

2021 ASSESSMENT CHANGE REPORT

Residential, single-family, detached homes

SORTED BY: NEIGHBOURHOOD



PRODUCED FEBRUARY 12, 2021

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, 2019 and July 1, 2020, a typical single-family, detached home in Edmonton saw a decrease in values of **-2.38 per cent**.

The typical single-family, detached home in Edmonton is assessed at **\$380,500**.

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, 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, 2020.
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
ALBANY	2	227	\$508,000	-0.27%	227	\$502,500	-2.13%
ALBERTA AVENUE	7	2,081	\$212,500	0.00%	2,091	\$210,500	-6.99%
ALDERGROVE	1	1,098	\$353,250	-1.06%	1,098	\$357,000	-3.06%
ALLARD	10	1,480	\$459,250	-1.36%	1,424	\$470,000	-2.87%
ALLENDALE	10	735	\$385,500	-1.39%	736	\$389,000	-5.17%
AMBLESIDE	9	1,176	\$513,000	-1.89%	1,175	\$523,000	-3.40%
ARGYLL	11	328	\$367,500	-2.21%	327	\$374,000	-4.04%
ASPEN GARDENS	10	506	\$504,250	1.00%	506	\$495,000	-5.19%
ATHLONE	2	977	\$293,500	-2.72%	977	\$297,500	-5.61%
AVONMORE	11	811	\$366,500	-2.34%	814	\$374,000	-5.51%
BALWIN	7	955	\$269,500	-2.06%	955	\$274,500	-7.01%
BANNERMAN	4	536	\$291,500	-4.10%	536	\$303,000	-6.45%
BATURYN	3	1,162	\$299,500	-7.84%	1,162	\$326,250	-1.64%
BEACON HEIGHTS	7	992	\$250,000	-0.55%	991	\$250,500	-6.31%
BEARSPAW	10	582	\$423,000	-3.43%	582	\$439,250	-1.42%
BEAUMARIS	3	833	\$379,000	-4.39%	832	\$395,500	-2.72%
BELGRAVIA	8	704	\$692,000	-5.38%	697	\$719,000	-0.88%
BELLE RIVE	3	1,062	\$408,750	-3.28%	1,063	\$423,000	-2.86%
BELLEVUE	7	465	\$314,000	-1.45%	462	\$315,500	-5.15%
BELMEAD	1	805	\$370,500	-0.13%	805	\$370,000	-4.28%
BELMONT	4	760	\$319,750	-3.77%	760	\$333,250	-3.38%
BELVEDERE	4	804	\$272,000	-0.74%	805	\$274,000	-4.59%
BERGMAN	7	496	\$311,250	-2.91%	497	\$318,000	-1.17%
BEVERLY HEIGHTS	7	1,162	\$283,000	-2.94%	1,156	\$289,500	-6.18%
BISSET	12	753	\$316,000	-4.42%	752	\$330,500	-2.12%
BLACKBURNE	10	389	\$418,000	-4.53%	389	\$438,500	-1.09%
BLACKMUD CREEK	10	705	\$465,500	-3.35%	705	\$482,500	-3.08%
BLUE QUILL	10	511	\$467,000	-1.20%	511	\$471,000	-4.74%
BLUE QUILL ESTATES	10	242	\$549,750	-0.32%	242	\$548,750	-5.46%
BONNIE DOON	8	967	\$445,500	-1.32%	957	\$446,000	-1.76%

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
BOYLE STREET	6	62	\$283,500	-0.20%	66	\$288,500	-2.96%
BRANDER GARDENS	9	304	\$543,000	-6.13%	303	\$576,000	-1.29%
BRECKENRIDGE GREENS	1	492	\$391,750	-1.14%	492	\$392,750	-4.17%
BRINTNELL	4	1,600	\$379,000	-3.67%	1,600	\$393,500	-2.77%
BRITANNIA YOUNGSTOWN	1	799	\$287,000	-1.19%	801	\$289,500	-6.59%
BROOKSIDE	9	584	\$581,250	2.04%	586	\$566,250	3.06%
BULYEA HEIGHTS	9	1,064	\$526,500	-2.78%	1,064	\$541,500	-2.69%
CAERNARVON	2	910	\$305,500	-3.92%	910	\$318,000	-2.36%
CALDER	2	1,082	\$248,000	-0.96%	1,081	\$249,500	-6.79%
CALLAGHAN	10	486	\$570,500	-1.99%	486	\$579,500	-4.61%
CALLINGWOOD NORTH	5	106	\$350,750	-0.86%	106	\$352,750	-2.10%
CAMERON HEIGHTS	5	621	\$619,500	-1.69%	611	\$613,500	-9.47%
CANON RIDGE	4	169	\$317,000	-6.13%	169	\$335,000	-6.70%
CANORA	1	247	\$289,500	-1.48%	250	\$293,750	-5.86%
CANOSSA	3	935	\$371,500	-4.13%	935	\$387,000	-2.63%
CAPILANO	8	1,087	\$416,500	-7.90%	1,085	\$449,000	2.83%
CARLISLE	2	746	\$306,500	-3.82%	746	\$317,750	-3.75%
CARLTON	2	1,174	\$430,750	-3.32%	1,174	\$445,250	-2.29%
CARTER CREST	9	437	\$539,500	-4.18%	437	\$561,000	-1.48%
CASSELMAN	4	336	\$356,250	-3.72%	336	\$372,000	-2.92%
CAVANAGH	10	381	\$380,500	-0.67%	227	\$370,500	-2.75%
CENTRAL MCDOUGALL	6	110	\$269,250	2.04%	108	\$263,750	-8.41%
CHAMBERY	3	769	\$458,500	-4.49%	765	\$476,500	-5.06%
CHAPPELLE AREA	9	1,689	\$423,500	-1.08%	1,557	\$426,500	-2.98%
CHARLESWORTH	12	1,280	\$410,500	-2.48%	1,187	\$419,000	-3.02%
CLAREVIEW TOWN CENTRE	4	126	\$356,750	-5.08%	126	\$376,500	-2.82%
CLOVERDALE	8	169	\$637,000	-1.49%	167	\$660,500	-3.19%
CRAWFORD PLAINS	12	1,102	\$320,000	-3.03%	1,102	\$328,750	-2.98%
CRESTWOOD	1	810	\$668,500	-2.06%	800	\$662,000	0.96%
CROMDALE	7	144	\$407,500	-3.00%	144	\$411,250	-0.67%

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CRYSTALLINA NERA WEST	3	597	\$433,500	-2.19%	549	\$442,000	-1.68%
CUMBERLAND	2	1,726	\$362,500	-3.39%	1,726	\$375,000	-2.93%
CY BECKER	4	512	\$427,000	-2.39%	446	\$436,250	-1.85%
DALY GROVE	12	806	\$311,500	-2.76%	807	\$318,500	-3.16%
DECHENE	5	530	\$415,000	-0.85%	530	\$419,000	-3.20%
DELTON	7	638	\$238,250	-3.88%	637	\$246,500	-5.84%
DELWOOD	7	1,189	\$293,500	0.50%	1,189	\$292,000	-7.45%
DESROCHERS AREA	9	446	\$428,250	-1.18%	352	\$420,000	-0.68%
DONSDALE	5	383	\$650,500	-3.68%	381	\$672,500	-2.76%
DOVERCOURT	2	739	\$309,000	-0.18%	739	\$310,000	-7.47%
DUGGAN	10	1,064	\$387,000	-0.67%	1,064	\$390,000	-0.93%
DUNLUCE	3	1,174	\$312,000	-3.86%	1,174	\$326,000	-2.25%
EASTWOOD	7	598	\$225,250	0.15%	602	\$224,500	-6.94%
EAUX CLAIRES	3	578	\$396,250	-3.95%	579	\$413,000	-2.98%
EBBERS	4	138	\$396,500	-3.62%	131	\$409,000	-1.12%
EDGEMONT	5	959	\$445,500	0.24%	827	\$447,000	-3.70%
EKOTA	11	531	\$330,500	-1.74%	531	\$336,000	-3.31%
ELLERSLIE	12	1,074	\$377,000	-3.36%	1,074	\$389,000	-3.35%
ELMWOOD	5	741	\$318,000	-1.98%	741	\$323,500	-6.95%
ELMWOOD PARK	7	291	\$276,000	-0.42%	291	\$277,500	-4.13%
ELSINORE	3	593	\$388,000	-8.56%	593	\$424,000	-2.31%
EMPIRE PARK	10	65	\$352,000	-1.90%	65	\$360,000	-5.64%
ERMINESKIN	10	340	\$379,500	0.61%	340	\$377,000	-2.40%
EVANSDALE	3	1,110	\$308,500	-4.19%	1,110	\$322,000	-2.23%
FALCONER HEIGHTS	9	452	\$484,750	-7.68%	452	\$527,000	-1.73%
FOREST HEIGHTS	8	1,222	\$398,750	-5.23%	1,223	\$417,500	-1.42%
FRASER	4	895	\$331,000	-7.76%	883	\$354,500	-1.09%
FULTON PLACE	8	799	\$364,000	-2.52%	798	\$371,750	-5.07%
GARIEPY	5	489	\$473,000	-1.49%	489	\$477,500	-5.67%
GARNEAU	8	472	\$501,750	-4.27%	477	\$522,500	-1.59%

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GLASTONBURY	5	1,343	\$393,000	-1.45%	1,343	\$398,500	-3.84%
GLENGARRY	7	696	\$289,000	0.36%	696	\$287,500	-6.72%
GLENORA	6	1,143	\$721,000	-6.12%	1,142	\$751,500	3.10%
GLENRIDDING HEIGHTS	9	861	\$470,500	-1.30%	855	\$476,000	-3.24%
GLENRIDDING RAVINE	9	235	\$467,000	-0.12%	70	\$470,750	-2.98%
GLENWOOD	1	942	\$306,000	-1.05%	949	\$307,500	-5.75%
GOLD BAR	8	881	\$352,500	-3.57%	880	\$364,500	-5.49%
GRANDVIEW HEIGHTS	10	343	\$776,000	-5.89%	341	\$809,000	0.65%
GRANVILLE	5	597	\$505,500	0.42%	582	\$503,000	-2.47%
GRAYDON HILL	9	234	\$404,250	-2.91%	151	\$458,500	-3.70%
GREENFIELD	10	1,302	\$398,000	-0.85%	1,302	\$400,000	-5.47%
GREENVIEW	11	727	\$363,500	-3.64%	727	\$375,000	-2.31%
GRIESBACH	2	913	\$484,500	-3.96%	863	\$501,000	-1.20%
GROVENOR	6	810	\$366,750	-7.43%	805	\$394,000	1.24%
HADDOW	9	1,080	\$503,000	-6.00%	1,080	\$533,500	-4.06%
HAIRSINE	4	244	\$308,000	-4.05%	244	\$321,250	-2.69%
HAWKS RIDGE	1	276	\$478,750	-1.21%	265	\$479,000	-3.41%
HAYS RIDGE AREA	9	177	\$884,000	-5.28%	155	\$928,500	2.57%
HAZELDEAN	11	940	\$356,500	-4.08%	933	\$369,500	-4.62%
HENDERSON ESTATES	9	575	\$605,500	-5.64%	574	\$638,750	-1.71%
HIGHLANDS	7	1,076	\$372,500	-7.35%	1,077	\$400,000	1.07%
HIGH PARK	1	575	\$280,000	-5.51%	575	\$296,000	-8.32%
HILLVIEW	11	728	\$329,500	-1.70%	728	\$334,500	-2.72%
HODGSON	9	601	\$555,500	-0.23%	601	\$552,000	-4.97%
HOLLICK-KENYON	4	1,370	\$378,000	-4.28%	1,370	\$394,500	-2.63%
HOLYROOD	8	1,025	\$392,000	-0.95%	1,022	\$393,500	-5.93%
HOMESTEADER	4	493	\$297,500	-6.54%	494	\$317,000	-2.34%
HUDSON	2	531	\$414,000	-3.90%	526	\$428,000	-3.26%
IDYLWYLDE	8	494	\$355,000	-2.23%	489	\$361,000	-4.79%
INGLEWOOD	2	783	\$323,500	-2.34%	788	\$329,750	-5.96%

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		Property Count	Median Assessment	2020 - 2021 Median of Percent Change	Property Count	Median Assessment	2019 - 2020 Median of Percent Change
JACKSON HEIGHTS	11	1,105	\$367,500	-1.68%	1,105	\$372,500	-2.96%
JAMIESON PLACE	5	1,251	\$375,500	-0.95%	1,250	\$379,000	-3.03%
JASPER PARK	1	439	\$303,000	-3.30%	439	\$313,500	-6.93%
KAMEYOSEK	11	279	\$320,000	-3.19%	279	\$330,500	-1.48%
KEHEEWIN	10	589	\$404,000	0.39%	590	\$401,000	-3.96%
KENILWORTH	8	877	\$367,000	-1.36%	877	\$368,500	-5.40%
KENSINGTON	2	1,011	\$291,000	1.04%	1,012	\$287,500	-6.62%
KERNOHAN	4	722	\$297,750	-3.62%	722	\$308,000	-5.07%
KESWICK AREA	9	772	\$576,750	-3.68%	618	\$606,250	-2.64%
KILDARE	7	535	\$298,500	-4.60%	535	\$312,500	-1.74%
KILKENNY	3	1,274	\$306,000	-4.82%	1,274	\$320,500	-2.24%
KILLARNEY	7	672	\$284,000	0.00%	673	\$283,500	-6.43%
KING EDWARD PARK	11	1,174	\$355,500	-1.41%	1,174	\$358,000	-6.61%
KINGLET GARDENS	1	58	\$592,500	2.89%	54	\$606,000	1.80%
KINISKI GARDENS	11	2,076	\$308,000	-1.95%	2,077	\$313,000	-3.50%
KIRKNESS	4	708	\$305,750	-2.75%	705	\$315,000	-3.43%
KLARVATTEN	3	1,547	\$368,000	-4.15%	1,541	\$383,000	-2.49%
LAGO LINDO	3	1,241	\$317,500	-4.38%	1,241	\$331,500	-2.87%
LANSDOWNE	10	338	\$601,500	-3.14%	339	\$617,000	-2.89%
LA PERLE	1	968	\$357,500	0.38%	968	\$354,750	-2.92%
LARKSPUR	12	1,209	\$376,000	-2.15%	1,209	\$383,000	-3.39%
LAUDERDALE	2	623	\$278,000	-0.35%	623	\$277,500	-5.36%
LAUREL	12	1,947	\$432,500	-0.79%	1,706	\$429,000	-2.92%
LAURIER HEIGHTS	5	931	\$659,500	4.97%	925	\$632,000	1.92%
LEE RIDGE	11	373	\$339,000	-0.76%	372	\$339,500	-4.36%
LEGER	9	623	\$478,500	-2.76%	623	\$489,000	-3.26%
LENDRUM PLACE	10	597	\$431,500	0.17%	596	\$432,500	-6.16%
LORELEI	3	813	\$313,000	-4.06%	813	\$328,000	-3.29%
LYMBURN	5	1,508	\$334,750	-0.49%	1,509	\$335,500	-4.64%
LYNNWOOD	5	776	\$354,750	-1.22%	776	\$358,000	-6.57%

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MACEWAN	9	1,011	\$396,500	-4.01%	1,010	\$413,500	-4.18%
MACTAGGART	9	550	\$738,250	-0.32%	549	\$734,000	-3.32%
MAGRATH HEIGHTS	9	826	\$720,500	-1.01%	825	\$723,000	-4.72%
MALMO PLAINS	10	633	\$423,000	-3.18%	634	\$437,000	-4.80%
MAPLE	12	537	\$436,500	-2.67%	469	\$448,000	-2.23%
MATT BERRY	4	1,065	\$398,500	-4.30%	1,063	\$415,000	-1.99%
MAYFIELD	1	770	\$288,000	-1.02%	771	\$291,000	-7.65%
MAYLIEWAN	3	1,206	\$392,500	-5.05%	1,205	\$412,500	-2.68%
MCCAULEY	6	696	\$233,250	2.66%	701	\$225,500	-4.83%
MCCONACHIE AREA	4	1,761	\$433,000	-3.14%	1,568	\$448,750	-2.08%
MCKERNAN	8	756	\$476,750	-3.33%	755	\$481,500	-3.48%
MCLEOD	4	872	\$301,500	-4.44%	870	\$314,500	-2.94%
MCQUEEN	6	417	\$360,500	3.81%	417	\$347,000	-11.44%
MEADOWLARK PARK	1	907	\$340,000	2.24%	908	\$332,000	-7.86%
MENISA	11	753	\$316,000	-1.86%	753	\$322,000	-6.42%
MEYOKUMIN	11	611	\$311,500	-3.38%	610	\$324,500	-2.74%
MEYONOHK	11	524	\$309,000	-4.37%	523	\$322,000	-3.70%
MICHAELS PARK	11	442	\$332,500	-1.92%	442	\$339,000	-3.11%
MILLER	4	649	\$355,000	-4.71%	649	\$375,000	-2.80%
MINCHAU	12	808	\$305,000	-3.43%	808	\$315,000	-5.05%
MONTROSE	7	975	\$225,500	-1.06%	978	\$226,000	-6.81%
NEWTON	7	1,037	\$265,500	-1.80%	1,037	\$270,000	-6.92%
NORTH GLENORA	6	706	\$384,000	-1.08%	702	\$385,500	-6.08%
NORTHMOUNT	7	819	\$312,000	-4.81%	818	\$326,500	-3.04%
OGILVIE RIDGE	9	296	\$628,250	-1.06%	296	\$637,500	-4.02%
OLESKIW	5	908	\$607,500	-5.81%	908	\$652,250	-2.71%
OLIVER	6	72	\$494,250	-7.75%	80	\$515,500	0.67%
ORMSBY PLACE	5	1,038	\$405,750	-1.00%	1,038	\$410,000	-2.81%
OTTEWELL	8	2,069	\$377,500	-1.78%	2,070	\$382,500	-5.57%
OVERLANDERS	4	310	\$313,750	-3.12%	310	\$325,500	-2.66%

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OXFORD	2	989	\$405,500	0.38%	991	\$404,000	-2.91%
OZERNA	3	1,115	\$389,500	-3.54%	1,115	\$404,000	-3.64%
PAISLEY	9	308	\$413,000	-1.33%	263	\$411,000	-2.83%
PARKALLEN	10	741	\$418,000	-4.63%	741	\$435,000	-4.80%
PARKDALE	7	977	\$216,000	-0.22%	980	\$215,000	-4.52%
PARKVIEW	1	1,319	\$521,000	-7.55%	1,306	\$556,250	0.83%
PATRICIA HEIGHTS	5	323	\$499,000	1.56%	320	\$483,750	3.63%
PLEASANTVIEW	10	798	\$419,500	-1.56%	782	\$422,000	-5.88%
POLLARD MEADOWS	12	693	\$311,500	-3.21%	694	\$320,500	-3.60%
POTTER GREENS	1	471	\$473,500	-1.19%	471	\$477,000	-3.41%
PRINCE CHARLES	2	392	\$274,000	-1.29%	392	\$276,500	-6.68%
PRINCE RUPERT	2	346	\$345,000	7.17%	347	\$321,500	-4.17%
QUEEN ALEXANDRA	8	683	\$383,000	-0.92%	688	\$386,500	-6.29%
QUEEN MARY PARK	6	396	\$352,500	2.56%	399	\$343,500	-2.48%
QUESNELL HEIGHTS	5	124	\$688,250	-6.45%	124	\$721,750	-1.81%
RAMSAY HEIGHTS	9	725	\$556,000	-0.48%	726	\$560,250	4.17%
RAPPERSWIL	3	708	\$434,250	-2.41%	661	\$440,000	-2.21%
RHATIGAN RIDGE	9	1,012	\$539,750	-0.42%	1,012	\$545,000	-3.68%
RICHFIELD	11	472	\$322,500	-1.44%	473	\$328,500	-4.44%
RICHFORD	10	129	\$554,000	0.36%	130	\$555,000	-9.30%
RIDEAU PARK	10	274	\$406,750	-4.16%	274	\$420,250	-1.43%
RIO TERRACE	5	505	\$464,000	0.63%	504	\$455,500	-5.78%
RITCHIE	11	1,041	\$379,000	0.78%	1,031	\$372,500	-4.52%
RIVERDALE	6	352	\$542,750	-0.10%	350	\$535,750	-9.77%
RIVERVIEW AREA	5	122	\$759,250	-4.31%	121	\$799,000	-6.62%
ROSENTHAL	1	827	\$443,000	0.68%	743	\$442,000	-4.74%
ROSSDALE	6	164	\$609,250	-1.35%	168	\$630,000	-6.20%
ROSSLYN	2	833	\$280,000	-3.18%	833	\$288,500	-4.28%
ROYAL GARDENS	10	600	\$368,000	-3.89%	601	\$381,000	-4.01%
RUNDLE HEIGHTS	7	491	\$302,000	-1.60%	491	\$307,000	-4.79%

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

2021 ASSESSMENT CHANGE REPORT

Residential, single-family, detached homes

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
RURAL NORTH EAST SOUTH STURGEON	4	206	\$680,750	-3.05%	206	\$700,750	-2.73%
RUTHERFORD	9	1,860	\$449,000	-1.84%	1,860	\$455,000	-3.67%
SAKAW	11	947	\$301,500	-4.92%	948	\$319,000	-3.24%
SATOO	11	897	\$304,500	-6.68%	896	\$327,000	-3.01%
SCHONSEE	3	838	\$468,500	-3.50%	816	\$483,750	-2.82%
SECORD	1	1,741	\$427,000	-0.12%	1,521	\$429,000	-3.53%
SHERBROOKE	2	703	\$309,500	0.97%	703	\$307,000	-6.96%
SHERWOOD	1	343	\$272,000	-1.01%	341	\$275,500	-7.75%
SIFTON PARK	4	255	\$303,000	-4.95%	255	\$317,500	-2.76%
SILVER BERRY	12	1,625	\$370,500	-3.02%	1,624	\$381,750	-3.43%
SKYRATTLER	10	181	\$447,500	1.94%	181	\$438,500	-7.37%
SOUTH TERWILLEGAR	9	1,488	\$438,500	-1.81%	1,483	\$446,500	-3.49%
SPRUCE AVENUE	2	443	\$273,500	-2.76%	451	\$282,000	-3.55%
STARLING	1	416	\$506,500	0.22%	381	\$501,500	-3.24%
STEINHAUER	10	577	\$407,000	1.16%	577	\$397,000	-2.50%
STEWART GREENS	1	281	\$437,500	0.00%	239	\$445,500	-2.93%
STILLWATER	5	176	\$397,500	-0.61%	122	\$403,500	-9.42%
STRATHCONA	8	1,143	\$464,000	-3.33%	1,141	\$477,000	-2.59%
STRATHEARN	8	600	\$405,500	-5.93%	599	\$430,000	-1.15%
SUDER GREENS	1	792	\$401,000	-1.08%	792	\$403,500	-4.16%
SUMMERLEA	1	267	\$377,500	0.25%	267	\$375,000	-3.97%
SUMMERSIDE	12	3,253	\$468,000	-2.01%	3,231	\$479,000	-3.01%
SWEET GRASS	10	447	\$449,500	-1.57%	447	\$455,500	-1.32%
TAMARACK	12	1,087	\$393,500	-1.07%	1,082	\$397,750	-2.78%
TERRACE HEIGHTS	8	512	\$361,000	-3.95%	513	\$374,500	-6.10%
TERWILLEGAR TOWNE	9	1,491	\$423,000	-1.05%	1,491	\$427,500	-4.05%
THE HAMPTONS	5	2,352	\$429,500	-0.94%	2,352	\$431,500	-4.38%
THE ORCHARDS AT ELLERSLIE	12	1,049	\$429,500	-0.41%	881	\$428,500	-2.32%
THE UPLANDS	5	178	\$472,500	2.23%	124	\$475,250	-6.76%
THORNCLIFF	5	394	\$329,000	-1.70%	396	\$334,750	-4.74%

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

2021 ASSESSMENT CHANGE REPORT

Residential, single-family, detached homes-

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
TIPASKAN	11	425	\$315,500	-6.05%	425	\$336,500	-0.30%
TRUMPETER AREA	1	414	\$504,500	-0.54%	359	\$510,500	-2.41%
TWEDDLE PLACE	11	549	\$333,000	-1.70%	549	\$338,000	-4.08%
TWIN BROOKS	10	1,900	\$462,000	-3.29%	1,900	\$478,250	-3.03%
VIRGINIA PARK	7	176	\$365,500	-3.75%	177	\$375,500	-0.24%
WALKER	12	1,869	\$442,500	-1.76%	1,760	\$450,000	-2.37%
WEBBER GREENS	1	652	\$430,500	0.12%	644	\$429,750	-3.19%
WEDGEWOOD HEIGHTS	5	516	\$484,750	-7.04%	516	\$522,750	-1.74%
WEINLOS	12	843	\$303,000	-2.72%	845	\$311,000	-3.69%
WELLINGTON	2	916	\$285,000	0.00%	916	\$285,500	-5.58%
WESTBROOK ESTATE	10	289	\$967,000	0.30%	290	\$956,250	-1.51%
WEST JASPER PLACE	1	524	\$328,500	-1.20%	519	\$329,500	-9.24%
WEST MEADOWLARK PARK	1	520	\$331,000	2.27%	520	\$323,500	-7.10%
WESTMOUNT	6	1,233	\$481,000	-5.66%	1,233	\$504,500	2.54%
WESTRIDGE	5	453	\$600,000	6.14%	453	\$559,000	-3.99%
WESTWOOD	2	374	\$267,500	3.23%	374	\$256,500	-9.97%
WILD ROSE	12	1,931	\$384,500	-2.88%	1,934	\$397,000	-4.12%
WINDERMERE	9	2,447	\$590,000	-2.68%	2,347	\$601,000	-4.52%
WINDSOR PARK	8	488	\$1,018,500	4.15%	489	\$958,000	1.15%
WOODCROFT	2	520	\$336,750	-1.09%	520	\$338,750	-9.19%
YORK	4	796	\$288,000	-3.86%	796	\$299,250	-2.52%