

An Official Statistics Publication for Scotland

Calendar Year Residential Market Review 2018

A review of the Scottish
residential property market



Calendar Year Residential Market Review 2018

5 March 2019

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Introduction

The 2018 calendar year saw an increase in the market value of residential property sales in Scotland compared with the previous year. This was due to an increase in the average price of residential properties, despite a fall in the volume of sales.

This report provides a summary of residential property transactions in Scotland in 2018, including average prices, volume of sales and market value. These statistics are also shown by local authority, house type and other variables¹.

Key points

([Table 1](#))

Between 2017 and 2018:

- **The average price of a residential property sale in Scotland increased by 3.7%, from £172,796 to £179,121²;**
- **The volume of residential sales in Scotland decreased from 103,350 to 100,998, a fall of 2,352 sales or 2.3%; and**
- **The value of the residential property market in Scotland increased by 1.3% to £18.1 billion.**

Table 1: Average price, volume of sales and market value of residential property, Scotland, 2017 and 2018

	2017	2018	<i>% change 2017 to 2018</i>
Average price (£)	172,796	179,121	3.7
Volume of sales	103,350	100,998	-2.3
Market value (£ billion)	17.9	18.1	1.3

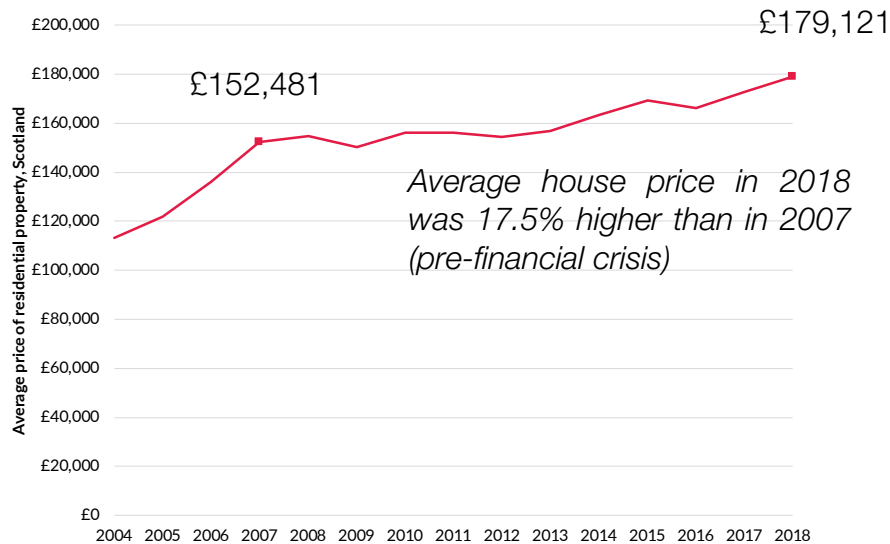
1. These figures are based on the methodology used in Registers of Scotland's quarterly house price statistics time series. More information on the methodology used in these statistics is in our [guidance notes](#). All data was extracted as at 22 January 2019, unless otherwise stated.

2. Average prices are based on the arithmetic mean of all market value residential sales between £20,000 and £1,000,000, and are not mix-adjusted. The methodology is different from that used in the UK House Price Index (UK HPI), which is based on case mix adjusted, geometric means. The key differences between the methodologies used for these annual statistics and the monthly UK HPI are highlighted in our [HPI / Registers of Scotland quarterly house price statistics comparison](#).

Residential average price

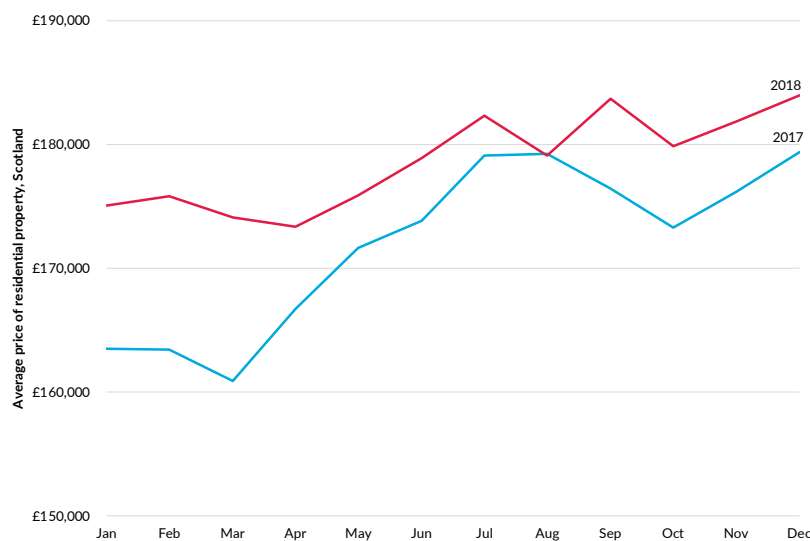
The average price for a residential property in Scotland in 2018 was £179,121³. This was an increase of 3.7% compared with 2017 (£172,796). Average prices have been following a generally upward trend since 2012. Prior to this, increases were seen each year between 2004⁴ and 2008, after which prices levelled off until 2012 in the wake of the financial crisis. ([Chart 1](#)).

Chart 1: Average house price continued upward trend with annual increase of 3.7%
Residential average price, Scotland, 2004-2018



[Chart 2](#) compares average prices for each month in 2018 with the equivalent in 2017. There is a clear seasonal pattern that the average price follows throughout the year, although this is less pronounced in 2018 compared with previous years. The average price was higher for every month in 2018 than the equivalent month in 2017, with the exception of August. The difference in average price was greater than 7.0% from January to March but remained around 4.0% or less throughout the rest of 2018.

Chart 2: Average house price maintained upward trend throughout 2018, but slower than in 2017
Residential average price by month, Scotland, 2017 and 2018



³. As noted in footnote 2 on page 1, average prices are based on the arithmetic mean of all market value residential sales between £20,000 and £1,000,000, and are not mix-adjusted.

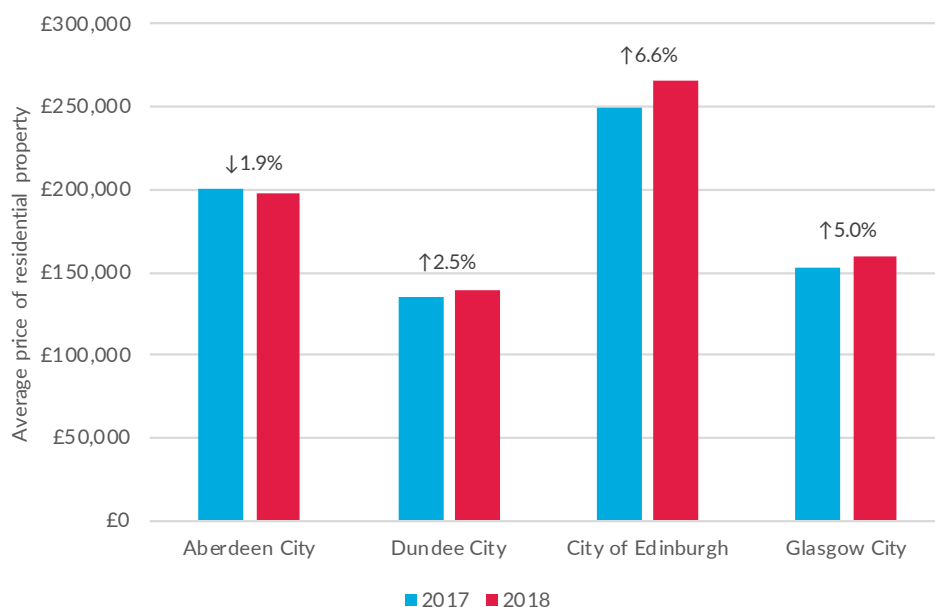
⁴. Registers of Scotland holds house price data back to 1 April 2003, so 2004 is the first full calendar year for which data is available.

The City of Edinburgh and East Renfrewshire showed the highest average prices in 2018 at £266,118 and £259,577 respectively. The lowest average prices in 2018 were in Na h-Eileanan Siar and North Ayrshire, at £112,044 and £121,826 respectively. The largest annual changes were seen in Midlothian, Falkirk and North Lanarkshire, with increases of 8.7%, 8.0% and 8.0% respectively. Decreases were seen in two local authority areas: Aberdeen City and the Scottish Borders, with decreases of 1.9% and 0.4% respectively ([Annex - Table 5](#)).

[Chart 3](#) shows average house prices in Scotland's four city local authority areas⁵. The City of Edinburgh had the highest average price of all of Scotland's local authorities in 2018, having overtaken East Renfrewshire for the first time since 2015. The City of Edinburgh also showed the largest increase in average price of all city authorities, with an increase of 6.6%.

Chart 3: City of Edinburgh had the highest average house price in Scotland and the largest annual increase of all city authorities

Residential average price in Scotland's city local authorities, 2017 and 2018



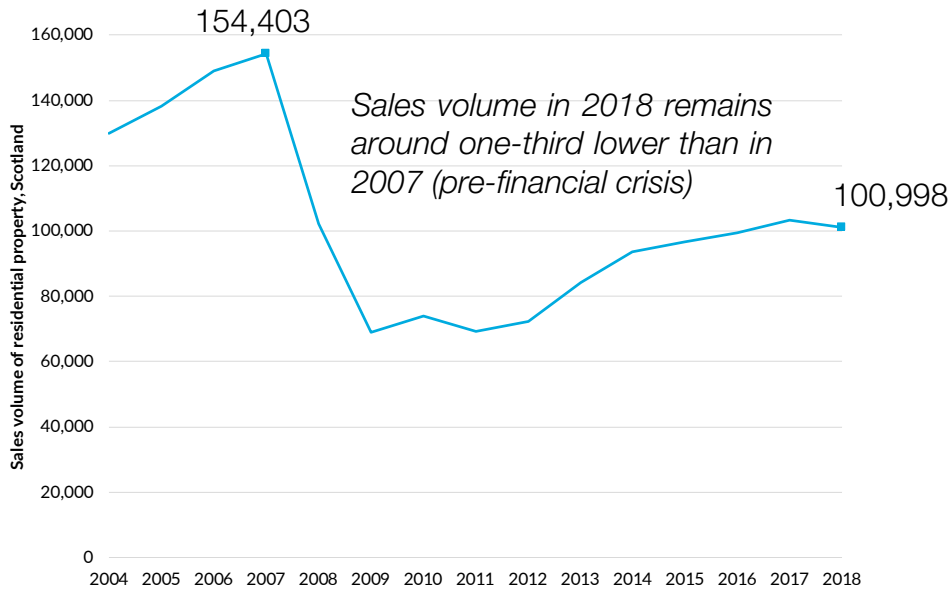
5. Scotland's other three cities Inverness, Perth and Stirling fall within larger local authority areas and so have not been included in this comparison.

Residential sales volume

The volume of residential sales in Scotland decreased by 2.3% in 2018, compared with 2017, to 100,998. This is the first annual fall in sales volume since 2011, with volumes having followed an upward trend increasing every year between 2011 and 2017. Prior to this, sales volumes peaked at over 154,000 in 2007, after which they dropped sharply in 2008 and 2009 due to the financial crisis to a low of around 70,000 where volumes remained until 2011. In 2018, the sales volume was 34.6% lower than the pre-financial crisis level seen in 2007 ([Chart 4](#)).

Chart 4: Sales volume showed first annual decrease (2.3%) since 2011

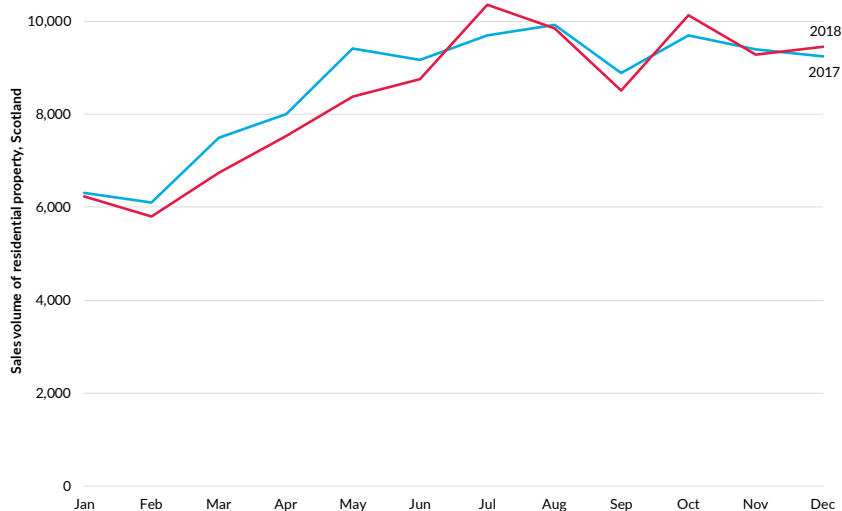
Residential sales volume, Scotland, 2004 to 2018



[Chart 5](#) compares the sales volume for each month in 2018 with the equivalent in 2017. There is a clear seasonal pattern that the volume of sales follows throughout the year. The volume of sales was lower than the equivalent month in 2017 for the majority of 2018, except for July, October and December, with the difference ranging from 10.9% lower in May to a peak of 6.9% higher in July.

Chart 5: Sales volume by month lower in 2018 than in 2017 for most of the year

Residential sales volume by month, Scotland, 2017 and 2018

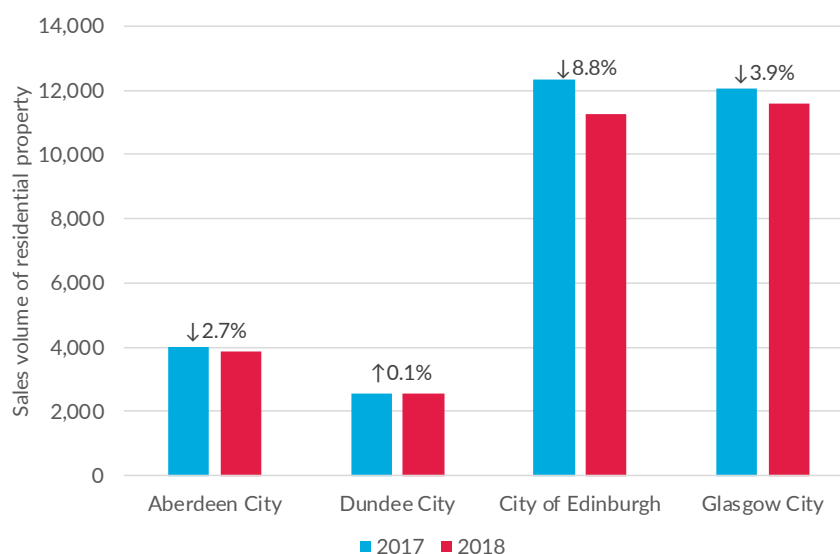


Excluding local authorities with the smallest sales volumes⁶, South Lanarkshire and North Ayrshire showed the largest increases in sales volume between 2017 and 2018, with rises of 6.2% and 2.9% respectively. Overall, decreases were seen in two thirds (22) of all local authority areas. East Dunbartonshire and City of Edinburgh showed the largest decreases, with falls of 9.1% and 8.8% respectively ([Annex - Table 6](#)).

[Chart 6](#) highlights the sales volume in Scotland's four city local authority areas⁷. Glasgow City recorded the highest volume of sales in Scotland in 2018, higher than the City of Edinburgh for the first time since 2011. The City of Edinburgh had the largest annual decrease in volume of Scotland's city local authorities, falling 8.8% to 11,249 sales. Dundee City showed the only increase, remaining at a similar level to 2017 having risen by 0.1% to 2,571 sales.

Chart 6: Glasgow City saw more sales in 2018 than City of Edinburgh

Residential sales volume in Scotland's city local authorities, 2017 and 2018



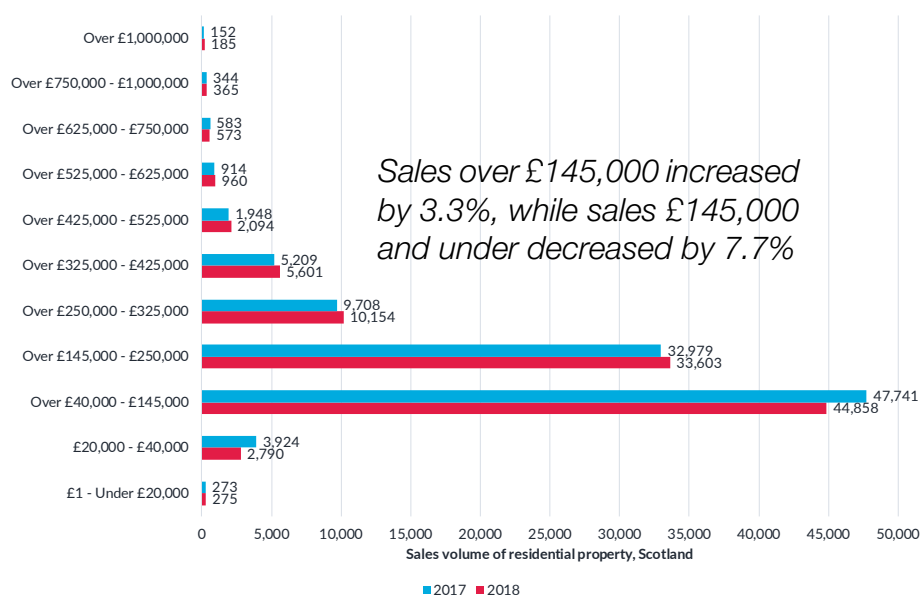
Residential sales volume by price band

[Chart 7](#) shows the volume of residential sales in Scotland in 2017 and 2018 by price band. This analysis is based on the entire price spectrum, unlike elsewhere in this report which is focused on residential sales between £20,000 and £1,000,000. Around three quarters (77.3%) of all sales in 2018 had sale prices over £40,000 and up to £250,000, with 44.2% of all sales in 2018 over £40,000 and up to £145,000. In 2018, 4.1% of all sales had a price greater than £425,000.

6. Clackmannanshire showed an increase of 7.3%, and Na h-Eileanan Siar and Shetland Islands showed decreases of 19.0% and 10.7% respectively. Local authority areas where sales volumes represent less than 1 per cent of the all Scotland sales volume are excluded from the commentary due to the volatility of the market in these areas.

7. Scotland's other three cities Inverness, Perth and Stirling fall within larger local authority areas and so have not been included in this comparison.

Chart 7: Annual decrease in sales volume due to fall in sales of £145,000 or under⁸
Residential sales volume by price band, Scotland, 2017 and 2018



An increase in sales volume was seen across all price bands for sales over £145,000 between 2017 and 2018, except for those over £625,000 and up to £750,000, where there were 10 fewer sales in 2018. There was a 7.7% decrease in the volume of sales of £145,000 or less, with sales between £20,000 and £40,000 down by 28.9%. At the other end of the distribution, there was an increase of 21.7% in the volume of sales over £1,000,000 between 2017 and 2018.

Residential cash sales volume by price band

[Table 2](#) shows residential property sales bought with cash⁹ or a mortgage. In 2018, 31.2% of all residential sales were cash sales. This share is similar to 2017 when 31.1% were cash sales.

Almost half (45.5%) of all cash sales in 2018 were over £40,000 and up to £145,000.

Cash sales equate to around one third of sales within the majority of price bands. This proportion is larger at the extremities of the market: cash sales constitute 80.7% of all sales of £40,000 or under, and 43.8% of all sales over £1,000,000.

Table 2: Residential sales volume by price band and funding status, Scotland, 2018¹⁰

Price band	Cash sales			Sales with Mortgage			Total sales
	Volume	% of price band	% of Total sales	Volume	% of price band	% of Total sales	
£1 - Under £20,000	261	94.9	0.3	14	5.1	< 0.1	275
£20,000 - £40,000	2,211	79.2	2.2	579	20.8	0.6	2,790
Over £40,000 - £145,000	14,392	32.1	14.2	30,466	67.9	30.0	44,858
Over £145,000 - £250,000	8,657	25.8	8.5	24,946	74.2	24.6	33,603
Over £250,000 - £325,000	2,891	28.5	2.8	7,263	71.5	7.2	10,154
Over £325,000 - £425,000	1,762	31.5	1.7	3,839	68.5	3.8	5,601
Over £425,000 - £525,000	713	34.0	0.7	1,381	66.0	1.4	2,094
Over £525,000 - £625,000	342	35.6	0.3	618	64.4	0.6	960
Over £625,000 - £750,000	219	38.2	0.2	354	61.8	0.3	573
Over £750,000 - £1,000,000	133	36.4	0.1	232	63.6	0.2	365
Over £1,000,000	81	43.8	0.1	104	56.2	0.1	185
Scotland Total	31,662		31.2	69,796		68.8	101,458

8. It is not known whether this was due to less available properties within this price range as a result of rising prices, a change in appetite toward more expensive properties, or other factors such as the cessation of the “Right-to-buy” scheme.

9. A cash sale is defined as a property transaction where an application for registration of a mortgage deed has not been received within three months of the registration of the sale.

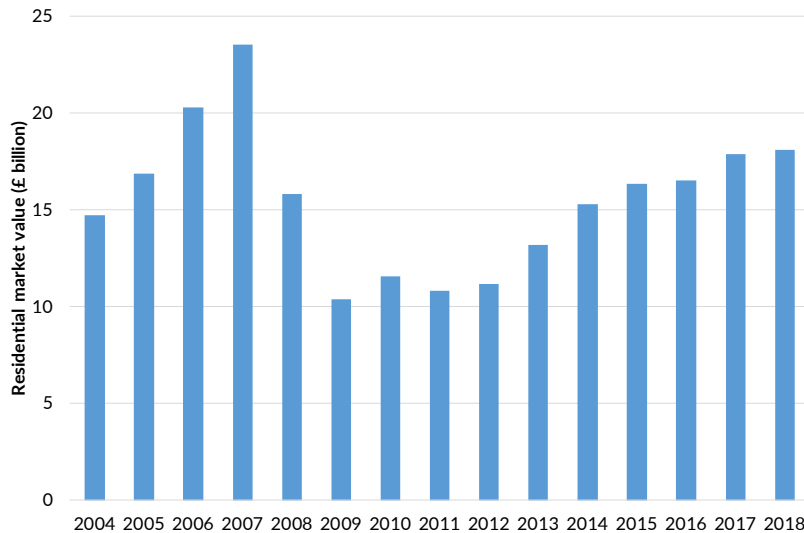
10. The volume of cash sales registered toward the end of 2018 may decrease if an application for registration of a mortgage deed is received within three months of the registration of the sale, as the data were extracted as at 22 January 2019.

Residential market value

The value of the residential property market in Scotland rose to £18.1 billion in 2018, an increase of 1.3% compared with 2017, continuing the upward trend since 2011. The residential market value peaked at over £23.5 billion in 2007, before falling by 55.9% across 2008 and 2009. In 2018, the value of the residential market in Scotland was 23.2% lower than its pre-financial crisis peak in 2007 ([Chart 8](#)).

Chart 8: Market value continued upward trend but 23.2% lower than in 2007 (pre-financial crisis)

Value of the residential property market, Scotland, 2004 to 2018



[Annex - Table 7](#) shows the value of the residential market between 2004 and 2018 by local authority area. The City of Edinburgh continues to hold the largest market value of all the local authorities in Scotland in 2018 at £3.0 billion, equating to 16.5% of the total market value. Glasgow City holds the second largest market value at £1.9 billion, with 10.3% of the total market value. The smallest market value is held by Na h-Eileanan Siar at £36 million, with 0.2% of the Scotland total.

Overall, around two thirds of local authority areas (22) showed an increase in market value between 2017 and 2018. Excluding local authorities with the smallest sales volumes, the largest annual increase was seen in North Lanarkshire, with an increase in value of 10.2% to £762 million. The largest annual decreases were seen in East Ayrshire and Aberdeen City, which fell by 5.9% to £253 million and 4.6% to £764 million respectively¹¹.

Residential property by house type

A substantial number of sales cannot at this stage be allocated to a house type. Unallocated sales account for 10% of sales for 2018, but this typically decreases as applications are completed and more information becomes available (currently 3.6% unallocated in 2017 and less than 3.0% for earlier years). Unallocated sales, and particularly the size of the proportion in 2018, could skew any resulting analysis, and so caution should be applied when using these statistics. As a result, figures are presented for the volume of sales by house type using historic data to approximate the allocation by house type. The series of unadjusted figures, showing unallocated figures separately, are available in [Annex - Table 9](#). Similarly, the series of data on average price and market value by house type, with no adjustment, are also available in [Annex - Table 8](#) and [Annex - Table 10](#).

¹¹ Clackmannanshire showed an increase of 14.4%, and Na h-Eileanan Siar and Shetland Islands showed decreases of 13.7% and 6.7% respectively. Local authority areas where sales volumes represent less than 1 per cent of the all Scotland sales volume are excluded from the commentary due to the volatility of the market in these areas.

The following analysis on the volume of sales by house type are based on figures derived using the RoS house type allocation methodology¹², as used in our quarterly [house price statistics](#).

The volume of residential sales in Scotland of all types of properties decreased between 2017 and 2018. The largest fall in sales volume over this time was in detached properties, which decreased by 3.1% to 24,271. Semi-detached and terraced properties also showed a similar decline in volumes over the year. Flatted properties showed the smallest decrease with a fall of 1.2% to 36,284 ([Table 3](#)).

Table 3: Volume of residential property sales by house type (RoS house type methodology applied), Scotland, 2017 and 2018¹³

House Type	Number & Percentage		
	2017	2018	% change 2017 to 2018
Detached	25,059	24,271	-3.1
Semi-detached	18,950	18,450	-2.6
Terraced	22,618	21,993	-2.8
Flat	36,723	36,284	-1.2
Scotland	103,350	100,998	-2.3

We have not attempted to approximate the average price of residential property by house type to account for the unallocated sales. Historic trends suggest that there tends to be on average a 1.0% increase in prices when figures are revised one year later. As 2018 data is provisional at this time, caution should be applied when making comparisons with earlier years ([Table 4](#)).

Table 4: Average purchase price of residential property by house type (unadjusted), Scotland, 2017 and 2018¹⁴

House Type	Number (£) & Percentage		
	2017	2018 (provisional)	% change 2017 to 2018
Detached	£258,938	£263,307	1.7
Semi-detached	£162,923	£165,750	1.7
Terraced	£140,094	£144,753	3.3
Flat	£138,278	£140,309	1.5
Unallocated	£194,855	£230,610	18.3
Scotland	£172,796	£179,121	3.7

¹². The methodology allocates previously unallocated and unassigned sales to house types according to ratios calculated from historical sales, and are therefore an estimation which do not reflect the true figures at this time. Further detail is available within our [guidance notes](#).

¹³. The true sales volume figures, including separate unallocated sales, are available in [Annex - Table 9](#).

¹⁴. These average prices are based on the unadjusted volume figures as per [Annex - Table 9](#), not those from [Table 3](#).

New build property (builders' development titles)

These statistics relating to new build properties refer to single properties sold out of a major builder's development title, and not to smaller developments or single new build properties by private or small-scale builders. The methodology used to identify new build properties is the same as that for the UK HPI, with the exception that the UK HPI reports on all property sales outwith the £20,000 to £1,000,000 price range restriction used here. For context, the Scottish Government publish [New House Building in Scotland](#) statistics based on new build completions, which includes non-private sector properties such as social housing.

Of the 100,998 residential property sales in the £20,000 to £1,000,000 price range in 2018, 12.1% (12,214 sales) were new builds sold out of builders' estate titles. The volume of sales of new build property in Scotland increased in 2018 by 2.8% compared with 2017. New build property sales have accounted for more than 10% of total residential property sales in Scotland since 2004, with a peak in proportion terms in 2008 (13.4%) and a low in 2013 (10.2%). This proportion has been generally increasing each year since 2013 ([Annex - Table 12](#)).

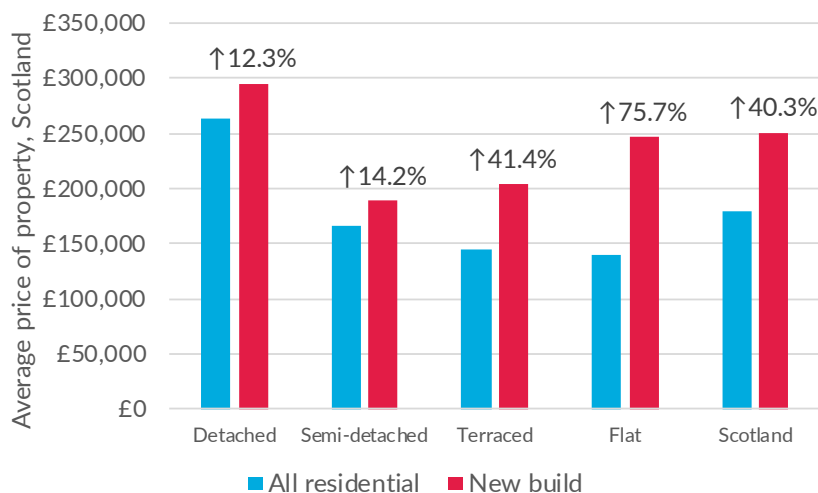
[Annex - Table 11](#), [Annex - Table 12](#) and [Annex - Table 13](#) detail the average price, sales volume and market value of new build residential property market in Scotland between 2004 and 2018 by house type. These figures are based on the unadjusted sales figures, showing unallocated sales separately from the house type figures.

House type figures for 2018 are provisional at this stage, due to titles for which registration is yet to be completed. The majority of sales for 2018 cannot at this stage be allocated to a house type. Unallocated sales account for 57.0% of sales for 2018, but this typically decreases as applications are completed and more information becomes available (10.4% for 2017, less than 5.0% for earlier years). These unallocated sales could skew any resulting analysis, and so caution should be applied when making comparisons with earlier years.

The average price of a new build property in Scotland, irrespective of house type, has been consistently higher than the average price of all properties of that type. As shown by [Chart 9](#), the average price of detached or semi-detached properties in 2018 was higher than the equivalent average price of all properties of that type. The difference in average price is substantially greater for flatted and terraced properties, with average prices being respectively 75.7% and 41.4% higher in 2018. This comparison does not take into consideration other factors, aside from house type, that may affect any differences between new build and all sales, such as the size and location of properties being sold, their energy efficiency, etc.

Chart 9: New build flats cost 75.7% more on average than all flats

Average price of all residential and new build sales, by house type, Scotland, 2018



Background information

An unscheduled correction was made on 05 March 2019 to Tables 5, 6, 7 and 13 to rectify incorrect figures.

These figures, except where otherwise stated, cover all residential sales between £20,000 and £1,000,000, including sales for cash not involving a mortgage for the calendar years of 2017 and 2018. Data is extracted based on date of registration – the date that the application was received for registration by Registers of Scotland.

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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. These calendar year residential market reviews, along with our suite of other statistical reports and publications¹⁵, provide insight on numerous trends across the Scottish property market, making them a valuable resource for people and businesses in all sectors of the Scottish economy.

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

The statistical information in this report is derived from applications for registration received by RoS and is largely based on the statistics published in the quarterly house price time series. Registrations normally take place within a few weeks from the date of the completion of the sale. 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.

In relation to residential sales, only properties with a sale price between £20,000 and £1,000,000 are included in the average (mean) house price statistics, volume of sales and total value of sales. Registrations with a value over £1,000,000 are excluded to ensure that a single large value sale does not distort the average and also to ensure that sales of a block of properties are excluded. Sales of a block of properties that have been identified from the existence of multiple addresses in a title are also excluded.

Similarly, registrations with a value of less than £20,000 are excluded from the calculation to ensure that, as far as practical, a low value sale, or the sale of part of the title to a residential property, does not distort the average. The transfer of part of a title may happen when one of the joint owners of a shared property buys out the share of the other owner.

The dataset aims to exclude “non-true” sales e.g. transfer of ownership between family members, sales of a share of a property (e.g. one-half or one-third). Council Right-to-Buy sales and sales by mortgage companies exercising their power of sale 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, we expect the number of sales affected in this way to be minimal.

Although these 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.

Full information about the methodology RoS uses to compile our statistics can be found in our [guidance notes](#). A [comparison of the methodologies](#) used in this calendar year residential market review and the UK House Price Index Scotland, including charts, is also available.

Our next Property Market Report, showing trends in the land and property market since 2007-08, will be published in June 2019. Details of all of our property statistics releases and future publication dates are available on our [website](#).

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¹⁵. Please see the [property statistics](#) section of our website for further information about our other reports and statistics.

Annex - Tables

Table 5: Average (mean) purchase price of residential property by local authority, Scotland, 2004-2018

Local authority area	Number (£) & Percentage															
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	% change 2017 to 2018
Aberdeen City	100,503	113,822	133,950	173,068	174,890	169,927	181,184	185,607	188,033	198,859	213,717	220,768	203,650	200,977	197,074	-1.9
Aberdeenshire	112,886	127,354	148,289	184,300	193,988	191,164	201,312	206,772	205,464	216,337	226,822	233,730	211,917	210,808	215,148	2.1
Angus	95,852	108,941	124,274	142,847	145,227	139,558	144,403	142,917	143,923	144,090	154,978	155,734	160,650	159,675	165,432	3.6
Argyll and Bute	110,691	125,964	132,581	158,213	149,387	148,994	155,352	153,210	148,070	148,622	150,315	154,470	154,470	155,198	165,862	6.9
Clackmannanshire	92,505	101,904	121,213	140,947	133,653	131,868	128,561	123,630	128,740	121,998	132,177	134,485	132,665	137,011	146,106	6.6
Dumfries and Galloway	105,745	113,464	125,806	138,279	142,430	134,833	138,395	135,424	136,577	132,640	135,566	136,372	136,563	138,294	148,206	7.2
Dundee City	81,766	93,268	108,661	129,466	126,813	126,883	125,167	123,550	124,711	126,580	126,525	131,254	132,577	135,672	139,117	2.5
East Ayrshire	85,995	94,748	106,040	121,689	126,559	117,126	115,054	117,204	109,815	105,835	107,942	115,961	116,472	122,525	124,473	1.6
East Dunbartonshire	153,936	169,643	176,532	192,109	204,499	191,356	200,647	203,325	212,430	211,475	217,199	218,910	217,275	232,589	244,558	5.1
East Lothian	148,806	160,402	173,490	201,213	193,979	191,185	210,061	197,766	196,976	203,205	209,962	215,691	212,914	227,731	239,614	5.2
East Renfrewshire	171,537	175,221	188,407	202,633	211,629	197,309	207,465	204,235	208,080	216,859	228,696	227,435	242,061	253,020	259,577	2.6
Edinburgh, City of	165,210	174,895	192,293	212,070	214,488	202,371	219,074	217,735	216,940	215,285	227,034	238,214	234,404	249,640	266,118	6.6
Falkirk	92,720	99,610	110,739	126,440	127,274	119,108	121,026	122,350	119,631	121,713	123,552	127,897	133,621	136,998	147,988	8.0
Fife	101,068	109,275	120,925	135,146	141,649	135,375	136,023	135,697	132,301	133,064	139,663	147,773	150,329	154,195	159,676	3.6
Glasgow City	114,874	122,479	131,328	143,566	138,880	131,679	134,145	132,956	128,030	126,842	131,234	138,720	141,322	152,526	160,193	5.0
Highland	107,593	119,264	139,426	153,827	157,522	153,260	154,595	154,939	151,745	155,327	162,866	167,705	169,220	174,374	181,485	4.1
Inverclyde	106,439	108,465	118,123	125,825	129,266	116,111	128,696	116,305	122,782	117,286	125,993	133,977	125,398	123,241	126,993	3.0
Midlothian	122,768	131,448	147,729	165,938	171,322	165,974	169,983	163,955	168,425	177,614	173,513	184,046	192,715	199,993	217,312	8.7
Moray	89,339	103,320	116,239	140,510	144,542	142,502	140,451	139,153	145,270	143,224	147,632	152,488	153,472	158,036	165,884	5.0
Na h-Eileanan Siar	65,189	79,069	78,829	92,798	100,608	92,645	96,584	97,405	101,320	100,659	101,372	104,641	106,654	105,097	112,044	6.6
North Ayrshire	88,320	95,574	108,057	119,709	120,265	112,375	117,186	115,522	107,009	106,209	117,187	122,472	114,459	121,000	121,826	0.7
North Lanarkshire	83,683	94,294	104,945	114,278	116,474	109,260	110,891	113,258	109,871	110,637	114,092	119,096	121,528	126,241	136,339	8.0
Orkney Islands	78,341	95,650	102,494	111,734	112,385	115,083	110,748	122,900	133,583	125,537	125,883	131,040	137,713	147,495	154,595	4.8
Perth and Kinross	122,432	135,078	150,769	172,804	175,835	171,215	175,931	179,910	177,016	175,982	185,584	190,467	185,598	195,602	196,057	0.2
Renfrewshire	95,488	102,703	113,972	126,366	128,774	120,947	124,134	118,474	111,248	115,481	128,986	134,272	135,422	139,572	145,858	4.5
Scottish Borders	126,409	130,733	146,488	164,560	168,772	163,269	170,832	174,038	163,978	162,600	168,331	173,013	174,172	181,777	181,064	-0.4
Shetland Islands	72,291	75,304	86,278	107,933	111,664	104,445	113,827	120,192	120,099	127,609	137,968	142,336	152,241	158,944	165,961	4.4
South Ayrshire	111,063	125,047	146,436	158,450	150,488	149,677	154,362	149,580	141,663	149,590	146,546	154,135	154,754	156,194	163,816	4.9
South Lanarkshire	104,066	113,052	124,222	132,161	140,210	131,094	133,599	134,259	127,601	124,316	128,683	137,929	139,721	151,687	153,580	1.2
Stirling	141,491	147,133	159,780	176,824	184,235	179,627	179,418	182,685	183,170	176,226	185,002	188,902	186,160	195,799	201,313	2.8
West Dunbartonshire	84,495	92,148	97,181	106,787	116,380	104,500	107,084	113,997	115,155	110,853	115,410	117,249	108,457	113,838	122,175	7.3
West Lothian	107,725	113,284	128,103	142,234	142,654	137,781	142,066	143,227	139,068	139,819	147,628	160,191	159,378	159,397	171,452	7.6
SCOTLAND	113,280	122,041	135,930	152,481	154,927	150,352	156,292	156,189	154,571	156,848	163,555	169,288	166,061	172,796	179,121	3.7

Table 6: Volume of residential property sales by local authority, Scotland, 2004-2018

Local authority area	Number & Percentage															
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	% change 2017 to 2018
Aberdeen City	6,914	7,290	7,683	7,432	5,390	4,147	4,515	4,346	4,630	5,525	5,284	4,907	3,941	3,987	3,879	-2.7
Aberdeenshire	5,719	6,114	6,094	6,329	4,924	4,134	4,379	4,205	4,342	5,210	5,797	5,040	4,069	4,210	3,996	-5.1
Angus	2,411	2,651	2,805	2,876	2,075	1,410	1,593	1,382	1,389	1,758	1,987	1,950	1,996	2,090	2,062	-1.3
Argyll and Bute	2,327	2,191	2,479	2,279	1,728	1,220	1,324	1,346	1,321	1,364	1,569	1,541	1,696	1,843	1,779	-3.5
Clackmannanshire	1,356	1,532	1,677	1,671	958	573	609	559	575	760	840	847	962	888	953	7.3
Dumfries and Galloway	3,207	3,107	3,260	3,362	2,276	1,701	1,904	1,794	1,708	1,973	1,930	2,089	2,242	2,475	2,486	0.4
Dundee City	3,286	3,709	3,993	4,348	2,894	1,902	2,016	1,778	1,877	2,111	2,184	2,305	2,600	2,568	2,571	0.1
East Ayrshire	2,574	2,921	3,374	3,532	2,270	1,358	1,342	1,377	1,372	1,519	1,707	1,774	2,006	2,196	2,035	-7.3
East Dunbartonshire	2,153	2,327	2,299	2,571	1,603	1,224	1,332	1,333	1,542	1,727	1,982	1,949	1,911	2,049	1,863	-9.1
East Lothian	2,289	2,524	2,896	3,000	1,827	1,228	1,405	1,255	1,434	1,581	1,732	1,845	1,914	2,219	2,239	0.9
East Renfrewshire	1,838	1,867	2,102	2,107	1,461	1,144	1,259	1,208	1,323	1,615	1,646	1,858	1,735	1,779	1,699	-4.5
Edinburgh, City of	15,159	14,894	16,747	16,346	10,372	7,347	7,836	7,465	7,945	9,758	11,071	11,876	12,153	12,337	11,249	-8.8
Falkirk	4,140	4,417	4,515	4,559	3,073	1,794	2,001	1,985	2,119	2,386	2,702	2,767	2,936	3,033	3,010	-0.8
Fife	9,161	10,073	10,619	11,137	6,849	4,748	5,146	4,888	4,899	5,806	6,221	6,414	6,483	6,911	6,901	-0.1
Glasgow City	15,452	16,651	18,419	19,803	12,931	8,057	8,160	7,492	7,705	9,048	10,353	11,517	11,707	12,050	11,576	-3.9
Highland	4,970	5,456	5,725	6,135	4,170	3,195	3,424	2,927	3,045	3,518	4,064	3,933	4,453	4,620	4,530	-1.9
Inverclyde	1,621	1,801	1,955	2,082	1,539	1,030	972	954	872	1,051	1,067	1,116	1,236	1,246	1,235	-0.9
Midlothian	1,565	1,540	1,763	1,950	1,557	938	1,014	881	1,014	1,388	1,584	1,635	1,894	1,852	1,782	-3.8
Moray	1,997	2,123	2,014	2,203	1,628	1,330	1,426	1,169	1,365	1,430	1,770	1,673	1,751	1,753	1,659	-5.4
Na h-Eileanan Siar	324	321	332	384	289	217	240	272	229	255	280	316	344	399	323	-19.0
North Ayrshire	3,372	3,824	4,100	4,564	2,480	1,578	1,749	1,624	1,804	1,865	1,940	2,027	2,239	2,342	2,410	2.9
North Lanarkshire	7,416	8,713	9,287	9,287	6,054	3,411	3,511	3,466	3,742	4,113	4,627	4,989	5,339	5,479	5,591	2.0
Orkney Islands	352	348	372	402	361	280	303	271	273	305	343	336	416	418	397	-5.0
Perth and Kinross	3,548	3,754	4,140	4,275	2,891	1,944	2,242	1,998	1,982	2,289	2,701	2,850	2,946	3,094	3,103	0.3
Renfrewshire	4,206	4,577	5,108	5,472	3,631	2,201	2,172	1,971	2,077	2,579	2,943	3,129	3,693	3,773	3,860	2.3
Scottish Borders	2,448	2,622	3,031	3,045	2,083	1,413	1,523	1,324	1,321	1,625	1,757	1,841	1,965	2,190	2,215	1.1
Shetland Islands	293	283	365	373	345	265	228	303	291	311	321	305	307	318	284	-10.7
South Ayrshire	2,930	3,102	2,991	3,570	2,115	1,598	1,690	1,605	1,620	1,771	2,020	2,008	2,221	2,311	2,242	-3.0
South Lanarkshire	7,980	8,372	9,541	9,646	6,059	3,834	4,317	4,172	4,282	4,610	5,498	5,678	6,037	6,434	6,836	6.2
Stirling	2,208	2,292	2,290	2,272	1,560	1,145	1,340	1,236	1,251	1,433	1,579	1,712	1,730	1,774	1,728	-2.6
West Dunbartonshire	1,954	2,251	2,095	2,295	1,595	837	960	950	938	1,118	1,243	1,364	1,304	1,393	1,389	-0.3
West Lothian	4,673	4,525	5,049	5,096	3,166	1,829	1,943	1,839	2,033	2,299	2,802	3,038	3,139	3,319	3,116	-6.1
SCOTLAND	129,843	138,172	149,120	154,403	102,154	69,032	73,875	69,375	72,320	84,101	93,544	96,629	99,365	103,350	100,998	-2.3

Table 7: Value of the residential property market by local authority, Scotland, 2004-2018

Local authority area	Number (£ million) & Percentage															
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	% change 2017 to 2018
Aberdeen City	694.9	829.8	1,029.1	1,286.2	942.7	704.7	818.0	806.6	870.6	1,098.7	1,129.3	1,083.3	802.6	801.3	764.4	-4.6
Aberdeenshire	645.6	778.6	903.7	1,166.4	955.2	790.3	881.5	869.5	892.1	1,127.1	1,314.9	1,178.0	862.3	887.5	859.7	-3.1
Angus	231.1	288.8	348.6	410.8	301.3	196.8	230.0	197.5	199.9	253.3	307.9	303.7	320.7	333.7	341.1	2.2
Argyll and Bute	257.6	276.0	328.7	360.6	258.1	181.8	205.7	206.2	195.6	202.7	235.8	238.0	262.0	286.0	295.1	3.2
Clackmannanshire	125.4	156.1	203.3	235.5	128.0	75.6	78.3	69.1	74.0	92.7	111.0	113.9	127.6	121.7	139.2	14.4
Dumfries and Galloway	339.1	352.5	410.1	464.9	324.2	229.4	263.5	243.0	233.3	261.7	261.6	284.9	306.2	342.3	368.4	7.6
Dundee City	268.7	345.9	433.9	562.9	367.0	241.3	252.3	219.7	234.1	267.2	276.3	302.5	344.7	348.4	357.7	2.7
East Ayrshire	221.4	276.8	357.8	429.8	287.3	159.1	154.4	161.4	150.7	160.8	184.3	205.7	233.6	269.1	253.3	-5.9
East Dunbartonshire	331.4	394.8	405.8	493.9	327.8	234.2	267.3	271.0	327.6	365.2	430.5	426.7	415.2	476.6	455.6	-4.4
East Lothian	340.6	404.9	502.4	603.6	354.4	234.8	295.1	248.2	282.5	321.3	363.7	397.9	407.5	505.3	536.5	6.2
East Renfrewshire	315.3	327.1	396.0	426.9	309.2	225.7	261.2	246.7	275.3	350.2	376.4	422.6	420.0	450.1	441.0	-2.0
Edinburgh, City of	2,504.4	2,604.9	3,220.3	3,466.5	2,224.7	1,486.8	1,716.7	1,625.4	1,723.6	2,100.8	2,513.5	2,829.0	2,848.7	3,079.8	2,993.6	-2.8
Falkirk	383.9	440.0	500.0	576.4	391.1	213.7	242.2	242.9	253.5	290.4	333.8	353.9	392.3	415.5	445.4	7.2
Fife	925.9	1,100.7	1,284.1	1,505.1	970.2	642.8	700.0	663.3	648.1	772.6	868.8	947.8	974.6	1,065.6	1,101.9	3.4
Glasgow City	1,775.0	2,039.4	2,418.9	2,843.0	1,795.9	1,060.9	1,094.6	996.1	986.5	1,147.7	1,358.7	1,597.6	1,654.5	1,837.9	1,854.4	0.9
Highland	534.7	650.7	798.2	943.7	656.9	489.7	529.3	453.5	462.1	546.4	661.9	659.6	753.5	805.6	822.1	2.1
Inverclyde	172.5	195.3	230.9	262.0	198.9	119.6	125.1	111.0	107.1	123.3	134.4	149.5	155.0	153.6	156.8	2.1
Midlothian	192.1	202.4	260.4	323.6	266.7	155.7	172.4	144.4	170.8	246.5	274.8	300.9	365.0	370.4	387.3	4.6
Moray	178.4	219.3	234.1	309.5	235.3	189.5	200.3	162.7	198.3	204.8	261.3	255.1	268.7	277.0	275.2	-0.7
Na h-Eileanan Siar	21.1	25.4	26.2	35.6	29.1	20.1	23.2	26.5	23.2	25.7	28.4	33.1	36.7	41.9	36.2	-13.7
North Ayrshire	297.8	365.5	443.0	546.4	298.3	177.3	205.0	187.6	193.0	198.1	227.3	248.3	256.3	283.4	293.6	3.6
North Lanarkshire	620.6	821.6	974.6	1,061.3	705.1	372.7	389.3	392.6	411.1	455.0	527.9	594.2	648.8	691.7	762.3	10.2
Orkney Islands	27.6	33.3	38.1	44.9	40.6	32.2	33.6	33.3	36.5	38.3	43.2	44.0	57.3	61.7	61.4	-0.5
Perth and Kinross	434.4	507.1	624.2	738.7	508.3	332.8	394.4	359.5	350.8	402.8	501.3	542.8	546.8	605.2	608.4	0.5
Renfrewshire	401.6	470.1	582.2	691.5	467.6	266.2	269.6	233.5	231.1	297.8	379.6	420.1	500.1	526.6	563.0	6.9
Scottish Borders	309.4	342.8	444.0	501.1	351.6	230.7	260.2	230.4	216.6	264.2	295.8	318.5	342.2	398.1	401.1	0.7
Shetland Islands	21.2	21.3	31.5	40.3	38.5	27.7	26.0	36.4	34.9	39.7	44.3	43.4	46.7	50.5	47.1	-6.7
South Ayrshire	325.4	387.9	438.0	565.7	318.3	239.2	260.9	240.1	229.5	264.9	296.0	309.5	343.7	361.0	367.3	1.7
South Lanarkshire	830.4	946.5	1,185.2	1,274.8	849.5	502.6	576.7	560.1	546.4	573.1	707.5	783.2	843.5	976.0	1,049.9	7.6
Stirling	312.4	337.2	365.9	401.7	287.4	205.7	240.4	225.8	229.1	252.5	292.1	323.4	322.1	347.3	347.9	0.2
West Dunbartonshire	165.1	207.4	203.6	245.1	185.6	87.5	102.8	108.3	108.0	123.9	143.5	159.9	141.4	158.6	169.7	7.0
West Lothian	503.4	512.6	646.8	724.8	451.6	252.0	276.0	263.4	282.7	321.4	413.7	486.7	500.3	529.0	534.2	1.0
SCOTLAND	14,708.6	16,862.7	20,269.9	23,543.5	15,826.4	10,379.1	11,546.1	10,835.6	11,178.6	13,191.1	15,299.6	16,358.1	16,500.6	17,858.4	18,090.9	1.3

Table 8: Average (mean) purchase price of residential property by house type (unadjusted), Scotland, 2004-2018¹⁶

House Type															Number (£)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 (provisional)
Detached	179,013	195,818	212,474	236,271	243,568	228,070	237,544	236,383	233,099	237,147	244,900	252,724	250,012	258,938	263,307
Semi-detached	105,661	116,280	130,779	147,666	148,530	141,316	147,598	145,522	144,697	145,300	151,753	158,110	157,231	162,923	165,750
Terraced	89,642	97,389	111,218	126,855	131,499	127,158	130,745	128,453	126,924	128,874	135,469	139,770	136,532	140,094	144,753
Flat	95,181	101,165	113,254	127,102	126,897	123,055	126,216	125,530	123,349	125,409	132,400	136,111	132,916	138,278	140,309
Unallocated	113,654	118,969	134,064	149,899	153,623	144,964	152,761	154,177	153,693	153,307	155,539	175,910	175,099	194,855	230,610
Scotland	113,280	122,041	135,929	152,481	154,927	150,349	156,292	156,189	154,571	156,847	163,555	169,285	166,061	172,796	179,121

Table 9: Volume of residential property sales by house type (unadjusted), Scotland, 2004-2018¹⁶

House Type															Number
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 (provisional)
Detached	26,433	27,315	29,651	30,516	20,042	14,922	16,377	16,073	17,035	20,033	22,113	22,888	22,872	23,766	20,429
Semi-detached	20,760	22,740	24,079	24,617	16,362	11,911	12,920	12,450	13,017	14,872	16,516	17,021	17,378	18,297	16,517
Terraced	26,209	28,409	30,358	31,845	21,282	14,068	15,170	14,580	15,200	17,484	19,438	19,969	21,091	21,913	20,222
Flat	53,100	56,190	61,227	63,528	41,730	26,218	27,386	24,397	25,217	29,953	33,431	34,513	35,265	35,678	33,895
Unallocated	3,341	3,518	3,805	3,897	2,738	1,913	2,022	1,875	1,851	1,759	2,046	2,239	2,759	3,696	9,935
Scotland	129,843	138,172	149,120	154,403	102,154	69,032	73,875	69,375	72,320	84,101	93,544	96,630	99,365	103,350	100,998

Table 10: Value of the residential property market by local authority (unadjusted), Scotland, 2004-2018¹⁶

House Type															Number (£ million)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 (provisional)
Detached	4,731.9	5,348.8	6,300.1	7,210.0	4,881.6	3,403.3	3,890.3	3,799.4	3,970.8	4,750.8	5,415.5	5,784.3	5,718.3	6,153.9	5,379.1
Semi-detached	2,193.5	2,644.2	3,149.0	3,635.1	2,430.3	1,683.2	1,907.0	1,811.7	1,883.5	2,160.9	2,506.4	2,691.2	2,732.4	2,981.0	2,737.7
Terraced	2,349.4	2,766.7	3,376.4	4,039.7	2,798.6	1,788.9	1,983.4	1,872.8	1,929.2	2,253.2	2,633.2	2,791.1	2,879.6	3,069.9	2,927.2
Flat	5,054.1	5,684.5	6,934.2	8,074.5	5,295.4	3,226.2	3,456.6	3,062.6	3,110.5	3,756.4	4,426.3	4,697.6	4,687.3	4,933.5	4,755.8
Unallocated	379.7	418.5	510.1	584.2	420.6	277.3	308.9	289.1	284.5	269.7	318.2	393.9	483.1	720.2	2,291.1
Scotland	14,708.6	16,862.7	20,269.8	23,543.5	15,826.4	10,378.9	11,546.1	10,835.6	11,178.6	13,191.0	15,299.6	16,358.0	16,500.6	17,858.4	18,090.9

16. The figures in Tables 8-10 are based on the unadjusted sales figures, showing unallocated sales separately from the house type figures. 2018 house type figures are provisional at this stage, due to titles for which registration is yet to be completed, and so caution should be applied when making comparisons with earlier years. As a result, these figures vary from those presented in [Table 3](#), which are estimates based on the methodology used in RoS' quarterly house price statistics time series. Further information on this methodology is available in our [guidance notes](#).

Table 11: Average (mean) purchase price of new build residential property by house type (unadjusted), Scotland, 2004-2018¹⁷

New Build House Type															Number (£)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 (provisional)
Detached	179,349	199,712	217,112	240,903	255,868	243,339	248,325	256,168	269,413	272,045	277,651	286,902	284,465	289,359	295,758
Semi-detached	109,695	124,477	142,028	161,619	163,541	153,752	156,101	170,520	169,703	169,333	174,945	178,300	181,776	193,054	189,319
Terraced	132,689	153,020	175,787	186,680	192,544	174,738	168,303	166,978	178,372	179,441	190,442	198,800	196,386	198,644	204,696
Flat	144,606	160,030	164,229	167,986	172,845	157,568	166,298	167,000	167,633	163,438	190,515	212,417	206,113	236,345	246,550
Unallocated	154,832	159,110	178,061	179,631	174,779	170,193	182,148	174,633	220,527	199,944	202,460	243,288	242,973	239,252	248,633
Scotland	157,471	174,727	186,172	198,783	206,066	190,233	197,339	204,252	213,399	214,099	225,594	240,720	237,901	247,390	251,300

Table 12: Volume of new build residential property sales by house type (unadjusted), Scotland, 2004-2018¹⁷

New Build House Type															Number
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 (provisional)
Detached	6,688	7,099	7,446	7,646	5,200	3,062	3,053	3,123	3,301	3,715	4,269	4,837	5,066	5,288	2,783
Semi-detached	1,474	1,602	1,668	1,777	1,290	894	900	859	834	1,106	1,438	1,572	1,781	1,826	945
Terraced	952	1,067	1,407	2,001	1,796	1,279	1,258	1,146	1,241	1,354	1,817	1,766	1,976	1,954	940
Flat	4,015	4,656	6,312	7,274	5,190	3,273	2,559	2,334	2,312	2,318	2,355	1,838	1,776	1,574	587
Unallocated	250	338	448	406	237	163	170	118	115	99	126	311	504	1,238	6,959
Scotland	13,379	14,762	17,281	19,104	13,713	8,671	7,940	7,580	7,803	8,592	10,005	10,324	11,103	11,880	12,214

Table 13: Value of the new build residential property market by local authority (unadjusted), Scotland, 2004-2018¹⁷

New Build House Type															Number (£ million)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 (provisional)
Detached	1,199.5	1,417.8	1,616.6	1,841.9	1,330.5	745.1	758.1	800.0	889.3	1,010.6	1,185.3	1,387.7	1,441.1	1,530.1	823.1
Semi-detached	161.7	199.4	236.9	287.2	211.0	137.5	140.5	146.5	141.5	187.3	251.6	280.3	323.7	352.5	178.9
Terraced	126.3	163.3	247.3	373.5	345.8	223.5	211.7	191.4	221.4	243.0	346.0	351.1	388.1	388.2	192.4
Flat	580.6	745.1	1,036.6	1,221.9	897.1	515.7	425.6	389.8	387.6	378.8	448.7	390.4	366.1	372.0	144.7
Unallocated	38.7	53.8	79.8	72.9	41.4	27.7	31.0	20.6	25.4	19.8	25.5	75.7	122.5	296.2	1,730.2
Scotland	2,106.8	2,579.3	3,217.2	3,797.6	2,825.8	1,649.5	1,566.9	1,548.2	1,665.2	1,839.5	2,257.1	2,485.2	2,641.4	2,939.0	3,069.4

17. The figures in Tables 11-13 are based on the unadjusted sales figures, showing unallocated sales separately from the house type figures. 2018 house type figures are provisional at this stage, due to titles for which registration is yet to be completed, and so caution should be applied when making comparisons with earlier years.