

7 October 2010

- EDINBURGH HOUSE PRICE REPORT: SEPTEMBER 2010 -

- **Average house price in Edinburgh in September stood at £224,148 following an annual rise of 8.7%. The rate of annual growth was down from 11.2% the previous month.**
- **Higher demand for family homes continues to push up overall inflation.**
- **The number of homes sold increased annually for the eighth consecutive month. Over 500 sales were completed in September, 23% up on 2009 levels.**
- **The number of properties available for sale levelled off during September having grown throughout 2010 but active stock remains higher than in 2009.**
- **There are signs that the rapid annual growth in prices seen for much of 2010 is now cooling. The expectation is that this will continue, bringing the average house price down to levels seen at the start of 2010 in the months ahead.**

The average house price in Edinburgh rose by 8.7% annually in September according to latest figures from ESPC, the market leader for property in East Central Scotland. The average selling price of a property in the Capital was £224,148 in September – up from £206,201 during the same month in 2009. The rate of annual inflation was down from 11.2% in August.

As has been the case throughout 2010 the overall rate of annual inflation was skewed by comparatively high demand for family homes. Properties with four or more bedrooms have made up over 12% of sales so far this year compared to just under 10% in 2009, and this shift in the mix of properties selling has pushed the overall average up.

The number of sales completed in the Capital showed a significant annual increase in September. Over 500 sales were recorded during the month – an increase of over 23% annually – but sales are still some 50% below per-credit crunch levels.

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David Marshall, business analyst with ESPC commented: "September figures largely show a continuation of the trends we have seen so far in 2010. Larger, family homes have continued to attract comparatively high demand while the market for smaller homes remains subdued. Naturally this sort of disparity in the market is not going to be prolonged and lower demand for starter homes will have a knock-on effect further up the ladder.

Although sales are higher than they were a year ago supply has exceeded demand for much of the year and this is also likely to have an effect on prices in the months ahead. While the price rises we saw earlier in the year have lasted longer than expected, we still anticipate that during the first half of 2011 prices will return to levels seen at the start of this year."

-ENDS-

Notes to editors

- ESPC is the market leader for property marketing in East Central Scotland
- 438 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 8000*