

August 2026 Real Estate Market Report

Michael Knows

Glenora, Crestwood, Parkview
Laurier Heights, & Windsor Park



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This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship.

Michael's Featured Listings

Contact **Michael** today for more information on any of these properties at **780 993 7249**

View Full Property Details at www.MyCommunitySpecialist.com



13838 Ravine Drive | Listed at \$1,399,000 | Glenora



9002 120 Street NW

Listed at \$1,250,000 | Windsor Park

12,000+Sq.Ft CORNER LOT block OFF SASKATCHEWAN DRIVE!



9107 118 Street NW

Listed at \$1,150,000 | Windsor Park | E4503008

FANTASTIC FUTURE REDEVELOPMENT OPPORTUNITY IN NORTH WINDSOR PARK. Enjoy this beautiful 9364 Sq.ft LOT measuring 50' frontage, 75' rear, 152' north length & 158' south length.



14315 98 Avenue NW | Listed at \$1,490,000 | E4497667



CUSTOM BUILT LUXURY in Coveted CRESTWOOD! Experience unparalleled sophistication in this exceptional 2,590 sqft 2-storey masterpiece located in one of Edmonton's most prestigious west-central communities. The property features a fully fenced yard A/C & finished double detached garage.

July Community Stats

Glenora, Crestwood, Parkview & Laurier Heights

South of Stony Plain Road & East of 142 Street & Windsor Park

GLENORA DETACHED 1 SALE

AVERAGE LIST	\$2,998,000
AVERAGE SOLD	\$2,943,000
AVG SOLD/LIST %	98%
AVERAGE DOM	97

PARKVIEW DETACHED 3 SALES

AVERAGE LIST	\$2,016,333
AVERAGE SOLD	\$1,928,333
AVG SOLD/LIST %	96%
AVERAGE DOM	15

WINDSOR PARK DETACHED 3 SALES

AVERAGE LIST	\$1,211,296
AVERAGE SOLD	\$1,240,000
AVG SOLD/LIST %	102%
AVERAGE DOM	16



CRESTWOOD DETACHED 1 SALE

AVERAGE LIST	\$1,199,900
AVERAGE SOLD	\$1,100,000
AVG SOLD/LIST %	92%
AVERAGE DOM	87

LAURIER HEIGHTS DETACHED 1 SALE

AVERAGE LIST	\$2,090,000
AVERAGE SOLD	\$2,080,000
AVG SOLD/LIST %	99.5%
AVERAGE DOM	74

19

WINDSOR PARK
SINGLE FAMILY
HOME SALES
2026 YTD

98%

WINDSOR PARK
AVERAGE SOLD PRICE/
LIST PRICE RATIO
2026 YTD

30

WINDSOR PARK
AVERAGE DAYS
ON MARKET
2026 YTD

Based on Data From Realtors Association of Edmonton

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15 most recent **Active & Sold** listings

To receive the full details of the 15 most recent active & sold listings in your community call, text, or email me today.



Ask the Expert

Q: How Do Market Trends Affect My Sale?

A: Understanding current market trends—like average days on market and inventory levels—helps you price and time your sale effectively.

Work with your agent to adjust your strategy as needed.

MICHAEL PAVONE RANKED TOP 3 AGENT IN EDMONTON IN 2025



Response Rate: 100%

Overall Rating: ★★★★★ 5.0

Knowledgeability Rating: ★★★★★ 5.0

Professionalism Rating: ★★★★★ 5.0

Value of Service:

Reach & Lead Generation: ★★★★★ 5.0

Home Prep & Staging Advice: ★★★★★ 5.0

Success Ratio: 100% ★★★★★ 5.0

Home Sale in Windsor Park, Edmonton | July 2026

Michael Pavone and his support team were excellent. They offered very efficient, reliable and professional services for the prompt sale of our property. From 7 showings we received 6 offers. Michael's efficient process from contract signing, through photography and listing, to the final sale was under 2 week. - Carla S.



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www.MyCommunitySpecialist.com

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