

An Official Statistics publication for Scotland

Property Market Report 2024-25

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

Welcome to the Registers of Scotland (RoS), Property Market Report for 2024 / 2025.

RoS is the original and trusted source for land and property information in Scotland. We have compiled this report using information collated as part of the statutory land registration process. This means that you will receive accurate and comprehensive data covering all types of property sales across the whole of Scotland. This includes actual sales prices, not just valuations, as well as information about the residential and non-residential markets.

We are proud to provide this information, as we know it is relied upon by communities and decision-makers across the country. It is just another way in which RoS underpins Scotland's billion-pound property market each year and helps to support our economy.

Our expert statisticians and data managers will continue to work hard to bring you the important insights you need. Drawing on over 20 years of data, we anticipate that this publication will be a useful resource to all its readers. Supporting our strategic objective to deliver more benefits to Scotland by providing innovative and accessible land and property data.



Jennifer Henderson

Keeper of the Registers of Scotland

Main Findings

Residential Market

Overview

- Comparing 2024-25 with 2023-24, residential sales prices increased by 3% from a median price of £185,000 to £190,000.
- The number of sales increased by 7% to 99,975 between 2023-24 and 2024-25.
- The total market value of residential sales was £22.7 billion in 2024-25, an increase of 10% when compared with 2023-24.
- Around two thirds of residential property sales in Scotland were below £250,000 in 2024-25.

House types

- In 2024-25, detached properties had the highest median price of all property types, £316,000, and flats the lowest, £135,000.
- Although flats had the highest volume of sales, over the past 10 years flats have shown the slowest growth in prices at 26%, compared with around 40-45% for other house types.

New builds in 2024-25

- There were 9,480 new build residential property sales in Scotland, 7% less than in 2024-25.
- 9% of residential property sales in Scotland were new builds in 2024-25.
- The value of the new build residential property market in Scotland was £3.2 billion.

Cities

- In 2024-25, the city market accounted for 31% of all residential property sales in Scotland.
- Edinburgh had the highest median price in 2024-25 at £270,000 and Aberdeen had the lowest at £130,000.

Urban Rural

- Accessible rural areas have the highest median price of all areas in 2024-25 at £270,000.
- The mix of residential property sales in rural areas is different to urban areas, with urban areas having a much larger proportion of flats, and rural areas more detached houses; this had an impact on the median prices since flats tend to be cheaper than detached houses.

Scottish Island Regions

- The median residential property price for the island regions as a whole was £180,000 in 2024-25.

Mortgage Market in 2024-25

- The volume of residential sales with a mortgage was 67,004, 67% of the residential market, with cash sales making up the remaining 33%, with 32,971 sales.
- The volume of all mortgage securities registered by RoS across all property types, including both mortgage sales and remortgage/additional borrowing, was 108,715, an increase of 10% when compared with 2023-24.

Non-residential Market in 2024-25

- There were 7,728 non-residential sales with a total market value of £3.7 billion.
- Commercial sales increased by 7% to 4,554.
- There were 803 commercial leases, an increase of 6% from 2023-24.

Things you need to know about this report

These statistics are compiled using data collected as part of the statutory land registration process. The data is extracted based on the date that the application for registration is received by Registers of Scotland (RoS), rather than on the date of entry contained within the application. This data 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.

Our data is subject to a quality assurance process, which aims to

- **exclude sales that are not market value sales**, for example transfers of ownership between family members and sales of a share of a property (e.g. one-half or one-third); council Right-to-Buy sales and shared ownership sales are difficult to identify but, where identified, they are excluded as a potential sale of less than market value.
- **include only single residential dwellings**; it will therefore exclude farmhouses with farmland attached (these are designated as “agriculture” and will be included in the non-residential section), estates with multiple properties / outbuildings and residential properties with a non-residential use, e.g. properties open to the public (these are designated as “commercial” and will be included in the non-residential section).

There were an estimated 26,000 transactions that were not market value residential sales in 2024-25, with a value in the region of £4.3 million (where a value was provided at the point of sale). The types of sales that are excluded are listed above, with over 20% of these related to the transfer of a share of a property.

In 2024-25, RoS has been working to reduce the volumes of unassigned house types in the Residential Market House Types section. While the number of unassigned sales decreases over time as applications are completed and more information becomes available, a number of sales remained unclassified through our GIS-based house type classification system. This work, along with improvements to our mapping processes and systems, has helped to reduce the total number of unassigned sales from 2003-04 to 2023-24 from 69,554, as reported in last year’s report, to 38,028.

Further information about this work has been added to the background section, and we will continue these improvements over the coming year with a view to further reducing unassigned sales on an ongoing basis

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

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 usedⁱ.

The data tables used in this report are available to download [here](#). Monthly, quarterly and calendar year statistics are also available and can be accessed [here](#).

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

ⁱ An overview of the methodologies and their key differences is provided [here](#).

01 Residential Market

This section gives an overview of residential property sales across Scotland, followed by analysis of house types, new build sales, urban rural sales and cities, reviewing changes in prices and volumes over time.

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

1.1 Overview of residential market and distribution of sales

The table and charts below summarise the changes in the number and value of sales over time.

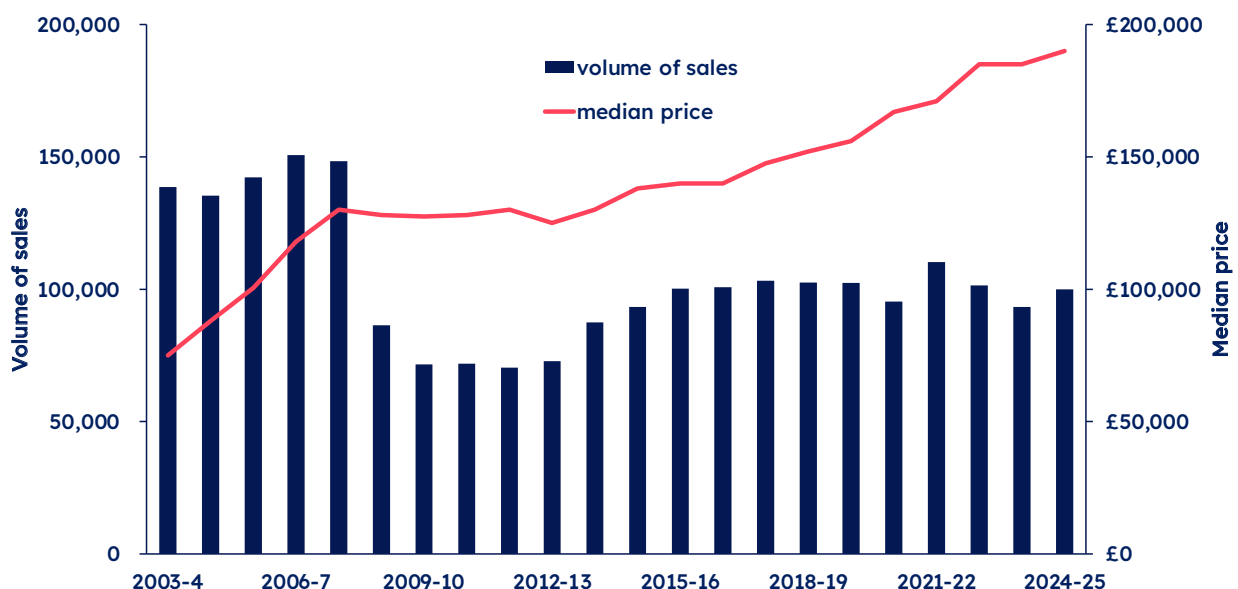
Figure 01: 2024-25 Residential market summary, [data tables](#) 1-3

Scotland	2024-25	1 year	% change 5 year	10 year
Volume of sales	99,975	7%	-2%	7%
Median price	£190,000	3%	22%	38%
Market value	£22.7 billion	10%	20%	45%

The volume of sales increased by 7% between 2023-24 and 2024-25 and the median price of a residential property increased from £185,000 to £190,000 during the same period.

The total market value of residential sales was £22.7 billion in 2024-25, and despite sustained increases in prices over the past 20 years, the market value has not eclipsed the peak of £23.2 billion in 2007-08.

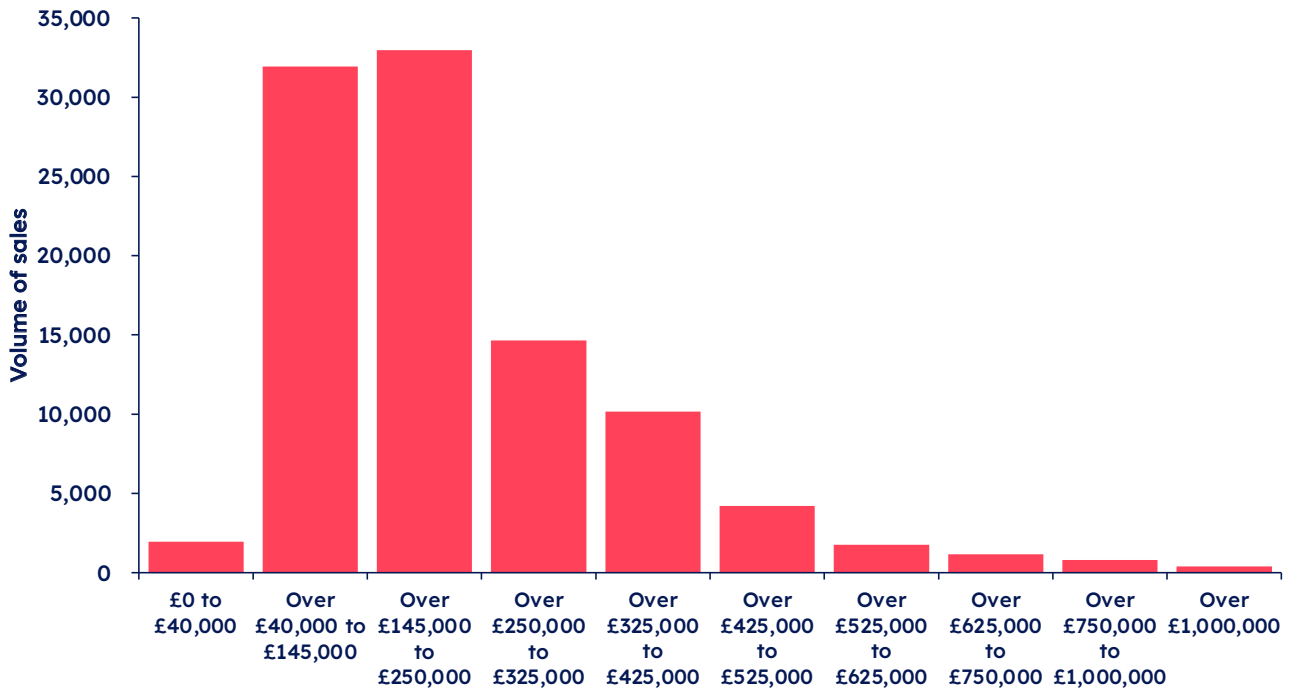
Figure 02: Residential sales by volume and median price from 2003-04 to 2024-25, data tables 1 & 2



01 Residential Market

Figure 03 shows residential sales in 2024-25 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 ([data tables 8 & 9](#)).

Figure 03: Volume of residential sales in Scotland by price band 2024-25, [data table 8](#)



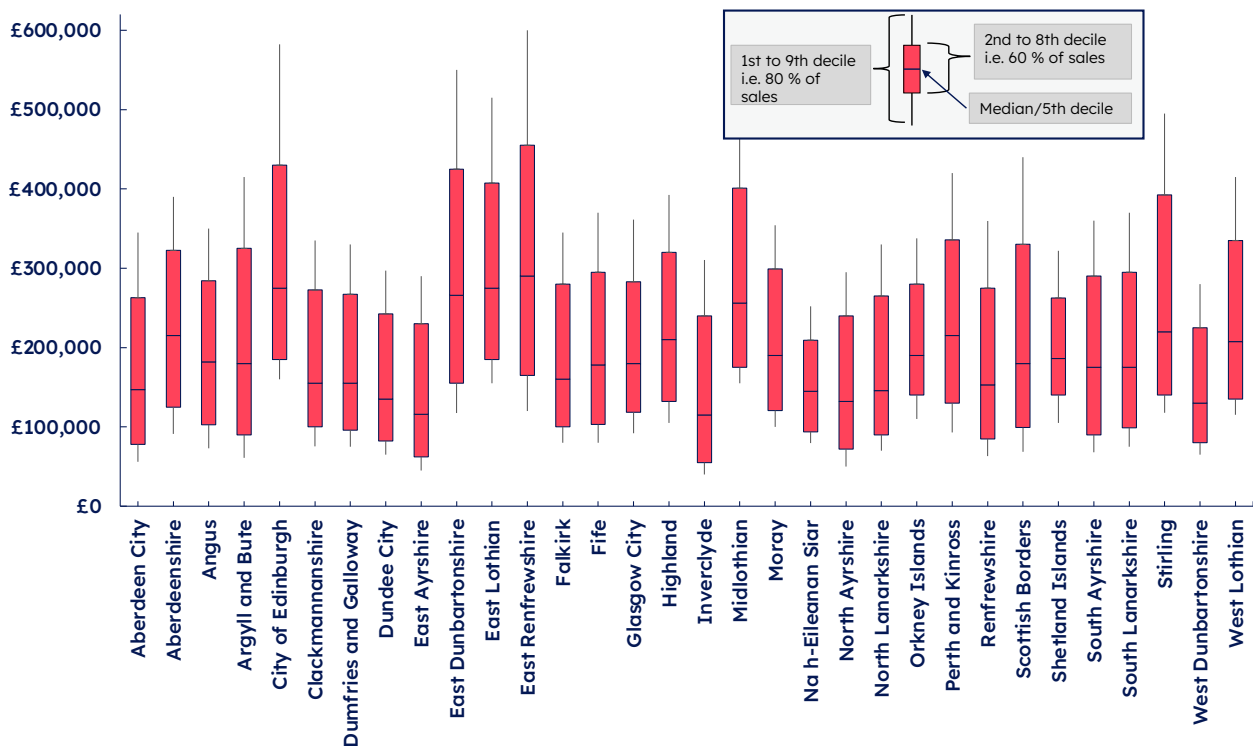
The chart shows that:

- around two thirds of residential property sales in Scotland were below £250,000 in 2024-25
- 29% of sales were between £250,000 and £525,000
- 4% of sales were over £525,000

01 Residential Market

Figure 04 illustrates the variation in the spread of house prices across local authorities in 2024-25. The rectangular box shows the price range that 60% of sales fall into, and the tails show the full price range excluding the top 10% and bottom 10% of sales.

Figure 04: Range of prices of residential property sales across local authorities in Scotland, 2024-25, [data table 5](#)



The chart shows that in 2024-25:

- East Renfrewshire had the highest median price of all local authorities, at £290,000.
- Inverclyde had the lowest median house price in 2024-25, at £115,000.
- East Renfrewshire had the widest range of prices with 60% of sales lying between £165,000 and £455,000.
- Na h-Eileanan Siar had the narrowest range of residential sale prices, with 60% of sales falling between £94,000 and £209,000.

01 Residential Market

City of Edinburgh and Glasgow City local authority areas had the largest sales volumes with 11,525 and 10,833 sales respectively, accounting for 22% of all residential sales.

Figure 05 below shows the five local authorities with the highest percentage price growth over the 5-year period since 2019-20 and Figure 06 shows the five local authorities with the lowest percentage growth.

Figure 05: The five local authorities showing the largest percentage increases or decreases in prices, [data table 2](#)

Local authority	2019-20	2024-25	5 year % change
South Ayrshire	£130,000	£175,000	35%
North Ayrshire	£100,000	£132,000	32%
West Lothian	£158,000	£208,000	31%
Midlothian	£196,000	£256,000	31%
West Dunbartonshire	£100,000	£130,000	30%

Figure 06: The five local authorities showing the smallest percentage increases in prices, [data table 2](#)

Local authority	2019-20	2024-25	5 year % change
Aberdeen City	£160,000	£147,000	-8%
Dundee City	£128,000	£135,000	6%
Aberdeenshire	£194,000	£215,000	11%
Inverclyde	£100,000	£115,000	15%
Angus	£156,000	£182,000	17%

Over the 5 years from 2019-20 to 2024-25, Aberdeen City was the only local authorities to show a drop in median price.

01 Residential Market

Figure 07 shows the 10 postcode districts with the highest number of residential property sales priced over £1 million. The top postcode districts are mostly in the City of Edinburgh.

Figure 07: Top 10 postal districts in Scotland by volume of residential properties sold for more than £1 million, 2024-25, [data table](#) 27

Postal district	Local authority	Volume
EH10	City of Edinburgh	43
EH4	City of Edinburgh	43
EH3	City of Edinburgh	37
EH12	City of Edinburgh	25
EH9	City of Edinburgh	24
KY16	Fife	13
EH13	City of Edinburgh	11
G61	East Dunbartonshire	11
EH39	East Lothian	11
EH1	City of Edinburgh	10

In 2024-25 there were 391 residential sales priced over £1 million across Scotland, down slightly on 2023-24 which had 403 sales. These sales have grown from less than 50 in 2003-04. Over half of all sales priced over £1 million are located in the City of Edinburgh, this has been consistent over the 20-year period.

Further information on high value sales can be found in [data tables](#) 25-27 and in the [Tableau charts](#).

01 Residential Market

1.2 House Types

Residential sales in Scotland are assigned to one of four house types, detached, semi-detached, terraced and flatted properties, through a GIS-based classification system developed by RoS¹.

Around 5% of sales (5,307) in the latest year cannot 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 and for this reason the figures for the latest financial year are provisional and caution should be applied when comparing these figures with earlier years. See background section for further information.

Figure 08: 2024-25 House Types, [data tables](#) 11-13

	Detached	Semi-detached	Terraced	Flat
Volume of sales	21,216	16,703	19,694	37,055
Market value (million)	£7,410	£3,735	£3,749	£6,260
Median price	£316,000	£200,000	£155,000	£135,000
Median % changes				
1 year	1%	3%	3%	4%
5 year	26%	24%	23%	17%
10 year	40%	45%	42%	26%

Although flats had the highest volume of sales, over the past 10 years flats have shown the slowest growth in prices at 26%, compared with around 40-45% for other house types.

Further information on house types and the spread of prices can be found in [data tables](#) 10 – 13 and in the [Tableau charts](#).

¹ Further details about the classification system used are available within our guidance notes (background and contact information section).

1.3 New Builds

The figures presented in this section relate to single residential properties sold out of a builder's development title. The figures are therefore likely to cover the majority of new build transactions undertaken but will exclude sales related to very small developments or single new build properties by private or small-scale builders.

Caution should be taken with direct comparisons of new builds 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. Data table 24 shows the difference in median price between new builds and existing dwelling based on the house type.

The figures referred to in this section can be found in the online [data tables](#), Tables 14-24

Figure 09: 2024-25 New Builds, [data tables](#) 14-17

New builds	2024-25	% of all residential sales	% change		
			1 year	5 year	10 year
Volume of sales	9,480	9%	-7%	-27%	-3%
Median price	£310,000	-	3%	31%	51%
Market value	£3.2 billion	14%	-4%	-6%	41%

Despite a 3% rise in prices, the total market value of new build sales declined by 4% between 2023-24 and 2024-25, falling to £3.2 billion. This drop was driven by a 7% decrease in the volume of sales.

Figure 10: 2024-25 comparison of median price of new build residential sales and all residential sales by house type.

	Detached	Semi-detached	Terraced	Flat	All house types
New build median	£360,000	£257,000	£255,000	£269,000	£310,000
All sales median	£316,000	£200,000	£155,000	£135,000	£190,000

Figure 10 shows that the median price for new build sales is significantly higher than for all sales, with £310,000 for new builds compared to £190,000 for all sales. New build prices are higher across all property types, however the following factors can be identified from the data that contribute to the scale of the overall difference in price:

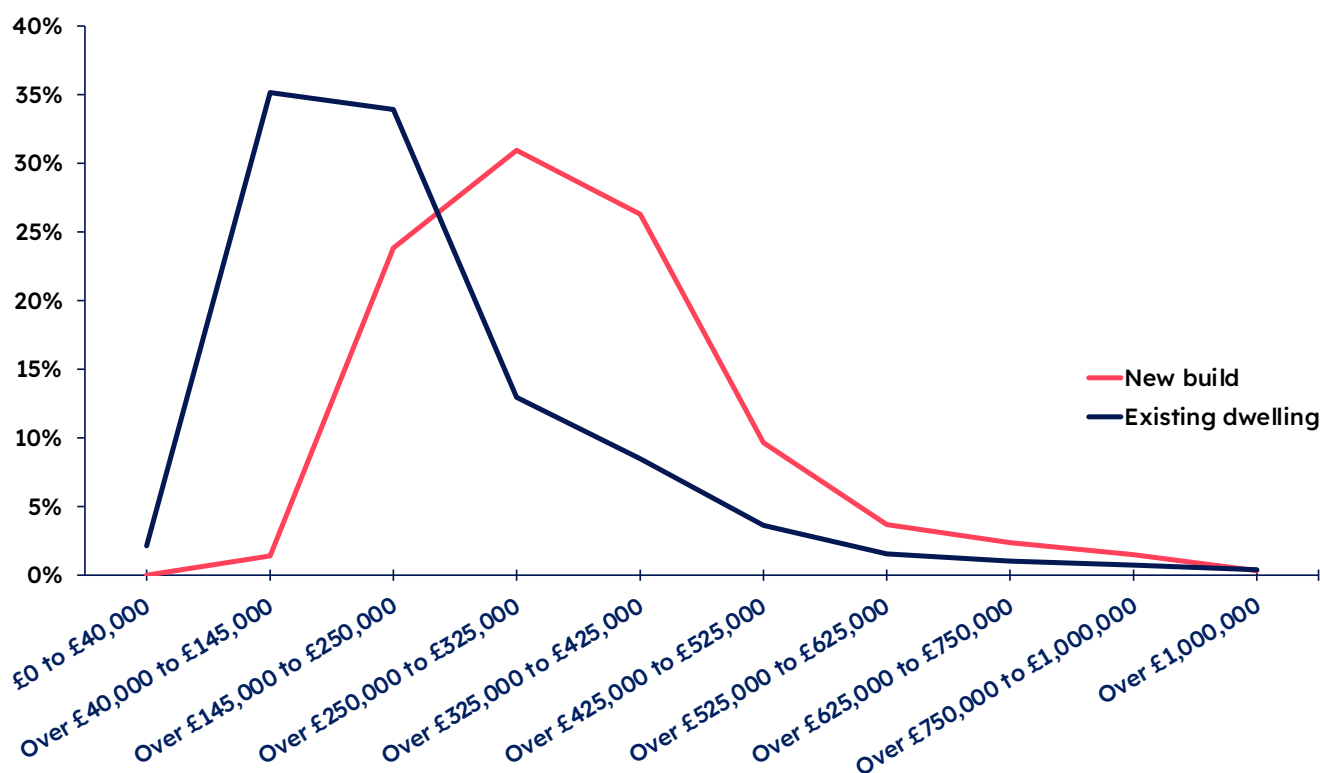
- Detached properties make up the majority of new build sales and detached properties tend to be more expensive than flats.
- Flats make up the majority of all sales and flats tend to be less expensive than other property types. In addition the median price for all flats is around half the value of the median for new build flats.

For more information on the volumes of new build sales see data tables 14 and 16.

01 Residential Market

Figure 11 compares the distribution of prices of new build sales with existing dwellings in 2024-25 by showing the percentage of sales by price bands.

Figure 11: Price bands for new build and existing dwellings 2024-25, [data tables](#) 19-20



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. Further information on new build sales and Local Authority level data is available in the [data tables](#) and [Tableau charts](#).

01 Residential Market

1.4 Cities

This section looks at Scotland's eight cities which are defined using locality information from National Records of Scotland². In 2024-25, the city market accounted for 31% of all residential property sales in Scotland.

Figure 12: 2024-25 City residential, [data tables](#) 28-30

City name	Median price 2024-25	% change		
		1 year	5 year	10 year
Aberdeen	£130,000	1%	-13%	-27%
Dundee	£134,000	2%	10%	22%
Dunfermline	£186,000	1%	24%	41%
Edinburgh	£270,000	0%	19%	46%
Glasgow	£178,000	2%	27%	62%
Inverness	£210,000	8%	21%	40%
Perth	£160,000	0%	10%	26%
Stirling	£185,000	6%	36%	37%
Rest of Scotland	£187,000	4%	25%	40%
Scotland	£190,000	3%	22%	38%

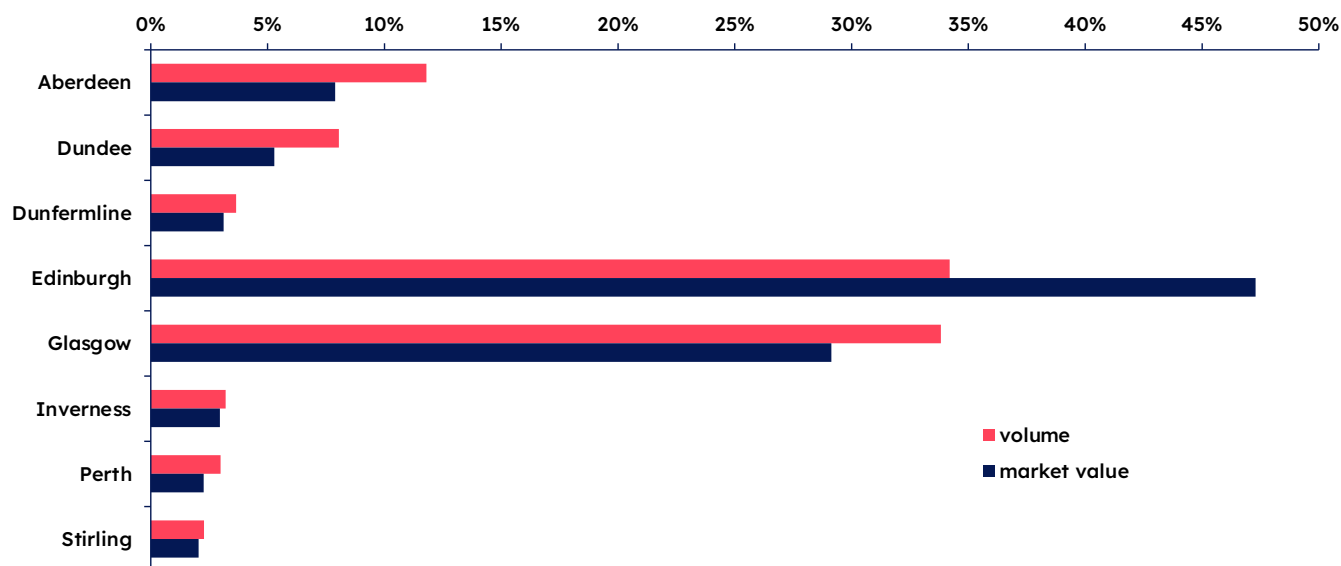
Comparing 2024-25 with 2023-24, Inverness showed the highest growth in median prices with 8% growth to £210,000.

Over the past 5 years, prices have grown in every city apart from Aberdeen which showed a 13% drop in price to £130,000 in 2024-25.

01 Residential Market

Figure 13 below shows a comparison between the volume of sales in each Scottish city and the total market value of these sales.

Figure 13: Percentage of city residential property sales transactions & market value, 2024-25
[data tables](#) 28 & 30



The chart highlights that Edinburgh and Glasgow had a similar share of sales in terms of volumes in 2024-25, Edinburgh had a significantly larger share in terms of market value.

Although Aberdeen had the lowest median price of all Scotland's cities at £130,000, the total market value of its residential sales remained the third highest in Scotland after Edinburgh and Glasgow in 2024-25.

Residential sales in Edinburgh represented 47% of the residential market value of all cities and 16% of the whole of Scotland in 2024-25.

01 Residential Market

1.5 Urban Rural

The Scottish Government urban rural classification 2022³ was attached to residential property sales. Please see background section for more information.

For context, in terms of land area, urban areas account for 2.2% of Scotland and rural areas account for 97.8%. In terms of population, urban areas account for 83% and rural areas account for 17%.

Figure 14: 2024-25 Urban rural, [data tables](#) 34-42

8 fold Urban rural classification	Volume of sales	Volume % of total	Median price 2024-25	Annual change in median price
Large Urban Areas	40,855	41%	£193,000	3%
Other Urban Areas	29,367	30%	£164,000	6%
Accessible Small Towns	9,226	9%	£185,000	0%
Remote Small Towns	453	0.5%	£129,000	-1%
Very Remote Small Towns	1,306	1%	£135,000	0%
Accessible Rural Areas	13,877	14%	£270,000	4%
Remote Rural Areas	1,873	2%	£230,000	2%
Very Remote Rural Areas	2,287	2%	£195,000	1%

Accessible rural areas had the highest median price of all areas in 2024-25 at £270,000.

Remote small towns had the lowest median price in 2024-25 at £129,000 and was the only area to show a drop in median price since 2023-24.

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

Figures 15 and 16 below 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.

01 Residential Market

Figure 15: Percentage of sales by house type and urban rural classification, [data table 41](#)

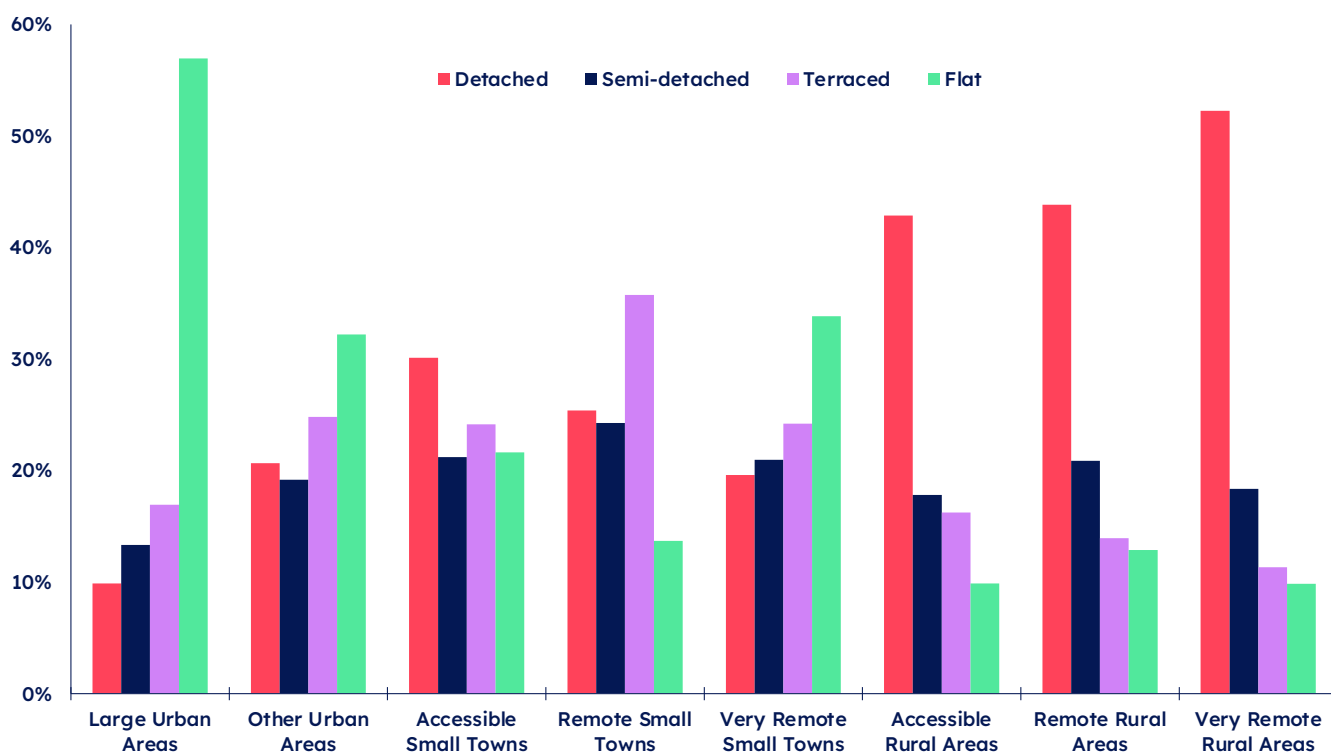
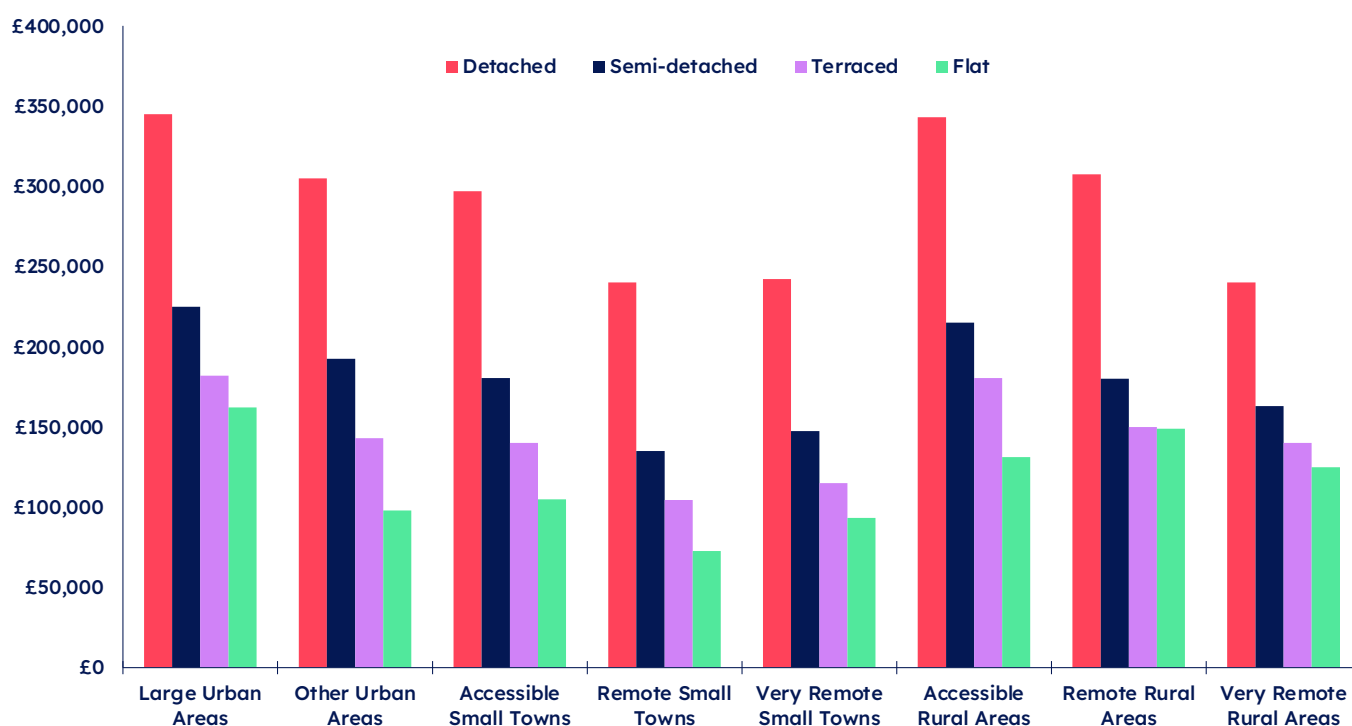


Figure 15 shows that sales in urban areas (in particular large urban areas), including small towns, had a larger proportion of sales of flats than in rural areas, while sales in rural areas had a significantly higher proportion of detached houses. This had an impact on urban and rural median prices as detached houses are generally more expensive than flats, pushing the median up for rural areas and down for urban areas. Although the overall median for accessible rural areas was significantly higher than for large urban areas (Figure 14 above), the median price for each property type in accessible rural areas was lower than in large urban areas (Figure 16 below)

Figure 16: Median price by house type and urban rural classification, [data table 42](#)



1.6 Scottish Island Regions

This section looks at the house prices in the Scottish Island Regions, using Scottish Government's recently developed [Scottish Island Regions](#) geography for grouping Scotland's islands into nine different island regions.

Figure 17: 2024-25 Scottish Islands, [data tables](#) 31-33

Scottish Island Region	Volume of sales	Median price 2024-25
Argyll Islands	127	£233,000
Arran, Bute and the Cumbraes	339	£148,000
Highland Islands	162	£240,000
Lewis and Harris, Great Bernera and Scalpay	264	£145,000
Orkney - Mainland and connected	290	£200,000
Orkney - Outer islands	43	£140,000
Shetland - Mainland and connected	217	£191,000
Shetland - Outer islands	34	£138,000
The Uists and Barra islands	52	£141,000
Island total	1,528	£180,000
Scotland mainland	98,447	£191,000
Scotland	99,975	£190,000

The median residential property price for the island regions as a whole was £180,000 in 2024-25. This was lower than the median for mainland Scotland, which was £191,000 in 2024-25.

There were significant differences in prices between the different island regions, ranging from a median of £138,000 in Shetland Outer Islands to £240,000 for Highland Islands.

More detail on island residential sales can be found in [data tables](#) 31-33. 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.

02 Mortgage Market and Cash Sales

This section looks at the volume of residential sales with a mortgage and the volume of residential sales which were cash sales.

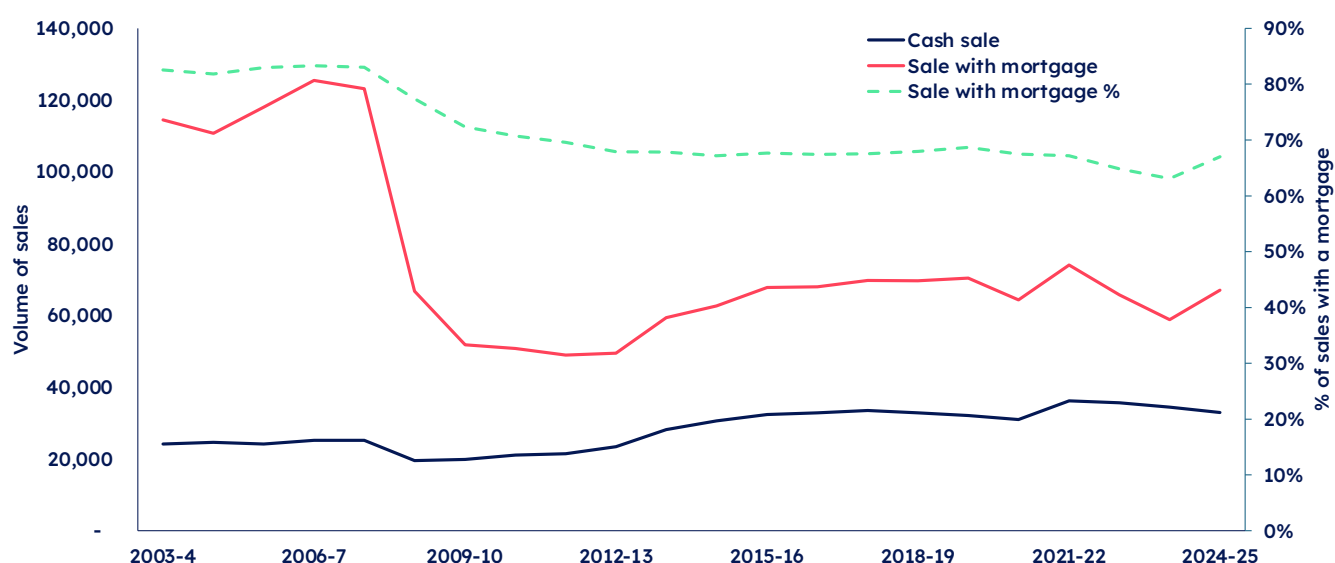
Figure 18: 2024-25 Mortgage Market summary, [data tables](#) 43-53

	Cash sale	Sale with mortgage	Cash sale % of Scotland total
Volume of sales	32,971	67,004	33%
Median price	£180,000	£195,000	-
Market value (million)	£7,336	£15,388	32%

The majority of residential sales are with a mortgage, 67% overall.

Figure 19 shows the percentage of cash and mortgage residential property sales for Scotland between 2003-04 and 2024-25.

Figure 19: Number of residential sales by funding status, and percentage of total sales funded with a mortgage, [data table](#) 46

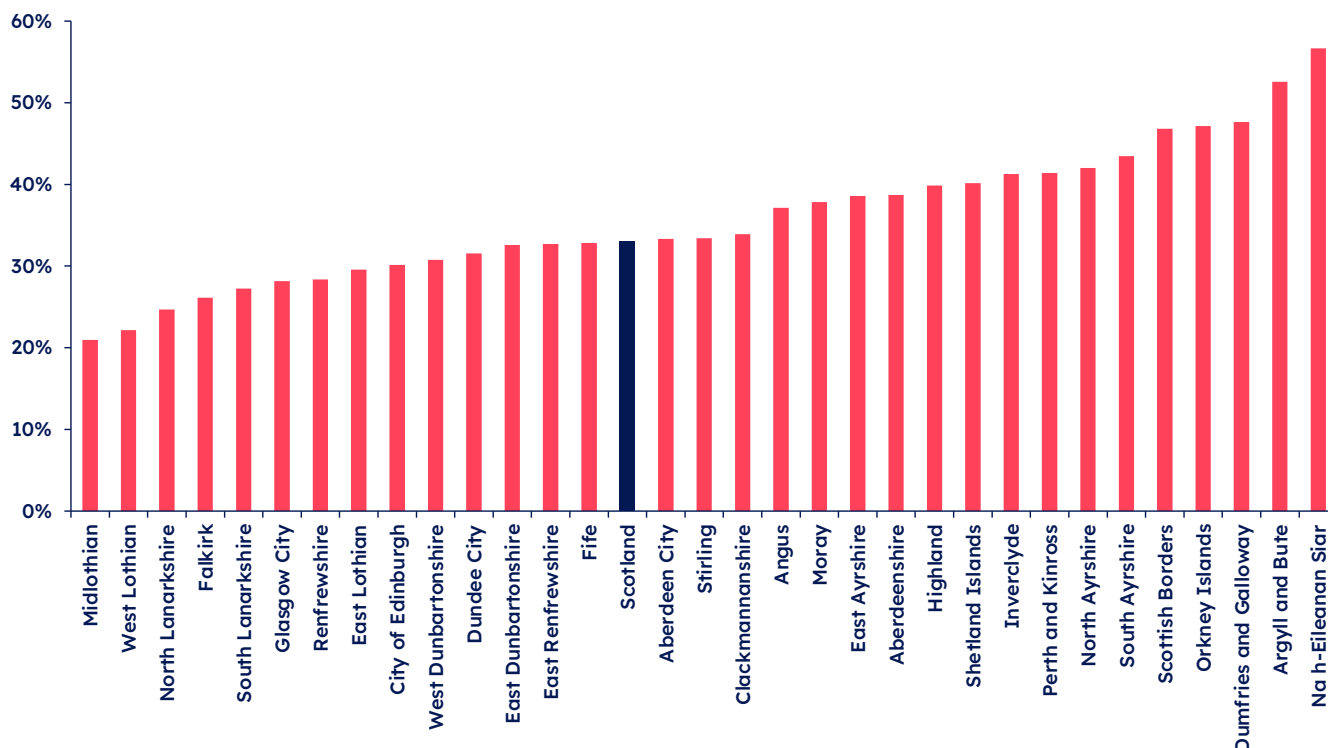


The volume of residential sales with a mortgage decreased sharply in the years following the 2008 financial crisis.. Since then, sales with a mortgage have gradually increased over time until the most recent 5 years where numbers have been slightly more volatile following the impact of the Covid-19 pandemic.

02 Mortgage Market and Cash Sales

Figure 20 below shows cash sales as a percentage of residential property sales by local authority in 2024-25. 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 20: Cash residential property sales as a percentage of residential property sales by local authority, 2024-25, [data table 46](#)



In 2024-25:

- Na h-Eileanan Siar saw the highest proportion of cash sales of all local authority areas at 57%.
 - Midlothian saw the lowest proportion of cash sales of all local authority areas, at 21% of residential sales.

02 Mortgage Market and Cash Sales

Figure 21: Volume of residential cash and mortgage sales by price band, Scotland 2024-25, [data table 49](#)

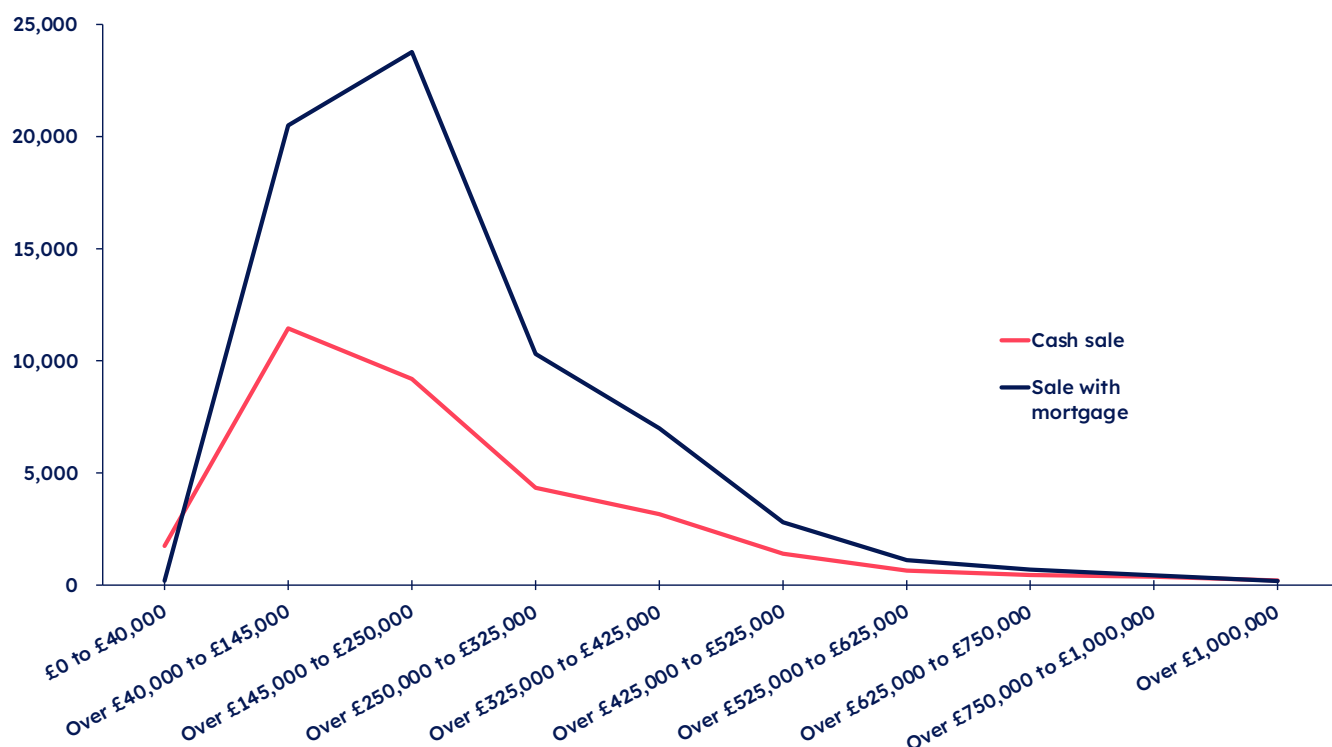


Figure 21 above shows that the peak of cash sales falls within a lower price band than the peak of sales with a mortgage. However, there were more cash sales with a price of over £1 million (208 sales) than sales with a mortgage (183 sales).

Remortgage/additional borrowing

Figure 22 below summarises changes in volumes of property related securities in Scotland by type of borrowing.

Figure 22: 2024-25 Remortgage/additional borrowing summary, [data table 53](#)

Volume of securities	% change			
	2024-25	1 year	5 year	10 year
Remortgage/ additional borrowing	32,047	2%	-36%	-13%
Total mortgage securities	108,715	10%	-18%	5%

During the last year, both the volumes of the remortgage/additional borrowing market and the total securities for all property types, including both mortgage sales and additional borrowing, increased.

Mortgage market conditions

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](#).

03 Non-Residential Market

Our non-residential overview covers commercial sales, commercial leases, and sales of titles that are classified as forestry, agriculture, and land.⁴

RoS has collected relevant data on land classes covering forestry and agriculture since December 2014. Prior to that, non-residential sales were only classified as commercial or land, so sales of forestry or agriculture will previously have been included within either of these classifications.

Figure 23: 2024-25 Non-Residential Market summary, [data tables](#) 54-64

	Commercial	Forestry	Agriculture	Land	Total
Volume of sales	4,554	109	599	2,466	7,728
Market value (£ million)	3,015	63	273	326	3,677
Market value as % of non-residential total	82%	2%	7%	9%	100%

The total market value of all types of non-residential sales in 2024-25 was £3.7 billion and the total volume of all sales with a value was 7,728. There were an additional 6,522 sales (1,898 commercial, 179 forestry, 1,284 agriculture and 3,161 land) that did not have a market value and so have not been included in this analysis.

⁴ The majority of land classifications will be provided by conveyancing solicitors on RoS registration forms and can be defined as follows:

Land: areas of ground, undeveloped, commonly under two hectares

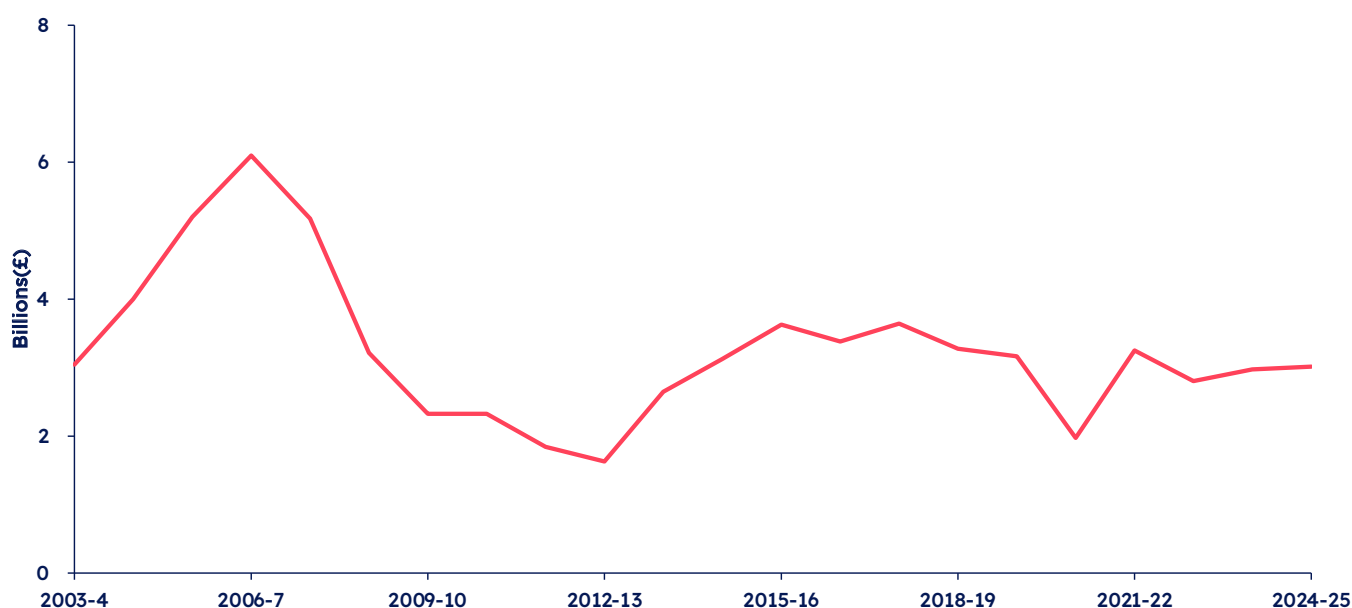
Agriculture: areas of ground over two hectares, titles with “farm” in the description

Forestry: as areas of woodland or forestry, undeveloped

03 Non-Residential Market

3.1 Commercial market

Figure 24: Commercial market value, [data table](#) 55



The volume of commercial sales increased by 7% from 4,240 sales to 4,554 sales between 2023-24 and 2024-25 and the overall market value of these sales increased by 1%.

City commercial sales

In 2024-25:

- there were 1,358 city commercial sales, an increase of 4% since 2023-24.
- the market value of city commercial sales was £1,449 million, a decrease of 18% since 2023-24.
- Edinburgh and Glasgow, Scotland's two largest cities, between them made up 19% of Scotland's total commercial sales in terms of volumes and 39% in terms of market value.

Commercial leases

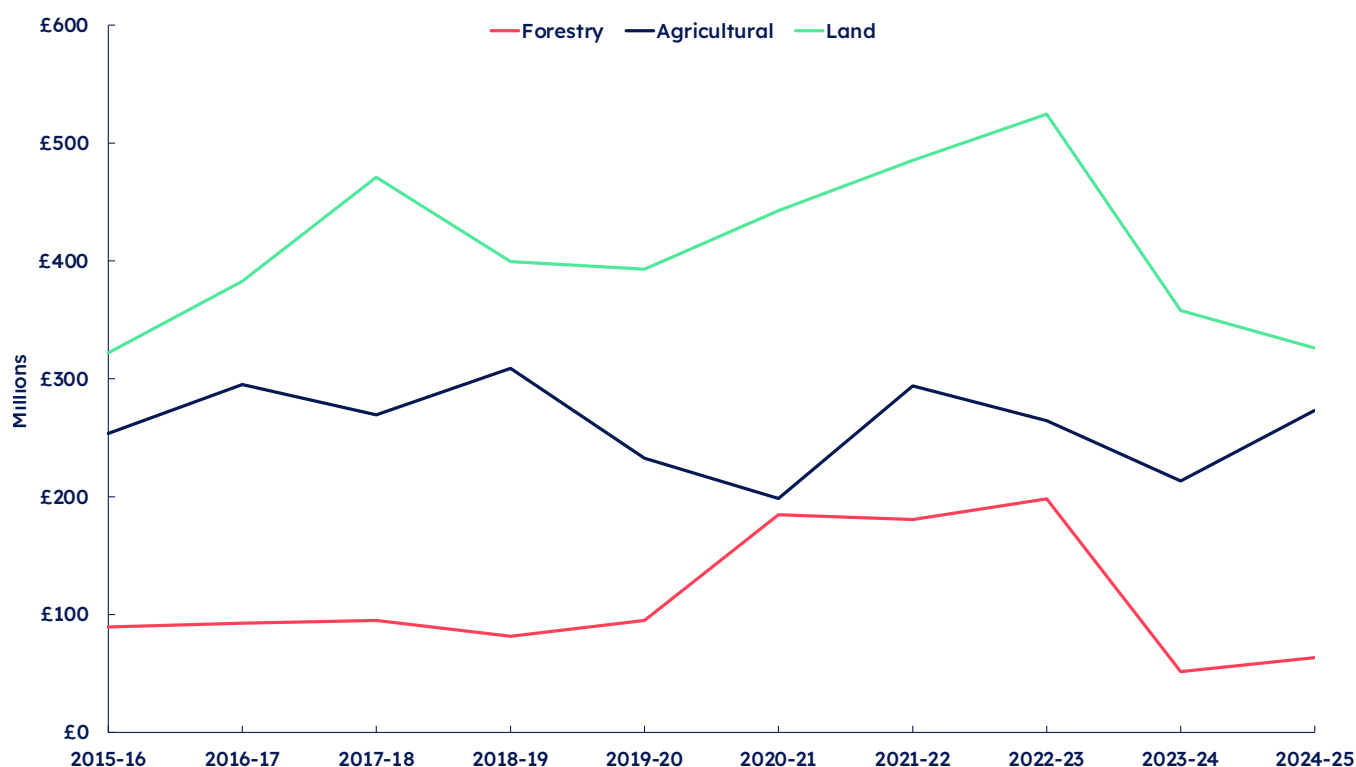
Between 2023-24 and 2024-25, the total number of commercial leases and assignments increased by 11% from 1,085 to 1,207, comprised of 803 leases and 404 assignments. This is down 30% from the highest point in 2007-08 of 1,722 commercial leases and assignments.

03 Non-Residential Market

3.2 Forestry, agriculture and land

The following chart shows trends in the market value of sales in the forestry, agriculture and land sectors of the property market over a nine year period from 2015-16 to 2024-25.

Figure 25: Forestry, agriculture and land market value of sales, 2015-16 to 2024-25, see [data tables 60, 62 & 64](#)



Forestry

- The number of Forestry sales decreased from 134 to 109 between 2019-22 and 2024-2025 across Scotland.
- The value of sales dropped by 33% during the same period from £95.1 million to £63.4 million.

Agriculture

- In the last 5 years, the volume of sales in Agriculture in Scotland has increased by 19%, from 502 to 599 sales.
- The value of sales increased by 18% from £233 million to £273 million between 2019-20 and 2024-25.

Land

- Over the last 5 years the volume of Land sales across Scotland has decreased by 8% from 2,668 to 2,466 sales.
- The value of sales has decreased by 17% from £393 million to £326 million over the same period.

04 Background and Contact Information

Registers of Scotland (RoS) records and safeguards information on all property sales through our land register, making us the sole authority for complete property data in Scotland.

Official Statistics publication for Scotland

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

For further information please contact us at statistics@ros.gov.uk

Authors: Ailsa Robertson, Anne MacDonald, Euan Nelson, Garreth Jones, Leeanne Welsh, Robyn Logue, Sandra Smith, and the rest of the Land and Property Data Team at RoS.

Reporting period

The reporting period is 1 April 2003 to 31 March 2025. RoS has been producing property statistics for Scotland since April 2003, following the transfer of all Scottish registration counties to the Land Register of Scotland from the historic, deeds-based General Register of Sasines, which was established in 1617.

Registers of Scotland data

The statistics in this report are based on data derived from applications for registration received by RoS. Registrations normally take place within a few weeks from the date of the completion of the sale. The data is extracted based on the date of registration, i.e. the date that the application for registration is received by RoS, rather than on the date of entry contained within the application. The base data is comprehensive, capturing all changes of ownership, including cash sales i.e. without a mortgage. This base data is then subject to quality assurance to ensure that only appropriate data is included in the statistics. Further information about the quality processes in place for RoS data is available in the [quality assurance of administrative data document](#), as published for the UK House Price Index.

Coronavirus (COVID-19) and other events that may affect comparisons

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 RoS 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.

Other events impacted on the flow of transactions to RoS during 2021-22 which may affect comparisons with data from other years. Firstly, the temporary increase of the nil band of the Land and Building Transaction Tax (LBTT) introduced in July 2020 came to an end on 31 March 2021. Secondly, on 1 April 2021, changes to the fees charged for most registration services at Registers of Scotland were introduced. A peak of 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.

04 Background and Contact Information

Residential property sales

From the 2024 Property Market Report onwards medians have been used as the primary measure for average house price instead of arithmetic mean. The arithmetic mean calculation is sensitive to outliers therefore the small number of sales with a very high price tend to make the average higher than what might be thought of as a "typical" house price. The median on the other hand is more stable, in the sense that it is less influenced by outliers. The median house price provides a better indication of the "typical" house price as it divides sales into two equal groups, half with a house price above the median, and half with a price below the median. The median can easily be extended to deciles and quartiles to enable analysis of the spread of prices across the years.

The dataset aims to exclude "non-true" sales, for example transfers of ownership between family members and sales of a share of a property (e.g. one-half or one-third). Council Right-to-Buy sales and shared ownership sales are difficult to identify but, where identified, they are excluded as a potential sale of less than market value. However, the majority are likely to be included. As the Right-to-Buy scheme has now ended, this will not affect ongoing transactions. Sales by mortgage companies exercising their power of sale are also difficult to identify but are included unless the sale price is significantly lower than the current value provided for the property.

Although the residential property statistics include general data on house types, they are not seasonally adjusted or mix adjusted. The house type data is produced using a house price classification system developed by RoS, 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, which are labelled as 'unassigned sales'. For the latest statistics, a substantial number of sales cannot be assigned to a house type. A provisional label is, therefore, applied to the latest two financial years.

The provisional label is used to caution users when using the latest house type statistics given the number of sales that remain unassigned.

Unassigned sales account for:

- 5% of sales in 2024-25
- 3% in 2023-24
- less than 3% for earlier years

In 2024-25, RoS has been working to reduce the volumes of unassigned house types in the Residential Market House Types section. While the number of unassigned sales decreases over time as applications are completed and more information becomes available, there were a number of unassigned sales historically that were not being classified through our GIS-based house type classification system. In most cases, this was due to the title seed point (a point marker used to identify the position of a Land Register title on the Ordnance Survey base map) being in the wrong position. However, our review has also identified a very small number of titles which were incorrectly classified as residential sales, which is reflected in the overall totals in this year's report.

The review, concentrating on 2003-04 and 2004-05 in the first instance, has manually assigned a house type to titles. We used data extracts from the Scottish Energy Performance Certificate (EPC) Register to support and validate this process where possible. Any market value sale affecting these titles across the full period of available data has subsequently been updated to allocate the sale to the appropriate house type. In addition to the review, improvements have been made to our mapping processes and systems, further contributing to a reduction of unassigned sales. Overall, this work has helped to reduce unassigned sales from 2003-04 to 2023-24 from 69,554, as reported in last year's report, to 38,028.

We will continue to work on these improvements over the coming year with a view to further reducing unassigned sales on an ongoing basis.

Full information on the methodology used to compile these statistics can be found on our [website](#).

04 Background and Contact Information

Price bands and over £1 million residential property sales

Residential sales have divided into price bands by sale price, which incorporate the LBTT thresholds of £40,000, £145,000, £250,000, £325,000 and £750,000. Sales with a price over £750,000 have also been further divided into £750,000 - £1 million and over £1 million.

In relation to residential property sales with a price of over £1 million, our quality assurance process aims to include only single, high value residential dwellings. It will therefore exclude farmhouses with farmland attached (these are designated as “agriculture” and will be included in the non-residential section), estates with multiple properties / outbuildings and residential properties with a non-residential use, e.g. properties open to the public (these are designated as “commercial” and will be included in the non-residential section).

Non-residential property sales and commercial leases

Non-residential property sales comprise all property sales classified as ‘commercial’, ‘forestry’, ‘agriculture’ or ‘land’ when registered with RoS. RoS has collected relevant data on land classes covering forestry and agriculture since December 2014. Prior to that non-residential sales were only classified as commercial or land, so sales of forestry or agriculture will have been included within either of these classifications. Only non-residential sales with a price paid have been included in the analysis. Non-residential sales where the sale price is a token amount or is a non-monetary amount, such as the implementation of a separate agreement, are not included in the overall volumes because their inclusion would increase volumes without increasing the overall value of the non-residential market. A separate indicator of the volumes has been added to the report and [data tables](#).

There is also an additional classification of ‘other’, covering ad hoc sales such as garages and sub-stations, which has not been included in this report. Commercial leases comprise only those capable of being registered in the land register (with a term, or potential term, in excess of 20 years).

Cities

Cities are defined using locality data produced by the [National Records of Scotland \(NRS\)](#) and not a local authority area with the same or similar name. The NRS data identifies the built-up area of a town or city. Figures quoted for specific cities will therefore not match that of the associated local authority.

Urban Rural Classification

The Scottish Government urban rural classification 2022 was attached to all residential property sales from 2012-23 onwards using the 8-fold classification. The urban rural classification given to each title was calculated by overlaying the title seed point (a point marker used to identify the position of a Land Register title on the Ordnance Survey base map) with the [Scottish Government’s urban rural classification 2022](#).

04 Background and Contact Information

Each identifiable seed point is classified with the values of the 8-fold classification extracted from the underlying urban rural classification polygon. The small number of residential property sales that cannot be classified to an urban rural classification due to having no seed point or postcode contained in the urban rural look-up tables have been classified to an urban rural classification using the postcode sector.

While the Scotland level urban rural analysis in this report is based on financial year, the Local Authority urban rural analysis uses two financial years of residential sales combined to reduce volatility in the series.

Further information on the Scottish Government's urban rural classification is available [here](#).

Land Register completion

Further information about our progress to move land and properties from the deeds-based General Register of Sasines to the map-based Land Register can be found [here](#).

Revisions

The statistics included in this publication are revised annually when the full financial year time series is revised. These statistics could differ from other RoS statistics as they have been extracted from a live database at a different point in time and are not subject to scheduled revisions throughout the year. The data in this publication, therefore, may not always be the most up-to-date.

Feedback

We are 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 RoS provides a wide range of land and property data services, including statistical reports and publications. Further information about these services is available [here](#).

Sources

Unless stated otherwise, all statistics are based on RoS data.

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