

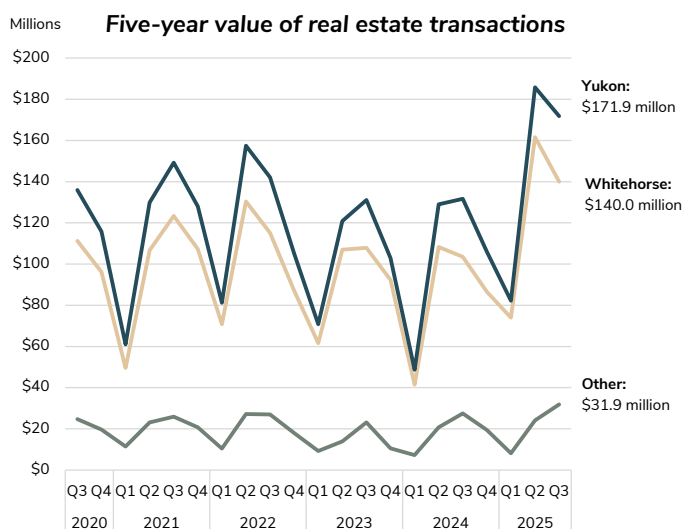


Yukon Monthly Statistical Review November 2025

Highlights:

- In October 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 2.2%.
- The average price of regular self-serve gasoline for November 2025 in Whitehorse was 150.2 cents per litre; a decrease of 34.1 cents per litre, or 18.5%, compared to November 2024 (184.3 cents per litre).

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



In the third quarter of 2025, the total value of real estate transactions in Yukon was \$171.9 million: \$140.0 million in Whitehorse and \$31.9 million for the rest of Yukon.

The total value of real estate transactions in the third quarter of 2025, (\$171.9 million) increased by \$40.8 million, or 31.1% compared to the same period in 2024 (\$131.1 million). The majority of this increase was attributable to higher average sale prices — particularly for single detached houses — and year-over-year increases in the number of residential lot sales and row house sales in Whitehorse.

Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

Yukon Real Estate Report, Third Quarter 2025: yukon.ca/yukon-real-estate-report-q3-2025

New from Yukon Bureau of Statistics:

- Yukon Employment, November 2025: yukon.ca/yukon-employment-november-2025
- Yukon Fuel Price Survey, November 2025: yukon.ca/yukon-fuel-price-survey-november-2025
- Yukon Economic Accounts, 2024: yukon.ca/yukon-employment-november-2025
- GDP by Industry (at basic prices), 2024: yukon.ca/yukon-fuel-price-survey-november-2025

New from Statistics Canada:

- Trafficking in persons in Canada, 2024: www150.statcan.gc.ca/article/00008-eng.pdf
- International transactions in securities during recent Canada-U.S. trade developments: www150.statcan.gc.ca/article/00005-eng.pdf
- Consumption of ultra-processed and minimally processed foods by eating location and occasion in Canada, 2015: www150.statcan.gc.ca/article/00001-eng.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*, 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*

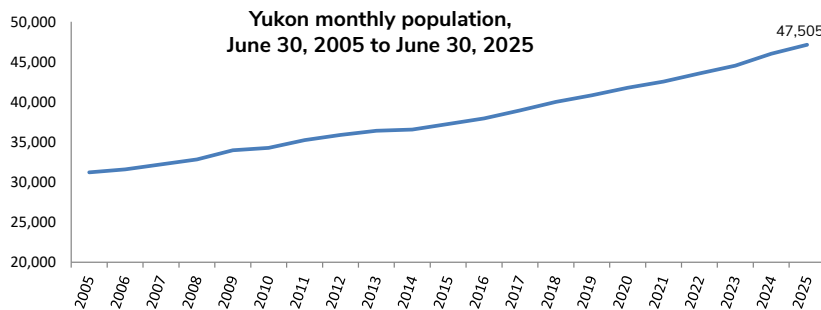
	Jun 30 2024	Mar 31 2025	Jun 30 2025
Beaver Creek	105	107	103
Burwash Landing	114	119	112
Carcross	498	489	484
Carmacks	600	600	596
Dawson City	2,385	2,406	2,410
Destruction Bay	68	63	59
Faro	452	433	422
Haines Junction	1,060	1,045	1,049
Johnson's Crossing	49	51	52
Mayo	464	457	455
Mendenhall	140	140	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	13 3.6%	-12 -4.9%	17 10.1%
2025			
October (p)	39	23	10
September (r)	41	26	15
August	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	426	292	190
December	35	21	9
November	27	24	13
October	33	36	6

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

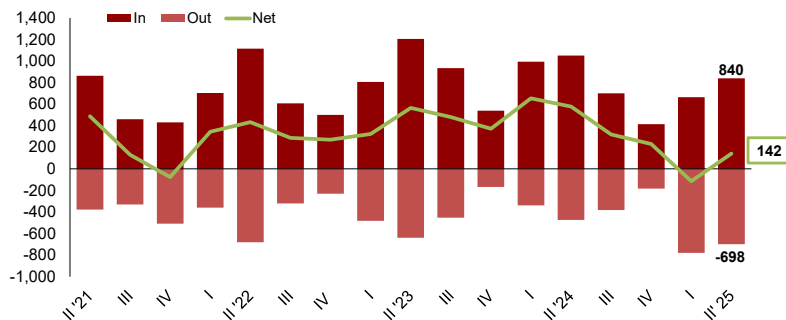


Population Report, Second Quarter, 2025:
yukon.ca/population-report-q2-2025

Did you know?

On June 30, 2025, Yukon residents aged 65 and over made up 15.5% of the total population — an increase of 4.8 percentage points compared to June 30, 2015 (10.7%).

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						
November	28,200	27,000	1,200	4.3%	75.4%	72.2%
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%

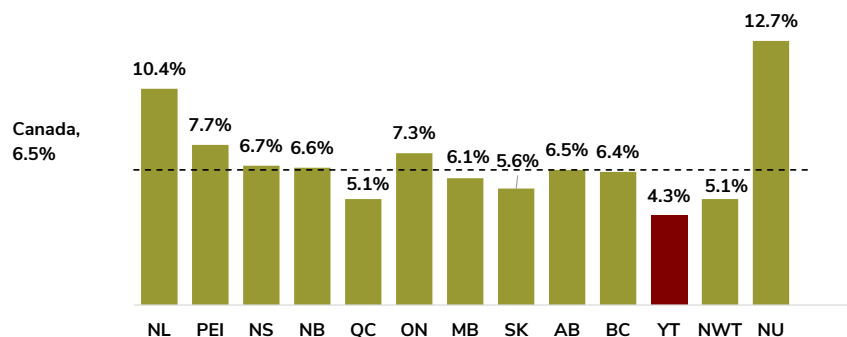
Yukon Employment, November 2025: yukon.ca/yukon-employment-november-2025

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*, November 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?

In November 2025, the employment rate (72.2%) and the participation rate (75.4%) in Yukon had a difference of 3.2 percentage points, the lowest difference in Canada.

Comparing November 2025 to October 2025, employment in the services-producing sector (23,500) decreased by 300, or 1.3%. Employment in the goods-producing sector (3,400) decreased by 100, or 2.9%.

In November 2025, of the 27,000¹ employed in Yukon, 12,500, or 46.3%, were working in the public sector. Of the 14,500 workers in the private sector, 2,800, or 19.3%, 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						
November	27,000	12,500	11,700	2,800	3,400	23,500
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

*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	\$52.85 3.7%	\$11.46 0.7%	-\$1.75 -0.2%	\$67.81 4.8%	F ..	\$10.95 1.2%	\$49.52 3.7%	\$71.80 11.4%	F ..	\$84.24 4.9%
(\$)										
2025										
September (p)	1,529.25	1,758.51	905.09	1,481.04	1,757.93	953.95	1,413.85	774.34	1,156.52	1,858.94
August (r)	1,508.05	1,680.97	901.46	1,552.84	1,712.86	951.98	1,402.18	775.14	1,247.67	1,853.37
July	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

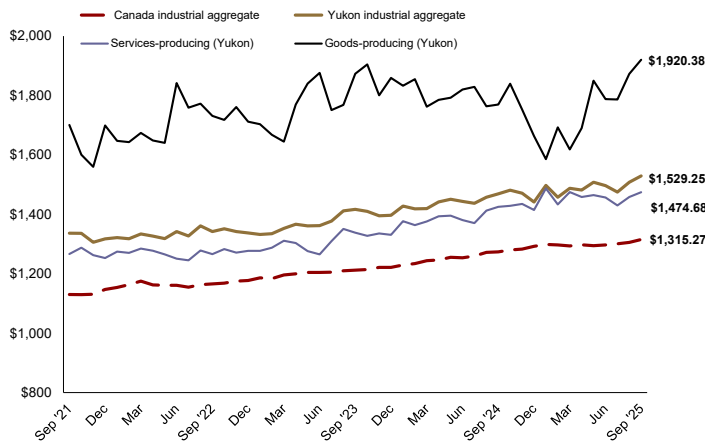
¹Excludes self-employed.

*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

September 2021 to September 2025^(p)

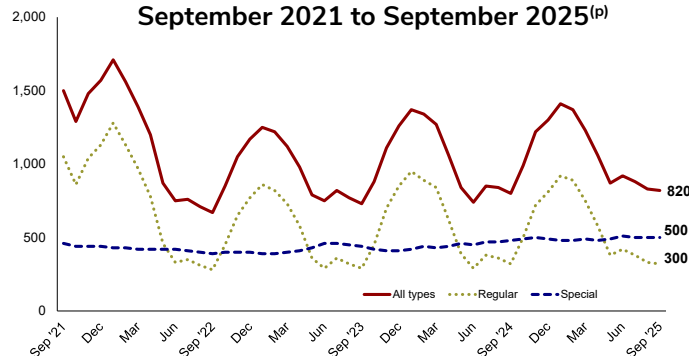


*Please see endnotes on page 12.

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

2.6 Employment Insurance beneficiaries by type of benefit*

September 2021 to September 2025^(p)



*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 all types of income benefits in September 2025 was 820. Of them, 630, or 76.8%, were located in Whitehorse.

2.7 Employment Insurance beneficiaries, by community*

	Sep 2024	Aug ^(p) 2025	Sep ^(p) 2025
Beaver Creek	0	0	0
Burwash Landing	0	0	0
Carmacks	20	20	10
Dawson City	40	50	50
Faro	10	0	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	10	10	10
Ross River	10	10	10
Tagish	10	10	10
Watson Lake	30	20	30
Whitehorse	590	650	630
Yukon Total	800	830	820

*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	
	Oct	Sept	Oct	Sep '25	Oct '24
	2024	2025	2025	to Oct '25	to Oct '25
All-items	159.6	164.4	164.6	0.1	3.1
Food	163.3	168.9	168.5	-0.2	3.2
Shelter	215.1	225.7	224.3	-0.6	4.3
Household operations, furnishings & equipment	112.7	117.2	119.3	1.8	5.9
Clothing & footwear	107.1	106.8	106.7	-0.1	-0.4
Transportation	164.8	166.7	166.7	0.0	1.2
Health & personal care	151.4	156.2	158.1	1.2	4.4
Recreation, education & reading	118.0	117.6	118.2	0.5	0.2
Alcoholic beverages, tobacco products and recreational cannabis	193.6	197.3	197.2	-0.1	1.9
Special aggregates					
Energy	236.2	249.0	231.7	-6.9	-1.9
All-items excluding energy	153.9	158.2	159.1	0.6	3.4

In October 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 2.2%.

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

- Telephone services;
- Rent; and
- Homeowners' replacement cost.

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

- Inter-city transportation;
- Gasoline; 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 October 2025 to September 2025, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.1%.

Contributors to the increase were the prices of:

- Travel tours;
- Property taxes and other; and
- Telephone services.

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, October 2025

Selected food product	Whitehorse, YT	British Columbia	Alberta	Selected food product	Whitehorse, YT	British Columbia	Alberta
Sirloin steak, 1 kg	\$ 43.39	\$ 36.54	\$ 31.92	Eggs, 1 dozen	\$ 4.64	\$ 5.61	\$ 5.16
Stewing beef, 1 kg	\$ 27.53	\$ 23.60	\$ 23.22	Apples, 1 kg	\$ 6.51	\$ 4.39	\$ 4.34
Ground beef, 1 kg	\$ 17.69	\$ 16.96	\$ 16.88	Bananas, 1 kg	\$ 2.02	\$ 1.63	\$ 1.78
Pork chops, 1 kg	\$ 19.03	\$ 10.37	\$ 10.56	Oranges, 1 kg	\$ 6.02	\$ 4.86	\$ 4.92
Chicken, 1 kg	\$ 12.87	\$ 8.02	\$ 8.33	Carrots, 1 kg	\$ 4.11	\$ 3.31	\$ 2.96
Bacon, 500 grams	\$ 11.51	\$ 8.26	\$ 7.97	Onions, 1 kg	\$ 2.98	\$ 5.54	\$ 5.64
Milk, 4 l	\$ 6.31	\$ 6.09	\$ 6.24	Potatoes, 4.54 kgs	\$ 16.05	\$ 6.92	\$ 7.22
Butter, 454 grams	\$ 6.55	\$ 5.95	\$ 5.96				

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

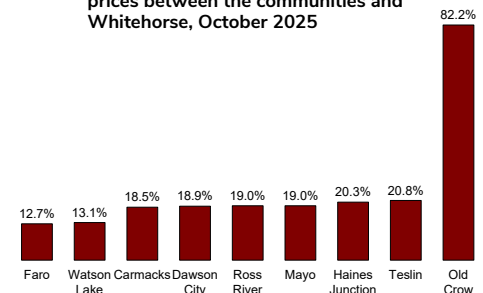
In October 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 30.8% higher than Alberta and 26.4% higher than British Columbia.

3.3 Community Spatial Price Index, October 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	118.5	118.9	112.7	120.3	119.0	182.2	119.0	120.8	113.1
Meat/fish/seafood	112.5	108.3	105.6	114.8	116.6	149.8	108.8	123.1	111.4
Dairy/eggs	110.5	112.2	130.0	133.2	106.7	170.9	114.8	125.6	103.2
Fruit/veg.	130.3	119.6	111.8	103.0	124.3	225.4	131.3	128.9	118.5
Bread/cereal	121.4	130.9	113.2	153.9	119.5	182.3	131.2	116.6	123.0
Other foods	125.7	126.4	117.2	126.8	122.9	206.1	127.4	134.1	126.1
Household operations	132.1	140.5	130.3	118.7	134.7	244.2	131.6	128.0	122.0
Health & personal care	125.6	119.0	102.3	133.1	138.8	141.1	110.6	119.5	113.8
Cigarettes	105.5	112.3	106.9	..	104.7	124.0	112.9	107.1	99.2
Gasoline/diesel	108.1	112.4	107.3	107.0	110.5	0.0	107.3	105.8	102.4
Home heating fuel	96.7	101.4	98.2	95.9	100.0	0.0	96.8	96.7	95.5

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

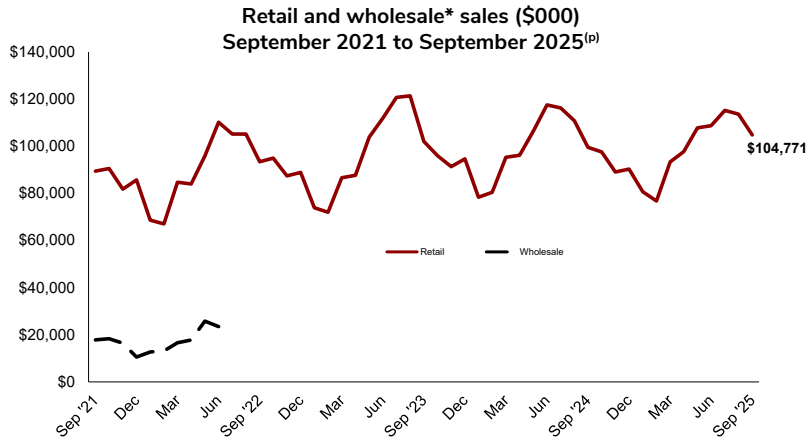


Source: Yukon Bureau of Statistics.



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 September 2025 increased by \$5.3 million, or 5.3%, compared to September 2024; Canada's retail sales increased 5.1% over the same time period. On a year-to-date (January to September) basis, Yukon's retail sales decreased by \$2.1 million, or 0.2%, compared to the same time period in 2024; Canada's retail sales increased 4.7% over the same period.

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

Yukon Retail Sales, 2024:
yukon.ca/yukon-retail-sales-2024.pdf

4.2 Retail sales by industry classification*

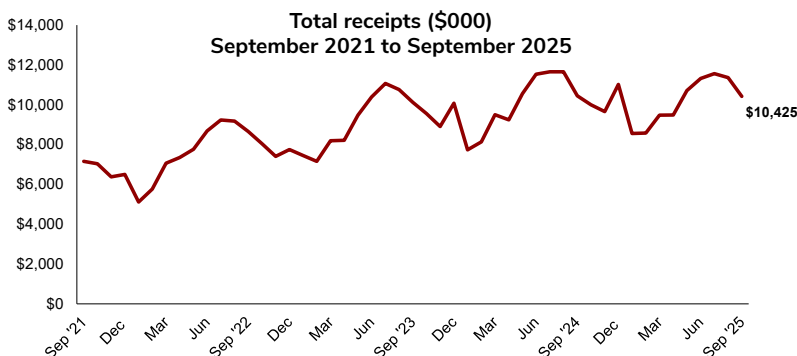
	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
Year-to-date changes	-\$2,134 -0.2%	-\$2,225 -1.4%	x ...	\$8,982 4.0%	-\$604 -2.0%	\$652 0.8%	-\$4,325 -13.3%	-\$17,442 -8.2%	x ...	\$3,406 5.2%
(\$000)										
2025										
September	(p) 104,771	16,129	x	27,282	3,783	10,286	4,514	21,823	x	8,859
August	(r) 113,603	15,986	x	29,046	3,595	10,938	3,910	24,980	x	8,828
July	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

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

Did you know?

During the period from January through September 2025, of the \$898.5 million in total retail sales for Yukon, \$235.1 million, or 26.2%, was from the Food and beverage retailers industry. The proportion increased by 1.1 percentage point compared to the same time period in 2024 (25.1%).

4.3 Food services and drinking places



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

Comparing September 2025 to September 2024, the total receipts for food services and drinking places in Yukon decreased by 27,000, or 0.3%; Canada's receipts increased by 5.2% over the same period.



5. Residential rent

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.

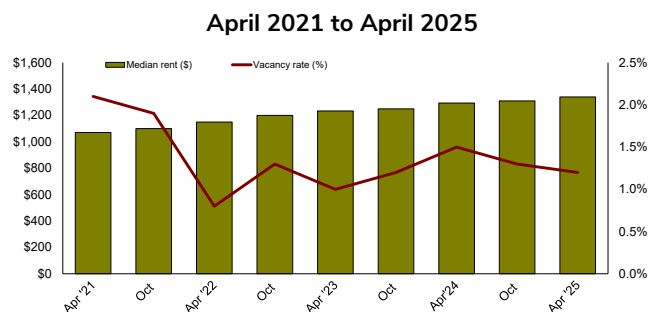
5.2 Median rent and vacancy rates* for units in buildings with 3 or more rental units, Yukon communities

	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

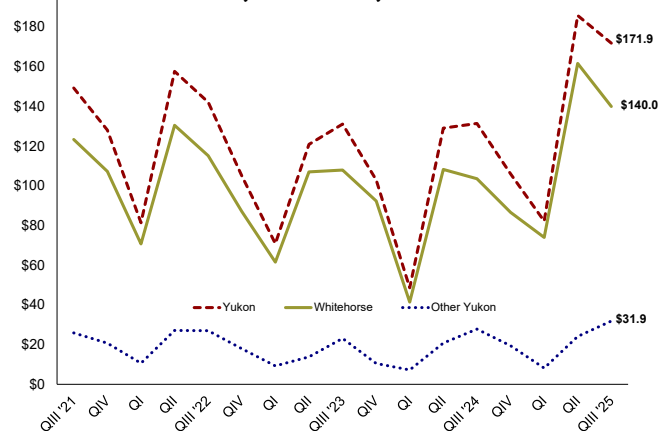
6.1 Number and value of real estate transactions*, Whitehorse

	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	76	122,387	31	33,038	21	12,144	45	24,367	-9	-2,550	x	x
changes	15.0%	48.3%	15.8%	24.9%	84.0%	85.5%	49.5%	55.8%	-13.0%	-8.2%	...	...
	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)	(no.)	(\$'000)
2025												
Q3	236	139,977.5	95	72,440.5	20	11,970.7	53	27,144.7	23	11,312.5	6	2,459.0
Q2 (r)	229	161,649.5	90	63,099.5	21	11,644.3	50	25,167.6	19	9,528.9	4	1,802.0 ^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	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

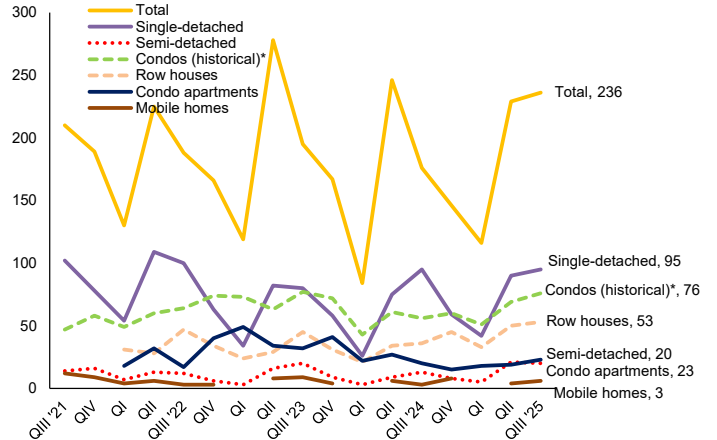
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales.
Source: Yukon Bureau of Statistics. E = use with caution r = revised figures

Yukon Real Estate Report, Third Quarter, 2025: yukon.ca/yukon-real-estate-report-q3-2025

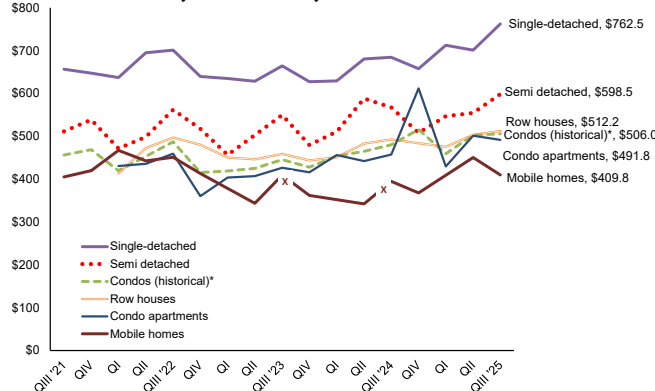
6.2 Value of real estate transactions
Q3 2021 to Q3 2025



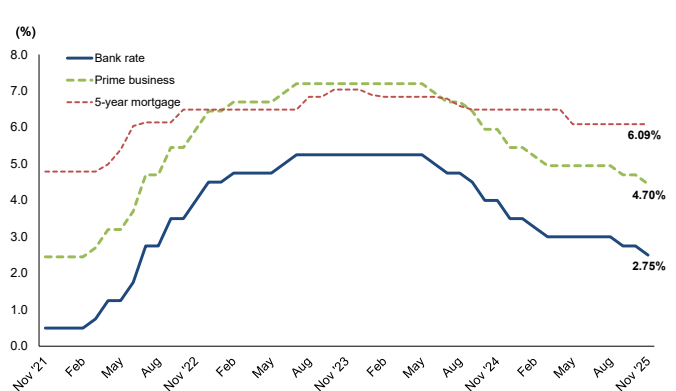
6.3 Number of residential transactions
Q3 2021 to Q3 2025 Whitehorse



6.4 Average residential sale prices
Q3 2021 to Q3 2025 Whitehorse



6.5 Selected interest rates*
November 2021 to November 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 third quarter of 2025, Yukon's total value of real estate transactions was \$171.9 million: \$140.0 million in Whitehorse and \$31.9 million for the rest of Yukon. Comparing the third quarter of 2025 (\$171.9 million) to that of 2024 (\$131.1 million), the total value of Yukon's real estate transactions increased by \$40.8 million, or 31.1%.

Did you know?

Of all residential property owners in Yukon, 9.2% were non-residents in 2023, up 0.6 percentage points compared to 2022 (8.5%).



7. Construction

7.1 Yukon building permits, number and construction value*

Year-to-date changes	Total		Industrial, Commercial, and Government/ Institutional ¹			
	(no.)	(\$000)	Residential		Government/ Institutional ¹	
			(no.)	(\$000)	(no.)	(\$000)
	-213	60,265	-208	-55,444	-5	115,709
	-24.3%	26.2%	-27.9%	-37.0%	-11.6%	143.8%
2025						
October (p)	69	30,638.8	52	17,804.7	17	12,834
September (p)	71	28,555.1	58	13,593.3	13	14,962
August (p)	70	41,676.4	54	8,201.5	16	33,475
July (p)	104	27,013.9	90	16,762.5	14	10,251
June (p)	67	70,592.5	49	17,216.5	18	53,376
May (p)	61	36,181.4	42	6,914.8	19	29,267
April	51	16,486.6	43	2,552.2	8	13,934
March	69	10,302.5	62	5,616.2	7	4,686
February	60	4,244.1	53	3,690.5	7	554
January	43	24,963.1	34	2,126.9	9	22,836
2024 total	968	238,673.3	814	155,989.7	154	82,684
December	28	1,897.5	24	1,632.5	4	265
November	62	6,386.8	45	4,434.2	17	1,953
October	88	10,625.8	71	8,197.2	17	2,429
September	134	61,820.8	107	36,706.0	27	25,115
August	154	24,682.3	139	20,718.2	15	3,964
July	129	38,532.3	118	36,885.0	11	1,647

Note: Data on this page are preliminary and reflect building permits issued by the the Department of Community Services, Government of Yukon and the City of Whitehorse.

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.

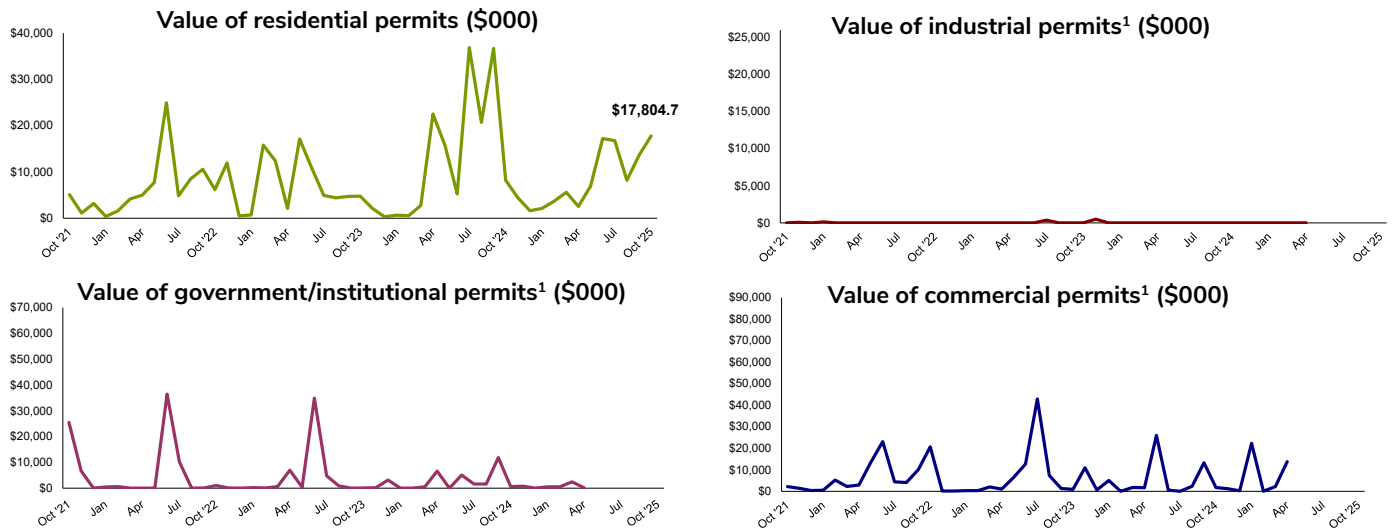
¹ Due to temporary changes in the reporting of building permits issued by the City of Whitehorse from May to October 2025, data on Industrial, Commercial, and Government/Institutional building permits have been combined. On January 12, 2025, the year-to-date change and percent change for non-residential building permits (industrial, commercial, and government/institutional permits) was corrected. Previously, data were reported in millions of dollars, rather than in thousands of dollars.

* Monthly data is subject to revision. Please see table endnotes on page 12.
Sources: Yukon Community Services and City of Whitehorse.

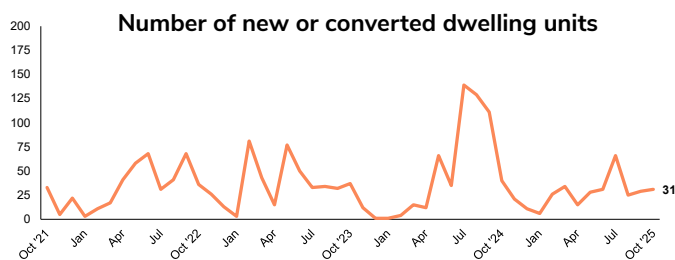
In January through October 2025, a total of 665 building permits were issued in Yukon, at a construction value of \$290.7 million. The construction value of permits increased by \$60.3 million, or 26.2%, compared to the total value of permits issued in January through October 2024. Of the total construction value of building permits issued in January through October 2025:

- 61.5% was attributable to non-residential permits (commercial industrial, and government/institutional); and
- 38.5% was attributable to residential permits.

7.2 Construction value of building permits*, Yukon, October 2021 to October 2025



7.3 Number of new or converted dwelling units (zoned residential)*, Yukon, October 2021 to October 2025



Did you know?

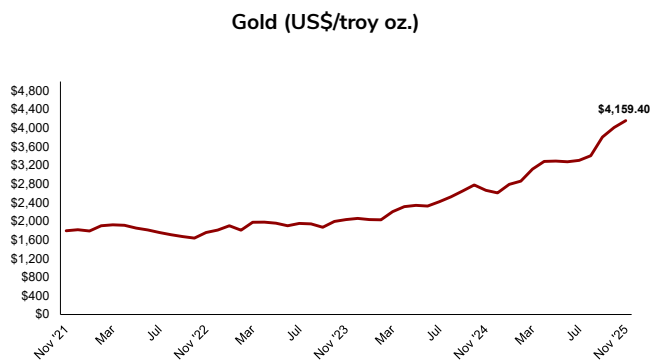
Between January and October of 2025, of the 665 total building permits issued in Yukon, 128, or 19.2%, were zoned non-residential, representing an increase of 4.1 percentage points from the same time period in 2024

*Please see endnotes on page 12.

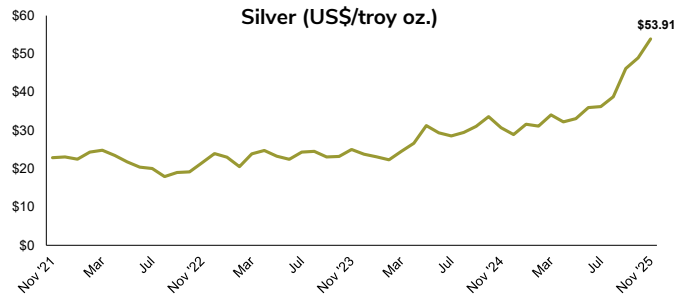
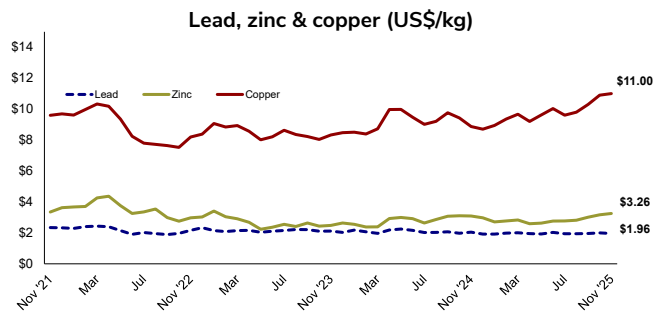
Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



	Nov '24	Nov '25	Nov '24 to Nov '25 change
US Dollars			
(\$/troy oz)			
Gold	\$2,664.30	\$4,159.40	\$1,495.10
Silver	\$30.70	\$53.91	\$23.21
(\$/kg)			
Lead	\$2.04	\$1.96	-\$0.08
Zinc	\$3.09	\$3.26	\$0.17
Copper	\$8.88	\$11.00	\$2.12
Canadian Dollars			
(\$/troy oz)			
Gold	\$3,734.15	\$5,816.71	\$2,082.56
Silver	\$43.03	\$75.39	\$32.36
(\$/kg)			
Lead	\$2.86	\$2.73	-\$0.13
Zinc	\$4.33	\$4.55	\$0.22
Copper	\$12.44	\$15.39	\$2.95



*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

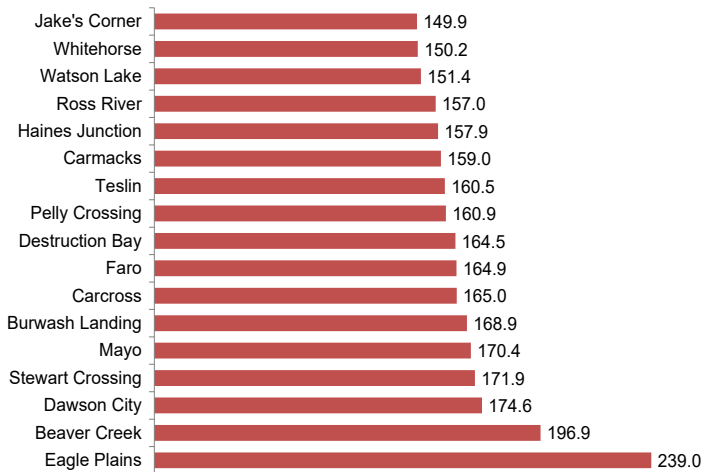
Metal Prices: London Bullion Market Association and London Metal Exchange.

Did you know?

The average price of residential furnace oil for November 2025 in Whitehorse was 159.0 cents per litre; a decrease of 2.2 cents per litre, or 1.4%, compared to November 2024 (161.2 cents per litre).

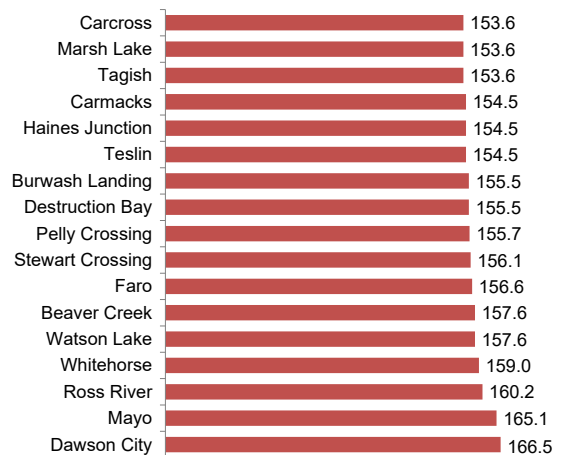
8.2 Regular self-serve gasoline

Average November 2025 Prices (cents per litre)



8.3 Residential furnace oil

Average November 2025 Prices (cents per litre)



Yukon Fuel Price Survey, November 2025: yukon.ca/yukon-fuel-price-survey-november-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	...	164	410	1,590	506	201	...	-15	-328	...
changes	...	41.6%	48.9%	31.0%	76.1%	4.3%	...	-4.5%	-12.0%	...
(no. of movements)										
2025										
September	...	28	291	877	379	844	0	93	559	...
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

*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*

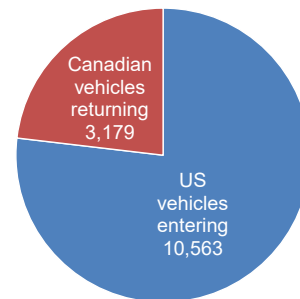
	Total	Canadians	US residents	Other foreign travellers
Year-to-date	34,330	-13,044	41,611	5,763
changes	7.4%	-17.0%	12.3%	11.5%
2025				
September (p)	74,781	8,976	55,753	10,052
August (r)	113,290	14,939	85,483	12,868
July	124,653	14,165	97,514	12,974
June	106,564	12,961	82,510	11,093
May	63,122	8,644	46,019	8,459
April	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

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

Of the 74,781 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in September 2025:

- 79.4% entered through Fraser (Skagway, AK to Carcross);
- 14.4% entered through Beaver Creek;
- 4.9% entered through Pleasant Camp (Haines, AK to Haines Junction);
- 1.0% entered through Little Gold Creek;
- 0.1% entered through Dawson City and
- 0.1% entered through Whitehorse.

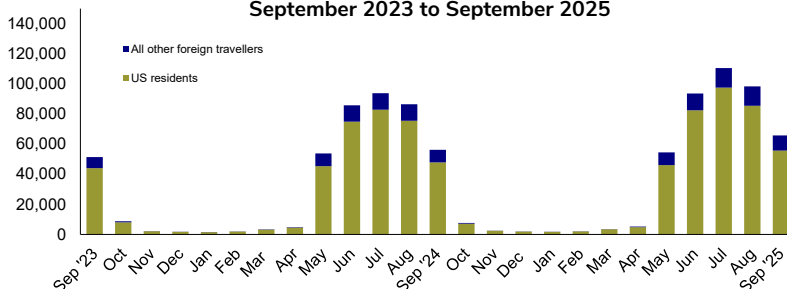
9.3 Number of vehicles entering or returning through Yukon via CBSA ports of entry*, September 2025



*Please see endnotes on page 12.

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

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

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: January 16, 2026

