

Perth and Kinross Market Briefing 2025

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# Perth and Kinross – A Market in *Demand*.





# Perth and Kinross

The Perth and Kinross area offers some of Scotland's most beautiful scenery, world-class walking, fishing, golf and overall a fantastic quality of life. The region is also renowned for its cultural and sporting events and for its heritage and historic sights, which include Scone Palace, where Scottish Kings were crowned.

It has a wonderful mix of communities and a diverse range of properties in which to live, including the bustling city of Perth, lovely rural towns, picturesque villages, steadings and stunning farms and estates. In a post-pandemic world, where working from home has become more mainstream, it should come as no surprise that house price growth and demand for properties in the region remains strong.





# Introduction

*The Perth and Kinross property market continues to perform strongly, outpacing national trends and attracting increasing buyer interest. The latest data shows average prices in the region are now nearing £250,000, around 10% above the Scottish average, with a 15% rise over the past five years. Well-connected settlements such as Methven, Errol, Aberfeldy and Luncarty are leading the way, with annual price growth exceeding 15%.*

*Market activity is also picking up pace, with transaction levels in 2025 up 11.7% on the same period last year, indicating a clear increase in buyer demand. Premium locations including Auchterarder, Dunkeld & Birnam, and Pitlochry continue to command some of the highest prices in the country, reinforcing Perth and Kinross's reputation as one of Scotland's most desirable property markets.*

*In this thriving market, expert local guidance makes all the difference. For a free, no-obligation market appraisal and to benefit from our in-depth knowledge of the area, please don't hesitate to get in touch.*

*Best wishes,*

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# Key findings.



## 01. Average prices in Perth & Kinross continue to outpace national prices

The average price in Perth & Kinross is now approaching £250,000, around 10% higher than the average price in Scotland, and represents growth of around 15% over the last 5 years.



## 02. Well-Located Settlements Boast Strong Price Growth

Settlements with strong connectivity across both high and low value Perth & Kinross areas, such as Methven, Errol, Aberfeldy and Luncarty, have seen price growth exceed 15% in the last year.



## 03. Increased Market Activity

An increasing number of buyers are competing in the Perth & Kinross market as transaction levels continue to rise. 2025 has experienced a busy start to the year, with an 11.7% increase in transactions compared to the same period last year.



## 04. Perth and Kinross Settlements Command a Strong Premium

Auchterarder is in the country's top 10 most expensive areas, with Dunkeld & Birnam, and Pitlochry comfortably inside the top 50.



# Key findings *explored.*

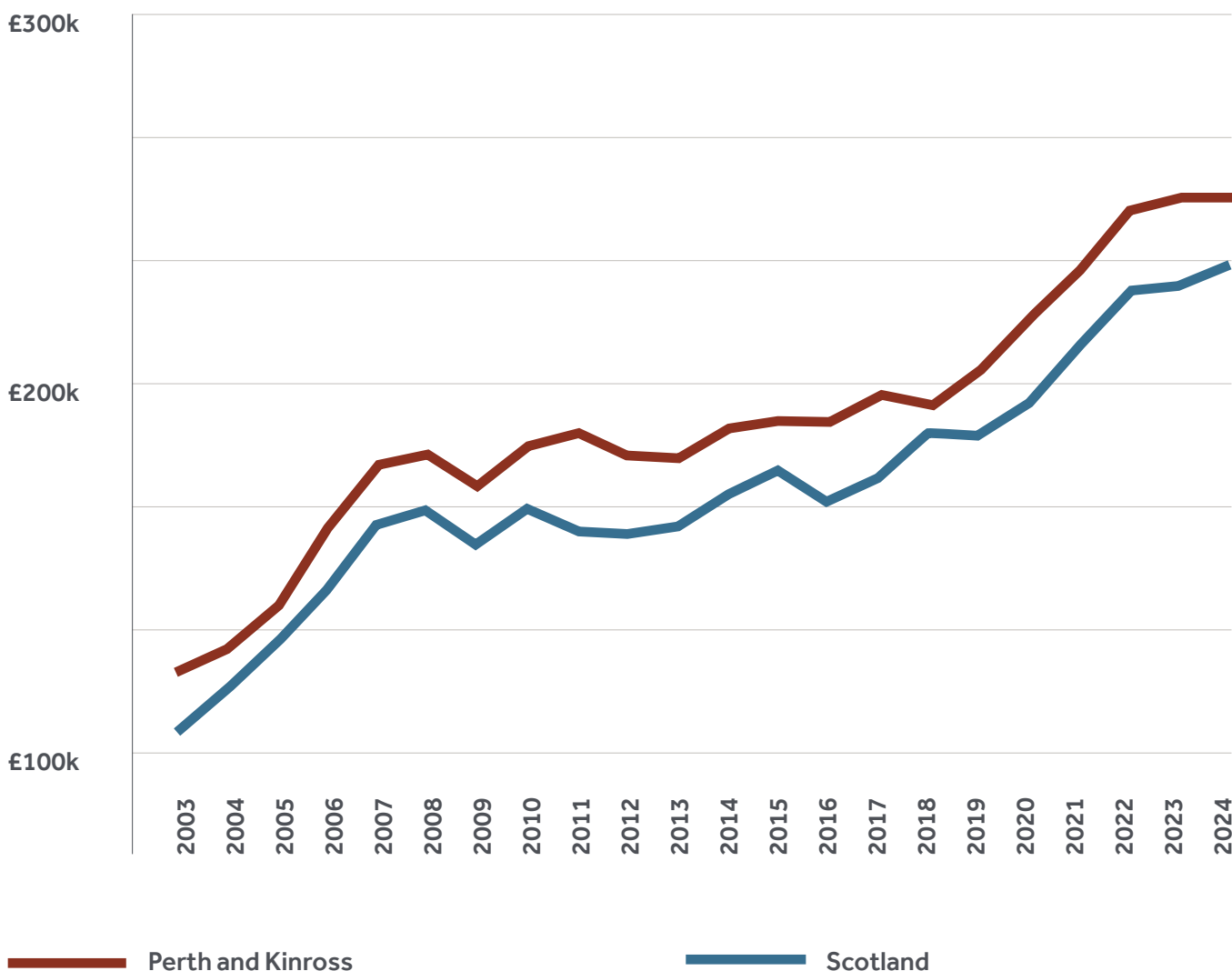
## 01. Prices remain high

Despite the challenges facing the national market, the Perth & Kinross housing market continues to see steady **house price growth**. Over the last two decades, Perth & Kinross has continued to outstrip average prices across the country, increasing by 15% in the last five years compared to 9.7% average price growth in Scotland over the same period.

**£248k**  
Average Perth and  
Kinross House Price  
(2024 Full Calendar Year)

**+15%**  
Average Perth and  
Kinross House Price  
Growth (Last 5 Years)

Average House Price in Perth & Kinross in Scotland in 2024



Source: Crown Copyright Registers of Scotland

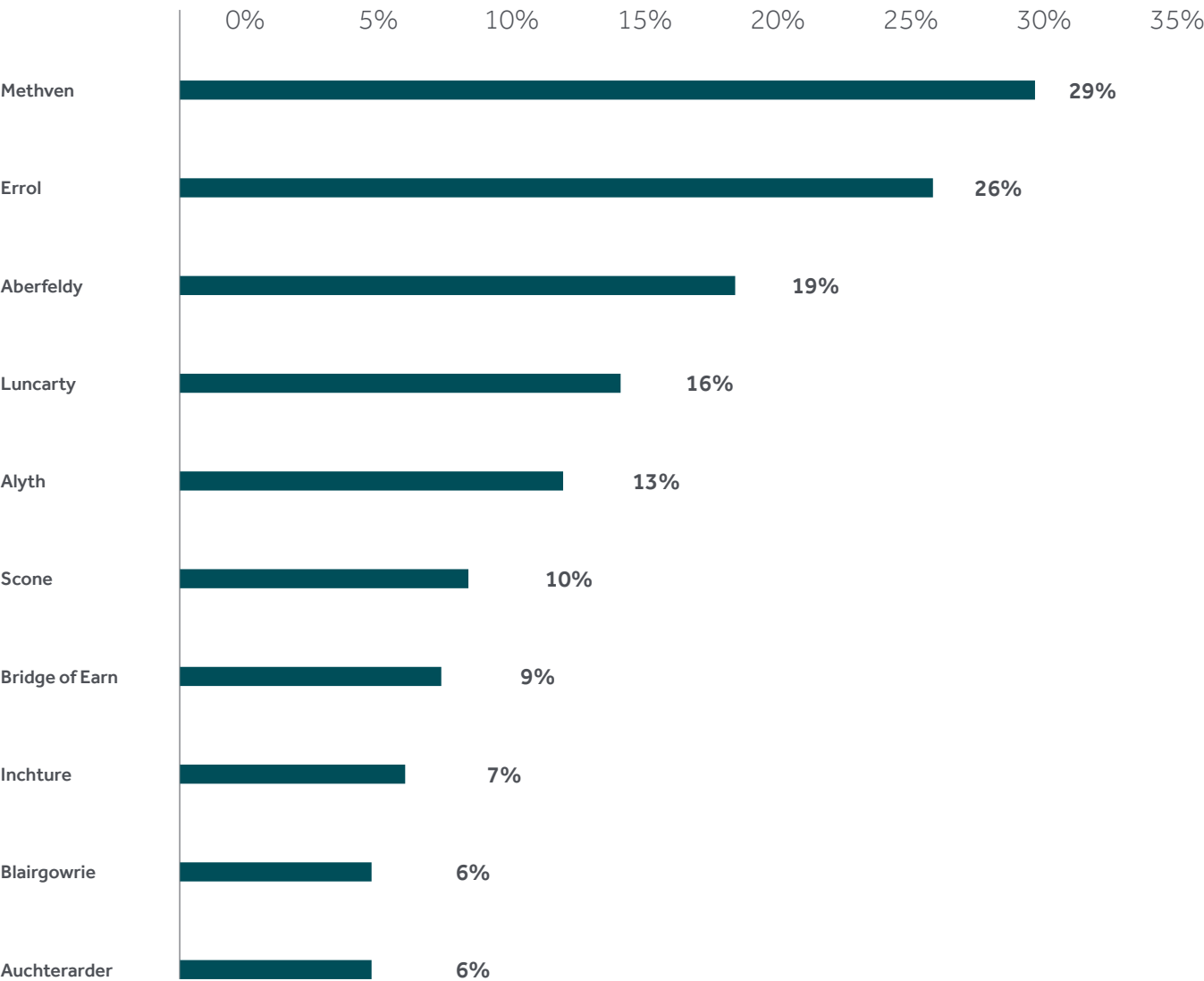
# Key findings *explored.*

## 02. Well-Located Settlements Boast Strong Price Growth

Methven, Errol, Aberfeldy and Luncarty have all seen year-on-year average price growth exceed 15% in 2024.

Aberfeldy continues to prove popular amongst buyers with its exceptional surroundings and access to outdoor pursuits, whilst Methven, Errol and Luncarty benefit from enhanced access to both regional hubs and scenic countryside. There has also been new build activity in these areas that have pulled up prices.

Average house price growth per settlement of 500+ population. Year-on-Year average house price growth 2024 compared to 2023.



Source: Crown Copyright Registers of Scotland



# Key findings *explored.*

### 03. Increased Market Activity

The number of transactions completed throughout the first four months of 2025 increased by 11.7% year-on-year.

This heightened market activity reflects the region's strong appetite for home ownership as well as economic drivers such as employment, earnings and lower interest rates. With increasing buyers in the market, the number of Rettie sales in the region continue to deliver good outcomes for our clients with offers above Home Report for the most desirable properties.

**11.7% YoY**

P&K Transactions  
(Jan - April 2025)

**6.9% YoY**

Scotland Transactions  
(Jan - April 2025)



Moneydie, Luncarty



# Key findings *explored.*

## 04. Attractive lifestyle

Part of the attraction of Perth & Kinross is the contrast between the rich farming land and urban areas of lowland Perthshire to the attractive highlands, with its abundance of lochs and rivers, stretching up to the southern tip of Cairngorm National Park.

The increased focus on healthy work-life balances and an increased appreciation for the outdoors has been **key to the continuing demand** in the local market.

Out of 342 Scottish settlements recording over 20 transactions over the calendar year, Perth & Kinross settlements are well-represented within the top 100 for average house prices.

Auchterarder achieved an average house price of c. £374,000 in 2024, which is the highest average house price in Perth & Kinross and the 8th highest in Scotland.

Queen's Crescent in Auchterarder is Scotland's most expensive street. The average home achieved almost £3 million in 2024 (Bank of Scotland, 2024).

P&K Rank (National Rank)	Settlement	Av. House Price
1 (8)	Auchterarder	£373,916
2 (31)	Dunkeld and Birnam	£301,787
3 (48)	Pitlochry	£287,116
4 (58)	Comrie	£263,568
5 (69)	Milnathort	£259,952
6 (76)	Scone	£254,294
7 (77)	Kinross	£254,260
8 (84)	Aberfeldy	£250,632
9 (86)	Abernethy	£247,417
10 (113)	Luncarty	£237,223

Source: Rettie analysis of Registers of Scotland data



Keltneyburn, Aberfeldy



# Here to *help.*

With strong price growth, increasing transaction levels, and continued demand for both well-connected and lifestyle-driven locations, Perth & Kinross is cementing its place as one of Scotland's most desirable and dynamic property markets. Whether you're buying, selling, or simply exploring your options, expert local insight remains key to making the most of current conditions. We'd be delighted to help guide your next move.



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## Available Properties by Rettie in Perth & Kinross

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### Cordon Mains, Abernethy

**Cordon Mains, Abernethy, Perth, PH2 9LN | Rettie**

Offers Over £1,300,000



### Inchmartine House, Inchtute

**Inchmartine House, Inchtute, Perth, PH14 9QQ | Rettie**

Offers Over £895,000



### 1 Forgan Grove, Forgandenny

**1 Forgan Grove, Forgandenny, Perth, PH2 9FL | Rettie**

Offers In Region £730,000



### 8 Tay Street, Perth

**8 Tay Street, Perth, PH1 5LQ | Rettie**

Offers Over £690,000



### The Old Manse, Monzie

**The Old Manse, Monzie, Crieff, Perthshire, PH7 4HE | Rettie**

Offers Over £685,000



### Smithy Cottage, Luncarty

**Smithy Cottage, Luncarty, Perth, PH1 3JA | Rettie**

Offers Over £595,000



## Under Offer Properties by Rettie in Perth & Kinross

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### Keillour Castle, Methven

**Keillour Castle, Methven, Perth, PH1 3RA | Rettie**

Offers Over £1,800,000



### Pitlowie Steading, Glencarse

**Pitlowie Steading, Glencarse, Perth, PH2 7NS | Rettie**

Offers Over £1,125,000



### Tigh Na Alt, 4 Jackstone Steadings, Bankfoot

**Tigh Na Alt, 4 Jackstone Steadings, Bankfoot, Perth, PH1 4FF | Rettie**

Offers Over £775,000



### Auchtergaven Manse, Bankfoot

**Auchtergaven Manse, Bankfoot, Perth, PH1 4BS | Rettie**

Offers Over £645,000



### 2 Glamis Court, Gleneagles Village

**2 Glamis Court, Gleneagles Village, Auchterarder, PH3 1SQ | Rettie**

Offers Over £630,000



### The Barn, Lettoch

**The Barn, Lettoch, Killicrankie, Pitlochry, PH16 5LR | Rettie**

Offers Over £450,000

## Recently Sold Properties by Rettie in Perth & Kinross

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### Lochton House, Abernyte

**Lochton House, Abernyte, Perth, PH14 9TA | Rettie**

Offers Over £1,250,000



### West Mains of Huntingtower, Perth

**West Mains of Huntingtower, Perth, PH1 1PX | Rettie**

Offers Over £1,025,000



### Drumearn House, The Ross, Comrie

**Drumearn House, The Ross, Comrie, Perthshire, PH6 2JR | Rettie**

Offers Over £860,000



### The New House, Dundonachie

**The New House, Dundonachie, Dunkeld, Perthshire, PH8 0DX | Rettie**

Offers Over £695,000



### Turfhill Cottage, Kinross

**Turfhill Cottage, Kinross, KY13 0NQ | Rettie**

Offers Over £600,000



### Two Hoots, Tomaknock

**Two Hoots, Tomaknock, Crieff, Perthshire, PH7 3QH | Rettie**

Offers Over £595,000