

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

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 2019 property assessments have slightly decreased. The residential market experienced a **0.8%** decrease in assessed value.

The typical single-family home in Edmonton is assessed at **\$399,500**.

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, 2018, was greater than 50.

## GLOSSARY OF TERMS

<b>Neighbourhood</b>	Name of a geographical area as defined by the City of Edmonton.
<b>Ward</b>	This neighbourhood is located within one of Edmonton's 12 municipal wards.
<b>Property Count</b>	Total number of properties that were considered "100% complete" in that neighbourhood as of December 31, 2018.
<b>2019 Median Assessment</b>	The median assessment value for 2019 (based on the number of properties that were considered "100% complete" as of December 31, 2018).
<b>2018 Median Assessment</b>	The median assessment value for 2018 (based on the number of properties that were considered "100% complete" as of December 31, 2017).
<b>2018-2019 Change in Median Assessment</b>	The median of the percentage change in assessment values from 2018 to 2019 (based on the number of properties that were considered "100% complete" as of December 31, 2018).
<b>2017-2018 Change in Median Assessment</b>	The median of the percentage change in assessment values from 2017 to 2018 (based on the number of properties that were considered "100% complete" as of December 31, 2017).

# 2019 ASSESSMENT CHANGE REPORT

## Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

The median assessment value for **2019** (based on the number of properties that were considered “100% complete” as of December 31, 2018).

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Changes	Property Count	Median Assessment	2017 - 2018 Median of Percent Changes
ABBOTTSFIELD	7	376	\$151,250	-1.37%	376	\$153,000	-5.18%

Total number of properties that were considered “100% complete” in that neighbourhood as of December 31.

The median of the percentage changes in assessment values for each property from **2018 to 2019**.

**How do we calculate this number?**

First, we determine the percentage change in each property’s individual assessment.

Then, we calculate the median of these percentages.

This change does not represent the difference between the 2018 and 2019 median assessments.

The median of percentage changes is a good indicator of value fluctuations within a group of properties.

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
ALBANY	2	227	\$506,500	0.5%	212	\$501,250	-2.27%
ALBERTA AVENUE	7	2,102	\$226,000	-2.8%	1,884	\$228,000	-1.16%
ALDERGROVE	1	1,100	\$367,500	-2.1%	1,086	\$375,000	-0.41%
ALLARD	10	1,314	\$480,500	0.7%	1,095	\$475,000	0.85%
ALLENDALE	10	747	\$409,500	2.6%	548	\$391,250	0.50%
AMBLESIDE	9	1,149	\$539,500	-0.1%	1,099	\$539,000	1.12%
ARGYLL	11	326	\$389,250	2.8%	316	\$376,000	0.51%
ASPEN GARDENS	10	508	\$520,750	3.2%	507	\$504,500	1.49%
ATHLONE	2	977	\$315,500	-3.3%	925	\$329,000	-2.24%
AVONMORE	11	808	\$395,000	2.1%	761	\$386,000	0.65%
BALWIN	7	957	\$294,500	-2.4%	897	\$301,000	-2.08%
BANNERMAN	4	536	\$324,000	-3.6%	528	\$337,500	4.03%
BATURYN	3	1,161	\$331,500	-0.8%	1,145	\$333,500	-1.46%
BEACON HEIGHTS	7	991	\$266,500	-2.5%	968	\$273,500	-2.05%
BEARSPAW	10	582	\$447,250	0.3%	581	\$446,500	2.02%
BEAUMARIS	3	833	\$406,000	-0.8%	831	\$409,500	-1.49%
BELGRAVIA	8	688	\$708,250	6.3%	651	\$651,000	4.08%
BELLE RIVE	3	1,063	\$435,500	-1.3%	1,049	\$442,500	-2.44%
BELLEVUE	7	461	\$330,500	-1.9%	433	\$336,500	4.08%
BELMEAD	1	805	\$388,000	-1.5%	793	\$393,000	0.27%
BELMONT	4	760	\$344,500	-0.6%	755	\$346,500	-1.22%
BELVEDERE	4	806	\$286,750	-1.8%	759	\$291,500	-1.38%
BERGMAN	7	495	\$319,500	-3.0%	491	\$336,500	-1.37%
BEVERLY HEIGHTS	7	1,158	\$306,500	-2.9%	1,104	\$320,500	3.44%
BISSET	12	752	\$338,000	-1.3%	708	\$340,500	-1.64%
BLACKBURNE	10	389	\$442,000	-1.0%	388	\$446,500	0.44%
BLACKMUD CREEK	10	705	\$496,000	-1.3%	701	\$502,500	0.31%
BLUE QUILL	10	511	\$491,000	2.9%	505	\$477,500	3.09%

### LEGEND

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

● Data was not published or not available

△ Sufficient data does not exist to generate this statistic

\* Exception or reinspection neighbourhood

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
BLUE QUILL ESTATES	10	242	\$582,500	-0.6%	242	\$584,000	1.49%
BONNIE DOON	8	970	\$448,500	-1.2%	818	\$448,750	4.97%
BOYLE STREET	6	68	\$292,500	-6.4%	64	\$315,500	-4.71%
BRANDER GARDENS	9	304	\$578,750	-1.5%	304	\$588,500	4.23%
BRECKENRIDGE GREENS	1	492	\$411,500	-1.7%	490	\$418,000	-0.14%
BRINTNELL	4	1,601	\$403,500	-1.2%	1,575	\$407,500	-1.80%
BRITANNIA YOUNGSTOWN	1	802	\$309,500	0.3%	749	\$307,500	0.87%
BROOKSIDE	9	587	\$551,000	-1.4%	584	\$561,250	3.13%
BULYEA HEIGHTS	9	1,064	\$555,000	0.5%	1,061	\$551,500	-0.45%
CAERNARVON	2	910	\$325,000	-1.5%	897	\$330,000	-0.25%
CALDER	2	1,085	\$266,000	-2.3%	936	\$257,750	-1.32%
CALLAGHAN	10	485	\$607,500	-2.4%	479	\$618,000	0.62%
CALLINGWOOD NORTH	5	106	\$358,000	0.4%	106	\$357,750	-0.68%
CAMERON HEIGHTS	5	599	\$665,000	-1.8%	572	\$664,250	3.21%
CANON RIDGE	4	169	\$362,500	0.0%	168	\$364,000	0.61%
CANORA	1	252	\$310,000	-1.8%	235	\$309,000	3.42%
CANOSSA	3	935	\$396,500	-0.8%	930	\$400,500	-1.80%
CAPILANO	8	1,086	\$435,500	-2.5%	1,065	\$445,500	5.76%
CARLISLE	2	746	\$330,000	1.2%	733	\$326,000	-1.17%
CARLTON	2	1,173	\$454,000	-0.3%	1,147	\$453,500	-1.55%
CARTER CREST	9	437	\$570,000	-0.3%	435	\$571,000	3.51%
CASSELMAN	4	336	\$380,500	-0.9%	327	\$384,500	-2.71%
CAVANAGH	10	149	\$361,000	0.0%	74	\$348,000	-3.28%
CENTRAL MCDUGALL	6	112	\$286,750	-2.4%	87	\$288,000	-5.57%
CHAMBERY	3	761	\$497,000	-1.0%	735	\$501,000	-1.36%
CHAPPELLE AREA	9	1,362	\$433,250	0.6%	1,091	\$432,000	0.41%
CHARLESWORTH	12	1,128	\$432,000	-0.3%	1,033	\$430,000	-1.32%

### LEGEND

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

● Data was not published or not available

△ Sufficient data does not exist to generate this statistic

\* Exception or reinspection neighbourhood

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
CLAREVIEW TOWN CENTRE	4	126	\$386,000	-1.4%	123	\$391,500	-1.24%
CLOVERDALE	8	168	\$674,500	-2.6%	168	\$704,500	1.62%
CRAWFORD PLAINS	12	1,102	\$339,000	-0.5%	1,077	\$339,500	-0.86%
CRESTWOOD	1	800	\$652,250	2.9%	786	\$620,000	5.55%
CROMDALE	7	145	\$411,500	-4.5%	142	\$430,000	8.57%
CRYSTALLINA NERA WEST	3	476	\$444,500	-0.9%	388	\$440,500	-0.64%
CUMBERLAND	2	1,726	\$385,250	-1.1%	1,721	\$390,000	-1.64%
CY BECKER	4	375	\$436,500	0.0%	263	\$437,000	-1.01%
DALY GROVE	12	807	\$330,000	-1.1%	772	\$332,500	-1.53%
DECHENE	5	530	\$434,000	-1.0%	528	\$438,000	0.12%
DELTON	7	640	\$260,000	-2.4%	541	\$262,500	-1.02%
DELWOOD	7	1,189	\$314,500	-0.8%	1,134	\$316,000	-2.56%
DESROCHERS AREA	9	258	\$425,500	0.4%	125	\$444,500	-0.63%
DONSDALE	5	380	\$691,250	-2.7%	369	\$707,000	-0.21%
DOVERCOURT	2	739	\$334,000	-1.3%	698	\$337,000	1.62%
DUGGAN	10	1,065	\$391,000	-0.7%	1,045	\$392,000	0.65%
DUNLUCE	3	1,174	\$333,000	-0.9%	1,154	\$336,500	-2.30%
EASTWOOD	7	603	\$241,000	-1.6%	529	\$237,500	-1.52%
EAUX CLAIRES	3	579	\$427,500	-1.2%	574	\$432,000	-1.50%
EBBERS	4	114	\$393,750	1.2%	87	\$388,000	-1.63%
EDGEMONT	5	730	\$456,000	-1.6%	579	\$462,000	-0.44%
EKOTA	11	531	\$346,000	0.0%	523	\$346,000	-1.39%
ELLERSLIE	12	1,075	\$404,000	-1.4%	1,069	\$409,000	-2.30%
ELMWOOD	5	741	\$347,000	-1.1%	719	\$351,500	1.00%
ELMWOOD PARK	7	290	\$288,250	-1.9%	261	\$292,500	-0.15%
ELSINORE	3	593	\$433,000	-1.6%	591	\$441,500	-1.33%
EMPIRE PARK	10	65	\$380,500	4.0%	61	\$366,000	0.97%

### LEGEND

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

● Data was not published or not available

△ Sufficient data does not exist to generate this statistic

\* Exception or reinspection neighbourhood

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
ERMINESKIN	10	340	\$391,250	-0.6%	334	\$391,000	1.84%
EVANSDALE	3	1,110	\$329,000	-1.3%	1,097	\$333,500	-0.62%
FALCONER HEIGHTS	9	452	\$536,500	-3.3%	452	\$553,750	1.10%
FOREST HEIGHTS	8	1,219	\$423,000	-0.3%	1,032	\$426,500	4.25%
FRASER	4	862	\$355,000	-3.3%	804	\$368,000	2.42%
FULTON PLACE	8	800	\$390,500	0.1%	781	\$389,000	0.13%
GARIEPY	5	489	\$507,000	-2.2%	484	\$518,000	3.11%
GARNEAU	8	482	\$527,250	-0.7%	388	\$527,500	5.69%
GLASTONBURY	5	1,343	\$415,000	-1.8%	1,338	\$423,000	-0.53%
GLENGARRY	7	696	\$308,000	-1.8%	676	\$313,000	-1.99%
GLENORA	6	1,124	\$727,250	-0.1%	1,101	\$702,000	6.42%
GLENRIDDING HEIGHTS	9	822	\$488,750	-0.1%	660	\$478,000	Δ
GLENWOOD	1	949	\$326,500	0.0%	866	\$322,500	1.33%
GOLD BAR	8	882	\$383,000	0.7%	859	\$379,000	3.12%
GRANDVIEW HEIGHTS	10	337	\$798,500	2.7%	337	\$773,500	5.22%
GRANVILLE	5	559	\$513,000	-1.4%	499	\$517,000	0.52%
GRAYDON HILL	9	79	\$556,000	1.3%	31	\$568,500	1.21%
GREENFIELD	10	1,302	\$423,500	2.4%	1,284	\$411,500	3.86%
GREENVIEW	11	727	\$386,000	-1.8%	716	\$393,500	-1.22%
GRIESBACH	2	803	\$507,000	-2.0%	713	\$502,000	-2.70%
GROVENOR	6	801	\$384,500	-0.9%	752	\$384,000	4.20%
HADDOW	9	1,080	\$554,000	-3.49%	1,078	\$574,000	3.13%
HAIRSINE	4	244	\$330,000	-0.2%	238	\$329,750	-0.48%
HAWKS RIDGE	1	238	\$492,000	-1.5%	201	\$494,500	0.00%
HAYS RIDGE AREA	9	133	\$919,000	4.0%	103	\$953,000	-2.09%
HAZELDEAN	11	934	\$385,000	2.7%	784	\$370,500	1.15%
HENDERSON ESTATES	9	575	\$656,500	-2.7%	575	\$667,000	4.54%
HIGH PARK	1	570	\$321,500	0.4%	522	\$317,500	0.40%

### 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 this statistic

\* Exception or reinspection neighbourhood

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
HIGHLANDS	7	1,070	\$392,500	-1.7%	993	\$400,500	4.30%
HILLVIEW	11	728	\$343,500	-0.9%	718	\$345,500	-2.24%
HODGSON	9	600	\$586,500	1.0%	598	\$574,250	0.29%
HOLLICK-KENYON	4	1,370	\$405,000	-1.5%	1,352	\$409,500	-1.76%
HOLYROOD	8	1,024	\$418,000	2.3%	969	\$408,000	1.05%
HOMESTEADER	4	494	\$324,250	-0.9%	475	\$326,000	-0.87%
HUDSON	2	523	\$441,500	-1.3%	502	\$445,000	-1.38%
IDYLWYLDE	8	483	\$377,500	3.2%	442	\$361,500	1.44%
INGLEWOOD	2	783	\$349,500	1.6%	721	\$340,000	1.87%
JACKSON HEIGHTS	11	1,104	\$388,000	-1.4%	1,088	\$390,500	-1.01%
JAMIESON PLACE	5	1,251	\$392,000	-1.9%	1,248	\$399,000	-0.47%
JASPER PARK	1	436	\$336,500	0.0%	383	\$335,000	2.28%
KAMEYOSEK	11	279	\$336,500	-1.6%	276	\$342,500	1.26%
KEHEEWIN	10	590	\$419,250	-0.8%	589	\$419,500	1.70%
KENILWORTH	8	876	\$390,000	1.7%	843	\$384,000	0.91%
KENSINGTON	2	1,012	\$306,750	-3.7%	955	\$318,500	-1.50%
KERNOHAN	4	722	\$322,500	-3.5%	713	\$335,000	3.19%
KESWICK AREA	9	476	\$638,250	-1.3%	316	\$643,750	4.46%
KILDARE	7	535	\$318,000	-0.3%	525	\$318,500	-0.46%
KILKENNY	3	1,275	\$328,500	0.5%	1,248	\$326,000	-1.59%
KILLARNEY	7	674	\$301,500	-2.5%	524	\$305,250	-2.50%
KING EDWARD PARK	11	1,180	\$382,000	3.1%	1,030	\$366,000	2.60%
KINGLET GARDENS	1	54	\$596,750	-8.1%	55	\$634,500	Δ
KINISKI GARDENS	11	2,077	\$325,000	-0.9%	2,038	\$326,750	-1.76%
KIRKNESS	4	705	\$327,000	0.5%	701	\$324,000	-2.89%
KLARVATTEN	3	1,537	\$392,000	-1.2%	1,526	\$396,000	-2.34%
LA PERLE	1	968	\$364,750	-1.9%	936	\$371,000	-0.58%
LAGO LINDO	3	1,241	\$340,500	-0.6%	1,234	\$341,500	-1.32%

### 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 this statistic

\* Exception or reinspection neighbourhood

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
LANSDOWNE	10	338	\$635,500	7.5%	336	\$592,500	1.32%
LARKSPUR	12	1,209	\$400,000	-0.6%	1,184	\$401,500	-1.60%
LAUDERDALE	2	625	\$292,000	-4.5%	529	\$299,000	-1.52%
LAUREL	12	1,542	\$441,000	0.2%	1,321	\$434,000	-1.16%
LAURIER HEIGHTS	5	919	\$607,000	-2.2%	909	\$620,000	5.26%
LEE RIDGE	11	372	\$353,250	0.9%	365	\$350,000	0.00%
LEGER	9	624	\$507,250	0.0%	621	\$507,500	0.77%
LENDRUM PLACE	10	594	\$460,000	2.5%	571	\$448,500	3.51%
LORELEI	3	813	\$339,000	-0.3%	809	\$339,000	-1.23%
LYMBURN	5	1,509	\$352,500	-1.5%	1,501	\$358,000	0.00%
LYNNWOOD	5	776	\$383,000	-0.7%	748	\$385,000	2.13%
MACEWAN	9	1,010	\$431,000	-0.5%	1,006	\$432,500	0.38%
MACTAGGART	9	547	\$743,500	-1.6%	546	\$755,000	0.37%
MAGRATH HEIGHTS	9	822	\$751,000	-1.3%	810	\$757,750	0.69%
MALMO PLAINS	10	634	\$458,000	5.8%	616	\$432,750	-0.77%
MAPLE	12	408	\$453,500	-0.3%	339	\$445,000	-2.22%
MATT BERRY	4	1,060	\$422,500	-1.8%	1,037	\$430,000	-2.28%
MAYFIELD	1	772	\$316,000	-1.2%	740	\$319,250	2.55%
MAYLIEWAN	3	1,205	\$424,500	-1.5%	1,186	\$431,000	-2.98%
MCCAULEY	6	699	\$235,000	-0.3%	585	\$231,500	0.24%
MCCONACHIE AREA	4	1,423	\$456,500	-0.4%	1,199	\$454,500	-1.54%
MCKERNAN	8	773	\$497,000	3.7%	616	\$468,000	2.73%
MCLEOD	4	870	\$324,500	0.6%	856	\$321,500	0.16%
MCQUEEN	6	417	\$392,000	5.7%	402	\$369,250	1.65%
MEADOWLARK PARK	1	909	\$359,500	-2.4%	868	\$366,000	1.47%
MENISA	11	754	\$345,500	-0.6%	737	\$347,000	-1.72%
MEYOKUMIN	11	610	\$334,000	-0.4%	593	\$335,000	-0.86%
MEYONOHK	11	524	\$335,000	-0.7%	506	\$336,000	-1.18%

### LEGEND

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

● Data was not published or not available

△ Sufficient data does not exist to generate this statistic

\* Exception or reinspection neighbourhood



## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
MICHAELS PARK	11	442	\$349,500	1.1%	425	\$346,000	-1.38%
MILLER	4	649	\$385,000	-0.6%	642	\$386,000	-2.38%
MINCHAU	12	807	\$332,000	-0.5%	787	\$332,000	-1.01%
MONTROSE	7	979	\$241,500	-1.1%	924	\$241,500	-1.93%
NEWTON	7	1,036	\$289,250	-1.7%	995	\$292,000	-1.97%
NORTH GLENORA	6	703	\$409,500	0.7%	669	\$405,500	2.26%
NORTHMOUNT	7	818	•	•	808	•	•
OGILVIE RIDGE	9	296	\$661,250	0.2%	296	\$659,500	2.55%
OLESKIW	5	906	\$668,250	-3.2%	900	\$692,250	4.55%
OLIVER	6	91	\$505,500	-0.7%	88	\$521,750	6.95%
ORMSBY PLACE	5	1,038	\$421,250	-1.1%	1,028	\$425,500	-1.72%
OTTEWELL	8	2,070	\$404,500	2.0%	2,019	\$396,500	0.94%
OVERLANDERS	4	310	\$333,250	-1.4%	308	\$339,000	-1.26%
OXFORD	2	990	\$415,250	-1.2%	915	\$417,000	-1.14%
OZERNA	3	1,115	\$418,500	-1.3%	1,091	\$424,500	-1.52%
PAISLEY	9	245	\$425,500	0.3%	181	\$419,500	0.65%
PARKALLEN	10	742	\$454,750	2.8%	666	\$440,000	2.77%
PARKDALE	7	989	\$223,500	-2.5%	828	\$223,500	-0.22%
PARKVIEW	1	1,299	\$545,000	-0.7%	1,268	\$536,000	6.32%
PATRICIA HEIGHTS	5	318	\$464,250	-0.3%	314	\$468,750	5.36%
PLEASANTVIEW	10	783	\$445,500	2.4%	721	\$433,500	2.53%
POLLARD MEADOWS	12	694	\$332,500	-0.1%	669	\$332,000	-0.84%
POTTER GREENS	1	471	\$493,000	-2.0%	468	\$501,500	1.04%
PRINCE CHARLES	2	393	\$293,500	1.8%	358	\$287,000	0.90%
PRINCE RUPERT	2	347	\$334,000	-2.7%	298	\$342,500	-2.00%
QUEEN ALEXANDRA	8	696	\$408,000	1.9%	563	\$386,500	4.51%
QUEEN MARY PARK	6	398	\$349,500	4.1%	346	\$334,500	-3.65%
QUESNELL HEIGHTS	5	124	\$735,500	3.0%	121	\$700,500	9.07%

### LEGEND

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

● Data was not published or not available

△ Sufficient data does not exist to generate this statistic

\* Exception or reinspection neighbourhood

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
RAMSAY HEIGHTS	9	726	\$533,500	-2.4%	722	\$544,500	2.96%
RAPPERSWIL	3	610	\$445,750	-0.8%	554	\$447,500	-1.16%
RHATIGAN RIDGE	9	1,012	\$574,500	-2.5%	1,005	\$589,500	3.35%
RICHFIELD	11	473	\$343,500	1.1%	461	\$339,000	-0.96%
RICHFORD	10	130	\$613,750	-1.7%	130	\$636,250	0.11%
RIDEAU PARK	10	274	\$428,250	-0.6%	268	\$431,000	2.08%
RIO TERRACE	5	501	\$482,500	0.1%	500	\$484,500	4.92%
RITCHIE	11	1,034	\$384,000	1.8%	885	\$363,500	1.39%
RIVERDALE	6	349	\$599,500	-2.5%	336	\$608,500	4.45%
RIVERVIEW AREA	5	121	\$828,500	5.8%	115	\$790,000	-1.12%
ROSENTHAL	1	632	\$443,750	0.6%	475	\$445,500	0.13%
ROSSDALE	6	172	\$664,000	-2.3%	166	\$685,750	3.78%
ROSSLYN	2	833	\$301,000	-2.3%	766	\$307,000	-1.27%
ROYAL GARDENS	10	601	\$395,000	0.4%	592	\$393,000	1.51%
RUNDLE HEIGHTS	7	490	\$322,000	-6.7%	484	\$345,500	5.88%
RURAL NORTH EAST SOUTH STURGEON	4	202	\$715,000	0.6%	196	\$707,000	-1.19%
RUTHERFORD	9	1,860	\$473,500	-0.13%	1,852	\$474,500	0.85%
SAKAW	11	948	\$330,000	-0.5%	927	\$331,000	-0.80%
SATOO	11	896	\$336,500	-0.9%	877	\$339,500	-0.82%
SCHONSEE	3	797	\$495,500	-0.5%	749	\$493,500	-2.55%
SECORD	1	1,291	\$446,000	-1.2%	1,094	\$449,000	-0.35%
SHERBROOKE	2	704	\$330,500	-1.3%	626	\$333,500	3.09%
SHERWOOD	1	341	\$294,500	0.7%	320	\$287,000	1.52%
SIFTON PARK	4	255	\$327,000	-0.3%	253	\$329,500	-1.02%
SILVER BERRY	12	1,625	\$397,500	-0.8%	1,581	\$399,000	-1.56%
SKYRATTLER	10	181	\$474,000	6.1%	181	\$444,000	2.55%
SOUTH TERWILLEGAR	9	1,483	\$464,000	-0.1%	1,479	\$463,000	0.14%
SPRUCE AVENUE	2	463	\$289,500	-0.6%	391	\$283,500	-1.30%

### LEGEND

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

● Data was not published or not available

△ Sufficient data does not exist to generate this statistic

\* Exception or reinspection neighbourhood

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
STARLING	1	340	\$516,250	-0.7%	262	\$517,250	0.20%
STEINHAUER	10	577	\$412,000	-0.7%	569	\$414,500	0.65%
STEWART GREENS	1	211	\$454,500	-1.7%	175	\$458,000	1.35%
STRATHCONA	8	1,150	\$485,000	-0.8%	968	\$489,000	5.62%
STRATHEARN	8	598	\$433,750	-0.8%	550	\$435,000	4.92%
SUDER GREENS	1	791	\$424,500	-2.1%	787	\$433,000	-0.66%
SUMMERLEA	1	267	\$391,500	-0.1%	266	\$392,000	0.00%
SUMMERSIDE	12	3,198	\$487,000	-0.3%	3,037	\$479,000	-2.50%
SWEET GRASS	10	447	\$459,500	-1.6%	443	\$466,500	1.20%
TAMARACK	12	1,059	\$409,000	-0.8%	981	\$408,000	-1.59%
TERRACE HEIGHTS	8	512	\$397,500	2.1%	471	\$389,000	0.26%
TERWILLEGAR TOWNE	9	1,491	\$443,000	0.0%	1,487	\$442,500	0.63%
THE HAMPTONS	5	2,349	\$450,500	-1.8%	2,335	\$458,500	-0.75%
THE ORCHARDS AT ELLERSLIE	12	720	\$409,500	0.7%	586	\$415,000	-3.57%
THE UPLANDS	5	76	\$488,750	-4.0%	15	\$991,000	11.22%
THORNCLIFF	5	396	\$350,500	-1.6%	393	\$356,500	1.02%
TIPASKAN	11	425	\$337,500	1.0%	401	\$332,500	-1.52%
TRUMPETER AREA	1	317	\$520,000	-1.1%	282	\$523,500	-1.73%
TWEDDLE PLACE	11	549	\$352,000	-0.3%	531	\$352,500	-1.30%
TWIN BROOKS	10	1,900	\$491,500	-0.4%	1,890	\$494,500	-0.18%
VIRGINIA PARK	7	176	\$378,000	-3.9%	165	\$399,000	7.18%
WALKER	12	1,629	\$460,500	0.3%	1,443	\$456,500	-0.58%
WEBBER GREENS	1	635	\$438,500	-1.7%	617	\$447,000	0.45%
WEDGEWOOD HEIGHTS	5	515	\$537,500	-3.1%	513	\$550,500	0.00%
WEINLOS	12	844	\$321,000	-0.5%	820	\$321,000	-1.36%
WELLINGTON	2	916	\$302,000	-2.0%	876	\$307,000	-2.26%
WEST JASPER PLACE	1	518	\$358,500	0.9%	470	\$349,750	0.88%
WEST MEADOWLARK PARK	1	520	\$348,500	-0.7%	507	\$351,000	0.72%

### LEGEND

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

● Data was not published or not available

△ Sufficient data does not exist to generate this statistic

\* Exception or reinspection neighbourhood

## 2019 ASSESSMENT CHANGE REPORT

# Residential, detached, single-family homes

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Change	Property Count	Median Assessment	2017 - 2018 Median of Percent Change
WESTBROOK ESTATE	10	284	\$966,250	2.9%	281	\$911,000	2.52%
WESTMOUNT	6	1,215	\$486,000	3.8%	1,137	\$461,500	4.39%
WESTRIDGE	5	454	\$587,250	1.9%	454	\$566,750	2.61%
WESTWOOD	2	380	\$285,000	-3.0%	311	\$287,500	-1.38%
WILD ROSE	12	1,933	\$416,000	-0.5%	1,871	\$415,500	-1.81%
WINDERMERE	9	2,250	\$617,250	-1.8%	2,052	\$624,000	3.52%
WINDSOR PARK	8	475	\$915,500	6.2%	447	\$857,000	9.66%
WOODCROFT	2	521	\$372,500	2.5%	476	\$363,500	2.20%
YORK	4	796	\$306,500	-0.2%	779	\$306,500	-1.69%

### LEGEND

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

● Data was not published or not available

△ Sufficient data does not exist to generate this statistic

\* Exception or reinspection neighbourhood