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House Price Report

August 2026

ESPC average house price summary: June 26 to August 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	Jun 26 - Aug 26	Jun 25 - Aug 25	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£299,586	£293,394	2.1%
Edinburgh				
City of Edinburgh	All Properties	£317,070	£313,641	1.1%
Edinburgh City Centre	All Properties	£336,180	£315,357	6.6%
Abbeyhill / Meadowbank	1 bedroom flat	£195,722	£182,288	7.4%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£169,202	£171,404	-1.3%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£192,441	£193,459	-0.5%
Polwarth / Shandon / Tollcross	1 bedroom flat	£236,194	£243,155	-2.9%
Bellevue / Hillside / Broughton	2 bedroom flat	£344,507	£309,948	11.2%
Leith / The Shore / Granton	2 bedroom flat	£256,527	£255,019	0.6%
Marchmont / Bruntsfield	2 bedroom flat	£398,731	£406,870	-2.0%
Morningside / Merchiston	2 bedroom flat	£373,309	£349,392	6.8%
New Town / West End	2 bedroom flat	£440,865	£432,521	1.9%
Newington / Grange / Blackford	2 bedroom flat	£332,910	£301,064	10.6%
Portobello / Joppa	2 bedroom flat	£285,402	£274,442	4.0%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£316,170	£339,625	-6.9%
Trinity / Newhaven / Inverleith	2 bedroom flat	£282,891	£288,657	-2.0%
Cramond / Barnton / Cammo	3 bedroom house	£493,500	£423,688	16.5%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£525,916	£417,389	26.0%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£361,766	£362,398	-0.2%
Currie / Balerno / Juniper Green	3 bedroom house	£382,168	£334,893	14.1%
Liberton / Gilmerton	3 bedroom house	£358,895	£326,572	9.9%
South Queensferry / Dalmeny	3 bedroom house	£282,550	£317,804	-11.1%
Lothians				
East Lothian	All Properties	£319,636	£307,859	3.8%
Midlothian	All Properties	£281,013	£271,794	3.4%
West Lothian	All Properties	£320,931	£293,016	9.5%
Fife				
East Fife	All Properties	£273,926	£268,688	1.9%
West Fife & Kinross	All Properties	£223,140	£235,977	-5.4%
Dunfermline	All Properties	£227,089	£250,184	-9.2%
Scottish Borders				
Borders	All Properties	£237,775	£212,399	11.9%

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