

Residential property market

The average price of a residential property in Scotland in 2021-22 was £201,744, the highest average price across all the years between 2003-04 and 2021-22.

The total number of residential property sales registered with RoS was 110,248.

Volume of residential property sales and average price of residential property sales, Scotland, 2021-22 financial year data

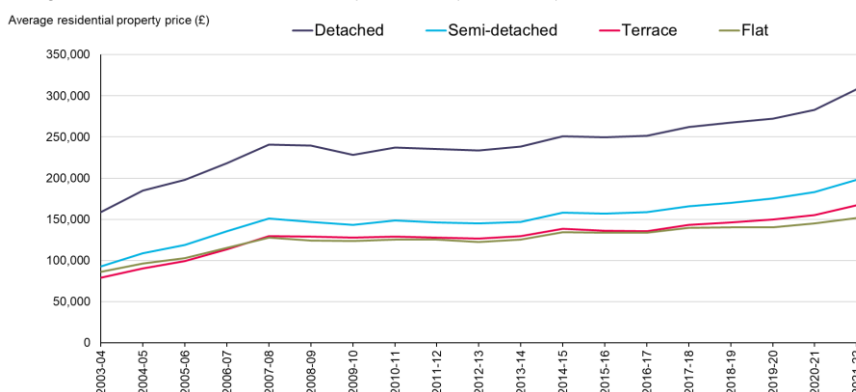


Residential property market by house type

Detached properties had the highest average price (£307,758) in 2021-22 and the largest share of the residential sales market at £5.2 billion.

Flatted properties had the lowest average price (£151,454) and the second largest share of the residential sales market at £5.0 billion.

Average price of residential property sales, by house type, Scotland, 2021-22 financial year data



New build residential property market

In 2021-22 the volume of new build residential property sales was 11,586 in Scotland.

The average price for a new build residential property in Scotland in 2021-22 was £285,187.

Volume of new build residential property sales and average price new build of residential property sales, Scotland, 2021-22 financial year data



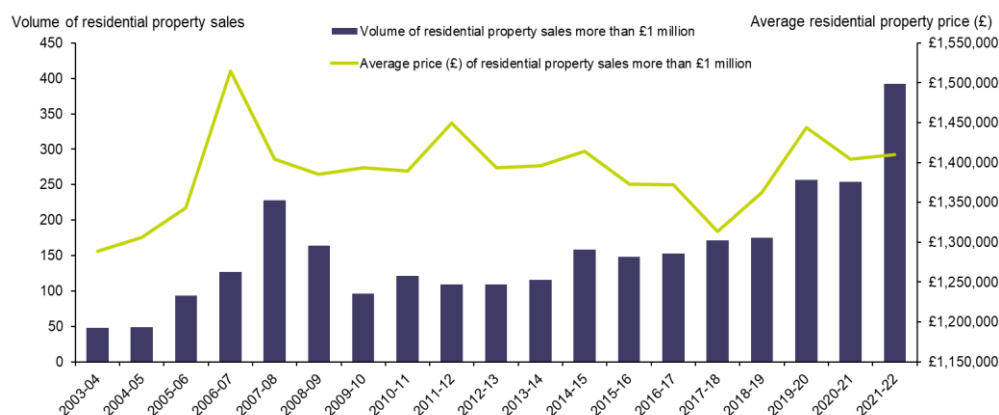
High value residential market

There were 392 high value sales in 2021-22. High value residential property sales in 2020-21 accounted for 0.4% of all residential property sales in Scotland.

The average price of a property sold for over £1 million in 2020-21 was £1.4 million.

The market value in 2021-22, £552.8 million, was a new high and an increase of 55% on 2020-21.

Volume of high value property sales and average price of high value residential property sales, Scotland, 2021-22 financial year data



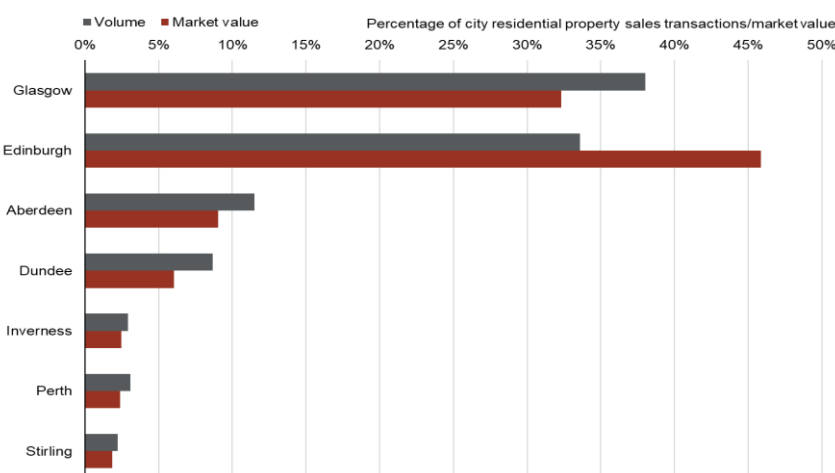
City residential market

In Scotland, 28% of all residential properties sold in 2021-22 were located within one of Scotland's seven cities.

The average price paid for a residential property in one of Scotland's cities in 2021-22 was £212,152.

The market value for residential sales in all seven cities for 2021-22 was £6.5 billion.

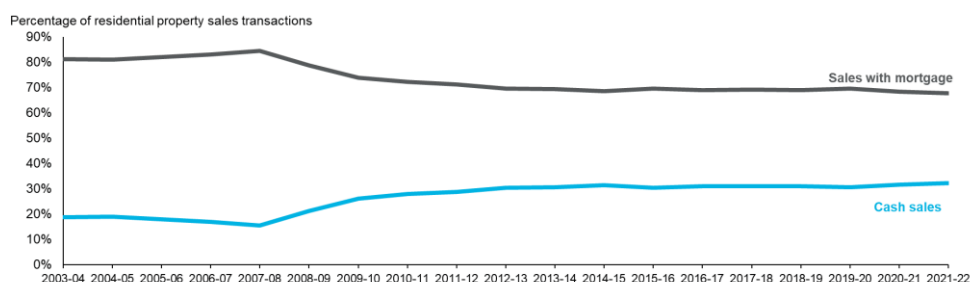
Percentage of city residential property sales transaction and market value, 2021-22



Mortgage market

In 2021-22, 74,631 residential sales were registered with a mortgage, 68% of the residential market and 35,617 cash sales were registered, 32% of the residential market.

Percentage of residential property sales transactions by funding status, Scotland, 2003-04 to 2020-21, financial year data



Non-residential market

Non-residential sales had a total market value of £4.3 billion in 2021-22. Of this total, 77% were commercial sales, 12% related to sales of land, 7% were agricultural sales and 4% were forestry sales.

There were 1,197 city commercial sales. Edinburgh and Glasgow, Scotland's two largest cities, between them made up 83% of the total commercial city market value.

Summary of non-residential sales, Scotland, 2021-22 financial year data

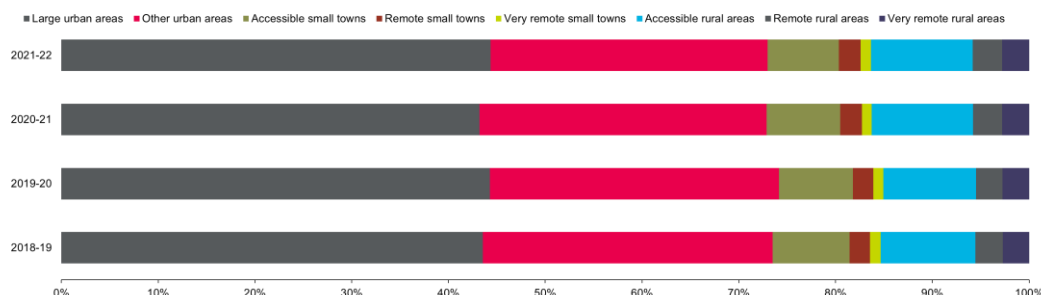
	Volume of sales	Market value (£ million)	Market value as % of non-residential total
Forestry	200	£180,538,737	4.2%
Agriculture	544	£300,723,326	7.0%
Land	3,378	£491,867,234	11.5%
Total: Forestry, agriculture, land	4,112	£973,129,297	22.8%
Commercial	4,377	£1,995,355,712	77.2%
Non-residential total	8,499	£4,273,484,033	-

Residential property market by urban rural classification

In 2020-21, 84% of residential property sales in Scotland were in urban areas and 16% in rural areas.

The average price of a residential property in urban areas of Scotland in 2021-22 was £176,172 compared with £228,899 in rural areas.

Volume of residential property sales by 2016 8 fold urban rural classification, Scotland, 2021-22 financial year data



Average price of residential property sales by 2016 8 fold urban rural classification, Scotland, 2021-22 financial year data

