

Scotland's house price 'winners' of 2020 revealed

- **Homeowners in Ayr are 2020's house price winners with £23,000 boost to house prices**
- **Livingston in West Lothian experienced biggest fall**
- **Inverness boasts largest city house-price growth while Aberdeen is lowest**

Ayr is Scotland's house price winner of 2020 as the seaside town recorded the country's biggest increase this year, according to Bank of Scotland's latest data.

The average house price increased by 15.5% (£23,839) to £177,984 over the past 12 months, while 60 miles east in Dumfries, house prices rose by 13.6% (£18,471) to £154,021 during the same period.

Inverness is the city with the biggest jump in average price in 2020 an increase of 8.1% (£14,687) with an average property price of £195,534. Already home to many of the priciest addresses in the country, Edinburgh came in at in seventh place – with an additional £15,581 (6%) increase to the average price of a home this year. Despite its place in the table, the average property price of £274,246 is the most expensive in Scotland.

However, 2020 has also seen changes in value in the opposite direction across Scotland. West Lothian's largest town, Livingston, has seen a fall in house prices of 8.1% this year, equivalent to £15,396, with the average house prices in the area dipping from £190,152 to £174,756 in the past 12 months.

Motherwell in North Lanarkshire has seen a dip of 2.7% (£4,266) on last year, with an average house price of £151,015 – which is less than half the UK average (£304,598).

Graham Blair, Mortgages Director, Bank of Scotland, said: "Like many things about 2020, it would have been hard to predict where we'd see the biggest changes in average house prices in Scotland.

"While it's great news for sellers in Ayr and Dumfries with the biggest jumps in average house prices, it also looks promising for potential buyers in Livingston, Motherwell and Paisley – where a dip in prices could mean a better deal for house hunters in these areas.

"In Scotland's biggest cities, we've seen prices cool slightly up north in Aberdeen in contrast to Inverness. Although both ends of the M8 have seen an increase, average house prices in Edinburgh have increased around three times as much as in Glasgow, with homes in the capital adding around £15,000 in value this year compared to almost £4,000 in the west."

Edinburgh is still the least affordable place to live in Scotland, with house prices around eight times the average annual earnings in 2020. The average cost of a property in Edinburgh is now £274,246. Both Inverurie – outside of Aberdeen – and Aberdeen command property prices of seven times the average wage.

When it comes to more affordable places to buy, house hunters looking in Paisley, Renfrewshire will find properties more affordable – with the average home costing three times the average earnings. Kilmarnock in East Ayrshire provides another option for those looking for a more affordable property with the average house price of £146,351 – around four times average earnings.

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The data analysis is based on 22 areas with transaction sizes of 100+ and covers 12-month rolling data to October in both 2019 and 2020.

Table 1: Scottish Towns with biggest increase in average house prices, 2019-2020

Source: Halifax, 12 months to October, ONS ASHE Table 8.7a full-time annual pay Gross 2020

Town	Average House Price (2019)*	Average House Price (2020)*	1 Yr Change £	1 yr Change %	Average Median Earnings Q220	Annual % change in earnings	PE ratio
Ayr	154,145	177,984	23,839	15.5%	33,491	6%	5
Dumfries	135,550	154,021	18,471	13.6%	26,892	10%	6
Kirkcaldy	142,267	155,888	13,621	9.6%	30,742	5%	5
Coatbridge	137,504	149,315	11,811	8.6%	31,103	6%	5
Inverness	180,847	195,534	14,687	8.1%	31,996	8%	6
Airdrie	145,294	156,897	11,603	8.0%	31,103	6%	5
Edinburgh	258,665	274,246	15,581	6.0%	33,862	5%	8
Glenrothes	140,786	147,250	6,463	4.6%	30,742	5%	5
Dundee	166,031	171,918	5,887	3.5%	27,662	1%	6
Bathgate	167,037	172,127	5,090	3.0%	32,096	10%	5
UK	275,291	304,598	29,307	10.6%	31,461	4%	10

Table 2: Towns with biggest fall/smallest rise in average house prices, 2019-2020

Source: Halifax, 12 months to October, ONS ASHE Table 8.7a full-time annual pay Gross 2020

Town	Average House Price (2019)*	Average House Price (2020)*	1 Yr Change £	1 yr Change %	Average Median Earnings Q220	Annual % change in earnings	PE ratio
Livingston	190,152	174,756	-15,396	-8.1%	32,096	10%	5
Motherwell	155,281	151,015	-4,266	-2.7%	31,103	6%	5
Inverurie	238,003	231,618	-6,385	-2.7%	33,669	3%	7
Paisley	140,485	138,036	-2,448	-1.7%	43,252	8%	3
Aberdeen	203,571	200,810	-2,761	-1.4%	30,536	0%	7
Falkirk	177,273	175,789	-1,484	-0.8%	30,109	1%	6
Perth	189,658	191,300	1,642	0.9%	30,385	-2%	6
Dunfermline	177,249	179,267	2,018	1.1%	30,742	5%	6
Kilmarnock	144,522	146,351	1,829	1.3%	32,599	11%	4
Glasgow	189,627	193,621	3,994	2.1%	31,332	6%	6
UK	275,291	304,598	29,307	10.6%	31,461	4%	10

Editors' notes:

This information is intended for the sole use of journalists and media professionals.

The prices quoted are taken from the Halifax House Price database and refer to average prices for the 12 months to October of each year. Prices are arithmetic average prices of houses – otherwise known as crude averages – on which an offer of mortgage has been granted. These prices are not standardised and therefore can be affected by changes in the sample from year to year – as such care should be taken when comparing prices.

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