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REALTORS® building trust in the North.

April 14, 2026

News Release

The BC Northern Real Estate Board (BCNREB) reported 825 sales with a value of \$348,068,856 through the Multiple Listing Service® (MLS®) in the first quarter of 2026. This compares with 911 sales worth \$366,534,616 to the end of March 2025. As of March 31st, there were 2923 properties of all types available for purchase through the MLS® compared to 2660 at this time last year.

Sales in the BC Northern region in the first quarter of 2026 ticked downward from a slower previous quarter. At 954 sales on a seasonally adjusted basis, housing market activity was 9.1 per cent below historical averages and 8.1 per cent below the level of Q1 2025. With 1,762 active listings at the end of March 2026 (seasonally adjusted), the region remains about 20 per cent below average long-term levels of inventory. The average sale price in the board area fell to \$433,250, 0.7 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 Quesnel and Williams Lake. Meanwhile, seasonally adjusted sales fell in Prince Rupert, Fort St. John, Kitimat, 100 Mile House, Prince George, Terrace, and Smithers. The sales-to-active listings ratio fell to 18 per cent, keeping Northern markets near the higher end of balanced conditions. Worsening market activity may reflect ongoing weakness in the Northern economy, exacerbated by US tariffs that directly hinder several key regional industries. Moreover, the Bank of Canada's policy direction remains increasingly uncertain amidst sharp oil price shocks and weak economic conditions. Looking ahead, the North is looking for prolonged stability in the global economy and a tariff-free renegotiation of the USMCA to reignite growth. We hope these two factors, coupled with relatively favorable affordability conditions, will strengthen regional sales through the second half of the year.

By Region:

(2025 values appear in brackets)

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Cariboo Region

100 Mile House and area: A total of 55 (66) properties of all types worth \$19 million (\$27.9 million) have been sold by REALTORS® in the area since the beginning of the year. In the first three months of 2026, 13 single-family homes, 19 parcels of vacant land and 8 homes on acreage changed hands. At the end of the quarter there were 400 (341) properties available for purchase through the MLS®.

Williams Lake: 76 (74) properties have sold so far this year through MLS® in the Williams Lake area. The value of these properties was \$31.8 million (\$27 million). In addition to the 27 single-family homes sold, 20 homes on acreage, 9 manufactured homes in parks, and 4 manufactured homes on land have changed hands in the first quarter. As of March 31st, there were 188 (162) properties listed on the MLS® in the Williams Lake area.

Quesnel: In the Quesnel area REALTORS® reported 61 (54) sales worth \$21.1 million (\$17.2 million) in the first three months of 2026. In addition to the 19 single-family homes that sold, 6 parcels of vacant land and 12 homes on acreage have sold this year. There were 182 (177) properties of all types available for purchase through MLS® in the Quesnel area as of March 31st.

Northwest Region

Iskut/Atlin: 1 property worth \$90,000 changed hands in 2026 ; compared to 0 properties in 2025. As of March 31st, there were 7 properties of all types available through the MLS® in the Iskut/Atlin area.

Hazelton/Highway 37: 4 properties worth \$855,500 have changed hands in 2026; compared to 7 properties worth \$1.5 million in 2025. As of March 31st, there were 29 properties of all types available through the MLS® in the Hazelton/Highway 37 area.

Prince Rupert: 26 (27) properties worth \$9 million (\$13 million) have sold through the MLS® so far this year. Of those 26 properties sold, 20 were single-family residential properties and 2 were half-duplexes. As of March 31st, there were 101 (114) properties of all types available for purchase through the MLS® in the Prince Rupert area.

Skidegate & Sandspit, Masset & Haida Gwaii Rural: This is a new subarea which was added to the statistics. These statistics used to be a part of the Prince Rupert statistics. 2 properties worth \$260,000 have changed hands in 2026; compared to 3 properties worth \$1.2 million in 2025. As of March 31st, there were 29 properties of all types available through the MLS® in the Skidegate & Sandspit, Masset & Haida Gwaii Rural area.

Terrace: REALTORS® in the Terrace area sold 50 (58) properties in the first quarter of 2026. The value of these properties was \$21.9 million (\$28.2 million). 23 single-family homes, 5 manufactured homes in parks, and 1 manufactured home on land have changed hands since January 1st. As of March 31st, there were 120 (133) properties of all types available for sale in the Terrace area.

Kitimat: In the first quarter of 2026, 37 (27) properties worth \$12.9 million (\$10.8 million) have been reported sold. Of those 37 properties, 22 were single-family homes and 3 were half-duplexes. At the end of March there were 83 (83) properties of all types available for sale through MLS® in the Kitimat area.

Bulkley Nechako Region

Smithers: REALTORS® in the Smithers area reported 19 (28) sales with a value of \$13.5 million (\$12.4 million) to March 31st, 2026. In addition to the 10 single-family homes that sold, 6 homes on acreage, and 2 parcels of vacant land changed hands this year. At the end of the first quarter there were 104 (55) properties of all types available for purchase through the MLS® in the Smithers area.

Burns Lake: 10 (11) properties worth \$4.4 million (\$4 million) have changed hands since January 1st. At the end of March there were 55 (54) properties of all types available for sale through the MLS® in the Burns Lake area.

Vanderhoof: REALTORS® in the Vanderhoof area reported 27 (27) sales worth \$7.2 million (\$9.6 million) in the first quarter of 2026. At the end of March there were 81 (66) properties available for purchase through the MLS® in the Vanderhoof area.

Fort St. James: In the first quarter of 2026 there were 12 (9) sales worth \$3.8 million (\$2.3 million) in the Fort St. James area. As of March 31st, there were 37 (33) properties available on the MLS® in the area.

Northern Region

Fort St. John: In the Fort St. John area, 132 (149) properties worth \$59.1 million (\$56.1 million) changed hands in the first quarter of 2026. In addition to the 56 single-family homes sold, 16 half-duplexes, 11 homes on acreage, 2 manufactured homes in parks and 9 manufactured homes on land have sold since January 1st. At the end of March there were 384 (366) properties of all types available for purchase through the MLS® in the Fort St. John region.

Fort Nelson: 5 (13) properties worth \$1.1 million (\$3.6 million) were reported sold through the MLS® since the beginning of the year. At the end of March there were 96 (105) properties available for purchase through the MLS® in the Fort Nelson area.

Fraser Fort George Region

Mackenzie: Since January 1st 7 (17) properties worth \$1.7 million (\$2.6 million) have changed hands. As of March 31st, there were 45 (54) properties available for purchase through the MLS® in the Mackenzie area.

City of Prince George: 226 (279) properties of all types, worth \$112.7 million (\$124.1 million), have changed hands in the first 3 months of 2026 in the City of Prince George. In the western part of the City, the median price of the 40 single-family homes that have sold on MLS® was \$467,000 (\$459,000). In the area east of the by-pass, the 34 single-family homes that sold had a median value of \$418,250 (\$366,000). In the northern part of the city, commonly referred to as "the Hart", 26 single-family homes sold with a median price of \$611,450 (\$555,000). In the southwestern section of the city, 40 homes have sold since January with a median price of \$585,000 (\$560,000). At the end of March there were 703 (565) properties of all types available on the MLS® within the city limits.

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 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	March 31, 2024	Units	March 31, 2025	Units	March 31, 2026	Units
100 Mile House	463,547	19	506,900	11	490,184	13
Williams Lake	477,829	27	527,630	25	476,037	27
Quesnel	327,464	14	320,812	25	454,839	19
Prince Rupert	412,477	22	486,596	19	392,025	20
Smithers	481,192	13	528,250	6	564,000	10
Fort St. John	406,383	50	438,729	62	422,705	56
Mackenzie	175,626	17	173,376	13	235,771	7
Prince George	504,700	137	506,287	151	526,262	144
Terrace	512,059	32	545,067	35	490,317	23
Kitimat	393,413	27	413,095	20	446,525	22

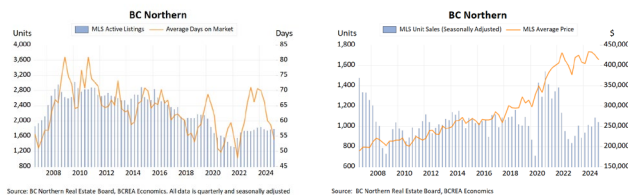
Note: Any area with fewer than 10 residential-detached house sales in the past 3 years has been omitted from this chart.

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.

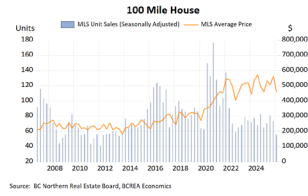
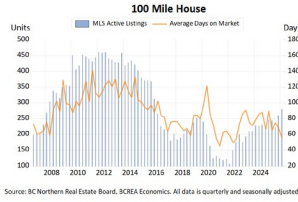
Charts by Community: Active Listings and Average Days on Market and Sales and Average Price

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

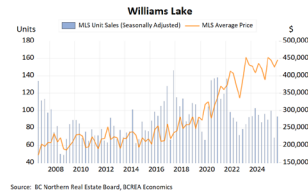
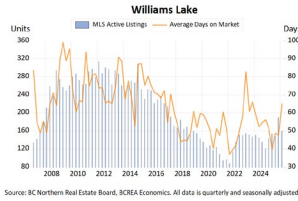
BC Northern:



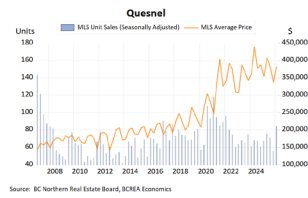
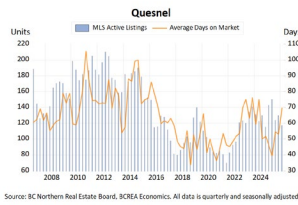
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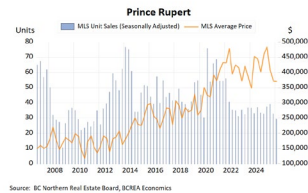
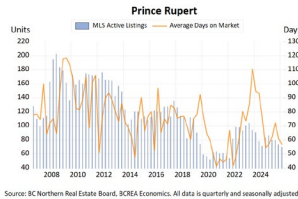
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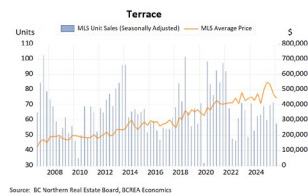
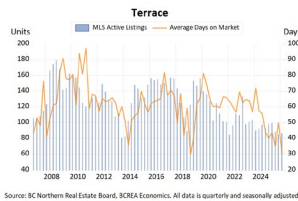
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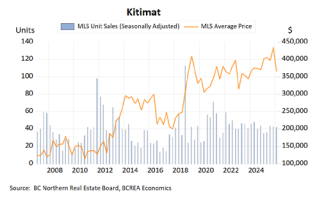
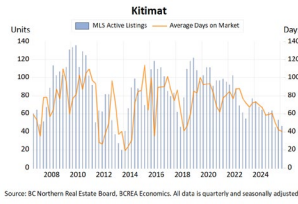
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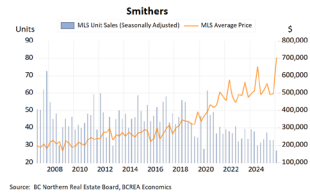
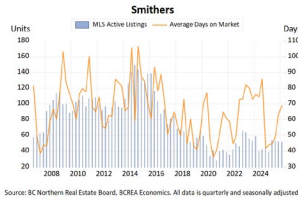
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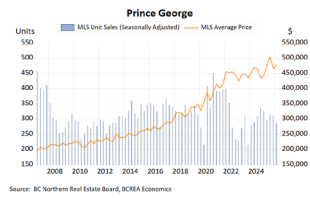
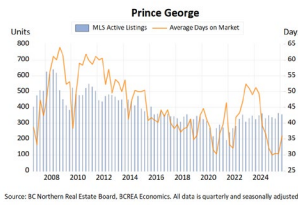
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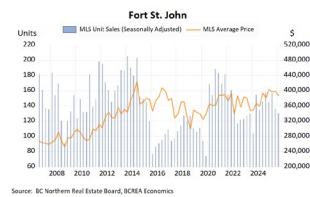
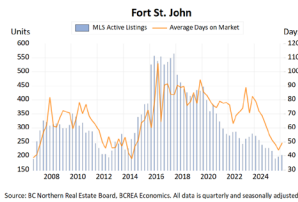
Smithers:



Prince George:



Fort St. John:



For more information about local conditions, contact:

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