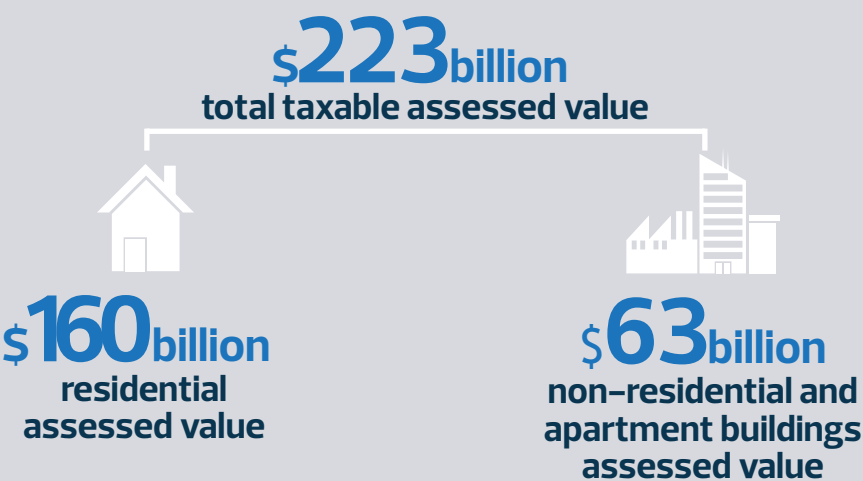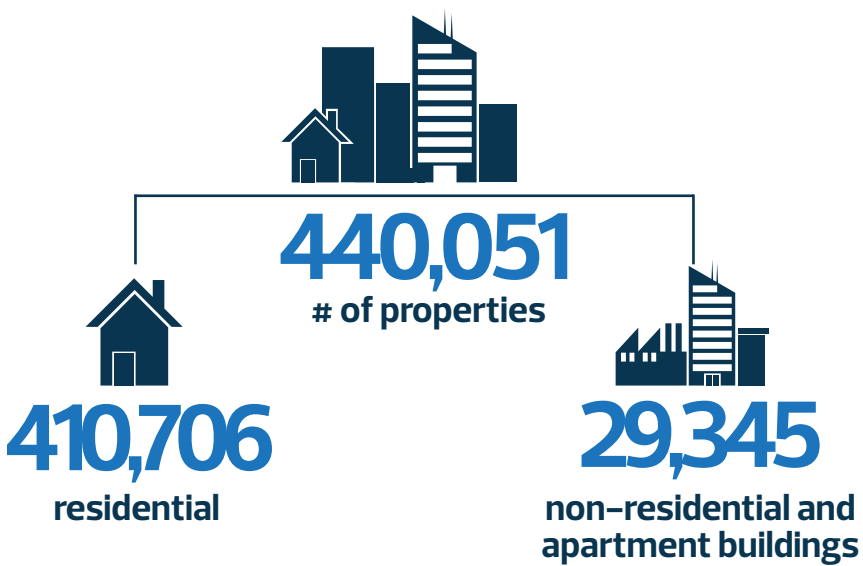# EDMONTON PROPERTY ASSESSMENT:

2026 OVERVIEW

JULY
1

2026 property assessment notices reflect Edmonton market conditions as of July 1, 2025

440,051
# of properties

410,706
residential

29,345
non–residential and apartment buildings

$223 billion
total taxable assessed value

$160 billion
residential assessed value

$63 billion
non–residential and apartment buildings assessed value

EDMONTON PROPERTY ASSESSMENT:

RESIDENTIAL PROPERTIES

JULY 1

2026 property assessment notices reflect Edmonton market conditions as of July 1, 2025

$**160** billion
total residential taxable assessed value

median assessed value for a single–family home
$**492,500**

median assessed value of condos
$**208,000**

change in assessed value of 5.3%

change in assessed value of 7.76%

median of percent changes by neigbourhoods, typical detached homes

increased the most

	between July 1, 2024 and July 1, 2025
Sherwood	+16.0%
Glengarry	+15.7%
Westwood	+15.0%
Wellington	+14.9%
Elmwood Park	+14.6%

decreased, or increased the least

	between July 1, 2024 and July 1, 2025
Mattson	− 1.3%
Aster	+ 0.0%
Boyle Street	+ 0.2%
Riverview Area	+ 0.6%
Belgravia	+ 0.6%

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EDMONTON PROPERTY ASSESSMENT:

HISTORY

total # of properties

429,273	433,561	440,051
2024	2025	2026

**median assessed value
of a single–family, detached home**

$428,500	$465,000	$492,500
2024	2025	2026

**median assessed value
of condominiums**

$172,000	$190,000	$208,000
2024	2025	2026

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EDMONTON PROPERTY ASSESSMENT:

MULTI- AND NON-RESIDENTIAL

JULY 1

2026 property assessment notices reflect Edmonton market conditions as of July 1, 2025

29,345
# of non-residential and apartment buildings

$63 billion
taxable assessed value

median of percent changes in property values

Hotel/Motel	10.3%
Retail	3.7%
Downtown Offices	-3.1%
Suburban Offices	4.5%
Shopping Centres	3.7%
Industrial	6.9%
Non-Residential Land	3.6%

Multi-residential (apartment buildings)	7.1%

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