



## House Price Report

### January 2023

#### ESPC average house price summary: November 22 to January 23

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	Nov 22 - Jan 23	Nov 21 - Jan 22	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£284,614	£269,398	5.6%
<b>Edinburgh</b>				
City of Edinburgh	All Properties	£302,073	£285,995	5.6%
Edinburgh City Centre	All Properties	£330,512	£321,431	2.8%
Abbeyhill / Meadowbank	1 bedroom flat	£183,731	£177,817	3.3%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£165,463	£156,479	5.7%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£163,963	£178,788	-8.3%
Polwarth / Shandon / Tollcross	1 bedroom flat	£207,646	£205,649	1.0%
Bellevue / Hillside / Broughton	2 bedroom flat	£291,536	£316,563	-7.9%
Leith / The Shore / Granton	2 bedroom flat	£233,178	£217,352	7.3%
Marchmont / Bruntsfield	2 bedroom flat	£398,172	£404,370	-1.5%
Morningside / Merchiston	2 bedroom flat	£356,981	£337,670	5.7%
New Town / West End	2 bedroom flat	£398,378	£414,259	-3.8%
Newington / Grange / Blackford	2 bedroom flat	£315,904	£298,507	5.8%
Portobello / Joppa	2 bedroom flat	£304,460	£270,844	12.4%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£323,034	£320,468	0.8%
Trinity / Newhaven / Inverleith	2 bedroom flat	£285,298	£264,947	7.7%
Cramond / Barnton / Cammo	3 bedroom house	£438,000	£438,441	-0.1%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£472,388	£449,425	5.1%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£410,751	£377,610	8.8%
Currie / Balerno / Juniper Green	3 bedroom house	£329,044	£391,080	-15.9%
Liberton / Gilmerton	3 bedroom house	£290,499	£289,357	0.4%
South Queensferry / Dalmeny	3 bedroom house	£312,458	£280,101	11.6%
<b>Lothians</b>				
East Lothian	All Properties	£301,045	£293,192	2.7%
Midlothian	All Properties	£253,985	£237,262	7.0%
West Lothian	All Properties	£195,689	£249,830	-21.7%
<b>Fife</b>				
East Fife	All Properties	£301,247	£266,132	13.2%
West Fife & Kinross	All Properties	£205,961	£187,571	9.8%
Dunfermline	All Properties	£205,705	£183,527	12.1%
<b>Scottish Borders</b>				
Borders	All Properties	£237,600	£215,273	10.4%

Issued by ESPC (UK) Ltd