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House Price Report

January 2026

ESPC average house price summary: November 25 to January 26

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 25 - Jan 26	Nov 24 - Jan 25	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£296,083	£283,959	4.3%
Edinburgh				
City of Edinburgh	All Properties	£312,505	£301,440	3.7%
Edinburgh City Centre	All Properties	£361,024	£340,595	6.0%
Abbeyhill / Meadowbank	1 bedroom flat	£199,642	£190,549	4.8%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£171,176	£157,755	8.5%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£201,773	£179,191	12.6%
Polwarth / Shandon / Tollcross	1 bedroom flat	£206,643	£212,476	-2.7%
Bellevue / Hillside / Broughton	2 bedroom flat	£332,248	£310,121	7.1%
Leith / The Shore / Granton	2 bedroom flat	£240,831	£253,103	-4.8%
Marchmont / Bruntsfield	2 bedroom flat	£390,439	£385,871	1.2%
Morningside / Merchiston	2 bedroom flat	£352,942	£332,118	6.3%
New Town / West End	2 bedroom flat	£423,486	£452,200	-6.3%
Newington / Grange / Blackford	2 bedroom flat	£328,950	£335,403	-1.9%
Portobello / Joppa	2 bedroom flat	£271,034	£306,663	-11.6%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£298,738	£321,807	-7.2%
Trinity / Newhaven / Inverleith	2 bedroom flat	£266,713	£279,056	-4.4%
Cramond / Barnton / Cammo	3 bedroom house	£432,955	£381,395	13.5%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£483,649	£455,121	6.3%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£358,275	£380,907	-5.9%
Currie / Balerno / Juniper Green	3 bedroom house	£357,958	£384,040	-6.8%
Liberton / Gilmerton	3 bedroom house	£281,777	£295,992	-4.8%
South Queensferry / Dalmeny	3 bedroom house	£307,910	£279,027	10.4%
Lothians				
East Lothian	All Properties	£287,797	£278,676	3.3%
Midlothian	All Properties	£287,508	£262,592	9.5%
West Lothian	All Properties	£278,395	£238,626	16.7%
Fife				
East Fife	All Properties	£322,049	£260,856	23.5%
West Fife & Kinross	All Properties	£227,137	£234,460	-3.1%
Dunfermline	All Properties	£230,346	£233,144	-1.2%
Scottish Borders				
Borders	All Properties	£238,714	£226,050	5.6%

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