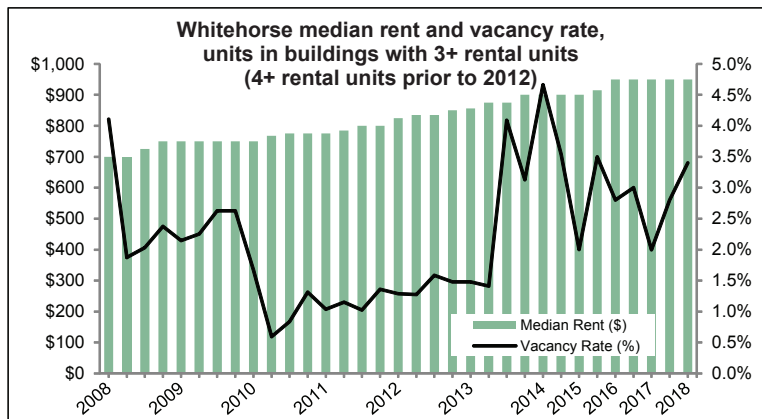


Highlights

- In April 2018, Whitehorse's median rent for units in *buildings with 3 or more rental units* was \$950 and the vacancy rate was 3.4%.
- Compared with October 2017, the median rent in Whitehorse for units in *buildings with 3 or more rental units* remained the same at \$950, and the vacancy rate increased 0.6 percentage points from 2.8% to 3.4%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was \$1,000 and the vacancy rate was 2.2%.

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 2018

Number of units in survey.....	1,043
Number of vacant units.....	35
Vacancy rate for all units.....	3.4%
Median rent for all units.....	\$950

Whitehorse rent summary for units in buildings with 2 or more units², April 2018

Number of units in survey.....	1,775
Number of vacant units.....	44
Vacancy rate for all units.....	2.5%
Median rent for all units.....	\$992

Whitehorse rent summary for units in all types of buildings with rental units, April 2018

Number of units in survey.....	2,194
Number of vacant units.....	49
Vacancy rate for all units.....	2.2%
Median rent for all units.....	\$1,000

For units in buildings with 3 or more rental units, the median rent in April 2018 (\$950) remained the same compared to a year earlier (April 2017) and remained the same compared to the previous reporting period (October 2017).

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 showing an overall downward trend.

The vacancy rate in April 2018 (3.4%) was 1.4 percentage points higher than the rate in April 2017 (2.0%), and 0.6 percentage points higher compared to the vacancy rate in October 2017 (2.8%).

¹ Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.

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

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 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling.
http://www.eco.gov.yk.ca/stats/stats_princ.html
- **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 Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon.
http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rent Summary for All Buildings with Rental Units, by Type, Yukon, April 2018

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	223	223	5	2.2%	\$1,400	\$1,535
Townhouse/Row house	25	80	2	2.5%	\$1,300	\$1,397
Duplex ¹	434	611	10	1.6%	\$1,200	\$1,286
Triplex and Fourplex	70	182	3	1.6%	\$1,150	\$1,179
Condominium	115	163	6	3.7%	\$1,600	\$1,620
Apartment Building ²	50	882	37	4.2%	\$950	\$948
Store-top (Commercial) ³	23	100	3	3.0%	\$1,000	\$1,081
Mobile Home	85	85	0	0.0%	\$1,100	\$1,078
Cabin	9	9	0	0.0%	\$1,100	\$1,257
Garden Suite	5	5	0	0.0%	\$1,100 [†]	\$1,016 [†]
All Types⁴	1,039	2,339	64	2.7%	\$1,000	\$1,184

[†] Use caution when analyzing data due to high variance or a small number of rental 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, Yukon's median rent for April 2018 was \$1,000. The highest median rent reported by landlords was \$1,600 per month for condominiums. Single detached houses had the second-highest median rent at \$1,400 per month. The lowest median rent was \$950 per month for units in apartment buildings.

In April 2018, the highest number of rental units (882) was in apartment buildings, followed by the number of rental units (611) in duplexes (includes single detached houses with a rental suite). The lowest number of rental units (5) was in garden suites.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, April 2018

	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	1,039	223	25	434	70	115	50	23	85	9	5
Median Rent											
All	\$1,000	\$1,400	\$1,300	\$1,200	\$1,150	\$1,600	\$950	\$1,000	\$1,100	\$1,100	\$1,100 [†]
Bachelor	\$750	x	...	\$950	\$850	x	\$750	\$800	...	x	x
1 Bedroom	\$950	\$925	\$850	\$1,000	\$919	\$1,100	\$950	\$1,025	\$900	x	...
2 Bedrooms	\$1,073	\$1,300	\$1,375	\$1,278	\$1,240	\$1,550	\$989	\$1,300	\$1,065	x	...
3-4 Bedrooms	\$1,500	\$1,500	\$1,950	\$1,513	\$1,600	\$1,700	\$1,350	x	\$1,100	\$1,500 [†]	x
5+ Bedrooms	\$3,000	\$3,000	...	...	...	...	...	...	...	...	...
Total Units											
All ⁴	2,339	223	80	611	182	163	882	100	85	9	5
Bachelor	188	3	...	17	9	3	121	30	...	1	3
1 Bedroom	711	23	11	187	65	20	365	30	6	1	...
2 Bedrooms	899	47	48	209	67	49	389	37	50	3	...
3-4 Bedrooms	529	137	21	198	40	90	6	3	30	4	1
5+ Bedrooms	12	12	...	...	...	...	...	...	...	...	...
Vacant Units											
All ⁴	64	5	2	10	3	6	37	3	0	0	0
Bachelor	16	0	...	0	0	0	15	1	...	0	0
1 Bedroom	19	0	2	3	2	3	8	1	0	0	...
2 Bedrooms	22	0	0	4	1	3	14	0	0	0	...
3-4 Bedrooms	7	5	0	2	0	0	0	0	0	0	0
5+ Bedrooms	0	0	...	...	...	...	...	...	...	...	...
Vacancy Rate											
All	2.7%	2.2%	2.5%	1.6%	1.6%	3.7%	4.2%	3.0%	0.0%	0.0%	0.0%
Bachelor	8.5%	0.0%	...	0.0%	0.0%	0.0%	12.4%	3.3%	...	0.0%	0.0%
1 Bedroom	2.7%	0.0%	18.2%	1.6%	3.1%	15.0%	2.2%	3.3%	0.0%	0.0%	...
2 Bedrooms	2.4%	0.0%	0.0%	1.9%	1.5%	6.1%	3.6%	0.0%	0.0%	0.0%	...
3-4 Bedrooms	1.3%	3.6%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	...	...	...	...	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental 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 2018

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010- Present	Unknown Years
Number of Buildings with Rental Units	1,039	129	115	183	91	132	77	156	156
Median Rent									
All	\$1,000	\$860	\$986	\$1,000	\$950	\$1,000	\$1,200	\$1,500	\$1,100
Bachelor	\$750	\$700	\$750	\$800	\$750	\$850	\$1,100	x	\$750
1 Bedroom	\$950	\$950	\$950	\$950	\$850	\$950	\$950	\$1,000	\$1,015
2 Bedrooms	\$1,073	\$1,093	\$1,057	\$988	\$950	\$1,200	\$1,400	\$1,500	\$1,264
3-4 Bedrooms	\$1,500	\$1,500	\$1,500	\$1,400	\$1,538	\$1,525	\$1,600	\$1,800	\$1,548
5+ Bedrooms	\$3,000	...	...	\$2,100	x	...	...	...	\$3,000 [†]

	All ¹	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010- Present	Unknown Years
Total Units									
All ¹	2,339	289	369	635	185	243	127	255	236
Bachelor	188	85	27	9	12	14	9	3	29
1 Bedroom	711	64	147	207	66	79	41	70	37
2 Bedrooms	899	71	149	318	64	60	38	113	87
3-4 Bedrooms	529	69	46	96	40	91	39	69	80
5+ Bedrooms	12	...	...	6	3	...	...	...	4

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental 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, 183 buildings, or 17.6% of the total, were built in the decade of 1970-79 (note: 'unknown years' may also include units built in 1970-79). 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 2018

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,039	943	39	36	20
Median Rent					
All	\$1,000	\$1,000	\$875	\$875	\$900
Bachelor	\$750	\$750	\$750	x	...
1 Bedroom	\$950	\$950	\$900	\$875	x
2 Bedrooms	\$1,073	\$1,079	\$1,400	\$675	\$925
3-4 Bedrooms	\$1,500	\$1,550	x	\$1,079	\$900
5+ Bedrooms	\$3,000	\$3,000	...	x	...
Total Units					
All ¹	2,339	2,194	47	78	20
Bachelor	188	177	9	1	...
1 Bedroom	711	649	27	33	2
2 Bedrooms	899	863	8	15	13
3-4 Bedrooms	529	495	2	26	6
5+ Bedrooms	12	10	...	2	...
Vacant Units					
All ¹	64	49	4	11	0
Bachelor	16	16	0	0	...
1 Bedroom	19	11	2	6	0
2 Bedrooms	22	20	3	0	0
3-4 Bedrooms	7	2	0	5	0
5+ Bedrooms	0	0	...	0	...
Vacancy Rate					
All	2.7%	2.2%	8.5%	14.1%	0.0%
Bachelor	8.5%	9.0%	0.0%	0.0%	...
1 Bedroom	2.7%	1.7%	7.4%	18.2%	0.0%
2 Bedrooms	2.4%	2.3%	37.5%	0.0%	0.0%
3-4 Bedrooms	1.3%	0.4%	0.0%	19.2%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...

In April 2018, the highest median rent reported for any size of rental units (in the communities surveyed) was \$3,000 for units with 5 or more bedrooms in Whitehorse.

Of the 64 vacant rental units in Yukon in April 2018, 49 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 20, followed by bachelor units at 16.

In Whitehorse, the highest vacancy rate was at 9.0%[†] for bachelor units; the lowest 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 rental 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 2018

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	175	175	0	0.0%	\$1,500	\$1,665
Townhouse/Row house	23	73	1	1.4%	\$1,425	\$1,463
Duplex ¹	414	587	6	1.0%	\$1,200	\$1,294
Triplex and Fourplex	69	177	3	1.7%	\$1,150	\$1,192
Condominium	115	163	6	3.7%	\$1,600	\$1,620
Apartment Building ²	48	849	31	3.7%	\$950	\$953
Store-top (Commercial) ³	19	88	3	3.4%	\$1,013	\$1,111
Mobile Home	69	69	0	0.0%	\$1,100	\$1,127
Cabin	7	7	0	0.0%	\$975	\$1,194
Garden Suite	5	5	0	0.0%	\$1,100	\$1,016
All Types⁴	943	2,194	49	2.2%	\$1,000	\$1,199

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 2018

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse ¹	Porter Creek	Whistlebend	Crestview	Country Residential
Number of Buildings with Rental Units	943	213	177	321	177	10	24	21
Median Rent								
All	\$1,000	\$980	\$992	\$1,050	\$1,200	\$1,750	\$1,200	\$1,275
Bachelor	\$750	\$750	\$1,050	\$800	\$1,000	...	...	x
1 Bedroom	\$950	\$950	\$969	\$950	\$950	\$1,075 [†]	\$1,100	\$700 [†]
2 Bedrooms	\$1,079	\$1,101	\$992	\$1,250	\$1,225	\$1,750	\$1,400 [†]	\$1,350
3-4 Bedrooms	\$1,550	\$1,600	\$1,500	\$1,600	\$1,524	\$1,950	\$1,300	\$1,800
5+ Bedrooms	\$3,000	...	...	x	\$3,000 [†]	...	\$3,000 [†]	...
Total Units								
All ²	2,194	701	542	586	290	20	35	21
Bachelor	177	91	7	70	7	...	...	2
1 Bedroom	649	341	125	111	53	5	9	5
2 Bedrooms	863	204	324	187	129	7	4	7
3-4 Bedrooms	495	66	85	216	97	7	18	6
5+ Bedrooms	10	...	...	3	4	...	4	...
Vacant Units								
All ²	49	11	14	18	6	0	0	0
Bachelor	16	1	0	15	0	...	...	0
1 Bedroom	11	8	1	1	1	0	0	0
2 Bedrooms	20	2	13	0	5	0	0	0
3-4 Bedrooms	2	0	0	2	0	0	0	0
5+ Bedrooms	0	...	...	0	0	...	0	...
Vacancy Rate								
All	2.2%	1.6%	2.6%	3.1%	2.1%	0.0%	0.0%	0.0%
Bachelor	9.0%	1.1%	0.0%	21.4%	0.0%	...	...	0.0%
1 Bedroom	1.7%	2.3%	0.8%	0.9%	1.9%	0.0%	0.0%	0.0%
2 Bedrooms	2.3%	1.0%	4.0%	0.0%	3.9%	0.0%	0.0%	0.0%
3-4 Bedrooms	0.4%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	...	...	0.0%	0.0%	...	0.0%	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental 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.

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Additional information

Government of Yukon

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