



Highlights:

- The annual Yukon unemployment rate for 2025 was 4.2%, the lowest in Canada.
- On a year-to-date (January to October) basis, Yukon's retail sales increased by \$4.5 million, or 0.4%, compared to the same period in 2024; Canada's retail sales increased 4.4% over the same period.

New publication this month: Canadian Classification of Functions of Government (CCOFOG) 2024

Per-capita spending of federal general government and consolidated provincial-territorial and local governments (PTLG), by government function classification, 2024^(p)

	General public services	Defence	Public order and safety	Economic affairs	Environ- mental protection	Housing and community amenities	Health	Recreation, culture and religion	Education	Social protection
	----- Expenditure per capita (dollars) -----									
Federal General Gov't	1,985	665	385	625	563	144	246	154	227	4,124
Average of PTLG	2,158	...	933	1,965	383	281	6,223	446	3,142	2,681
Newfoundland and Labrador	3,562	...	812	1,647	280	222	8,026	304	3,272	1,421
Prince Edward Island	2,328	...	601	2,361	623	248	6,150	177	3,343	1,793
Nova Scotia	1,893	...	893	1,404	392	986	7,252	379	3,257	1,298
New Brunswick	2,181	...	871	1,690	210	313	7,036	243	3,268	1,625
Quebec	3,654	...	873	2,119	465	187	6,512	546	3,085	3,291
Ontario	1,598	...	903	1,953	338	230	5,679	385	3,243	2,503
Manitoba	2,465	...	1,101	1,184	286	294	6,951	211	3,129	2,879
Saskatchewan	1,683	...	1,348	2,477	379	387	6,556	424	3,593	3,370
Alberta	1,661	...	858	2,334	280	320	5,669	430	3,095	2,327
British Columbia	1,614	...	1,017	1,500	484	337	6,900	590	2,755	2,808
Yukon	4,180	...	3,390	6,925	2,641	1,601	10,252	853	4,845	3,805
Northwest Territories	8,741	...	3,793	10,812	2,747	1,918	18,877	1,482	6,409	8,065
Nunavut	11,627	...	4,043	13,733	502	2,656	22,489	1,794	8,398	8,445

Canadian Classification of Functions of Government (CCOFOG), 2024:
yukon.ca/canadian-classification-functions-government-ccofog-2024

New from Yukon Bureau of Statistics:

- Yukon Employment, December 2025:
yukon.ca/yukon-employment-december-2025
- Yukon Fuel Price Survey, December 2025:
yukon.ca/yukon-fuel-price-survey-december-2025
- Balance of Trade, 2022:
yukon.ca/balance-trade-2022

New from Statistics Canada:

- Recent employment trends in industries dependent on U.S. demand, 2025:
www150.statcan.gc.ca/article/eng.pdf
- International transactions in securities during recent Canada-U.S. trade developments:
www150.statcan.gc.ca/article/00005-eng.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*

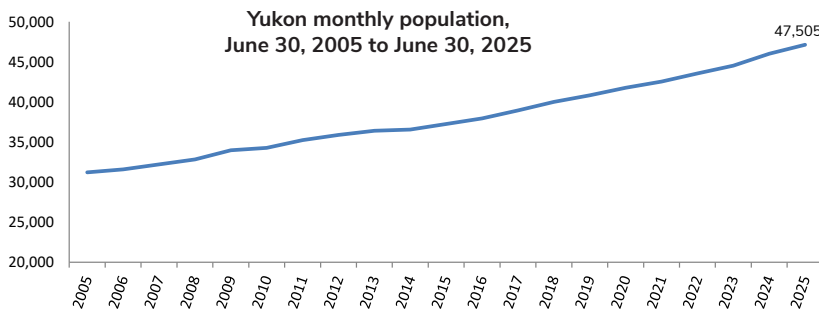
	Jun 30 2024	Mar 31 2025	Jun 30 2025
Beaver Creek	105	107	103
Burwash Landing	114	119	112
Carcross	498	489	484
Carmacks	600	600	596
Dawson City	2,385	2,406	2,410
Destruction Bay	68	63	59
Faro	452	433	422
Haines Junction	1,060	1,045	1,049
Johnson's Crossing	49	51	52
Mayo	464	457	455
Mendenhall	140	140	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	11	-13	6
	2.8%	-4.8%	3.3%
2025			
November (p)	26	23	2
October	39	23	10
September	41	26	15
August (r)	37	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

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

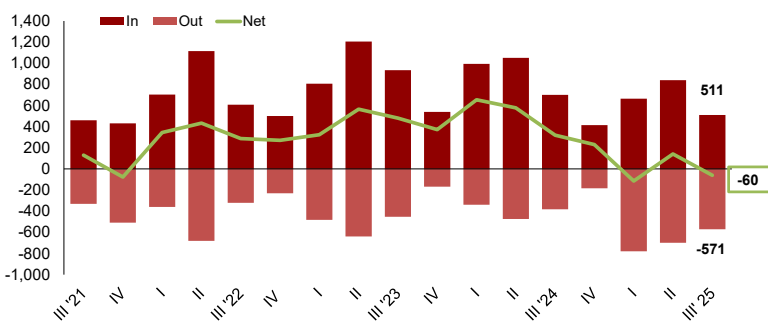


Population Report, Second Quarter, 2025:
yukon.ca/population-report-q2-2025

Did you know?

Yukon's year-to-date (Q1-Q3) in-migrants totalled 2,016, while Yukon's year-to-date out-migrants totalled 2,048 over the same period — a net migration loss of 32 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 third quarter of 2025, Yukon lost 60 people through net migration — 62 were lost through interprovincial migration and 2 were gained through international migration.

Of the interprovincial migrants, **net losses** were to:

- British Columbia (-138);
- Ontario (-32);
- Northwest Territories (-11);
- Alberta (-7); and
- New Brunswick (-4).

Conversely, **net gains** were from:

- Quebec (+63);
- Nova Scotia (+19);
- Newfoundland and Labrador (+17);
- Nunavut (+16); and
- Saskatchewan (+15).

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	28,300	27,100	1,200	4.2%	76.1%	72.8%
December	27,900	26,700	1,200	4.3%	74.4%	71.2%
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%

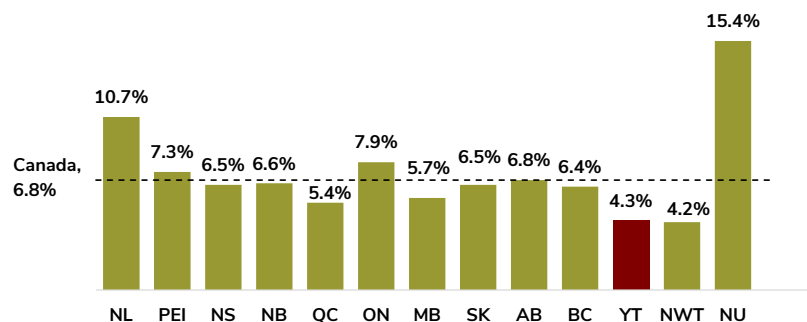
Yukon Employment, December 2025: yukon.ca/yukon-employment-december-2025

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*, December 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?

The 2025 annual number of employed Yukoners (27,100) increased by 600, or 2.3%, compared to 2024 (26,500).

Comparing December 2025 to November 2025, employment in the services-producing sector (23,000) decreased by 500, or 2.1%. Employment in the goods-producing sector (3,500) increased by 100, or 2.9%.

In December 2025, of the 26,500¹ employed in Yukon, 12,300, or 46.4%, were working in the public sector. Of the 14,200 workers in the private sector, 3,000, or 21.1%, 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 annual	27,100	12,200	11,700	3,100	3,500	23,600
December	26,500	12,300	11,200	3,000	3,500	23,000
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

*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*

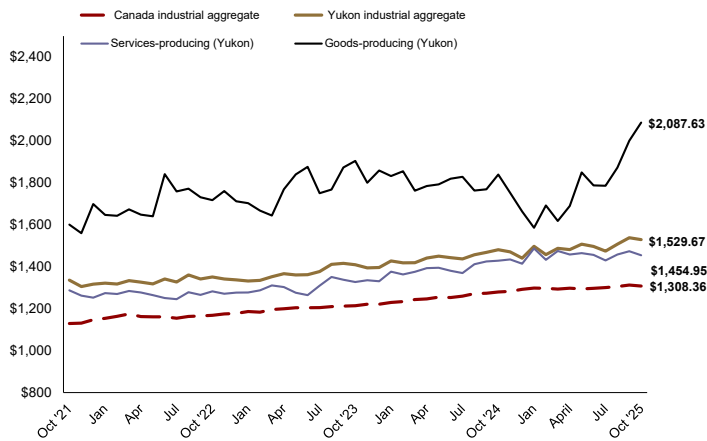
	Yukon average ¹	Construction	Trade	Transp. & warehousing	Finance & insurance	Admin. support, waste mgmt, & remediation	Health care & social assist.	Accomm. & food services	Other services (except public admin.)	Public admin.
Year-to-date changes	\$53.34 3.7%	\$24.15 1.5%	-\$8.84 -0.9%	\$49.14 3.5%	F ..	\$7.65 0.9%	\$55.81 4.2%	\$78.56 12.4%	F ..	\$74.08 4.2%
(\$)										
2025										
October (p)	1,529.67	1,899.85	878.27	1,322.58	1,708.47	886.70	1,416.73	799.11	1,286.77	1,802.20
September (r)	1,538.64	1,755.34	903.63	1,492.34	1,757.60	953.75	1,416.34	772.76	1,155.97	1,857.87
August	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).

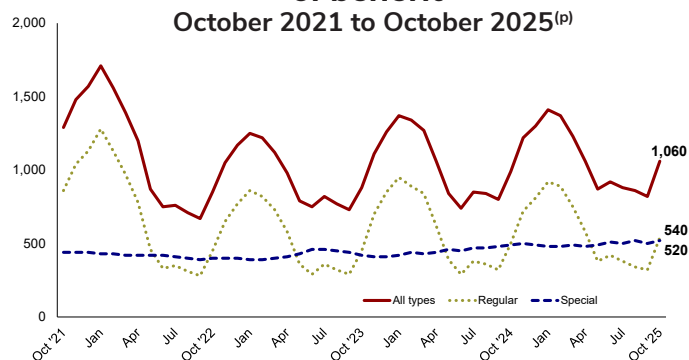
2.5 Average weekly earnings including overtime*, Yukon and Canada October 2021 to October 2025^(p)



*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?

In October 2025, Yukon workers' preliminary average weekly earnings reached \$1,529.67. This was \$221.31, or 16.9%, above the figure for Canada (\$1,308.36).

2.7 Employment Insurance beneficiaries, by community*

	Oct 2024	Sep ^(p) 2025	Oct ^(p) 2025
Beaver Creek	0	0	10
Burwash Landing	0	0	0
Carmacks	20	10	20
Dawson City	100	50	120
Faro	10	10	10
Haines Junction	40	20	40
Marsh Lake	0	10	10
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	10	10
Pelly Crossing	20	10	20
Ross River	20	10	20
Tagish	10	10	10
Watson Lake	40	30	40
Whitehorse	670	630	720
Yukon Total	990	820	1,060

*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	
	Nov	Oct	Nov	Oct '25	Nov '24
	2024	2025	2025	to Nov '25	to Nov '25
All-items	159.6	164.6	164.3	-0.2	2.9
Food	163.9	168.5	171.0	1.5	4.3
Shelter	215.1	224.3	224.4	0.0	4.3
Household operations, furnishings & equipment	111.5	119.3	118.2	-0.9	6.0
Clothing & footwear	105.9	106.7	109.1	2.2	3.0
Transportation	164.5	166.7	165.6	-0.7	0.7
Health & personal care	152.4	158.1	156.9	-0.8	3.0
Recreation, education & reading	118.2	118.2	116.1	-1.8	-1.8
Alcoholic beverages, tobacco products and recreational cannabis	193.9	197.2	197.4	0.1	1.8
Special aggregates					
Energy	234.1	231.7	227.7	-1.7	-2.7
All-items excluding energy	153.9	159.1	159.0	-0.1	3.3

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

On a **month-to-month** basis, comparing November 2025 to October 2025, the CPI for Whitehorse (figures for Yukon are not available) decreased by 0.2%.

Contributors to the decrease were the prices of:

- Travel tours;
- Gasoline; and
- Personal care supplies and equipment.

In November 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 2.2%.

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

- Telephone services;
- Food purchased from restaurants; and
- Rent.

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

- Travel tours;
- Gasoline; and
- Inter-city transportation.

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, November 2025

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 44.06	\$ 45.94	\$ 42.25	\$ 44.06	\$ 45.94	\$ 42.25	\$ 44.06	\$ 45.94	\$ 42.25
Stewing beef, 1 kg	\$ 26.32	\$ 23.68	\$ 22.92	\$ 26.32	\$ 23.68	\$ 22.92	\$ 26.32	\$ 23.68	\$ 22.92
Ground beef, 1 kg	\$ 18.53	\$ 17.38	\$ 16.93	\$ 18.53	\$ 17.38	\$ 16.93	\$ 18.53	\$ 17.38	\$ 16.93
Pork chops, 1 kg	\$ 19.92	\$ 10.06	\$ 10.24	\$ 19.92	\$ 10.06	\$ 10.24	\$ 19.92	\$ 10.06	\$ 10.24
Chicken, 1 kg	\$ 13.21	\$ 8.03	\$ 7.49	\$ 13.21	\$ 8.03	\$ 7.49	\$ 13.21	\$ 8.03	\$ 7.49
Bacon, 500 grams	\$ 11.25	\$ 8.58	\$ 8.28	\$ 11.25	\$ 8.58	\$ 8.28	\$ 11.25	\$ 8.58	\$ 8.28
Milk, 4 l	\$ 6.31	\$ 6.10	\$ 6.24	\$ 6.31	\$ 6.10	\$ 6.24	\$ 6.31	\$ 6.10	\$ 6.24
Butter, 454 grams	\$ 6.68	\$ 5.85	\$ 5.85	\$ 6.68	\$ 5.85	\$ 5.85	\$ 6.68	\$ 5.85	\$ 5.85

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

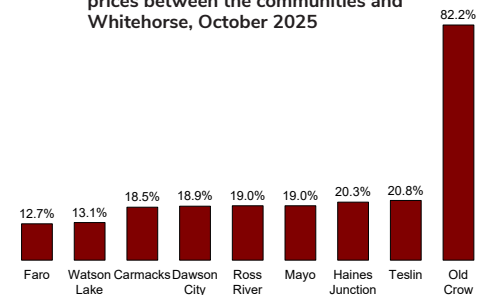
In November 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 23.5% higher than Alberta and 19.1% higher than British Columbia.

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 October 2025 increased by \$6.6 million, or 6.8%, compared to October 2024; Canada's retail sales increased 2.1% over the same period. On a year-to-date (January to October) basis, Yukon's retail sales increased by \$4.5 million, or 0.4%, compared to the same period in 2024; Canada's retail sales increased 4.4% 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

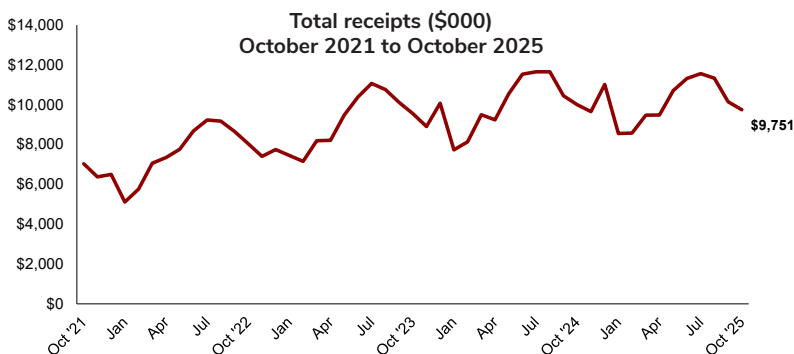
4.2 Retail sales by industry classification*

	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	\$4,457 0.4%	-\$4,511 -2.6%	x ...	\$8,309 3.3%	-\$351 -1.0%	\$1,142 1.2%	-\$1,710 -4.9%	-\$14,314 -6.1%	x ...	\$4,344 5.9%
(\$000)										
2025										
October (p)	104,180	15,488	x	26,016	4,107	10,335	4,967	21,045	x	9,172
September (r)	104,726	15,822	x	26,114	3,617	10,269	4,696	23,177	x	8,756
August	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

*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?

On a year-to-date basis (January-October) in 2025, of the \$1.0 billion in total retail sales for Yukon, \$260.0 million, or 25.9% was from the Food and beverage retailers. The proportion increased by 0.7 percentage points compared to the same period in 2024 (25.2%).

Comparing October 2025 to October 2024, the total receipts for food services and drinking places in Yukon decreased by \$252,000, or 2.5%; Canada's receipts increased by 5.7% 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.

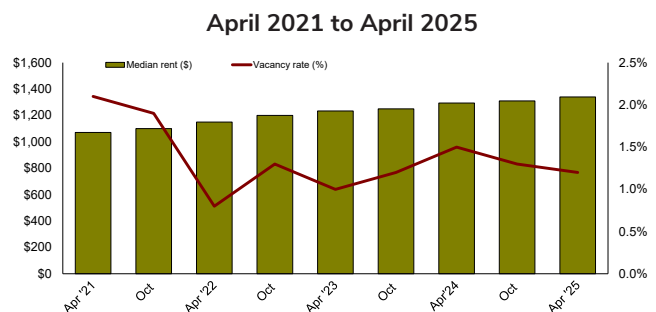
5.2 Median rent and vacancy rates* for units in buildings with 3 or more rental units, Yukon communities

	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

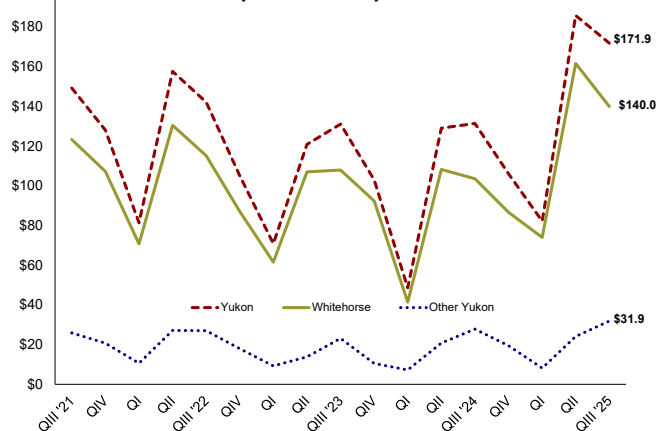
6.1 Number and value of real estate transactions*, Whitehorse

	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

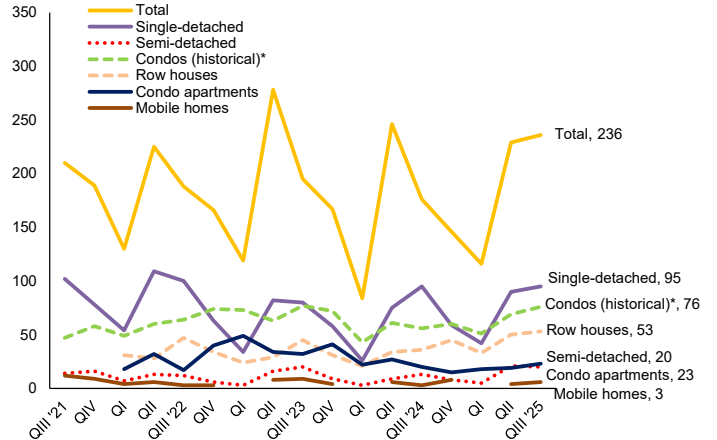
*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics. E = use with caution r = revised figures

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

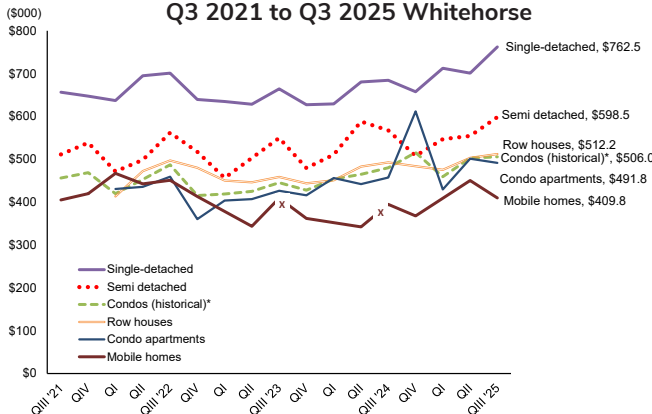
6.2 Value of real estate transactions
Q3 2021 to Q3 2025



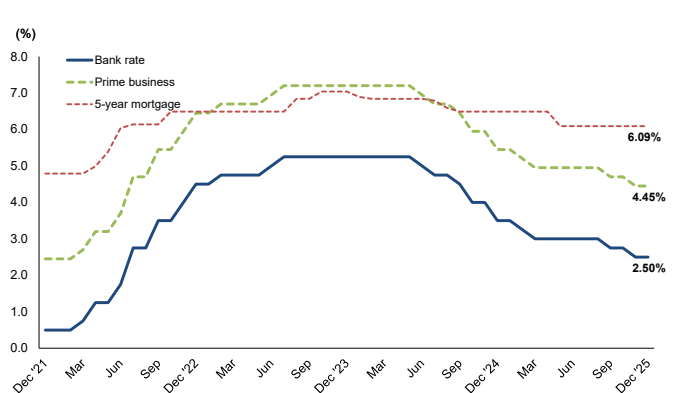
6.3 Number of residential transactions
Q3 2021 to Q3 2025 Whitehorse



6.4 Average residential sale prices
Q3 2021 to Q3 2025 Whitehorse



6.5 Selected interest rates*
December 2021 to December 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?

In the third quarter of 2025, the average sale price of a single detached house (including country residential) in Whitehorse was \$762,500, an increase of \$78,000, or 11.4%, from the third quarter of 2024 (\$684,500). This was mainly due to increases in average sale prices of country residential (up 26.4%) and Whistle Bend homes (up 14.7%).



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 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.

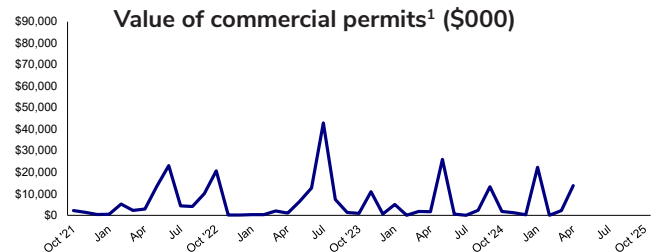
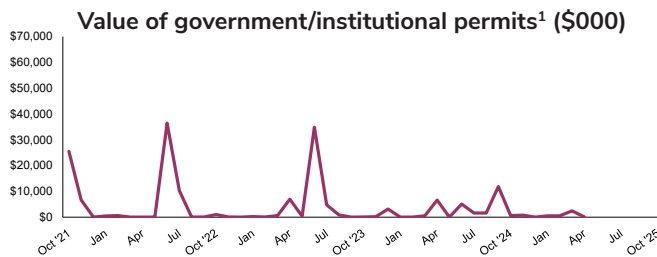
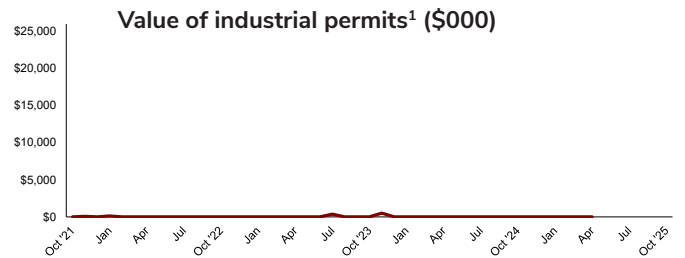
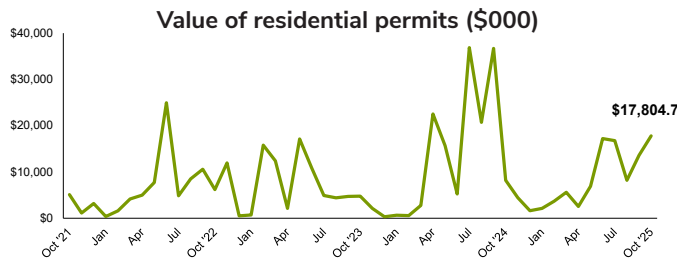
¹ Due to temporary changes in the reporting of building permits issued by the City of Whitehorse from May to October 2025, data on Industrial, Commercial, and Government/Institutional building permits have been combined.

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

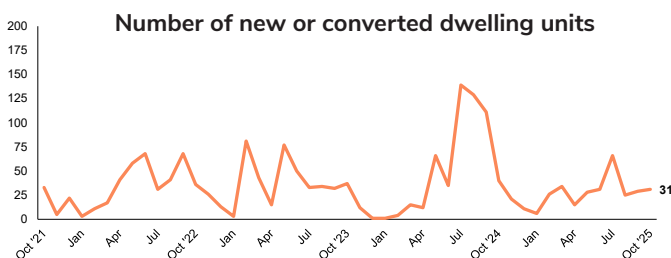
In January through October 2025, a total of 665 building permits were issued in Yukon, at a construction value of \$290.7 million. The construction value of permits increased by \$60.3 million, or 26.2%, compared to the total value of permits issued in January through October 2024. Of the total construction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

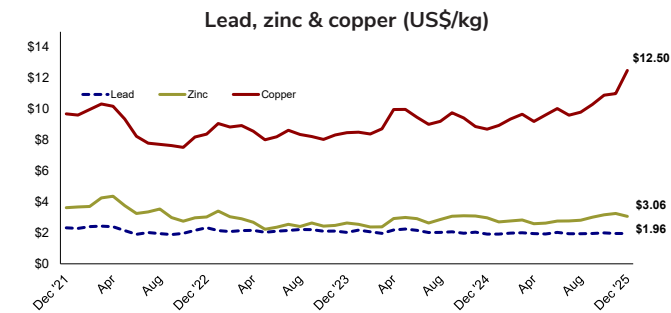
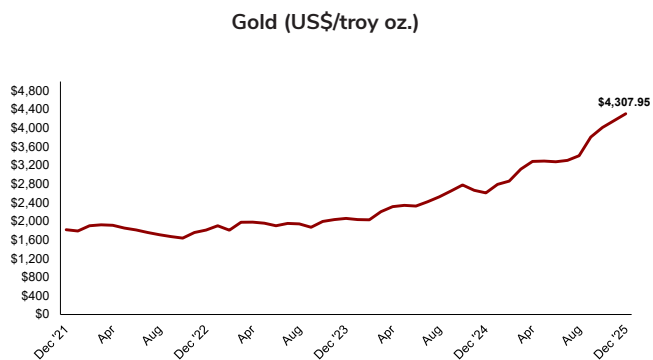
Between January and October of 2025, of the 665 total building permits issued in Yukon, 128, or 19.2%, were zoned non-residential, representing an increase of 4.1 percentage points from the same period in 2024 (14.0%).

*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.

8. Resources

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



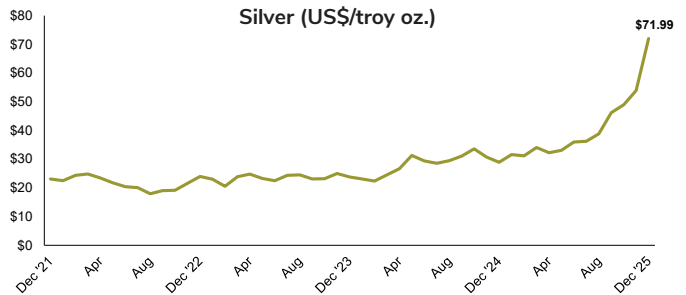
*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

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

	Dec '24	Dec '25	Dec '24 to Dec '25 change
US Dollars			
(\$/troy oz)			
Gold	\$2,610.85	\$4,307.95	\$1,697.10
Silver	\$28.91	\$71.99	\$43.08
(\$/kg)			
Lead	\$1.92	\$1.96	\$0.04
Zinc	\$2.97	\$3.06	\$0.09
Copper	\$8.71	\$12.50	\$3.79
Canadian Dollars			
(\$/troy oz)			
Gold	\$3,759.96	\$5,907.66	\$2,147.70
Silver	\$41.63	\$98.72	\$57.09
(\$/kg)			
Lead	\$2.77	\$2.69	-\$0.08
Zinc	\$4.28	\$4.20	-\$0.08
Copper	\$12.54	\$17.15	\$4.61

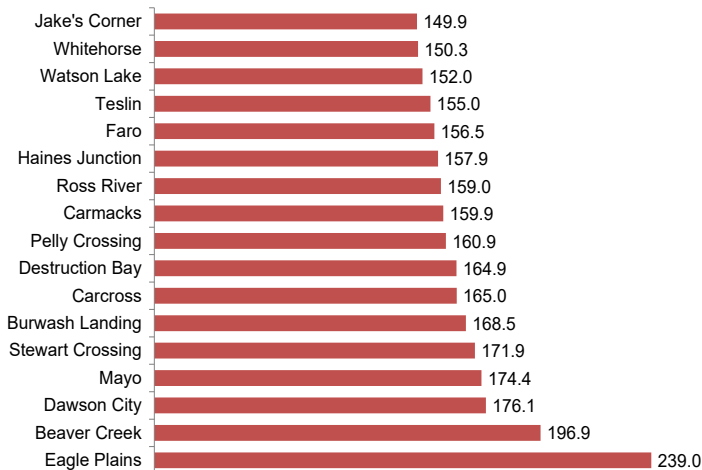


Did you know?

The price of copper on December 31, 2025 was \$12.50 US per kg, an increase of \$3.90, or 45.3% compared to the average of prices recorded on December 31st in the previous 5 years (\$8.60).

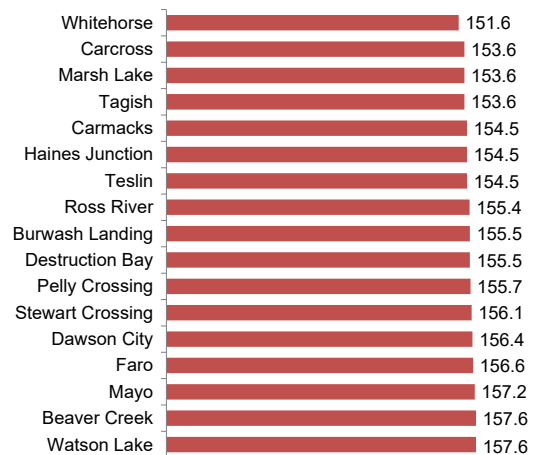
8.2 Regular self-serve gasoline

Average December 2025 Prices (cents per litre)



8.3 Residential furnace oil

Average December 2025 Prices (cents per litre)



Yukon Fuel Price Survey, December 2025: yukon.ca/yukon-fuel-price-survey-december-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	2,568 4.8%	154 35.6%	394 43.0%	1,712 31.4%	607 80.9%	243 4.9%	...	-7 -1.9%	-290 -9.4%	-23 -0.1%
(no. of movements)										
2025										
November	2,877	3	15	141	122	80	...	4	79	2,433
October	3,855	25	48	308	64	250	...	38	293	2,829
September	6,907	28	291	877	379	844	...	93	559	3,836
August	7,428	76	404	1,029	176	905	...	52	479	4,307
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

*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*

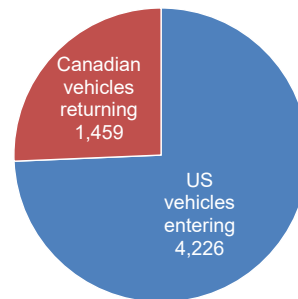
	Total	Canadians	US residents	Other foreign travellers
Year-to-date changes	34,147 7.2%	-13,512 -17.0%	41,864 12.1%	5,795 11.4%
2025				
October (p)	10,080	2,193	7,379	508
September (r)	74,781	8,976	55,753	10,052
August	113,290	14,939	85,483	12,868
July	124,653	14,165	97,514	12,974
June	106,564	12,961	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

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

Of the 10,080 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in October 2025:

- 42.1% entered through Beaver Creek;
- 38.5% entered through Fraser (Skagway, AK to Carcross);
- 18.9% entered through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.4% entered through Whitehorse.

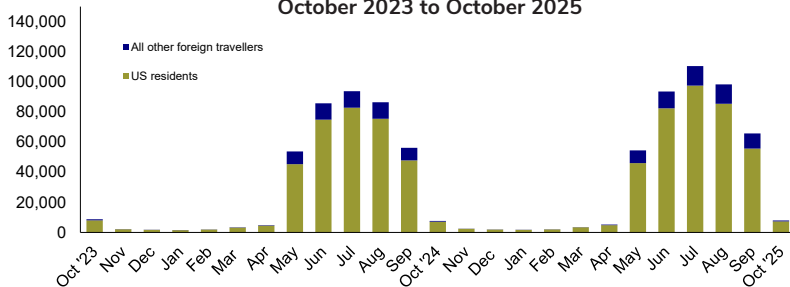
9.3 Number of vehicles entering or returning through Yukon via CBSA ports of entry*, October 2025



*Please see endnotes on page 12.

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

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

Did you know?

On a year-to-date basis (January to October), of the 509,104 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry, 399,866 or 78.5%, entered through Fraser (Skagway, AK to Carcross, YT).

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: February 13, 2026

