

Stirlingshire Housing Market - 2025/26 Review

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# Stirlingshire Housing Market - 2025-26 *Review.*





# Introduction

The Stirling local authority area, comprising the city and its rural hinterland, has one of the highest average house prices in Scotland. The area offers a sought-after lifestyle, quality of property and connectivity, which drives demand.

Some of the area's most desirable settlements command a price premium, notably Killearn, Strathblane and Bridge of Allan.

Market activity in the area has shown impressive growth and resilience following a year of constrained supply.

*“Stirlingshire is 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.”*

*The average house price in the area is around a fifth higher than in Scotland and the average price of a detached home has a particular premium, around a quarter higher than the Scottish average. It is encouraging also to see market activity growing in the last year.*

*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. The Stirling local authority area remains one of the top 10 most expensive local authorities in Scotland for house prices.

Stirlingshire has maintained its place in the top 10 most expensive local authorities in Scotland, ranking 6th over the last year with an average price of around £282,000.



## 02. Market activity in the area has improved.

Following a constrained market in 2024, market activity improved in 2025, with transactions up by c.5% on the year before. These positive trends have continued into 2026.



## 03. Desirable settlements in the area command a premium.

Killearn, Strathblane and Bridge of Allan were the top 3 settlements in the area for average house price. While most property types command a premium, the average price for detached property in Stirlingshire is the 5th highest in Scotland. The highest average detached house price in Stirlingshire over the last year was in Bridge of Allan (around £608,000).

# Key findings *explored.*

## 01. Stirlingshire has the 6th highest average house price in Scotland.

Over the last year, Stirlingshire is the sixth most expensive local authority area in Scotland, with an average house price of around £282,000. This is more than a fifth above the national average.

The average price of all property types in the area rose over the past year, especially semi-detached homes, which increased by nearly 8%.

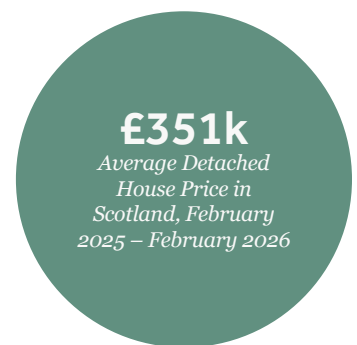
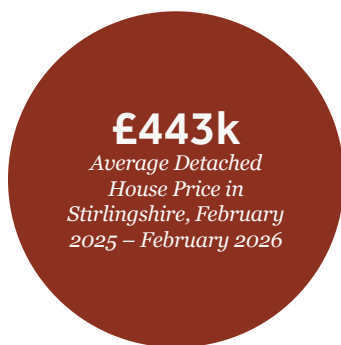
Detached homes in Stirlingshire command a notable premium, with the average price in the last year at around £443,000, ranking 5th in the national table and around one-quarter higher than the national average.

### Stirlingshire has 6th highest average house price in Scotland.

Average House Price by Local Authority, February 2025 – February 2026.

Rank	Local Authority	Average Price (last 12 months)
1	City of Edinburgh	£342,085
2	East Renfrewshire	£337,670
3	East Lothian	£325,536
4	East Dunbartonshire	£311,833
5	Midlothian	£305,449
6	Stirling	£282,136
7	Perth and Kinross	£251,481
8	West Lothian	£246,540
9	Highland	£235,681
10	Scottish Borders	£226,218

Source: @ Crown Copyright Registers of Scotland / Rettie.



# Key findings *explored.*

## 02. Growth in activity showcases strong market demand.

House sales in Stirlingshire increased by 5% in 2025 to 1,640, while the value of property sold (market turnover) increased by 11.6%. This is similar to the growth seen across the country.

2026 has started strongly despite wider political and economic concerns. Both house sales and market turnover increased by around 17% in the area in the first two months of 2026 compared to the same period last year.



Callander

# Key findings *explored.*

## 03. Desirable towns and villages in Stirlingshire command a premium.

Looking at settlements with 20 or more sales in the last year, it's clear that the most desirable locations within Stirlingshire continue to perform well and command a price premium, particularly for detached homes. The top 5 settlements in Stirlingshire also ranked in the top 50 settlements with the highest average house price in Scotland in the last year.

Killlearn, Strathblane and Bridge of Allan are at the top of the area table for average house prices, with Killlearn the 9th highest in Scotland at close to £464,000. Strathblane and Bridge of Allan are also in Scotland's top 20. Bridge of Allan had the highest average price for a detached home, at around £609,000. Strathblane was second at c.£558,000, with Killlearn in third place at c.£523,000.

### Killlearn has the highest average house price in Stirlingshire.

Average House Price by Settlement (20+ sales), Feb 2025 – Feb 2026.

Rank (National)	Settlement	Avg. House Price
1 (9)	Killlearn	£463,707
2 (14)	Strathblane	£376,802
3 (20)	Bridge of Allan	£363,898
4 (37)	Dunblane	£342,645
5 (46)	Balfron	£330,393
6 (112)	Doune	£269,008
7 (113)	Callander	£250,370
8 (177)	City of Stirling	£234,888
9 (374)	Fallin	£163,837
10 (424)	Cowie	£150,398

### Bridge of Allan has the highest average detached house price in Stirlingshire.

Average House Price by Property Type in Selected Settlements (20+ sales), Feb 2025 – Feb 2026.

Settlement	Detached	Semi-Detached	Terraced	Flat
Balfron	£481,562	£238,938	£211,683	£169,542
Bridge of Allan	£608,410	£377,594	£295,054	£237,442
Callander	£370,203	£205,818	£220,034	£148,854
Cowie	£259,625	£124,000	£129,773	£132,000
Doune	£426,170	£231,000	£175,999	£151,583
Dunblane	£498,873	£327,674	£247,367	£185,899
Fallin	£263,883	£170,631	£145,591	£115,575
Killlearn	£522,752	£387,551	£424,400	£149,500
City of Stirling	£398,426	£248,698	£212,124	£175,826
Strathblane	£557,451	£303,363	£237,143	£194,050

Source: @ Crown Copyright Registers of Scotland / Rettie.

# Summary.

Stirlingshire is a desirable location for people to live, offering a range of locations for people who want to be connected to the big cities but not live in them.

It has three settlements in Scotland's top 20 for average house price.

To find out more, or for a free no obligation market appraisal of your property, get in touch.



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