

## 2016 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD

PUBLISHED JANUARY 4, 2016



Due to the nature of the real estate market and physical change to properties, not all neighbourhoods or single-family homes reflect the city-wide median increase in assessed property values.

Every year, the City reviews market values for all properties within Edmonton, as required by provincial legislation. This market value review, or property assessment, is then used as a mechanism to determine the amount of municipal and provincial education taxes property owners pay in proportion to the value of the real estate they own.

On average, in 2016 property assessments have increased. The typical single-family home in Edmonton is now assessed at **\$408,000**, which represents a **1.7%** increase when compared to 2015 values.

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

## GLOSSARY OF TERMS

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

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Edmonton

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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	
ALBANY	192	517,000	519,250	5.2%	0.4%	◇
ALBERTA AVENUE	1,959	229,000	225,500	5.0%	-1.5%	1.5%
ALDERGROVE	1,098	384,500	388,750	5.8%	1.1%	0.8%
ALLARD	853	477,000	475,000	8.7%	-0.4%	◇
ALLENDALE	*	*	*	*	*	*
AMBLESIDE	959	543,500	545,500	7.4%	0.4%	1.5%
ARGYLL	320	376,000	390,000	9.8%	3.7%	3.5%
ASPEN GARDENS	508	510,500	506,250	6.9%	-0.8%	0.7%
ATHLONE	927	348,250	324,500	11.0%	-6.8%	1.3%
AVONMORE	769	390,500	404,000	10.0%	3.5%	3.1%
BALWIN	902	310,000	296,000	11.7%	-4.5%	1.3%
BANNERMAN	531	330,500	325,500	5.8%	-1.5%	1.6%
BATURYN	1,150	340,750	348,500	2.6%	2.3%	1.4%
BEACON HEIGHTS	969	282,500	269,500	8.4%	-4.6%	1.7%
BEARSPAW	581	460,500	455,500	8.1%	-1.1%	1.7%
BEAUMARIS	833	423,000	434,500	2.4%	2.7%	1.2%
BELGRAVIA	669	615,750	628,000	6.2%	2.0%	2.9%
BELLE RIVE	1,063	456,000	466,000	1.4%	2.2%	1.3%
BELLEVUE	439	326,500	322,000	5.9%	-1.4%	2.8%
BELMEAD	803	396,500	405,000	5.8%	2.1%	1.2%
BELMONT	757	355,750	364,500	2.7%	2.5%	1.5%
BELVEDERE	768	301,500	286,500	10.0%	-5.0%	1.7%
BERGMAN	492	346,500	328,000	8.6%	-5.3%	1.5%
BEVERLY HEIGHTS	1,131	313,000	311,500	5.7%	-0.5%	2.8%
BISSET	718	353,500	354,500	6.3%	0.3%	1.5%
BLACKBURNE	388	460,000	456,500	6.5%	-0.8%	1.3%
BLACKMUD CREEK	702	525,000	524,750	7.9%	0.0%	1.7%
BLUE QUILL	506	478,500	475,750	7.2%	-0.6%	1.0%

#### LEGEND

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

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		2015	2016	2014-2015	2015-2016	
BLUE QUILL ESTATES	242	587,000	574,000	6.8%	-2.2%	1.6%
BONNIE DOON	838	423,500	432,750	8.0%	2.2%	3.9%
BOYLE STREET	62	307,000	303,000	5.5%	-1.3%	1.9%
BRANDER GARDENS	301	585,750	574,500	6.8%	-1.9%	3.1%
BRECKENRIDGE GREENS	490	428,000	430,250	5.5%	0.5%	0.9%
BRINTNELL	1,592	414,500	425,000	2.6%	2.5%	1.5%
BRITANNIA YOUNGSTOWN	775	300,500	307,500	10.5%	2.3%	1.4%
BROOKSIDE	582	561,500	553,750	8.7%	-1.4%	3.4%
BULYEA HEIGHTS	1,061	576,500	578,500	7.2%	0.3%	1.8%
CAERNARVON	901	330,000	340,500	2.5%	3.2%	1.4%
CALDER	951	267,000	258,500	6.8%	-3.2%	1.0%
CALLAGHAN	477	637,500	623,000	4.3%	-2.3%	-0.7%
CALLINGWOOD NORTH	106	374,500	381,500	10.5%	1.9%	2.3%
CAMERON HEIGHTS	530	601,000	606,000	7.9%	0.8%	3.7%
CANON RIDGE	168	369,000	369,000	3.3%	0.0%	2.3%
CANORA	237	292,500	297,500	13.6%	1.7%	2.6%
CANOSSA	935	410,000	418,500	3.1%	2.1%	1.4%
CAPILANO	1,066	417,000	419,250	7.5%	0.5%	1.9%
CARLISLE	735	330,250	336,500	3.2%	1.9%	1.1%
CARLTON	1,107	463,000	474,000	5.0%	2.4%	2.9%
CARTER CREST	436	572,500	565,000	7.5%	-1.3%	0.3%
CASSELMAN	327	399,750	409,000	2.2%	2.3%	2.4%
CENTRAL MCDUGALL	88	266,000	272,000	7.3%	2.3%	1.6%
CHAMBERY	729	505,500	526,500	3.8%	4.2%	3.1%
CHAPPELLE AREA	760	455,000	446,250	9.8%	-1.9%	◇
CHARLESWORTH	985	440,500	447,000	5.7%	1.5%	2.1%
CLAREVIEW TOWN CENTRE	125	402,000	411,000	3.3%	2.2%	◇
CLOVERDALE	167	686,750	688,500	1.9%	0.3%	2.5%

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		2015	2016	2014-2015	2015-2016	
CRAWFORD PLAINS	1,086	353,000	354,000	6.8%	0.3%	1.9%
CRESTWOOD	793	567,750	580,000	7.2%	2.2%	2.8%
CROMDALE	143	412,750	415,500	-0.3%	0.7%	1.6%
CRYSTALLINA NERA WEST	234	426,500	433,500	●	1.6%	◇
CUMBERLAND	1,721	401,000	409,000	3.2%	2.0%	1.6%
CY BECKER	126	465,500	452,500	7.8%	-2.8%	◇
DALY GROVE	778	344,000	345,500	5.7%	0.4%	1.9%
DECHENE	529	446,000	455,500	5.4%	2.1%	0.5%
DELTON	547	269,000	255,000	8.2%	-5.2%	2.4%
DELWOOD	1,142	328,500	312,500	8.2%	-4.9%	1.1%
DONSDALE	365	727,500	723,000	6.4%	-0.6%	2.3%
DOVERCOURT	*	*	*	*	*	*
DUGGAN	1,049	410,250	408,000	7.0%	-0.5%	1.2%
DUNLUCE	1,171	341,500	352,000	3.0%	3.1%	1.4%
EASTWOOD	535	250,500	235,500	9.9%	-6.0%	1.7%
EAUX CLAIRES	576	440,500	453,750	3.8%	3.0%	1.9%
EDGEMONT	381	533,000	499,500	-14.4%	-6.3%	◇
EKOTA	525	357,500	360,000	7.0%	0.7%	1.6%
ELLERSLIE	1,073	431,500	431,000	6.0%	-0.1%	1.9%
ELMWOOD	725	352,000	353,500	11.0%	0.4%	1.8%
ELMWOOD PARK	263	301,500	286,000	10.0%	-5.1%	2.4%
ELSINORE	592	458,500	467,250	3.5%	1.9%	1.8%
EMPIRE PARK	62	377,000	384,750	10.6%	2.1%	2.0%
ERMINESKIN	335	402,500	405,500	5.6%	0.7%	1.6%
EVANSDALE	1,102	335,000	342,750	3.4%	2.3%	1.4%
FALCONER HEIGHTS	*	*	*	*	*	*
FOREST HEIGHTS	1,073	403,500	411,500	6.7%	2.0%	2.3%
FRASER	777	349,000	353,000	4.8%	1.1%	2.3%

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FULTON PLACE	785	392,500	403,500	11.0%	2.8%	3.4%
GARIEPY	486	522,500	516,250	3.0%	-1.2%	1.2%
GARNEAU	402	501,000	505,000	7.5%	0.8%	2.4%
GLASTONBURY	1,339	428,500	434,500	6.2%	1.4%	1.0%
GLENGARRY	682	327,000	309,500	9.4%	-5.4%	1.2%
GLENORA	1,111	656,250	648,500	9.3%	-1.2%	2.9%
GLENRIDDING AREA	355	502,000	490,000	3.8%	-2.4%	◇
GLENWOOD	903	317,500	327,500	9.7%	3.1%	2.1%
GOLD BAR	863	365,500	366,500	5.2%	0.3%	2.0%
GRANDVIEW HEIGHTS	342	723,000	732,750	8.8%	1.3%	3.2%
GRANVILLE	420	504,500	521,500	7.5%	3.4%	◇
GREENFIELD	1,289	418,000	415,000	6.8%	-0.7%	1.2%
GREENVIEW	717	406,500	405,500	6.7%	-0.2%	1.8%
GRIESBACH	602	521,500	525,000	1.0%	0.7%	0.6%
GROVENOR	769	375,000	374,000	7.5%	-0.3%	3.8%
HADDOW	*	*	*	*	*	*
HAIRSINE	240	335,000	346,750	5.7%	3.5%	2.0%
HAWKS RIDGE	123	499,500	500,000	10.7%	0.1%	◇
HAZELDEAN	800	373,000	385,000	11.0%	3.2%	3.2%
HENDERSON ESTATES	*	*	*	*	*	*
HIGH PARK	530	313,750	319,500	10.9%	1.8%	1.9%
HIGHLANDS	1,012	380,500	387,500	5.7%	1.8%	3.3%
HILLVIEW	724	366,500	362,250	6.4%	-1.2%	1.6%
HODGSON	597	604,500	597,500	6.9%	-1.2%	1.9%
HOLLICK-KENYON	1,362	420,000	430,500	3.6%	2.5%	1.8%
HOLYROOD	977	409,500	418,500	10.2%	2.2%	3.4%
HOMESTEADER	447	323,500	341,000	4.7%	5.4%	2.4%
HUDSON	461	453,500	468,500	4.3%	3.3%	2.3%

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		2015	2016	2014-2015	2015-2016	
IDYLWYLDE	446	355,000	367,000	8.9%	3.4%	2.6%
INGLEWOOD	739	328,000	338,000	10.1%	3.0%	3.9%
JACKSON HEIGHTS	1,088	406,000	405,250	7.5%	-0.2%	1.6%
JAMIESON PLACE	1,249	406,000	409,000	6.4%	0.7%	0.7%
JASPER PARK	406	320,000	326,500	12.1%	2.0%	2.3%
KAMEYOSEK	278	340,000	344,500	5.4%	1.3%	1.8%
KEHEEWIN	589	431,000	428,000	8.2%	-0.7%	1.2%
KENILWORTH	852	391,000	399,500	9.5%	2.2%	2.6%
KENSINGTON	966	327,000	306,000	9.0%	-6.4%	1.1%
KERNOHAN	714	337,500	334,500	5.1%	-0.9%	1.0%
KESWICK AREA	163	●	597,500	●	Δ	◇
KILDARE	532	320,500	331,500	2.9%	3.4%	2.0%
KILKENNY	1,262	332,500	343,000	3.5%	3.2%	1.5%
KILLARNEY	529	319,000	300,000	10.6%	-6.0%	1.0%
KING EDWARD PARK	1,050	359,000	371,500	11.1%	3.5%	3.8%
KINISKI GARDENS	2,051	342,000	342,000	6.0%	0.0%	1.9%
KIRKNESS	704	334,250	345,000	4.1%	3.2%	2.4%
KLARVATTEN	1,516	404,000	416,000	2.7%	3.0%	1.8%
LA PERLE	945	375,500	383,000	6.2%	2.0%	1.4%
LAGO LINDO	1,237	346,000	355,500	3.1%	2.7%	1.6%
LANSDOWNE	336	591,000	608,750	7.6%	3.0%	2.7%
LARKSPUR	1,191	419,000	419,500	7.6%	0.1%	1.8%
LAUDERDALE	531	308,500	292,000	8.1%	-5.3%	0.6%
LAUREL	941	440,500	442,000	5.8%	0.3%	◇
LAURIER HEIGHTS	921	588,750	588,500	8.1%	0.0%	2.9%
LEE RIDGE	366	353,000	354,750	6.7%	0.5%	1.7%
LEGER	623	528,500	526,500	6.6%	-0.4%	1.6%
LENDRUM PLACE	581	436,000	451,000	8.2%	3.4%	2.3%

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LORELEI	812	349,500	359,250	3.2%	2.8%	1.6%
LYMBURN	1,504	361,500	367,500	6.3%	1.7%	1.1%
LYNNWOOD	753	366,500	383,500	10.6%	4.6%	2.0%
MACEWAN	1,006	451,500	448,000	7.1%	-0.8%	1.1%
MACTAGGART	530	769,500	772,750	8.8%	0.4%	◇
MAGRATH HEIGHTS	773	781,000	780,500	7.4%	-0.1%	◇
MALMO PLAINS	622	434,500	451,750	10.0%	4.0%	2.7%
MAPLE	229	●	457,000	●	Δ	◇
MATT BERRY	1,057	447,000	458,000	2.6%	2.5%	1.5%
MAYFIELD	754	309,000	318,500	8.0%	3.1%	2.6%
MAYLIEWAN	1,202	447,000	455,500	3.2%	1.9%	1.3%
MCCAULEY	603	231,500	229,500	1.8%	-0.9%	1.2%
MCCONACHIE AREA	954	450,000	470,000	4.2%	4.4%	3.8%
MCKERNAN	638	450,500	469,000	9.9%	4.1%	3.1%
MCLEOD	864	319,500	329,500	3.2%	3.1%	1.4%
MCQUEEN	*	*	*	*	*	*
MEADOWLARK PARK	901	352,250	365,500	10.9%	3.8%	2.0%
MENISA	741	357,500	360,500	5.8%	0.8%	1.9%
MEYOKUMIN	596	345,000	347,750	6.3%	0.8%	1.9%
MEYONOHK	510	346,000	349,250	7.0%	0.9%	2.0%
MICHAELS PARK	427	354,000	359,500	5.8%	1.6%	2.5%
MILLER	647	394,000	402,000	3.8%	2.0%	1.6%
MINCHAU	790	346,000	345,000	5.3%	-0.3%	1.7%
MONTROSE	943	251,000	238,500	8.9%	-5.0%	1.1%
NEWTON	1,009	305,000	290,500	9.3%	-4.8%	2.4%
NORTH GLENORA	673	384,500	400,000	10.6%	4.0%	2.7%
NORTHMOUNT	812	337,000	351,000	3.4%	4.2%	2.2%
OGILVIE RIDGE	296	679,750	670,500	4.7%	-1.4%	-0.1%

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OLESKIW	897	712,250	688,500	4.4%	-3.3%	0.7%
OLIVER	88	432,000	446,250	3.3%	3.3%	6.6%
ORMSBY PLACE	1,031	442,000	446,000	5.9%	0.9%	0.7%
OTTEWELL	2,038	402,500	410,500	10.0%	2.0%	2.7%
OVERLANDERS	310	344,000	354,500	4.8%	3.1%	1.8%
OXFORD	899	421,500	433,500	3.5%	2.8%	1.6%
OZERNA	1,111	441,500	448,000	3.8%	1.5%	1.5%
PAISLEY	90	385,000	385,750	●	0.2%	◇
PARKALLEN	683	421,500	437,000	10.2%	3.7%	2.8%
PARKDALE	844	230,000	219,750	5.5%	-4.5%	2.0%
PARKVIEW	1,290	502,000	507,750	6.9%	1.1%	2.3%
PATRICIA HEIGHTS	313	470,500	472,500	8.2%	0.4%	2.4%
PLEASANTVIEW	*	*	*	*	*	*
POLLARD MEADOWS	680	343,500	344,000	7.2%	0.1%	1.6%
POTTER GREENS	470	512,750	513,000	4.4%	0.0%	0.1%
PRINCE CHARLES	*	*	*	*	*	*
PRINCE RUPERT	301	354,500	336,000	10.8%	-5.2%	2.6%
QUEEN ALEXANDRA	587	377,000	390,000	7.9%	3.4%	2.7%
QUEEN MARY PARK	362	344,250	323,500	12.3%	-6.0%	2.3%
QUESNELL HEIGHTS	122	652,000	656,000	13.9%	0.6%	0.2%
RAMSAY HEIGHTS	*	*	*	*	*	*
RAPPERSWIL	440	454,000	462,500	3.4%	1.9%	◇
RHATIGAN RIDGE	*	*	*	*	*	*
RICHFIELD	466	349,000	353,750	5.7%	1.4%	2.5%
RICHFORD	130	633,750	648,000	6.8%	2.2%	2.8%
RIDEAU PARK	270	443,000	442,750	8.7%	-0.1%	1.2%
RIO TERRACE	504	458,500	471,250	1.8%	2.8%	1.6%
RITCHIE	922	356,500	369,000	12.1%	3.5%	4.3%

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RIVERDALE	327	571,000	579,500	9.0%	1.5%	5.0%
RIVERVIEW AREA	148	848,000	846,000	●	-0.2%	◇
ROSENTHAL	264	485,500	476,000	5.4%	-2.0%	◇
ROSSDALE	169	695,500	676,000	8.8%	-2.8%	3.4%
ROSSLYN	777	319,500	302,000	7.8%	-5.5%	0.8%
ROYAL GARDENS	593	410,000	402,500	9.8%	-1.8%	1.1%
RUNDLE HEIGHTS	485	335,000	333,500	7.0%	-0.4%	2.5%
RURAL NORTH EAST HORSE HILL	57	●	812,500	●	Δ	◇
RURAL NORTH EAST SOUTH STURGEON	184	720,500	734,500	6.2%	1.9%	3.0%
RURAL WEST BIG LAKE	56	595,500	604,250	7.7%	1.5%	3.5%
RUTHERFORD	1,852	489,500	487,500	9.1%	-0.4%	1.6%
SAKAW	932	346,000	344,000	6.6%	-0.6%	2.0%
SATOO	879	347,000	351,500	6.0%	1.3%	1.7%
SCHONSEE	658	503,000	515,500	3.3%	2.5%	1.2%
SECORD	855	453,750	458,500	2.5%	1.0%	1.4%
SHERBROOKE	668	318,500	325,000	9.5%	2.0%	3.0%
SHERWOOD	332	282,000	288,500	12.7%	2.3%	2.4%
SIFTON PARK	255	330,500	342,000	1.5%	3.5%	2.1%
SILVER BERRY	1,596	415,500	416,500	6.1%	0.2%	2.0%
SKYRATTLER	181	454,500	460,500	6.7%	1.3%	1.3%
SOUTH TERWILLEGAR	1,481	475,000	475,500	7.0%	0.1%	◇
SPRUCE AVENUE	402	292,000	278,000	8.4%	-4.8%	1.3%
STARLING	153	503,500	519,500	7.5%	3.2%	◇
STEINHAEUER	574	429,250	424,000	6.5%	-1.2%	1.3%
STRATHCONA	987	465,000	466,500	8.0%	0.3%	2.6%
STRATHEARN	559	411,750	421,000	5.6%	2.2%	2.9%
SUDER GREENS	790	435,500	446,000	7.0%	2.4%	1.5%
SUMMERLEA	267	393,000	402,000	5.2%	2.3%	1.3%

#### LEGEND

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

● Data was not published or not available

Δ Sufficient data does not exist to generate the 2015-2016 statistic

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

\* Exception or reinspection neighbourhood

## 2016 ASSESSMENT CHANGE REPORT

### Residential, detached, single-family 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	
SUMMERSIDE	2,745	501,500	504,500	5.8%	0.6%	1.9%
SWEET GRASS	443	481,500	477,000	7.2%	-0.9%	1.8%
TAMARACK	856	422,000	423,000	7.2%	0.2%	2.5%
TERRACE HEIGHTS	474	396,000	413,000	10.5%	4.3%	2.5%
TERWILLEGAR TOWNE	1,490	456,500	457,000	6.9%	0.1%	2.0%
THE HAMPTONS	2,332	461,500	470,500	6.5%	2.0%	1.6%
THE ORCHARDS AT ELLERSLIE	389	464,500	460,000	5.4%	-1.0%	◇
THORNCLIFF	395	353,500	364,500	6.2%	3.1%	0.8%
TIPASKAN	405	345,500	350,000	6.6%	1.3%	1.9%
TRUMPETER AREA	244	535,500	545,500	7.2%	1.9%	◇
TWEDDLE PLACE	534	361,500	364,000	6.3%	0.7%	1.8%
TWIN BROOKS	1,899	523,500	518,000	6.4%	-1.1%	1.4%
VIRGINIA PARK	167	379,750	364,000	5.5%	-4.1%	2.8%
WALKER	1,192	449,000	463,000	8.2%	3.1%	4.1%
WEBBER GREENS	585	444,000	454,000	5.9%	2.3%	2.9%
WEDGEWOOD HEIGHTS	512	585,000	553,000	3.7%	-5.5%	-0.4%
WEINLOS	826	334,000	334,750	4.7%	0.2%	1.8%
WELLINGTON	889	320,500	304,500	10.1%	-5.0%	1.4%
WEST JASPER PLACE	*	*	*	*	*	*
WEST MEADOWLARK PARK	512	348,500	353,750	8.9%	1.5%	1.0%
WESTBROOK ESTATE	288	924,500	930,500	7.5%	0.6%	1.1%
WESTMOUNT	1,139	433,500	432,500	6.1%	-0.2%	4.1%
WESTRIDGE	454	567,500	575,000	7.2%	1.3%	1.9%
WESTWOOD	326	299,000	284,500	9.5%	-4.8%	2.6%
WILD ROSE	1,880	434,500	435,250	6.5%	0.2%	2.2%
WINDERMERE	1,790	621,500	598,500	7.4%	-3.7%	1.2%

#### LEGEND

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\* Exception or reinspection neighbourhood

## 2016 ASSESSMENT CHANGE REPORT

### Residential, detached, single-family 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	
WINDSOR PARK	457	760,500	781,500	7.3%	2.8%	3.9%
WOODCROFT	*	*	*	*	*	*
YORK	786	310,500	319,500	2.3%	2.9%	1.0%

#### LEGEND

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## 2016 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family 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 neighbourhoods or single-family homes reflect the city-wide median increase in assessed property values.

Every year, the City reviews market values for all properties within Edmonton, as required by provincial legislation. This market value review, or property assessment, is then used as a mechanism to determine the amount of municipal and provincial education taxes property owners pay in proportion to the value of the real estate they own.

On average, in 2016 property assessments have increased. The typical single-family home in Edmonton is now assessed at **\$408,000**, which represents a **1.7%** increase when compared to 2015 values.

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

## GLOSSARY OF TERMS

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

## 2016 ASSESSMENT CHANGE REPORT

### Residential, detached, single-family 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	
HOMESTEADER	447	323,500	341,000	4.7%	5.4%	2.4%
LYNNWOOD	753	366,500	383,500	10.6%	4.6%	2.0%
MCCONACHIE AREA	954	450,000	470,000	4.2%	4.4%	3.8%
TERRACE HEIGHTS	474	396,000	413,000	10.5%	4.3%	2.5%
CHAMBERY	729	505,500	526,500	3.8%	4.2%	3.1%
NORTHMOUNT	812	337,000	351,000	3.4%	4.2%	2.2%
MCKERNAN	638	450,500	469,000	9.9%	4.1%	3.1%
MALMO PLAINS	622	434,500	451,750	10.0%	4.0%	2.7%
NORTH GLENORA	673	384,500	400,000	10.6%	4.0%	2.7%
MEADOWLARK PARK	901	352,250	365,500	10.9%	3.8%	2.0%
ARGYLL	320	376,000	390,000	9.8%	3.7%	3.5%
PARKALLEN	683	421,500	437,000	10.2%	3.7%	2.8%
AVONMORE	769	390,500	404,000	10.0%	3.5%	3.1%
HAIRSINE	240	335,000	346,750	5.7%	3.5%	2.0%
KING EDWARD PARK	1,050	359,000	371,500	11.1%	3.5%	3.8%
RITCHIE	922	356,500	369,000	12.1%	3.5%	4.3%
SIFTON PARK	255	330,500	342,000	1.5%	3.5%	2.1%
GRANVILLE	420	504,500	521,500	7.5%	3.4%	◇
IDYLLWYLDE	446	355,000	367,000	8.9%	3.4%	2.6%
KILDARE	532	320,500	331,500	2.9%	3.4%	2.0%
LENDRUM PLACE	581	436,000	451,000	8.2%	3.4%	2.3%
QUEEN ALEXANDRA	587	377,000	390,000	7.9%	3.4%	2.7%
HUDSON	461	453,500	468,500	4.3%	3.3%	2.3%
OLIVER	88	432,000	446,250	3.3%	3.3%	6.6%
CAERNARVON	901	330,000	340,500	2.5%	3.2%	1.4%
HAZELDEAN	800	373,000	385,000	11.0%	3.2%	3.2%
KILKENNY	1,262	332,500	343,000	3.5%	3.2%	1.5%
KIRKNESS	704	334,250	345,000	4.1%	3.2%	2.4%

#### LEGEND

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## 2016 ASSESSMENT CHANGE REPORT

### Residential, detached, single-family homes

SORTED BY: PERCENT CHANGE

Edmonton

PUBLISHED JANUARY 4, 2016

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
STARLING	153	503,500	519,500	7.5%	3.2%	◇
DUNLUCE	1,171	341,500	352,000	3.0%	3.1%	1.4%
GLENWOOD	903	317,500	327,500	9.7%	3.1%	2.1%
MAYFIELD	754	309,000	318,500	8.0%	3.1%	2.6%
MCLEOD	864	319,500	329,500	3.2%	3.1%	1.4%
OVERLANDERS	310	344,000	354,500	4.8%	3.1%	1.8%
THORNCLIFF	395	353,500	364,500	6.2%	3.1%	0.8%
WALKER	1,192	449,000	463,000	8.2%	3.1%	4.1%
EAUX CLAIRES	576	440,500	453,750	3.8%	3.0%	1.9%
INGLEWOOD	739	328,000	338,000	10.1%	3.0%	3.9%
KLARVATTEN	1,516	404,000	416,000	2.7%	3.0%	1.8%
LANSDOWNE	336	591,000	608,750	7.6%	3.0%	2.7%
YORK	786	310,500	319,500	2.3%	2.9%	1.0%
FULTON PLACE	785	392,500	403,500	11.0%	2.8%	3.4%
LORELEI	812	349,500	359,250	3.2%	2.8%	1.6%
OXFORD	899	421,500	433,500	3.5%	2.8%	1.6%
RIO TERRACE	504	458,500	471,250	1.8%	2.8%	1.6%
WINDSOR PARK	457	760,500	781,500	7.3%	2.8%	3.9%
BEAUMARIS	833	423,000	434,500	2.4%	2.7%	1.2%
LAGO LINDO	1,237	346,000	355,500	3.1%	2.7%	1.6%
BELMONT	757	355,750	364,500	2.7%	2.5%	1.5%
BRINTNELL	1,592	414,500	425,000	2.6%	2.5%	1.5%
HOLLICK-KENYON	1,362	420,000	430,500	3.6%	2.5%	1.8%
MATT BERRY	1,057	447,000	458,000	2.6%	2.5%	1.5%
SCHONSEE	658	503,000	515,500	3.3%	2.5%	1.2%
CARLTON	1,107	463,000	474,000	5.0%	2.4%	2.9%
SUDER GREENS	790	435,500	446,000	7.0%	2.4%	1.5%
BATURYN	1,150	340,750	348,500	2.6%	2.3%	1.4%

#### LEGEND

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\* Exception or reinspection neighbourhood

## 2016 ASSESSMENT CHANGE REPORT

### Residential, detached, single-family homes

SORTED BY: PERCENT CHANGE

Edmonton

PUBLISHED JANUARY 4, 2016

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
BRITANNIA YOUNGSTOWN	775	300,500	307,500	10.5%	2.3%	1.4%
CASSELMAN	327	399,750	409,000	2.2%	2.3%	2.4%
CENTRAL MCDOUGALL	88	266,000	272,000	7.3%	2.3%	1.6%
EVANSDALE	1,102	335,000	342,750	3.4%	2.3%	1.4%
SHERWOOD	332	282,000	288,500	12.7%	2.3%	2.4%
SUMMERLEA	267	393,000	402,000	5.2%	2.3%	1.3%
WEBBER GREENS	585	444,000	454,000	5.9%	2.3%	2.9%
BELLE RIVE	1,063	456,000	466,000	1.4%	2.2%	1.3%
BONNIE DOON	838	423,500	432,750	8.0%	2.2%	3.9%
CLAREVIEW TOWN CENTRE	125	402,000	411,000	3.3%	2.2%	◇
CRESTWOOD	793	567,750	580,000	7.2%	2.2%	2.8%
HOLYROOD	977	409,500	418,500	10.2%	2.2%	3.4%
KENILWORTH	852	391,000	399,500	9.5%	2.2%	2.6%
RICHFORD	130	633,750	648,000	6.8%	2.2%	2.8%
STRATHEARN	559	411,750	421,000	5.6%	2.2%	2.9%
BELMEAD	803	396,500	405,000	5.8%	2.1%	1.2%
CANOSSA	935	410,000	418,500	3.1%	2.1%	1.4%
DECHENE	529	446,000	455,500	5.4%	2.1%	0.5%
EMPIRE PARK	62	377,000	384,750	10.6%	2.1%	2.0%
BELGRAVIA	669	615,750	628,000	6.2%	2.0%	2.9%
CUMBERLAND	1,721	401,000	409,000	3.2%	2.0%	1.6%
FOREST HEIGHTS	1,073	403,500	411,500	6.7%	2.0%	2.3%
JASPER PARK	406	320,000	326,500	12.1%	2.0%	2.3%
LA PERLE	945	375,500	383,000	6.2%	2.0%	1.4%
MILLER	647	394,000	402,000	3.8%	2.0%	1.6%
OTTEWELL	2,038	402,500	410,500	10.0%	2.0%	2.7%
SHERBROOKE	668	318,500	325,000	9.5%	2.0%	3.0%
THE HAMPTONS	2,332	461,500	470,500	6.5%	2.0%	1.6%

#### LEGEND

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## 2016 ASSESSMENT CHANGE REPORT

### Residential, detached, single-family homes

SORTED BY: PERCENT CHANGE

Edmonton

PUBLISHED JANUARY 4, 2016

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
CALLINGWOOD NORTH	106	374,500	381,500	10.5%	1.9%	2.3%
CARLISLE	735	330,250	336,500	3.2%	1.9%	1.1%
ELSINORE	592	458,500	467,250	3.5%	1.9%	1.8%
MAYLIEWAN	1,202	447,000	455,500	3.2%	1.9%	1.3%
RAPPERSWIL	440	454,000	462,500	3.4%	1.9%	◇
RURAL NORTH EAST SOUTH STURGEON	184	720,500	734,500	6.2%	1.9%	3.0%
TRUMPETER AREA	244	535,500	545,500	7.2%	1.9%	◇
HIGH PARK	530	313,750	319,500	10.9%	1.8%	1.9%
HIGHLANDS	1,012	380,500	387,500	5.7%	1.8%	3.3%
CANORA	237	292,500	297,500	13.6%	1.7%	2.6%
LYMBURN	1,504	361,500	367,500	6.3%	1.7%	1.1%
CRYSTALLINA NERA WEST	234	426,500	433,500	●	1.6%	◇
MICHAELS PARK	427	354,000	359,500	5.8%	1.6%	2.5%
CHARLESWORTH	985	440,500	447,000	5.7%	1.5%	2.1%
OZERNA	1,111	441,500	448,000	3.8%	1.5%	1.5%
RIVERDALE	327	571,000	579,500	9.0%	1.5%	5.0%
RURAL WEST BIG LAKE	56	595,500	604,250	7.7%	1.5%	3.5%
WEST MEADOWLARK PARK	512	348,500	353,750	8.9%	1.5%	1.0%
GLASTONBURY	1,339	428,500	434,500	6.2%	1.4%	1.0%
RICHFIELD	466	349,000	353,750	5.7%	1.4%	2.5%
GRANDVIEW HEIGHTS	342	723,000	732,750	8.8%	1.3%	3.2%
KAMEYOSEK	278	340,000	344,500	5.4%	1.3%	1.8%
SATOO	879	347,000	351,500	6.0%	1.3%	1.7%
SKYRATTLER	181	454,500	460,500	6.7%	1.3%	1.3%
TIPASKAN	405	345,500	350,000	6.6%	1.3%	1.9%
WESTRIDGE	454	567,500	575,000	7.2%	1.3%	1.9%

#### LEGEND

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## 2016 ASSESSMENT CHANGE REPORT

### Residential, detached, single-family homes

SORTED BY: PERCENT CHANGE

Edmonton

PUBLISHED JANUARY 4, 2016

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
ALDERGROVE	1,098	384,500	388,750	5.8%	1.1%	0.8%
FRASER	777	349,000	353,000	4.8%	1.1%	2.3%
PARKVIEW	1,290	502,000	507,750	6.9%	1.1%	2.3%
SECORD	855	453,750	458,500	2.5%	1.0%	1.4%
MEYONOHK	510	346,000	349,250	7.0%	0.9%	2.0%
ORMSBY PLACE	1,031	442,000	446,000	5.9%	0.9%	0.7%
CAMERON HEIGHTS	530	601,000	606,000	7.9%	0.8%	3.7%
GARNEAU	402	501,000	505,000	7.5%	0.8%	2.4%
MENISA	741	357,500	360,500	5.8%	0.8%	1.9%
MEYOKUMIN	596	345,000	347,750	6.3%	0.8%	1.9%
CROMDALE	143	412,750	415,500	-0.3%	0.7%	1.6%
EKOTA	525	357,500	360,000	7.0%	0.7%	1.6%
ERMINESKIN	335	402,500	405,500	5.6%	0.7%	1.6%
GRIESBACH	602	521,500	525,000	1.0%	0.7%	0.6%
JAMIESON PLACE	1,249	406,000	409,000	6.4%	0.7%	0.7%
TWEDDLE PLACE	534	361,500	364,000	6.3%	0.7%	1.8%
QUESNELL HEIGHTS	122	652,000	656,000	13.9%	0.6%	0.2%
SUMMERSIDE	2,745	501,500	504,500	5.8%	0.6%	1.9%
WESTBROOK ESTATE	288	924,500	930,500	7.5%	0.6%	1.1%
BRECKENRIDGE GREENS	490	428,000	430,250	5.5%	0.5%	0.9%
CAPILANO	1,066	417,000	419,250	7.5%	0.5%	1.9%
LEE RIDGE	366	353,000	354,750	6.7%	0.5%	1.7%
ALBANY	192	517,000	519,250	5.2%	0.4%	◇
AMBLESIDE	959	543,500	545,500	7.4%	0.4%	1.5%
DALY GROVE	778	344,000	345,500	5.7%	0.4%	1.9%
ELMWOOD	725	352,000	353,500	11.0%	0.4%	1.8%
MACTAGGART	530	769,500	772,750	8.8%	0.4%	◇
PATRICIA HEIGHTS	313	470,500	472,500	8.2%	0.4%	2.4%

#### LEGEND

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## 2016 ASSESSMENT CHANGE REPORT

### Residential, detached, single-family homes

SORTED BY: PERCENT CHANGE

Edmonton

PUBLISHED JANUARY 4, 2016

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
BISSET	718	353,500	354,500	6.3%	0.3%	1.5%
BULYEA HEIGHTS	1,061	576,500	578,500	7.2%	0.3%	1.8%
CLOVERDALE	167	686,750	688,500	1.9%	0.3%	2.5%
CRAWFORD PLAINS	1,086	353,000	354,000	6.8%	0.3%	1.9%
GOLD BAR	863	365,500	366,500	5.2%	0.3%	2.0%
LAUREL	941	440,500	442,000	5.8%	0.3%	◇
STRATHCONA	987	465,000	466,500	8.0%	0.3%	2.6%
PAISLEY	90	385,000	385,750	●	0.2%	◇
SILVER BERRY	1,596	415,500	416,500	6.1%	0.2%	2.0%
TAMARACK	856	422,000	423,000	7.2%	0.2%	2.5%
WEINLOS	826	334,000	334,750	4.7%	0.2%	1.8%
WILD ROSE	1,880	434,500	435,250	6.5%	0.2%	2.2%
HAWKS RIDGE	123	499,500	500,000	10.7%	0.1%	◇
LARKSPUR	1,191	419,000	419,500	7.6%	0.1%	1.8%
POLLARD MEADOWS	680	343,500	344,000	7.2%	0.1%	1.6%
SOUTH TERWILLEGAR	1,481	475,000	475,500	7.0%	0.1%	◇
TERWILLEGAR TOWNE	1,490	456,500	457,000	6.9%	0.1%	2.0%
BLACKMUD CREEK	702	525,000	524,750	7.9%	0.0%	1.7%
CANON RIDGE	168	369,000	369,000	3.3%	0.0%	2.3%
KINISKI GARDENS	2,051	342,000	342,000	6.0%	0.0%	1.9%
LAURIER HEIGHTS	921	588,750	588,500	8.1%	0.0%	2.9%
POTTER GREENS	470	512,750	513,000	4.4%	0.0%	0.1%
ELLERSLIE	1,073	431,500	431,000	6.0%	-0.1%	1.9%
MAGRATH HEIGHTS	773	781,000	780,500	7.4%	-0.1%	◇
RIDEAU PARK	270	443,000	442,750	8.7%	-0.1%	1.2%
GREENVIEW	717	406,500	405,500	6.7%	-0.2%	1.8%
JACKSON HEIGHTS	1,088	406,000	405,250	7.5%	-0.2%	1.6%
RIVERVIEW AREA	148	848,000	846,000	●	-0.2%	◇

#### LEGEND

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WESTMOUNT	1,139	433,500	432,500	6.1%	-0.2%	4.1%
GROVENOR	769	375,000	374,000	7.5%	-0.3%	3.8%
MINCHAU	790	346,000	345,000	5.3%	-0.3%	1.7%
ALLARD	853	477,000	475,000	8.7%	-0.4%	◇
LEGER	623	528,500	526,500	6.6%	-0.4%	1.6%
RUNDLE HEIGHTS	485	335,000	333,500	7.0%	-0.4%	2.5%
RUTHERFORD	1,852	489,500	487,500	9.1%	-0.4%	1.6%
BEVERLY HEIGHTS	1,131	313,000	311,500	5.7%	-0.5%	2.8%
DUGGAN	1,049	410,250	408,000	7.0%	-0.5%	1.2%
BLUE QUILL	506	478,500	475,750	7.2%	-0.6%	1.0%
DONSDALE	365	727,500	723,000	6.4%	-0.6%	2.3%
SAKAW	932	346,000	344,000	6.6%	-0.6%	2.0%
GREENFIELD	1,289	418,000	415,000	6.8%	-0.7%	1.2%
KEHEEWIN	589	431,000	428,000	8.2%	-0.7%	1.2%
ASPEN GARDENS	508	510,500	506,250	6.9%	-0.8%	0.7%
BLACKBURNE	388	460,000	456,500	6.5%	-0.8%	1.3%
MACEWAN	1,006	451,500	448,000	7.1%	-0.8%	1.1%
KERNOHAN	714	337,500	334,500	5.1%	-0.9%	1.0%
MCCAULEY	603	231,500	229,500	1.8%	-0.9%	1.2%
SWEET GRASS	443	481,500	477,000	7.2%	-0.9%	1.8%
THE ORCHARDS AT ELLERSLIE	389	464,500	460,000	5.4%	-1.0%	◇
BEARSPAW	581	460,500	455,500	8.1%	-1.1%	1.7%
TWIN BROOKS	1,899	523,500	518,000	6.4%	-1.1%	1.4%
GARIEPY	486	522,500	516,250	3.0%	-1.2%	1.2%
GLENORA	1,111	656,250	648,500	9.3%	-1.2%	2.9%
HILLVIEW	724	366,500	362,250	6.4%	-1.2%	1.6%
HODGSON	597	604,500	597,500	6.9%	-1.2%	1.9%
STEINHAUER	574	429,250	424,000	6.5%	-1.2%	1.3%

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BOYLE STREET	62	307,000	303,000	5.5%	-1.3%	1.9%
CARTER CREST	436	572,500	565,000	7.5%	-1.3%	0.3%
BELLEVUE	439	326,500	322,000	5.9%	-1.4%	2.8%
BROOKSIDE	582	561,500	553,750	8.7%	-1.4%	3.4%
OGILVIE RIDGE	296	679,750	670,500	4.7%	-1.4%	-0.1%
ALBERTA AVENUE	1,959	229,000	225,500	5.0%	-1.5%	1.5%
BANNERMAN	531	330,500	325,500	5.8%	-1.5%	1.6%
ROYAL GARDENS	593	410,000	402,500	9.8%	-1.8%	1.1%
BRANDER GARDENS	301	585,750	574,500	6.8%	-1.9%	3.1%
CHAPPELLE AREA	760	455,000	446,250	9.8%	-1.9%	◇
ROSENTHAL	264	485,500	476,000	5.4%	-2.0%	◇
BLUE QUILL ESTATES	242	587,000	574,000	6.8%	-2.2%	1.6%
CALLAGHAN	477	637,500	623,000	4.3%	-2.3%	-0.7%
GLENRIDGING AREA	355	502,000	490,000	3.8%	-2.4%	◇
CY BECKER	126	465,500	452,500	7.8%	-2.8%	◇
ROSSDALE	169	695,500	676,000	8.8%	-2.8%	3.4%
CALDER	951	267,000	258,500	6.8%	-3.2%	1.0%
OLESKIW	897	712,250	688,500	4.4%	-3.3%	0.7%
WINDERMERE	1,790	621,500	598,500	7.4%	-3.7%	1.2%
VIRGINIA PARK	167	379,750	364,000	5.5%	-4.1%	2.8%
BALWIN	902	310,000	296,000	11.7%	-4.5%	1.3%
PARKDALE	844	230,000	219,750	5.5%	-4.5%	2.0%
BEACON HEIGHTS	969	282,500	269,500	8.4%	-4.6%	1.7%
NEWTON	1,009	305,000	290,500	9.3%	-4.8%	2.4%
SPRUCE AVENUE	402	292,000	278,000	8.4%	-4.8%	1.3%
WESTWOOD	326	299,000	284,500	9.5%	-4.8%	2.6%
DELWOOD	1,142	328,500	312,500	8.2%	-4.9%	1.1%
BELVEDERE	768	301,500	286,500	10.0%	-5.0%	1.7%

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MONTROSE	943	251,000	238,500	8.9%	-5.0%	1.1%
WELLINGTON	889	320,500	304,500	10.1%	-5.0%	1.4%
ELMWOOD PARK	263	301,500	286,000	10.0%	-5.1%	2.4%
DELTON	547	269,000	255,000	8.2%	-5.2%	2.4%
PRINCE RUPERT	301	354,500	336,000	10.8%	-5.2%	2.6%
BERGMAN	492	346,500	328,000	8.6%	-5.3%	1.5%
LAUDERDALE	531	308,500	292,000	8.1%	-5.3%	0.6%
GLENGARRY	682	327,000	309,500	9.4%	-5.4%	1.2%
ROSSLYN	777	319,500	302,000	7.8%	-5.5%	0.8%
WEDGEWOOD HEIGHTS	512	585,000	553,000	3.7%	-5.5%	-0.4%
EASTWOOD	535	250,500	235,500	9.9%	-6.0%	1.7%
KILLARNEY	529	319,000	300,000	10.6%	-6.0%	1.0%
QUEEN MARY PARK	362	344,250	323,500	12.3%	-6.0%	2.3%
EDGEMONT	381	533,000	499,500	-14.4%	-6.3%	◇
KENSINGTON	966	327,000	306,000	9.0%	-6.4%	1.1%
ATHLONE	927	348,250	324,500	11.0%	-6.8%	1.3%
KESWICK AREA	163	●	597,500	●	Δ	◇
RURAL NORTH EAST HORSE HILL	57	●	812,500	●	Δ	◇
MAPLE	229	●	457,000	●	Δ	◇
ALLENDALE	*	*	*	*	*	*
DOVERCOURT	*	*	*	*	*	*
FALCONER HEIGHTS	*	*	*	*	*	*
HADDOW	*	*	*	*	*	*
HENDERSON ESTATES	*	*	*	*	*	*
MCQUEEN	*	*	*	*	*	*
PLEASANTVIEW	*	*	*	*	*	*
PRINCE CHARLES	*	*	*	*	*	*
RAMSAY HEIGHTS	*	*	*	*	*	*

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# Residential, detached, single-family homes

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Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
RHATIGAN RIDGE	*	*	*	*	*	*
WEST JASPER PLACE	*	*	*	*	*	*
WOODCROFT	*	*	*	*	*	*

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## 2016 ASSESSMENT CHANGE REPORT

# Residential, detached, single family homes

SORTED BY: REINSPECTION NEIGHBOURHOODS

Edmonton

PUBLISHED JANUARY 4, 2016

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five-Year Change in Median Assessment
		2015	2016	2014-2015	2015-2016	
ALLENDALE	566	394,500	408,250	9.5%	3.5%	2.5%
DOVERCOURT	704	319,000	332,500	10.2%	4.2%	2.4%
FALCONER HEIGHTS	450	576,500	564,250	6.8%	-2.1%	1.9%
HADDOW	1,078	596,500	576,500	6.6%	-3.4%	2.0%
HENDERSON ESTATES	575	662,500	649,000	6.8%	-2.0%	1.8%
MCQUEEN	406	356,500	368,500	10.5%	3.4%	2.3%
PLEASANTVIEW	728	419,500	444,250	8.5%	5.9%	4.4%
PRINCE CHARLES	369	265,500	283,500	8.7%	6.8%	3.3%
RAMSAY HEIGHTS	722	531,750	540,000	5.8%	1.6%	2.0%
RHATIGAN RIDGE	1,008	579,500	580,500	6.7%	0.2%	2.1%
WEST JASPER PLACE	485	342,000	354,000	11.4%	3.5%	3.6%
WOODCROFT	484	350,500	359,750	11.4%	2.6%	2.1%

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