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House Price Report

July 2026

ESPC average house price summary: May 26 to July 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	May 26 - Jul 26	May 25 - Jul 25	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£296,298	£288,455	2.7%
Edinburgh				
City of Edinburgh	All Properties	£310,332	£309,293	0.3%
Edinburgh City Centre	All Properties	£338,365	£319,200	6.0%
Abbeyhill / Meadowbank	1 bedroom flat	£193,442	£188,470	2.6%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£167,380	£172,711	-3.1%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£193,606	£191,172	1.3%
Polwarth / Shandon / Tollcross	1 bedroom flat	£228,604	£226,261	1.0%
Bellevue / Hillside / Broughton	2 bedroom flat	£352,857	£300,549	17.4%
Leith / The Shore / Granton	2 bedroom flat	£253,319	£248,801	1.8%
Marchmont / Bruntsfield	2 bedroom flat	£408,288	£407,959	0.1%
Morningside / Merchiston	2 bedroom flat	£385,344	£358,320	7.5%
New Town / West End	2 bedroom flat	£428,458	£415,235	3.2%
Newington / Grange / Blackford	2 bedroom flat	£340,366	£307,187	10.8%
Portobello / Joppa	2 bedroom flat	£274,408	£294,473	-6.8%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£308,787	£333,192	-7.3%
Trinity / Newhaven / Inverleith	2 bedroom flat	£287,303	£298,462	-3.7%
Cramond / Barnton / Cammo	3 bedroom house	£503,800	£402,929	25.0%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£513,620	£393,130	30.6%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£371,916	£374,434	-0.7%
Currie / Balerno / Juniper Green	3 bedroom house	£357,309	£359,613	-0.6%
Liberton / Gilmerton	3 bedroom house	£355,426	£302,542	17.5%
South Queensferry / Dalmeny	3 bedroom house	£275,465	£282,703	-2.6%
Lothians				
East Lothian	All Properties	£319,144	£294,822	8.2%
Midlothian	All Properties	£277,391	£270,572	2.5%
West Lothian	All Properties	£316,158	£288,828	9.5%
Fife				
East Fife	All Properties	£281,787	£267,468	5.4%
West Fife & Kinross	All Properties	£224,776	£232,053	-3.1%
Dunfermline	All Properties	£226,956	£243,634	-6.8%
Scottish Borders				
Borders	All Properties	£242,590	£206,947	17.2%

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