Yukon Bureau of Statistics

Yukon Rent Survey
December 2013

Highlights

- In December 2013, Whitehorse median rent was $900; a new record high.
- Whitehorse's vacancy rate in December 2013 was 3.1%, an increase of 1.6 percentage points compared to December 2012 and a decrease of 1.0 percentage point compared to September 2013.

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out in the third month of every quarter (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with some changes in survey design.

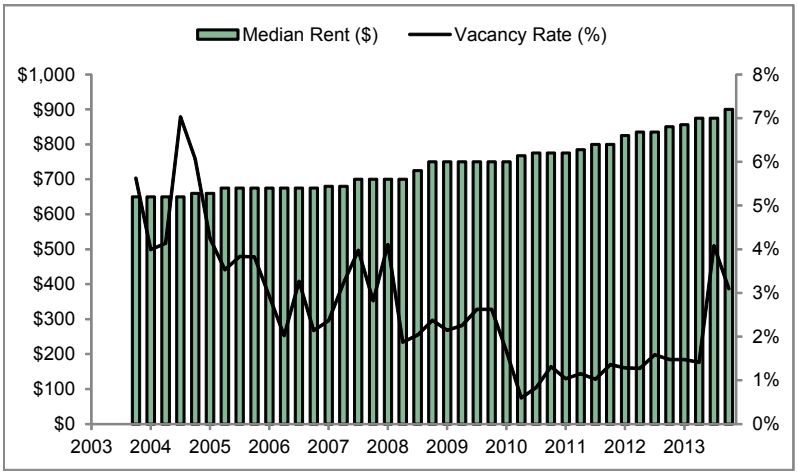
The survey, which consists of multi-unit rent housing, does not represent the entire rental housing market in Yukon. Buildings with less than three rental units (mainly houses, suites and duplexes), subsidized or government-owned housing, and informal or illegal units are not included in the survey.

Note: In the fall of 2011, the Yukon Rent Survey coverage was expanded to include any building with three or more rental units. 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. Additionally, 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 total number of units in the survey by about 20%.

Whitehorse Rent Summary, December 2013

Number of units in survey	959
Number of vacant units	30
Vacancy rate for all units	3.1%
Median rent for all units	$900

Whitehorse Median Rent and Vacancy Rate, December 2003 to December 2013



- The median rent in Whitehorse in December 2003 was $650. Rents stayed relatively stable until September 2007 ($700) and have since been on a slow and steady increase.
- Whitehorse's December 2013 median rent was $900 and is the highest on record. Compared to December 2012, the median rent has increased by $50, or 5.9%.
- Since June 2008, Whitehorse's vacancy rate was below 4.0% except in September 2013 (4.1%). In December 2013, the vacancy rate was 3.1%; a decrease of 1.0 percentage point compared to September 2013 and an increase of 1.6 points compared to December 2012.

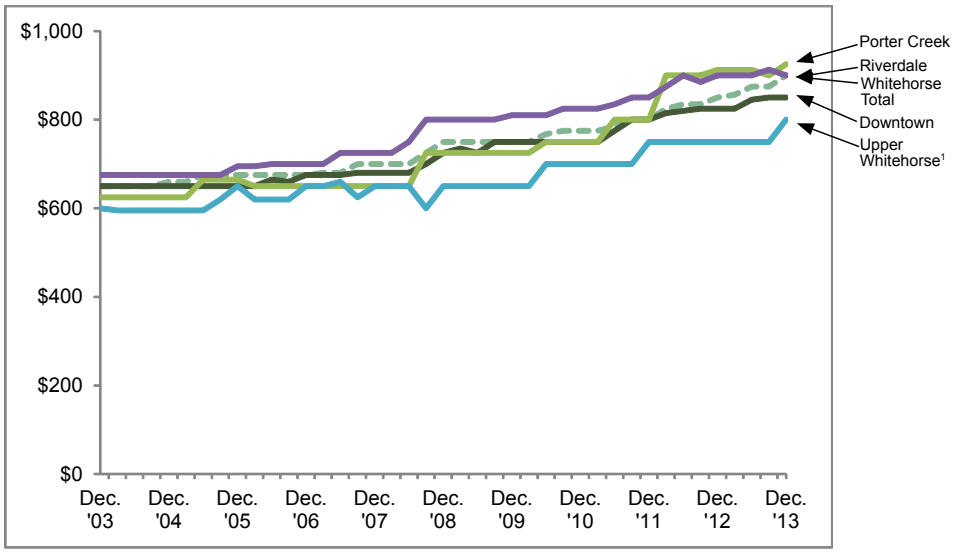
Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. http://www.eco.gov.yk.ca/stats/stats_princ.html#realestate
- **2011 National Household Survey (NHS): Income and Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc http://www.eco.gov.yk.ca/stats/pdf/Income_and_Housing_2011.pdf
- **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

Rents by Whitehorse Neighbourhood

- Comparing December 2013 to December 2003, the median rent in Whitehorse overall has increased by $250, or 38.5%, rising from $650 in December 2003 to $900 in December 2013. Porter Creek subdivision has seen the largest increase: $300, or a 48.0% rise over the 10-year period.
- Historically, Riverdale median rents have been the highest in Whitehorse. However, since March 2012, Porter Creek and Riverdale rents have been very similar, reaching $925 and $900 respectively in December 2013.
- During the last decade in general, rents in Upper Whitehorse[1] have remained the lowest among all Whitehorse subdivisions. The December 2013 median rent of $800 in Upper Whitehorse[1] was 11.1% lower than the overall median rent in Whitehorse ($900).

Median Rent by Whitehorse Subdivision, Dec 2003 to Dec 2013



Median Rent, Total Units and Vacancy Rate by Size and Location, December 2013

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse[1]	Porter Creek	Watson Lake	Dawson City[2]	Yukon Total
Total Number of Buildings in Survey	83	46	19	7	11	5	3	91
Median Rent								
All	$900	$850	$900	$800	$925	$775	$700	$875
Bachelor	$700	$700	$800[†]	$800	$750[†]	x	$600	$700
1-Bedroom	$900	$900	$950	$700	$875	$575	$700	$900
2-Bedroom	$900	$934	$900	$950	$1,300	$875	x	$900
3+Bedroom	$1,300	$1,275	$1,300	$1,500[†]	$1,075	x	x	$1,300
Total Units								
All	959	416	353	139	51	41	15	1,015
Bachelor	137	79	4	49	5	3	6	146
1-Bedroom	338	225	60	31	22	14	7	359
2-Bedroom	442	102	271	55	14	21	1	464
3+Bedroom	42	10	18	4	10	3	1	46
Vacancies								
All	30	18	5	5	2	10	4	44
Bachelor	8	7	0	1	0	1	2	11
1-Bedroom	13	10	1	1	1	1	2	16
2-Bedroom	8	1	4	3	0	8	0	16
3+Bedroom	1	0	0	0	1	0	0	1
Vacancy Rate								
All	3.1%	4.3%	1.4%	3.6%	3.9%	24.4%	26.7%	4.3%
Bachelor	5.8%	8.9%	0.0%	2.0%	0.0%	33.3%	33.3%	7.5%
1-Bedroom	3.8%	4.4%	1.7%	3.2%	4.5%	7.1%	28.6%	4.5%
2-Bedroom	1.8%	1.0%	1.5%	5.5%	0.0%	38.1%	0.0%	3.4%
3+Bedroom	2.4%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	2.2%

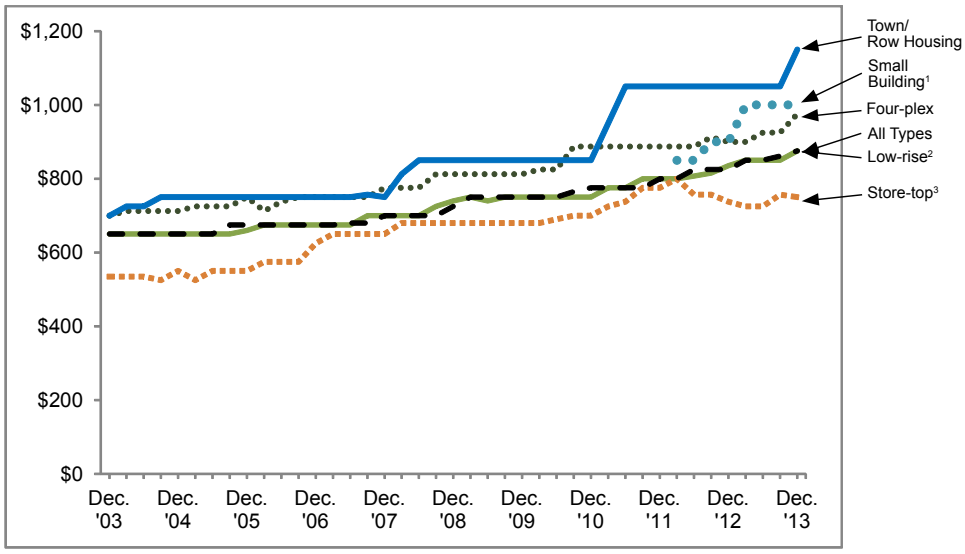
x = suppressed
[†] Use caution when analysing data due to a small number of rental units within the category.
[1] Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Caution should be used when analysing data from Dawson City due to the small number of buildings in the community.

Rents by Building Type, Yukon

Note: Small Buildings[1] were added to the Yukon Rent Survey scope as of the March 2012.

- There are, by far, more rental units (786) in *Low-rise* (apartment) buildings than in any other type of buildings covered in the Yukon Rent Survey (representing 77.4% of all surveyed units).
- In the past ten years, comparing December 2003 to December 2013, the median rent has risen overall by 34.6%. For *Town/Row Houses,* it has risen by 64.3%; for *Store-top* units by 40.2%; for *Four-plexes* by 39.3%; and for *Low-rise* units by 34.6%.
- In December 2013, the median rent of units in *Small Buildings* with 3+ bedrooms continued to be the highest ($1,600) among all building/size category. It was $300, or 23.1%, higher than the median for *All Types* of 3+ bedroom units ($1,300).

Yukon Median Rent by Building Type, Dec 2003 to Dec 2013



- Of surveyed units, there were very few vacancies outside of *Low-rise* (27) and *Store-top* (12) buildings in December 2013.

Median Rent, Total Units and Vacancy Rate, by Size and Building Type, Yukon, December 2013

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Town/Row Housing	Store-top[3]
Total Number of Buildings in Survey	91	21	11	44	4	11
Median Rent						
All	$875	$1,000	$975	$875	$1,150	$750
Bachelor	$700	$775	x	$710	...	$700
1-Bedroom	$900	$850	$800	$900	$750	$850
2-Bedroom	$900	$1,038	$1,200	$900	$950	$995
3+Bedroom	$1,300	$1,600	$1,000	$1,250	$1,300	x
Total Units						
All	1,015	60	44	786	49	76
Bachelor	146	6	2	106	...	32
1-Bedroom	359	19	13	295	6	26
2-Bedroom	464	24	18	379	27	16
3+Bedroom	46	11	11	6	16	2
Vacancies						
All	44	2	1	27	2	12
Bachelor	11	0	0	7	...	4
1-Bedroom	16	1	1	7	0	7
2-Bedroom	16	0	0	13	2	1
3+Bedroom	1	1	0	0	0	0
Vacancy Rate						
All	4.3%	3.3%	2.3%	3.4%	4.1%	15.8%
Bachelor	7.5%	0.0%	0.0%	6.6%	...	12.5%
1-Bedroom	4.5%	5.3%	7.7%	2.4%	0.0%	26.9%
2-Bedroom	3.4%	0.0%	0.0%	3.4%	7.4%	6.3%
3+Bedroom	2.2%	9.1%	0.0%	0.0%	0.0%	0.0%

x = suppressed
... = not appropriate/applicable
[1] Small Building indicates three rental units in one building.
[2] Low-rise units are in buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.

Median Rent and Total Units, by Size and Decade of Construction, Yukon, December 2013

	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Year	All Years
Total Number of Buildings in Survey	9	20	26	3	6	4	2	21	91
Median Rent									
All	$800	$950	$890	$900	$1,000	$900	x	$750	$875
Bachelor	$725	$680	$748	x	x	x	...	$700	$700
1-Bedroom	$900	$900	$900	$800	$823	$900	x	$800	$900
2-Bedroom	$1,000	$1,060	$875	$900	$825	x	x	$815	$900
3+Bedroom	x	$1,700	$1,250†	...	$1,300	$1,500†	...	$975	$1,300
Total Units									
All	93	231	380	49	57	28	10	167	1,015
Bachelor	57	17	10	1	2	1	...	58	146
1-Bedroom	28	113	100	20	10	21	8	59	359
2-Bedroom	7	93	265	28	25	1	2	43	464
3+Bedroom	1	8	5	...	20	5	...	7	46

x = suppressed
... = not appropriate/applicable
† Use caution when analysing data due to a small number of rental units within the category.

Inclusion of Utilities in Yukon Rent Prices, December 2013

In addition to questions on rent, the Yukon Rent Survey also asks whether utilities (heat, electricity, water and/or parking) are included in the rent.

The table below shows the number of units by type of building and size of unit in which utilities were reported to be included in rent in December 2013.

Of all rental units, 98.7% reported water included in rent and 90.1% reported parking included. Only 62.9% had heat included and 36.0% had electricity included in rent.

Store-top units were most likely to include heat; T*own/Row Housing* units were least likely.

Small Building units were most likely to include electricity, while *Four-plex* units were least likely.

Bachelor units were more likely to include heat and electricity than 1, 2 or 3+ bedroom units.

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Town/Row Housing	Store-top[3]
	number of units with utility cost included in rent					
Total Units	1,015	60	44	786	49	76
Heat	638	45	28	489	16	60
Electricity	365	33	12	270	16	34
Parking	915	57	44	704	49	61
Water	1,002	60	44	777	49	72

[1] Small Building indicates three rental units in one building.
[2] Low-rise units are in buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.

	All Sizes	Bachelor	1 bedroom	2 bedroom	3+ bedrooms
	number of units with utility cost included in rent				
Total Units	1,015	146	359	464	46
Heat	638	129	268	200	41
Electricity	365	114	158	69	24
Parking	915	88	347	435	45
Water	1,002	142	357	457	46

Additional information:
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