



# House Price Index

## Scotland

July 2025



**-0.6%**

monthly change



**1.8%**

annual change



**£229,535**

average  
house price

**Walker Fraser Steele**  
**Chartered Surveyors**

## Scotland continues to experience modest growth

- House prices have increased year on year for most of the past two years but the pace of growth is limited.
- Activity revived in June and July after a lull in the Spring.
- Monetary and fiscal policy to shape macro-economic outlook and prospects for Scotland's housing market through rest of 2025.

House Price	Index	Monthly Change %	Annual Change %
£229,535	300.6	-0.6	1.8

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

"Scotland's housing market continues to show resilience in the face of wider economic uncertainty. While average house prices dipped slightly in July -down £1,400 to £229,500 -this remains broadly in line with levels seen earlier in the year. Annual growth of 1.8% may appear modest, but it still outpaces in England and Wales, highlighting Scotland's relative strength. Encouragingly, nearly two-thirds of local authorities have recorded new price peaks at some point in 2025, with four reaching fresh highs in July alone.

Glasgow and Renfrewshire stand out for sustained annual growth since the start of the year, with Renfrewshire hitting a record average of nearly £204,600. Sales activity has also picked up, with estimated transactions in June and July around 9% higher than the same period last year. This suggests the market is regaining momentum following a spring slowdown, supported by improving buyer sentiment and a more stable economic backdrop.

Looking ahead, expectations remain cautiously optimistic. Demand and price sentiment are improving, and if economic conditions continue to stabilise, we could see further gains through the autumn. However, uncertainty around interest rates and UK-wide tax reforms may temper the pace of recovery. Overall, Scotland's market remains steady, with pockets of strong performance and signs of renewed buyer confidence."

## Housing market commentary

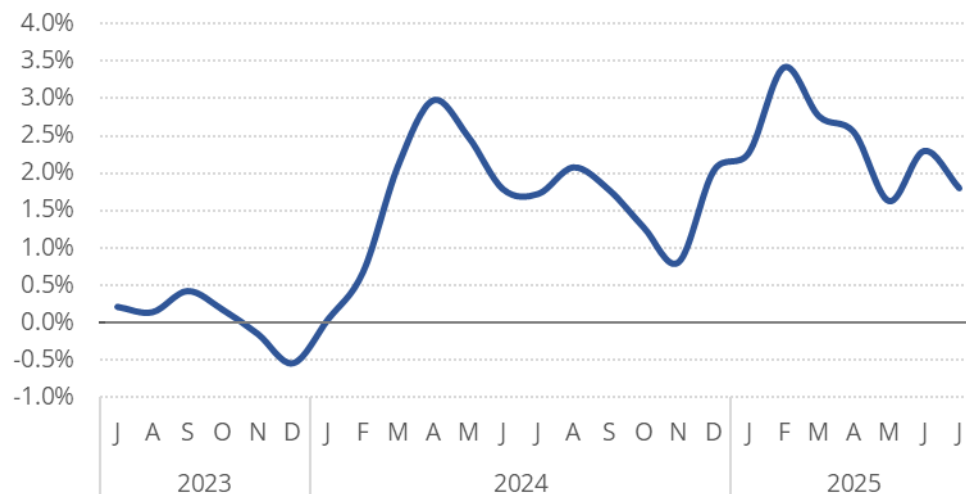
Table 1. Average prices in Scotland to July 2025

Month	Year	Property Price	Index	Monthly % change	Annual % change
Jul	2024	£225,484	295.3	-0.1	1.7
Aug	2024	£226,399	296.5	0.4	2.1
Sep	2024	£226,421	296.5	0.0	1.8
Oct	2024	£225,193	294.9	-0.5	1.3
Nov	2024	£224,030	293.4	-0.5	0.8
Dec	2024	£225,837	295.8	0.8	2.0
Jan	2025	£226,413	296.5	0.3	2.3
Feb	2025	£228,845	299.7	1.1	3.4
Mar	2025	£229,462	300.5	0.3	2.8
Apr	2025	£231,725	303.5	1.0	2.5
May	2025	£230,254	301.6	-0.6	1.6
Jun	2025	£230,942	302.5	0.3	2.3
Jul	2025	£229,535	300.6	-0.6	1.8

House prices have lacked direction over recent months, with prices dropping by £1,400 in July. Average prices now stand at £229,500, similar to the level back in March. Although prices are still 1.8% higher than a year ago (see Table 1), this represents a modest weakening. Scotland has now experienced nearly two years of tepid annual price increases, as Figure 1 below shows. However, house price growth in Scotland continues to outpace England and Wales, according to Acadata figures.

Figure 1. Nearly two years of moderate price gains

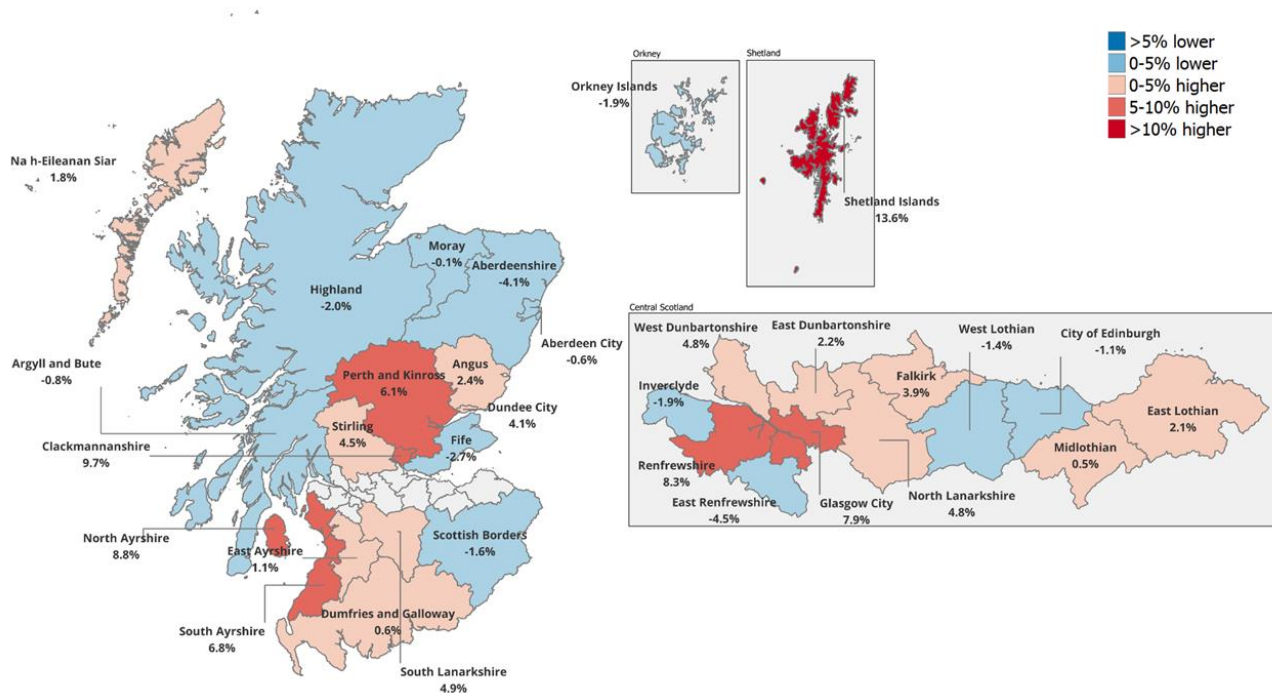
### Scotland annual price changes, last 2 years



## Prices at Local Authority level

Scotland’s housing market recovery continues to be somewhat muted. The number of local authorities recording higher prices in the **month** (11) was the lowest since early 2023 and dwarfed by those reporting a decline. Nevertheless, four local authorities reached fresh market highs in July and 18 of Scotland’s 32 authorities have reached new peaks at some point in 2025.

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



That said, **year-on-year** comparisons continue to be favourable. As the heat map shows, 20 local authorities reported stronger prices **than a year ago**, only marginally worse than we have seen over the past year. Two authorities – Glasgow and Renfrewshire – match Scotland in reporting **annual** price rises since the start of 2024. Renfrewshire once again reached a fresh market high - of nearly £204,600 - in July.

Among the “risers”, seven reported price increases of at least 5% over the year. No authorities experienced annual price declines of this magnitude.

Table 2. How prices in July 2025 compare

Rank	Prior Year Rank	Local authority	Jul 2024	Jun 2025	Jul 2025	Monthly % chg	Annual % chg
1	(2)	City Of Edinburgh	£337,699	£340,447	£334,138	-1.9%	-1.1%
2	(3)	East Lothian	£318,769	£315,971	£325,493	3.0%	2.1%
3	(1)	East Renfrewshire	£339,903	£314,560	£324,640	3.2%	-4.5%
4	(4)	East Dunbartonshire	£299,151	£306,686	£305,690	-0.3%	2.2%
5	(5)	Midlothian	£291,261	£295,595	£292,834	-0.9%	0.5%
6	(6)	Stirling	£268,782	£277,098	£280,789	1.3%	4.5%
7	(8)	Perth and Kinross	£247,156	£260,633	£262,143	0.6%	6.1%
8	(7)	West Lothian	£248,335	£251,807	£244,927	-2.7%	-1.4%
9	(9)	Highland	£236,288	£238,500	£231,538	-2.9%	-2.0%
10	(16)	Glasgow City	£208,863	£223,625	£225,307	0.8%	7.9%
11	(10)	Aberdeenshire	£231,641	£225,525	£222,249	-1.5%	-4.1%
12	(11)	Scottish Borders	£225,249	£223,520	£221,622	-0.8%	-1.6%
13	(20)	Shetland Islands	£192,161	£202,537	£218,218	7.7%	13.6%
14	(12)	Argyll and Bute	£219,307	£228,626	£217,519	-4.9%	-0.8%
15	(13)	Moray	£216,355	£218,151	£216,056	-1.0%	-0.1%
16	(17)	South Lanarkshire	£201,522	£214,960	£211,305	-1.7%	4.9%
17	(14)	Orkney Islands	£213,150	£223,482	£209,000	-6.5%	-1.9%
18	(18)	South Ayrshire	£195,349	£209,490	£208,551	-0.4%	6.8%
19	(21)	Renfrewshire	£188,966	£199,864	£204,648	2.4%	8.3%
20	(15)	Fife	£209,327	£203,452	£203,603	0.1%	-2.7%
21	(23)	Clackmannanshire	£184,963	£201,864	£202,950	0.5%	9.7%
22	(19)	Angus	£195,090	£202,947	£199,744	-1.6%	2.4%
23	(22)	Falkirk	£187,350	£198,195	£194,573	-1.8%	3.9%
24	(24)	Dumfries and Galloway	£184,234	£185,510	£185,377	-0.1%	0.6%
25	(26)	North Lanarkshire	£171,057	£180,203	£179,230	-0.5%	4.8%
26	(25)	Aberdeen City	£180,105	£179,272	£178,949	-0.2%	-0.6%
27	(27)	Dundee City	£165,417	£172,633	£172,158	-0.3%	4.1%
28	(29)	North Ayrshire	£156,124	£173,350	£169,828	-2.0%	8.8%
29	(30)	West Dunbartonshire	£155,016	£165,826	£162,534	-2.0%	4.8%
30	(28)	East Ayrshire	£157,182	£157,859	£158,843	0.6%	1.1%
31	(32)	Na H-Eileanan Siar	£150,523	£158,065	£153,171	-3.1%	1.8%
32	(31)	Inverclyde	£154,134	£148,660	£151,224	1.7%	-1.9%
<b>Scotland</b>			<b>£225,484</b>	<b>£230,942</b>	<b>£229,535</b>	<b>-0.6%</b>	<b>1.8%</b>

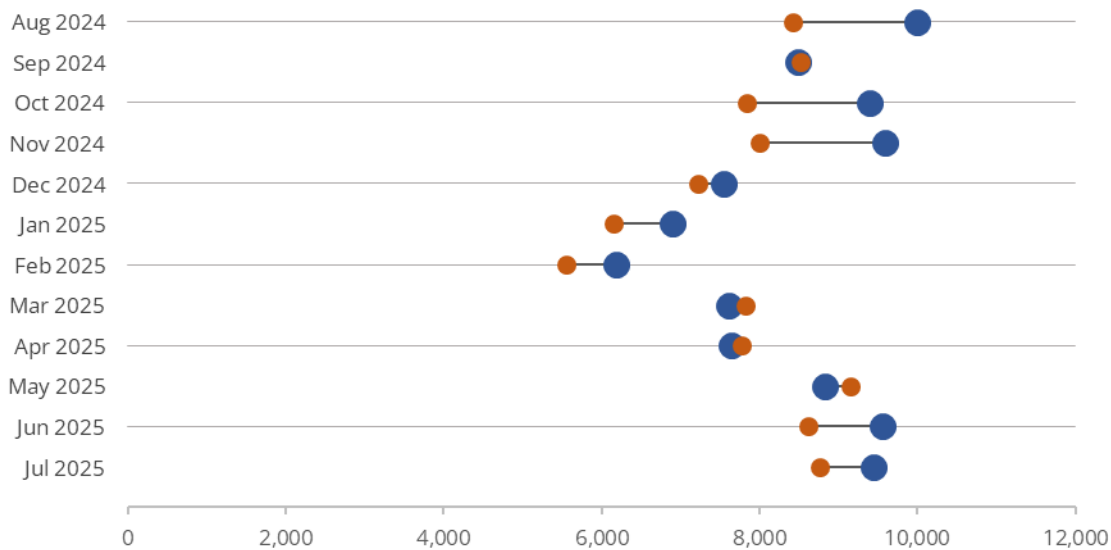
Note: Lines shaded in darker blue reflect cases where Local Authority or Scotland prices reached record highs this month.

## Transactions analysis

Registers of Scotland has not yet provided final numbers for June and July, but we can see that **year-on-year** sales growth appears to have revived following a Spring lull.

We estimate that there were 9,550 sales in June and only 100 fewer than this in July. If confirmed, combined sales for these two months would be about 9% higher than the same period a year ago. This supports our view that the market was 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

Expectations for the Scottish market over the Autumn remain relatively positive, with the last RICS survey suggesting demand will rise along with sales and price expectations. Much will now turn on how much momentum builds up across Scotland in the Autumn buying season.

Good economic news might further boost confidence and activity and this in turn would impact upon prices and interest rates and ease some of the tensions inside a rather divided Bank of England monetary policy committee.

As in England and Wales the uncertainty as to further Bank rate cuts this year will bear down on the market and of course some of the property tax reforms being aired will apply to the UK as a whole. These alongside continued uncertainty as to the macro-economy do put limits around any optimism for Scotland.

## 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)

## Press contacts

Lauren Smith  
Prohibition PR (PR agency for e.surv)  
[e.surv@prohibitionpr.co.uk](mailto:e.surv@prohibitionpr.co.uk)  
0113 430 4160

Walker Fraser Steele  
[communications@esurv.co.uk](mailto:communications@esurv.co.uk)  
07542 601120