CITYLETS
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Quarterly Report
Q2 2026 ▪ Issue 78

Balancing Act

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Market Overview

The Scottish private rented sector (PRS) continues to function in a reassuringly balanced fashion in its major markets after several tumultuous years at the start of the decade. Casual and industry observers alike, will take interest in this settled period of minimal movement in rental prices across the country as we head towards May 2027, the deadline for the first market assessments due by Scottish local authorities.

Given the steep rise of urban rents in recent years, it is perhaps no surprise to see markets trade sideways. Despite crisp demand set against good supply for most segments of the market, it seems likely that these more gentle characteristics will be sustained for further quarters given the wider picture which does not point towards heated conditions that would see rents materially spike upwards again.

Summer heatwaves in southern UK, a new prime minister and a football World Cup may have squeezed difficulties in the Middle East out of the headlines, however there has been almost zero change in the status quo as regards the movement of oil and gas, the effects of which are expected to be felt now in the second half of the year. Oil prices have continued to edge back upwards after a material fall in June relating to the then cessation in hostilities. The longer the situation continues, the more the character of what everybody would like to perceive as a supply shock necessarily morphs into structural change with significant economic readjustments.

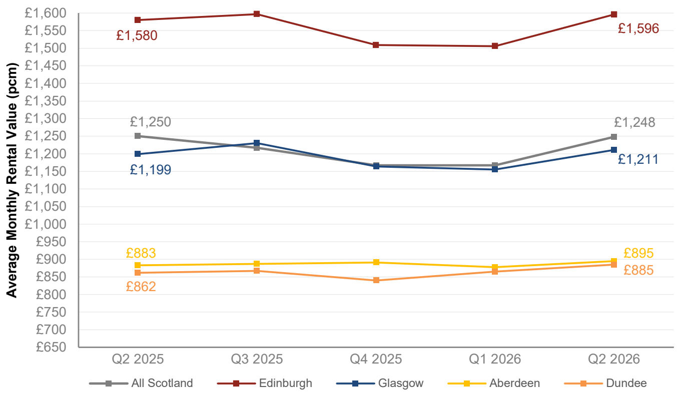
Whilst central bank interest rates have thus far been kept on hold in 2026, there is some risk of increase before year end if inflation creeps back up. Whilst this poses challenges for landlords operating at the margins of affordability, it will also see more tenants renting for longer and in an environment where the cost of living squeeze will continue to make saving for a deposit challenging without assistance from relatives. For the time being, however, the sluggish economy has kept the BOE in 'wait and see' mode.

Almost no change in rents in Scotland's three largest cities fed into a national picture of just 0.2% negative annual growth in second quarter of 2026 with the average rent at £1248 per month and the market moving almost exactly at the same pace as this time last year at 29 days' time to let (TTL).

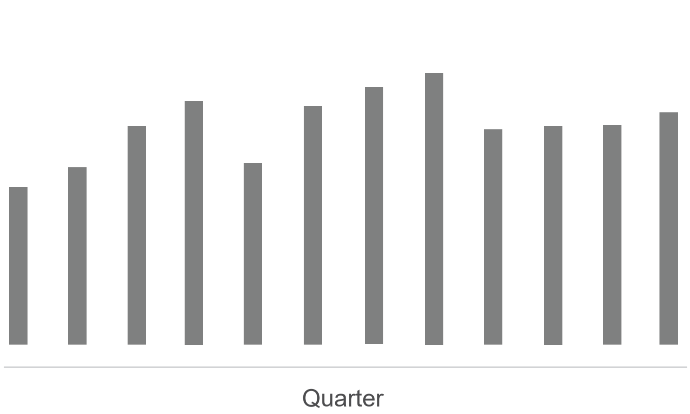
Properties which are well maintained and sensibly priced continue to attract strong interest from tenants. Headwinds, however, have been reported in prime markets where demand for non-HMO properties in excess of 2.5k – 3k has been noticeably subdued. The student market, after some excess supply reported in 2025, appears to be more fully subscribed than the previous year.

Another sanguine year would suit both landlords and tenants, something predictable and reliable as we continue to navigate through uncertain times.

Scottish Monthly Rent Analysis (Q2 2025 - Q2 2026)



Scotland - Average Stock Levels (Q3 2023 - Q2 2026)



Citylets commentary is provided by Thomas Ashdown. Please direct media enquiries to press@citylets.co.uk or hello@citylets.co.uk for general enquires about our reports and statistics.

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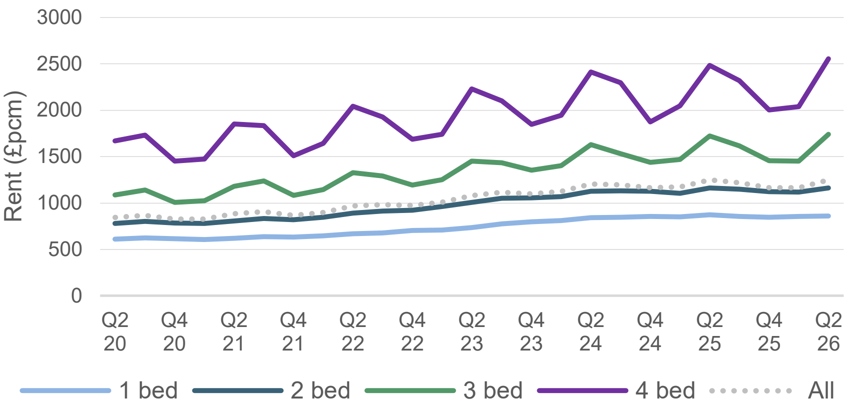
Scotland

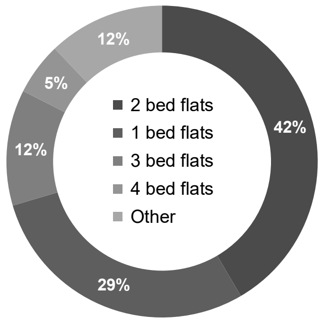
Market Overview - Q2 26

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£859	-1.8%	38.1%	51.5%	28	3	18%	64%
2 bed	£1,162	0.1%	44.3%	62.1%	31	2	13%	60%
3 bed	£1,742	1.2%	47.6%	74.9%	28	-1	18%	66%
4 bed	£2,554	2.7%	37.8%	74.0%	26	-4	19%	71%
All	**£1,248**	**-0.2%**	**41.3%**	**60.6%**	**29**	**1**	**16%**	**63%**

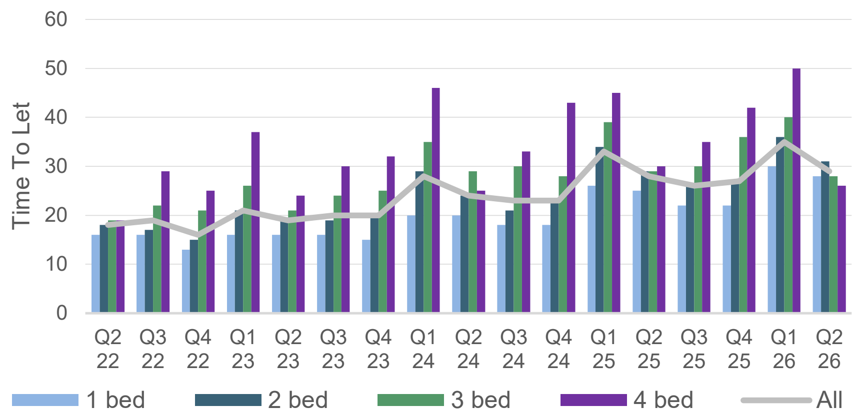
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2008	100.0	101.6	102.8	100.2
2009	98.8	98.1	99.2	97.7
2010	98.9	101.4	100.6	99.8
2011	100.3	102.8	103.9	101.7
2012	102.9	104.2	105.0	104.0
2013	104.7	107.4	106.5	105.1
2014	108.4	112.1	114.1	113.5
2015	116.4	118.1	117.4	115.7
2016	118.9	120.5	120.2	114.6
2017	119.1	122.3	119.7	113.8
2018	120.9	123.9	122.3	119.5
2019	122.9	129.1	127.3	123.6
2020	125.7	130.9	134.1	128.1
2021	128.1	136.9	140.5	134.7
2022	138.9	150.4	152.1	150.7
2023	156.1	167.6	172.9	170.1
2024	174.1	187.1	185.3	180.6
2025	181.7	193.8	188.7	180.9
2026	180.9	193.5		

Karen Turner - Rettie & Co.

"The Scottish rental market is showing signs of returning to a more balanced position after a period of significant rental growth. While increased supply and greater regulatory clarity have helped steady rent levels, tenant demand remains strong across many areas as home ownership continues to be challenging for some due to affordability and mortgage costs. We expect rents to continue growing, but at a more sustainable pace than in recent years. We are seeing well-presented and maintained properties remaining particularly attractive to tenants, with Edinburgh and Glasgow continuing to demonstrate resilience, strong occupancy levels and long term appeal for landlords and tenants alike."

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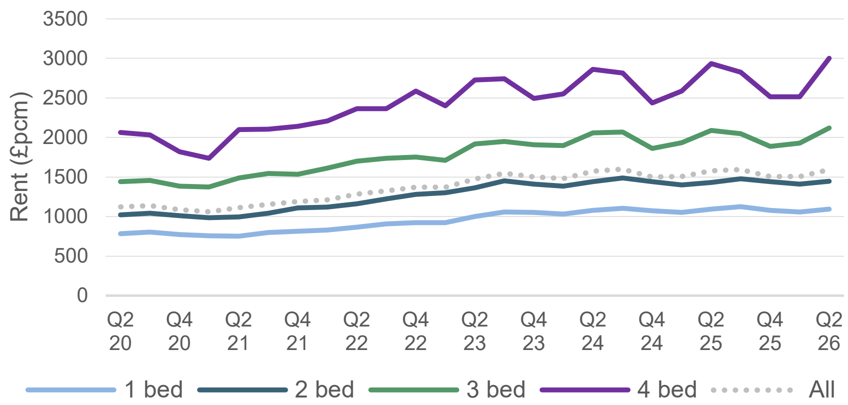
Edinburgh

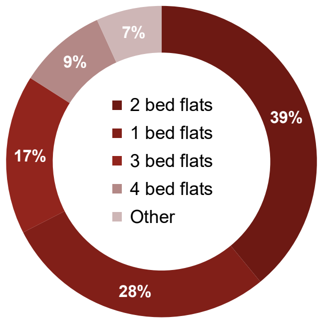
Market Overview - Q2 26

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£1,095	-0.2%	45.2%	59.6%	25	2	19%	70%
2 bed	£1,449	1.3%	45.5%	61.7%	29	-1	14%	61%
3 bed	£2,121	1.5%	42.5%	64.9%	27	-1	20%	67%
4 bed	£3,003	2.4%	42.9%	70.4%	21	-5	24%	78%
All	**£1,596**	**1.0%**	**43.1%**	**61.9%**	**27**	**0**	**17%**	**66%**

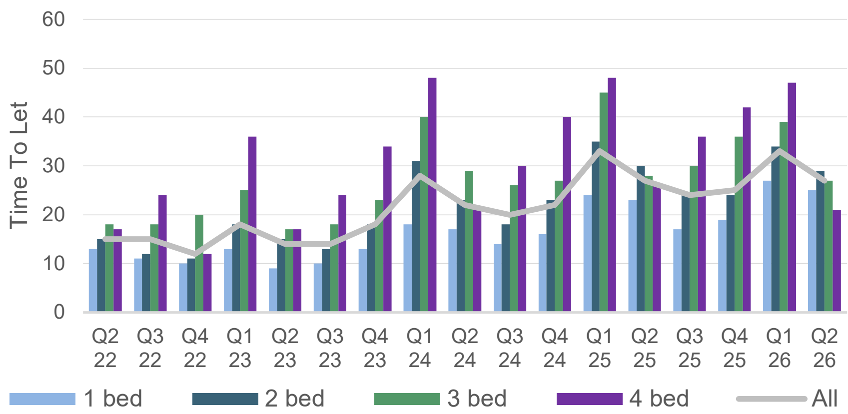
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2015	122.1	123.6	126.1	127.2
2016	130.1	132.0	135.6	131.7
2017	136.9	138.8	140.3	136.0
2018	142.2	145.5	148.3	146.6
2019	149.3	151.5	153.7	151.4
2020	152.9	150.2	152.5	145.2
2021	142.3	149.3	154.9	159.6
2022	162.5	171.8	177.6	183.4
2023	183.7	197.7	207.0	201.2
2024	198.3	210.7	213.9	200.9
2025	201.6	211.5	213.8	202.0
2026	201.6	213.7		

Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
EH3	3.8%	4.0%	4.7%	4.8%	4.9%
EH7	5.1%	5.5%	6.5%	6.3%	6.3%
EH8	6.4%	6.8%	8.2%	8.5%	8.7%
EH9	4.8%	5.2%	5.4%	6.3%	6.2%
EH10	3.9%	4.0%	5.0%	4.7%	5.0%
EH11	5.3%	5.6%	6.5%	7.0%	7.1%
EH12	4.6%	5.0%	5.8%	5.8%	5.9%

Harry Crombie - Stand Property

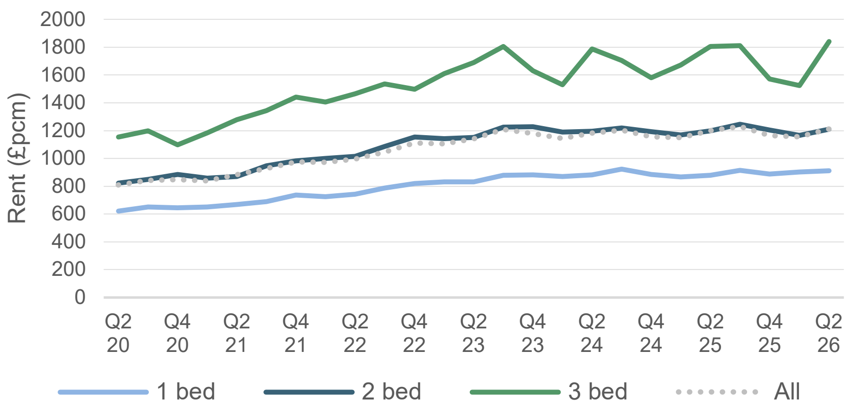
"There is very little wrong with the Edinburgh rental market this summer. As usual, this period brings greater tenant demand as supply levels drop around 20%. The best quality homes are performing well, creating an exceptionally resilient market for landlords. The average property lets in around 33 days, suggesting less urgency in general, though average rents across Edinburgh remain as strong as ever during the summer. Be wary of a slow down towards the end of the year! The rapid rental growth experienced over recent years has now stabilised, reflecting a more sustainable market rather than weakening demand."

Glasgow

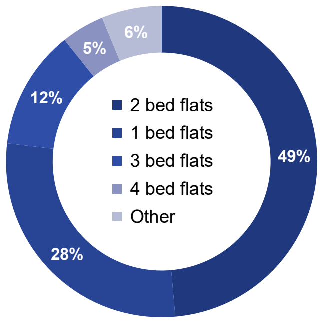
Market Overview - Q2 26

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£912	3.6%	36.1%	67.0%	26	2	19%	65%
2 bed	£1,211	1.1%	39.2%	67.3%	32	3	12%	60%
3 bed	£1,840	1.8%	43.8%	76.9%	21	-6	14%	78%
4 bed	£2,763	0.3%	44.6%	80.2%	20	0	25%	82%
All	**£1,211**	**1.0%**	**37.3%**	**68.4%**	**28**	**1**	**15%**	**65%**

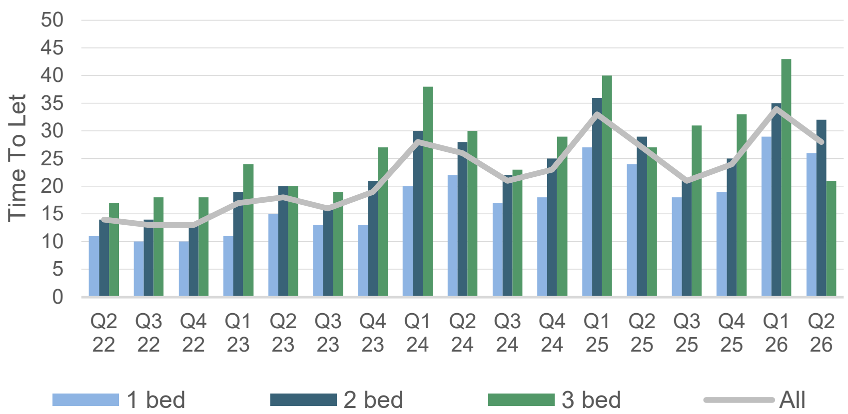
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2015	119.8	120.8	120.6	123.6
2016	125.2	126.8	129.3	128.6
2017	130.5	133.2	131.9	130.9
2018	132.1	134.6	138.4	136.0
2019	136.2	140.9	141.6	141.4
2020	139.7	142.9	148.3	149.4
2021	147.8	155.6	163.7	172.0
2022	171.4	175.8	184.3	195.9
2023	194.9	201.2	213.1	207.9
2024	201.8	208.6	212.0	204.1
2025	202.8	211.5	216.9	205.3
2026	203.7	213.6		

Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
G1	6.2%	7.1%	8.1%	7.8%	7.8%
G2	6.6%	8.9%	9.9%	9.0%	9.9%
G3	5.0%	5.8%	6.4%	6.3%	6.5%
G4	6.0%	6.3%	7.8%	8.0%	8.0%
G5	6.7%	6.8%	8.0%	7.4%	7.4%
G11	5.3%	5.7%	6.5%	6.2%	6.3%
G12	4.5%	4.7%	5.0%	5.3%	5.8%

Scott Hume - Infiniti Properties

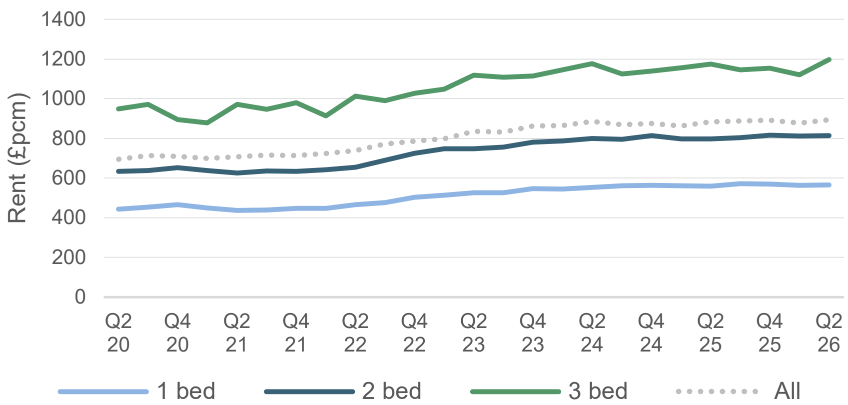
"Glasgow's rental market remains in good shape, with healthy demand throughout Q2. What we're noticing though, is just how sensitive that demand has become to price. As little as £25–£50 per month can be the difference between a handful of enquiries and double-digit viewing requests. Presentation matters just as much, with good photography and video, making a noticeable difference. After several years of exceptional rent growth, a little more balance is no bad thing. Well-priced, well-presented properties are still attracting plenty of interest, and we remain very positive about the Glasgow market."

Aberdeen

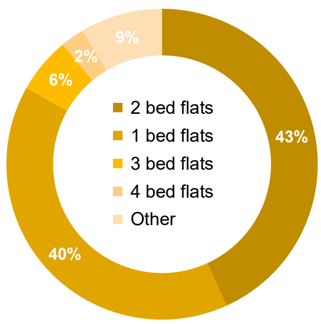
Market Overview - Q2 26

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£565	0.9%	29.3%	3.5%	39	4	11%	48%
2 bed	£814	2.0%	30.0%	3.4%	35	-1	8%	54%
3 bed	£1,197	2.0%	23.3%	3.1%	41	3	10%	47%
4 bed	£1,647	1.8%	17.7%	10.2%	40	-3	11%	49%
All	**£895**	**1.4%**	**26.6%**	**7.7%**	**37**	**1**	**10%**	**51%**

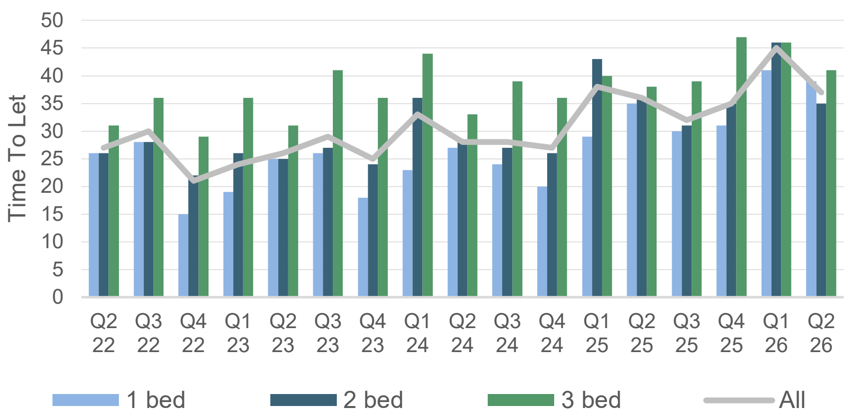
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2015	123.1	117.9	112.4	105.5
2016	97.7	93.9	93.7	89.2
2017	86.8	89.0	87.5	85.3
2018	83.2	83.6	84.2	80.8
2019	80.2	82.9	80.9	80.0
2020	79.3	78.6	80.7	80.1
2021	79.0	79.9	80.8	80.7
2022	81.7	83.4	87.2	88.8
2023	90.2	94.4	94.0	97.5
2024	97.6	100.1	98.2	99.0
2025	97.5	99.8	100.2	100.7
2026	99.2	101.1		

Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
AB10	5.3%	6.0%	7.2%	7.7%	7.8%
AB11	6.1%	6.6%	8.3%	8.4%	8.6%
AB15	5.4%	5.5%	7.0%	6.3%	6.5%
AB24	7.4%	8.2%	9.9%	9.9%	9.8%
AB25	5.8%	6.7%	7.9%	8.4%	8.4%

Juliet Livingstone - Northwood

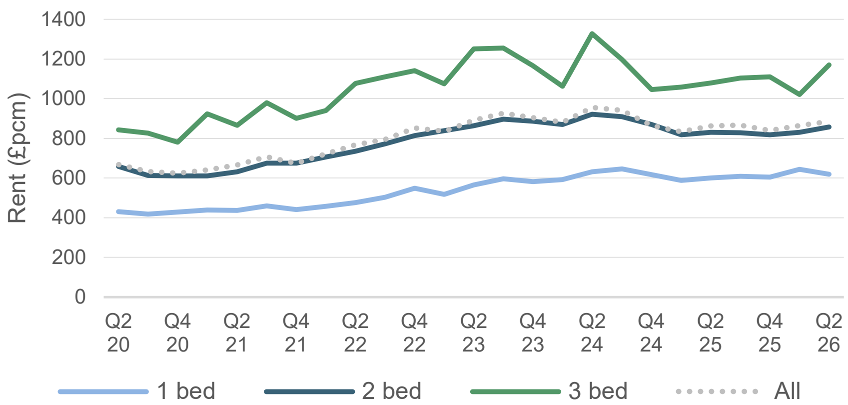
"The lettings market across the North East remained stable throughout Q2 2026, with indicators pointing towards sustained confidence and steady demand, as well as moderate growth in rental values. Aberdeenshire continues to be one of the strongest-performing areas in the region. Family homes remain particularly competitive - three and four-bedroom properties are attracting multiple enquiries within days of listing. Energy efficiency is now a prominent consideration, with many increasingly conscious of running costs and environmental impact. There has also been a marked rise in enquiries for rural homes. Tenants relocating for new employment opportunities are seeking properties offering outdoor space."

Dundee

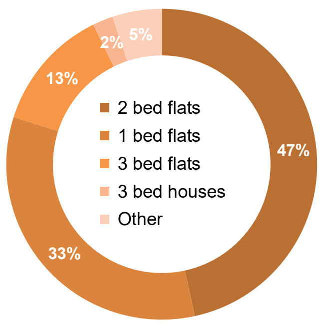
Market Overview - Q2 26

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£620	3.3%	42%	54%	34	-1	16%	52%
2 bed	£857	3.1%	36%	51%	40	-1	10%	45%
3 bed	£1,170	8.4%	35%	44%	44	6	9%	37%
All	**£885**	**2.7%**	**33%**	**48%**	**39**	**0**	**12%**	**46%**

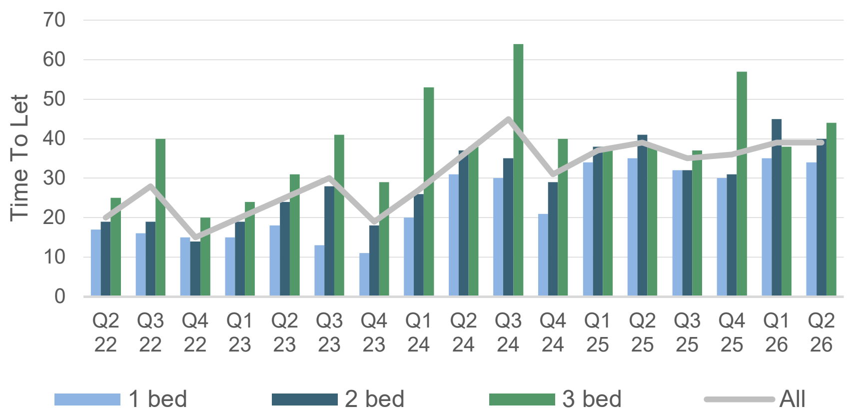
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 10)

Year	Q1	Q2	Q3	Q4
2015	101.9	103.8	99.7	99.0
2016	107.6	104.0	102.4	103.6
2017	105.9	104.7	101.4	95.8
2018	106.6	107.3	104.9	100.3
2019	107.6	106.9	109.9	104.2
2020	109.4	116.0	109.9	108.5
2021	111.5	115.5	122.7	117.2
2022	125.3	133.2	137.8	148.1
2023	145.0	154.7	161.1	156.9
2024	153.1	166.1	163.5	150.0
2025	144.8	149.7	150.5	145.8
2026	150.2	153.6		

Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
DD1	7.1%	8.9%	9.5%	9.0%	7.9%
DD2	6.3%	7.6%	9.0%	8.9%	7.5%
DD3	7.1%	8.4%	9.5%	10.2%	9.1%
DD4	7.0%	8.8%	11.0%	10.3%	8.9%
DD5	4.5%	4.8%	5.8%	5.2%	5.8%

Eilidh Finlayson - Finlayson Gore

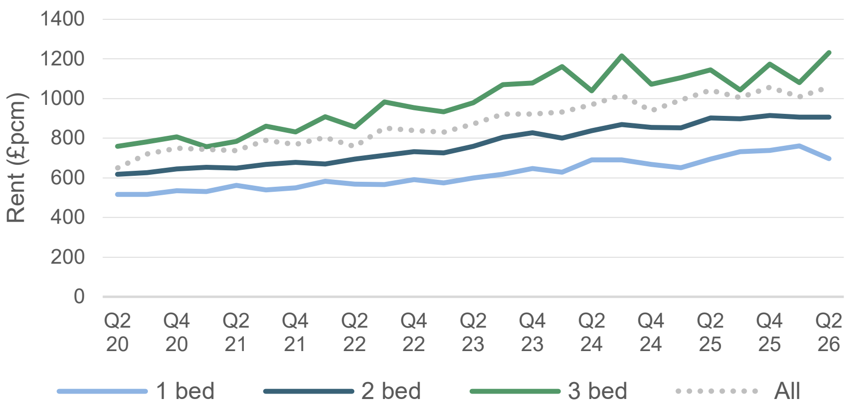
"While Q1 of 2026 saw a brisk start to the year, the onset of Q2 was notably quieter. However, as we move into Q3, the dynamic has significantly upturned and a return to the majority of good property across all budgets being let in very short timescales is once again the 'norm'. Student property remains on the market for the coming academic year, forcing agents and landlords to revise asking rents and marketing to minimise voids. The advent of more purpose-built student residences continues to cast a shadow over traditional HMO property, and a new approach may be required to ensure continued viability."

West Lothian

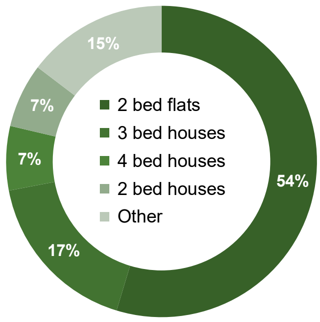
Market Overview - Q2 26

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£696	0.1%	23.8%	48.7%	13	-1	25%	88%
2 bed	£905	0.4%	39.4%	56.3%	23	-1	20%	65%
3 bed	£1,231	7.6%	57.0%	70.7%	27	-4	7%	71%
All	**£1,058**	**1.5%**	**43.8%**	**62.3%**	**24**	**-2**	**16%**	**67%**

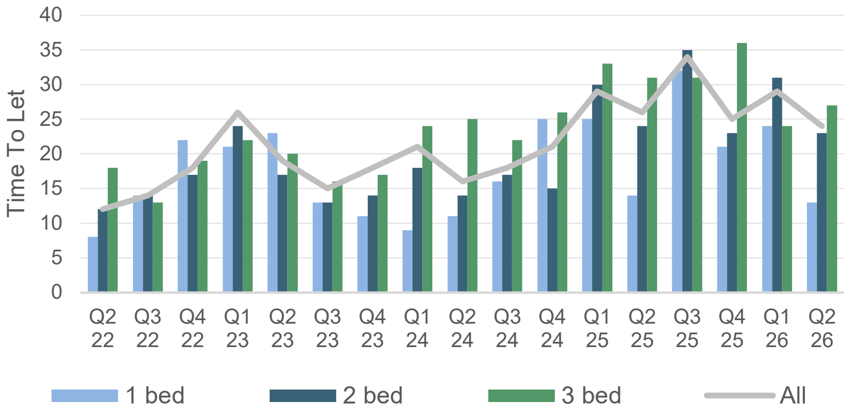
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2015	105.9	105.7	107.9	110.0
2016	107.4	112.4	113.3	115.3
2017	113.1	112.9	114.7	114.7
2018	118.3	117.6	120.0	120.5
2019	122.4	115.0	122.6	124.0
2020	124.0	112.1	124.1	129.3
2021	128.3	126.9	136.0	132.6
2022	138.4	130.5	146.7	144.5
2023	143.1	150.2	159.0	159.0
2024	160.5	167.1	175.3	161.9
2025	170.9	179.7	173.3	182.2
2026	173.8	182.4		

Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
EH48	6.8%	6.8%	7.2%	7.7%	8.3%
EH49	4.8%	4.1%	5.6%	5.2%	5.0%
EH54	6.7%	6.8%	7.0%	7.7%	8.2%

Alan Henderson - Mavor & Company

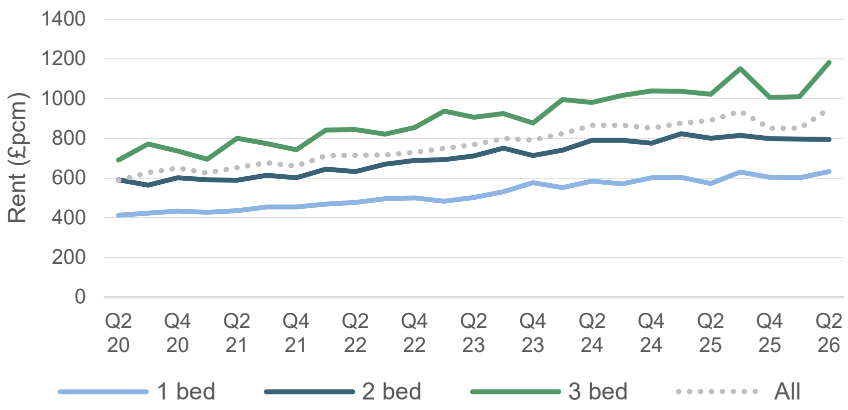
“Q2 has been encouraging across West Lothian, with steady tenant demand and good levels of activity throughout the quarter. Well-presented homes continue to attract strong interest, particularly those with fresh décor and good access to transport links. Two and three-bedroom properties remain popular, reflecting the area’s continued appeal to professionals, families and commuters. While tenants are taking time to consider value and condition, realistically priced properties are still moving well. Overall, West Lothian remains a strong and attractive rental market, with good opportunities for landlords who present their properties well and take sensible advice on pricing.”

South Lanarkshire

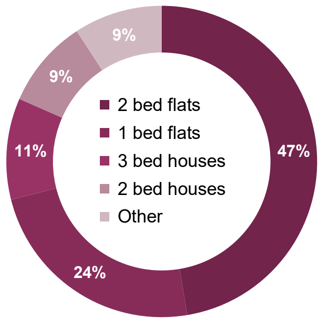
Market Overview - Q2 26

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£632	10.5%	45.3%	61.6%	22	4	44%	61%
2 bed	£793	-1.0%	34.9%	54.6%	31	13	14%	63%
3 bed	£1,182	15.8%	47.8%	77.5%	22	5	9%	73%
All	**£948**	**6.4%**	**45.2%**	**65.7%**	**28**	**8**	**22%**	**64%**

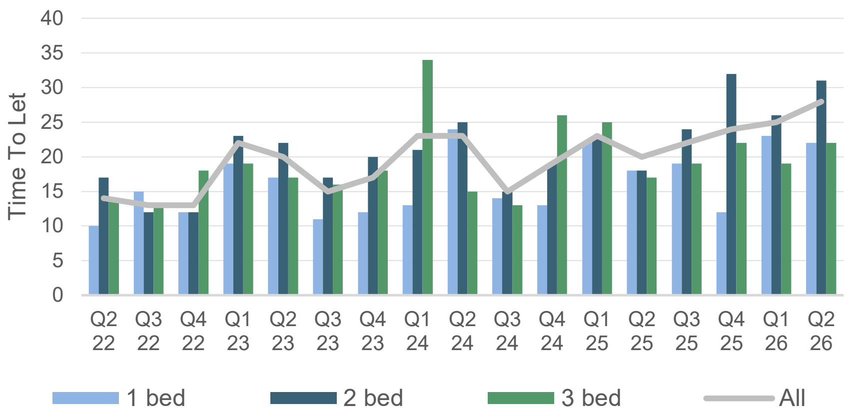
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2015	101.8	104.1	102.4	104.1
2016	101.1	105.3	108.3	105.3
2017	106.3	106.4	105.5	109.2
2018	107.0	110.7	107.6	106.3
2019	109.4	111.0	112.3	112.5
2020	111.0	108.1	115.5	119.7
2021	115.1	120.3	124.7	121.5
2022	131.1	131.7	132.0	134.1
2023	137.9	141.4	147.3	145.7
2024	151.7	159.5	159.3	156.9
2025	161.1	164.1	172.2	156.7
2026	156.5	174.6		

Yield by Popular Postcodes (Flats)

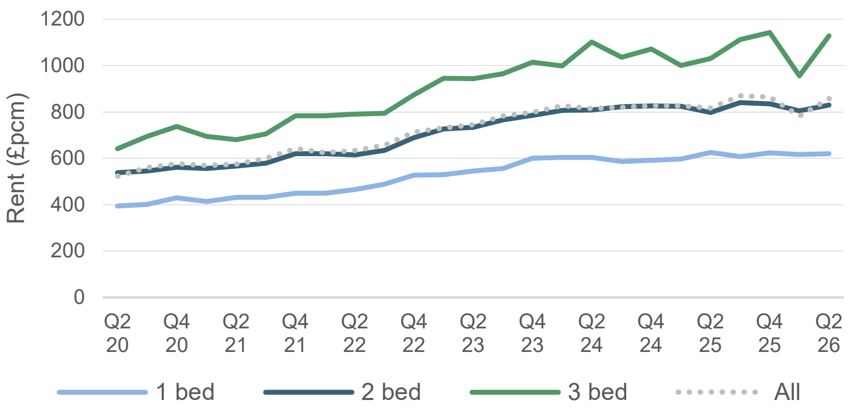
	2021	2022	2023	2024	2025
G71	6.1%	5.5%	5.9%	5.3%	6.1%
G72	8.2%	7.7%	9.0%	8.2%	8.6%
G73	6.5%	7.1%	7.2%	8.0%	8.2%
G74	6.6%	7.1%	8.1%	8.2%	9.2%
G75	8.0%	7.9%	9.1%	9.2%	9.4%

Renfrewshire

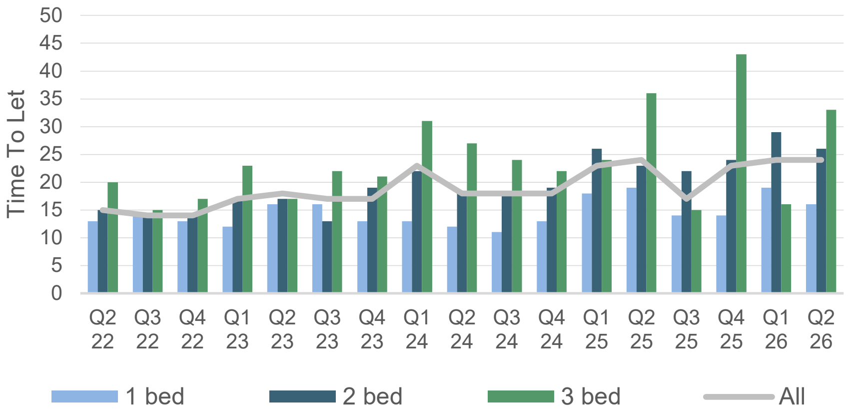
Market Overview - Q2 26

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£620	-1.0%	43.9%	63.2%	16	-3	24%	88%
2 bed	£829	4.0%	46.5%	63.2%	26	3	6%	73%
3 bed	£1,129	9.5%	66.0%	81.8%	33	-3	8%	69%
All	**£858**	**5.0%**	**49.5%**	**67.3%**	**24**	**0**	**12%**	**76%**

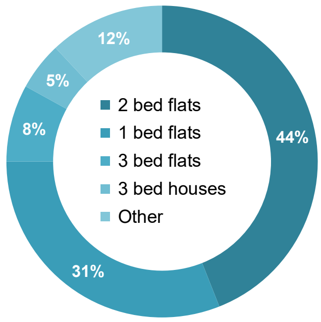
Average Rent (pcm) by Number of Bedrooms



Average Time To Let (TTL) by Number of Bedrooms



Market Composition



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2015	100.2	108.6	105.5	104.8
2016	107.5	107.5	106.1	108.2
2017	102.9	108.6	111.3	110.3
2018	107.1	110.9	110.7	109.2
2019	109.0	112.8	114.3	113.4
2020	115.3	109.9	117.6	120.8
2021	119.5	120.3	125.8	134.6
2022	130.8	132.7	137.7	149.5
2023	153.2	156.2	164.2	167.3
2024	173.4	170.6	171.9	173.4
2025	173.4	171.3	182.2	181.1
2026	163.9	179.9		

Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
PA1	7.3%	7.5%	9.0%	8.9%	8.7%
PA2	6.6%	7.4%	8.9%	8.0%	8.3%
PA3	8.4%	8.7%	10.6%	11.2%	11.6%
PA4	7.3%	7.4%	8.7%	8.8%	8.7%
PA5	7.8%	7.3%	8.6%	9.5%	9.9%

Jacqueline McLelland - Castle Residential

"Q2 of 2026 has seen a continuation of the rental market in high demand in Paisley and the surroundings. Demand for smaller properties is high, driven by single persons, students and young professionals for commuting. Central locations, and accessibility are key indicators ensuring smaller properties let quickly. As we move through 2026, and into the warmer months of the year, we expect to see increased demand for 1 and 2 bed properties, while larger properties maintain the demand, potentially impacted by the lower stock levels we have seen across the area."

Agent Views

Scottish letting agents give us their views on their local market.

DJ Alexander, Aberdeen – Cathy Clark

"Aberdeen's sales market remains challenging, with a substantial volume of properties competing for a limited pool of active buyers. Even well-presented homes can take longer to secure a sale, and sellers are increasingly having to be realistic about both pricing and timescales. By contrast, the city's rental market continues to perform strongly, with healthy demand across a range of property types and tenants often willing to move quickly for homes that are well maintained and realistically priced. For owners whose sale is not progressing as hoped, letting can provide an attractive alternative while retaining the option to sell at a later stage."

Forth Residential, Stirling – Catriona Flanagan

"The rental market in Stirling is still very active, with tenant demand continuing to exceed the supply of available properties. Strong demand combined with limited housing stock, has created a highly competitive environment. Well-presented properties are often let quickly, with multiple applications received shortly after coming to market. In some cases we market a property for only a day before being fully booked for viewings. Looking ahead, market conditions are expected to remain favourable for landlords, with continued rental growth anticipated unless the supply of available homes increases significantly."

Glasgow Property Letting, Glasgow – Colin MacMillan

"The PRS is, as ever at this time of year, very buoyant, with demand exceeding supply for quality, well-presented accommodation in popular locations. Southside demand is high as tenants are squeezed out of the West End on affordability. As we prepare for the introduction of Awaab's Law in Scotland, GPL have been getting systems in place to monitor and deal with the situation. We are awaiting with bated breath what measures and guidance the Scottish Government will introduce in September to help with this. We're also preparing for AI systems to improve efficiency across enquiries, referencing, repairs and compliance."

Glenham Property, Edinburgh – Charlie Inness

"The Edinburgh rental market continues to perform well although it is showing clear signs of cooling from the overheated conditions we experienced post-Covid. Supply remains somewhat constrained which should continue to support rents however, enquiry levels have eased and time to let figures have climbed. This cooling should be viewed as a return to a more normal and stable market, rather than a sign of weakness. After a number of years of exceptional rental inflation, Edinburgh appears to be moving into a more sustainable phase with rents stabilising while underlying demand remains resilient. The city therefore continues to offer a compelling environment for investment supported by strong fundamentals, limited supply and its enduring appeal as a place to live, work and study."

Rentlocally.co.uk, Edinburgh – Lyndsay Yuill

"The rental market is strong just now with lots of people moving. The time to let for properties is decreasing as tenant demand increases which is fairly normal for this time of year. Tenants favour properties that are in good decorative order and in a good state of repair. The rents are down slightly from last year which might eliminate the need for future rent controls. Some landlords are still favouring selling their properties rather than remaining in the rental market with the forthcoming legislation changes."

DJ Alexander, Inverurie – Jill Pirie

"Demand is high for well presented, modern energy efficient properties of all sizes and prospective tenants are willing to pay a premium to secure such properties. Key areas with high demand are prominently Inverurie, Ellon and Banchory with increased enquiries building for Peterhead mainly due the variety of employment opportunities arising within the town. There are encouraging signs of new landlords entering the private rental sector either through renting out their own homes due to a variety of personal reasons or exploring buy to let investments."

Watt Property, Edinburgh – Pauline Smith

"The Leith rental market remained resilient throughout Q2 2026, with demand continuing to outstrip supply for well-presented properties in desirable locations. While applicant numbers have moderated from the exceptionally high levels seen in recent years, quality one and two-bedroom homes continue to attract strong interest and achieve swift lets. Tenants are becoming more discerning, with condition, energy efficiency and value for money playing an increasingly important role in decision-making. Supply remains constrained by limited new stock and ongoing landlord exits, supporting rental values across the area. Overall, Leith continues to be one of Edinburgh's strongest and most competitive rental markets."

Cullen Property Ltd, Edinburgh – Steve Coyle

"Q2 has been another positive quarter for the Edinburgh rental market, with demand for well-presented properties continuing to outstrip supply in many areas. Strong tenant demand, particularly from students and young professionals has helped support healthy rental values and low void periods. The student market bounced back this year after a mixed 2025. Market activity has remained resilient despite wider economic uncertainty, with landlords benefiting from sustained occupancy levels and ongoing interest from prospective tenants. Looking ahead, the fundamentals of the market remain encouraging. Limited housing supply, continued population growth, and strong demand for quality rental accommodation are expected to support a stable and active lettings market throughout the remainder of the year."

Murray & Currie, Edinburgh – Steve Currie

"We are enjoying continued strong demand from qualified tenants who expect and rightly demand high standards of accommodation and service. It is clear tenants will pay good rent for compliant, well-presented properties and work harmoniously with the agent that responds, communicates, and actions any issues raised. Similarly, landlords want good service, peace of mind and a professional relationship with an agent, forming a partnership that will last the duration of the time they own the property. As our industry continues to be more credible and professional by the quarter it's a win, win, win, for tenant, landlord and agent."

Clan Gordon, Edinburgh – Hannah Doig

"Q2 began slightly slower than expected, with a higher number of properties available across the Edinburgh rental market. However, demand quickly picked up throughout May and returned to anticipated levels. Rental values have remained stable, highlighting the importance of presenting properties in their best possible condition to attract strong tenant interest. In addition, the Renters' Rights changes came into effect during the quarter. While these introduce some adjustments for landlords and tenants, they are generally viewed as fair and reasonable measures."

Grouse Lettings, Aberdeen – Ross Watt

"Tenant demand has been high as we approach the usual frenetic summer season, with Time to Let (TTL) often less than 10 days for the better presented properties. As ever, landlords who have invested in regular maintenance throughout their stewardship of their property see the benefit and are achieving the stronger rental figures. Tenant enquires and new instructions continue to perform well."

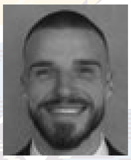
1LET, Edinburgh – Beata Lozyniak

"The Edinburgh rental market is now more stable and we're no longer seeing those aggressive price hikes that defined the last few years. Even with that cooling, the market remains active and competitive, with a shorter time-to-let recorded in the last quarter. Most of the demand is still coming from people looking for one and two-bedroom homes, while interest in larger, more expensive properties has started to soften. Moving forward, the quality will remain a factor, with well-presented, mid-market properties expected to perform the best in terms of time to let."

Cox & Co., Edinburgh – Mike Erskine

"Tenant change overs have slowed a little into Q2 again, matching last year's trend, with a steadier level of natural movement being evident. TTLs have reduced in keeping with the same period pattern from 2025. The market is showing a continued levelling off in terms of property rental prices, although still an increase from last year. Demand for property remains high mid-market where the prices are set fairly. Strategic exit planning with our clients where that becomes necessary for them, continues for a small portion of people and that is freeing stock for the investor market to take the baton and take the properties to the next step."

Cobble and Key, Edinburgh – Alex Brown



"The Edinburgh rental market remains competitive, although we're seeing tenants become increasingly considered in their decisions. Well-presented properties in desirable locations continue to attract strong interest, but renters are understandably placing greater emphasis on value, condition, and overall quality. From a landlord perspective, rising costs and an increasingly complex regulatory environment continue to shape decision-making. Despite these pressures, demand for good-quality rental homes remains resilient. Our experience this quarter reinforces that realistic pricing, strong presentation, and responsive management are increasingly important in securing good tenants and maintaining successful, long-term tenancies."

Castle Residential, Renfrewshire – Daryl Harper

"The Renfrewshire rental market remains very active with consistent tenant demand across most property types. We are still seeing strong interest in one and two bedroom properties, particularly in Paisley and commuter friendly areas, where affordability continues to attract tenants priced out of Glasgow. Well-presented homes are letting quickly and often attract multiple enquiries, although the intensity of competition has eased slightly compared to last year. Supply remains limited across the area, helping to sustain rental values and keep void periods low."

Have Your Say!

If you'd like to contribute to forthcoming issues please contact info@citylets.co.uk

Postcode & Towns - Average Rents & TTL - Q2 26

Landlords and Letting Agents continue to require timely, accurate data to help them value rental properties in a variety of locations. At Citylets, robust information is paramount so we only include rents for postcode districts where there is substantial quarterly volume.

Edinburgh - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
EH1	£1,228	(29)	£1,591	(25)	£2,291	(27)
EH3	£1,306	(26)	£1,716	(26)	£2,251	(29)
EH4	£1,210	(35)	£1,455	(37)	£1,828	(32)
EH5	£985	(40)	£1,303	(36)		
EH6	£1,034	(21)	£1,340	(32)	£1,671	(36)
EH7	£1,061	(21)	£1,384	(33)	£2,014	(29)
EH8	£1,093	(20)	£1,462	(22)	£2,277	(27)
EH9	£1,172	(27)	£1,555	(20)	£2,324	(19)
EH10	£1,182	(19)	£1,538	(27)	£2,153	(22)
EH11	£996	(26)	£1,331	(28)	£1,950	(36)
EH12	£1,020	(30)	£1,395	(32)	£1,742	(30)
EH14	£967	(23)	£1,289	(24)		
EH15			£1,462	(19)		

Glasgow - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
G1	£1,009	(32)	£1,297	(30)		
G2			£1,314	(29)		
G3	£965	(26)	£1,321	(24)	£1,926	(23)
G4	£869	(17)	£1,215	(35)	£1,937	(22)
G5			£1,132	(33)		
G11	£913	(27)	£1,305	(28)	£1,906	(19)
G12	£1,005	(30)	£1,446	(30)	£2,125	(27)
G13			£1,024	(36)		
G14			£1,038	(36)		
G20	£884	(27)	£1,168	(31)		
G31	£836	(20)	£1,066	(29)		
G32			£935	(22)		
G40			£1,009	(27)		
G41	£928	(18)	£1,078	(36)		
G42	£813	(16)				
G44	£841	(36)	£1,037	(37)		

Aberdeen - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
AB10	£582	(37)	£824	(39)	£1,184	(53)
AB11	£556	(45)	£777	(37)	£1,116	(39)
AB15	£649	(17)	£948	(36)	£1,399	(49)
AB21	£597	(39)	£826	(31)		
AB22			£899	(34)		
AB24	£553	(41)	£790	(30)	£1,126	(36)
AB25	£558	(37)	£790	(38)	£1,121	(36)

Dundee - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
DD1	£647	(25)	£961	(34)	£1,295	(44)
DD2	£639	(29)	£829	(38)	£1,334	(31)
DD3	£599	(40)	£751	(39)		
DD4	£579	(37)	£775	(43)		

Towns - £pcm (TTL days)

based on 12 month rolling average

Town	1 Bed		2 Bed		3 Bed	
Airdrie			£753	(26)		
Bathgate			£885	(32)		
Broughton	£1,049	(19)	£1,441	(29)		
Dalkeith			£1,080	(20)		
Dalry	£995	(22)	£1,369	(23)	£1,864	(30)
Dunfermline			£893	(26)		
East Kilbride			£783	(29)		
Ellon			£757	(19)		
Hamilton	£574	(16)	£785	(28)	£1,147	(20)
Hillhead			£1,423	(25)	£2,103	(22)
Hillside			£1,511	(30)		
Inverurie			£755	(23)		
Johnstone			£748	(27)		
Largs			£704	(26)		
Livingston			£938	(23)	£1,158	(24)
Musselburgh	£931	(20)	£1,151	(24)		
Paisley	£620	(17)	£821	(25)		
Penicuik			£1,014	(19)		
Renfrew	£604	(16)	£876	(24)		
Rutherglen			£856	(29)		
St Andrews	£1,217	(28)	£1,668	(31)		
Stirling Town			£1,101	(23)	£1,598	(23)
Trinity	£1,012	(29)	£1,356	(29)		
Woodlands			£1,350	(24)	£1,905	(31)

Mid-Market and Build to Rent News

Major New Client for Lar's Landlord Service

Lar's property management arm has been appointed by Octopus Capital to manage its new portfolio in Scotland.

Nicole Maxwell,
Lar's Operations Manager

Octopus' Affordable Housing Fund recently raised £100m, including £50m from the Scottish National Investment Bank, to invest in high-quality, energy-efficient new-build affordable homes across Scotland and England. Octopus Capital has just handed over to Lar, the first of these Scottish units.

Lar's Property and Estate Management service was launched towards the end of 2025 to offer expert assistance for large-scale private landlords, helping them manage their portfolios. Lar are excited to partner with Octopus Capital as they share the same strong emphasis on social impact, community benefit, and sustainability. Lar are at the stage in their own growth where they can offer their multiple award-winning services to other major portfolio landlords and Octopus Capital is an ideal partner.

They share Lar's ethos of supporting stakeholders and their organisations are very much morally and ethically aligned, and they look forward to being able to extend their exceptional level of service to Octopus' tenants in Scotland.

Lar are also currently in advanced talks with a number of other landlords looking for a partner to manage their property portfolios and they are actively looking to establish new partnerships.

LAR HOUSING TRUST

Unlocking BTR and SFH

Vista Park - Casa by Moda
One of Scotland's first Single-Family BTR sites

The Scottish National Investment Bank (SNIB) is playing a key role in accelerating Single Family Housing (SFH) and Build to Rent (BTR) in Scotland.

Its investment strategy is based on leveraging in additional private capital and providing large-scale institutional investors with the confidence to finance additional housing in Scotland.

There has been a £50m investment into Legal & General's BTR Fund to Multi-Family and Single Family BTR in Scotland.

Another £50 million of investment has gone into Octopus Capital's Affordable Housing Fund to support discounted market rent housing in Scotland (largely Single Family Housing).

SNIB also supported Thriving Capital's Mid-Market Rent (MMR) fund (New Avenue Living Fund) with around £60m of investment, targeting delivery of over 1,000 quality, sustainable affordable homes across the Scottish Central Belt.

The rent control exemptions for BTR and MMR in the Housing (Scotland) Bill have awakened interest in BTR and SFH in Scotland again. We currently only have three SFH schemes, but SNIB's role should increase market confidence and help this sector to develop here as it has done in many cities down south.

RETTIE

Mid-Market and Build to Rent News cont.

Political Stability – Scotland!

Bizarre as it may seem, Scotland has emerged as the UK nation state with arguably the most stable political and regulatory environment (when it comes to housing policy). Having been re-elected for the 5th consecutive term, the SNP are a known entity, perhaps a case of better the devil you know, but when it comes to rent control, the SNP have been there, done that, got the t-shirt. In Scotland, we have learned the lessons of rent control (kills investment overnight) and won't be going back (no more alliances with the Green party).


Will Scarlett - Founder/Director
Scarlett Land and Development

Meanwhile in England and Wales it feels like the rent control debate is just warming up, and investors don't like it. Andy Burnham has long advocated for local powers to implement rent controls and rent freezes. Zac Polanski goes further and ultimately wants to see rent controls imposed on all rented homes.

For the first time in many years, Scotland has appeal to investors. We also have a new housing agency "More Homes Scotland" whose stated mission is to accelerate house building across Scotland. The proof will be in the pudding when the agency comes into force in 2027/28. It needs genuine authority to intervene, remove obstacles and require action but the intent from Scottish Government is clear.

All Scotland MFH and SFH BTR schemes are on our interactive map:
https://www.scarlettdev.co.uk/services/build-to-rent/pipeline-scotland/

SCARLETT

Timescale for Introduction of Housing (Scotland) Act 2025 Provisions

The government has recently published regulations to give dates for when some of the private rented sector measures in the Housing (Scotland) Act 2025 will come into force.

1 April 2026 – this is when the rent control framework will come into force including:

(i) requirements for local authorities to undertake rent condition assessments by May 2027 and
(ii) measures allowing the government to regulate in the future to implement rent control areas.

From this date local authorities and the government can require landlords to disclose how much rent their tenants pay. However, we won't see any rent control areas (where rent increases would be capped at CPI + 1% subject to a maximum increase of 6%) being proposed/implemented until sometime after May 2027. Until then, landlords can continue to raise the rent to market value when setting up a new tenancy and doing a mid-tenancy rent increase.

6 October 2026 – this is when changes to wrongful termination order (WTO) payments will apply. If a tenant believes they have been misled into moving out of a private residential tenancy (PRT) by the landlord using an eviction ground which didn't apply, the tenant can apply to the tribunal for a WTO. If the tribunal is satisfied that the landlord used an eviction ground which didn't apply then it must fine the landlord. The current fine scale ranges from 0-6 months' rent. For tenants moving out on/after 6 October 2026 this will change to 3-36 months' rent. WTO applications are few and far between and in most cases the tribunal find that the landlord has not misled the tenant and do not issue a WTO.

Also from this date there will be changes to succession rules on the death of a tenant. Currently a partner, family member or carer who has been living in the property with the tenant for at least 12 months prior to the tenant's death has an automatic right to succeed to the tenancy. For tenants who die on/after 6 October 2026 the qualifying period will reduce to 6 months. Tenancy successions are quite rare so most landlords will not be impacted by this.

Author: Caroline Elgar, Policy Manager at SAL

1 April 2027 – from this date the time tenants have to apply to the rent officer if they wish to challenge a PRT rent increase will rise from 21 days to 30 days. Rent officers will no longer be able to raise the rent above the figure the landlord has proposed on a PRT rent increase notice – they must assess the market value and if that is above what the landlord has proposed they must set the rent at the figure the landlord has proposed.

Also on this date, changes to the procedure for ending joint PRTs will come into force – this will enable one joint tenant to end the tenancy for all tenants. This reverses the current position whereby a joint tenancy can only be ended by all tenants giving notice. There will be detailed guidance published on this provision nearer to the implementation date.

Dates have not yet been announced for other provisions coming into force, including:

- rules preventing landlords from unreasonably refusing permission for PRT tenants to have a pet or personalise the property
- changes to prevent landlords raising the rent on a PRT in the first 12 months of the tenancy
- the power for the government to regulate to covert assured and short assured tenancies into PRTs.

How did Edinburgh's Property Market Perform at the Start of the 'Peak Season'?

With decreases in listings and sales, but faster movements and modest price growth, Edinburgh's property market presents an interesting picture throughout March-May.

Around March, we usually see Edinburgh's property market thrusting into gear, ready for a busy spring. However, after a slower start to 2026, it was always going to be interesting to see how things would develop.

Overall, the Edinburgh market indicates a cautious environment, considering global events and the current economic climate. However, this presents opportunities for property investors willing to take the leap.

Sales volumes decreased by 9.1% year-on-year, continuing the pattern of the last quarter. In line with this, insertions dropped 5.7%; however, this suggests more available properties than buyers, offering those ready to buy plenty of options and better chances of securing a property closer to its Home Report valuation.

Speaking of which, properties achieved 102% of their Home Report valuation on average, which is down 0.2 percentage points annually; a nominal figure which suggests the market is holding its value well. 21.9% of properties went to a closing date, down from 24% in March-May 2025.

The average selling price dropped 1.1% to £298,347. City centre prices fell 7.9% to £317,502 (perhaps suggesting a higher volume of lower-priced properties selling, rather than an actual decline in property value), while Edinburgh South West saw a significant boost, rising 8.1% to £368,205.

One-bedroom flats in Gorgie were Edinburgh's most affordable property, at £153,154.

Properties sold four days faster year-on-year, going under offer in a median of 22 days. The fastest-selling area was Edinburgh East, where homes sold in 20 days, but Edinburgh city centre saw the biggest shift, with buyers snapping up properties eight days faster year-on-year, creating a median of 27 days. Buyers searching around the Easter Road area were especially speedy; one-bedroom flats there were the quickest sellers overall at just 10 days, indicating exceptional demand.

Edinburgh East was also in the highest demand overall. Two-bedroom flats in Leith were again the top selling property type, swiftly followed by its one-bedroom flats (with a 22% growth in sales). Leith also had the greatest volume of listings.

The third best-selling property type was two-bedroom flats in Slateford, with sales volumes up 133% annually.

Paul Hilton, CEO of ESPC, said: "This past quarter clearly shows that for those in the right position to buy, Edinburgh's property market offers plenty of opportunities. Modest price growth keeps the market moving for buyers and sellers, but with a continuing decline in sales volumes, coupled with properties selling closer to their valuations, it could be a good time for anyone considering investing. Demand is clearly still high for certain corners of the market, with especial interest in one-bed flats and Edinburgh East, but affordable areas around the west of the city, such as Gorgie and Slateford, offer plenty of opportunity too."

This article was written in June 2026 and property market activity may have changed between then and the time of reading.

The Domestic Abuse (Protection) (Scotland) Act 2021 in the PRS

Understanding the impact of the 2021 Act on private landlords and agents.

The Domestic Abuse (Protection) (Scotland) Act 2021 (the 2021 Act) represents a significant development in Scots housing law but its significance is limited to the social rented sector. We understand this distinction could be overlooked in practice, leading to misplaced expectations on landlords and letting agents operating in the PRS. This article seeks to clarify the position.

The statutory framework

The 2021 Act has two principal housing elements:

1. It introduces Domestic Abuse Protection Notice and Order (DAPN and DAPO) powers exercisable by the police and courts, designed to provide short term protection by excluding an alleged perpetrator from a home, and
2. It creates a new ground for the termination of Scottish Secure Tenancies (SSTs) in cases of domestic abuse. The new ground will come into effect in August 2026.

The provisions concerning termination target the social rented sector only. It allows social landlords, where statutory conditions are met, to apply to the court to recover possession from an abusive tenant and transfer the tenancy to the victim.

Impact on social rented sector

For social landlords, the Act is significant. It introduces a new discretionary eviction ground linked to domestic abuse which permits

- Recovery of possession of the house (in the case of a sole tenant), or
- Termination of the tenant's interest in the tenancy (in the case of a joint tenant).

Both with a view to transferring the tenancy to the victim. This reflects a broader policy direction in Scotland, embedding domestic abuse considerations within social housing management.

Claire Mullen, Senior Associate, TC Young.

Impact on the PRS

There is no equivalent mechanism for private residential tenancies (PRTs). The 2021 Act does not amend the Private Housing (Tenancies) (Scotland) Act 2016 to introduce a specific domestic abuse eviction ground, nor does it confer any power on private landlords to transfer tenancies between joint tenants.

In the PRS, eviction continues to operate strictly within the statutory grounds and procedures set out in the 2016 Act.

Accordingly, the 2021 Act does not impose new obligations on private landlords to take tenancy enforcement action.

Practical implications for landlords and agents

In practice, advice bodies and support organisations will often encourage housing providers to take proactive steps where domestic abuse is alleged. While such guidance is well intentioned, it must be understood within the limits of the legal framework. For PRS landlords and agents:

- There is no statutory duty arising from the 2021 Act to terminate a tenancy due to domestic abuse
- There is no power to reallocate or transfer tenancy rights between parties
- Eviction must still be justified under the existing statutory grounds and considered by the Tribunal.

Landlords and agents should be clear that they are not under any obligation to take enforcement action beyond existing statutory mechanisms and should not be pressured into doing so by external advice agencies. A balanced approach remains essential, supporting tenants appropriately, while ensuring that any action taken is firmly grounded in the powers available to landlords.

If you require advice on any aspect of private rented sector law, please contact our expert PRS team at prs@tcyoung.co.uk or visit tcyoung.co.uk.

Deposit Increase Rate Appears to Level Off

Head of SafeDeposits Scotland Carol Bradburn on the latest statistics from the scheme.

Average rents are rightly a closely monitored and widely discussed statistic in the private rented sector. They provide a key measurement of the rental landscape nationally and regionally, and in particular inform renters of affordability in a given area.

While average deposits on the other hand do not make so many headlines, these are important figures to consider too, particularly as they are an added outlay at the start of a tenancy and must be factored into budgeting for the first month in a new property.

Like most costs universally, the average tenancy deposit in Scotland continues to grow year on year, however, the main observation about deposits newly protected by SafeDeposits Scotland in 2025-26 is that the rate of growth appears to have levelled off in recent years which may be of some comfort to new renters. The average new deposit protected by SafeDeposits in 2025-26 was £1,135, an increase of 3% from the previous year's average deposit which itself represented a 3% increase from the year prior to that.

This is in contrast to the 7% increase between 2022-23 and 2023-24, and even more so to the double-digit increases in the preceding three years. 2022-23 was a peak, with the average deposit of £998 being a 15% increase from £870 in 2021-22. When we look back further, we see a trend more on par with today – 3% was the increase in average new deposit in 2019-20, the financial year that closed just as the upheaval of the COVID-19 pandemic set in.

Despite the increase in deposit amounts, the general trend of the past decade has been for landlords to seek on average, a deposit lower than the monthly rent, although legally they are permitted to ask for the equivalent of up to two months' rent.

Carol Bradburn, Head of SafeDeposits Scotland

Regionally, our statistics identified something of a north-south divide between deposit value trends in Scotland's biggest cities last year. Average new deposits in Edinburgh and the Lothians and in Glasgow and surrounding areas rose, however, those in Aberdeen City and Shire and in Dundee and Angus were lower in 2025-26 than in the previous year. At £1,415 the average new deposit for EH postcodes was 22% higher than the national average, whereas the £713 average for AB postcodes was 46% lower.

FINANCIAL YEAR	AVERAGE NEW DEPOSIT LODGED WITH SAFEDEPOSITS SCOTLAND
2025-26	£1,135
2024-25	£1,102
2023-24	£1,066
2022-23	£998
2021-22	£870
2020-21	£782
2019-20	£697
2018-19	£678
2017-18	£636
2016-17	£622

SafeDeposits Scotland is Scotland's largest tenancy deposit scheme with a 69% share of the market and the only not-for-profit scheme based in Scotland.

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Citylets Research Services

The Citylets research team produces market-leading reports and indices as well as bespoke research and consultancy projects for clients including letting and sales agents, developers, investors, housing associations and local and central government.

In Scotland, Citylets has become the leading authority on the private rented sector and has built up a strong reputation for well-informed insightful commentary, market analysis and is now a trusted media source on local and national rental issues.

In its position as the UK's leading residential lettings site, Citylets enables the research team to utilise its unique data in addition to Registers of Scotland and government data. **OptiletPro** is an analysis tool which delivers robust data on the sales and rental residential property markets at a local level. The interface is designed to allow clients to analyse local trends and easily extract data into a variety of formats.

Metrics include:

- Average rental price and monthly stock volumes by city/region, area, postcode district postcode sector
- Average time to let (TTL) by city/region, area, postcode district and postcode sector
- Analyse by property type and bedroom count

Methodology

The statistics are based on rental properties advertised on Citylets. Rather than employ snapshot sampling our observations are recorded when a property is removed from the site as let. We believe such transaction-based observations provide a better reflection of the market. The data is cleansed to remove multiple entries and other anomalies.

Our cleansing process continues to guide refinements to data recording. Averages are calculated on a monthly or quarterly basis as weighted (mix adjusted) means. Indices are constructed holding composition (property type and number of bedrooms) fixed at the average of the last three years. This ensures that changes in the index reflect rent changes and not changes in composition, which are likely to occur seasonally.

The Publication

This document was published in July 2026. Whilst we have made every effort to ensure information published in this report is correct, Citylets gives no warranty or representation as to the accuracy or completeness of the information. The report does not constitute legal or other professional advice. We reserve the right to change methodology, discontinue or revise indices or other analysis at any time.

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