

17 January 2011

- EDINBURGH HOUSE PRICE REPORT: DECEMBER 2010 -

- **The average house price in Edinburgh during December 2010 was £211,747 – an annual rise of 2.6%.**
- **Despite the annual increase prices have generally been trending downwards since July.**
- **The number of properties available for sale is 40% higher than would normally be seen at this time of year.**
- **House prices are likely to ease in early 2011 with the average house price returning to between £195,000 and £200,000.**

The average price of a property sold in Edinburgh during December stood at £211,747 following an annual increase of 2.6%. This marked the first time that an annual rise had been recorded since September 2010.

Despite the annual rise, the average house price figure in the Capital has generally been trending downwards over the last five months. The average house price rose as high as £235,772 in July but has since fallen back to its current level of just under £212,000.

David Marshall, business analyst with ESPC explained: "We saw some fairly rapid growth in the average house price during the first half of 2010 but much of that was based on greater demand for family homes, as a result of which larger homes accounted for a greater proportion of sales. Demand for smaller one and two-bedroom homes was still subdued and ultimately this had a knock-on effect for other areas of the market causing the drop in the average which we've seen over the last few months.

Although the supply of properties to the market has eased recently, the number of homes available for sale is still about 40% above historic norms and with the number of active buyers still relatively limited, the balance of power in the market is still very much in favour of buyers. Early in 2011 we expect prices to ease back further with the average in Edinburgh coming down to around £195,000 to £200,000 before levelling off in the second half of the year."

-ENDS-

Notes to editors

- ESPC is the market leader for property marketing in East Central Scotland
- 322 words
- All figures quoted are based on all residential properties handled by ESPC. Figures relate to City of Edinburgh unless otherwise stated.
- ESPC were founded in 1971 and comprise around 200 member solicitor estate agents across East Central Scotland.
- Previous press releases issued by ESPC can be viewed by visiting the Market Watch section at espc.com
- For more information or to arrange an interview contact 0131 624 8515