

*For Immediate Release*

3 June 2009

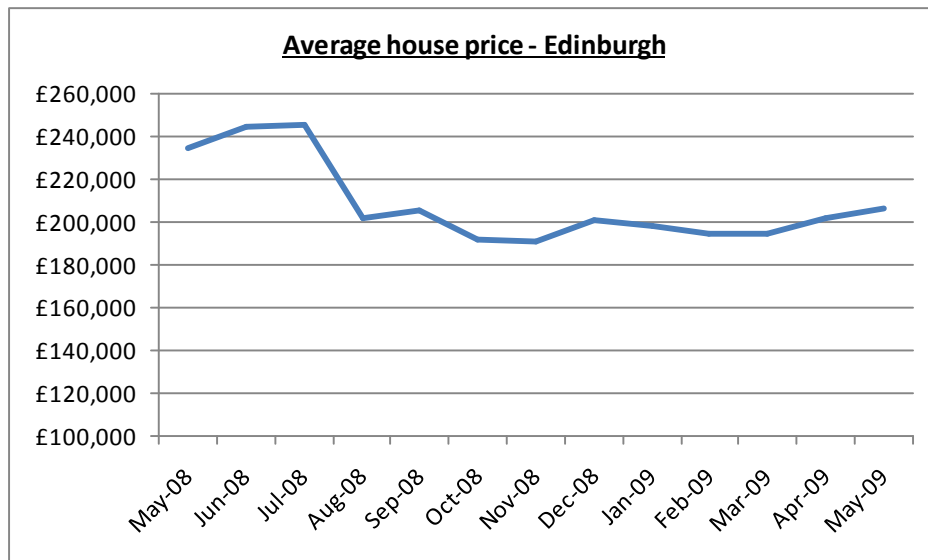
## **-EDINBURGH HOUSE PRICE REPORT: MAY 2009-**

- **Incremental recovery in the market continues in May, although activity remains below historical norms.**
- **Average house price in Edinburgh stands at £206,138 following third consecutive monthly rise.**
- **Number of completed sales in Edinburgh rises to highest level since October 2008 although sales remain 45% down annually.**
- **Average premiums achieved on properties marketed at Offers Over rise from 4.9% in April to 6.8% in May.**

Latest ESPC figures show that the average price of a house sold in Edinburgh in May stood at £206,138, the highest level recorded since July 2008. The results marked the third consecutive monthly rise in the average figure although prices remain lower than at this time last year with an annual decline of 12.3%.

The number of homes being sold also continued to inch upwards. 372 sales were completed in May, up from 331 in April and the highest total since October 2008.

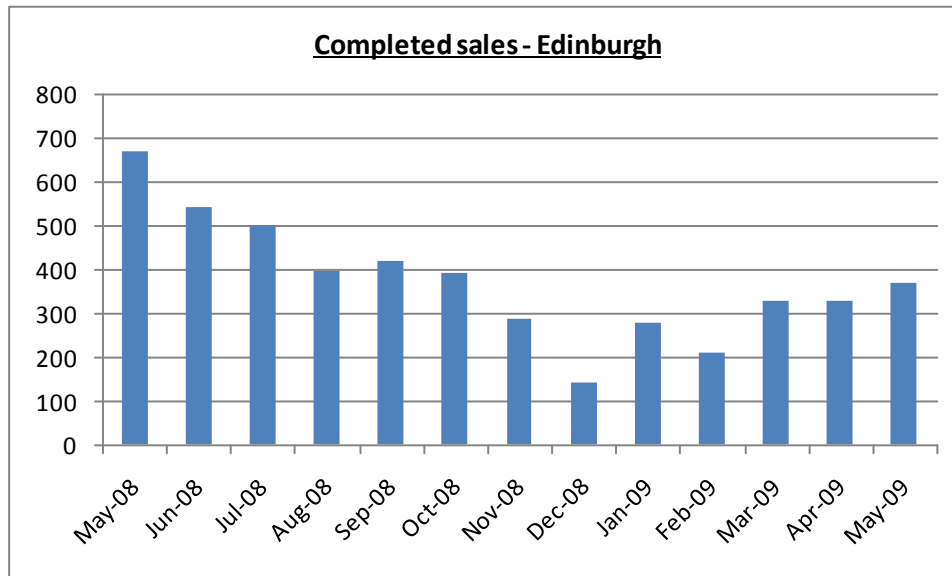
Ron Smith, ESPC chief executive commented: "The gradual increase in activity we witnessed during the first four months of the year has been continued in May. Having fallen sharply last summer prices have held steady over the last ten months. Indeed since February this year we have seen both the average house price and the number of sales being recorded start to inch upwards."



The average house price started to rise slightly following ten months of stability.

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**Sales increased for the third consecutive month in May, but remained below levels recorded in recent years.**

Mr Smith continued: "We have seen continuous improvement in the market over the last few months with both the number of homes selling and the prices they are selling. There has been a definite increase in activity with a combination of improved affordability and increasing consumer confidence attracting some buyers back to the market."

A note of caution was offered however to those looking for evidence that the market had come out of the downturn seen since the onset of the 'credit crunch'.

"There are clear signs of improvement in 2009 but it is worth remembering that this improvement is coming from historically low levels of activity. There are many people out there who continue to have very real concerns over job security and the number of homes selling remains well below that witnessed in recent years, though this is balanced by a reduction in the number of homeowners looking to sell. With that said an increasing number of sellers setting realistic asking prices are finding buyers willing to meet their expectations. A return to the sort of house price inflation witnessed over the last decade is neither likely nor desirable in the short-term, but the stability we are seeing should certainly provide some comfort to those looking to move home."

**-ENDS-**

#### **Notes to editors**

- 443 words
- All figures quoted are based on all residential properties handled by ESPC.
- ESPC were founded in 1971 and comprise over 215 member solicitor estate agents across East Central Scotland.
- ESPC members accounted for over 9,600 residential sales worth more than £1.9bn last year.
- Previous press releases issued by ESPC can be viewed by visiting the '[News](#)' section at [espc.com](http://espc.com)
- For more information or to arrange an interview contact 0131 624 8000