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REALTORS® building trust in the North.

July 10, 2025

News Release

The BC Northern Real Estate Board (BCNREB) reports 2345 properties sold through the Multiple Listing Service® (MLS®) in the first six months of 2025, up from the 2281 sales reported in the first half of 2024. The value of these properties was \$1 billion compared with \$938 million in 2024. At the end of June, there were 3627 properties of all types available for purchase through the MLS® of BCNREB, up from 3597 at the same time last year.

Sales in the BC Northern region in the second quarter of 2025 ticked slightly downward from the previous quarter. At 988 sales on a seasonally adjusted basis, housing market activity was 6.2 per cent below historical averages and 2.1 per cent below the level of Q2 2024. With 1,822 active listings at the end of June 2025 (seasonally adjusted), the region is roughly 20 per cent below what we consider healthy long-term levels of inventory. The average sale price in the board area rose to \$455,243, 9.8 per cent above the previous quarter.

Market activity varied widely across the board region. Seasonally adjusted sales rose from the prior quarter in Kitimat, 100 Mile House, Quesnel, Prince Rupert, and Smithers, while declining in Fort St. John, Prince George, Terrace, and Williams Lake. Overall, sales activity in the North remained strong through the second quarter, demonstrating remarkable resilience to growing uncertainties that affected other regions of the province. As the sales-to-active listings ratio stabilizes around 18% (marginally lower than in Q1 2025), northern markets remain in a largely similar position to the previous quarter. However, the ongoing impact of tariffs—which heavily affect many cornerstone industries of the northern economy—may yet hamper sales activity moving into the second half of the year.

By Region:

Cariboo Region:

100 Mile House: 193 properties worth \$82.8 million have changed hands through the MLS® in the area since January 1st. This compares with 179 properties worth \$79.8 million in the same period in 2024. Half of the 50 homes that sold so far this year sold for \$503,500 or less and, on average, it took 73 days for these homes to sell. Also reported sold were 56 parcels of vacant land, 45 homes on acreage, 4 manufactured homes in

parks, 15 manufactured homes on land, and 8 recreational properties. At the end of June there were 509 properties of all types available for purchase through the MLS® in the 100 Mile House area.

Williams Lake: 192 properties have sold so far this year, compared to 210 properties by June 30, 2024. The value of these properties is \$78.7 million (\$85.5 million in 2024). Of the 72 single-family homes sold this year, half sold for less than \$507,450 and these homes took, on average, 26 days to sell. In addition, 12 parcels of vacant land, 12 townhouses, 34 homes on acreage, 23 manufactured homes in parks and 13 manufactured homes on land changed hands in the first six months of 2025. At the end of June there were 266 properties of all types available for purchase through the MLS® in the Williams Lake area.

Quesnel: In the Quesnel area, REALTORS® reported 167 sales worth \$57.3 million so far this year, compared to 146 sales worth \$55 million in the first six months of 2024. Of the 67 single-family homes sold between January and June, half sold for less than \$380,000; these homes took on average, 37 days to sell. In addition, 26 parcels of vacant land, 30 homes on acreage, 13 manufactured homes in parks and 14 manufactured homes on land have sold in the first six months of 2025. As of June 30th, there were 290 properties of all types available for purchase through the MLS® in the Quesnel area.

Northwest Region:

Iskut/Atlin: 0 properties have changed hands so far this year in the Iskut/Atlin area, compared to 3 properties worth \$316,000 in 2024. As of June 30th, there were 13 properties of all types available through the MLS® in the Iskut/Atlin area.

Hazelton/Highway 37: 18 properties worth \$4.3 million have changed hands so far this year in the Hazelton/Highway 37 area, compared to 12 properties worth \$3.5 million in 2024. As of June 30th, there were 39 properties of all types available through the MLS® in the Hazelton/Highway 37 area.

Prince Rupert: 76 properties worth \$36 million have been reported sold through the MLS® in the Prince Rupert area so far this year, compared to 82 properties worth \$32.4 million in the first half of 2024. The median price of the 57 single-family homes that sold was \$475,000. On average, it took these homes 58 days to sell. As of June 30th, there were 148 properties of all types available for purchase through the MLS® in the area.

Terrace: REALTORS® in the Terrace area sold 136 properties worth \$72.1 million in the first six months of 2025, compared to 135 properties worth \$59.7 million in the same period last year. Half of the 84 single-family homes that sold, sold for less than \$544,500. On average, it took these homes 46 days to sell. In addition, 5 parcels of vacant land, 3 half-duplexes, and 12 homes on acreage changed hands in the first 6 months of the year. At the end of June there were 198 properties of all types available for purchase through the MLS® in the Terrace area.

Kitimat: 73 properties worth \$31.6 million have sold through the MLS® in the Kitimat area in the first six months of 2025, compared to 94 properties worth \$34.1 million at this time last year. Half of the 55 single-family homes sold so far this year sold for less than \$401,000 and, on average, it took these homes 58 days to sell. At the end of June there were 112 properties of all types available for purchase through the MLS® in the Kitimat area.

Bulkley Nechako Region:

Houston: 25 properties worth \$7.1 million have changed hands so far this year, compared to 28 properties worth \$8.2 million in 2024. 14 single-family homes, 4 homes on acreage, and 2 manufactured homes on land have sold in the first six months of 2025. As of June 30th, there were 41 properties of all types available through the MLS® in the Houston area.

Smithers: REALTORS® in the Smithers area reported 88 sales with a value of \$51 million in the first six months of 2025, compared to 89 sales worth \$43.5 million at this time last year. Half of the 37 single-family homes sold so far this year sold for less than \$535,000 and took, on average, 37 days to sell. 11 parcels of vacant land and 17 homes on acreage also changed hands since January 1st. As of June 30th, there were 95 properties of all types available through MLS® in the Smithers area.

Burns Lake: In the first six months of 2025, 32 properties worth \$10.8 million were reported sold through the MLS® in the Burns Lake area, compared to 26 properties worth \$7.7 million in the same time-period last year. At the end of June there were 60 properties of all types available for purchase through the MLS® in the Burns Lake area.

Vanderhoof: REALTORS® in the Vanderhoof area reported 71 sales worth \$23.6 million in the first six months of the year, compared to 54 sales worth \$18.2 million to June 30, 2024. As of June 30th, there were 93 properties of all types available for purchase through the MLS® in the Vanderhoof area.

Fort St. James: 23 properties worth \$5.7 million have sold through the MLS® in the Fort St. James area so far this year, compared with 27 properties worth \$7.4 million in the first six months of 2024. At the end of June there were 42 properties of all types available for purchase through the MLS® in the Fort St. James area.

Northern Region:

Fort St. John: REALTORS® assisted in the sale of 352 properties worth \$135.3 million in the first half of 2025, compared to 329 properties worth \$119.5 million in the first six months of 2024. The 158 single-family homes which sold so far this year had a median selling price of \$393,750 and it took, on average, 47 days for these homes to sell. In addition, 16 parcels of vacant land, 45 half-duplexes, 31 homes on acreage, 8

manufactured homes in parks and 29 manufactured homes on land changed hands so far this year. As of June 30th, there were 486 properties of all types available for purchase through the MLS® in the Fort St. John area.

Fort Nelson: 29 properties worth \$6.7 million have sold since January 1st, compared to 26 properties worth \$5.3 million in the same period last year. Half of the 13 single-family homes sold since January sold for less than \$180,000. These homes took, on average, 76 days to sell. At the end of June, there were 111 properties of all types available for purchase through the MLS® in the Fort Nelson area.

Fraser Fort George Region:

Mackenzie: In the first six months of 2025, 36 properties worth \$6.5 million were reported sold through the MLS® in the Mackenzie area, compared to 53 properties worth \$9.6 million to June 30, 2024. Half of the 26 single-family homes sold so far this year sold for less than \$209,250 and took, on average, 60 days to sell. As of June 30th, there were 67 properties of all types available for purchase through the MLS® in the Mackenzie area.

Prince George: In the City of Prince George, 694 properties worth \$335 million have changed hands so far this year, compared with 640 properties worth \$305.6 million in the first six months of last year. In the western part of the city, the median price of the 114 single-family homes that have sold through MLS® was \$468,000. In the area east of the bypass, the 81 single-family homes that sold had a median price of \$402,000. In the northern part of the city 86 single-family homes sold with a median price of \$591,500. The 120 single-family homes that sold in the southwest section of the city had a median sale price of \$604,000. At the end of June there were 711 properties of all types available for purchase through the MLS® in the City of Prince George.

The 418 REALTOR® 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 that encourages economic vitality, provides housing opportunities, respects the environment, protects property-owners and builds communities with good schools and safe neighbourhoods. The 418 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

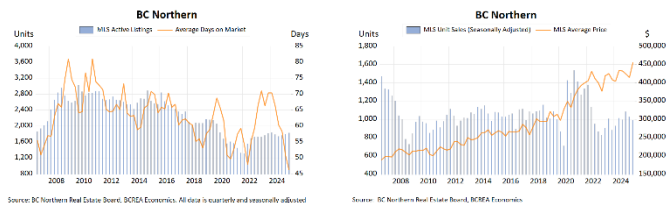
Community	June 30, 2023	Units	June 30, 2024	Units	June 30, 2025	Units
100 Mile House	479,419	62	542,383	59	492,658	50
Williams Lake	470,571	59	472,978	75	525,613	72
Quesnel	395,719	63	385,488	53	396,741	67
Prince Rupert	444,444	47	446,510	56	489,981	57
Houston	205,650	6	240,076	13	270,271	14
Smithers	533,852	38	497,332	46	555,759	37
Burns Lake	340,388	9	261,950	12	300,833	12
Vanderhoof	320,369	18	372,259	21	316,707	32
Fort St. James	243,125	8	314,857	14	275,500	9
Fort St. John	421,822	136	412,961	140	428,311	158
Fort Nelson	116,853	16	248,694	9	189,423	13
Mackenzie	188,755	18	194,330	41	196,280	26
Prince George	500,226	333	519,425	383	531,595	406
Terrace	512,324	84	519,352	70	557,850	84
Kitimat	379,887	58	397,360	63	423,299	55

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.

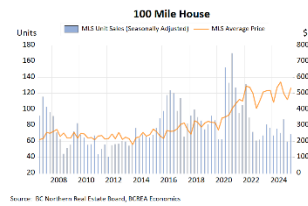
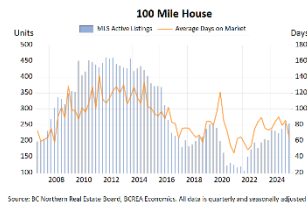
Charts by Community: Active Listings and Average Days on Market and Sales and Average Price

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

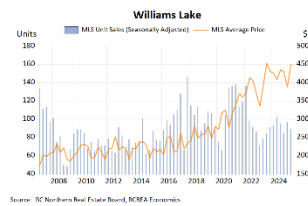
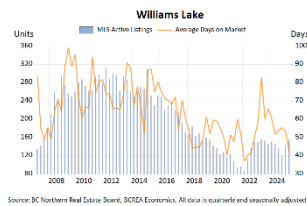
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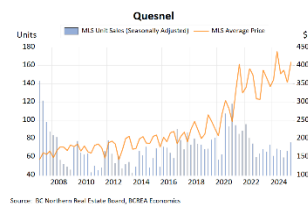
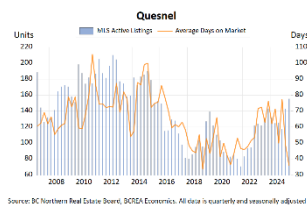
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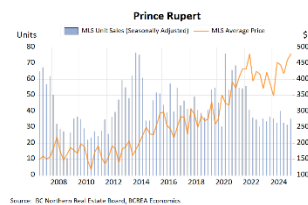
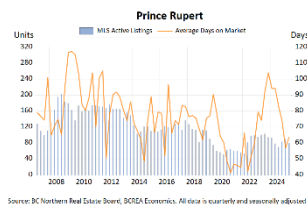
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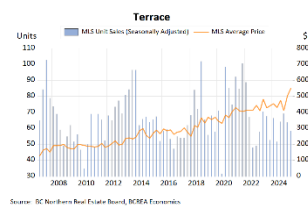
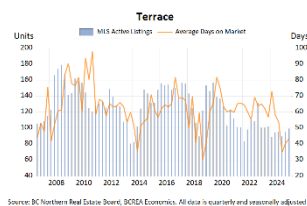
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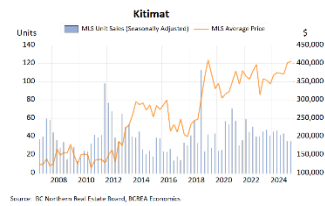
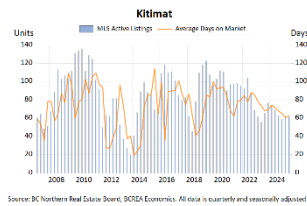
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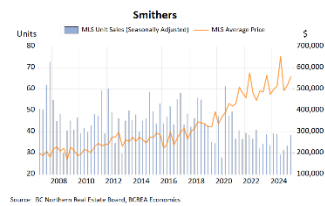
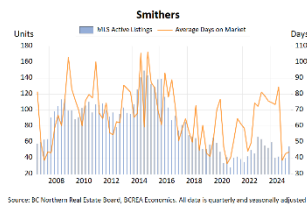
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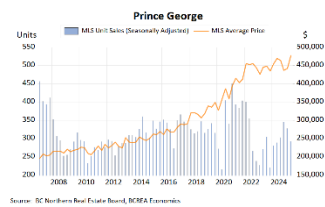
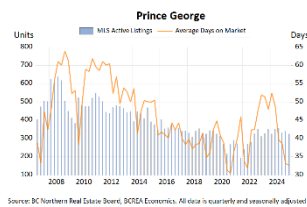
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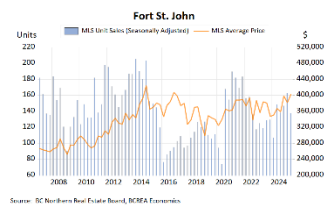
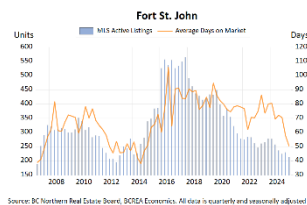
Smithers:



Prince George:



Fort St. John:



For more information about local conditions, contact:

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Zara Geelen, Director (Fort St. John)	250-787-2100
Ari Carleton, Director (Prince George)	250-617-9469
Kristin Houghtaling, Director (Prince George)	250-564-4488
Leah Mayer, Director (Prince George)	250-961-0153
Sheila Love, Director (Terrace)	250-638-1400
Jason Ryll, Public Director (Williams Lake)	250-267-7955
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