

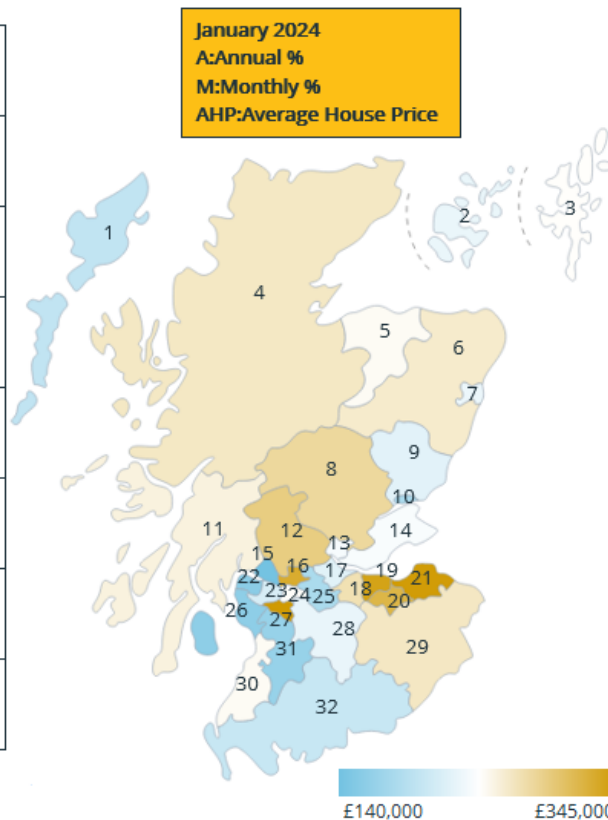
Scotland's house prices show varying regional fortunes ...

- Rising prices in 16 local authorities over year, as in December
- Midlothian has highest mainland annual growth rate in January at 9.9%...
- ...and City of Edinburgh the largest weighted fall in prices annually
- 2023 total transactions lowest since 2013

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

House Price	Index	Monthly Change %	Annual Change %
£221,693	290.4	0.0	0.2

1 Na h-Eileanan Siar A 11.2% M -1.4% AHP £173,245	2 Orkney Islands A -14.0% M -1.8% AHP £189,945
5 Moray A -2.8% M -4.2% AHP £204,992	6 Aberdeenshire A -3.1% M -0.6% AHP £227,545
9 Angus A -4.9% M 0.7% AHP £186,763	10 Dundee City A -1.7% M -1.5% AHP £163,548
13 Clackmannanshire A 5.1% M 2.8% AHP £195,017	14 Fife A -3.0% M -0.8% AHP £195,634
17 Falkirk A 1.8% M -0.7% AHP £186,169	18 West Lothian A 1.9% M -0.3% AHP £241,331
21 East Lothian A 3.4% M 2.5% AHP £338,234	22 Inverclyde A 5.9% M 9.7% AHP £150,736
25 North Lanarkshire A -0.1% M 1.2% AHP £164,120	26 North Ayrshire A -3.0% M 2.3% AHP £151,984
29 Scottish Borders A 5.3% M 3.0% AHP £232,318	30 South Ayrshire A -1.7% M -0.4% AHP £204,918



3 Shetland Islands A -3.4% M 2.3% AHP £201,152	4 Highland A 0.9% M -0.4% AHP £231,970
7 Aberdeen City A 5.7% M 2.5% AHP £190,867	8 Perth & Kinross A 1.3% M 1.1% AHP £253,997
11 Argyll & Bute A -2.9% M 1.5% AHP £217,372	12 Stirling A 7.4% M -3.5% AHP £269,508
15 West Dunbartonshire A -8.5% M -2.6% AHP £141,233	16 East Dunbartonshire A 4.9% M 2.2% AHP £315,722
19 City of Edinburgh A -1.4% M -0.9% AHP £329,232	20 Midlothian A 9.9% M 1.5% AHP £302,372
23 Renfrewshire A 2.5% M -1.1% AHP £182,006	24 Glasgow City A 0.2% M 0.2% AHP £202,285
27 East Renfrewshire A 6.8% M -3.4% AHP £340,775	28 South Lanarkshire A -2.3% M -2.4% AHP £189,396
31 East Ayrshire A -0.2% M 5.6% AHP £155,969	32 Dumfries & Galloway A -4.7% M 2.0% AHP £175,535

Table 1. Average House Prices in Scotland for the period January 2023 – January 2024
(The prices are end-month smoothed over a 3 month period) ([Link to source Excel](#))

Month	Year	House Price	Index	Monthly Change %	Annual Change %
January	2023	£221,172	289.7	-0.5	4.5
February	2023	£219,846	287.9	-0.6	2.9
March	2023	£219,563	287.6	-0.1	1.4
April	2023	£221,172	289.7	0.7	1.5
May	2023	£223,362	292.5	1.0	1.6
June	2023	£223,818	293.1	0.2	1.4
July	2023	£223,295	292.4	-0.2	0.5
August	2023	£223,083	292.2	-0.1	0.4
September	2023	£223,740	293.0	0.3	0.7
October	2023	£223,254	292.4	-0.2	0.4
November	2023	£222,954	292.0	-0.1	0.1
December	2023	£221,712	290.4	-0.6	-0.3
January	2024	£221,693	290.4	0.0	0.2

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:

“This month saw negligible movement in the monthly house price, with January’s transaction figures telling a story of a market whose home movers are doing so out of necessity rather than discretion. This may change as rates settle but for now the impact of prices is clear. The January average house price figure stands at £221,693, which only differs by -£19 from the revised figure for December.

“However, as we have noted before, it is only when we look under the bonnet of the national headline that we can see there has been considerable variation at a local level. Our analysis shows that 16 local authority enjoyed price rises in the month and 16 with price falls, ranging from +9.7% in Inverclyde to -4.2% in Moray.

“From January 2023 to January 2024, Midlothian, Aberdeen City, East Renfrewshire and Stirling account for 50% of the gains which have been made over the year, and all have all seen a reasonably large increase in the average price of detached homes.

“On an annual basis there is a slightly larger movement in values, with prices in January 2024 having increased by £520, or +0.2%, compared to a fall in December 2023 of -£670, or -0.3%, over the year. This positive movement may herald a slightly broader improvement as lower mortgage rates, alongside expectations of Bank of England interest rate cuts in the second half of the year, should help buyer confidence in the short term.”

Commentary: John Tindale, Acadata Senior Housing Analyst

January's housing market

Once again Scotland's average house price has barely changed in the current month, with January's average figure at £221,693, which only differs by -£19 from the revised figure for December. However, as in several recent months, the national average of "zero change" masks considerable variation in prices at the more local level. For example, in January, there are 16 local authority areas with price rises in the month and 16 with price falls, ranging from +9.7% in Inverclyde to -4.2% in Moray.

On an annual basis there is a slightly larger movement in values, with prices in January 2024 having increased by £520, or +0.2%, compared to a fall in December 2023 of -£670, or -0.3%, over the year. Again, on an annual basis, there are 16 local authority areas with price rises and 16 with price falls, the same number as seen in December. The movements in average prices at local authority level for the month and year are shown in Table 2 on the next page.

Looking at the weighted movement in prices, from January 2023 to January 2024, there are four local authority areas that account for 50% of the gains which have been made over the year, namely (with the percentage of the 50% gain in brackets): - Midlothian (+16%), Aberdeen City (+13%), East Renfrewshire (+12%) and Stirling (+9%). The one common feature of the four areas is that they have all seen a reasonably large increase in the average price of detached homes.

Interestingly, over the same twelve-month time period, the City of Edinburgh has had the largest fall in prices, accounting for -18% of the reduction in average values in Scotland on a weight adjusted basis. The majority of this fall in Edinburgh arises from the drop in average values of terraced properties and to a lesser extent semi-detached homes, while the average price of detached homes and flats has continued to rise. Terraces in Edinburgh do of course include some magnificent examples of grand Georgian architecture, as evidenced by the highest-priced property sale of the month (as described on page 6), with the average price of terraces in Edinburgh being £360k, double that of the average for Scotland at £180k.

Figure 1. Scotland's average house price for the period from January 2022 to January 2024 ([Link to source Excel](#))

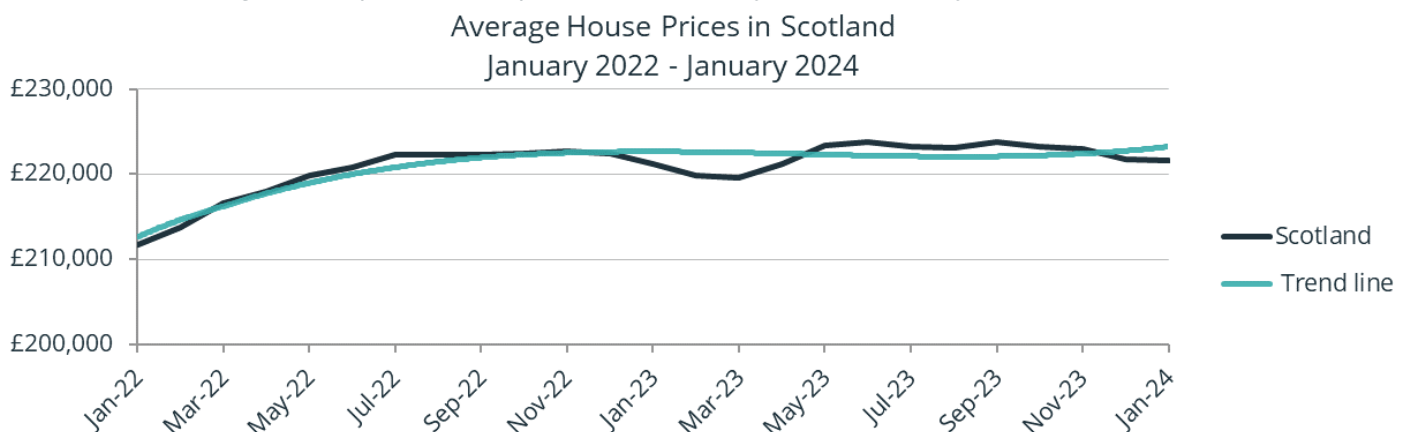


Figure 1 shows how average house prices in Scotland have changed over the two years from January 2022. It can be seen that there was a slight dip in prices over the period from December 2022 to March 2023, which may be about to repeat itself, albeit to a lesser extent, some twelve months later. However, aside from this small dip, average prices have been relatively stable over the seventeen months from July 2022 to November 2023.

Local Authority Analysis

Table 2. Average House Prices in Scotland, by local authority area, comparing December 2022, November 2023 and December 2023 ([Link to source Excel](#))

Prior Year Rank	Rank By Price	Local Authority Area	Jan-23	Dec-23	Jan-24	Month % Change	Annual % Change
3	1	East Renfrewshire	£318,993	£352,685	£340,775	-3.4%	6.8%
2	2	East Lothian	£327,238	£330,047	£338,234	2.5%	3.4%
1	3	City of Edinburgh	£333,897	£332,194	£329,232	-0.9%	-1.4%
4	4	East Dunbartonshire	£300,906	£309,018	£315,722	2.2%	4.9%
5	5	Midlothian	£275,070	£297,765	£302,372	1.5%	9.9%
6	6	Stirling	£250,993	£279,305	£269,508	-3.5%	7.4%
7	7	Perth and Kinross	£250,820	£251,249	£253,997	1.1%	1.3%
8	8	West Lothian	£236,774	£242,085	£241,331	-0.3%	1.9%
13	9	Scottish Borders	£220,542	£225,607	£232,318	3.0%	5.3%
10	10	Highland	£229,968	£232,862	£231,970	-0.4%	0.9%
9	11	Aberdeenshire	£234,714	£228,852	£227,545	-0.6%	-3.1%
11	12	Argyll and Bute	£223,795	£214,077	£217,372	1.5%	-2.9%
14	13	Moray	£210,963	£213,898	£204,992	-4.2%	-2.8%
15	14	South Ayrshire	£208,418	£205,794	£204,918	-0.4%	-1.7%
17	15	Glasgow City	£201,938	£201,943	£202,285	0.2%	0.2%
16	16	Shetland Islands	£208,231	£196,626	£201,152	2.3%	-3.4%
18	17	Fife	£201,716	£197,138	£195,634	-0.8%	-3.0%
21	18	Clackmannanshire	£185,542	£189,789	£195,017	2.8%	5.1%
24	19	Aberdeen City	£180,540	£186,226	£190,867	2.5%	5.7%
12	20	Orkney Islands	£220,982	£193,400	£189,945	-1.8%	-14.0%
20	21	South Lanarkshire	£193,795	£193,993	£189,396	-2.4%	-2.3%
19	22	Angus	£196,356	£185,419	£186,763	0.7%	-4.9%
23	23	Falkirk	£182,825	£187,542	£186,169	-0.7%	1.8%
25	24	Renfrewshire	£177,510	£184,076	£182,006	-1.1%	2.5%
22	25	Dumfries and Galloway	£184,260	£172,170	£175,535	2.0%	-4.7%
30	26	Na h-Eileanan Siar	£155,818	£175,617	£173,245	-1.4%	11.2%
27	27	North Lanarkshire	£164,358	£162,174	£164,120	1.2%	-0.1%
26	28	Dundee City	£166,327	£165,984	£163,548	-1.5%	-1.7%
29	29	East Ayrshire	£156,339	£147,629	£155,969	5.6%	-0.2%
28	30	North Ayrshire	£156,616	£148,504	£151,984	2.3%	-3.0%
32	31	Inverclyde	£142,375	£137,417	£150,736	9.7%	5.9%
31	32	West Dunbartonshire	£154,324	£145,011	£141,233	-2.6%	-8.5%
All Scotland			£221,172	£221,712	£221,693	0.0%	0.2%

Table 2 above shows average house prices, calculated on a seasonal- and mix-adjusted basis, by Local Authority Area, for January and December 2023 and January 2024, together with the corresponding percentage price changes over the last month and year. The ranking figures are based on average house prices in January 2023 and 2024. Line items are shaded in blue in cases where average house prices in the Local Authority Area have experienced record highs in January 2024.

Annual change

The average house price in Scotland in January 2024 has increased by £520, or 0.2%, over the last twelve months, which is 0.5% higher than the revised rate of -0.3% in December 2023, one month earlier. The revised December 2023 figure of -0.3% is the first time the annual growth rate has been negative since May 2016, some seven and a half years earlier.

In January 2024, 16 of the 32 local authorities in Scotland were reporting a positive movement in prices over the previous twelve months, the same number as in December 2023.

Midlothian had the highest annual rate of price growth in January of all local authority areas on the mainland, at 9.9%, having been in second position in December. In Midlothian, all property types have seen an increase in values over the last twelve months, with detached homes and terraces having the largest influence on prices, with two new-build detached homes selling in Roslin, some seven miles south of Edinburgh, for £715k apiece.

Staying on the mainland, Stirling has the second-highest annual growth rate at 7.4%. All property types - except semi-detached - have experienced average price increases in Stirling, but this month it is flats that have seen the most significant rise, up from an average £145k in January 2023 to £185k one year later, assisted by the sale of a three-bed penthouse apartment in the Bridge of Allan, for £410k.

At the other end of the scale, the area on the mainland with the largest percentage fall in prices over the last twelve months was West Dunbartonshire, at -8.5%. In West Dunbartonshire, all property types saw prices fall over the year, with the largest fall this month being flats, down from an average £100k in January 2023 to £95k one year later. This means that West Dunbartonshire now has the seventh-lowest average price for flats in Scotland's 32 local authority areas.

Monthly change

In January 2024, Scotland's average house price fell by just -£19, or 0.0%, which contrasts with the revised -£1,250, or -0.6%, change in prices in December 2023. Scotland's average house price now stands at £221,693, a level first reached in July 2022.

In January 2024, 16 of the 32 Local Authority areas in Scotland experienced rising prices in the month, the same number as seen in December 2023. The area with the highest increase in its average price in the month was Inverclyde, up by 9.7%. All property types saw an increase in their average prices in Inverclyde, with the largest rise being in detached properties, assisted by the sale of a recently renovated five-bedroom detached home, located in Kilmacolm, some 15 miles to the west of Glasgow, for £1.4 million.

In second place, with a monthly increase of 5.6% is East Ayrshire. All property types, except for terraces, saw an increase in prices in the month, with semi-detached homes rising from an average £143k in December 2023 to £160k in January 2024. The increase in average prices in the month was assisted by the sale of a £767k detached property in Dunlop, some seven miles north of Kilmarnock.

By way of contrast, the area on the mainland with the largest monthly fall in its average price was Moray, down by -4.2% in the month. All property prices saw a fall in Moray in January, with the largest being in terraced homes, down from an average £156k in December to £148k in January - although January tends to be a quiet market, with only 13 terraced sales having been recorded to date in the month.

For interest, the highest-priced residential property to have been sold in Scotland in January 2024 was a four/five-bedroom Georgian terraced home in Great King Street, New Town, Edinburgh, which forms part of the UNESCO World Heritage site - it fetched £2.25 million.

Transactions analysis

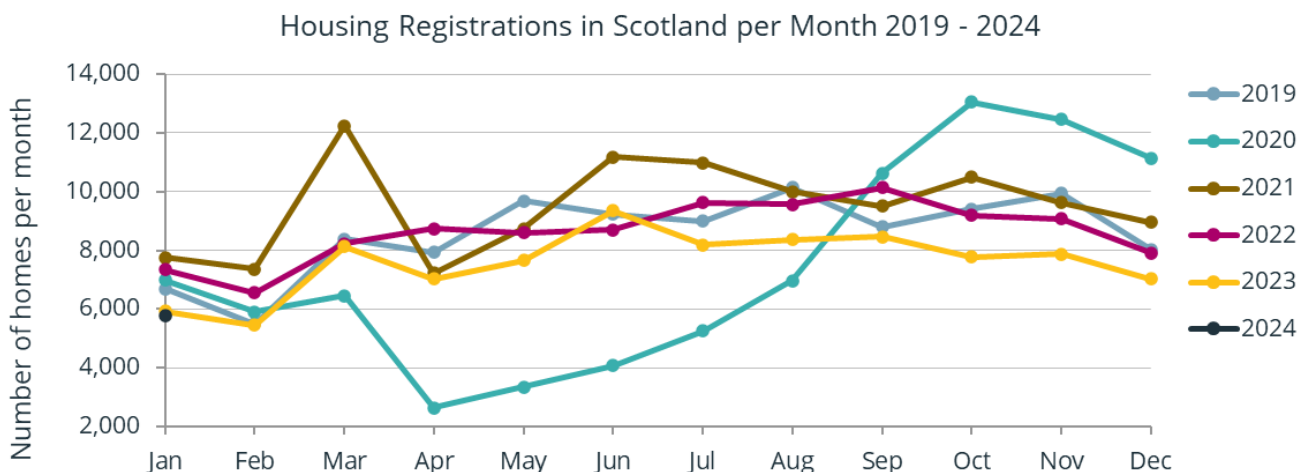
Figure 2 below shows the monthly transaction count for purchases during the period from January 2019 to January 2024, based on Registers of Scotland (RoS) figures for the Date of Entry (except for January 2024, which is based on RoS Application Dates).

The first year on the chart, 2019 (light blue line), was relatively “normal” having an average 8,560 sales per month, some 2.1% higher than the total for 2018, but -0.3% lower than 2017.

As can be seen, 2020 (the turquoise line) was more varied, the Covid pandemic having manifested itself in March 2020, with the first lockdown taking place in April 2020, when the market slumped to just 2,637 sales. There was then a slow path to recovery during the remainder of 2020, with a peak in transactions in October 2020 of 13,045 sales, as the benefit of the LBTT tax holiday and the mantras of the “race for space” and “work from home” came to the fore.

There was a second peak in transactions in March 2021 (the brown line), as purchasers scrambled to take advantage of the tax holiday, before its cessation on April 1st 2021. In 2022 (the red line), house purchases returned to near normality, with the first nine months of 2022 seeing an average 8,600 sales per month. However, Liz Truss came into power on 6 September 2022, with her mini-budget, which resulted in the bank base rate being raised to 2.25%. The bank rate was further increased on 3rd November and 15th December 2022, ending the year at 3.5%.

Figure 2. The number of sales per month recorded by RoS based on entry date from 2019 – 2024 ([Link to source Excel](#))



This brings us to 2023 (the yellow line) - the relatively high bank rate of 3.5% had an adverse effect on property transactions, with only 5,915 sales for January 2023 – the lowest January total since 2013. Although the housing market in 2023 did enjoy the spring bounce in transactions that occurs traditionally in March, the bank base rate was increased a further five times in 2023, reaching 5.25% on 3rd August 2023 (the current rate). Over the twelve months of 2023, sales have amounted to some 91,200 properties, which is 12.0% down on 2022 and is the lowest annual total since 2013.

Sales for January 2024 are still being processed, but early indications are that total sales will be even lower than January 2023.

Scotland transactions of £750k or higher

Table 3. The number of transactions by month in Scotland greater than or equal to £750k, January 2015 – January 2024 ([Link to source Excel](#))

Sales of £750k+										
Month	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1	33	27	19	35	44	49	65	88	75	59
2	42	20	15	52	26	33	62	69	53	
3	231	57	25	34	35	30	115	80	76	
4	2	27	29	24	36	11	46	70	68	
5	14	20	31	32	54	16	63	90	69	
6	26	47	43	41	60	36	119	113	102	
7	15	36	55	44	61	41	121	137	106	
8	41	54	62	60	61	40	102	126	105	
9	46	44	56	70	59	67	127	136	125	
10	23	52	48	55	40	114	102	124	105	
11	48	38	37	59	58	109	101	115	115	
12	34	23	40	31	49	105	79	83	72	
Total	555	445	460	537	583	651	1102	1231	1071	59

Table 3 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.

There were 59 such transactions recorded by RoS during January 2024. Currently, this is the fourth-highest January total recorded to date, but with RoS processing further data for the month, it may possibly rise to third place in the yearly rankings – this will become evident next month. Following the pandemic, July 2022 had the highest monthly total of 137 sales over £750k, when transaction counts were still “catching-up” with the lost months of the pandemic years.

Looking at the total number of high-value properties sold in each year in Table 3, 2022 is ranked first with 1,231 high-value sales, 2021 is in second place with 1,102 sales, while 2023, with 1,071 sales, is ranked third.

However, there is a clear trend, in that the totals in each month of 2023 are lower than, or equal to a year earlier. In aggregate, the high-value 2023 transactions are currently down on the 2022 total by 13%, compared to a 12% downturn in sales volumes in the market as a whole, indicating that last year’s enthusiasm for the purchase of high-value homes has marginally decreased from a year earlier.

Edinburgh accounts for 474 of the 1,071 high-value sales (44%) that have been recorded by RoS in 2023, compared to 48% in 2022. In 2023, East Lothian finished in second place with 73 such sales, closely followed by Glasgow in third place with 69 sales. Glasgow is currently 9 sales ahead of fourth-placed East Renfrewshire, with 60 high-value sales, and finally we have two authorities in equal fifth position, being East Dunbartonshire and Fife, with 55 sales each.

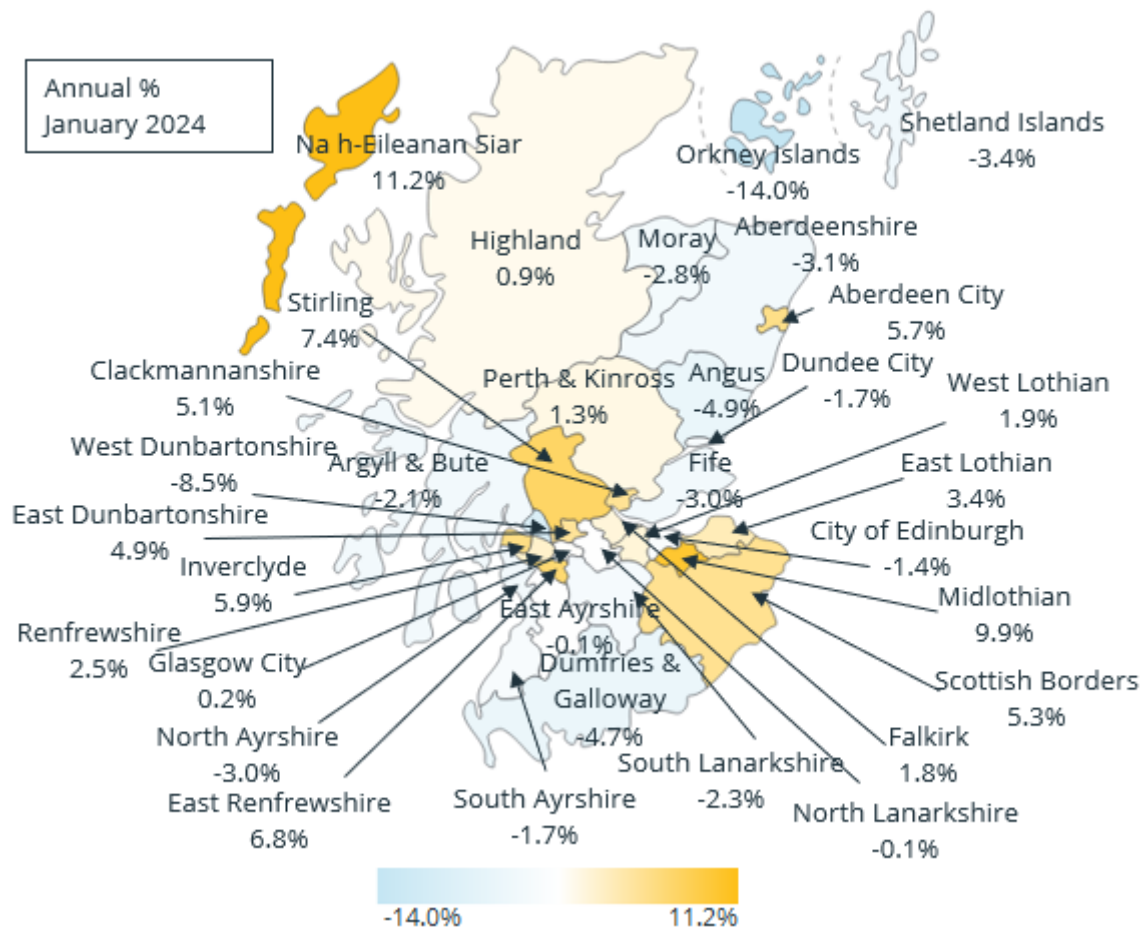
Sales for January 2024 are still being processed by RoS, with 59 high value sales having been recorded to date, of which 25 relate to Edinburgh (42%).

Peak Prices

In Table 2 above, those areas which have reached a new record in their average house prices are highlighted in light blue. In January 2024, there was 1 such authority being Inverclyde, the same number (although not the same authority) as in December 2023. The movement of prices in Inverclyde in January 2024 has been discussed in the “Monthly Change” section on page 5 above.

Heat Map

The heat map below shows the rate of house price growth for the 12 months ending January 2024. As reported above, 16 of the 32 Local Authority Areas in Scotland have seen a rise in their average property values over the last year. The highest rise over the year was in Na h-Eileanan Siar, at 11.2% growth, with the largest fall in the year in the Orkney Islands at -14.0%.



How Scotland Compares

Figure 3. Scotland house prices, compared with England and Wales, North East and North West for the period January 2005-January 2024 ([Link to source Excel](#))

Average House Price

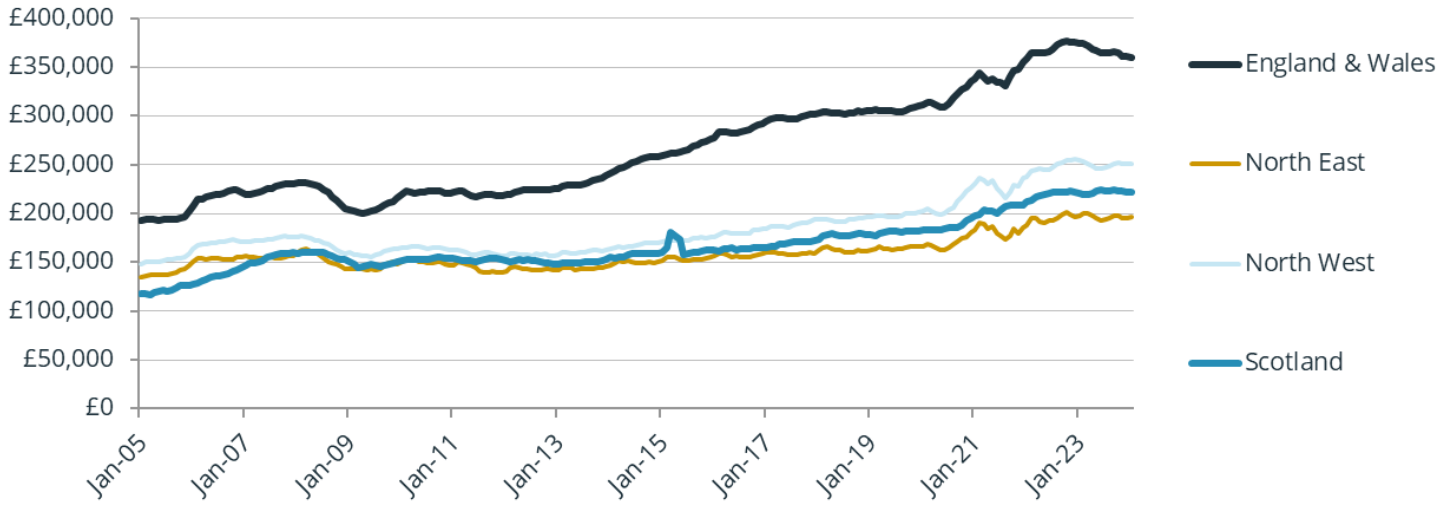
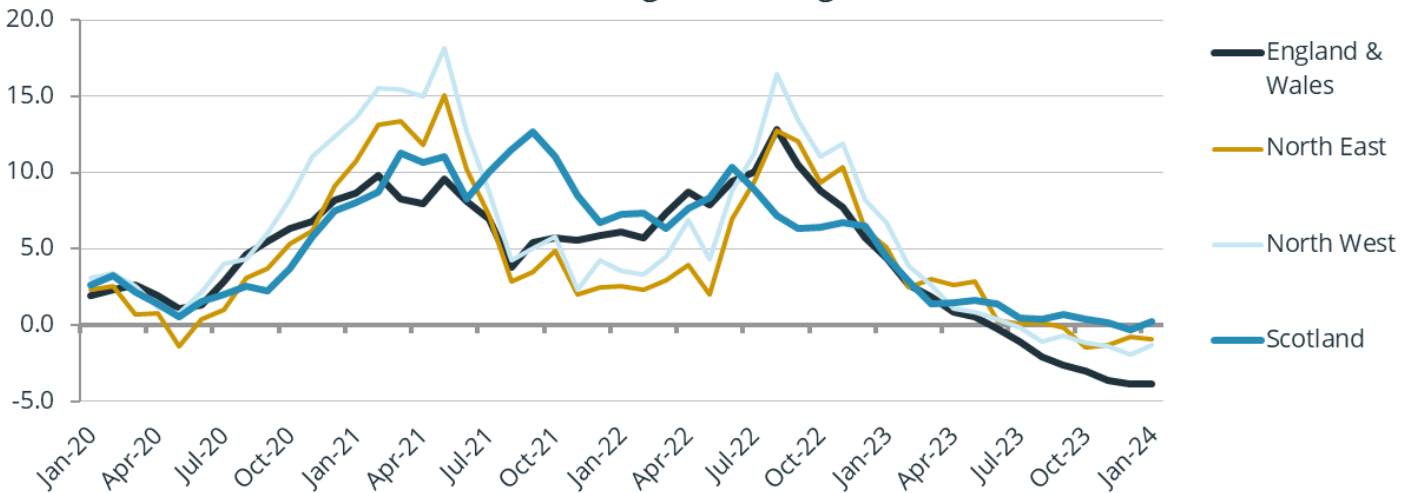


Figure 4. A comparison of the annual change in house prices in Scotland, England and Wales, North East and North West for the period January 2020-January 2024 ([Link to source Excel](#))

Annual % change in Average House Prices



Scotland's Eight Cities

Figure 5. Average house prices for Scotland's eight cities from November 2022–January 2024 (Link to source Excel)

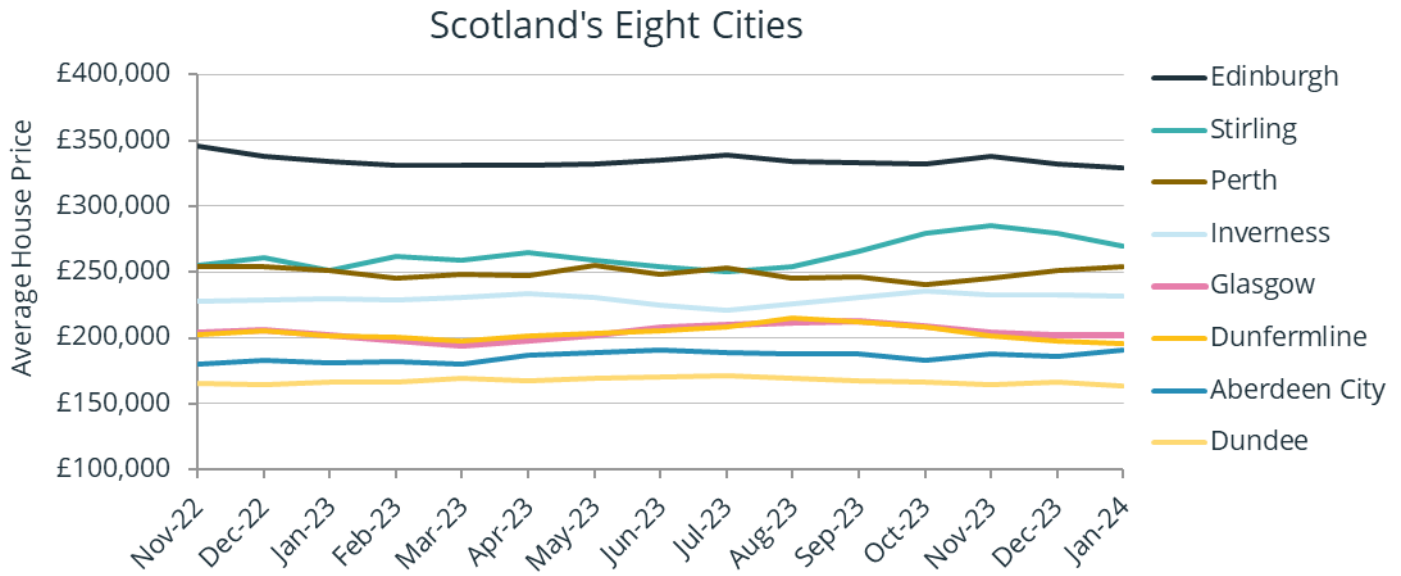
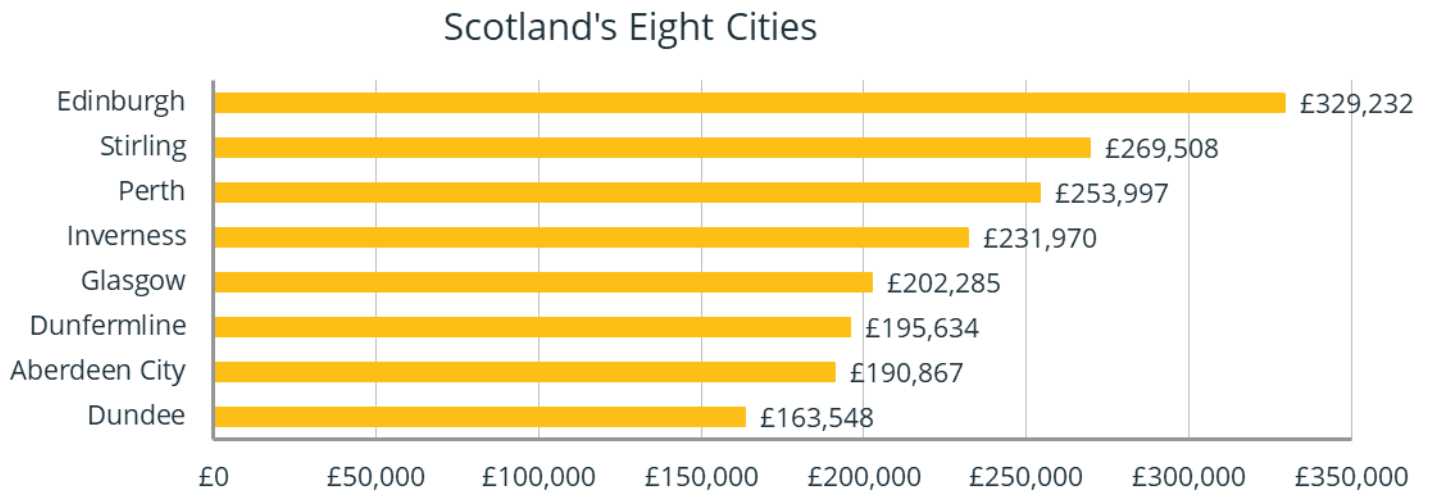


Figure 6. Average house prices for Scotland's eight cities January 2024 (Link to source Excel)



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

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