



House Price Index

Scotland

October 2025



0.5%

monthly change



3.8%

annual change



£233,769

average
house price

Walker Fraser Steele
Chartered Surveyors

The Scottish market marches on

- Across much of the country prices continue to strengthen.
- Two-thirds of local authorities hitting fresh market peaks this year.
- Sales activity has also revived over recent months.
- Prospects look set fair for 2026.

House Price	Index	Monthly Change %	Annual Change %
£233,769	306.2	0.5	3.8

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

“Scotland’s housing market continued its upward trajectory in October, with average property prices reaching a record £233,800. This marks a 0.5% increase on the month and a 0.7% rise over the quarter, underlining a steady recovery in contrast to more subdued conditions elsewhere in the UK.

Recent months have seen consistent gains, supported by stronger sales activity and increased mortgage lending. October also brought a broader-based improvement, with more local authorities recording price rises than at any point earlier this year. Five areas achieved new highs, including Dumfries and Galloway, taking the total number of authorities hitting peak prices in 2025 to 21 out of 32.

Looking ahead, Scotland’s housing market appears well placed to maintain its strength into 2026. Softer mortgage rates and anticipated base rate cuts should support affordability, even as remortgaging activity picks up. With supply still constrained, these factors point to continued resilience and modest price growth in the year ahead.”

Housing market commentary

Table 1. Average prices in Scotland to October 2025

Month	Year	Property Price	Index	Monthly % change	Annual % change
Oct	2024	£225,198	294.9	-0.5	1.3
Nov	2024	£224,000	293.4	-0.5	0.8
Dec	2024	£225,792	295.7	0.8	2.0
Jan	2025	£226,342	296.4	0.2	2.3
Feb	2025	£228,731	299.6	1.1	3.4
Mar	2025	£229,240	300.2	0.2	2.7
Apr	2025	£231,375	303.0	0.9	2.4
May	2025	£229,943	301.2	-0.6	1.5
Jun	2025	£230,755	302.2	0.4	2.2
Jul	2025	£229,843	301.0	-0.4	1.9
Aug	2025	£231,016	302.6	0.5	2.0
Sep	2025	£232,525	304.5	0.7	2.7
Oct	2025	£233,769	306.2	0.5	3.8

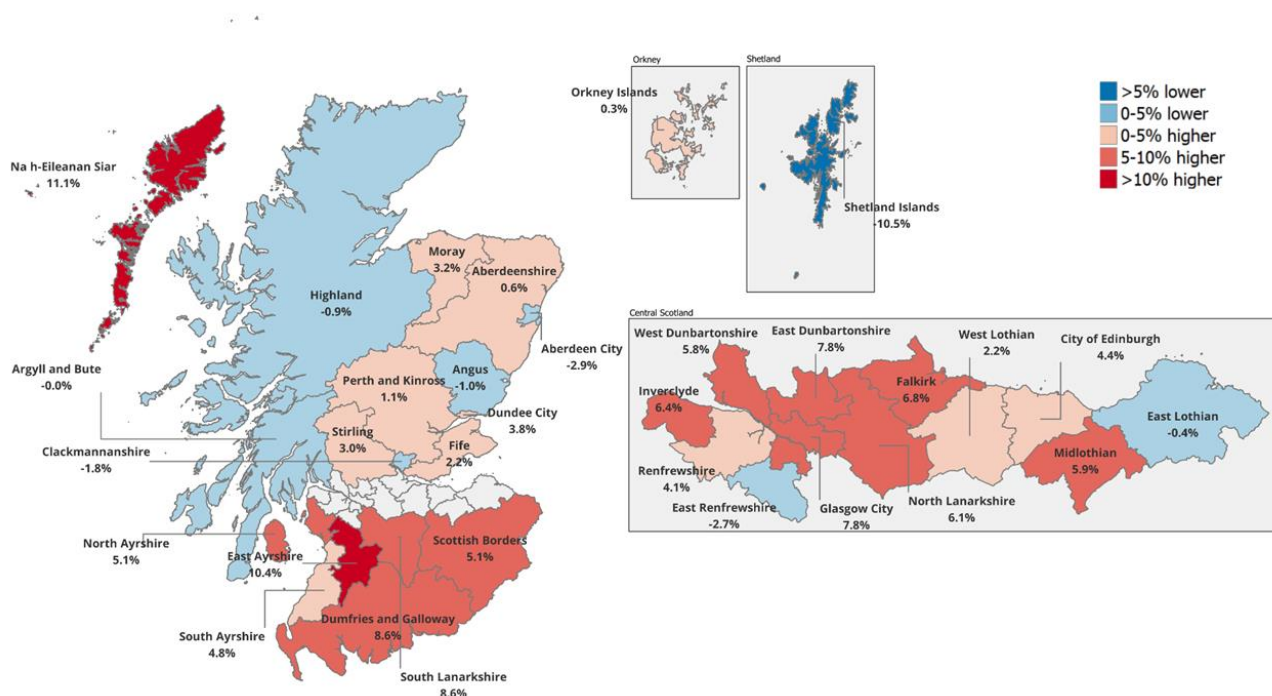
Scotland's performance continues strongly in contrast with the more subdued market conditions in England and Wales. Back-to-back increases in Scotland over recent months mean that average prices climbed to £233,800 in October – yet another fresh record high and 3.8% higher than a year ago (see Table 1). Sales growth has also continued and mortgage lending has increased.

Prices at Local Authority level

October showed a more positive and broader-based price recovery, according to our figures, with the number of local authorities recording higher **monthly** prices at its highest since early 2025 and a distinct step-change from the more balanced conditions seen over the summer.

Five local authorities reached new market highs in October, with the inclusion of Dumfries and Galloway increasing the number of Scotland's authorities to hit new peaks at some point this year to 21 out of a total of 32.

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



Year-on-year comparisons are becoming increasingly favourable, with 24 local authorities reporting stronger prices **than a year ago**. Once again, 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 October, 13 reported price increases of at least 5% over the year, whilst for the second month in a row Shetland reported an annual price decline of a similar magnitude (although it is important to bear in mind that low transaction numbers make for considerable volatility).

Table 2. How prices in October 2025 compare

Rank	Prior Year Rank	Local authority	Oct 2024	Sep 2025	Oct 2025	Monthly % chg	Annual % chg
1	(3)	City Of Edinburgh	£330,921	£342,997	£345,455	0.7%	4.4%
2	(1)	East Renfrewshire	£349,903	£349,992	£340,347	-2.8%	-2.7%
3	(2)	East Lothian	£334,292	£338,683	£332,881	-1.7%	-0.4%
4	(4)	East Dunbartonshire	£299,719	£319,114	£322,968	1.2%	7.8%
5	(5)	Midlothian	£285,927	£305,654	£302,668	-1.0%	5.9%
6	(6)	Stirling	£265,478	£275,597	£273,488	-0.8%	3.0%
7	(7)	Perth and Kinross	£249,883	£252,521	£252,558	0.0%	1.1%
8	(8)	West Lothian	£239,237	£241,905	£244,449	1.1%	2.2%
9	(9)	Highland	£238,117	£228,702	£236,037	3.2%	-0.9%
10	(12)	Scottish Borders	£222,780	£228,497	£234,252	2.5%	5.1%
11	(16)	Glasgow City	£212,414	£228,858	£229,050	0.1%	7.8%
12	(10)	Aberdeenshire	£226,339	£226,122	£227,764	0.7%	0.6%
13	(11)	Argyll and Bute	£224,628	£214,121	£224,579	4.9%	0.0%
14	(13)	Moray	£215,906	£220,443	£222,859	1.1%	3.2%
15	(14)	Fife	£213,881	£216,775	£218,565	0.8%	2.2%
16	(20)	South Lanarkshire	£198,881	£214,193	£216,027	0.9%	8.6%
17	(15)	Orkney Islands	£213,636	£193,276	£214,211	10.8%	0.3%
18	(18)	South Ayrshire	£199,949	£210,947	£209,458	-0.7%	4.8%
19	(22)	Falkirk	£186,890	£190,815	£199,623	4.6%	6.8%
20	(19)	Angus	£198,897	£191,660	£196,878	2.7%	-1.0%
21	(25)	Dumfries and Galloway	£177,941	£190,772	£193,275	1.3%	8.6%
22	(21)	Clackmannanshire	£196,693	£204,319	£193,115	-5.5%	-1.8%
23	(23)	Renfrewshire	£185,285	£197,416	£192,806	-2.3%	4.1%
24	(17)	Shetland Islands	£209,263	£191,060	£187,313	-2.0%	-10.5%
25	(26)	North Lanarkshire	£173,527	£184,015	£184,119	0.1%	6.1%
26	(24)	Aberdeen City	£184,379	£176,788	£178,952	1.2%	-2.9%
27	(29)	Na H-Eileanan Siar	£151,492	£169,040	£168,256	-0.5%	11.1%
28	(27)	Dundee City	£161,703	£165,252	£167,920	1.6%	3.8%
29	(28)	North Ayrshire	£156,021	£163,183	£163,979	0.5%	5.1%
30	(31)	East Ayrshire	£146,783	£164,822	£162,019	-1.7%	10.4%
31	(30)	West Dunbartonshire	£151,490	£158,136	£160,246	1.3%	5.8%
32	(32)	Inverclyde	£145,746	£161,295	£155,067	-3.9%	6.4%
Scotland			£225,198	£232,525	£233,769	0.5%	3.8%

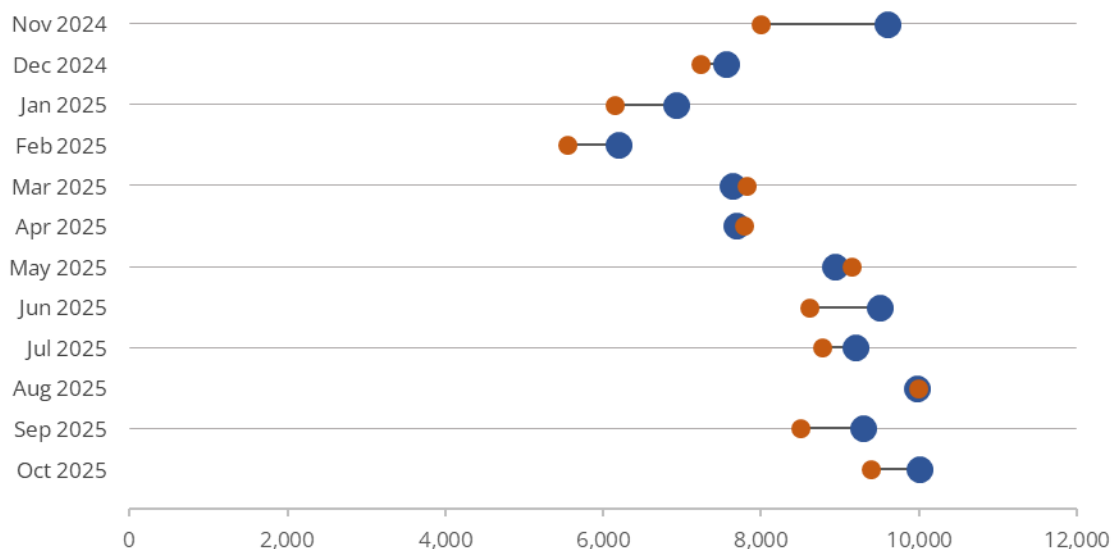
Note: Lines shaded in darker blue reflect cases where Local Authority or Scotland prices reached record highs this month.

Transactions analysis

Registers of Scotland has not yet provided final monthly numbers for September and October, but there has clearly been a pick-up in **year-on-year** sales growth following the Spring lull with sales higher than a year ago in four of the past five months.

We estimate that there were 9,300 sales in September and 10,000 in October, which would mean that sales activity over the past twelve months is running 6% higher than a year earlier.

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



Note: Figures for latest two months are Acadata estimates

Set against this generally positive picture is the reality that new supply continues to lag. That has short and long run implications for the Scottish housing market as it will underpin continued price increases.

The Scottish government has not indicated it has any appetite to put in place any equivalent to the Council Tax Surcharge due in England in 2028. It would require legislation to do so and only the Green Party in Scotland has expressed an appetite for a so-called "Mansion tax". However, the UK government's proposed first-time buyer ISA will apply and over time will support more first-time buyer demand. We are also awaiting the publication of the Financial Conduct Authority's review of the mortgage market which may have proposals to further free up lenders in relation to underserved segments of the market.

While the market tends to slow in the run up to Christmas, experts are suggesting 2026 will see the market in Scotland in rude health. With further cuts in the Bank base rate and mortgage pricing still drifting downwards there are certainly grounds for optimism albeit that large numbers of borrowers will be remortgaging in the year and probably at higher rates than they are currently paying.

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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