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House Price Report

October 2025

ESPC average house price summary: August 25 to October 25

The table below shows the average selling price of a selection of the most popular areas and property type within east central Scotland, based on sales volumes. For more details about your area contact an ESPC solicitor estate agent who can provide expert information on the local market.

	Property Type	Aug 25 - Oct 25	Aug 24 - Oct 24	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£298,181	£287,418	3.7%
Edinburgh				
City of Edinburgh	All Properties	£314,321	£309,299	1.6%
Edinburgh City Centre	All Properties	£337,397	£351,825	-4.1%
Abbeyhill / Meadowbank	1 bedroom flat	£183,151	£185,704	-1.4%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£167,773	£167,560	0.1%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£197,711	£174,154	13.5%
Polwarth / Shandon / Tollcross	1 bedroom flat	£243,270	£198,433	22.6%
Bellevue / Hillside / Broughton	2 bedroom flat	£365,497	£316,651	15.4%
Leith / The Shore / Granton	2 bedroom flat	£265,987	£232,364	14.5%
Marchmont / Bruntsfield	2 bedroom flat	£440,760	£393,333	12.1%
Morningside / Merchiston	2 bedroom flat	£366,050	£337,747	8.4%
New Town / West End	2 bedroom flat	£396,413	£406,662	-2.5%
Newington / Grange / Blackford	2 bedroom flat	£289,648	£345,711	-16.2%
Portobello / Joppa	2 bedroom flat	£265,930	£255,004	4.3%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£315,375	£322,117	-2.1%
Trinity / Newhaven / Inverleith	2 bedroom flat	£285,348	£273,269	4.4%
Cramond / Barnton / Cammo	3 bedroom house	£464,167	£456,873	1.6%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£426,166	£435,564	-2.2%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£385,956	£352,519	9.5%
Currie / Balerno / Juniper Green	3 bedroom house	£349,276	£343,544	1.7%
Liberton / Gilmerton	3 bedroom house	£327,888	£288,315	13.7%
South Queensferry / Dalmeny	3 bedroom house	£325,386	£333,838	-2.5%
Lothians				
East Lothian	All Properties	£327,682	£281,849	16.3%
Midlothian	All Properties	£271,849	£267,396	1.7%
West Lothian	All Properties	£284,874	£271,101	5.1%
Fife				
East Fife	All Properties	£286,311	£286,344	0.0%
West Fife & Kinross	All Properties	£227,524	£224,949	1.1%
Dunfermline	All Properties	£232,751	£217,538	7.0%
Scottish Borders				
Borders	All Properties	£231,719	£228,371	1.5%

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