



From mountain to sea

# Aberdeenshire's Housing Market

February 2026

A publication by the Place Information and Delivery Team



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## Introduction

This bulletin provides an overview of Aberdeenshire's housing market, combining national statistics with detailed analysis of its towns and administrative areas. Using the [Registers of Scotland](#) data provided by the Scottish Government's [Centre for Housing Market Analysis](#), it delivers an annual update that informs the [Housing Need and Demand Assessment](#), completed every five years. This bulletin is based on average house prices between £20,000 and £1,000,000.

For further information about the published figures or any other Aberdeenshire statistical information, contact [statistics@aberdeenshire.gov.uk](mailto:statistics@aberdeenshire.gov.uk). Additional publications covering population, the economy, housing market and profiles of Aberdeenshire, its administrative areas, and towns are available on the [Aberdeenshire Statistics](#) webpages.

## Aberdeenshire Average House Price

In October - December 2025, the average house price in Aberdeenshire was £233,120, just below the Scottish average of £236,650. Over a seven-year period, the average house price in Aberdeenshire increased steadily. 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 with average house price nearly matching that of Aberdeenshire in Q4 2024. Despite the notable dip in the average house price in early 2024 as seen in figure 1, Aberdeenshire's price is now tracking below the Scottish average.

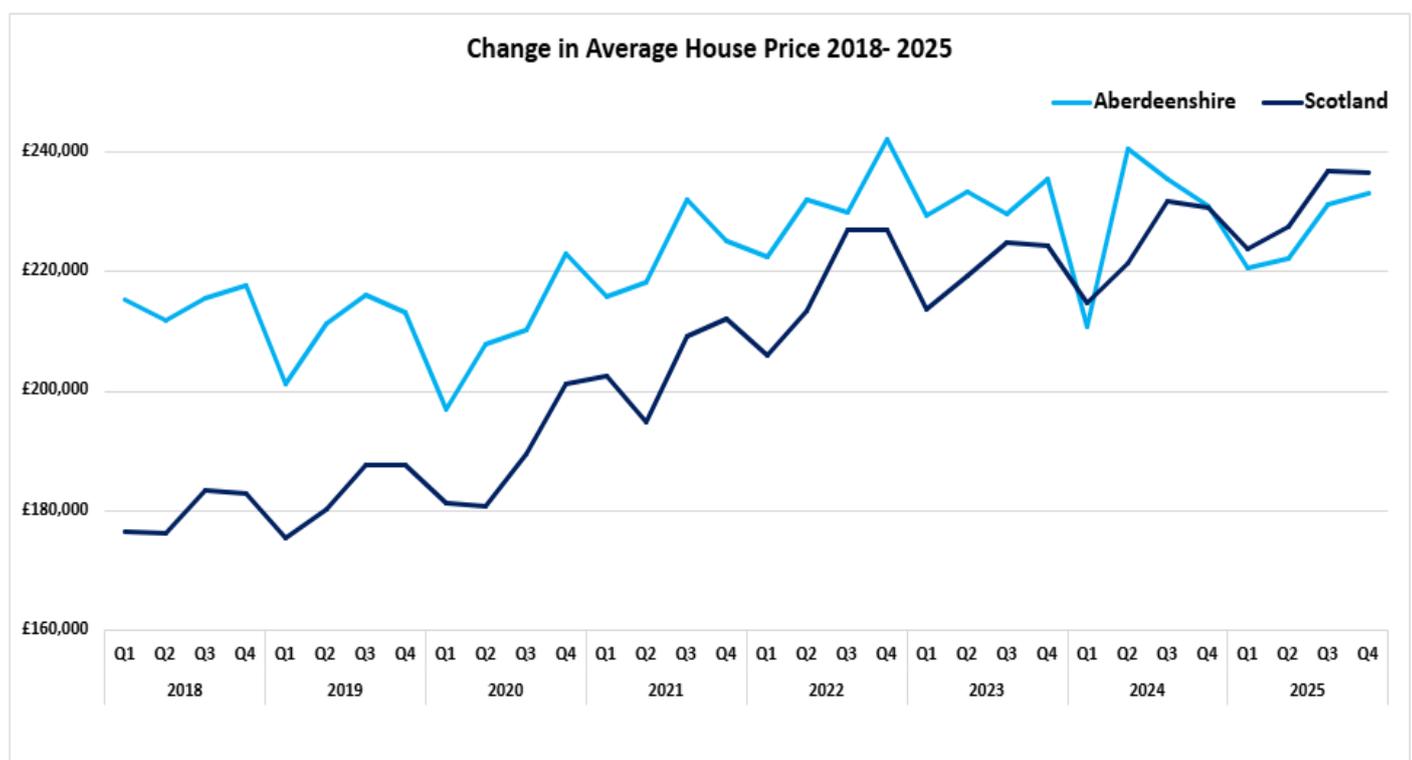


Figure 1: Change in Average House Price 2018 – 2025 (Source: [Registers of Scotland 2025](#))

Figure 2 shows the number of house sales in Aberdeenshire between 2018 and 2025. Sales were relatively stable in 2018 and 2019 before market uncertainty in 2020 due to the Covid-19 pandemic. A spike in house sales was seen in 2021 as market activity resumed following the ease of the pandemic restrictions. This increase was followed by a decline in sales between 2022 and 2023.

Despite the fall in annual house sales between 2021 to 2023, there has been a steady recovery between 2023 and 2025 with the annual house sales rising to 4,470, aligning more closely with the pre-pandemic sales levels.

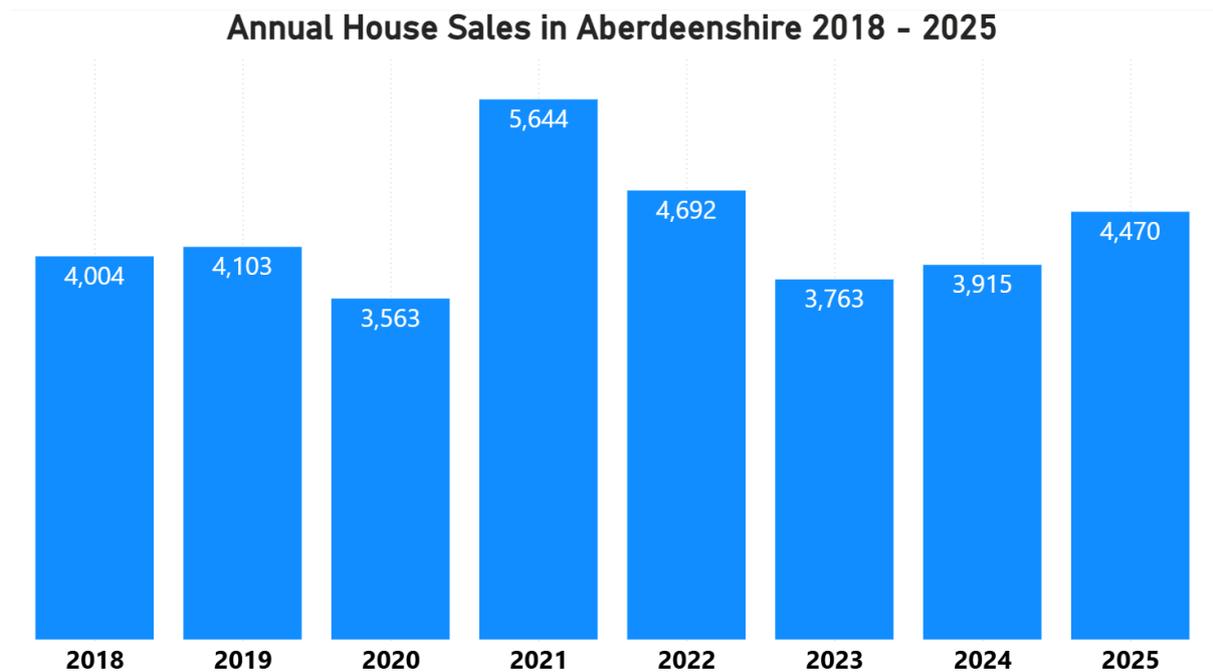


Figure 2: Annual House Sales in Aberdeenshire 2018 – 2025 (Source: [Registers of Scotland House Price Statistics 2025](#))



## 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 2023/2024<sup>i</sup>. Figure 3 maps the local authority boundary, the Housing Market Areas (HMAs)<sup>ii</sup>, the section of the Cairngorms National Park (CNP) within Aberdeenshire, and several main towns.

Table 1: House Price for Local Authority Areas and Housing Market Areas 2023/2024

Area	Average House Price 2023/2024
Aberdeenshire	£229,067
Aberdeenshire part of Aberdeen HMA	£253,300
Rural HMA (excluding Cairngorms National Park)	£203,400
Aberdeenshire part of Cairngorms National Park (CNP)	£328,356
Scotland	£216,747



Figure 3: Map of Aberdeenshire Housing Market Areas and Settlements

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: Average House Price in Aberdeenshire Towns

Towns	Number of Sales	Average Price
Aberchirder	15	£154,800
Aboyne	35	£317,394
Alford	58	£210,306
Auchenblae	6	£258,083
Ballater	39	£283,898
Balmedie	27	£220,352
Banchory	101	£316,202
Banff	51	£132,060
Blackburn	21	£282,922
Boddam	14	£91,679
Braemar	9	£480,126
Cairnbulg & Inverallochy	16	£154,492
Chapelton	58	£290,743
Cruden Bay	22	£245,642
Daviot	6	£485,500
Drumoak	9	£305,806
Ellon	115	£189,153
Fraserburgh	136	£159,335
Gardenstown	12	£151,167
Gourdon	9	£194,853
Hatton	7	£168,286
Huntly	41	£149,800
Inchmarlo	15	£199,660
Insch	30	£209,335
Inverbervie	18	£192,322
Inverurie & Port Elphinstone	248	£223,231
Johnshaven	19	£260,566
Kemnay	50	£217,972
Kingseat	8	£227,002
Kintore	48	£246,752
Ladysbridge	12	£231,613
Laurencekirk	48	£251,243
Longside	13	£202,577
Macduff	57	£136,725

Marykirk	6	£153,250
Maud	15	£169,100
Methlick	11	£218,977
Mintlaw	64	£211,673
Monymusk	9	£258,278
New Deer	15	£127,433
New Pitsligo	12	£111,342
Newburgh	23	£263,798
Newmachar	21	£193,119
Newtonhill	48	£260,597
Oldmeldrum	46	£274,421
Peterhead	257	£131,875
Pitmedden	12	£183,292
Portlethen	97	£190,228
Portsoy	22	£143,715
Rosehearty	11	£118,091
Rothienorman	10	£164,750
St Cyrus & Lochside	13	£307,077
St Fergus	14	£226,685
Stonehaven	161	£230,009
Strichen	8	£178,407
Stuartfield	20	£203,450
Tarland	13	£239,794
Tarves	29	£273,439
Torphins	14	£278,464
Turriff	68	£158,442
Westhill	130	£233,471
Whitehills	12	£151,104

House prices in 2023/2024 diverged from the pattern seen in previous years. Rather than being concentrated around Aberdeen and in the Deeside area of the Rural HMA, three of the five highest average prices were recorded in the Rural HMA. Daviot recorded the highest average price in 2023/2024 at £485,500. It should be noted that there were only 6 transactions which were of particularly high value. Aboyne ranked third with an average of £317,394 from 35 transactions, and St Cyrus and Lochside placed fifth with £307,077 across 13 transactions. All three exceeded the Rural HMA average of £203,400. Meanwhile, towns in the northern part of the Rural HMA continued to show much lower average prices; in line with long-standing trends e.g. Peterhead (£131,875) and Banff (£132,060).

Banchory recorded the highest average house price in the Aberdeen HMA at £316,202 across 101 transactions, exceeding the HMA average of £253,300. It also ranked fourth overall across Aberdeenshire.

Braemar recorded the second-highest average price in Aberdeenshire overall, at £480,126. Although there were only 9 transactions, it surpassed the Aberdeenshire section of the Cairngorms National Park average of £328,356.

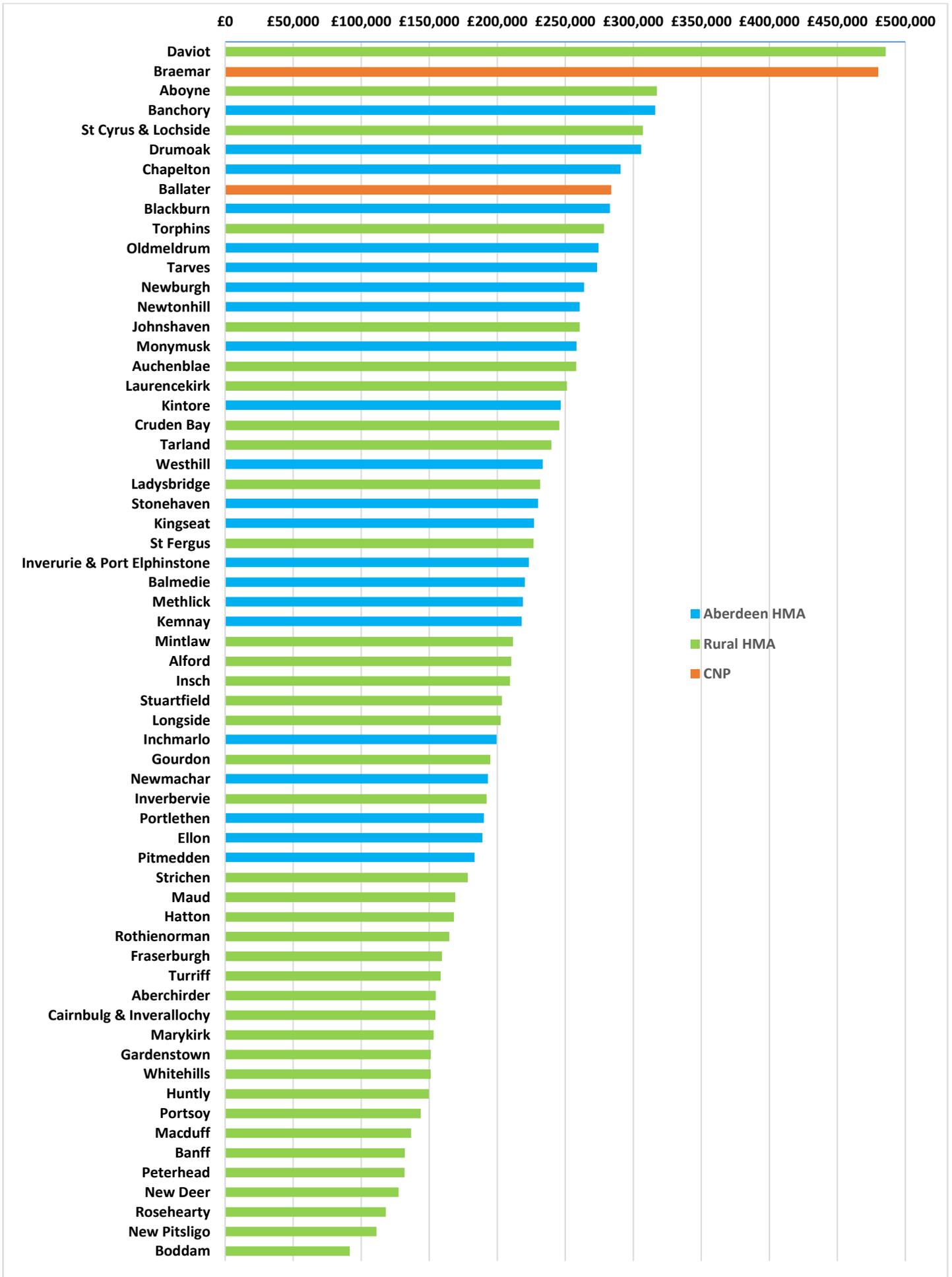


Figure 4: Highest to Lowest Average House Price 2023/2024 - Settlements and Housing Market Areas

## New Build and Second Hand Prices in Aberdeenshire Towns 2023/2024

Towns with recent housing development often show higher average prices, as new build homes typically cost significantly more than second hand properties. Table 3 provides further details, showing the proportion of new build transactions in each town in 2023/2024 and the corresponding average prices for both new build and second hand sales.

Table 3: Proportions and Prices of New Build and Second hand in Aberdeenshire Towns 2023/2024

Towns	New Build Average Price	Second hand Average Price	Percentage of New Build	Overall Average Price
Aberchirder	-	£154,800	0%	£154,800
Aboyne	£397,214	£297,439	20%	£317,394
Alford	£235,894	£197,840	33%	£210,306
Auchenblae	-	£258,083	0%	£258,083
Ballater	-	£283,898	0%	£283,898
Balmedie	-	£220,352	0%	£220,352
Banchory	£359,279	£301,269	26%	£316,202
Banff	-	£132,060	0%	£132,060
Blackburn	-	£282,922	0%	£282,922
Boddam	-	£91,679	0%	£91,679
Braemar	-	£480,126	0%	£480,126
Cairnbulg & Inverallochy	£291,433	£134,929	13%	£154,492
Chapelton	£305,497	£244,371	76%	£290,743
Cruden Bay	£317,724	£212,003	32%	£245,642
Daviot	-	£485,500	0%	£485,500
Drumoak	-	£305,806	0%	£305,806
Ellon	-	£189,153	0%	£189,153
Fraserburgh	£314,129	£140,146	11%	£159,335
Gardenstown	-	£151,167	0%	£151,167
Gourdon	-	£194,853	0%	£194,853
Hatton	£225,000	£158,833	14%	£168,286
Huntly	-	£149,800	0%	£149,800
Inchmarlo	-	£199,660	0%	£199,660
Insch	£272,495	£204,823	7%	£209,335
Inverbervie	-	£192,322	0%	£192,322
Inverurie & Port Elphinstone	£302,090	£201,798	21%	£223,231
Johnshaven	£312,222	£214,075	47%	£260,566
Kemnay	£354,800	£202,769	10%	£217,972
Kingseat	-	£227,002	0%	£227,002
Kintore	£360,874	£236,377	8%	£246,752
Ladysbridge	£207,463	£243,688	33%	£231,613
Laurencekirk	£356,556	£226,940	19%	£251,243
Longside	-	£202,577	0%	£202,577

Macduff	-	£136,725	0%	£136,725
Marykirk	-	£153,250	0%	£153,250
Maud	-	£169,100	0%	£169,100
Methlick	-	£218,977	0%	£218,977
Mintlaw	£287,579	£166,129	38%	£211,673
Monymusk	-	£258,278	0%	£258,278
New Deer	-	£127,433	0%	£127,433
New Pitsligo	-	£111,342	0%	£111,342
Newburgh	-	£263,798	0%	£263,798
Newmachar	-	£193,119	0%	£193,119
Newtonhill	£318,627	£222,577	40%	£260,597
Oldmeldrum	£313,231	£249,473	39%	£274,421
Peterhead	£275,704	£122,960	6%	£131,875
Pitmedden	-	£183,292	0%	£183,292
Portlethen	£277,500	£189,319	1%	£190,228
Portsoy	-	£143,715	0%	£143,715
Rosehearty	-	£118,091	0%	£118,091
Rothienorman	-	£164,750	0%	£164,750
St Cyrus & Lochside	£378,125	£275,500	31%	£307,077
St Fergus	£495,796	£181,833	14%	£226,685
Stonehaven	£374,330	£208,360	13%	£230,009
Strichen	-	£178,407	0%	£178,407
Stuartfield	£209,998	£201,813	20%	£203,450
Tarland	-	£239,794	0%	£239,794
Tarves	£316,197	£227,628	52%	£273,439
Torphins	-	£278,464	0%	£278,464
Turriff	-	£158,442	0%	£158,442
Westhill	-	£233,471	0%	£233,471
Whitehills	-	£151,104	0%	£151,104
<b>Aberdeenshire</b>	<b>£326,774</b>	<b>£216,413</b>	<b>11%</b>	<b>£229,067</b>

In Aberdeenshire overall, 11% of house sales in 2023/2024 were new builds, a slight decrease from 12% in 2022/2023. Most new builds sales continued to be concentrated within the Aberdeen HMA. As in the previous year, Chapelton recorded the highest proportion of new build sales at 76% in 2023/2024, down from 78% the year before. Other settlements in the Rural HMA with notable proportions of new build transactions include Johnshaven (47%), Mintlaw (38%), and both Alford and Ladysbridge at 33%.

## Contact Details

For queries about this publication, or to request further breakdowns by location or property type, please contact [statistics@aberdeenshire.gov.uk](mailto:statistics@aberdeenshire.gov.uk).

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- i. Data is from [Registers of Scotland Sasines](#) from 2023/2024, 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 recent housing developments and the Housing Market Areas is available in the [Housing Land Audit](#).