

South-West Fife Housing Market Briefing February 2025

South-West Fife *surges* ahead in Scotland's property market.



South-West Fife

South-West Fife offers a variety of lifestyle choices from the relatively remote countryside, accessible rural areas and the coastal villages fronting the Firth of Forth. It's therefore of no surprise that the many locations within this region are achieving strong house price growth as a result of a growing demand to live within these areas.

The South-West Fife area stretches from the picturesque towns of Aberdour and Burntisland to the historic villages further West including Limekilns and Culross. The market in this area continues to go from strength to strength, boasting a 49% increase in average house prices over the last 10 years, following a 3.2% increase in 2024.

Some of the settlements in these areas are amongst the most desirable in Fife. Our analysis highlights the premium paid for properties in these areas by tracking average prices over the last year and comparing them to Fife-wide and Scotland averages. North Queensferry stands out as the top settlement in South-West Fife, ranking in the top three for average house prices achieved over 2024 in the whole of Fife, only behind Elie and St. Andrews. Other stand out performers include the stunning coastal villages of Aberdour and Limekilns, both ranking in the top 10 across Fife for average house prices in 2024.





Introduction

“South-West Fife continues to stand out as one of Fife’s most desirable housing markets, offering a unique blend of coastal charm, scenic countryside, and excellent connectivity. With its picturesque villages and strong commuter links to Edinburgh, it is no surprise that demand remains high. A 3.2% increase in average house prices over 2024 means that house prices have increased by 49% over the last 10 years - outpacing both Fife and Scotland’s wider market trends.

As explored in this Briefing, competition for homes in sought-after areas such as North Queensferry, Aberdour, and Limekilns remains strong, with properties frequently achieving competitive closing dates and offers over the Home Report value. Detached homes in the region now command a premium of over 20% above the Scottish and Fife averages, reflecting the enduring appeal of South-West Fife’s lifestyle offering.

If you’re considering selling or would like to discuss your property plans, our expert team is here to help. For a free, no obligation market appraisal, please don’t hesitate to get in touch.”

Best wishes,

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Key findings.



01. House Prices in South-West Fife are increasing faster than Scottish and Fife averages.

Average house prices in South-West Fife have increased year on year by 3.2% in 2024, **taking the 10 year average house price increase in the area to 49%.**



02. Market activity accelerates.

Demand for property in South-West Fife is strong, with transactions up 7% year on year in 2024. Competitive closing dates and offers over Home Report are common.



03. Premium achieved across all property types.

There is an evident premium for properties located in the most desirable areas, particularly for detached homes.



04. Attractive lifestyle.

South-West Fife is an attractive location offering a wide range of lifestyle choices.

Key findings *explored.*

01. House Prices in South-West Fife are increasing faster than Scottish and Fife averages.

Despite the challenges facing the national market, the South-West Fife housing market continues to see **house price growth**.

£218,113
Average South-West Fife House Price Year to Date (Jan-Dec 2024)

+49%
Average South-West Fife House Price - 10 year increase. (Jan-Dec 2024)

House Prices in South-West Fife are increasing faster than regional and national averages.

Index of House Price Growth (2010 = 100)



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



Key findings *explored.*

02. Market activity accelerates.

Transactions had been subdued in South-West Fife in the early part of 2024 before strong year on year increases in sales towards the end of the year. Overall, 2024 transactions were up by around 7% from the 2,077 recorded in 2023 to 2,224 over the course of 2024.

This is double the percentage year-on-year growth that has been achieved across the whole Fife market, in which transactions increased by 3.5% from 6,313 in 2023 to 6,533 over 2024.

This is helping to push up property prices as the market becomes more competitive for purchasers. A number of our sales in the region continue to deliver very competitive closing dates and **offers well above Home Report** for the most desirable properties.



South-West Fife
Transactions
(Jan-Dec 2024)



Fife Transactions
(Jan-Dec 2024)



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Key findings *explored.*

03. Premium achieved across all property types.

South-West Fife is home to some of the region's most desirable settlements and this is reflected in the premium achieved across all property types, particularly for detached properties, which are well ahead of the national and regional averages.

The average price for a detached property in South-West Fife is now over 20% more than the Scottish and Fife averages.

North Queensferry is the highest priced settlement within South-West Fife and is amongst the highest priced across both Fife and Scotland.

The most desirable areas in South-West Fife command a premium.

Average Detached House Price by Selected Settlement in South-West Fife (2024)

Settlement	Detached
North Queensferry	£631,444
Limekilns & Charlestown	£461,601
Aberdour	£374,933
Burntisland	£374,932
Saline	£290,733



Fife Average Detached House Price 2024



Scotland Average Detached House Price 2024

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



Key findings *explored.*

04. Attractive lifestyle.

One of the alluring qualities of Fife is the range of lifestyle options within the region. The southernmost towns and villages boast stunning scenery over the Firth of Forth, whilst further inland to the west there is an abundance of golf, fishing and hillwalking.

The increased focus on healthy work-life balances and an increased appreciation of the outdoors has been **key to the continuing demand** in the local market. Commuting to Edinburgh is highly accessible by both rail and road, making South-West Fife an ideal home for those working in the city.

The most sought-after areas have the highest prices. North Queensferry and Aberdour lead the way, with both settlement areas in the top 5 most expensive areas in Fife. Further west, the picturesque semi-rural villages of Limekilns, Charlestown and Saline are also ranked within the top 15 Fife settlements.

South-West settlements rank highly in Fife's house price table.

Top Settlements by Average House Price (2024)

Fife Rank	Settlement	Average Price
3	North Queensferry	£497,800
4	Aberdour	£337,654
7	Limekilns & Charlestown	£301,313
14	Saline	£261,000
22	Burntisland	£226,743

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



Summary.

The South-West region of Fife 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 increasing market activity and increasing competition for available homes.

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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