



Because every property is unique, not all neighbourhoods or single-family, detached homes reflect the city-wide median change in assessed property values.

Every year, the City updates market values for all properties within Edmonton as required by provincial legislation. This market value update is then used to determine the amount of municipal and provincial education property taxes property owners pay in relation to the value of the real estate they own.

Between July 1, 2024 and July 1, 2025, a typical single-family, detached home in Edmonton saw an increase in values of **5.16% per cent**. The typical single-family, detached home in Edmonton is assessed at **\$492,500**.

This report outlines the median assessed values for single-family, detached 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, 2025, 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, 2025.
2026 Median Assessment	The median assessment value for 2026 (based on the number of properties that were considered "100% complete" as of December 31, 2025).
2025 Median Assessment	The median assessment value for 2025 (based on the number of properties that were considered "100% complete" as of December 31, 2024).
2025-2026 Change in Median Assessment	The median of the percentage change in assessment values from 2025 to 2026 (based on the number of properties that were considered "100% complete" as of December 31, 2025).
2024-2025 Change in Median Assessment	The median of the percentage change in assessment values from 2024 to 2025 (based on the number of properties that were considered "100% complete" as of December 31, 2024).

Residential, single-family, detached homes

SORTED BY: NEIGHBOURHOOD



PRODUCED JANUARY 12, 2026

		The median assessment value for 2026 .					
Neighbourhood	Ward	2026			2025		
		Property Count	Median Assessment	2025 - 2026 Median of Percent Changes	Property Count	Median Assessment	2024 - 2025 Median of Percent Changes
ALBANY	Anirniq	228	\$640,000	6.20%	228	\$606,500	4.37%

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 **2025 to 2026**.

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 2025 and 2026 median assessments.

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

2026 ASSESSMENT CHANGE REPORT

Residential, single-family, detached homes

SORTED BY: NEIGHBOURHOOD

Edmonton

PRODUCED JANUARY 12, 2026

Neighbourhood	Ward	2026			2025		
		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
ALBANY	Anirniq	228	\$640,000	6.20%	228	\$606,500	4.37%
ALBERTA AVENUE	Métis	2010	\$260,000	8.80%	2025	\$240,500	12.42%
ALCES	Sspomitapi	422	\$628,000	2.80%			
ALDERGROVE	Nakota Isga	1097	\$440,500	7.71%	1096	\$407,500	3.87%
ALLARD	Ipiihkoohkanip- iahtsi	1514	\$602,000	3.76%	1512	\$575,750	5.82%
ALLENDALE	papastew	687	\$449,500	3.73%	703	\$430,500	8.45%
AMBLESIDE	pihêsiwin	1192	\$660,000	4.45%	1190	\$629,000	4.89%
ARGYLL	papastew	326	\$486,000	14.19%	327	\$425,000	11.64%
ASPEN GARDENS	papastew	504	\$652,750	8.92%	511	\$609,500	5.89%
ASTER	Sspomitapi	564	\$616,750	0.00%	437	\$613,500	12.56%
ATHLONE	Anirniq	974	\$373,250	8.62%	974	\$347,000	14.23%
AVONMORE	Métis	802	\$446,750	8.57%	805	\$409,000	9.92%
BALWIN	tastawiyiniwak	938	\$340,500	12.05%	941	\$300,500	11.47%
BANNERMAN	Dene	535	\$362,000	6.96%	536	\$336,500	6.32%
BATURYN	tastawiyiniwak	1161	\$404,500	12.97%	1161	\$357,000	7.42%
BEACON HEIGHTS	Métis	981	\$308,500	10.76%	983	\$277,500	12.72%
BEARSPAW	Ipiihkoohkanip- iahtsi	581	\$506,000	7.39%	582	\$475,500	0.00%
BEAUMARIS	tastawiyiniwak	834	\$486,500	4.86%	833	\$466,500	6.97%
BELGRAVIA	papastew	707	\$815,500	0.56%	712	\$798,500	11.26%
BELLE RIVE	tastawiyiniwak	1062	\$521,750	4.52%	1063	\$498,000	8.88%
BELLEVUE	Métis	464	\$341,000	1.22%	465	\$336,500	0.27%
BELMEAD	Nakota Isga	805	\$446,000	3.39%	805	\$429,500	3.30%
BELMONT	Dene	760	\$399,750	5.47%	760	\$379,000	6.97%
BELVEDERE	Dene	797	\$340,500	11.37%	799	\$305,000	11.40%
BERGMAN	Métis	522	\$377,500	6.19%	504	\$352,750	11.78%
BEVERLY HEIGHTS	Métis	1163	\$336,500	8.31%	1162	\$307,500	10.27%
BISSET	Sspomitapi	752	\$435,000	10.51%	751	\$394,000	8.20%
BLACKBURNE	Ipiihkoohkanip- iahtsi	389	\$533,500	8.55%	389	\$491,000	4.64%

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

2026 ASSESSMENT CHANGE REPORT

Residential, single-family, detached homes

SORTED BY: NEIGHBOURHOOD

PRODUCED JANUARY 12, 2026

Edmonton

Neighbourhood	Ward	2026			2025		
		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
BLACKMUD CREEK	Ipiihkoohkanip-iahtsi	706	\$599,000	4.75%	706	\$573,750	5.21%
BLUE QUILL	Ipiihkoohkanip-iahtsi	511	\$541,000	6.57%	511	\$507,000	4.00%
BLUE QUILL ESTATES	Ipiihkoohkanip-iahtsi	242	\$739,000	9.35%	242	\$672,500	10.47%
BONNIE DOON	Métis	950	\$539,000	5.37%	953	\$514,000	10.72%
BOYLE STREET	O-day'min	59	\$331,500	0.21%	60	\$333,000	10.24%
BRANDER GARDENS	pihêsiwin	303	\$666,000	3.12%	303	\$652,000	10.14%
BRECKENRIDGE GREENS	Nakota Isga	492	\$501,500	8.43%	492	\$461,500	6.42%
BRINTNELL	Dene	1597	\$481,000	4.20%	1600	\$460,000	7.96%
BRITANNIA YOUNGSTOWN	Nakota Isga	768	\$347,000	3.56%	784	\$334,250	15.27%
BROOKSIDE	pihêsiwin	587	\$632,000	3.04%	586	\$610,500	9.93%
BULYEA HEIGHTS	pihêsiwin	1064	\$706,500	9.85%	1064	\$638,500	4.41%
CAERNARVON	Anirniq	909	\$381,000	6.47%	910	\$356,250	8.81%
CALDER	Anirniq	1056	\$326,000	14.19%	1066	\$283,500	13.36%
CALLAGHAN	Ipiihkoohkanip-iahtsi	486	\$726,750	3.76%	486	\$703,500	5.50%
CALLINGWOOD NORTH	sipiwiyiniwak	106	\$396,000	3.59%	106	\$383,500	2.04%
CAMERON HEIGHTS	sipiwiyiniwak	655	\$784,500	3.07%	648	\$755,250	5.94%
CANON RIDGE	Dene	168	\$371,000	0.68%	168	\$373,500	7.79%
CANORA	Nakota Isga	234	\$362,500	6.88%	241	\$344,000	12.00%
CANOSSA	Anirniq	935	\$473,500	4.33%	935	\$453,000	8.62%
CAPILANO	Métis	1095	\$490,000	3.30%	1093	\$469,500	8.35%
CARLISLE	Anirniq	745	\$380,000	6.85%	745	\$356,000	10.93%
CARLTON	Anirniq	1175	\$551,000	3.50%	1175	\$531,000	8.48%
CARTER CREST	pihêsiwin	437	\$675,500	6.34%	437	\$644,000	5.93%
CASSELMAN	Dene	336	\$453,250	7.90%	336	\$418,750	4.19%

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

2026 ASSESSMENT CHANGE REPORT

Residential, single-family, detached homes

SORTED BY: NEIGHBOURHOOD

PRODUCED JANUARY 12, 2026

Edmonton

Neighbourhood	Ward	2026			2025		
		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
CAVANAGH	Ipiihkoohkanip-iahtsi	838	\$599,250	5.63%	820	\$560,250	7.13%
CENTRAL MCDUGALL	O-day'min	99	\$349,000	7.61%	102	\$319,500	16.91%
CHAMBERY	tastawiyiniwak	779	\$571,500	1.78%	777	\$563,000	8.07%
CHAPPELLE AREA	Ipiihkoohkanip-iahtsi	2703	\$573,000	3.79%	2496	\$546,500	6.14%
CHARLESWORTH	Karhiio	1746	\$560,750	2.86%	1733	\$541,000	10.39%
CLAREVIEW TOWN CENTRE	Dene	126	\$459,500	4.71%	126	\$438,500	10.05%
CLOVERDALE	Métis	161	\$717,000	2.11%	162	\$699,250	9.99%
CRAWFORD PLAINS	Sspomitapi	1100	\$417,500	7.50%	1101	\$387,500	9.46%
CRESTWOOD	Nakota lsga	798	\$808,750	5.85%	806	\$769,750	9.00%
CROMDALE	Métis	142	\$495,750	3.53%	143	\$483,000	0.47%
CRYSTALLINA NERA EAST	tastawiyiniwak	456	\$551,500	3.97%	291	\$492,000	2.26%
CRYSTALLINA NERA WEST	tastawiyiniwak	757	\$572,500	4.41%	755	\$548,500	8.47%
CUMBERLAND	Anirniq	1726	\$458,500	4.20%	1726	\$437,500	7.77%
CY BECKER	Dene	1006	\$573,500	3.31%	901	\$557,000	8.94%
DALY GROVE	Sspomitapi	806	\$422,500	9.77%	807	\$385,000	9.02%
DECHENE	sipiwiyiniwak	530	\$529,000	6.13%	530	\$496,750	5.97%
DELTON	Métis	626	\$301,000	10.49%	629	\$270,000	11.80%
DELWOOD	tastawiyiniwak	1183	\$372,500	10.68%	1185	\$332,500	12.28%
DESROCHERS AREA	Ipiihkoohkanip-iahtsi	810	\$589,000	5.46%	730	\$551,250	7.72%
DONSDALE	sipiwiyiniwak	389	\$827,500	6.05%	388	\$781,500	5.45%
DOVERCOURT	Anirniq	733	\$383,000	9.88%	735	\$345,000	9.97%
DUGGAN	papastew	1062	\$469,500	5.70%	1063	\$443,500	4.81%
DUNLUCE	Anirniq	1174	\$402,500	8.73%	1174	\$368,500	7.18%
EASTWOOD	Métis	556	\$281,000	10.07%	572	\$254,000	13.03%
EAUX CLAIRES	tastawiyiniwak	584	\$512,750	9.89%	581	\$464,500	4.57%
EBBERS	Dene	169	\$535,000	5.72%	169	\$506,000	1.45%

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PRODUCED JANUARY 12, 2026

Edmonton

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		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
EDGEMONT	sipiwiyiniwak	2011	\$586,500	4.69%	1753	\$563,500	6.16%
EKOTA	Karhiio	531	\$431,000	6.27%	531	\$410,500	11.30%
ELLERSLIE	Karhiio	1069	\$489,000	3.63%	1070	\$470,500	9.47%
ELMWOOD	sipiwiyiniwak	738	\$389,500	6.98%	740	\$361,000	10.85%
ELMWOOD PARK	Métis	283	\$348,500	14.60%	288	\$304,750	12.97%
ELSINORE	tastawiyiniwak	680	\$528,500	5.02%	657	\$498,000	8.75%
EMPIRE PARK	papastew	65	\$435,500	8.79%	64	\$399,500	10.81%
ERMINESKIN	Ipiihkoohkanip-iahtsi	340	\$446,000	8.96%	340	\$405,500	4.03%
EVANSDALE	tastawiyiniwak	1109	\$382,000	5.14%	1110	\$362,000	7.81%
FALCONER HEIGHTS	pihêsiwin	452	\$612,000	3.50%	452	\$590,750	5.99%
FOREST HEIGHTS	Métis	1209	\$474,000	0.82%	1211	\$469,000	6.23%
FRASER	Dene	1066	\$434,750	8.34%	1047	\$391,000	1.35%
FULTON PLACE	Métis	802	\$459,750	9.26%	801	\$421,000	11.16%
GARIEPY	sipiwiyiniwak	488	\$574,250	2.92%	488	\$555,750	4.48%
GARNEAU	papastew	439	\$587,500	3.64%	441	\$567,500	11.21%
GLASTONBURY	sipiwiyiniwak	1401	\$506,500	5.24%	1380	\$479,750	5.07%
GLENGARRY	tastawiyiniwak	696	\$379,000	15.74%	696	\$323,500	10.93%
GLENORA	Nakota Isga	1131	\$859,000	1.29%	1152	\$837,500	0.75%
GLENRIDDING HEIGHTS	pihêsiwin	925	\$629,000	3.73%	919	\$602,500	6.90%
GLENRIDDING RAVINE	pihêsiwin	1348	\$632,500	4.03%	1181	\$597,500	6.45%
GLENWOOD	Nakota Isga	908	\$389,500	11.40%	927	\$350,000	10.68%
GOLD BAR	Métis	883	\$417,500	5.25%	883	\$395,000	9.00%
GRANDVIEW HEIGHTS	papastew	354	\$964,250	5.21%	355	\$917,000	9.83%
GRANVILLE	sipiwiyiniwak	640	\$638,000	4.88%	621	\$604,500	6.15%
GRAYDON HILL	Ipiihkoohkanip-iahtsi	281	\$532,500	3.64%	281	\$507,000	7.17%
GREENFIELD	papastew	1301	\$506,500	6.10%	1302	\$477,750	5.48%
GREENVIEW	Karhiio	726	\$460,000	2.60%	727	\$447,500	4.62%
GRIESBACH	Anirniq	1181	\$649,000	3.24%	1107	\$622,500	8.62%

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PRODUCED JANUARY 12, 2026

Edmonton

Neighbourhood	Ward	2026			2025		
		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
GROVENOR	Nakota Isga	781	\$460,000	6.26%	803	\$424,000	10.87%
HADDOW	pihêsiwin	1083	\$635,500	6.63%	1082	\$594,750	5.17%
HAIRSINE	Dene	244	\$369,750	3.36%	244	\$356,000	8.19%
HAWKS RIDGE	Nakota Isga	405	\$630,500	5.52%	378	\$588,250	4.38%
HAYS RIDGE AREA	Ipiihkoohkanip- iaohtsi	355	\$1,114,500	3.28%	329	\$1,094,000	4.53%
HAZELDEAN	papastew	945	\$459,500	9.14%	945	\$422,000	11.02%
HENDERSON ESTATES	pihêsiwin	575	\$754,000	4.90%	575	\$729,000	5.96%
HERITAGE VALLEY TOWN CENTRE AREA	Ipiihkoohkanip- iaohtsi	57	\$576,500	3.47%			10.19%
HIGH PARK	Nakota Isga	563	\$377,500	12.05%	569	\$334,000	10.11%
HIGHLANDS	Métis	1076	\$439,500	2.28%	1077	\$428,500	13.52%
HILLVIEW	Karhiio	727	\$444,000	10.84%	727	\$400,500	6.93%
HODGSON	pihêsiwin	600	\$684,750	2.68%	600	\$665,250	7.79%
HOLLICK-KENYON	Dene	1376	\$478,000	4.63%	1376	\$456,500	8.34%
HOLYROOD	Métis	1022	\$475,500	9.15%	1028	\$437,000	9.84%
HOMESTEADER	Dene	494	\$366,250	5.97%	494	\$344,000	6.25%
HUDSON	Anirniq	532	\$538,000	4.23%	532	\$519,750	10.60%
IDYLWYLDE	Métis	492	\$420,750	6.59%	495	\$395,000	9.41%
INGLEWOOD	Anirniq	755	\$420,500	10.81%	763	\$375,500	9.05%
JACKSON HEIGHTS	Sspomitapi	1105	\$480,500	4.24%	1105	\$459,500	10.45%
JAMIESON PLACE	sipiwiyiniwak	1251	\$472,000	4.99%	1251	\$450,500	6.03%
JASPER PARK	sipiwiyiniwak	421	\$386,000	5.18%	428	\$365,750	12.28%
KAMEYOSEK	Karhiio	279	\$407,500	9.83%	279	\$368,500	11.09%
KEHEEWIN	Ipiihkoohkanip- iaohtsi	590	\$487,000	7.68%	590	\$453,750	1.95%
KENILWORTH	Métis	875	\$439,500	5.92%	876	\$422,750	11.00%
KENSINGTON	Anirniq	1009	\$363,500	10.21%	1011	\$339,500	13.07%
KERNOHAN	Dene	724	\$374,500	7.45%	723	\$345,000	5.80%
KESWICK	pihêsiwin	2352	\$674,250	2.60%	2000	\$656,250	5.51%
KILDARE	tastawiyiniwak	534	\$371,500	9.67%	534	\$336,750	5.97%

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PRODUCED JANUARY 12, 2026

Edmonton

Neighbourhood	Ward	2026			2025		
		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
KILKENNY	tastawiyiniwak	1274	\$385,500	5.47%	1274	\$363,500	10.12%
KILLARNEY	tastawiyiniwak	660	\$354,500	9.55%	668	\$323,000	12.12%
KING EDWARD PARK	Métis	1106	\$416,500	4.89%	1121	\$397,500	10.24%
KINGLET GARDENS	Nakota Isga	531	\$585,500	5.75%	358	\$573,750	6.04%
KINISKI GARDENS	Sspomitapi	2078	\$391,250	4.23%	2077	\$377,000	11.43%
KIRKNESS	Dene	752	\$387,500	4.15%	751	\$367,000	9.02%
KLARVATTEN	tastawiyiniwak	1778	\$483,000	4.47%	1681	\$456,000	8.52%
LA PERLE	Nakota Isga	966	\$436,000	4.72%	966	\$415,750	6.99%
LAGO LINDO	tastawiyiniwak	1241	\$401,000	4.61%	1241	\$382,500	8.59%
LANSDOWNE	papastew	339	\$736,000	7.43%	337	\$675,500	11.21%
LARKSPUR	Sspomitapi	1209	\$483,500	3.35%	1209	\$468,000	10.93%
LAUDERDALE	Anirniq	613	\$342,500	10.75%	616	\$308,000	11.31%
LAUREL	Sspomitapi	2626	\$614,500	2.95%	2615	\$594,000	10.86%
LAURIER HEIGHTS	sipiwiyiniwak	938	\$762,250	4.54%	931	\$720,000	10.77%
LEE RIDGE	Karhiio	374	\$429,250	3.22%	374	\$415,000	11.72%
LEGER	pihêsiwin	623	\$610,500	5.14%	623	\$579,500	5.99%
LENDRUM PLACE	papastew	592	\$544,250	9.27%	595	\$498,000	9.76%
LORELEI	tastawiyiniwak	815	\$398,500	7.52%	815	\$368,500	8.04%
LYMBURN	sipiwiyiniwak	1509	\$409,500	5.58%	1509	\$388,000	5.38%
LYNNWOOD	sipiwiyiniwak	773	\$451,500	11.51%	774	\$403,500	10.42%
MACEWAN	lpiihkoohkanip-iaohsi	1010	\$501,000	4.43%	1011	\$478,500	4.73%
MACTAGGART	pihêsiwin	553	\$896,500	3.88%	552	\$857,000	2.12%
MAGRATH HEIGHTS	pihêsiwin	831	\$879,500	2.73%	829	\$854,000	3.26%
MALMO PLAINS	papastew	631	\$487,500	2.92%	638	\$470,500	9.10%
MAPLE	Sspomitapi	853	\$610,000	3.00%	810	\$587,000	10.24%
MARQUIS	Dene	300	\$530,250	5.56%	150	\$498,000	5.67%
MATT BERRY	Dene	1070	\$505,500	4.20%	1069	\$484,000	7.29%
MATTSON	Karhiio	109	\$581,500	-1.25%			
MAYFIELD	Nakota Isga	771	\$343,000	6.17%	771	\$322,500	10.53%
MAYLIEWAN	tastawiyiniwak	1207	\$513,500	6.94%	1207	\$479,000	7.55%

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Neighbourhood	Ward	2026			2025		
		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
MCCAULEY	O-day'min	669	\$255,000	5.67%	672	\$240,250	8.53%
MCCONACHIE	Dene	2368	\$556,500	3.78%	2324	\$533,000	8.35%
MCKERNAN	papastew	689	\$580,500	3.49%	708	\$557,250	10.05%
MCLEOD	Dene	869	\$382,500	10.63%	870	\$344,500	5.94%
MCQUEEN	Nakota Isga	414	\$436,000	10.79%	416	\$390,500	8.92%
MEADOWLARK PARK	sipiwiyiniwak	900	\$413,000	8.15%	904	\$379,750	10.15%
MENISA	Karhiio	754	\$439,000	11.07%	754	\$394,500	9.68%
MEYOKUMIN	Karhiio	609	\$408,000	4.40%	610	\$389,500	10.15%
MEYONOHK	Karhiio	524	\$421,500	9.88%	524	\$382,500	7.88%
MICHAELS PARK	Karhiio	442	\$421,250	6.09%	442	\$397,000	13.86%
MILLER	Dene	649	\$459,500	6.20%	649	\$431,500	7.61%
MINCHAU	Sspomitapi	807	\$420,000	7.72%	808	\$389,000	11.21%
MONTROSE	Métis	963	\$277,500	10.20%	970	\$250,500	11.51%
NEWTON	Métis	1035	\$335,500	9.64%	1035	\$301,500	12.22%
NORTH GLENORA	Nakota Isga	706	\$455,250	3.99%	705	\$439,000	8.31%
NORTHMOUNT	tastawiyiniwak	818	\$391,250	7.51%	818	\$364,000	5.86%
OGILVIE RIDGE	pihêsiwin	295	\$796,500	9.36%	295	\$732,500	-0.33%
OLESKIW	sipiwiyiniwak	907	\$789,500	6.21%	908	\$743,500	8.02%
ORMSBY PLACE	sipiwiyiniwak	1038	\$504,500	4.92%	1038	\$478,750	8.15%
OTTEWELL	Métis	2064	\$455,500	3.41%	2067	\$441,000	10.72%
OVERLANDERS	Dene	310	\$392,750	5.48%	310	\$370,750	8.57%
OXFORD	Anirniq	991	\$492,500	3.80%	991	\$471,500	8.00%
OZERNA	tastawiyiniwak	1115	\$488,500	3.96%	1115	\$469,000	7.68%
PAISLEY	lpiihkoohkanip-iahtsi	512	\$561,750	1.81%	448	\$548,000	9.02%
PARKALLEN	papastew	725	\$517,500	7.52%	732	\$481,250	9.93%
PARKDALE	Métis	938	\$267,000	11.30%	951	\$239,500	12.40%
PARKVIEW	sipiwiyiniwak	1319	\$654,000	3.60%	1315	\$639,000	10.17%
PATRICIA HEIGHTS	sipiwiyiniwak	328	\$578,000	5.25%	327	\$554,500	13.74%
PLEASANTVIEW	papastew	806	\$528,750	8.28%	806	\$480,500	13.27%
POLLARD MEADOWS	Sspomitapi	691	\$421,500	7.13%	692	\$393,750	12.24%

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

2026 ASSESSMENT CHANGE REPORT

Residential, single-family, detached homes

SORTED BY: NEIGHBOURHOOD

PRODUCED JANUARY 12, 2026

Edmonton

Neighbourhood	Ward	2026			2025		
		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
POTTER GREENS	Nakota Isga	471	\$602,000	5.54%	471	\$571,500	4.70%
PRINCE CHARLES	Anirniq	360	\$342,500	12.84%	371	\$302,000	8.03%
PRINCE RUPERT	O-day'min	341	\$393,500	8.55%	343	\$361,000	12.55%
QUARRY RIDGE	Dene	269	\$828,500	3.58%			
QUEEN ALEXANDRA	papastew	636	\$458,250	6.23%	653	\$427,500	10.76%
QUEEN MARY PARK	O-day'min	373	\$422,000	5.44%	381	\$398,500	12.70%
QUESNELL HEIGHTS	sipiwiyiniwak	123	\$912,000	5.71%	124	\$869,000	7.82%
RAMSAY HEIGHTS	pihêsiwin	724	\$620,000	3.88%	724	\$595,000	7.74%
RAPPERSWIL	Anirniq	722	\$563,250	3.55%	722	\$542,750	8.64%
RHATIGAN RIDGE	pihêsiwin	1012	\$680,250	4.02%	1012	\$658,000	9.36%
RICHFIELD	Karhiio	473	\$414,500	10.04%	473	\$378,000	16.08%
RICHFORD	Ipiihkoohkanip-iahtsi	128	\$697,000	4.01%	128	\$667,500	5.23%
RIDEAU PARK	papastew	274	\$497,750	6.49%	274	\$465,000	7.05%
RIO TERRACE	sipiwiyiniwak	504	\$548,750	7.26%	503	\$523,000	-0.32%
RITCHIE	papastew	1018	\$472,500	8.17%	1024	\$433,500	9.38%
RIVER'S EDGE	sipiwiyiniwak	382	\$574,250	2.17%	236	\$571,750	0.81%
RIVERDALE	O-day'min	354	\$637,750	2.90%	356	\$615,500	4.14%
RIVERVIEW AREA	sipiwiyiniwak	121	\$938,000	0.56%	121	\$920,000	6.23%
ROSENTHAL	Nakota Isga	1510	\$584,750	4.78%	1317	\$551,000	5.47%
ROSSDALE	O-day'min	165	\$679,000	3.46%	166	\$654,000	14.46%
ROSSLYN	Anirniq	832	\$364,750	12.47%	832	\$321,250	11.74%
ROYAL GARDENS	papastew	600	\$453,000	8.55%	600	\$415,500	4.99%
RUNDLE HEIGHTS	Métis	489	\$359,000	8.05%	491	\$329,500	10.55%
RUTHERFORD	Ipiihkoohkanip-iahtsi	1858	\$562,000	4.09%	1859	\$538,000	5.53%
SAKAW	Karhiio	946	\$396,000	4.66%	948	\$377,500	9.69%
SATOO	Karhiio	895	\$412,000	7.89%	895	\$382,500	8.64%
SCHONSEE	tastawiyiniwak	981	\$622,000	3.90%	972	\$600,500	9.31%
SECORD	Nakota Isga	2729	\$553,500	4.71%	2603	\$524,000	5.49%

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SHERBROOKE	Anirniq	699	\$379,000	9.36%	705	\$344,000	10.03%
SHERWOOD	sipiwiyiniwak	322	\$391,250	15.95%	333	\$331,500	9.35%
SIFTON PARK	Dene	254	\$375,250	5.12%	254	\$354,250	7.59%
SILVER BERRY	Sspomitapi	1626	\$484,750	4.85%	1626	\$463,500	9.04%
SKYRATTLER	Ipiihkoohkanip-iahtsi	181	\$517,000	4.53%	181	\$490,500	3.28%
SOUTH TERWILLEGAR	pihêsiwin	1491	\$561,000	5.37%	1489	\$531,000	7.27%
SPRUCE AVENUE	O-day'min	400	\$339,000	10.58%	408	\$303,250	10.08%
STARLING	Nakota Isga	490	\$640,500	3.55%	435	\$621,000	4.67%
STEINHAUER	Ipiihkoohkanip-iahtsi	577	\$498,000	9.77%	577	\$452,000	4.39%
STEWART GREENS	Nakota Isga	353	\$560,000	3.25%	353	\$542,500	7.13%
STILLWATER	sipiwiyiniwak	527	\$546,000	4.38%	385	\$519,000	4.40%
STRATHCONA	papastew	1106	\$534,500	4.18%	1114	\$515,000	4.27%
STRATHEARN	Métis	587	\$485,500	5.04%	596	\$461,750	9.37%
SUDER GREENS	Nakota Isga	792	\$499,250	5.41%	792	\$472,500	3.47%
SUMMERLEA	sipiwiyiniwak	267	\$463,500	7.93%	267	\$428,500	3.99%
SUMMERSIDE	Karhiio	3284	\$620,750	5.08%	3285	\$589,500	7.39%
SWEET GRASS	Ipiihkoohkanip-iahtsi	447	\$557,500	5.52%	446	\$532,250	4.98%
TAMARACK	Sspomitapi	1092	\$517,000	2.27%	1092	\$499,750	9.81%
TERRACE HEIGHTS	Métis	512	\$456,000	9.90%	510	\$413,750	10.88%
TERWILLEGAR TOWNE	pihêsiwin	1492	\$530,000	4.70%	1492	\$504,000	6.62%
THE HAMPTONS	sipiwiyiniwak	2354	\$545,500	5.37%	2354	\$517,000	4.55%
THE ORCHARDS AT ELLERSLIE	Karhiio	2077	\$594,000	2.27%	1754	\$574,750	10.26%
THE UPLANDS	sipiwiyiniwak	983	\$608,500	5.27%	749	\$575,500	5.00%
THORNCLIFF	sipiwiyiniwak	394	\$408,000	8.24%	394	\$376,500	2.69%
TIPASKAN	Karhiio	426	\$424,500	9.27%	426	\$388,000	9.91%
TRUMPETER AREA	Nakota Isga	704	\$617,000	3.95%	657	\$593,000	4.99%

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TWEDDLE PLACE	Karhiio	548	\$425,500	6.54%	549	\$398,500	11.19%
TWIN BROOKS	Ipiihkoohkanip-iahtsi	1900	\$582,500	4.65%	1900	\$555,250	4.46%
VIRGINIA PARK	Métis	174	\$407,500	6.64%	174	\$383,500	-6.34%
WALKER	Karhiio	2127	\$590,500	3.15%	2127	\$568,500	10.31%
WEBBER GREENS	Nakota Isga	656	\$543,500	6.69%	656	\$506,250	5.45%
WEDGEWOOD HEIGHTS	sipiwiyiniwak	515	\$610,000	2.63%	516	\$591,500	7.33%
WEINLOS	Sspomitapi	841	\$398,500	8.57%	842	\$365,250	5.88%
WELLINGTON	Anirniq	915	\$370,500	14.94%	915	\$320,500	10.99%
WEST JASPER PLACE	Nakota Isga	501	\$438,500	5.10%	508	\$412,000	9.18%
WEST MEADOWLARK PARK	sipiwiyiniwak	518	\$412,500	10.53%	519	\$370,500	11.09%
WESTBROOK ESTATE	papastew	284	\$1,281,000	7.30%	284	\$1,248,000	0.92%
WESTMOUNT	O-day'min	1228	\$566,250	6.49%	1236	\$543,000	1.24%
WESTRIDGE	sipiwiyiniwak	455	\$668,000	5.99%	454	\$629,250	8.06%
WESTWOOD	O-day'min	352	\$344,250	15.01%	356	\$300,000	13.79%
WÎHKWÊNTÔWIN	O-day'min	56	\$592,000	14.43%	53	\$519,500	4.79%
WILD ROSE	Sspomitapi	1933	\$503,500	4.50%	1933	\$483,500	10.05%
WINDERMERE	pihêsiwin	2663	\$752,500	4.65%	2646	\$716,250	5.23%
WINDSOR PARK	papastew	477	\$1,166,500	6.29%	482	\$1,084,500	9.31%
WOODCROFT	Anirniq	513	\$428,000	10.14%	517	\$388,500	10.33%
YORK	Dene	794	\$356,000	8.52%	795	\$327,000	9.25%