



From mountain to sea

What's Happening in....

Aberdeenshire's Housing Market

September 2021

A publication by the Planning Information and Delivery Team



Contents

Introduction.....2
 Aberdeenshire Average House Price.....2
 Housing Market Areas and Towns Average House Price.....4
 New Build and Secondhand Prices Aberdeenshire Towns8
 Contact Details9

Introduction

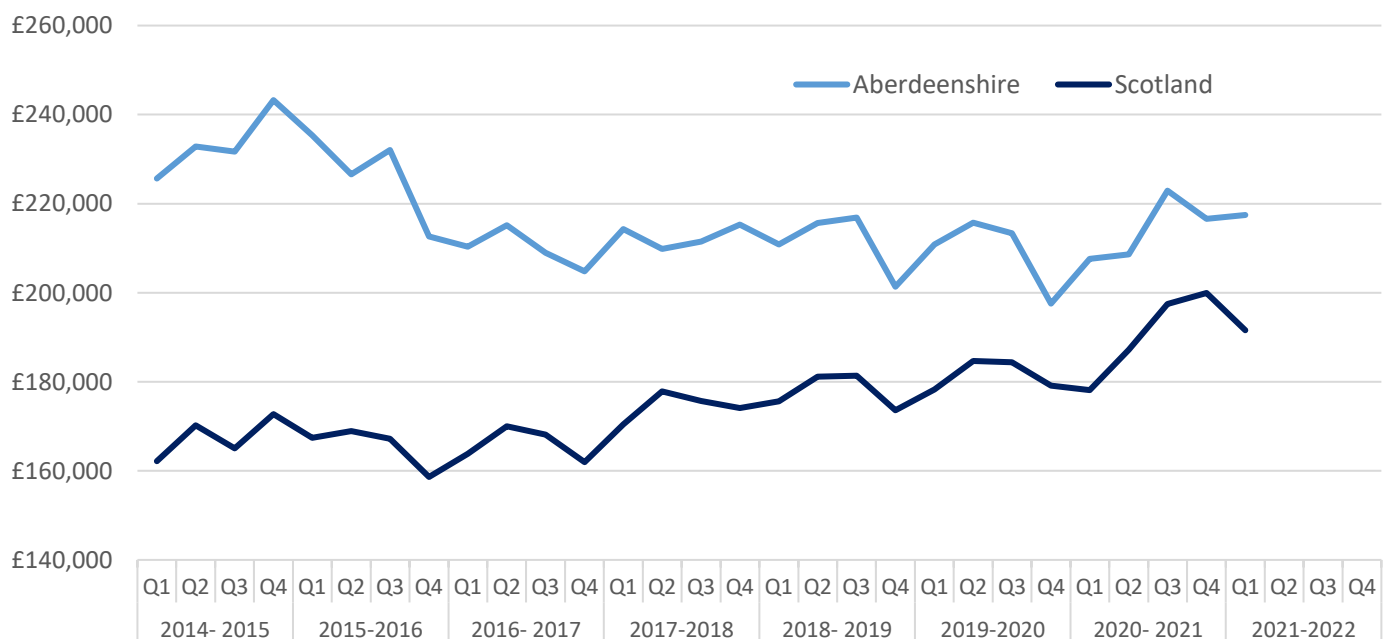
This bulletin provides a snap shot of Aberdeenshire’s Housing Market drawing on the latest national statistics and providing detailed small area analysis for towns and areas within Aberdeenshire. It is produced on an annual basis by Aberdeenshire Council’s **Planning Information and Delivery Team**.

For more information on any of the figures published, or for any other statistical enquires please contact statistics@aberdeenshire.gov.uk. More 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

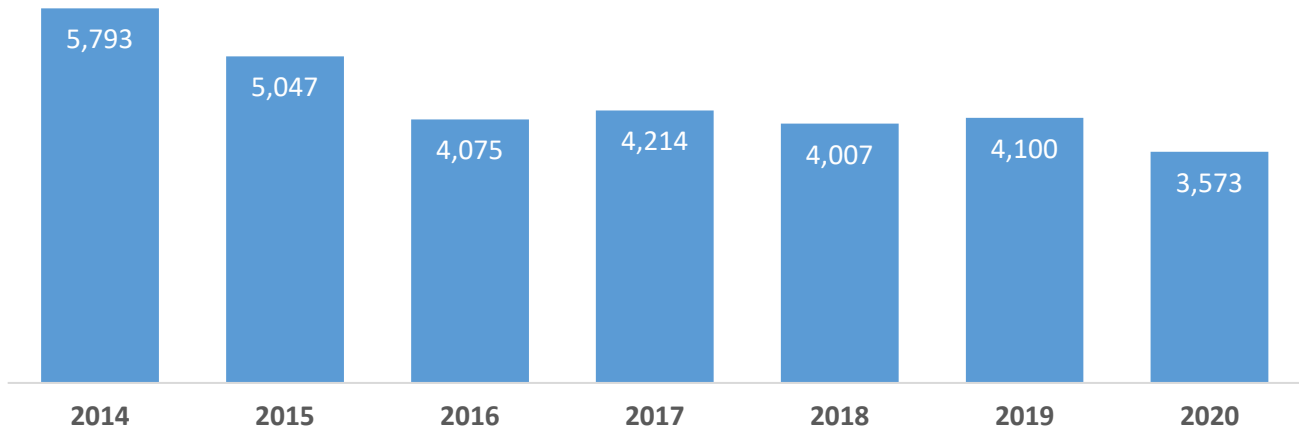
The average house price in Aberdeenshire in April-June 2021 was £217,449 and remains well above the Scottish average of £191,583. Following several years of declining prices in Aberdeenshire resulting from the oil price crash in 2014 and the subsequent local economic downturn, average prices have begun to increase again over the last year. The average price in Jan-March 2020 fell to just £197,560, the first time it had dropped below £200,000 since early 2013 but it has been increasing since then, despite the Covid-19 pandemic. In Scotland as a whole, prices have tended to rise quite steadily over the period since 2014 and as a result the gap between the Aberdeenshire and the Scottish average has narrowed significantly from around £70,500 in early 2015 to £25,900 in the most recent quarter.

Change in Average House Price 2014 - 2021



There has also been a significant decrease in the annual number of sales in Aberdeenshire in recent years as a result of local economic conditions, dropping from a peak of 5,793 in 2014 to below 4,000 in 2020 which is a reduction of 38%. The fall in sales from 2019 to 2020 is likely to be partly attributable to the impact of the pandemic and associated lockdowns on housing market activity.

Annual Number of Sales in Aberdeenshire 2014 - 2020



Source: Registers of Scotland Quarterly House Price Statistics

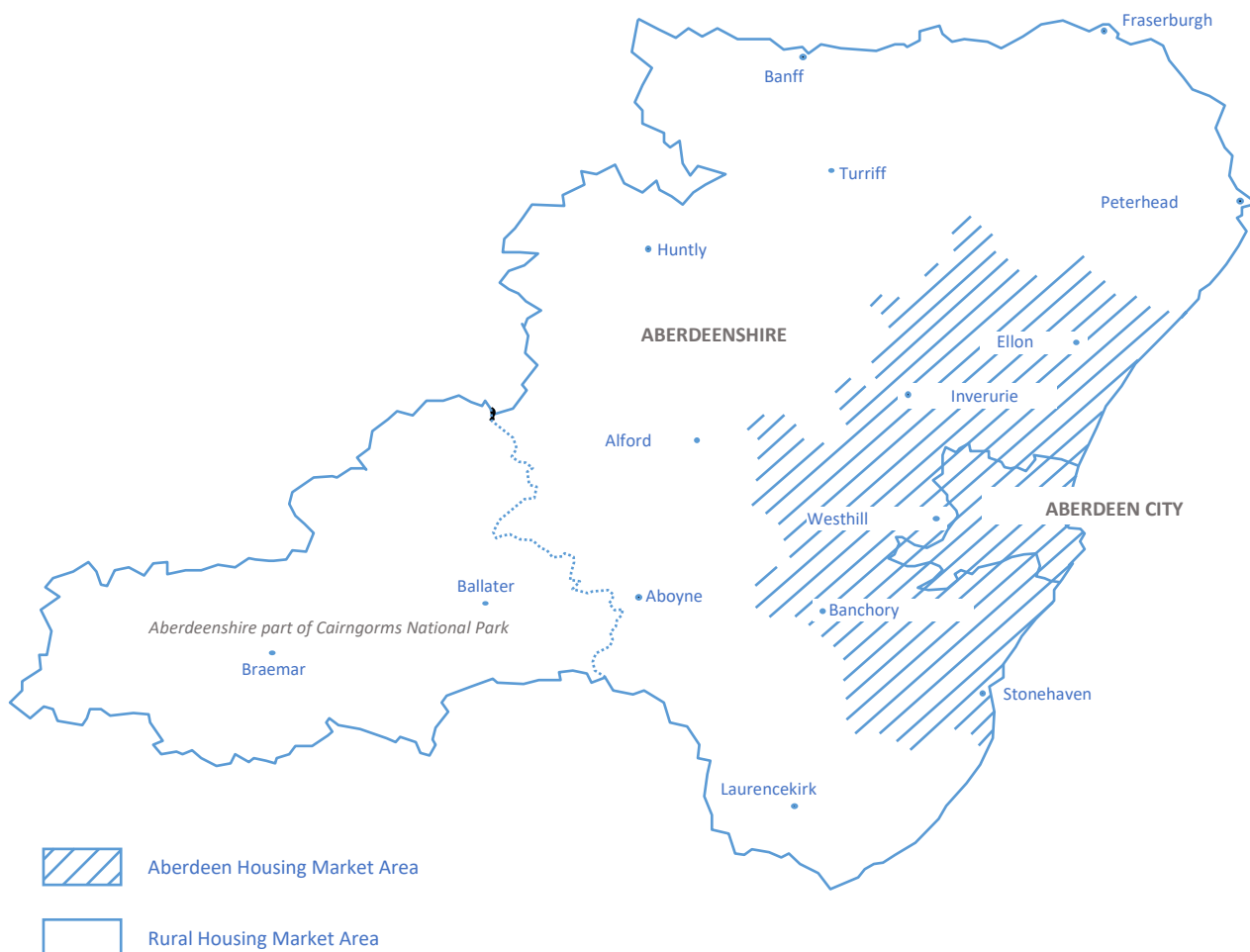


Housing Market Areas and Towns Average House Price

More detailed data on small areas is also available which allows us to look at the variation across different parts of the area. This data is from house sales transactions completed during 2018/19ⁱ. 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 2018/19

Area	Average House Price 2018/19
Aberdeenshire	£211,668
Aberdeenshire part of Aberdeen HMA	£241,477
Rural HMA (excluding Cairngorms NP)	£181,388
Rural HMA (including Cairngorms NP)	£182,640
Aberdeenshire part of Cairngorms National Park	£228,365
Scotland	£178,573



Average house prices for Aberdeenshire towns are given in Table 2 below. Note that many of the smaller towns had very few transactions over the course of the year. As a result of this, the average price may be disproportionately skewed by one or two very high or low sale prices so these averages should be treated with caution. For the larger towns with more transactions the average is a more reliable measure.

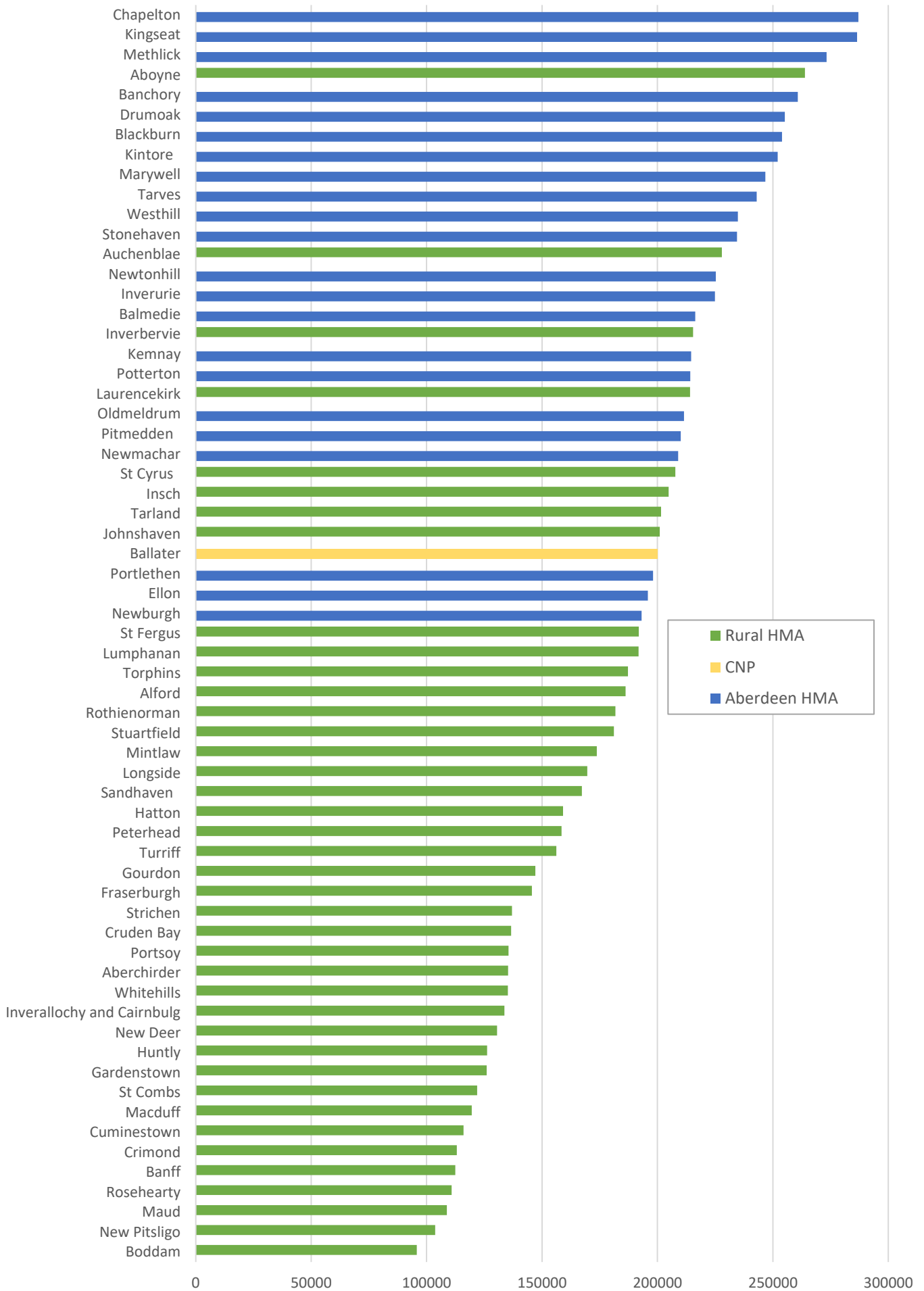
Table 2 Aberdeenshire Towns Average House Price and Number of Sales 2018/19

Town	Average Price	Number of Sales
Aberchirder	£135,333	18
Aboyne	£263,855	56
Alford	£186,186	52
Auchenblae	£227,917	6
Ballater	£200,111	32
Balmedie	£216,363	31
Banchory	£260,813	128
Banff	£112,451	63
Blackburn	£253,984	42
Boddam	£95,735	17
Chapelton	£287,064	31
Crimond	£113,083	6
Cruden Bay	£136,625	16
Cuminestown	£115,944	9
Drumoak	£255,215	11
Ellon	£195,868	156
Fraserburgh	£145,622	192
Gardenstown	£126,019	13
Gourdon	£147,115	13
Hatton	£159,111	9
Huntly	£126,218	52
Insch	£204,827	51
Inverallochy and Cairnbulg	£133,700	10
Inverbervie	£215,421	28
Inverurie & Port Elphinstone	£224,894	326
Johnshaven	£200,962	13
Kemnay	£214,547	84
Kingseat	£286,491	43
Kintore	£252,072	66
Laurencekirk	£214,080	64
Longside	£169,619	18
Lumphanan	£191,842	6
Macduff	£119,517	52
Marywell	£246,754	9
Maud	£108,808	18

Town	Average Price	Number of Sales
Methlick	£273,227	11
Mintlaw	£173,737	41
New Deer	£130,471	17
New Pitsligo	£103,750	8
Newburgh	£193,138	20
Newmachar	£208,986	35
Newtonhill	£225,236	46
Oldmeldrum	£211,514	46
Peterhead	£158,433	325
Pitmedden	£210,059	30
Portlethen	£198,115	144
Portsoy	£135,488	20
Potterton	£214,222	9
Rosehearty	£110,855	14
Rothienorman	£181,777	20
Sandhaven	£167,297	10
St Combs	£121,900	3
St Cyrus	£207,745	20
St Fergus	£191,938	8
Stonehaven	£234,482	188
Strichen	£136,967	15
Stuartfield	£181,095	19
Tarland	£201,586	6
Tarves	£242,987	19
Torphins	£187,191	12
Turriff	£156,203	65
Westhill	£234,859	181
Whitehills	£135,221	29

Prices are generally higher in areas close to Aberdeen City and also in Deeside. Towns further from Aberdeen and particularly in the north tend to have much lower average prices. The graph below shows Aberdeenshire's towns ordered by house price from highest to lowest and which housing market area each town is in. With some exceptions (such as Aboyne), house prices in towns in the Aberdeen HMA tend to be considerably higher than those in the Rural HMA although this year it is noticeable that prices in Portlethen, Ellon and Newburgh are falling behind some Rural HMA towns like Laurencekirk to the south of Aberdeenshire. This is in part due to proportions of new build which is explored further in the next section.

Highest to Lowest Average House Price 2018/19 - Aberdeenshire Towns and Housing Market Areas



New Build and Secondhand Prices Aberdeenshire Towns

Towns with recent housing developments often have higher averages because new build prices are generally significantly greater than secondhand prices. More detail on this is given in Table 3 below which shows the proportion of new build and secondhand transactions in 2018/19 in each town and gives average prices for each sale type.

Table 3 New Build and Secondhand Proportions and Prices in Aberdeenshire Towns 2018/19

Town	% New Build	New Build Average Price	% Second hand	Secondhand Average Price	Overall Average Price
Aberchirder	-		100%	£135,333	£135,333
Aboyne	9%	£328,950	91%	£257,474	£263,855
Alford	21%	£256,724	79%	£167,261	£186,186
Auchenblae	-		100%	£227,917	£227,917
Ballater	-		100%	£200,111	£200,111
Balmedie	-		100%	£216,363	£216,363
Banchory	12%	£294,426	88%	£256,351	£260,813
Banff	6%	£163,750	94%	£108,973	£112,451
Blackburn	-		100%	£253,984	£253,984
Boddam	-		100%	£95,735	£95,735
Chapelton	87%	£282,741	13%	£316,250	£287,064
Crimond	-		100%	£113,083	£113,083
Cruden Bay	-		100%	£136,625	£136,625
Cuminestown	-		100%	£115,944	£115,944
Drumoak	-		100%	£255,215	£255,215
Ellon	2%	£269,167	98%	£194,431	£195,868
Fraserburgh	15%	£279,485	85%	£121,806	£145,622
Gardenstown	-		100%	£126,019	£126,019
Gourdon	-		100%	£147,115	£147,115
Hatton	22%	£149,250	78%	£161,929	£159,111
Huntly	-		100%	£126,218	£126,218
Insch	-		100%	£204,827	£204,827
Inverallochy and Cairnbulg	-		100%	£133,700	£133,700
Inverbervie	-		100%	£215,421	£215,421
Inverurie & Port Elphinstone	35%	£277,274	65%	£196,727	£224,894
Johnshaven	-		100%	£200,962	£200,962
Kemnay	29%	£253,245	71%	£199,067	£214,547
Kingseat	51%	£328,118	49%	£242,881	£286,491
Kintore	2%	£499,000	98%	£248,273	£252,072
Laurencekirk	27%	£269,556	73%	£194,015	£214,080
Longside	17%	£197,317	83%	£164,079	£169,619
Lumphanan	-		100%	£191,842	£191,842
Macduff	-		100%	£119,517	£119,517
Marywell	-		100%	£246,754	£246,754
Maud	22%	£80,250	78%	£116,968	£108,808
Methlick	9%	£300,000	91%	£270,550	£273,227
Mintlaw	27%	£230,864	73%	£152,790	£173,737
New Deer	-		100%	£130,471	£130,471

Town	% New Build	New Build Average Price	% Second hand	Secondhand Average Price	Overall Average Price
New Pitsligo	-		100%	£103,750	£103,750
Newburgh	-		100%	£193,138	£193,138
Newmachar	-		100%	£208,986	£208,986
Newtonhill	-		100%	£225,236	£225,236
Oldmeldrum	-		100%	£211,514	£211,514
Peterhead	22%	£231,883	78%	£138,271	£158,433
Pitmedden	20%	£275,987	80%	£193,578	£210,059
Portlethen	-		100%	£198,115	£198,115
Portsoy	-		100%	£135,488	£135,488
Potterton	-		100%	£214,222	£214,222
Rosehearty	-		100%	£110,855	£110,855
Rothienorman	-		100%	£181,777	£181,777
Sandhaven	60%	£203,828	40%	£112,500	£167,297
St Combs	-		100%	£121,900	£121,900
St Cyrus	-		100%	£207,745	£207,745
St Fergus	13%	£174,000	88%	£194,500	£191,938
Stonehaven	14%	£358,737	86%	£214,540	£234,482
Strichen	-		100%	£136,967	£136,967
Stuartfield	16%	£267,167	84%	£164,956	£181,095
Tarland	-		100%	£201,586	£201,586
Tarves	5%	£285,000	95%	£240,653	£242,987
Torphins	-		100%	£187,191	£187,191
Turriff	-		100%	£156,203	£156,203
Westhill	-		100%	£234,859	£234,859
Whitehills	-		100%	£135,221	£135,221
All Towns	12%	£269,628	88%	£185,846	£196,186

The town with the highest overall average price in Aberdeenshire this year was Chapelton at £287,064 largely due to the fact that 87% of all sales were high value new build properties. Similarly, the second highest was Kingseat (£286,491) which had 51% of new build. In addition, many of the houses in these locations tend to be large which pushes up the average price. Other settlements with significant proportions of new build sales in 2018/19 include Sandhaven, Inverurie, Kemnay, Laurencekirk and Mintlaw which all had more than 25% of sales from new build properties.

Contact Details

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

ⁱ Data is from [Registers of Scotland Sasines](#) for 2018/19, 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](#).