

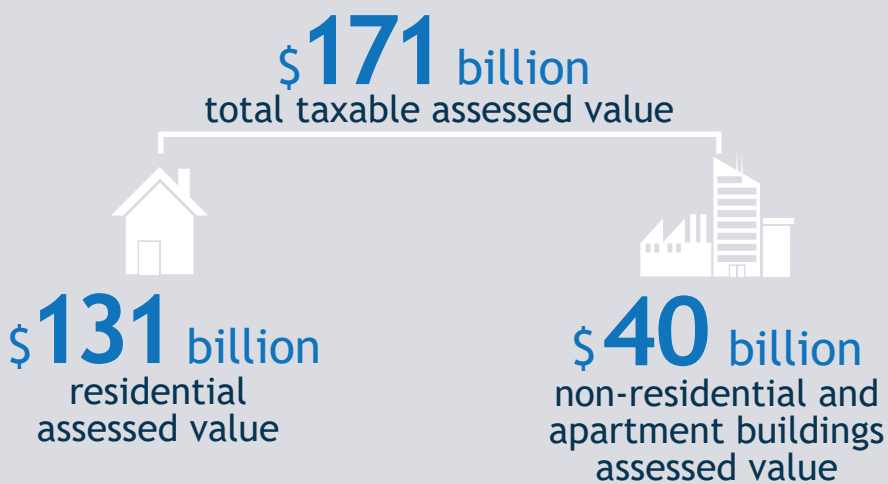
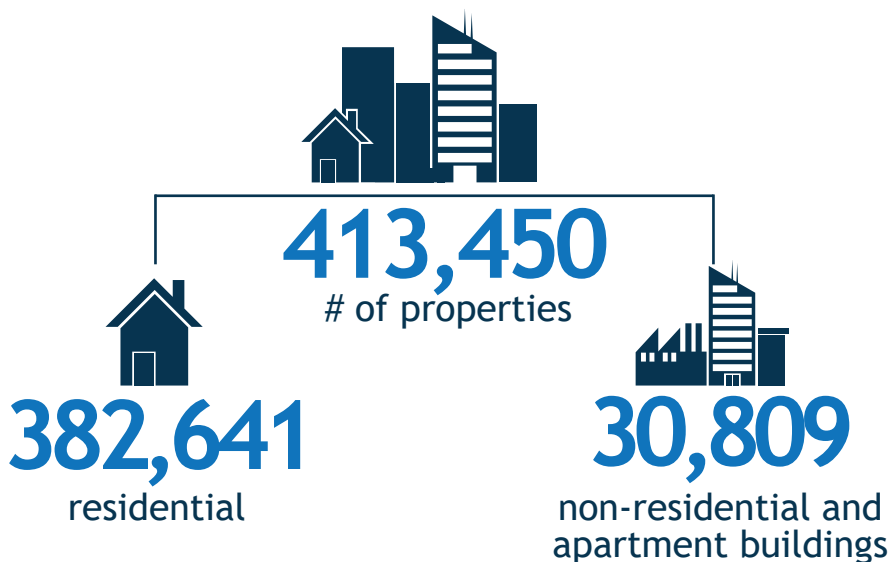
# EDMONTON PROPERTY ASSESSMENT:

Edmonton

## 2021 OVERVIEW



2021 property assessment notices reflect  
Edmonton market conditions as of July 1, 2020

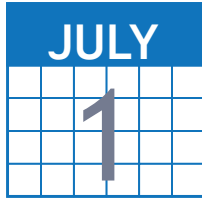


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# EDMONTON PROPERTY ASSESSMENT:

Edmonton

## RESIDENTIAL PROPERTIES



2021 property assessment notices reflect  
Edmonton market conditions as of July 1, 2020

**\$130 billion**  
total residential taxable assessed value



median assessed value  
for a single-family home

**\$380,500**

change in assessed  
value of -2.4%



median assessed value  
of condos and townhomes

**\$181,500**

change in assessed  
value of -2.72%

median of percent changes by neighbourhoods  
typical single-family, detached homes

increased the most

between July 1, 2019  
and July 1, 2020

Prince Rupert	+7.2%
Westridge	+6.1%
Laurier Heights	+5.0%
Windsor Park	+4.2%
McQueen	+3.8%

decreased the most

between July 1, 2019  
and July 1, 2020

Elsinore	-8.6%
Capilano	-7.9%
Baturyn	-7.8%
Fraser	-7.8%
Oliver	-7.8%



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# EDMONTON PROPERTY ASSESSMENT:

Edmonton

## HISTORY



total # of properties

400,076

2019

407,804

2020

413,450

2021



median assessed value  
of a single-family, detached home

\$ 399,500

2019

\$ 387,000

2020

\$ 380,500

2021



median assessed value  
of condominiums and townhomes

\$ 193,500

2019

\$ 185,000

2020

\$ 181,500

2021



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# EDMONTON PROPERTY ASSESSMENT:

Edmonton

## MULTI- AND NON-RESIDENTIAL

JULY

1

2021 property assessment notices reflect  
Edmonton market conditions as of July 1, 2020



**30,809**

# of non-residential and  
apartment buildings

**\$ 53 billion**

taxable assessed value

median of percent changes in property values

Hotel/Motel	-42.2%
Industrial Condominium	-4.2%
Industrial	-2.2%
Office	-10.0%
Retail	-6.3%
Retail Condominium	0.0%
Retail Plaza	-7.8%
Shopping Centre	-6.8%
Special Purpose	-0.4%

Multi-residential (apartment buildings)	-9.0%
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# ESTIMATED PROPERTY TAXES:

Edmonton

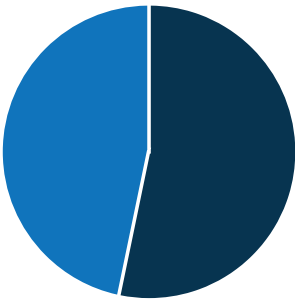
property  
tax bills  
mailed



property  
taxes  
due



2021 operating budget: City of Edmonton



**\$3.12 billion** total operating budget

**~57%** to be collected  
in property taxes

**0.0%** estimated municipal  
tax increase



impact on a typical homeowner  
median single-family, detached home is assessed at \$380,500

estimated  
municipal property  
taxes

**\$2,669**

provincial education  
property  
taxes

**TBD**

in April 2021



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