



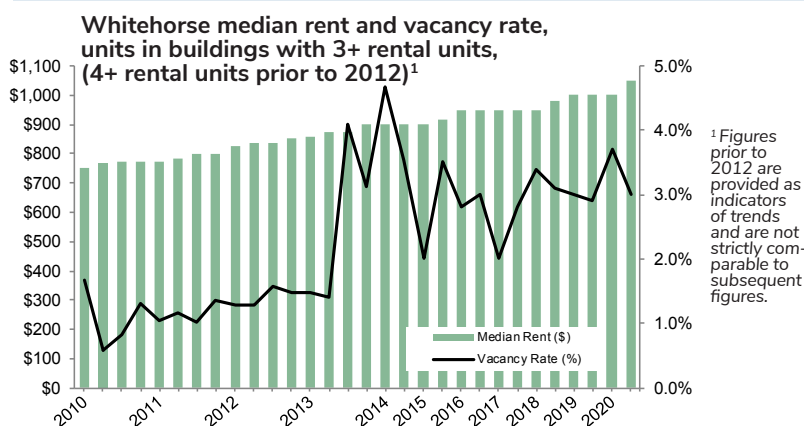
Yukon Rent Survey October 2020

Highlights

- In October 2020, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,050 and the vacancy rate was 3.0%.
- Compared with April 2020, the median rent in Whitehorse for units in buildings with 3 or more rental units increased by \$50 to \$1,050, and the vacancy rate decreased 0.7 percentage points from 3.7% to 3.0%.
- For rental units in all types of buildings in Whitehorse, the median rent was \$1,155 and the vacancy rate was 3.4%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), mobile homes, cabins and garden suites). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends¹ of median rent and vacancy rates in Whitehorse.



For units in buildings with 3 or more rental units, the median rent in October 2020 (\$1,050) increased by \$50 compared to a year earlier (October 2019) and also increased by \$50 compared to the previous reporting period (April 2020).

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014, (the highest rate since 2004) before settling down to a range of 2.0% to 3.5%.

The vacancy rate in October 2020 (3.0%) was 0.1 percentage point higher than the rate in October 2019 (2.9%), and 0.7 percentage points lower compared to the vacancy rate in April 2020 (3.7%).

Whitehorse rent summary for units in buildings with 3 or more rental units, October 2020

Number of units in survey	1,069
Number of vacant units	32
Vacancy rate	3.0%
Median rent	\$1,050

Whitehorse rent summary for units in buildings with 2 or more units², October 2020

Number of units in survey	1,799
Number of vacant units	62
Vacancy rate	3.4%
Median rent	\$1,075

² Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums, mobile homes, cabins and garden suites.

Whitehorse rent summary for units in all types of buildings with rental units, October 2020

Number of units in survey	2,231
Number of vacant units	76
Vacancy rate	3.4%
Median rent	\$1,155

Note: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2012 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year (until 2013 when both surveys became semi-annual). In 2014, a further semi-annual survey was added for all types of buildings with rental units.

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. <https://yukon.ca/en/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon>
- **2016 Census Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc. <http://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/Facts-PR-Eng.cfm?TOPIC=8&LANG=Eng&GK=PR&GC=60>
- **CMHC Yukon Factsheet** - Information on buying a condo in Yukon. <https://www.cmhc-schl.gc.ca/en/buying/condominium-buyers-guide/provincial-fact-sheets/yukon-fact-sheet>

Rent Summary for All Buildings with Rental Units, by Type, Yukon, October 2020

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	226	226	4	1.8%	\$1,675	\$1,618
Townhouse/Row house	31	79	3	3.8%	\$1,550	\$1,512
Duplex ¹	441	616	24	3.9%	\$1,350	\$1,424
Triplex and Fourplex	77	203	5	2.5%	\$1,200	\$1,274
Condominium	129	184	6	3.3%	\$1,700	\$1,744
Apartment Building ²	50	892	30	3.4%	\$1,000	\$1,090
Store-top (Commercial) ³	15	79	1	1.3%	\$1,035	\$1,167
Mobile Home	61	61	3	4.9%	\$1,095	\$1,062
Cabin	9 [†]	9 [†]	0 [†]	0.0% [†]	x	x
Garden Suite	21	21	2	9.5%	\$1,300	\$1,333
All Types⁴	1,060	2,371	77	3.2%	\$1,150	\$1,315

x = suppressed
[†] Use caution when analyzing the data due to high variance or a small number of responding units within the category.
¹ Duplex includes single detached houses with a legal rental suite.
² Buildings with five or more 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.

For rental units in all types of buildings in Yukon, the median rent for October 2020 was \$1,150. The highest median rent reported by landlords was \$1,700 per month for condominiums. Single detached houses had the second-highest median rent at \$1,675 per month. The lowest median rent was \$1,000 per month for units in apartment buildings.

In October 2020, the highest number of rental units (892) was in apartment buildings, followed by the number of rental units (616) in duplexes (includes single detached houses with a rental suite). The lowest number of rental units (9[†]) was in the cabins category.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, October 2020

	All Types	Single Detached House	Townhouse/Row house	Duplex ¹	Triplex and Fourplex	Condo-minium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Cabin	Garden Suite
Number of Buildings with Rental Units	1,060	226	31	441	77	129	50	15	61	9	21
Median Rent											
All	\$1,150	\$1,675	\$1,550	\$1,350	\$1,200	\$1,700	\$1,000	\$1,035	\$1,095	x	\$1,300
Bachelor	\$900	x	...	\$1,000 [†]	\$1,000	\$1,200	\$850	\$800	...	...	x
1 Bedroom	\$1,000	\$1,200	\$1,000	\$1,055	\$1,000	\$1,375	\$1,000	\$1,045	...	x	x
2 Bedrooms	\$1,255	\$1,650	\$1,450	\$1,400	\$1,300	\$1,700	\$1,181	\$1,500	\$1,045	...	\$1,275 [†]
3-4 Bedrooms	\$1,725	\$1,775	\$1,850	\$1,700	\$1,600	\$2,100	\$1,400	x	\$1,150	x	...
5+ Bedrooms	\$2,200	\$2,200	...	...	...	...	...	...	...	...	...
Total Units											
All⁴	2,371	226	79	616	203	184	892	79	61	9 [†]	21
Bachelor	184	2 [†]	...	15 [†]	7	20	116	21	...	...	3 [†]
1 Bedroom	730	28	13	185	83	31	353	26	...	3 [†]	8 [†]
2 Bedrooms	903	50	41	204	71	57	398	30	44	...	9 [†]
3-4 Bedrooms	532	123	26	213	43	76	26	2 [†]	17	5 [†]	...
5+ Bedrooms	23	23	...	...	...	...	...	...	...	...	...
Vacant Units											
All⁴	77	4	3	24	5	6	30	1	3	0 [†]	2
Bachelor	20	0 [†]	...	4 [†]	0	3	13	0	...	...	0 [†]
1 Bedroom	24	0	0	11	4	2	5	1	...	0 [†]	0 [†]
2 Bedrooms	21	0	3	4	0	1	11	0	0	...	2 [†]
3-4 Bedrooms	9	0	0	5	1	0	0	0 [†]	3	0 [†]	...
5+ Bedrooms	4	4	...	...	...	...	...	...	...	...	...
Vacancy Rate											
All	3.2%	1.8%	3.8%	3.9%	2.5%	3.3%	3.4%	1.3%	4.9%	0.0% [†]	9.5%
Bachelor	10.9%	0.0% [†]	...	26.7% [†]	0.0%	15.0%	11.2%	0.0%	...	...	0.0% [†]
1 Bedroom	3.3%	0.0%	0.0%	5.9%	4.8%	6.5%	1.4%	3.8%	...	0.0% [†]	0.0% [†]
2 Bedrooms	2.3%	0.0%	7.3%	2.0%	0.0%	1.8%	2.8%	0.0%	0.0%	...	22.2% [†]
3-4 Bedrooms	1.7%	0.0%	0.0%	2.3%	2.3%	0.0%	0.0%	0.0% [†]	17.6%	0.0% [†]	...
5+ Bedrooms	17.4%	17.4%	...	...	...	...	...	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing the data due to high variance or a small number of responding units within the category.
¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more 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.

Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, October 2020

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
Number of Buildings with Rental Units	1,060	86	136	244	91	149	141	206	6
Median Rent									
All	\$1,150	\$913	\$1,050	\$1,100	\$1,000	\$1,400	\$1,600	\$1,600	x
Bachelor	\$900	\$715	\$850	\$800	\$999	\$900 [†]	x	\$1,200	x
1 Bedroom	\$1,000	\$925	\$1,050	\$1,000	\$1,000	\$1,100	\$1,000	\$1,100	...
2 Bedrooms	\$1,255	\$1,200	\$1,218	\$1,200	\$1,000	\$1,325	\$1,600	\$1,698	...
3-4 Bedrooms	\$1,725	\$1,675	\$1,600	\$1,500	\$1,500	\$1,500	\$1,988	\$2,100	x
5+ Bedrooms	\$2,200	...	...	x	...	x	x	...	...
Total Units									
All¹	2,371	152	501	700	227	249	213	320	8 [†]
Bachelor	184	25	75	34	15	10 [†]	2 [†]	19	4 [†]
1 Bedroom	730	48	174	185	100	50	66	105	...
2 Bedrooms	903	44	191	326	82	85	74	102	...
3-4 Bedrooms	532	35	61	146	30	97	64	95	4 [†]
5+ Bedrooms	23	8 [†]	...	8 [†]	8 [†]

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¹ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For all buildings with rental units in Yukon, 206 buildings, or 19.4% of the total, were built in the decade of 2010-present (note: 'unknown years' may also include units built in 2010-present). In general, the newer the building is, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Community, October 2020

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,060	952	47	45	15
Median Rent					
All	\$1,150	\$1,155	\$1,000	\$800	\$620
Bachelor	\$900	\$900	\$1,000	x	...
1 Bedroom	\$1,000	\$1,000	\$1,000	\$528	x
2 Bedrooms	\$1,255	\$1,258	\$1,300 [†]	\$800	x
3-4 Bedrooms	\$1,725	\$1,750	x	\$1,200	x
5+ Bedrooms	\$2,200	\$2,500 [†]	...	x	...
Total Units					
All¹	2,371	2,231	63	60	18
Bachelor	184	172	11	1 [†]	...
1 Bedroom	730	687	31	9	3 [†]
2 Bedrooms	903	869	14 [†]	14	6 [†]
3-4 Bedrooms	532	487	8 [†]	28	9 [†]
5+ Bedrooms	23	15 [†]	...	8 [†]	...
Vacant Units					
All¹	77	76	0	1	0
Bachelor	20	20	0	0 [†]	...
1 Bedroom	24	23	0	1	0 [†]
2 Bedrooms	21	21	0 [†]	0	0 [†]
3-4 Bedrooms	9	9	0 [†]	0	0 [†]
5+ Bedrooms	4	4 [†]	...	0 [†]	...
Vacancy Rate					
All	3.2%	3.4%	0.0%	1.7%	0.0%
Bachelor	10.9%	11.6%	0.0%	0.0% [†]	...
1 Bedroom	3.3%	3.3%	0.0%	11.1%	0.0% [†]
2 Bedrooms	2.3%	2.4%	0.0% [†]	0.0%	0.0% [†]
3-4 Bedrooms	1.7%	1.8%	0.0% [†]	0.0%	0.0% [†]
5+ Bedrooms	17.4%	26.7% [†]	...	0.0% [†]	...

In October 2020, the highest median rent reported for any size of rental units (in the communities surveyed) was \$2,500[†] for units with 5 or more bedrooms in Whitehorse.

Of the 77 vacant rental units in Yukon in October 2020, 76 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 1-bedroom units at 23, followed by 2-bedroom units at 21 and bachelor units at 20.

In Whitehorse, the highest vacancy rate was at 26.7% for units with five or more bedrooms; the lowest rate was for units with three to four bedrooms at 1.8%.

x = Suppressed.

... = Not appropriate/applicable.

[†] Use with caution when analyzing data due to high variance or a small number of responding units within the category.

¹ Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, October 2020

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	167	167	4	2.4%	\$1,750	\$1,824
Townhouse/Row house	27	74	3	4.1%	\$1,550	\$1,537
Duplex ¹	411	579	24	4.1%	\$1,400	\$1,439
Triplex and Fourplex	73	192	4	2.1%	\$1,250	\$1,301
Condominium	129	184	6	3.3%	\$1,700	\$1,744
Apartment Building ²	49	884	30	3.4%	\$1,000	\$1,091
Store-top (Commercial) ³	13	70	1	1.4%	\$1,050	\$1,204
Mobile Home	52	52	3	5.8%	\$1,200	\$1,151
Cabin	9 [†]	9 [†]	0 [†]	0.0% [†]	x	x
Garden Suite	21	21	2	9.5%	\$1,300	\$1,333
All Types⁴	952	2,231	76	3.4%	\$1,155	\$1,334

x = suppressed

[†] Use caution when analyzing the data due to high variance or a small number of responding units within the category.

¹ Duplex includes single detached houses with a legal rental suite. ² Buildings with five or more 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.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, October 2020

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse ¹	Porter Creek	Whistlebend	Crestview	Country Residential
Number of Buildings with Rental Units	952	219	166	322	171	22	31	21
Median Rent								
All	\$1,155	\$1,050	\$1,200	\$1,200	\$1,350	\$2,100	\$1,400	\$1,400
Bachelor	\$900	\$800	\$1,200	\$900	\$1,200	...	...	x
1 Bedroom	\$1,000	\$1,000	\$1,050	\$1,000	\$950	x	\$1,250	\$1,200 [†]
2 Bedrooms	\$1,258	\$1,260	\$1,178	\$1,365	\$1,400	\$1,900 [†]	\$1,800	\$1,950 [†]
3-4 Bedrooms	\$1,750	\$1,750	\$1,475	\$1,750	\$2,100	\$2,150	\$1,800 [†]	x
5+ Bedrooms	\$2,500 [†]	\$2,500 [†]
Total Units								
All²	2,231	742	535	585	278	31	38	21
Bachelor	172	79	7	63	21	...	...	2 [†]
1 Bedroom	687	352	125	135	43	4 [†]	20	8 [†]
2 Bedrooms	869	211	305	213	112	4 [†]	14	9 [†]
3-4 Bedrooms	487	100	98	159	102	23	3 [†]	2 [†]
5+ Bedrooms	15 [†]	15 [†]
Vacant Units								
All²	76	14	21	30	11	0	0	0
Bachelor	20	3	4	13	0	...	...	0 [†]
1 Bedroom	23	3	7	7	6	0 [†]	0	0 [†]
2 Bedrooms	21	9	9	3	0	0 [†]	0	0 [†]
3-4 Bedrooms	9	0	0	3	6	0	0 [†]	0 [†]
5+ Bedrooms	4 [†]	4 [†]
Vacancy Rate								
All	3.4%	1.9%	3.9%	5.1%	4.0%	0.0%	0.0%	0.0%
Bachelor	11.6%	3.8%	57.1%	20.6%	0.0%	...	...	0.0% [†]
1 Bedroom	3.3%	0.9%	5.6%	5.2%	14.0%	0.0% [†]	0.0%	0.0% [†]
2 Bedrooms	2.4%	4.3%	3.0%	1.4%	0.0%	0.0% [†]	0.0%	0.0% [†]
3-4 Bedrooms	1.8%	0.0%	0.0%	1.9%	5.9%	0.0%	0.0% [†]	0.0% [†]
5+ Bedrooms	26.7% [†]	26.7% [†]

x = Suppressed. ... = Not appropriate/applicable.

[†] Use caution when analyzing the data due to high variance or a small number of responding units within the category.

¹ Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.

² Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Note: Median and average rent prices displayed in this publication, may or may not include utility costs (heating, electricity, water, parking, etc).

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