

An Official Statistics publication for Scotland

Property Market Report 2025-26

A long-term statistical review of the
Scottish property market
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Keeper's Introduction

Foreword by Jennifer Henderson, Keeper of the Registers of Scotland

I am pleased to present Registers of Scotland's Annual Property Market Report 2025-26, which demonstrates our continued commitment to maximising the value of Scotland's land and property data as a national asset.

The data held by Registers of Scotland (RoS) plays an important role in informing public policy and commercial decision making around planning, housing, and infrastructure, thereby contributing to Scotland's economic resilience and long-term sustainable growth.

Trusted, detailed insight

Compiled from statutory land registration records, this report draws on more than 20 years of high-quality public information to provide a Scotland wide view of both residential and non-residential property markets. Based on actual sale prices rather than valuations, it reflects RoS' unique position as the original and trusted source of property market data.

Supporting a data-driven Scotland

As set out in RoS' Corporate Plan 2022-27 and our longer-term ambitions, we continue to improve the quality, accessibility, and usability of our data to support an increasingly data driven Scotland. Through clearer insight and more accessible information, we aim to deliver tangible benefits for customers, communities, and the wider economy.

Registers of Scotland's Annual Property Market Report 2025-26 further demonstrates the importance of our data as a cornerstone of informed decision making and a strategic asset for the nation.



Main Findings

Residential Market

Overview

- In 2025-26, the median residential sale price was £198,000, an increase of 4% from £190,000 in 2024-25.
- The number of sales increased by 5% to 104,408 between 2024-25 and 2025-26.
- The total market value of residential sales was £24.3 billion in 2025-26, an increase of 7% compared to 2024-25.
- Around two thirds of residential property sales in Scotland were £250,000 or less in 2025-26.

House types

- In 2025-26, detached properties had the highest median price of all property types, £324,995, and flats the lowest, £138,017.
- Flats have shown the slowest growth in prices over the last ten years at 25%, compared with around 44-50% for other house types.

New builds

- There were 10,290 new build residential property sales in 2025-26, 8% more than in 2024-25.
- In 2025-26, 10% of residential property sales in Scotland were new builds.
- The total market value of new build residential property sales in Scotland was £3.5 billion.

Mortgage and cash sales

- In 2025-26, 69% of residential sales were with a mortgage, with 31% of sales being cash sales.

Local Authorities

- In 2025-26, Glasgow City and City of Edinburgh local authority areas had the largest sales volumes with 11,305 and 11,169 sales respectively, accounting for 22% of all residential sales.
- East Renfrewshire had the highest median price of all local authorities in 2025-26, at £305,200.
- Half of the ten postcode districts with the highest number of residential property sales priced over £1 million were in the City of Edinburgh.

Cities

- In 2025-26, sales in cities accounted for 30% of all residential property sales in Scotland.
- Edinburgh had the highest median price in 2025-26 at £275,000 and Aberdeen had the lowest at £123,500.

Urban Rural

- Accessible rural areas had the highest median price of all areas in 2025-26 at £280,500.

Scottish Island Regions

- The median residential property price for the island regions as a whole was £185,000 in 2025-26, compared to £198,000 for mainland Scotland.

Non-residential Market

- There were 7,684 non-residential sales with a total market value of £3.9 billion.
- Commercial sales increased by 2% between 2024-25 and 2025-26 to 4,639.
- There were 1,225 commercial leases and assignments submitted for registration in 2025-26, an increase of 2% from 2024-25.

Things you need to know about this report

Things you need to know about this report

This report uses data from Registers of Scotland (RoS) Land Register. When a title (land or property) is sold in Scotland the sale is recorded on the Land Register. Therefore, this report is comprehensive, covering transactions across the whole of Scotland for all types of property sales, in residential and non-residential markets, using actual sale prices.

The report mainly focuses on the 2025-26 financial year, with some comparisons to the previous year (2024-25), three years prior (2022-23) and ten years prior (2015-16). Five-year comparisons are not made in this report due to 2020-21 being affected by COVID-19. The full time series, from 2003-04, can be found in the [data tables](#).

The median is used as the primary measure for the average house price in this report. The median is less influenced by extreme values than the arithmetic mean and therefore provides a better indication of the "typical" house price.

We aim to only include true market residential sales in these statistics. For example, sales of a share of a residential property which may occur when a joint owner of a shared property buys out the share of another owner are excluded. This is because they might not reflect the true market value and could therefore have an impact on house price statistics. Non-residential sales where the sale price is a token amount or is a non-monetary amount are also not included.

We aim to include only single residential dwellings in the residential property sales section of this report. Property types that are excluded from the residential property sales and instead are counted in the non-residential sales include farmhouses with farmland attached, estates with multiple properties/outbuildings, and residential properties with a non-residential use, e.g. properties open to the public.

More information about the data and how these statistics are compiled is available in the [background section](#) of the report.

Related publications

House price statistics by month, quarter, and calendar year are available on the RoS [website](#).

RoS also publishes data for the Scottish component of the [UK House Price Index](#) (UK HPI). Please note that the statistics presented here are distinct from the UK HPI with [differences in methodologies](#) including date range of extraction and type of average used. While the trends are broadly similar, the resulting average residential house price figures reflect the different methodologies used.

Further information about RoS data and statistics is available on our [website](#).

01 Residential Market

This section gives an overview of residential property sales across Scotland. The figures provide a breakdown by house types, new builds, cash and mortgage sales, local authorities, cities, urban rural areas, and Scottish Island Regions. The report focuses on the number (or volume) of sales, the median price, and the total value of sales, including changes over time.

See the Excel [data tables](#) for all data from 2003-04 and the [Tableau dashboard](#) for more charts and visualisations of the data, including local authority level estimates.

1.1 Overview of residential market

The number of sales and the median sale price have increased over the last year.

Figures 01 and 02 summarise the changes in the number and value of sales over time.

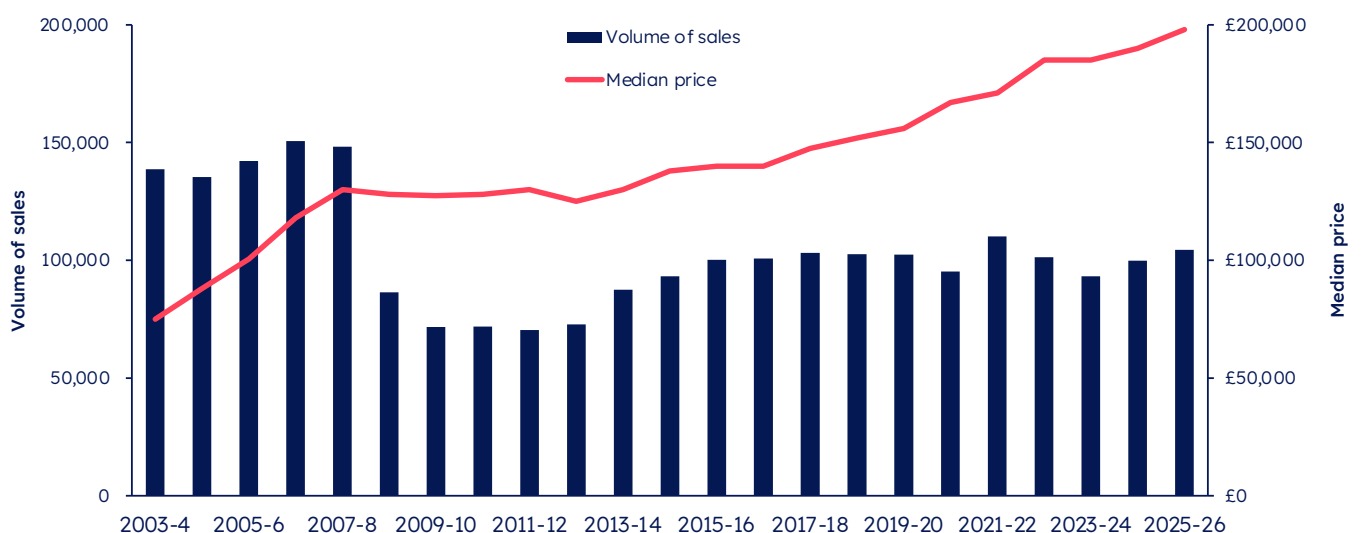
Figure 01: Residential market summary, 2025-26, [data tables 1-3](#)

Scotland	2025-26	% change		
		1 year	3 year	10 year
Volume of sales	104,408	5%	3%	4%
Median price	£198,000	4%	7%	41%
Market value	£24.3 billion	7%	8%	45%

The volume of sales increased by 5% between 2024-25 and 2025-26 and the median price of a residential property increased by 4%, from £190,000 to £198,000, during the same period.

The total market value of residential sales was £24.3 billion in 2025-26. Over the time series from 2003-04, 2025-26 had the largest market value, surpassing the previous peak of £23.2 billion in 2007-08 (not adjusting for inflation).

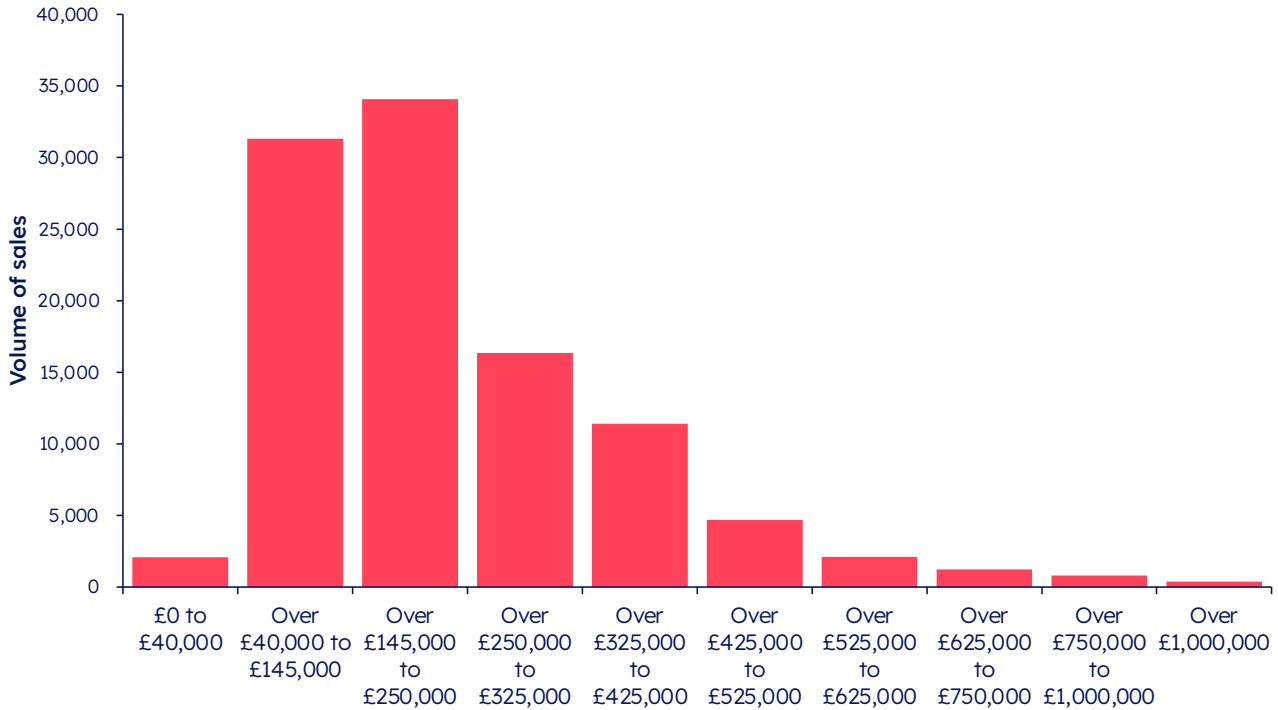
Figure 02: Residential sales by volume and median price, 2003-04 to 2025-26, [data tables 1 & 2](#)



01 Residential Market

Figure 03 shows residential sales in 2025-26 divided into price bands which incorporate the Land and Buildings Transaction Tax (LBTT) thresholds of £40,000, £145,000, £250,000, £325,000 and £750,000.

Figure 03: Volume of residential sales in Scotland by price band, 2025-26, [data table 8](#)



The chart shows that, in 2025-26:

- around two thirds (65%) of residential property sales in Scotland were £250,000 or less
- 31% of sales were over £250,000 and up to £525,000
- 4% of sales were over £525,000

01 Residential Market

1.2 House Types

Flats showed the slowest growth in price over the last ten years.

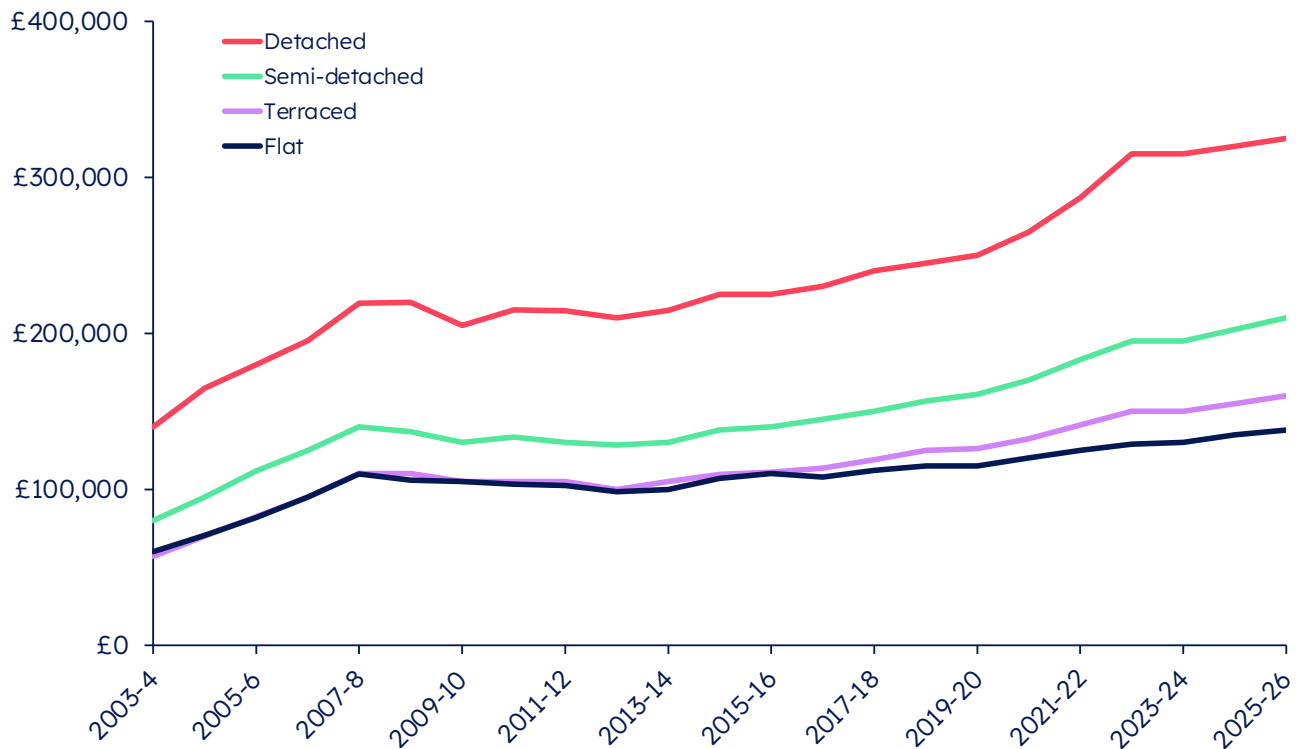
Residential sales in Scotland are assigned to one of four house types, detached, semi-detached, terraced and flats. Further information on this process is available in the [background section](#).

Around 6% of sales (6,178) in 2025-26 could not be assigned to a house type. This is primarily due to time lags between an application being received for registration and the map base being updated, particularly for new build properties. The number of unassigned sales typically decreases over time as applications are completed and more information becomes available. For this reason, the figures for the latest financial year are provisional and caution should be applied when comparing these figures with earlier years.

Figure 04: House type summary, 2025-26, [data tables 12-14](#)

	Detached	Semi-detached	Terraced	Flat
Volume of sales	21,815	17,274	20,701	38,440
Market value (million)	£7,740	£3,963	£4,050	£6,597
Median price	£324,995	£210,000	£160,000	£138,017

Figure 05: Median residential price by house type, 2003-04 to 2025-26, [data table 13](#)



Flats had the highest volume of sales in 2025-26, accounting for around 37% of all properties sold. Over the last ten years, the proportion of properties sold of each house type has not seen much change, however flats have shown the slowest growth in prices at 25%, compared to 44-50% for other house types.

Further information on house types and the spread of prices can be found in [data tables 12-15](#) and in the [Tableau dashboard](#).

01 Residential Market

1.3 New Builds

One in ten sales were a new build in 2025-26.

This section covers sales of new build properties. Further information on the definition of a new build in these statistics is covered in the [background section](#).

Caution should be taken with direct comparisons of new build and existing dwelling median prices as there are a higher proportion of detached properties in the new build sales volumes than there are for existing dwellings, and detached properties typically have a higher value. Figure 08 shows the difference in median price between new builds and existing dwellings based on the house type.

Figure 06: New build summary, 2025-26, [data tables 16-18](#)

New builds	2025-26	% of all residential sales	% change		
			1 year	3 year	10 year
Volume of sales	10,290	10%	8%	-20%	-6%
Median price	£317,995	-	3%	11%	51%
Market value	£3.5 billion	14%	9%	-13%	33%

The number of new build sales increased in 2025-26 following a two-year decline. In 2025-26, new builds accounted for around 10% of all residential sales, whilst they accounted for around 14% of the market value of all residential sales.

Figure 07 compares the distribution of prices of new build sales with existing dwellings in 2025-26 by showing the percentage of sales by price band.

Figure 07: Percentage of new build and existing dwelling sales by price band, 2025-26, [data table 22](#)



The chart highlights the higher prices of new build properties, with a larger proportion of new build sales in the more expensive price bands when compared with existing dwellings.

01 Residential Market

Figure 08: Comparison of median price of new build residential sales and existing dwelling residential sales by house type, 2025-26, [data table 24](#)

	Detached	Semi-detached	Terraced	Flat	All house types
New build median	£369,000	£259,995	£254,995	£269,998	£317,995
Existing dwelling median	£315,000	£203,125	£157,000	£135,550	£183,630
% difference	17%	28%	62%	99%	73%

Figure 08 shows that the median price for new build sales was higher than for existing dwellings, with a median price of £317,995 for new builds compared to £183,630 for existing dwellings.

Median new build prices were higher across all property types, however the proportion of sales of each house type contributes to the scale of the overall difference in price:

- Detached properties made up 32% of new build sales but only 20% of existing dwellings – detached properties tend to be more expensive than flats
- Flats made up 40% of all sales of existing dwellings but only 8% of new build sales – flats tend to be less expensive than other property types

For more information on the volumes of new build sales by house type see [data table 23](#).

01 Residential Market

1.4 Mortgage and cash sales

Around a third of residential sales were cash sales in 2025-26.

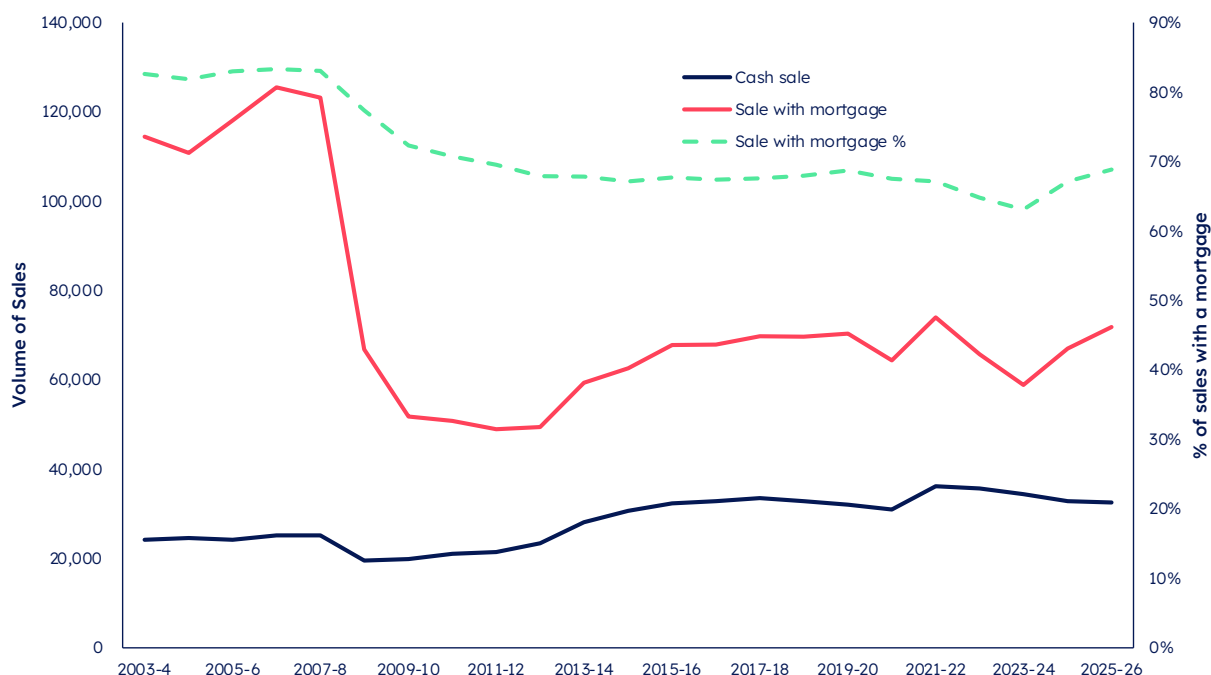
This section looks residential sales with a mortgage compared to residential sales which were cash sales.

Figure 09: Mortgage and cash sale summary, 2025-26, [data tables 26-28](#)

	Cash sale	Sale with mortgage	Cash sale % of Scotland total
Volume of sales	32,534	71,874	31%
Median price	£180,000	£205,000	-
Market value (million)	£7,293	£17,004	30%

Figure 10 shows the percentage of cash and mortgage residential property sales for Scotland between 2003-04 and 2025-26.

Figure 10: Volume of residential sales by funding status, and percentage of total sales funded with a mortgage, 2003-04 to 2025-26, [data table 28](#)



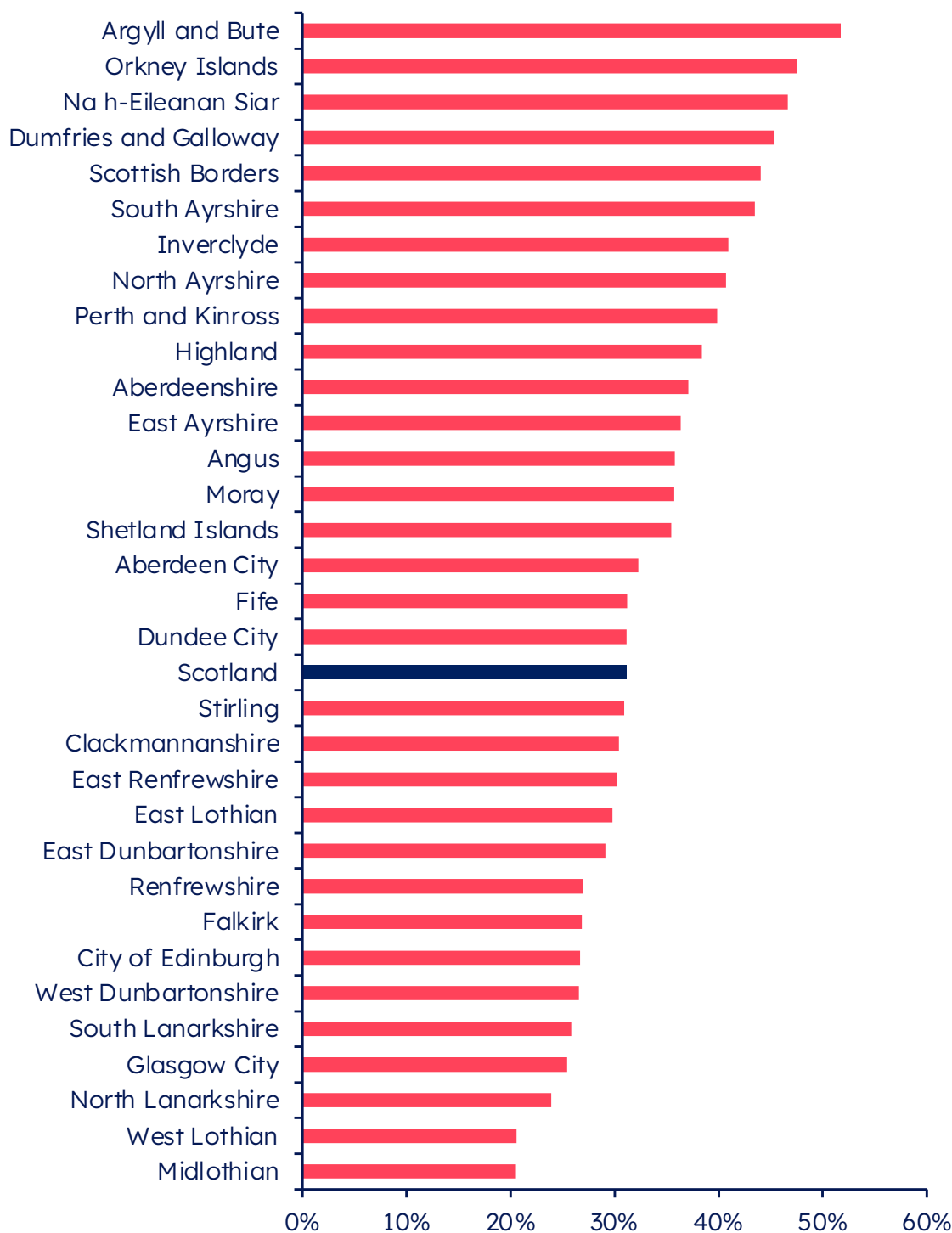
In 2025-26, 69% of residential sales were with a mortgage, with 31% of sales being cash sales.

The volume of residential sales with a mortgage decreased sharply in the years following the 2008 financial crisis. Sales with a mortgage gradually increased over time in the years after until 2020-21 when the market was impacted by the Covid-19 pandemic. Since then, numbers have been slightly more volatile.

01 Residential Market

Figure 11 shows cash sales as a percentage of residential property sales by local authority in 2025-26. The chart highlights the variation across the country, with urban local authority areas generally having a lower percentage of cash sales than rural areas.

Figure 11: Cash residential property sales as a percentage of residential property sales by local authority, 2025-26, [data table 29](#)



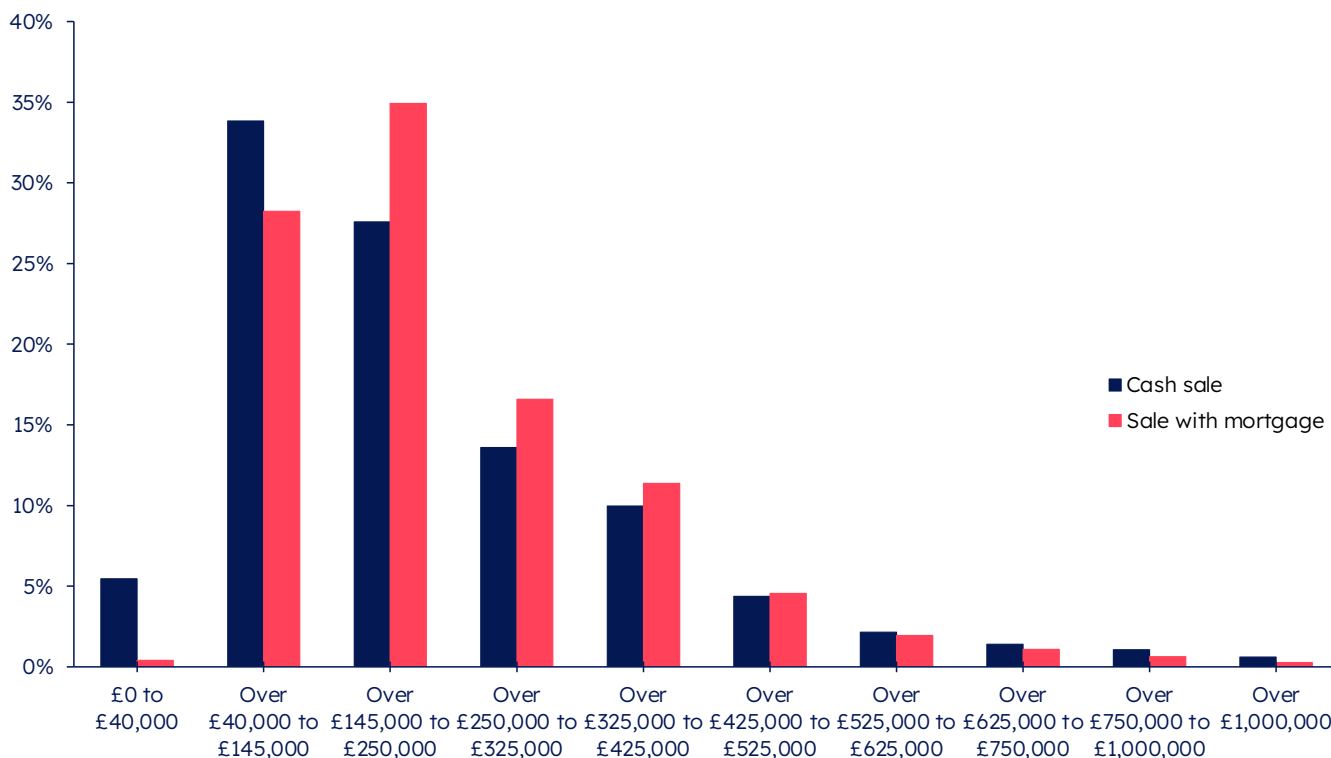
In 2025-26:

- Argyll and Bute saw the highest proportion of cash sales of all local authority areas at 52%
- Midlothian and West Lothian saw the lowest proportion of cash sales of all local authority areas at 21%

01 Residential Market

Figure 12 shows that the peak of cash sales fell within a lower price band than the peak of sales with a mortgage. However, there were more cash sales with a price of over £1 million (201 sales) than sales with a mortgage (191 sales).

Figure 12: Volume of residential cash and mortgage sales by price band, 2025-26,
[data table 32](#)



The volume of property related mortgage securities submitted for registration in 2025-26, which includes mortgage sales and remortgage/additional borrowing, was 116,840, an increase of 8% when compared with 2024-25.

Further information, including data on remortgages/additional borrowing, is included in [data tables 26-36](#).

01 Residential Market

1.5 Local Authorities

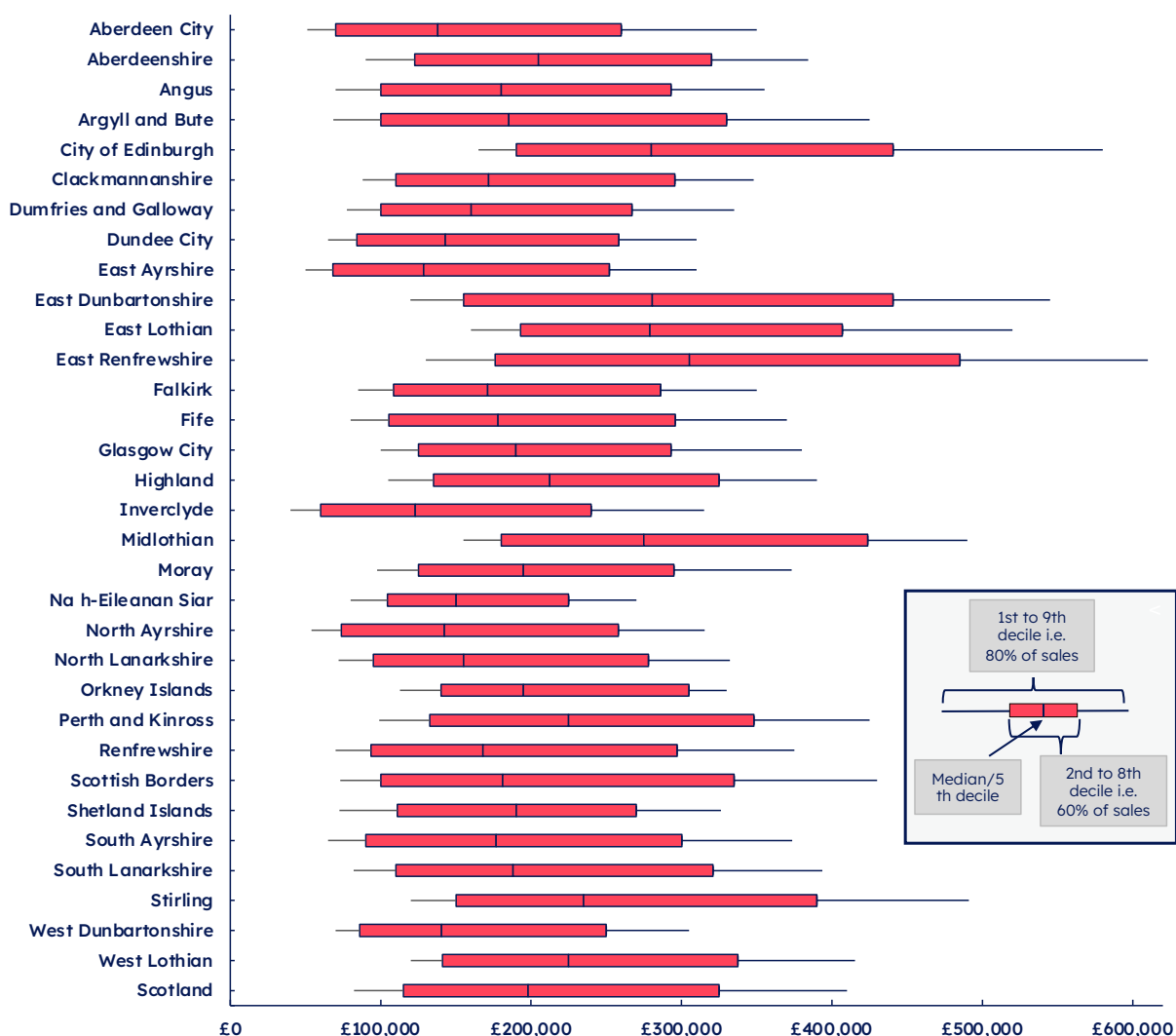
Glasgow City and City of Edinburgh had the most sales in 2025-26, but East Renfrewshire had the highest median price.

This section looks at how the figures varied across Scotland's 32 local authorities.

Glasgow City and City of Edinburgh local authority areas had the largest sales volumes with 11,305 and 11,169 sales respectively, accounting for 22% of all residential sales.

Figure 13 shows the variation in the spread of house prices across local authorities in 2025-26. The rectangular box shows the price range that 60% of sales fall into, and the line inside the box shows the median price. The tails either side of the box show the price range excluding the top 10% and bottom 10% of sales.

Figure 13: Range of prices of residential property sales by local authority, 2025-26, [data table 5](#)



The chart shows that in 2025-26:

- East Renfrewshire had the highest median price of all local authorities, at £305,200.
- Inverclyde had the lowest median price, at £123,000.
- East Renfrewshire had the widest range of prices with 60% of sales lying between £176,000 and £485,161.
- Na h-Eileanan Siar had the narrowest range of residential sale prices, with 60% of sales falling between £104,400 and £225,000.

01 Residential Market

Figure 14 shows the five local authorities with the highest percentage growth in the median price over the 3-year period since 2022-23 and Figure 15 shows the five local authorities with the lowest percentage growth.

Figure 14: The five local authorities with the largest percentage increase in median price, [data table 2](#)

Local authority	2022-23	2025-26	3 year % change
Inverclyde	£95,000	£123,000	29%
West Dunbartonshire	£117,500	£140,563	20%
Clackmannanshire	£146,000	£171,750	18%
Renfrewshire	£145,000	£168,000	16%
North Lanarkshire	£134,000	£155,000	16%

Figure 15: The five local authorities showing the smallest percentage increases in prices, [data table 2](#)

Local authority	2022-23	2025-26	3 year % change
Aberdeen City	£150,000	£138,000	-8%
Aberdeenshire	£216,000	£205,000	-5%
Orkney Islands	£205,000	£195,000	-5%
East Lothian	£276,000	£278,998	1%
Argyll & Bute	£180,000	£185,000	3%

Over the 3 years from 2022-23 to 2025-26, Inverclyde had the biggest increase in median house price at 29%. Aberdeen City, Aberdeenshire and the Orkney Islands were the only local authorities to have a decrease in median price.

Looking at high value residential sales across Scotland, 20 of the 32 local authorities had at least one sale where the price paid was more than £1 million in 2025-26. Figure 16 shows the ten postcode districts with the highest number of residential property sales priced over £1 million. Half of the top ten postcode districts were in the City of Edinburgh.

01 Residential Market

Figure 16: Top ten postal districts in Scotland by volume of residential properties sold for more than £1 million, 2025-26, [data table 11](#)

Postal district	Local authority	Volume
EH10	City of Edinburgh	37
EH3	City of Edinburgh	34
EH9	City of Edinburgh	33
EH4	City of Edinburgh	32
EH12	City of Edinburgh	24
EH39	East Lothian	21
G12	Glasgow City	13
G71	South Lanarkshire	10
KY16	Fife	10
G46	East Renfrewshire	10

In 2025-26 there were 392 residential sales priced over £1 million across Scotland, similar to in 2024-25 where there were 391 sales. These sales have grown from less than 50 in 2003-04. Over half of all sales priced over £1 million were located in the City of Edinburgh in 2025-26, which has been true for the majority of years since the start of the data series in 2003-04.

Further information on high value sales can be found in [data tables 9-11](#) and in the [Tableau dashboard](#).

01 Residential Market

1.6 Cities

Edinburgh had the highest median price in 2025-26.

This section looks at Scotland's eight cities which are defined using [locality information](#) from National Records of Scotland. The area of a city is not the same as that of a local authority area that contains the city, even if it has the same, or a similar, name. For example, the city area of Aberdeen is different to the local authority of Aberdeen City. Further information on how cities are derived is available in the [background section](#).

In 2025-26, sales in cities accounted for 30% of all residential property sales in Scotland.

Figure 17: Median price by city, 2025-26, [data table 38](#)

City name	Median price	% change		
		1 year	3 year	10 year
Aberdeen	£123,500	-5%	-12%	-29%
Dundee	£140,000	4%	6%	24%
Dunfermline	£187,000	1%	13%	39%
Edinburgh	£275,000	2%	2%	47%
Glasgow	£185,000	4%	9%	57%
Inverness	£200,000	-5%	7%	32%
Perth	£159,250	-1%	-1%	18%
Stirling	£184,500	0%	10%	39%
City total	£202,000	1%	5%	36%
Rest of Scotland	£195,000	4%	8%	44%
Scotland	£198,000	4%	7%	41%

In 2025-26, Edinburgh had the highest median price at £275,000 and Aberdeen had the lowest at £123,500.

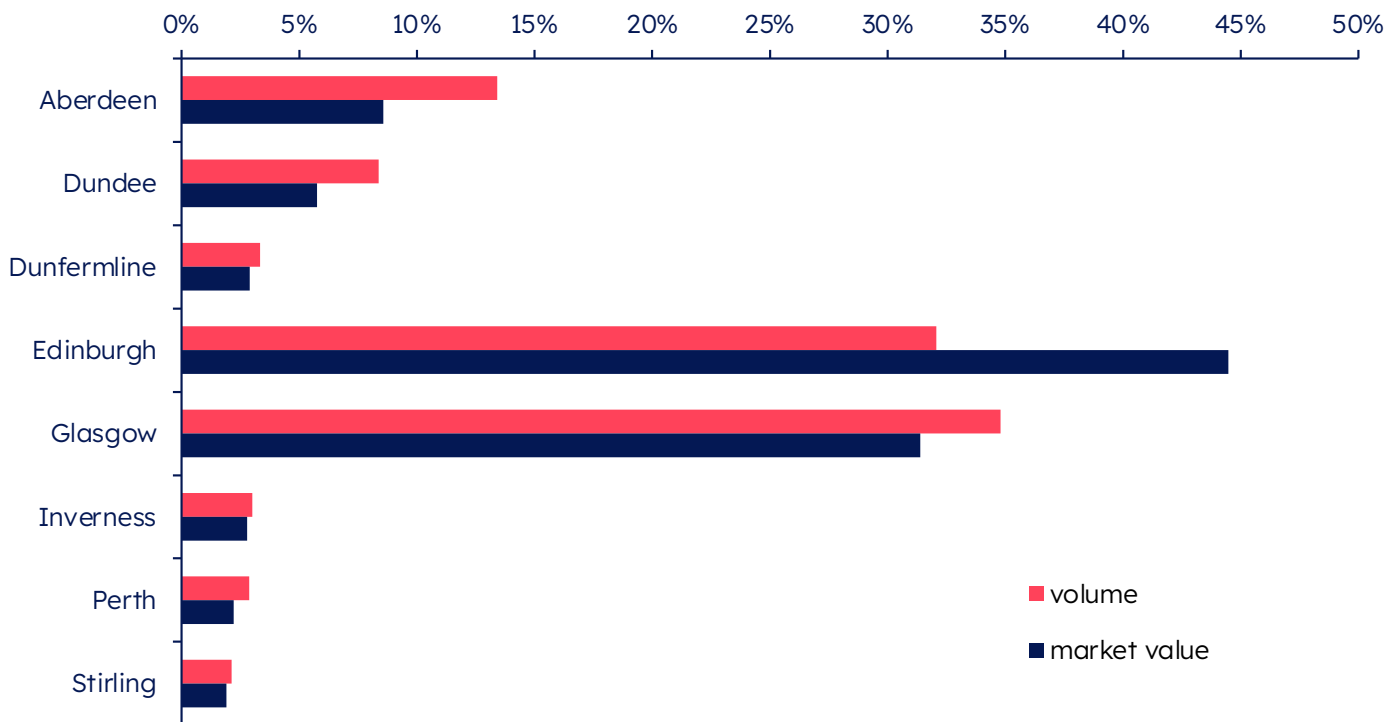
Comparing 2025-26 with 2024-25, Dundee showed the highest growth in median prices from £134,000 to £140,000.

Over the past 10 years, prices have grown in every city apart from Aberdeen which showed a 29% drop in median price to £123,500 in 2025-26.

01 Residential Market

Figure 18 shows the percentage split of the number of sales and the total market value of these sales across the eight cities.

Figure 18: Percentage of volume and value of sales by city, 2025-26 [data tables 37 & 39](#)



Edinburgh and Glasgow had a similar share of sales in terms of volume in 2025-26 with around a third of city sales happening in both. Edinburgh had a larger share of sales in terms of market value however, accounting for 44% of the residential market value of all cities.

Although Aberdeen had the lowest median price of all Scotland's cities, the total market value of its residential sales remained the third highest in Scotland after Edinburgh and Glasgow in 2025-26.

01 Residential Market

1.7 Urban Rural

Rural areas had a higher median price than urban areas.

The [Scottish Government Urban Rural Classification 2022](#) was attached to residential property sales. Please see [background section](#) for more information.

For context, [Scottish Government figures](#) show that in terms of land area, urban areas account for 2% of Scotland and rural areas account for 98%. In terms of population, urban areas account for 83% and rural areas account for 17%.

Figure 19: Urban rural summary, 2025-26, [data tables 43 & 44](#)

	8 fold Urban Rural Classification	Volume of sales	Volume % of total	Median price	1 year % change in median price
URBAN	Large Urban Areas	42,189	40%	£200,000	4%
	Other Urban Areas	30,670	29%	£166,182	1%
	Accessible Small Towns	9,512	9%	£185,000	0%
	Remote Small Towns	498	0%	£129,000	-1%
	Very Remote Small Towns	1,283	1%	£145,000	7%
RURAL	Accessible Rural Areas	15,799	15%	£280,500	4%
	Remote Rural Areas	1,941	2%	£230,000	0%
	Very Remote Rural Areas	2,452	2%	£195,000	0%

Accessible rural areas had the highest median price of all areas in 2025-26 at £280,500.

Remote small towns had the lowest median price in 2025-26 at £129,000 and was the only area to show a drop in median price since 2024-25.

The variations in the mix of property types had an impact on the overall averages for urban and rural areas.

01 Residential Market

Figures 20 and 21 highlight the variations in the mix of property types and prices within each classification, which helps to explain some of the differences in urban and rural prices.

Figure 20: Percentage of sales by house type and Urban Rural Classification, 2025-26, [data table 45](#)

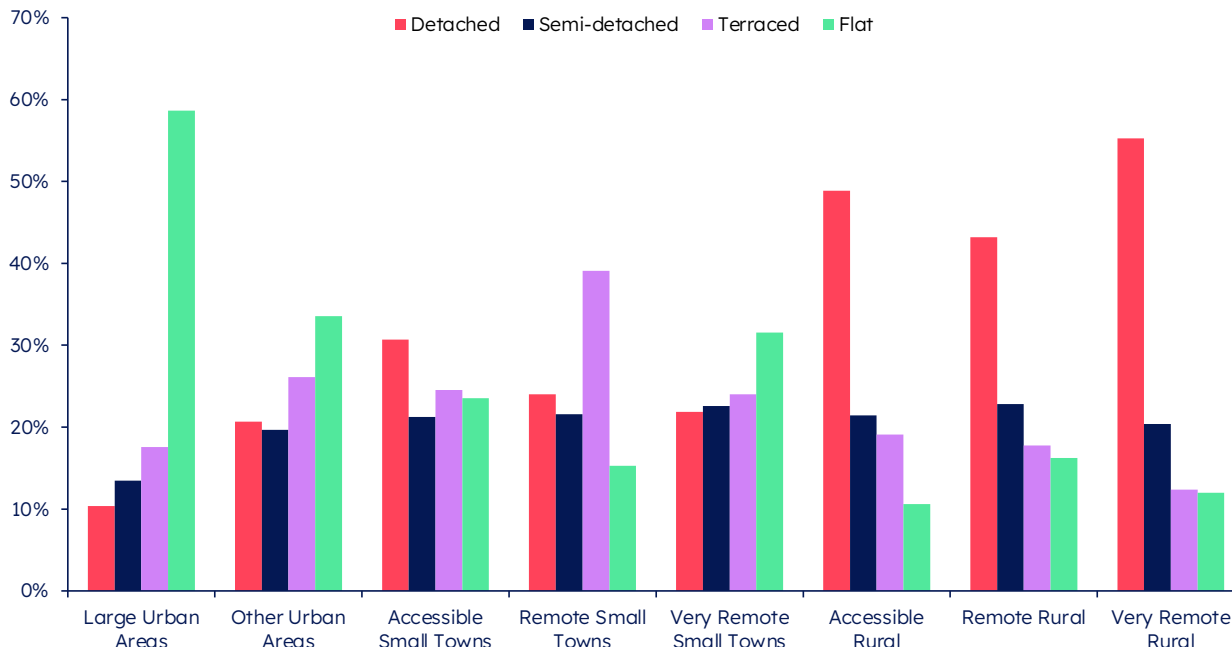
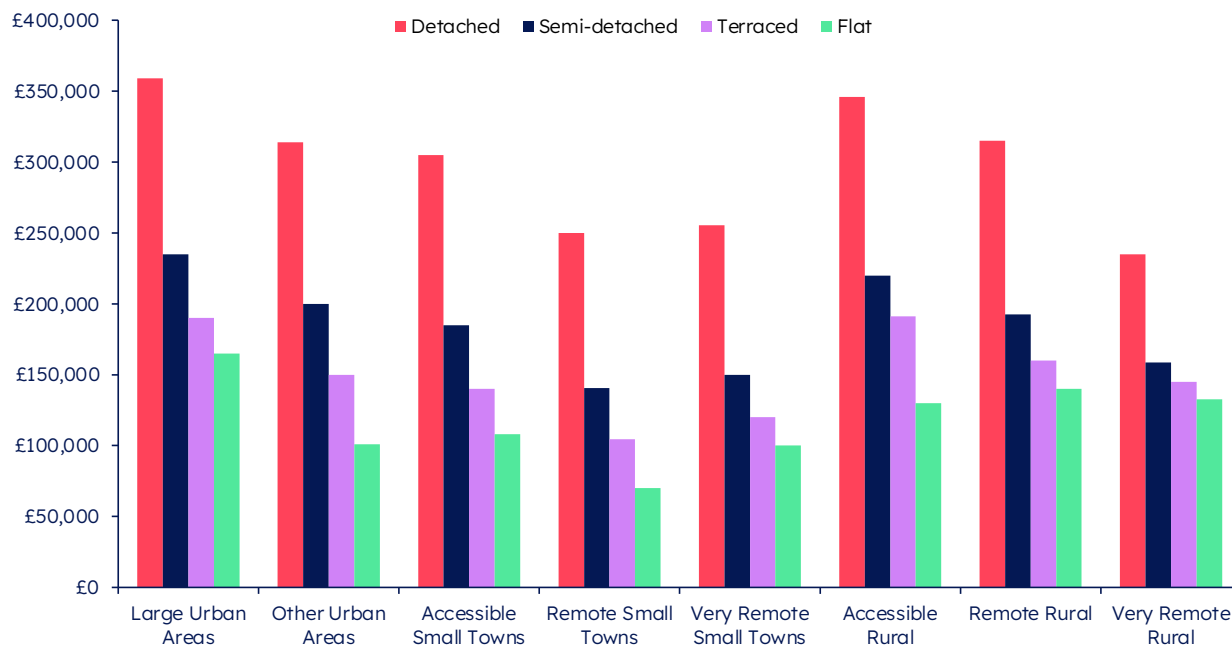


Figure 20 shows that sales in Large Urban Areas and Other Urban Areas flats accounted for the highest proportion of sales, while sales in rural areas had a much higher proportion of detached houses. This had an impact on urban and rural median prices as detached houses are generally more expensive than flats, pushing the median up for rural areas.

Figure 21: Median price by house type and Urban Rural Classification, 2025-26, [data table 46](#)



In 2025-26 remote small towns had the lowest median house price for all house types other than detached houses, where the lowest price was in very remote rural areas.

1.8 Scottish Island Regions

The median price for the island regions was lower than mainland Scotland.

This section looks at the house prices in the nine Scottish Island Regions, as defined by the Scottish Government [Scottish Island Regions](#) geography.

The volume of sales in each of the island regions is low relative to the rest of Scotland and can result in volatility in the median prices from year to year, therefore no comparisons between years for specific island regions have been included in this section.

Figure 22: Scottish Island Region summary, 2025-26, [data tables 47 & 48](#)

Scottish Island Region	Volume of sales	Median price
Argyll Islands	140	£250,000
Arran, Bute and the Cumbraes	333	£142,019
Highland Islands	187	£257,000
Lewis and Harris, Great Bernera and Scalpay	267	£150,000
Orkney - Mainland and connected	265	£215,000
Orkney - Outer islands	52	£145,000
Shetland - Mainland and connected	223	£206,000
Shetland - Outer islands	45	£90,000
The Uists and Barra islands	68	£162,500
Island total	1,580	£185,000
Scotland mainland	102,828	£198,000
Scotland	104,408	£198,000

The median residential property price for the island regions as a whole was £185,000 in 2025-26, compared to £180,000 in 2024-25. This was lower than the median for mainland Scotland, which was £198,000 in 2025-26.

There were differences in prices between island regions, with the median price ranging from £90,000 in the Shetland Outer Islands to £257,000 in the Highland Islands.

More detail on island residential sales can be found in [data tables 47-49](#).

Further geographic breakdowns of house price statistics are available by calendar year in the [Small Area Statistics](#).

02 Non-Residential Market

This section gives an overview of non-residential property sales across Scotland. It covers commercial sales, commercial leases, and sales of titles that are classified as forestry, agriculture, and land. Definitions of these terms are provided in the [background section](#).

2.1 Overview of non-residential market

The majority of non-residential sales were commercial properties.

Figure 23: Non-residential market summary, 2025-26, [data tables](#) 52-53 & 55-60

	Commercial	Forestry	Agriculture	Land	Total
Volume of sales	4,639	115	674	2,256	7,684
Market value (million)	£3,202	£65	£318	£306	£3,892
Market value as % of non-residential total	82%	2%	8%	8%	100%

The total market value of non-residential sales in 2025-26 was £3.9 billion and the total volume of all sales was 7,684.

Only sales with a value recorded are included in this analysis. In 2025-26, there were an additional 6,449 sales (1,768 agriculture, 2,036 commercial, 159 forestry and 2,486 land) that did not have a value and so have not been included.

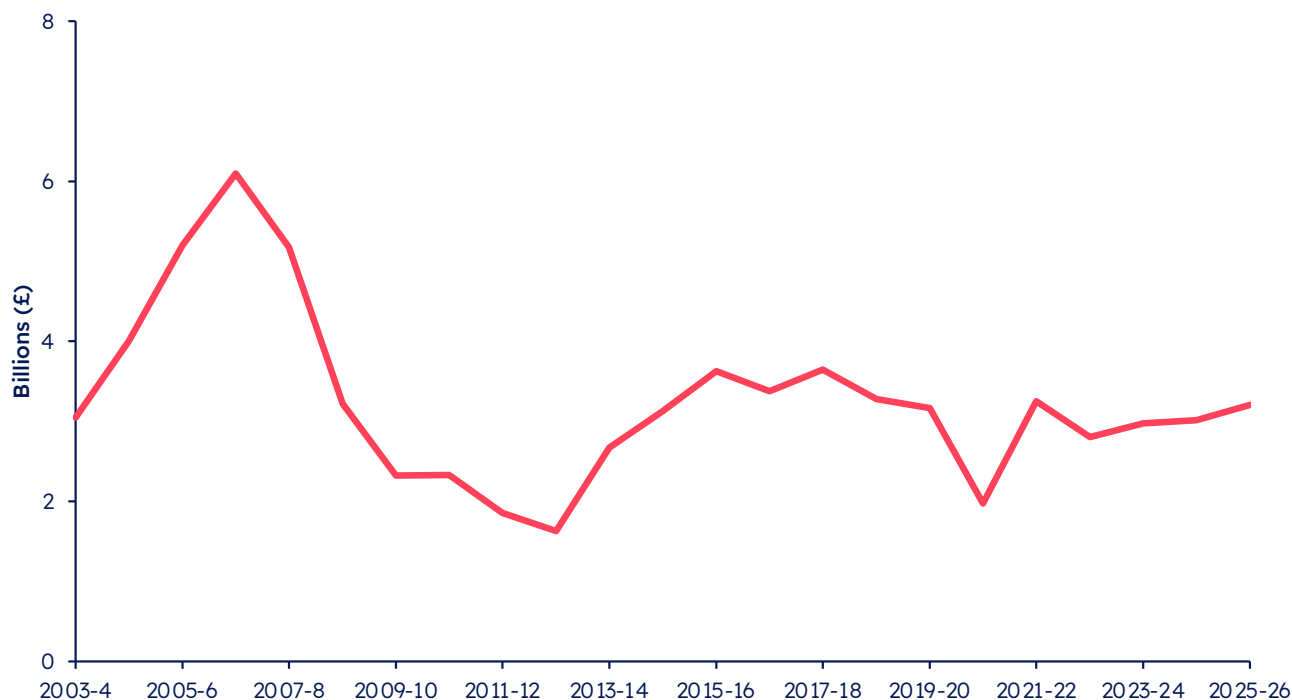
02 Non-Residential Market

2.2 Commercial market

Around one in five commercial sales in 2025-26 were in the cities of Edinburgh and Glasgow.

The volume of commercial sales increased by 2% from 4,546 sales to 4,639 sales between 2024-25 and 2025-26 and the overall market value of these sales increased by 6%.

Figure 24: Commercial market value, 2003-04 to 2025-26, [data table 51](#)



City commercial sales

Scotland's eight cities are defined using locality information from National Records of Scotland. Further information on how cities are derived is available in the [background section](#).

In 2025-26:

- there were 1,371 city commercial sales, unchanged from 2024-25
- the market value of city commercial sales was £1.6 billion, an increase of 9% since 2024-25
- Edinburgh and Glasgow, made up 19% of Scotland's total commercial sales in terms of volumes and 38% in terms of market value

Commercial leases

Between 2024-25 and 2025-26, the total number of commercial leases and assignments submitted for registration increased by 2% from 1,204 to 1,225. In 2025-26, there were 875 leases and 350 assignments. The total number of commercial leases and assignments submitted for registration was down by 29% from the highest point in 2007-08, when there were 1,722.

Further information on commercial leases and assignments can be found in [data table 54](#).

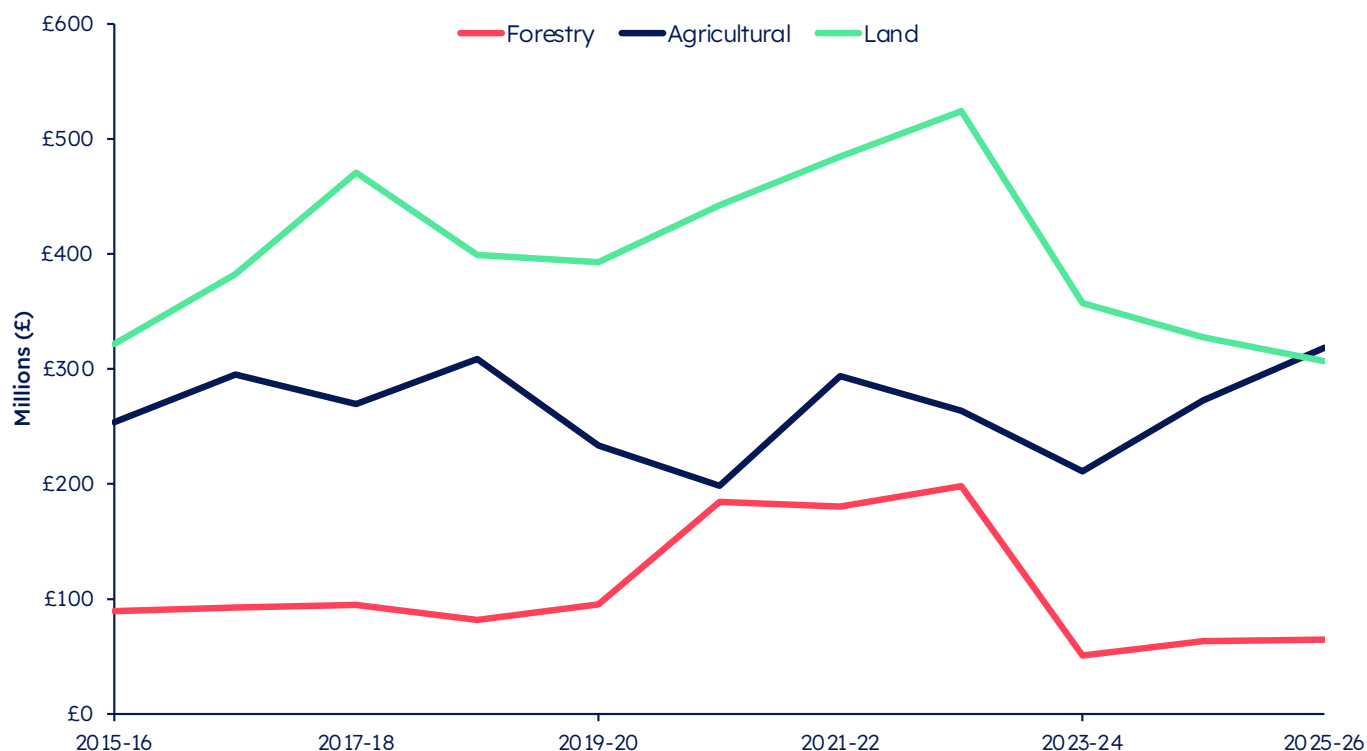
02 Non-Residential Market

2.3 Forestry, agriculture and land

The number and market value of agriculture sales increased over the last three years, but forestry and land sales decreased.

Figure 25 shows trends in the market value of sales in the forestry, agriculture and land sectors of the property market from 2015-16 to 2025-26.

Figure 25: Forestry, agriculture and land market value of sales, 2015-16 to 2025-26, see [data tables 56, 58 & 60](#)



Forestry

- The number of forestry sales decreased from 142 to 115 between 2022-23 and 2025-26 across Scotland.
- The value of sales dropped by 67% during the same period from £198 million to £65 million.

Agriculture

- Between 2022-23 and 2025-26, the number of sales in agriculture in Scotland increased by 31%, from 514 to 674 sales. This is the highest number of sales in any year since reporting began in 2015-16.
- The value of sales increased by 2% from £263 million to £318 million between 2022-23 and 2025-26.

Land

- The number of land sales across Scotland decreased by 25% between 2022-23 and 2025-26, from 3,006 to 2,256 sales.
- The value of sales decreased by 41% from £524 million to £307 million over the same period.

03 Background and Contact Information

Definitions

Terms used in the report	Definition
Agriculture sales	Sales of areas of ground that have been defined as agricultural sales on the land register application form, typically sales of farms over two hectares.
Assignations	The transfer of an existing tenant's interest in a lease to a new tenant.
Cash sale	An application for the registration of a sale where there is no corresponding application for the registration of a Standard Security (mortgage) submitted within 100 days of the sale.
City	Geographical areas derived using Scotland's Census Locality 2022 data produced by the National Records of Scotland (NRS). The area of a city is not the same as that of a local authority area that contains the city, even if it has the same, or a similar, name. For example, the city area of Aberdeen is different to the local authority of Aberdeen City.
Commercial leases	A legal agreement that allows a tenant to occupy and use a commercial property for their business. Only those capable of being registered in the land register (i.e. with a term, or potential term, in excess of 20 years) are included in these statistics.
Forestry sales	Sales of areas of woodland or forestry that have been defined as forestry sales on the land register application form.
High value residential sale	A residential sale of more than £1 million.
Land Register of Scotland	Registers of Scotland's main register that records ownership of land and property in Scotland. This is commonly referred to as "the land register".
Land sales	Sales of areas of ground that are undeveloped and that have been defined as land sales on the land register application form.

03 Background and Contact Information

Terms used in the report	Definition
Median	The middle value when values are arranged in order. The median is used as the primary measure for the average house price in this report because it is less influenced by extreme values than the arithmetic mean and therefore provides a better indication of the "typical" house price. Please note you cannot calculate the median value of an aggregate group from multiple subgroup medians.
Market value sale	A sale where the price paid for the property appears to relate to the full value of the property as paid on the open market. Market value sales exclude sales of a share of a residential property, which may occur when a joint owner of a shared property buys out the share of another owner, or sales where the "payment" is not a monetary consideration, for example upon implementation of a will.
Mortgage sale	An application for the registration of a sale where a corresponding application for the registration of a Standard Security (mortgage) has been submitted within 100 days of the sale.
New build	Single residential properties identified as being registered for the first time and sold by a builder. The new build figures in the report cover the majority of new build transactions undertaken but may not include sales related to very small developments or single new build properties by private or small-scale builders. They will not include new build properties which do not have an associated sale.
Non-residential property	Property sales classified as 'commercial', 'forestry', 'agriculture', 'land', or 'other' when registered with Registers of Scotland. Sales in the 'other' classification, e.g. sales of garages and sub-stations, are not included in these statistics.
Remortgage/additional borrowing	When the owner of a property replaces their existing mortgage with a new deal or undertakes additional borrowing using their property as collateral. These are identified in the data as a Standard Security (mortgage) that has not been submitted for registration within 100 days of a sale.
Residential property	Property sales that have been defined as residential sales on the land register application form.
Title	A property or plot of land that is registered in the Land Register of Scotland.

03 Background and Contact Information

How the data is collected

When a property in Scotland is sold an application for registration is made to Registers of Scotland (RoS). Registrations normally take place within a few weeks from the date of the completion of a sale. Information of registrations is held by RoS in the Land Register of Scotland (“the land register”).

For this report, data is extracted from the land register based on the date that an application for registration is received by RoS, rather than on the date of entry contained within the application.

The reporting period in this report is 1 April 2003 to 31 March 2026. RoS has been producing property statistics for Scotland since April 2003, when the land register went live across the whole of Scotland (the land register previously went live on a county-by-county basis, replacing the General Register of Sasines, which was established in 1617, where sales were previously recorded).

Quality assurance

The data in the land register is comprehensive, capturing all changes of ownership, including cash sales i.e. sales without a mortgage. This data is then subject to quality assurance to ensure that only appropriate data is included in these statistics.

The main checks undertaken as part of this process are:

- Duplicate lines of data are identified and removed so that a single sale is not counted more than once
- Only true market residential sales are included – for example, sales of a share of a residential property, which may occur when one of the joint owners of a shared property buys out the share of the other owner, are excluded as they will not reflect the true market value and could therefore have an impact on the house price statistics outputs. There were an estimated 22,000 residential sales that were not market value in 2025-26, with a total value of approximately £3.9 billion. Non-residential sales where the sale price is a token amount or is a non-monetary amount are also not included. There were an estimated 6,449 non-residential sales that were not market value in 2025-26.
- All considerations under £20,000 and more than £750,000 are checked for accuracy

Further information about the quality processes in place for Registers of Scotland data is available [on our website](#) and in the [quality assurance of administrative data document](#), as published for the UK House Price Index.

Methodology

These statistics are not seasonally adjusted.

The median is used as the primary measure for the average house price in this report. The median is less influenced by extreme values than the arithmetic mean and therefore provides a better indication of the “typical” house price.

Price bands

Residential sales are divided into price bands by sale price, which incorporate the Land and Building Transaction Tax (LBTT) thresholds of £40,000, £145,000, £250,000, £325,000 and £750,000.

03 Background and Contact Information

Single residential dwellings

We aim to include only single residential dwellings in the residential property sales section of this report. Some property types that are excluded from the residential property sales, and instead included in the non-residential sales are:

- Farmhouses with farmland attached – these are designated as “agriculture” in the non-residential section
- Estates with multiple properties/outbuildings – these are designated as “commercial” and included in the non-residential section
- Residential properties with a non-residential use, e.g. properties open to the public – these are designated as “commercial” and included in the non-residential section

House type

The house type data is produced using a house price classification system developed by Registers of Scotland, which identifies properties as detached, semi-detached, terraced or flat. Our [house type methodology](#) means that it is not yet possible to allocate every property sale to a house type. Unallocated house type sales are labelled as ‘unassigned sales’. The number of unassigned sales decreases over time as applications are completed and more information becomes available, and therefore data for the latest financial year should be regarded as provisional.

Cities

Cities are derived using Scotland’s [Census Locality 2022](#) data produced by the National Records of Scotland (NRS). The NRS data identifies city boundaries, and property sales are categorized as being in a city using the title seed point (a point marker used to identify the position of the land register title, or property, on the Ordnance Survey base map). Figures quoted for specific cities do not match that of the local authority area that contains the city, even if it has the same, or a similar, name.

Urban Rural Classification

The Scottish Government [Urban Rural Classification 2022](#) was attached to all residential property sales from 2022-23 onwards using the 8-fold classification. Property sales are matched to an Urban Rural Classification using the title seed point (a point marker used to identify the position of the land register title, or property, on the Ordnance Survey base map). If a property does not have a seed point, then the postcode is used to assign an Urban Rural Classification using the postcode look-up.

A small number of residential property sales do not have an Urban Rural Classification due to having no seed point or the postcode not matching with the look-up tables. Postcode sector can also be used to assign an Urban Rural Classification but if there is no postcode available, the sales are excluded from the analysis.

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Data quality

House type review: Work is ongoing to review the sales with an unassigned house type and manually assign a house type. Data extracts from the Scottish Energy Performance Certificate (EPC) Register are used to support and validate this process where possible. This work has mainly focused on 2003-04 and 2004-05 so far. In addition, improvements have been made to our mapping processes and systems, further contributing to a reduction in unassigned sales. We will continue to work on reducing the number of unassigned sales.

Mortgage sales: The number of sales with mortgages can be influenced by changes in the terms of mortgage lending, relating to interest rates, loan to value (LTV) ratios and other variables, and by other changes in the behaviour of lenders. Information about mortgage market conditions can be accessed from the [Bank of England's](#) database and reports, as well as via the [Financial Conduct Authority's Lending Statistics](#).

Changes to Land and Building Transaction Tax (LBTT) and RoS fee changes: Changes to LBTT and the fees charged by RoS for services may impact figures for particular years, for example in 2021-22. In July 2020 the nil band of the Land and Building Transaction Tax (LBTT) was temporarily increased until 31 March 2021, and on 1 April 2021, changes to the fees charged for most registration services at Registers of Scotland were introduced. An increase in applications in the weeks leading up to 31 March 2021 may have been influenced by these events and may have impacted on the flow of applications to RoS in the early weeks of 2021-22.

Coronavirus: The data for 2019-20 and 2020-21 was affected by the coronavirus (COVID-19) pandemic. The introduction of government measures to reduce the spread of coronavirus meant that fewer transactions were received by Registers of Scotland than usual in March 2020 and in the first quarter of 2020-21. Caution should be applied when interpreting data for 2019-20 and 2020-21 and making comparisons with previous and following years.

End of Right-to-Buy: During the quality assurance process, we aim to exclude sales that are not at true market value. Council Right-to-Buy sales and shared ownership sales are difficult to identify however, but where identified, they are excluded as potential sales of less than market value. The Right-to-Buy scheme ended on 31 July 2016, so this does not affect transactions after this date.

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Revisions

The statistics included in this publication are revised in each annual publication. There are no scheduled revisions throughout the year. In each annual publication the full financial year time series is revised, although older years are likely to see smaller revisions.

Official Statistics publication for Scotland

This is an official statistics publication for Scotland. The statistics have been produced in line with the principles set out in the [Code of Practice for Statistics](#).

Feedback

We are always seeking feedback on our property data and statistics from users to help us improve our work. To provide feedback and suggestions on this report please email: statistics@ros.gov.uk.

Correspondence and enquiries

For enquiries about this publication please email the Registers of Scotland Statistics team at statistics@ros.gov.uk.

Registers of Scotland provides a wide range of land and property data services, including statistical reports and publications. [Further information about these services](#) is available on the Registers of Scotland website.

You can contact our Land & Property Data team for bespoke data requests on 0800 169 9391 or by email at data@ros.gov.uk.

Future publications

The next edition of this publication is planned for June 2027. It will include data up to 31 March 2027.

Related publications

These statistics may differ from other Registers of Scotland statistics as the data has been extracted from a live database at a different point in time.

[Monthly, quarterly and calendar year house price statistics](#) are also available as well as [further information about Register of Scotland data and statistics](#).

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