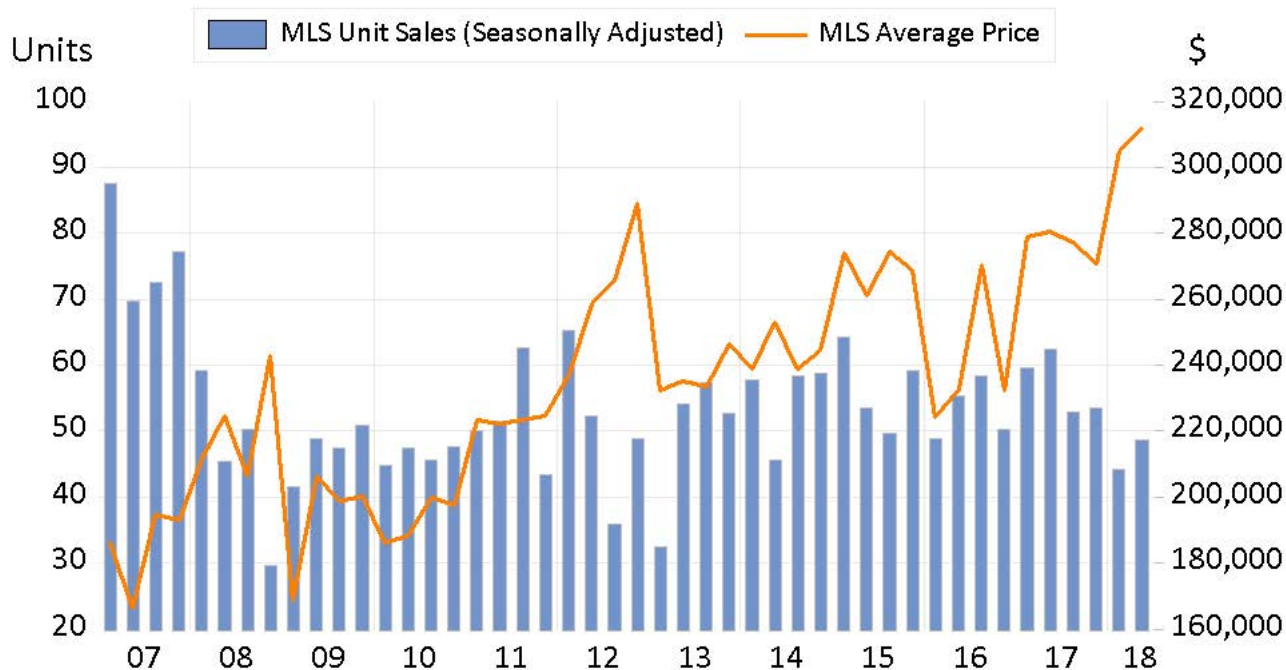


Smithers



Source: BC Northern Real Estate Board, BCREA Economics Association