

COVID-19 Impact on the Property Market

Fewer transactions were received by RoS than expected in the first quarter of 2020-21 because of the introduction of government measures to reduce the spread of the coronavirus (COVID-19).

The volume of residential sales in 2020-21 was 95,428, a decrease of 36 per cent when compared with the peak year 2006-07 (149,944 sales), and a decrease of 6.5 per cent when compared with 2019-20 (102,053 sales).

Residential Property Market

The average price of a residential property in Scotland in 2020-21 was £194,100, the highest average price across all the years between 2003-04 and 2020-21, and an increase of 6.7 per cent when compared with the 2019-20 average price of £181,954.

The highest quarterly average price was achieved in the fourth quarter of 2020-21 at £199,954.

The total value of the residential sales market was £18.5 billion in 2020-21, a decrease of 0.2 per cent when compared with 2019-20.

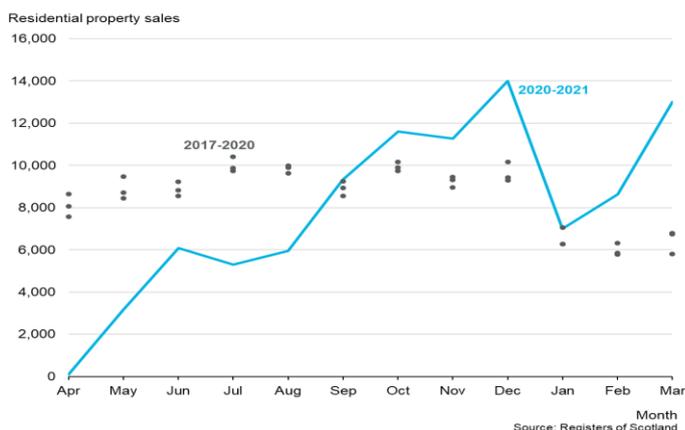
House Type and Price Band

Flatted properties showed the largest volume of residential sales of all house types, with 34,180 sales in 2020-21.

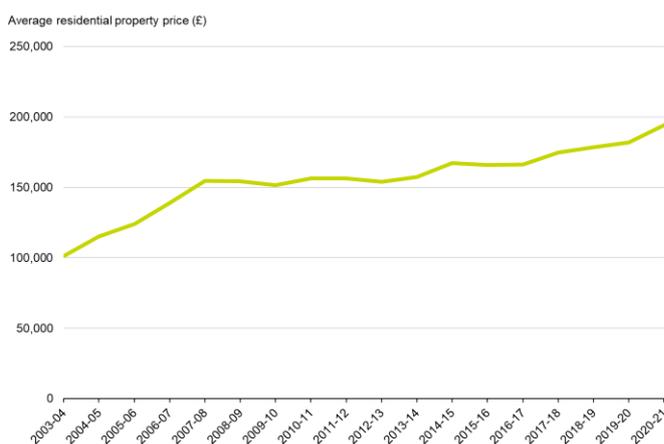
Residential sales volumes of all house types in Scotland fell between 2019-20 and 2020-21. Detached properties showed the smallest decrease of residential sales falling by 3.6 per cent and flatted properties showed the largest decrease falling by 8.3 per cent.

In 2020-21 detached properties had the highest average price (£284,154) and the largest share of the residential sales market of £5.8 billion.

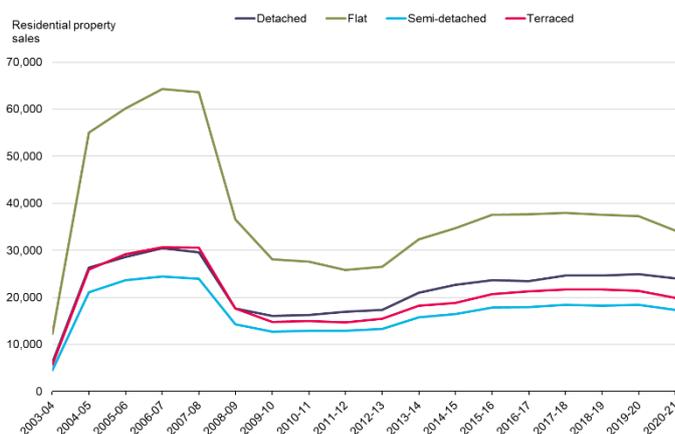
Volume of residential property sales: Scotland, from April 2017 to March 2021, monthly data



Average residential property price, Scotland, 2003-04 to 2020-21, financial year data



Volume of residential property sales by house type (RoS methodology), Scotland, 2003-04 to 2020-21 financial year data

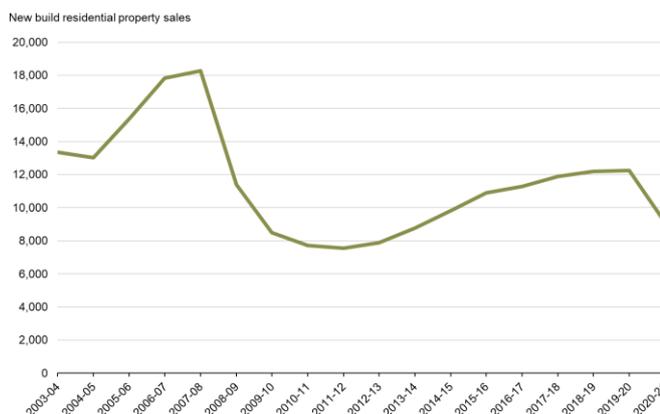


New-build Residential Market

The volume of new build residential property sales (9,111) in Scotland in 2020-21 decreased due to the impact of Covid-19 measures, falling by 26 per cent when compared with 2019-20 (12,259 sales).

The average price for a new build residential property in Scotland in 2020-21 was £268,140, a 3.8 per cent increase when compared with the previous year (£258,400).

Volume of new build residential property sales, Scotland, 2003-04 to 2020-21, financial year data, Scotland, 2003-04 to 2020-21



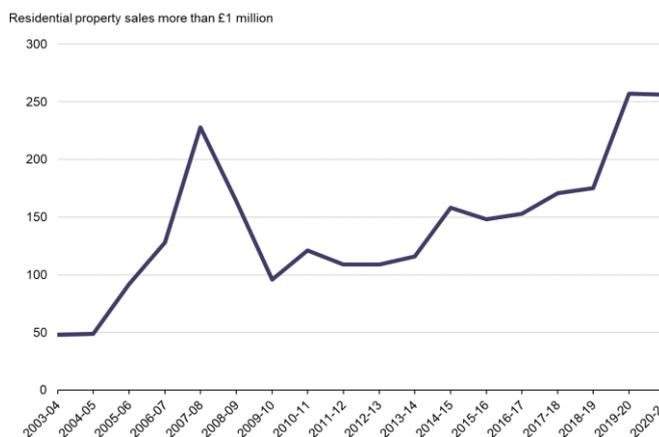
High Value Residential Market

There were 256 high value sales in 2020-21, a small decrease compared with 2019-20. High value residential property sales in 2020-21 accounted for 0.3 per cent of all residential property sales in Scotland.

The average price of a property sold for over £1 million in 2020-21 was £1.49 million.

The market value in 2020-21, £382.6 million, was a new high and an increase of 0.4 per cent on 2019-20.

Volume of residential property sales more than £1 million, Scotland, 2003-04 to 2020-21, financial year data, financial year



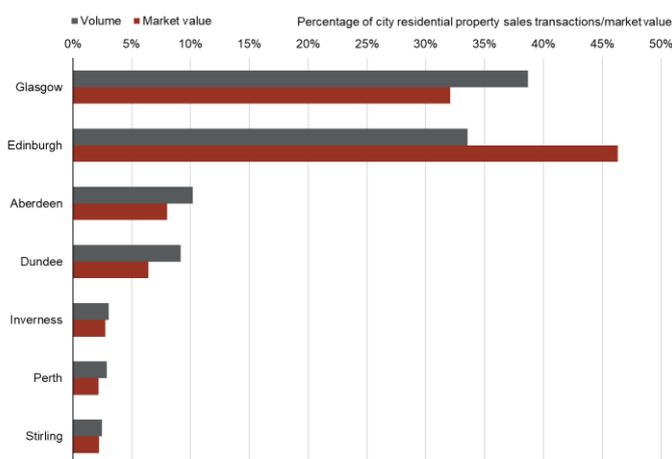
City Residential Market

In Scotland, 26 per cent of all residential properties sold in 2020-21 were located within one of Scotland's seven cities.

The average price paid for a residential property in one of Scotland's cities in 2020-21 was £207,142, 6.7 per cent higher than the Scotland average price for the same year.

The market value for residential sales in all seven cities for 2020-21 was £5.2 billion, 1.7 per cent lower than 2019-20 (£5.3 billion).

Percentage of city residential property sales transactions and market value by city, Scotland, 2020-21, financial year data

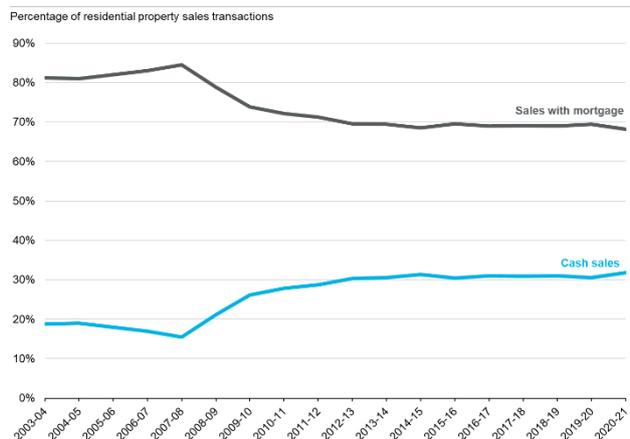


Mortgage Market

In 2020-21, 65,075 residential sales were registered with a mortgage, a fall of 48 per cent when compared with 2007-08 (peak year for mortgage sales).

In 2020-21, cash sales accounted for 32 per cent of the 95,428 residential sales in Scotland. This compares with 15 per cent in 2007-08, the lowest proportion of cash sales between 2003-04 and 2020-21.

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 £2.8 billion in 2020-21. Of this total, 70.6 per cent were commercial sales, 15.7 per cent related to sales of land, 7.1 per cent were agricultural sales and 6.6 per cent were forestry sales.

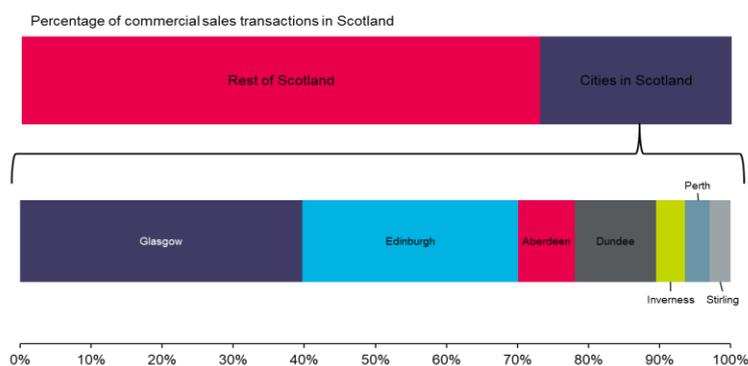
There were 3,463 commercial sales in 2020-21, an increase of 30 per cent from the lowest point in 2012-13 (2,665 sales), but a decrease of 36 per cent and 17 per cent respectively when compared with the sales peak in 2007-08 (5,398 sales) and with 2019-20 (4,185 sales).

There was 934 city commercial sales in 2020-21 (27 per cent share of commercial sales). This was 12 per cent higher than the lowest recorded volume of city commercial sales during the period of this report, which was 837 sales in 2011-12.

Summary of non-residential market, Scotland, 2020-21, financial year data

	Volume of sales	Market value (£ million)	Market value as % of non-residential total
Forestry	176	£185,556,266	6.6%
Agriculture	451	£201,269,422	7.1%
Land	2,486	£445,097,175	15.7%
Total: forestry, agriculture, land	3,113	£831,922,863	29.4%
Commercial	3,463	£1,995,355,712	70.6%
Non-residential total	6,576	£2,827,278,575	-

Percentage of city commercial sales transactions by city, Scotland, 2020-21, financial



Urban Rural Residential Market

In 2020-21, 81 per cent of residential property sales in Scotland were in urban areas and 19 per cent in rural areas.

The average price of a residential property in urban areas of Scotland in 2020-21 was £168,167 compared with £216,250 in rural areas. Accessible rural areas are on average the most expensive area to purchase a property (£236,147) and very remote small towns are the least expensive (£138,994).

Average residential property price by 8 fold urban rural classification 2016, Scotland, 2018-19, 2019, 2020 and 2020-21

