

2026 ASSESSMENT CHANGE REPORT

Residential, condominiums and townhomes

SORTED BY: NEIGHBOURHOOD

PRODUCED JANUARY 12, 2026



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, 2024 and July 1, 2025, a typical condominium unit or townhome in Edmonton saw an increase in values of **7.76 per cent**.

The typical condominium unit in Edmonton is assessed at **\$208,000**.

This report outlines the median assessed values for condominiums and townhomes 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).

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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
ABBOTTSFIELD	Métis	376	\$165,500	10.37%	376	\$149,500	12.89%

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.

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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
ABBOTTSFIELD	Métis	376	\$165,500	10.37%	376	\$149,500	12.89%
ALBANY	Anirniq	350	\$227,750	5.09%	350	\$209,750	12.54%
ALBERTA AVENUE	Métis	145	\$353,000	10.11%	141	\$319,500	11.19%
ALDERGROVE	Nakota Isga	488	\$200,000	15.05%	488	\$173,250	13.10%
ALLARD	Ipiihkoohkanipiaohsi	554	\$212,500	11.76%	554	\$192,000	10.99%
ALLENDALE	papastew	63	\$475,500	5.39%	61	\$433,500	12.56%
AMBLESIDE	pihësiwin	1,004	\$225,500	6.33%	1,005	\$209,500	11.17%
ASPEN GARDENS	papastew	139	\$150,000	11.52%	139	\$134,500	16.17%
ATHLONE	Anirniq	128	\$292,000	7.87%	128	\$271,500	13.25%
AVONMORE	Métis	89	\$339,000	1.79%	89	\$325,500	16.51%
BALWIN	tastawiyiniwak	101	\$89,500	12.22%	101	\$78,000	9.23%
BANNERMAN	Dene	593	\$178,000	10.66%	593	\$157,500	14.71%
BARANOW	Anirniq	657	\$202,500	4.99%	740	\$196,000	10.92%
BATURYN	tastawiyiniwak	386	\$216,750	12.19%	386	\$188,750	11.54%
BEACON HEIGHTS	Métis	84	\$60,750	-2.84%	84	\$63,500	17.79%
BEARSPAW	Ipiihkoohkanipiaohsi	258	\$369,000	12.16%	258	\$329,000	13.09%
BEAUMARIS	tastawiyiniwak	621	\$227,000	7.08%	621	\$213,500	11.11%
BELGRAVIA	papastew	254	\$409,000	6.44%	254	\$385,750	9.47%
BELLE RIVE	tastawiyiniwak	187	\$326,000	9.13%	187	\$299,500	14.77%
BELMEAD	Nakota Isga	518	\$223,750	14.11%	518	\$195,000	10.76%
BELMONT	Dene	578	\$215,250	9.77%	578	\$192,500	10.52%
BELVEDERE	Dene	874	\$91,500	9.13%	1,014	\$83,500	8.56%
BISSET	Sspomitapi	129	\$274,500	11.46%	129	\$240,000	11.21%
BLACKBURNE	Ipiihkoohkanipiaohsi	198	\$403,500	8.98%	198	\$365,000	10.72%
BLACKMUD CREEK	Ipiihkoohkanipiaohsi	253	\$207,500	10.99%	253	\$187,000	12.33%
BLUE QUILL	Ipiihkoohkanipiaohsi	543	\$203,000	9.24%	543	\$184,000	10.83%
BLUE QUILL ESTATES	Ipiihkoohkanipiaohsi	96	\$230,000	11.85%	96	\$205,000	12.43%
BONNIE DOON	Métis	446	\$248,250	4.44%	444	\$239,000	9.85%
BOYLE STREET	O-day'min	1,136	\$92,000	6.83%	1,200	\$89,000	10.63%
BRANDER GARDENS	pihësiwin	572	\$163,500	11.26%	572	\$155,000	10.34%

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

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		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
BRECKENRIDGE GREENS	Nakota Isga	274	\$213,000	13.21%	274	\$190,500	0.00%
BRINTNELL	Dene	123	\$303,500	9.96%	123	\$275,500	13.22%
BRITANNIA YOUNGSTOWN	Nakota Isga	572	\$100,500	10.93%	572	\$95,000	17.79%
BULYEA HEIGHTS	pihësiwin	217	\$420,500	6.37%	217	\$387,000	18.87%
CAERNARVON	Anirniq	480	\$182,750	12.04%	480	\$163,000	9.95%
CALDER	Anirniq	109	\$171,500	8.65%	109	\$146,000	10.99%
CALLAGHAN	Ipiihkoohkanipiaohτσι	392	\$347,500	10.38%	384	\$300,750	11.67%
CALLINGWOOD NORTH	sipiwiyiniwak	670	\$198,500	12.98%	670	\$173,500	11.37%
CALLINGWOOD SOUTH	sipiwiyiniwak	1,279	\$171,500	7.62%	1,279	\$158,000	13.99%
CANON RIDGE	Dene	761	\$185,500	5.20%	761	\$177,500	11.23%
CANORA	Nakota Isga	456	\$98,000	6.88%	456	\$93,250	18.89%
CANOSSA	Anirniq	89	\$287,500	12.19%	89	\$257,000	
CARLISLE	Anirniq	276	\$216,500	12.60%	276	\$186,000	13.60%
CARLTON	Anirniq	392	\$262,500	9.73%	392	\$241,000	12.83%
CARTER CREST	pihësiwin	179	\$398,000	9.69%	179	\$364,500	
CASSELMAN	Dene	854	\$193,500	13.73%	854	\$167,500	11.47%
CAVANAGH	Ipiihkoohkanipiaohτσι	56	\$396,000	17.71%	56	\$337,000	9.15%
CENTRAL MCDUGALL	O-day'min	841	\$99,000	5.11%	853	\$94,500	7.19%
CHAPPELLE AREA	Ipiihkoohkanipiaohτσι	507	\$336,000	10.88%	504	\$298,500	13.20%
CHARLESWORTH	Karhiio	335	\$217,000	7.37%	335	\$200,000	17.89%
CLAREVIEW TOWN CENTRE	Dene	1,442	\$167,000	5.94%	1,379	\$156,500	10.41%
CLOVERDALE	Mëtis	266	\$349,250	4.94%	266	\$325,000	4.64%
CRAWFORD PLAINS	Sspomitapi	159	\$200,500	13.77%	159	\$177,000	12.69%
CROMDALE	Mëtis	547	\$110,500	2.38%	549	\$108,500	8.41%
CRYSTALLINA NERA WEST	tastawiyiniwak	410	\$343,500	10.53%	410	\$310,500	11.51%
CUMBERLAND	Anirniq	253	\$171,500	5.36%	253	\$163,500	12.11%
CY BECKER	Dene	116	\$361,000	10.57%	90	\$331,000	12.78%
DALY GROVE	Sspomitapi	230	\$202,000	11.22%	230	\$176,500	12.90%

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DECHENE	sipiwiyiniwak	67	\$467,000	9.01%	67	\$430,500	
DESROCHERS AREA	lpiihkoohkanipiaohτσι	84	\$351,750	24.05%	81	\$286,000	0.91%
DONSDALE	sipiwiyiniwak	196	\$197,750	5.86%	196	\$187,500	13.13%
DOWNTOWN	O-day'min	5,671	\$214,500	0.55%	5,670	\$214,000	-3.39%
DUGGAN	papastew	123	\$212,000	10.54%	123	\$192,500	15.59%
DUNLUCE	Anirniq	345	\$212,000	12.22%	345	\$186,500	11.39%
EASTWOOD	Métis	247	\$81,500	6.64%	283	\$79,000	10.53%
EAUX CLAIRES	tastawiyiniwak	652	\$179,750	8.03%	652	\$166,750	9.89%
EBBERS	Dene	150	\$199,000	5.38%	150	\$189,500	9.57%
EDGEMONT	sipiwiyiniwak	214	\$378,750	10.55%	214	\$346,750	12.08%
EKOTA	Karhiio	113	\$197,000	11.26%	197	\$178,500	14.02%
ELLERSLIE	Karhiio	760	\$275,500	11.18%	760	\$228,000	13.76%
ELMWOOD PARK	Métis	76	\$60,000	-2.42%	76	\$62,250	24.74%
ELSINORE	tastawiyiniwak	172	\$357,000	11.28%	172	\$321,000	10.22%
EMPIRE PARK	papastew	587	\$175,000	9.21%	587	\$155,000	12.87%
ERMINESKIN	lpiihkoohkanipiaohτσι	1,077	\$224,500	5.24%	1,077	\$209,000	6.43%
EVANSDALE	tastawiyiniwak	444	\$123,500	4.41%	444	\$116,000	24.46%
FALCONER HEIGHTS	pihësiwin	151	\$435,000	10.94%	151	\$390,000	13.19%
FOREST HEIGHTS	Métis	101	\$242,000	6.79%	101	\$224,000	3.43%
FRASER	Dene	235	\$107,500	11.64%	235	\$94,500	6.71%
FULTON PLACE	Métis	92	\$270,250	5.22%	92	\$258,000	5.64%
GARNEAU	papastew	1,561	\$266,000	2.93%	1,561	\$258,000	5.34%
GLASTONBURY	sipiwiyiniwak	1,086	\$262,000	8.96%	1,086	\$249,250	11.99%
GLENGARRY	tastawiyiniwak	168	\$158,250	13.29%	168	\$138,750	12.96%
GLENORA	Nakota lsga	363	\$119,500	1.38%	363	\$118,000	-1.90%
GLENRIDDING HEIGHTS	pihësiwin	171	\$388,000	7.98%	171	\$359,500	19.94%
GLENWOOD	Nakota lsga	727	\$164,500	9.02%	727	\$150,000	9.25%
GRANVILLE	sipiwiyiniwak	207	\$336,000	11.29%	207	\$302,500	8.70%
GRAYDON HILL	lpiihkoohkanipiaohτσι	136	\$397,500	13.09%	136	\$353,000	11.85%
GREENVIEW	Karhiio	167	\$209,000	11.83%	167	\$190,000	16.60%

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GRIESBACH	Anirniq	774	\$340,500	6.63%	774	\$320,500	11.58%
GROVENOR	Nakota Isga	113	\$362,000	7.59%	111	\$322,000	10.80%
HADDOW	pihësiwin	377	\$303,500	9.20%	377	\$261,000	12.76%
HAIRSINE	Dene	475	\$196,500	13.07%	475	\$174,000	13.58%
HAWKS RIDGE	Nakota Isga	53	\$546,000				
HAZELDEAN	papastew	62	\$225,250	13.11%	62	\$199,250	30.05%
HERITAGE VALLEY TOWN CENTRE AREA	Ipiihkoohkanipiahtsi	414	\$179,500	9.44%	414	\$164,000	11.36%
HILLVIEW	Karhiio	286	\$213,000	13.88%	286	\$189,000	13.95%
HODGSON	pihësiwin	375	\$294,500	7.79%	375	\$269,500	9.70%
HOLLICK-KENYON	Dene	238	\$166,750	5.31%	238	\$159,250	10.00%
HOMESTEADER	Dene	371	\$185,000	10.95%	371	\$166,000	14.49%
HUDSON	Anirniq	220	\$173,250	5.60%	220	\$163,500	12.80%
IDYLYWYLDE	Métis	154	\$171,500	7.24%	154	\$161,500	10.78%
INGLEWOOD	Anirniq	457	\$89,500	4.85%	455	\$85,000	6.56%
JACKSON HEIGHTS	Sspomitapi	162	\$314,250	11.85%	162	\$277,250	13.60%
JAMIESON PLACE	sipiwiyiniwak	131	\$344,500	8.12%	131	\$322,000	13.39%
JASPER PARK	sipiwiyiniwak	151	\$166,000	4.76%	151	\$166,000	7.10%
KAMEYOSEK	Karhiio	442	\$215,000	13.00%	442	\$189,500	12.46%
KEHEEWIN	Ipiihkoohkanipiahtsi	572	\$206,500	6.19%	572	\$192,000	11.34%
KENSINGTON	Anirniq	229	\$216,500	8.35%	229	\$193,000	19.35%
KERNOHAN	Dene	387	\$242,500	13.48%	387	\$228,000	11.11%
KESWICK	pihësiwin	165	\$440,500	12.39%	102	\$392,500	14.30%
KILDARE	tastawiyiniwak	300	\$141,000	13.25%	300	\$124,500	11.16%
KILKENNY	tastawiyiniwak	282	\$158,000	14.57%	282	\$142,500	12.86%
KING EDWARD PARK	Métis	491	\$213,500	6.36%	491	\$201,500	10.56%
KINISKI GARDENS	Sspomitapi	128	\$114,250	6.37%	128	\$108,250	5.34%
KIRKNESS	Dene	400	\$229,750	10.21%	400	\$205,250	11.89%
KLARVATTEN	tastawiyiniwak	300	\$280,500	13.06%	300	\$244,000	13.60%
LAGO LINDO	tastawiyiniwak	111	\$203,000	11.94%	111	\$182,500	9.27%
LA PERLE	Nakota Isga	638	\$200,500	13.47%	638	\$173,500	11.35%

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		Property Count	Median Assessment	2025 - 2026 Median of Percent Change	Property Count	Median Assessment	2024 - 2025 Median of Percent Change
LARKSPUR	Sspomitapi	764	\$213,000	6.07%	722	\$200,250	13.48%
LAUREL	Sspomitapi	393	\$365,500	12.15%	393	\$319,500	12.55%
LEE RIDGE	Karhiio	268	\$212,500	13.85%	268	\$189,000	11.15%
LEGER	pihësiwin	157	\$387,500	9.12%	157	\$352,000	12.62%
LORELEI	tastawiyiniwak	425	\$207,000	11.22%	425	\$179,500	13.01%
LYMBURN	sipiwiyiniwak	395	\$209,000	13.50%	395	\$187,000	12.61%
MACEWAN	Ipiihkoohkanipiaohτσι	1,142	\$184,250	7.51%	1,142	\$171,000	11.95%
MACTAGGART	pihësiwin	615	\$263,500	9.96%	615	\$249,500	12.10%
MAGRATH HEIGHTS	pihësiwin	650	\$394,750	7.72%	638	\$352,000	12.10%
MALMO PLAINS	papastew	98	\$242,500	16.07%	98	\$208,750	-5.63%
MATT BERRY	Dene	174	\$187,000	7.00%	174	\$176,000	10.88%
MAYFIELD	Nakota Isga	95	\$101,500	6.90%	95	\$93,000	14.19%
MCCAULEY	O-day'min	76	\$241,750	16.78%	76	\$218,000	8.06%
MCCONACHIE	Dene	573	\$182,000	6.82%	573	\$170,000	11.89%
MEADOWLARK PARK	sipiwiyiniwak	284	\$251,250	4.42%	284	\$241,250	8.31%
MENISA	Karhiio	92	\$185,000	11.48%	92	\$165,750	20.29%
MEYOKUMIN	Karhiio	290	\$219,000	16.29%	290	\$189,000	12.80%
MEYONOHK	Karhiio	349	\$203,000	14.29%	349	\$177,500	10.06%
MICHAELS PARK	Karhiio	395	\$228,000	11.40%	370	\$192,000	11.56%
MILLER	Dene	369	\$302,500	8.49%	369	\$271,000	10.53%
MILL WOODS TOWN CENTRE	Karhiio	475	\$166,000	7.22%	475	\$151,000	10.37%
MINCHAU	Sspomitapi	116	\$213,000	13.84%	131	\$185,000	14.79%
MONTROSE	Mëtis	107	\$174,500	8.42%	107	\$146,500	5.73%
NEWTON	Mëtis	57	\$88,500	-1.12%	57	\$89,500	-8.90%
NORTHMOUNT	tastawiyiniwak	254	\$184,000	12.56%	254	\$163,250	14.17%
OGILVIE RIDGE	pihësiwin	65	\$453,500	9.81%	65	\$390,500	15.33%
OLESKIW	sipiwiyiniwak	87	\$750,000	10.24%	87	\$680,000	
ORMSBY PLACE	sipiwiyiniwak	718	\$206,500	13.53%	718	\$182,000	12.79%
OTTEWELL	Mëtis	143	\$79,500	9.29%	143	\$74,000	6.60%
OVERLANDERS	Dene	142	\$202,250	9.81%	142	\$184,000	9.60%

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OXFORD	Anirniq	267	\$250,000	5.34%	267	\$235,500	8.82%
OZERNA	tastawiyiniwak	193	\$135,000	8.44%	193	\$124,500	11.18%
PAISLEY	lpiihkoohkanipiaohτσι	85	\$357,500	11.21%	85	\$321,500	18.20%
PARKALLEN	papastew	123	\$301,500	1.77%	123	\$294,500	9.70%
PARKDALE	Métis	434	\$131,000	11.28%	432	\$118,500	1.28%
PATRICIA HEIGHTS	sipiwiyiniwak	108	\$135,500	27.23%	108	\$106,500	8.12%
PEMBINA	Anirniq	468	\$201,000	7.63%	468	\$191,000	11.73%
PLEASANTVIEW	papastew	552	\$235,000	11.61%	551	\$211,000	10.11%
POLLARD MEADOWS	Sspomitapi	606	\$219,500	9.94%	606	\$196,500	16.48%
POTTER GREENS	Nakota Isga	97	\$581,500	12.05%	97	\$506,000	11.69%
PRINCE CHARLES	Anirniq	94	\$387,250	15.58%	96	\$320,500	8.53%
PRINCE RUPERT	O-day'min	115	\$102,500	4.65%	115	\$101,000	11.58%
QUEEN ALEXANDRA	papastew	714	\$213,750	2.13%	712	\$215,500	10.48%
QUEEN MARY PARK	O-day'min	1,709	\$160,500	2.91%	1,731	\$155,000	8.59%
RAMSAY HEIGHTS	pihésiwin	364	\$268,500	11.68%	364	\$227,500	12.68%
RICHFIELD	Karhiio	137	\$186,500	6.23%	137	\$178,000	12.65%
RICHFORD	lpiihkoohkanipiaohτσι	253	\$330,500	7.79%	251	\$313,500	2.24%
RIDEAU PARK	papastew	269	\$187,000	5.92%	269	\$176,500	9.84%
RITCHIE	papastew	669	\$257,000	4.61%	669	\$249,500	8.16%
RIVERDALE	O-day'min	278	\$317,250	5.45%	278	\$298,250	6.21%
RIVER VALLEY HERMITAGE	Dene	62	\$207,000	1.54%	62	\$203,500	12.32%
ROSENTHAL	Nakota Isga	365	\$357,000	10.98%	365	\$319,000	12.79%
ROSSDALE	O-day'min	127	\$248,000	0.00%	127	\$248,500	6.82%
ROYAL GARDENS	papastew	375	\$140,000	6.32%	375	\$131,000	11.35%
RUNDLE HEIGHTS	Métis	283	\$130,500	13.66%	295	\$113,500	9.13%
RUTHERFORD	lpiihkoohkanipiaohτσι	1,943	\$221,500	8.26%	1,943	\$206,500	12.37%
SAKAW	Karhiio	197	\$214,500	13.90%	197	\$183,000	15.53%
SATOO	Karhiio	280	\$218,000	11.41%	280	\$202,000	12.23%
SCHONSEE	tastawiyiniwak	572	\$267,250	7.41%	572	\$252,500	11.66%
SECORD	Nakota Isga	699	\$337,500	11.02%	475	\$303,500	11.31%

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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
SHERBROOKE	Anirniq	220	\$89,500	6.08%	220	\$86,250	-8.15%
SHERWOOD	sipiwiyiniwak	83	\$91,500	4.40%	83	\$87,000	21.66%
SIFTON PARK	Dene	120	\$202,000	17.16%	120	\$177,250	17.03%
SILVER BERRY	Sspomitapi	442	\$230,750	9.65%	442	\$215,000	10.31%
SKYRATTLER	lpiihkoohkanipiahtsi	342	\$105,500	3.28%	342	\$104,750	14.57%
SOUTH TERWILLEGAR	pihësiwin	1,635	\$208,000	8.98%	1,635	\$193,500	14.80%
SPRUCE AVENUE	O-day'min	93	\$258,000	14.24%	93	\$251,000	8.84%
STARLING	Nakota Isga	80	\$338,000	21.63%	80	\$297,500	7.13%
STEINHAUER	lpiihkoohkanipiahtsi	171	\$237,500	13.43%	171	\$213,500	10.02%
STRATHCONA	papastew	1,738	\$191,500	3.80%	1,738	\$184,500	3.58%
SUDER GREENS	Nakota Isga	184	\$267,000	8.29%	184	\$249,250	9.78%
SUMMERLEA	sipiwiyiniwak	186	\$195,000	7.58%	186	\$182,250	13.27%
SUMMERSIDE	Karhiio	685	\$318,500	11.47%	685	\$283,500	14.37%
SWEET GRASS	lpiihkoohkanipiahtsi	553	\$204,500	11.18%	553	\$174,500	10.14%
TAMARACK	Sspomitapi	421	\$321,500	10.96%	395	\$285,000	9.43%
TAWA	Karhiio	863	\$249,500	11.80%	863	\$218,000	12.21%
TERRACE HEIGHTS	Métis	106	\$111,250	6.28%	106	\$103,750	9.22%
TERRA LOSA	Nakota Isga	1,173	\$205,000	9.14%	1,173	\$188,000	10.57%
TERWILLEGAR TOWNE	pihësiwin	622	\$294,500	10.17%	622	\$262,000	12.16%
THE HAMPTONS	sipiwiyiniwak	883	\$294,500	11.36%	869	\$264,500	13.41%
THE ORCHARDS AT ELLERSLIE	Karhiio	425	\$350,000	10.78%	295	\$301,000	12.66%
THORNCLIFF	sipiwiyiniwak	300	\$235,000	6.26%	300	\$216,500	11.75%
TIPASKAN	Karhiio	184	\$203,000	10.77%	192	\$178,250	14.02%
TRUMPETER AREA	Nakota Isga	112	\$367,250	9.29%	104	\$335,000	13.24%
TWEDDLE PLACE	Karhiio	176	\$214,750	15.88%	176	\$180,500	12.19%
TWIN BROOKS	lpiihkoohkanipiahtsi	399	\$374,000	10.82%	399	\$339,000	11.46%
WALKER	Karhiio	1,270	\$271,500	9.52%	1,270	\$260,750	13.16%
WEBBER GREENS	Nakota Isga	131	\$409,000	10.42%	118	\$360,000	3.85%
WEINLOS	Sspomitapi	218	\$121,500	14.57%	244	\$106,000	10.50%
WEST JASPER PLACE	Nakota Isga	176	\$80,500	2.04%	176	\$77,000	33.22%

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

2026 ASSESSMENT CHANGE REPORT

Residential, condominiums and townhomes

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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
WEST MEADOWLARK PARK	sipiwiyiniwak	502	\$150,500	8.73%	502	\$136,750	4.05%
WESTMOUNT	O-day'min	1,281	\$176,000	4.08%	1,280	\$170,000	7.17%
WESTWOOD	O-day'min	194	\$107,750	4.74%	215	\$97,000	2.67%
WĪHKWĒNTŌWIN	O-day'min	7,549	\$165,000	1.09%	7,570	\$165,500	1.48%
WILD ROSE	Sspomitapi	466	\$174,000	10.11%	466	\$159,500	13.42%
WINDERMERE	pihêsiwin	1,173	\$220,000	7.34%	1,170	\$205,000	9.04%
WOODCROFT	Anirniq	161	\$202,500	3.44%	161	\$196,000	15.48%
YORK	Dene	211	\$181,000	14.90%	211	\$157,500	13.51%