



REALTORS® building trust in the North.

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News Release

The REALTOR® members of the BC Northern Real Estate Board (BCNREB) reported 4750 property sales worth \$2.1 billion in 2025 through the Multiple Listing Service® (MLS®), up from last year's 4665 sales worth \$1.9 billion.

Sales in the BC Northern region in the fourth quarter of 2025 ticked downward from a close-to average previous quarter. At 1,008 sales on a seasonally adjusted basis, housing market activity was 4.2 per cent below historical averages and 7.2 per cent below the level of Q4 2024. With 1,811 active listings at the end of December 2025 (seasonally adjusted), the region remains about 30 per cent below what we consider healthy long-term levels of inventory. The average sale price in the board area fell to \$436,495, 4.2 per cent below the previous quarter.

Market activity took a broader downturn throughout the board region. Seasonally adjusted sales rose from the prior quarter in only Terrace and Smithers. Meanwhile, seasonally adjusted sales fell in Prince Rupert, Quesnel, Fort St. John, Kitimat, 100 Mile House, Prince George, and Williams Lake. Overall, despite weakened sales activity in the fourth quarter, the board region had 4,070 residential sales in 2025, surpassing 2024 while falling just shy of its long-run average. The sales-to-active listings ratio fell to 18.5 per cent, keeping Northern markets within balanced conditions, edging towards a seller's market. However, slower quarterly sales activity relative to Q4 2024 and the preceding quarters of 2025 may reflect the lingering effects of tariffs on the bedrock industries of the Northern economy. Looking ahead, the North and the rest of Canada will be crossing their fingers for an ultimate trade resolution with the US, such that prospective buyers re-enter the market and stimulate a strong recovery throughout the province.

By Region (The following statistics are not seasonally adjusted.)

Cariboo Region

100 Mile House: 420 properties worth \$188.4 million sold this year through MLS®, compared with 374 properties worth \$175.1 million in 2024. The 125 single-family homes that sold in 2025 had a median value (half sold for less) of \$515,000. In addition, 110 parcels of vacant land, 101 homes on acreage, 30 manufactured homes on land, 9 manufactured homes in parks, and 19 recreational properties changed hands in 2025. At

the end of December, there were 278 properties of all types available for sale through MLS® in the 100 Mile House area, up from the 258 properties at the end of 2024.

Williams Lake: 393 sales worth \$165 million were reported through MLS® in 2025, down from 423 sales worth \$184.9 million the previous year. Half of the 130 single-family homes sold in 2025 sold for less than \$496,500. 29 parcels of vacant land, 82 homes on acreage, 31 townhouses, 41 manufactured homes in parks and 38 manufactured homes on land were also sold in 2025. At the end of December, there were 186 properties of all types available through MLS® in the Williams Lake area, up from the 133 properties at the same time last year.

Quesnel: 345 properties changed hands in 2025 through MLS®, up from 313 that were sold in 2024. The value of these properties was \$118.2 million (\$112.8 million in 2024). The median value of the 120 single-family homes sold in 2025 was \$375,000. In addition, 58 parcels of vacant land, 67 homes on acreage, 31 manufactured homes in parks and 39 manufactured homes on land were reported sold in 2025. At year-end, there were 162 properties of all types available for purchase through MLS® in the Quesnel area, up from 132 properties at the end of 2024.

Northwest Region

Iskut/Atlin: 6 properties worth \$3 million have changed hands in 2025; compared to 3 properties worth \$316,000 in 2024. As of December 31st, there were 7 properties of all types available through the MLS® in the Iskut/Atlin area.

Hazelton/Highway 37: 37 properties worth \$10.9 million have changed hands in 2025; compared to 20 properties worth \$6.5 million in 2024. As of December 31st, there were 30 properties of all types available through the MLS® in the Hazelton/Highway 37 area.

Prince Rupert: 159 properties worth \$68.3 million changed hands in 2025 compared with 166 properties worth \$65.4 million in 2024. Half of the 114 single-family homes sold in 2025 sold for less than \$445,000. In addition, 10 parcels of vacant land, 4 homes on acreage, and 6 half-duplexes sold in 2025. At year-end, there were 121 properties of all types available through MLS® in the Prince Rupert area, up slightly from the 119 properties at the same time last year.

Terrace: 290 properties sold in 2025 were worth \$152.3 million compared with 2024's 274 properties worth \$120.1 million. Of the 159 single-family homes that changed hands, half sold for less than \$545,000. In addition, 15 parcels of vacant land, 33 homes on acreage, 16 manufactured homes in parks and 11 manufactured homes on land sold in 2025. As of December 31st, there were 129 properties of all types available through MLS® in the Terrace area, up from the 117 properties available at December 31, 2024.

Kitimat: 164 properties worth \$68.1 million changed hands in 2025 compared with 183 properties worth \$67.6 million in 2024. The median value of the 122 single-family homes sold in 2025 was \$419,500. In addition, 14 half-duplexes and 7 townhouses were sold. At year-end, there were 81 properties of all types available in the Kitimat area, which is down from 89 at December 31, 2024.

Bulkley Nechako Region

Houston: 60 properties worth \$16.1 million changed hands in 2025, compared to the 61 properties worth \$16.4 million that sold in 2024. The median value of the 28 single-family homes sold was \$313,500. As of December 31st, there were 33 properties of all types available in the Houston area.

Smithers: REALTORS® reported 161 sales worth \$85.9 million in 2025, compared to 160 sales worth \$82.2 million in 2024. The median value of the 66 single-family homes that sold in 2025 was \$517,500. 18 parcels of vacant land, 37 homes on acreage, 15 manufactured homes in parks and a further 4 on land also changed hands in 2025. At year-end, there were 80 properties of all types available in the Smithers area, compared with 53 at December 31, 2024.

Burns Lake: 66 properties with a value of \$20.8 million sold in 2025, the same number of properties sold in 2024, and they were worth \$19.9 million. Half of the 25 single-family homes that sold, sold for less than \$310,000. 13 parcels of vacant land, 18 homes on acreage and 5 manufactured homes on land also changed hands in 2025. As of December 31st, there were 51 properties of all types available through MLS® in the Burns Lake area, down slightly from 54 at the end of 2024.

Vanderhoof: 131 properties sold in 2025 were worth \$45 million, compared with 2024's 130 properties worth \$44.6 million. Of the 54 single-family homes that sold in 2025, half sold for less than \$310,000. In addition, 12 parcels of vacant land, 39 homes on acreage, 7 manufactured homes in parks and a further 11 manufactured homes on land changed hands in 2025. As of December 31st, there were 55 properties of all types available through MLS® in the Vanderhoof area, compared with 53 properties a year ago.

In **Fort St. James** 52 properties worth \$13.6 million sold in 2025, compared to 54 properties worth \$15 million in 2024. At year-end, there were 38 properties of all types available through MLS® in the Fort St. James area, compared to 36 at the same time last year.

Northern Region

Fort St. John: 694 properties with a value of \$278.9 million sold in 2025, up from 646 properties worth \$242.4 million that sold in 2024. Of the 303 single-family homes sold in 2025, half sold for less than \$395,000. In addition, 41 parcels of vacant land, 76 half-

duplexes, 68 homes on acreage, 20 manufactured homes in parks and a further 54 on land sold in 2025. At the end of December, there were 352 properties of all types available through MLS® in the Fort St. John area, up from the 331 properties at the end of 2024.

Fort Nelson: 59 properties sold through MLS® in 2025 were worth \$10.9 million, up slightly from 2024's 57 properties worth \$9.3 million. Half of the 25 single-family homes sold in 2025, sold for less than \$180,000. There were 6 homes on acreage and 16 manufactured homes on land also sold in 2025. As of December 31st, there were 93 properties of all types available through MLS® in the Fort Nelson area, down from 108 properties on December 31, 2024.

Fraser Fort George Region

Mackenzie: 72 properties worth \$12.5 million were reported sold in 2025, compared with 84 properties worth \$17.4 million in 2024. The median value of the 48 single-family homes that sold in 2025 was \$195,000. At year-end, there were 50 properties of all types available through MLS® in the Mackenzie area, down from the 56 properties at the same time in 2024.

Prince George: 1362 properties worth \$669.7 million sold in 2025, compared with 1335 properties worth \$623.8 million in 2024. At year-end, there were 591 properties of all types available through MLS® compared to 575 properties at the end of 2024.

In the area **west of the by-pass**, half of the 238 single-family homes sold in 2025, sold for less than \$469,450. As well, 26 apartment units and 60 townhouses changed hands in 2025. As of December 31st, there were 32 single-family homes available through MLS® in this area of the City, compared to 14 at the same time last year.

East of the by-pass 24 apartment units, 10 half-duplexes, and 27 townhouses sold in 2025. The 152 single-family homes sold had a median value of \$419,500. At the end of December there were 47 single-family homes available for sale through MLS® in this area compared with 32 at the end of 2024.

In the **northern part of the city**, 22 homes on acreage, 33 manufactured homes in parks and a further 47 manufactured homes on land sold in 2025. Of the 183 single-family homes sold, half sold for less than \$577,000. As of December 31st, there were 33 single-family homes available through MLS® in this area of the City compared with 30 at the end of 2024.

In the **southwest sector** 15 half-duplexes, 39 townhouses, 10 homes on acreage, 9 manufactured homes in parks and a further 5 manufactured homes on land sold in 2025. Half of the 238 single-family homes sold in 2025 sold for less than \$600,000. At year-end, there were 34 single-family homes available for sale through MLS® in the southwest sector, compared with the 31 at the end of 2024.

The members of the BC Northern Real Estate Board are committed to improving the Quality of Life in their communities. The BC Northern Real Estate Board supports 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

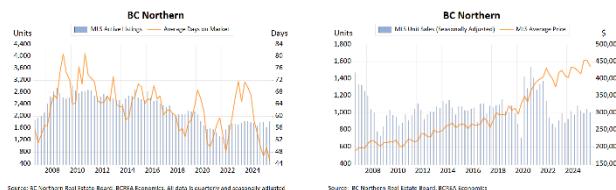
Community	December 31, 2023	Units	December 31, 2024	Units	December 31, 2025	Units
100 Mile House	494,682	125	515,946	116	521,275	125
Williams Lake	477,947	119	470,038	142	525,190	130
Quesnel	391,706	134	393,321	121	389,691	120
Prince Rupert	423,522	107	439,693	109	446,805	114
Houston	228,093	24	246,960	30	293,310	28
Smithers	517,291	70	522,434	82	529,659	66
Burns Lake	341,236	15	277,250	26	302,380	25
Vanderhoof	309,670	43	362,136	58	325,650	54
Fort St. James	284,750	21	305,950	20	309,340	22
Fort St. John	407,468	256	417,059	274	424,641	303
Fort Nelson	158,096	31	209,447	21	177,583	25
Mackenzie	181,716	43	193,269	61	192,745	48
Prince George	500,320	677	514,924	807	537,028	825
Terrace	506,226	147	524,408	140	560,636	159
Kitimat	377,824	115	392,854	126	426,800	122

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.

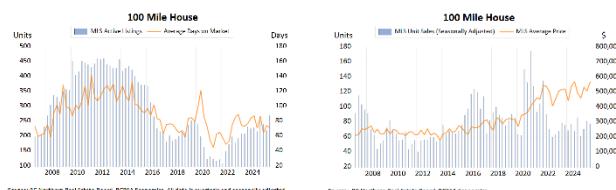
Charts by Community: Active Listings and Average Days on Market and Sales and Average Price

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

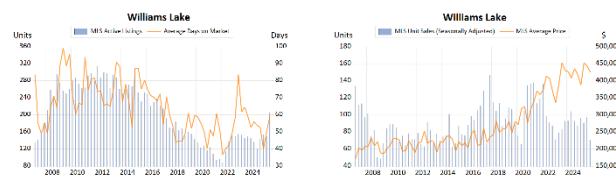
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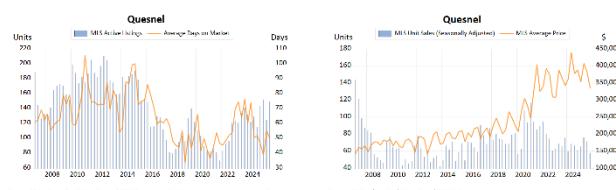
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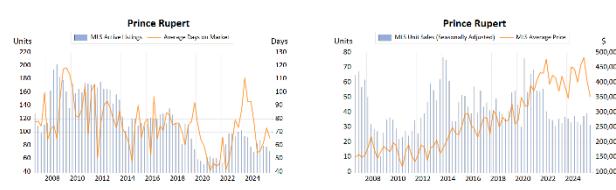
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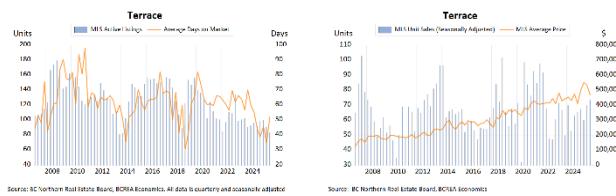
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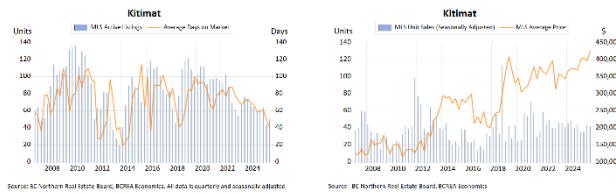
Prince Rupert:



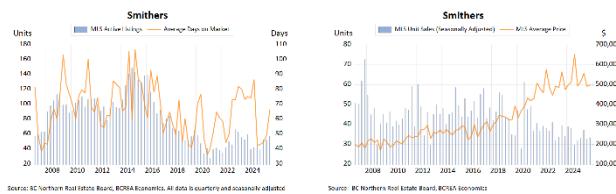
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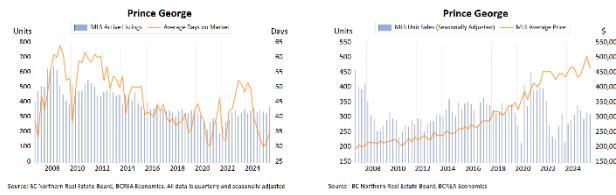
Kitimat:



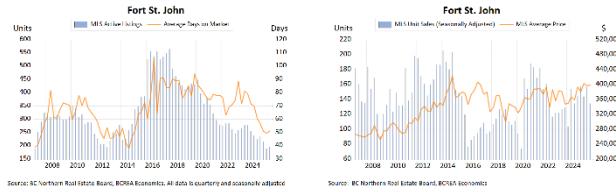
Smithers:



Prince George:



Fort St. John:



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