



Market Divided

"Scotland's Capital has traditionally been seen as a safe haven for investment in times of economic uncertainty due to its diversified economy, as a home of learning, politics, finance, and science. Under Covid-19 we have seen a strong spike in demand for high quality prime homes in the city, from both local buyers, and buyers from across the UK and overseas who have been attracted by the investment potential and lifestyle the city has to offer."



James Whitson
Director Edinburgh Sales

Key Findings

- The average Edinburgh house price in September 2020 was £286k, up +4.1% on the same month last year.
- Transactions remain -41% down in the year to September compared to the year to September in 2019.
- The market is seeing a split in demand with family homes and homes with outside space being sought-after while smaller flatted homes are less in demand.
- There has been an eagerness to transact post lockdown meaning that, across the market when a price reduction has been used to secure sales it has averaged around -5%.

A Jekyll & Hyde Market

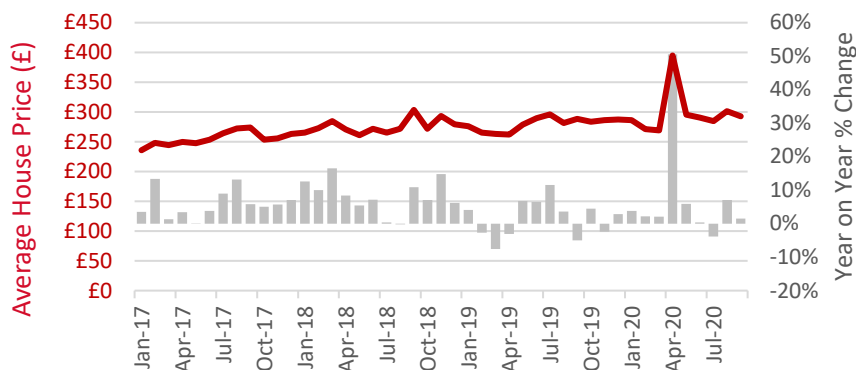
Over the past decade, the Edinburgh housing market has seen house price growth of around 2.1% per annum on average despite the lasting legacy of the 2008/09 Global Financial Crisis. Over the past 3 years growth has been over 3% per annum on average. This robust market performance, in the face of economic challenges, has long been an attractive feature of the Edinburgh market and, as Covid-19 restrictions have been lifted, demand within the city has seen a strong rebound. This appetite has been reflected in rising stock levels, which over Q3 have been running at 50% to 75% above 2019 levels for the same period. It has also been reflected in robust values across the market.

Average house prices in the first couple of months of the year were around +2-3% above 2019 values before the market weakened in March. With the active Spring market displaced into Summer, values in the Capital have not seen any meaningful downward pressure. In fact, the average price in the city has risen to over £286,000 in September. However, price growth has not been uniform, with demand for family homes or homes with outside space topping the wish list, while properties such as top floor flats have attracted less interest. Figures from Rightmove have shown that, across the market, where a property is not selling the average price reduction is only in the order of -5% to achieve sales.

While market conditions have been positive post-lockdown, it is worth noting that the market is still well down on previous years, with transactions for the year to September still down -41% on last year. In terms of the overall market value in Edinburgh, there has been -40% less value of total property sold in Edinburgh in the year to September, compared to 2019.

Fig.1 Average house prices spiked during lockdown as supply dropped

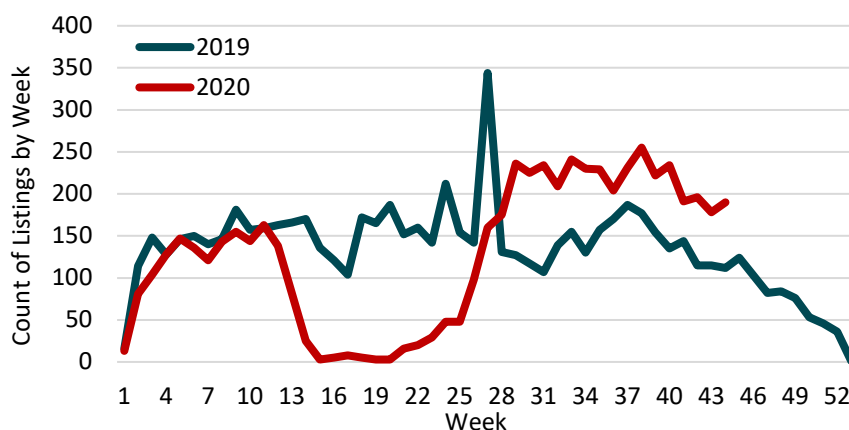
Average House Price by Month



Source: Registers of Scotland

Fig.2 New listings post lockdown have been above 2019 levels

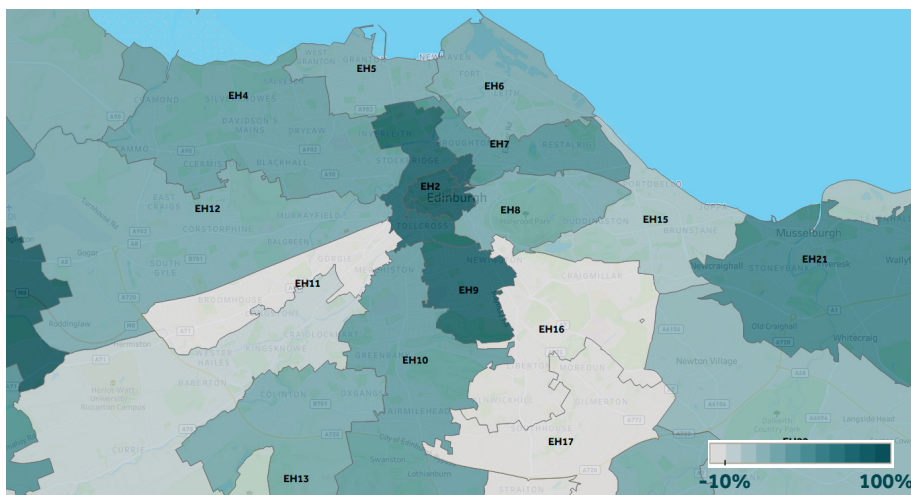
Count of Listings by Week and Year



Source: Rightmove

Fig.3 The City Centre and Southside have seen the greatest increase in advertised supply

% Increase in Available Stock by Postcode Post Lockdown



Source: Rightmove

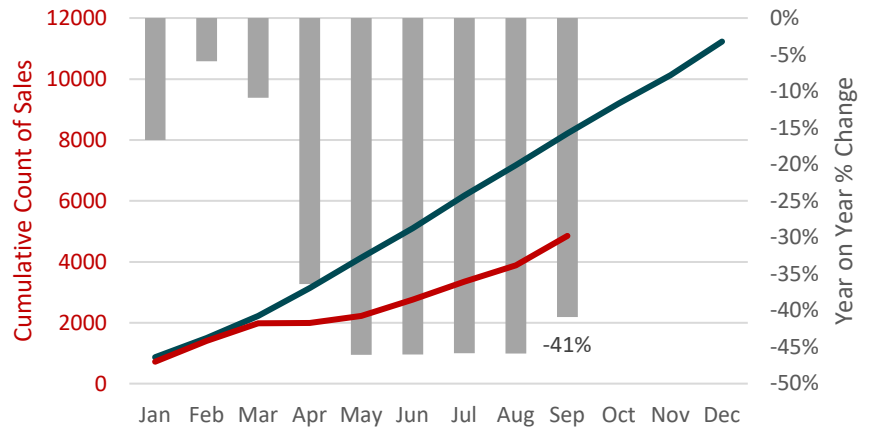
£286k

Average Edinburgh House Price in September 2020

-41%

Cumulative count of properties sold in 2020 to date versus the same period in 2019

Fig.4 There have been -41% fewer sales in 2020 to date compared to 2019
Cumulative Count of Sales by Year

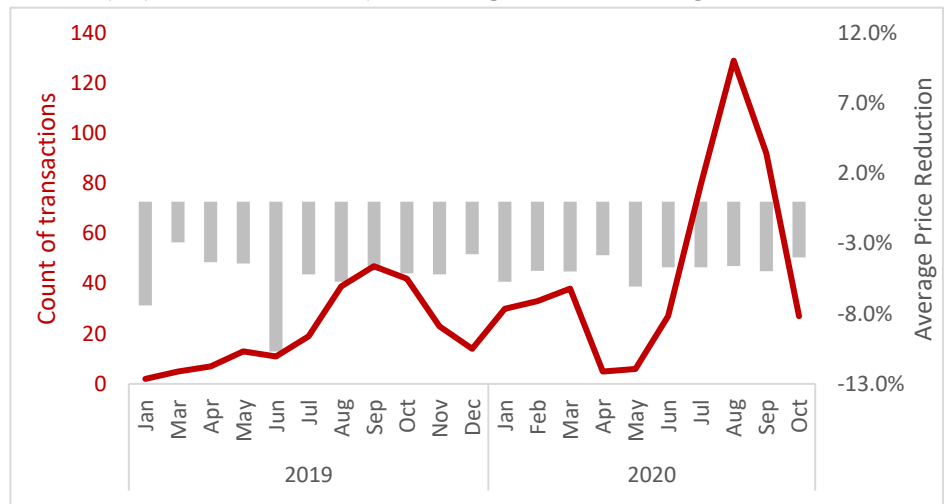


Source: Rightmove

-4.8%

Average price reduction of discounted properties listed on Rightmove in Q1-Q3 2020.

Fig.5 The number of properties being discounted increased in August then fell back
Count of properties with reduced prices on Rightmove and average % discount

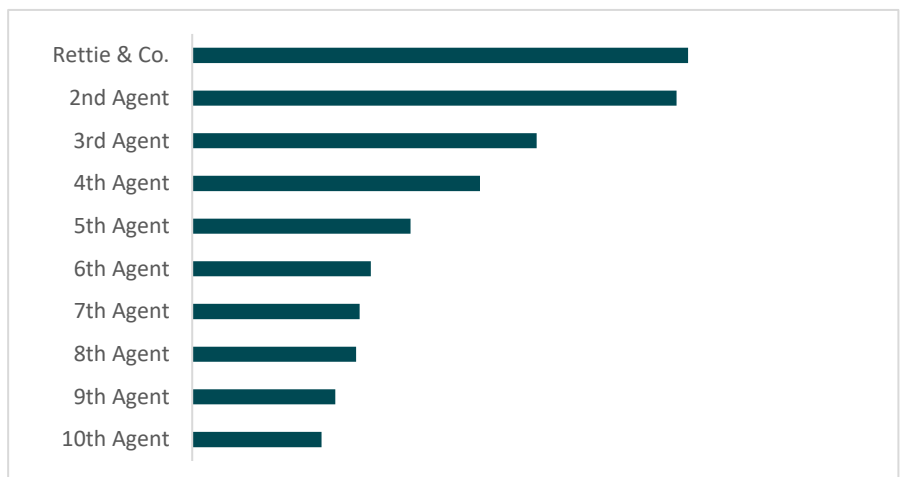


Source: Rightmove

1st

Rettie & Co. is the number one agent in your local market

Fig.6 Rettie & Co. lists more property value than any other agent in Edinburgh
Total value of property brought to the market since lockdown restrictions were lifted



Source: Rightmove July to October 2020

Properties for Sale



Barnton Loan
Barnton, EH4

Offers Over £1,950,000
6 Beds, 5 Reception



Murrayfield Road
Murrayfield, EH12

Offers Over £1,600,000
6 Beds, 4 Reception



Rothsay Terrace
West End, EH3

Offers Over £1,400,000
7 Beds, 3 Reception



Queen Street
New Town, EH2

Offers Over £1,250,000
8 Bed, 3 Reception



East Claremont Street
Bellevue, EH7

Offers Over £1,175,000
5 Beds, 4 Reception



Northumberland Street
New Town, EH3

Offers Over £995,000
5 Beds, 1 Reception



Scald Law Drive
Bonaly, EH13

Offers Over £850,000
5 Beds, 3 Reception



Great Stuart Street
New Town, EH3

Offers Over £775,000
4 Bed, 2 Reception



Inverleith Place
Inverleith, EH3

Offers Over £775,000
3 Beds, 1 Reception



St John's Road
Corstorphine, EH12

Fixed Price £720,000
4 Beds, 2 Reception



Carfrae Road
Blackhall, EH4

Offers Over £695,000
5 Beds, 1 Reception



Peel Terrace
Newington, EH9

Offers Over £385,000
3 Bed, 1 Reception



Old Fishmarket Close
Old Town, EH1

Offers Over £275,000
2 Beds, 1 Reception



St Stephen Place
Stockbridge, EH3

Offers Over £250,000
1 Beds, 1 Reception



Gloucester Square
New Town, EH3

Offers Over £235,000
1 Beds, 1 Reception



Dean Path
Dean Village, EH4

Offers Over £210,000
1 Bed, 1 Reception

Your Local Team



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