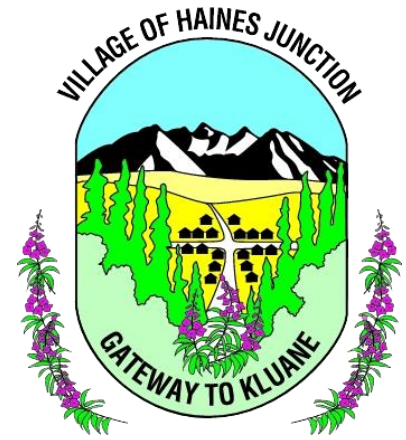


# Village of Haines Junction Community Statistics Report

2023



Imagery: Michael Schmidt

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## Key Findings

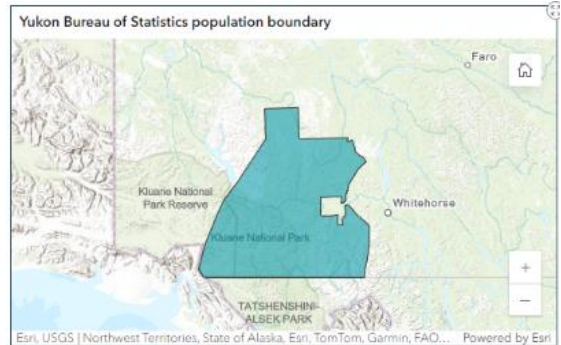
1. Haines Junction's population growth between the censuses of 2016 and 2021 was 14.7% which was above Yukon's average population growth of 12.1%.
2. In 2021, the percentage of the population in Haines Junction with Indigenous identity is 41.6%.
3. The percent of the population over age 65 increased from 13.4% in 2011 to 17.4% in 2021.
4. Haines Junction experienced growth of 50 private dwellings over the 10-year period from 2011-2021.
5. Housing stock in Haines Junction, according to 2021 Statistics Canada Census data:
  - a. Haines Junction has 310 households.
  - b. Most households in Haines Junction have one or two people.
  - c. 50% of households have 3 or more bedrooms.
  - d. 45% of dwellings are more than 30 years old and 28% have been built in the last 10 years.
  - e. 65% of dwellings are owner-occupied, 21% are renter-occupied, and 15% of the housing is provided by a level of government (First Nation or Yukon government).
  - f. 10% of households live in unaffordable housing and spend more than 30% of their income on housing.
  - g. 15% of households require major repairs.
6. Based on estimated population growth, a total of 100 homes are needed over the next 10 years.
7. Affordable housing means that < 30% of income is spent on housing. Based on income projections, 39 new homes are needed over the next 10 years with monthly costs below \$1,125 to meet community need.
8. According to Statistics Canada Census data, the median income of households in Haines Junction has not kept pace with the territory.
9. 125 of the 483 lots in town, or 26%, are either vacant or under-developed and are paying the minimum property tax levy.
10. The Community Spatial Price Index is an index of data comparing the price of items in Whitehorse to other Yukon communities. Across all items surveyed, Haines Junction residents paid 124.9% of what Whitehorse residents paid for consumer goods.
11. The school experienced a decline in enrolment between 2020 when 158 students were enrolled and 2022 when 140 students were enrolled.
12. In the past 10 years, Village equipment (vehicles, snowplows, lawn mowers, heavy equipment etc.) consumed the most fuel in 2020.
13. The total consumption of heating fuel by the Village has declined since the pool closed in 2018. The Convention Centre and Arena are the largest consumers of heating energy.
14. As of December 31, 2023, the Village held approximately \$9.34 million in Surplus and Reserves.
15. The average number of development permits issued annually between 1998-2009 was 9.75 per year whereas the average between 2010 to 2023 was 20.86 per year.
16. On average, 32 building permits are issued annually, of which 80%, on average, are residential permits.

# 1.0 Demographic Indicators

## 1.1 Haines Junction / Dakwakada Population Estimates

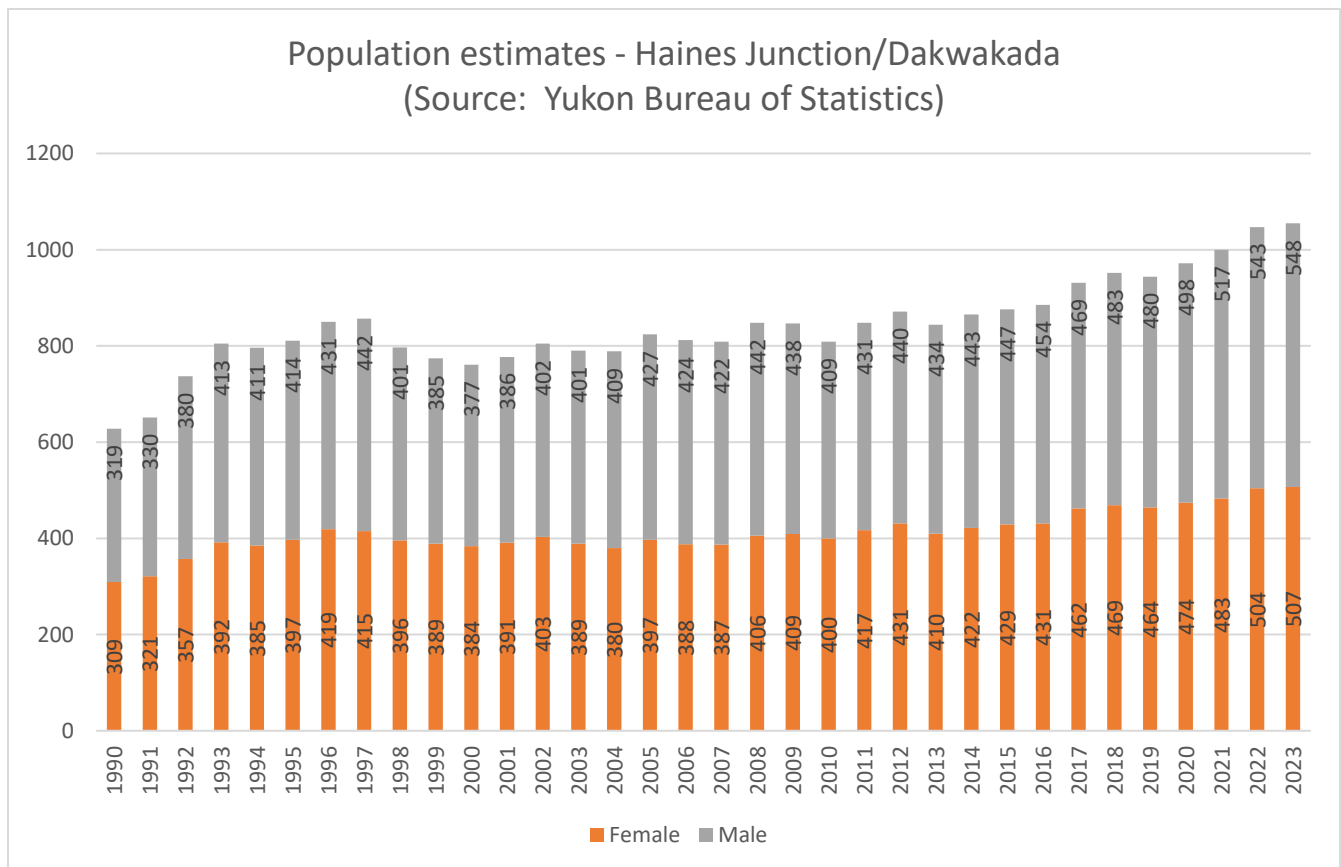
The Yukon Bureau of Statistics (YBS) provides population estimates for Yukon communities.

The YBS population boundary extends beyond the municipality and incorporates the surrounding area (see figure below). Each datapoint in the chart below reflects the year end estimate.



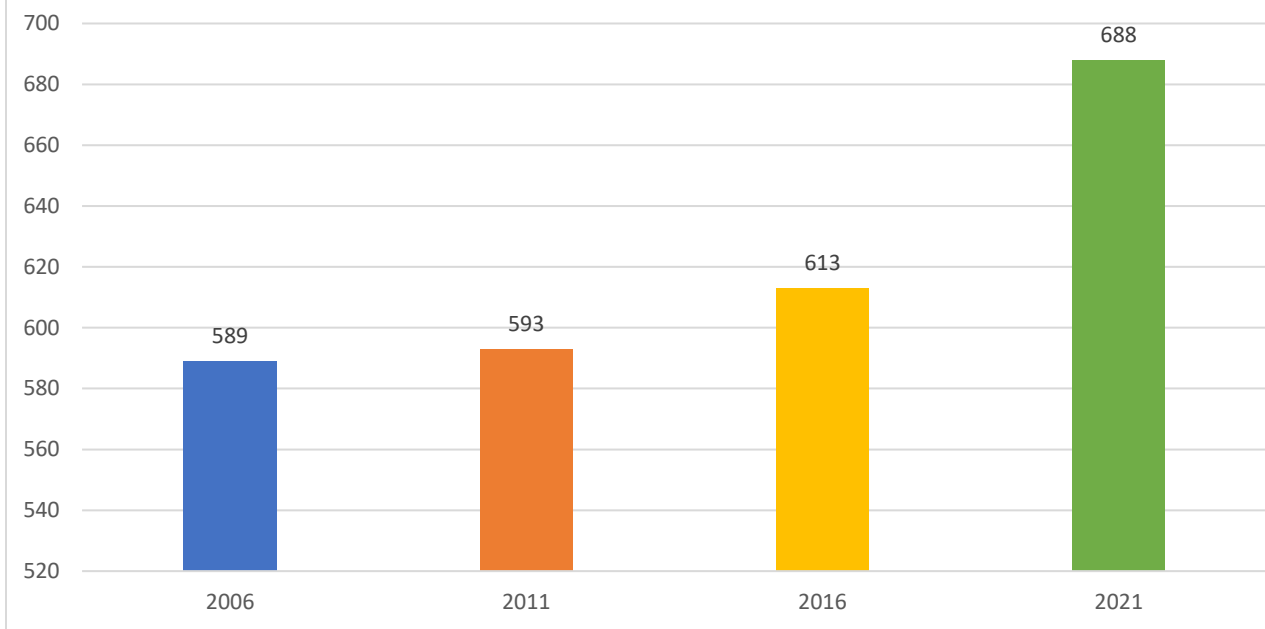
Statistics Canada data is based on a census of the population within the municipal boundaries. Haines Junction’s population growth between the censuses of 2016 and 2021 was 14.7% which was above Yukon’s average population growth of 12.1%.

Based on recent trends, population of Haines Junction, within the municipal boundary is projected to reach 872 in 2033 (from 688 in 2021).



Source: Yukon Bureau of Statistics. Data downloaded: August 1, 2024.

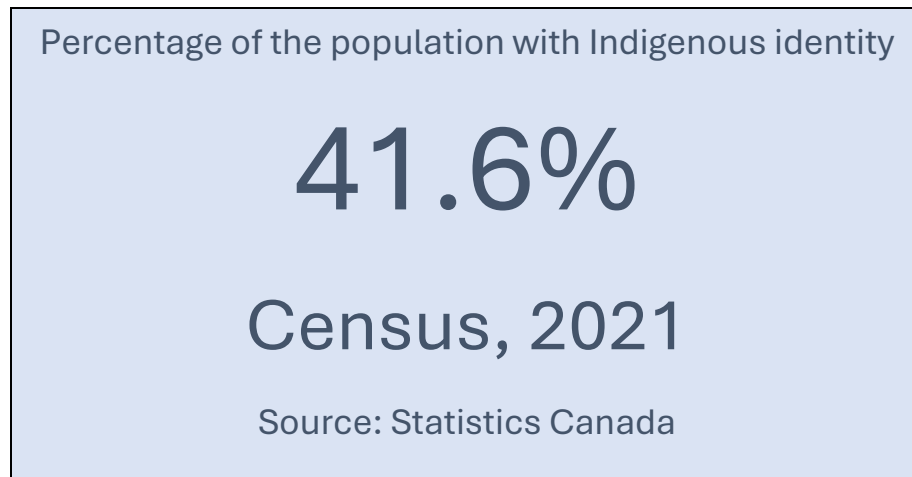
Population Census - Haines Junction  
(Source: Statistics Canada Census Data)



Source: Statistics Canada. Data downloaded: August 1, 2024.

## 1.2 Percentage of Population with Indigenous Identity

The Shadhäla Äshèyi yè Kwädän (Champagne and Aishihik First Nations or CAFN) people, upon whose traditional territory the Village of Haines Junction is situated, is named after two historic settlements -- Shadhäla (Champagne), located on the Dezadeash River; and Äshèyi (Aishihik), at the headwaters of the Alsek River drainage. The Village of Haines Junction is located on an early trade route used by the Coastal Tlingit and Chilkat peoples that was also used as a temporary staging area for trapping, hunting and fishing. Today, CAFN has more than 1,200 Dän (people) and is one of the largest of the 14 Yukon First Nations. The CAFN's main government offices are in Haines Junction.

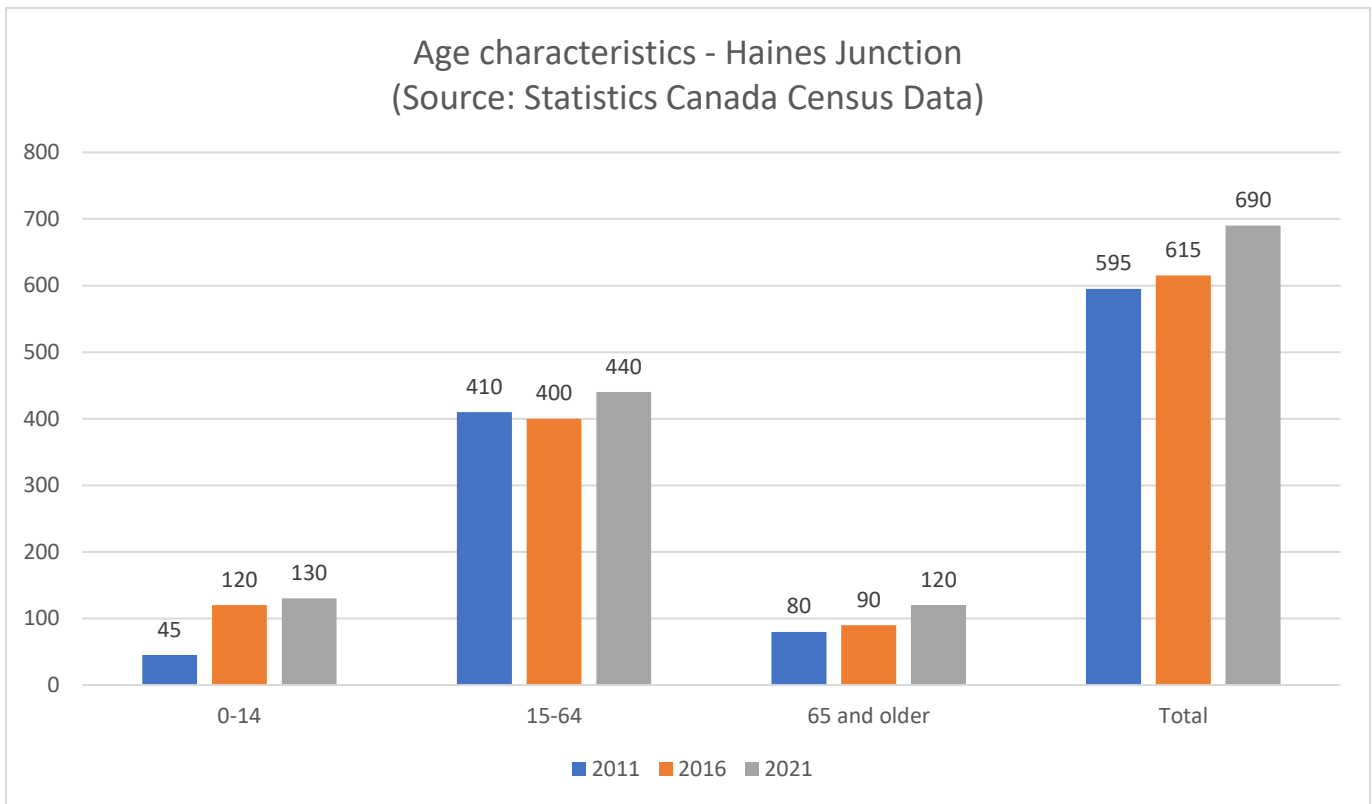
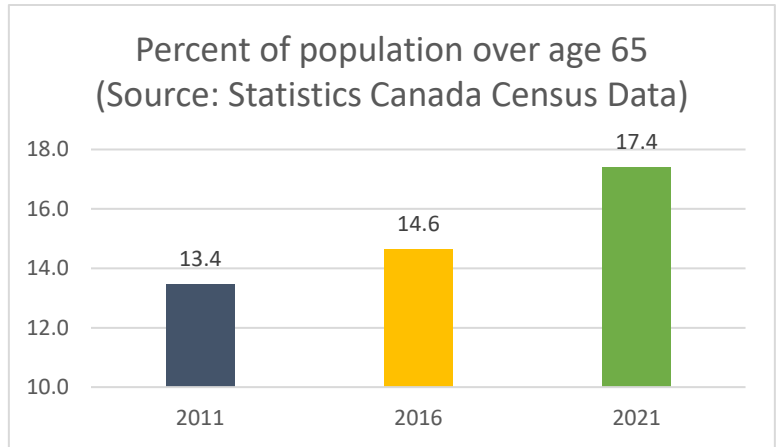


Sources: Statistics Canada 2021 Census Data, CAFN Website. Data downloaded: August 1, 2024.

### 1.3 Age Characteristics

Data on age characteristics were sourced from Statistics Canada Census data and describes the population within the municipal boundary.

Of note, the percent of the population over the age of 65 increased from 13.4% in 2011 to 17.4% in 2021.



Source: Statistics Canada Census Data. Data downloaded: August 1, 2024.



## 1.4 Household and Dwelling Characteristics

Data on household and dwelling characteristics were sourced from Statistics Canada Census data, and describes households and dwellings located within the municipal boundary.

Haines Junction experienced growth of 50 private dwellings over the 10-year period from 2011-2021.

According to 2021 Statistics Canada Census data:

- Haines Junction has 310 households.
- Most households in Haines Junction have one or two people.
- 50% of households have 3 or more bedrooms.
- 45% of dwellings are more than 30 years old and 28% have been built in the last 10 years.
- 65% of dwellings are owner-occupied, 21% are renter-occupied, and 15% of the housing is provided by a level of government (First Nation or Yukon government).
- 10% of households live in unaffordable housing and spend more than 30% of their income on housing.
- 15% of households require major repairs.

CityScope Consultants is carrying out a Housing Needs Assessment for Haines Junction. Over the next 10 years, they estimate:

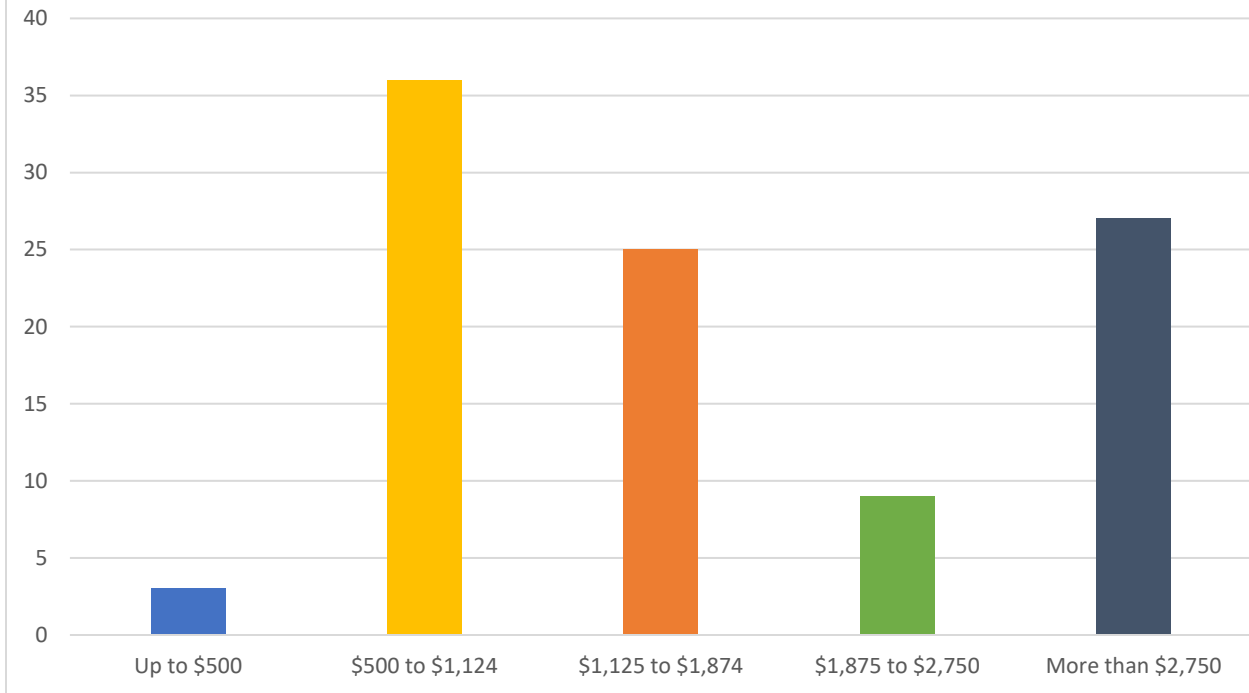
- Based on projected population growth, a total of 100 homes will be needed in the community.
- Of those 100 homes, and based on projected incomes, 39 homes will be needed with monthly costs < \$1,125. Affordable housing is defined as housing costs that are < 30% of income.

|  | 2011       | 2016       | 2021       |
|--|------------|------------|------------|
| <b>Total occupied private dwellings</b>        | <b>260</b> | <b>280</b> | <b>310</b> |
| Single detached house                          | 200        | 220        | 260        |
| Semi-detached house                            | 0          | 0          | 10         |
| Movable dwelling (e.g. mobile homes)           | 25         | 25         | 20         |
| <b>Private households by household size</b>    |            |            |            |
| 1 person                                       | 85         | 100        | 110        |
| 2 persons                                      | 95         | 95         | 115        |
| 3 persons                                      | 35         | 35         | 35         |
| 4 persons                                      | 25         | 25         | 25         |
| 5 or more persons                              | 25         | 15         | 25         |
| <b>Average household size</b>                  | <b>2.2</b> | <b>2.2</b> | <b>2.2</b> |
| <b>Number of persons in private households</b> | <b>585</b> | <b>605</b> | <b>685</b> |

Source: Statistics Canada Census Data. Data downloaded: August 1, 2024.



Estimated Housing Needs in the Next 10 years  
(Source: CityScape Consultants)



## 1.5 Vacant and under-developed lots

Data in the following table was sourced from the 2023 Tax Roll. Vacant and under-developed lots were identified by those lots that are paying the minimum property tax levy of \$400. The key takeaways from this analysis are:

- 125 of the 483 lots in town, or 26%, are paying the minimum property tax levy
  - 54 of these are urban residential (24% of all urban residential lots)
  - 57% of the 23 industrial lots in town are vacant or under-developed
  - 52% of the 60 tourist commercial lots in town are vacant or under-developed
  - 46% of the 24 mixed commercial lots in town are vacant or under-developed
  - 33% of the 6 agriculture general lots in town are vacant or under-developed
  - All country residential lots have had some level of improvements
- The Village does not have statistics on the number of vacant or derelict buildings in town.

There are costs, both environmental (e.g. urban sprawl) and economic (e.g. developing sewer and water infrastructure that is unused, lost property tax revenues), to under-developed/ vacant/ derelict properties. Rather than opening new developments to meet the demand for lot sales; it may be cheaper to consider approaches that encourage the development or sale of under-developed/ vacant/ derelict lots.

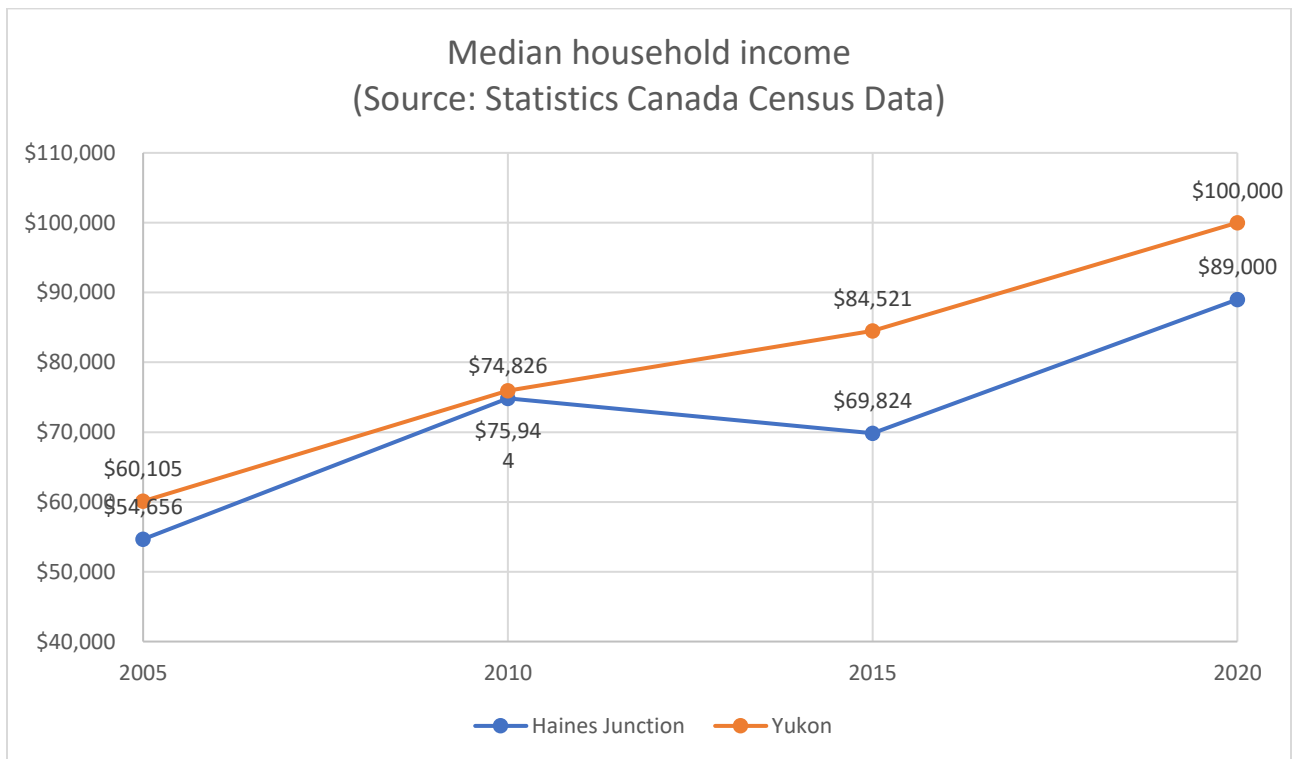
| Class                     | # lots     | # lots paying minimum tax levy | % of lots paying minimum tax levy | Average property tax payment of improved lots |
|---------------------------|------------|--------------------------------|-----------------------------------|---|
| Residential               | <b>342</b> | <b>66</b>                      | <b>19%</b>                        | <b>\$1,938.77</b>                             |
| <i>Urban</i>              | 224        | 54                             | 24%                               | \$1,809.32                                    |
| <i>Mobile</i>             | 38         | 8                              | 21%                               | \$772.74                                      |
| <i>Country</i>            | 78         | 0                              | 0%                                | \$2,521.67                                    |
| <i>Multi-Residential</i>  | 2          | 0                              | 0%                                | \$3,821.91                                    |
| Non-Residential           | <b>116</b> | <b>57</b>                      | <b>49%</b>                        | <b>\$3,983.17</b>                             |
| <i>Light Industrial</i>   | 23         | 13                             | 57%                               | \$946.65                                      |
| <i>Tourist Commercial</i> | 60         | 31                             | 52%                               | \$5,411.57                                    |
| <i>Mixed Commercial</i>   | 24         | 11                             | 46%                               | \$3,006.78                                    |
| <i>Public Use</i>         | 3          | 1                              | 33%                               | \$3,228.60                                    |
| <i>Institutional</i>      | 4          | 1                              | 25%                               | \$6,612.46                                    |
| <i>Airport</i>            | 2          | 0                              | 0%                                | \$1,611.10                                    |
| Agriculture Limited       | 15         | 0                              | 0%                                | \$2,474.26                                    |
| Agriculture General       | 6          | 2                              | 33%                               | \$627.83                                      |
| No zoning                 | 2          | 0                              | 0%                                | \$1,111.19                                    |
| <b>Total</b>              | <b>483</b> | <b>125</b>                     | <b>26%</b>                        | <b>\$2,247.40</b>                             |

## 1.6 Income

Data on the income of individuals was sourced from Statistics Canada Census data, and describes individuals aged 15 and over living within private households within the municipal boundary. The median income of households in Haines Junction has not kept pace with the territory.

| Year |       | Household               | Persons 15 years and over   |                     |   |   |
|------|-------|-------------------------|-----------------------------|---------------------|---|---|
|      |       | Median household income | Number of income recipients | Median total income | Number of workers employed full-year, full-time | Median employment income for full-year, full-time workers |
| 2005 | HJ    | \$54,656                | 365                         | \$30,528            | 165   | \$52,139  |
|      | Yukon | \$60,105                |                             | \$31,352            |   | \$49,787  |
| 2010 | HJ    | \$74,826                | 505                         | \$38,979            | 175   | \$59,691  |
|      | Yukon | \$75,944                |                             | \$40,391            |   | \$60,124  |
| 2015 | HJ    | \$69,824                | 490                         | \$36,992            | 150   | \$64,640  |
|      | Yukon | \$84,521                |                             | \$45,804            |   | \$67,699  |
| 2020 | HJ    | \$89,000                | 550                         | \$49,600            | 180   | \$77,500  |
|      | Yukon | \$100,000               |                             | \$52,000            |   | \$74,000  |

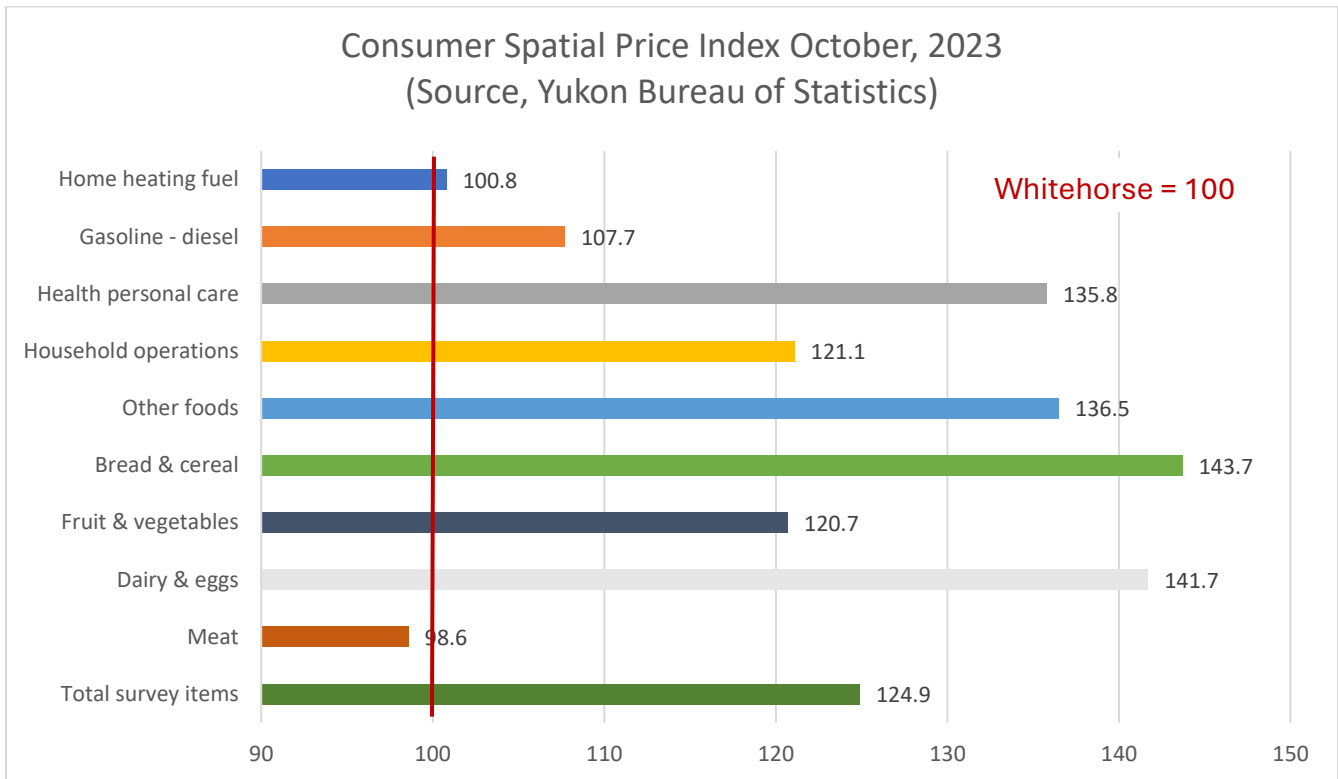
Source: Statistics Canada Census Data. Data downloaded August 5, 2024.



Source: Statistics Canada Census Data. Data downloaded August 5, 2024.

## 1.6 Community Spatial Price Index

The Community Spatial Price Index is an index of data comparing the price of items in Whitehorse to other Yukon communities. Except for meat and home heating fuel for which prices are comparable to Whitehorse, all other items measured (gasoline, personal care, household operations, bread and cereal, fruits and vegetables, dairy and eggs and other foods) were more expensive in Haines Junction than in Whitehorse in October 2023. Across all items surveyed, Haines Junction residents paid 124.9% of what Whitehorse residents paid for consumer goods.

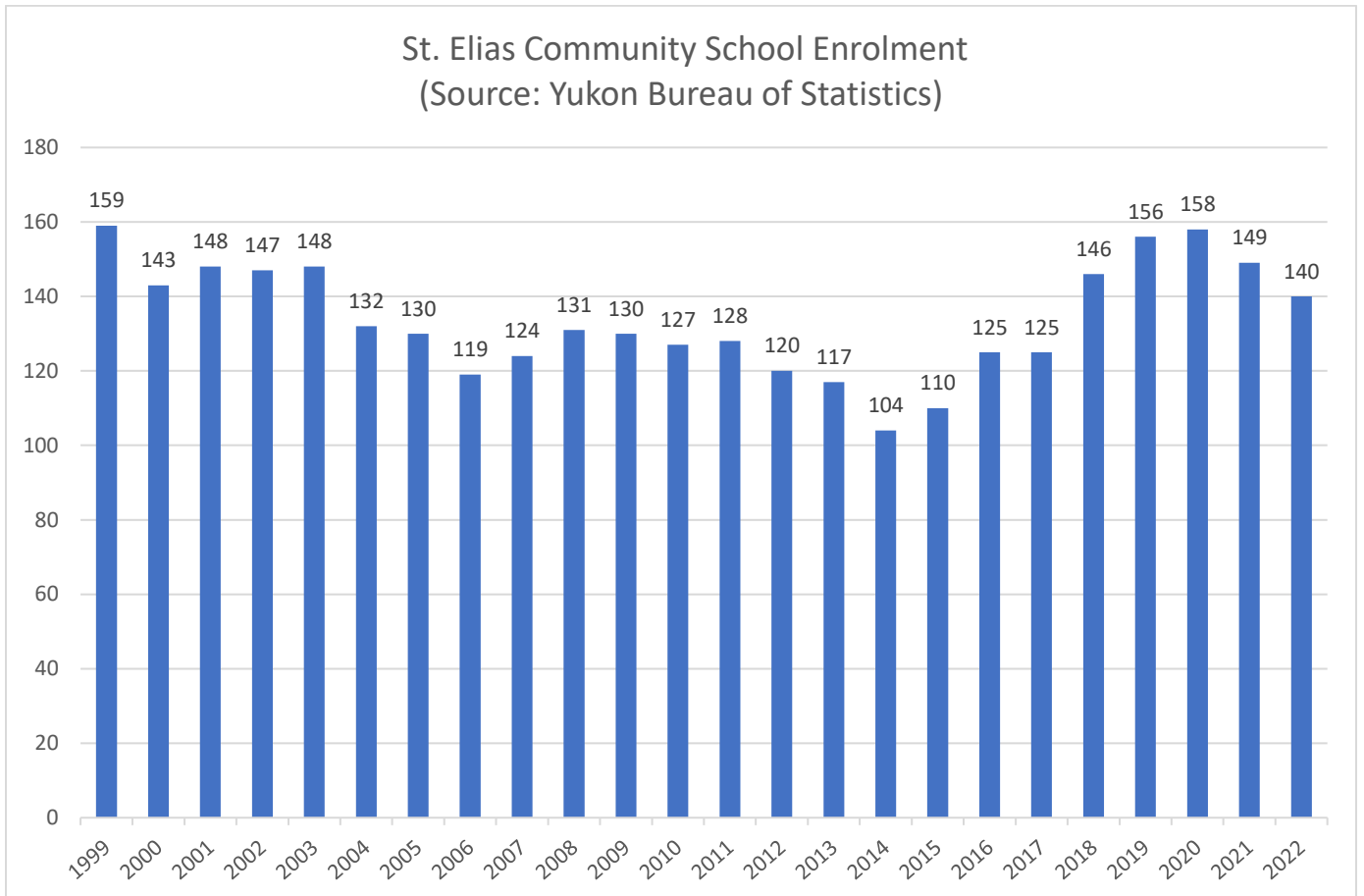


Source: Village of Haines Junction

## 1.6 Student Enrolment

Data on enrolment at the St. Elias Community School was sourced from the Yukon Bureau of Statistics. Enrolment is as of May 31<sup>st</sup> of each school year.

The school experienced a decline in enrolment between 2020 when 158 students were enrolled and 2022 when 140 students were enrolled. The lowest enrolment in the past 20 plus years was in 2014 when 104 students were enrolled; the highest enrolment was in 1999 when 159 students were enrolled.

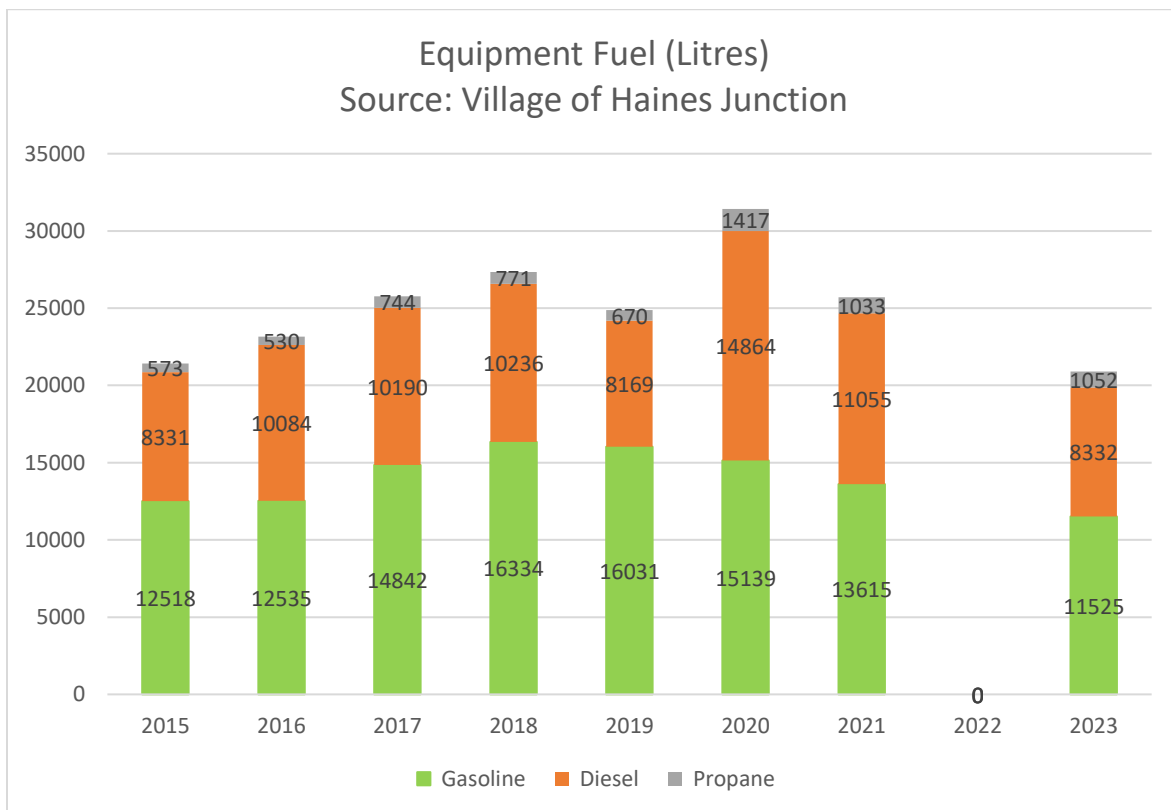


Source: Yukon Bureau of Statistics. Data downloaded: August 1, 2024.

## 2.0 Energy Consumption Indicators

### 2.1 Equipment Fuel Consumption

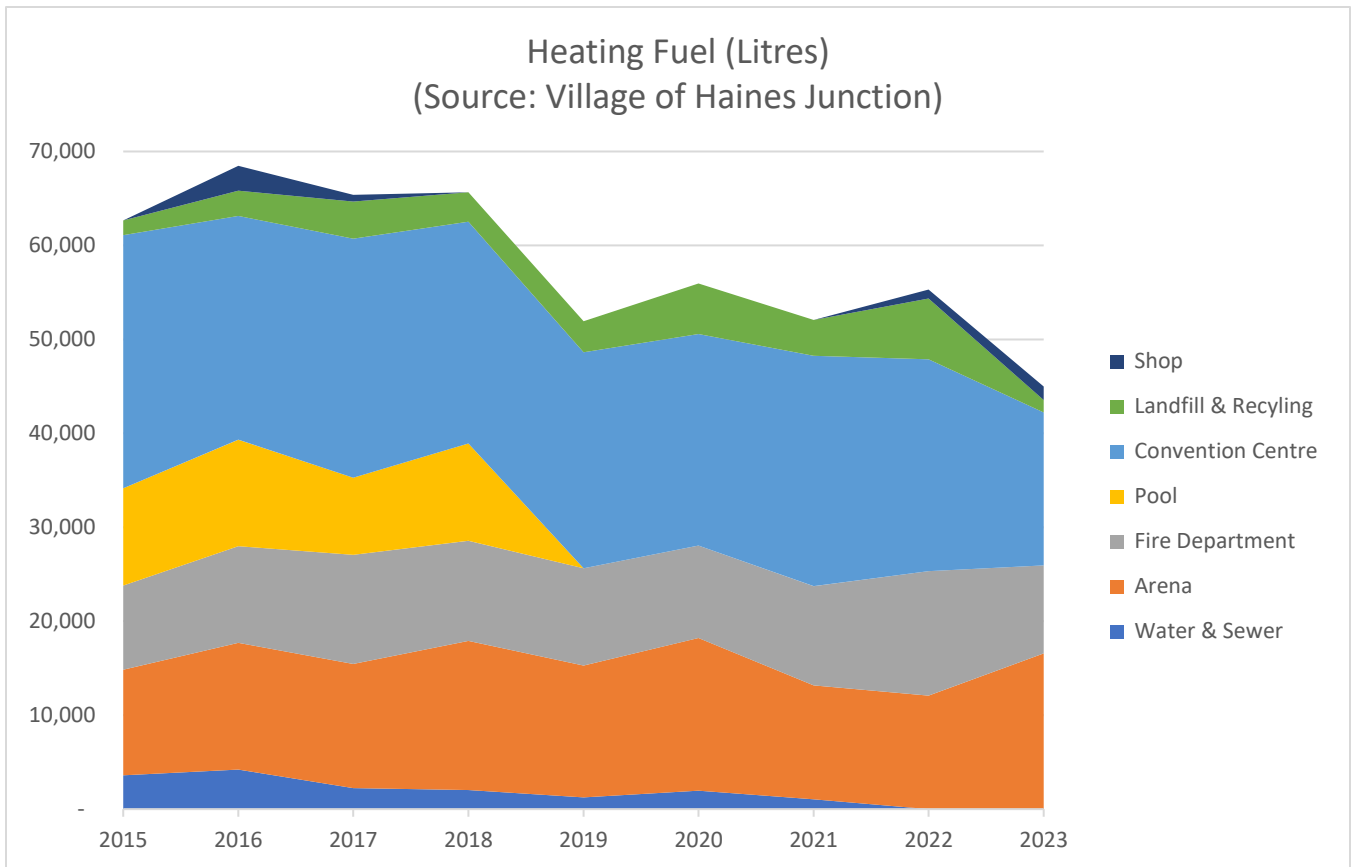
In the past 10 years, Village equipment (vehicles, snowplows, lawn mowers, heavy equipment etc.) consumed the most fuel in 2020; 2020 was a heavy snow year which increased the consumption of diesel. Unfortunately, our records are incomplete for FY 2022 so a summary of fuel consumption for that year is not available.



Source: Village of Haines Junction

## 2.2 Heating Fuel Consumption

The total consumption of heating fuel by the Village has declined since the pool closed in 2018. The Convention Centre and Arena are the largest consumers of heating energy.



Source: Village of Haines Junction



## 2.3 Department Electricity Consumption

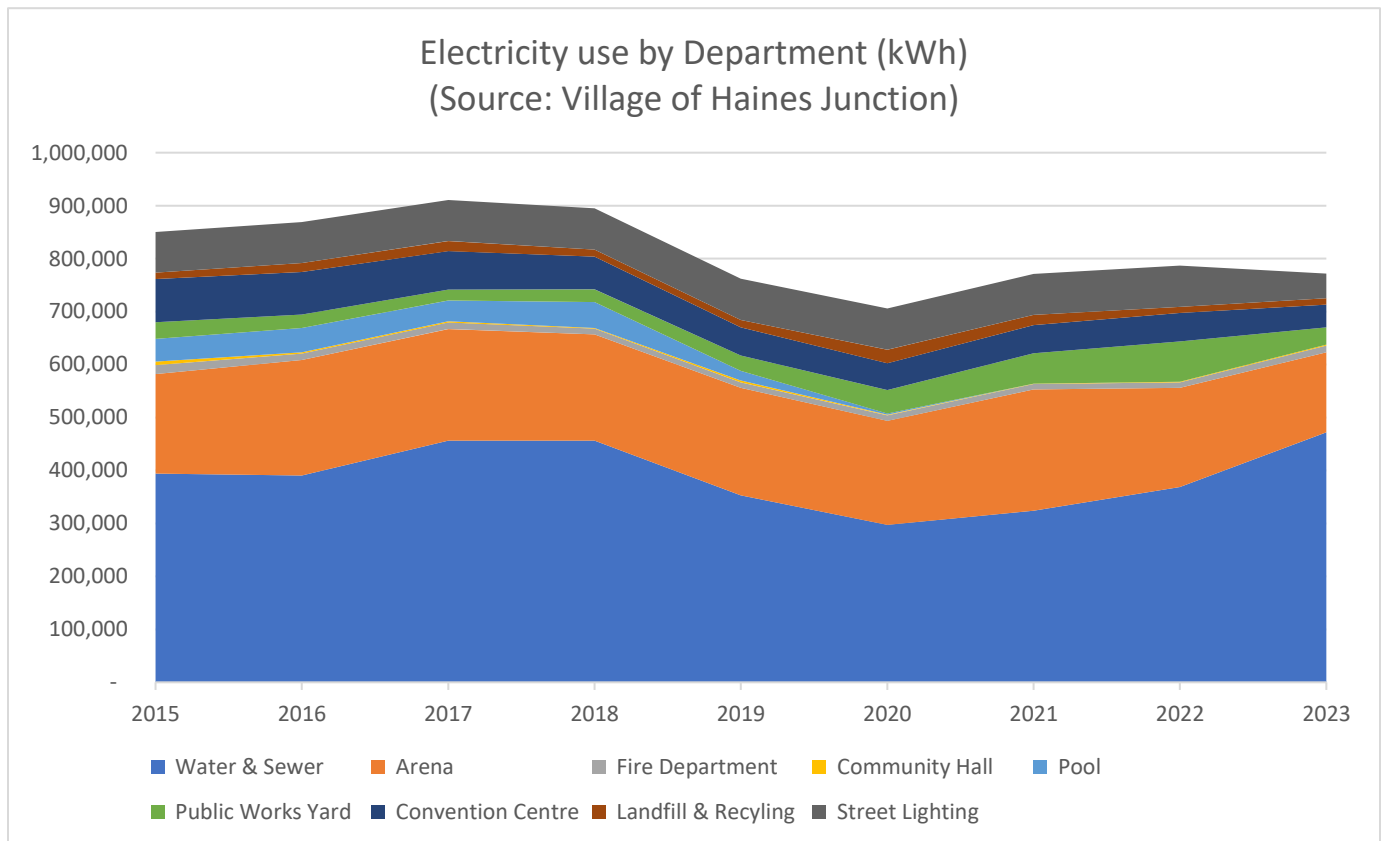
The water and sewer system and the arena are the largest consumers of electricity.

The following investments in energy efficiency likely contributed to a decrease in electricity consumption:

- 2014 – Energy retrofits to the Public Works Shop
- 2017 - LED lighting upgrades in the Arena
- 2019 - Closure of the pool after the end of the 2018 season
- 2021 - LED lighting upgrades in the Recycle Centre and the Public Works Shop
- 2022 - Replacement of the condenser in the Arena

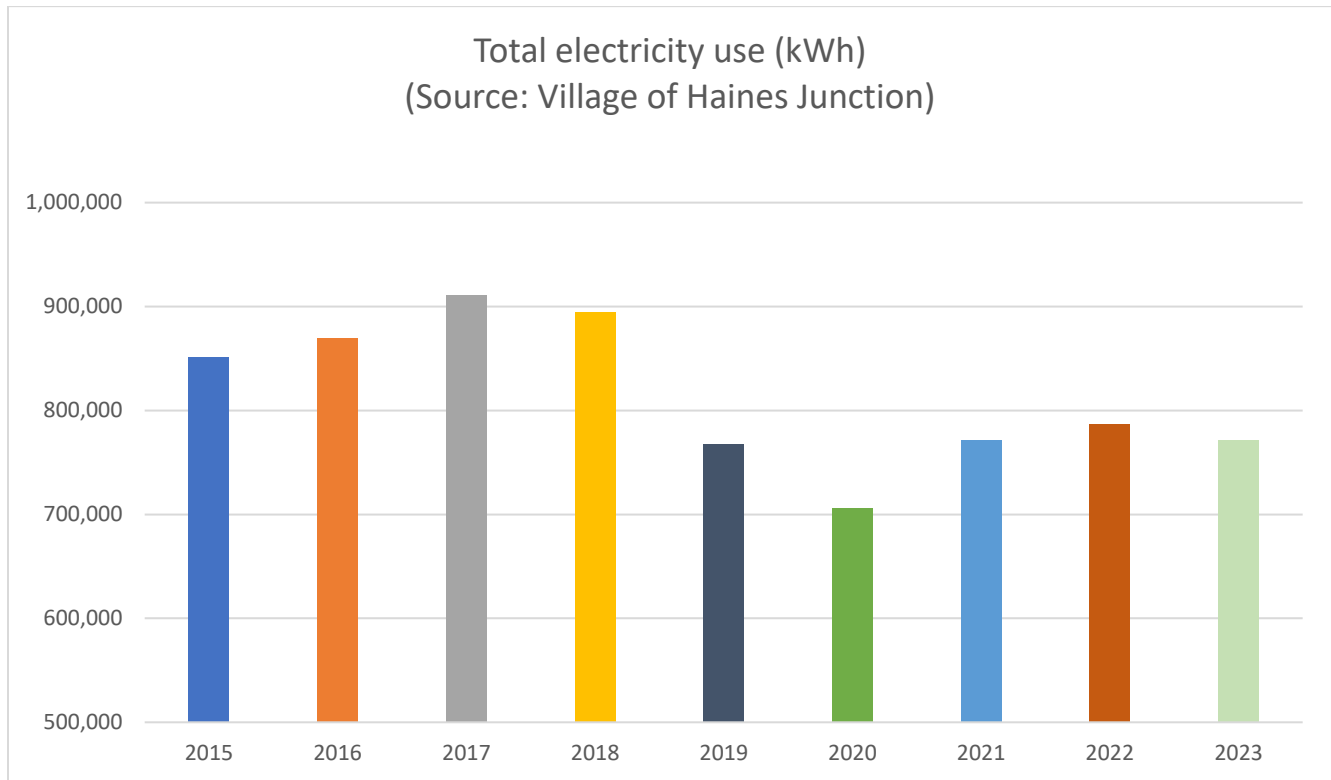
The following circumstances would have contributed to an increase in electricity consumption:

- In 2015, when the reservoir came online, electricity consumption jumped significantly due to the use of pumps (previously gravity fed from the water tower)
- Between 2018 and 2021 the Public Works Shop was heated by electricity as the oil furnace wasn't working, increasing electricity consumption.



## 2.4 Total Electricity Consumption

Total electricity consumption declined after 2018 primarily due to improved watermains and the closure of the pool. In 2020, the Covid 19 pandemic resulted in less use of the Village facilities, and a decline in electricity consumption. Electricity consumption between 2021 and 2023 has been relatively consistent.



## 3.0 Grants

### 3.1 Community Lottery Program / Haines Junction Lottery Funding Grant

The objective of the Community Lottery Program (CLP) is to provide municipalities and local authorities with funding to support programs/projects that sustain and contribute to the growth of arts, sport and recreation within their communities. The Village receives an annual amount that is distributed to local groups through the Haines Junction Lottery Funding Grant process.

| Organization  | 2020            | 2021            | 2022            | 2023            |
|---|-----------------|-----------------|-----------------|-----------------|
| Augusto! Children's Festival  |                 | \$2,025         | \$2,880         | \$1,180         |
| BGC Yukon   |                 |                 |                 | \$4,508         |
| CAFN Community Wellness   |                 | -\$3,150        |                 |                 |
| Creative Junction   |                 | \$4,500         | \$3,700         | \$4,063         |
| Library Story time  |                 | \$2,000         | -\$242          |                 |
| Minor Hockey  | \$7,000         |                 |                 |                 |
| Rec Hockey  |                 | \$1,000         |                 |                 |
| Romp and Run  | \$2,250         | \$2,671         | \$3,346         |                 |
| Silver Sled Race  | \$2,000         | \$1,000         | \$710           |                 |
| Soccer Club   |                 |                 | \$2,000         | \$1,940         |
| St. Elias Cross Country Ski Club  |                 | \$6,000         | \$7,928         |                 |
| St. Elias School Bouldering Club  |                 | \$5,431         | -\$125          | \$2,950         |
| St. Elias School Physical Education Program   | \$2,560         | -\$2,560        |                 |                 |
| St. Elias School WISE Program   | \$1,000         | \$980           |                 |                 |
| Treble Makers Fiddle Club   | \$1,600         | \$2,100         | \$1,800         | \$2,025         |
| Yoga Class  | \$750           |                 |                 |                 |
| VHJ (scoreboards, skatepark equipment)  | \$4,837         |                 |                 | \$6,827         |
| <b>Totals</b>   | <b>\$21,997</b> | <b>\$21,997</b> | <b>\$21,997</b> | <b>\$23,493</b> |
| *Numbers marked in red are previously allocated funds turned back and redistributed |                 |                 |                 |                 |

Source: Village of Haines Junction

### 3.2 Donated Refundables Policy

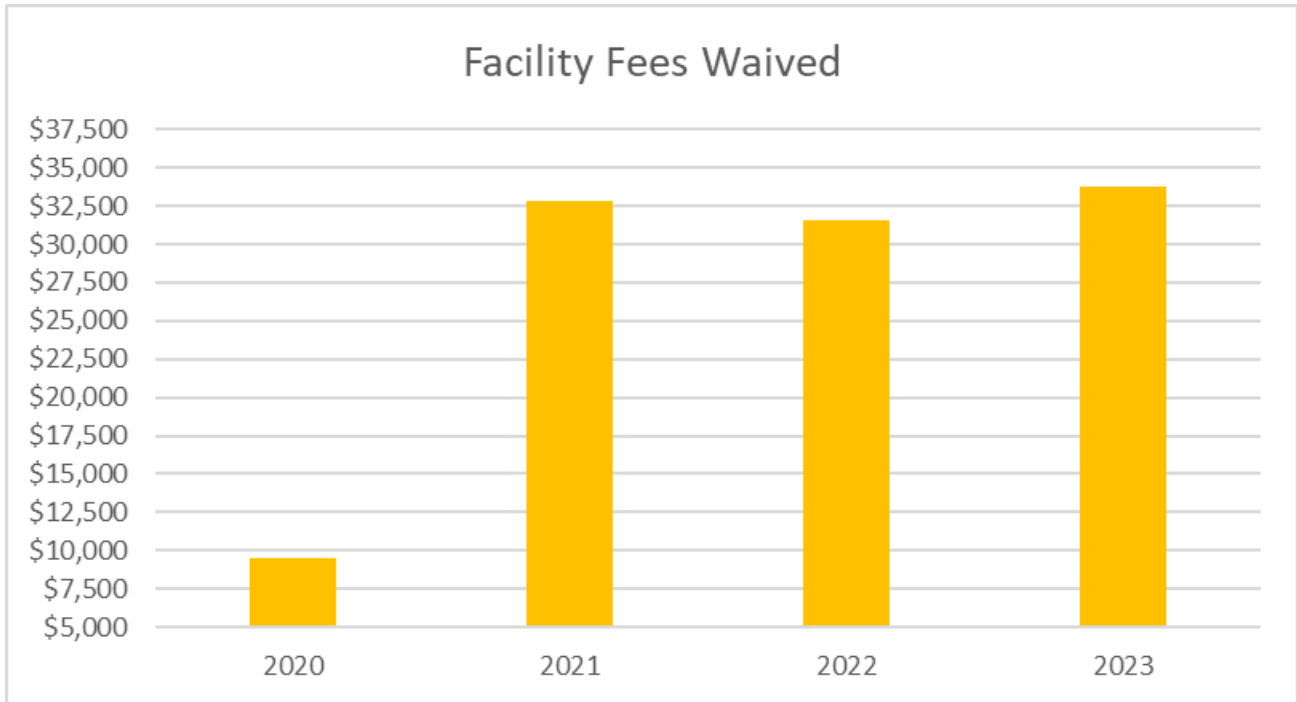
The Donation of Refundable Items Policy was created in 2021 to allocate the proceeds of donated refundable items collected at the Recycle Centre to local groups. Applications are received once per year and the collected monies are distributed equally among eligible applicants.

| <b>Organization</b>              | <b>2021</b>    | <b>2022</b>    | <b>2023</b>    |
|----------------------------------|----------------|----------------|----------------|
| Augusto! Children's Festival     | \$869          |                |                |
| Creative Junction                | \$869          | \$985          | \$1,055        |
| Junction Arts & Music            |                | \$985          | \$1,055        |
| Romp and Run                     | \$869          | \$985          | \$1,055        |
| SECS Graduation Society          | \$869          | \$985          | \$1,055        |
| Soccer Club                      |                |                | \$1,055        |
| St. Elias Cross Country Ski Club |                | \$985          | \$1,055        |
| <b>Totals</b>                    | <b>\$3,477</b> | <b>\$4,925</b> | <b>\$6,330</b> |

Source: Village of Haines Junction

### 3.3 Local Community Groups and Individuals Support Policy

The Local Community Groups and Individuals Support Policy was created in September 2021, following a Council initiative to use federal Covid Restart funds to waive facility rental fees for local groups. The objectives of the policy are to maximize access to facilities by organizers and participants by reducing financial barriers and to provide third party liability insurance for organizers of events and activities held in Village facilities.

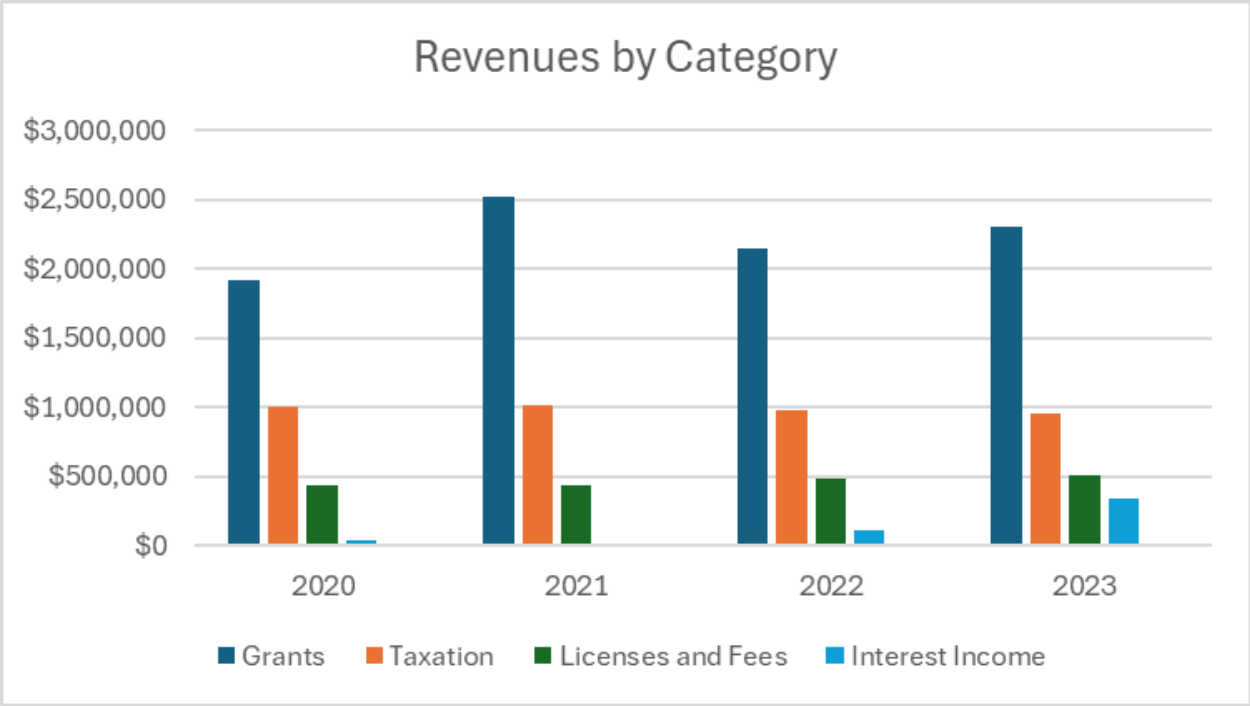


Source: Village of Haines Junction

# 4.0 Financial Indicators

## 4.1 Revenues

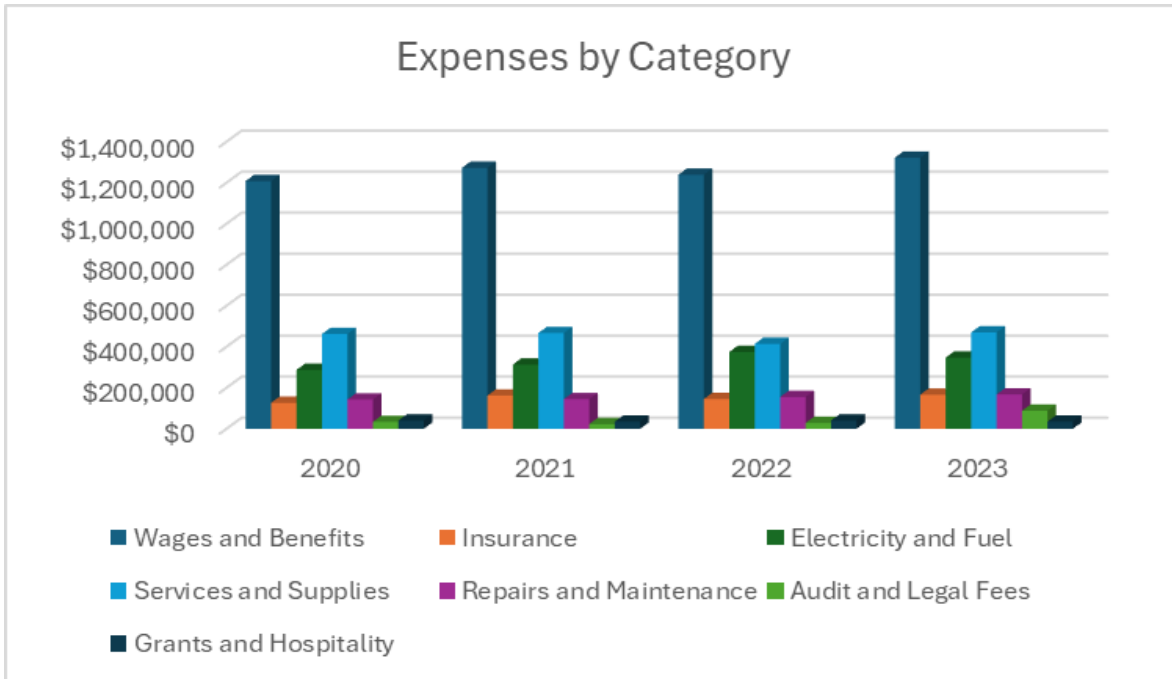
The three largest sources of revenue for the Village are the Comprehensive Municipal Grant (YG), Property Taxes and Grants in lieu of Taxes (Federal and YG) and Water and Sewer fees.



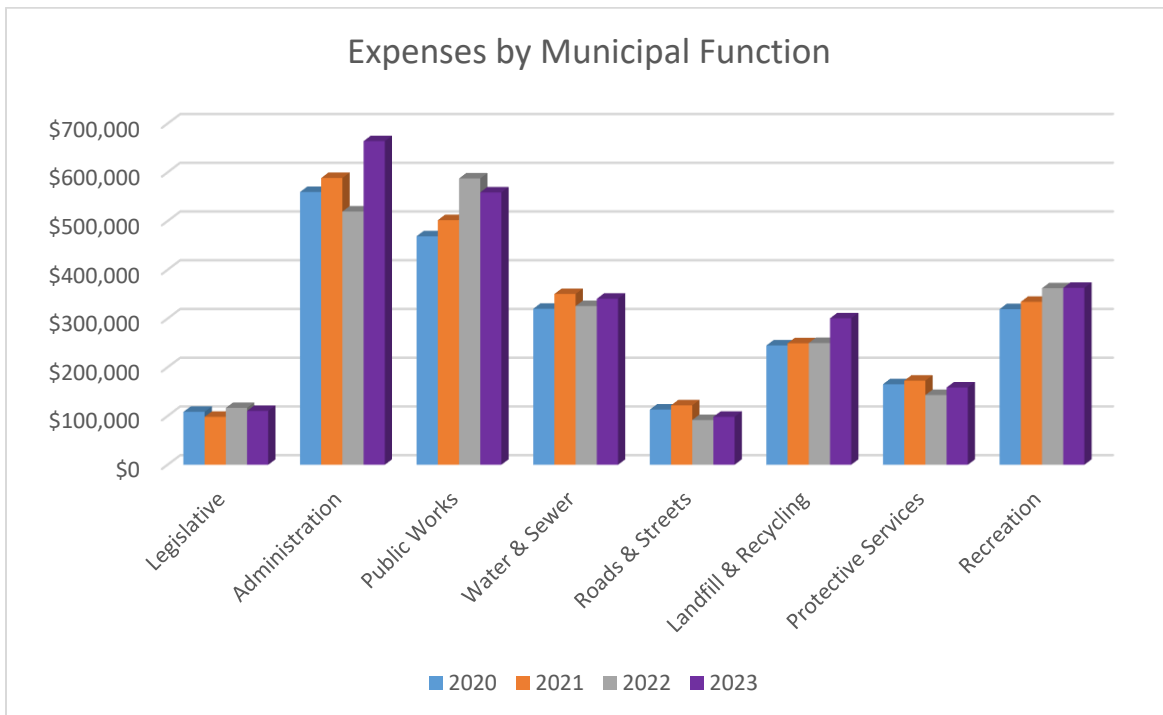
Source: Village of Haines Junction

## 4.2 Expenses

The largest expense categories for the Village are Wages and Benefits (staff, Council and Fire Department), Services and Supplies and Electricity and Fuel.



Source: Village of Haines Junction

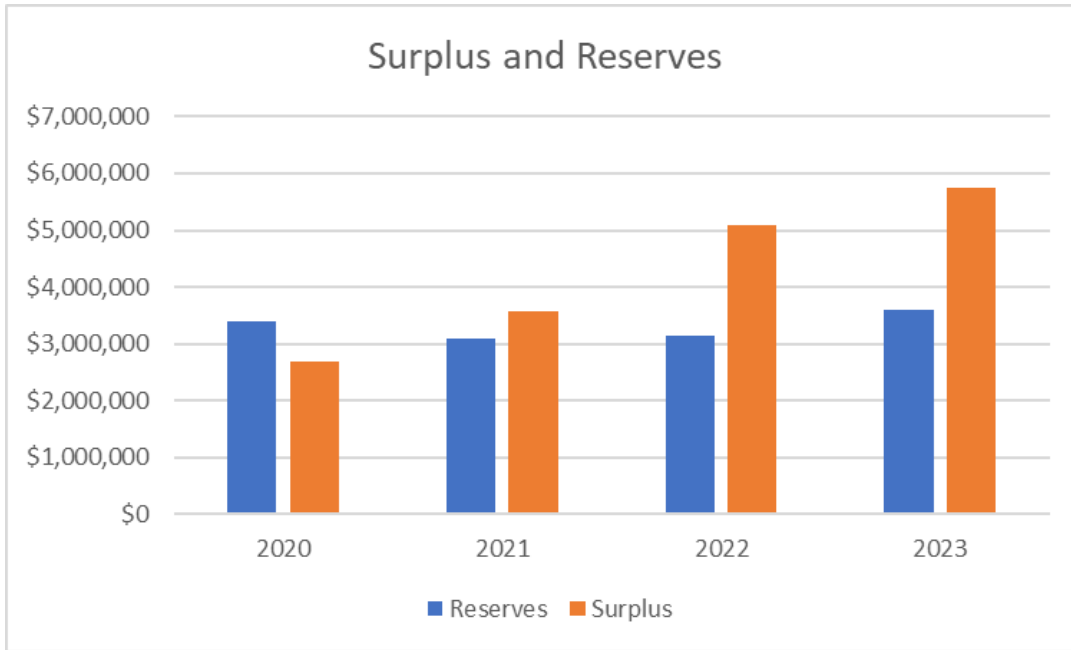


Source: Village of Haines Junction

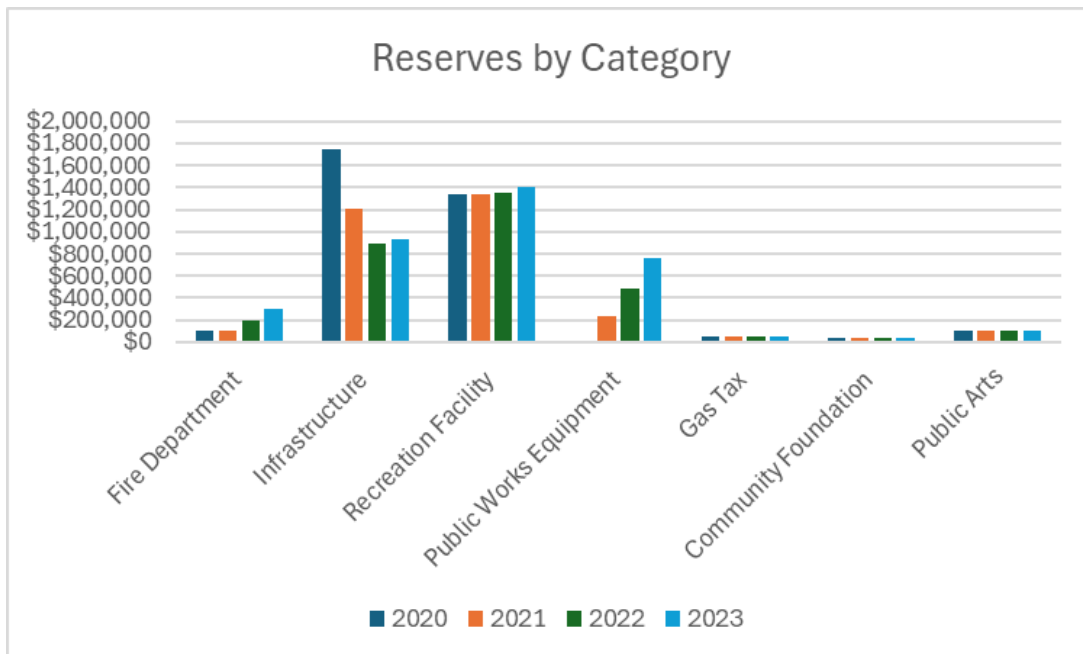


### 4.3 Surplus and Reserves

As of December 31, 2023, the Village held approximately \$9.34 million in Surplus and Reserves. Surplus is an unrestricted amount that can be used at Council’s discretion. Reserves are restricted funds, created by bylaw, that have been allocated for the future purchase of categories of capital assets.



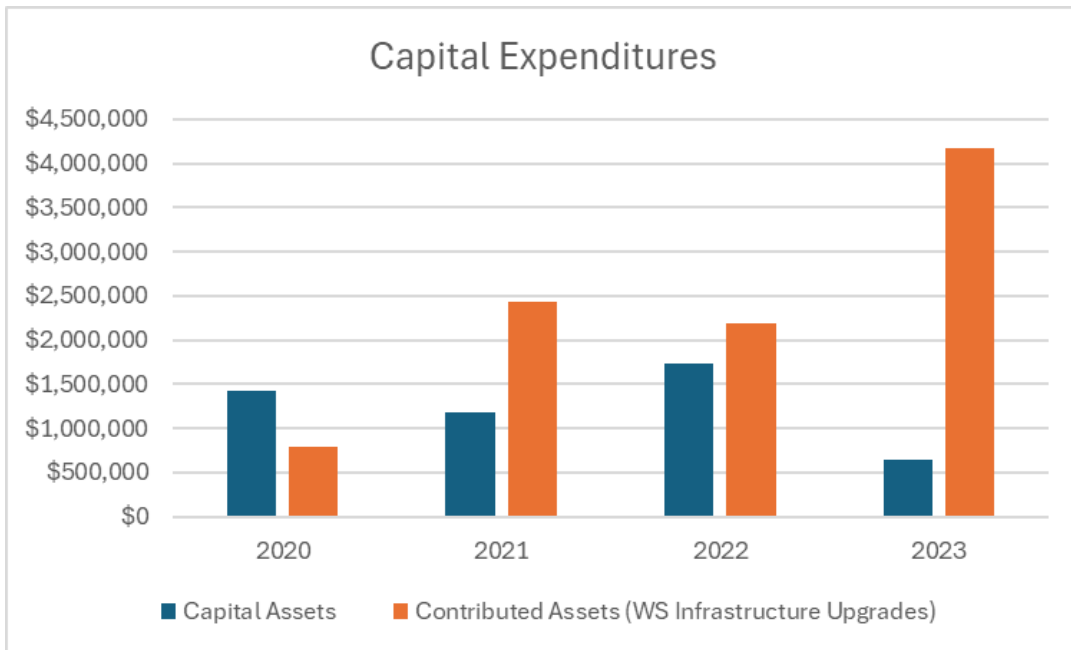
Source: Village of Haines Junction



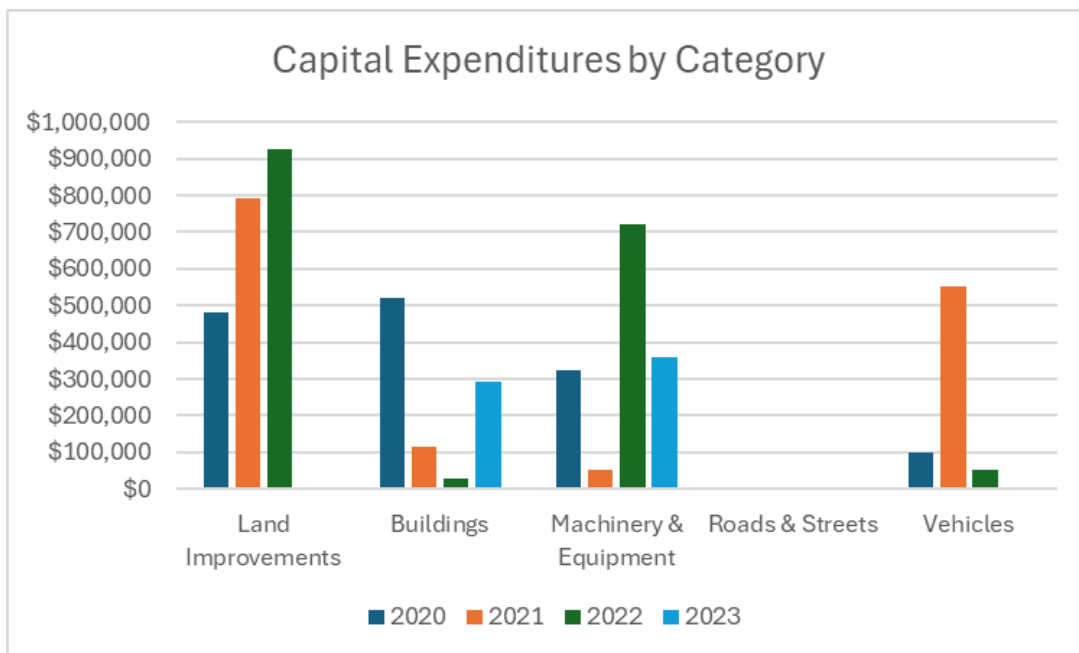
Source: Village of Haines Junction

## 4.4 Capital Expenditures

The largest capital asset project over the last 4 years is the water and sewer infrastructure upgrades which are fully funded through the Investing in Canada Infrastructure Program. Other major capital expenditures include Pine Lake Trail paving, Public Works vehicles and equipment, Fire Department pumper truck, Arena condenser unit and roof replacements on the Convention Centre, Arena and Fire Hall.



Source: Village of Haines Junction

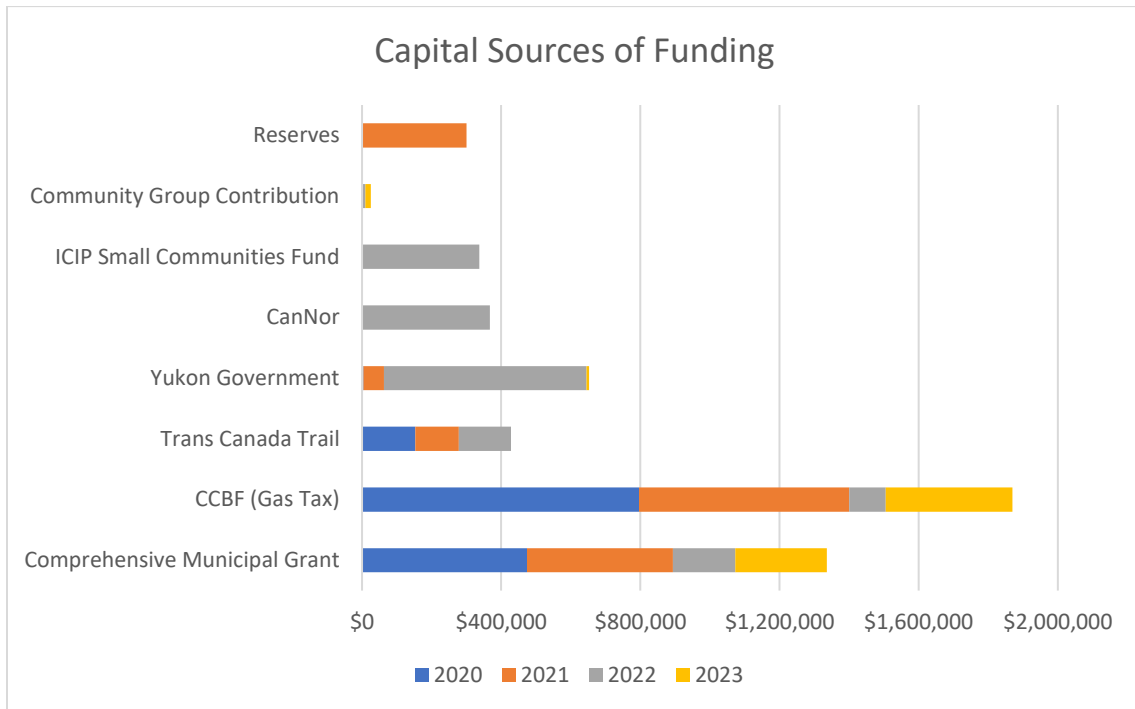


Source: Village of Haines Junction

## 4.5 Capital Funding

One major source of capital funding is the Canada-Community Building Fund (formerly Gas Tax Fund) which was accessed for trail paving, roof replacements, equipment purchases and other facility and equipment upgrades. Additional funding was provided for the Pine Lake Trail paving through CanNor, Yukon Government Parks and Trans Canada Trail. Community Group contributors were:

St. Elias Lions Club for new playground equipment, Junction Arts and Music for new stage lighting system and Haines Junction Minor Hockey Association for a new arena score clock. Fire Department reserve funds were used to purchase a new mini pumper truck.



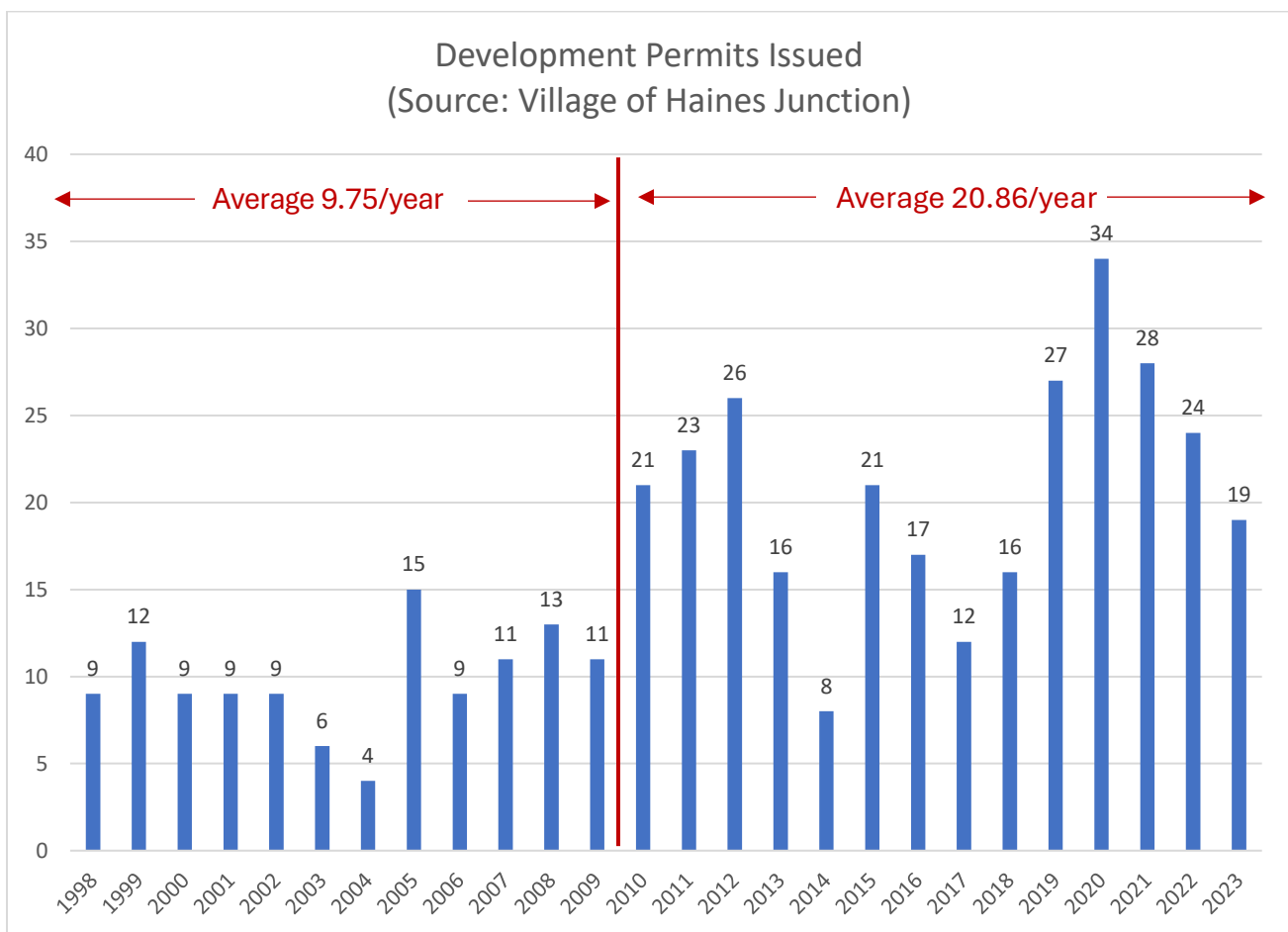
Source: Village of Haines Junction

## 5.0 Other Indicators

### 5.1 Development Permits Issued

Each year the Village issues development permits to local property owners for new developments pursuant to our Zoning Bylaw.

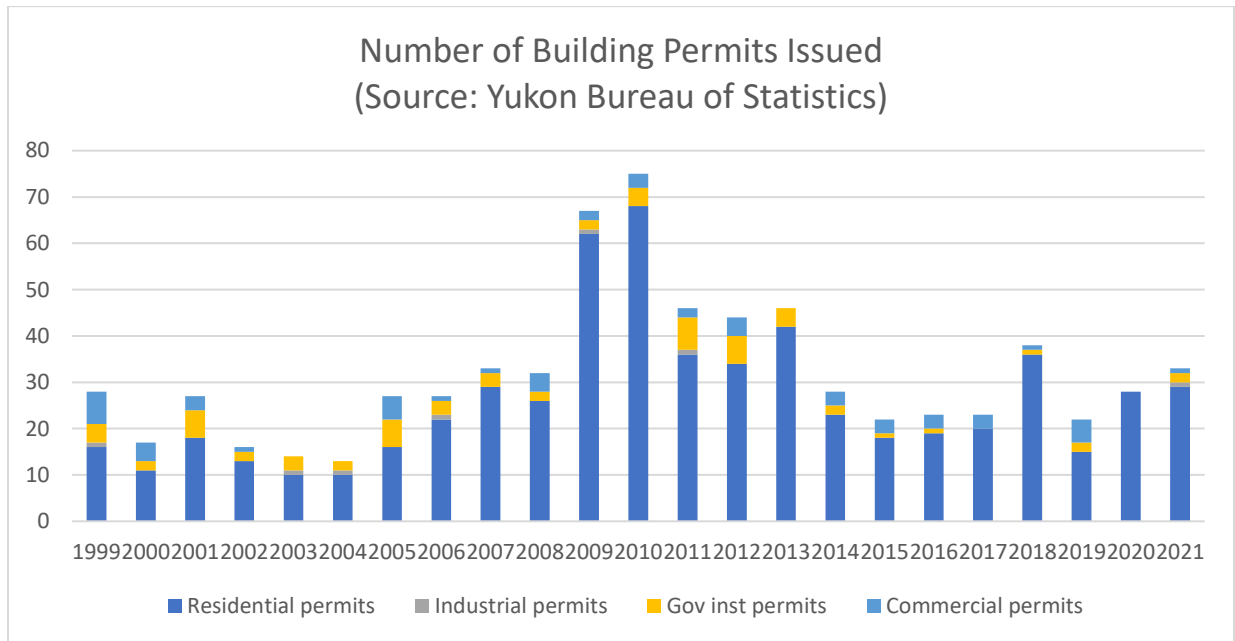
The number of development permits issued on an annual basis is highly variable. The average number of permits issued annually between 1998-2009 was 9.75 per year whereas the average between 2010 to 2023 was 20.86 per year, showing an increasing trend in the number of permits issued.



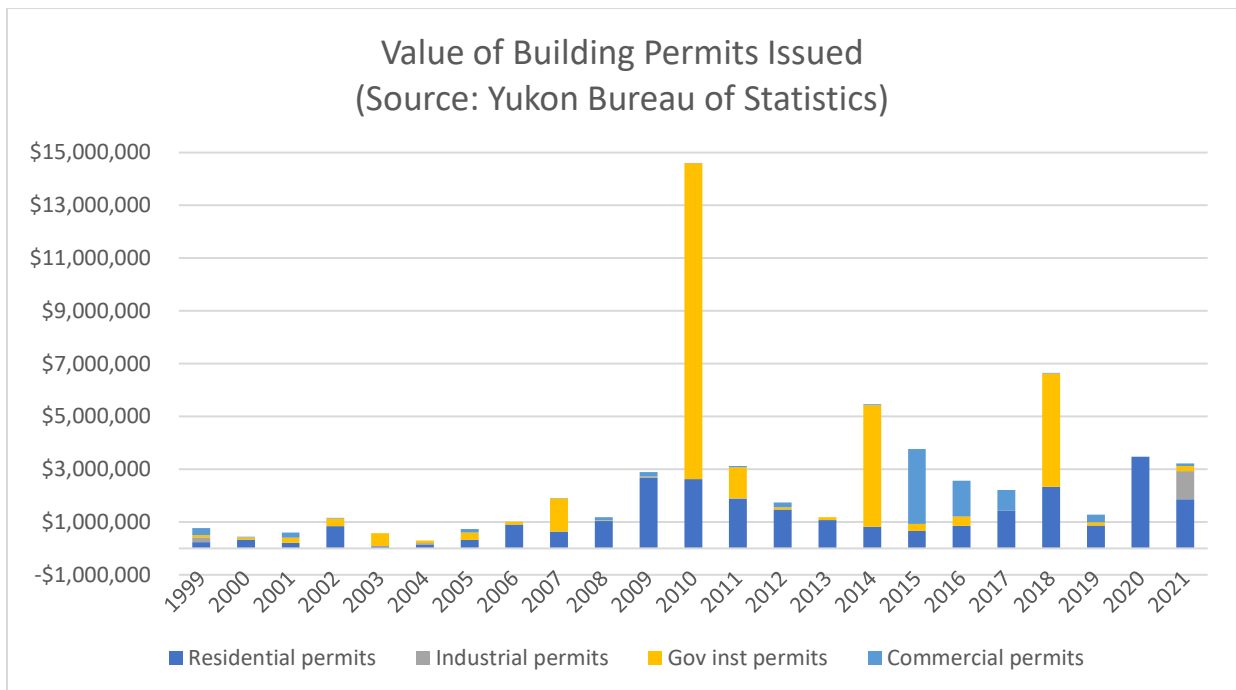
Source: Village of Haines Junction

## 5.2 Building Permits

Building Permits are issued by the Government of Yukon. The data below do not include permits issued for wood stoves or plumbing. On average, 32 building permits are issued annually, of which 80%, on average, are residential permits. A spike in permits occurred in 2009 (62 permits) and 2010 (68 permits), twice the number of permits typically issued.



Source: Yukon Bureau of Statistics. Data Downloaded August 5, 2024



Source: Yukon Bureau of Statistics. Data Downloaded August 5, 2024

# Sources

City Scope Consultants. 2024. DRAFT Housing Needs Assessment.

Statistics Canada. Community Census Profile.

2021 Census Profile – Haines Junction.

<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Haines%20Junction&DGUIDlist=2021A00056001018&GENDERlist=1,2,3&STATISTIClist=1,4&HEADERlist=0>

2016 Census Profile – Haines Junction.

<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=6001018&Geo2=PR&Code2=60&SearchText=Haines%20Junction&SearchType=Begins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=6001018&TABID=1&type=0>

2011 Census Profile – Haines Junction::

<https://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=6001018&Geo2=PR&Code2=01&Data=Count&SearchText=haines%20junction&SearchType=Begins&SearchPR=60&B1=All&Custom=&TABID=1>

2006 Census Profile – Haines Junction.

<https://www12.statcan.gc.ca/census-recensement/2006/dp-pd/prof/92-591/details/page.cfm?Lang=E&Geo1=CSD&Code1=6001018&Geo2=PR&Code2=60&Data=Count&SearchText=Haines%20Junction&SearchType=Begins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=6001018>

Yukon Bureau of Statistics.

Community Statistics – Haines Junction.

<https://community-statistics.service.yukon.ca/pages/haines-junction>

Building Permits [https://community-statistics.service.yukon.ca/datasets/d1d868ca02714c3d91972b3a65248fea\\_0/explore](https://community-statistics.service.yukon.ca/datasets/d1d868ca02714c3d91972b3a65248fea_0/explore)

Yukon Public School Enrolment: [https://community-statistics.service.yukon.ca/datasets/d4bb914ceff4471886a12eca51e965ec\\_0/explore](https://community-statistics.service.yukon.ca/datasets/d4bb914ceff4471886a12eca51e965ec_0/explore)

Population and Dwellings, Census 2021 <https://yukon.ca/sites/yukon.ca/files/ybs/fin-population-and-dwellings-census-2021.pdf>

Community Spatial Price Index [https://community-statistics.service.yukon.ca/datasets/2d62f0918a7f4ae08eda866def26e5d3\\_0/explore](https://community-statistics.service.yukon.ca/datasets/2d62f0918a7f4ae08eda866def26e5d3_0/explore)