

# House Price Index

## Scotland

Under embargo until 00:01

Friday 22nd June 2018

APR 2018 | Average House Price  
in Scotland

£183,994

AVERAGE MONTHLY CHANGE: 0.3%

AVERAGE ANNUAL CHANGE: 6.9%

## Positive growth in house prices in Scotland

- Average house price now stands at £183,994 - up by £11,800 over last year
- Lothians, Edinburgh and surrounding areas contribute significantly to 6.9% annual growth in house prices in April
- Annual prices up in 28 of 32 local authorities

### Headline news

The market gathered its breath in Scotland in April, with monthly price growth slowing to 0.3% from 0.9% the month before and a peak of 1.7% in February. That also meant annual price growth slowed, from 7.8% in March to 6.9% in April.

That still leaves the average house price in Scotland up by £11,800 in the last 12 months, reaching £183,994. The growth rate is the third highest since April 2008 (other than the period around the introduction of the Land and Buildings Transaction Tax in April 2015, which led some buyers to rush to buy property to avoid additional taxes that might become payable). Prices in Scotland are therefore growing at their highest for a decade and continue to leave the rest of the UK behind, with an annual growth of 2.1% in England, 4.2% in Northern Ireland and 5.2% in Wales.

### Quick Quotes

Christine Campbell, Your Move managing director in Scotland, said: "The market in Scotland continues to power on, and the performance of Edinburgh is astounding. We should look at how we can help first time buyers, though, to ensure they don't increasingly find themselves locked out of the market as they have been elsewhere in the UK."

Alan Penman, business development manager for Walker Fraser Steele, one of Scotland's oldest firms of chartered surveyors and part of the LSL group of companies, said: "Price growth in Scotland has come off the boil a little, but it had to for it to be sustainable. While Edinburgh powers on, it provides a strong foundation for the market."

### Key Insights

Scotland's capital continues to drive the market. While price growth elsewhere has slowed, it accelerated in the capital, rising to 15.6% on an annual basis. The average property in the city is now worth £290,956, the highest in the country. That growth is beaten only by neighbouring Midlothian, up 15.7%, which along with West Lothian (up 8.5% annually), was among four local authority areas to set a new peak in April.

This strength has powered the Scottish market recently. Edinburgh accounts for 61% of the change in house prices since December 2017 on a weight-adjusted basis. Add in the two Lothians and the city and its surrounds are responsible for almost three quarters (72%) of the annual price growth. That is in contrast to Scotland's second city, Glasgow, where average prices are just £157,477. While average prices there are up annually (by 8.1%), it has accounted for none of the growth we've seen in Scotland this year.

This probably reflects the different markets in the two cities, with a significant amount of Edinburgh's growth coming from sales of high value properties. Sales of property for more than £750,000 have been particularly strong in the first quarter of the year, with 65 transactions against 25 in

*continued on page 2>*

### Key Insights continued...

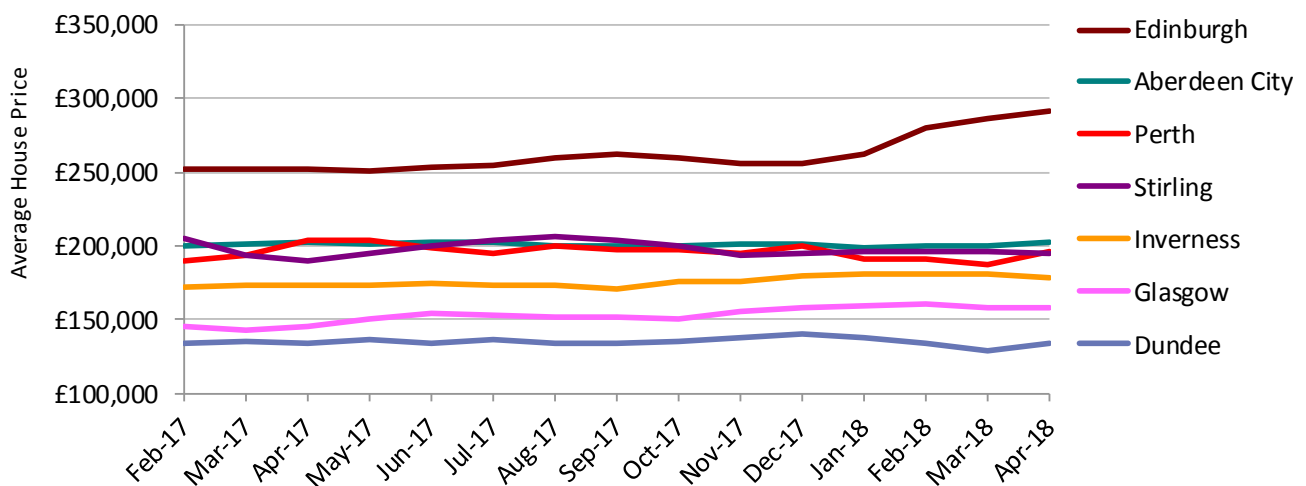
the same period last year. Glasgow, with more affordable property, meanwhile, probably suffers from the decline in first time buyers, with UK Finance reporting mortgage approvals for these down 9.2% in Scotland on the same period in 2017. Indeed, the one note of caution in discussing Scotland's current house price boom is that it is based on significantly fewer transactions than previous years. Official ONS statistics for January 2018, the latest available, show transactions in Scotland at their lowest for the month in the last five years.

Nevertheless, there is undeniable strength across the market. In total 28 of the 32 local authorities are seeing annual price growth, with double digit rises in a wide range of areas other than Edinburgh and its surrounds: The Shetland Islands, up 11.5% and setting a new peak average price; Dumfries and Galloway, up 11.2%; North Lanarkshire, 10.1% and another peak; and Falkirk, up 10%. West Dunbartonshire (9.7%), East Renfrewshire (8.9%) and Fife (8.8%) are also all growing particularly strongly.

### Average House Prices in Scotland for the period April 2017 - April 2018

MONTH	YEAR	HOUSE PRICE	MONTHLY CHANGE %	ANNUAL CHANGE %
April	2017	£172,192	1.2	2.9
May	2017	£173,612	0.8	2.9
June	2017	£174,417	0.5	4.2
July	2017	£174,201	-0.1	4.0
August	2017	£174,526	0.2	4.0
September	2017	£175,191	0.4	4.2
October	2017	£175,135	0.0	3.3
November	2017	£175,646	0.3	3.5
December	2017	£176,936	0.7	4.3
January	2018	£178,601	0.9	5.5
February	2018	£181,675	1.7	7.2
March	2018	£183,396	0.9	7.8
April	2018	£183,994	0.3	6.9

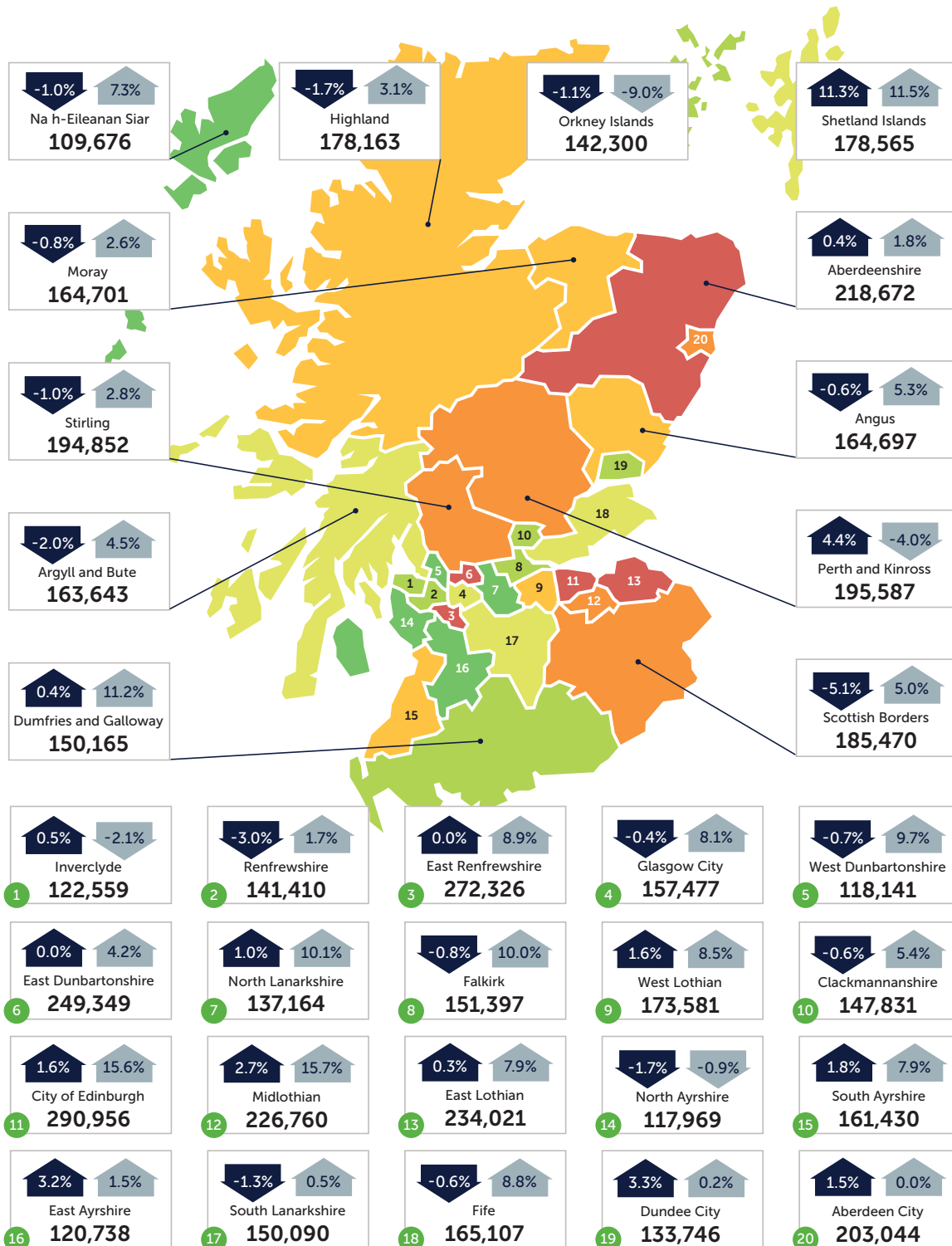
### Average house prices for Scotland's seven cities from February 2017 - April 2018



# Regional update

Average House Prices in Scotland, by local authority area, comparing April 2017 and March 2018 with April 2018.

 AVERAGE MONTHLY CHANGE  AVERAGE ANNUAL CHANGE



For more information please contact:

Charlotte Merlin-Jones, Rostrum Agency  
 Melanie Cowell, LSL Property Services  
 Richard Sumner, Acadata

020 7440 8686  
 01904 698860  
 020 8392 9082

c.merlin-jones@rostrum.agency  
 melanie.cowell@lslps.co.uk  
 richard.sumner@acadata.co.uk

For downloads see: <https://www.your-move.co.uk/media-centre>

For full report and methodology see: <http://www.acadata.co.uk/acadataHousePrices.php>