

YUKON BUREAU OF STATISTICS

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Yukon Rent Survey Comparison of Average and Median Rent September 2008 to October 2018

This publication is a comparison of median and average rent statistics in Whitehorse, Watson Lake and Dawson for September 2008 to October 2018. **Prior data is available upon request.** These statistics are derived from the Yukon Rent Survey which, as of 2014, is conducted on a semi-annual basis in April and October. 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, (http://www.eco.gov.yk.ca/stats/pdf/rent_Apr18_R.pdf), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons. The tables below display this data.

Median Rent refers to the rent at the middle of the range with one-half of the rents being above the median (higher) and the other half below the median (lower). **Average Rent** refers to the sum of rents of all units divided by the total number of units.

Whitehorse

| | All Sizes | | Bachelor Suites | | 1-Bedroom | | 2-Bedroom | | 3+ Bedroom | |
|---------------------|-----------|--------|-----------------|--------|-----------|--------|-----------|--------|------------|--------|
| | Average | Median | Average | Median | Average | Median | Average | Median | Average | Median |
| Oct-18 | 1,036 | 980 | 784 | 750 | 968 | 950 | 1,096 | 1,049 | 1,547 | 1,500 |
| Apr-18 | 1,013 | 950 | 783 | 750 | 955 | 950 | 1,074 | 1,017 | 1,532 | 1,600 |
| Oct-17 | 1,005 | 950 | 757 | 750 | 948 | 950 | 1,063 | 1,034 | 1,536 | 1,500 |
| Apr-17 | 1,005 | 950 | 748 | 750 | 941 | 950 | 1,075 | 1,050 | 1,484 | 1,500 |
| Oct-16 | 997 | 950 | 749 | 750 | 921 | 915 | 1,083 | 1,021 | 1,462 | 1,500 |
| Apr-16 | 990 | 950 | 746 | 775 | 925 | 925 | 1,053 | 1,000 | 1,397 | 1,400 |
| Oct-15 | 979 | 915 | 738 | 775 | 922 | 915 | 1,029 | 950 | 1,437 | 1,400 |
| Apr-15 | 950 | 900 | 707 | 720 | 906 | 900 | 992 | 950 | 1,392 | 1,400 |
| Oct-14 | 940 | 900 | 700 | 720 | 899 | 900 | 997 | 950 | 1,345 | 1,300 |
| Apr-14 | 932 | 900 | 704 | 720 | 885 | 900 | 984 | 949 | 1,335 | 1,300 |
| Dec-13 | 910 | 900 | 704 | 700 | 872 | 900 | 964 | 900 | 1,323 | 1,300 |
| Sep-13 | 904 | 875 | 668 | 700 | 859 | 850 | 961 | 900 | 1,197 | 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 | 863 | 835 | 659 | 680 | 846 | 850 | 898 | 850 | 1,097 | 1,050 |
| Mar-12 ¹ | 860 | 825 | 658 | 680 | 836 | 850 | 896 | 850 | 1,097 | 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 |

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 Lake¹

| | All Sizes | | 1-Bedroom | | 2-Bedroom | |
|---------------------|-----------|--------|-----------|--------|------------------|------------------|
| | Average | Median | Average | Median | Average | Median |
| Oct-18 | 655 | 675 | 523 | 600 | 675 | 675 |
| Apr-18 | 772 | 775 | 766 | 875 | 675 [†] | 675 [†] |
| Oct-17 | 836 | 875 | 837 | 875 | x | x |
| Apr-17 | 763 | 775 | 753 | 825 | x | x |
| Oct-16 | 761 | 775 | 753 | 825 | x | x |
| Apr-16 | 776 | 775 | 638 | 738 | 830 | 875 |
| Oct-15 | 748 | 775 | 621 | 688 | 875 | 875 |
| Apr-15 | 762 | 775 | 610 | 688 | 813 | 875 |
| Oct-14 | 782 | 775 | 610 | 688 | 778 | 875 |
| Apr-14 | 761 | 775 | 579 | 575 | 799 | 875 |
| Dec-13 | 759 | 775 | 574 | 575 | 799 | 875 |
| Sep-13 | 738 | 775 | 579 | 638 | 773 | 875 |
| Jun-13 | 738 | 775 | 579 | 638 | 773 | 875 |
| Mar-13 | 738 | 775 | 579 | 638 | 773 | 875 |
| Dec-12 | 738 | 775 | 579 | 638 | 773 | 875 |
| Sep-12 | 734 | 775 | 579 | 638 | 773 | 875 |
| Jun-12 | 734 | 775 | 579 | 638 | 773 | 875 |
| Mar-12 ³ | 734 | 775 | 579 | 638 | 773 | 875 |
| Dec-11 | 719 | 775 | 579 | 638 | 809 | 875 |
| Sep-11 | 717 | 775 | 575 | 638 | 809 | 875 |
| Jun-11 | 731 | 775 | 575 | 638 | 804 | 875 |
| Mar-11 | 699 | 775 | 571 | 638 | 804 | 875 |
| Dec-10 | 699 | 775 | 569 | 625 | 804 | 875 |
| Sep-10 | 699 | 775 | 569 | 625 | 804 | 875 |
| Jun-10 | 699 | 775 | 569 | 625 | 804 | 875 |
| Mar-10 | 698 | 775 | 569 | 625 | 804 | 875 |
| Dec-09 | 698 | 775 | 569 | 625 | 804 | 875 |
| Sep-09 | 697 | 775 | 567 | 625 | 804 | 875 |
| Jun-09 | 698 | 775 | 569 | 625 | 804 | 875 |
| Mar-09 | 687 | 775 | 569 | 625 | 784 | 875 |
| Dec-08 | 687 | 775 | 569 | 625 | 784 | 875 |
| Sep-08 | 681 | 775 | 569 | 625 | 784 | 875 |

x Data suppressed.

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

¹ Data is not available for Watson Lake bachelor suites or 3+ bedroom units due to small numbers in survey.

² Data is not available for Dawson 2-bedroom or 3+ bedroom units due to small numbers in survey.

³ 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.

Dawson²

| | All Sizes | | Bachelor Suites | | 1-Bedroom | |
|---------------------|-----------|--------|------------------|------------------|------------------|------------------|
| | Average | Median | Average | Median | Average | Median |
| Oct-18 | 930 | 900 | 833 | 850 | 994 | 1000 |
| Apr-18 | 863 | 850 | 767 | 750 | 928 | 900 |
| Oct-17 | 808 | 825 | 758 | 750 | 858 | 850 |
| Apr-17 | 1,033 | 850 | 1,143 | 750 | 857 | 850 |
| Oct-16 | 767 | 775 | 717 | 700 | 817 | 800 |
| Apr-16 | 767 | 800 | 733 | 700 | 817 | 800 |
| Oct-15 | 700 | 700 | 650 | 600 | 750 | 700 |
| Apr-15 | 707 | 700 | 678 | 600 | 750 | 700 |
| Oct-14 | 644 | 650 | 633 | 600 | 675 | 700 |
| Apr-14 | 644 | 650 | 633 | 600 | 675 | 700 |
| Dec-13 | 663 | 700 | 633 | 600 | 700 | 700 |
| Sep-13 | 663 | 700 | 633 | 600 | 700 | 700 |
| Jun-13 | 663 | 700 | 633 | 600 | 700 | 700 |
| Mar-13 | 663 | 700 | 633 | 600 | 700 | 700 |
| Dec-12 | 663 | 700 | 633 | 600 | 700 | 700 |
| Sep-12 | 663 | 700 | 633 | 600 | 700 | 700 |
| Jun-12 | 632 | 600 | 600 [†] | 600 [†] | 660 [†] | 700 [†] |
| Mar-12 ³ | 632 | 600 | 600 [†] | 600 [†] | 660 [†] | 700 [†] |
| Dec-11 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Sep-11 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Jun-11 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Mar-11 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Dec-10 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Sep-10 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Jun-10 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Mar-10 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Dec-09 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Sep-09 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Jun-09 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Mar-09 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Dec-08 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |
| Sep-08 | 650 | 650 | 600 [†] | 600 [†] | 700 [†] | 700 [†] |



Department of Finance
Yukon Bureau of Statistics

Additional information
Government of Yukon
Department of Finance
Yukon Bureau of Statistics (B-4)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867) 667-5640; Fax: (867) 393-6203
email: ybsinfo@gov.yk.ca
website: <http://www.eco.gov.yk.ca/stats/ybs.html>