



From mountain to sea

What's Happening in....

Aberdeenshire's Housing Market

November 2024

A publication by the Planning Information and Delivery Team



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Introduction

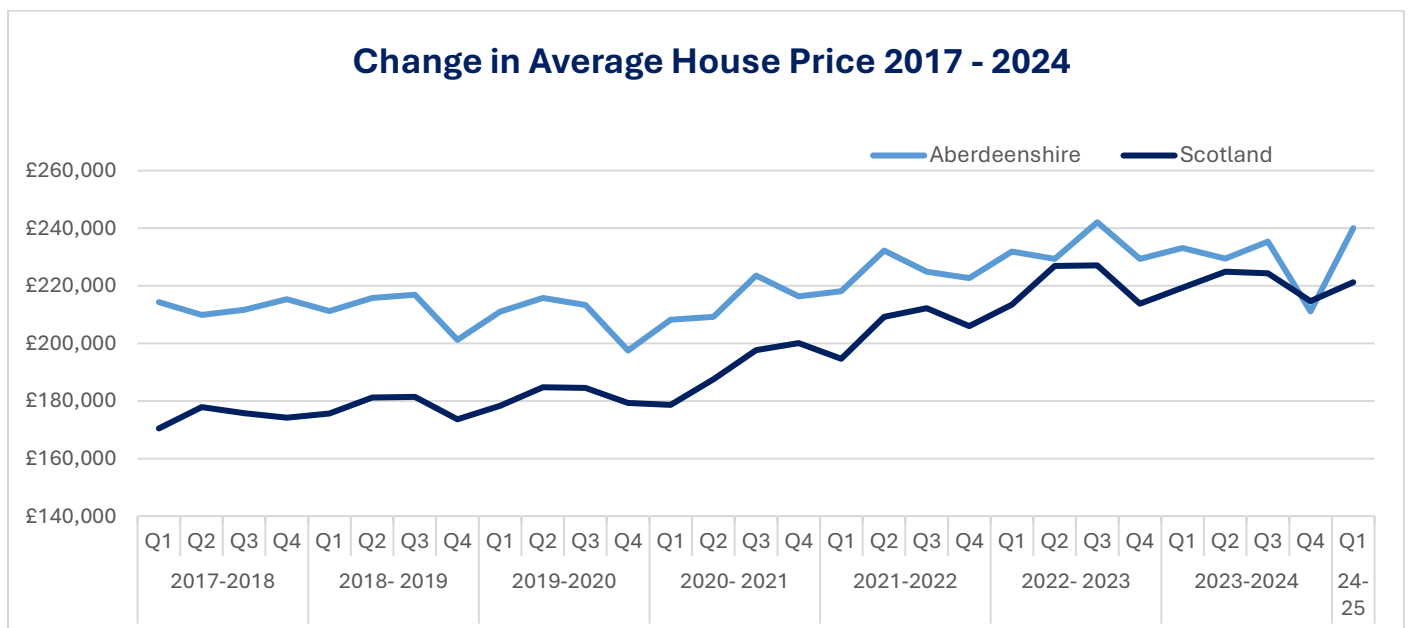
This bulletin provides a snapshot of Aberdeenshire’s housing market, drawing on the latest national statistics and detailed small area analysis for towns and areas within Aberdeenshire. Using [Registers of Scotland](#) data provided by the Scottish Government’s [Centre for Housing Market Analysis](#), this bulletin provides an annual monitoring update to inform the [Housing Need and Demand Assessment](#) which is carried out every five years.

For more information on any of the figures published, or for any other statistical enquires please contact statistics@aberdeenshire.gov.uk. Publications giving local information on a range of topics including Population, the Economy and the Housing Market plus profiles of Aberdeenshire and its Areas and Towns are available on our [Aberdeenshire Statistics](#) webpages.

Aberdeenshire Average House Price

In April-June 2024, the average house price in Aberdeenshire was £239,579, which was above the Scottish average of £221,211. After several years of decline in the mid-2010s, prices in Aberdeenshire have steadily increased since 2020, reflecting the national trend in Scotland. However, the price increase across Scotland has been more rapid than in Aberdeenshire.

In April-June 2017, Aberdeenshire’s average house price was £43,000 above the Scottish average, but quite down from a £70,000 peak in early 2015, prior to the oil price slump. By January-March 2024, the average house price in Scotland had surpassed that of Aberdeenshire by £3,000. This trend reversed significantly in the most recent quarter, with Aberdeenshire’s average house price now £18,000 higher than the Scottish average.

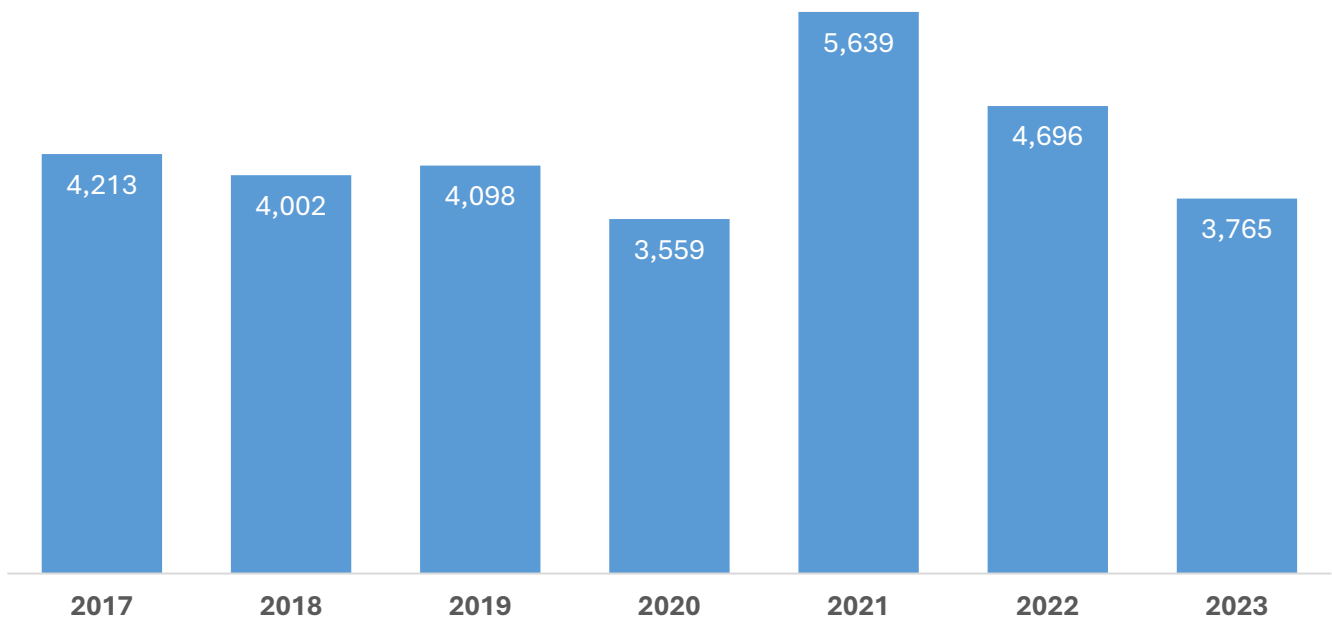


Source: Registers of Scotland [Quarterly House Price Statistics](#) Sales between £20k and £1M

Between 2017 and 2019, annual house sales remained relatively stable at around 4,100. However, in 2020, at the height of the Covid-19 pandemic, sales dropped to 3,500. This was followed by a significant (58%) increase in 2021, with over 2,000 more transactions than in 2020, as market activity resumed following to the easing of Covid-19 restrictions.

While 2022 also saw a high number of sales with 4,700, the figures for 2023 dropped to below 3,800, marking the second lowest number recorded since 2017.

Annual Number of Sales in Aberdeenshire 2017 - 2023



Source: Registers of Scotland Calendar Year House Price Statistics



Housing Market Areas and Towns Average House Price

More detailed data on small areas is also available which allows us to look at the variation across different parts of Aberdeenshire. The most recent data is from house sales transactions completed during 2022/23ⁱ. The map shows the local authority boundaries, housing market areas (HMAs)ⁱⁱ, the part of the Cairngorms National Park (CNP) which falls within Aberdeenshire, and some of the main towns.

Table 1 House Prices for Local Authority Areas and Housing Market Areas 2022/23

Area		Average House Price 2022/23
Aberdeenshire		£232,874
Aberdeenshire part of Aberdeen HMA		£258,082
Rural HMA (excluding Cairngorms NP)		£206,758
Aberdeenshire part of Cairngorms National Park		£279,156
Scotland		£220,285



Table 2 provides the average house prices for towns in Aberdeenshire. It's important to note that many smaller towns had very few transactions over the course of the year. Consequently, the average price in these towns may be disproportionately skewed by one or two very high or low sale prices, so these averages should be treated with caution. For larger towns with more transactions, the average price is a more reliable measure.

Table 2 Aberdeenshire Settlement Average House Price and Number of Sales 2022/23

Settlement	Number of Sales	Average Price
Aberchirder	22	£144,386
Aboyne	47	£302,888
Alford	75	£231,617
Auchenblae	13	£285,385
Ballater	45	£236,827
Balmedie	37	£222,867
Banchory	133	£276,268
Banff	50	£140,883
Blackburn	35	£230,647
Boddam	19	£128,579
Chapelton	58	£311,586
Crimond	7	£141,400
Cruden Bay	34	£169,908
Cuminestown	11	£140,636
Drumoak	12	£252,130
Ellon	169	£195,826
Fraserburgh	183	£131,805
Gardenstown	17	£159,510
Gourdon	12	£179,875
Hatton of Cruden	11	£135,750
Huntly	68	£157,115
Insch	36	£211,099
Inverallochy and Cairnbulg	20	£169,590
Inverbervie	34	£197,791
Inverurie	271	£216,891
Johnshaven	11	£237,827
Kemnay	60	£197,252
Kingseat	16	£235,828
Kintore	54	£239,428
Laurencekirk	63	£238,159
Longside	15	£191,567
Lumphanan	6	£229,750
Macduff	68	£143,466
Marywell	6	£253,750
Maud	7	£188,143
Methlick	6	£222,583
Mintlaw	52	£166,182
New Deer	14	£180,286
New Pitsligo	12	£116,858
Newburgh	30	£225,426

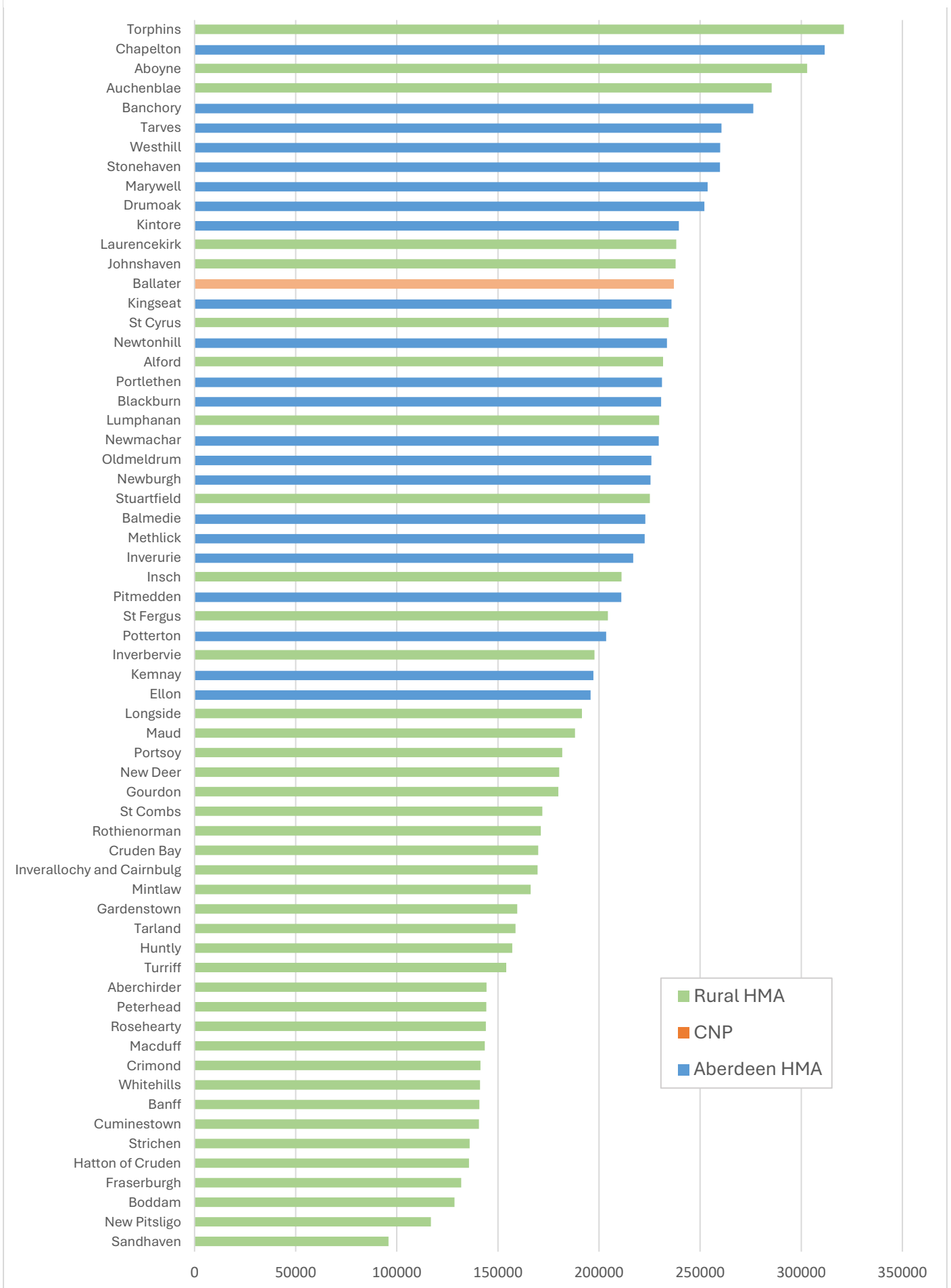
Settlement	Number of Sales	Average Price
Newmachar	28	£229,539
Newtonhill	53	£233,611
Oldmeldrum	53	£225,863
Peterhead	315	£144,296
Pitmedden	14	£211,052
Portlethen	180	£231,170
Portsoy	31	£181,809
Potterton	16	£203,531
Rosehearty	10	£144,050
Rothienorman	16	£171,216
Sandhaven	6	£95,917
St Combs	11	£172,001
St Cyrus	9	£234,444
St Fergus	17	£204,343
Stonehaven	207	£259,759
Strichen	22	£136,057
Stuartfield	16	£225,155
Tarland	7	£158,750
Tarves	20	£260,535
Torphins	19	£321,087
Turriff	87	£154,012
Westhill	181	£259,917
Whitehills	22	£141,196

As in recent years, house prices are generally higher in areas close to Aberdeen City and in the Deeside part of the Rural Housing Market Area (HMA). Towns further from Aberdeen, particularly in the north, tend to have much lower average prices. The graph on Page 7 shows Aberdeenshire's towns ordered by house price from highest to lowest, along with their respective housing market areas.

Since the Covid-19 pandemic, there has been a shift, with more Rural HMA settlements now having the highest house prices. In 2022/23, Torphins topped the table with an average house price of £321,087, followed by Aboyne and Auchenblae in third and fourth place, respectively. The rising prices in rural areas may be related to the increase in the number of people working from home. However, there were also low sales numbers in some Rural HMA towns (e.g. Auchenblae) which could skew results. Sandhaven had the lowest average house price with £95,917, however it also had a low number of sales in 2022/23 with 6.

Chapelton had the second highest average house price at £311,586. Unlike other Aberdeen HMA towns, most of these sales were for new builds. More detailed analysis of new builds is explored in the next section.

Highest to Lowest Average House Price 2022/23 - Settlements and Housing Market Areas



New Build and Secondhand Prices Aberdeenshire Towns

Towns with recent housing developmentsⁱⁱⁱ often have higher averages as new build prices are generally significantly greater than secondhand prices. More detail on this is given in Table 3 which shows the proportion of new build transactions in 2022/23 in each town and gives average prices for each sale type.

Table 3 Proportions and Prices of New Build and Secondhand in Aberdeenshire Towns 2022/23

Town	New Build Average Price	Secondhand Average Price	% New Build	Overall Average Price
Aberchirder		£144,386	0%	£144,386
Aboyne	£434,800	£287,184	11%	£302,888
Alford	£241,856	£228,384	24%	£231,617
Auchenblae		£285,385	0%	£285,385
Ballater		£236,827	0%	£236,827
Balmedie		£222,867	0%	£222,867
Banchory		£276,268	0%	£276,268
Banff	£150,000	£140,697	2%	£140,883
Blackburn		£230,647	0%	£230,647
Boddam		£128,579	0%	£128,579
Chapelton	£328,203	£254,069	78%	£311,586
Crimond		£141,400	0%	£141,400
Cruden Bay		£169,908	0%	£169,908
Cuminestown		£140,636	0%	£140,636
Drumoak		£252,130	0%	£252,130
Ellon	£313,746	£192,967	2%	£195,826
Fraserburgh	£300,059	£124,113	4%	£131,805
Gardenstown		£159,510	0%	£159,510
Gourdon		£179,875	0%	£179,875
Hatton of Cruden		£135,750	0%	£135,750
Huntly		£157,115	0%	£157,115
Insch		£211,099	0%	£211,099
Inverallochy and Cairnbulg	£329,266	£141,412	15%	£169,590
Inverbervie		£197,791	0%	£197,791
Inverurie	£269,099	£212,731	7%	£216,891
Johnshaven		£237,827	0%	£237,827
Kemnay		£197,252	0%	£197,252
Kingseat		£235,828	0%	£235,828
Kintore		£239,428	0%	£239,428
Laurencekirk	£285,555	£224,618	22%	£238,159
Longside		£191,567	0%	£191,567
Lumphanan		£229,750	0%	£229,750
Macduff		£143,466	0%	£143,466

Town	New Build Average Price	Secondhand Average Price	% New Build	Overall Average Price
Marywell		£253,750	0%	£253,750
Maud		£188,143	0%	£188,143
Methlick		£222,583	0%	£222,583
Mintlaw	£289,797	£153,032	10%	£166,182
New Deer		£180,286	0%	£180,286
New Pitsligo		£116,858	0%	£116,858
Newburgh	£334,950	£221,649	3%	£225,426
Newmachar		£229,539	0%	£229,539
Newtonhill		£233,611	0%	£233,611
Oldmeldrum		£225,863	0%	£225,863
Peterhead	£267,224	£131,831	9%	£144,296
Pitmedden		£211,052	0%	£211,052
Portlethen	£323,464	£218,980	12%	£231,170
Portsoy		£181,809	0%	£181,809
Potterton		£203,531	0%	£203,531
Rosehearty		£144,050	0%	£144,050
Rothienorman		£171,216	0%	£171,216
Sandhaven		£95,917	0%	£95,917
St Combs	£365,515	£152,650	9%	£172,001
St Cyrus		£234,444	0%	£234,444
St Fergus		£204,343	0%	£204,343
Stonehaven	£442,206	£241,320	9%	£259,759
Strichen	£189,500	£133,512	5%	£136,057
Stuartfield	£314,996	£184,318	31%	£225,155
Tarland		£158,750	0%	£158,750
Tarves		£260,535	0%	£260,535
Torphins		£321,087	0%	£321,087
Turriff		£154,012	0%	£154,012
Westhill	£158,333	£261,629	2%	£259,917
Whitehills		£141,196	0%	£141,196
Aberdeenshire	£297,823	£225,646	12%	£232,874

In Aberdeenshire as a whole, 12% of sales in 2022/23 were new builds, a slight increase from 11% in 2020/21. Most of these new builds occurred within the Aberdeen Housing Market Area (HMA). As in previous years, Chapelton had the highest proportion of new build sales at 78% in 2022/23, up from 69% in 2020/21. Other settlements in the Rural HMA with significant proportions of new build sales include Stuartfield (31%), Alford (24%), and Laurencekirk (22%). Notably, the proportion of new home sales in the Rural HMA decreased from 28.0% in 2020/21 to 11.6% in 2022/23.

Contact Details

If you have any queries regarding this publication or if you would like further breakdowns by location or type please contact statistics@aberdeenshire.gov.uk

ⁱ Data is from [Registers of Scotland Sasines](#) for 2022/23, supplied to local authorities by the [Centre for Housing Market Analysis](#). All analysis excludes transactions with a value of less than £20,000 or greater than £1,000,000 inclusive.

ⁱⁱ More information on Housing Market Areas is available in the [Housing Land Audit](#).

ⁱⁱⁱ More information on recent housing developments is available in the [Housing Land Audit](#).