



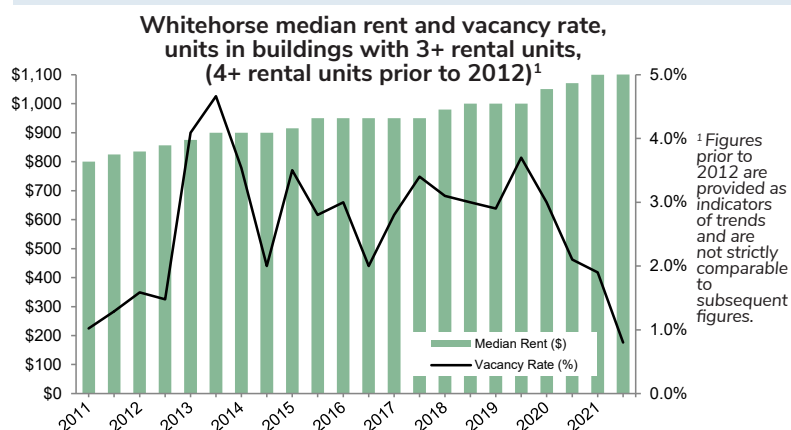
Yukon Rent Survey April 2022

Highlights

- In April 2022, Whitehorse's median rent for units in buildings with 3 or more rental units was \$1,150 and the vacancy rate was 0.8%.
- Compared with October 2021, the median rent in Whitehorse for units in buildings with 3 or more rental units increased by \$50 to \$1,150, and the vacancy rate decreased 1.1 percentage points from 1.9% to 0.8%.
- For rental units in all types of buildings in Whitehorse, the median rent was \$1,300 and the vacancy rate was 1.4%.

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.



Whitehorse rent summary for units in buildings with 3 or more rental units, April 2022

Number of units in survey	1,063
Number of vacant units	9
Vacancy rate	0.8%
Median rent	\$1,150

Whitehorse rent summary for units in buildings with 2 or more units², April 2022

Number of units in survey	1,795
Number of vacant units	30
Vacancy rate	1.7%
Median rent	\$1,241

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, April 2022

Number of units in survey	2,228
Number of vacant units	31
Vacancy rate	1.4%
Median rent	\$1,300

For units in buildings with 3 or more rental units, the median rent in April 2022 (\$1,150) increased by \$79 compared to a year earlier (April 2021) and increased by \$50 compared to the previous reporting period (October 2021).

The vacancy rate remained almost stable (around 1.5%) between March 2011 and April 2013, started increasing to reach 4.7% in April 2014, (the highest rate since 2004), and then fluctuated within a range of 2.0% to 3.7% until April 2020. From October 2020, the vacancy rate started decreasing.

The vacancy rate in April 2022 (0.8%) was 1.3 percentage points lower than the rate in April 2021 (2.1%), and 1.1 percentage points lower compared to the rate in October 2021 (1.9%).

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 Northern Housing Report:** <https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/market-reports/housing-market/northern-housing-report>

Rent Summary for All Buildings with Rental Units, by Type, Yukon, April 2022

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	223	223	2	0.9%	\$1,800	\$1,827
Townhouse/Row house	31	85	2	2.4%	\$1,672	\$1,765
Duplex ¹	457	638	20	3.1%	\$1,500	\$1,529
Triplex and Fourplex	75	204	2	1.0%	\$1,273	\$1,373
Condominium	137	195	1	0.5%	\$1,800	\$1,877
Apartment Building ²	47	875	7	0.8%	\$1,100	\$1,192
Store-top (Commercial) ³	16	79	2	2.5%	\$1,216	\$1,311
Mobile Home	67	67	0	0.0%	\$1,300	\$1,273
Garden Suite	21	21	0	0.0%	\$1,300	\$1,280
All Types⁴	1,073	2,386	37	1.6%	\$1,300	\$1,440

.. = No information available
¹Duplex includes single detached houses with a legal rental suite.
² Buildings with five or more units.
³Store-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 April 2022 was \$1,300. The highest median rent reported by landlords was \$1,800 per month for condominiums and Single Detached Houses. Townhouse/row house units had the second-highest median rent at \$1,672 per month. The lowest median rent was \$1,100 per month for units in apartment buildings.

In April 2022, the highest number of rental units (875) was in apartment buildings, followed by the number of rental units (638) in duplexes (includes single detached houses with a rental suite). The lowest number of rental units (21) was in the garden suite category. No information was available for cabins in April 2022.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, April 2022

	All Types	Single Detached House	Townhouse/Row house	Duplex ¹	Triplex and Fourplex	Condo-minium	Apartment Building ²	Store-top (Commercial) ³	Mobile Home	Garden Suite
Number of Buildings with Rental Units	1,073	223	31	457	75	137	47	16	67	21
Median Rent										
All	\$1,300	\$1,800	\$1,672	\$1,500	\$1,273	\$1,800	\$1,100	\$1,216	\$1,300	\$1,300
Bachelor	\$1,000	...	...	\$1,100	\$1,150	\$1,300	\$1,000	\$1,000	...	\$875 [†]
1 Bedroom	\$1,100	\$1,150	\$1,275 [†]	\$1,263	\$1,100	\$1,250	\$1,061	\$1,225	...	\$1,200 [†]
2 Bedrooms	\$1,400	\$1,704	\$1,500	\$1,500	\$1,400	\$2,000	\$1,273	\$1,768	\$1,300	x
3-4 Bedrooms	\$1,800	\$1,800	\$1,800	\$1,700	\$1,850	\$2,100	\$1,432	\$1,970 [†]	\$1,196	\$1,700 [†]
5+ Bedrooms	\$3,000	\$3,200	...	...	...	x	...	...	...	...
Total Units										
All⁴	2,386	223	85	638	204	195	875	79	67	21
Bachelor	187	...	...	16	12	16	111	27	...	5 [†]
1 Bedroom	737	22	5 [†]	178	88	41	377	18	...	9 [†]
2 Bedrooms	914	66	42	228	69	50	378	32	47	2 [†]
3-4 Bedrooms	527	116	38	216	36	87	8	2 [†]	19	4 [†]
5+ Bedrooms	21	19	...	...	...	2 [†]
Vacant Units										
All⁴	37	2	2	20	2	1	7	2	0	0
Bachelor	2	...	...	0	0	0	1	1	...	0 [†]
1 Bedroom	14	2	0 [†]	7	1	0	3	0	...	0 [†]
2 Bedrooms	16	0	2	10	1	0	2	0	0	0 [†]
3-4 Bedrooms	5	0	0	3	0	1	0	1 [†]	0	0 [†]
5+ Bedrooms	0	0	...	...	...	0 [†]
Vacancy Rate										
All	1.6%	0.9%	2.4%	3.1%	1.0%	0.5%	0.8%	2.5%	0.0%	0.0%
Bachelor	1.1%	...	...	0.0%	0.0%	0.0%	0.9%	3.7%	...	0.0% [†]
1 Bedroom	1.9%	9.1%	0.0% [†]	3.9%	1.1%	0.0%	0.8%	0.0%	...	0.0% [†]
2 Bedrooms	1.8%	0.0%	4.8%	4.4%	1.4%	0.0%	0.5%	0.0%	0.0%	0.0% [†]
3-4 Bedrooms	0.9%	0.0%	0.0%	1.4%	0.0%	1.1%	0.0%	50.0% [†]	0.0%	0.0% [†]
5+ Bedrooms	0.0%	0.0%	...	...	...	0.0% [†]

x = Suppressed. .. = No information available. ... = 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, April 2022

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-present
Number of Buildings with Rental Units	1,073	97	153	220	98	152	98	202	12
Median Rent									
All	\$1,300	\$1,200	\$1,180	\$1,273	\$1,008	\$1,550	\$1,550	\$1,700	\$1,450
Bachelor	\$1,000	\$821	\$1,000	\$848	\$975	\$1,236 †	...	\$1,300	...
1 Bedroom	\$1,100	\$950	\$1,100	\$1,061	\$1,000	\$1,200	\$1,000	\$1,175	x
2 Bedrooms	\$1,400	\$1,475	\$1,365	\$1,368	\$1,061	\$1,450	\$1,600	\$1,759	\$1,450
3-4 Bedrooms	\$1,800	\$1,700	\$1,775	\$1,666	\$1,550	\$1,775	\$2,000	\$2,210	\$1,650 †
5+ Bedrooms	\$3,000	...	...	x	x	x	x	x	...
Total Units									
All¹	2,386	164	516	653	241	246	152	339	23
Bachelor	187	30	78	34	18	7 †	...	18	...
1 Bedroom	737	27	195	177	109	62	50	95	5 †
2 Bedrooms	914	61	165	324	95	77	56	109	14
3-4 Bedrooms	527	45	78	115	17	97	44	113	5 †
5+ Bedrooms	21	...	...	4 †	2 †	4 †	2 †	3 †	...

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 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, 220 buildings, or 20.5% of the total, were built in the decade of 1970-1979. 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, April 2022

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,073	957	49	48	19
Median Rent					
All	\$1,300	\$1,300	\$1,250	\$950	\$1,190
Bachelor	\$1,000	\$1,035	\$1,000	x	...
1 Bedroom	\$1,100	\$1,100	\$1,200	\$880	x
2 Bedrooms	\$1,400	\$1,409	\$1,450	\$884	\$1,000 †
3-4 Bedrooms	\$1,800	\$1,800	\$2,175 †	\$1,100	\$1,200 †
5+ Bedrooms	\$3,000	\$3,200	...	...	x
Total Units					
All¹	2,386	2,228	71	68	19
Bachelor	187	179	7	1 †	...
1 Bedroom	737	690	31	13	3 †
2 Bedrooms	914	857	26	24	7 †
3-4 Bedrooms	527	482	7 †	30	7 †
5+ Bedrooms	21	19	...	...	2 †
Vacant Units					
All¹	37	31	4	2	0
Bachelor	2	1	1	0 †	...
1 Bedroom	14	10	2	1	0 †
2 Bedrooms	16	16	0	0	0 †
3-4 Bedrooms	5	4	0 †	1	0 †
5+ Bedrooms	0	0	...	...	0 †
Vacancy Rate					
All	1.6%	1.4%	5.6%	2.9%	0.0%
Bachelor	1.1%	0.6%	14.3%	0.0% †	...
1 Bedroom	1.9%	1.4%	6.5%	7.7%	0.0% †
2 Bedrooms	1.8%	1.9%	0.0%	0.0%	0.0% †
3-4 Bedrooms	0.9%	0.8%	0.0% †	3.3%	0.0% †
5+ Bedrooms	0.0%	0.0%	...	...	0.0% †

In April 2022, the highest median rent reported for any size of rental units (in the communities surveyed) was \$3,200[†] for units with 5 or more bedrooms in Whitehorse.

Of the 37 vacant rental units in Yukon in April 2022, 31 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 16, followed by 1-bedroom units at 10.

In Whitehorse, the highest vacancy rate was at 1.9% for units with two bedrooms; the lowest rate was for units with five or more bedrooms at 0.0%.

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, April 2022

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	177	177	0	0.0%	\$1,890	\$1,960
Townhouse/Row house	25	72	2	2.8%	\$1,778	\$1,832
Duplex ¹	428	596	20	3.4%	\$1,500	\$1,544
Triplex and Fourplex	71	193	1	0.5%	\$1,313	\$1,404
Condominium	137	195	1	0.5%	\$1,800	\$1,877
Apartment Building ²	46	866	6	0.7%	\$1,100	\$1,193
Store-top (Commercial) ³	14	68	1	1.5%	\$1,250	\$1,354
Mobile Home	43	43	0	0.0%	\$1,400	\$1,359
Garden Suite	17	17	0	0.0%	\$1,400	\$1,297
All Types⁴	957	2,228	31	1.4%	\$1,300	\$1,456

.. = No information available.

† 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, April 2022

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse ¹	Porter Creek	Whistlebend	Crestview	Country Residential
Number of Buildings with Rental Units	957	213	168	315	166	32	29	34
Median Rent								
All	\$1,300	\$1,100	\$1,365	\$1,367	\$1,500	\$2,350	\$1,500	\$1,600
Bachelor	\$1,035	\$975	\$1,250 †	\$1,125	\$1,300	...	x	x
1 Bedroom	\$1,100	\$1,069	\$1,075	\$1,100	\$1,035	\$1,400 †	\$1,300	\$1,500 †
2 Bedrooms	\$1,409	\$1,338	\$1,319	\$1,500	\$1,500	\$2,310 †	\$1,850	\$1,600
3-4 Bedrooms	\$1,800	\$2,025	\$1,800	\$1,800	\$1,800	\$2,450	\$1,600	x
5+ Bedrooms	\$3,200	x	x	\$2,800 †	x	...	...	...
Total Units								
All²	2,228	729	540	574	275	39	36	34
Bachelor	179	95	3 †	58	18	...	2 †	2 †
1 Bedroom	690	351	127	132	54	11 †	9	7 †
2 Bedrooms	857	197	315	207	103	4 †	10	21
3-4 Bedrooms	482	83	91	168	97	25	14	5 †
5+ Bedrooms	19	3 †	4 †	9 †	2 †	...	...	...
Vacant Units								
All²	31	16	6	6	1	0	2	0
Bachelor	1	1	0 †	0	0	...	0 †	0 †
1 Bedroom	10	4	5	1	0	0 †	0	0 †
2 Bedrooms	16	8	1	5	0	0 †	2	0
3-4 Bedrooms	4	3	0	0	1	0	0	0 †
5+ Bedrooms	0	0 †	0 †	0 †	0 †	...	...	...
Vacancy Rate								
All	1.4%	2.2%	1.1%	1.0%	0.4%	0.0%	5.6%	0.0%
Bachelor	0.6%	1.1%	0.0% †	0.0%	0.0%	...	0.0% †	0.0% †
1 Bedroom	1.4%	1.1%	3.9%	0.8%	0.0%	0.0% †	0.0%	0.0% †
2 Bedrooms	1.9%	4.1%	0.3%	2.4%	0.0%	0.0% †	20.0%	0.0%
3-4 Bedrooms	0.8%	3.6%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0% †
5+ Bedrooms	0.0%	0.0% †	0.0% †	0.0% †	0.0% †	...	...	...

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.).

August 2022

Next release date: January 2023