

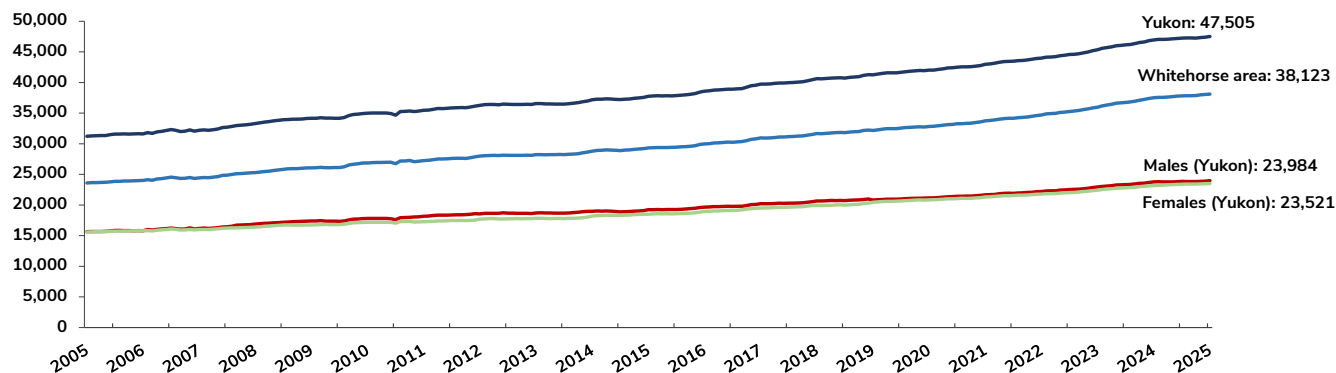


Highlights:

- On June 30, 2025, Yukon's population was 47,505, an increase of 249 people, or 0.5%, from the revised figure for March 31, 2025 (47,256), and an increase of 538 people, or 1.1%, from the figure for June 30, 2024 (46,967).
- In September 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.9% (figures for Yukon are not available); for Canada, the CPI increased 2.4%.

New publication this month: Population Report, Second Quarter 2025

Monthly Population
June 30, 2005 to June 30, 2025



From 2005 through 2014, Yukon's population increased almost steadily in most quarters of every year except in 2013. Positive growth rates — often very high — have been recorded in each quarter, from 2015 onwards. The June 30, 2025 population at 47,505 is the new record-high for Yukon.

Population Report, Second Quarter 2025: <https://yukon.ca/en/population-report-q2-2025>

New from Yukon Bureau of Statistics:

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

New from Statistics Canada:

- United States tariffs and Canadian labour market trends: www150.statcan.gc.ca/75-006-x/2025003/article/00004-eng.pdf
- Trends in Police-reported drug crime in Canada: www150.statcan.gc.ca/75-006-x/2025003/article/pdf

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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*, Jun 30, 2025

	Total	Males	Females
0-4	2,314	1,194	1,120
5-9	2,561	1,283	1,278
10-14	2,564	1,354	1,210
15-19	2,435	1,300	1,135
20-24	2,785	1,485	1,300
25-29	3,633	1,815	1,818
30-34	4,161	2,031	2,130
35-39	4,395	2,106	2,289
40-44	3,779	1,886	1,893
45-49	3,155	1,565	1,590
50-54	2,900	1,410	1,490
55-59	2,533	1,314	1,219
60-64	2,942	1,453	1,489
65-69	2,674	1,370	1,304
70-74	2,109	1,090	1,019
75+	2,565	1,328	1,237
Total	47,505	23,984	23,521

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

1.2 Population by community*

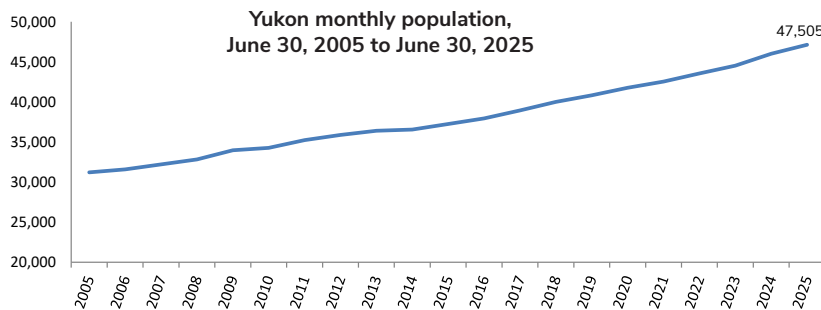
	Jun 30 2024	Mar 31 2025	Jun 30 2025
Beaver Creek	105	107	103
Burwash Landing	114	119	112
Carcross	498	489	484
Carmacks	600	600	596
Dawson City	2,385	2,406	2,410
Destruction Bay	68	63	59
Faro	452	433	422
Haines Junction	1,060	1,045	1,049
Johnson's Crossing	49	51	52
Mayo	464	457	455
Mendenhall	140	140	147
Old Crow	251	249	240
Pelly Crossing	389	392	387
Ross River	404	394	395
Tagish	396	413	414
Teslin	508	494	500
Watson Lake	1,499	1,466	1,478
Whitehorse Area ¹	37,508	37,862	38,123
Other*	77	76	79
Yukon	46,967	47,256	47,505

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 changes	7 2.1%	1 0.5%	13 8.0%
2025			
September (p)	41	26	15
August (r)	38	21	47
July	36	21	40
June	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 (r)	426	292	190
December (r)	35	21	9
November (r)	27	24	13
October	33	36	6
September	43	26	18

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

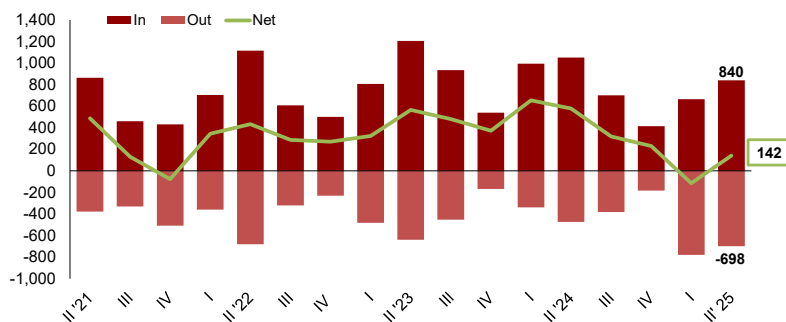


Population Report, Second Quarter, 2025:
yukon.ca/population-report-q2-2025

Did you know?

Between June 30, 2024 and June 30, 2025, Yukon population in the 80- to 84-year age group increased 8.6%, the highest percentage growth among all five-year age groups.

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						
October	28,400	27,000	1,400	4.9%	75.9%	72.2%
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%

Yukon Employment, October 2025: yukon.ca/yukon-employment-october-2025

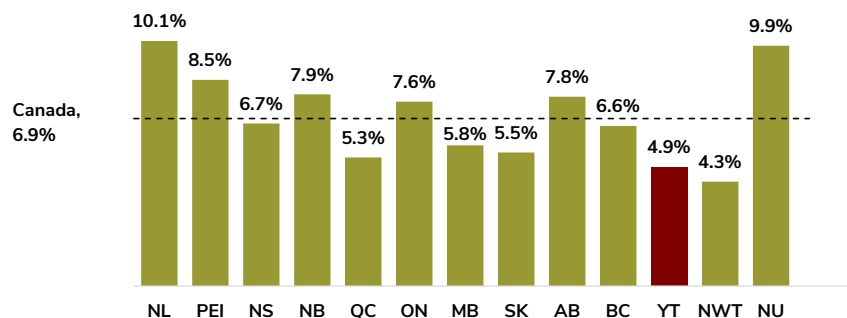
Yukon Employment Annual Review, 2024: yukon.ca/yukon-employment-annual-review-2024

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*, October 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?

Of employed people in Yukon aged 15 years and over, 23,400 or 85.4%, were employed full-time in October 2025. Yukon had the fourth-highest proportion of full-time employment among provinces and territories. In Canada, 81.5% of employed persons worked full-time in October 2025.

Comparing October 2025 to September 2025, employment in the services-producing sector (23,800) decreased by 600, or 2.5%. Employment in the goods-producing sector (3,500) decreased by 200, or 5.4%.

In October 2025, of the 27,300¹ employed in Yukon, 12,300, or 44.9%, were working in the public sector. Of the 15,100 workers in the private sector, 3,000, or 19.9%, were self-employed.

¹Not 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						
October	27,300	12,300	12,100	3,000	3,500	23,800
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

*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*

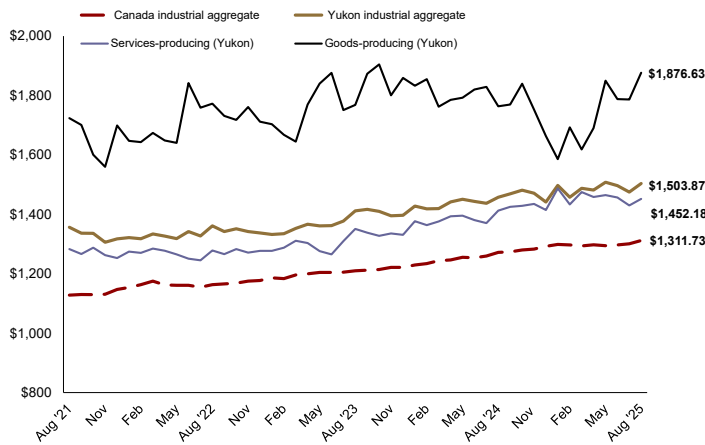
	Yukon average ¹	Construction	Trade	Transp. & warehousing	Finance & insurance	Admin. support, waste mgmt, & remediation	Health care & social assist.	Accomm. & food services	Other services (except public admin.)	Public admin.
Year-to-date changes	\$51.41 3.6%	-\$0.29 0.0%	\$8.50 0.9%	\$81.58 5.9%	F ..	\$20.59 2.3%	\$55.49 4.2%	\$64.05 10.2%	F ..	\$78.26 4.5%
(\$)										
2025										
August (p)	1,503.87	1,692.28	902.39	1,555.06	1,736.99	964.42	1,405.84	760.81	1,255.06	1,825.38
July (r)	1,474.78	1,605.21	919.09	1,424.43	1,657.46	948.82	1,408.90	715.46	1,266.92	1,867.83
June	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

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).

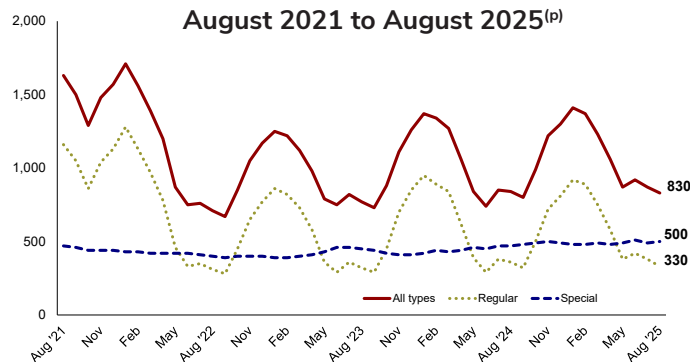
2.5 Average weekly earnings including overtime*, Yukon and Canada August 2021 to August 2025^(p)



*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?

Yukon's preliminary number of employment insurance beneficiaries receiving regular benefits in August 2025 was 330. Of those 330 beneficiaries, 240, or 72.7%, were located in Whitehorse.

2.7 Employment Insurance beneficiaries, by community*

	Aug 2024	Jul ^(p) 2025	Aug ^(p) 2025
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	20	20	20
Dawson City	40	50	50
Faro	10	10	0
Haines Junction	30	20	20
Marsh Lake	10	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	10	10
Pelly Crossing	20	10	10
Ross River	10	10	10
Tagish	10	10	10
Watson Lake	30	30	20
Whitehorse	620	680	650
Yukon Total	840	870	830

*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	
	Sept 2024	Aug 2025	Sept 2025	Aug '25 to Sep '25	Sep '24 to Sep '25
All-items	159.7	165.2	164.4	-0.5	2.9
Food	162.7	168.7	168.9	0.1	3.8
Shelter	212.1	225.3	225.7	0.2	6.4
Household operations, furnishings & equipment	111.6	116.5	117.2	0.6	5.0
Clothing & footwear	103.5	108.2	106.8	-1.3	3.2
Transportation	166.0	173.0	166.7	-3.6	0.4
Health & personal care	150.7	157.6	156.2	-0.9	3.6
Recreation, education & reading	122.4	118.0	117.6	-0.3	-3.9
Alcoholic beverages, tobacco products and recreational cannabis	198.5	197.8	197.3	-0.3	-0.6
Special aggregates					
Energy	222.4	249.8	249.0	-0.3	12.0
All-items excluding energy	154.4	159.0	158.2	-0.5	2.5

In September 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 2.9% (figures for Yukon are not available); for Canada, the CPI increased 2.4%.

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

- Electricity;
- Food purchased from restaurants; and
- Rent.

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

- Traveller accommodation;
- Travel tours; 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 September 2025 to August 2025, the CPI for Whitehorse (figures for Yukon are not available) decreased by 0.5%.

Contributors to the decrease 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

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

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 41.36	\$ 31.44	\$ 31.96	Eggs, 1 dozen	\$ 4.61	\$ 5.60	\$ 5.13
Stewing beef, 1 kg	\$ 24.40	\$ 22.51	\$ 22.48	Apples, 1 kg	\$ 6.47	\$ 4.99	\$ 5.11
Ground beef, 1 kg	\$ 17.63	\$ 15.99	\$ 15.26	Bananas, 1 kg	\$ 2.09	\$ 1.63	\$ 1.78
Pork chops, 1 kg	\$ 18.99	\$ 9.47	\$ 9.52	Oranges, 1 kg	\$ 6.30	\$ 4.55	\$ 4.61
Chicken, 1 kg	\$ 12.71	\$ 8.95	\$ 9.15	Carrots, 1 kg	\$ 4.15	\$ 3.54	\$ 3.31
Bacon, 500 grams	\$ 11.53	\$ 8.54	\$ 8.17	Onions, 1 kg	\$ 3.17	\$ 5.37	\$ 5.44
Milk, 4 l	\$ 6.31	\$ 6.08	\$ 6.25	Potatoes, 4.54 kgs	\$ 16.03	\$ 7.02	\$ 7.33
Butter, 454 grams	\$ 6.62	\$ 5.68	\$ 5.75				

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

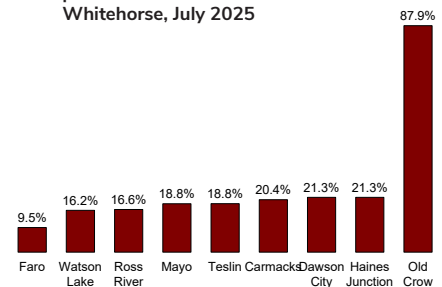
In September 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 29.1% higher than Alberta and 29.0% higher than British Columbia.

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 August 2025 increased by \$4.8 million, or 4.3%, compared to August 2024; Canada's retail sales increased 3.4% over the same time period. On a year-to-date (January to August) basis, Yukon's retail sales decreased by \$5.5 million, or 0.7%, compared to the same time period in 2024; Canada's retail sales increased 4.6% 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

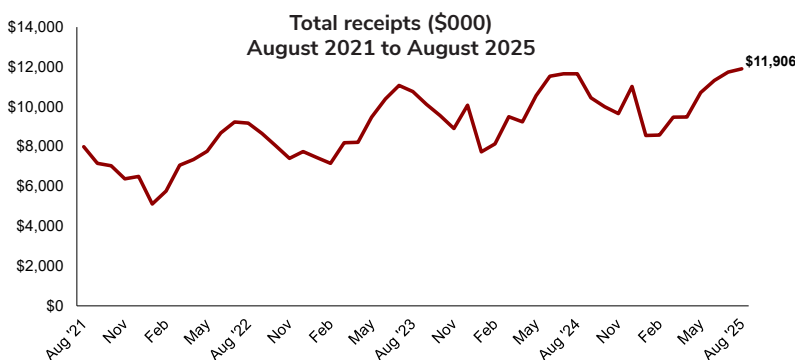
4.2 Retail sales by industry classification*

	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 changes	-\$5,466 -0.7%	-\$2,399 -1.7%	x ...	\$6,511 3.2%	-\$1,247 -4.6%	\$17 0.0%	-\$7,496 -24.4%	-\$11,829 -6.3%	x ...	\$1,910 3.3%
(\$000)										
2025										
August	(p) 115,543	16,234	x	29,003	3,581	10,923	3,526	27,271	x	8,556
July	(r) 115,191	18,383	x	29,197	3,298	11,083	2,985	25,905	x	8,875
June	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

*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?

In August 2025, Yukon's preliminary sales from Food and beverage retailers was \$29.0 million dollars, accounting for 25.1% of the total retail sales.

Comparing August 2025 to August 2024, the total receipts for food services and drinking places in Yukon increased by 251,000, or 2.2%; Canada's receipts increased by 7.8% 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.

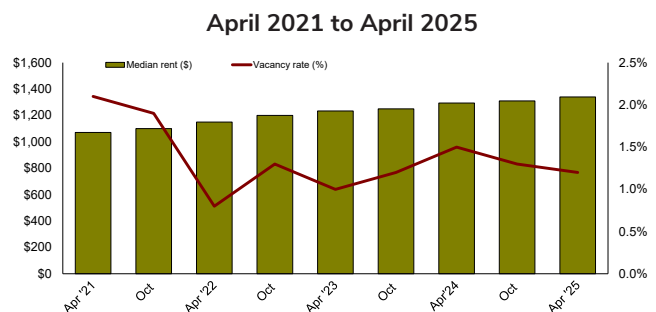
5.2 Median rent and vacancy rates* for units in buildings with 3 or more rental units, Yukon communities

	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



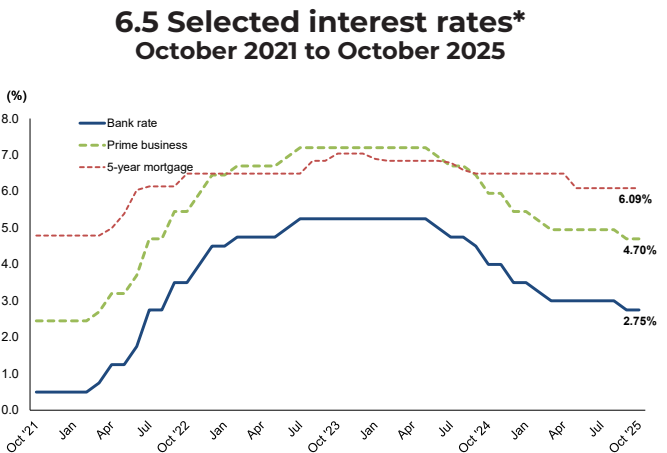
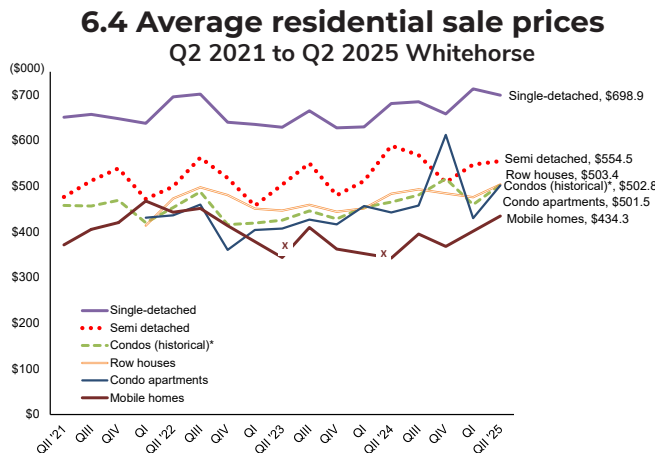
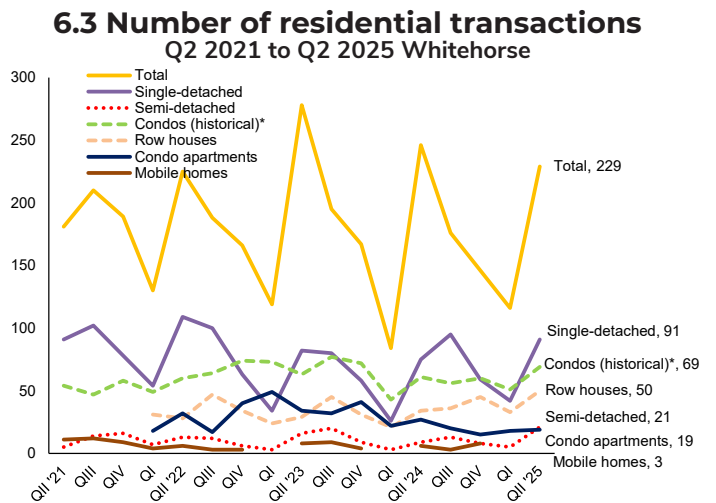
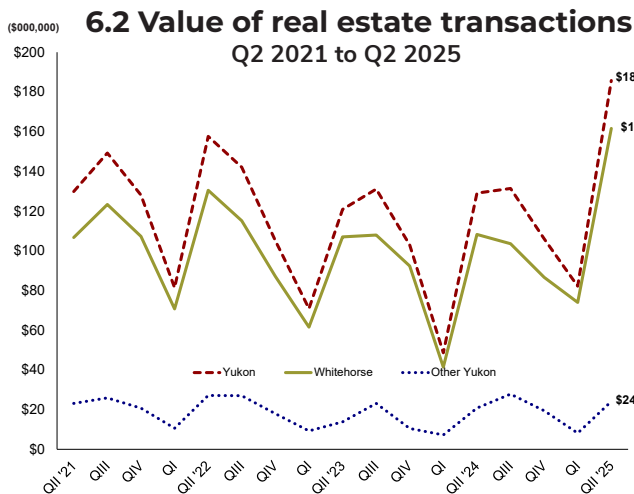
6. Real Estate

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
changes	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 total sales value of single detached houses in Whitehorse (including country residential) was \$63.6 million, an increase of \$12.6 million, or 24.6%, compared to the second quarter of 2024 (\$51.0 million).



7. Construction

7.1 Yukon building permits, number and construction value*

Year-to-date change	Total		Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
73	13,825	70	-12,512	0	2	1	-3,557	2	29,892	
48.7%	32.8%	57.4%	-47.2%	0.0%	20.0%	16.7%	-50.2%	9.5%	348.7%	
2025										
April	51	16,486.6	43	2,552.2	1	12.0	3	80.0	4	13,842.4
March	69	10,302.5	62	5,616.2	0	0.0	2	2,448.3	5	2,238.0
February	60	4,244.1	53	3,690.5	0	0.0	1	505.7	6	48.0
January	43	24,963.1	34	2,126.9	0	0.0	1	500.0	8	22,336.1
2024 total	968	238,673.3	814	155,989.7	7	20.0	36	28,547.5	111	54,116.1
December	28	1,897.5	24	1,632.5	0	0.0	1	0.0	3	265.0
November	62	6,386.8	45	4,434.2	2	5.0	5	760.0	10	1,187.6
October	88	10,625.8	71	8,197.2	3	5.0	3	600.0	11	1,823.6
September	134	61,820.8	107	36,706.0	0	0.0	5	11,834.9	22	13,280.0
August	154	24,682.3	139	20,718.2	0	0.0	3	1,610.0	12	2,354.1
July	129	38,532.3	118	36,885.0	1	0.0	7	1,606.7	3	40.6
June	105	10,854.3	92	5,244.3	0	0.0	6	5,045.1	7	565.0
May	118	41,702.1	96	15,674.4	0	0.0	0	0.0	22	26,027.7
April	64	30,825.9	51	22,528.0	1	10.0	3	6,611.7	9	1,676.1

In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

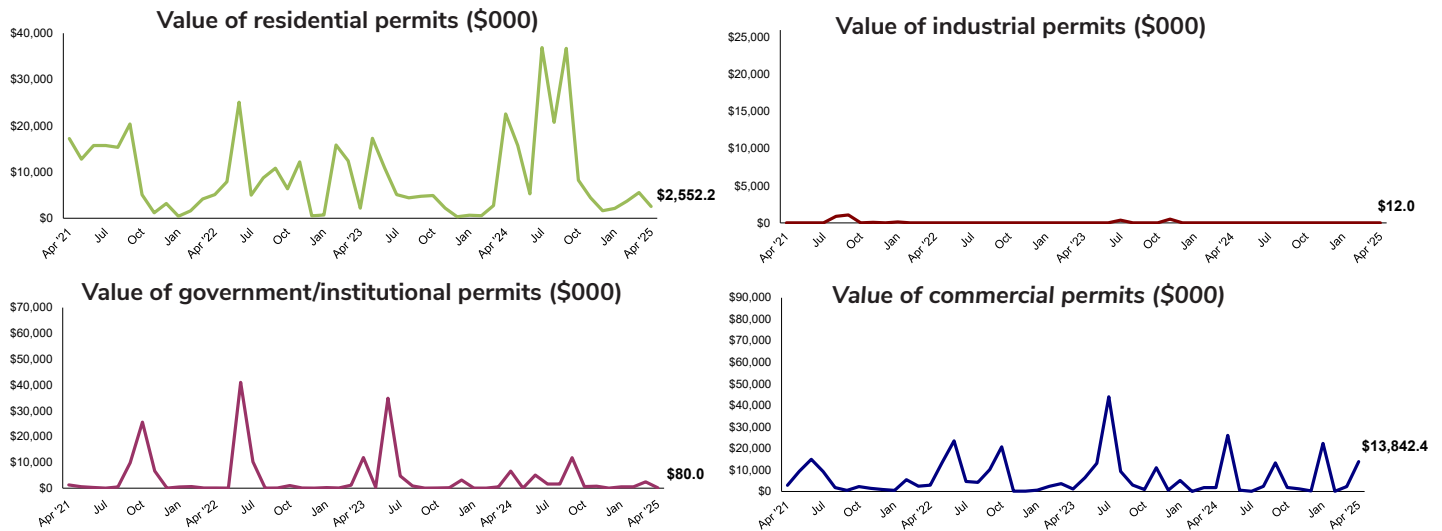
* Monthly data is subject to revision. Please see table endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

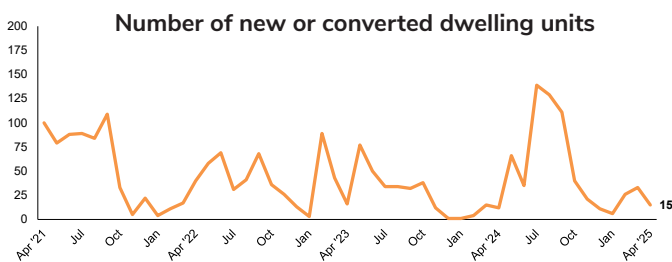
In January through April 2025, a total of 223 building permits were issued in Yukon, at a construction value of \$56.0 million. The construction value of permits increased by \$13.8 million, or 32.8%, compared to the total value of permits issued in January through April 2024. Of the total construction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

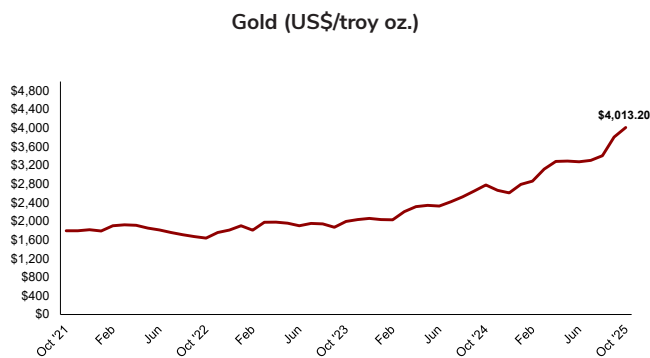
*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

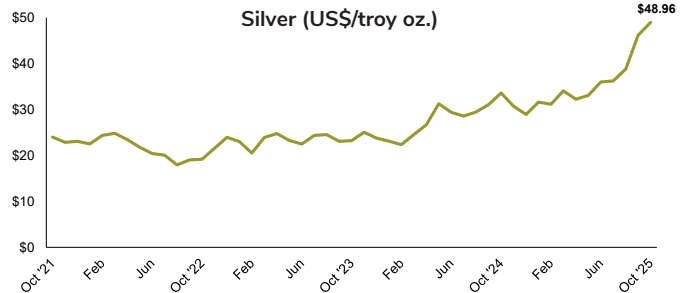
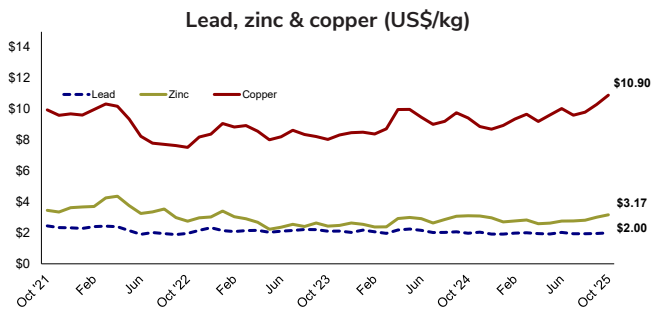
Note: Data on this page were last updated for the April 2025 reference month as building permits issued by the City of Whitehorse from May 2025 were not available.

8. Resources

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



	Oct '24	Oct '25	Oct '24 to Oct '25 change
US Dollars			
(\$/troy oz)			
Gold	\$2,779.40	\$4,013.20	\$1,233.80
Silver	\$33.59	\$48.96	\$15.37
(\$/kg)			
Lead	\$1.98	\$2.00	\$0.02
Zinc	\$3.10	\$3.17	\$0.07
Copper	\$9.43	\$10.90	\$1.47
Canadian Dollars			
(\$/troy oz)			
Gold	\$3,872.39	\$5,625.94	\$1,753.55
Silver	\$46.80	\$68.64	\$21.84
(\$/kg)			
Lead	\$2.75	\$2.80	\$0.05
Zinc	\$4.32	\$4.44	\$0.12
Copper	\$13.13	\$15.28	\$2.15



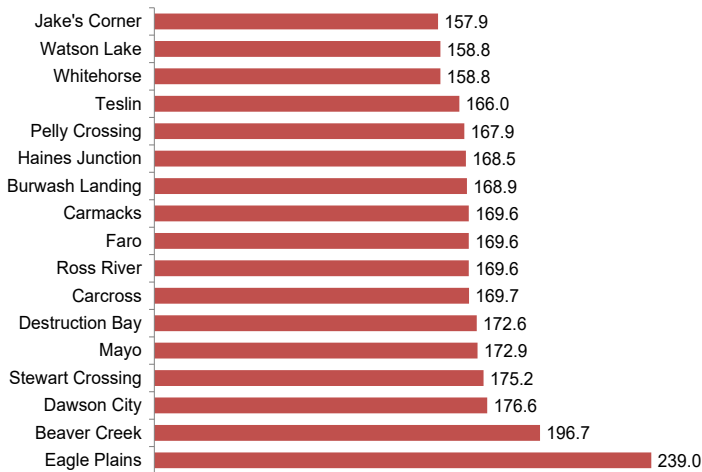
*Please see endnotes on page 12.
 Sources:
 Exchange rates: Canadian Foreign Exchange Services.
 Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The average price of regular self-serve gasoline for October 2025 in Whitehorse was 158.8 cents per litre; a decrease of 25.7 cents per litre, or 13.9%, compared to October 2024 (184.5 cents per litre).

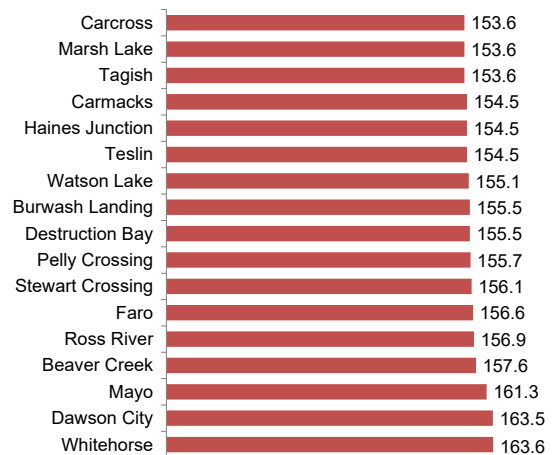
8.2 Regular self-serve gasoline

Average October 2025 Prices (cents per litre)



8.3 Residential furnace oil

Average October 2025 Prices (cents per litre)



Yukon Fuel Price Survey, October 2025: yukon.ca/yukon-fuel-price-survey-october-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 changes	332 0.8%	160 43.2%	331 52.9%	1,310 28.9%	448 130.2%	203 5.3%	...	-44 -16.4%	-344 -15.6%	-1,610 -5.4%
(no. of movements)										
2025										
August	7,428	76	404	1,029	176	905	0	52	479	4,307
July	9,554	274	313	2,140	116	1,598	0	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

*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*

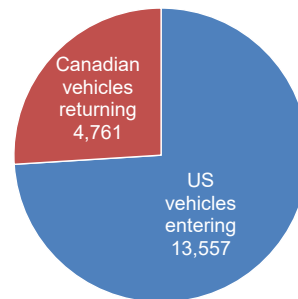
	Total	Canadians	US residents	Other foreign travellers
Year-to-date changes	25,529 6.4%	-12,273 -18.3%	33,771 11.7%	4,031 9.6%
2025				
August (p)	113,290	14,939	85,483	12,868
July (r)	124,653	14,165	97,514	12,974
June (r)	106,564	12,961	82,510	11,093
May (r)	63,122	8,644	46,019	8,459
April (r)	6,837	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

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

Of the 113,290 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in August 2025:

- 77.4% entered through Fraser (Skagway, AK to Carcross);
- 12.0% entered through Beaver Creek;
- 5.7% entered through Pleasant Camp (Haines, AK to Haines Junction);
- 2.9% entered through Little Gold Creek; and
- 1.8% entered through Dawson City.
- 0.1% entered through Whitehorse.

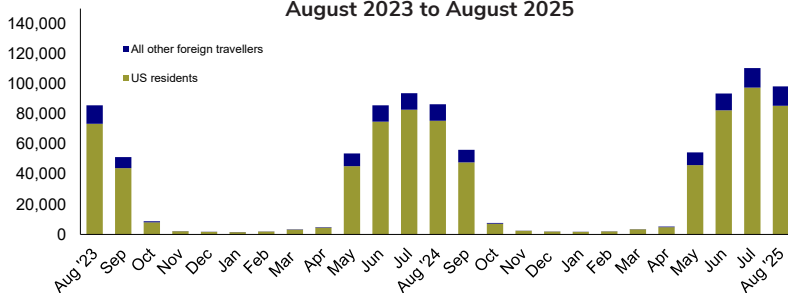
9.3 Number of vehicles entering or returning through Yukon via CBSA ports of entry*, August 2025



*Please see endnotes on page 12.

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

Travellers entering or returning through Yukon¹, August 2023 to August 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).

Did you know?

The number of travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in the first eight months of 2025 (January through August) was 424,243 an increase of 25,529, or 6.4%, compared to the same period in 2024 (398,714). Compared to the pre-pandemic number of travellers (419,587) during the same period of 2019, this is a increase of 4,656, or 1.1%.

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: December 12, 2025