



Property | Lettings | Mortgages

## House Price Report September 2026

### ESPC average house price summary: July 26 to September 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   | Jul 26 - Sep 26 | Jul 25 - Sep 25 | YOY %  |
|------------------------------------------------------|-----------------|-----------------|-----------------|--------|
| Edinburgh, Lothians, Fife and Borders                | All Properties  | £298,870        | £296,906        | 0.7%   |
| <b>Edinburgh</b>                                     |                 |                 |                 |        |
| City of Edinburgh                                    | All Properties  | £316,785        | £313,812        | 0.9%   |
| Edinburgh City Centre                                | All Properties  | £335,419        | £317,784        | 5.5%   |
| Abbeyhill / Meadowbank                               | 1 bedroom flat  | £202,311        | £186,224        | 8.6%   |
| Dalry / Gorgie / Slateford / Chesser                 | 1 bedroom flat  | £171,920        | £172,223        | -0.2%  |
| Leith Walk / Easter Road / Pilrig / Bonnington       | 1 bedroom flat  | £201,598        | £194,046        | 3.9%   |
| Polwarth / Shandon / Tollcross                       | 1 bedroom flat  | £226,632        | £235,388        | -3.7%  |
| Bellevue / Hillside / Broughton                      | 2 bedroom flat  | £339,761        | £340,368        | -0.2%  |
| Leith / The Shore / Granton                          | 2 bedroom flat  | £251,461        | £266,981        | -5.8%  |
| Marchmont / Bruntsfield                              | 2 bedroom flat  | £391,916        | £414,340        | -5.4%  |
| Morningside / Merchiston                             | 2 bedroom flat  | £370,004        | £369,088        | 0.2%   |
| New Town / West End                                  | 2 bedroom flat  | £449,703        | £390,752        | 15.1%  |
| Newington / Grange / Blackford                       | 2 bedroom flat  | £316,101        | £292,909        | 7.9%   |
| Portobello / Joppa                                   | 2 bedroom flat  | £287,715        | £266,810        | 7.8%   |
| Stockbridge / Comely Bank / Fettes / Canonmills      | 2 bedroom flat  | £327,963        | £336,299        | -2.5%  |
| Trinity / Newhaven / Inverleith                      | 2 bedroom flat  | £295,702        | £296,223        | -0.2%  |
| Cramond / Barnton / Cammo                            | 3 bedroom house | £465,071        | £437,875        | 6.2%   |
| Blackhall / Davidsons Mains / Silverknowes           | 3 bedroom house | £502,891        | £419,296        | 19.9%  |
| Corstorphine / Clermiston / South Gyle / East Craigs | 3 bedroom house | £338,914        | £382,720        | -11.4% |
| Currie / Balerno / Juniper Green                     | 3 bedroom house | £381,221        | £350,528        | 8.8%   |
| Liberton / Gilmerton                                 | 3 bedroom house | £342,406        | £325,172        | 5.3%   |
| South Queensferry / Dalmeny                          | 3 bedroom house | £331,622        | £306,605        | 8.2%   |
| <b>Lothians</b>                                      |                 |                 |                 |        |
| East Lothian                                         | All Properties  | £313,692        | £329,232        | -4.7%  |
| Midlothian                                           | All Properties  | £280,587        | £270,990        | 3.5%   |
| West Lothian                                         | All Properties  | £332,147        | £293,376        | 13.2%  |
| <b>Fife</b>                                          |                 |                 |                 |        |
| East Fife                                            | All Properties  | £275,604        | £282,698        | -2.5%  |
| West Fife & Kinross                                  | All Properties  | £224,668        | £231,417        | -2.9%  |
| Dunfermline                                          | All Properties  | £223,737        | £242,508        | -7.7%  |
| <b>Scottish Borders</b>                              |                 |                 |                 |        |
| Borders                                              | All Properties  | £240,007        | £220,220        | 9.0%   |

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