



### **The residential property market in Scotland**

Thank you to all members who had commented on the Property Report circulated on the 11th of October. For those who had requested a closer look and a focus on the Scottish residential market I had this at hand and have summarized as below.

Firstly, Aberdeen and the surrounding area valuations have remained largely flat this year, one factor being that there are stable levels of stock. That said, there was an increase in sales during Q3 2024 when compared to the statistics produced for last year in the same period, but this increase was primarily seen in property up to £750,000, the market above this level has remained lackluster.

The Glasgow city area has seen prime prices increase by 0.3% in the three months to September, with annual growth reaching just over 1%. Prices were influenced by the limited supply of family homes available in the West End.

As for Edinburgh, the number of prime sales in the last three months was higher than a year ago. But the upper end of this market is being negatively affected by the upcoming UK Budget and very real concerns on increased taxes.

More important is the fact that there is increased prime stock available when compared to the numbers reported in 2023, hence sales in the capital are achieving prices below their Home Report values. An area of value can be seen by that fact that properties requiring modernization have been hard work and many have been stuck on the market for far longer, they have to be priced to sell. Prime Edinburgh prices fell by -0.4% in the three months to September 2024.

The Perthshire prime market has suffered and is lower than Scotland as a whole during Q3 2024. Here, buyers favour energy-efficient homes that are in turnkey condition. This market has seen prices fall by -0.9% in the three months to September. That leaves them -3.7% lower than a year ago, in line with my forecast last year, for this market to move lower.

In the west of Scotland, demand remains stable for high-quality properties in coastal locations, houses with good views up to £1 million look relatively positive.

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