Residential condominiums, townhouses and manufactured homes

SORTED BY: NEIGHBOURHOOD

PUBLISHED JANUARY 3, 2017

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 2017 property assessments have decreased. Condominiums, townhomes, manufactured homes and other types of residential properties (does not include single-family homes) experienced a **2.3%** decrease when compared to 2016 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, 2016 was greater than 50.

GLOSSARY OF TERMS

Neighbourhood	Name of a geographical area as defined by the City of Edmonton.
Ward	This neighbourhood is located within one of Edmonton's 12 municipal wards.
Property Count	Total number of properties that were considered "100% complete" in that neigbourhood as of December 31, 2016.
2017 Median Assessment	The median assessment value for 2017 (based on the number of properties that were considered "100% complete" as of December 31, 2016).
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).
2016-2017 Change in Median Assessment	The percentage change in median assessment values from 2016 to 2017 (based on the number of properties that were considered "100% complete" as of December 31, 2016).
2015-2016 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, 2015).
Five Year Change in Median Assessment	The change in median assessment for properties that were considered "100% complete" over the past five years.

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five Year Change in Median Assessment
		2017	2016	2016-2017	2015-2016	
ABBOTTSFIELD	376	161,000	167,000	-3.6%	4.4%	2.8%
ALBANY	365	226,500	198,000	14.4%	●	◊
ALBERTA AVENUE	317	281,500	277,500	1.4%	2.0%	4.1%
ALDERGROVE	503	203,000	204,000	-0.5%	4.3%	1.5%
ALLARD	627	231,500	340,000	-31.9%	-7.6%	◊
ALLENDALE	351	424,000	443,500	-4.4%	3.1%	2.8%
AMBLESIDE	1,342	265,500	278,500	-4.7%	9.0%	-0.7%
ASPEN GARDENS	139	211,000	218,000	-3.2%	-0.7%	-1.1%
ATHLONE	158	295,750	269,000	9.9%	6.7%	3.6%
AVONMORE	145	368,000	384,250	-4.2%	3.3%	2.2%
BALWIN	295	243,000	238,500	1.9%	-1.4%	3.5%
BANNERMAN	620	178,000	182,000	-2.2%	-1.6%	-0.4%
BARANOW	709	227,500	236,500	-3.8%	1.1%	-0.7%
BATURYN	477	213,000	220,250	-3.3%	1.5%	1.0%
BEACON HEIGHTS	155	219,000	205,000	6.8%	-6.4%	1.9%
BEARSPAW	263	313,000	352,750	-11.3%	2.7%	-0.8%
BEAUMARIS	668	239,000	241,500	-1.0%	3.6%	1.7%
BELGRAVIA	217	431,000	439,000	-1.8%	2.6%	2.8%
BELLE RIVE	120	336,000	337,000	-0.3%	-0.1%	1.3%
BELMEAD	552	212,500	219,000	-3.0%	2.8%	1.3%
BELMONT	893	211,000	221,500	-4.7%	3.0%	0.0%
BELVEDERE	1,144	132,000	143,500	-8.0%	5.1%	-0.4%
BERGMAN	68	210,000	214,500	-2.1%	3.1%	◊
BEVERLY HEIGHTS	56	302,000	301,500	0.2%	-2.9%	2.6%
BISSET	480	203,500	214,000	-4.9%	●	◊
BLACKBURNE	199	371,500	376,000	-1.2%	3.8%	3.0%
BLACKMUD CREEK	289	245,000	261,000	-6.1%	5.9%	0.2%
BLUE QUILL	504	205,000	217,000	-5.5%	0.9%	-0.2%

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Edmonton

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		2017	2016	2016-2017	2015-2016	
BLUE QUILL ESTATES	116	231,500	244,250	-5.2%	1.1%	0.3%
BONNIE DOON	724	360,500	374,000	-3.6%	9.0%	4.8%
BOYLE STREET	1,231	131,000	136,000	-3.7%	1.7%	1.4%
BRANDER GARDENS	572	188,500	202,000	-6.7%	2.1%	0.5%
BRECKENRIDGE GREENS	276	233,250	251,500	-7.3%	3.4%	-1.0%
BRINTNELL	167	318,000	321,500	-1.1%	3.9%	4.6%
BRITANNIA YOUNGSTOWN	*	*	*	*	*	*
BULYEA HEIGHTS	144	419,250	428,250	-2.1%	1.7%	2.7%
CAERNARVON	520	187,000	193,500	-3.4%	-1.8%	0.8%
CALDER	406	290,000	285,500	1.6%	-3.6%	3.8%
CALLAGHAN	536	318,750	326,750	-2.4%	-7.2%	-0.5%
CALLINGWOOD NORTH	692	193,000	200,500	-3.7%	2.8%	-0.1%
CALLINGWOOD SOUTH	1,279	194,500	201,500	-3.5%	1.5%	0.7%
CAMERON HEIGHTS	53	528,000	542,500	-2.7%	-27.4%	◊
CANON RIDGE	762	199,750	224,000	-10.8%	0.0%	-1.5%
CANORA	815	258,500	268,000	-3.5%	4.9%	4.6%
CANOSSA	109	265,000	274,500	-3.5%	0.2%	0.9%
CARLISLE	351	215,000	215,750	-0.3%	2.7%	1.9%
CARLTON	631	286,000	311,000	-8.0%	3.7%	1.1%
CARTER CREST	181	357,500	375,000	-4.7%	6.1%	1.8%
CASSELMAN	864	193,000	198,000	-2.5%	2.3%	0.5%
CAVANAGH	50	348,750	●	●	●	◊
CENTRAL MCDOUGALL	937	117,500	126,500	-7.1%	3.3%	-1.6%
CHAPPELLE AREA	1,051	320,500	336,750	-4.8%	1.1%	-0.3%
CHARLESWORTH	749	303,500	299,500	1.3%	-4.3%	0.7%
CLAREVIEW TOWN CENTRE	1,408	197,500	212,000	-6.8%	1.7%	-1.3%

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five Year Change in Median Assessment
		2017	2016	2016-2017	2015-2016	
CLOVERDALE	296	359,500	375,500	-4.3%	1.1%	-0.8%
CRAWFORD PLAINS	305	196,000	203,500	-3.7%	1.8%	1.7%
CRESTWOOD	54	402,500	431,000	-6.6%	6.3%	-2.3%
CROMDALE	553	157,000	169,000	-7.1%	4.3%	-0.5%
CRYSTALLINA NERA WEST	288	223,000	329,000	-32.2%	●	◊
CUMBERLAND	257	200,000	222,000	-9.9%	4.5%	-1.2%
CY BECKER	157	323,500	335,500	-3.6%	1.5%	◊
DALY GROVE	304	203,000	209,000	-2.9%	3.7%	2.5%
DECHENE	69	369,000	373,500	-1.2%	-3.1%	1.0%
DELTON	178	299,750	293,500	2.1%	-1.8%	3.4%
DELWOOD	178	253,250	260,500	-2.8%	-4.8%	2.7%
DONSDALE	196	216,000	232,500	-7.1%	3.7%	0.1%
DOWNTOWN	4,626	269,500	274,000	-1.6%	4.8%	1.8%
DUGGAN	141	209,500	222,000	-5.6%	0.2%	-0.9%
DUNLUCE	773	180,000	187,000	-3.7%	6.9%	0.2%
EASTWOOD	576	254,000	257,000	-1.2%	-1.2%	4.3%
EAUX CLAIRES	793	199,000	210,250	-5.4%	3.4%	-0.2%
EDGEMONT	332	322,750	329,500	-2.0%	●	◊
EKOTA	259	188,000	202,000	-6.9%	3.3%	1.7%
ELLERSLIE	999	252,000	261,500	-3.6%	5.9%	0.7%
ELMWOOD	54	95,750	105,500	-9.2%	1.4%	-0.7%
ELMWOOD PARK	134	109,000	113,500	-4.0%	10.2%	-0.8%
ELSINORE	219	330,000	341,000	-3.2%	1.5%	1.4%
EMPIRE PARK	*	*	*	*	*	*
ERMINESKIN	1,173	256,500	246,000	4.3%	4.7%	2.3%
EVANSDALE	457	117,500	131,000	-10.3%	-4.4%	-2.7%
EVERGREEN	689	59,000	58,000	1.7%	8.4%	1.6%
FALCONER HEIGHTS	151	378,500	405,500	-6.7%	3.4%	0.1%

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 the 2015-2016 statistic

◊ Sufficient data does not exist to generate the five-year statistic   * Exception or reinspection neighbourhood

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five Year Change in Median Assessment
		2017	2016	2016-2017	2015-2016	
FOREST HEIGHTS	346	379,000	384,500	-1.4%	-1.1%	2.4%
FRASER	481	186,500	182,000	2.5%	1.7%	1.3%
FULTON PLACE	124	309,500	326,000	-5.1%	3.3%	4.0%
GAINER INDUSTRIAL	235	240,500	240,000	0.2%	2.6%	0.2%
GARIEPY	256	301,500	300,000	0.5%	-1.8%	0.9%
GARNEAU	1,709	303,500	314,500	-3.5%	2.8%	1.0%
GLASTONBURY	1,090	259,000	281,500	-8.0%	-1.2%	-0.4%
GLENGARRY	459	208,500	201,000	3.7%	-5.2%	2.3%
GLENORA	357	166,000	170,000	-2.4%	3.7%	1.3%
GLENRIDDING AREA	279	336,500	344,500	-2.3%	-0.9%	◊
GLENWOOD	*	*	*	*	*	*
GRANVILLE	316	292,000	353,500	-17.4%	-5.4%	◊
GRAYDON HILL	75	348,000	342,000	1.8%	●	◊
GREENFIELD	69	295,500	303,000	-2.5%	-0.6%	0.7%
GREENVIEW	277	215,000	217,000	-0.9%	4.6%	1.7%
GRIESBACH	696	330,000	376,500	-12.4%	1.4%	-2.2%
GROVENOR	211	342,000	364,500	-6.2%	0.7%	2.0%
HADDOW	414	272,000	284,500	-4.4%	3.8%	1.0%
HAIRSINE	586	181,000	185,000	-2.2%	0.5%	-0.1%
HAZELDEAN	262	390,250	417,500	-6.5%	3.2%	2.9%
HERITAGE VALLEY TOWN CENTRE AREA	340	188,000	182,500	3.0%	2.1%	◊
HIGH PARK	77	348,000	344,750	0.9%	2.5%	3.6%
HIGHLANDS	116	321,500	319,250	0.7%	0.7%	5.7%
HILLVIEW	363	225,000	237,750	-5.4%	-0.1%	2.4%
HODGSON	377	297,000	302,250	-1.7%	0.4%	0.6%
HOLLICK-KENYON	481	295,000	305,000	-3.3%	2.9%	1.1%
HOLYROOD	69	413,500	423,750	-2.4%	-4.1%	1.4%
HOMESTEADER	457	176,500	182,500	-3.3%	2.2%	0.1%

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		2017	2016	2016-2017	2015-2016	
HUDSON	377	277,500	224,000	23.9%	4.2%	7.2%
IDYLWYLDE	212	243,000	266,750	-8.9%	6.1%	1.8%
INGLEWOOD	912	108,250	107,000	1.2%	6.5%	-3.2%
JACKSON HEIGHTS	178	299,500	312,500	-4.2%	0.8%	2.0%
JAMIESON PLACE	104	284,250	297,250	-4.4%	3.0%	1.7%
JASPER PARK	211	253,500	264,500	-4.2%	3.7%	0.3%
KAMEYOSEK	476	203,250	209,500	-3.0%	0.6%	2.8%
KEHEEWIN	614	241,500	254,500	-5.1%	3.4%	0.8%
KENILWORTH	129	301,000	316,000	-4.7%	2.7%	2.7%
KENSINGTON	374	262,750	274,500	-4.3%	0.5%	2.2%
KERNOHAN	420	238,000	222,000	7.2%	12.1%	5.0%
KESWICK AREA	75	351,500	343,500	2.3%	●	◊
KILDARE	411	161,000	164,500	-2.1%	0.3%	1.1%
KILKENNY	315	170,000	165,500	2.7%	-0.9%	0.6%
KILLARNEY	313	330,000	314,500	4.9%	-5.7%	1.6%
KING EDWARD PARK	493	366,500	371,250	-1.3%	3.8%	4.9%
KINISKI GARDENS	163	155,500	166,000	-6.3%	0.6%	-0.7%
KIRKNESS	442	237,000	243,500	-2.7%	9.2%	4.8%
KLARVATTEN	382	285,750	302,000	-5.4%	3.8%	3.4%
LA PERLE	687	203,000	209,000	-2.9%	-2.6%	1.9%
LAGO LINDO	156	186,000	205,500	-9.5%	-5.5%	-1.2%
LARKSPUR	685	226,500	237,000	-4.4%	5.9%	-2.0%
LAUDERDALE	261	304,000	292,500	3.9%	-4.7%	2.8%
LAUREL	914	330,250	334,500	-1.3%	0.6%	1.1%
LEE RIDGE	427	204,000	220,000	-7.3%	1.9%	0.4%
LEGER	243	336,500	359,000	-6.3%	-0.6%	0.5%
LORELEI	466	188,000	194,500	-3.3%	-2.3%	-0.1%
LYMBURN	554	198,500	201,000	-1.2%	2.8%	0.7%

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five Year Change in Median Assessment
		2017	2016	2016-2017	2015-2016	
MACEWAN	1,378	202,000	221,500	-8.8%	2.5%	-1.2%
MACTAGGART	635	295,000	346,000	-14.7%	3.5%	-4.0%
MAGRATH HEIGHTS	456	342,500	354,250	-3.3%	4.8%	2.0%
MALMO PLAINS	*	*	*	*	*	*
MAPLE	270	347,500	351,500	-1.1%	0.7%	◊
MAPLE RIDGE	855	69,500	69,500	0.0%	7.8%	2.0%
MATT BERRY	236	286,500	304,500	-5.9%	4.3%	1.0%
MAYFIELD	*	*	*	*	*	*
MAYLIEWAN	53	360,000	387,000	-7.0%	2.2%	1.9%
MCCAULEY	191	256,000	260,500	-1.7%	5.3%	2.8%
MCCONACHIE AREA	816	267,500	218,000	22.7%	●	◊
MCKERNAN	277	516,000	525,500	-1.8%	3.1%	4.0%
MCQUEEN	57	92,000	115,500	-20.3%	13.8%	-2.5%
MEADOWLARK PARK	*	*	*	*	*	*
MENISA	128	177,500	183,000	-3.0%	3.1%	1.3%
MEYOKUMIN	344	208,500	215,500	-3.2%	1.4%	1.1%
MEYONOHK	576	190,500	196,000	-2.8%	1.4%	1.4%
MICHAELS PARK	339	221,500	218,000	1.6%	3.1%	2.2%
MILL WOODS TOWN CENTRE	475	211,500	222,500	-4.9%	2.5%	-0.1%
MILLER	373	277,000	282,000	-1.8%	2.4%	2.0%
MINCHAU	222	208,500	221,000	-5.7%	0.5%	1.7%
MONTROSE	215	255,500	235,500	8.5%	0.9%	4.5%
NEWTON	131	262,000	257,000	1.9%	-0.3%	3.5%
NORTHMOUNT	264	171,500	180,000	-4.7%	2.6%	0.2%
OGILVIE RIDGE	65	372,000	395,500	-5.9%	2.9%	1.6%
OLESKIW	165	555,000	594,000	-6.6%	-2.9%	0.4%
OLIVER	7,451	223,500	234,500	-4.7%	6.1%	1.1%
ORMSBY PLACE	726	195,500	201,500	-3.0%	1.8%	0.6%

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		2017	2016	2016-2017	2015-2016	
OTTEWELL	282	144,000	145,500	-1.0%	7.0%	1.3%
OVERLANDERS	143	179,500	188,000	-4.5%	2.2%	0.1%
OXFORD	454	297,000	303,500	-2.1%	3.1%	1.1%
OZERNA	311	291,000	298,500	-2.5%	2.1%	1.6%
PAISLEY	168	333,500	334,000	-0.1%	-5.9%	◊
PARKALLEN	191	375,000	386,000	-2.8%	3.8%	2.9%
PARKDALE	593	178,500	189,500	-5.8%	3.0%	1.0%
PATRICIA HEIGHTS	109	154,000	167,500	-8.1%	10.2%	1.9%
PEMBINA	367	194,500	208,000	-6.5%	3.2%	-2.1%
PLEASANTVIEW	718	221,750	228,500	-3.0%	0.0%	-0.5%
POLLARD MEADOWS	682	206,500	214,750	-3.8%	2.5%	1.4%
POTTER GREENS	101	467,000	496,500	-5.9%	3.4%	0.5%
PRINCE CHARLES	187	308,000	314,500	-2.1%	7.5%	3.2%
PRINCE RUPERT	172	132,000	134,000	-1.5%	4.3%	-2.1%
QUEEN ALEXANDRA	933	288,000	299,500	-3.8%	13.6%	4.0%
QUEEN MARY PARK	1,893	175,500	176,000	-0.3%	1.7%	1.2%
RAMSAY HEIGHTS	380	231,000	236,500	-2.3%	-1.9%	0.6%
RAPPERSWIL	325	337,000	345,000	-2.3%	3.8%	◊
RHATIGAN RIDGE	121	396,000	400,000	-1.0%	1.1%	3.5%
RICHFIELD	219	205,000	215,000	-4.7%	2.9%	1.2%
RICHFORD	217	370,000	374,250	-1.1%	●	◊
RIDEAU PARK	274	221,500	243,500	-9.0%	5.0%	-0.9%
RITCHIE	862	297,500	314,000	-5.3%	5.0%	1.4%
RIVER VALLEY HERMITAGE	62	198,000	227,000	-12.8%	1.7%	-2.7%
RIVERDALE	474	340,500	363,500	-6.3%	1.5%	0.3%
ROSENTHAL	389	339,000	335,500	1.0%	-6.5%	◊
ROSSDALE	184	302,000	324,250	-6.9%	4.3%	2.7%
ROSSLYN	205	250,500	244,500	2.5%	-9.6%	3.6%

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		2017	2016	2016-2017	2015-2016	
ROYAL GARDENS	436	177,250	181,000	-2.1%	5.2%	0.7%
RUNDLE HEIGHTS	481	122,000	122,000	0.0%	3.4%	-2.3%
RUTHERFORD	2,256	269,500	284,000	-5.1%	3.6%	-0.6%
SAKAW	282	215,000	227,500	-5.5%	2.6%	3.0%
SATOO	322	213,500	221,250	-3.5%	2.5%	2.2%
SCHONSEE	457	269,000	274,000	-1.8%	6.0%	1.0%
SECORD	373	314,500	319,000	-1.4%	1.3%	◊
SHERBROOKE	*	*	*	*	*	*
SHERWOOD	149	123,000	116,750	5.4%	4.5%	2.0%
SIFTON PARK	151	196,000	198,500	-1.3%	-0.5%	-0.2%
SILVER BERRY	967	269,000	277,500	-3.1%	0.5%	0.4%
SKYRATTLER	920	188,000	201,250	-6.6%	2.7%	0.6%
SOUTH TERWILLEGAR	2,116	276,000	292,000	-5.5%	5.4%	◊
SPRUCE AVENUE	167	313,000	292,000	7.2%	-0.3%	8.3%
STARLING	168	345,750	355,500	-2.7%	1.2%	◊
STEINHAUER	178	225,000	240,500	-6.4%	1.1%	1.2%
STRATHCONA	1,867	248,500	256,500	-3.1%	4.9%	2.7%
STRATHEARN	92	344,250	352,500	-2.3%	9.0%	19.5%
SUDER GREENS	253	289,500	304,750	-5.0%	2.1%	2.9%
SUMMERLEA	320	196,000	214,000	-8.4%	3.9%	-0.7%
SUMMERSIDE	1,544	294,500	310,000	-5.0%	6.0%	0.6%
SWEET GRASS	558	180,500	186,500	-3.2%	3.6%	1.0%
TAMARACK	478	315,250	314,500	0.2%	7.7%	1.5%
TAWA	863	238,000	251,000	-5.2%	3.7%	0.0%
TERRA LOSA	1,173	220,500	240,500	-8.3%	3.7%	-0.9%
TERRACE HEIGHTS	166	129,000	135,750	-5.0%	7.3%	-2.7%
TERWILLEGAR TOWNE	846	293,000	310,500	-5.6%	1.8%	0.6%
THE HAMPTONS	1,577	295,000	308,000	-4.2%	4.4%	2.1%

Edmonton

Neighbourhood	Property Count	Median Assessment		Change in Median Assessment		Five Year Change in Median Assessment
		2017	2016	2016-2017	2015-2016	
THE ORCHARDS AT ELLERSLIE	482	323,000	338,500	-4.6%	0.4%	◊
THORNCLIFF	332	219,750	221,500	-0.8%	0.2%	1.5%
TIPASKAN	414	185,000	191,500	-3.4%	5.2%	3.1%
TRUMPETER AREA	253	341,500	350,000	-2.4%	-4.8%	◊
TWEDDLE PLACE	213	211,000	219,500	-3.9%	3.8%	2.3%
TWIN BROOKS	368	324,500	340,750	-4.8%	2.0%	-0.4%
WALKER	1,774	309,500	317,000	-2.4%	3.3%	0.6%
WEBBER GREENS	98	347,250	359,500	-3.4%	1.8%	◊
WEINLOS	287	147,000	156,000	-5.8%	5.1%	1.2%
WEIR INDUSTRIAL	*	*	*	*	*	*
WELLINGTON	80	250,500	241,000	3.9%	-6.9%	4.3%
WEST JASPER PLACE	236	91,250	105,000	-13.1%	2.2%	-4.8%
WEST MEADOWLARK PARK	*	*	*	*	*	*
WESTMOUNT	1,423	212,500	217,250	-2.2%	6.2%	2.0%
WESTVIEW VILLAGE	859	52,500	53,000	-0.9%	8.2%	0.7%
WESTWOOD	425	179,500	176,000	2.0%	11.6%	4.3%
WILD ROSE	591	261,000	269,500	-3.2%	26.2%	6.0%
WINDERMERE	1,557	330,000	335,000	-1.5%	-6.6%	0.4%
WINDSOR PARK	60	619,500	863,000	-28.2%	-26.3%	1.1%
WINTERBURN INDUSTRIAL AREA WEST	200	107,000	110,000	-2.7%	12.8%	2.2%
WOODCROFT	133	255,500	291,750	-12.4%	27.5%	4.4%
YORK	299	189,500	196,500	-3.6%	6.2%	-0.2%

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 the five-year statistic

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

* Exception or reinspection neighbourhood