



House Price Index

Scotland

August 2025



0.8%

monthly change



2.3%

annual change



£231,583

average
house price

Walker Fraser Steele
Chartered Surveyors

Modest price inflation continues across much of Scotland

- **Outperforming housing markets south of the border even with below-inflation house price rises.**
- **Considerable pressures remain for buyers and the uncertainty in the run up to the UK Budget hangs over the market.**
- **Proposed rent control zones if adopted would add to pressures in the rental market.**

| House Price | Index | Monthly Change % | Annual Change % |
|-------------|-------|------------------|-----------------|
| £231,583 | 303.3 | 0.8 | 2.3 |

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

“Average house prices in Scotland rose by £1,900 in August to £231,600, bringing them close to the record high set in April. Prices are now 2.3% higher than a year ago, continuing a steady upward trend that remains ahead of England and Wales. At the local level, 19 authorities recorded monthly price increases — the strongest balance since April - and four reached new market highs. Over half of Scotland’s 32 authorities have hit peak prices at some point this year.

Annual price growth remains broadly positive, with 25 local authorities reporting higher prices than a year ago. Ten areas saw yearly increases of 5% or more, while no authority recorded a decline of that scale. Glasgow and Renfrewshire continue to show consistent strength, posting annual gains every month since the start of 2024.

While prices are holding firm, the rental market is adding pressure. Rising rents are encouraging more households to consider buying, and the Scottish Parliament’s recent vote to allow councils to introduce rent controls, with some exemptions, may further influence market dynamics. Sales volumes remain mixed, and with affordability still stretched, the outlook for activity remains uncertain.”

Housing market commentary

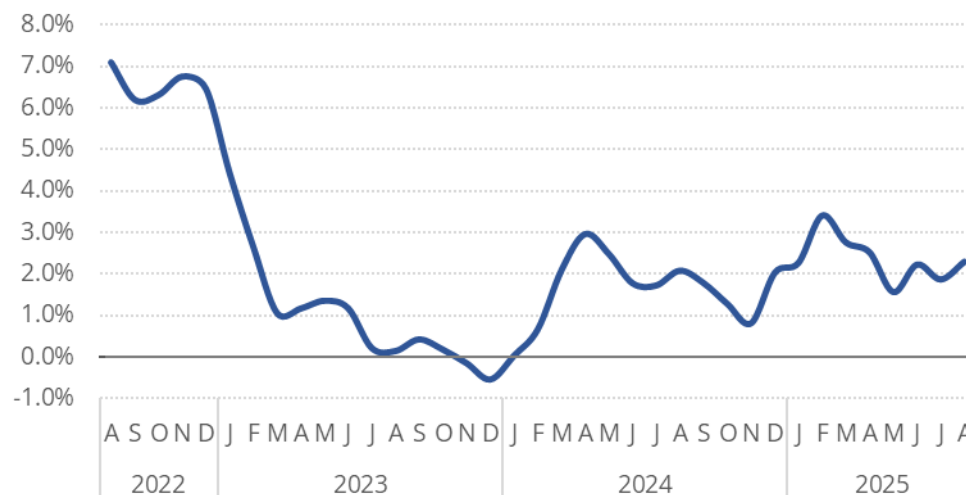
Table 1. Average prices in Scotland to August 2025

| Month | Year | Property Price | Index | Monthly % change | Annual % change |
|-------|------|----------------|-------|------------------|-----------------|
| Aug | 2024 | £226,392 | 296.5 | 0.4 | 2.1 |
| Sep | 2024 | £226,410 | 296.5 | 0.0 | 1.8 |
| Oct | 2024 | £225,195 | 294.9 | -0.5 | 1.3 |
| Nov | 2024 | £224,023 | 293.4 | -0.5 | 0.8 |
| Dec | 2024 | £225,816 | 295.8 | 0.8 | 2.0 |
| Jan | 2025 | £226,373 | 296.5 | 0.2 | 2.3 |
| Feb | 2025 | £228,799 | 299.7 | 1.1 | 3.4 |
| Mar | 2025 | £229,428 | 300.5 | 0.3 | 2.8 |
| Apr | 2025 | £231,641 | 303.4 | 1.0 | 2.5 |
| May | 2025 | £230,094 | 301.4 | -0.7 | 1.6 |
| Jun | 2025 | £230,759 | 302.2 | 0.3 | 2.2 |
| Jul | 2025 | £229,678 | 300.8 | -0.5 | 1.9 |
| Aug | 2025 | £231,583 | 303.3 | 0.8 | 2.3 |

Although house prices have lacked direction over recent months, August's increase of £1,900 brought average prices to £231,600 and within a hair's breadth of the record high recorded back in April. Prices are 2.3% higher than a year ago (see Table 1), but even this modest pace of increase continues to outpace England and Wales, according to Acadata figures.

Figure 1. Moderate price gains continue

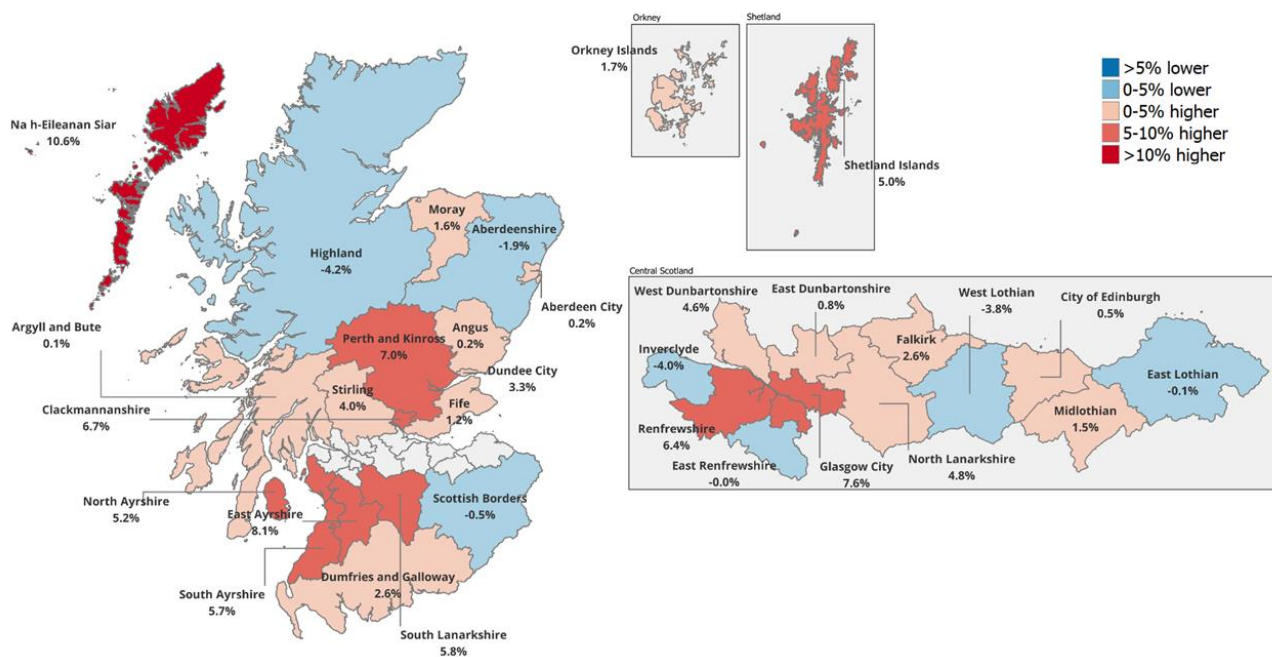
Scotland annual price changes, last 3 years



Prices at Local Authority level

The net balance of local authorities recording higher prices in the month (19) was the strongest since April, bringing to an end the more muted picture of recent months. Four local authorities reached new market highs in August even though all of them had posted fresh peaks earlier in the year. All told, well over half (18) of Scotland's 32 authorities have reached new peaks at some point in 2025.

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



Year-on-year comparisons continue to be favourable, with 25 local authorities reporting stronger prices **than a year ago**, the strongest showing in more than a year. Two authorities – Glasgow and Renfrewshire – continue to match Scotland in reporting **annual** price rises every month since the start of 2024.

Among the “risers” in August, ten reported price increases of at least 5% over the year. For the third month in a row, no authorities experienced annual price declines of this magnitude.

Table 2. How prices in August 2025 compare

| Rank | Prior Year Rank | Local authority | Aug 2024 | Jul 2025 | Aug 2025 | Monthly % chg | Annual % chg |
|-----------------|-----------------|-----------------------|-----------------|-----------------|-----------------|---------------|--------------|
| 1 | (1) | East Renfrewshire | £343,027 | £326,608 | £342,932 | 5.0% | 0.0% |
| 2 | (2) | City Of Edinburgh | £340,883 | £334,271 | £342,755 | 2.5% | 0.5% |
| 3 | (3) | East Lothian | £329,987 | £323,258 | £329,768 | 2.0% | -0.1% |
| 4 | (4) | East Dunbartonshire | £296,386 | £301,522 | £298,803 | -0.9% | 0.8% |
| 5 | (5) | Midlothian | £292,530 | £295,942 | £296,851 | 0.3% | 1.5% |
| 6 | (6) | Stirling | £270,194 | £280,413 | £281,133 | 0.3% | 4.0% |
| 7 | (8) | Perth and Kinross | £238,496 | £261,212 | £255,261 | -2.3% | 7.0% |
| 8 | (7) | West Lothian | £248,267 | £245,609 | £238,786 | -2.8% | -3.8% |
| 9 | (14) | Glasgow City | £211,753 | £223,829 | £227,880 | 1.8% | 7.6% |
| 10 | (11) | Scottish Borders | £228,957 | £220,183 | £227,859 | 3.5% | -0.5% |
| 11 | (9) | Highland | £236,325 | £229,742 | £226,354 | -1.5% | -4.2% |
| 12 | (10) | Aberdeenshire | £230,010 | £225,201 | £225,733 | 0.2% | -1.9% |
| 13 | (13) | Moray | £213,140 | £218,539 | £216,634 | -0.9% | 1.6% |
| 14 | (17) | Shetland Islands | £205,566 | £212,699 | £215,894 | 1.5% | 5.0% |
| 15 | (12) | Argyll and Bute | £215,310 | £215,495 | £215,631 | 0.1% | 0.1% |
| 16 | (18) | South Lanarkshire | £202,188 | £212,604 | £213,836 | 0.6% | 5.8% |
| 17 | (15) | Orkney Islands | £210,194 | £210,981 | £213,770 | 1.3% | 1.7% |
| 18 | (16) | Fife | £209,986 | £205,096 | £212,457 | 3.6% | 1.2% |
| 19 | (19) | South Ayrshire | £199,546 | £208,101 | £211,006 | 1.4% | 5.7% |
| 20 | (21) | Clackmannanshire | £194,536 | £207,563 | £207,571 | 0.0% | 6.7% |
| 21 | (22) | Renfrewshire | £189,407 | £202,829 | £201,533 | -0.6% | 6.4% |
| 22 | (20) | Angus | £195,406 | £200,042 | £195,723 | -2.2% | 0.2% |
| 23 | (23) | Falkirk | £188,164 | £194,686 | £193,008 | -0.9% | 2.6% |
| 24 | (25) | Dumfries and Galloway | £180,153 | £186,396 | £184,869 | -0.8% | 2.6% |
| 25 | (26) | North Lanarkshire | £173,165 | £179,602 | £181,394 | 1.0% | 4.8% |
| 26 | (24) | Aberdeen City | £180,343 | £179,316 | £180,684 | 0.8% | 0.2% |
| 27 | (27) | Dundee City | £166,314 | £172,530 | £171,787 | -0.4% | 3.3% |
| 28 | (31) | East Ayrshire | £151,760 | £162,230 | £164,118 | 1.2% | 8.1% |
| 29 | (29) | North Ayrshire | £155,707 | £169,731 | £163,793 | -3.5% | 5.2% |
| 30 | (30) | West Dunbartonshire | £155,190 | £164,361 | £162,387 | -1.2% | 4.6% |
| 31 | (32) | Na H-Eileanan Siar | £143,535 | £156,735 | £158,741 | 1.3% | 10.6% |
| 32 | (28) | Inverclyde | £159,244 | £150,087 | £152,887 | 1.9% | -4.0% |
| Scotland | | | £226,392 | £229,678 | £231,583 | 0.8% | 2.3% |

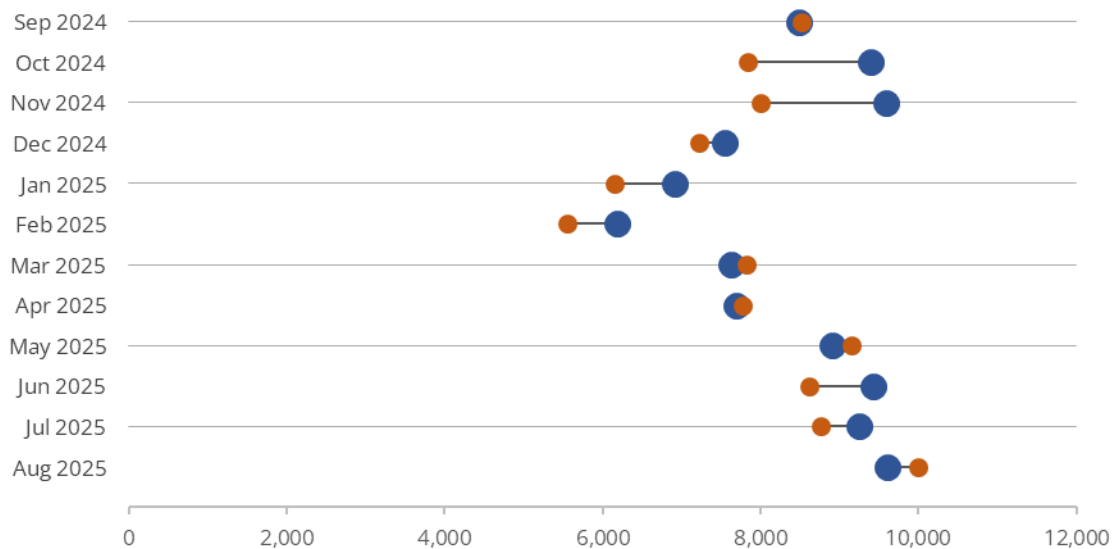
Note: Lines shaded in darker blue reflect cases where Local Authority or Scotland prices reached record highs this month.

Transactions analysis

Registers of Scotland has not yet provided final monthly numbers for July and August, but we can see more mixed results in **year-on-year** sales growth.

We estimate that there were 9,250 sales in July and 9,600 in August. If confirmed, combined sales for these two months would be broadly unchanged on the same period a year ago with four of the last six months reporting lower sales than a year ago. This makes it hard to be confident about the future direction of 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 Scotland's housing markets might be performing more robustly than those south of the border they are still facing many of the same issues - uncertainty around the possible housing impacts of the UK budget due in late November, limited borrower confidence and the cost of living squeeze. Though mortgage interest rates have eased they are still high by recent standards and affordability remains stretched.

A very recent report released by the David Hume Institute argues that Scotland is facing a "polycrisis" in terms of housing, that is across all tenures and levels of government. It argues for closer integration between housing and the economy and for much stronger management of the market. It is unclear at this stage how the Scottish government will respond but with the next national election due in May 2026 this will clearly remain a pressure point.

In the meantime, prices are edging up across much of the country partly as a consequence of the rising costs of renting putting more pressure on households to consider alternatives. The Scottish parliament has now voted in favour of giving local authorities the power to impose rent controls albeit with significant exemptions. This is likely to pose further challenges for landlords.

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

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