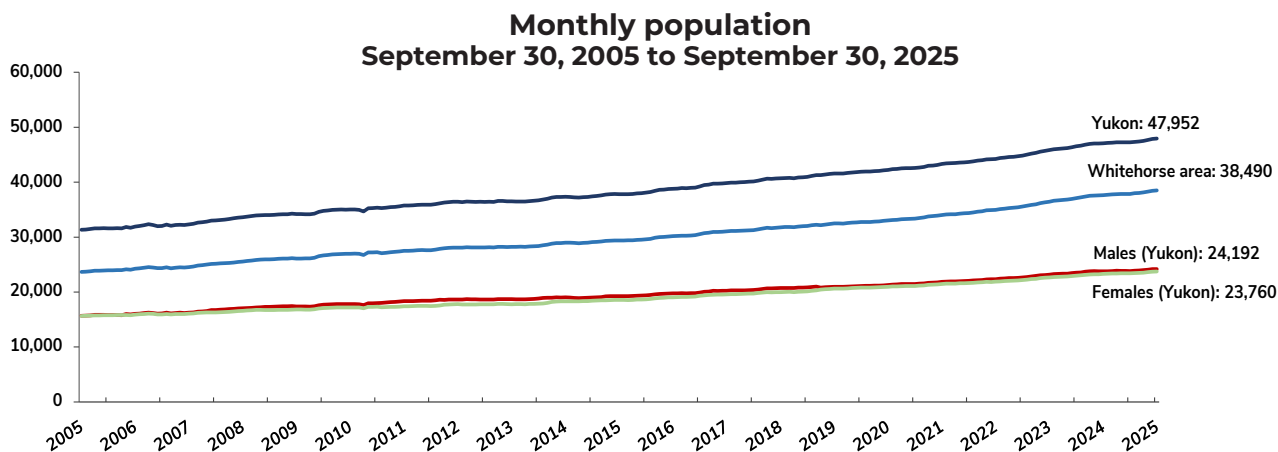




### Highlights:

- The estimated population of Yukon on September 30, 2025, was 47,952; an increase of 887, or 1.9%, compared to the figure for September 30, 2024 (47,065).
- On an annual average basis, the CPI in Whitehorse in 2025 increased by 3.2% compared to 2024; Canada's 2025 annual average CPI increased by 2.1% over the same period.

### New publication this month: Population Report Third Quarter, 2025



Population Report Third Quarter, 2025: [yukon.ca/population-report-q3-2025](http://yukon.ca/population-report-q3-2025)

From 2005 to 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 September 30, 2025 population was 47,952, a new record high for Yukon. On September 30, 2025, Yukon's population (47,952) increased by 447 people, or 0.9%, from the figure for June 30, 2025 (47,505), and increased by 887 people, or 1.9%, from September 30, 2024 (47,065).

#### New from Yukon Bureau of Statistics:

- Yukon Employment, January 2026: [yukon.ca/yukon-employment-january-2026](http://yukon.ca/yukon-employment-january-2026)
- Yukon Fuel Price Survey, January 2026: [yukon.ca/yukon-fuel-price-survey-january-2026](http://yukon.ca/yukon-fuel-price-survey-january-2026)
- Yukon Employment Annual Review, 2025: [yukon.ca/yukon-employment-annual-review-2025](http://yukon.ca/yukon-employment-annual-review-2025)

- Consumer Price Index, 2025: [yukon.ca/consumer-price-index-2025](http://yukon.ca/consumer-price-index-2025)

#### New from Statistics Canada:

- Who experiences persistent low income? A study of Various demographic groups, 2016 to 2020: [www150.statcan.gc.ca/pub/article/00001-eng.pdf](http://www150.statcan.gc.ca/pub/article/00001-eng.pdf)

**Interested in more data or updates?**

**Yukon Community Statistics**  
[yukon.ca/community-statistics](http://yukon.ca/community-statistics)

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



Join our electronic distribution lists by sending an email to [ybsinfo@yukon.ca](mailto:ybsinfo@yukon.ca).



# 1. Population

## 1.1 Population by age and sex\*, Sep 30, 2025

	Total	Males	Females
0-4	2,324	1,189	1,135
5-9	2,584	1,303	1,281
10-14	2,589	1,351	1,238
15-19	2,465	1,320	1,145
20-24	2,748	1,458	1,290
25-29	3,678	1,845	1,833
30-34	4,188	2,022	2,166
35-39	4,464	2,150	2,314
40-44	3,882	1,937	1,945
45-49	3,194	1,587	1,607
50-54	2,889	1,410	1,479
55-59	2,577	1,333	1,244
60-64	2,897	1,434	1,463
65-69	2,702	1,392	1,310
70-74	2,144	1,113	1,031
75+	2,627	1,348	1,279
<b>Total</b>	<b>47,952</b>	<b>24,192</b>	<b>23,760</b>

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

## 1.2 Population by community\*

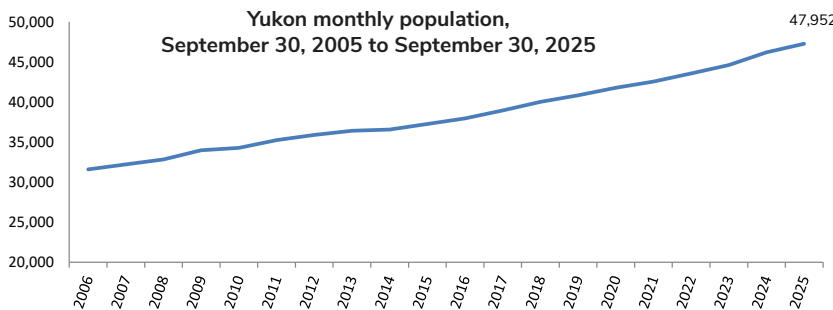
	Sep 30 2024	Jun 30 2025	Sep 30 2025
Beaver Creek	106	103	107
Burwash Landing	110	112	117
Carcross	496	484	498
Carmacks	604	596	603
Dawson City	2,402	2,410	2,397
Destruction Bay	66	59	55
Faro	439	422	437
Haines Junction	1,050	1,049	1,076
Johnson's Crossing	49	52	55
Mayo	464	455	459
Mendenhall	141	147	154
Old Crow	243	240	248
Pelly Crossing	388	387	387
Ross River	399	395	390
Tagish	406	414	409
Teslin	517	500	514
Watson Lake	1,488	1,478	1,477
Whitehorse Area <sup>1</sup>	37,622	38,123	38,490
Other*	75	79	79
<b>Yukon</b>	<b>47,065</b>	<b>47,505</b>	<b>47,952</b>

<sup>1</sup> Marsh Lake is included in Whitehorse Area.  
\* Please see table endnotes on page 12.  
Source: Yukon Bureau of Statistics.

## 1.3 Vital statistics\*

	Births	Deaths	Marriages
Year-to-date	3	-4	10
changes	0.7%	-1.4%	5.3%
<b>2025 total (p)</b>	<b>429</b>	<b>288</b>	<b>200</b>
December (p)	25	30	13
November (r)	27	23	2
October	39	23	10
September	41	26	15
August	37	21	47
July (r)	37	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
<b>2024 total</b>	<b>426</b>	<b>292</b>	<b>190</b>
December	35	21	9

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

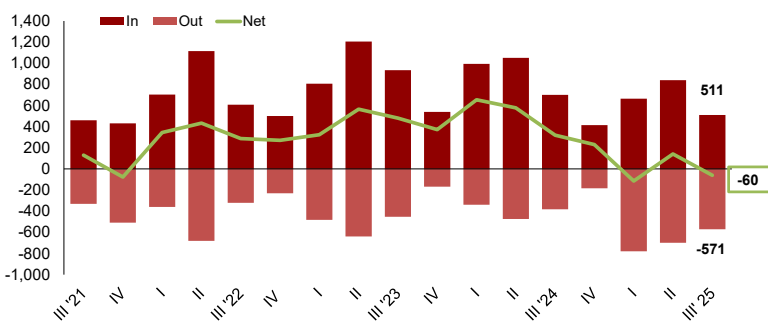


Population Report, Third Quarter, 2025:  
[yukon.ca/population-report-q3-2025](http://yukon.ca/population-report-q3-2025)

### Did you know?

Comparing September 30, 2025 to September 30, 2024, the total population of Whitehorse Area (includes areas outside of the municipal boundary) increased by 868 people, or 2.3%.

## 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
<b>2026</b>						
January	27,900	26,900	1,000	3.6%	74.4%	71.7%
<b>2025</b>	<b>28,300</b>	<b>27,100</b>	<b>1,200</b>	<b>4.2%</b>	<b>76.1%</b>	<b>72.8%</b>
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	1,300	4.6%	75.9%	72.2%
September	28,400	27,300	1,200	4.2%	76.1%	73.2%
August	28,300	27,100	1,200	4.2%	76.1%	72.8%
July	28,400	27,300	1,100	3.9%	76.3%	73.4%
June	28,400	27,200	1,100	3.9%	76.5%	73.3%
May	28,200	27,200	1,000	3.5%	76.0%	73.3%
April	28,200	27,100	1,100	3.9%	76.2%	73.2%
March	28,200	27,000	1,200	4.3%	76.4%	73.2%
February	28,500	27,300	1,200	4.2%	77.2%	74.0%
January	28,500	27,200	1,200	4.2%	77.4%	73.9%

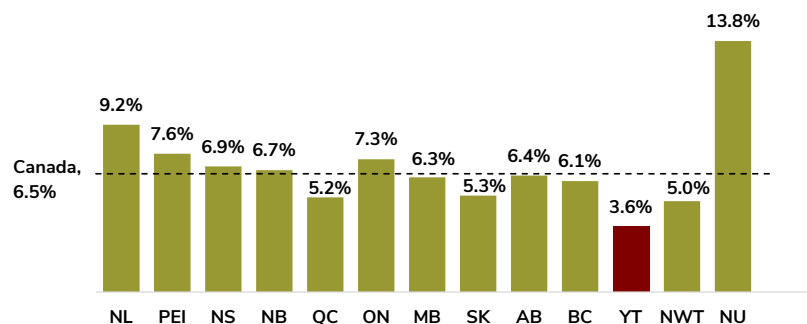
Yukon Employment, January 2026: [yukon.ca/yukon-employment-january-2026](https://yukon.ca/yukon-employment-january-2026)

Yukon Employment Annual Review, 2025: [yukon.ca/yukon-employment-annual-review-2025](https://yukon.ca/yukon-employment-annual-review-2025)

Yukon Employment Historical Data, 2016 to 2025: [yukon.ca/yukon-employment-historical-data-2016-2025](https://yukon.ca/yukon-employment-historical-data-2016-2025)

\*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\*, January 2026 (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 January 2026, the labour force decreased by 600, or 2.1%, compared to January 2025 (28,500) and remained the same compared to December 2025 (27,900).

Comparing January 2026 to December 2025, employment in the services-producing sector (23,100) decreased by 100, or 0.4%. Employment in the goods-producing sector (3,500) remained the same.

In January 2026, of the 26,600<sup>1</sup> employed in Yukon, 12,500, or 47.2%, were working in the public sector. Of the 14,000 workers in the private sector, 3,100, or 22.1%, were self-employed.

<sup>1</sup>Not seasonally adjusted.

### 2.3 Employment, by class of worker\* and sector (not seasonally adjusted)

	Total employed	Public sector employees	Private sector employees	Self-employed	Goods-producing	Services-producing
<b>2026</b>						
January	26,600	12,500	10,900	3,100	3,500	23,100
<b>2025 annual</b>	<b>27,100</b>	<b>12,200</b>	<b>11,700</b>	<b>3,100</b>	<b>3,500</b>	<b>23,600</b>
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

\*Please see table endnotes on page 12. Source: Statistics Canada. Custom data table.

Note: Public sector employees are those who work for: a government at the federal, provincial, territorial, municipal level; a First Nations or other Indigenous government; a government service or agency; a Crown corporation; or for a government funded establishment such as schools (including colleges/universities), hospitals and public libraries.



## 2. Employment (cont'd)

### 2.4 Average weekly earnings including overtime\*

	Yukon average <sup>1</sup>	Construction	Trade	Transp. & warehousing	Finance & insurance	Admin. support, waste mgmt, & remediation	Health care & social assist.	Accomm. & food services	Other services (except public admin.)	Public admin.
<b>Year-to-date changes</b>	\$49.27 3.4%	\$21.35 1.3%	-\$12.43 -1.3%	\$54.54 3.9%	F ..	\$6.30 0.7%	\$51.25 3.9%	\$75.67 11.9%	F ..	\$69.27 4.0%
(\$)										
<b>2025</b>										
November (p)	<b>1,488.81</b>	1,646.14	886.18	1,460.64	1,505.43	808.74	1,396.40	678.34	1,287.93	1,800.61
October (r)	<b>1,520.55</b>	1,881.55	879.95	1,365.80	1,704.64	875.73	1,408.55	794.66	1,294.51	1,805.94
September	<b>1,538.64</b>	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	<b>1,508.05</b>	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	<b>1,474.78</b>	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	<b>1,496.72</b>	1,595.48	955.93	1,533.70	F	916.12	1,375.28	669.30	1,179.43	1,804.46
May	<b>1,507.94</b>	1,675.06	981.36	1,524.50	F	874.65	1,426.67	805.83	1,353.39	1,737.92
April	<b>1,481.65</b>	1,506.54	966.24	1,480.91	F	956.18	1,392.60	674.67	1,165.17	1,809.52
March	<b>1,487.86</b>	1,599.54	974.61	1,396.63	F	883.47	1,284.95	657.23	1,427.25	1,833.32
February	<b>1,457.71</b>	1,605.46	970.36	1,401.33	F	774.07	1,353.10	639.17	1,280.04	1,769.35
January	<b>1,497.44</b>	1,502.33	947.69	1,490.88	F	917.01	1,315.84	621.31	F	1,836.03
<b>2024 annual</b>	<b>1,447.08</b>	<b>1,627.58</b>	<b>948.73</b>	<b>1,404.12</b>	<b>F</b>	<b>883.99</b>	<b>1,328.22</b>	<b>636.19</b>	<b>F</b>	<b>1,745.64</b>
December	<b>1,441.29</b>	1,654.31	961.71	1,297.63	F	848.11	1,323.17	626.27	1,231.37	1,729.75
November	<b>1,471.04</b>	1,634.44	936.21	1,395.33	F	804.97	1,382.65	627.17	F	1,783.19

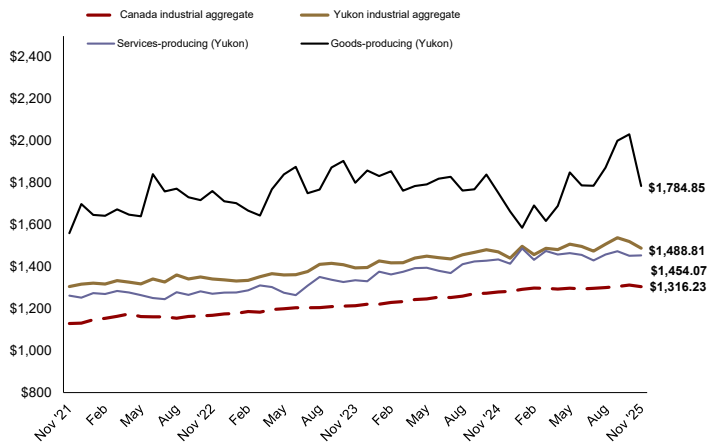
<sup>1</sup>Excludes self-employed.

\*Please see table endnotes on page 12.

Source: Statistics Canada. Table 14-10-0203-01 (monthly) and 14-10-0204-01 (annual).

### 2.5 Average weekly earnings including overtime\*, Yukon and Canada

November 2021 to November 2025<sup>(p)</sup>

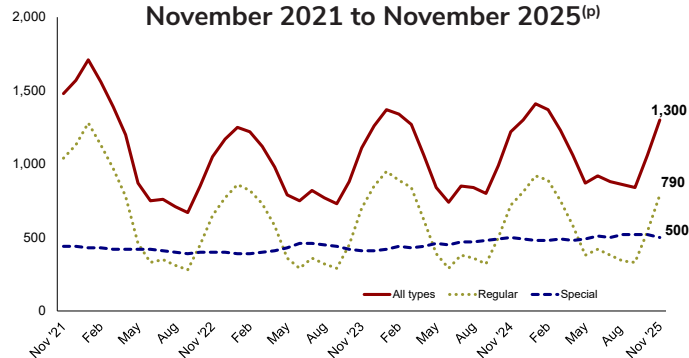


\*Please see endnotes on page 12.

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

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

November 2021 to November 2025<sup>(p)</sup>



\*Please see endnotes on page 12.

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

Survey of Employment, Payroll & Hours, 2023:  
[yukon.ca/survey-employment-payrolls-and-hours-2023](https://yukon.ca/survey-employment-payrolls-and-hours-2023)

#### Did you know?

In November 2025, the preliminary average weekly earnings figure for services-producing industries in Yukon (\$1,454.07) was the third-highest in Canada, after Nunavut (\$1,636.59) and Northwest Territories (\$1,617.65).

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

	Nov 2024	Oct <sup>(p)</sup> 2025	Nov <sup>(p)</sup> 2025
Beaver Creek	10	10	0
Burwash Landing	0	0	0
Carmacks	30	20	20
Dawson City	170	120	200
Faro	10	10	20
Haines Junction	60	40	60
Marsh Lake	10	10	20
Mayo	10	10	10
Mt. Lorne	0	0	0
Old Crow	10	10	10
Pelly Crossing	20	20	20
Ross River	20	20	20
Tagish	10	10	10
Watson Lake	50	40	50
Whitehorse	790	720	810
<b>Yukon Total</b>	<b>1,220</b>	<b>1,060</b>	<b>1,300</b>

\*Community is defined by census subdivision.

Please see table endnotes on page 12.

Source: Statistics Canada, Custom data table.



### 3. Consumer Prices

#### 3.1 Consumer Price Index, Whitehorse (2002 = 100)\*

	Index			% Change	
	Dec	Nov	Dec	Nov '25	Dec '24
	2024	2025	2025	to Dec '25	to Dec '25
<b>All-items</b>	<b>160.1</b>	<b>164.3</b>	<b>165.5</b>	<b>0.7</b>	<b>3.4</b>
Food	163.0	171.0	170.9	-0.1	4.8
Shelter	215.5	224.4	223.6	-0.4	3.8
Household operations, furnishings & equipment	109.0	118.2	117.2	-0.8	7.5
Clothing & footwear	105.2	109.1	108.3	-0.7	2.9
Transportation	175.2	165.6	178.2	7.6	1.7
Health & personal care	152.0	156.9	157.6	0.4	3.7
Recreation, education & reading	117.3	116.1	115.1	-0.9	-1.9
Alcoholic beverages, tobacco products and recreational cannabis	192.3	197.4	196.9	-0.3	2.4
<b>Special aggregates</b>					
Energy	231.4	227.7	225.1	-1.1	-2.7
All-items excluding energy	154.5	159.0	160.3	0.8	3.8

In December 2025, on a year-over-year basis, the Consumer Price Index (CPI) for Whitehorse increased 3.4% (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:

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

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

- Gasoline;
- Travel tours; and
- Purchase and operation of recreational vehicles.

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

On a month-to-month basis, comparing December 2025 to November 2025, the CPI for Whitehorse (figures for Yukon are not available) increased by 0.7%.

Contributors to the increase were the prices of:

- Inter-city transportation;
- Travel tours; and
- Household textiles.

#### Annual average change in the Consumer Price Index

	Whitehorse	Canada
2025	3.2%	2.1%
2024	2.0%	2.4%
2023	4.9%	3.9%
2022	6.8%	6.8%
2021	3.3%	3.4%

Consumer Price Index, 2025: [yukon.ca/consumer-price-index-2025](http://yukon.ca/consumer-price-index-2025)

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

Selected food product	Whitehorse, YT			British Columbia			Alberta		
	Price	Price	Price	Price	Price	Price	Price	Price	
Sirloin steak, 1 kg	\$ 43.73	\$ 36.46	\$ 34.41	\$ 4.61	\$ 5.49	\$ 5.06			
Stewing beef, 1 kg	\$ 27.19	\$ 25.63	\$ 25.80	\$ 6.18	\$ 5.38	\$ 5.44			
Ground beef, 1 kg	\$ 18.64	\$ 16.66	\$ 16.22	\$ 1.94	\$ 1.61	\$ 1.78			
Pork chops, 1 kg	\$ 19.98	\$ 10.17	\$ 10.20	\$ 6.30	\$ 4.43	\$ 4.69			
Chicken, 1 kg	\$ 13.46	\$ 9.70	\$ 9.67	\$ 4.03	\$ 3.36	\$ 3.30			
Bacon, 500 grams	\$ 11.01	\$ 8.29	\$ 8.05	\$ 2.31	\$ 5.44	\$ 5.52			
Milk, 4 l	\$ 6.31	\$ 6.08	\$ 6.14	\$ 15.65	\$ 6.45	\$ 6.74			
Butter, 454 grams	\$ 6.68	\$ 5.83	\$ 5.88						
Eggs, 1 dozen									
Apples, 1 kg									
Bananas, 1 kg									
Oranges, 1 kg									
Carrots, 1 kg									
Onions, 1 kg									
Potatoes, 4.54 kgs									

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

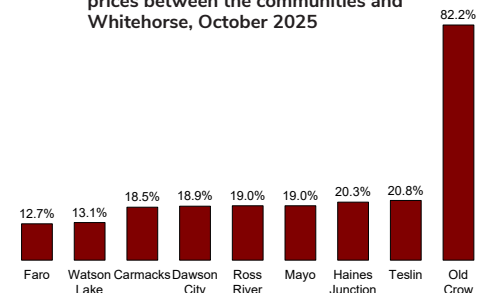
In December 2025, the prices of the selected food products (in the table above) in Whitehorse were on average 26.3% higher than Alberta and 24.5% higher than British Columbia.

#### 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.

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Old Crow	Ross River	Teslin	Watson Lake
<b>Total Survey Items</b>	<b>118.5</b>	<b>118.9</b>	<b>112.7</b>	<b>120.3</b>	<b>119.0</b>	<b>182.2</b>	<b>119.0</b>	<b>120.8</b>	<b>113.1</b>
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 November 2025 increased by \$5.4 million, or 6.1%, compared to November 2024; Canada's retail sales increased 1.8% over the same period. On a year-to-date (January to November) basis, Yukon's retail sales increased by \$6.9 million, or 0.6%, compared to the same period in 2024; Canada's retail sales increased 4.2% over the same period.

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

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

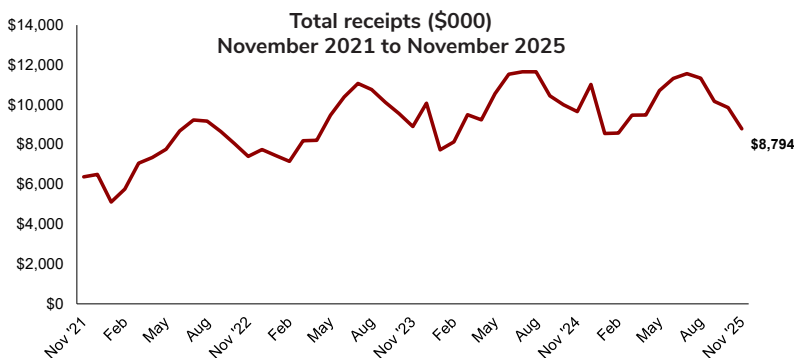
### 4.2 Retail sales by industry classification\*

	Total*	Motor vehicle and parts dealers	Building material and garden equipment and supplies dealers	Food & beverage retailers	Furniture, home furnishings, electronics and appliances retailers	General merchandise retailers	Health and personal care retailers	Gasoline stations and fuel vendors	Clothing, clothing accessories, shoes, jewelry, luggage and leather goods retailers	Sporting goods, hobby, musical instrument, book, and miscellaneous retailers
<b>Year-to-date changes</b>	\$6,852 0.6%	-\$4,130 -2.2%	x ...	\$8,784 3.2%	-\$1,079 -2.8%	\$1,980 1.9%	\$257 0.7%	-\$15,204 -6.1%	x ...	\$3,471 4.3%
(\$000)										
<b>2025</b>										
November (p)	94,514	15,449	x	25,109	3,467	10,486	4,432	18,622	x	7,120
October (r)	101,142	15,475	x	26,041	3,949	10,331	4,817	18,533	x	8,902
September	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
<b>2024 total</b>	<b>1,177,552</b>	<b>200,758</b>	<b>x</b>	<b>303,464</b>	<b>41,944</b>	<b>114,913</b>	<b>40,152</b>	<b>268,094</b>	<b>x</b>	<b>89,336</b>
December	90,291	10,769	x	27,150	4,026	11,448	2,811	17,822	x	8,215
November	89,081	15,055	x	24,659	4,037	9,644	2,315	17,000	x	7,723

\*Please see table endnotes on page 12.

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

### 4.3 Food services and drinking places



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

#### Did you know?

Yukon's preliminary retail sales for Gasoline stations and fuel vendors in November 2025 increased by \$1.6 million, or 9.5%, compared to November 2024.

Comparing November 2025 to November 2024, the total receipts for food services and drinking places in Yukon decreased by \$861,000, or 8.9%; Canada's receipts increased by 4.0% 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 <sup>1</sup>	Triplex and fourplex	Condominium	Apartment building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile home	Cabin	Garden suite
<b>Median rent</b>											
<b>All sizes</b>	<b>\$1,457</b>	<b>\$2,067</b>	<b>\$1,930</b>	<b>\$1,672</b>	<b>\$1,529</b>	<b>\$2,025</b>	<b>\$1,302</b>	<b>\$1,343</b>	<b>\$1,526</b>	<b>..</b>	<b>\$1,600</b>
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 <sup>†</sup>	\$1465 <sup>†</sup>	..	x
5+ Bedrooms	\$3,469	\$3,489 <sup>†</sup>	...	\$3,475 <sup>†</sup>	...	x	...	...	...	..	...
<b>Total units</b>											
<b>All sizes<sup>4</sup></b>	<b>2,442</b>	<b>199</b>	<b>96</b>	<b>602</b>	<b>212</b>	<b>298</b>	<b>885</b>	<b>90</b>	<b>47</b>	<b>..</b>	<b>12</b>
Bachelor	215	...	...	26	14	33	115	25	...	..	2 <sup>†</sup>
1 Bedroom	795	12	8	200	88	67	378	30	3 <sup>†</sup>	..	8
2 Bedrooms	848	59	35	157	73	77	383	32	30	..	1 <sup>†</sup>
3-4 Bedrooms	562	116	53	212	37	118	8	4 <sup>†</sup>	13 <sup>†</sup>	..	1 <sup>†</sup>
5+ Bedrooms	22	12 <sup>†</sup>	...	8 <sup>†</sup>	...	3 <sup>†</sup>	...	...	...	..	...
<b>Vacancy rate</b>											
<b>All sizes</b>	<b>1.4%</b>	<b>1.5%</b>	<b>1.0%</b>	<b>1.5%</b>	<b>4.7%</b>	<b>0.0%</b>	<b>0.9%</b>	<b>2.2%</b>	<b>0.0%</b>	<b>..</b>	<b>8.3%</b>
Bachelor	1.9%	...	...	0.0%	21.4%	0.0%	0.9%	0.0%	...	..	0.0% <sup>†</sup>
1 Bedroom	2.4%	0.0%	0.0%	4.5%	2.3%	0.0%	1.6%	0.0%	0.0% <sup>†</sup>	..	12.5% <sup>†</sup>
2 Bedrooms	0.9%	0.0%	2.9%	0.0%	5.5%	0.0%	0.3%	3.1%	0.0%	..	0.0% <sup>†</sup>
3-4 Bedrooms	0.7%	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0% <sup>†</sup>	0.0% <sup>†</sup>	..	0.0% <sup>†</sup>
5+ Bedrooms	0.0%	0.0% <sup>†</sup>	...	0.0% <sup>†</sup>	...	0.0% <sup>†</sup>	...	...	...	..	...

x = suppressed. .. = no information available for April 2025 ... = not applicable.

<sup>1</sup> Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>1</sup> Duplex includes single detached houses with a legal rental suite.

<sup>2</sup> Buildings with five or more rental units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space.

<sup>4</sup> Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

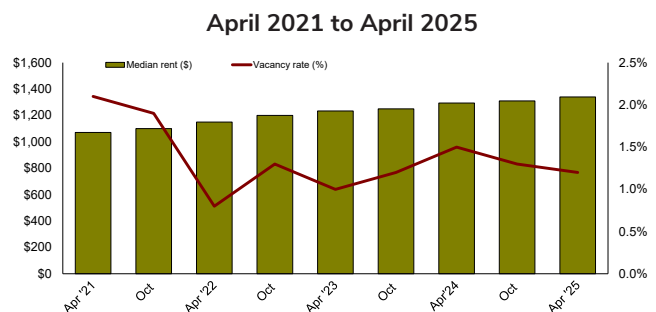
### 5.2 Median rent and vacancy rates\* for units in buildings with 3 or more rental units, Yukon communities

	Whitehorse		Watson Lake		Dawson City	
	Median rent	Vacancy rate	Median rent	Vacancy rate	Median rent	Vacancy rate
<b>2025 average</b>						
<b>April</b>	\$1,340	1.2%	\$1,088	8.3%	\$1,385	8.7%
<b>2024 average</b>	<b>\$1,302</b>	<b>1.4%</b>	<b>\$1,001</b>	<b>7.7%</b>	<b>\$1,321</b>	<b>4.3%</b>
<b>October</b>	\$1,310	1.3%	\$1,024	7.7%	\$1,342	0.0%
<b>April</b>	\$1,294	1.5%	\$979	7.7%	\$1,300	8.7%

\*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](https://yukon.ca/yukon-rent-survey-april-2025)



## 6. Real Estate

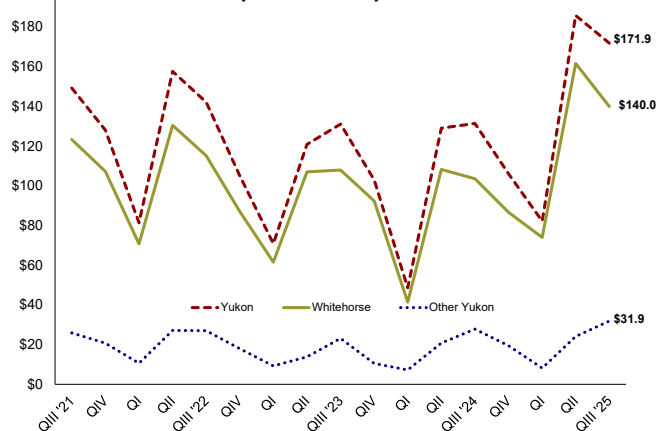
### 6.1 Number and value of real estate transactions\*, Whitehorse

	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)
<b>Year-to-date</b>	76	122,387	31	33,038	21	12,144	45	24,367	-9	-2,550	x	x
<b>changes</b>	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)
<b>2025</b>												
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 <sup>E</sup>
Q1	116	74,012.9	42	29,934.6	5	2,735.0	33	15,693.5	18	7,736.2	x	x
<b>2024 total</b>	<b>651</b>	<b>339,871.1</b>	<b>255</b>	<b>171,251.2</b>	<b>33</b>	<b>18,269.8</b>	<b>136</b>	<b>65,418.9</b>	<b>84</b>	<b>40,305.6</b>	<b>x</b>	<b>x</b>
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 <sup>E</sup>

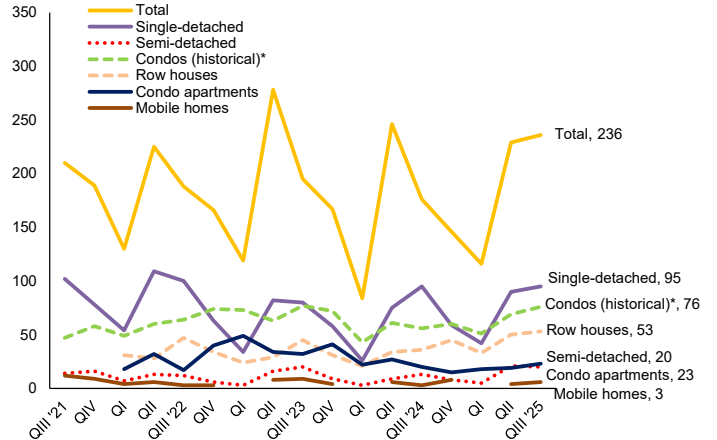
\*Please see table endnotes on page 12. Note: Total includes residential lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics. E = use with caution r = revised figures

Yukon Real Estate Report, Third Quarter, 2025: [yukon.ca/yukon-real-estate-report-q3-2025](https://yukon.ca/yukon-real-estate-report-q3-2025)

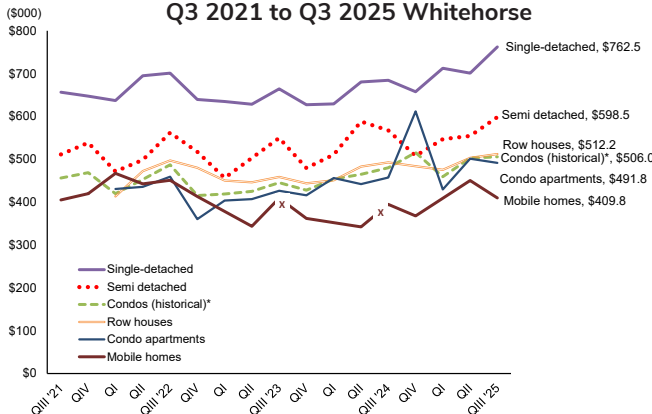
### 6.2 Value of real estate transactions Q3 2021 to Q3 2025



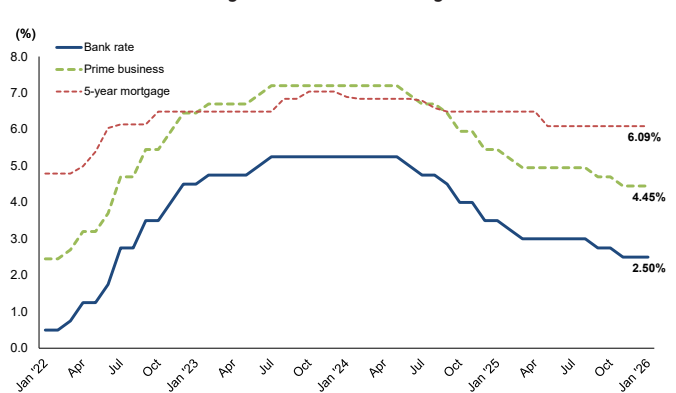
### 6.3 Number of residential transactions Q3 2021 to Q3 2025 Whitehorse



### 6.4 Average residential sale prices Q3 2021 to Q3 2025 Whitehorse



### 6.5 Selected interest rates\* January 2022 to January 2026



\* 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 total number of residential property transactions in Whitehorse was 236, an increase of 61, or 34.9%, compared to the third quarter of 2024 (175).



## 7. Construction

### 7.1 Yukon building permits, number and construction value\*

	Total		Residential		Industrial, Commercial, and Government/ Institutional <sup>1</sup>	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>Year-to-date changes</b>	-251	79,896	-233	-38,746	-18	118,641
	-25.9%	33.5%	-28.6%	-24.8%	0.0%	143.5%
<b>2025</b>						
December (p)	28	20,660.1	23	15,700.1	5	4,960
November (p)	24	7,254.5	21	7,064.5	3	190
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
<b>2024 total</b>	<b>968</b>	<b>238,673.3</b>	<b>814</b>	<b>155,989.7</b>	<b>154</b>	<b>82,664</b>
December	28	1,897.5	24	1,632.5	4	265

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. Due to recent changes in the building permit database of the City of Whitehorse and consequent changes in data analysis by Statistics Canada and Yukon Bureau of Statistics, data for 2025 are preliminary and should be used with caution.

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.

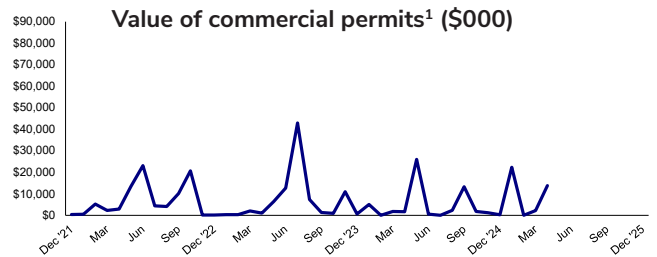
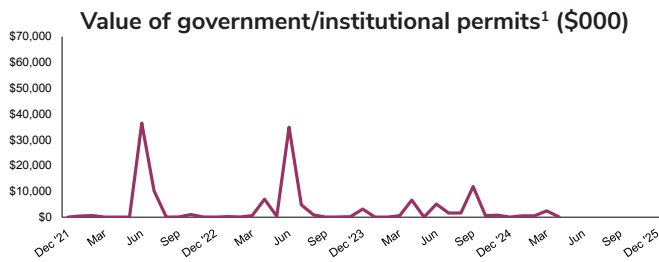
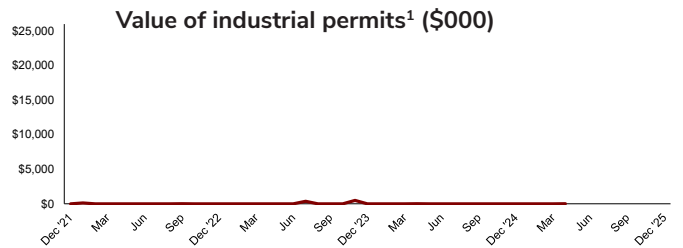
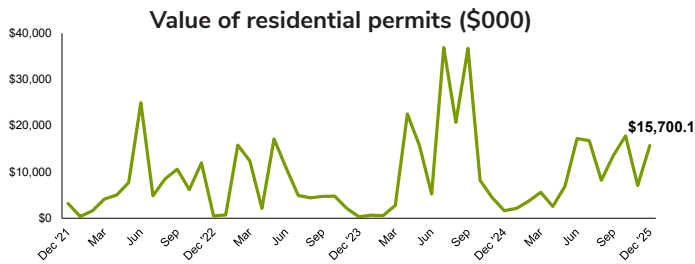
<sup>1</sup> Due to temporary changes in the reporting of building permits issued by the City of Whitehorse from May to October 2025, data on Industrial, Commercial, and Government/Institutional building permits have been combined.

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

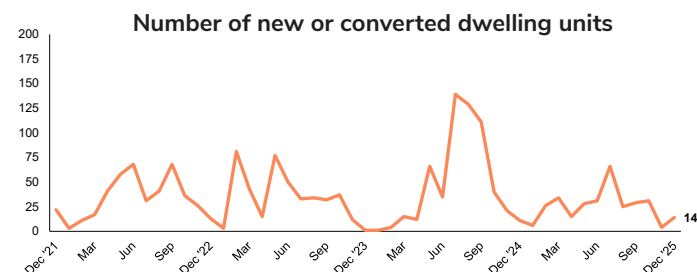
In January through December 2025, a total of 717 building permits were issued in Yukon, at a construction value of \$318.6 million. The construction value of permits increased by \$79.9 million, or 33.5%, compared to the total value of permits issued in January through December 2024. Of the total construction value of building permits issued in January through December 2025:

- 63.2% was attributable to non-residential permits (commercial industrial, and government/institutional); and
- 36.8% was attributable to residential permits.

### 7.2 Construction value of building permits\*, Yukon, December 2021 to December 2025



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



#### Did you know?

The total residential construction value of building permits issued in Yukon for December 2025 was \$15.7 million, an increase of \$14.1 million, or 861.7% compared to December 2024 (\$1.6 million). This was mainly due to a small number of high-value multi-residential building permits.

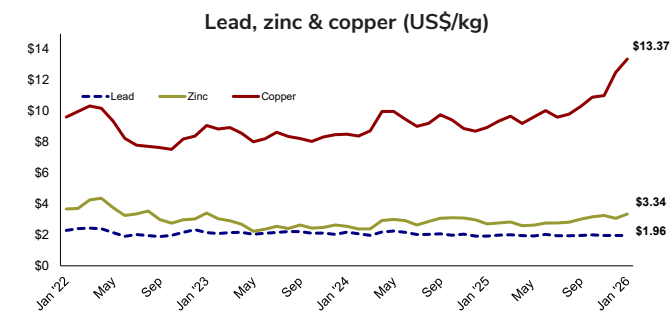
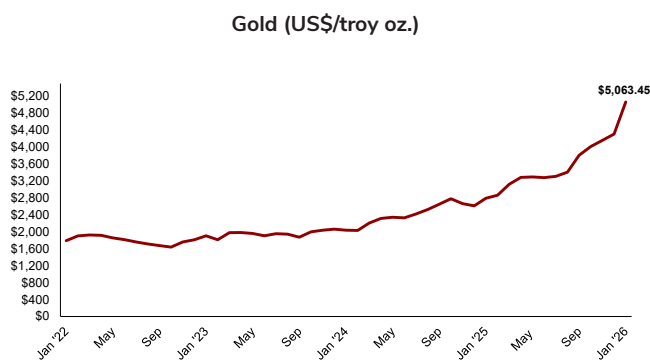
\*Please see endnotes on page 12.

Sources: Yukon Community Services and City of Whitehorse.



## 8. Resources

### 8.1 London metal commodity prices\*, January 2021 to January 2026



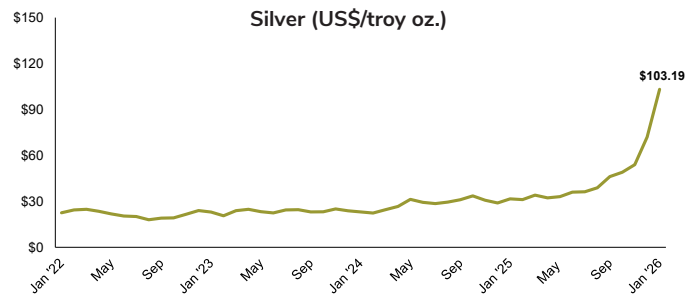
\*Please see endnotes on page 12.

Sources:

Exchange rates: Canadian Foreign Exchange Services.

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

	Jan '25	Jan '26	Jan '25 to Jan '26 change
<b>US Dollars</b>			
(\$/troy oz)			
<b>Gold</b>	\$2,791.50	\$5,063.45	\$2,271.95
<b>Silver</b>	\$31.61	\$103.19	\$71.58
(\$/kg)			
<b>Lead</b>	\$1.92	\$1.96	\$0.04
<b>Zinc</b>	\$2.71	\$3.34	\$0.63
<b>Copper</b>	\$8.95	\$13.37	\$4.42
<b>Canadian Dollars</b>			
(\$/troy oz)			
<b>Gold</b>	\$4,038.18	\$6,898.70	\$2,860.52
<b>Silver</b>	\$45.72	\$140.59	\$94.87
(\$/kg)			
<b>Lead</b>	\$2.78	\$2.67	-\$0.11
<b>Zinc</b>	\$3.92	\$4.56	\$0.64
<b>Copper</b>	\$12.95	\$18.22	\$5.27

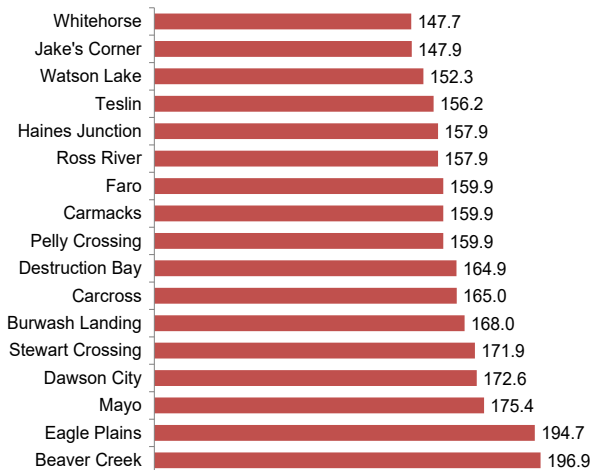


#### Did you know?

In January 2026, average regular self-serve gasoline prices ranged from 147.7¢ per litre in Whitehorse to 196.9¢ per litre in Beaver Creek; a difference of 49.2¢.

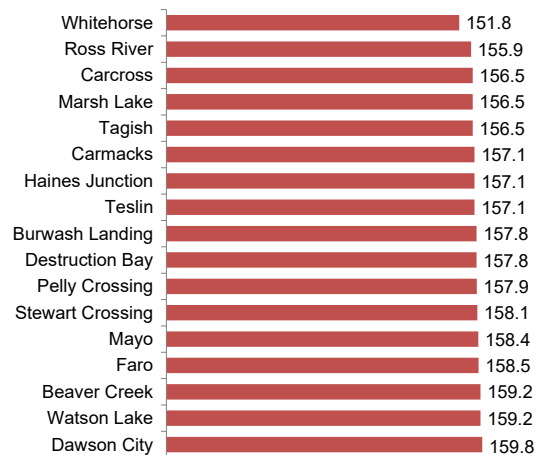
### 8.2 Regular self-serve gasoline

Average January 2026 Prices (cents per litre)



### 8.3 Residential furnace oil

Average January 2026 Prices (cents per litre)



Yukon Fuel Price Survey, January 2026: [yukon.ca/yukon-fuel-price-survey-january-2026](http://yukon.ca/yukon-fuel-price-survey-january-2026)



## 9. Transportation

### 9.1 Aircraft movements\*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
<b>Year-to-date changes</b>	2,159 3.9%	150 34.4%	387 41.8%	1,694 30.4%	560 69.5%	244 4.9%	...	-7 -1.9%	-273 -8.8%	-331 -0.9%
(no. of movements)										
<b>2025 total</b>	<b>57,462</b>	<b>586</b>	<b>1,313</b>	<b>7,269</b>	<b>1,366</b>	<b>5,268</b>	<b>..</b>	<b>363</b>	<b>2,840</b>	<b>38,322</b>
December	1,292	0	2	100	9	74	...	3	53	1,051
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
<b>2024 total</b>	<b>55,303</b>	<b>436</b>	<b>926</b>	<b>5,575</b>	<b>806</b>	<b>5,024</b>	<b>..</b>	<b>370</b>	<b>3,113</b>	<b>38,653</b>
December	1,701	4	9	118	56	73	43	3	36	1,359

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

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

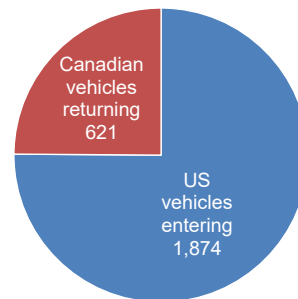
	Total	Canadians	US residents	Other foreign travellers
<b>Year-to-date changes</b>	34,020 7.1%	-13,842 -17.2%	42,133 12.1%	5,729 11.3%
<b>2025</b>				
November (p)	3,294	618	2,630	46
October	10,080	2,193	7,379	508
September	74,781	8,976	55,753	10,052
August	113,290	14,939	85,483	12,868
July	124,653	14,165	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
<b>2024 total</b>	<b>481,505</b>	<b>81,616</b>	<b>349,055</b>	<b>50,834</b>
December	3,127	1,156	1,902	69
November	3,421	948	2,361	112

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

Of the 3,294 travellers who entered Yukon through Canada Border Services Agency (CBSA) ports of entry in November 2025:

- 48.9% entered through Beaver Creek;
- 26.1% entered through Fraser (Skagway, AK to Carcross);
- 25.0% entered through Pleasant Camp (Haines, AK to Haines Junction); and
- 0.1% entered through Whitehorse.

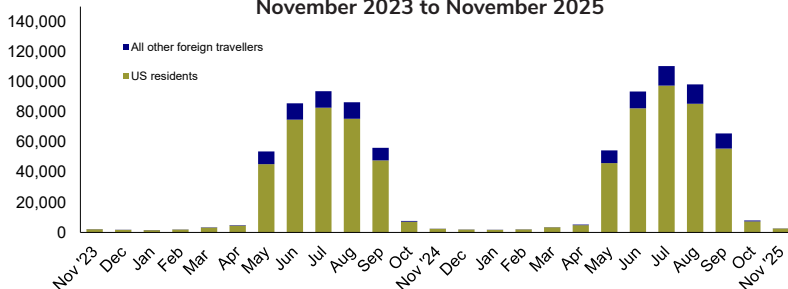
### 9.3 Number of vehicles entering or returning through Yukon via CBSA ports of entry\*, November 2025



\*Please see endnotes on page 12.

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

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



<sup>1</sup> 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?

On a year-to-date basis (January to November), 512,398 travellers entered Yukon through Canada Border Services Agency (CBSA) port of entry. Of them, 400,725, or 78.2%, 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: March 20, 2026