34	33	9
March	34	23	9
February	30	23	13
January	38	31	8
2024 total	425	292	189
December	35	21	8
November	26	24	13
October	33	36	6
September	43	26	18
August	31	35	52

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

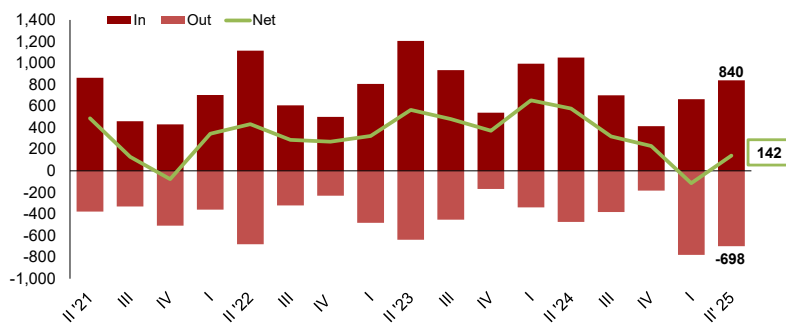


Population Report, First Quarter, 2025:
yukon.ca/population-report-q1-2025

Did you know?

Based on Statistics Canada's preliminary estimates for the second quarter of 2025, Yukon's largest net interprovincial population gain was from the Northwest Territories (+37 people); Yukon's largest net population loss was to British Columbia (-60 people).

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 second quarter of 2025, Yukon gained 142 people through net migration — 54 were lost through interprovincial migration and 196 were gained through international migration.

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

- Northwest Territories (+37);
- Saskatchewan (+30);
- Quebec (+27);
- Manitoba (+16);
- Nova Scotia (+9); and
- Prince Edward Island (+1).

Conversely, **net losses** were to:

- British Columbia (-60);
- Alberta (-58); and
- Ontario (-56).

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						
September	28,500	27,300	1,200	4.2%	76.4%	73.2%
August	28,400	27,200	1,200	4.2%	76.3%	73.1%
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%
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%

Yukon Employment, September 2025: yukon.ca/yukon-employment-september-2025

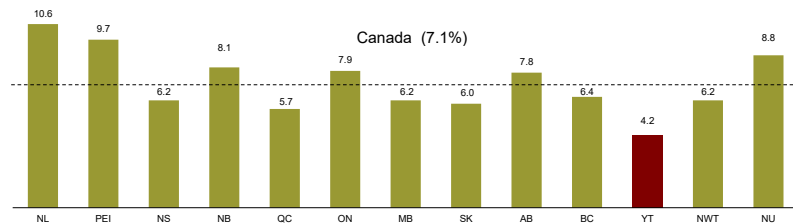
Yukon Employment Annual Review, 2024: yukon.ca/yukon-employment-annual-review-2024

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*, September 2025 (seasonally adjusted)



*Please see table endnotes on page 12.

Source: Statistics Canada. Tables 14-10-0287-01 and 14-10-0292-01.

Did you know?

Comparing September 2025 with September 2024, Yukon's unemployment rate decreased by 1.8 percentage points (from 6.0% in 2024 to 4.2% in 2025). During the same period, the labour force participation rate decreased by 0.9 percentage points (from 77.3% in 2024 to 76.4% in 2025).

Comparing September 2025 to August 2025, employment in the services-producing sector (24,400) increased by 600, or 2.5%. Employment in the goods-producing sector (3,700) decreased by 400, or 9.8%.

In September 2025, of the 28,100* employed in Yukon, 12,400, or 44.3%, were working in the public sector. Of the 15,600 workers in the private sector, 3,200, or 20.5%, were self-employed.

*Not seasonally adjusted.

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
2025						
September	28,100	12,400	12,400	3,200	3,700	24,400
August	27,900	12,300	12,100	3,400	4,100	23,800
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
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

*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*

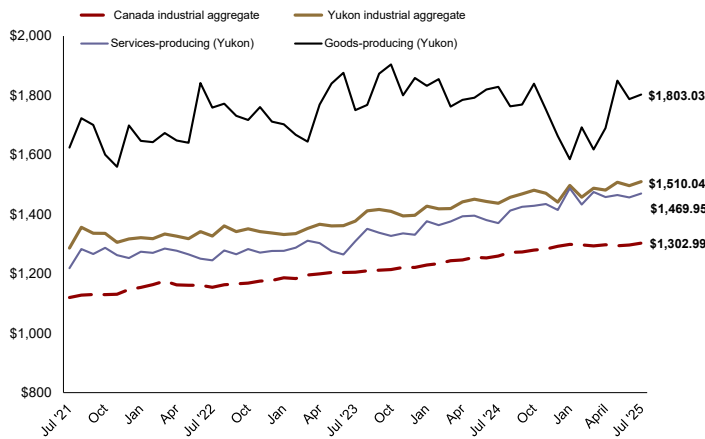
	Yukon average ¹	Construction	Trade	Transp. & warehousing	Finance & insurance	Admin. support, waste mgmt, & remediation	Health care & social assist.	Accomm. & food services	Other services (except public admin.)	Public admin.
Year-to-date change	\$57.14 4.0%	-\$10.44 -0.7%	\$22.02 2.4%	\$95.68 7.0%	F ..	\$2.70 0.3%	\$50.92 3.9%	\$65.28 10.5%	F ..	\$80.60 4.7%
(\$)										
2025										
July (p)	1,510.04	1,600.96	917.90	1,428.97	1,658.93	950.88	1,422.72	725.98	1,261.88	1,871.63
June (r)	1,496.72	1,595.48	955.93	1,533.70	F	916.12	1,375.28	669.30	1,179.43	1,804.46
May	1,507.94	1,675.06	981.36	1,524.50	F	874.65	1,426.67	805.83	1,353.39	1,737.92
April	1,481.65	1,506.54	966.24	1,480.91	F	956.18	1,392.60	674.67	1,165.17	1,809.52
March	1,487.86	1,599.54	974.61	1,396.63	F	883.47	1,284.95	657.23	1,427.25	1,833.32
February	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

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).

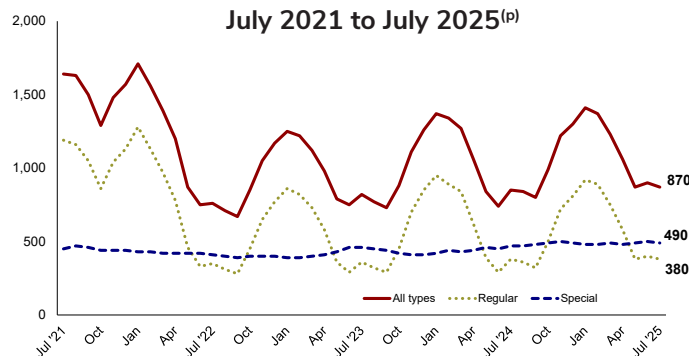
2.5 Average weekly earnings including overtime*, Yukon and Canada July 2021 to July 2025^(p)



*Please see endnotes on page 12.

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

2.6 Employment Insurance beneficiaries by type of benefit*



*Please see endnotes on page 12.

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

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

Did you know?

Between July 2024 and July 2025, Yukon's average weekly earnings increased by \$72.66, or 5.1%. During the same period, the CPI for Whitehorse increased by 3.1%.

2.7 Employment Insurance beneficiaries, by community*

	Jul 2024	Jun ^(p) 2025	Jul ^(p) 2025
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	20	20	20
Dawson City	40	50	50
Faro	10	10	10
Haines Junction	30	20	20
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	0	10	10
Pelly Crossing	20	10	10
Ross River	10	10	10
Tagish	10	10	10
Watson Lake	20	30	30
Whitehorse	640	700	680
Yukon Total	850	900	870

*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	
	Aug	Jul	Aug	Jul '25	Aug '24
	2024	2025	2025	to Aug '25	to Aug '25
All-items	160.2	165.3	165.2	-0.1	3.1
Food	162.7	168.7	168.7	0.0	3.7
Shelter	211.8	224.0	225.3	0.6	6.4
Household operations, furnishings & equipment	110.2	115.7	116.5	0.7	5.7
Clothing & footwear	104.8	108.7	108.2	-0.5	3.2
Transportation	171.0	176.0	173.0	-1.7	1.2
Health & personal care	152.1	156.9	157.6	0.4	3.6
Recreation, education & reading	122.1	118.3	118.0	-0.3	-3.4
Alcoholic beverages, tobacco products and recreational cannabis	199.2	198.8	197.8	-0.5	-0.7
Special aggregates					
Energy	225.4	249.6	249.8	0.1	10.8
All-items excluding energy	154.8	159.1	159.0	-0.1	2.7

In August 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.1% (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:

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

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

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

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

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

Contributors to the increase were the prices of:

- Inter-city transportation;
- Travel tours; and
- Purchase and leasing of passenger vehicles.

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, August 2025

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 41.63	\$ 35.11	\$ 33.84	\$ 4.62	\$ 5.61	\$ 5.13	\$ 6.24	\$ 6.25	
Stewing beef, 1 kg	\$ 25.16	\$ 23.11	\$ 23.21	\$ 6.49	\$ 6.24	\$ 6.25	\$ 1.63	\$ 1.78	
Ground beef, 1 kg	\$ 16.93	\$ 16.07	\$ 16.37	\$ 2.12	\$ 1.63	\$ 1.78	\$ 5.09	\$ 5.09	
Pork chops, 1 kg	\$ 18.59	\$ 10.31	\$ 10.33	\$ 6.02	\$ 5.07	\$ 5.09	\$ 3.83	\$ 3.63	
Chicken, 1 kg	\$ 11.68	\$ 8.90	\$ 8.60	\$ 4.17	\$ 3.83	\$ 3.63	\$ 5.51	\$ 5.59	
Bacon, 500 grams	\$ 11.33	\$ 8.57	\$ 8.50	\$ 3.17	\$ 5.51	\$ 5.59	\$ 7.87	\$ 7.90	
Milk, 4 l	\$ 6.25	\$ 6.08	\$ 6.24	\$ 16.05	\$ 7.87	\$ 7.90			
Butter, 454 grams	\$ 6.68	\$ 6.08	\$ 6.10						

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

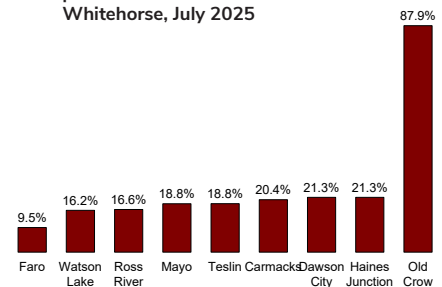
In August 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 21.8% higher than Alberta and 20.6% higher than British Columbia.

3.3 Community Spatial Price Index, July 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. Estimates have been revised using updated CPI basket weights, which were released in June 2025.

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	120.4	121.3	109.5	121.3	118.8	187.9	116.6	118.8	116.2
Meat/fish/seafood	113.9	112.5	110.3	119.0	107.9	157.4	101.1	118.2	110.0
Dairy/eggs	117.1	122.7	118.6	137.4	114.0	173.8	114.7	118.9	111.6
Fruit/veg.	135.0	118.0	109.8	96.0	126.4	223.3	125.0	123.9	124.2
Bread/cereal	120.2	141.2	106.8	142.4	124.0	185.1	120.7	118.3	119.7
Other foods	130.3	131.6	112.1	128.8	124.8	210.4	128.3	127.6	127.8
Household operations	122.0	128.5	120.1	129.7	123.5	259.5	120.7	135.2	123.3
Health & personal care	116.4	125.5	101.0	137.9	143.6	152.7	102.7	122.5	119.3
Cigarettes	105.2	107.0	105.2	..	102.8	118.0	116.0	104.4	97.9
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, July 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 July 2025 decreased by \$1.9 million, or 1.7%, compared to July 2024; Canada's retail sales increased 4.8% over the same time period. On a year-to-date (January to July) basis, Yukon's retail sales decreased by \$11.2 million, or 1.6%, compared to the same time period in 2024; Canada's retail sales increased 4.8% 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

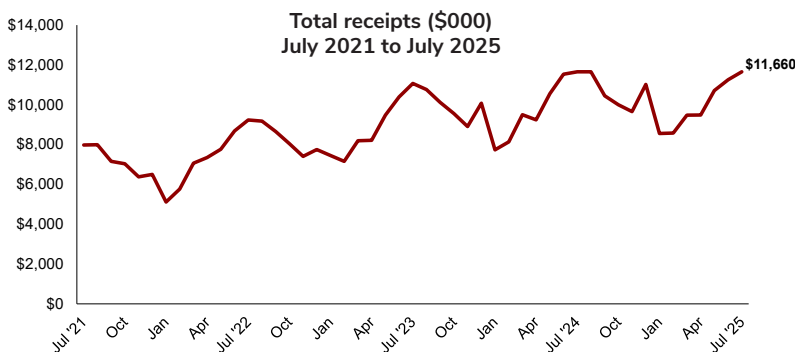
4.2 Retail sales by industry classification*

	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date change	-\$11,159 -1.6%	-\$722 -0.6%	x ...	\$6,203 3.6%	-\$1,304 -5.6%	-\$766 -1.2%	-\$9,244 -31.7%	-\$11,794 -7.3%	x ...	\$1,600 3.2%
(\$000)										
2025										
July	(p) 114,288	18,230	x	29,233	3,018	11,073	3,169	24,914	x	9,119
June	(r) 108,725	19,274	x	27,907	2,951	11,723	2,836	22,656	x	8,059
May	107,766	22,097	x	28,438	3,577	11,257	3,162	19,681	x	7,293
April	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
2024 total	1,177,552	200,758	x	303,464	41,944	114,913	40,152	268,094	x	89,336
December	90,291	10,769	x	27,150	4,026	11,448	2,811	17,822	x	8,215
November	89,081	15,055	x	24,659	4,037	9,644	2,315	17,000	x	7,723
October	97,544	17,467	x	25,521	3,688	9,828	2,534	19,271	x	8,131
September	99,499	15,707	x	24,854	3,154	9,666	1,727	25,145	x	7,635
August	110,753	18,064	x	28,659	3,804	10,150	1,594	28,297	x	8,002
July	116,236	20,830	x	27,918	3,369	10,348	3,343	29,763	x	8,373

*Please see table endnotes on page 12.

Source: Statistics Canada. Table 20-10-0056-01.

4.3 Food services and drinking places



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

Did you know?

Yukon's per capita retail sales for July 2025 was \$2,367; a decrease of \$75, or 3.1%, compared to the same period in 2024 (\$2,442).

Comparing July 2025 to July 2024, the total receipts for food services and drinking places in Yukon remained the same; Canada's receipts increased by 7.3% 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, April 2025

	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	\$1,457	\$2,067	\$1,930	\$1,672	\$1,529	\$2,025	\$1,302	\$1,343	\$1,526	..	\$1,600
Bachelor	\$1,222	...	...	\$1,340	\$1,293	\$1,689	\$1,220	\$1,158	...	..	x
1 Bedroom	\$1,310	\$1,416	\$1,448	\$1,513	\$1,310	\$1,683	\$1,276	\$1,343	x	..	\$1,525
2 Bedrooms	\$1,570	\$2,067	\$1,693	\$1,759	\$1,678	\$2,460	\$1,472	\$1,909	\$1,538	..	x
3-4 Bedrooms	\$2,190	\$2,100	\$2,067	\$2,100	\$2,190	\$2,378	\$1,606	\$2,175 [†]	\$1465 [†]	..	x
5+ Bedrooms	\$3,469	\$3,489 [†]	...	\$3,475 [†]	...	x	...	...	...	..	...
Total units											
All sizes⁴	2,442	199	96	602	212	298	885	90	47	..	12
Bachelor	215	...	...	26	14	33	115	25	...	..	2 [†]
1 Bedroom	795	12	8	200	88	67	378	30	3 [†]	..	8
2 Bedrooms	848	59	35	157	73	77	383	32	30	..	1 [†]
3-4 Bedrooms	562	116	53	212	37	118	8	4 [†]	13 [†]	..	1 [†]
5+ Bedrooms	22	12 [†]	...	8 [†]	...	3 [†]
Vacancy rate											
All sizes	1.4%	1.5%	1.0%	1.5%	4.7%	0.0%	0.9%	2.2%	0.0%	..	8.3%
Bachelor	1.9%	...	...	0.0%	21.4%	0.0%	0.9%	0.0%	...	..	0.0% [†]
1 Bedroom	2.4%	0.0%	0.0%	4.5%	2.3%	0.0%	1.6%	0.0%	0.0% [†]	..	12.5% [†]
2 Bedrooms	0.9%	0.0%	2.9%	0.0%	5.5%	0.0%	0.3%	3.1%	0.0%	..	0.0% [†]
3-4 Bedrooms	0.7%	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0% [†]	0.0% [†]	..	0.0% [†]
5+ Bedrooms	0.0%	0.0% [†]	...	0.0% [†]	...	0.0% [†]

x = suppressed. .. = no information available for April 2025 ... = 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.

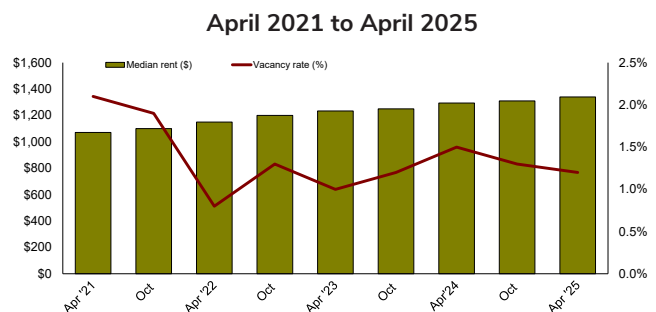
5.2 Median rent and vacancy rates* for units in buildings with 3 or more rental units, Yukon communities

	Whitehorse		Watson Lake		Dawson City	
	Median rent	Vacancy rate	Median rent	Vacancy rate	Median rent	Vacancy rate
2025 average						
April	\$1,340	1.2%	\$1,088	8.3%	\$1,385	8.7%
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%

*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, April 2025: yukon.ca/yukon-rent-survey-april-2025



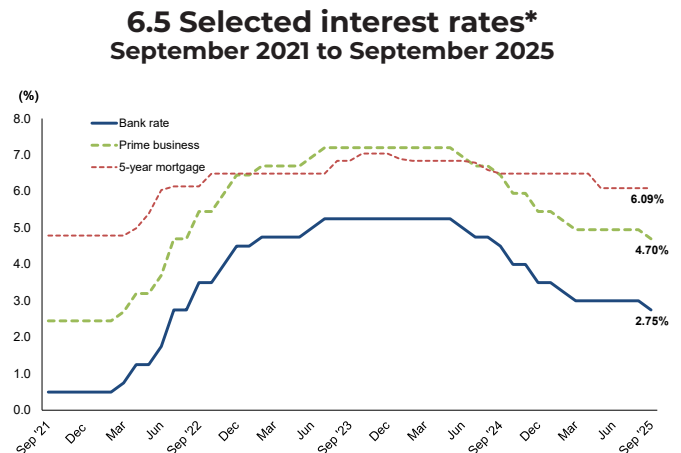
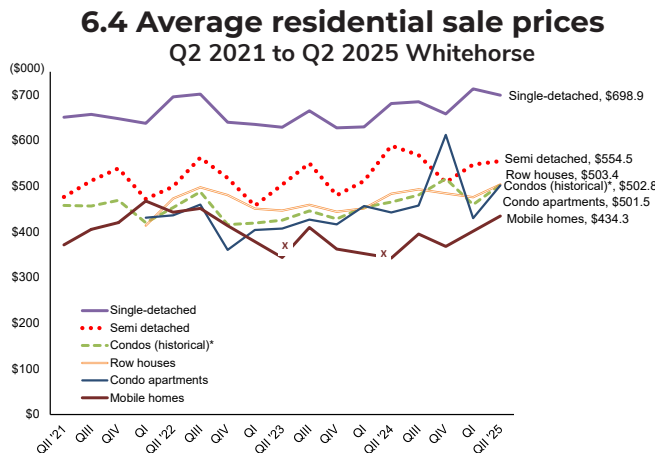
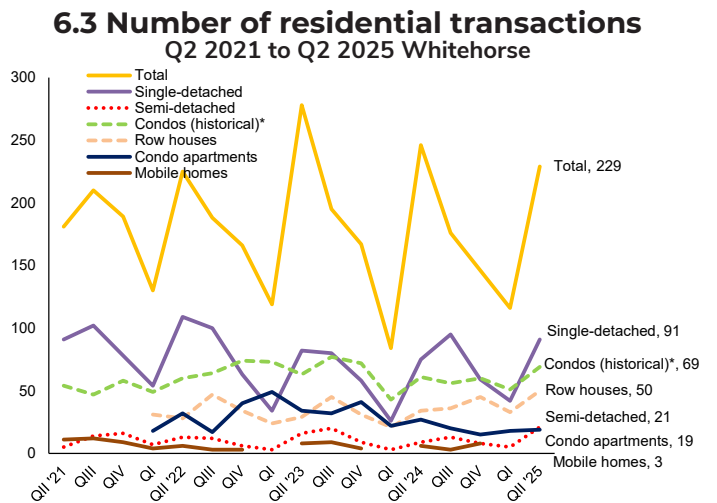
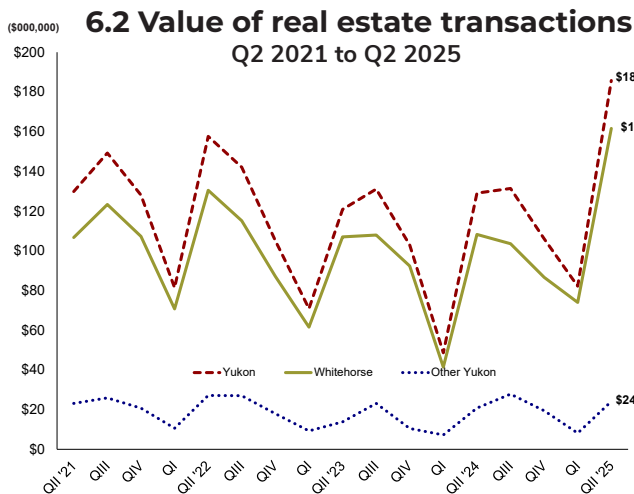
6. Real Estate

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	15	85,986	32	26,127	14	7,552	28	14,966	-12	-4,714	x	x
change	4.5%	57.4%	31.7%	38.8%	116.7%	110.6%	50.9%	57.8%	-24.5%	-21.4%	...	...
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
2025												
Q2	229	161,649.5	91	63,598.5	21	11,644.3	50	25,167.6	19	9,528.9	3	1,303.0 ^E
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	651	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 (r)	175	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

*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 r = revised figures

Yukon Real Estate Report, Second Quarter, 2025: yukon.ca/yukon-real-estate-report-q2-2025



* 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 second quarter of 2025, Yukon's total value of real estate transactions was \$185.8 million: \$161.6 million in Whitehorse and \$24.1 million for the rest of Yukon. Comparing the second quarter of 2025 (\$185.8 million) to that of 2024 (\$129.0 million), the total value of Yukon's real estate transactions increased by \$56.7 million, or 44.0%. The majority of this increase was due to commercial and multi-residential sales.

Did you know?

In the second quarter of 2025, the average sale price of a single detached house (including country residential) in Whitehorse was \$698,900, an increase of \$18,400 or 2.7%, from the second quarter of 2024.



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.

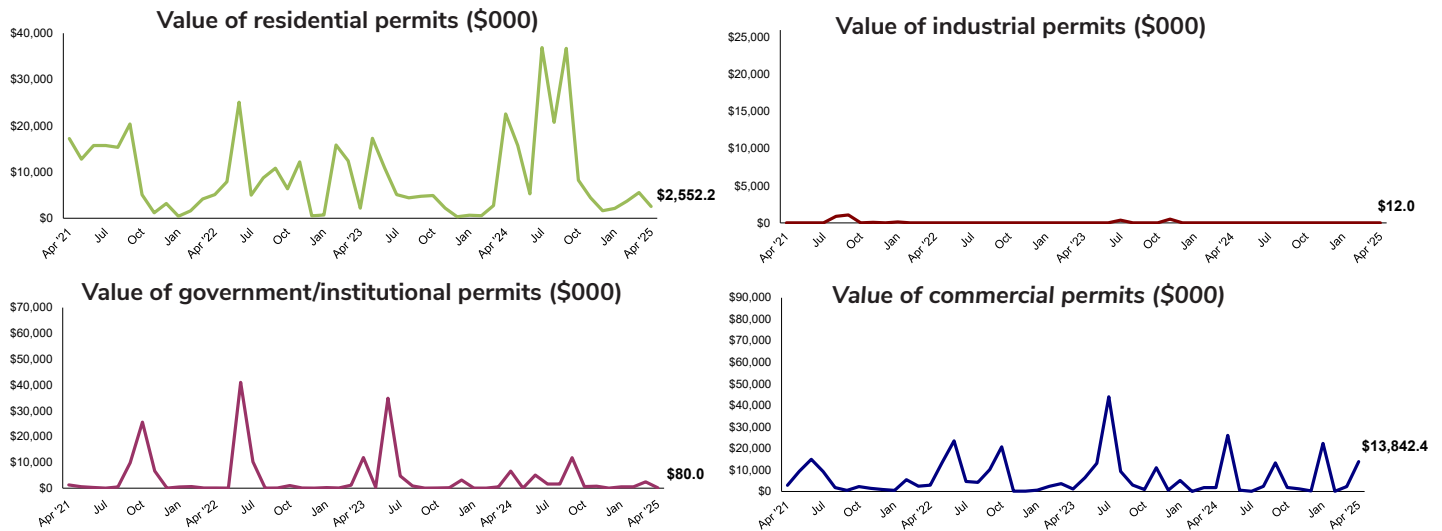
* Monthly data is subject to revision. Please see table endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

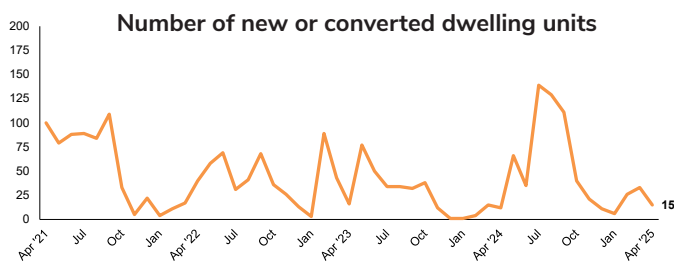
In January through April 2025, a total of 223 building permits were issued in Yukon, at a construction value of \$56.0 million. The construction value of permits increased by \$13.8 million, or 32.8%, compared to the total value of permits issued in January through April 2024. Of the total construction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

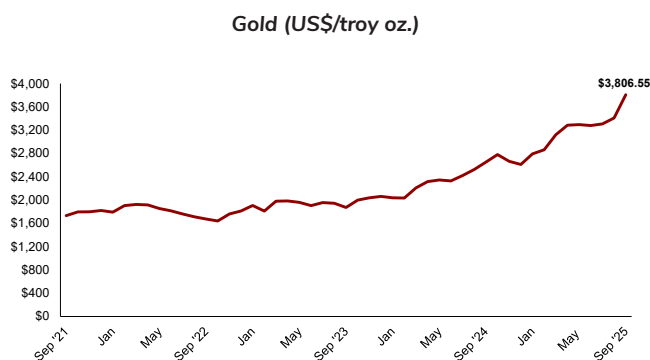
Sources: Yukon Community Services and City of Whitehorse.

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.

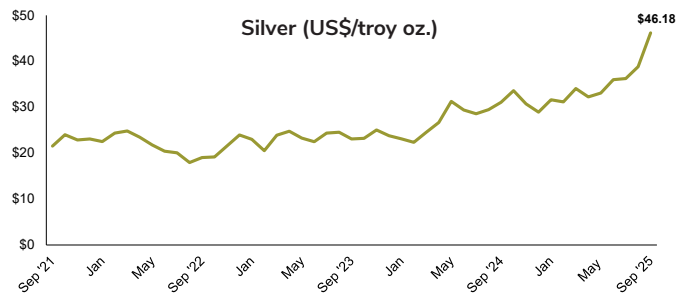
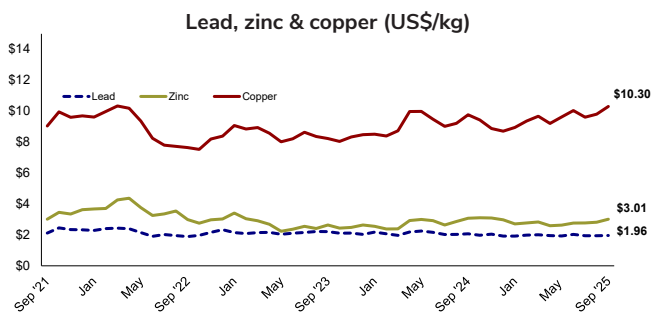


8. Resources

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



	Sep '24	Sep '25	Sep '24 to Sep '25 change
US Dollars			
----- (\$/troy oz) -----			
	\$2,650.15	\$3,806.55	\$1,156.40
	\$31.08	\$46.18	\$15.10
----- (\$/kg) -----			
	\$2.07	\$1.96	-\$0.11
	\$3.08	\$3.01	-\$0.07
	\$9.77	\$10.30	\$0.53
Canadian Dollars			
----- (\$/troy oz) -----			
	\$3,580.88	\$5,299.35	\$1,718.47
	\$41.99	\$64.28	\$22.29
----- (\$/kg) -----			
	\$2.80	\$2.72	-\$0.08
	\$4.16	\$4.19	\$0.03
	\$13.20	\$14.34	\$1.14



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

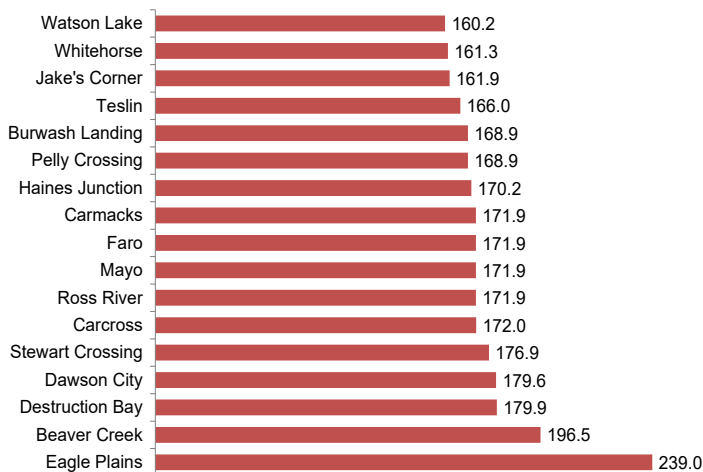
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The price of gold on September 30, 2025 was \$3,806.55 USD per troy oz., an increase of \$1,844.78 USD, or 94.0%, over the average price of gold on September 30 during the previous five years (\$1,961.77 USD per troy oz.).

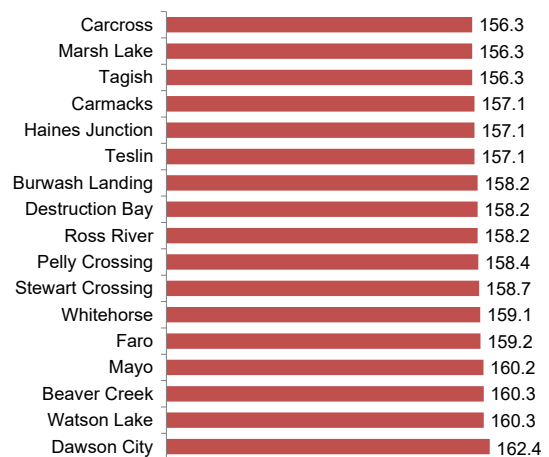
8.2 Regular self-serve gasoline

Average September 2025 Prices (cents per litre)



8.3 Residential furnace oil

Average September 2025 Prices (cents per litre)



Yukon Fuel Price Survey, September 2025: yukon.ca/yukon-fuel-price-survey-september-2025



9. Transportation

9.1 Aircraft movements*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
Year-to-date change	-89 -0.3%	162 55.5%	156 39.3%	1,263 35.6%	389 171.4%	146 4.9%	...	-28 -13.9%	-347 -20.1%	-1,708 -6.7%
(no. of movements)										
2025										
July	9,554	274	313	2,140	116	1,598	...	46	401	4,666
June	7,653	122	104	1,523	162	942	...	25	433	4,342
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
2024 total	55,303	436	926	5,575	806	5,024	..	370	3,113	38,653
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

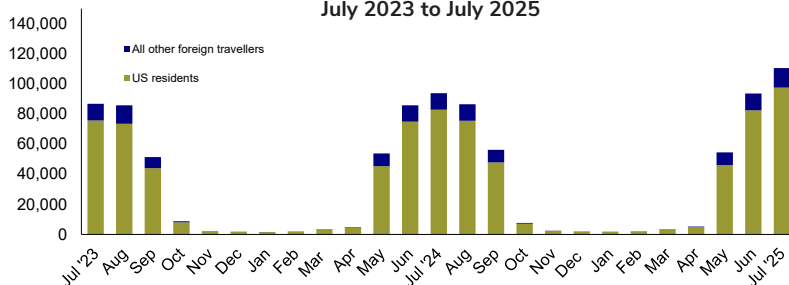
*Please see table endnotes on page 12. Source: Transportation Aviation Branch, Highways and Public Works, Government of Yukon

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

	Total	Canadians	US residents	Other foreign travellers
Year-to-date change	14,400 4.9%	-11,559 -22.5%	23,852 11.1%	2,107 6.8%
2025				
July (p)	124,653	14,165	97,514	12,974
June (r)	106,564	12,961	82,510	11,093
May (r)	63,122	8,644	46,019	8,459
April (r)	6,837	1,641	4,846	350
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

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

Travellers entering or returning through Yukon¹, July 2023 to July 2025



¹Via Canada Border Services Agency (CBSA) ports of entry

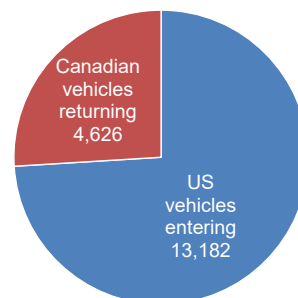
*Please see endnotes on page 12.

Source: Statistics Canada. Table 24-10-0053-01 (Manipulated).

Of the 124,653 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in July 2025:

- 80.3% entered through Fraser (Skagway, AK to Carcross);
- 10.8% entered through Beaver Creek;
- 4.7% entered through Pleasant Camp (Haines, AK to Haines Junction);
- 2.6% entered through Little Gold Creek; and
- 1.5% entered through Dawson City.

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



*Please see endnotes on page 12.

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

Did you know?

The number of aircraft movements at the Whitehorse airport in July 2025 was 4,666, a decrease of 146, or 3.0% compared to July 2024 (4,812). The number of aircraft movements year-to-date (January to July) was 23,866, a decrease of 1,708, or 6.7% from the same time period in 2024 (25,574).

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: November 14, 2025

