

Stirlingshire Housing Market Briefing February 2025

Stirlingshire housing market *thrives* as demand outpaces supply.



Stirlingshire

The Stirlingshire housing market continues to flourish against the backdrop of wider market challenges. Despite falling outside of the top 5 most expensive local authority areas in Scotland from the start of the year, Stirling¹ remains comfortably inside the top 10 most expensive areas in Scotland, in 6th place.

Some of the area's most desirable settlements command a price premium, with Bridge of Allan, Killearn and Dunblane among the top 25 most expensive locations in Scotland. Falling supply, coupled with high levels of demand, continues to push up prices in these sought after locations.



Dunblane



Lochearnhead



Kinlochard

¹Stirling is the Local Authority area in this instance, which includes areas such as Bridge of Allan, Killearn, Dunblane and Stirling. It has been referred to as Stirlingshire in the research document so we can avoid confusion with the City of Stirling.



Introduction

“It is incredibly encouraging to see Stirlingshire firmly positioned as one of Scotland’s most sought-after housing markets, ranking 6th in the country on average house price. The area’s exceptional lifestyle appeal, combined with strong transport links and picturesque countryside, continues to drive demand, particularly in premium locations such as Killearn, Bridge of Allan and Dunblane.

As explored in this Briefing, constrained supply and sustained demand have helped house prices in Stirlingshire rise by 28% over the past five years, outpacing Scotland’s overall growth. In 2024, prices have climbed a further 2%, with competition for high-quality homes remaining strong.

If you’re considering selling or simply wish to understand the value of your home in this thriving market, our expert team is here to assist. For a free, no obligation market appraisal, please do not hesitate to get in touch.”

Best wishes,

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Key findings.



01. Stirlingshire ranks 6th among Scottish local authority areas in terms of average house price.

Strong price growth in the region has helped to keep it amongst the country's most expensive areas. Average house prices in Stirlingshire **have risen by 28% over the past 5 years**, compared to 22% across Scotland. Prices increased across Stirling by a further 2% over 2024.



02. Stirlingshire towns & villages perform notably well in Scotland's hierarchy of settlements.

Bridge of Allan, Killearn and Dunblane all feature in the country's 25 most expensive settlements.



03. Constrained supply.

Demand for property in Stirlingshire is strong, with competitive closing dates and offers over Home Report common. Transaction volumes fell in 2024 by almost 4%, compared to a 5% increase across Scotland.



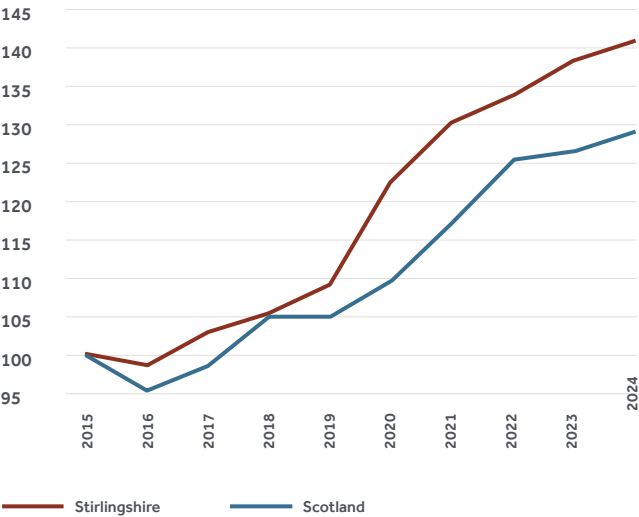
04. Stirlingshire's desirable settlements command a premium.

Stirling presents a great lifestyle proposition with its central connections via road, rail and access to an airport. High quality countryside living continues to draw interest with prices well above the Scottish average.

Key findings *explored.*

01. Stirling ranks 6th among Scottish local authority areas in terms of average house price.

The average house price in Stirlingshire has accelerated since 2019, achieving much stronger growth compared to Scotland as a whole. Price growth over the past 5 years has helped Stirlingshire maintain its position within touching distance of the country's top 5 regions.



Stirlingshire is comfortably inside the top 10 most expensive Local Authority Areas.

Rank	Local Authority	Average Price (last 12 months)
1	City of Edinburgh	£335,830
2	East Renfrewshire	£325,809
3	East Lothian	£317,343
4	East Dunbartonshire	£306,947
5	Midlothian	£284,201
6	Stirlingshire ²	£264,624
7	Perth & Kinross	£248,275
8	West Lothian	£237,034
9	Highland	£232,092
10	Aberdeenshire	£231,282

²NB – This is the local Authority area including areas such as Bridge of Allan, Killearn, Dunblane and Stirling.

Source: Rettie analysis of @ Crown Copyright Registers of Scotland data.



Key findings *explored.*

02. Stirlingshire towns and villages perform notably well in Scotland’s hierarchy of settlements.

Examining the settlements across the region helps to pinpoint the areas that have seen the highest growth in prices. The average price over the previous 12 months was compared with the average over the same period for the previous year to identify change in these areas.

The most desirable areas, unsurprisingly, command the highest prices. Killearn ranks as the number one area in Stirlingshire for average house price in the last 12 months. Dunblane is the third most expensive. Stirling City breaks into the top 10.

As well as Killearn and Dunblane, Bridge of Allan is in the country’s top 10 most expensive settlements, with the former spa town experiencing strong levels of house price growth in recent years.

Killearn leads the way in Stirlingshire as the most expensive location in the last 12 months.

Average House Price by Settlement in Stirlingshire Areas over Past 12 Months

Rank	Settlement Name	Average Price (2024)
1	Killearn	£411,981
2	Bridge of Allan	£375,563
3	Dunblane	£328,427
4	Balfron	£312,824
5	Strathblane	£310,928
6	Doune	£255,569
7	Callander	£250,823
8	City of Stirling	£226,452
9	Cowie	£166,881
10	Fallin	£142,637

Only includes settlements that have achieved greater than 20 sales in the last 12 months.

Stirlingshire settlements are well represented in Scotland’s most expensive areas for average house prices.

Average House Price by Settlement in Scotland in 2024.

Rank	Settlement Name	Average Price (2024 - No 3.)
1	Elie and Earlsferry	£823,728 (22)
2	St Andrews	£548,112 (182)
3	Longniddry	£511,493(34)
4	Gullane	£486,838 (64)
5	North Berwick	£467,320 (137)
6	Newbridge and Ratho Station	£433,828 (67)
7	Killearn	£411,981 (26)
8	Kilmacolm	£392,268 (99)
9	Bridge of Allan	£375,563 (85)
10	West Linton	£365,980 (23)
11	East Linton	£364,927 (41)
12	Auchterarder	£361,345 (163)
13	Pencaitland	£351,991 (23)
14	Crail	£342,440 (44)
15	Aberdour	£337,654 (24)
16	Kilcreggan	£333,938 (29)
17	Houston	£330,734 (125)
18	Edinburgh	£330,144 (10863)
19	Langbank	£329,566 (24)
20	Dunblane	£328,427 (156)
21	Dunkeld & Birnam	£325,594 (27)
22	Dollar	£321,824 (50)
23	Rosewell	£321,173 (48)
24	Ratho	£319,709 (33)
25	Roslin	£318,661 (67)

³No. of transactions

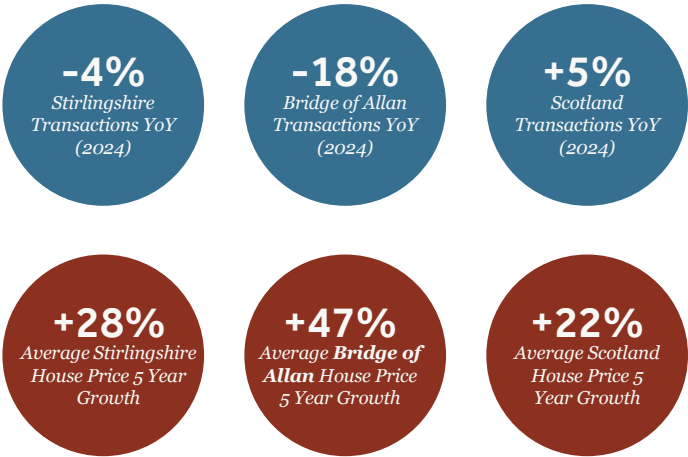
Source: Rettie analysis of @ Crown Copyright Registers of Scotland data.

Key findings *explored.*

03. Constrained supply

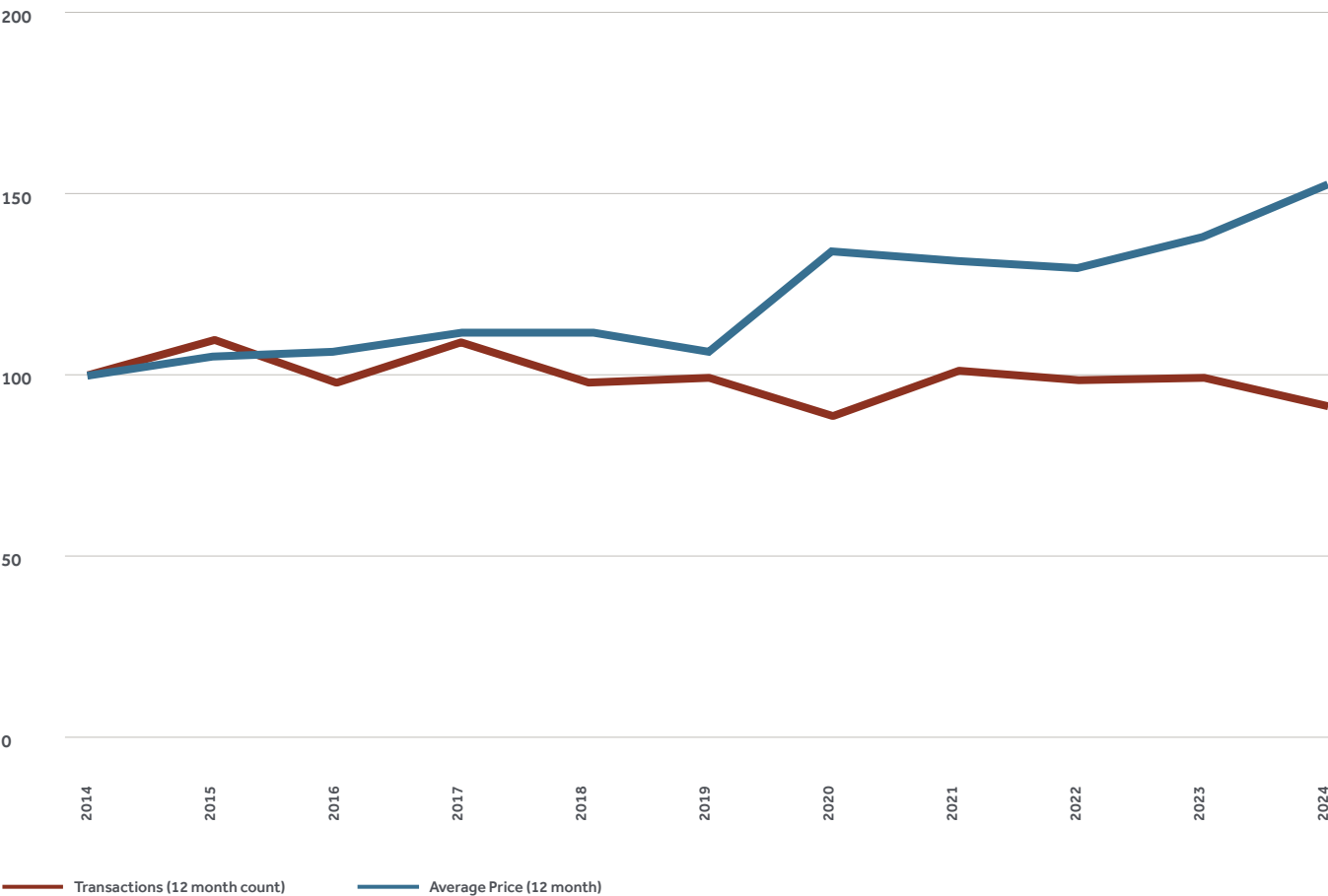
Whilst transactional volumes start to recover across Scotland, transactions have fallen in Stirlingshire, with sales volumes down by almost 4% in 2024.

High demand areas, such as Bridge of Allan, are witnessing falls in transaction levels. As one of Stirlingshire’s most expensive settlements, Bridge of Allan has experienced almost 18% fewer transactions compared with the same period last year.



Bridge of Allan

Transactions vs Average Price Growth



Source: Rettie analysis of @ Crown Copyright Registers of Scotland data.

Key findings *explored.*

04. Stirlingshire’s desirable settlements command a premium.

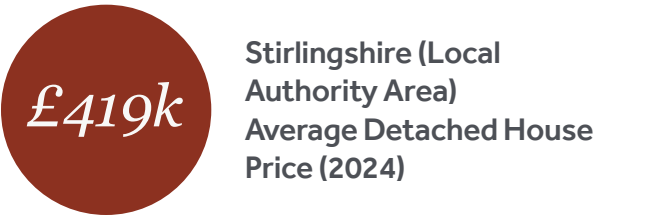
Stirlingshire is home to some of the country’s most desirable settlements and this is reflected in the premium achieved across all property types, particularly detached properties, which are well ahead of the national averages.

The average price for a detached property in Stirlingshire is now over 20% more than the Scottish average.

Bridge of Allan is the highest priced settlement within Stirlingshire for detached properties and is amongst the most expensive across Scotland.

Detached Properties in the Most Desirable Areas Achieve a Significant Premium

Settlement	Detached
Bridge of Allan	£590,948
Dunblane	£539,651
Killlearn	£516,849
Balfron	£481,439
Stirling City	£387,737



Summary.

Stirlingshire is an attractive place to live for those looking to escape the hustle and bustle of city life. The trends above suggest a strong and healthy local market, with average house price growth accelerating ahead of national levels.

To find out more, or for a free no obligation market appraisal of your property, please do get in touch by scanning the QR code:



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