

2021 ASSESSMENT CHANGE REPORT

Residential, condominiums and townhomes

SORTED BY: NEIGHBOURHOOD

PRODUCED FEBRUARY 12, 2021



Because every property is unique, not all neighbourhoods or condominium units 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, 2019 and July 1, 2020, a typical condominium unit or townhome in Edmonton saw a decrease in values of **-2.72 per cent**.

The typical condominium unit in Edmonton is assessed at **\$181,500**.

This report outlines the median assessed values for condominiums and townhomes in each Edmonton neighbourhood, where the property count as of December 31, 2020, 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.
2021 Median Assessment	The median assessment value for 2021 (based on the number of properties that were considered "100% complete" as of December 31, 2020).
2020 Median Assessment	The median assessment value for 2020 (based on the number of properties that were considered "100% complete" as of December 31, 2019).
2020-2021 Change in Median Assessment	The median of the percentage change in assessment values from 2020 to 2021 (based on the number of properties that were considered "100% complete" as of December 31, 2020).
2019-2020 Change in Median Assessment	The median of the percentage change in assessment values from 2019 to 2020 (based on the number of properties that were considered "100% complete" as of December 31, 2019).

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The median assessment value for **2021**.

Neighbourhood	Ward	2021			2020		
		Property Count	Median Assessment	2020 - 2021 Median of Percent Changes	Property Count	Median Assessment	2019 - 2020 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 **2020 to 2021**.

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 2020 and 2021 median assessments.

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

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Neighbourhood	Ward	2021			2020		
		Property Count	Median Assessment	2020 - 2021 Median of Percent Change	Property Count	Median Assessment	2019 - 2020 Median of Percent Change
ABBOTTSFIELD	7	376	\$136,000	-5.99%	376	\$142,000	-4.50%
ALBANY	2	350	\$194,000	-0.72%	350	\$189,500	-6.00%
ALBERTA AVENUE	7	109	\$267,000	-1.13%	89	\$265,000	-2.80%
ALDERGROVE	1	488	\$167,500	-3.87%	488	\$174,500	-0.27%
ALLARD	10	532	\$186,000	-1.84%	462	\$183,500	-4.09%
ALLENDALE	10	56	\$357,250	-2.42%	52	\$339,500	-2.28%
AMBLESIDE	9	990	\$201,000	-0.82%	986	\$201,500	-5.32%
ASPEN GARDENS	10	139	\$121,000	0.43%	139	\$121,500	-17.66%
ATHLONE	2	97	\$228,500	-4.12%	97	\$240,000	-4.67%
AVONMORE	11	89	\$314,000	-0.70%	86	\$304,750	-2.24%
BALWIN	7	111	\$71,000	0.00%	111	\$78,500	-6.80%
BANNERMAN	4	593	\$144,000	-3.78%	593	\$153,500	-4.05%
BARANOW	2	739	\$192,000	-2.35%	739	\$192,500	-6.35%
BATURYN	3	386	\$168,500	-4.52%	386	\$178,250	-4.72%
BEACON HEIGHTS	7	84	\$60,000	-3.24%	84	\$66,000	-5.10%
BEARSPAW	10	258	\$255,000	-2.41%	258	\$262,000	-6.92%
BEAUMARIS	3	621	\$194,500	0.27%	621	\$191,500	-4.66%
BELGRAVIA	8	254	\$376,000	0.09%	185	\$376,000	-3.82%
BELLE RIVE	3	126	\$248,000	-4.15%	105	\$270,500	-5.91%
BELMEAD	1	518	\$179,500	-4.15%	518	\$189,500	-5.91%
BELMONT	4	578	\$172,500	-2.60%	578	\$177,000	-5.45%
BELVEDERE	4	1,012	\$80,000	-4.26%	1,015	\$86,000	-7.79%
BISSET	12	341	\$93,000	-3.96%	341	\$99,000	-4.68%
BLACKBURNE	10	198	\$300,000	-2.14%	198	\$306,000	-7.56%
BLACKMUD CREEK	10	244	\$189,000	-1.70%	244	\$192,500	-6.32%
BLUE QUILL	10	541	\$172,000	0.00%	541	\$180,000	-4.05%
BLUE QUILL ESTATES	10	96	\$182,000	-7.98%	96	\$197,000	-5.51%
BONNIE DOON	8	437	\$245,500	-0.30%	434	\$246,000	-6.33%
BOYLE STREET	6	1,222	\$95,250	-2.91%	1,222	\$95,750	-7.17%
BRANDER GARDENS	9	572	\$156,000	-2.40%	572	\$161,500	-6.42%

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

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		Property Count	Median Assessment	2020 - 2021 Median of Percent Change	Property Count	Median Assessment	2019 - 2020 Median of Percent Change
BRECKENRIDGE GREENS	1	274	\$201,500	2.07%	274	\$199,000	-7.49%
BRINTNELL	4	123	\$242,000	-3.99%	123	\$251,000	-6.86%
BRITANNIA YOUNGSTOWN	1	591	\$91,000	-2.31%	591	\$92,500	-5.98%
BULYEA HEIGHTS	9	217	\$322,000	-2.42%	217	\$316,000	-5.76%
CAERNARVON	2	480	\$150,500	-4.13%	480	\$158,500	-5.29%
CALDER	2	102	\$149,250	-0.70%	99	\$143,000	-7.79%
CALLAGHAN	10	384	\$252,500	-4.56%	384	\$264,750	-4.19%
CALLINGWOOD NORTH	5	670	\$160,500	-4.25%	670	\$168,500	-4.55%
CALLINGWOOD SOUTH	5	1,279	\$154,500	-0.83%	1,279	\$157,500	-6.53%
CANON RIDGE	4	761	\$173,000	-2.53%	761	\$177,000	-6.76%
CANORA	1	452	\$84,000	-8.74%	448	\$92,500	-5.26%
CANOSSA	3	89	\$234,500	-3.98%	89	\$242,500	-3.77%
CARLISLE	2	276	\$165,000	-5.99%	276	\$176,750	-4.88%
CARLTON	2	392	\$226,500	-3.07%	392	\$234,000	-3.90%
CARTER CREST	9	179	\$294,500	-2.42%	179	\$300,500	-4.29%
CASSELMAN	4	854	\$154,000	-3.81%	854	\$163,250	-5.18%
CENTRAL MCDUGALL	6	875	\$102,500	-1.27%	875	\$104,000	-5.71%
CHAPPELLE AREA	9	420	\$237,500	-3.99%	406	\$247,500	-4.87%
CHARLESWORTH	12	335	\$178,000	-2.90%	335	\$186,500	-4.00%
CLAREVIEW TOWN CENTRE	4	1,361	\$170,500	-1.53%	1,361	\$171,000	-6.65%
CLOVERDALE	8	261	\$313,500	0.89%	254	\$310,500	-5.70%
CRAWFORD PLAINS	12	159	\$161,000	-5.83%	159	\$166,000	-6.04%
CROMDALE	7	549	\$122,000	-3.57%	549	\$120,000	-2.67%
CRYSTALLINA NERA WEST	3	322	\$204,500	-1.36%	302	\$198,000	-5.57%
CUMBERLAND	2	253	\$164,000	-1.85%	253	\$165,000	-6.82%
CY BECKER	4	74	\$274,500	-3.69%	62	\$285,500	-4.84%
DALY GROVE	12	230	\$166,500	-3.86%	230	\$173,000	-4.64%
DECHENE	5	67	\$339,000	3.58%	67	\$329,500	-3.73%
DONSDALE	5	195	\$175,500	-6.92%	195	\$189,500	-0.95%
DOWNTOWN	6	5,671	\$257,000	-5.00%	4,917	\$248,000	-4.04%

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DUGGAN	10	123	\$174,000	-2.43%	123	\$178,000	-8.25%
DUNLUCE	3	345	\$162,000	-4.41%	345	\$173,000	-6.27%
EASTWOOD	7	272	\$85,000	0.48%	270	\$83,500	2.27%
EAUX CLAIRES	3	626	\$167,250	-0.37%	626	\$167,000	-4.27%
EBBERS	4	150	\$180,250	1.19%	150	\$177,000	-5.51%
EDGEMONT	5	189	\$276,500	-2.18%	166	\$276,500	-3.22%
EKOTA	11	197	\$155,000	-5.26%	197	\$163,500	-7.67%
ELLERSLIE	12	760	\$202,000	-3.35%	760	\$215,000	-6.77%
ELMWOOD PARK	7	76	\$55,000	2.83%	76	\$59,500	-19.28%
ELSINORE	3	172	\$280,500	-3.69%	172	\$294,000	-5.43%
EMPIRE PARK	10	587	\$154,500	-3.03%	587	\$172,500	1.41%
ERMINESKIN	10	1,077	\$218,000	-4.41%	1,077	\$224,500	-4.17%
EVANSDALE	3	444	\$110,250	-4.27%	444	\$115,750	14.89%
FALCONER HEIGHTS	9	151	\$338,500	-3.64%	151	\$358,000	-5.94%
FOREST HEIGHTS	8	95	\$219,500	-0.45%	95	\$220,500	-1.62%
FRASER	4	235	\$84,000	-5.50%	235	\$76,500	-5.90%
FULTON PLACE	8	104	\$248,750	-3.08%	104	\$255,250	-7.83%
GARNEAU	8	1,559	\$253,000	-2.50%	1,515	\$254,500	-2.81%
GLASTONBURY	5	1,086	\$233,000	-0.63%	1,086	\$236,000	-5.44%
GLENGARRY	7	168	\$117,500	-5.48%	168	\$122,000	-7.97%
GLENORA	6	363	\$143,500	-2.75%	363	\$146,500	-8.36%
GLENRIDGING HEIGHTS	9	86	\$271,000	1.86%			-5.78%
GLENWOOD	1	721	\$142,500	-2.01%	717	\$146,000	-1.72%
GRANVILLE	5	207	\$261,500	3.15%	207	\$253,500	-6.94%
GRAYDON HILL	9	96	\$287,000	-2.15%	77	\$289,000	-3.15%
GREENVIEW	11	167	\$160,500	-3.60%	167	\$168,500	-9.07%
GRIESBACH	2	774	\$290,500	0.17%	769	\$288,500	-4.80%
GROVENOR	6	111	\$295,000	0.00%	107	\$290,000	-4.31%
HADDOW	9	377	\$235,500	-0.86%	377	\$239,000	-4.64%
HAIRSINE	4	475	\$153,500	-5.00%	475	\$162,000	-5.57%

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HAZELDEAN	11	62	\$163,750	-6.78%	62	\$175,500	-9.27%
HERITAGE VALLEY TOWN CENTRE AREA	9	340	\$156,000	-2.31%	340	\$159,000	-5.33%
HIGHLANDS	7	50	\$60,750	0.80%	50	\$67,750	7.43%
HILLVIEW	11	286	\$176,500	-3.95%	286	\$187,000	-5.79%
HODGSON	9	375	\$252,000	-1.62%	375	\$259,500	-2.52%
HOLLICK-KENYON	4	238	\$181,500	-1.72%	238	\$184,250	-5.20%
HOMESTEADER	4	371	\$143,000	-4.26%	371	\$149,000	-6.91%
HUDSON	2	220	\$151,000	-1.15%	220	\$152,000	-6.06%
IDYLWYLDE	8	154	\$183,500	0.54%	152	\$181,000	-6.36%
INGLEWOOD	2	504	\$97,000	-2.24%	493	\$98,500	-4.86%
JACKSON HEIGHTS	11	162	\$249,500	-4.30%	162	\$260,750	-4.40%
JAMIESON PLACE	5	114	\$254,500	-2.98%	114	\$258,250	-5.40%
JASPER PARK	1	151	\$183,000	-2.64%	147	\$187,500	-6.05%
KAMEYOSEK	11	442	\$167,000	-5.76%	442	\$178,750	-7.68%
KEHEEWIN	10	572	\$182,250	-5.61%	572	\$188,750	-11.66%
KENSINGTON	2	225	\$231,500	-4.85%	225	\$240,500	-5.23%
KERNOHAN	4	387	\$186,000	-3.86%	387	\$196,000	-7.10%
KILDARE	7	300	\$130,000	-7.14%	300	\$140,000	-3.78%
KILKENNY	3	282	\$131,000	-4.25%	282	\$137,750	-7.64%
KING EDWARD PARK	11	485	\$188,000	0.81%	485	\$187,500	-5.97%
KINISKI GARDENS	11	124	\$123,750	-6.62%	128	\$133,750	0.38%
KIRKNESS	4	391	\$180,000	-1.52%	362	\$178,500	-7.58%
KLARVATTEN	3	300	\$225,500	-4.23%	300	\$233,500	-5.98%
LAGO LINDO	3	138	\$155,000	-5.50%	138	\$159,000	-5.76%
LA PERLE	1	638	\$165,000	-4.69%	638	\$169,000	-8.00%
LARKSPUR	12	722	\$195,250	-1.20%	722	\$199,000	-6.60%
LAUREL	12	327	\$250,500	0.28%	298	\$252,000	-6.09%
LEE RIDGE	11	268	\$174,500	-3.51%	268	\$180,000	-4.51%
LEGER	9	157	\$293,000	0.18%	157	\$294,000	-1.25%
LORELEI	3	425	\$164,000	-2.86%	425	\$164,500	-3.52%

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LYMBURN	5	395	\$168,000	-8.75%	395	\$176,000	-6.17%
MACEWAN	9	1,136	\$175,000	-0.38%	1,136	\$173,000	-4.97%
MACTAGGART	9	615	\$233,000	-0.71%	615	\$229,000	-4.50%
MAGRATH HEIGHTS	9	363	\$280,000	-0.25%	361	\$290,000	-4.94%
MALMO PLAINS	10	98	\$228,250	-0.66%	98	\$227,500	-11.18%
MATT BERRY	4	174	\$178,750	3.52%	174	\$172,750	-6.88%
MAYFIELD	1	95	\$100,500	-2.66%	95	\$102,500	0.00%
MCCAULEY	6	62	\$219,250	-0.24%	58	\$220,750	-9.08%
MCCONACHIE AREA	4	522	\$163,500	-1.68%	522	\$164,500	-2.85%
MEADOWLARK PARK	1	284	\$239,500	-0.87%	284	\$243,000	-2.40%
MENISA	11	92	\$140,000	-5.08%	92	\$147,500	-9.51%
MEYOKUMIN	11	290	\$165,500	-5.54%	290	\$177,000	-7.07%
MEYONOHK	11	349	\$161,500	-4.88%	349	\$170,500	-5.65%
MICHAELS PARK	11	305	\$166,500	-6.56%	305	\$172,500	-9.26%
MILLER	4	369	\$222,500	-3.56%	369	\$236,500	-7.14%
MILL WOODS TOWN CENTRE	11	475	\$163,000	-3.88%	475	\$166,000	-9.32%
MINCHAU	12	131	\$162,000	0.00%	131	\$170,000	-7.69%
MONTROSE	7	103	\$102,500	-0.55%	101	\$101,000	-3.68%
NEWTON	7	57	\$112,500	-1.38%	57	\$113,500	-6.72%
NORTHMOUNT	7	254	\$142,000	-4.56%	254	\$148,000	-3.90%
OGILVIE RIDGE	9	65	\$333,000	0.44%	65	\$339,000	-5.12%
OLESKIW	5	87	\$525,500	-5.89%	87	\$559,000	-3.44%
OLIVER	6	7,394	\$188,000	-2.82%	7,416	\$193,500	-4.16%
ORMSBY PLACE	5	718	\$162,000	-5.52%	718	\$172,500	-5.43%
OTTEWELL	8	158	\$68,500	-4.13%	158	\$71,000	-9.54%
OVERLANDERS	4	142	\$160,000	-1.60%	142	\$162,500	-3.65%
OXFORD	2	267	\$233,000	-0.51%	267	\$230,500	-5.28%
OZERNA	3	193	\$126,000	-4.14%	193	\$132,000	-7.99%
PAISLEY	9	85	\$252,500	-3.32%	85	\$261,500	-5.21%
PARKALLEN	10	123	\$304,000	-0.75%	123	\$281,000	-5.29%

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PARKDALE	7	418	\$140,000	0.99%	408	\$141,000	-5.25%
PATRICIA HEIGHTS	5	108	\$122,000	0.82%	108	\$121,000	-5.34%
PEMBINA	2	416	\$181,500	-1.96%	401	\$202,500	7.14%
PLEASANTVIEW	10	546	\$190,500	-1.60%	546	\$194,000	-2.93%
POLLARD MEADOWS	12	606	\$177,000	-3.48%	606	\$183,500	-6.75%
POTTER GREENS	1	98	\$430,250	-0.71%	98	\$418,500	-5.59%
PRINCE CHARLES	2	81	\$271,000	2.37%	77	\$255,000	-4.90%
PRINCE RUPERT	2	115	\$98,500	-8.44%	115	\$102,500	-4.31%
QUEEN ALEXANDRA	8	722	\$212,500	-0.48%	720	\$212,000	-4.36%
QUEEN MARY PARK	6	1,831	\$157,000	-1.75%	1,824	\$156,750	-4.50%
RAMSAY HEIGHTS	9	364	\$201,500	-1.70%	364	\$212,000	-4.87%
RICHFIELD	11	137	\$157,000	-7.09%	137	\$168,500	-12.64%
RICHFORD	10	248	\$314,000	-1.42%	248	\$317,750	-5.48%
RIDEAU PARK	10	269	\$181,500	-1.88%	269	\$181,500	-8.55%
RITCHIE	11	669	\$245,500	-1.20%	667	\$247,000	-5.65%
RIVERDALE	6	278	\$284,250	-1.64%	278	\$285,500	-1.89%
RIVER VALLEY HERMITAGE	4	62	\$177,750	-0.14%	62	\$183,250	2.26%
ROSENTHAL	1	354	\$257,500	-1.55%	348	\$266,000	-3.42%
ROSSDALE	6	116	\$244,250	-0.84%	116	\$240,500	-5.28%
ROYAL GARDENS	10	377	\$142,000	-1.31%	375	\$145,000	-5.98%
RUNDLE HEIGHTS	7	295	\$105,500	-5.80%	295	\$112,000	3.93%
RUTHERFORD	9	1,885	\$194,500	-2.27%	1,872	\$197,500	-6.44%
SAKAW	11	197	\$172,500	-6.45%	197	\$185,500	-5.31%
SATOO	11	280	\$165,000	-0.67%	280	\$172,000	-7.80%
SCHONSEE	3	568	\$230,000	-1.31%	568	\$237,750	-5.90%
SECORD	1	198	\$266,500	-4.07%	198	\$280,500	-5.24%
SHERBROOKE	2	220	\$127,500	-3.31%	220	\$132,500	-13.11%
SHERWOOD	1	112	\$71,500	-3.86%	113	\$74,000	-2.69%
SIFTON PARK	4	120	\$164,000	-4.88%	120	\$172,000	-6.20%
SILVER BERRY	12	442	\$198,500	-1.02%	442	\$200,750	-2.80%

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SKYRATTLER	10	342	\$98,500	-4.82%	342	\$103,750	-0.53%
SOUTH TERWILLEGAR	9	1,635	\$181,000	-2.99%	1,635	\$187,000	-6.83%
SPRUCE AVENUE	2	89	\$206,000	-2.06%	79	\$97,500	-4.60%
STARLING	1	80	\$244,000	-3.98%	54	\$251,500	-4.51%
STEINHAUER	10	171	\$177,000	-3.90%	171	\$183,500	-6.85%
STRATHCONA	8	1,723	\$203,000	-2.00%	1,723	\$207,000	-4.12%
SUDER GREENS	1	184	\$245,500	-1.56%	184	\$248,250	-2.72%
SUMMERLEA	1	186	\$176,000	-1.27%	186	\$180,000	-9.03%
SUMMERSIDE	12	685	\$238,000	-3.00%	685	\$246,000	-5.63%
SWEET GRASS	10	553	\$175,500	-6.35%	553	\$181,500	-8.67%
TAMARACK	12	279	\$239,500	-3.74%	273	\$248,500	-4.96%
TAWA	11	863	\$197,500	-3.27%	863	\$204,000	-9.65%
TERRACE HEIGHTS	8	106	\$102,500	1.91%	106	\$103,000	3.88%
TERRA LOSA	1	1,173	\$177,500	-3.67%	1,173	\$187,000	-5.49%
TERWILLEGAR TOWNE	9	622	\$225,000	-3.28%	622	\$230,250	-4.70%
THE HAMPTONS	5	839	\$218,000	-3.24%	846	\$227,000	-3.88%
THE ORCHARDS AT ELLERSLIE	12	185	\$246,000	-2.52%	162	\$251,250	-4.66%
THORNCLIFF	5	300	\$193,000	-3.49%	300	\$202,000	-4.61%
TIPASKAN	11	192	\$155,000	-3.69%	192	\$161,250	-5.60%
TRUMPETER AREA	1	64	\$270,250	-6.29%	60	\$287,500	-3.20%
TWEDDLE PLACE	11	176	\$168,000	-1.52%	176	\$169,500	-7.88%
TWIN BROOKS	10	399	\$283,000	0.60%	395	\$274,000	-8.70%
WALKER	12	1,118	\$202,250	-1.72%	996	\$196,000	-4.57%
WEBBER GREENS	1	116	\$309,000	-6.24%	76	\$331,500	-2.79%
WEINLOS	12	244	\$116,000	-2.95%	244	\$118,500	-7.89%
WEST JASPER PLACE	1	173	\$59,500	-1.65%	175	\$61,000	-6.11%
WEST MEADOWLARK PARK	1	502	\$139,500	-6.27%	502	\$150,500	-5.06%
WESTMOUNT	6	1,276	\$177,500	0.00%	1,268	\$178,000	-4.44%
WESTWOOD	2	260	\$100,500	0.54%	260	\$99,250	-4.43%
WILD ROSE	12	466	\$148,500	-4.73%	466	\$157,500	-6.70%

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

2021 ASSESSMENT CHANGE REPORT

Residential, condominiums and townhomes

SORTED BY: NEIGHBOURHOOD



PRODUCED FEBRUARY 12, 2021

Neighbourhood	Ward	2021			2020		
		Property Count	Median Assessment	2020 - 2021 Median of Percent Change	Property Count	Median Assessment	2019 - 2020 Median of Percent Change
WINDERMERE	9	1,139	\$192,500	-0.53%	1,035	\$190,500	-6.27%
WOODCROFT	2	161	\$184,000	-5.01%	79	\$168,500	-8.91%
YORK	4	211	\$139,500	-5.71%	211	\$148,000	-9.97%