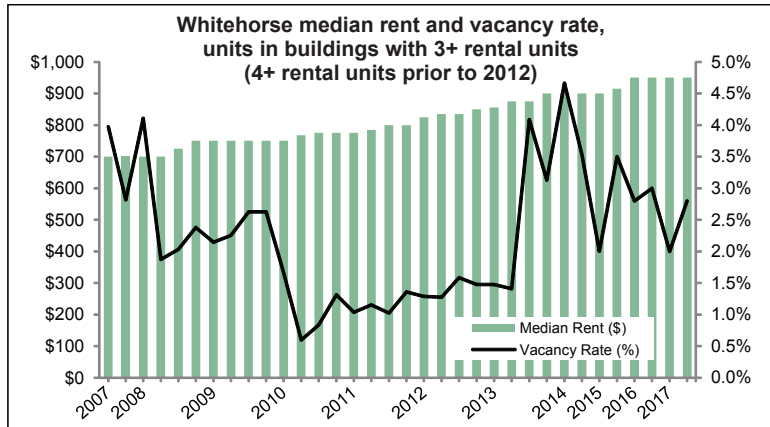


### Highlights

- In October 2017, Whitehorse's median rent for units in *buildings with 3 or more rental units* was \$950 and the vacancy rate was 2.8%.
- Compared with April 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 0.8 percentage points from 2.0% to 2.8%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was \$1,000 and the vacancy rate was 2.8%.

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 trends<sup>1</sup> of median rent and vacancy rates in Whitehorse.



### Whitehorse rent summary for units in buildings with 3 or more rental units, October 2017

Number of units in survey.....	1,026
Number of vacant units.....	29
Vacancy rate for all units.....	2.8%
Median rent for all units.....	\$950

### Whitehorse rent summary for units in buildings with 2 or more units<sup>2</sup>, October 2017

Number of units in survey.....	1,789
Number of vacant units.....	48
Vacancy rate for all units.....	2.7%
Median rent for all units.....	\$975

### Whitehorse rent summary for units in all types of buildings with rental units, October 2017

Number of units in survey.....	2,205
Number of vacant units.....	62
Vacancy rate for all units.....	2.8%
Median rent for all units.....	\$1,000

For units in buildings with 3 or more rental units, the median rent in October 2017 (\$950) remained the same compared to a year earlier (October 2016) and remained the same compared to the previous reporting period (April 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 October 2017 (2.8%) was 0.2 percentage points lower than the rate in October 2016 (3.0%), and 0.8 percentage points higher compared to the vacancy rate in April 2017 (2.0%).

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

**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.

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

### 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](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\\_o13.cfm](http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_o13.cfm)

## Rent Summary for All Buildings with Rental Units, by Type, Yukon, October 2017

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	238	238	3	1.3%	\$1,500	\$1,708
Townhouse/Row house	25	79	1	1.3%	\$1,500	\$1,541
Duplex <sup>1</sup>	435	612	16	2.6%	\$1,200	\$1,262
Triplex and Fourplex	72	185	1	0.5%	\$1,100	\$1,154
Condominium	100	145	6	4.1%	\$1,550	\$1,566
Apartment Building <sup>2</sup>	50	881	35	4.0%	\$950	\$937
Store-top (Commercial) <sup>3</sup>	26	105	4	3.8%	\$975	\$1,066
Mobile Home	76	76	7	9.2%	\$1,100	\$1,109
Cabin	10	10	1	10.0%	\$1,500	\$1,662
Garden Suite	9	9	0	0.0%	\$1,150	\$1,061
<b>All Types<sup>4</sup></b>	<b>1,040</b>	<b>2,340</b>	<b>74</b>	<b>3.2%</b>	<b>\$1,000</b>	<b>\$1,192</b>

<sup>1</sup> Duplex includes single detached houses with a legal rental suite. <sup>2</sup> Buildings with five or more units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space. <sup>4</sup> 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 October 2017 was \$1,000. The highest median rent reported by landlords was \$1,550 per month for condominiums. Single detached houses, townhouse/row houses and cabins had the second-highest median rent at \$1,500 per month. The lowest median rent was \$950 per month for units in apartment buildings.

In October 2017, the maximum number of rental units (881) was in apartment buildings, followed by the number of rental units (612) in duplexes (include single detached houses with a rental suite). The lowest number of rental units (9) was in garden suites.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, October 2017

	All Types	Single Detached House	Townhouse/ Row house	Duplex <sup>1</sup>	Triplex and Fourplex	Condo- minium	Apartment Building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile Home	Cabin	Garden Suite
<b>Number of Buildings with Rental Units</b>	1,040	238	25	435	72	100	50	26	76	10	9
<b>Median Rent</b>											
All	\$1,000	\$1,500	\$1,500	\$1,200	\$1,100	\$1,550	\$950	\$975	\$1,100	\$1,500	\$1,150
Bachelor	\$750	x	...	\$950	\$795	\$1,225	\$750	\$775	...	x	x
1 Bedroom	\$950	\$1,025	\$1,000 <sup>†</sup>	\$1,000	\$925	\$1,200	\$950	\$1,025	x	x	\$1,025
2 Bedrooms	\$1,057	\$1,369	\$1,425	\$1,200	\$1,225	\$1,500	\$950	\$1,350	\$1,100	\$1,750 <sup>†</sup>	...
3-4 Bedrooms	\$1,500	\$1,600	\$1,900	\$1,500	\$1,500	\$1,695	\$1,350	\$1,525 <sup>†</sup>	\$1,150	x	x
5+ Bedrooms	\$1,600	\$2,200	...	\$1,350	...	...	...	...	x	...	...
<b>Total Units</b>											
All <sup>4</sup>	2,340	238	79	612	185	145	881	105	76	10	9
Bachelor	185	3	...	16	11	6	116	31	...	1	1
1 Bedroom	703	19	4	166	71	18	378	36	2	1	6
2 Bedrooms	857	50	27	210	64	45	379	34	44	4	...
3-4 Bedrooms	560	141	48	213	39	75	8	4	28	3	1
5+ Bedrooms	36	26	...	7	...	...	...	...	2	...	...
<b>Vacant Units</b>											
All <sup>4</sup>	74	3	1	16	1	6	35	4	7	1	0
Bachelor	20	0	...	0	0	3	16	1	...	0	0
1 Bedroom	21	0	1	4	0	1	11	3	0	1	0
2 Bedrooms	30	0	0	12	1	3	8	0	7	0	...
3-4 Bedrooms	3	3	0	0	0	0	0	0	0	0	0
5+ Bedrooms	0	0	...	0	...	...	...	...	0	...	...
<b>Vacancy Rate</b>											
All	3.2%	1.3%	1.3%	2.6%	0.5%	4.1%	4.0%	3.8%	9.2%	10.0%	0.0%
Bachelor	10.8%	0.0%	...	0.0%	0.0%	50.0%	13.8%	3.2%	...	0.0%	0.0%
1 Bedroom	3.0%	0.0%	25.0%	2.4%	0.0%	5.6%	2.9%	8.3%	0.0%	100.0%	0.0%
2 Bedrooms	3.5%	0.0%	0.0%	5.7%	1.6%	6.7%	2.1%	0.0%	15.9%	0.0%	...
3-4 Bedrooms	0.5%	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...	0.0%	...	...

x = Suppressed. ... = Not appropriate/applicable. <sup>†</sup> Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>1</sup> Duplex includes single detached houses with a legal rental suite. <sup>2</sup> Buildings with five or more units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space. <sup>4</sup> 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, October 2017

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
<b>Number of Buildings with Rental Units</b>	1,040	112	128	193	70	124	132	145	136
<b>Median Rent</b>									
All	\$1,000	\$860	\$980	\$1,000	\$950	\$950	\$1,275	\$1,500	\$1,050
Bachelor	\$750	\$700	\$750	\$775	\$750	\$825	\$1,000	x	\$750
1 Bedroom	\$950	\$900	\$950	\$950	\$950	\$950	\$950	\$1,000	\$1,000
2 Bedrooms	\$1,057	\$1,050	\$1,065	\$975	\$950	\$1,100	\$1,425	\$1,500	\$1,250
3-4 Bedrooms	\$1,500	\$1,425	\$1,400	\$1,400	\$1,475	\$1,500	\$1,600	\$1,800	\$1,500
5+ Bedrooms	\$1,600	\$1,200 <sup>†</sup>	x	...	...	\$1,900	\$2,500	...	\$1,550
<b>Total Units</b>									
All <sup>†</sup>	2,340	267	389	651	158	232	198	238	208
Bachelor	185	81	28	9	16	8	9	1	33
1 Bedroom	703	64	157	210	66	77	41	41	46
2 Bedrooms	857	65	151	315	51	78	48	90	60
3-4 Bedrooms	560	52	52	116	25	61	88	106	59
5+ Bedrooms	36	4	2	...	...	7	12	...	11

x = Suppressed. ... = Not appropriate/applicable. <sup>†</sup> Use with caution when analyzing data due to high variance or a small number of rental units within the category. <sup>†</sup> Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Most of the buildings with rental units (193 buildings, or 18.6% 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, the higher the median rent reported.

## Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Community, October 2017

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
<b>Number of Buildings with Rental Units</b>	1,040	954	42	30	14
<b>Median Rent</b>					
All	\$1,000	\$1,000	\$900	\$875	\$925
Bachelor	\$750	\$750	\$750	x	...
1 Bedroom	\$950	\$950	\$900	\$875	x
2 Bedrooms	\$1,057	\$1,073	\$1,000	\$700	\$925
3-4 Bedrooms	\$1,500	\$1,500	\$1,500	\$900	x
5+ Bedrooms	\$1,600	\$1,600	...	x	...
<b>Total Units</b>					
All <sup>†</sup>	2,340	2,205	50	72	14
Bachelor	185	175	9	1	...
1 Bedroom	703	647	21	32	2
2 Bedrooms	857	828	10	9	10
3-4 Bedrooms	560	522	9	27	2
5+ Bedrooms	36	33	...	2	...
<b>Vacant Units</b>					
All <sup>†</sup>	74	62	2	9	0
Bachelor	20	19	1	0	...
1 Bedroom	21	14	1	6	0
2 Bedrooms	30	30	0	0	0
3-4 Bedrooms	3	0	0	3	0
5+ Bedrooms	0	0	...	0	...
<b>Vacancy Rate</b>					
All	3.2%	2.8%	4.0%	12.5%	0.0%
Bachelor	10.8%	10.9%	11.1%	0.0%	...
1 Bedroom	3.0%	2.2%	4.8%	18.8%	0.0%
2 Bedrooms	3.5%	3.6%	0.0%	0.0%	0.0%
3-4 Bedrooms	0.5%	0.0%	0.0%	11.1%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...

x = Suppressed. ... = Not appropriate/applicable. <sup>†</sup> Use with caution when analyzing data due to high variance or a small number of rental units within the category. <sup>†</sup> Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

The highest median rent reported for any size of rental units (in the communities surveyed) was \$1,600 for units with 5 or more bedrooms in Whitehorse.

Of the 74 vacant rental units in Yukon in October 2017, 62 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 30, followed by bachelor units at 19.

In Whitehorse, the highest vacancy rate was at 10.9%<sup>†</sup> for bachelor units; the lowest was for units with 3-4 bedrooms and five or more bedrooms at 0.0%.

# Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, October 2017

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	197	197	0	0.0%	\$1,600	\$1,826
Townhouse/Row house	24	75	0	0.0%	\$1,500	\$1,570
Duplex <sup>1</sup>	422	596	16	2.7%	\$1,200	\$1,257
Triplex and Fourplex	69	179	1	0.6%	\$1,100	\$1,160
Condominium	100	145	6	4.1%	\$1,550	\$1,566
Apartment Building <sup>2</sup>	47	847	27	3.2%	\$950	\$942
Store-top (Commercial) <sup>3</sup>	21	91	4	4.4%	\$1,006	\$1,091
Mobile Home	56	56	7	12.5%	\$1,125	\$1,162
Cabin	10	10	1	10.0%	\$1,500	\$1,662
Garden Suite	7	7	0	0.0%	\$1,100	\$1,038
<b>All Types<sup>4</sup></b>	<b>954</b>	<b>2,205</b>	<b>62</b>	<b>2.8%</b>	<b>\$1,000</b>	<b>\$1,202</b>

<sup>1</sup> Duplex includes single detached houses with a legal rental suite. <sup>2</sup> Buildings with five or more units.

<sup>3</sup> Store-top units are residential units in buildings which primarily contain commercial space. <sup>4</sup> 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, October 2017

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse <sup>1</sup>	Porter Creek	Whistlebend	Crestview	Country Residential
<b>Number of Buildings with Rental Units</b>	954	213	177	339	174	10	22	19
<b>Median Rent</b>								
All	\$1,000	\$950	\$995	\$1,100	\$1,200	\$1,750	\$1,200	\$1,390
Bachelor	\$750	\$750	\$975	\$800	\$885	...	...	\$1,050
1 Bedroom	\$950	\$950	\$950	\$950	\$950	\$988 <sup>†</sup>	\$1,050	x
2 Bedrooms	\$1,073	\$1,100	\$970	\$1,200	\$1,200	\$1,750	\$1,350	\$1,400
3-4 Bedrooms	\$1,500	\$1,500	\$1,500	\$1,550	\$1,400	\$1,950	\$1,625	x
5+ Bedrooms	\$1,600	x	\$1,600	\$2,000	x	...	...	...
<b>Total Units</b>								
All <sup>2</sup>	2,205	701	541	607	284	20	33	19
Bachelor	175	84	7	67	11	...	...	6
1 Bedroom	647	345	128	89	68	4	10	1
2 Bedrooms	828	192	317	195	100	8	8	8
3-4 Bedrooms	522	78	82	233	103	7	15	3
5+ Bedrooms	33	2	7	23	2	...	...	...
<b>Vacant Units</b>								
All <sup>2</sup>	62	8	9	33	9	0	1	1
Bachelor	19	1	0	18	0	...	...	0
1 Bedroom	14	6	1	4	0	0	1	1
2 Bedrooms	30	1	8	11	9	0	0	0
3-4 Bedrooms	0	0	0	0	0	0	0	0
5+ Bedrooms	0	0	0	0	0	...	...	...
<b>Vacancy Rate</b>								
All	2.8%	1.1%	1.7%	5.4%	3.2%	0.0%	3.0%	5.3%
Bachelor	10.9%	1.2%	0.0%	26.9%	0.0%	...	...	0.0%
1 Bedroom	2.2%	1.7%	0.8%	4.5%	0.0%	0.0%	10.0%	100.0%
2 Bedrooms	3.6%	0.5%	2.5%	5.6%	9.0%	0.0%	0.0%	0.0%
3-4 Bedrooms	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	0.0%	0.0%	0.0%	...	...	...

x = Suppressed. ... = Not appropriate/applicable. <sup>†</sup> Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>1</sup> 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.

<sup>2</sup> Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

*Additional information*

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