

2019 ASSESSMENT CHANGE REPORT

Residential, condominiums

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 condominiums 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 decreased. This residential market experienced a **4.5%** decrease in assessed value.

The typical condominium in Edmonton is assessed at **\$193,500**.

This report outlines the median assessment values for condominiums (does not include single family homes, 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

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 neighbourhood as of December 31.
2019 Median Assessment	The median assessment value for 2019 (based on the number of properties that were considered "100% complete" as of December 31, 2018).
2018 Median Assessment	The median assessment value for 2018 (based on the number of properties that were considered "100% complete" as of December 31, 2017).
2018-2019 Median of Percent Change	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).
2017-2018 Median of Percent Change	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).



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.

In 2019, the total property count includes rental condominium walk-up units.

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.

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		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%
ALBANY	2	350	\$201,250	0.56%	350	\$213,500	-2.82%
ALBERTA AVENUE	7	77	\$269,000	-1.90%	45	\$277,000	-3.11%
ALDERGROVE	1	488	\$180,500	-4.66%	252	\$198,500	-4.93%
ALLARD	10	494	\$193,000	-6.08%	452	\$195,500	-2.91%
ALLENDALE	10	55	\$383,000	-0.45%	39	\$410,000	-5.57%
AMBLESIDE	9	983	\$214,500	-6.83%	978	\$233,500	-4.87%
ASPEN GARDENS	10	139	\$150,000	-17.80%	139	\$180,500	-12.69%
ATHLONE	2	97	\$250,500	-0.50%	65	\$290,000	-0.17%
AVONMORE	11	86	\$312,250	-5.91%	86	\$333,250	-4.10%
BALWIN	7	108	\$78,000	-10.81%	100	\$87,750	-1.97%
BANNERMAN	4	593	\$160,500	-2.51%	407	\$171,500	-6.79%
BARANOW	2	730	\$207,000	-7.35%	723	\$223,000	-2.11%
BATURYN	3	386	\$186,000	-4.01%	360	\$193,500	-5.43%
BEACON HEIGHTS	7	84	\$63,750	-5.21%	50	\$78,250	-1.30%
BEARSPAW	10	258	\$283,500	-2.61%	258	\$288,000	-4.65%
BEAUMARIS	3	621	\$199,500	-8.36%	575	\$224,000	-6.08%
BELGRAVIA	8	185	\$399,500	-2.82%	185	\$407,500	0.00%
BELLE RIVE	3	99	\$276,000	-2.13%	99	\$282,000	-6.49%
BELMEAD	1	518	\$196,000	-2.01%	518	\$195,000	-6.11%
BELMONT	4	578	\$187,500	-4.26%	578	\$194,000	-5.10%
BELVEDERE	4	1,015	\$99,000	-10.26%	991	\$118,500	-3.27%
BISSET	12	341	\$103,000	-8.23%	321	\$113,500	-6.90%
BLACKBURNE	10	198	\$320,750	-6.34%	198	\$333,250	-3.78%
BLACKMUD CREEK	10	244	\$205,500	-7.43%	244	\$224,000	-5.28%
BLUE QUILL	10	489	\$188,000	-6.45%	480	\$194,000	-3.66%
BLUE QUILL ESTATES	10	96	\$210,000	-3.81%	96	\$216,000	-5.05%
BONNIE DOON	8	434	\$247,250	-9.46%	372	\$268,000	-2.13%

LEGEND

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		Property Count	Median Assessment	2018 - 2019 Median of Percent Changes	Property Count	Median Assessment	2017 - 2018 Median of Percent Changes
BOYLE STREET	6	1,222	\$108,000	-5.92%	906	\$140,500	-4.00%
BRANDER GARDENS	9	572	\$175,500	-3.81%	536	\$193,750	-2.03%
BRECKENRIDGE GREENS	1	274	\$211,500	-5.94%	245	\$227,500	-3.26%
BRINTNELL	4	123	\$268,000	-1.91%	123	\$270,500	-6.83%
BRITANNIA YOUNGSTOWN	1	627	\$86,500	-4.09%	364	\$139,750	0.47%
BULYEA HEIGHTS	9	154	\$376,750	-0.47%	141	\$389,500	-4.20%
CAERNARVON	2	480	\$165,500	-2.98%	480	\$169,500	-4.68%
CALDER	2	97	\$154,000	-4.97%	95	\$161,000	-4.51%
CALLAGHAN	10	384	\$280,000	-4.07%	354	\$292,500	-3.45%
CALLINGWOOD NORTH	5	670	\$176,500	-3.59%	581	\$189,500	-4.18%
CALLINGWOOD SOUTH	5	1,279	\$170,500	-6.13%	967	\$208,500	-5.60%
CANON RIDGE	4	761	\$187,000	-6.47%	761	\$199,000	-3.67%
CANORA	1	442	\$94,000	-2.49%	277	\$121,000	-4.57%
CANOSSA	3	89	\$252,000	-2.04%	89	\$256,500	-2.01%
CARLISLE	2	276	\$183,000	-2.88%	253	\$191,000	-3.15%
CARLTON	2	392	\$255,500	-2.62%	392	\$268,500	-2.69%
CARTER CREST	9	179	\$318,500	-2.49%	179	\$330,000	-7.44%
CASSELMAN	4	854	\$176,500	-2.93%	805	\$183,000	-4.84%
CENTRAL MCDOUGALL	6	871	\$110,000	-3.89%	667	\$138,500	-3.50%
CHAPPELLE AREA	9	400	\$260,500	-3.29%	378	\$261,250	-3.20%
CHARLESWORTH	12	335	\$193,000	-5.04%	256	\$204,500	-3.09%
CLAREVIEW TOWN CENTRE	4	1,361	\$182,500	-6.09%	1,361	\$194,500	-3.32%
CLOVERDALE	8	254	\$332,000	-3.59%	254	\$348,000	-0.80%
CRAWFORD PLAINS	12	159	\$175,500	-1.75%	118	\$181,500	-8.97%
CROMDALE	7	549	\$127,000	-6.67%	485	\$159,500	-2.59%
CRYSTALLINA NERA WEST	3	302	\$206,500	-5.32%	273	\$213,000	-3.43%

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CUMBERLAND	2	253	\$178,500	-7.57%	253	\$196,500	-2.46%
CY BECKER	4	52	\$300,000	-0.33%	40	\$300,500	-2.35%
DALY GROVE	12	230	\$180,500	-0.81%	211	\$183,500	-6.30%
DECHENE	5	67	\$341,500	-0.89%	67	\$345,500	-5.56%
DONSDALE	5	194	\$190,250	-8.22%	192	\$216,000	-2.39%
DOWNTOWN	6	4,773	\$258,000	-3.71%	4,547	\$273,000	-1.53%
DUGGAN	10	123	\$194,000	-3.78%	123	\$202,500	-5.30%
DUNLUCE	3	345	\$185,000	-2.37%	298	\$190,000	-2.98%
EASTWOOD	7	268	\$78,500	-4.35%	145	\$104,500	-8.95%
EAUX CLAIRES	3	626	\$174,750	-6.13%	626	\$185,250	-1.60%
EBBERS	4	79	\$184,500	-5.18%	79	\$197,000	Δ
EDGEMONT	5	140	\$281,000	-5.03%	140	\$291,500	-3.70%
EKOTA	11	197	\$187,000	-1.72%	197	\$196,000	0.00%
ELLERSLIE	12	760	\$231,500	-3.85%	760	\$235,500	-5.96%
ELMWOOD PARK	7	76	\$81,250	-9.09%	52	\$97,250	-4.71%
ELSINORE	3	172	\$309,000	-2.81%	159	\$325,500	-0.85%
EMPIRE PARK	10	587	\$161,500	-7.70%	236	\$228,750	-4.17%
ERMINESKIN	10	1,077	\$242,500	-2.67%	908	\$259,250	-5.91%
EVANSDALE	3	444	\$96,500	-1.13%	204	\$180,000	-5.01%
FALCONER HEIGHTS	9	151	\$362,500	-5.12%	151	\$380,500	-3.55%
FOREST HEIGHTS	8	95	\$220,500	-8.32%	88	\$244,250	-3.71%
FRASER	4	235	\$91,500	-24.32%	235	\$124,500	-2.34%
FULTON PLACE	8	104	\$275,500	-5.76%	104	\$295,000	-3.32%
GARNEAU	8	1,515	\$265,500	-3.20%	1,378	\$293,000	-2.91%
GLASTONBURY	5	1,086	\$242,750	-4.47%	1,014	\$265,500	-3.03%
GLENGARRY	7	168	\$133,500	-6.20%	168	\$144,500	-9.86%
GLENORA	6	339	\$144,000	0.56%	297	\$148,000	-11.14%
GLENWOOD	1	717	\$146,000	-5.31%	539	\$190,500	-2.78%

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GRANVILLE	5	207	\$273,000	-1.41%	207	\$276,500	-3.06%
GRAYDON HILL	9	54	\$299,250	0.08%	30	\$297,500	Δ
GREENVIEW	11	167	\$200,500	-3.72%	167	\$204,000	-4.53%
GRIESBACH	2	604	\$288,500	-5.13%	496	\$319,500	-5.76%
GROVENOR	6	103	\$304,500	-3.17%	89	\$314,000	-2.33%
HADDOW	9	377	\$250,000	-3.85%	367	\$266,000	-5.04%
HAIRSINE	4	475	\$169,500	-2.63%	475	\$174,000	-5.22%
HAZELDEAN	11	62	\$194,000	-5.41%	62	\$207,250	5.18%
HERITAGE VALLEY TOWN CENTRE AREA	9	340	\$167,500	-0.59%	340	\$173,250	-8.16%
HILLVIEW	11	286	\$198,500	-3.74%	274	\$208,500	-4.22%
HODGSON	9	375	\$266,000	-4.29%	375	\$278,000	-5.15%
HOLLICK-KENYON	4	238	\$194,500	-7.45%	238	\$214,500	-4.04%
HOMESTEADER	4	371	\$162,000	-2.52%	327	\$170,000	-4.82%
HUDSON	2	220	\$162,000	-6.55%	220	\$174,500	-6.97%
IDYLWYLDE	8	152	\$195,500	-7.46%	148	\$227,000	-2.32%
INGLEWOOD	2	489	\$94,000	-5.31%	313	\$122,000	-1.29%
JACKSON HEIGHTS	11	162	\$274,000	-4.57%	162	\$282,000	-6.10%
JAMIESON PLACE	5	108	\$271,750	0.00%	105	\$269,500	-4.56%
JASPER PARK	1	147	\$199,000	-3.24%	135	\$199,500	-2.28%
KAMEYOSEK	11	442	\$189,000	-2.65%	442	\$196,500	-2.89%
KEHEEWIN	10	570	\$216,500	-6.90%	532	\$230,000	-2.25%
KENSINGTON	2	219	\$255,000	-3.58%	219	\$268,000	-0.46%
KERNOHAN	4	387	\$202,500	-1.61%	387	\$203,000	-5.24%
KILDARE	7	300	\$145,500	-3.96%	300	\$151,500	-5.90%
KILKENNY	3	282	\$149,000	-2.27%	282	\$156,500	-7.32%
KING EDWARD PARK	11	485	\$198,000	-2.63%	390	\$216,000	-1.27%
KINISKI GARDENS	11	128	\$132,500	-7.34%	128	\$145,000	-2.53%
KIRKNESS	4	337	\$182,500	-2.49%	332	\$193,250	-5.13%

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KLARVATTEN	3	300	\$263,000	-3.40%	300	\$272,500	-4.02%
LA PERLE	1	638	\$180,000	-5.52%	602	\$196,000	-2.08%
LAGO LINDO	3	138	\$174,500	0.28%	111	\$180,000	-4.68%
LARKSPUR	12	715	\$208,500	-5.78%	699	\$222,500	-4.19%
LAUREL	12	175	\$191,000	-4.20%	163	\$198,500	-3.19%
LEE RIDGE	11	268	\$188,500	-3.67%	268	\$195,000	-4.08%
LEGER	9	157	\$301,000	-1.84%	157	\$311,500	-5.59%
LORELEI	3	425	\$172,500	-2.05%	309	\$190,000	-4.99%
LYMBURN	5	395	\$187,000	-2.64%	395	\$194,500	-4.79%
MACEWAN	9	1,135	\$174,000	-8.10%	917	\$196,500	-2.34%
MACTAGGART	9	615	\$234,500	-4.40%	615	\$235,500	-5.99%
MAGRATH HEIGHTS	9	361	\$302,500	-2.11%	361	\$317,500	-2.31%
MALMO PLAINS	10	98	\$256,250	-2.19%	98	\$264,500	-4.22%
MATT BERRY	4	174	\$185,000	-10.37%	174	\$206,750	-1.46%
MAYFIELD	1	95	\$99,500	-9.18%	95	\$112,500	2.84%
MCCONACHIE AREA	4	522	\$172,500	-6.61%	522	\$188,250	-1.24%
MEADOWLARK PARK	1	284	\$248,500	-6.62%	284	\$268,500	-4.95%
MENISA	11	92	\$163,000	-1.51%	84	\$165,500	-6.46%
MEYOKUMIN	11	290	\$192,000	-4.00%	290	\$200,000	-4.26%
MEYONOHK	11	349	\$179,500	-3.43%	349	\$183,000	-4.71%
MICHAELS PARK	11	305	\$182,000	-5.81%	305	\$198,500	-4.92%
MILL WOODS TOWN CENTRE	11	475	\$182,500	-7.52%	475	\$197,500	-5.96%
MILLER	4	369	\$249,000	-4.05%	369	\$259,500	-4.58%
MINCHAU	12	131	\$182,000	-2.46%	131	\$192,500	-6.04%
MONTROSE	7	99	\$102,000	-3.61%	77	\$148,000	-3.33%
NEWTON	7	52	\$122,500	-9.93%	41	\$132,500	-4.58%
NORTHMOUNT	7	254	\$154,000	-4.64%	254	\$161,500	-5.77%
OGILVIE RIDGE	9	65	\$359,500	1.84%	65	\$351,500	-4.47%

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OLESKIW	5	87	\$581,000	-0.72%	87	\$583,000	-0.88%
OLIVER	6	7,420	\$206,500	-3.95%	6,356	\$236,000	-3.55%
ORMSBY PLACE	5	718	\$183,000	-2.66%	718	\$188,000	-3.78%
OTTEWELL	8	158	\$77,500	-24.39%	117	\$107,500	-3.43%
OVERLANDERS	4	142	\$168,500	-2.45%	142	\$171,500	-3.98%
OXFORD	2	267	\$246,500	-8.20%	267	\$256,000	0.22%
OZERNA	3	193	\$143,000	-10.17%	193	\$160,500	-3.16%
PAISLEY	9	77	\$276,000	0.90%	47	\$273,000	-0.39%
PARKALLEN	10	121	\$297,000	-4.82%	112	\$341,250	-0.24%
PARKDALE	7	404	\$147,500	-7.63%	382	\$158,000	-3.60%
PATRICIA HEIGHTS	5	108	\$127,500	-16.32%	108	\$151,500	-0.35%
PEMBINA	2	389	\$190,500	-4.61%	385	\$201,000	0.76%
PLEASANTVIEW	10	546	\$200,000	-6.15%	450	\$203,000	-3.08%
POLLARD MEADOWS	12	606	\$192,000	-5.46%	606	\$195,500	-3.64%
POTTER GREENS	1	98	\$446,000	-2.52%	98	\$454,500	-1.74%
PRINCE CHARLES	2	73	\$277,000	-1.36%	73	\$270,000	-3.87%
PRINCE RUPERT	2	115	\$107,500	-0.46%	85	\$117,500	1.45%
QUEEN ALEXANDRA	8	718	\$223,250	-4.89%	582	\$257,250	-2.63%
QUEEN MARY PARK	6	1,826	\$165,500	-4.32%	1,616	\$184,000	-1.39%
RAMSAY HEIGHTS	9	364	\$215,000	-4.69%	325	\$239,000	-3.26%
RICHFIELD	11	137	\$185,500	-3.15%	133	\$190,500	-4.60%
RICHFORD	10	248	\$323,750	-2.17%	248	\$325,250	-6.07%
RIDEAU PARK	10	269	\$197,500	-10.35%	178	\$232,500	1.12%
RITCHIE	11	661	\$264,000	-4.49%	623	\$283,500	-0.16%
RIVER VALLEY HERMITAGE	4	62	\$178,000	-8.97%	62	\$195,250	-1.53%
RIVERDALE	6	282	\$297,000	-5.34%	278	\$310,000	-0.31%
ROSENTHAL	1	324	\$274,500	-4.62%	273	\$278,000	-5.09%
ROSSDALE	6	116	\$257,000	-5.94%	116	\$277,000	7.16%

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ROYAL GARDENS	10	375	\$155,000	-6.25%	308	\$161,000	-3.47%
RUNDLE HEIGHTS	7	294	\$118,500	0.83%	286	\$119,750	-3.53%
RUTHERFORD	9	1,814	\$207,750	-6.58%	1,777	\$222,000	-3.80%
SAKAW	11	197	\$193,500	-2.30%	169	\$197,500	-3.70%
SATOO	11	280	\$189,750	-4.25%	196	\$215,250	-4.67%
SCHONSEE	3	454	\$256,500	-5.03%	374	\$239,750	2.11%
SECORD	1	183	\$290,000	-1.47%	168	\$294,500	-2.02%
SHERBROOKE	2	220	\$152,500	-1.23%	202	\$159,000	0.91%
SHERWOOD	1	113	\$76,500	-4.28%	48	\$242,250	-0.20%
SIFTON PARK	4	120	\$184,500	-4.74%	120	\$188,500	0.00%
SILVER BERRY	12	442	\$205,250	-5.50%	442	\$216,500	-4.63%
SKYRATTLER	10	342	\$100,500	-2.75%	96	\$216,500	-6.48%
SOUTH TERWILLEGAR	9	1,635	\$200,500	-6.72%	1,635	\$217,000	-2.58%
SPRUCE AVENUE	2	79	\$85,000	-9.02%	68	\$182,000	-2.47%
STEINHAUER	10	171	\$197,000	-3.81%	171	\$212,000	-7.73%
STRATHCONA	8	1,721	\$206,000	-4.94%	1,552	\$235,500	-3.87%
SUDER GREENS	1	184	\$251,750	-3.98%	184	\$265,500	-4.71%
SUMMERLEA	1	186	\$196,250	-6.40%	186	\$214,750	-3.95%
SUMMERSIDE	12	685	\$260,000	-3.43%	685	\$265,000	-5.36%
SWEET GRASS	10	553	\$163,000	-7.18%	486	\$214,500	-5.37%
TAMARACK	12	211	\$261,500	-1.64%	202	\$265,500	-4.85%
TAWA	11	863	\$224,500	-2.69%	863	\$230,500	-4.28%
TERRA LOSA	1	1,173	\$196,500	-7.54%	1,173	\$214,000	-3.55%
TERRACE HEIGHTS	8	106	\$89,500	-7.86%	59	\$127,000	-0.49%
TERWILLEGAR TOWNE	9	622	\$247,000	-1.82%	622	\$254,000	-7.11%
THE HAMPTONS	5	842	\$235,000	-5.16%	839	\$249,500	-3.60%
THE ORCHARDS AT ELLERSLIE	12	158	\$262,500	-1.89%	135	\$267,000	-4.46%
THORNCLIFF	5	300	\$206,000	-3.46%	300	\$212,500	-2.26%

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, condominiums

SORTED BY: NEIGHBOURHOOD



REVISED JANUARY 8, 2019

Neighbourhood	Ward	2019			2018		
		Property Count	Median Assessment	2018 - 2019 Median of Percent Changes	Property Count	Median Assessment	2017 - 2018 Median of Percent Changes
TIPASKAN	11	192	\$175,500	-3.34%	165	\$183,000	-4.33%
TRUMPETER AREA	1	58	\$295,500	-1.66%	48	\$301,000	-2.54%
TWEDDLE PLACE	11	176	\$184,250	-2.13%	176	\$188,250	-7.02%
TWIN BROOKS	10	357	\$303,000	-4.07%	357	\$313,500	-4.47%
WALKER	12	959	\$202,500	-5.58%	941	\$214,500	-3.79%
WEBBER GREENS	1	60	\$339,500	0.89%	60	\$336,750	-6.16%
WEINLOS	12	244	\$129,000	-3.35%	216	\$138,000	-3.79%
WEST JASPER PLACE	1	175	\$66,500	-4.90%	104	\$85,750	-5.98%
WEST MEADOWLARK PARK	1	502	\$161,000	-4.52%	502	\$174,250	-3.11%
WESTMOUNT	6	1,267	\$184,000	-4.76%	1,091	\$211,000	-1.30%
WESTWOOD	2	259	\$101,000	-6.57%	154	\$138,250	-2.75%
WILD ROSE	12	466	\$170,000	-10.53%	466	\$193,000	-3.74%
WINDERMERE	9	842	\$205,500	-5.00%	820	\$220,500	-5.65%
WOODCROFT	2	79	\$186,000	-7.62%	79	\$203,000	-0.89%
YORK	4	211	\$163,500	-5.43%	211	\$174,000	-4.29%

LEGEND

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