

REVEALED: SCOTLAND'S 2021 HOUSE PRICE WINNERS

- **Motherwell sees highest rate of house price growth in 2021**
- **Average Scottish house price rose by over £16,000 this year**
- **Hamilton joins Motherwell in the UK's top 20 house price winners**

Motherwell is Scotland's 2021 house price winner, seeing a rise of 17.3% according to the latest data from Bank of Scotland.

On average, house prices across Scotland rose by 8.8% over the last year, more than the UK average of 6.2%. The average Scottish home now costs £207,778, an increase of £16,761 on 2020's figure of £191,017.

Scotland's house price winner, Motherwell, not only witnessed the highest percentage increase, but also the largest increase in cash terms at £26,103, rising from £151,105 to £177,118. The town was one of two in Scotland to be amongst the UK's 20 biggest house price increases.

With Motherwell ranking 7th in the UK overall, the other entrant was Hamilton at number 20. The South Lanarkshire town's average house price rose by 13.7% in the last 12 months, with the typical home now costing £159,176, an increase of £19,225.

Overall, it has been a positive year for homeowners in Scotland hoping to see the value of their property rising, with more areas seeing higher rates of growth and fewer seeing falls. In 2020, just two towns saw prices rise above the UK average, while this year there have been 15. Conversely, last year seven towns saw prices fall back, compared to just two this year.



Graham Blair, Mortgages Director, Bank of Scotland, said: "Scottish house prices have enjoyed another bumper year, with growth outperforming the UK average and properties in almost every town now worth more than 12 months ago."



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“The feedback we’re getting from customers matches what we see in the data. Prolonged working from home has influenced where people want to live and the type of property they want to own. So while our major cities continue to be attractive, with commuting now less of a priority, areas that offer more space and better affordability have experienced increasing demand from buyers.”

Many towns within easy reach of the key cities experienced some of the biggest rises, with both Paisley and Livingston outperforming their more metropolitan neighbours.

The most expensive place to buy in Scotland remains Edinburgh. The nation’s capital now has an average house price of £293,406, up £19,160 (+7.0%) on last year.

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Table 1: Scotland's 10 towns and cities with the highest growth in average house price, 2020-21

Town	Average House Price 2020	Average House Price 2021	1 year change £	1 year change %
Motherwell	151,015	177,118	26,103	17.3%
Hamilton	139,951	159,176	19,225	13.7%
Dumfries	154,021	175,002	20,982	13.6%
Kilmarnock	146,351	165,534	19,183	13.1%
Elgin	168,331	188,730	20,400	12.1%
Perth	191,300	214,310	23,009	12.0%
Paisley	138,036	154,363	16,327	11.8%
Dundee	171,918	191,407	19,488	11.3%
Livingston	174,756	189,480	14,724	8.4%
Aberdeen	200,810	217,678	16,868	8.4%
Scotland	191,017	207,778	16,761	8.8%

Source: Bank of Scotland, 12 months to October

Table 2: Scotland's 10 towns and cities with the lowest growth in average house price, 2020-21

Town	Average House Price 2020	Average House Price 2021	1 year change £	1 year change %
Airdrie	156,897	150,874	-6,023	-3.8%
Coatbridge	149,315	145,880	-3,435	-2.3%
Kirkcaldy	155,888	157,663	1,774	1.1%
Inverness	195,534	198,672	3,137	1.6%
Glenrothes	147,250	151,945	4,695	3.2%
Dunfermline	179,267	188,053	8,786	4.9%
Falkirk	175,789	185,699	9,910	5.6%
Bathgate	172,127	183,144	11,017	6.4%
Edinburgh	274,246	293,406	19,160	7.0%
Glasgow	193,621	207,282	13,662	7.1%
Scotland	191,017	207,778	16,761	8.8%

Source: Bank of Scotland, 12 months to October



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Table 3: UK's 20 towns and cities with the highest growth in average house price, 2020-21

Town	Region	Average House Price 2019	Average House Price 2020	1 year change £	1 year change %
Taunton	South West	259,213	315,759	56,546	21.8%
Newark	East Midlands	234,202	280,934	46,732	20.0%
Rochdale	North West	173,975	206,098	32,123	18.5%
Chippenham	South West	322,859	381,181	58,322	18.1%
Braintree	South East	301,980	356,216	54,236	18.0%
Widnes	North West	189,247	222,876	33,628	17.8%
Motherwell	Scotland	151,015	177,118	26,103	17.3%
Bolton	North West	181,853	212,671	30,818	16.9%
Hereford	West Midlands	262,536	306,872	44,336	16.9%
Walsall	West Midlands	199,358	230,972	31,614	15.9%
Bradford	Yorkshire and Humberside	147,361	170,684	23,323	15.8%
Swansea	Wales	183,230	211,590	28,360	15.5%
Kettering	East Midlands	248,320	285,103	36,783	14.8%
Maidstone	South East	323,208	370,964	47,756	14.8%
Newton Abbot	South West	284,609	326,623	42,014	14.8%
Spalding	East Midlands	230,965	264,668	33,703	14.6%
Wirral	North West	241,107	276,042	34,936	14.5%
Scunthorpe	Yorkshire and Humberside	154,199	176,186	21,986	14.3%
Doncaster	Yorkshire and Humberside	176,728	201,824	25,096	14.2%
Hamilton	Scotland	139,951	159,176	19,225	13.7%
United Kingdom		304,598	323,355	18,757	6.2%

Source: Halifax, Bank of Scotland, 12 months to October



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Notes to editor

This information is intended for the sole use of journalists and media professionals. House price to average earnings ratio available on request for listed towns. The prices quoted are taken from the Halifax and Bank of Scotland 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. Note that individual towns may be excluded from the lists in any given year if there is an insufficient number of transactions to calculate an average figure.

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