



Property | Lettings | Mortgages

House Price Report

May 2026

ESPC average house price summary: March 26 to May 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	Mar 26 - May 26	Mar 25 - May 25	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£287,249	£282,818	1.6%
Edinburgh				
City of Edinburgh	All Properties	£298,347	£301,582	-1.1%
Edinburgh City Centre	All Properties	£317,502	£344,708	-7.9%
Abbeyhill / Meadowbank	1 bedroom flat	£209,169	£184,260	13.5%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£172,419	£165,413	4.2%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£195,286	£190,391	2.6%
Polwarth / Shandon / Tollcross	1 bedroom flat	£217,777	£223,483	-2.6%
Bellevue / Hillside / Broughton	2 bedroom flat	£315,106	£316,972	-0.6%
Leith / The Shore / Granton	2 bedroom flat	£249,501	£246,494	1.2%
Marchmont / Bruntsfield	2 bedroom flat	£402,881	£418,230	-3.7%
Morningside / Merchiston	2 bedroom flat	£354,097	£393,394	-10.0%
New Town / West End	2 bedroom flat	£363,056	£403,937	-10.1%
Newington / Grange / Blackford	2 bedroom flat	£337,606	£306,053	10.3%
Portobello / Joppa	2 bedroom flat	£284,133	£307,843	-7.7%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£294,827	£349,914	-15.7%
Trinity / Newhaven / Inverleith	2 bedroom flat	£280,361	£300,374	-6.7%
Cramond / Barnton / Cammo	3 bedroom house	£495,711	£460,293	7.7%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£496,244	£378,763	31.0%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£384,428	£384,162	0.1%
Currie / Balerno / Juniper Green	3 bedroom house	£341,525	£341,293	0.1%
Liberton / Gilmerton	3 bedroom house	£310,167	£306,287	1.3%
South Queensferry / Dalmeny	3 bedroom house	£311,350	£283,938	9.7%
Lothians				
East Lothian	All Properties	£300,612	£283,872	5.9%
Midlothian	All Properties	£271,575	£268,174	1.3%
West Lothian	All Properties	£320,681	£271,764	18.0%
Fife				
East Fife	All Properties	£252,922	£262,229	-3.5%
West Fife & Kinross	All Properties	£237,528	£216,225	9.9%
Dunfermline	All Properties	£240,726	£215,730	11.6%
Scottish Borders				
Borders	All Properties	£243,403	£225,771	7.8%

Issued by ESPC (UK) Ltd

ESPC/202605