

September 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



9107 118 Street | Listed at \$1,150,000 | E4503008



FANTASTIC FUTURE REDEVELOPMENT OPPORTUNITY IN NORTH WINDSOR PARK. Enjoy the beautiful 9364 Sq.ft LOT measuring 50' frontage, 75' rear, 152' north length & 158' south length. Idyllically situated on a quiet, tree-lined street. A rare opportunity in one of Edmonton's most desirable communities!



14505 Summit Drive | Listed at \$1,999,000 | E4504530



LOCATED ON SUMMIT DRIVE - FRONTING MACKINNON RAVINE this stunning 2931 SQFT contemporary style 4+1 BEDROOM, 3.5 BATH home in prestigious CRESTWOOD will take your breath away. An exceptional home in one of Edmonton's most desirable neighbourhoods.

August Community Stats

Glenora, Crestwood, Parkview & Laurier Heights

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

GLENORA DETACHED 2 SALES

AVERAGE LIST	\$1,196,450
AVERAGE SOLD	\$1,125,000
AVG SOLD/LIST %	94%
AVERAGE DOM	19

PARKVIEW DETACHED 0 SALES

AVERAGE LIST	\$N/A
AVERAGE SOLD	\$N/A
AVG SOLD/LIST %	N/A%
AVERAGE DOM	N/A

WINDSOR PARK DETACHED 2 SALES

AVERAGE LIST	\$1,265,000
AVERAGE SOLD	\$1,237,500
AVG SOLD/LIST %	98%
AVERAGE DOM	7



CRESTWOOD DETACHED 3 SALES

AVERAGE LIST	\$2,400,000
AVERAGE SOLD	\$2,383,333
AVG SOLD/LIST %	99%
AVERAGE DOM	48

LAURIER HEIGHTS DETACHED 3 SALES

AVERAGE LIST	\$1,479,666
AVERAGE SOLD	\$1,539,833
AVG SOLD/LIST %	104%
AVERAGE DOM	14

21

WINDSOR PARK
SINGLE FAMILY
HOME SALES
2026 YTD

98%

WINDSOR PARK
AVERAGE SOLD PRICE/
LIST PRICE RATIO
2026 YTD

28

WINDSOR PARK
AVERAGE DAYS
ON MARKET
2026 YTD

Based on Data From Realtors Association of Edmonton

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Ask the Expert

Q: What Should I Expect During Negotiations?

A: Be Prepared For Counteroffers & Contingencies.

Flexibility and a willingness to compromise, along with guidance from your agent, can help you secure the best possible deal.

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 Garneau, Edmonton | August 2026

Michael was very knowledgeable about market trends and a great negotiator for us to get us the best possible price for our home. He also gave us sound advice about preparing the home appropriately. - Jonathan Choy



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www.MyCommunitySpecialist.com



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