

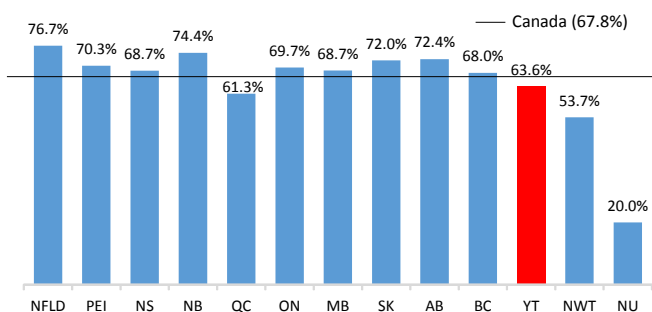


### Highlights

- The homeownership rate in Yukon (63.6%) was 4.2 percentage points lower than the national average (67.8%), and was the fourth-lowest in the country; ahead of Quebec (61.3%), the Northwest Territories (53.7%) and Nunavut (20.0%).
- Among homeowners in Yukon, 59.9% had a mortgage, while 40.1% owned their home mortgage-free. Of renters, 25.0% lived in subsidized housing.
- Of households that were above the affordability threshold (30% or more of total household income spent on shelter costs), 54.7% were renters, 38.1% were homeowners with mortgages and 7.3% owned their home outright.

## Housing Tenure

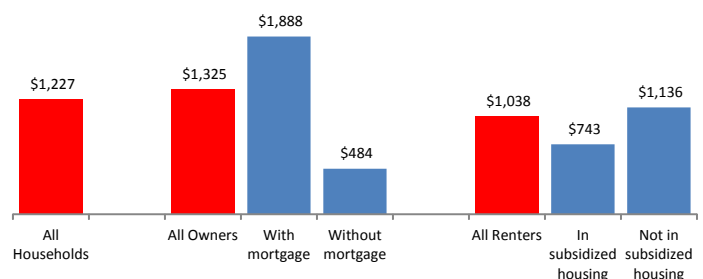
Homeownership Rate, Canada, Provinces and Territories, 2016



- Average monthly shelter costs for those with a mortgage were \$1,888, almost four times the average shelter costs of non-mortgage holders (\$484)<sup>1</sup>.
- Among the 5,010 renters in Yukon, 1,255, or 25.0%, lived in subsidized housing. Average monthly shelter costs of those in subsidized housing (\$743) was \$393, or 34.6%, lower than for renters not in subsidized housing (\$1,136)<sup>1</sup>.
- Of all owned dwellings in Yukon, 76.1% were single-detached houses, 9.7% were movable dwellings and 6.2% were semi-detached houses.

- According to the 2016 Census, there were 15,215 households in Yukon, of which, 63.6% were owned, 32.9% were rented, and 3.5% were band housing.
- The homeownership rate in Yukon (63.6%) was 4.2 percentage points lower than the national average (67.8%), and was the fourth-lowest in the country; ahead of Quebec (61.3%), the Northwest Territories (53.7%) and Nunavut (20.0%).
- Of the 9,590 homeowner households in Yukon, more homeowners had a mortgage (59.9%) than those who owned their home outright (40.1%).

Average Monthly Shelter Costs by Housing Tenure, Yukon, 2016<sup>1</sup>



## Other Census Information

- 2016 Census Topic: Housing: <http://www12.statcan.gc.ca/census-recensement/2016/rt-td/hous-loge-eng.cfm>
- Statistics Canada's Census Profile of Yukon, including Whitehorse and other census subdivisions: <http://bit.ly/2kcQWuC>
- GeoSearch - an interactive tool which helps locate and relate census data to geographic areas: <http://bit.ly/2lB2eXd>
- Focus on Geography Series, 2016: <http://bit.ly/2mdoCWO>

# Homeownership by Age Group and Type of Dwelling

Home Ownership Rate, by Type of Dwelling, by Age Group of Primary Household Maintainer, Yukon, 2016

- In Yukon, the homeownership rate was generally higher for households with an older primary household maintainer, up until the age of 74, after which it varies.

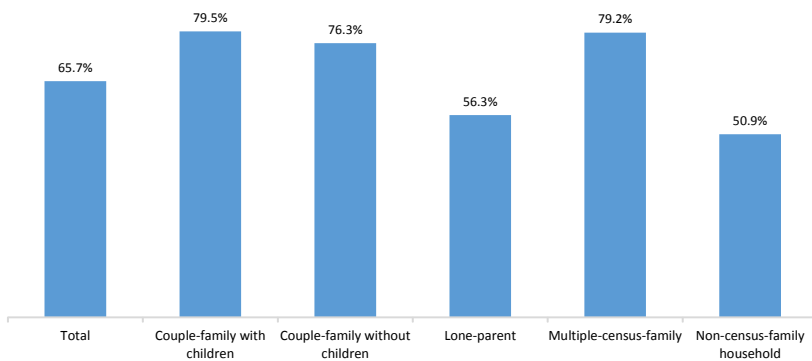
	All Households	15 to 24 years	25 to 34 years	35 to 44 years	45 to 54 years	55 to 64 years	65 to 74 years	75 to 84 years	85 years and over
<b>Total Households</b>	63.6%	17.6%	44.5%	62.1%	70.5%	72.2%	72.3%	62.5%	67.7%
Single-detached house	76.1%	25.0%	57.9%	71.3%	80.1%	82.3%	85.4%	82.4%	77.8%
Apartment that has 5+ storeys	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	n/a	0.0%	n/a
Semi-detached house	51.7%	0.0%	37.5%	54.8%	66.0%	51.2%	60.0%	40.0%	n/a
Row house	52.1%	0.0%	44.7%	59.0%	46.4%	67.6%	53.8%	72.7%	n/a
Apartment or flat in a duplex	37.8%	0.0%	15.6%	35.0%	61.1%	42.9%	100.0%	n/a	n/a
Apartment that has fewer than five storeys	10.7%	0.0%	7.1%	12.5%	10.0%	12.5%	14.5%	11.8%	0.0%
Other single-attached house	53.3%	0.0%	0.0%	50.0%	100.0%	100.0%	66.7%	n/a	n/a
Movable dwelling	79.7%	45.5%	68.6%	76.7%	82.4%	86.0%	79.2%	90.9%	100.0%

- Yukon households with the primary maintainer under 25 years of age had the lowest homeownership rate (17.6%), while those aged 65 to 74 years, had the highest homeownership rate at 72.3%.

- The type of dwelling with the highest percentage being owned was movable dwelling (79.7%); followed by single-detached houses and other single-attached houses (76.1% and 53.3%, respectively).

## Homeownership by Family Type<sup>1</sup>

Ownership Rate by Select Census-family Types, Yukon, 2016



- In 2016, slightly more couple-families with children owned their dwelling (79.5%) than did couple-families without children (76.3%). However, only 56.3% of lone-parent families owned their dwelling.

- Average shelter costs among homeowners was the highest for one-census-family households with children at \$2,077 per month, and the lowest for one-person households at \$950 per month.

- Of the 3,845 Yukon homeowners who did not have a mortgage, the highest proportion (36.8%) were couple-families without children; followed by non-census family households (36.7%), and couple-families with children (16.8%).

## Period of Construction & Need for Major Repairs

- Of the 15,215 occupied dwellings in Yukon, 22.2% were built between 1971 and 1980.

- Of the dwellings built in the last decade (2006 to 2016<sup>+</sup>), 51.0% were single-detached houses. This is a drop from the previous decade (1996 to 2005), when 71.3% of dwellings built were single-detached houses.

- Over half (58.7%) of Yukon dwellings required regular maintenance only, while 28.9% required minor repairs and 12.5% needed major repairs.

- Of the dwellings that required major repairs, 67.3% of the dwellings were single detached houses, followed by movable dwellings (23.5%).

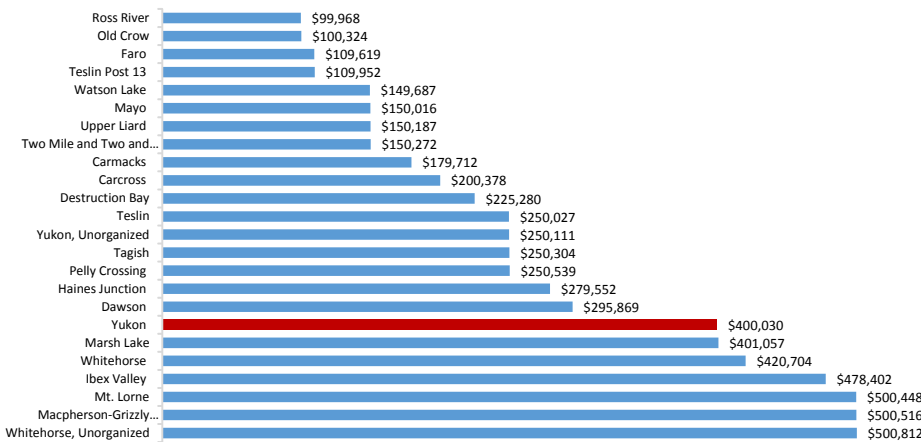
- The proportion of dwellings requiring major repairs by tenure was the highest in band housing (41.0%), followed by owner-occupied dwellings (11.6%) and renter-occupied dwellings (11.2%).

Period of Construction by Need for Repair, Yukon, 2016

	Total Dwellings	Regular maintenance needed	Minor repairs needed	Major repairs needed
1945 or Before	325	115	115	95
1946 to 1960	990	475	340	175
1961 to 1970	1,245	575	435	235
1971 to 1980	3,380	1,535	1,250	595
1981 to 1990	2,330	1,150	825	360
1991 to 2000	2,630	1,460	870	295
2001 to 2010	2,480	1,910	450	110
2011 to 2016	1,840	1,700	110	30
<b>Total</b>	<b>15,215</b>	<b>8,930</b>	<b>4,390</b>	<b>1,895</b>

# Value of Dwellings<sup>1</sup>

Median Value (owner-reported) of Single-Detached Houses

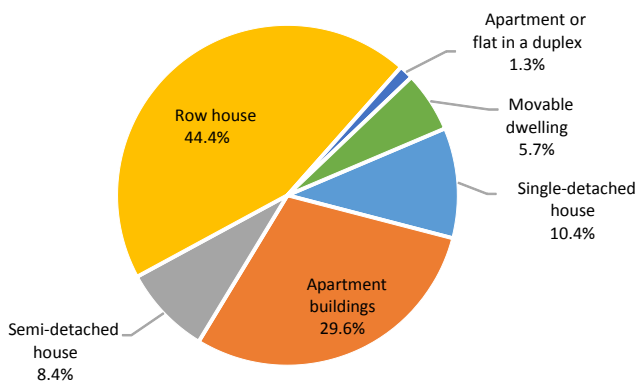


\*Data for Beaver Creek and Burwash Landing was unavailable

- Owned dwellings (all types) in Yukon had the fourth-highest *owner-reported* median value, at \$358,721; behind British Columbia (\$500,874); Ontario (\$400,496); and Alberta (\$400,104). Overall, the median *owner-reported* value of Yukon dwellings was \$17,165, or 5.0%, higher than the national average.
- Dwellings in Yukon with the highest median *owner-reported* value were:
  - Apartment or flat in a duplex (i.e. house with basement suite) (\$428,211);
  - Single-detached houses (\$400,030); and
  - Semi-detached houses (\$324,128).

# Condominiums<sup>1</sup>

Condominiums by Dwelling Type, Yukon, 2016

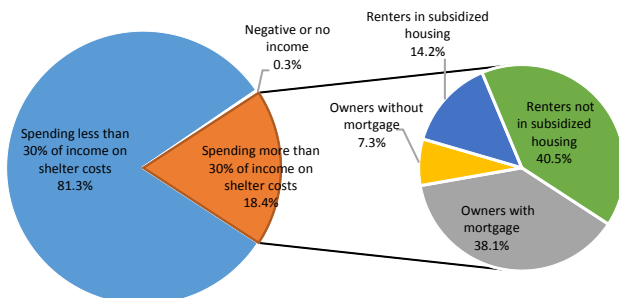


- Overall, 1,495 Yukon households lived in condominiums, representing 9.8% of all households.
- Yukon condos consisted primarily of row houses (44.4%), apartment buildings (29.6%) and semi-detached houses (10.4%).
- Of the occupied condominiums in Yukon, 59.4% were owned and 40.6% were rented.
- Of all dwellings built in Yukon in the last decade (2006 to 2016), 27.6% were condominiums.
- The majority (60.5%) of all condos in Yukon were built in the last decade; 18.7% between 2006 and 2010 and 41.8% between 2011 and 2016.

Note: Condominium status refers to whether the private dwelling is part of a condominium development. A condominium is a residential complex in which dwellings are owned individually while land and common elements are held in joint ownership with others.

# Housing Affordability<sup>1</sup>

Household Spending on Shelter Cost, Yukon, 2016



- On average, monthly shelter costs in Yukon (\$1,227) were \$14, or 1.1%, higher than the national average (\$1,213). Yukon renters paid an average of \$1,038, while homeowners paid an average of \$1,325 per month.
- In Yukon, 18.4% of households spent more than 30% of household income on shelter costs; 5.7 percentage points fewer than the proportion of households nationally (24.1%).
- In Yukon, 29.2% of renters spent more than 30% of income on shelter cost. Of these, 25.9% were in subsidized housing and 74.1% were not in subsidized housing.
- Of the households spending 30% or more of income on shelter costs, 45.3% owned their home. Of these, 84.0% were owners with mortgages and 16.0% were homeowners who owned their homes outright.

# Housing Affordability and Suitability

- In 2016, 95.2% of dwellings in Yukon were classified as suitable, that is, they had enough bedrooms for the size and composition of the household.
- Of the 720 of dwellings that were not suitable, 47.6% were rented, 46.2% were owned dwellings; and 6.2% were band housing.
- The median household income (\$87,666) for dwellings that were not suitable was \$3,265, or 3.9%, higher than the median household income (\$84,401) of dwellings that were suitable.

Housing Suitability, by Tenure, Yukon, 2016

	Total households	Housing Suitability		Percentage	
		Suitable	Not suitable	Suitable	Not suitable
<b>Total households</b>	<b>15,215</b>	<b>14,490</b>	<b>720</b>	<b>95.2%</b>	<b>4.7%</b>
Owner	9,680	9,345	335	96.5%	3.5%
Renter	5,010	4,665	345	93.1%	6.9%
Band housing	525	485	45	92.4%	8.6%
Median Household income (\$)	84,631	84,401	87,666	..	..
Spending less than 30% of income on shelter costs	11,870	11,295	575	95.2%	4.8%
Spending 30% or more of income on shelter costs	2,680	2,575	110	96.1%	4.1%

## Core Housing Needs

Statistics Canada, in collaboration with the Canada Mortgage and Housing Corporation (CMHC), has produced the CMHC's core housing need indicator for the 2016 Census. A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios less than 100% are assessed for 'core housing need.'

Non-family households with at least one maintainer aged 15 to 29 attending school are considered not to be in 'core housing need' regardless of their housing circumstances. Attending school is considered a transitional phase, and low incomes earned by student households are viewed as being a temporary condition.

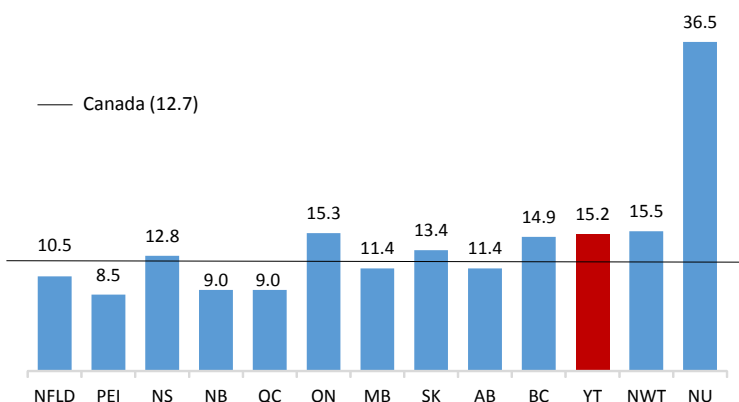
Housing standards are defined as follow:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing has shelter costs equal to less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.

Core housing need was derived in two stages. The first identified whether the household was living in a dwelling considered unsuitable, inadequate or unaffordable.

The second stage established whether the household could be expected to have affordable access to suitable and adequate alternative housing by comparing the household's total income to an income threshold based on local housing costs. Only those households who could not afford alternative housing would be considered in core housing need.

Rate of Core Housing Need, Canada, Provinces and Territories, 2016



The core housing need rate in Yukon (15.2%) was 2.5 percentage points higher than the national average (12.7%), and was the fourth-highest in the country; behind:

- Nunavut (36.5%);
- Northwest Territories (15.5%);
- and Ontario (15.3%).

# Core Housing Needs cont...

Core Housing Needs, Canada, Yukon and Select Communities\*, 2016

Geography name	Occupied private dwellings, 2016	Number of households in core housing need	Core housing need of two or more dimensions			
			Unsuitable only	Inadequate only	Unaffordable only	
Canada	14,072,080	1,693,775	72,100	75,405	1,288,315	257,960
<b>Yukon</b>	<b>15,215</b>	<b>2,160</b>	<b>120</b>	<b>420</b>	<b>1,315</b>	<b>305</b>
Carcross	150	45	0	20	10	10
Carmacks	205	30	0	20	0	10
Dawson	685	125	25	30	60	15
Faro	175	45	0	15	20	10
Haines Junction	275	65	10	25	20	15
Ibex Valley	190	30	0	0	15	15
Macpherson-Grizzly Valley	555	65	0	20	40	10
Marsh Lake	345	25	0	0	15	10
Mt. Lorne	205	20	0	0	20	0
Pelly Crossing	145	10	0	0	0	0
Ross River	125	20	0	10	0	0
Watson Lake	355	85	10	40	20	15
Whitehorse	10,185	1,285	35	105	990	150
Whitehorse, Unorganized	145	15	10	0	0	0
Yukon, Unorganized	695	140	20	45	45	35

\* Communities not listed do not have detailed data available.

- The majority of Yukon households considered to be in core housing need, were considered this because of unaffordability only. Of households in core housing need: 60.9% were considered unaffordable (spending more than 30% of household income on shelter); 19.4% were considered inadequate only (required major renovations); 5.6% were considered unsuitable only (not enough bedrooms); and 14.8% of households met two or more criteria.

Geography name	Rate of core housing need		Rate of Unsuitable housing		Rate of Inadequate housing		Rate of Unaffordable housing	
	2011	2016	2011	2016	2011	2016	2011	2016
Canada	12.5%	12.7%	6.0%	4.9%	7.4%	6.5%	25.2%	24.1%
<b>Yukon</b>	<b>14.7%</b>	<b>15.2%</b>	<b>7.3%</b>	<b>4.8%</b>	<b>16.2%</b>	<b>12.5%</b>	<b>19.8%</b>	<b>18.4%</b>
Carcross	32.0%	34.6%	7.1%	10.0%	25.0%	30.0%	12.0%	18.5%
Carmacks	..	26.1%	..	4.9%	..	31.7%	..	13.0%
Dawson	32.6%	18.8%	5.9%	5.8%	27.2%	11.7%	17.0%	14.0%
Faro	27.3%	27.3%	0.0%	0.0%	23.5%	22.9%	15.2%	17.6%
Haines Junction	19.1%	25.5%	7.7%	7.3%	23.1%	20.0%	10.6%	13.2%
Ibex Valley	..	17.6%	..	7.9%	..	13.2%	..	21.2%
Macpherson-Grizzly Valley	..	12.7%	..	3.6%	..	9.0%	..	16.3%
Marsh Lake	..	7.9%	..	7.2%	..	15.9%	..	15.2%
Mt. Lorne	0.0%	11.8%	0.0%	4.9%	0.0%	12.2%	6.1%	21.6%
Old Crow	..	..	13.6%	9.5%	27.3%	28.6%	..	..
Pelly Crossing	46.7%	50.0%	19.2%	10.3%	46.2%	44.8%	20.0%	0.0%
Ross River	40.0%	40.0%	10.0%	8.0%	40.0%	28.0%	18.2%	16.7%
Teslin Post 13	..	..	15.4%	0.0%	30.8%	21.4%	..	..
Two Mile and Two and One-Half Mile Village	..	..	..	14.3%	..	42.9%	..	..
Upper Liard	..	..	0.0%	18.2%	46.2%	45.5%	..	..
Watson Lake	19.1%	25.4%	5.7%	7.0%	18.6%	23.9%	11.4%	14.5%
Whitehorse	10.2%	12.9%	6.2%	4.3%	11.5%	8.7%	22.0%	19.8%
Whitehorse, Unorganized	..	11.1%	..	10.3%	..	6.9%	..	10.3%
Yukon, Unorganized	..	24.6%	..	6.5%	..	23.0%	..	13.8%

- The first two columns in the table above display the percentages of households in core housing need. The remaining columns in the table are the percentages of all households in the 2011 and 2016 Censuses, whether in core housing need or not, which have unsuitable, inadequate or unaffordable housing.
- Comparing 2016 to 2011, Yukon's rate of core housing need has increased 0.5 percentage points from 14.7% in 2011 to 15.2% in 2016.

# Census Information

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## About the 2016 Census

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Every five years, Statistics Canada conducts a census of every person in Canada. The information collected is the primary source of comparable, reliable, demographic data in Canada; it is used by governments, businesses, associations, and many others in decision-making processes that affect everyone.

All figures presented in this publication were subjected to a confidentiality procedure known as random rounding. This procedure provides strong protection against disclosure without adding significant error to the census data. Under this method, all figures, including totals, are randomly rounded either up or down to a multiple of 5. Totals and individual values are randomly rounded independently, meaning that some differences between the displayed total and the sum of the rounded data may exist in various tabulations, and minor differences can occasionally be expected between tabulations. Similarly, percentages, which are calculated based on rounded figures, may not add to 100%. Users should be aware of possible data distortions when aggregating rounded data.

Users are cautioned to consult the reference materials provided by Statistics Canada to ensure appropriate use and analyses of Census data. For more information see the 2016 Census Dictionary: <http://www12.statcan.gc.ca/census-re-censement/2016/ref/dict/index-eng.cfm>

## Footnotes

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<sup>1</sup> Households in non-farm, non-reserve private dwellings

## What's next?

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Additional statistics from the 2016 Census of Population will be available in the coming month of 2017:

- Education
- Labour
- Journey to work
- Language of work
- Mobility and migration

## Concepts and Definitions

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**Band housing:** refers to dwellings on an Indian settlement.

**Condition of dwelling:** refers to whether the dwelling is in need of repairs. *Regular maintenance* includes painting and furnace cleaning; *minor repairs* includes missing or loose floor tiles, shingles, siding, railings, etc.; and *major repairs* include defective plumbing or wiring, or structural repairs.

**Housing affordability:** refers to 30% or more of average monthly total household income being spent on shelter costs. Shelter costs for tenant households include, where applicable, rent, electricity, heat, water, and other municipal services. Shelter costs for owned households include, where applicable, mortgage payment, electricity, heat, water and other municipal services, property taxes and condo fees.

**Housing suitability:** refers to whether a dwelling is considered suitable based on the National Occupancy Standard (NOC); that is, whether the dwelling has enough bedrooms for the size and composition of the household, including age, sex, and relationships among household members.

**Value of dwelling:** refers to the dollar amount expected by the owner if the dwelling were to be sold.



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