

2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: NEIGHBOURHOOD

PUBLISHED JANUARY 4, 2016



Due to the nature of the real estate market and physical change to properties, not all condominiums, townhomes, manufactured homes and other types of residential properties reflect the city-wide median increase in assessed values. Annually the City reviews the market value for all properties in the City of Edmonton—as required by provincial legislation. This market value based assessment is used as a mechanism to determine each property's share of the total property tax required by the City.

On average, in 2016 property assessments have increased. Condominiums, townhomes, manufactured homes and other types of residential properties (does not include single-family homes) experienced a **4.8%** increase when compared to 2015 values.

This report outlines the median assessment values for condominiums, townhomes, manufactured homes and other types of residential properties (does not include single-family homes) in each Edmonton neighbourhood, where the property count as of December 31, 2015.

GLOSSARY OF TERMS

Neighbourhood	Name of a geographical area as defined by the City of Edmonton.
Property Count	Total number of properties that were considered “100% complete” in that neighbourhood as of December 31, 2015.
2016 Median Assessment	The median assessment value for 2016 (based on the number of properties that were considered “100% complete” as of December 31, 2015).
2015 Median Assessment	The median assessment value for 2015 (based on the number of properties that were considered “100% complete” as of December 31, 2014).
2015-2016 Change in Median Assessment	The percentage change in median assessment values from 2015 to 2016 (based on the number of properties that were considered “100% complete” as of December 31, 2014).
2014-2015 Change in Median Assessment	The percentage change in median assessment values from 2014 to 2015 (based on the number of properties that were considered “100% complete” as of December 31, 2014).
Five Year Change in Median Assessment	The change in median assessment for properties that were considered “100% complete” over the past five years (2011-2016).

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Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
ABBOTTSFIELD	376	160,000	167,000	7.0%	4.4%	1.3%
ALBANY	277	●	198,000	●	Δ	◇
ALBERTA AVENUE	287	272,000	277,500	6.5%	2.0%	3.6%
ALDERGROVE	490	195,500	204,000	2.6%	4.3%	0.3%
ALLARD	241	368,000	340,000	14.0%	-7.6%	2.0%
ALLENDALE	*	*	*	*	*	*
AMBLESIDE	1,324	255,500	278,500	6.2%	9.0%	-3.0%
ASPEN GARDENS	139	219,500	218,000	3.1%	-0.7%	0.3%
ATHLONE	111	252,000	269,000	-8.9%	6.7%	1.8%
AVONMORE	140	372,000	384,250	7.2%	3.3%	4.3%
BALWIN	288	242,000	238,500	2.0%	-1.4%	1.7%
BANNERMAN	620	185,000	182,000	3.1%	-1.6%	-0.5%
BARANOW	697	234,000	236,500	3.1%	1.1%	-0.4%
BATURYN	472	217,000	220,250	5.2%	1.5%	0.4%
BEACON HEIGHTS	148	219,000	205,000	5.8%	-6.4%	2.1%
BEARSPAW	202	343,500	352,750	4.5%	2.7%	1.5%
BEAUMARIS	667	233,000	241,500	8.4%	3.6%	1.3%
BELGRAVIA	210	428,000	439,000	8.6%	2.6%	4.7%
BELLE RIVE	115	337,500	337,000	0.9%	-0.1%	0.8%
BELMEAD	542	213,000	219,000	4.7%	2.8%	0.8%
BELMONT	892	215,000	221,500	2.9%	3.0%	0.5%
BELVEDERE	1,135	136,500	143,500	-0.4%	5.1%	0.4%
BERGMAN	67	208,000	214,500	7.5%	3.1%	-3.2%
BEVERLY HEIGHTS	52	310,500	301,500	8.9%	-2.9%	5.4%
BISSET	477	●	214,000	●	Δ	◇
BLACKBURNE	199	362,250	376,000	10.4%	3.8%	1.7%
BLACKMUD CREEK	288	246,500	261,000	2.1%	5.9%	0.4%
BLUE QUILL	503	215,000	217,000	2.4%	0.9%	1.0%

LEGEND

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BLUE QUILL ESTATES	116	241,500	244,250	3.6%	1.1%	-0.1%
BONNIE DOON	669	343,000	374,000	11.7%	9.0%	5.3%
BOYLE STREET	1,272	133,750	136,000	16.3%	1.7%	1.0%
BRANDER GARDENS	572	197,750	202,000	8.1%	2.1%	2.0%
BRECKENRIDGE GREENS	276	243,250	251,500	1.2%	3.4%	1.3%
BRINTNELL	159	309,500	321,500	13.0%	3.9%	4.0%
BRITANNIA YOUNGSTOWN	730	120,000	128,750	2.1%	7.3%	-1.0%
BULYEA HEIGHTS	144	421,000	428,250	3.4%	1.7%	0.9%
CAERNARVON	517	197,000	193,500	7.7%	-1.8%	0.4%
CALDER	396	296,250	285,500	9.3%	-3.6%	3.1%
CALLAGHAN	520	352,000	326,750	5.5%	-7.2%	0.2%
CALLINGWOOD NORTH	692	195,000	200,500	1.0%	2.8%	-0.9%
CALLINGWOOD SOUTH	1,279	198,500	201,500	3.7%	1.5%	0.9%
CANON RIDGE	762	224,000	224,000	3.0%	0.0%	0.3%
CANORA	800	255,500	268,000	11.6%	4.9%	7.0%
CANOSSA	105	274,000	274,500	2.8%	0.2%	0.4%
CARLISLE	348	210,000	215,750	6.6%	2.7%	0.2%
CARLTON	508	300,000	311,000	2.6%	3.7%	-1.2%
CARTER CREST	180	353,500	375,000	1.7%	6.1%	0.8%
CASSELMAN	863	193,500	198,000	3.5%	2.3%	-0.3%
CENTRAL MCDUGALL	959	122,500	126,500	0.0%	3.3%	-0.4%
CHAPPELLE AREA	618	333,000	336,750	5.4%	1.1%	◇
CHARLESWORTH	718	313,000	299,500	5.2%	-4.3%	0.7%
CLAREVIEW TOWN CENTRE	1,324	208,500	212,000	1.2%	1.7%	◇
CLOVERDALE	296	371,500	375,500	2.5%	1.1%	0.9%
CRAWFORD PLAINS	300	200,000	203,500	6.2%	1.8%	2.5%
CROMDALE	571	162,000	169,000	2.2%	4.3%	0.9%
CUMBERLAND	257	212,500	222,000	2.7%	4.5%	1.2%

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		2015	2016	2014-2015	2015-2016	
CY BECKER	100	330,500	335,500	6.7%	1.5%	◇
DALY GROVE	304	201,500	209,000	5.5%	3.7%	0.4%
DECHENE	68	385,500	373,500	1.2%	-3.1%	-0.5%
DELTON	169	299,000	293,500	4.6%	-1.8%	3.1%
DELWOOD	172	273,500	260,500	21.8%	-4.8%	3.0%
DONSDALE	189	224,250	232,500	14.7%	3.7%	4.8%
DOWNTOWN	4,427	261,500	274,000	2.8%	4.8%	2.3%
DUGGAN	139	221,500	222,000	-1.6%	0.2%	-1.1%
DUNLUCE	766	175,000	187,000	4.2%	6.9%	1.2%
EASTWOOD	560	260,250	257,000	10.3%	-1.2%	5.8%
EAUX CLAIRES	718	203,250	210,250	1.8%	3.4%	0.2%
EDGEMONT	126	●	329,500	●	Δ	◇
EKOTA	258	195,500	202,000	4.5%	3.3%	1.1%
ELLERSLIE	999	247,000	261,500	2.9%	5.9%	0.1%
ELMWOOD	50	104,000	105,500	14.6%	1.4%	1.8%
ELMWOOD PARK	131	103,000	113,500	2.0%	10.2%	-1.1%
ELSINORE	212	336,000	341,000	5.2%	1.5%	1.3%
EMPIRE PARK	932	183,500	184,500	2.5%	0.5%	-1.0%
ERMINESKIN	1,036	235,000	246,000	10.6%	4.7%	1.0%
EVANSDALE	452	137,000	131,000	2.2%	-4.4%	-1.1%
EVERGREEN	693	53,500	58,000	-4.5%	8.4%	1.1%
FALCONER HEIGHTS	*	*	*	*	*	*
FOREST HEIGHTS	337	388,750	384,500	10.0%	-1.1%	2.4%
FRASER	466	179,000	182,000	0.3%	1.7%	-0.3%
FULTON PLACE	123	315,500	326,000	18.2%	3.3%	5.4%
GAINER INDUSTRIAL	235	234,000	240,000	-2.1%	2.6%	-0.8%
GARIEPY	254	305,500	300,000	4.0%	-1.8%	0.1%
GARNEAU	1,703	306,000	314,500	1.2%	2.8%	1.9%

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GLASTONBURY	1,089	285,000	281,500	2.9%	-1.2%	0.3%
GLENGARRY	454	212,000	201,000	7.2%	-5.2%	0.7%
GLENORA	349	164,000	170,000	3.1%	3.7%	2.1%
GLENRIDDING AREA	231	347,750	344,500	4.1%	-0.9%	◇
GLENWOOD	806	179,750	186,750	-5.1%	3.9%	-0.9%
GRANVILLE	203	373,750	353,500	4.3%	-5.4%	◇
GREENFIELD	66	304,750	303,000	6.1%	-0.6%	0.7%
GREENVIEW	276	207,500	217,000	-1.7%	4.6%	1.1%
GRIESBACH	467	371,250	376,500	1.2%	1.4%	0.0%
GROVENOR	179	362,000	364,500	7.7%	0.7%	3.3%
HADDOW	*	*	*	*	*	*
HAIRSINE	584	184,000	185,000	7.3%	0.5%	-0.6%
HAZELDEAN	195	404,500	417,500	10.7%	3.2%	4.1%
HERITAGE VALLEY TOWN CENTRE AREA	340	178,750	182,500	●	2.1%	◇
HIGH PARK	70	336,500	344,750	0.8%	2.5%	3.2%
HIGHLANDS	112	317,000	319,250	17.0%	0.7%	17.4%
HILLVIEW	362	238,000	237,750	11.5%	-0.1%	1.1%
HODGSON	376	301,000	302,250	6.2%	0.4%	2.4%
HOLLICK-KENYON	475	296,500	305,000	2.2%	2.9%	0.8%
HOLYROOD	62	442,000	423,750	8.2%	-4.1%	1.7%
HOMESTEADER	448	178,500	182,500	5.8%	2.2%	0.0%
HUDSON	334	215,000	224,000	4.1%	4.2%	1.6%
IDYLWYLDE	206	251,500	266,750	3.8%	6.1%	1.6%
INGLEWOOD	973	100,500	107,000	-11.1%	6.5%	-4.8%
JACKSON HEIGHTS	179	310,000	312,500	5.4%	0.8%	2.0%
JAMIESON PLACE	98	288,500	297,250	3.4%	3.0%	0.5%
JASPER PARK	203	255,000	264,500	7.1%	3.7%	2.2%
KAMEYOSEK	471	208,250	209,500	10.0%	0.6%	1.4%

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		2015	2016	2014-2015	2015-2016	
KEHEEWIN	614	246,250	254,500	4.1%	3.4%	1.2%
KENILWORTH	124	307,750	316,000	8.4%	2.7%	2.9%
KENSINGTON	365	273,000	274,500	8.5%	0.5%	2.6%
KERNOHAN	387	198,000	222,000	1.5%	12.1%	2.3%
KILDARE	407	164,000	164,500	8.3%	0.3%	-0.4%
KILKENNY	309	167,000	165,500	5.7%	-0.9%	-0.2%
KILLARNEY	305	333,500	314,500	2.7%	-5.7%	-1.7%
KING EDWARD PARK	470	357,500	371,250	11.7%	3.8%	5.2%
KINISKI GARDENS	158	165,000	166,000	3.6%	0.6%	0.4%
KIRKNESS	433	223,000	243,500	7.2%	9.2%	4.4%
KLARVATTEN	379	291,000	302,000	4.3%	3.8%	3.4%
LA PERLE	685	214,500	209,000	5.7%	-2.6%	0.4%
LAGO LINDO	154	217,500	205,500	7.4%	-5.5%	0.5%
LARKSPUR	608	223,750	237,000	1.9%	5.9%	-2.8%
LAUDERDALE	259	307,000	292,500	13.1%	-4.7%	1.8%
LAUREL	635	332,500	334,500	5.0%	0.6%	◇
LEE RIDGE	428	216,000	220,000	4.1%	1.9%	0.8%
LEGER	181	361,000	359,000	8.9%	-0.6%	0.6%
LORELEI	464	199,000	194,500	3.4%	-2.3%	-0.6%
LYMBURN	552	195,500	201,000	0.0%	2.8%	-0.3%
MACEWAN	1,373	216,000	221,500	2.1%	2.5%	1.4%
MACTAGGART	365	334,250	346,000	7.1%	3.5%	◇
MAGRATH HEIGHTS	440	338,000	354,250	7.3%	4.8%	◇
MALMO PLAINS	111	262,250	300,000	4.2%	14.4%	3.4%
MAPLE	193	349,000	351,500	8.7%	0.7%	◇
MAPLE RIDGE	853	64,500	69,500	-6.5%	7.8%	4.1%
MATT BERRY	234	292,000	304,500	0.9%	4.3%	1.4%
MAYFIELD	114	124,000	134,000	-1.0%	8.1%	-1.4%

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MAYLIEWAN	52	378,750	387,000	4.6%	2.2%	2.3%
MCCAULEY	182	247,500	260,500	8.3%	5.3%	2.7%
MCCONACHIE AREA	747	●	218,000	●	Δ	◇
MCKERNAN	265	509,500	525,500	13.4%	3.1%	4.1%
MCQUEEN	*	*	*	*	*	*
MEADOWLARK PARK	294	272,750	286,500	2.5%	5.0%	2.3%
MENISA	126	177,500	183,000	7.9%	3.1%	0.6%
MEYOKUMIN	342	212,500	215,500	3.9%	1.4%	0.6%
MEYONOHK	591	193,250	196,000	6.8%	1.4%	0.8%
MICHAELS PARK	338	211,500	218,000	3.7%	3.1%	0.9%
MILL WOODS TOWN CENTRE	475	217,000	222,500	3.8%	2.5%	2.7%
MILLER	371	275,500	282,000	3.6%	2.4%	1.1%
MINCHAU	221	220,000	221,000	5.5%	0.5%	1.3%
MONTROSE	189	233,500	235,500	7.9%	0.9%	4.0%
NEWTON	123	257,750	257,000	6.5%	-0.3%	6.7%
NORTHMOUNT	261	175,500	180,000	2.0%	2.6%	0.0%
OGILVIE RIDGE	65	384,500	395,500	7.3%	2.9%	1.3%
OLESKIW	165	612,000	594,000	6.1%	-2.9%	0.9%
OLIVER	7,349	221,000	234,500	2.1%	6.1%	1.9%
ORMSBY PLACE	725	198,000	201,500	6.2%	1.8%	-0.1%
OTTEWELL	276	136,000	145,500	4.2%	7.0%	-1.5%
OVERLANDERS	142	184,000	188,000	4.2%	2.2%	-1.3%
OXFORD	421	294,500	303,500	2.0%	3.1%	0.9%
OZERNA	305	292,500	298,500	3.0%	2.1%	0.6%
PAISLEY	87	355,000	334,000	●	-5.9%	◇
PARKALLEN	182	371,750	386,000	5.6%	3.8%	3.7%
PARKDALE	583	184,000	189,500	6.4%	3.0%	2.7%
PATRICIA HEIGHTS	109	152,000	167,500	0.7%	10.2%	6.2%
PEMBINA	292	201,500	208,000	3.1%	3.2%	-0.6%

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PLEASANTVIEW	*	*	*	*	*	*
POLLARD MEADOWS	674	209,500	214,750	6.9%	2.5%	0.7%
POTTER GREENS	99	480,000	496,500	4.9%	3.4%	0.4%
PRINCE CHARLES	*	*	*	*	*	*
PRINCE RUPERT	172	128,500	134,000	-1.5%	4.3%	-4.2%
QUEEN ALEXANDRA	864	263,750	299,500	4.6%	13.6%	5.7%
QUEEN MARY PARK	1,908	173,000	176,000	4.2%	1.7%	1.3%
RAMSAY HEIGHTS	*	*	*	*	*	*
RAPPERSWIL	289	332,500	345,000	1.7%	3.8%	◇
RHATIGAN RIDGE	*	*	*	*	*	*
RICHFIELD	217	209,000	215,000	13.3%	2.9%	1.8%
RICHFORD	216	●	374,250	●	Δ	◇
RIDEAU PARK	273	232,000	243,500	0.7%	5.0%	1.3%
RITCHIE	839	299,000	314,000	5.1%	5.0%	1.6%
RIVER VALLEY HERMITAGE	62	223,250	227,000	0.0%	1.7%	1.3%
RIVERDALE	470	358,000	363,500	3.6%	1.5%	2.6%
ROSENTHAL	220	359,000	335,500	●	-6.5%	◇
ROSSDALE	184	310,750	324,250	2.9%	4.3%	3.2%
ROSSLYN	198	270,500	244,500	21.8%	-9.6%	1.8%
ROYAL GARDENS	435	172,000	181,000	0.0%	5.2%	0.5%
RUNDLE HEIGHTS	481	118,000	122,000	14.6%	3.4%	-4.5%
RUTHERFORD	2,250	274,000	284,000	3.2%	3.6%	-0.2%
SAKAW	281	221,750	227,500	11.9%	2.6%	2.8%
SATOO	322	215,750	221,250	10.9%	2.5%	1.6%
SCHONSEE	412	258,500	274,000	-3.7%	6.0%	◇
SECORD	266	315,000	319,000	6.8%	1.3%	◇
SHERBROOKE	257	●	207,500	●	Δ	◇
SHERWOOD	144	111,750	116,750	8.0%	4.5%	0.8%
SIFTON PARK	150	199,500	198,500	8.1%	-0.5%	-0.6%

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SILVER BERRY	960	276,000	277,500	4.9%	0.5%	0.6%
SKYRATTLER	920	196,000	201,250	4.3%	2.7%	0.4%
SOUTH TERWILLEGAR	2,114	277,000	292,000	1.7%	5.4%	◇
SPRUCE AVENUE	155	293,000	292,000	6.7%	-0.3%	14.7%
STARLING	102	351,250	355,500	6.4%	1.2%	◇
STEINHauer	175	238,000	240,500	10.2%	1.1%	0.5%
STRATHCONA	1,858	244,500	256,500	4.3%	4.9%	1.8%
STRATHEARN	94	323,500	352,500	10.4%	9.0%	19.3%
SUDER GREENS	252	298,500	304,750	4.7%	2.1%	2.8%
SUMMERLEA	319	206,000	214,000	0.2%	3.9%	0.1%
SUMMERSIDE	1,375	292,500	310,000	3.2%	6.0%	0.8%
SWEET GRASS	557	180,000	186,500	0.8%	3.6%	0.4%
TAMARACK	410	292,000	314,500	9.0%	7.7%	1.6%
TAWA	863	242,000	251,000	0.9%	3.7%	0.4%
TERRA LOSA	1,173	232,000	240,500	2.0%	3.7%	1.9%
TERRACE HEIGHTS	164	126,500	135,750	0.4%	7.3%	-2.4%
TERWILLEGAR TOWNE	844	305,000	310,500	3.7%	1.8%	1.4%
THE HAMPTONS	1,575	295,000	308,000	3.7%	4.4%	1.7%
THE ORCHARDS AT ELLERSLIE	335	337,000	338,500	5.1%	0.4%	◇
THORNCLIFF	331	221,000	221,500	5.5%	0.2%	0.7%
TIPASKAN	414	182,000	191,500	15.9%	5.2%	1.6%
TRUMPETER AREA	209	367,750	350,000	7.1%	-4.8%	◇
TWEDDLE PLACE	213	211,500	219,500	17.5%	3.8%	1.7%
TWIN BROOKS	368	334,000	340,750	2.5%	2.0%	0.0%
WALKER	1,397	307,000	317,000	6.8%	3.3%	1.7%
WEBBER GREENS	95	353,250	359,500	4.8%	1.8%	◇
WEINLOS	287	148,500	156,000	6.5%	5.1%	1.5%

LEGEND

NEIGHBOURHOODS WITH FEWER THAN 50 "100% COMPLETE" PROPERTIES WERE OMITTED FROM THE TABLE

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◇ Sufficient data does not exist to generate the five-year statistic

* Exception or reinspection neighbourhood

2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: NEIGHBOURHOOD

PUBLISHED JANUARY 4, 2016

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
WEIR INDUSTRIAL	58	11,000	11,500	-2.2%	4.5%	-6.3%
WELLINGTON	72	258,750	241,000	11.3%	-6.9%	7.6%
WEST JASPER PLACE	*	*	*	*	*	*
WEST MEADOWLARK PARK	553	168,000	178,500	5.3%	6.3%	1.3%
WESTMOUNT	1,414	204,500	217,250	1.4%	6.2%	3.4%
WESTVIEW VILLAGE	860	49,000	53,000	-3.0%	8.2%	0.9%
WESTWOOD	433	157,750	176,000	11.1%	11.6%	3.6%
WILD ROSE	590	●	269,500	●	Δ	◇
WINDERMERE	1,441	358,500	335,000	8.1%	-6.6%	0.7%
WINTERBURN INDUSTRIAL AREA WEST	200	97,500	110,000	-0.5%	12.8%	1.6%
WOODCROFT	*	*	*	*	*	*
YORK	295	185,000	196,500	1.1%	6.2%	-0.3%

LEGEND

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2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: PERCENT CHANGE

PUBLISHED JANUARY 4, 2016



Due to the nature of the real estate market and physical change to properties, not all condominiums, townhomes, manufactured homes and other types of residential properties reflect the city-wide median increase in assessed values. Annually the City reviews the market value for all properties in the City of Edmonton—as required by provincial legislation. This market value based assessment is used as a mechanism to determine each property's share of the total property tax required by the City.

On average, in 2016 property assessments have increased. Condominiums, townhomes, manufactured homes and other types of residential properties (does not include single-family homes) experienced a **4.8%** increase when compared to 2015 values.

This report outlines the median assessment values for condominiums, townhomes, manufactured homes and other types of residential properties (does not include single-family homes) in each Edmonton neighbourhood, where the property count as of December 31, 2015.

GLOSSARY OF TERMS

Neighbourhood	Name of a geographical area as defined by the City of Edmonton.
Property Count	Total number of properties that were considered “100% complete” in that neighbourhood as of December 31, 2015.
2016 Median Assessment	The median assessment value for 2016 (based on the number of properties that were considered “100% complete” as of December 31, 2015).
2015 Median Assessment	The median assessment value for 2015 (based on the number of properties that were considered “100% complete” as of December 31, 2014).
2015-2016 Change in Median Assessment	The percentage change in median assessment values from 2015 to 2016 (based on the number of properties that were considered “100% complete” as of December 31, 2014).
2014-2015 Change in Median Assessment	The percentage change in median assessment values from 2014 to 2015 (based on the number of properties that were considered “100% complete” as of December 31, 2014).
Five Year Change in Median Assessment	The change in median assessment for properties that were considered “100% complete” over the past five years (2011-2016).

2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: PERCENT CHANGE

PUBLISHED JANUARY 4, 2016

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
MALMO PLAINS	111	262,250	300,000	4.2%	14.4%	3.4%
QUEEN ALEXANDRA	864	263,750	299,500	4.6%	13.6%	5.7%
WINTERBURN INDUSTRIAL AREA WEST	200	97,500	110,000	-0.5%	12.8%	1.6%
KERNOHAN	387	198,000	222,000	1.5%	12.1%	2.3%
WESTWOOD	433	157,750	176,000	11.1%	11.6%	3.6%
ELMWOOD PARK	131	103,000	113,500	2.0%	10.2%	-1.1%
PATRICIA HEIGHTS	109	152,000	167,500	0.7%	10.2%	6.2%
KIRKNESS	433	223,000	243,500	7.2%	9.2%	4.4%
AMBLESIDE	1,324	255,500	278,500	6.2%	9.0%	-3.0%
BONNIE DOON	669	343,000	374,000	11.7%	9.0%	5.3%
STRATHEARN	94	323,500	352,500	10.4%	9.0%	19.3%
EVERGREEN	693	53,500	58,000	-4.5%	8.4%	1.1%
WESTVIEW VILLAGE	860	49,000	53,000	-3.0%	8.2%	0.9%
MAYFIELD	114	124,000	134,000	-1.0%	8.1%	-1.4%
MAPLE RIDGE	853	64,500	69,500	-6.5%	7.8%	4.1%
TAMARACK	410	292,000	314,500	9.0%	7.7%	1.6%
BRITANNIA YOUNGSTOWN	730	120,000	128,750	2.1%	7.3%	-1.0%
TERRACE HEIGHTS	164	126,500	135,750	0.4%	7.3%	-2.4%
OTTEWELL	276	136,000	145,500	4.2%	7.0%	-1.5%
DUNLUCE	766	175,000	187,000	4.2%	6.9%	1.2%
ATHLONE	111	252,000	269,000	-8.9%	6.7%	1.8%
INGLEWOOD	973	100,500	107,000	-11.1%	6.5%	-4.8%
WEST MEADOWLARK PARK	553	168,000	178,500	5.3%	6.3%	1.3%
WESTMOUNT	1,414	204,500	217,250	1.4%	6.2%	3.4%
YORK	295	185,000	196,500	1.1%	6.2%	-0.3%
CARTER CREST	180	353,500	375,000	1.7%	6.1%	0.8%
IDYLWYLDE	206	251,500	266,750	3.8%	6.1%	1.6%
OLIVER	7,349	221,000	234,500	2.1%	6.1%	1.9%

LEGEND

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2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: PERCENT CHANGE

PUBLISHED JANUARY 4, 2016

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
SCHONSEE	412	258,500	274,000	-3.7%	6.0%	◇
SUMMERSIDE	1,375	292,500	310,000	3.2%	6.0%	0.8%
BLACKMUD CREEK	288	246,500	261,000	2.1%	5.9%	0.4%
ELLERSLIE	999	247,000	261,500	2.9%	5.9%	0.1%
LARKSPUR	608	223,750	237,000	1.9%	5.9%	-2.8%
SOUTH TERWILLEGAR	2,114	277,000	292,000	1.7%	5.4%	◇
MCCAULEY	182	247,500	260,500	8.3%	5.3%	2.7%
ROYAL GARDENS	435	172,000	181,000	0.0%	5.2%	0.5%
TIPASKAN	414	182,000	191,500	15.9%	5.2%	1.6%
BELVEDERE	1,135	136,500	143,500	-0.4%	5.1%	0.4%
WEINLOS	287	148,500	156,000	6.5%	5.1%	1.5%
MEADOWLARK PARK	294	272,750	286,500	2.5%	5.0%	2.3%
RIDEAU PARK	273	232,000	243,500	0.7%	5.0%	1.3%
RITCHIE	839	299,000	314,000	5.1%	5.0%	1.6%
CANORA	800	255,500	268,000	11.6%	4.9%	7.0%
STRATHCONA	1,858	244,500	256,500	4.3%	4.9%	1.8%
DOWNTOWN	4,427	261,500	274,000	2.8%	4.8%	2.3%
MAGRATH HEIGHTS	440	338,000	354,250	7.3%	4.8%	◇
ERMINESKIN	1,036	235,000	246,000	10.6%	4.7%	1.0%
GREENVIEW	276	207,500	217,000	-1.7%	4.6%	1.1%
CUMBERLAND	257	212,500	222,000	2.7%	4.5%	1.2%
SHERWOOD	144	111,750	116,750	8.0%	4.5%	0.8%
WEIR INDUSTRIAL	58	11,000	11,500	-2.2%	4.5%	-6.3%
ABBOTTSFIELD	376	160,000	167,000	7.0%	4.4%	1.3%
THE HAMPTONS	1,575	295,000	308,000	3.7%	4.4%	1.7%
ALDERGROVE	490	195,500	204,000	2.6%	4.3%	0.3%
CROMDALE	571	162,000	169,000	2.2%	4.3%	0.9%
MATT BERRY	234	292,000	304,500	0.9%	4.3%	1.4%

LEGEND

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2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: PERCENT CHANGE

PUBLISHED JANUARY 4, 2016

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
PRINCE RUPERT	172	128,500	134,000	-1.5%	4.3%	-4.2%
ROSSDALE	184	310,750	324,250	2.9%	4.3%	3.2%
HUDSON	334	215,000	224,000	4.1%	4.2%	1.6%
BRINTNELL	159	309,500	321,500	13.0%	3.9%	4.0%
GLENWOOD	806	179,750	186,750	-5.1%	3.9%	-0.9%
SUMMERLEA	319	206,000	214,000	0.2%	3.9%	0.1%
BLACKBURNE	199	362,250	376,000	10.4%	3.8%	1.7%
KING EDWARD PARK	470	357,500	371,250	11.7%	3.8%	5.2%
KLARVATTEN	379	291,000	302,000	4.3%	3.8%	3.4%
PARK ALLEN	182	371,750	386,000	5.6%	3.8%	3.7%
RAPPERSWIL	289	332,500	345,000	1.7%	3.8%	◇
TWEDDLE PLACE	213	211,500	219,500	17.5%	3.8%	1.7%
CARLTON	508	300,000	311,000	2.6%	3.7%	-1.2%
DALY GROVE	304	201,500	209,000	5.5%	3.7%	0.4%
DONSDALE	189	224,250	232,500	14.7%	3.7%	4.8%
GLENORA	349	164,000	170,000	3.1%	3.7%	2.1%
JASPER PARK	203	255,000	264,500	7.1%	3.7%	2.2%
TAWA	863	242,000	251,000	0.9%	3.7%	0.4%
TERRA LOSA	1,173	232,000	240,500	2.0%	3.7%	1.9%
BEAUMARIS	667	233,000	241,500	8.4%	3.6%	1.3%
RUTHERFORD	2,250	274,000	284,000	3.2%	3.6%	-0.2%
SWEET GRASS	557	180,000	186,500	0.8%	3.6%	0.4%
MACTAGGART	365	334,250	346,000	7.1%	3.5%	◇
BRECKENRIDGE GREENS	276	243,250	251,500	1.2%	3.4%	1.3%
EAUX CLAIRES	718	203,250	210,250	1.8%	3.4%	0.2%
KEHEEWIN	614	246,250	254,500	4.1%	3.4%	1.2%
POTTER GREENS	99	480,000	496,500	4.9%	3.4%	0.4%
RUNDLE HEIGHTS	481	118,000	122,000	14.6%	3.4%	-4.5%

LEGEND

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2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: PERCENT CHANGE

PUBLISHED JANUARY 4, 2016

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
AVONMORE	140	372,000	384,250	7.2%	3.3%	4.3%
CENTRAL MCDUGALL	959	122,500	126,500	0.0%	3.3%	-0.4%
EKOTA	258	195,500	202,000	4.5%	3.3%	1.1%
FULTON PLACE	123	315,500	326,000	18.2%	3.3%	5.4%
WALKER	1,397	307,000	317,000	6.8%	3.3%	1.7%
HAZELDEAN	195	404,500	417,500	10.7%	3.2%	4.1%
PEMBINA	292	201,500	208,000	3.1%	3.2%	-0.6%
BERGMAN	67	208,000	214,500	7.5%	3.1%	-3.2%
MCKERNAN	265	509,500	525,500	13.4%	3.1%	4.1%
MENISA	126	177,500	183,000	7.9%	3.1%	0.6%
MICHAELS PARK	338	211,500	218,000	3.7%	3.1%	0.9%
OXFORD	421	294,500	303,500	2.0%	3.1%	0.9%
BELMONT	892	215,000	221,500	2.9%	3.0%	0.5%
JAMIESON PLACE	98	288,500	297,250	3.4%	3.0%	0.5%
PARKDALE	583	184,000	189,500	6.4%	3.0%	2.7%
HOLLICK-KENYON	475	296,500	305,000	2.2%	2.9%	0.8%
OGILVIE RIDGE	65	384,500	395,500	7.3%	2.9%	1.3%
RICHFIELD	217	209,000	215,000	13.3%	2.9%	1.8%
BELMEAD	542	213,000	219,000	4.7%	2.8%	0.8%
CALLINGWOOD NORTH	692	195,000	200,500	1.0%	2.8%	-0.9%
GARNEAU	1,703	306,000	314,500	1.2%	2.8%	1.9%
LYMBURN	552	195,500	201,000	0.0%	2.8%	-0.3%
BEARSPAW	202	343,500	352,750	4.5%	2.7%	1.5%
CARLISLE	348	210,000	215,750	6.6%	2.7%	0.2%
KENILWORTH	124	307,750	316,000	8.4%	2.7%	2.9%
SKYRATTLER	920	196,000	201,250	4.3%	2.7%	0.4%
BELGRAVIA	210	428,000	439,000	8.6%	2.6%	4.7%
GAINER INDUSTRIAL	235	234,000	240,000	-2.1%	2.6%	-0.8%

LEGEND

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2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: PERCENT CHANGE

PUBLISHED JANUARY 4, 2016

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
NORTHMOUNT	261	175,500	180,000	2.0%	2.6%	0.0%
SAKAW	281	221,750	227,500	11.9%	2.6%	2.8%
HIGH PARK	70	336,500	344,750	0.8%	2.5%	3.2%
MACEWAN	1,373	216,000	221,500	2.1%	2.5%	1.4%
MILL WOODS TOWN CENTRE	475	217,000	222,500	3.8%	2.5%	2.7%
POLLARD MEADOWS	674	209,500	214,750	6.9%	2.5%	0.7%
SATOO	322	215,750	221,250	10.9%	2.5%	1.6%
MILLER	371	275,500	282,000	3.6%	2.4%	1.1%
CASSELMAN	863	193,500	198,000	3.5%	2.3%	-0.3%
HOMESTEADER	448	178,500	182,500	5.8%	2.2%	0.0%
MAYLIEWAN	52	378,750	387,000	4.6%	2.2%	2.3%
OVERLANDERS	142	184,000	188,000	4.2%	2.2%	-1.3%
BRANDER GARDENS	572	197,750	202,000	8.1%	2.1%	2.0%
HERITAGE VALLEY TOWN CENTRE AREA	340	178,750	182,500	●	2.1%	◇
OZERNA	305	292,500	298,500	3.0%	2.1%	0.6%
SUDER GREENS	252	298,500	304,750	4.7%	2.1%	2.8%
ALBERTA AVENUE	287	272,000	277,500	6.5%	2.0%	3.6%
TWIN BROOKS	368	334,000	340,750	2.5%	2.0%	0.0%
LEE RIDGE	428	216,000	220,000	4.1%	1.9%	0.8%
CRAWFORD PLAINS	300	200,000	203,500	6.2%	1.8%	2.5%
ORMSBY PLACE	725	198,000	201,500	6.2%	1.8%	-0.1%
TERWILLEGAR TOWNE	844	305,000	310,500	3.7%	1.8%	1.4%
WEBBER GREENS	95	353,250	359,500	4.8%	1.8%	◇
BOYLE STREET	1,272	133,750	136,000	16.3%	1.7%	1.0%
BULYEA HEIGHTS	144	421,000	428,250	3.4%	1.7%	0.9%
CLAREVIEW TOWN CENTRE	1,324	208,500	212,000	1.2%	1.7%	◇
FRASER	466	179,000	182,000	0.3%	1.7%	-0.3%
QUEEN MARY PARK	1,908	173,000	176,000	4.2%	1.7%	1.3%

LEGEND

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2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: PERCENT CHANGE

PUBLISHED JANUARY 4, 2016

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
RIVER VALLEY HERMITAGE	62	223,250	227,000	0.0%	1.7%	1.3%
BATURYN	472	217,000	220,250	5.2%	1.5%	0.4%
CALLINGWOOD SOUTH	1,279	198,500	201,500	3.7%	1.5%	0.9%
CY BECKER	100	330,500	335,500	6.7%	1.5%	◇
ELSINORE	212	336,000	341,000	5.2%	1.5%	1.3%
RIVERDALE	470	358,000	363,500	3.6%	1.5%	2.6%
ELMWOOD	50	104,000	105,500	14.6%	1.4%	1.8%
GRIESBACH	467	371,250	376,500	1.2%	1.4%	0.0%
MEYOKUMIN	342	212,500	215,500	3.9%	1.4%	0.6%
MEYONOHK	591	193,250	196,000	6.8%	1.4%	0.8%
SECORD	266	315,000	319,000	6.8%	1.3%	◇
STARLING	102	351,250	355,500	6.4%	1.2%	◇
BARANOW	697	234,000	236,500	3.1%	1.1%	-0.4%
BLUE QUILL ESTATES	116	241,500	244,250	3.6%	1.1%	-0.1%
CHAPPELLE AREA	618	333,000	336,750	5.4%	1.1%	◇
CLOVERDALE	296	371,500	375,500	2.5%	1.1%	0.9%
STEINHAUER	175	238,000	240,500	10.2%	1.1%	0.5%
BLUE QUILL	503	215,000	217,000	2.4%	0.9%	1.0%
MONTROSE	189	233,500	235,500	7.9%	0.9%	4.0%
JACKSON HEIGHTS	179	310,000	312,500	5.4%	0.8%	2.0%
GROVENOR	179	362,000	364,500	7.7%	0.7%	3.3%
HIGHLANDS	112	317,000	319,250	17.0%	0.7%	17.4%
MAPLE	193	349,000	351,500	8.7%	0.7%	◇
KAMEYOSEK	471	208,250	209,500	10.0%	0.6%	1.4%
KINISKI GARDENS	158	165,000	166,000	3.6%	0.6%	0.4%
LAUREL	635	332,500	334,500	5.0%	0.6%	◇
EMPIRE PARK	932	183,500	184,500	2.5%	0.5%	-1.0%
HAIRSINE	584	184,000	185,000	7.3%	0.5%	-0.6%

LEGEND

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2016 ASSESSMENT CHANGE REPORT

Residential condominiums, townhomes, manufactured and other homes

SORTED BY: PERCENT CHANGE

PUBLISHED JANUARY 4, 2016

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
KENSINGTON	365	273,000	274,500	8.5%	0.5%	2.6%
MINCHAU	221	220,000	221,000	5.5%	0.5%	1.3%
SILVER BERRY	960	276,000	277,500	4.9%	0.5%	0.6%
HODGSON	376	301,000	302,250	6.2%	0.4%	2.4%
THE ORCHARDS AT ELLERSLIE	335	337,000	338,500	5.1%	0.4%	◇
KILDARE	407	164,000	164,500	8.3%	0.3%	-0.4%
CANOSSA	105	274,000	274,500	2.8%	0.2%	0.4%
DUGGAN	139	221,500	222,000	-1.6%	0.2%	-1.1%
THORNCLIFF	331	221,000	221,500	5.5%	0.2%	0.7%
CANON RIDGE	762	224,000	224,000	3.0%	0.0%	0.3%
BELLE RIVE	115	337,500	337,000	0.9%	-0.1%	0.8%
HILLVIEW	362	238,000	237,750	11.5%	-0.1%	1.1%
NEWTON	123	257,750	257,000	6.5%	-0.3%	6.7%
SPRUCE AVENUE	155	293,000	292,000	6.7%	-0.3%	14.7%
SIFTON PARK	150	199,500	198,500	8.1%	-0.5%	-0.6%
GREENFIELD	66	304,750	303,000	6.1%	-0.6%	0.7%
LEGER	181	361,000	359,000	8.9%	-0.6%	0.6%
ASPEN GARDENS	139	219,500	218,000	3.1%	-0.7%	0.3%
GLENRIDDING AREA	231	347,750	344,500	4.1%	-0.9%	◇
KILKENNY	309	167,000	165,500	5.7%	-0.9%	-0.2%
FOREST HEIGHTS	337	388,750	384,500	10.0%	-1.1%	2.4%
EASTWOOD	560	260,250	257,000	10.3%	-1.2%	5.8%
GLASTONBURY	1,089	285,000	281,500	2.9%	-1.2%	0.3%
BALWIN	288	242,000	238,500	2.0%	-1.4%	1.7%
BANNERMAN	620	185,000	182,000	3.1%	-1.6%	-0.5%
CAERNARVON	517	197,000	193,500	7.7%	-1.8%	0.4%
DELTON	169	299,000	293,500	4.6%	-1.8%	3.1%
GARIEPY	254	305,500	300,000	4.0%	-1.8%	0.1%

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LORELEI	464	199,000	194,500	3.4%	-2.3%	-0.6%
LA PERLE	685	214,500	209,000	5.7%	-2.6%	0.4%
BEVERLY HEIGHTS	52	310,500	301,500	8.9%	-2.9%	5.4%
OLESKIW	165	612,000	594,000	6.1%	-2.9%	0.9%
DECHENE	68	385,500	373,500	1.2%	-3.1%	-0.5%
CALDER	396	296,250	285,500	9.3%	-3.6%	3.1%
HOLYROOD	62	442,000	423,750	8.2%	-4.1%	1.7%
CHARLESWORTH	718	313,000	299,500	5.2%	-4.3%	0.7%
EVANSDALE	452	137,000	131,000	2.2%	-4.4%	-1.1%
LAUDERDALE	259	307,000	292,500	13.1%	-4.7%	1.8%
DELWOOD	172	273,500	260,500	21.8%	-4.8%	3.0%
TRUMPETER AREA	209	367,750	350,000	7.1%	-4.8%	◇
GLENGARRY	454	212,000	201,000	7.2%	-5.2%	0.7%
GRANVILLE	203	373,750	353,500	4.3%	-5.4%	◇
LAGO LINDO	154	217,500	205,500	7.4%	-5.5%	0.5%
KILLARNEY	305	333,500	314,500	2.7%	-5.7%	-1.7%
PAISLEY	87	355,000	334,000	●	-5.9%	◇
BEACON HEIGHTS	148	219,000	205,000	5.8%	-6.4%	2.1%
ROSENTHAL	220	359,000	335,500	●	-6.5%	◇
WINDERMERE	1,441	358,500	335,000	8.1%	-6.6%	0.7%
WELLINGTON	72	258,750	241,000	11.3%	-6.9%	7.6%
CALLAGHAN	520	352,000	326,750	5.5%	-7.2%	0.2%
ALLARD	241	368,000	340,000	14.0%	-7.6%	2.0%
ROSSLYN	198	270,500	244,500	21.8%	-9.6%	1.8%
ALBANY	277	●	198,000	●	Δ	◇
BISSET	477	●	214,000	●	Δ	◇
EDGEMONT	126	●	329,500	●	Δ	◇
MCCONACHIE AREA	747	●	218,000	●	Δ	◇

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		2015	2016	2014-2015	2015-2016	
RICHFORD	216	●	374,250	●	Δ	◇
SHERBROOKE	257	●	207,500	●	Δ	◇
WILD ROSE	590	●	269,500	●	Δ	◇
ALLENDALE	*	*	*	*	*	*
FALCONER HEIGHTS	*	*	*	*	*	*
HADDOW	*	*	*	*	*	*
MCQUEEN	*	*	*	*	*	*
PLEASANTVIEW	*	*	*	*	*	*
PRINCE CHARLES	*	*	*	*	*	*
RAMSAY HEIGHTS	*	*	*	*	*	*
RHATIGAN RIDGE	*	*	*	*	*	*
WEST JASPER PLACE	*	*	*	*	*	*
WOODCROFT	*	*	*	*	*	*

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Edmonton

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		2015	2016	2014-2015	2015-2016	
ALLENDALE	330	430,000	443,500	8.40%	3.10%	3.00%
FALCONER HEIGHTS	151	392,000	405,500	3.30%	3.40%	0.30%
HADDOW	414	274,000	284,500	7.00%	3.80%	1.00%
MCQUEEN	57	101,500	115,500	1.00%	13.80%	-0.20%
PLEASANTVIEW	717	228,500	228,500	0.90%	0.00%	0.70%
PRINCE CHARLES	167	292,500	314,500	7.10%	7.50%	5.30%
RAMSAY HEIGHTS	379	241,000	236,500	4.70%	-1.90%	-1.00%
RHATIGAN RIDGE	119	395,500	400,000	2.90%	1.10%	2.30%
WEST JASPER PLACE	233	102,750	105,000	-0.70%	2.20%	-1.70%
WOODCROFT	128	291,750	228,750	8.9%	27.5%	6.40%

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