

The Race for Space: Detached homes first choice for Scotland's movers

- ▶ Detached homes are the most popular choice for people moving home in Scotland, growing from 27% to 34% of purchases, over the last 10 years.
- ▶ Flats have fallen in popularity, down 5%, to 17%.
- ▶ Scottish home movers paid 5% more for their properties than last year.
- ▶ Home movers pay 64% more than 10 years ago.

34%

of Scottish home
movers chose a
detached house in the
first half of 2023

£283,479

Average house price
paid by home movers
in Scotland in 2023

Rise in average price
paid by Scottish home
movers

64%

Not so 'flat' market

Detached homes were the most common property chosen by movers, accounting for 34% of sales, compared to 32% for the UK. This is a significant increase on ten years ago; rising from 27%. Semi-detached homes accounted for 21% of sales, unchanged from 2013 (Tables 5 and 6).

The popularity of flats has waned with movers, just 17% opted for flats, studios and apartments in 2023. This compares to 22% in 2013, which was twice the UK average at the time.

Detached homes are also the most popular choice for movers in the East Midlands (45%), Northern Ireland (42%), and in five other parts of the UK. Semi-detached topped movers' choices in the North of England, while in London, flats (37%) were the most common property (Table 6).

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Transaction volumes

The number of home moves in Scotland during the first half of 2023 was 10,380 – the lowest number since the pandemic and down 29% on the same period last year. The previous low was in the first half of 2020, when 9,290 home moves completed – caused by the market shutting down due to the pandemic.

Within the different parts of the UK, the annual change in the number of home movers is consistently down by around 30% (Table 1) with one exception: Northern Ireland, which saw a 65% drop. Looking back 10 years paints a different view; the North West saw a fall of just 8%, compared to a 41% reduction in London, and a 45% increase in Northern Ireland.

Scottish first-time buyer numbers also dropped during the period as a number of support schemes ended and the pressure of rising inflation and interest rates took effect. In the first half of the year 10,488 first-time mortgages were completed, around a third fewer than the previous year. This is also the lowest recorded by Bank of Scotland's Home Mover Review since the pandemic. First-time buyers now make up 50% of home buyers in Scotland, compared to 37% in 2009 (Table 1).

Prices rise

The average price paid by people moving home in Scotland has risen by 5% in the last 12 months to £283,479 and is 64% higher than 10 years ago. Some of this rise can be attributed to the increased popularity of detached houses, which attract a premium.

Compared to the UK, prices have grown at a steadier pace in Scotland. For comparison, buyers across the whole UK paid £428,647 to make their next step on the housing ladder, up 10% year on year, and up 101% since 2013. Movers in London paid the most, £746,599, while those in the South East of England saw the biggest annual rise - 12% in the last 12 months, and 111% over 10 years, to £591,247.

“With the house prices paid by home movers in Scotland up 5% in the last year, home ownership is still proving a safe place for investment and is the aspiration of many. However, higher interest rates and inflation at levels not seen in a generation, put the brakes on the housing market in the early part of this year.

“Looking ahead, industry is already showing greater confidence and we may soon begin to see signs of a rebounding housing market.”

Graham Blair, head of mortgages, Bank of Scotland



“People moving home are often looking for more space, both inside and out. The growing popularity of detached homes against the falling choice of flats indicates that Scottish movers may well see flower beds as being equally important as bedrooms.”

Graham Blair, head of mortgages, Bank of Scotland

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Table 1: Number of home buyers (purchasing with a mortgage) – Scotland

	Number of Home movers	Annual % change	Number of First Time Buyers	Annual % change
2009 H1	11,660		6,950	
2010 H1	13,510	16%	8,440	21%
2011 H1	11,810	-13%	7,420	-12%
2012 H1	12,860	9%	8,670	17%
2013 H1	12,520	-3%	10,080	16%
2014 H1	14,380	15%	12,840	27%
2015 H1	14,740	3%	12,800	0%
2016 H1	14,660	-1%	13,930	9%
2017 H1	15,400	5%	16,410	18%
2018 H1	14,900	-3%	15,310	-7%
2019 H1	15,480	4%	15,520	1%
2020 H1	9,290	-40%	9,600	-38%
2021 H1	17,240	86%	16,820	75%
2022 H1	14,550	-16%	14,850	-12%
2023 H1*	10,380	-29%	10,488	-29%

Source: UK finance *LBG estimate

Table 2: Number of home movers – historic comparison

	H1 2013	H1 2018	H1 2022	H1 2023*
Scotland	12,520	14,900	14,550	10,380
UK	138,020	159,800	157,640	112,459

Source: UK finance *LBG estimate

Table 3: Home movers: average house price % change, 2013-2023**

	2013 £	2018 £	2022 £	2023 £	1 year % change	5 year % change	10 year % change
Scotland	172,774	217,541	270,216	283,479	5%	30%	64%
UK	213,284	296,717	390,539	428,647	10%	44%	101%

Source: LBG, **12 months rolling to March

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Table 3: Home movers: average price and deposit by region, 2023**

Region	Average House Price 2023 (£s)	Average Deposit 2018 (£s)	Average Deposit 2023 (£s)	Deposit as % of purchase price 2023	5 Year % Change in Deposit
Scotland	283,479	66,552	99,777	35%	50%
UK	428,647	102,058	150,497	35%	47%

Source: LBG **12 months rolling average to March

Table 4: Average age of home mover

Region	2013	2018	2023
Scotland	40	41	40
UK	41	41	39

Source: LBG

Table 5: Home movers' purchases by property type 2013*

	Semi Detached	Detached	Terraced	Bungalow	Flats
Scotland	21%	27%	18%	12%	22%
UK	29%	25%	26%	9%	11%

Source: LBG * 12 months to March

Table 6: Home movers' purchases by property type 2023*

	Semi Detached	Detached	Terraced	Bungalow	Flats
Scotland	21%	34%	18%	11%	17%
UK	28%	32%	21%	7%	12%

Ends

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Notes

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

The Bank of Scotland Home Mover Review tracks conditions for those who already own a home. The review is based on data from the Halifax house price database and UK Finance

DATA SOURCES:

This research is based on data from the Halifax housing statistics database as well as UK Finance

House Prices. The prices used in this research are simple arithmetic ('crude') averages, based on 12 months rolling to March in each period. These prices are not standardised and therefore can be affected by changes in the sample from period to period.

Historic figures on the number of home movers and first-time buyers – bought with mortgage finance - have been sourced from UK Finance.

This report is prepared from information that we believe is collated with care; however, it is only intended to highlight issues and it is not intended to be comprehensive. We reserve the right to vary our methodology and to edit or discontinue/withdraw this, or any other report. Any use of this report for an individual's own or third-party commercial purposes is done entirely at the risk of the person making such use and solely the responsibility of the person or persons making such reliance.

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