



House Price Report

February 2023

ESPC average house price summary: December 22 to February 23

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	Dec 22 - Feb 23	Dec 21 - Feb 22	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£277,326	£271,273	2.2%
Edinburgh				
City of Edinburgh	All Properties	£293,096	£286,495	2.3%
Edinburgh City Centre	All Properties	£333,422	£330,666	0.8%
Abbeyhill / Meadowbank	1 bedroom flat	£181,397	£178,066	1.9%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£162,526	£151,736	7.1%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£167,845	£168,987	-0.7%
Polwarth / Shandon / Tollcross	1 bedroom flat	£202,105	£195,027	3.6%
Bellevue / Hillside / Broughton	2 bedroom flat	£284,846	£294,237	-3.2%
Leith / The Shore / Granton	2 bedroom flat	£236,414	£216,190	9.4%
Marchmont / Bruntsfield	2 bedroom flat	£404,278	£406,602	-0.6%
Morningside / Merchiston	2 bedroom flat	£395,673	£341,175	16.0%
New Town / West End	2 bedroom flat	£443,250	£429,390	3.2%
Newington / Grange / Blackford	2 bedroom flat	£299,022	£291,523	2.6%
Portobello / Joppa	2 bedroom flat	£250,475	£277,028	-9.6%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£304,797	£307,994	-1.0%
Trinity / Newhaven / Inverleith	2 bedroom flat	£271,369	£262,393	3.4%
Cramond / Barnton / Cammo	3 bedroom house	£423,400	£468,182	-9.6%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£492,888	£447,586	10.1%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£394,698	£335,843	17.5%
Currie / Balerno / Juniper Green	3 bedroom house	£323,162	£300,889	7.4%
Liberton / Gilmerton	3 bedroom house	£272,999	£252,984	7.9%
South Queensferry / Dalmeny	3 bedroom house	£290,278	£275,333	5.4%
Lothians				
East Lothian	All Properties	£294,410	£278,191	5.8%
Midlothian	All Properties	£247,994	£232,209	6.8%
West Lothian	All Properties	£182,179	£299,488	-39.2%
Fife				
East Fife	All Properties	£281,828	£278,652	1.1%
West Fife & Kinross	All Properties	£219,292	£190,734	15.0%
Dunfermline	All Properties	£210,896	£187,111	12.7%
Scottish Borders				
Borders	All Properties	£221,222	£227,096	-2.6%

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