

2020 Property Assessment

Edmonton

FACT SHEET

- The City of Edmonton assessed 407,804 properties: 379,651 residential properties and 28,153 non-residential properties, including apartments.
- The value of all assessed properties in Edmonton now stands at \$195 billion—\$135 billion for residential properties and \$60 billion for non-residential properties.
- An overall assessment decrease of 0.1 per cent compared to 2019.
- The value of a typical single-family home is \$387,000.
- The overall residential market experienced a 2.7 per cent decrease in assessed value which is the change seen in the overall market, not individual properties. Within specific groups of residential property types, the market value for most properties showed the following trends:
 - Most single-family detached properties decreased between 1.4 per cent and 6.2 per cent.
 - Most duplexes, triplexes and fourplexes decreased between 1.3 per cent and 5.4 per cent.
 - Condominiums and townhomes decreased by 1.6 per cent and 8.8 per cent.
- The median change for the multi-residential market was an increase of 5.1 per cent.
- The overall non-residential market (commercial and industrial properties) experienced a 2.9 per cent decrease.
- The neighbourhood experiencing the highest median per cent increase is Ramsay Heights at 4.17 per cent.
- The neighbourhood experiencing the largest median per cent decrease is McQueen at -11.44 per cent.