House Price Report

October 2026

ESPC average house price summary: August 26 to October 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	Aug - Oct 26 This year	Aug - Oct 25 Last year	YoY %
Edinburgh, Lothians, Fife and Borders	All Properties	£296,731	£296,730	0.0%
Edinburgh				
City of Edinburgh	All Properties	£314,200	£314,502	-0.1%
Edinburgh City Centre	All Properties	£335,245	£339,682	-1.3%
Abbeyhill / Meadowbank	1 bedroom flat	£191,612	£183,151	4.6%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£171,596	£166,750	2.9%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£189,868	£197,711	-4.0%
Polwarth / Shandon / Tollcross	1 bedroom flat	£206,709	£243,270	-15.0%
Bellevue / Hillside / Broughton	2 bedroom flat	£333,737	£363,722	-8.2%
Leith / The Shore / Granton	2 bedroom flat	£255,230	£267,797	-4.7%
Marchmont / Bruntsfield	2 bedroom flat	£383,087	£440,462	-13.0%
Morningside / Merchiston	2 bedroom flat	£349,029	£364,763	-4.3%
New Town / West End	2 bedroom flat	£433,424	£392,368	10.5%
Newington / Grange / Blackford	2 bedroom flat	£308,712	£289,648	6.6%
Portobello / Joppa	2 bedroom flat	£283,304	£275,219	2.9%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£330,337	£323,303	2.2%
Trinity / Newhaven / Inverleith	2 bedroom flat	£295,259	£287,084	2.8%
Cramond / Barnton / Cammo	3 bedroom house	£485,952	£464,167	4.7%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£491,878	£439,023	12.0%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£351,661	£385,956	-8.9%
Currie / Balerno / Juniper Green	3 bedroom house	£387,937	£345,458	12.3%
Liberton / Gilmerton	3 bedroom house	£313,322	£330,525	-5.2%
South Queensferry / Dalmeny	3 bedroom house	£335,898	£319,415	5.2%
Lothians				
East Lothian	All Properties	£313,530	£326,375	-3.9%
Midlothian	All Properties	£279,471	£269,355	3.8%
West Lothian	All Properties	£302,706	£289,136	4.7%
Fife				
East Fife	All Properties	£278,900	£290,261	-3.9%
West Fife & Kinross	All Properties	£226,262	£226,482	-0.1%
Dunfermline	All Properties	£231,964	£227,950	1.8%
Scottish Borders				
Borders	All Properties	£232,180	£232,474	-0.1%

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