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House Price Report

June 2025

ESPC average house price summary: April 25 to June 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	Apr 25 - Jun 25	Apr 24 - Jun 24	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£287,830	£276,733	4.0%
Edinburgh				
City of Edinburgh	All Properties	£307,412	£296,419	3.7%
Edinburgh City Centre	All Properties	£336,840	£309,502	8.8%
Abbeyhill / Meadowbank	1 bedroom flat	£178,080	£180,850	-1.5%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£168,455	£164,623	2.3%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£192,854	£177,274	8.8%
Polwarth / Shandon / Tollcross	1 bedroom flat	£234,767	£212,556	10.4%
Bellevue / Hillside / Broughton	2 bedroom flat	£308,867	£321,556	-3.9%
Leith / The Shore / Granton	2 bedroom flat	£243,660	£235,176	3.6%
Marchmont / Bruntsfield	2 bedroom flat	£402,986	£399,927	0.8%
Morningside / Merchiston	2 bedroom flat	£392,278	£369,886	6.1%
New Town / West End	2 bedroom flat	£404,591	£430,278	-6.0%
Newington / Grange / Blackford	2 bedroom flat	£312,737	£312,679	0.0%
Portobello / Joppa	2 bedroom flat	£312,179	£293,322	6.4%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£340,774	£305,405	11.6%
Trinity / Newhaven / Inverleith	2 bedroom flat	£300,865	£279,712	7.6%
Cramond / Barnton / Cammo	3 bedroom house	£444,506	£506,350	-12.2%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£406,663	£440,808	-7.7%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£370,005	£380,236	-2.7%
Currie / Balerno / Juniper Green	3 bedroom house	£360,404	£348,074	3.5%
Liberton / Gilmerton	3 bedroom house	£309,414	£318,656	-2.9%
South Queensferry / Dalmeny	3 bedroom house	£288,332	£266,548	8.2%
Lothians				
East Lothian	All Properties	£281,992	£278,990	1.1%
Midlothian	All Properties	£261,989	£248,345	5.5%
West Lothian	All Properties	£272,406	£264,266	3.1%
Fife				
East Fife	All Properties	£251,341	£270,650	-7.1%
West Fife & Kinross	All Properties	£236,206	£217,737	8.5%
Dunfermline	All Properties	£241,710	£207,853	16.3%
Scottish Borders				
Borders	All Properties	£231,186	£216,616	6.7%

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