

Klondike Development Organization

September, 2020

Financial support from:

Government of Yukon,
Regional Economic
Development Fund
and
City of Dawson

Housing Rental & Ownership Demand Dawson City

A summary of 2020 survey results & comparison to a similar survey in 2017

Total survey
responses:
85

About the survey respondents:

Renters: 81%

Homeowners: 19%

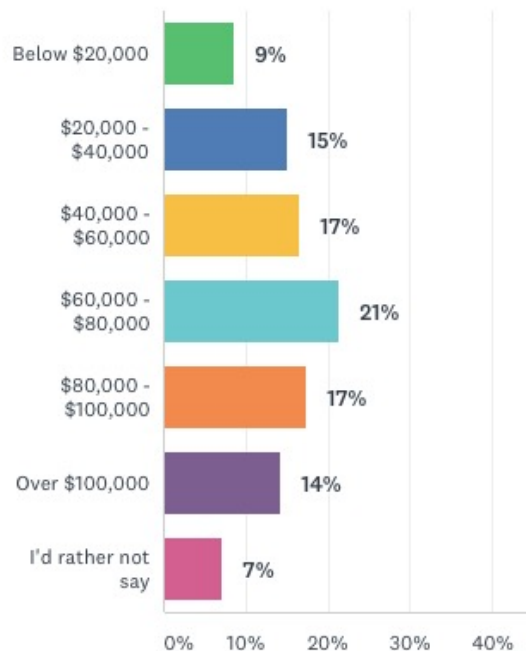
30% of responding households contained children 0 to 19 years
Of these, 69% were 1- or 2-child households.

7% of responding households contained people 60 years or older.

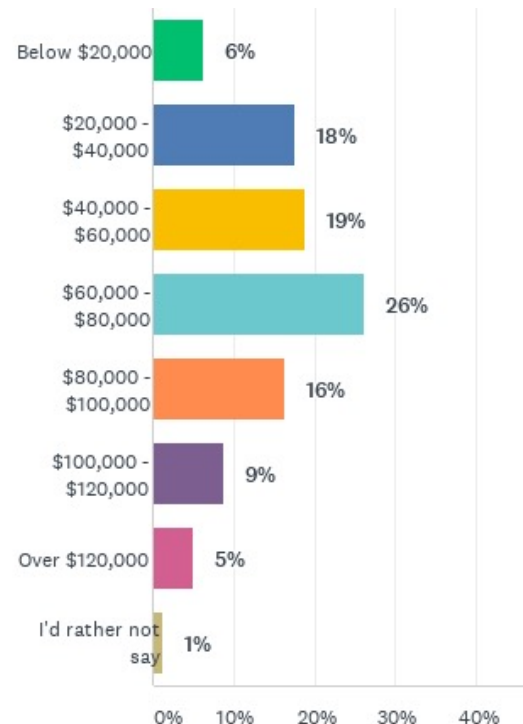
86% of households contained people between 20 and 59 years of age.

About the survey respondents: household income

2017



2020





SECTION 1

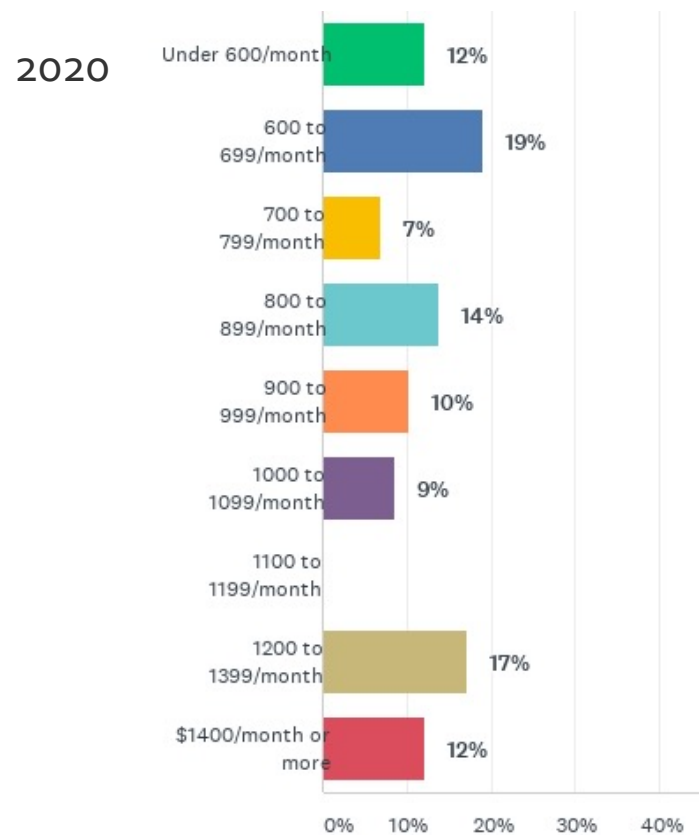
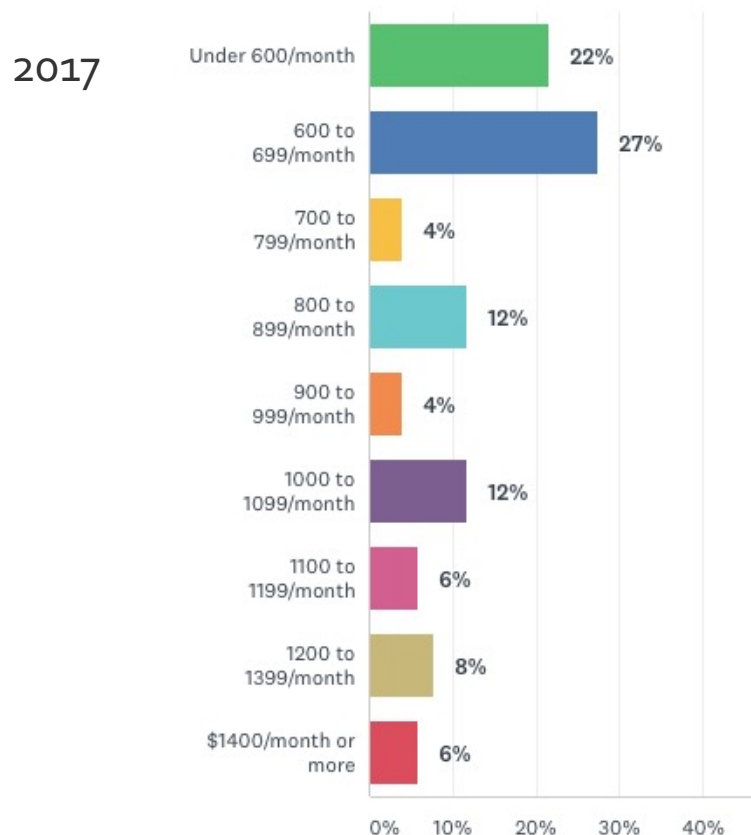
RENTING

What sort of place are you renting?

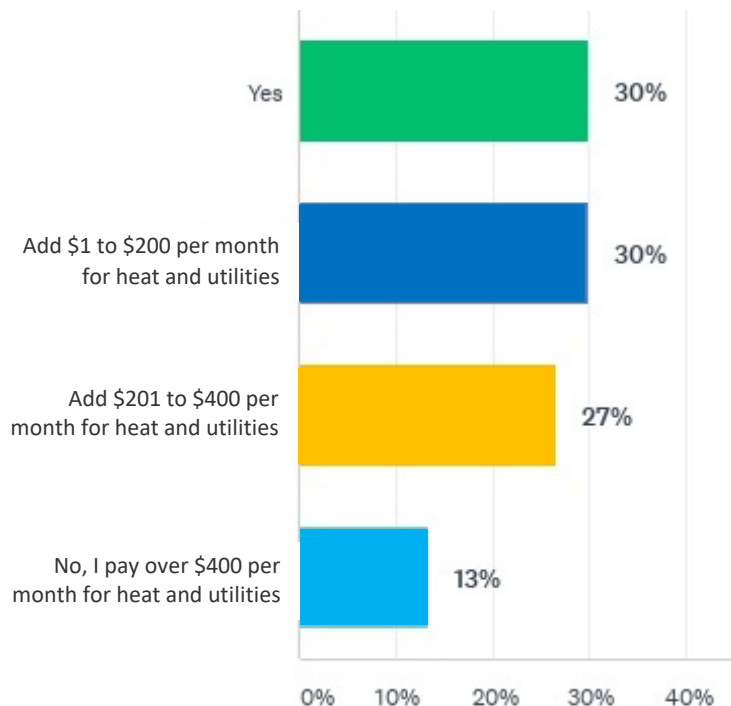
ANSWER CHOICES	RESPONSES	
Cabin	27%	16
2 bedroom house, apartment or suite for just me and my 'household'	20%	12
1 bedroom house, apartment or suite for just me and my 'household'	18%	11
3 bedroom or bigger house, apartment or suite for just me and my 'household'	15%	9
Bachelor Suite	12%	7
Recreational Vehicle- motorhome, travel trailer, van or other	5%	3
A room in a shared house with roommates	3%	2
TOTAL		60

Who is your landlord? Private Sector (individual, business, organization): 87%
Government (Yukon, Parks or Tr'ondëk Hwëch'in): 13%

If you are renting, how much do you currently pay per month?



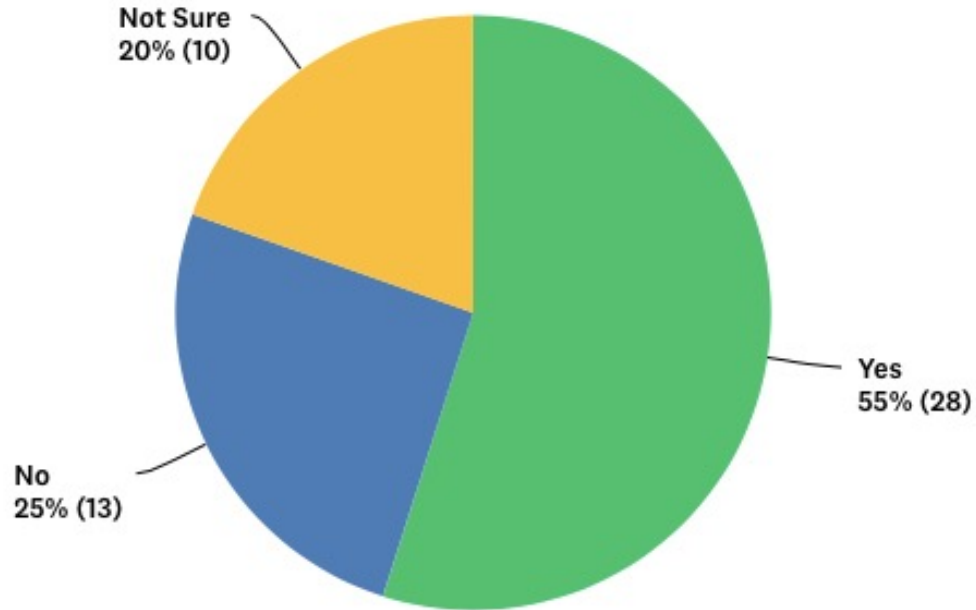
Does this rent include utilities? (heat, electricity)



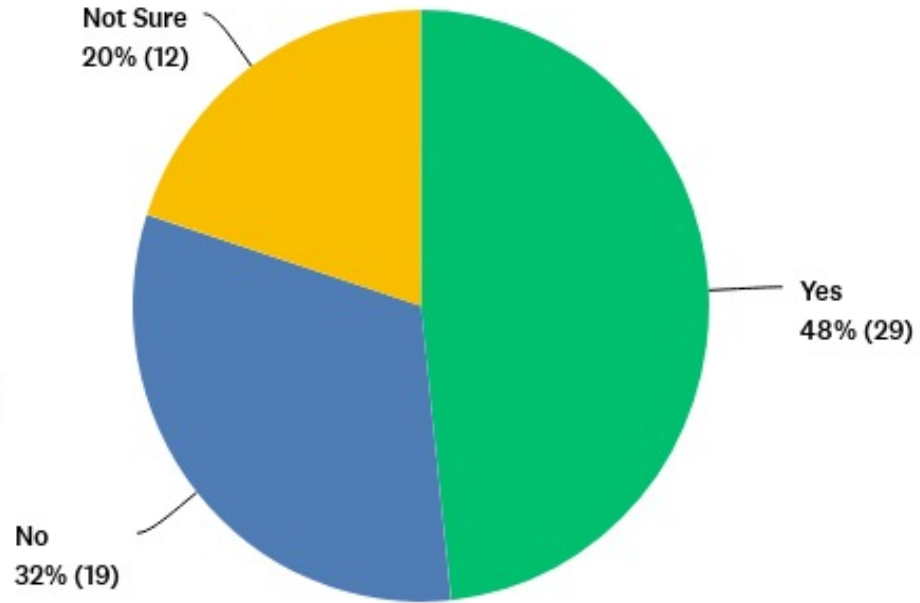
Combining rent + utilities
averaged out as
approximately \$1020/month
for all rental unit types

Are you satisfied with the quality of your rental housing?

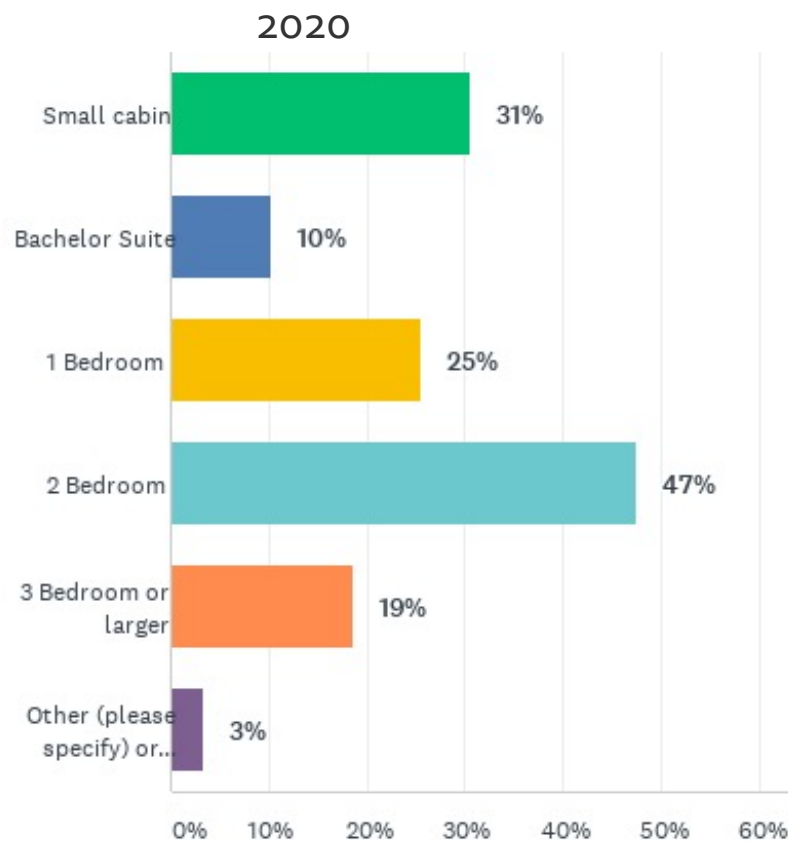
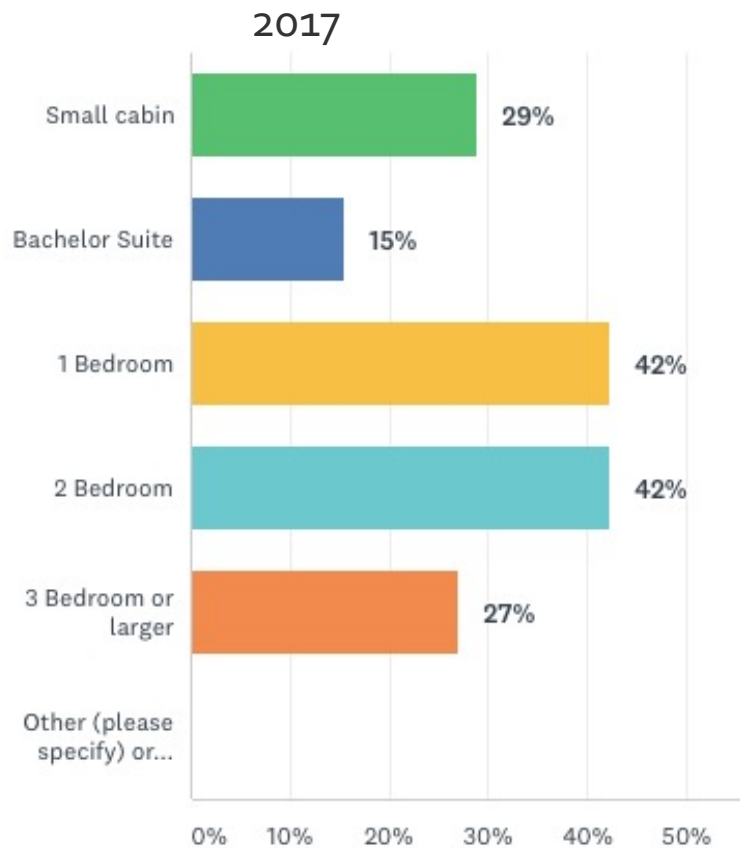
2017



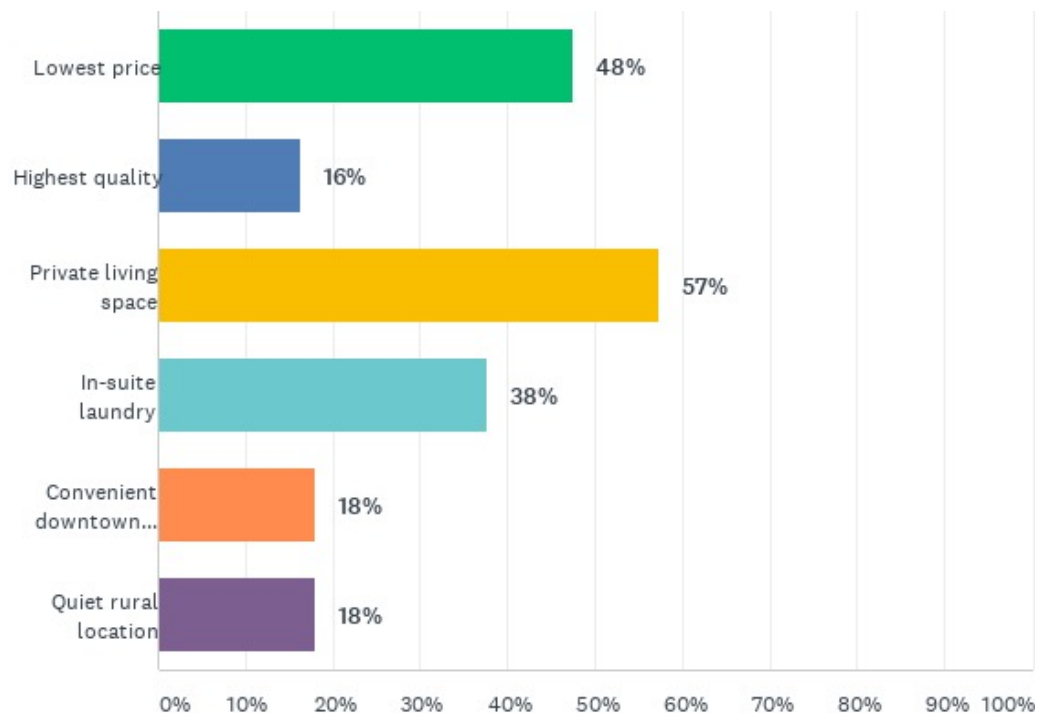
2020



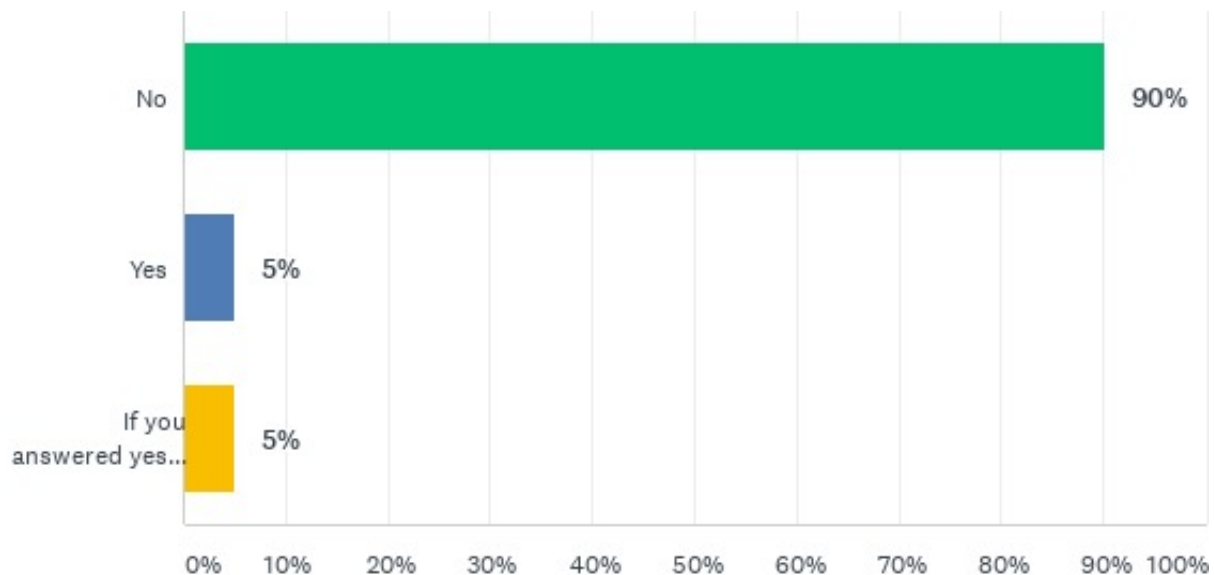
In rental housing, which of the following would best suit your needs or lifestyle:



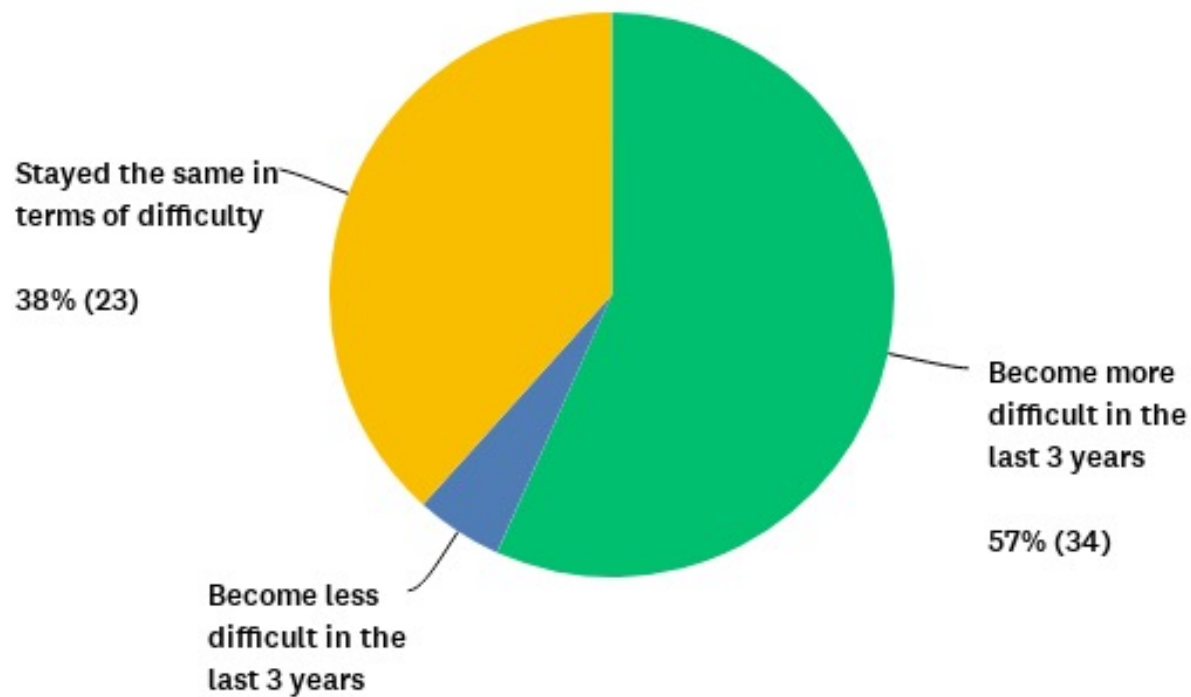
Please check your top 2 priorities for choosing rental accommodations?



Would you require an apartment with accessibility features?



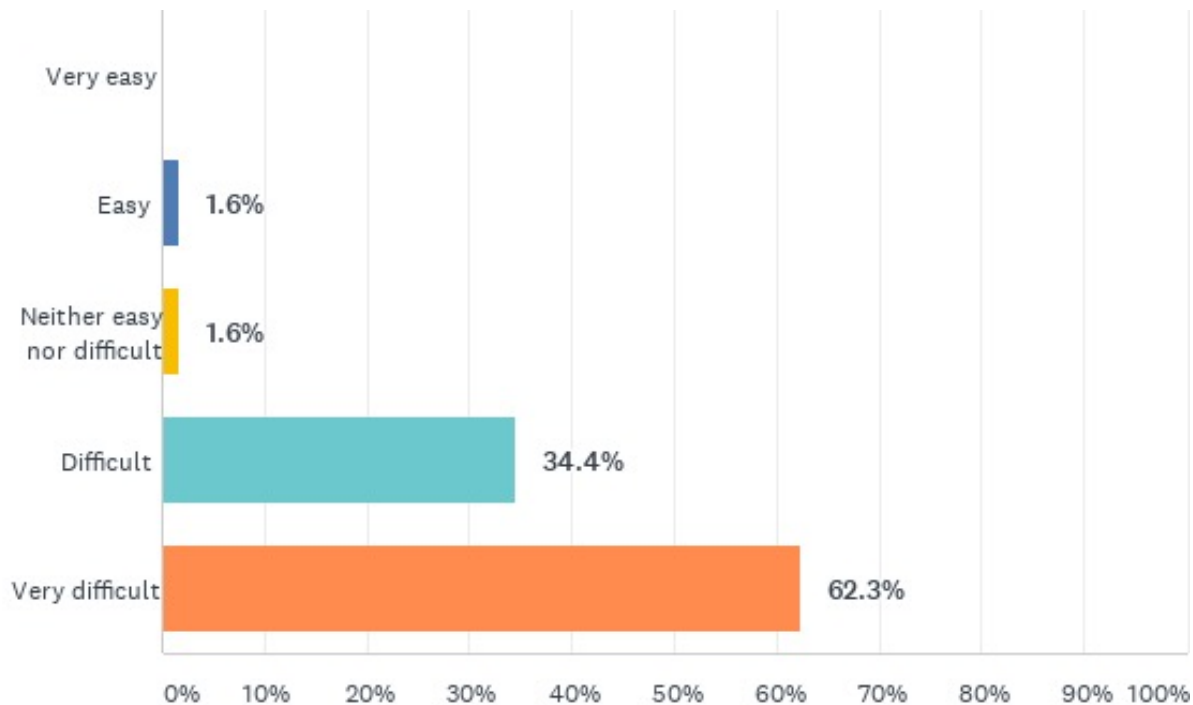
Would you say finding a place to rent in Dawson has...



In a small 2020 survey of 16 non-government landlords, respondents reported the following:

- No noticeable change in demand (67%)
- Small or significant increase in demand (19%)
- Small or significant decrease in demand (14%).

In your opinion, how easy or difficult is it to find suitable rental housing in Dawson currently?



Please check any factors that have made it challenging for you to find housing recently?

ANSWER CHOICES	RESPONSES	
Availability and choice of unit type and size are low	86.4%	51
Rent rates are higher than I can afford	72.9%	43
Quality of available housing is low	71.2%	42
I have a pet which reduces options	54.2%	32
Location of available housing is undesirable	40.7%	24
Long or uncertain wait lists	40.7%	24
Safety concerns about available housing	22.0%	13
Limits on household income make me ineligible	15.3%	9
Requirements for security deposits	6.8%	4
The housing is not physically accessible for me (due to stairs or other characteristics)	5.1%	3
Requirements for good references	1.7%	1
Total Respondents: 59		

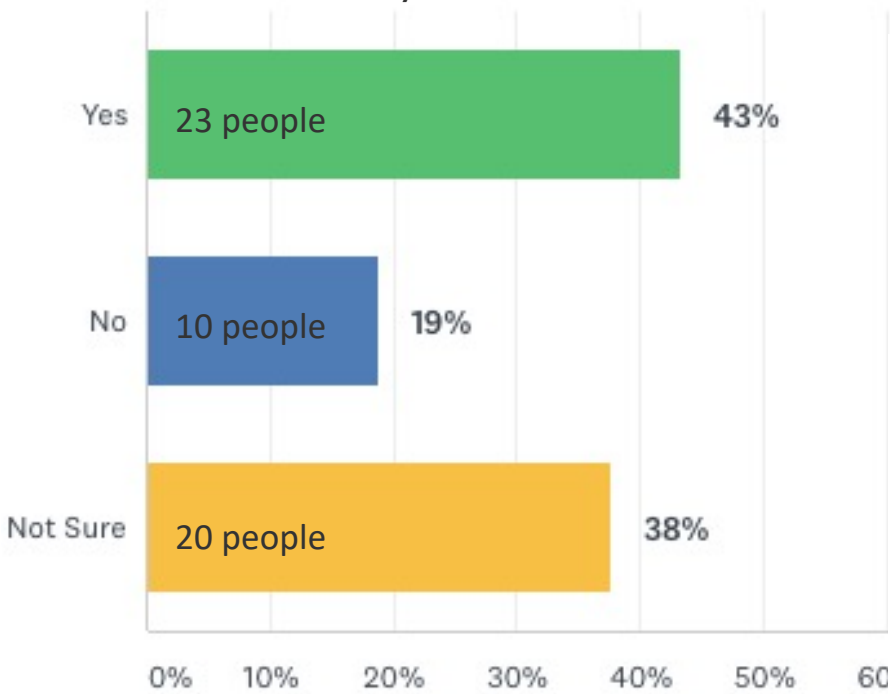


SECTION 2

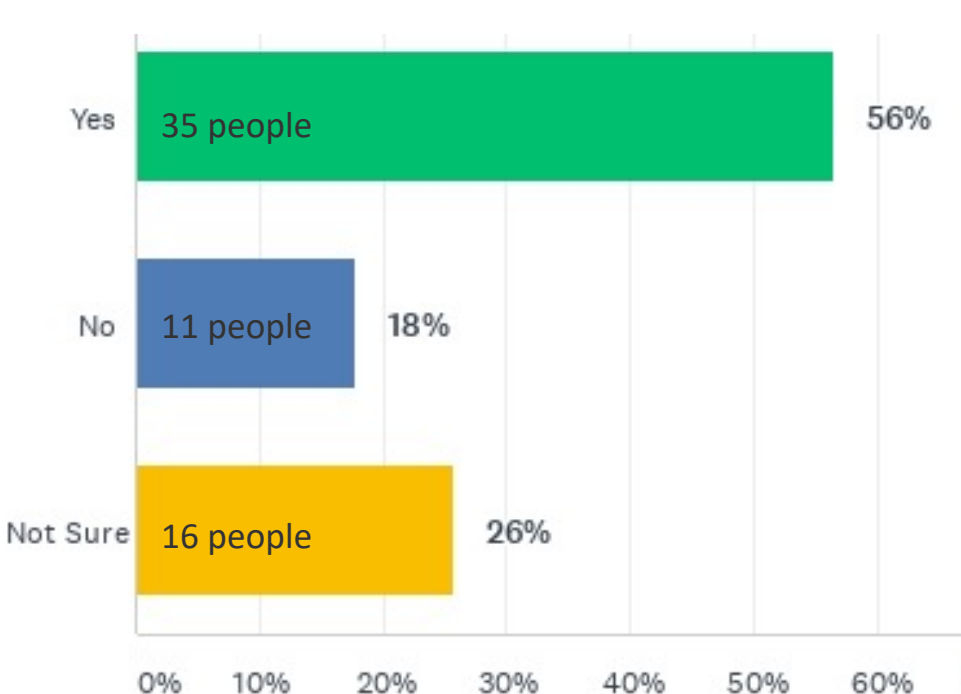
HOME OWNERSHIP

Are you planning to build or buy your own home within the next five years?

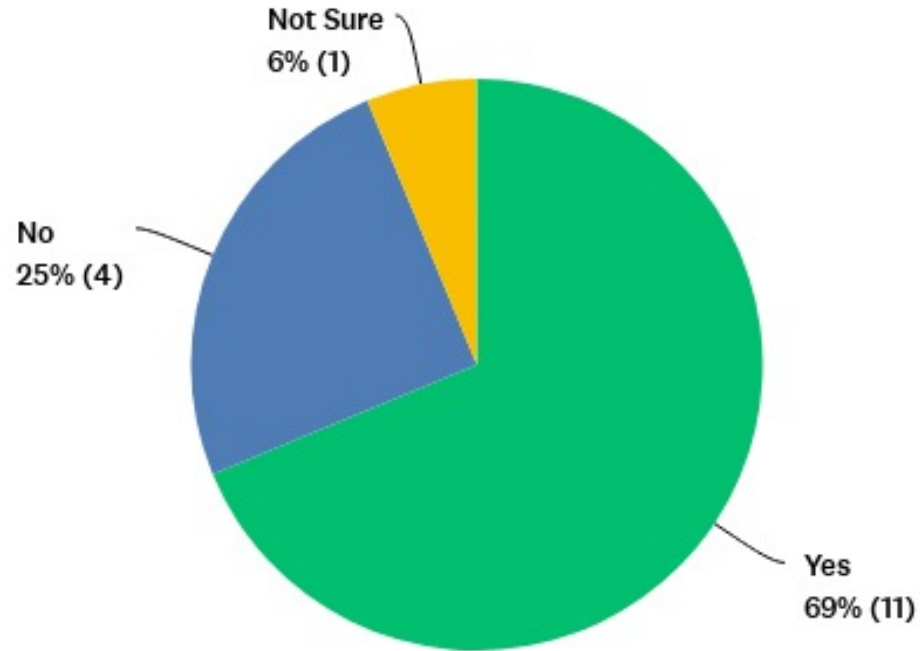
2017



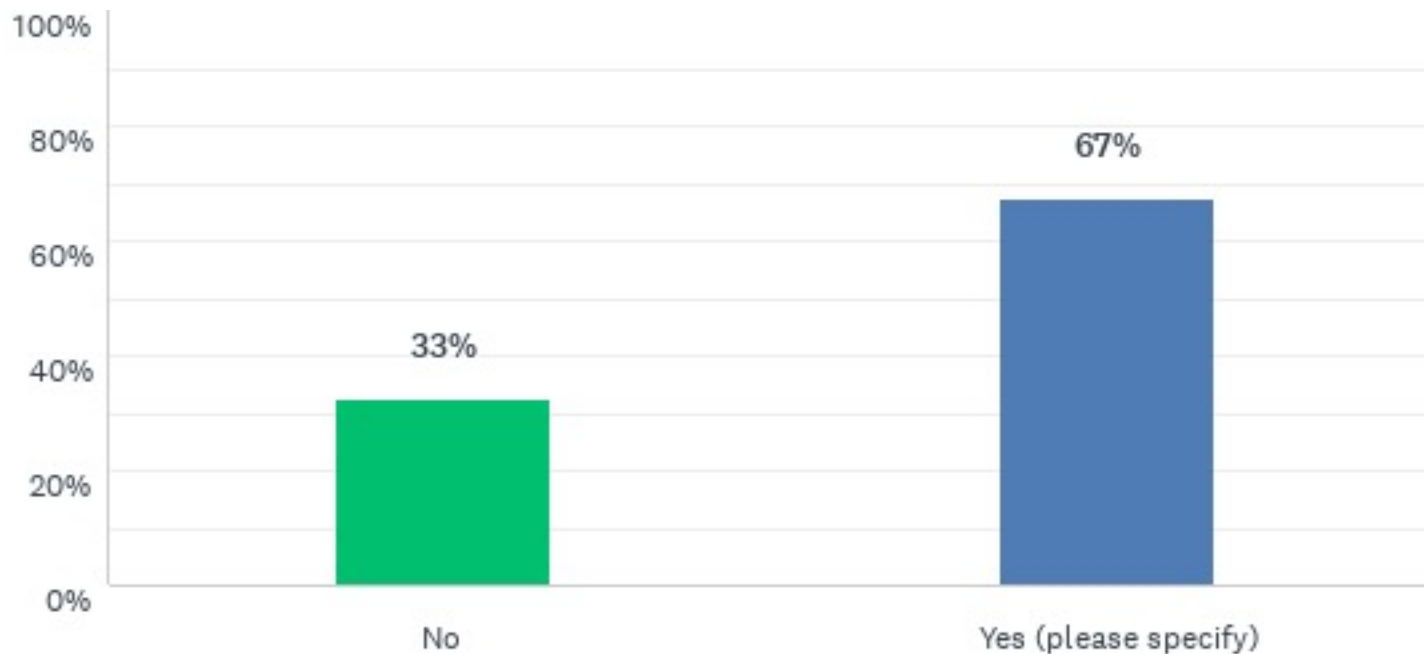
2020



If you are a homeowner, are you satisfied with the home you own?



Are you experiencing barriers to achieving the home ownership that you want?



In 2017 this was 13%

In 2017 this was 87%

Barriers to home ownership (from comments, 2020)

	# people citing this barrier
Low availability or no desirable homes for sale (type, condition, location)	10
Low availability or no desirable residential land for sale (type, size, location)	6
No homes in my price range for sale	5
Price of homes too high for the quality and/or age	5
No land for sale in my price range	4
Not able to save money, have debt, or not in a financial position to get a mortgage	4
Unsure if ready to commit to Dawson	2

Are you looking to purchase:

2017

Vacant land
and self-
build

42%

Vacant land
and
contractor-
build

33%

An existing
home

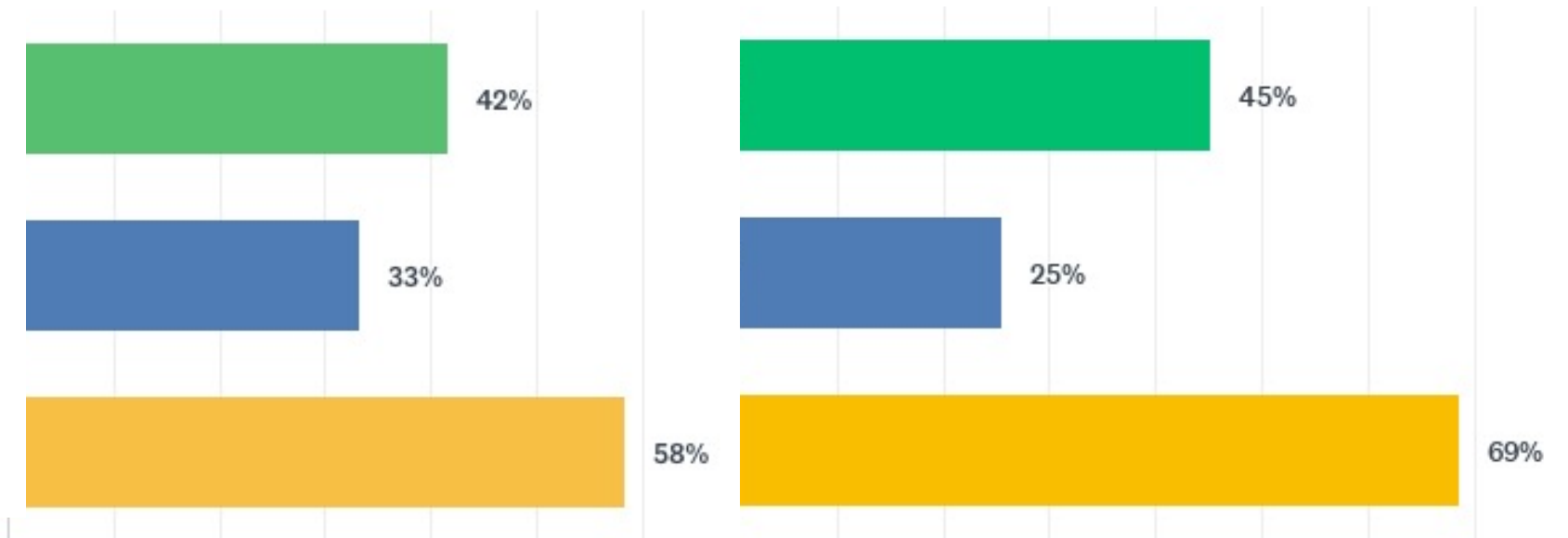
58%

2020

45%

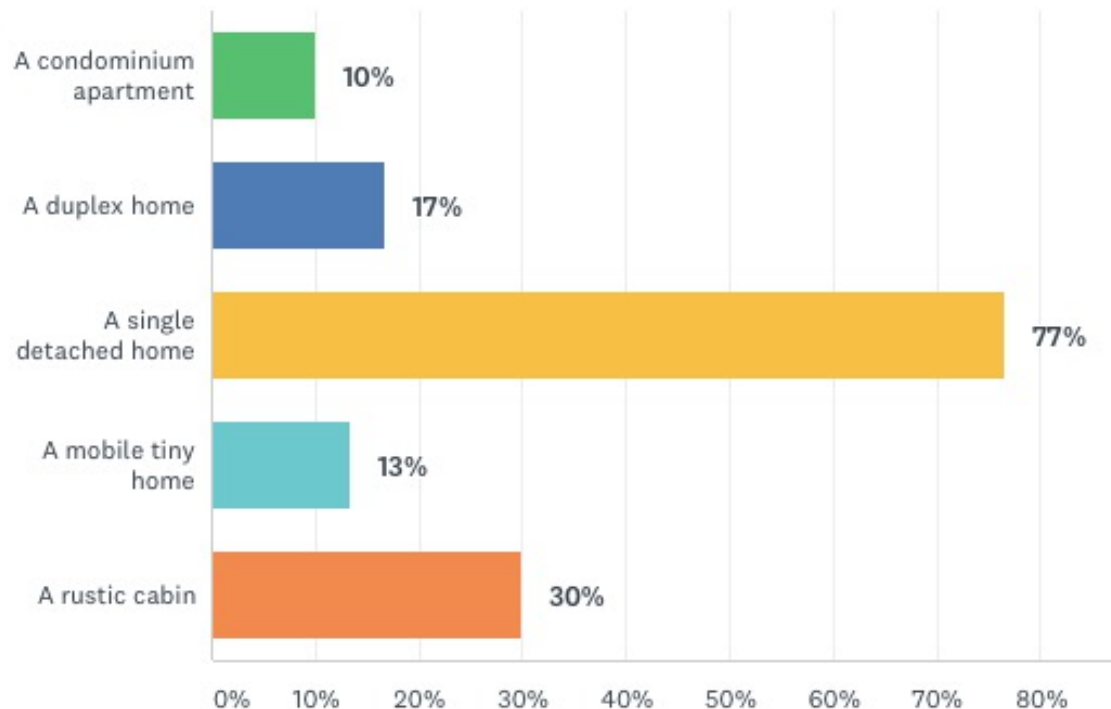
25%

69%

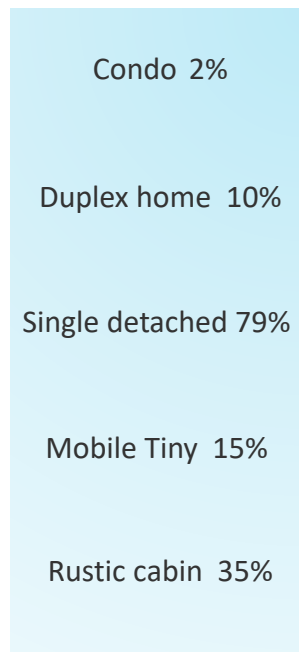


What kind of home are you looking to buy or build? (check all that apply)

2017 Responses

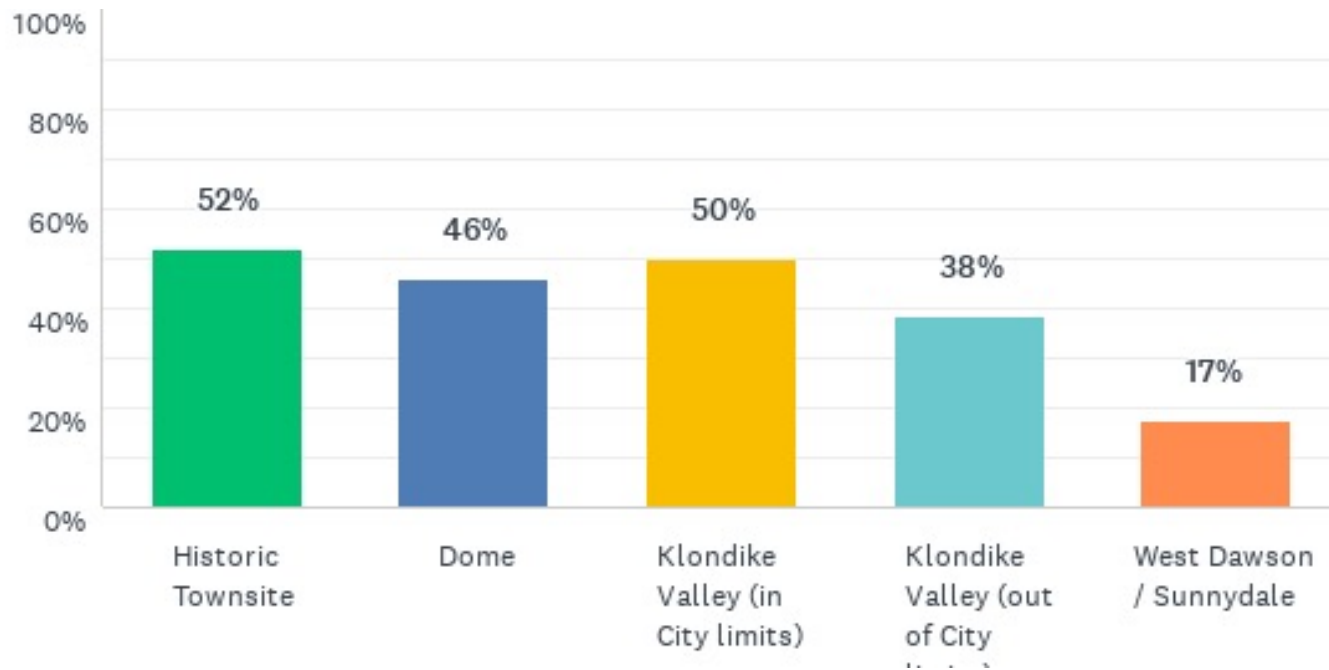


2020 Responses



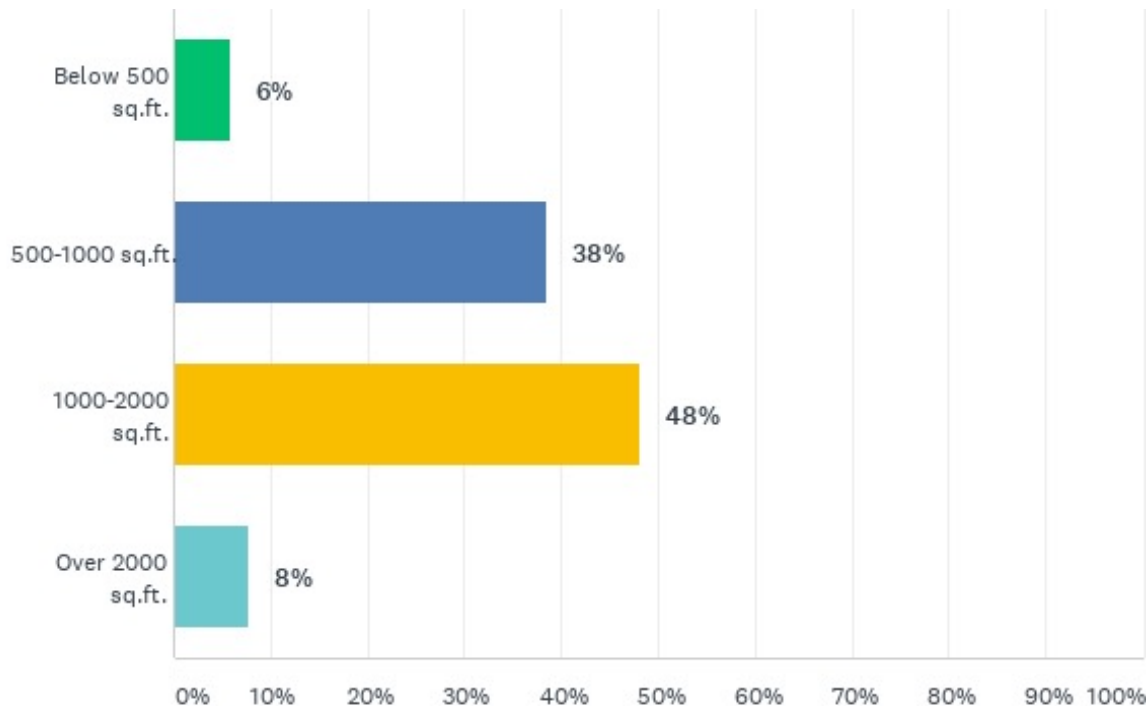
Where in the Klondike would you like to live, if a suitable home or property to build on were available?

2020 responses (below) broadly consistent with 2017



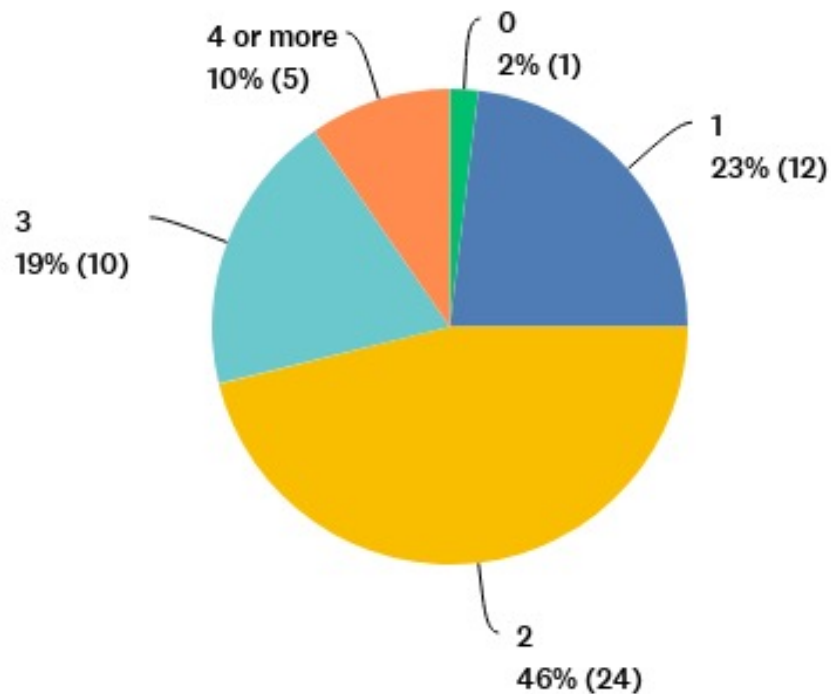
What size accommodation are you looking for or wanting to build:

2020 responses (below) broadly consistent with 2017

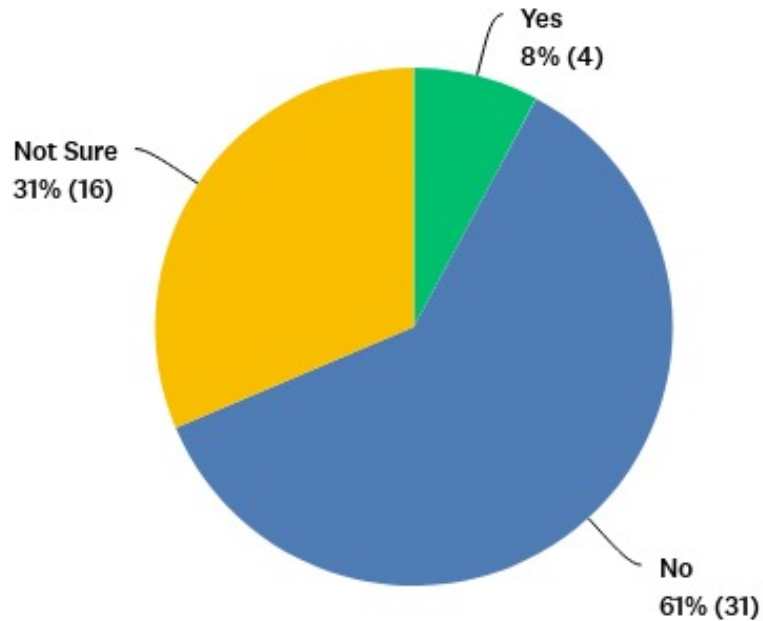


How many bedrooms?

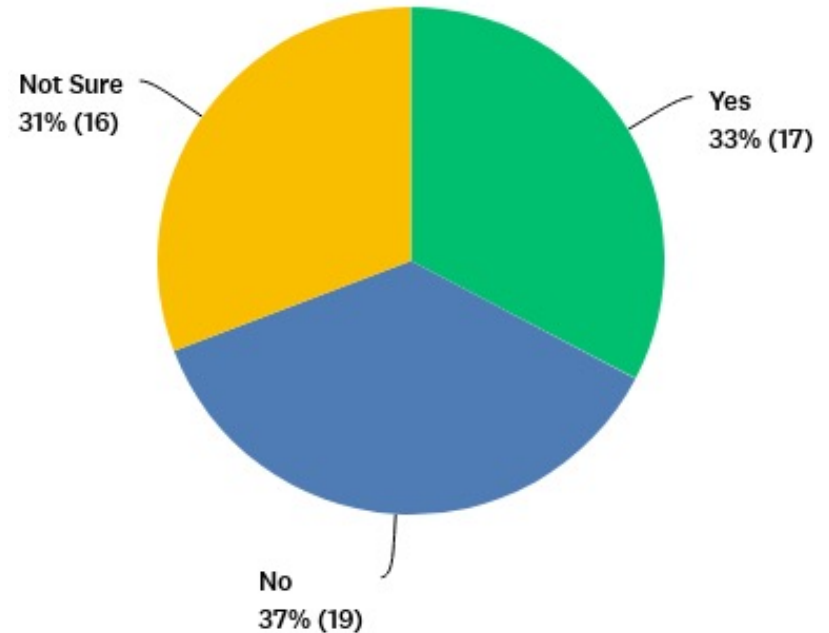
2020 responses (below) broadly consistent with 2017



Would you consider strata title apartment ownership or condominium?



Would you consider co-operative ownership?

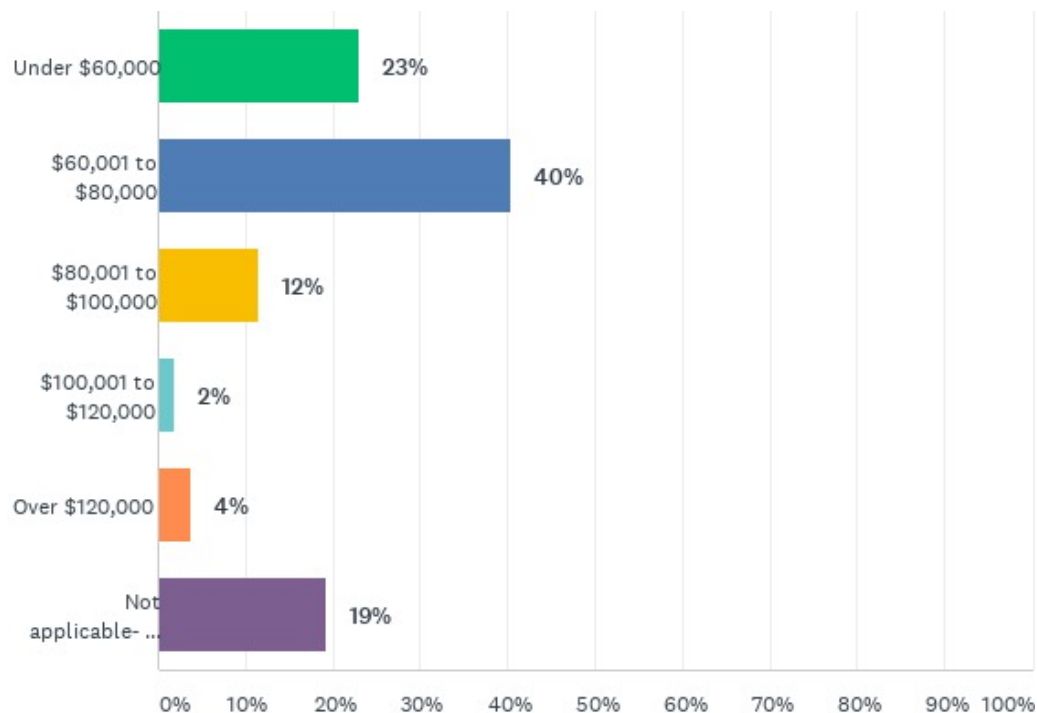


If you are looking to purchase vacant land, what type/size do you seek?

2020	
ANSWER CHOICES	RESPONSES
Serviced town lot, small (average 50x50')	9.62%
Serviced town lot, regular size (50x100')	21.15%
Outside town, 1 acre or under	13.46%
Outside town, 1 to 5 acres	28.85%
Outside town, over 5 acres	9.62%
Not applicable- not seeking vacant land	17.31%

Preference for serviced town lots has grown by 7% since 2017
Preference for outside town, 1 to 5 acres has dropped by nearly half (52% in 2017)

How much would you expect to pay for this vacant land?



In 2017, 56% of people expected to pay less than 50,000 for their desired bare land.

How much do you expect your new home to cost in total (land and house)?

ANSWER CHOICES	RESPONSES
Under \$150,000	16%
\$150,000 to \$200,000	14%
\$200,000 to \$250,000	14%
\$250,000 to \$300,000	18%
\$300,000 to \$350,000	18%
\$350,000 to \$400,000	16%
\$400,000 to \$450,000	4%
\$450,000 to \$500,000	2%
\$500,000 to \$550,000	0%
\$550,000 to \$600,000	0%
\$600,001 or more	0%

In 2017
44% of respondents
expected to pay more
than 250,000 for their
home and land costs
versus 58% in 2020.

Klondike Development Organization

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Financial support from:

Government of Yukon, Regional
Economic Development Fund
and
City of Dawson

For further information, please check the KDO website.

Most of our survey results and other research and reports are shared with the public at:

<http://www.klondikedevlopment.com/research/>