

2024 ends on a high note

- Monthly and annual prices rise strongly in December
- Market recovery spreads to most of the country
- Sales up 7% after two years of decline

House Price	Index	Monthly Change %	Annual Change %
£225,889	295.8	1.2	2.4

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

Scotland's housing market ended 2024 on a strong note, with both sales and prices surpassing the previous year's figures. After a dip in October and November, house prices rallied in December, setting a new record high for the fourth time in the year. Average prices rose by £2,500 (1.2%) in December, reaching nearly £226,000, which is 2.4% higher than a year ago. This marks a departure from the downward trend seen in 2023.

Local authority prices varied, with nearly three-quarters of local authorities recording rising prices in December. Seven local authorities reached new market highs, with Perth and Kinross seeing prices climb to nearly £257,000. Inverclyde and Renfrewshire showed consistent price increases, while East Lothian experienced the largest annual decline.

Sales activity also ended the year strongly, with an estimated 8,000 sales in December, about 11% higher than the previous year. Total sales for 2024 are expected to be nearly 99,000, a 7% increase from 2023. The Bank of England's rate cut is expected to boost consumer confidence, further supporting the market.

The Scottish housing market shows resilience and growth. The recent increase in the LBTT surcharge on second and rental homes adds some pressure to the private rented sector, but the phasing out of temporary rent increase restrictions may help balance this. Overall, the focus is shifting back to home ownership and first-time buyers, with positive momentum building across the country.

Housing market commentary

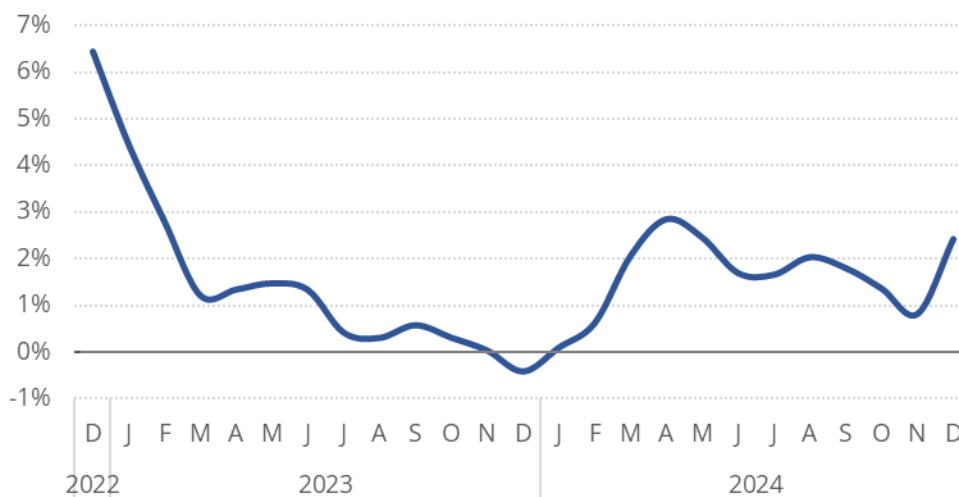
Table 1. Average prices in Scotland year to December 2024

Month	Year	Property Price	Index	Monthly % change	Annual % change
Dec	2023	£220,527	288.8	-0.4	-0.4
Jan	2024	£220,518	288.8	0.0	0.1
Feb	2024	£220,386	288.6	-0.1	0.6
Mar	2024	£222,421	291.3	0.9	2.1
Apr	2024	£224,962	294.6	1.1	2.9
May	2024	£225,665	295.6	0.3	2.5
Jun	2024	£224,829	294.5	-0.4	1.7
Jul	2024	£224,626	294.2	-0.1	1.7
Aug	2024	£225,535	295.4	0.4	2.0
Sep	2024	£225,604	295.5	0.0	1.8
Oct	2024	£224,508	294.0	-0.5	1.4
Nov	2024	£223,204	292.3	-0.6	0.8
Dec	2024	£225,889	295.8	1.2	2.4

Scotland's housing market ended the year strongly, with both sales and prices ahead of a year ago. Following a dip in October and November, house prices nationally rallied in December to set a fresh record high for the fourth time in 2024.

Figure 1. Sustained year-on-year price rises

Scotland annual price changes, last 2 years



Prices rose by more than £2,500 (1.2%) in December – more than reversing the weakness of the previous two months and marking the strongest month of the year. Average prices now stand at nearly £226,000 and are 2.4% higher than a year ago (see Figure 1). Whilst recent price changes are not dramatic, they represent a clear departure from the downward drift seen in 2023.

Local Authority prices

Table 2. How prices in December 2024 compare

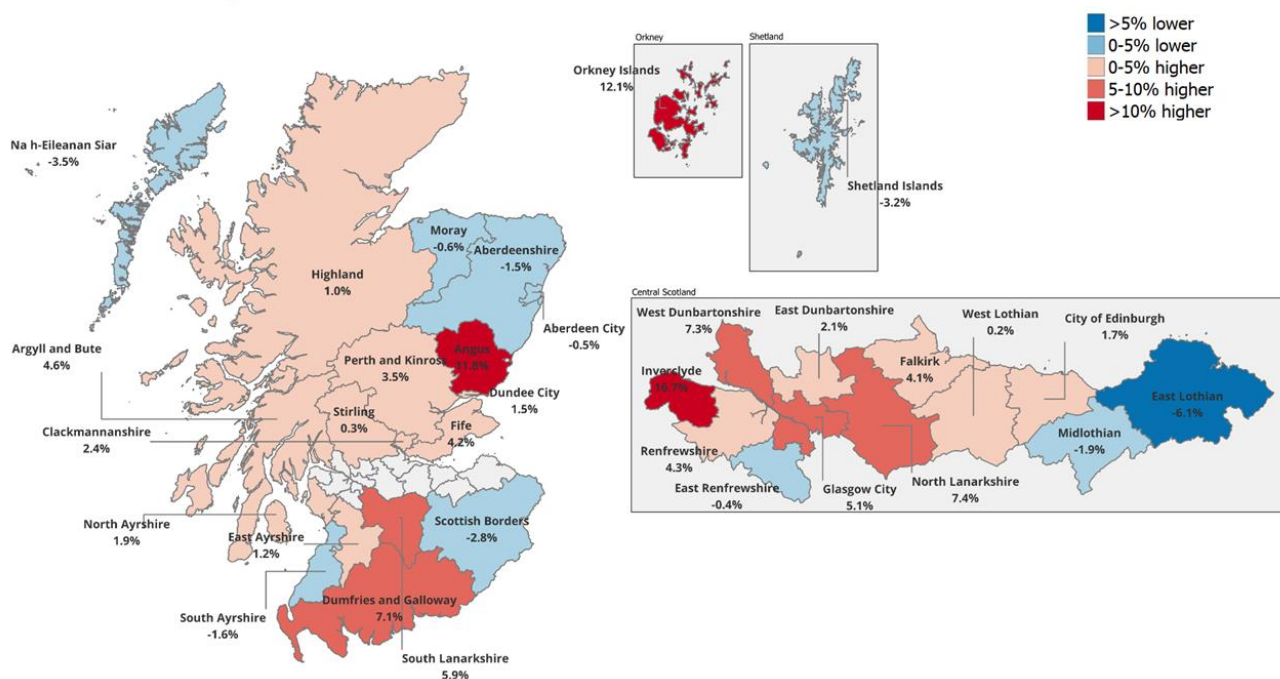
Rank	Prior Year Rank	Local authority	Dec 2023	Nov 2024	Dec 2024	Monthly % chg	Annual % chg
1	(1)	East Renfrewshire	£348,807	£351,417	£347,361	-1.2%	-0.4%
2	(2)	City Of Edinburgh	£332,638	£328,314	£338,132	3.0%	1.7%
3	(4)	East Dunbartonshire	£304,510	£302,424	£310,776	2.8%	2.1%
4	(3)	East Lothian	£327,145	£322,203	£307,180	-4.7%	-6.1%
5	(5)	Midlothian	£294,949	£284,101	£289,450	1.9%	-1.9%
6	(6)	Stirling	£277,614	£266,276	£278,379	4.5%	0.3%
7	(7)	Perth and Kinross	£248,343	£254,139	£256,918	1.1%	3.5%
8	(8)	West Lothian	£240,389	£237,776	£240,800	1.3%	0.2%
9	(9)	Highland	£232,806	£236,073	£235,082	-0.4%	1.0%
10	(10)	Aberdeenshire	£227,165	£226,778	£223,666	-1.4%	-1.5%
11	(13)	Argyll and Bute	£212,487	£223,296	£222,238	-0.5%	4.6%
12	(19)	Orkney Islands	£192,755	£214,841	£215,997	0.5%	12.1%
13	(11)	Scottish Borders	£221,100	£212,998	£214,898	0.9%	-2.8%
14	(12)	Moray	£214,191	£210,781	£212,997	1.1%	-0.6%
15	(15)	Glasgow City	£202,335	£211,614	£212,686	0.5%	5.1%
16	(17)	Fife	£197,103	£209,467	£205,394	-1.9%	4.2%
17	(22)	Angus	£183,544	£200,470	£205,213	2.4%	11.8%
18	(18)	South Lanarkshire	£193,444	£197,654	£204,865	3.6%	5.9%
19	(14)	South Ayrshire	£203,100	£199,661	£199,759	0.0%	-1.6%
20	(16)	Shetland Islands	£198,732	£186,418	£192,463	3.2%	-3.2%
21	(21)	Falkirk	£184,744	£185,727	£192,403	3.6%	4.1%
22	(23)	Renfrewshire	£183,513	£187,075	£191,316	2.3%	4.3%
23	(20)	Clackmannanshire	£185,136	£184,835	£189,616	2.6%	2.4%
24	(26)	Dumfries and Galloway	£172,300	£179,934	£184,608	2.6%	7.1%
25	(24)	Aberdeen City	£182,510	£181,927	£181,563	-0.2%	-0.5%
26	(28)	North Lanarkshire	£161,936	£172,264	£173,994	1.0%	7.4%
27	(27)	Dundee City	£165,795	£163,118	£168,342	3.2%	1.5%
28	(25)	Na h-Eileanan Siar	£173,198	£158,004	£167,112	5.8%	-3.5%
29	(32)	Inverclyde	£134,192	£143,260	£156,655	9.3%	16.7%
30	(31)	West Dunbartonshire	£145,906	£148,916	£156,564	5.1%	7.3%
31	(29)	North Ayrshire	£148,956	£148,524	£151,860	2.2%	1.9%
32	(30)	East Ayrshire	£147,501	£151,263	£149,231	-1.3%	1.2%
Scotland			£220,527	£223,204	£225,889	1.2%	2.4%

Note: Lines shaded in darker blue reflect cases where Local Authority or Scotland prices reached record highs this month.

Reflecting firmer market conditions across Scotland in December, nearly three-quarters of local authorities (23) recorded rising prices in the **month** while 8 reported price falls (prices in South Ayrshire stood still).

Seven local authorities – predominantly in less expensive areas - reached new market highs in December (see Table 2). In Perth and Kinross, a relatively more expensive market, average prices climbed to nearly £257,000, allowing it to top its previous high set in 2022.

Figure 2. How prices have changed year to December 2004, by local authority



As can be seen from the heat map, a majority of local authorities (22) reported stronger prices **than a year ago**. More than two-thirds of authorities have reported year-on-year price rises for 9 of the past 10 months, November’s softer conditions interrupting the pattern. Nine individual local authorities have reported annual price rises for at least ten months in a row, as has Scotland as a whole.

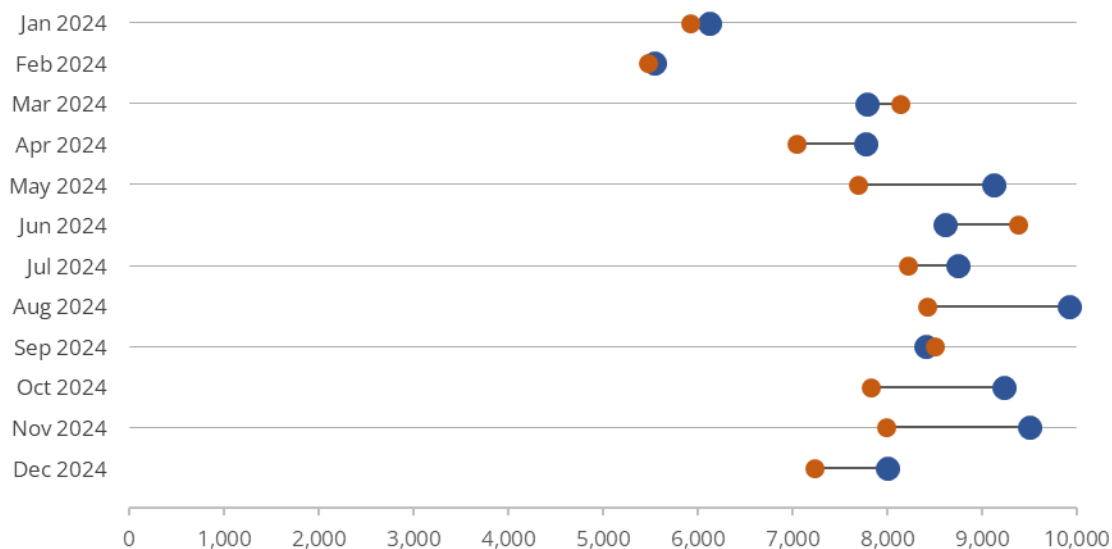
Among the “risers”, 8 reported price increases of at least 5% over the year. Among these, Inverclyde stands out for the consistent strength of its recovery – averaging 11% - over the past year whilst Renfrewshire has seen a gentler recovery – 3% - but one that has now continued without interruption for 15 months in a row.

Unsurprisingly, given the more positive backdrop, there were few significant “fallers” with East Lothian – down 6% - grabbing the wooden spoon from Nah-Eileanan Siar (formerly Western Isles) which has now reported year-on-year weakness for seven consecutive months.

Transactions analysis

Although we do not yet have the final numbers for November and December, with property sales for the two months not yet fully logged by Registers of Scotland, it is clear that the year ended strongly for sales.

Figure 3. Monthly sales over the **most recent 12 months** compared with a **year earlier**



Note: Figures for latest two months are Acadata estimates

Although it is a little harder to gauge activity for the final month of the year, we estimate that there were about 8,000 sales in December, about 11% higher than a year ago (see Figure 3).

Sales for 2024 as a whole are likely to have been nearly 99,000, more than 7% higher than a year earlier. Whilst not a dramatic increase, this nevertheless represents an important sea-change from the declining sales recorded through much of 2022 and 2023.

Meanwhile, even with incomplete figures for November and December, we can see that sales in the capital and sales of properties worth more than £750,000 (that is, subject to the highest rates of LBTT) were even more strongly ahead of their corresponding 2023 numbers.

While the latest Bank of England rate cut will give further momentum it will take time for its full impact to percolate through the Scottish market given most borrowers are on fixed rates. This can only help consumer confidence which had been falling in the UK. Price and sales expectations in Scotland were notably higher in the December RICS housing market survey. The Scottish government released a somewhat positive forecast for Scotland's economy in early February, although this may have been slightly overshadowed by a more downbeat view issued by the Bank of England's Monetary Policy Committee shortly after.

The uncertainties around the macro-economy and not least when situated within the context of global tensions clearly do have relevance for the Scottish market. Recently the government imposed an immediate increase in the LBTT surcharge on the purchase of second and rental homes, from 6% to 8% thus increasing pressures in the private rented sector though perhaps this was offset to a degree by also announcing that the temporary rent increase restrictions currently in place were being phased out at the end of March as planned. However, overall it does shift the emphasis back onto the home ownership market and towards first time buyers.

When looked at in the round, the Scottish housing market is reflective of a range of different pressures but there is still a sense in the December figures that momentum is building across the country and it is reasonable to assume the January RICs survey will support that.

Notes

The *Walker Fraser Steele Acadata House Price Index* is produced by Acadata, a consultancy specialising in house price data

The index is based on the actual prices at which nearly every residential property in Scotland is transacted, including prices for properties bought with cash, using the data provided by Registers of Scotland. Our property prices and indices are calculated on a seasonal- and mix-adjusted basis.

Acadata has updated its transaction weights and seasonal adjustment factors this month.

All Walker Fraser Steele Acadata HPI (Scotland) results are subject to change following receipt of updated data from Registers of Scotland.

See Acadata's [website](#) for additional information about the index and longer time series for the data highlighted in this report..

About Walker Fraser Steele

Walker Fraser Steele is the trading name of e.surv Chartered Surveyors in Scotland

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.

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