Q2 Property Market Intelligence Report

Edinburgh, the Lothians, Fife and the Scottish Borders

Average percentage of Home Report valuation achieved held steady at 102.1%

Market overview

The residential property market across ESPC regions showed continued resilience in Q2 2026, with average selling prices rising year-on-year despite a more selective and locally varied market. Homes continued to achieve strong results relative to Home Report values, while selling times improved and competition remained present, although closing dates became slightly less common.

The UK property market in Q2 2026 began amid geopolitical uncertainty and financial market volatility, contributing to more cautious buyer behaviour through April and May. However, improving mortgage rates and renewed activity in June suggest confidence is beginning to recover as buyers adjust to changing conditions.

Regional trends remained mixed, with East Lothian continuing to outperform, driven by price growth and strong demand for higher-value homes. While some areas recorded modest declines, overall market fundamentals remained positive, with sellers maintaining confidence in pricing strategies and demand remaining robust for well-presented, appropriately priced properties across ESPC regions.

Key highlights

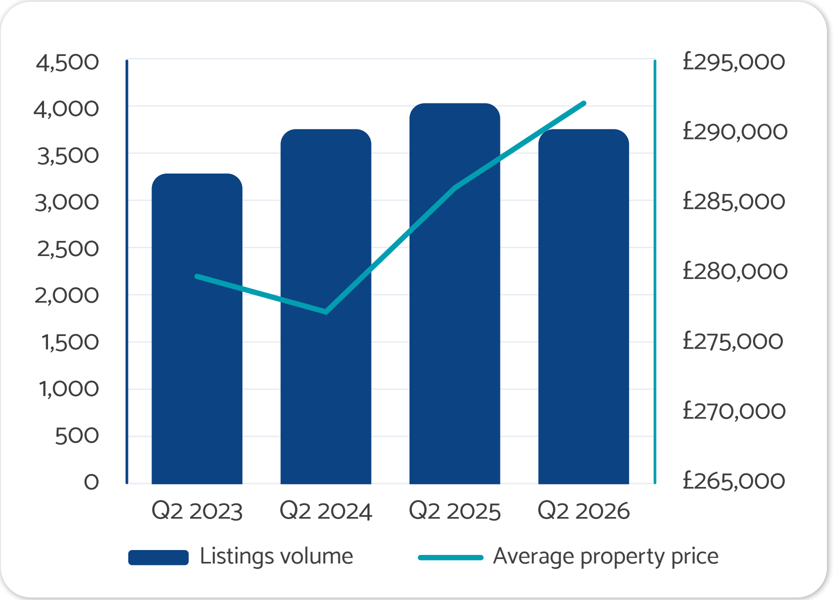
Average price: £291,815

Sales volume down 8.0%

Time to sell faster

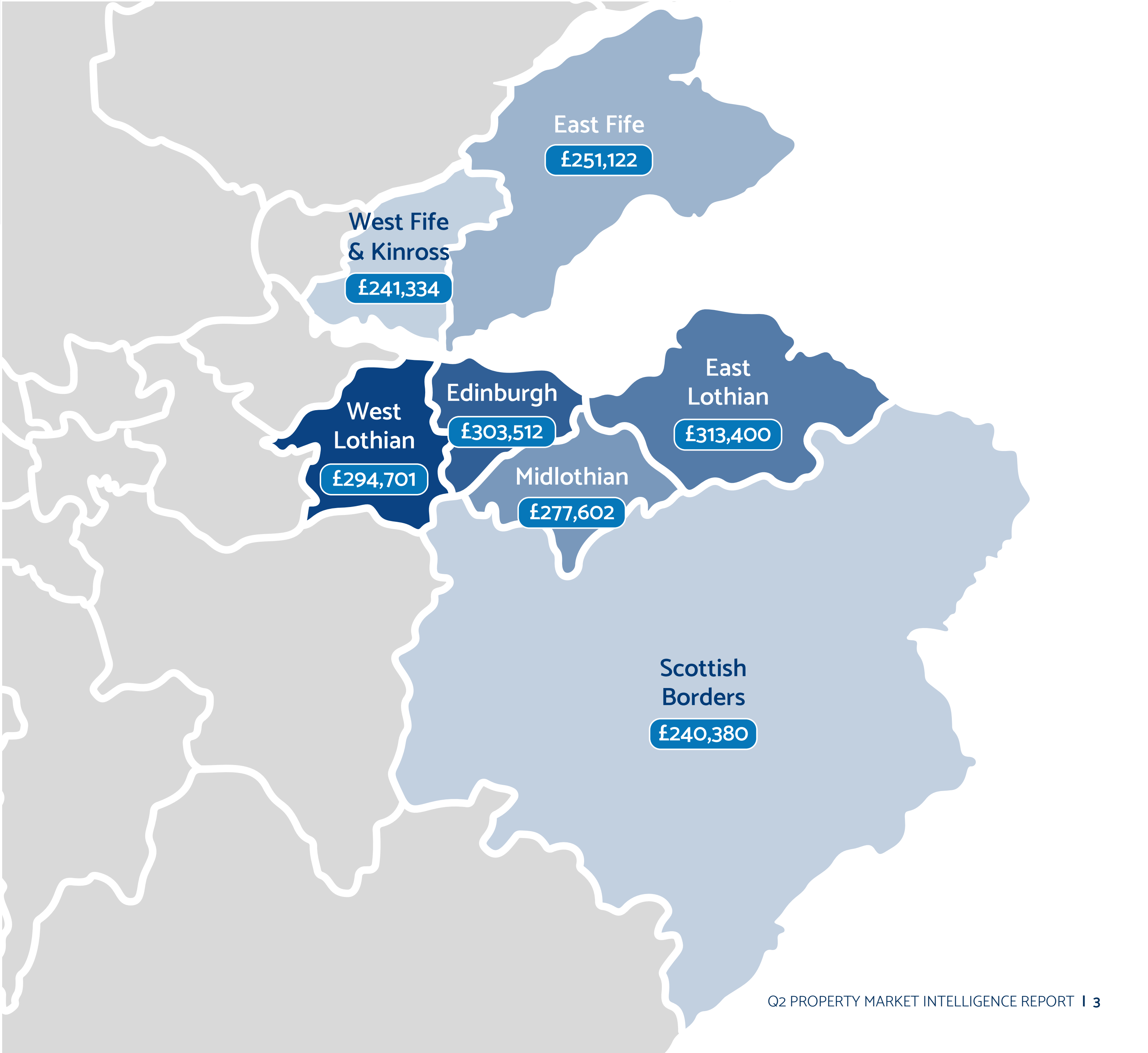
Percentage over Home Report achieved remains strong

Listing volume & Average price trends



	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£291,815	+ 2.1%	+ 5.3%
Median days to Under Offer	21	- 1 day	- 2 days
% of HR value achieved	102.1%	- 0.1%	- 0.1%
% of sales going to closing date	19.7%	- 2.2%	- 3.3%

Average selling prices across ESPC regions



Regional market comparison

Performance across ESPC regions was varied, with East Lothian recording the highest average house price, while West Lothian was the only area to see sales activity increase year-on-year. Edinburgh remained the busiest market, reflecting continued buyer demand despite a slight softening in average prices.

Selling times also differed across the region, with West Fife & Kinross proving the fastest-moving market while also achieving the strongest performance against Home Report values. Overall, market conditions remain resilient, with competitive bidding and sustained demand supporting strong sale prices, although local variations continue to demonstrate the importance of understanding individual market dynamics.

	Average price	YoY change	Sales volume YoY change	Days to sell	% over HR
Edinburgh	£303,512	-1.3%	-6.3%	20 days	102.4%
East Lothian	£313,400	+12.3%	-8.2%	22 days	102.0%
Midlothian	£277,602	+4.9%	-20.6%	26 days	100.9%
West Lothian	£294,701	+7.9%	+5.6%	26 days	100.4%
West Fife & Kinross	£241,334	+3.9%	-17.7%	16 days	103.1%
East Fife	£251,122	-1.3%	-3.3%	51 days	99.9%
Scottish Borders	£240,380	+10.2%	-1.5%	18 days	101.7%

Q2 stand-out performers

Highest average price	East Lothian	(£313,400)
Strongest sales volume increase	West Lothian	(+5.6%)
Highest sales volume	Edinburgh	(1,739 sales)
Fastest selling market	West Fife & Kinross	(16 days)
Strongest performance over Home Report	West Fife & Kinross	(103.1%)

Annual average price change by region

Price growth differs across ESPC regions, with all but two of the regions experiencing growth, particularly East Lothian and the Scottish Borders.

Edinburgh

The Edinburgh property market remained relatively stable in Q2 2026, with average selling prices easing slightly year-on-year to £303,512. While sales volumes and listings have softened compared to last year, properties continue to sell quickly - in 20 days - and achieve strong values relative to Home Report at 102.4%, highlighting continued buyer competition. The increased use of Offers Over pricing, now adopted by 87.5% of properties, also reflects ongoing confidence among sellers.

Key highlights

Average price: £303,512

Sales volume down 6.3%

Time to sell faster

Percentage over Home Report achieved remains stable

Listing volume & Average price trends

	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£303,512	- 1.3%	+ 2.2%
Median days to Under Offer	20	- 1 day	- 3 days
% of HR value achieved	102.4%	- 0.2%	- 0.1%
% of sales going to closing date	22.5%	-2.5%	-3.5%

Quickest selling properties

Blackford

Property type: **Top floor flat**

Time to Under Offer: **1 day**

Marketed selling price: **Offers over £235,000**

Bonnington

Property type: **Ground floor flat**

Time to Under Offer: **2 days**

Marketed selling price: **Offers over £170,000**

Buckstone

Property type: **Detached house**

Time to Under Offer: **2 days**

Marketed selling price: **Offers over £465,000**

East Lothian

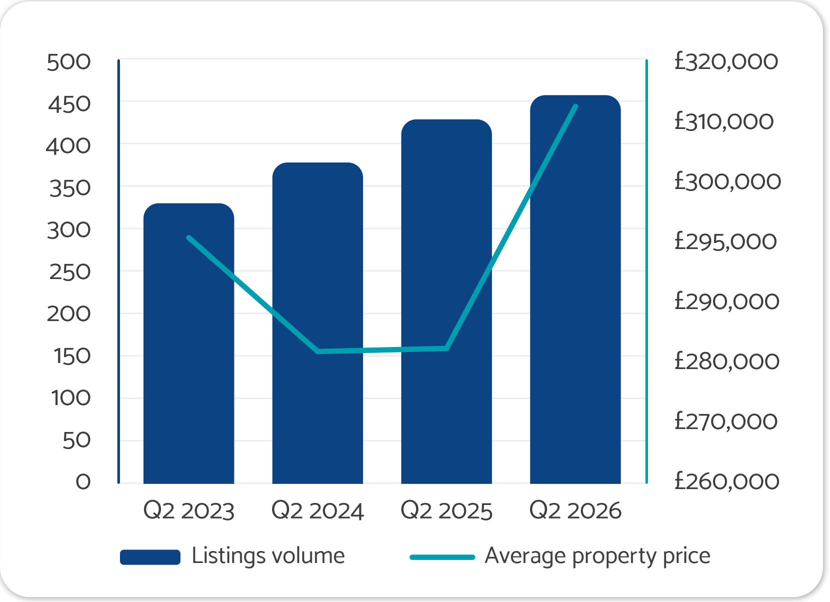
The East Lothian property market saw strong price growth in Q2 2026, with average selling prices rising 12.3% year-on-year to £313,400. Despite sales volumes easing, buyer demand remains robust, with properties selling in 22 days and achieving 102.0% of Home Report value. Increased listings and continued use of Offers Over pricing suggest a confident seller market.

	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£313,400	+ 12.3%	+ 12.5%
Median days to Under Offer	22	- 1 day	+ 1 day
% of HR value achieved	102.0%	+ 0.2%	- 0.4%
% of sales going to closing date	16.9%	-2.9%	-4.3%

Key highlights

- Average price: £313,400
- Sales volume down 8.2%
- Time to sell faster
- Percentage over Home Report achieved remains stable

Listing volume & Average price trends



Quickest selling properties

North Berwick

Property type: **Semi detached house**
Time to Under Offer: **1 day**
Marketed selling price: **Offers over £575,000**

Wallyford

Property type: **Terraced house**
Time to Under Offer: **4 days**
Marketed selling price: **Offers over £210,000**

Haddington

Property type: **Ground floor flat**
Time to Under Offer: **6 days**
Marketed selling price: **Offers over £195,000**

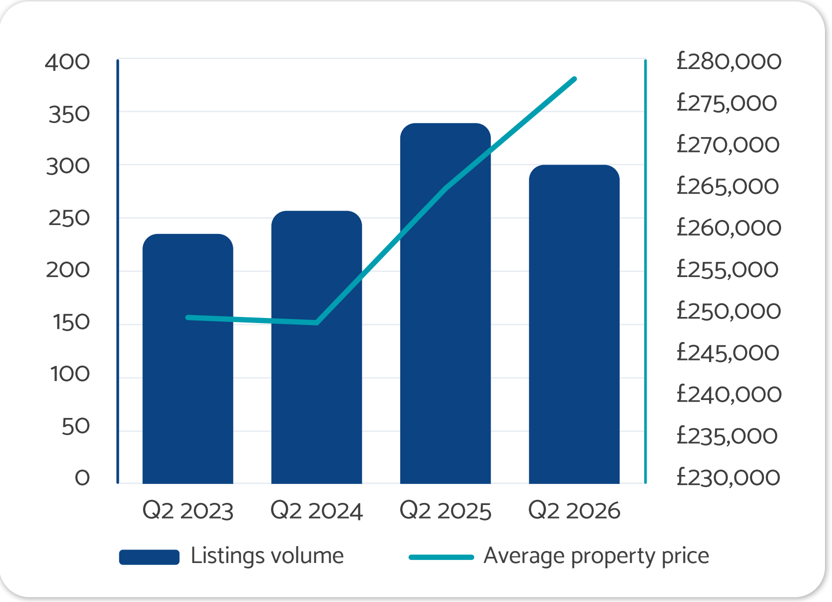
Midlothian

The property market in Midlothian continued to see steady price growth in Q2 2026, with average selling prices increasing 4.9% year-on-year to £277,602. However, activity levels have softened, with sales volumes down 20.6% and properties taking slightly longer to sell at 26 days. Strong pricing remains evident, with homes achieving 100.9% of Home Report value despite reduced market activity.

Key highlights

- Average price: £277,602
- Sales volume down 20.6%
- Time to sell slower
- Percentage over Home Report achieved down

Listing volume & Average price trends



	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£277,602	+ 4.9%	+ 11.5%
Median days to Under Offer	26	+ 3 days	+ 4 days
% of HR value achieved	100.9%	- 0.8%	- 0.7%
% of sales going to closing date	17.1%	- 7.2%	- 2.3%

Quickest selling properties

Penicuik

Property type: **End terraced house**
Time to Under Offer: **5 days**
Marketed selling price: **Offers over £190,000**

Dalkeith

Property type: **Terraced house**
Time to Under Offer: **7 days**
Marketed selling price: **Offers over £165,000**

Bonnyrigg

Property type: **Semi detached house**
Time to Under Offer: **8 days**
Marketed selling price: **Offers over £235,000**

West Lothian

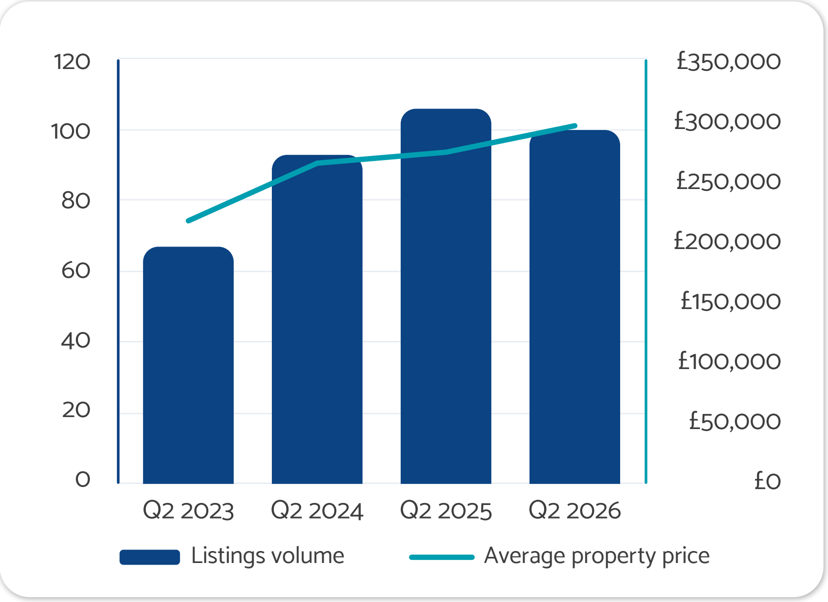
The West Lothian property market remained resilient in Q2 2026, with average selling prices rising 7.9% year-on-year to £294,701. Properties are selling faster than last year, with the median time to Under Offer falling to 26 days, while limited changes in listings and sales volumes indicate a relatively balanced market. Homes continue to achieve close to Home Report value at 100.4%.

	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£294,701	+ 7.9%	+ 11.5%
Median days to Under Offer	26	- 6 days	- 10 days
% of HR value achieved	100.4%	- 0.5%	+ 0.5%
% of sales going to closing date	10.5%	- 0.6%	- 4.6%

Key highlights

- Average price: £294,701
- Sales volume up 5.6%
- Time to sell faster
- Percentage over Home Report achieved down

Listing volume & Average price trends



Quickest selling properties

Kirknewton

Property type: **Detached bungalow**

Time to Under Offer: **2 days**

Marketed selling price: **Fixed price £340,000**

Newton

Property type: **Cottage**

Time to Under Offer: **6 days**

Marketed selling price: **Offers over £225,000**

Livingston

Property type: **First floor flat**

Time to Under Offer: **7 days**

Marketed selling price: **Fixed price £180,000**

East Fife

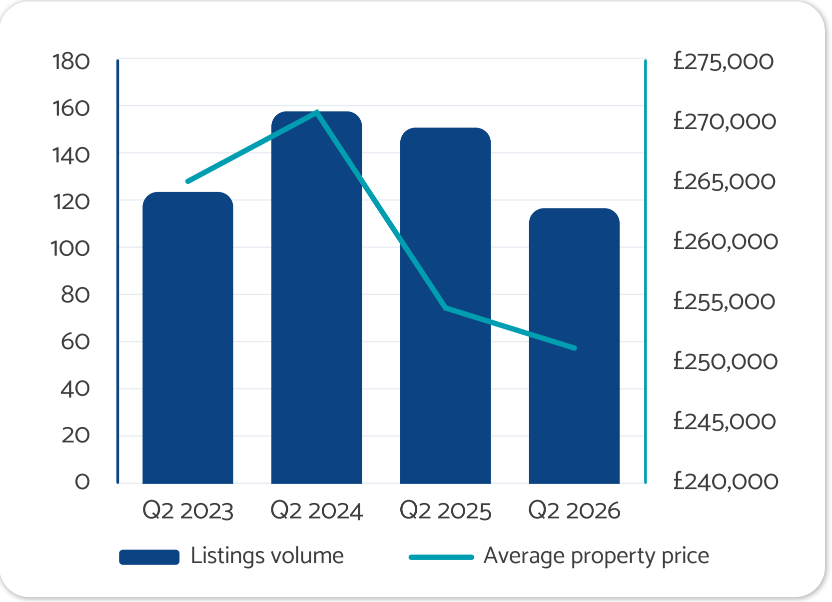
The East Fife property market remained more subdued in Q2 2026, with average selling prices edging down 1.3% year-on-year to £251,122. While sales volumes were relatively stable, properties are still taking longer to sell at 51 days, although this represents an improvement on last year. Reduced listings and strong use of Offers Over pricing highlight a competitive environment for available stock.

	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£251,122	- 1.3%	- 7.2%
Median days to Under Offer	51	- 5 days	+ 16 days
% of HR value achieved	99.9%	+ 0.7%	- 1.1%
% of sales going to closing date	11.5%	+ 7.1%	- 8.1%

Key highlights

- Average price: £251,122
- Sales volume down 3.3%
- Time to sell faster
- Percentage over Home Report achieved remains stable

Listing volume & Average price trends



Quickest selling properties

Kirkcaldy

Property type: **End terraced house**
Time to Under Offer: **11 days**
Marketed selling price: **Offers over £110,000**

Buckhaven

Property type: **Top floor flat**
Time to Under Offer: **13 days**
Marketed selling price: **Offers over £65,000**

Glenrothes

Property type: **Detached bungalow**
Time to Under Offer: **14 days**
Marketed selling price: **Offers over £235,000**

West Fife & Kinross

The West Fife & Kinross property market continued to demonstrate strong buyer competition in Q2 2026, with average selling prices rising 3.9% year-on-year to £241,334. Properties are moving quickly, reaching Under Offer in just 16 days and achieving 103.1% of Home Report value. Despite lower sales volumes and listings that suggest limited stock, West Fife & Kinross is still very much an active market with plenty of options for buyers.

	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£241,334	+ 3.9%	+ 10.5%
Median days to Under Offer	16	+ 2 days	no change
% of HR value achieved	103.1%	- 0.5%	+ 0.9%
% of sales going to closing date	19.2%	+ 0.7%	+ 0.1%

Key highlights

- Average price: £241,334
- Sales volume down 17.7%
- Time to sell slower
- Percentage over Home Report achieved remains strong

Listing volume & Average price trends

Quickest selling properties

Crombie

Property type: **End terraced house**
Time to Under Offer: **1 day**
Marketed selling price: **Offers over £135,000**

Dunfermline

Property type: **Maisonette flat**
Time to Under Offer: **5 days**
Marketed selling price: **Offers over £180,000**

Dalgety Bay

Property type: **Ground floor flat**
Time to Under Offer: **6 days**
Marketed selling price: **Offers over £150,000**

Scottish Borders

The Scottish Borders property market saw renewed momentum in Q2 2026, with average selling prices increasing 10.2% year-on-year to £240,380. Properties are selling significantly faster than last year, with the median time to Under Offer improving to 18 days, while homes achieved 101.7% of Home Report value. Rising listings alongside steady sales volumes indicate growing market activity.

	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£240,380	+ 10.2%	+ 11.0%
Median days to Under Offer	18	- 22 days	- 6 days
% of HR value achieved	101.7%	+ 1.0%	+ 1.1%
% of sales going to closing date	10.8%	- 0.4%	- 0.3%

Key highlights

- Average price: £240,380
- Sales volume down 1.5%
- Time to sell significantly faster
- Percentage over Home Report achieved grew strongly

Listing volume & Average price trends

Quickest selling properties

Selkirk

Property type: **Ground floor flat**
Time to Under Offer: **1 day**
Marketed selling price: **Guide price £60,000**

Newton St Boswells

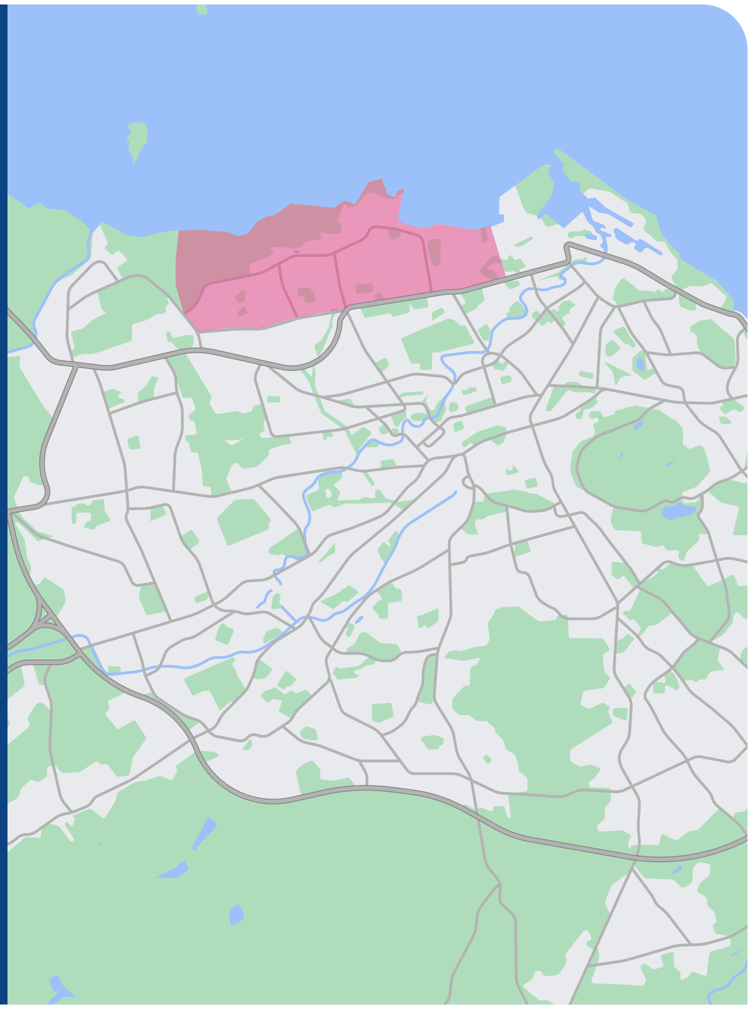
Property type: **Semi detached house**
Time to Under Offer: **2 days**
Marketed selling price: **Guide price £245,000**

Tweedbank

Property type: **Semi detached house**
Time to Under Offer: **5 days**
Marketed selling price: **Guide price £210,000**

Trinity, Granton & Silverknowes

The Trinity, Granton & Silverknowes property market remained highly competitive in Q2 2026, with average selling prices rising 9.5% year-on-year to £311,210. Buyer demand continues to outstrip supply, with new listings down on last year, properties reaching Under Offer in just 22 days, and homes achieving an average of 102.2% of Home Report value. Flats accounted for 80% of all sales, with three-bedroom flats proving particularly popular and selling quickly. Trinity remained the area's most active market, generating the highest number of sales and new listings, reflecting its enduring appeal thanks to its attractive period homes, excellent schools, green spaces, waterfront setting and easy access to the city centre.



Key highlights

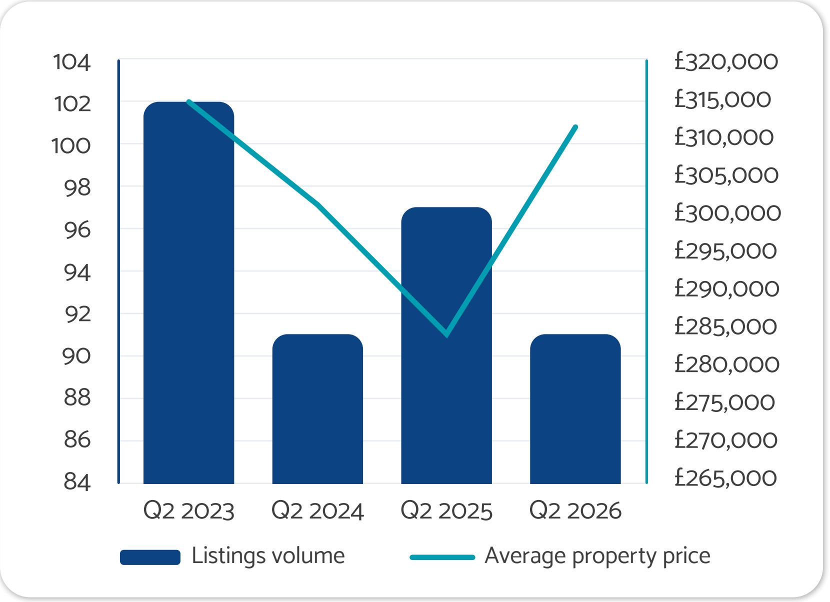
Average price: £311,210

Sales volume up

Time to sell faster

Percentage over Home Report achieved remains strong

Listing volume & Average price trends



	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£311,210	+ 9.5%	+ 3.4%
Median days to Under Offer	22	- 2 days	- 3 days
% of HR value achieved	103.1%	- 0.9%	- 0.3%
% of sales going to closing date	31.1%	+ 14.6%	+ 5.8%

Quickest selling properties

Granton

Property type: **Top floor flat**

Time to Under Offer: **1 day**

Marketed selling price: **Offers over £149,995**

Silverknowes

Property type: **Ground floor flat**

Time to Under Offer: **2 days**

Marketed selling price: **Offers over £235,000**

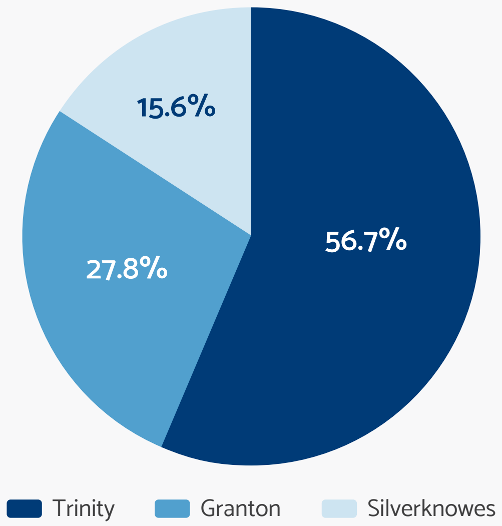
Trinity

Property type: **Maindoor flat**

Time to Under Offer: **6 days**

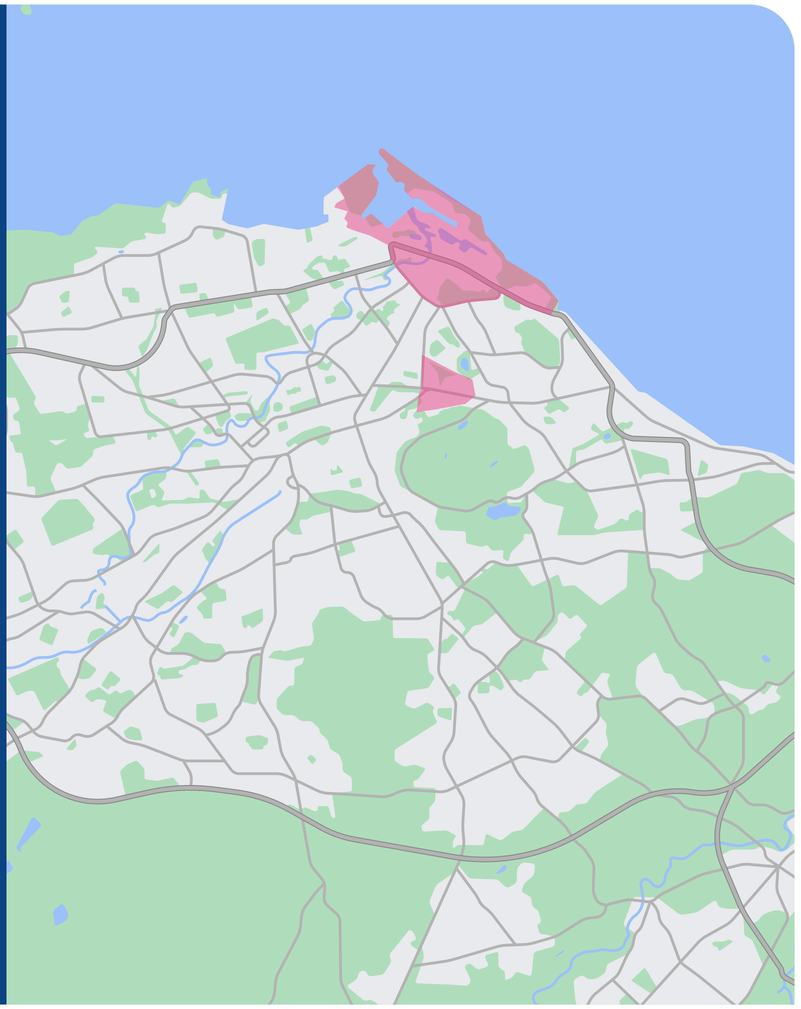
Marketed selling price: **Offers over £410,000**

Sample sales volume indicator



Leith, Meadowbank & Newhaven

The Leith, Meadowbank & Newhaven property market remained active in Q2 2026, with average selling prices easing 2.6% year-on-year to £240,270. Despite the slight dip in prices, buyer demand remains strong, with properties selling in just 22 days on average and achieving an average of 102.9% of Home Report value. The market continues to be driven overwhelmingly by flat sales, particularly two-bedroom properties, which remain in high demand. As expected, Leith continues to be the east of Edinburgh's focal point for buyer activity, with sales and listings remaining steady year-on-year and average % of Home Report valuation out-performing Edinburgh as a whole by 1.3 percentage points.



Key highlights

- Average price: £240,270
- Sales volume up slightly
- Time to sell faster
- Percentage over Home Report achieved remains strong despite drop

Listing volume & Average price trends

	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£240,270	- 2.6%	- 0.8%
Median days to Under Offer	16	- 1 day	- 1 day
% of HR value achieved	102.9%	- 1.1%	- 1.0%
% of sales going to closing date	24.1%	- 7.4%	- 11.7%

Quickest selling properties

Meadowbank

Property type: **First floor flat**
Time to Under Offer: **3 days**
Marketed selling price: **Offers over £150,000**

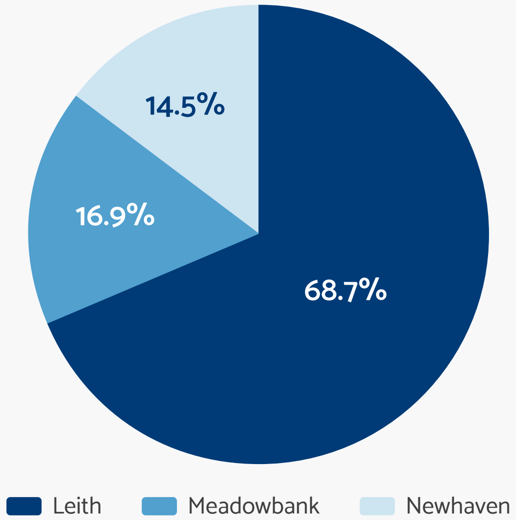
Leith

Property type: **Top floor flat**
Time to Under Offer: **6 days**
Marketed selling price: **Offers over £250,000**

Newhaven

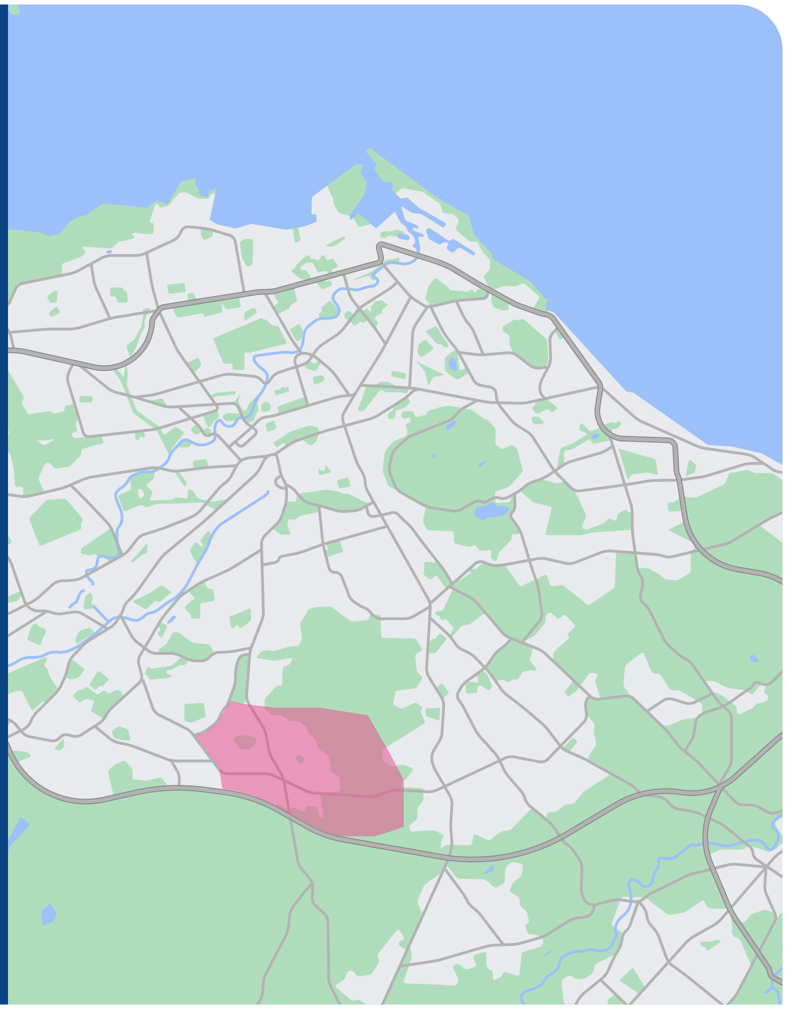
Property type: **Ground floor flat**
Time to Under Offer: **9 days**
Marketed selling price: **Offers over £250,000**

Sample sales volume indicator



Fairmilehead, Oxgangs & Buckstone

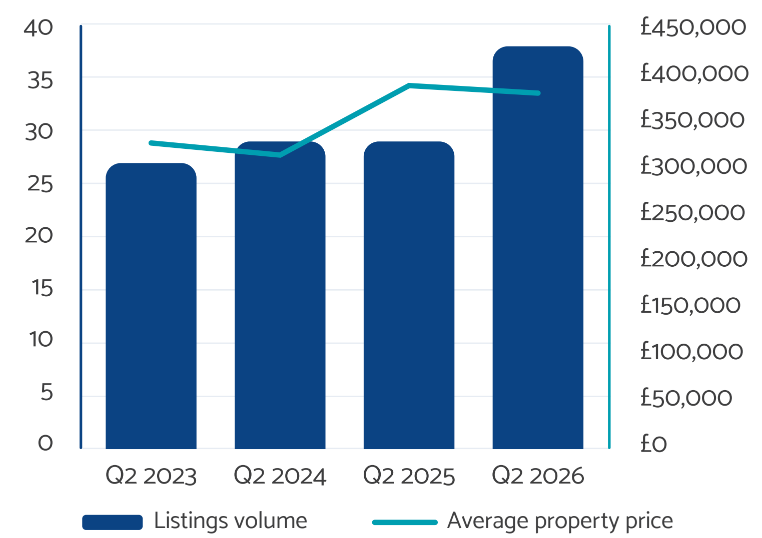
The Fairmilehead, Oxgangs & Buckstone property market recorded strong buyer demand in Q2 2026, with average selling prices reaching £376,711 despite a slight year-on-year decrease of 2.2%. Market activity strengthened, with both sales volumes and new listings increasing, while properties sold significantly faster than last year at just 14 days. Homes achieved an impressive 104.2% of Home Report value, highlighting strong competition among buyers. The area continues to appeal to a broad range of purchasers, with spacious family houses in Fairmilehead and Buckstone in demand, while affordable flats in Oxgangs provide an attractive entry point onto the property market for first-time buyers.



Key highlights

- Average price: £376,711
- Sales volume up notably
- Time to sell significantly faster
- Percentage over Home Report achieved remains strong

Listing volume & Average price trends



	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£376,711	- 2.2%	+ 20.6%
Median days to Under Offer	14	- 27 days	+ 1 day
% of HR value achieved	104.2%	+ 1.6%	- 1.4%
% of sales going to closing date	26.5%	- 13.5%	- 16.4%

Quickest selling properties

Fairmilehead

Property type: **Detached bungalow**
Time to Under Offer: **4 days**
Marketed selling price: **Offers over £450,000**

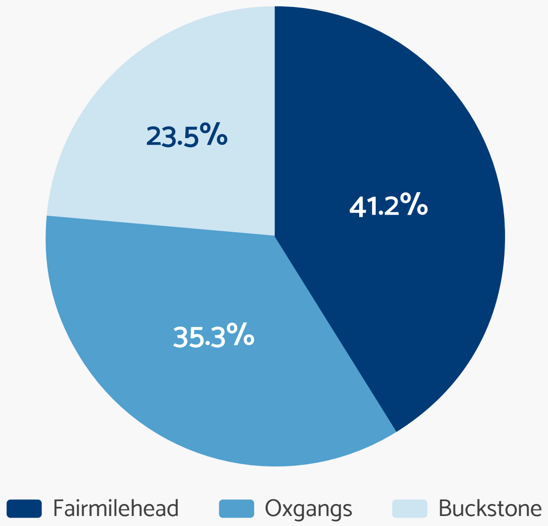
Buckstone

Property type: **Terraced house**
Time to Under Offer: **8 days**
Marketed selling price: **Offers over £375,000**

Oxgangs

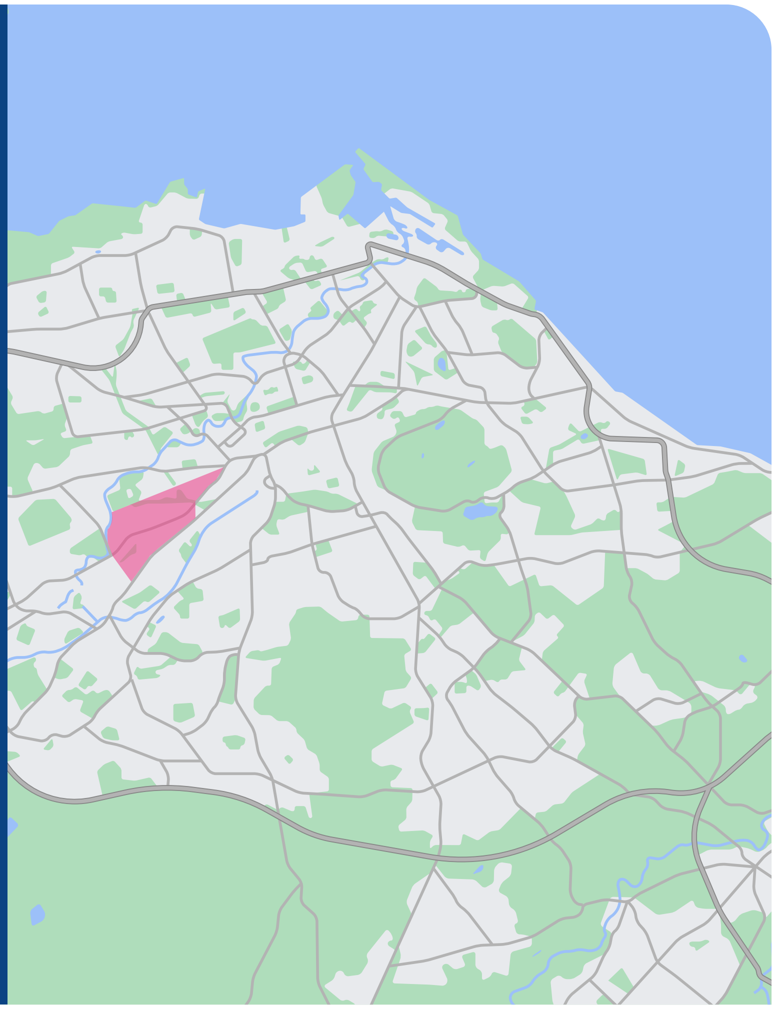
Property type: **Ground floor flat**
Time to Under Offer: **10 days**
Marketed selling price: **Offers over £165,000**

Sample sales volume indicator



Gorgie, Dalry & Slateford

The property market in Gorgie, Dalry & Slateford showed strong momentum in Q2 2026, with average selling prices increasing 10.8% year-on-year to £217,979. Demand has strengthened significantly, with sales volumes and listings both rising, while properties are moving quickly at just 17 days to Under Offer and achieving 102.1% of Home Report value. The market remains heavily driven by flat sales, although unlike Leith, one-bedroom properties are the most popular. Gorgie remained the most affordable of the three areas, while Slateford achieved the strongest premiums relative to Home Report. The area's excellent transport links and convenient commute into Edinburgh city centre continue to support buyer demand.



Key highlights

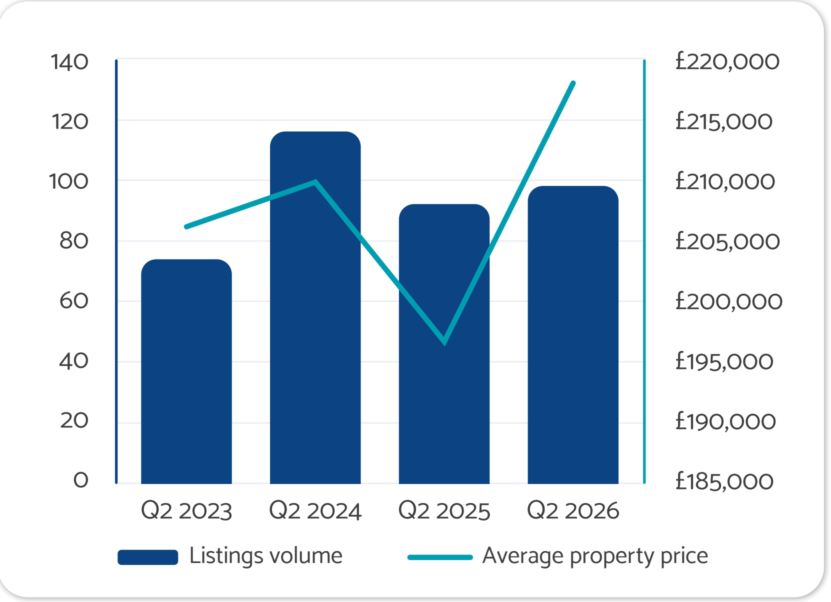
Average price: £217,979

Sales volume up notably

Time to sell faster

Percentage over Home Report achieved remains strong despite drop

Listing volume & Average price trends



	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£217,979	+ 10.8%	+ 3.8%
Median days to Under Offer	17	- 4 days	- 4 days
% of HR value achieved	102.1%	- 1.7%	- 1.0%
% of sales going to closing date	24.4%	- 6.4%	- 4.4%

Quickest selling properties

Slateford

Property type: **Top floor flat**

Time to Under Offer: **6 days**

Marketed selling price: **Offers over £165,000**

Gorgie

Property type: **Second floor flat**

Time to Under Offer: **8 days**

Marketed selling price: **Offers over £155,000**

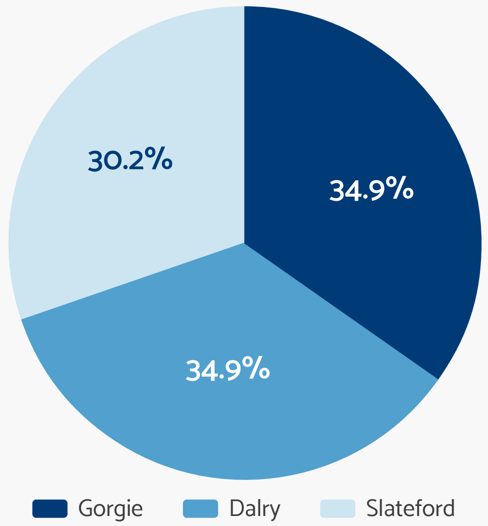
Dalry

Property type: **Second floor flat**

Time to Under Offer: **14 days**

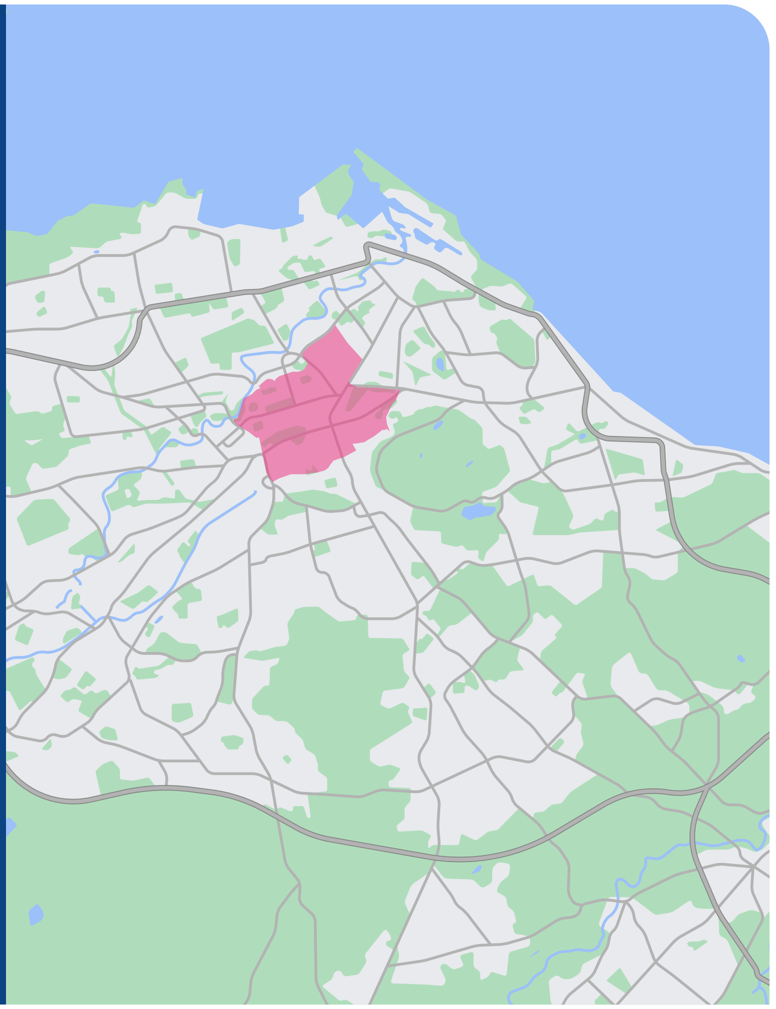
Marketed selling price: **Offers over £160,000**

Sample sales volume indicator



New Town, Old Town & Broughton

The New Town, Old Town & Broughton property market saw increased activity in Q2 2026, with sales volumes and new listings rising notably year-on-year. Average selling prices eased 4.2% to £322,502, although buyer demand remains evident with properties achieving 101.2% of Home Report value. The market continues to be predominantly flat-driven, such is the city centre locations of these areas, with strong seller confidence reflected in 91.2% of properties being marketed using an Offers Over pricing strategy. While the overall median time to sell increased to 51 days, Broughton bucked the trend with properties selling significantly faster at just 16 days, highlighting continued demand in this prime city centre location.



Key highlights

- Average price: £322,502
- Sales volume up notably
- Time to sell slower
- Percentage over Home Report achieved increased

Listing volume & Average price trends

	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£322,502	- 4.2%	- 4.7%
Median days to Under Offer	51	+ 13 days	- 8 days
% of HR value achieved	101.2%	+ 0.8%	- 0.2%
% of sales going to closing date	23.6%	+ 6.2%	+ 5.0%

Quickest selling properties

Old Town

Property type: **Maindoor flat**

Time to Under Offer: **8 days**

Marketed selling price: **Offers over £435,000**

Broughton

Property type: **Second floor flat**

Time to Under Offer: **10 days**

Marketed selling price: **Offers over £170,000**

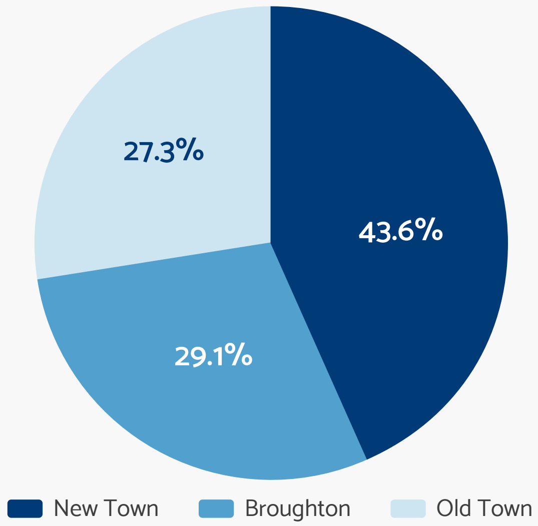
New Town

Property type: **Third floor flat**

Time to Under Offer: **21 days**

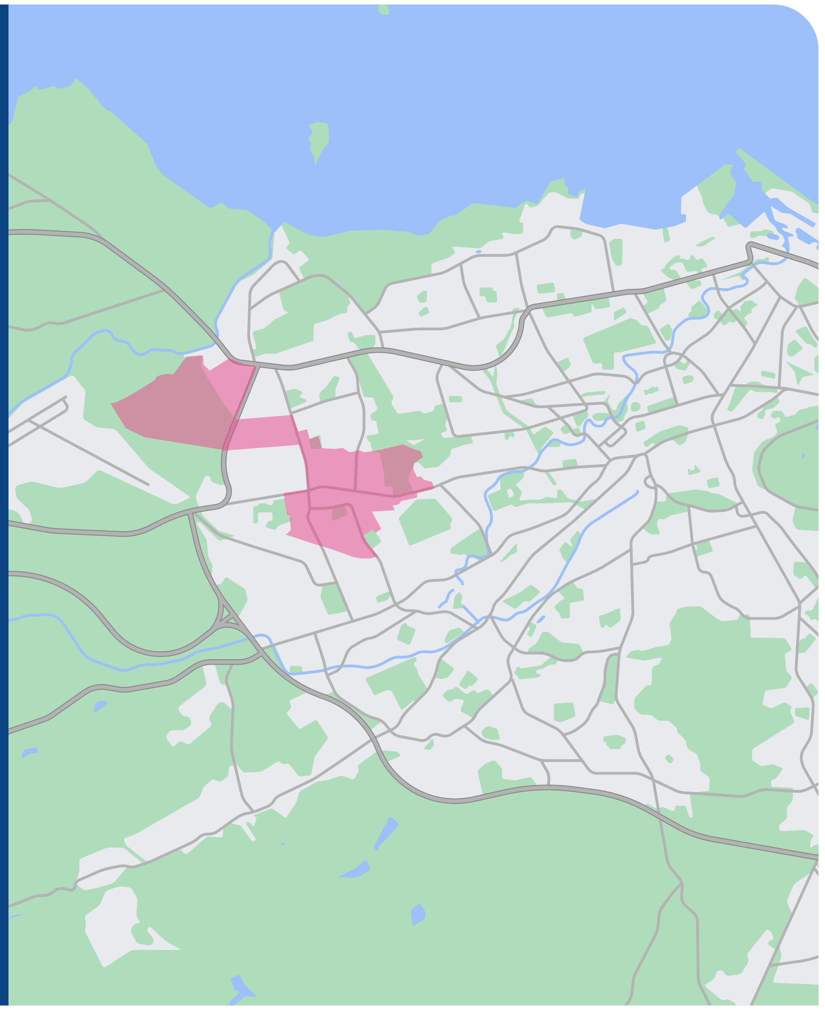
Marketed selling price: **Offers over £340,000**

Sample sales volume indicator



Corstorphine, East Craigs & Cammo

The Corstorphine, East Craigs & Cammo property market remained resilient in Q2 2026, with average selling prices easing slightly by 1.5% year-on-year to £325,561. Despite lower sales volumes and fewer new listings, buyer demand remains strong, with properties selling faster than last year at 26 days and achieving 102.2% of Home Report value. The area continues to attract a balanced mix of buyers, with an even split between house and flat sales. Three-bedroom houses in Corstorphine were particularly sought after, selling quickly and achieving an average of 103.2% of Home Report valuation, highlighting continued demand for family homes in the area.



	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£325,561	- 1.5%	- 2.0%
Median days to Under Offer	26	- 8 days	- 13 days
% of HR value achieved	100.6%	- 1.1%	+ 0.1%
% of sales going to closing date	15.3%	- 8.6%	+ 2.7%

Key highlights

- Average price: £325,561
- Sales volume down
- Time to sell faster
- Percentage over Home Report achieved slightly lower

Listing volume & Average price trends

Quickest selling properties

Corstorphine

Property type: **Detached bungalow**

Time to Under Offer: **4 days**

Marketed selling price: **Offers over £410,000**

Cammo

Property type: **Detached bungalow**

Time to Under Offer: **4 days**

Marketed selling price: **Offers over £325,000**

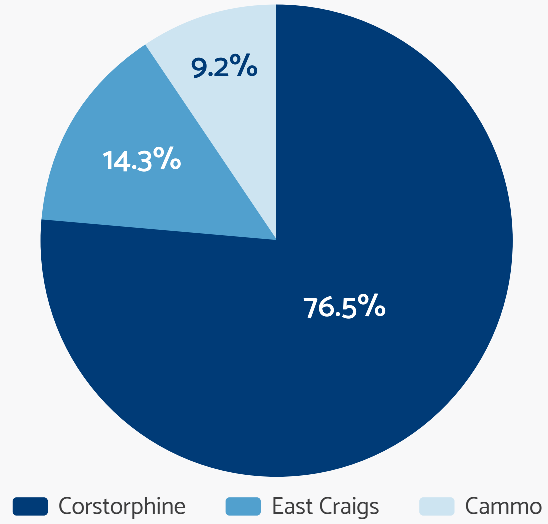
East Craigs

Property type: **Terraced house**

Time to Under Offer: **7 days**

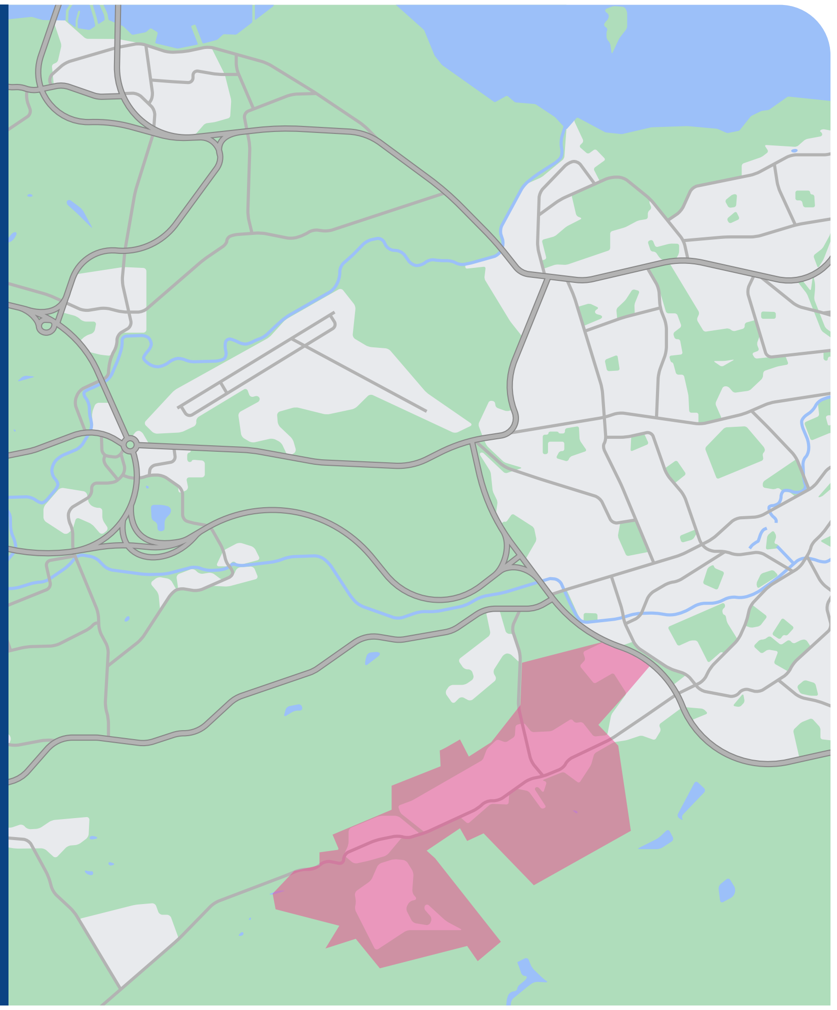
Marketed selling price: **Offers over £220,000**

Sample sales volume indicator



Balerno, Currie & Baberton

The Balerno, Currie & Baberton property market remained competitive in Q2 2026, with average selling prices falling 9.0% year-on-year to £362,196. Despite lower listings, sales volumes increased, with demand focused primarily on houses, particularly three-bedroom properties. Houses achieved a strong 104.0% of Home Report value, outperforming Edinburgh as a whole by 1.8 percentage points, while selling seven days faster than the city average at 18 days. The area continues to attract buyers seeking family homes, with houses commanding strong premiums despite the overall price adjustment.



	Q2 2026	vs. 1 year ago	vs. 2 years ago
Average selling price	£ 362,196	- 9.0%	- 4.2%
Median days to Under Offer	18	+ 2 days	+ 4 days
% of HR value achieved	103.4%	- 0.8%	+ 1.2%
% of sales going to closing date	28.3%	- 8.4%	- 0.9%

Key highlights

Average price: £362,196

Sales volume significantly up

Time to sell slower

Percentage over Home Report achieved remains strong

Listing volume & Average price trends

Quickest selling properties

Balerno

Property type: **Lower floor flat**

Time to Under Offer: **26 days**

Marketed selling price: **Offers over £200,000**

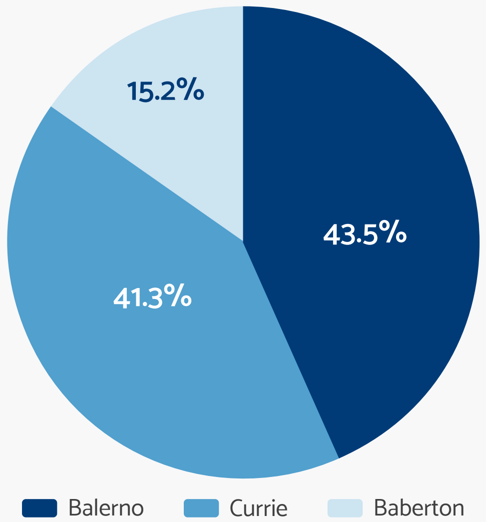
Currie

Property type: **Terraced house**

Time to Under Offer: **26 days**

Marketed selling price: **Offers over £240,000**

Sample sales volume indicator



Market trends and buyer behaviour

Q2 2026 saw the property market maintain positive momentum, supported by resilient demand, rising prices and steady selling times. Although conditions varied across regions, both buyers and sellers benefited from a stable market where local knowledge remained key to success.

Supply

Less new listings in market

Despite a 6.9% decline in the number of homes entering the market in Q2 2026 compared to the previous year, buyers still had plenty of choice, particularly in East Lothian and the Scottish Borders where new listings increased year-on-year.

Pace

Steady pace builds confidence

The pace of the market remained steady bringing encouraging news for both buyers and sellers. A stable and consistent market allows buyers to explore properties thoughtfully, while sellers can feel confident that their homes may sell within weeks.

Pricing

Strong price growth continues

Although Q2 2026 began against a backdrop of geopolitical uncertainty and financial market volatility, strengthened market activity is evidenced by continued growth in average prices across the regions, with notable increases seen in East Lothian and the Borders.

Demand

Buyer demand remains steady

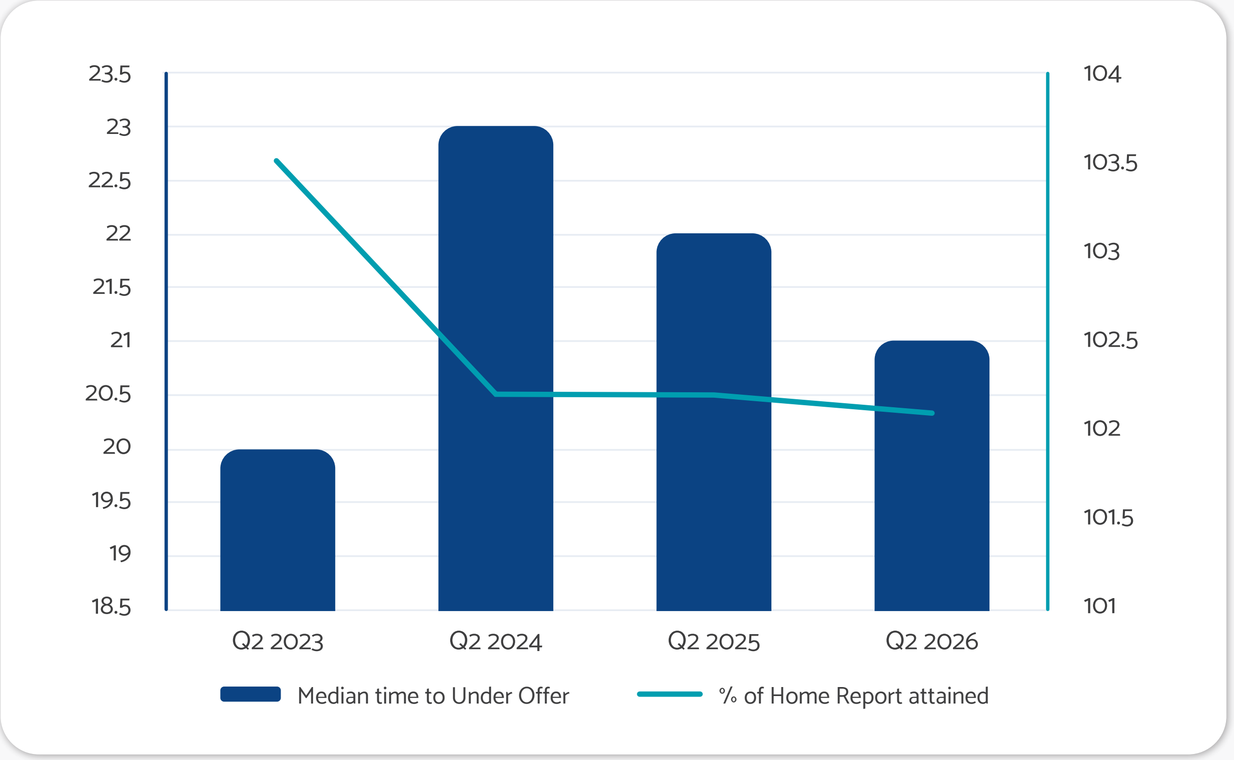
Buyers continued to compete for desirable homes, with properties achieving an average of 102.1% of their Home Report valuation. While the proportion of homes going to a closing date eased slightly compared with last year, well-priced properties continued to attract strong interest.

Local markets

Regional trends shape performance

Market conditions continue to differ across regions, with some areas seeing greater supply while other areas are buoyed by improved sales volumes. These differences underscore the importance of local market knowledge when evaluating conditions and making informed decisions.

Median time to Under Offer & % of Home Report attained trends



Homes are taking slightly longer to sell, reflecting a more measured pace of activity, while properties continue to achieve strong values relative to Home Report.

What this means for buyers and sellers

For sellers

The local property market continued to show resilience as spring blooms into summer, with average selling prices rising by 2.1% year-on-year. Properties are continuing to sell quickly, with the median selling time holding at a steady pace of 21 days, and sellers can be buoyed by a market where homes continue to attain strong values relative to Home Report. With stable selling times, competitive but achievable pricing, and a diverse range of homes on offer, the property market in Scotland is well-positioned for continued momentum.

For buyers

For buyers in Scotland, the market outlook remains encouraging. While prices are continuing to grow, the steady pace of sales suggests a balanced environment where buyers can still take a considered approach. A wide range of homes available means there are opportunities to find the right property, and stable selling times indicate that buyers are not facing the same level of urgency seen in more overheated markets. With confidence returning and the market showing resilience, buyers can move forward knowing they are entering a stable property landscape with strong long-term prospects.

For investors / landlords

Investment opportunities remain available across the ESPC regions, with market conditions differing by area and property type. Careful research and a long-term outlook are becoming increasingly important as buyers navigate a market shaped by steady demand and local variations. Seeking expert advice can help investors identify the right opportunities, assess potential returns and make confident purchasing decisions.

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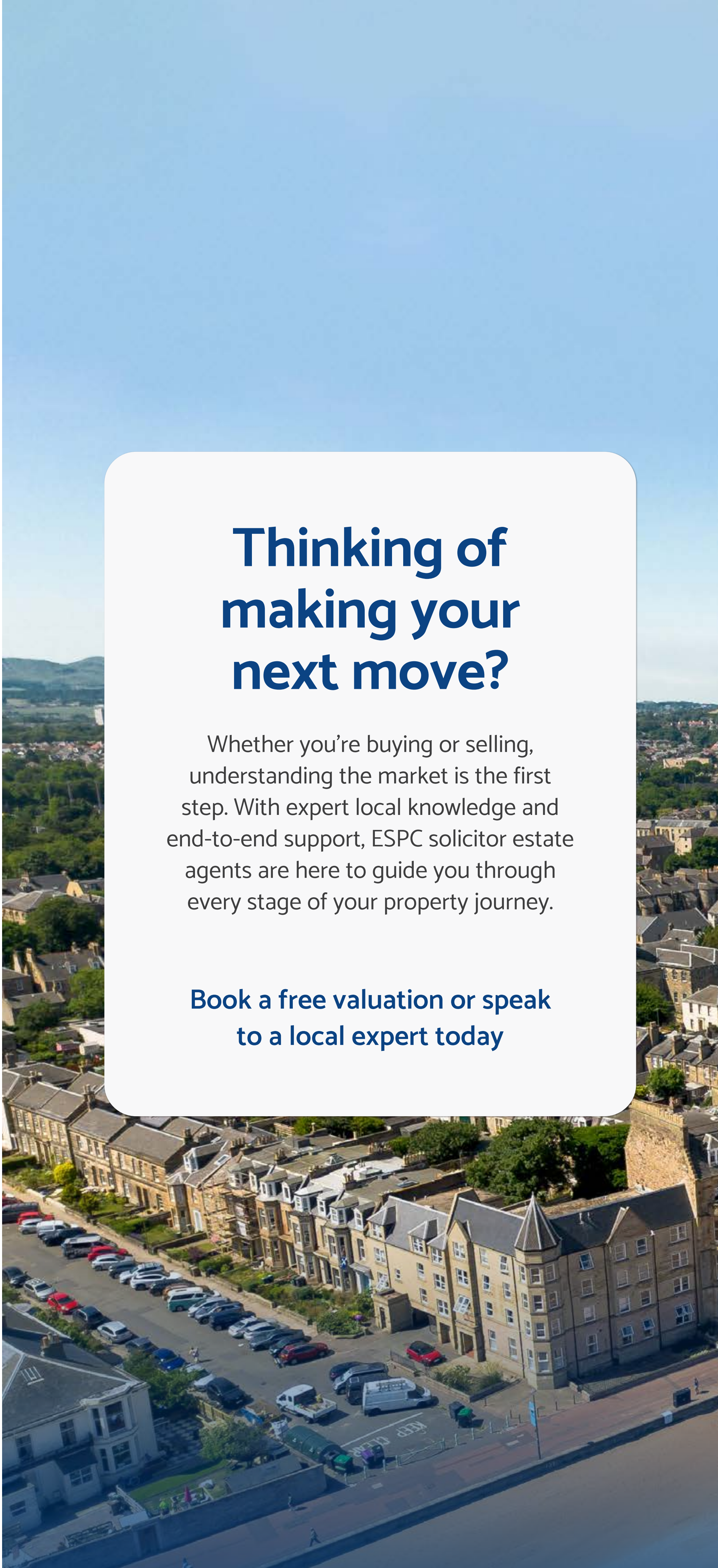

Thinking of making your next move?

Whether you're buying or selling, understanding the market is the first step. With expert local knowledge and end-to-end support, ESPC solicitor estate agents are here to guide you through every stage of your property journey.

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