

House Price Index

Scotland

Under embargo until 00:01

Friday 22nd March 2019

JANUARY
2018Average House Price
in Scotland

£184,324

AVERAGE MONTHLY CHANGE:

0.0%

AVERAGE ANNUAL CHANGE:

3.2%

Annual price growth moderates to 3.2% in January

- Edinburgh price rise double that of any other UK city
- Transactions 4% higher in Q4 2018
- Prices rise over the year in 26 of 32 authorities

Headline news

Average house prices north of the border rose by 3.2% over the year to January, rising by £5,675 to £184,324. Annual price growth in the Scottish market has now outperformed England and Wales every month since December 2017.

Transaction numbers for 2018 were slightly down compared to 2017 but there remains cause for optimism, with sales 4% higher in the last quarter of the year than in the same period in 2017.

Quick Quotes

Steve Hardaker, Your Move managing director in Scotland, said: "The market in Scotland continues to grow robustly with properties across all price brackets making it an incredibly attractive market."

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: "Edinburgh's strength is remarkable in its own right, but compared to the rest of the UK and the other major cities it's a phenomenon. We should be looking carefully now at how we can ensure adequate supply for a market that is seeing such strong demand."

Key Insights

There's no secret to the strength of Scotland's performance: more than half the increase in the average price over the last year can be traced to the capital on a weight-adjusted basis.

Edinburgh continues to perform with exceptional strength, with prices up 10.4% annually, rising to £289,327 at the end of January. That's the biggest increase in Scotland outside Clackmannanshire (up 16%, but based on only 40 sales). It's also the seventh time in the last twelve months that Edinburgh has recorded double-digit annual house price growth.

A recent Post Office survey, developed with the Centre for Economics and Business Research, shows properties in Edinburgh are selling at the fastest rate in the UK, an average of just 39 days to sell, against 102 days for the UK as a whole.

Both high prices in Edinburgh (up 58.9% annually on a weight-adjusted basis) and the number of sales mean the overall average could barely fail to reflect this strength. Add in East Lothian (up 7.1% annually), Perth and Kinross (up 7.0%), North Lanarkshire (5.4%) and Midlothian (5.4%) and you can account for 85% of the increase in Scottish prices from just five local authority areas.

continued on page 2>

Key Insights continued...

This simply reflects that the bulk of the sales in Scotland are concentrated in a few areas that are performing strongly, however; it doesn't detract from good growth seen across the country. There has also been good price growth in Stirling, which sits just outside the top five most expensive areas and is up 6.1% annually, as well as in Moray (up 5.8%), and West Dunbartonshire, one of the cheaper areas and up 6.9%. All three set a new peak average price in the month. In Na h-Eileanan Siar, the cheapest local authority area, meanwhile, prices are up 7.1%.

In fact, more than 80% of the 32 local authorities are showing growth on an annual basis.

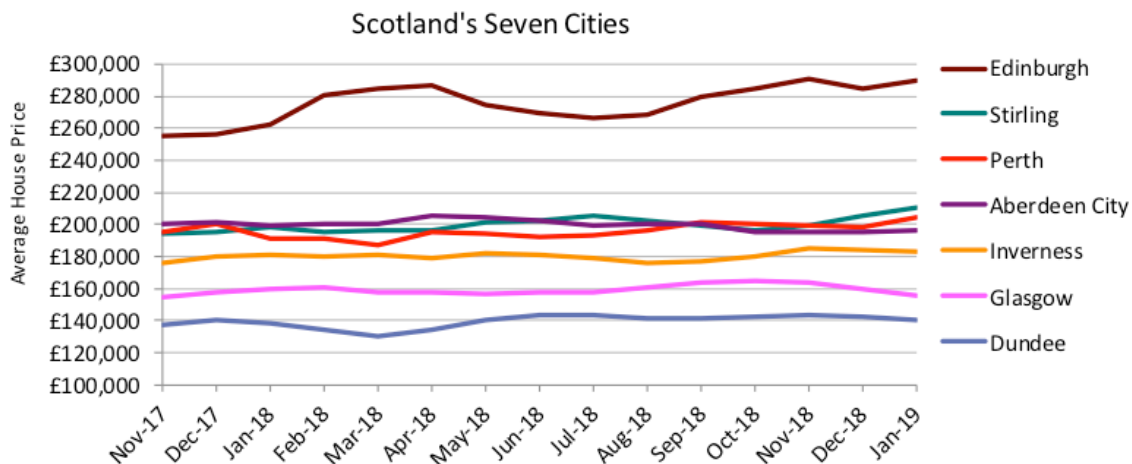
Of those that have seen falls, meanwhile, the biggest drop is in the Scottish Borders, where prices are down 15.0% annually, and fell 7.3% in January alone, the biggest monthly decline. In large part, however, this reflects the fact that January 2018 saw the sale of Rangers' director Paul Murray's home in Melrose for £2.25 million – the eighth most expensive home sold in Scotland in 2018. No similar such sales weigh on the average this January.

The more significant fall is in Glasgow, where no such ready explanation can be given. Prices there are down 2.3% annually – simply a sign, perhaps, that Scotland is not totally immune to the uncertainty weighing on the UK at the moment.

Average House Prices in Scotland for the period January 2018 - January 2019

MONTH	YEAR	HOUSE PRICE	MONTHLY CHANGE %	ANNUAL CHANGE %
January	2018	£178,649	1.0	5.5
February	2018	£181,612	1.7	7.1
March	2018	£183,069	0.8	7.6
April	2018	£183,564	0.3	6.6
May	2018	£183,016	-0.3	5.4
June	2018	£181,592	-0.8	4.1
July	2018	£180,715	-0.5	3.7
August	2018	£180,413	-0.2	3.4
September	2018	£182,423	1.1	4.2
October	2018	£184,416	1.1	5.4
November	2018	£185,353	0.5	5.6
December	2018	£184,274	-0.6	4.1
January	2019	£184,324	0.0	3.2

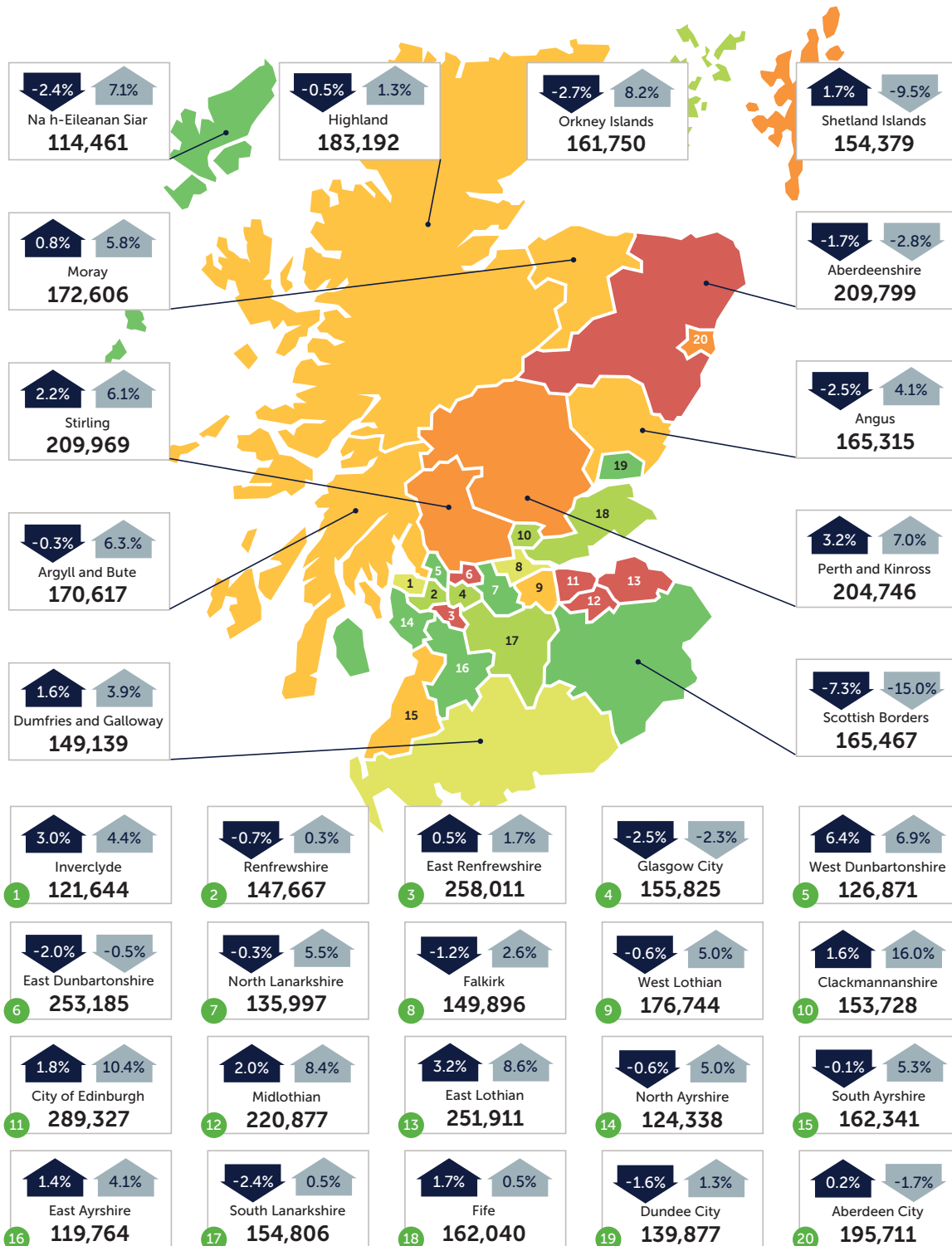
Average house prices for Scotland's seven cities from November 2018 - January 2019



Regional update

Average House Prices in Scotland, by local authority area, comparing January 2018 and December 2018 with January 2019.

AVERAGE MONTHLY CHANGE AVERAGE ANNUAL CHANGE



For more information please contact:

Amelia Graham, Rostrum Agency
 Melanie Cowell, LSL Property Services
 Richard Sumner, Acadata

0207 440 8673
 01904 698860
 020 8392 9082

a.graham@rostrum.agency
 melanie.cowell@lspls.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/services/house-price-index/>