

Scotland hits fresh high

- Average prices up more than £4,000 so far this year
- Eight authorities also reach new highs
- Sales activity starts to recover

House Price	Index	Monthly Change %	Annual Change %
£224,977	294.7	1.1	2.9

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

“House prices in most of Scotland have risen sharply in recent months, rising by more than £2,000 in March and again in April. The average house price in Scotland is currently just under £225,000, which is both a record high and a significant increase from the peak it reached in September 2023. This stands in contrast to Wales's and England's markets.

“Nineteen local authorities reported growing prices during the month, easily outnumbering those reporting decreases (twelve). No less than eight local authorities saw prices hit new market highs, despite the net positive balance being slightly lower than in March.

“All housing markets are driven by sentiment and Scotland appears to have turned the corner in terms of both prices and transactions, according to our data. This upswing in confidence is a result of growing salaries, falling inflation, and the anticipation that interest rates will start to come down later this year.

“Consumer sentiment is therefore more buoyant but so is that of mortgage lenders who have been able to lend at higher LTVs, which has improved the situation for first-time buyers and other borrowers facing affordability stretches.

“The Scottish housing market is poised for success in the remaining months of 2024.”

Housing market commentary

After languishing over the past year, house prices across much of Scotland have picked up smartly in recent months, rising by more than £2,000 in March and again in April. Scotland's average house price now stands just shy of £225,000 – its highest ever level and comfortably above its previous peak in September 2023. This contrasts with the still lacklustre housing markets across England and Wales. While we have updated our transaction weights and seasonal adjustment factors this month, these changes have modestly depressed our estimates of price levels, as a result of a lower proportion of detached sales in our weightings. As the impact of these adjustments on price changes is likely to be marginal, we can be confident that the reported upturn in house price inflation is genuine.

Figure 1. Weakness in prices appears to have ended

Scotland annual price changes, last 3 years



Prices increased by more than £2,500 in April and were 2.9% higher than a year earlier, as Figure 1 shows. This is the strongest performance since the start of last year.

Table 1. Average prices in Scotland for April 2023 – April 2024

Month	Year	Property Price	Index	Monthly % change	Annual % change
Apr	2023	£218,621	286.3	0.4	1.3
May	2023	£220,145	288.3	0.7	1.5
Jun	2023	£220,985	289.4	0.4	1.3
Jul	2023	£220,839	289.2	-0.1	0.4
Aug	2023	£220,982	289.4	0.1	0.3
Sep	2023	£221,559	290.2	0.3	0.6
Oct	2023	£221,478	290.1	0.0	0.3
Nov	2023	£221,336	289.9	-0.1	0.0
Dec	2023	£220,462	288.7	-0.4	-0.4
Jan	2024	£220,330	288.6	-0.1	0.0
Feb	2024	£220,280	288.5	0.0	0.6
Mar	2024	£222,427	291.3	1.0	2.1
Apr	2024	£224,977	294.7	1.1	2.9

Local Authority prices

Table 2. How prices in April 2024 compare

Rank	Prior Year Rank	Local authority	Apr 2023	Mar 2024	Apr 2024	Monthly % chg	Annual % chg
1	(3)	City Of Edinburgh	£330,444	£336,184	£343,262	2.1%	3.9%
2	(1)	East Renfrewshire	£334,083	£326,726	£317,854	-2.7%	-4.9%
3	(2)	East Lothian	£332,506	£319,526	£315,365	-1.3%	-5.2%
4	(4)	Midlothian	£297,220	£305,739	£311,862	2.0%	4.9%
5	(5)	East Dunbartonshire	£284,201	£303,708	£299,916	-1.2%	5.5%
6	(6)	Stirling	£262,488	£250,966	£253,329	0.9%	-3.5%
7	(7)	Perth and Kinross	£244,181	£250,377	£247,757	-1.0%	1.5%
8	(10)	West Lothian	£232,196	£240,825	£246,838	2.5%	6.3%
9	(11)	Highland	£231,488	£229,569	£232,990	1.5%	0.6%
10	(8)	Aberdeenshire	£233,042	£225,505	£232,579	3.1%	-0.2%
11	(9)	Scottish Borders	£232,236	£230,332	£222,463	-3.4%	-4.2%
12	(13)	Moray	£208,622	£217,383	£220,267	1.3%	5.6%
13	(12)	Argyll and Bute	£216,666	£227,725	£218,125	-4.2%	0.7%
14	(17)	Glasgow City	£196,625	£208,122	£211,666	1.7%	7.6%
15	(15)	Fife	£199,026	£201,263	£204,697	1.7%	2.8%
16	(18)	South Lanarkshire	£192,334	£193,688	£200,861	3.7%	4.4%
17	(14)	Orkney Islands	£205,915	£187,394	£198,875	6.1%	-3.4%
18	(20)	Angus	£184,523	£193,410	£196,775	1.7%	6.6%
19	(19)	South Ayrshire	£190,926	£192,228	£196,134	2.0%	2.7%
20	(16)	Shetland Islands	£197,937	£199,038	£194,680	-2.2%	-1.6%
21	(23)	Falkirk	£181,815	£190,925	£190,806	-0.1%	4.9%
22	(21)	Dumfries and Galloway	£183,807	£185,735	£187,188	0.8%	1.8%
23	(24)	Renfrewshire	£181,362	£175,883	£184,780	5.1%	1.9%
24	(25)	Clackmannanshire	£171,519	£173,971	£183,262	5.3%	6.8%
25	(22)	Aberdeen City	£182,641	£181,941	£181,193	-0.4%	-0.8%
26	(27)	North Lanarkshire	£162,758	£168,338	£172,466	2.5%	6.0%
27	(26)	Dundee City	£165,034	£162,682	£164,802	1.3%	-0.1%
28	(30)	Na h-Eileanan Siar	£147,308	£162,282	£162,242	0.0%	10.1%
29	(29)	East Ayrshire	£148,174	£160,652	£156,403	-2.6%	5.6%
30	(28)	North Ayrshire	£151,838	£156,100	£149,299	-4.4%	-1.7%
31	(31)	West Dunbartonshire	£136,140	£144,393	£149,047	3.2%	9.5%
32	(32)	Inverclyde	£127,582	£157,090	£147,260	-6.3%	15.4%
Scotland			£218,621	£222,427	£224,977	1.1%	2.9%

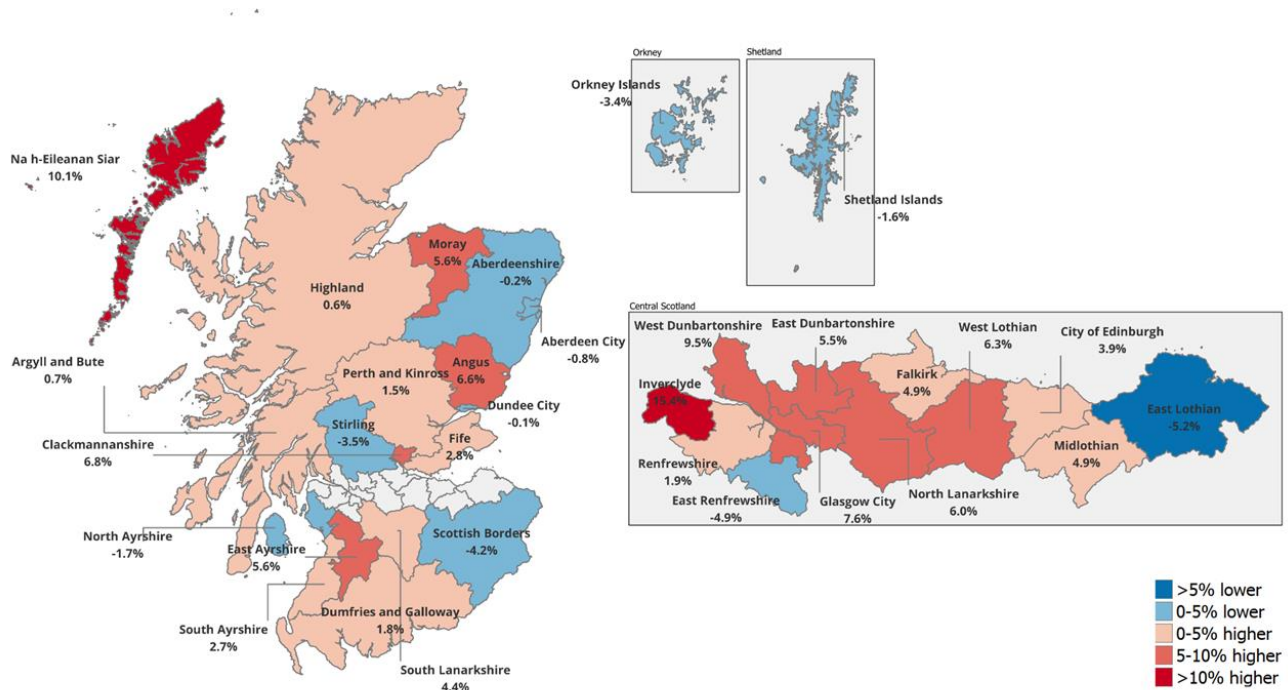
Note: Lines shaded in darker blue reflect cases where Local Authority or Scotland prices reached record highs this month.

The number of local authorities experiencing rising prices in the month (19) comfortably exceeded those seeing a decrease (12), with one - Na h-Eileanan Siar – effectively trading water.

Although the net positive balance is marginally less than in March, there were no fewer than eight local authorities where prices were reaching new market highs (see Table 2).

Higher prices were less evident in higher-priced housing areas, with only Edinburgh and Midlothian among the five most expensive local authorities reporting price increases in April.

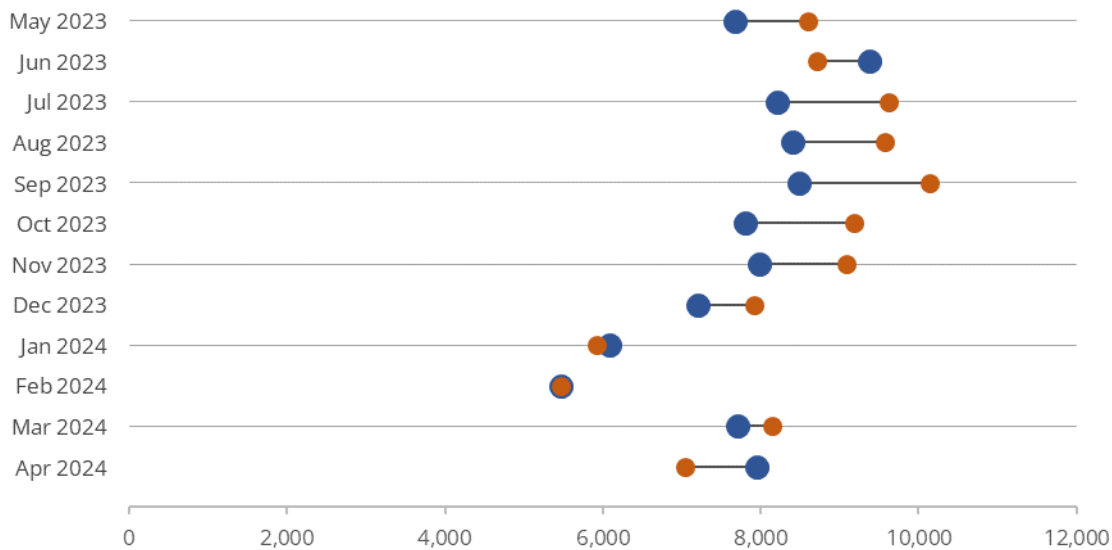
Figure 2. How prices have changed between April 2023 and April 2024, by local authority



As can be seen from the heat map, in April the vast majority of local authorities (22) reported stronger prices than a year ago, the highest number for just over a year. Among the “risers”, half reported price increases of at least 5% over the year.

Transactions analysis

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



Note: March and April 2024 figures are Acadata estimate, based on the Registers of Scotland figures for the Date of Entry

In terms of transactions, the housing market has been lacklustre over much of the past year. For 2023 as a whole, sales totalled 91,700 properties, which is 12% down on 2022 and not much above the Covid-induced lows of 2020.

As the headwinds have eased over the past few months, helped by more attractive mortgage pricing and easing cost-of-living pressures, monthly sales are no longer lagging materially below year-earlier levels (see Figure 3).

A positive shift in market sentiment helped lift sales in January marginally above those in January 2023 and sales in February closely tracked year-earlier levels. While we do not yet have complete figures for more recent months, March looks like it will dip a little below last year but April looks set to outpace the year-earlier tally by a comfortable margin.

And as we noted last month, sales of property in the capital and of properties worth more than £750,000 (that is, subject to the highest rates of LBTT) have been ahead of their corresponding 2023 numbers since the turn of the year.

This report does suggest the market has now turned a corner in terms of both prices and transactions. Some uncertainties do remain and there will almost certainly be some volatility. However, with rising wages, falling inflation and a realistic expectation that interest rates will begin to fall later this year market confidence has grown and along with it, enquiries and listings. That in turn has helped lenders back into higher LTV lending which in turn boosts the prospects for first-time buyers and others facing affordability pressures. Any uncertainty that the General Election introduces regarding governments in Scotland and the UK should clear in the next few weeks. Taken in the round the Scottish housing market seems set fair for the remaining months of 2024.

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.

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Press contacts

Matt Beasley

Full Circle (PR agency for e.surv)

mbeasley@fullcirclecomms.co.uk

020 7265 7887

Walker Fraser Steele

communications@esurv.co.uk