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REALTORS® building trust in the North.

October 7, 2025

News Release

The BC Northern Real Estate Board reports 3764 properties worth \$1.6 billion sold through the Multiple Listing Service® (MLS®) in the first nine months of 2025. At this time last year, 3602 properties worth \$1.5 billion had changed hands. As of September 30th, there were 3472 properties of all types available for sale through the MLS®, up from 3361 properties at the end of September last year.

Sales in the BC Northern region in the third quarter of 2025 ticked upward from a relatively weaker previous quarter. At 1,049 sales on a seasonally adjusted basis, housing market activity was 1.4 per cent below its 10-year average, and 7.1 per cent above the level of Q3 2024. With 1,716 active listings at the end of September 2025 (seasonally adjusted), the region is roughly 30 per cent below what we consider healthy long-term levels of inventory. The average sale price in the board area rose to \$455,864, 0.1 per cent above the previous quarter.

Market activity varied widely across the board region. Seasonally adjusted sales rose from the prior quarter in Williams Lake, Prince George, Terrace, Fort St. John, Kitimat, 100 Mile House, and Prince Rupert, while declining in Smithers and Quesnel. Overall, sales activity in the North strengthened in the third quarter, demonstrating ongoing stability amidst prevailing uncertainties that continue to hamper the most expensive regions in the province. As the sales-to-active listings ratio stabilizes around 20 per cent (1.5 per cent higher than in Q2 2025), Northern markets are nearing the upper threshold of balanced conditions, edging toward seller-market territory. However, the ongoing impact of tariffs has continued to affect many integral industries of the northern economy—and may begin affecting sales activity moving into the final quarter of the year.

By Region:

Cariboo Region:

100 Mile House: So far, this year 334 properties worth \$145 million have changed hands, compared to 284 properties worth \$133 million to the end of September in 2024. Half of the 95 single-family homes that have sold, sold for less than \$510,000 and took, on average, 71 days to sell. In addition, 95 parcels of vacant land, 76 homes on acreage, 7 manufactured homes in parks and a further 26 manufactured homes on land, as well as 15 recreational properties have sold this year. As of September 30th, there were 473

properties of all types available for purchase through the MLS® in the 100 Mile House area.

Williams Lake: 325 properties worth \$138 million have sold in the first nine months, compared to 338 properties worth \$149.5 million in the same period last year. Of the 110 single-family homes sold to the end of September, half sold for less than \$499,750 and these homes took, on average, 28 days to sell. In addition, 22 parcels of vacant land, 23 townhomes, 69 homes on acreage, and 37 manufactured homes in parks and a further 29 on land, have sold this year. At the end of September, there were 257 properties of all types available for purchase through MLS® in the Williams Lake area.

Quesnel: To the end of September, 285 properties worth \$101.4 million sold through MLS® compared to 259 properties worth \$92 million to the end of the third quarter of 2024. Half of the 107 single-family homes sold so far this year, sold for less than \$384,500 and took, on average, 45 days to sell. Also changing hands this year were 45 parcels of vacant land, 53 homes on acreage, 24 manufactured homes in parks and 31 manufactured homes on land. At the end of September, there were 246 properties of all types available for purchase through the MLS® in the Quesnel area.

Northwest Region:

Iskut/Atlin: 3 properties worth \$2.5 million have changed hands so far this year, compared to 3 properties worth \$316,000 in 2024. At the end of September, there were 10 properties of all types available through the MLS® in the Iskut/Atlin area.

Hazelton/Highway 37: 31 properties worth \$9.1 million have changed hands so far this year in the Hazelton/Highway 37 area, compared to 17 properties worth \$5.6 million in 2024. At the end of September, there were 28 properties of all types available through the MLS® in the Hazelton/Highway 37 area.

Prince Rupert: 121 properties worth \$54.5 million changed hands so far this year in the Prince Rupert area, compared with 126 properties worth \$50.2 million to the end of September 2024. Of the 86 single-family homes that have changed hands this year, half sold for less than \$460,000 and on average, took 56 days to sell. As of September 30th, there were 160 properties of all types available through the MLS® in the Prince Rupert area.

Terrace: In the first nine months of the year, 219 properties worth \$120.3 million were reported sold in the Terrace area, compared to 209 properties worth \$93.2 million during the same period last year. Half of the 129 single-family homes that have sold so far this year, sold for less than \$545,000 and these homes took, on average, 37 days to sell. Also changing hands were 11 parcels of vacant land, 26 homes on acreage, 11 manufactured homes in parks and 7 manufactured homes on land. At the end of September, there were 182 properties of all types available through the MLS® in the Terrace area.

Kitimat: 128 properties worth \$52.7 million have changed hands in the first nine months of 2025, compared to 144 properties worth \$52.8 million to September 30, 2024. Of the 99 single-family homes sold so far this year, half sold for less than \$402,500. These homes took, on average 52 days to sell. In addition, 10 half duplexes and 5 townhomes were also sold this year. At the end of September there were 103 properties of all types available through the MLS® in the Kitimat area.

Bulkley Nechako Region:

Houston: To the end of September, 46 properties worth \$13.5 million sold in the Houston area, compared with 51 properties worth \$13.4 million in the same period last year. At the end of September, there were 37 properties of all types available for purchase through MLS® in the Houston area.

Smithers: As of September 30th, 132 properties worth \$72 million changed hands in the Smithers area, compared with 130 properties worth \$68.5 million in the first nine months of 2024. Half of the 52 single-family homes sold so far this year, sold for less than \$524,000 and these homes took, on average, 32 days to sell. Also changing hands this year were 16 parcels of vacant land, 29 homes on acreage, 12 manufactured homes in parks and 4 manufactured homes on land. As of September 30th, there were 98 properties of all types available through the MLS® in the Smithers area.

Burns Lake: So far this year 50 properties worth \$16 million have been reported sold through MLS® compared to 47 properties worth \$12.7 million in the first nine months of 2024. At the end of September, there were 62 properties of all types available for sale through the MLS® in the Burns Lake area.

Vanderhoof: REALTORS® assisted in the sale of 107 properties worth \$36.6 million in the first nine months of the year compared with 102 properties worth \$36.2 million at the same time last year. Half of the 45 single-family homes sold so far this year, sold for less than \$310,000 and these homes took, on average, 78 days to sell. Also changing hands were 9 parcels of vacant land and 30 homes on acreage. At the end of September, there were 91 properties of all types available through MLS® in the Vanderhoof area.

Fort St. James: 42 properties worth \$11.2 million were reported sold to the end of September, compared to 43 properties worth \$12.6 million in the same period last year. As of September 30th, there were 49 properties of all types available for purchase through MLS® in the Fort St. James area.

Northern Region:

Fort St. John: As of September 30th, 561 properties worth \$224.1 million were reported sold in the area, compared to 509 properties worth \$189.2 million to September 30, 2024. Half of the 253 single-family homes sold so far this year, sold for less than \$392,000; these homes took, on average, 48 days to sell. In addition, 33 parcels of

vacant land, 65 half duplexes, 54 homes on acreage, 15 manufactured homes in parks and a further 41 manufactured homes on land, were reported sold. At the end of September, there were 429 properties of all types available for purchase through MLS® in the Fort St. John area.

Fort Nelson: 42 properties worth \$8.6 million have sold in the first nine months of 2025, compared with 41 properties worth \$7 million to the end of September 2024. Of the 18 single-family homes sold so far, half sold for less than \$198,500. On average these homes took 84 days to sell. Also changing hands were 5 homes on acreage, 2 manufactured homes in parks and 10 manufactured homes on land. As of September 30th, there were 108 properties of all types available for purchase through MLS® in the Fort Nelson area.

Fraser Fort George Region:

Mackenzie: In the first nine months of 2025, 53 properties worth \$9.3 million were reported sold through MLS® in the Mackenzie area, compared with 69 properties worth \$12.5 million to September 30, 2024. Half of the 37 single-family homes sold so far this year, sold for less than \$195,000 and these homes took, on average, 97 days to sell. At the end of September, there were 71 properties of all types available for purchase through MLS® in the Mackenzie area.

Prince George: In the City of Prince George, to the end of September 1066 properties worth \$525.7 million changed hands, compared with 1004 properties worth \$476.7 million to September 30, 2024. In the western part of the City the median price of the 173 homes sold this year, was \$474,000. In the area east of the By-pass, the 120 single-family homes that sold had a median price of \$419,500. In the northern part of the City, the 138 single-family homes sold had a median price of \$585,000. In the southwest section of the city, the median price of the 191 single-family homes sold was \$605,000. At the end of September, there were 713 properties of all types available for purchase through MLS® in the City of Prince George.

The members of the BC Northern Real Estate Board are committed to improving the Quality of Life in their communities by supporting the growth which encourages economic vitality, provides housing opportunities and builds communities with good schools and safe neighbourhoods. The REALTOR® members of the BC Northern Real Estate Board serve the real estate needs of the communities from Fort Nelson in the north to 100 Mile House in the south and from the Alberta border to Haida Gwaii.

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Average Selling Price (Year to Date)
 MLS® Reported Sales – **Residential Detached House**
 BC NORTHERN REAL ESTATE BOARD

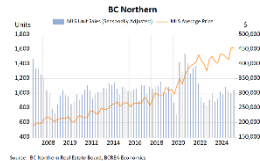
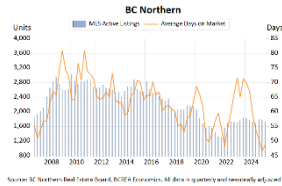
Community	September 30, 2023	Units	September 30, 2024	Units	September 30, 2025	Units
100 Mile House	501,063	102	520,072	90	521,912	95
Williams Lake	476,210	90	474,488	115	526,288	110
Quesnel	396,749	105	388,615	100	393,855	107
Prince Rupert	446,188	71	450,593	81	475,259	86
Houston	238,019	18	239,607	26	296,679	24
Smithers	521,840	60	518,725	67	546,012	52
Burns Lake	340,657	13	281,947	19	301,800	20
Vanderhoof	312,780	34	370,709	43	325,658	45
Fort St. James	264,302	19	313,277	18	307,264	17
Fort St. John	413,739	208	411,185	214	422,047	253
Fort Nelson	155,262	25	209,183	15	203,115	18
Mackenzie	183,752	34	190,722	52	200,318	37
Prince George	504,333	567	523,325	608	545,424	630
Terrace	500,716	118	525,050	110	564,335	129
Kitimat	380,856	92	393,339	98	426,082	99

Consumers are reminded that real estate is a local commodity and average price can only give an indication of trends. Contact a REALTOR® in your community to determine the value of specific properties.

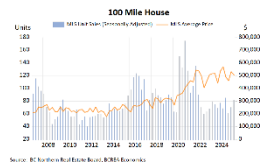
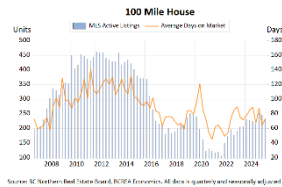
Charts by Community: Active Listings and Average Days on Market and Sales and Average Price

Click on each image to see a larger version of the graph. If you have trouble opening the, please go to our website [HERE](#).

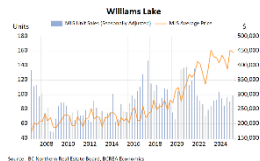
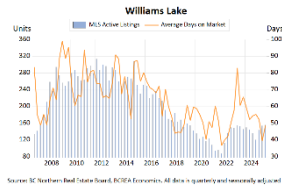
BC Northern:



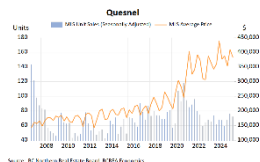
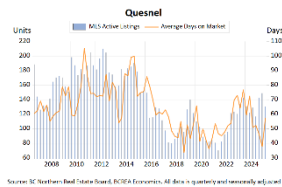
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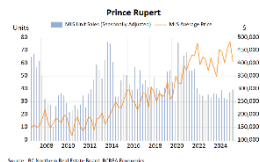
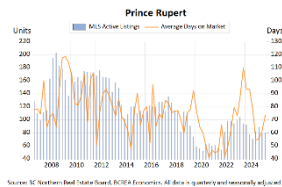
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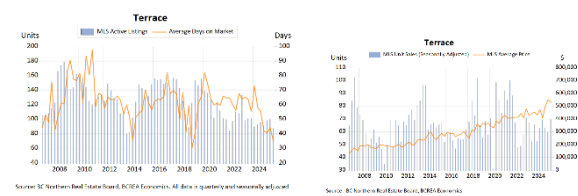
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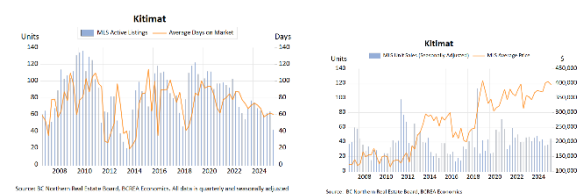
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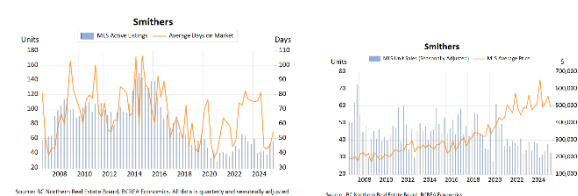
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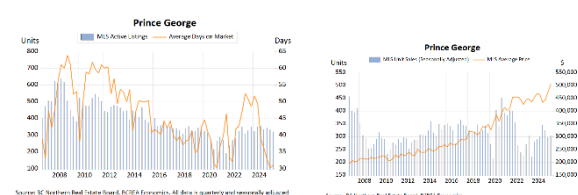
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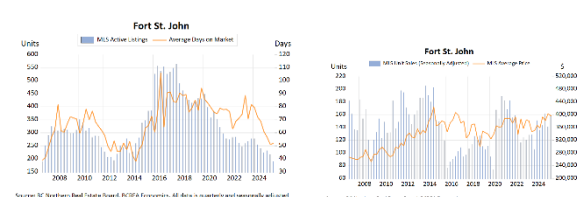
Smithers:



Prince George:



Fort St. John:



For more information about local conditions, contact:

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