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REALTORS® building trust in the North.

April 8, 2025

News Release

The BC Northern Real Estate Board (BCNREB) reported 917 sales with a value of \$368,280,839 through the Multiple Listing Service® (MLS®) in the first quarter of 2025. This compares with 817 sales worth \$327,442,096 to the end of March 2024. As of March 31st, there were 2885 properties of all types available for purchase through the MLS® compared to 2896 at this time last year.

Sales in the BC Northern region in the first quarter of 2025 ticked slightly downward following strong activity in the previous quarter. At 1,034 sales on a seasonally adjusted basis, housing market activity was 3.1 per cent below historical averages and 11 per cent above the level of Q1 2024. With 1,777 active listings at the end of March 2025 (seasonally adjusted), the region is roughly 23 per cent below what we consider healthy long-term levels of inventory. The average sale price in the board area fell to \$414,417, 2.5 per cent below the previous quarter.

Market activity varied widely across the board region. Seasonally adjusted sales rose from the prior quarter in Williams Lake, Smithers, Quesnel, and Fort St. John, while declining in Kitimat, 100 Mile House, Prince George, Prince Rupert, and Terrace. Relative to other regions of the province, sales activity in the North remained strong during the first quarter while following the provincial trend of accumulating inventory. Despite a stable sales-to-active listings ratio of about 19% (marginally lower than Q4 2024), the threat of tariffs, largely directed at the bedrock industries of the northern economy, has the potential to upend a strong start for Northern markets.

By Region:

(2024 values appear in brackets)

Cariboo Region

100 Mile House and area: A total of 66 (62) properties of all types worth \$27.9 million (\$24.2 million) have been sold by REALTORS® in the area since the beginning of the year. In the first three months of 2025, 11 single-family homes, 20 parcels of vacant land and 14 homes on acreage changed hands. At the end of the quarter there were 362 (297) properties available for purchase through the MLS®.

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Williams Lake: 74 (73) properties have sold so far this year through MLS® in the Williams Lake area. The value of these properties was \$27 million (\$28.9). In addition to the 25 single-family homes sold, 15 homes on acreage, 12 manufactured homes in parks, and 4 manufactured homes on land have changed hands in the first quarter. As of March 31st, there were 179 (179) properties listed on the MLS® in the Williams Lake area.

Quesnel: In the Quesnel area REALTORS® reported 55 (50) sales worth \$17.2 million (\$16 million) in the first three months of 2025. In addition to the 25 single-family homes that sold, 10 parcels of vacant land and 6 homes on acreage have sold this year. There were 195 (179) properties of all types available for purchase through MLS® in the Quesnel area as of March 31st.

Northwest Region

Iskut/Atlin: No properties changed hands in 2025; compared to 1 property worth \$48,000 in 2024. As of March 31st, there were 11 properties of all types available through the MLS® in the Iskut/Atlin area.

Hazelton/Highway 37: 8 properties worth \$1.6 million have changed hands in 2025; compared to 2 properties worth \$322,000 in 2024. As of March 31st, there were 24 properties of all types available through the MLS® in the Hazelton/Highway 37 area.

Prince Rupert: 30 (34) properties worth \$14.2 million (\$11.1 million) have sold through the MLS® so far this year. Of those 30 properties sold, 21 were single-family residential properties and 3 were half-duplexes. As of March 31st, there were 140 (144) properties of all types available for purchase through the MLS® in the Prince Rupert area.

Terrace: REALTORS® in the Terrace area sold 59 (61) properties in the first quarter of 2025. The value of these properties was \$28.9 million (\$28.3 million). 35 single-family homes, 4 manufactured homes in parks, and 1 manufactured home on land have changed hands since January 1st. As of March 31st, there were 146 (137) properties of all types available for sale in the Terrace area.

Kitimat: In the first quarter of 2025, 28 (36) properties worth \$11.6 million (\$12.9 million) have been reported sold. Of those 28 properties, 20 were single-family homes and 3 were half-duplexes. At the end of March there were 99 (107) properties of all types available for sale through MLS® in the Kitimat area.

Bulkley Nechako Region

Smithers: REALTORS® in the Smithers area reported 28 (32) sales with a value of \$12.4 million (\$15.7 million) to March 31st, 2025. In addition to the 6 single-family homes that sold, 7 homes on acreage, and 3 manufactured homes in a park changed hands this year.

At the end of the first quarter there were 65 (77) properties of all types available for purchase through the MLS® in the Smithers area.

Burns Lake: 11 (7) properties worth \$4 million (\$1.7 million) have changed hands since January 1st. At the end of March there were 57 (73) properties of all types available for sale through the MLS® in the Burns Lake area.

Vanderhoof: REALTORS® in the Vanderhoof area reported 27 (15) sales worth \$9.6 million (\$4.6 million) in the first quarter of 2025. At the end of March there were 71 (68) properties available for purchase through the MLS® in the Vanderhoof area.

Fort St. James: In the first quarter of 2025 there were 9 (9) sales worth \$2.3 million (\$1.9 million) in the Fort St. James area. As of March 31st, there were 33 (31) properties available on the MLS® in the area.

Northern Region

Fort St. John: In the Fort St. John area, 149 (108) properties worth \$56.1 million (\$40.6 million) changed hands in the first quarter of 2025. In addition to the 62 single-family homes sold, 20 half-duplexes, 13 homes on acreage, 4 manufactured homes in parks and 16 manufactured homes on land have sold since January 1st. At the end of March there were 402 (454) properties of all types available for purchase through the MLS® in the Fort St. John region.

Fort Nelson: 13 (15) properties worth \$3.6 million (\$2.3 million) were reported sold through the MLS® since the beginning of the year. At the end of March there were 108 (109) properties available for purchase through the MLS® in the Fort Nelson area.

Fraser Fort George Region

Mackenzie: Since January 1st 17 (22) properties worth \$2.6 million (\$3.5 million) have changed hands. As of March 31st, there were 56 (54) properties available for purchase through the MLS® in the Mackenzie area.

City of Prince George: 281 (236) properties of all types, worth \$124.2 million (\$116.3 million), have changed hands in the first 3 months of 2025 in the City of Prince George. In the western part of the City, the median price of the 42 single-family homes that have sold on MLS® was \$458,000 (\$462,450). In the area east of the by-pass, the 40 single-family homes that sold had a median value of \$366,000 (\$430,000). In the northern part of the city, commonly referred to as "the Hart", 31 single-family homes sold with a median price of \$555,000 (\$542,450). In the southwestern section of the city, 39 homes have sold since January with a median price of \$560,000 (\$532,500). At the end of March there were 621 (646) 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, 2023	Units	March 31, 2024	Units	March 31, 2025	Units
100 Mile House	441,782	23	463,547	19	506,900	11
Williams Lake	505,900	19	477,829	27	527,630	25
Quesnel	354,195	23	327,464	14	320,812	25
Prince Rupert	501,263	18	412,477	22	491,301	21
Smithers	559,470	10	481,192	13	528,250	6
Fort St. John	408,088	52	406,383	50	438,729	62
Mackenzie	166,885	7	175,626	17	173,376	13
Prince George	482,791	108	504,700	137	503,331	152
Terrace	465,944	28	512,059	32	545,067	35
Kitimat	372,978	20	393,413	27	413,095	20

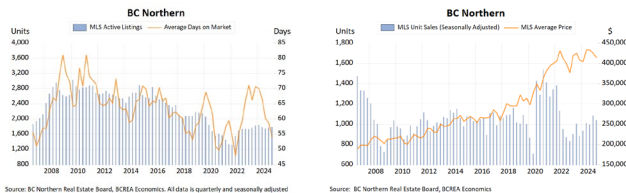
Note: Any area with fewer than 10 residential-detached house sales in the past 3 years has been omitted from this chart.

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.

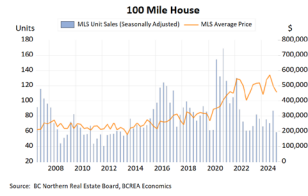
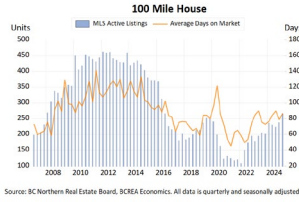
Charts by Community: Active Listings and Average Days on Market and Sales and Average Price

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

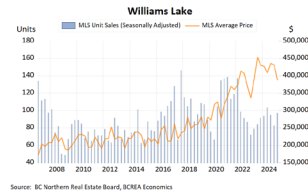
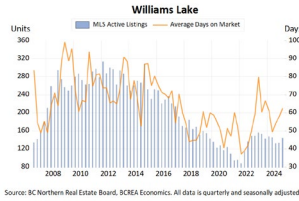
BC Northern:



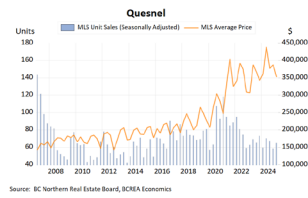
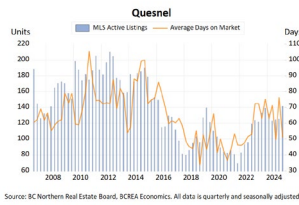
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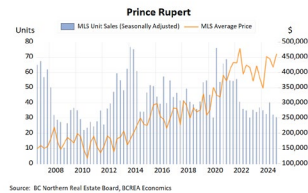
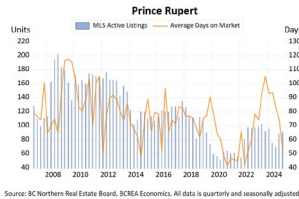
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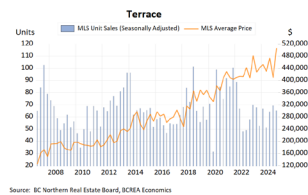
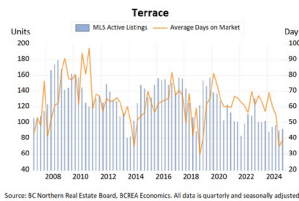
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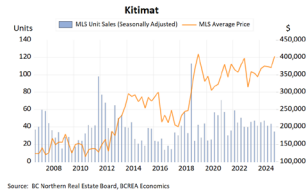
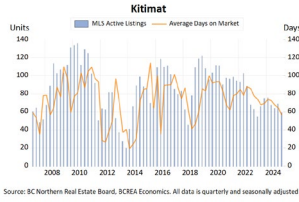
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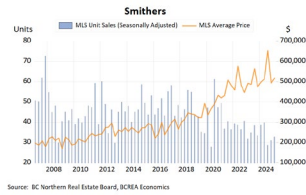
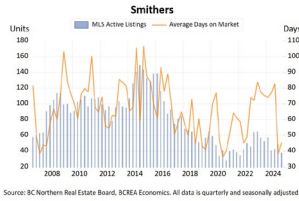
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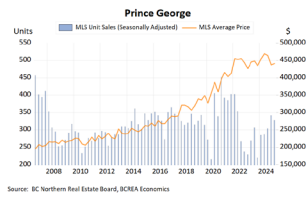
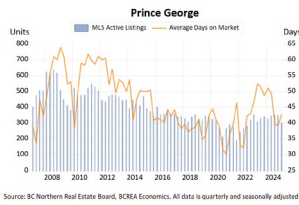
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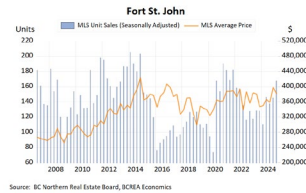
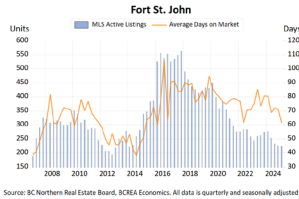
Smithers:



Prince George:



Fort St. John:



For more information about local conditions, contact:

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Chelsea Kearns, Public Director (Fort St. John)	250-329-8050