

South-West Fife Housing Market Briefing April 2026

South-West Fife Has a *Strong* and Stable Housing Market





The Appeal of South-West Fife.

South-West Fife encompasses the city of Dunfermline and its surrounding villages, as well as the settlements of Rosyth, Dalgety Bay and North Queensferry.

The area stretches from the picturesque towns of Aberdour and Burntisland to the historic villages further west including Limekilns and Culross.

The data shows the stability of the market in recent times as well as above average levels of growth in the last decade. Prime settlements like Aberdour and Limekilns & Charlestown attract significant premiums due to the quality of lifestyle offered. High calibre detached properties are particularly in demand.

“South-West Fife’s housing market has shown notable resilience, with average house prices remaining stable at around £215,000 between 2024 and 2026, following a period of stronger growth than both the wider local authority area and Scotland as a whole. Activity levels have also remained steady, with a modest uptick of 4% at the start of 2026.

Within the region, prime settlements such as Aberdour, Limekilns, Charlestown and Saline continue to outperform, driven by their strong lifestyle appeal and quality housing stock. Detached properties, in particular, command a clear premium, averaging approximately £335,000 over the past year, with Aberdour achieving the highest values at just under £607,000.

If you are 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. The average house price in South-West Fife has remained stable in recent years.

The average house price in South-West Fife has been stable over 2024-26 at around £215,000. Average prices have grown at a much faster rate than the local authority area and Scotland as a whole in recent years. Activity levels were stable in 2025 but have risen at the start of 2026 by 4%.



02. Prime settlements continue to perform.

Prime settlements in the area such as Aberdour, Limekilns & Charlestown and Saline outperform other areas due to their enhanced lifestyle offering and range of available quality housing.



03. Detached properties command a premium in the region.

There is a clear premium for detached properties in South-West Fife, which averaged around £335,000 over the last year. Aberdour has the highest average in the region at just under £607,000.

Key findings *explored.*

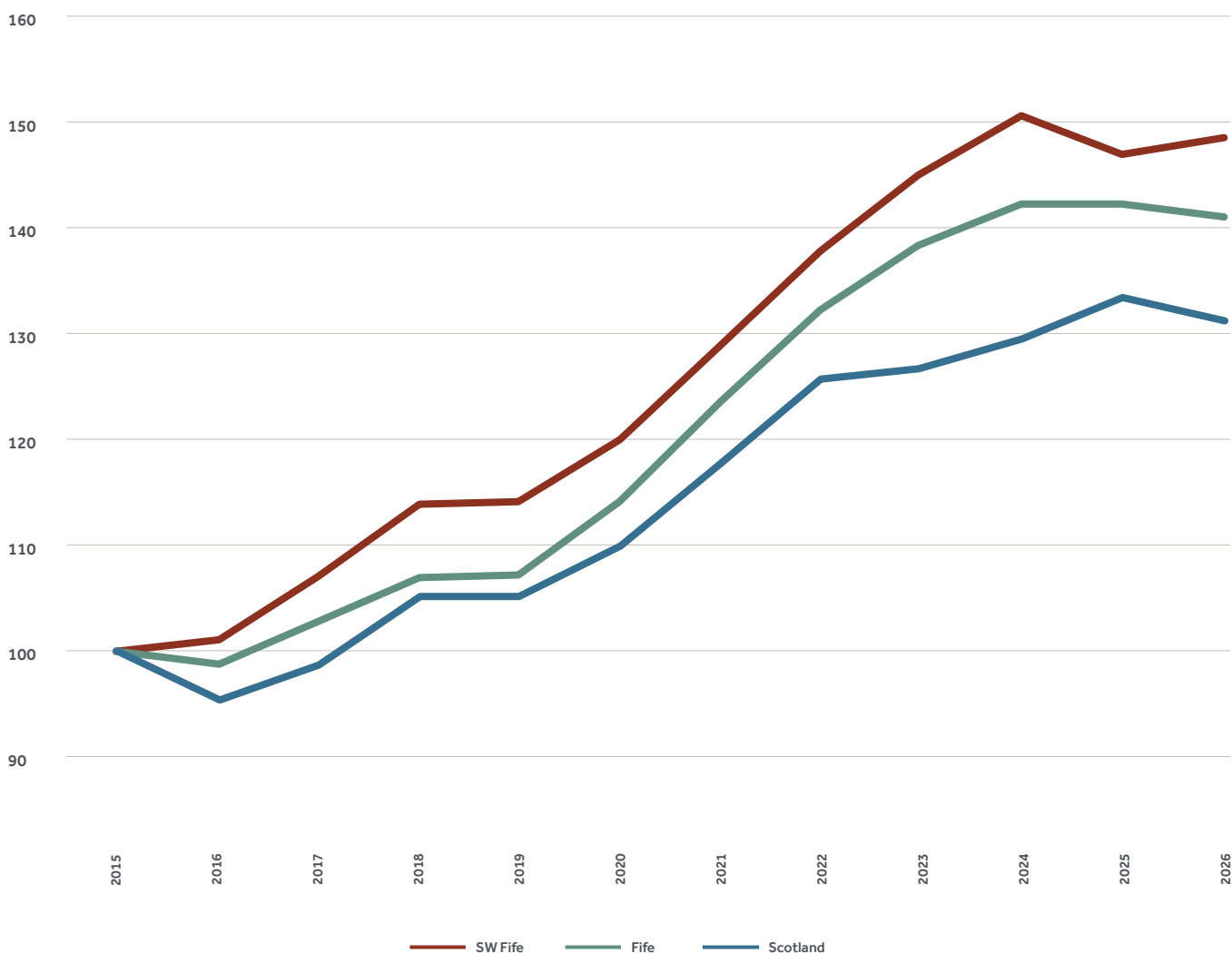
01. Stable prices and market activity levels.

The South-West Fife average house price has been stable in 2024-26, with relatively strong growth in the last decade.

The average house price in the region has increased significantly in the last ten years (around 45% and higher than in Fife and Scotland in this time). It was relatively stable in 2025, averaging around £214,000. At the beginning of 2026, the average house price in South-West Fife has increased to c.£216,000, while the average price in Scotland and Fife have both fallen back slightly.

The average house price in SW Fife has grown at a faster rate compared to Fife and Scotland.

Index of House Price Growth in South-West Fife, Fife, and Scotland, 2015-26 (up to February) (2015 = 100).



Source: Rettie & Co analysis of @Crown Copyright Registers of Scotland data

Key findings *explored.*

Activity levels were also stable in 2025, but up slightly at the start of 2026, with sales in Jan-Feb 2026 about 4% above those in the same period in 2025.

Around 30% of sales in South-West Fife in the last year were priced between £250,000 and £500,000. 41 properties sold for more than £500,000, with two sales of over £1 million.

Prime locations such as Aberdour, Saline and Cairneyhill have had significant increases in market activity, with the bulk of regional sales in Dunfermline.

30%

*Transactions in the £250,000
and £500,000 price bracket
in South-West Fife, February
2025 – February 2026*



Key findings *explored.*

02. Prime settlements continue to perform.

Attractive coastal towns, with views over the Firth of Forth, and well-connected semi-rural areas are at a premium in South-West Fife.

We continue to see strong lifestyle demand for these areas.

Aberdour had the highest average house price, across all property types, in South-West Fife in 2025/26 at around £356,000 across 33 sales, ranking 5th in the wider Fife area. Limekilns & Charlestown was second at just under £350,000, placing it 7th in Fife. North Queensferry was third in the region and 8th in the local authority area, averaging c.£321,000, with a clear gap then to Saline at c.£282,000. Dalgety Bay & Hillend and Cairneyhill had average prices of c.£245,000, both ranking in the top 20 within Fife.

In Dunfermline, where there were well over 1,300 sales in the past year, the average price is just over £200,000.

Aberdour was the highest priced settlement within South-West Fife in the past year.

Top 10 Average House Prices in South-West Fife by Settlements, February 2025 - February 2026.

Rank (Fife)	Settlement	Avg. Price	Count
1 (5)	Aberdour	£356,188	33
2 (7)	Limekilns and Charlestown	£349,492	24
3 (8)	North Queensferry	£321,364	11
4 (11)	Saline	£282,215	29
5 (18)	Dalgety Bay and Hillend	£245,662	184
6 (19)	Cairneyhill	£245,218	56
7 (20)	Crossford (Fife)	£245,094	36
8 (25)	Kingseat (Fife)	£226,876	19
9 (27)	High Valleyfield	£208,399	51
10 (28)	Dunfermline, Settlement of	£201,204	1,331

Source: Rettie & Co analysis of @Crown Copyright Registers of Scotland data



Key findings *explored.*

03. There is a premium for detached properties in South-West Fife.

In South-West Fife, the average price for a detached home in the past year was around £336,000. Among the settlements, Aberdour leads the way with an average detached house price of just under £607,000, followed by Limekilns & Charlestown, which averaged around £466,000, and North Queensferry at £362,500.



Average South-West Fife House Price, February 2025 – February 2026



Average Detached House Price in South-West Fife, February 2025 – February 2026

Detached homes command a premium in the region.

Average House Priced by Property Type in Selected South-West Fife Settlements, February 2025 – February 2026

Settlement Name	Detached	Semi-Detached
Aberdour	£606,932	£515,178
Limekilns and Charlestown	£465,605	£350,000
North Queensferry	£362,500	£310,000
Dalgety Bay and Hillend	£347,704	£202,962
High Valleyfield	£342,977	£208,542
Dunfermline	£330,472	£214,070
Saline	£328,564	£220,500
Burntisland	£327,048	£208,616
Kinghorn	£326,194	£190,471
Cairneyhill	£321,950	£207,904
Crossford (Fife)	£303,249	£218,929

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



Summary.

The housing market in South-West Fife is strong and healthy and continues to act as a draw for a range of different buyer groups including commuters, downsizers and those seeking a quieter and healthy lifestyle.

The region has different price ranges and demand levels, therefore it is important to take good advice when choosing to buy or sell in the area.

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



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