

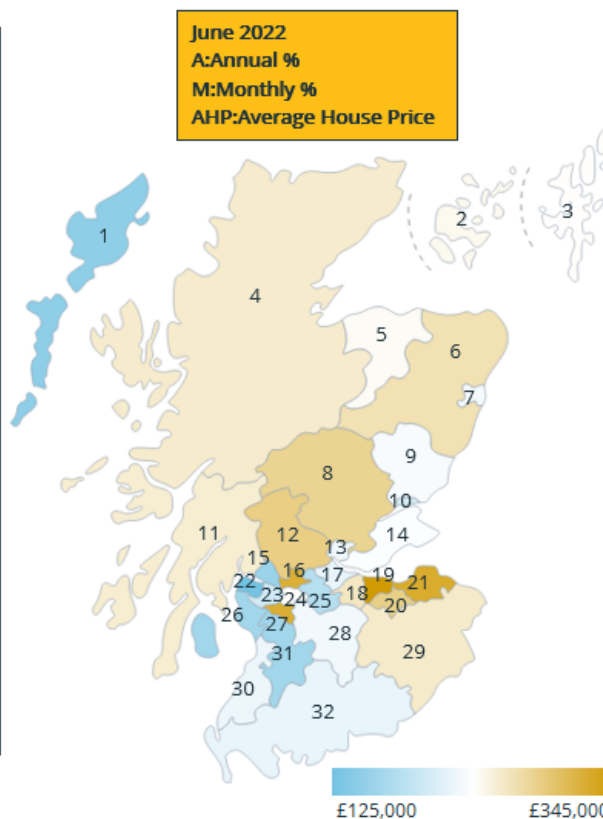
## Annual house price growth increases to 10.5% in Scotland

- ✓ Increase in the rate reflects the low annual comparison point in June 2021
- ✓ 19 Local Authorities have price growth in excess of 10.0%
- ✓ Transactions are lower than in June 2021 – but that was a bumper month
- ✓ Argyll and Bute has highest growth rate at 25.5%

- The *Walker Fraser Steele Acadata House Price Index (Scotland)*. Please refer to the Notes at the end for information on content and methodology.
- Walker Fraser Steele is the trading name of e.surv Chartered Surveyors in Scotland.

House Price	Index	Monthly Change %	Annual Change %
£221,900	290.6	0.4	10.5

1 Na h-Eileanan Siar A 0.0% M -0.7% AHP £142,124	2 Orkney Islands A 19.2% M -0.4% AHP £209,434
5 Moray A 14.3% M 0.9% AHP £206,127	6 Aberdeenshire A 9.2% M 0.3% AHP £241,430
9 Angus A 12.5% M -0.4% AHP £196,341	10 Dundee City A 12.8% M 1.9% AHP £180,325
13 Clackmannanshire A 23.4% M -0.2% AHP £192,817	14 Fife A 10.6% M -0.3% AHP £198,489
17 Falkirk A 13.2% M 0.0% AHP £188,501	18 West Lothian A 12.3% M 1.4% AHP £233,339
21 East Lothian A 6.4% M -2.4% AHP £312,849	22 Inverclyde A -1.1% M -7.4% AHP £128,735
25 North Lanarkshire A 8.9% M 0.4% AHP £162,896	26 North Ayrshire A 7.2% M -0.8% AHP £152,537
29 Scottish Borders A 10.9% M 2.1% AHP £229,316	30 South Ayrshire A 6.5% M -0.1% AHP £190,623



3 Shetland Islands A 14.3% M 2.4% AHP £202,114	4 Highland A 11.2% M 0.7% AHP £227,246
7 Aberdeen City A 2.9% M 0.2% AHP £195,547	8 Perth & Kinross A 16.0% M 7.4% AHP £259,189
11 Argyll & Bute A 25.5% M -1.4% AHP £225,430	12 Stirling A 9.8% M 3.5% AHP £266,497
15 West Dunbartonshire A 7.8% M 1.9% AHP £148,529	16 East Dunbartonshire A 13.8% M 0.0% AHP £308,754
19 City of Edinburgh A 8.1% M -1.3% AHP £336,252	20 Midlothian A 3.5% M -2.7% AHP £264,890
23 Renfrewshire A 9.0% M 0.6% AHP £176,908	24 Glasgow City A 11.4% M 2.5% AHP £202,904
27 East Renfrewshire A 11.3% M 1.0% AHP £310,451	28 South Lanarkshire A 12.8% M 0.4% AHP £193,941
31 East Ayrshire A 18.7% M -1.5% AHP £152,724	32 Dumfries & Galloway A 16.6% M 3.1% AHP £188,829

Table 1. Average House Prices in Scotland for the period June 2021 – June 2022  
(The prices are end-month smoothed over a 3 month period) ([Link to source Excel](#))

Month	Year	House Price	Index	Monthly Change %	Annual Change %
June	2021	£200,892	263.1	-1.4	8.5
July	2021	£205,397	269.0	2.2	10.4
August	2021	£208,219	272.7	1.4	11.7
September	2021	£209,989	275.0	0.9	12.8
October	2021	£210,137	275.2	0.1	11.1
November	2021	£210,268	275.4	0.1	8.7
December	2021	£210,468	275.6	0.1	6.9
January	2022	£212,787	278.7	1.1	7.4
February	2022	£214,241	280.6	0.7	7.5
March	2022	£217,089	284.3	1.3	6.3
April	2022	£218,364	286.0	0.6	7.6
May	2022	£220,947	289.4	1.2	8.4
June	2022	£221,900	290.6	0.4	10.5

**Note:** The Walker Fraser Steele Acadata House Price Index (Scotland) provides the “average of all prices paid for houses”, including those made with cash.

### Scott Jack, Regional Development Director at Walker Fraser Steele, comments:

“June is the mid-point in the calendar year, the summer solstice marking when the sun is at its most northerly point – but will this June also herald a change in temperature for the housing market in Scotland? Possibly.

“Average house prices continued to rise in June, but only by 0.4% (£950) to £221,900 accompanied by a slight downturn in the total number of transactions – compared admittedly to an unusually high number in June last year. Added to this, four of the bottom five local authorities by value saw prices fall in June, suggesting that the lower end of the market is running out of steam. However, looking in the round, whilst the number of transactions may be cooling, continued lack of supply and strong demand, particularly for higher value, spacious properties, is fuelling individual prices. There were 70 sales in excess of £750,000 in June alone, the highest annual increase in average house prices recorded in Argyll & Bute, up 25.5% over the year, with June seeing three high value houses go for well over the asking price. In fact, for the year to date there have been 453 sales in excess of £750,000 in Scotland, over half (228) in Edinburgh, driving the underlying rise in average house prices which have increased by 10.5% (£21,000) on an annual basis.

“As we move into the second half of the year it will be interesting to see the impact of reduced competition at the lower end of the market on properties higher up the value chain. However, to date, the sun continues to shine almost unabated as restricted supply remains the dominant factor for house prices across Scotland.”

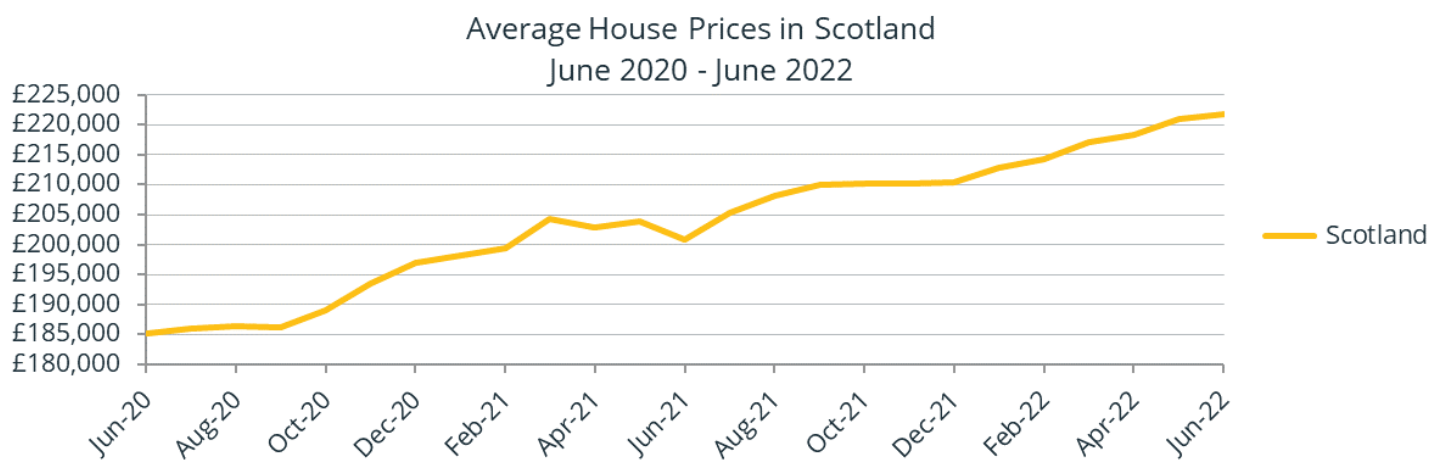
## Commentary: John Tindale, Acadata Senior Housing Analyst

### The June housing market

The average price paid for a house in Scotland in June 2022 is £221,900, establishing yet another record price for the country – the twelfth occasion that this has happened in the last twelve months.

This price is some £21,000 higher than that seen in June 2021, indicating that prices have risen by 10.5% on an annual basis. This annual growth rate is the highest recorded to date in 2022, but it has been elevated by a near £3,000 fall in prices that occurred twelve months earlier in June 2021, meaning that the base point for measuring the annual growth rate started from a particularly low level. In fact, the average house price only rose by some £950, or +0.4%, in June 2022 – the lowest monthly increase of this calendar year.

Figure 1. The average house price in Scotland over the period June 2020 to June 2022 ([Link to source Excel](#))



As discussed on page 4, there would appear to be a minor slowdown in the number of transactions that took place in June 2022, compared to the previous year – although June 2021 had set a new record level for the month, and was also the fourth-highest monthly total of the previous ten years, so the bar to clear had been set extremely high.

On page 5 we show that the number of high-value transactions are similarly seeing a minor slowdown, but again the June 2021 total was always going to be hard to exceed. However, the June 2022 total is the second month of this calendar year in which the total number of high-value sales is not the greatest for the month of the eight years shown.

Nevertheless, the desire to live in properties with plenty of space, generally meaning the purchase of high-value detached properties, continues. Frequently, the achieved selling price then exceeds that of the guide price, likely indicating that there has been competition for properties with the requisite characteristics. New instructions to sell remain relatively thin on the ground, so maintaining the tight supply conditions, and hence supporting the monthly increase in house prices. The latest RICS UK Residential Survey does not anticipate that this pattern will change “for the time being”.

## Transactions analysis

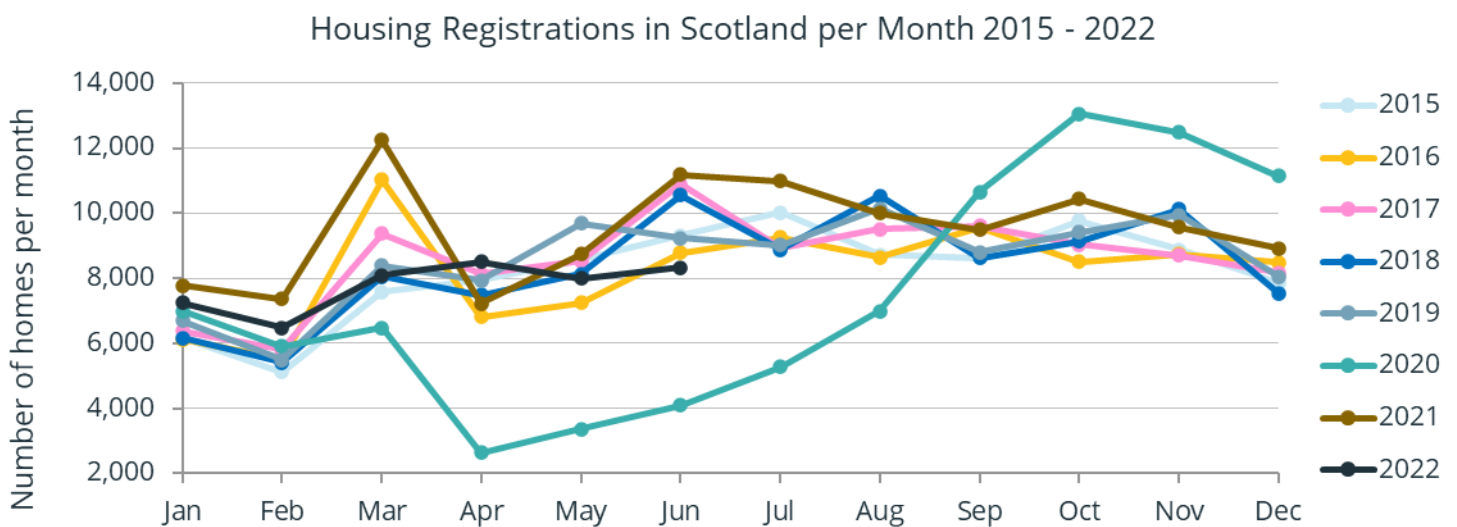
Figure 2 below shows the monthly transaction count for purchases during the period January 2015 to June 2022, based on RoS (Registers of Scotland) figures for the Date of Entry. (June 2022 totals are based on RoS Application dates.)

During the month of June, RoS has been processing further registrations with an entry date of May 2022, which provides an update on the number of transactions that took place in that month. Whereas in April 2022 we saw the largest number of transactions in the month of the last ten years, in May the number of transactions - which currently happen to total exactly 8,000 sales - is only ranked seventh over the ten-year period, which suggests a slight cooling in demand for properties.

The provisional figure for June 2022 is 8,320 transactions, which if correct would be ranked in eighth place of the last ten years, again suggesting a cooling in demand.

RICS (Royal Institution of Chartered Surveyors), in its June 2022 Residential Market Survey, is similarly pointing to a softening in demand, and with new seller instructions remaining generally flat, the tight supply conditions which exist are continuing to underpin house prices. RICS respondents to its survey continue to cite an increase in prices across all parts of the UK.

Figure 2. The number of sales per month recorded by RoS based on entry date (RoS applications date for June 2022), for the period 2015 – 2022. (Source: Registers of Scotland.) ([Link to source Excel](#))



## Scotland transactions of £750k or higher

Table 2. The number of transactions by month in Scotland greater than or equal to £750k, January 2015 – June 2022 ([Link to source Excel](#))

Sales of £750k+								
Month	2015	2016	2017	2018	2019	2020	2021	2022
1	33	27	19	35	43	49	65	87
2	42	20	15	52	26	33	63	66
3	231	57	25	34	35	30	115	78
4	2	27	29	24	36	11	46	70
5	14	20	31	32	54	16	63	82
6	26	47	43	41	60	36	119	70
7	15	36	55	44	61	41	120	
8	41	54	62	60	61	40	102	
9	46	44	56	70	59	67	127	
10	23	52	48	55	40	114	101	
11	48	38	37	59	58	109	99	
12	34	23	40	31	49	105	79	
<b>Total</b>	<b>555</b>	<b>445</b>	<b>460</b>	<b>537</b>	<b>582</b>	<b>651</b>	<b>1099</b>	<b>453</b>

Table 2 shows the number of transactions per month in Scotland which are equal to or greater than £750k. The threshold of £750k has been selected as it is the breakpoint at which the highest rate of LBTT becomes payable.

Table 2 shows that there were 70 sales in excess of £750k during June 2022, and we anticipate that this number will increase as further sales for the month are processed by the Registers of Scotland. It is doubtful though that the June 2022 total will exceed the June 2021 total of 119 sales, which again suggests a slight cooling in the high-value sales market, consistent with the RICS Residential Market Survey quoted earlier. However, the total for June 2022 of 70 high-value sales still exceeds all the prior years' June totals, except for 2021, indicating that the "lifestyle changes" associated with the pandemic - "working from home" and the "race for space" - are still strong features of the current housing market. This, as discussed on page 7, has resulted in strong competition for the properties that meet these requirements, with substantial price rises still being experienced at the top-end of the market.

The five authorities with the largest number of the 453 high-value sales that have been recorded to date in 2022 are: Edinburgh (228); Fife (27); Glasgow City (25); East Lothian (23); and finally East Renfrewshire (17). It can be seen from these figures that in 2022, Edinburgh accounts for just over half of this sector of the housing market.

## Local Authority Analysis

Table 3. Average House Prices in Scotland, by local authority area, comparing June 2021, May 2022 and June 2022  
([Link to source Excel](#))

Prior Year Rank	Rank By Price	Local Authority Area	Jun-21	May-22	Jun-22	Month % Change	Annual % Change
1	1	City of Edinburgh	£311,171	£340,510	£336,252	-1.3%	8.1%
2	2	East Lothian	£294,150	£320,421	£312,849	-2.4%	6.4%
3	3	East Renfrewshire	£279,037	£307,443	£310,451	1.0%	11.3%
4	4	East Dunbartonshire	£271,420	£308,724	£308,754	0.0%	13.8%
6	5	Stirling	£242,756	£257,430	£266,497	3.5%	9.8%
5	6	Midlothian	£255,842	£272,241	£264,890	-2.7%	3.5%
7	7	Perth and Kinross	£223,498	£241,260	£259,189	7.4%	16.0%
8	8	Aberdeenshire	£221,155	£240,810	£241,430	0.3%	9.2%
9	9	West Lothian	£207,857	£230,115	£233,339	1.4%	12.3%
10	10	Scottish Borders	£206,855	£224,609	£229,316	2.1%	10.9%
11	11	Highland	£204,321	£225,671	£227,246	0.7%	11.2%
15	12	Argyll and Bute	£179,555	£228,709	£225,430	-1.4%	25.5%
19	13	Orkney Islands	£175,759	£210,178	£209,434	-0.4%	19.2%
14	14	Moray	£180,396	£204,262	£206,127	0.9%	14.3%
13	15	Glasgow City	£182,188	£197,863	£202,904	2.5%	11.4%
18	16	Shetland Islands	£176,890	£197,401	£202,114	2.4%	14.3%
16	17	Fife	£179,469	£199,176	£198,489	-0.3%	10.6%
20	18	Angus	£174,522	£197,037	£196,341	-0.4%	12.5%
12	19	Aberdeen City	£189,949	£195,193	£195,547	0.2%	2.9%
21	20	South Lanarkshire	£171,883	£193,133	£193,941	0.4%	12.8%
26	21	Clackmannanshire	£156,291	£193,135	£192,817	-0.2%	23.4%
17	22	South Ayrshire	£178,999	£190,800	£190,623	-0.1%	6.5%
24	23	Dumfries and Galloway	£161,931	£183,220	£188,829	3.1%	16.6%
22	24	Falkirk	£166,548	£188,571	£188,501	0.0%	13.2%
25	25	Dundee City	£159,800	£176,955	£180,325	1.9%	12.8%
23	26	Renfrewshire	£162,315	£175,791	£176,908	0.6%	9.0%
27	27	North Lanarkshire	£149,539	£162,170	£162,896	0.4%	8.9%
32	28	East Ayrshire	£128,663	£155,088	£152,724	-1.5%	18.7%
28	29	North Ayrshire	£142,358	£153,718	£152,537	-0.8%	7.2%
30	30	West Dunbartonshire	£137,805	£145,784	£148,529	1.9%	7.8%
29	31	Na h-Eileanan Siar	£142,129	£143,120	£142,124	-0.7%	0.0%
31	32	Inverclyde	£130,195	£138,981	£128,735	-7.4%	-1.1%
<b>All Scotland</b>			<b>£200,892</b>	<b>£220,947</b>	<b>£221,900</b>	<b>0.4%</b>	<b>10.5%</b>

Table 3 above shows the average house price and percentage change (over the last month and year) by Local Authority Area for June 2021, as well as for May and June 2022, calculated on a seasonal- and mix-adjusted basis. The ranking in Table 3 is based on the local authority area's average house price for June 2022. Local Authority areas shaded in blue experienced record average house prices in June 2022.

## Annual change

The average house price in Scotland increased by some £21,000 - or 10.5% - over the last twelve months, to the end of June. This is a near £4,000 increase over the £17,000 growth in prices seen in the twelve months to the end of May 2022 – but prices in June 2021 fell by £3,000 from May 2021, so the base starting point for measuring annual changes in value was already at a relatively low level, making it more likely that prices would show an increase twelve months later.

In June 2022, 30 of the 32 local authority areas in Scotland saw their average prices rise over the levels seen twelve months earlier – the two exceptions being Na h-Eileanan Siar and Inverclyde, although the average property price in Na h-Eileanan Siar only fell by £5 over the year. These two areas are currently bottom of Table 3, meaning that they have the two lowest average property values of the 32 local authority areas in Scotland. As we suggested last month, this may indicate that the competition between buyers for homes is not so intense at the lower end of the price spectrum.

The area with the highest annual increase in average house prices in June 2022 was Argyll and Bute, where values have risen by 25.5% over the year. This is the third month in succession that Argyll and Bute has recorded the highest annual change in prices, having been assisted in this process by a number of high-value sales achieving prices above their guide levels. This again occurred in June, with a five-bedroom detached home on the Isle of Bute having an asking price of £700,000 but selling for £830,000. Three examples, in the same area, show the way in which competition for homes in attractive locations can result in a noticeable increase in average house prices.

On a weight-adjusted basis, which employs both the change in prices and the number of transactions involved, there are five local authority areas in June that account for 42% of the £21,000 increase in Scotland's average house price over the year. The five areas in descending order of influence are: – Edinburgh (13%), Glasgow (11%); South Lanarkshire (7%); Fife (6%); and Perth and Kinross (5%).

## Monthly change

In June 2022, Scotland's average house price in the month rose by some £950, or 0.4%, continuing the pattern of minor upward oscillations in property values on a monthly basis. The average price in Scotland now stands at £221,900, which sets a record level for the nation for the twelfth month in succession.

In June 2022, 18 of the 32 Local Authority areas in Scotland experienced rising prices in the month, three fewer than in May. The largest increase in average prices in June, of 7.4%, was in Perth and Kinross, where the average price of detached homes increased from £350k in May to £380k in June. The average price for homes was elevated in the month by the sale of a four-bedroom local architect designed detached property near to the Bridge of Cully, which sold for its asking price of £1.3 million.

At the other end of the scale, the lowest increase in average prices in June, of -7.4%, was in Inverclyde. In Inverclyde the price of detached homes fell from an average £360k in May to £300k in June – however, only two detached homes were actually sold in the area in June – which explains why the movement in average prices was so exaggerated. Flats are the most frequently purchased property type in Inverclyde, and these increased in price from an average £78k in May to £82k in June – a far more reasonable movement in prices over the month.

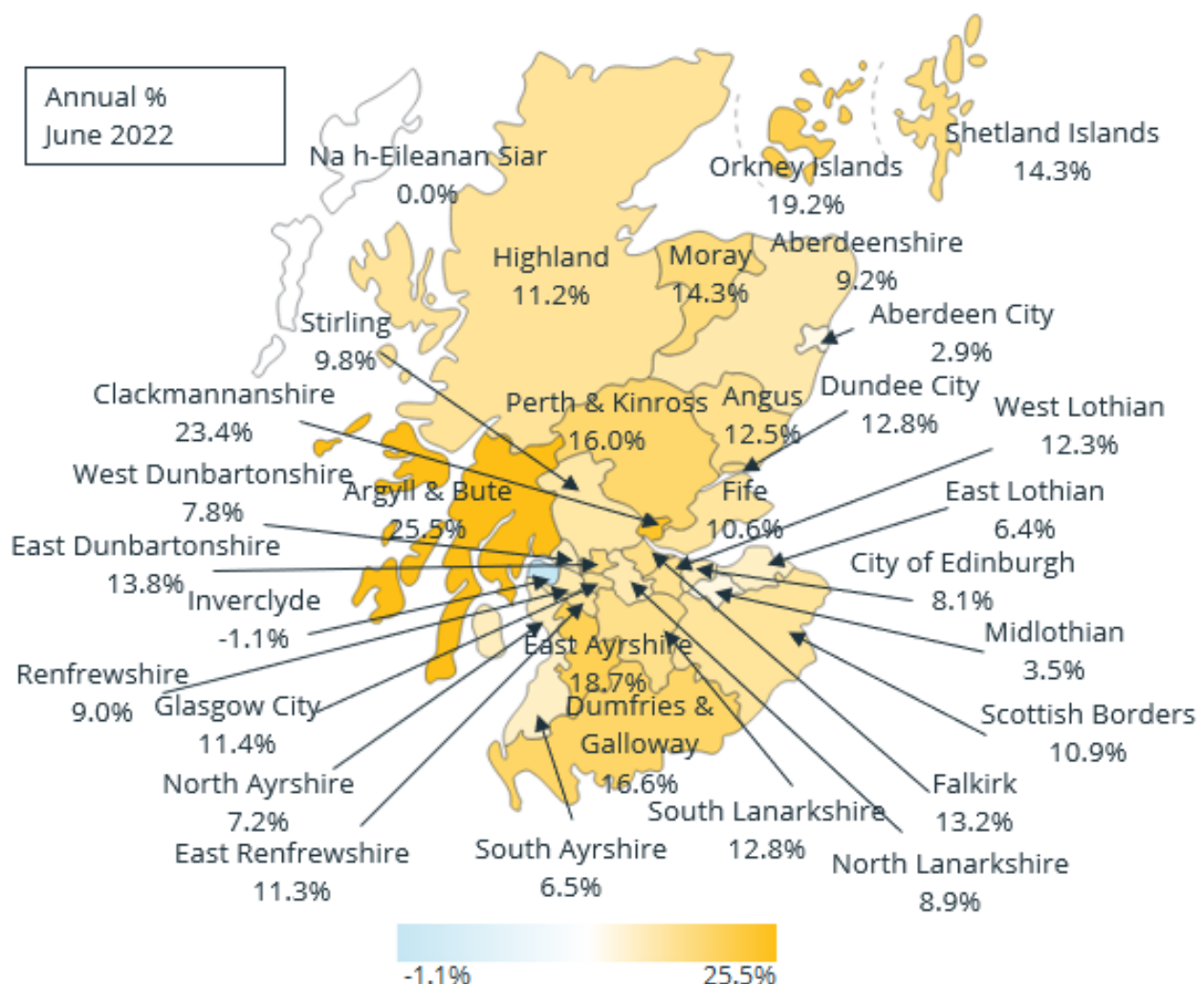
It is interesting to note that four of the bottom five local authorities by value all saw prices fall in the month, which as we commented earlier suggests that the lower-priced sector of the market is not seeing the same level of competition as is being experienced at the higher end of the market, thus allowing prices to fall.

### Peak Prices

Each month, in Table 3 above, we highlight in light blue the local authority areas which have reached a new record in their average house prices. In June, there are 13 such authorities, four less than in May. We can also add that Scotland itself has set a record average price in June 2022 - the sixth of this calendar year.

### Heat Map

The heat map below shows the rate of house price growth for the 12 months ending June 2022. As reported above, 30 of the 32 local authority areas in Scotland have seen a rise in their average property values over the last year, the two exceptions being Na h-Eileanan Siar and Inverclyde. The highest increase over the twelve months to June 2022 was in Argyll and Bute at 25.5%. 19 of the 32 local authority areas had price growth in excess of 10.0%.





## Comparisons with Scotland

Figure 3. Scotland house prices, compared with England and Wales, Wales, North East and North West for the period January 2005-June 2022 ([Link to source Excel](#))

### Average House Price

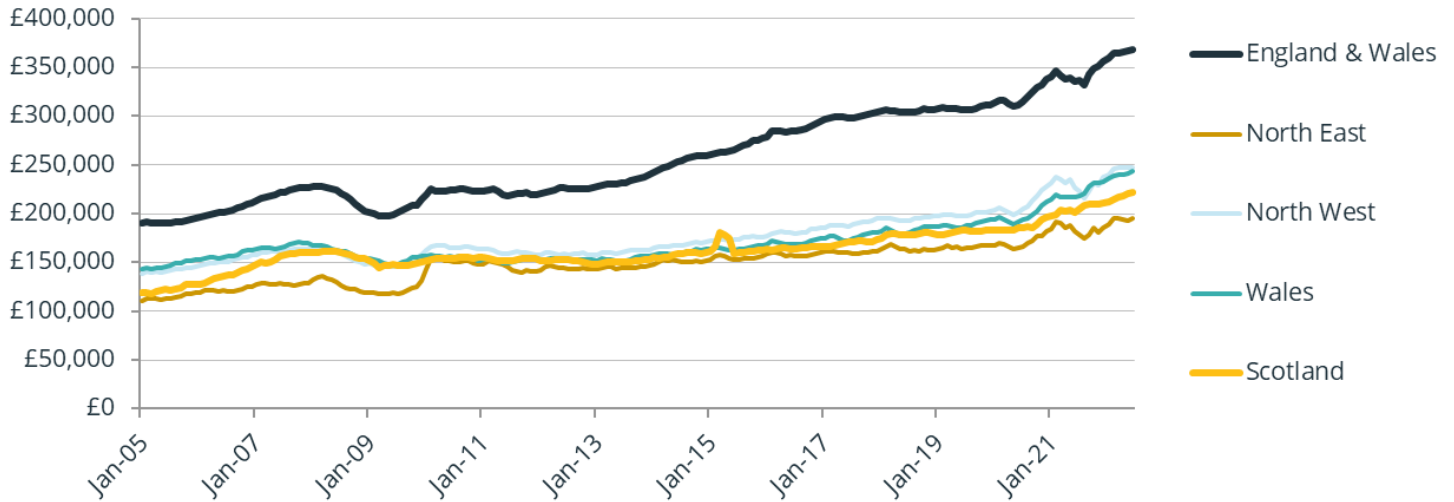
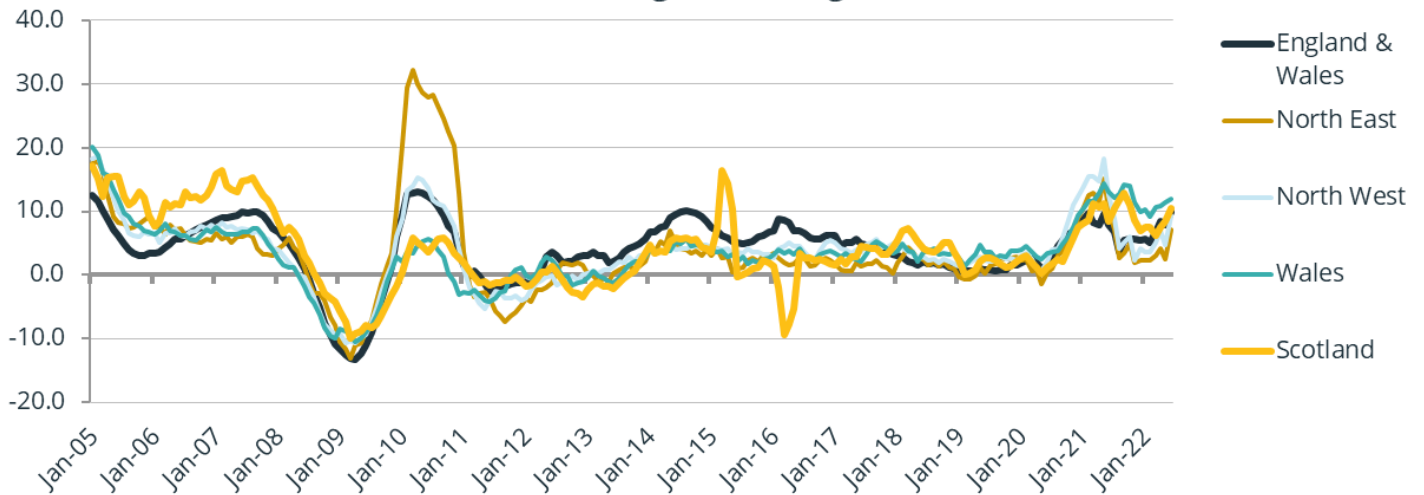


Figure 4. A comparison of the annual change in house prices in Scotland, England and Wales, Wales, North East and North West for the period January 2005-June 2022 ([Link to source Excel](#))

### Annual % change in Average House Prices



## Scotland's Eight Cities

Figure 5. Average house prices for Scotland's eight cities from April 2021–June 2022 ([Link to source Excel](#))

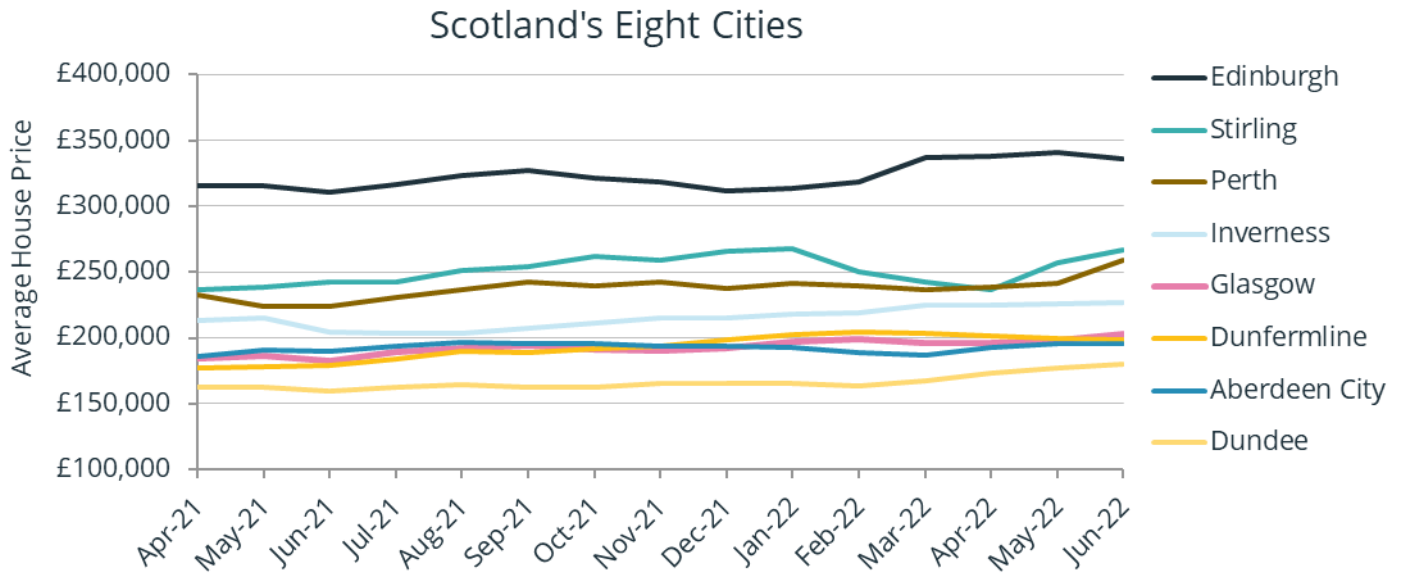
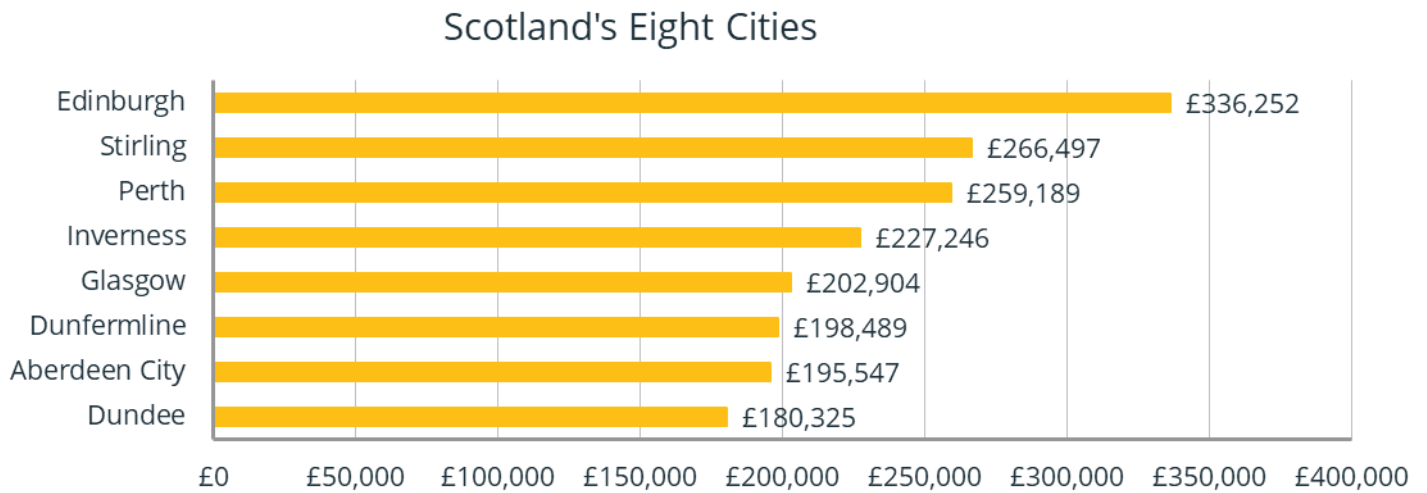


Figure 6. Average house prices for Scotland's eight cities June 2022 ([Link to source Excel](#))



## Notes

The *Walker Fraser Steele Acadata House Price Index* was formerly the *Your Move Acadata House Price Index* and is produced by Acadata. Content and methodology are unchanged.

1. The Walker Fraser Steele Acadata HPI (Scotland) is a price series as opposed to a value series and uses:
  - the actual prices at which every residential property in Scotland was transacted, including prices for properties bought with cash, using the data provided by Registers of Scotland as opposed to valuation estimates or asking prices
  - the price of every single relevant transaction, as opposed to prices based upon samples
2. The current month Walker Fraser Steele Acadata HPI (Scotland) is not forecast, unlike the e.surv Acadata HPI (England and Wales) but is based on achieved prices. The first release of the Scotland results lag the first release of those for England and Wales by one month, as the former index does not use estimates of market prices.
3. While the Walker Fraser Steele Acadata HPI (Scotland), like the e.surv Acadata HPI (England and Wales), comprises a smoothed average of three months' prices, the Walker Fraser Steele Acadata HPI (Scotland) average reflects the average price at the month of the index and the prior two months' prices and is ascribed to the month of the index i.e. it is "end month smoothed" (ems) and not "centre month smoothed" (cms) as applied to the e.surv Acadata HPI (England and Wales). Since we provide only a national England and Wales average price in our current month e.surv Acadata HPI (England and Wales) and prices at region and lower levels are lagged one month, this procedure means that the Walker Fraser Steele Acadata HPI (Scotland) prices are contemporaneous with the prices published for the equivalent month for England and Wales and the regions. All Walker Fraser Steele Acadata HPI (Scotland) results are subject to change following receipt of updated data from Registers of Scotland.
4. The [Acadata](#) website enables comparisons of selected indices over selected timescales to be undertaken [here](#) with ease and provides historic results and other information.
5. Walker Fraser Steele Acadata HPI (Scotland) may not be used for commercial purposes without written permission from Acadata. Specifically, it may not be used to measure the performance of investments or to determine the price at which investments may be bought or sold or for collateral valuation concerning which enquiries should be directed to MIAC Acadametrics.
6. Acadata is an independent privately owned consultancy specialising in house price data. Our associated company MIAC Acadametrics Limited is an independent asset valuation service provider, specialising in behavioural modelling, stress testing and collateral valuation for the financial services industry.

For further footnotes and a description of the methodology used in the Walker Fraser Steele Acadata HPI (Scotland) please click [here](#).

## About Walker Fraser Steele

Walker Fraser Steele is one of the longest established Chartered Surveyor brands in Scotland. We're proud of our Scottish heritage and reputation, which has allowed us to stay at the forefront of the residential property market in Scotland for well over a century.

In June 2013, the business joined forces with [e.surv Chartered Surveyors](#) (part of [LSL Property Services plc](#)). e.surv is the UK's leading provider of residential valuation and surveying services and brings technical expertise and award-winning know-how to complement our in-depth knowledge of local markets. This is a unique formula that adds huge value for our clients and customers.

We provide Home Reports, Mortgage Valuations and Energy Reports to Scottish homeowners, and valuations and property risk advice to a large proportion of UK lenders.

For further information, please visit our website: [www.walkerfrasersteele.co.uk](http://www.walkerfrasersteele.co.uk)

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