



## House Price Report

### January 2021

#### ESPC average house price summary: November 20 to January 21

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	Nov 20 - Jan 21	Nov 19 - Jan 20	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£265,953	£247,742	7.4%
<b>Edinburgh</b>				
City of Edinburgh	All Properties	£281,386	£267,165	5.3%
Edinburgh City Centre	All Properties	£334,883	£329,266	1.7%
Abbeyhill / Meadowbank	1 bedroom flat	£161,546	£174,538	-7.4%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£156,102	£144,444	8.1%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£167,170	£157,723	6.0%
Polwarth / Shandon / Tollcross	1 bedroom flat	£198,794	£197,803	0.5%
Bellevue / Hillside / Broughton	2 bedroom flat	£295,641	£266,989	10.7%
Leith / The Shore / Granton	2 bedroom flat	£208,393	£203,321	2.5%
Marchmont / Bruntsfield	2 bedroom flat	£374,569	£356,717	5.0%
Morningside / Merchiston	2 bedroom flat	£319,099	£336,209	-5.1%
New Town / West End	2 bedroom flat	£403,392	£457,637	-11.9%
Newington / Grange / Blackford	2 bedroom flat	£304,063	£275,026	10.6%
Portobello / Joppa	2 bedroom flat	£284,772	£234,021	21.7%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£296,198	£280,950	5.4%
Trinity / Newhaven / Inverleith	2 bedroom flat	£259,113	£250,490	3.4%
Cramond / Barnton / Cammo	3 bedroom house	£405,001	£488,375	-17.1%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£375,186	£414,377	-9.5%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£325,782	£321,604	1.3%
Currie / Balerno / Juniper Green	3 bedroom house	£325,266	£341,262	-4.7%
Liberton / Gilmerton	3 bedroom house	£283,901	£254,636	11.5%
South Queensferry / Dalmeny	3 bedroom house	£252,515	£251,270	0.5%
<b>Lothians</b>				
East Lothian	All Properties	£271,211	£247,950	9.4%
Midlothian	All Properties	£228,150	£209,199	9.1%
West Lothian	All Properties	£210,111	£213,210	-1.5%
<b>Fife</b>				
East Fife	All Properties	£273,174	£215,748	26.6%
West Fife & Kinross	All Properties	£191,148	£174,097	9.8%
Dunfermline	All Properties	£187,958	£164,175	14.5%
<b>Scottish Borders</b>				
Borders	All Properties	£263,283	£227,724	15.6%

Issued by ESPC (UK) Ltd