



# House Price Index

## Scotland

June 2025



**0.2%**

monthly change



**2.3%**

annual change



**£230,805**

average  
house price

**Walker Fraser Steele  
Chartered Surveyors**

## Modest market momentum emerging across Scotland

- **Central belt is broadly the centre of this recent pick-up**
- **Transaction numbers have softened a little in recent months**
- **But combining policy and market outlooks a sense of positivity is emerging**

House Price	Index	Monthly Change %	Annual Change %
£230,805	302.3	0.2	2.3

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

“Scotland’s housing market continues to show steady resilience. After a brief dip in May, average prices rose by £500 in June to £230,805—2.3% higher than a year ago. This marks a return to the positive trend seen throughout 2024 and early 2025. While monthly changes remain modest, the overall trajectory suggests a stabilising market with moderate growth.

Local authority data reveals a mixed but encouraging picture. Eighteen of 32 areas have reached new price highs in 2025, with Renfrewshire and Glasgow maintaining consistent annual growth. Ten authorities saw year-on-year increases of 5% or more, led by North Ayrshire at 14.4%. However, some areas like Aberdeenshire and East Renfrewshire experienced notable declines, highlighting regional variation.

Sales volumes have softened slightly, but sentiment is improving. Estimated transactions in May and June were down 1% year-on-year. Yet, easing mortgage rates, policy reforms, and improved affordability—especially for first-time buyers—are laying the groundwork for a gradual market strengthening.”

## Housing market commentary

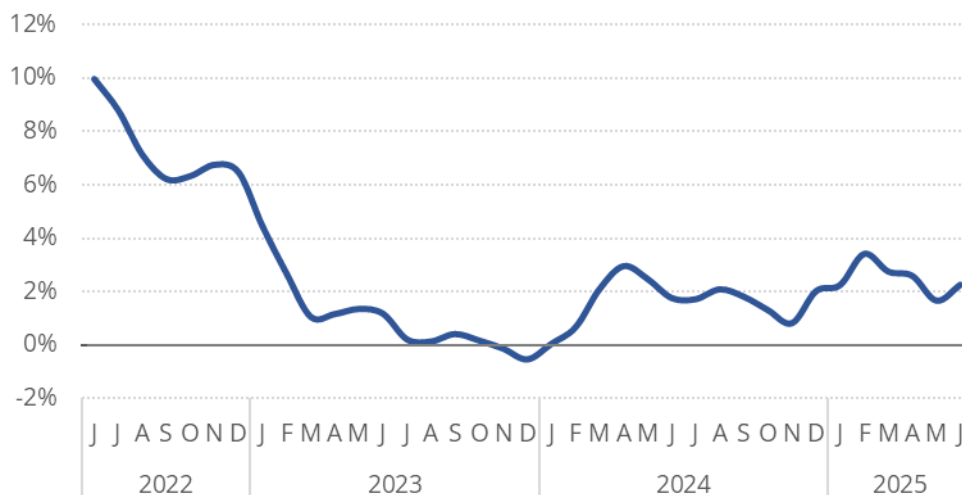
Table 1. Average prices in Scotland to June 2025

Month	Year	Property Price	Index	Monthly % change	Annual % change
Jun	2024	£225,712	295.6	-0.4	1.8
Jul	2024	£225,475	295.3	-0.1	1.7
Aug	2024	£226,402	296.5	0.4	2.1
Sep	2024	£226,462	296.6	0.0	1.8
Oct	2024	£225,241	295.0	-0.5	1.3
Nov	2024	£224,051	293.4	-0.5	0.8
Dec	2024	£225,807	295.7	0.8	2.0
Jan	2025	£226,349	296.4	0.2	2.2
Feb	2025	£228,828	299.7	1.1	3.4
Mar	2025	£229,427	300.5	0.3	2.7
Apr	2025	£231,770	303.5	1.0	2.6
May	2025	£230,286	301.6	-0.6	1.7
Jun	2025	£230,805	302.3	0.2	2.3

May's dip in house prices proved to be short-lived, with prices rising by £500 in June. Average prices now stand at £230,800. This is 2.3% higher than a year ago (see Table 1), close to the average of the previous six months. Scotland has experienced positive but fluctuating annual price increases since the start of 2024, as Figure 1 below shows.

Figure 1. Further moderate price gains year-on-year

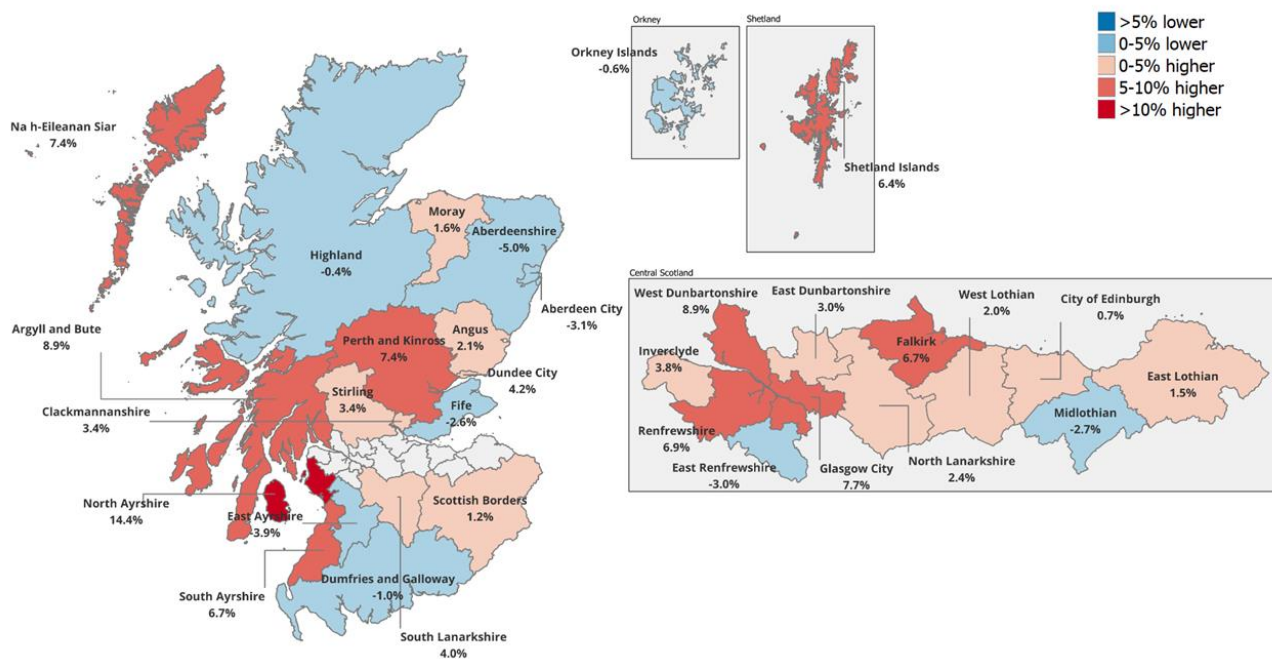
### Scotland annual price changes, last 3 years



## Prices at Local Authority level

Scotland’s housing market recovery continues to be broad-based but modest. For the second month in a row, the number of local authorities recording higher prices in the **month** closely matched those reporting a decline. That said, seven local authorities reached fresh market highs in June. All told, 18 of the 32 authorities have reached new peaks at some point in 2025.

Figure 2. How prices have changed year to June 2025, by local authority



As the heat map shows, 23 local authorities reported stronger prices **than a year ago**, continuing the pattern we have seen for well over a year. Two authorities – Glasgow and Renfrewshire – match Scotland in reporting **annual** price rises since the start of 2024. Renfrewshire reached a fresh market high of nearly £201,300 in June.

Among the “risers”, ten reported price increases of at least 5% over the year. Aberdeenshire, which has seen annual price declines for the past three months, was the only significant “faller” with prices in June 5% lower than a year ago.

Table 2. How prices in June 2025 compare

Rank	Prior Year Rank	Local authority	Jun 2024	May 2025	Jun 2025	Monthly % chg	Annual % chg
1	(1)	City Of Edinburgh	£338,200	£333,439	£340,472	2.1%	0.7%
2	(3)	East Lothian	£312,305	£318,351	£316,950	-0.4%	1.5%
3	(2)	East Renfrewshire	£325,746	£330,290	£316,085	-4.3%	-3.0%
4	(5)	East Dunbartonshire	£298,759	£315,083	£307,674	-2.4%	3.0%
5	(4)	Midlothian	£303,303	£301,849	£294,980	-2.3%	-2.7%
6	(6)	Stirling	£267,647	£280,066	£276,688	-1.2%	3.4%
7	(8)	Perth and Kinross	£242,697	£253,836	£260,709	2.7%	7.4%
8	(7)	West Lothian	£248,700	£255,094	£253,675	-0.6%	2.0%
9	(10)	Highland	£236,787	£242,795	£235,832	-2.9%	-0.4%
10	(14)	Argyll and Bute	£213,907	£229,255	£232,991	1.6%	8.9%
11	(9)	Aberdeenshire	£236,984	£224,617	£225,213	0.3%	-5.0%
12	(16)	Glasgow City	£207,531	£223,664	£223,590	0.0%	7.7%
13	(12)	Scottish Borders	£219,089	£221,125	£221,758	0.3%	1.2%
14	(11)	Orkney Islands	£221,568	£221,112	£220,197	-0.4%	-0.6%
15	(13)	Moray	£214,227	£216,624	£217,640	0.5%	1.6%
16	(17)	South Lanarkshire	£204,354	£215,090	£212,456	-1.2%	4.0%
17	(18)	South Ayrshire	£197,629	£213,838	£210,929	-1.4%	6.7%
18	(15)	Fife	£209,430	£201,738	£204,088	1.2%	-2.6%
19	(20)	Shetland Islands	£189,932	£197,042	£202,034	2.5%	6.4%
20	(19)	Angus	£197,401	£199,812	£201,582	0.9%	2.1%
21	(22)	Renfrewshire	£188,226	£195,156	£201,279	3.1%	6.9%
22	(24)	Falkirk	£186,070	£201,537	£198,456	-1.5%	6.7%
23	(21)	Clackmannanshire	£188,751	£198,185	£195,128	-1.5%	3.4%
24	(23)	Dumfries and Galloway	£187,040	£191,170	£185,254	-3.1%	-1.0%
25	(26)	North Lanarkshire	£175,964	£180,855	£180,262	-0.3%	2.4%
26	(25)	Aberdeen City	£182,902	£174,424	£177,283	1.6%	-3.1%
27	(30)	North Ayrshire	£152,820	£168,380	£174,851	3.8%	14.4%
28	(27)	Dundee City	£165,710	£167,379	£172,600	3.1%	4.2%
29	(29)	West Dunbartonshire	£153,805	£163,787	£167,465	2.2%	8.9%
30	(31)	Na H-Eileanan Siar	£149,139	£166,337	£160,248	-3.7%	7.4%
31	(28)	East Ayrshire	£161,567	£151,978	£155,190	2.1%	-3.9%
32	(32)	Inverclyde	£147,207	£160,643	£152,742	-4.9%	3.8%
<b>Scotland</b>			<b>£225,712</b>	<b>£230,286</b>	<b>£230,805</b>	<b>0.2%</b>	<b>2.3%</b>

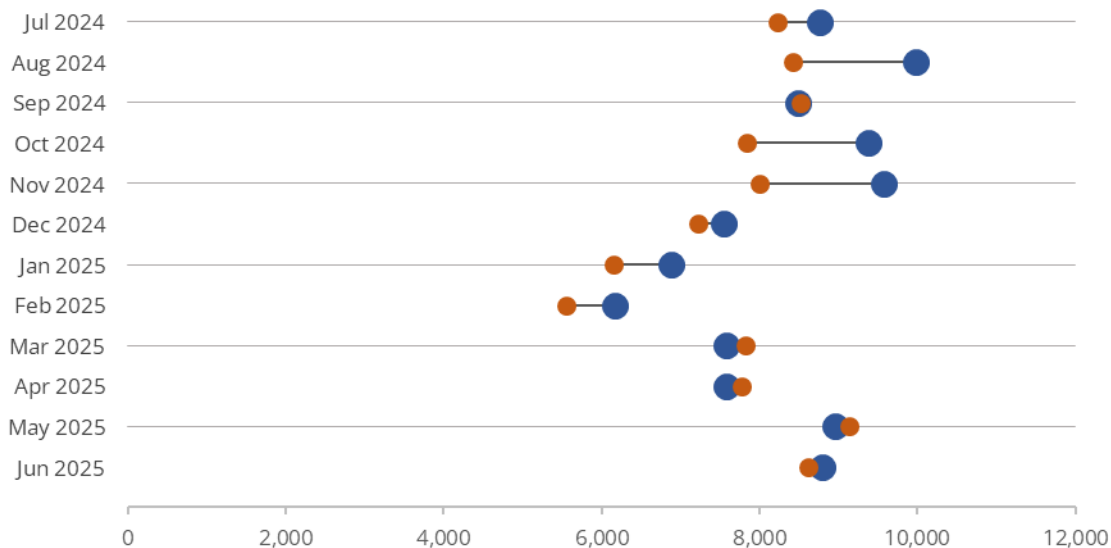
Note: Lines shaded in darker blue reflect cases where Local Authority or Scotland prices reached record highs this month.

## Transactions analysis

Although Registers of Scotland has not yet provided final numbers for May and June, we can see that year-on-year sales growth has come to an end.

We estimate that there were 8,950 sales in May and about 8,800 in June. If confirmed, combined sales over the past four months would be about 1% lower than the same period a year ago. This trend mirrors that shown by recent Revenue Scotland data and suggests that the market is pausing for breath following its earlier turnaround.

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



Note: Figures for latest two months are Acadata estimates

With house prices dropping in real terms and mortgage rates easing a little (except for those coming off ultra-low longer term fixed rates – 2025 is a peak year for this) affordability in Scotland is improving modestly and further aided by first-time buyers taking out longer term mortgages.

As Figure 3 shows this has not yet translated into a significant boost to sales. However the last RICS market survey (June) on expectations over the next three months in Scotland recorded positive sentiment across all of the measures of market activity, giving some support to the view that this market is going to slowly strengthen.

Housing remains a big issue for both the Scottish and UK governments. Boosting supply remains a priority but alongside this we are seeing regulatory reform which should boost first-time buyer numbers further aided by the new mortgage guarantee scheme. The combination of improvements in the policy framework alongside an easing in affordability should help build momentum in the market. Raising a deposit remains a challenge for many and here the Bank of Mum and Dad has become ever more important.

## 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.

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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