

YUKON BUREAU OF STATISTICS

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Yukon Rent Survey Comparison of Median and Average Rent September 2004 to September 2013

This publication is a comparison of median and average rent values in Whitehorse and Watson Lake for 2004 to 2013. Prior data is available upon request. These figures are derived from the Yukon Rent Survey which is conducted quarterly in March, June, September and December.

Median Rent refers to the rental price at which one-half of the rents are higher and one-half of the rents are lower. **Average Rent** refers to the total rent charged divided by the total number of units.

Whitehorse

| | All Units | | Bachelor Suites | | 1-Bedroom | | 2-Bedroom | | 3+ Bedroom | |
|---------------------|-----------|--------|-----------------|--------|-----------|--------|-----------|--------|------------|--------|
| | Average | Median | Average | Median | Average | Median | Average | Median | Average | Median |
| Sep-13 | 905 | 875 | 668 | 700 | 859 | 850 | 961 | 900 | 1,202 | 1,050 |
| Jun-13 | 896 | 875 | 666 | 700 | 851 | 850 | 950 | 900 | 1,194 | 1,050 |
| Mar-13 | 888 | 856 | 665 | 700 | 845 | 850 | 943 | 900 | 1,182 | 1,050 |
| Dec-12 | 878 | 850 | 661 | 680 | 841 | 850 | 924 | 875 | 1,175 | 1,050 |
| Sep-12 | 868 | 835 | 657 | 680 | 842 | 850 | 905 | 850 | 1,172 | 1,050 |
| Jun-12 | 865 | 835 | 659 | 680 | 848 | 850 | 898 | 850 | 1,109 | 1,050 |
| Mar-12 ¹ | 862 | 825 | 658 | 680 | 838 | 850 | 896 | 850 | 1,109 | 1,050 |
| Dec-11 | 832 | 800 | 645 | 675 | 826 | 845 | 870 | 813 | 1,004 | 1,050 |
| Sep-11 | 825 | 800 | 628 | 675 | 820 | 800 | 864 | 810 | 1,002 | 1,050 |
| Jun-11 | 803 | 785 | 625 | 675 | 789 | 800 | 842 | 810 | 998 | 1,050 |
| Mar-11 | 783 | 775 | 642 | 675 | 746 | 750 | 819 | 800 | 989 | 1,025 |
| Dec-10 | 772 | 775 | 640 | 675 | 737 | 750 | 813 | 800 | 909 | 850 |
| Sep-10 | 771 | 775 | 640 | 675 | 737 | 750 | 813 | 800 | 899 | 850 |
| Jun-10 | 766 | 768 | 638 | 675 | 736 | 750 | 807 | 800 | 884 | 850 |
| Mar-10 | 759 | 750 | 620 | 650 | 723 | 750 | 806 | 800 | 880 | 850 |
| Dec-09 | 756 | 750 | 598 | 650 | 739 | 750 | 800 | 800 | 876 | 850 |
| Sep-09 | 750 | 750 | 595 | 650 | 734 | 750 | 794 | 800 | 871 | 850 |
| Jun-09 | 744 | 750 | 594 | 650 | 723 | 740 | 789 | 800 | 867 | 850 |
| Mar-09 | 752 | 750 | 598 | 650 | 724 | 750 | 802 | 775 | 873 | 850 |
| Dec-08 | 741 | 750 | 593 | 650 | 718 | 740 | 787 | 780 | 868 | 850 |
| Sep-08 | 735 | 725 | 578 | 600 | 711 | 725 | 784 | 780 | 861 | 850 |
| Jun-08 | 712 | 700 | 565 | 600 | 691 | 695 | 756 | 750 | 836 | 850 |
| Mar-08 | 705 | 700 | 558 | 600 | 686 | 690 | 749 | 750 | 833 | 850 |
| Dec-07 | 702 | 700 | 556 | 600 | 682 | 690 | 748 | 750 | 829 | 850 |
| Sep-07 | 696 | 700 | 554 | 600 | 672 | 680 | 741 | 725 | 829 | 850 |
| Jun-07 | 689 | 680 | 543 | 560 | 666 | 680 | 731 | 725 | 830 | 850 |
| Mar-07 | 688 | 680 | 553 | 590 | 665 | 680 | 727 | 700 | 830 | 850 |
| Dec-06 | 682 | 675 | 537 | 560 | 660 | 675 | 722 | 700 | 819 | 850 |
| Sep-06 | 680 | 675 | 533 | 560 | 658 | 675 | 720 | 700 | 817 | 850 |
| Jun-06 | 677 | 675 | 534 | 560 | 654 | 675 | 718 | 700 | 808 | 800 |
| Mar-06 | 672 | 675 | 534 | 560 | 650 | 660 | 710 | 695 | 803 | 750 |
| Dec-05 | 667 | 675 | 520 | 555 | 648 | 650 | 708 | 695 | 780 | 750 |
| Sep-05 | 661 | 675 | 505 | 530 | 645 | 650 | 704 | 695 | 777 | 750 |
| Jun-05 | 665 | 675 | 503 | 525 | 659 | 650 | 704 | 675 | 774 | 750 |
| Mar-05 | 657 | 660 | 498 | 525 | 641 | 650 | 702 | 675 | 770 | 750 |
| Dec-04 | 656 | 660 | 498 | 525 | 642 | 650 | 699 | 675 | 771 | 750 |
| Sep-04 | 652 | 650 | 488 | 503 | 639 | 650 | 697 | 675 | 762 | 750 |

¹ Note that prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers.

Watson Lake

| | All Units | | Bachelor Suites [†] | | 1-Bedroom | | 2-Bedroom | | 3+ Bedroom [†] | |
|---------------------|-----------|--------|------------------------------|--------|-----------|--------|-----------|--------|-------------------------|--------|
| | Average | Median | Average | Median | Average | Median | Average | Median | Average | Median |
| Sep-13 | 738 | 775 | 583 | 675 | 579 | 638 | 773 | 875 | 1,258 | 1,200 |
| Jun-13 | 738 | 775 | 583 | 675 | 579 | 638 | 773 | 875 | 1,258 | 1,200 |
| Mar-13 | 738 | 775 | 583 | 675 | 579 | 638 | 773 | 875 | 1,258 | 1,200 |
| Dec-12 | 738 | 775 | 583 | 675 | 579 | 638 | 773 | 875 | 1,258 | 1,200 |
| Sep-12 | 734 | 775 | 583 | 675 | 579 | 638 | 773 | 875 | 1,200 | 1,200 |
| Jun-12 | 734 | 775 | 583 | 675 | 579 | 638 | 773 | 875 | 1,200 | 1,200 |
| Mar-12 ¹ | 734 | 775 | 583 | 675 | 579 | 638 | 773 | 875 | 1,200 | 1,200 |
| Dec-11 | 719 | 775 | 583 | 675 | 579 | 638 | 809 | 875 | 900 | 900 |
| Sep-11 | 717 | 775 | 583 | 675 | 575 | 638 | 809 | 875 | 900 | 900 |
| Jun-11 | 731 | 775 | 583 | 675 | 575 | 638 | 804 | 875 | 1,200 | 1,200 |
| Mar-11 | 699 | 775 | 583 | 675 | 571 | 638 | 804 | 875 | 600 | 600 |
| Dec-10 | 699 | 775 | 583 | 675 | 569 | 625 | 804 | 875 | 600 | 600 |
| Sep-10 | 699 | 775 | 583 | 675 | 569 | 625 | 804 | 875 | 600 | 600 |
| Jun-10 | 699 | 775 | 583 | 675 | 569 | 625 | 804 | 875 | 600 | 600 |
| Mar-10 | 698 | 775 | 575 | 675 | 569 | 625 | 804 | 875 | 600 | 600 |
| Dec-09 | 698 | 775 | 575 | 675 | 569 | 625 | 804 | 875 | 600 | 600 |
| Sep-09 | 697 | 775 | 575 | 675 | 567 | 625 | 804 | 875 | 600 | 600 |
| Jun-09 | 698 | 775 | 575 | 675 | 569 | 625 | 804 | 875 | 600 | 600 |
| Mar-09 | 687 | 775 | 575 | 675 | 569 | 625 | 784 | 875 | 600 | 600 |
| Dec-08 | 687 | 775 | 575 | 675 | 569 | 625 | 784 | 875 | 600 | 600 |
| Sep-08 | 681 | 775 | 508 | 575 | 569 | 625 | 784 | 875 | 600 | 600 |
| Jun-08 | 605 | 675 | 445 | 480 | 519 | 575 | 686 | 750 | 600 | 600 |
| Mar-08 | 607 | 675 | 445 | 480 | 523 | 575 | 686 | 750 | 600 | 600 |
| Dec-07 | 610 | 675 | 492 | 550 | 521 | 563 | 686 | 750 | 600 | 600 |
| Sep-07 | 610 | 675 | 492 | 550 | 521 | 563 | 686 | 750 | 600 | 600 |
| Jun-07 | 610 | 675 | 492 | 550 | 521 | 563 | 686 | 750 | 600 | 600 |
| Mar-07 | 549 | 595 | 445 | 480 | 481 | 523 | 607 | 650 | 600 | 600 |
| Dec-06 | 549 | 595 | 445 | 480 | 479 | 513 | 607 | 650 | 600 | 600 |
| Sep-06 | 549 | 595 | 445 | 480 | 479 | 513 | 607 | 650 | 600 | 600 |
| Jun-06 | 549 | 595 | 445 | 480 | 479 | 513 | 607 | 650 | 600 | 600 |
| Mar-06 | 549 | 595 | 445 | 480 | 479 | 513 | 607 | 650 | 600 | 600 |
| Dec-05 | 575 | 600 | 445 | 480 | 556 | 595 | 603 | 650 | 600 | 600 |
| Sep-05 | 545 | 595 | 437 | 480 | 475 | 513 | 603 | 650 | 600 | 600 |
| Jun-05 | 531 | 575 | 437 | 480 | 467 | 513 | 586 | 625 | 550 | 550 |
| Mar-05 | 528 | 575 | 437 | 480 | 463 | 513 | 583 | 625 | 550 | 550 |
| Dec-04 | 527 | 575 | 423 | 460 | 463 | 513 | 583 | 625 | 550 | 550 |
| Sep-04 | 527 | 575 | 423 | 460 | 463 | 513 | 583 | 625 | 550 | 550 |

[†] Use caution when analyzing data due to a small number of rental units within the category.

¹ Note that prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers.

The Yukon Rent Survey is a Yukon Bureau of Statistics survey which is carried out in the third month of every quarter, in March, June, September and December in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and continues to 2013 with only minor changes in survey design. In 2012, the Yukon Rent Survey coverage was expanded to include any building with three or more rental units. Prior to 2012 only buildings with four or more rental units were included in the survey. In the process of this coverage expansion, a number of buildings with four or more units were also discovered. The addition of all of these buildings increased the number of units in the March 2012 survey and report by about 20%. Buildings with less than three units (such as houses, suites and duplexes), subsidized or government-owned housing, and informal or illegal units are not included in the survey.

Additional Information:

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