

Official Statistics

Private Sector Rent Statistics, Scotland, 2010 to 2025

November 2025

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Key Points

Note that figures are based predominantly on advertised rents.

Main findings for average rent changes in the latest year (2024 to 2025):

- 2 bedroom properties are the most common privately rented property in Scotland. Average 2 bedroom properties rents in Scotland rose by 3.1% in the year to end September 2025 to reach £921 per month, up £28 per month compared with the previous year.
- Lothian had the highest average monthly 2 bedroom rent (£1,356) in the latest year to end September 2025. Dumfries and Galloway had the lowest (£569).
- Average 2 bedroom property rent change (+3.1%) was equivalent to the 12 month UK CPI inflation rate (+3.1%) for Scotland as a whole. Average 2 bedroom property rent changes were higher than CPI inflation in 12 out of 18 Broad Rental Market Areas (BRMAs). Highest changes were in Dumfries and Galloway (+12.7%) and Greater Glasgow (+6.8%). Lowest changes were in Lothian (-0.1%) and Dundee and Angus (-5.3%).
- Monthly Scottish average rent changes by property sizes in the latest year were:
 - +4.0% or +£28 for 1-bedroom properties, reaching £738 per month.
 - +3.1% or +£28 for 2-bedroom properties, reaching £921 per month.
 - +1.6% or +£18 for 3-bedroom properties, reaching £1,154 per month.
 - -1.5% or -£26 for 4-bedroom properties, falling to £1,767 per month.
 - +5.5% or +£29 for 1 bedroom shared properties, reaching £560 per month.

Main findings for cumulative average rent changes between 2010 and 2025:

- 4 BRMAs saw average rent increases at or above the rate of inflation between 2010 and 2025 (+54.7%) for all property sizes. These were Dundee and Angus, Forth Valley, Greater Glasgow and Lothian.
- Average 4-bedroom rent increases were at or above the rate of inflation (+54.7%) in every BRMA between 2010 and 2025. Results varied for other property sizes.
- Across most property sizes, Lothian and Glasgow tended to have the highest cumulative rent increases between 2010 and 2025. Aberdeen and Shire, Dumfries and Galloways and Ayrshires most commonly had low cumulative increases across different property sizes during this period.

Note: Statistics in this publication are based predominantly on advertised rents. Advertised rents are where a property becomes available to rent due to tenant turnover or when a property is new to market. A minority of sample records relate to agreed rents for tenants. Some of these records will still reflect recently advertised properties and recently started tenancies.

Introduction

This publication presents statistics on average private sector rent levels in Scotland by Broad Rental Market Area and size of property, for the years 2010 to 2025. Note that figures are based predominantly on advertised rents. Advertised rents are where a property becomes available to rent due to tenant turnover or when a property is new to market. A minority of sample records relate to agreed rents for tenants. Some of these records will still reflect recently advertised properties and recently started tenancies.

The publication uses data from the Rent Service Scotland 'Market Evidence Database'. This database is used to meet the needs of determining annual Local Housing Allowance levels and Local Reference Rent, and data from it is also published in the form of [LHA 30th percentile rental prices](#) at Broad Rental Market Area level.

The market evidence data on private rents is sourced through a variety of means, including advertised rental information as well as private landlord and letting agent returns. In the latest year to end September 2025, the majority of Rent Service Scotland Market Evidence records were based on advertised rents, with the remainder being based on transactional data received from letting agents or landlords. Note that it is likely that a proportion of the transactional data received will also relate to recently advertised rents, where the records received relate to tenancies which have only been recently advertised or let.

The rental values in this publication are based on data collected of around 25,000 to 40,000 individual rents each year, representing about 8% to 12% of all private rented dwellings.

The latest year CPI inflation figure of 3.1% is based on the average UK CPI value across the latest 12 month period October 2024 to September 2025 compared with the average value in the previous year October 2023 to September 2024. The increase in CPI inflation of 54.7% between 2010 and 2025 is based on the average CPI value across the latest 12 month period October 2024 to September 2025 compared with the average value in the year October 2009 to September 2010.

An Official Statistics Publication for Scotland

These statistics are official statistics. Official statistics are statistics that are produced by crown bodies, those acting on behalf of crown bodies, or those specified in statutory orders as defined in the [Statistics and Registration Service Act 2007](#). Scottish Government statistics are regulated by the Office for Statistics Regulation (OSR).

OSR sets the standards of trustworthiness, quality and value in the [Code of Practice for Statistics](#) that all producers of official statistics should adhere to.

More information about Scottish Government statistics is available on the [Scottish Government website](#).

1 Bedroom Properties

In the year to end September 2025, average 1 bedroom rents increased above the average 12 month UK CPI inflation rate of 3.1% in 12 out of 18 areas of Scotland. Changes in rents ranged from -0.3% (or -£2 per month) in West Lothian up to 16.1% (or £70 per month) in Dumfries and Galloway.

Average rents for 1 bedroom properties at the Scotland level increased by an estimated 4.0% (or £28 per month) between 2024 and 2025, to reach £738 in 2025.

Lothian had the highest average monthly 1 bedroom rents (£1,057) in the latest year to end September 2025. Scottish Borders had the lowest (£461).

Figures on longer term changes to rents for 1 bedroom properties over the period from 2010 to 2025 should be considered in the context of the cumulative increase in UK CPI of 54.7% from the year to end September 2010 to the year to end September 2025.

Over the 2010 to 2025 period, Lothian and Greater Glasgow saw large cumulative 1 bedroom rent increases above the level of CPI inflation. Dundee and Angus, and Forth Valley saw increases just above and close to the level of CPI inflation. East Dunbartonshire and Fife were just under the level of CPI inflation. In the remaining areas of Scotland cumulative changes were below CPI inflation. Chart 1 illustrates these changes.

Overall Scottish 1 bedroom rent increased by 67.1% between 2010 and 2025 to reach £738 in 2025.

For more details on 1 bedroom rents for individual BRMAs see Table 1 and Charts 1, 2 and 3 below. For a detailed breakdown of quartile and average rents for each year see the supporting document excel workbook "BRMA Detailed Profiles" or "Private Rents Open Data". Also note that the Scotland average figures have been calculated using a weighted stock approach, with further information on this available in the Data and Methodology Section.

Table 1: 1 Bedroom Properties - Average (mean) monthly rents (£): 2010 to 2025, by Broad Rental Market Area

Broad Rental Market Area	2010	2024	2025	2010 to 2025 change	2024 to 2025 change
Aberdeen and Shire	£529	£560	£572	8.2%	2.1%
Argyll and Bute	£382	£544	£568	48.7%	4.3%
Ayrshires	£375	£451	£471	25.3%	4.3%
Dumfries and Galloway	£359	£434	£504	40.5%	16.1%
Dundee and Angus	£351	£537	£543	54.8%	1.2%
East Dunbartonshire	£450	£680	£688	53.0%	1.2%
Fife	£379	£575	£578	52.4%	0.4%
Forth Valley	£387	£586	£610	57.6%	4.1%
Greater Glasgow	£437	£794	£865	98.0%	9.0%
Highland and Islands	£415	£552	£586	41.2%	6.2%
Lothian	£520	£1,013	£1,057	103.2%	4.4%
North Lanarkshire	£373	£509	£553	48.2%	8.8%
Perth and Kinross	£377	£499	£522	38.3%	4.5%
Renfrewshire / Inverclyde	£374	£519	£546	45.7%	5.0%
Scottish Borders	£336	£451	£461	37.2%	2.2%
South Lanarkshire	£382	£536	£566	48.0%	5.6%
West Dunbartonshire	£397	£534	£554	39.7%	3.7%
West Lothian	£428	£614	£612	42.9%	-0.3%
Scotland	£442	£710	£738	67.1%	4.0%

Note: Some percentage change figures may not sum due to rounding's

Chart 1: 1 bedroom properties: 2010 to 2025 % change in average (mean) rents for years to end September, by Broad Rental Market Area

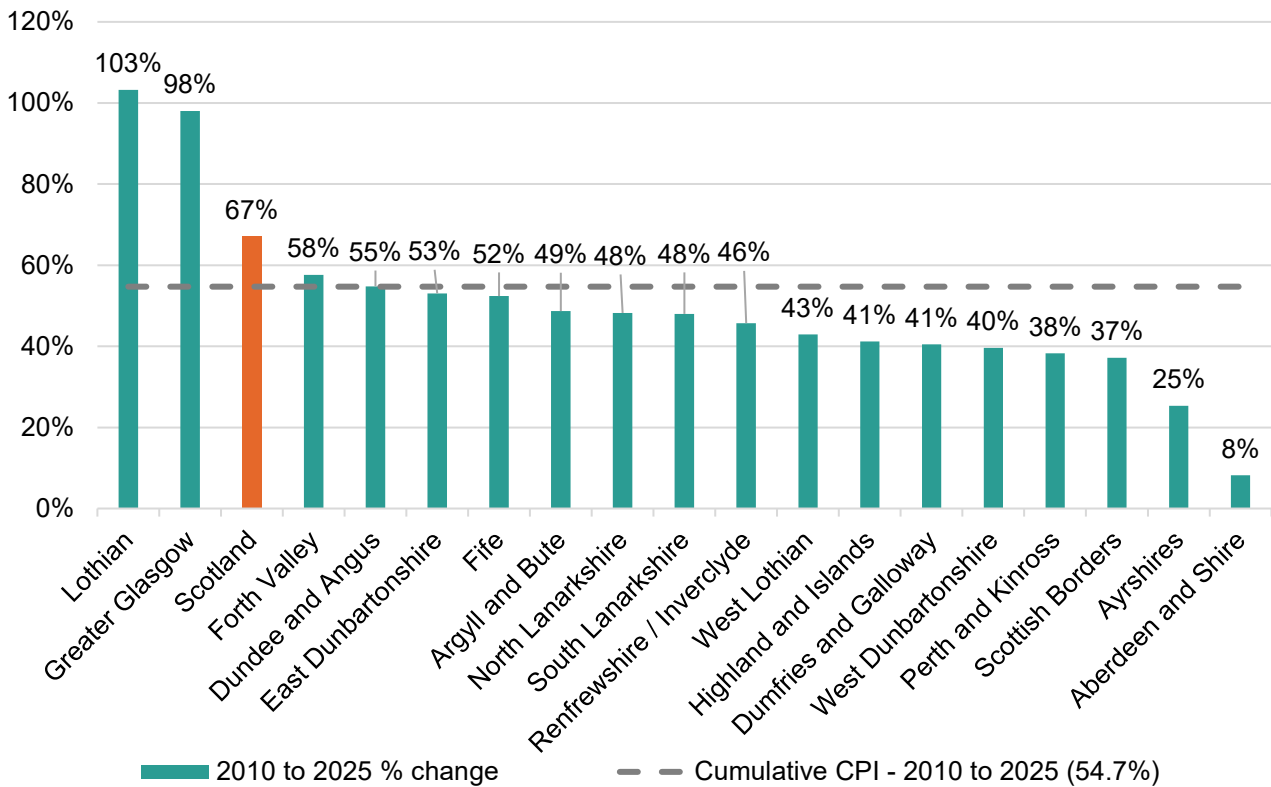


Chart 2: 1 bedroom properties: 2024 to 2025 % change in average (mean) rents for years to end September, by Broad Rental Market Area

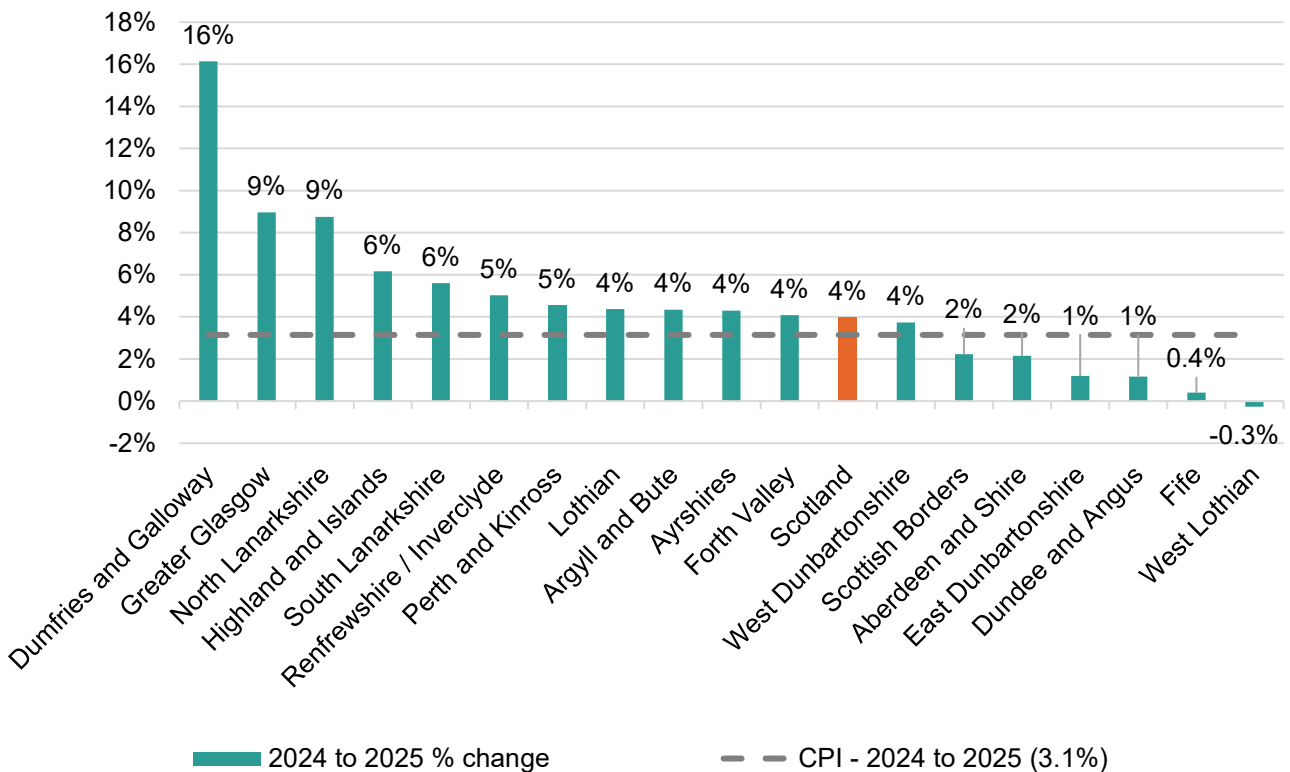
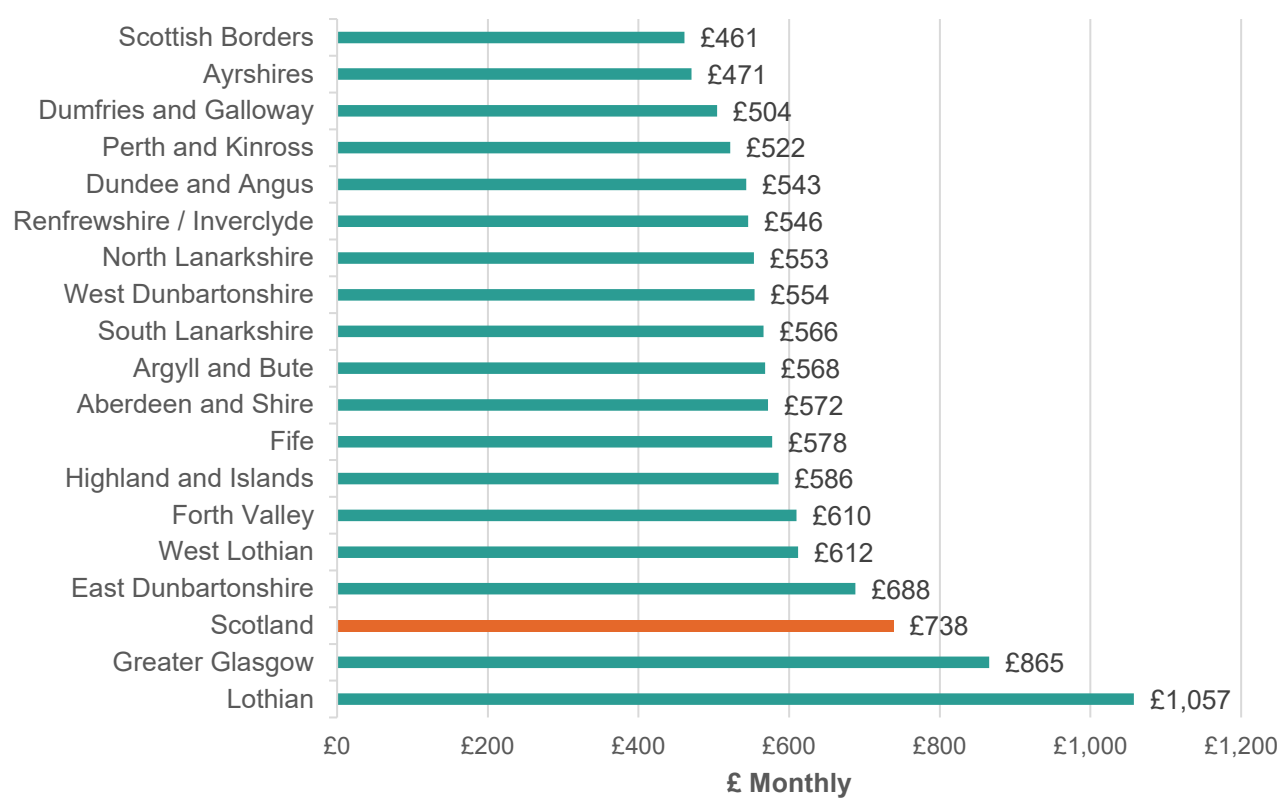


Chart 3: 1 bedroom properties: average (mean) monthly rents in 2025 (year to end September), by Broad Rental Market Area



2 Bedroom Properties

In the year to end September 2025, average 2 bedroom rents increased above the average 12 month UK CPI inflation rate of 3.1% in 12 out of 18 areas of Scotland. Changes in rents ranged from -5.3% (or -£43 per month) in Dundee and Angus up to 12.7% (or £64 per month) in Dumfries and Galloway.

Average rents for 2 bedroom properties at the Scotland level increased by an estimated 3.1% (or £28 per month) between 2024 and 2025, to reach £921 in 2025.

Lothian had the highest average monthly 2 bedroom rents (£1,356) in the latest year to end September 2025. Dumfries and Galloway had the lowest (£569).

Figures on longer term changes to rents for 2 bedroom properties over the period from 2010 to 2025 should be considered in the context of the cumulative increase in UK CPI of 54.7% from the year to end September 2010 to the year to end September 2025.

Over the 2010 to 2025 period, Lothian and Greater Glasgow saw large cumulative 2 bedroom rent increases above the level of CPI inflation. Forth Valley, Fife, East Dunbartonshire and Argyll and Bute were around 5 to 14 percentage points above the rate of CPI inflation. North Lanarkshire, South Lanarkshire, Dundee and Angus, West Dunbartonshire and Renfrewshire / Inverclyde were all around the level of CPI inflation. In the remaining areas of Scotland cumulative changes were below CPI inflation. Chart 4 illustrates these changes.

Overall Scottish 2 bedroom rent increased by 66.3% between 2010 and 2025 to reach £921 in 2025.

For more details on 2 bedroom rents for individual BRMAs see Table 2 and Charts 4,5 and 6 below. For a detailed breakdown of quartile and average rents for each year see the supporting document excel workbook "BRMA Detailed Profiles" or "Private Rents Open Data". Also note that the Scotland average figures have been calculated using a weighted stock approach, with further information on this available in the Data and Methodology Section.

Table 2: 2 Bedroom Properties - Average (mean) monthly rents (£): 2010 to 2025, by Broad Rental Market Area

Broad Rental Market Area	2010	2024	2025	2010 to 2025 change	2024 to 2025 change
Aberdeen and Shire	£643	£766	£788	22.6%	2.9%
Argyll and Bute	£503	£756	£803	59.6%	6.2%
Ayrshires	£464	£595	£614	32.1%	3.2%
Dumfries and Galloway	£435	£505	£569	30.7%	12.7%
Dundee and Angus	£497	£813	£770	54.8%	-5.3%
East Dunbartonshire	£581	£938	£941	61.9%	0.3%
Fife	£464	£741	£754	62.5%	1.7%
Forth Valley	£492	£793	£833	69.2%	5.1%
Greater Glasgow	£564	£1,024	£1,094	94.0%	6.8%
Highland and Islands	£503	£697	£727	44.5%	4.3%
Lothian	£665	£1,358	£1,356	104.1%	-0.1%
North Lanarkshire	£455	£672	£709	55.8%	5.4%
Perth and Kinross	£506	£668	£690	36.3%	3.4%
Renfrewshire / Inverclyde	£473	£697	£727	53.7%	4.2%
Scottish Borders	£442	£609	£641	45.1%	5.1%
South Lanarkshire	£481	£714	£748	55.7%	4.8%
West Dunbartonshire	£492	£726	£757	53.8%	4.3%
West Lothian	£527	£772	£777	47.4%	0.7%
Scotland	£554	£893	£921	66.3%	3.1%

Note: Some percentage change figures may not sum due to rounding's

Chart 4: 2 bedroom properties: 2010 to 2025 % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area

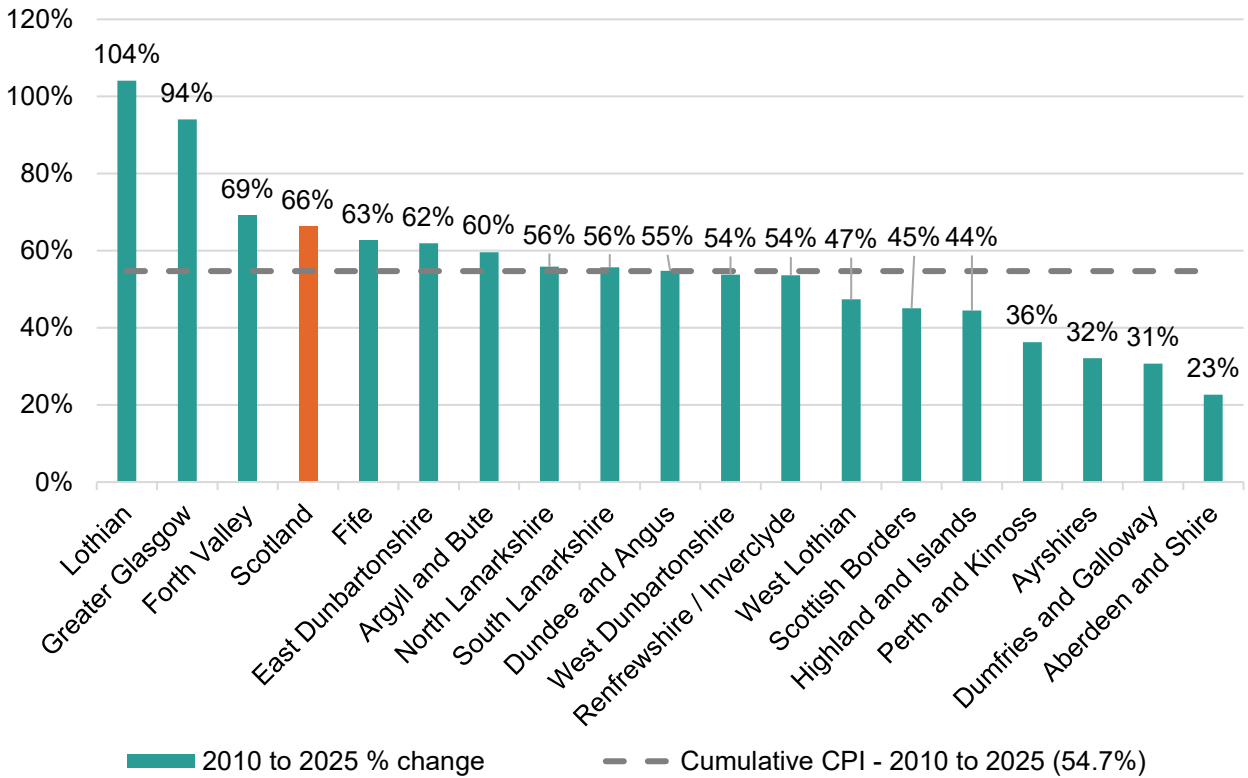


Chart 5: 2 bedroom properties: 2024 to 2025 % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area

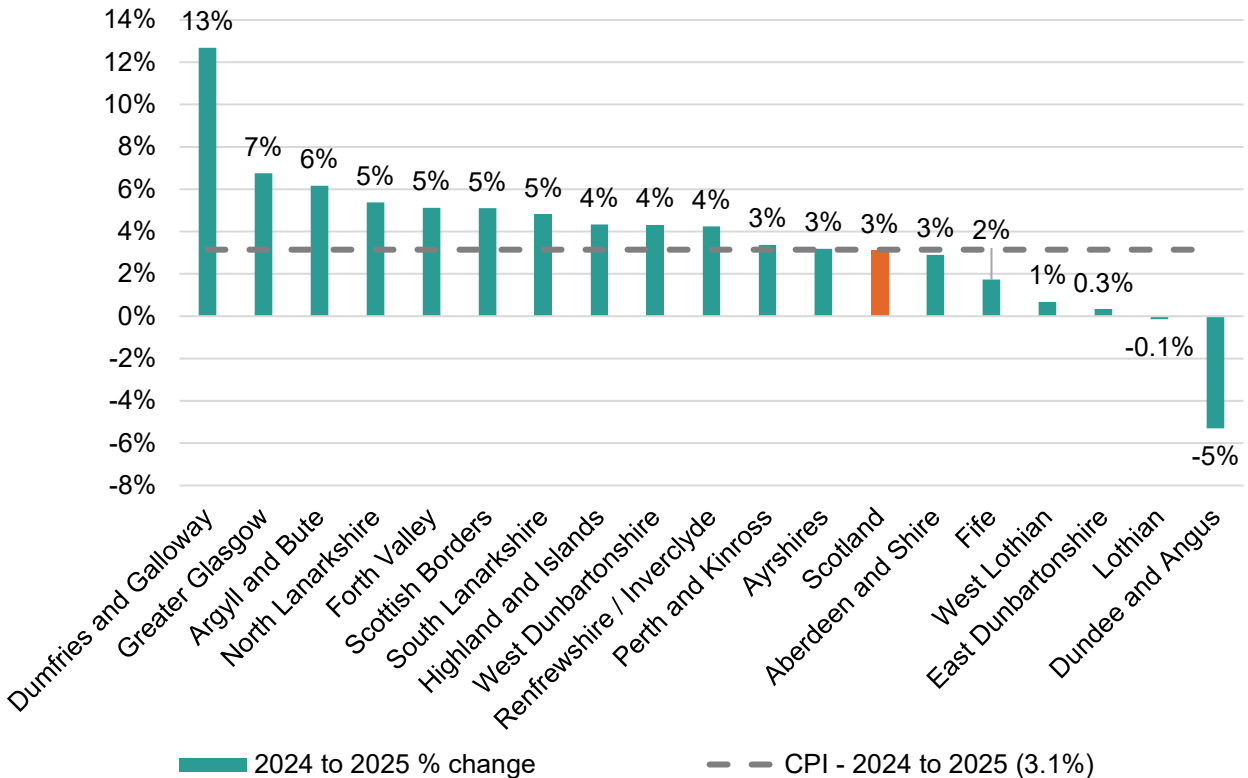


Chart 6: 2 bedroom properties: average (mean) monthly rents in 2025 (year to end-Sept), by Broad Rental Market Area



3 Bedroom Properties

In the year to end September 2025, average 3 bedroom rents increased above the average 12 month UK CPI inflation rate of 3.1% in 11 out of 18 areas of Scotland. Changes in rents ranged from -6.2% (or -£68 per month) in Dundee and Angus up to +15.9% (or £143 per month) in West Dunbartonshire.

Average rents for 3 bedroom properties at the Scotland level increased by an estimated 1.6% (or £18 per month) between 2024 and 2025, to reach £1,154 in 2025.

Lothian had the highest average monthly 3 bedroom rent (£1,802) in the latest year to end September 2025. Dumfries and Galloway had the lowest (£675).

Figures on longer term changes to rents for 3 bedroom properties over the period from 2010 to 2025 should be considered in the context of the cumulative increase in UK CPI of 54.7% from the year to end September 2010 to the year to end September 2025.

Over the 2010 to 2025 period, Lothian, Greater Glasgow, Fife, East Dunbartonshire, West Dunbartonshire, Forth Valley, West Lothian saw large cumulative 3 bedroom rent increases above the level of CPI inflation. Scottish Borders, Dundee and Angus, and Argyll and Bute were around 6 to 10 percentage points above the rate of CPI inflation. South Lanarkshire, North Lanarkshire, Renfrewshire / Inverclyde, and Highland and Islands were all around the level of CPI inflation. In the remaining areas of Scotland, cumulative changes were below CPI inflation. Chart 7 illustrates these changes.

Overall Scottish 3 bedroom rent increased by 71.4% between 2010 and 2025 to reach £1,154 in 2025.

For more details on 3 bedroom rents for individual BRMAs see Table 3 and Charts 7, 8 and 9 below. For a detailed breakdown of quartile and average rents for each year see the supporting document excel workbook "BRMA Detailed Profiles" or "Private Rents Open Data". Also note that the Scotland average figures have been calculated using a weighted stock approach, with further information on this available in the Data and Methodology Section.

Table 3: 3 Bedroom Properties - Average (mean) monthly rents (£): 2010 to 2025, by Broad Rental Market Area

Broad Rental Market Area	2010	2024	2025	2010 to 2025 change	2024 to 2025 change
Aberdeen and Shire	£744	£1,067	£1,109	49.1%	3.9%
Argyll and Bute	£638	£1,026	£1,026	60.9%	0.0%
Ayrshires	£556	£752	£772	38.8%	2.6%
Dumfries and Galloway	£500	£603	£675	35.2%	12.0%
Dundee and Angus	£633	£1,108	£1,040	64.3%	-6.2%
East Dunbartonshire	£750	£1,296	£1,321	76.1%	1.9%
Fife	£563	£1,010	£1,023	81.7%	1.2%
Forth Valley	£643	£1,089	£1,090	69.5%	0.1%
Greater Glasgow	£728	£1,354	£1,403	92.6%	3.6%
Highland and Islands	£595	£866	£908	52.6%	4.8%
Lothian	£918	£1,907	£1,802	96.4%	-5.5%
North Lanarkshire	£549	£824	£859	56.5%	4.2%
Perth and Kinross	£647	£908	£964	48.9%	6.1%
Renfrewshire / Inverclyde	£612	£844	£939	53.6%	11.3%
Scottish Borders	£515	£802	£849	64.9%	5.8%
South Lanarkshire	£627	£936	£994	58.6%	6.2%
West Dunbartonshire	£591	£895	£1,038	75.6%	15.9%
West Lothian	£616	£994	£1,044	69.5%	5.0%
Scotland	£674	£1,136	£1,154	71.4%	1.6%

Note: Some percentage change figures may not sum due to rounding's

Chart 7: 3 bedroom properties: 2010 to 2025 % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area

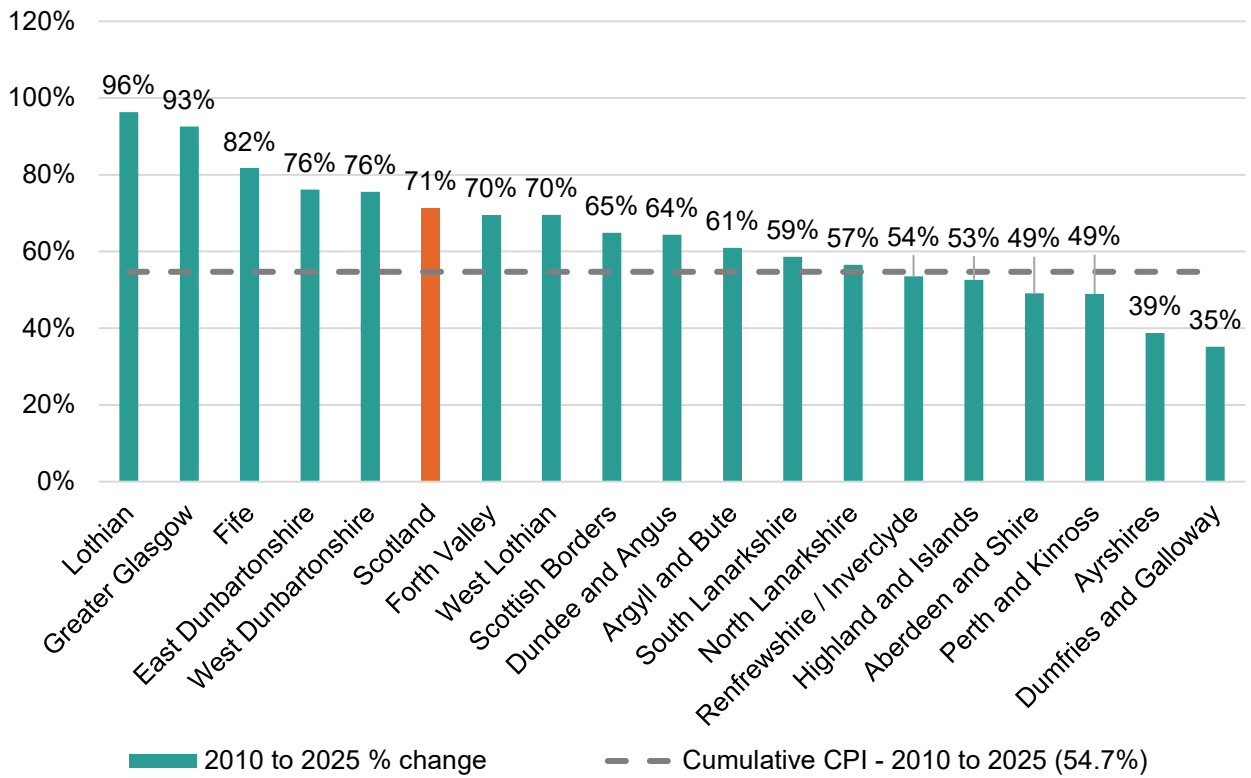


Chart 8: 3 bedroom properties: 2024 to 2025 % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area

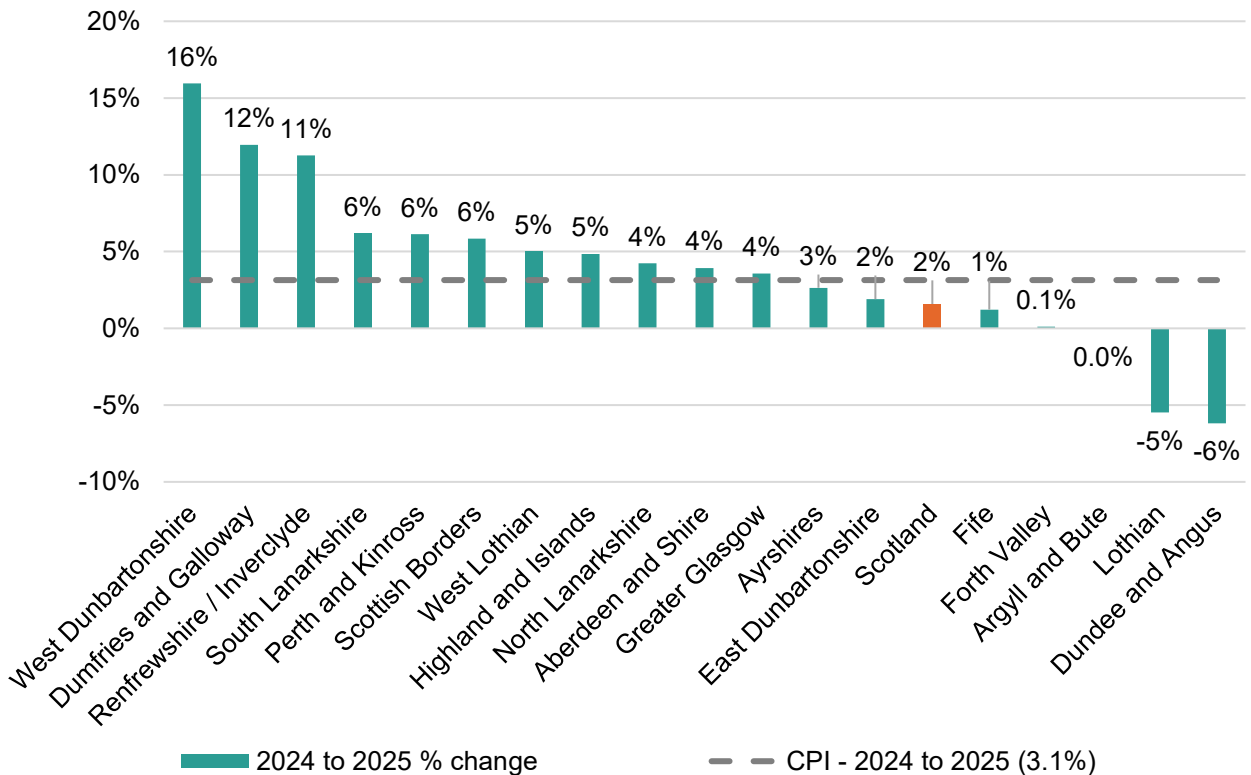
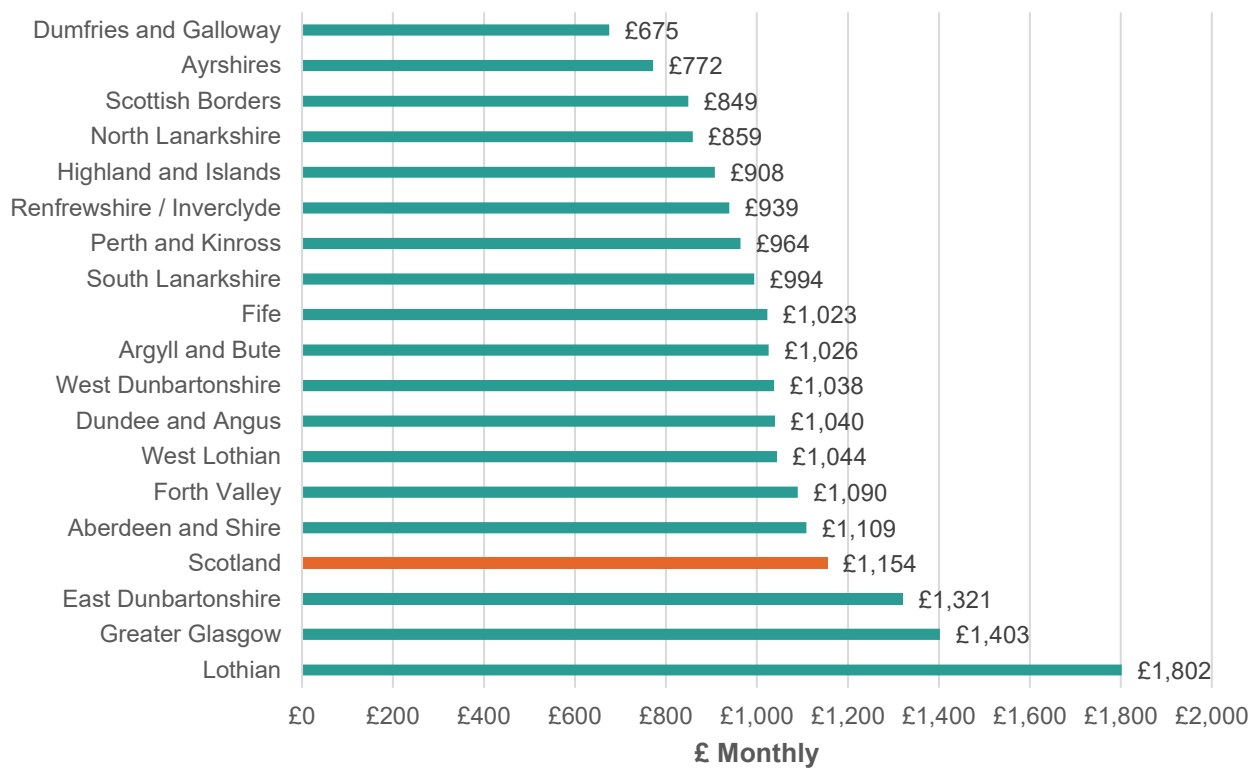


Chart 9: 3 bedroom properties: average (mean) monthly rents in 2025 (year to end-Sept), by Broad Rental Market Area



4 Bedroom Properties

Note that some areas have a relatively low number of 4 bedroom property records recorded, and therefore some caution is needed when interpreting the findings given that the averages presented can be based on a small number of underlying records.

In the year to end September 2025, average 4 bedroom rents increased above the average 12 month UK CPI inflation rate of 3.1% in 6 out of 18 areas of Scotland. Changes in rents ranged from -7.1% (or -116 per month) in Fife up to +12.9% (or £158 per month) in West Dunbartonshire.

Average rents for 4 bedroom properties at the Scotland level decreased by an estimated 1.5% (or -£26 per month) between 2024 and 2025, to fall to £1,767 in 2025.

Lothian had the highest average monthly 4 bedroom rent (£2,565) in the latest year to end September 2025. Dumfries and Galloway had the lowest (£978).

Figures on longer term changes to rents for 4 bedroom properties over the period from 2010 to 2025 should be considered in the context of the cumulative increase in UK CPI of 54.7% from the year to end September 2010 to the year to end September 2025.

Over the 2010 to 2025 period every area of Scotland had increases in average 4 bedroom rents above the level of CPI inflation. These increases ranged from 55% in Highland and Islands to 104% in Greater Glasgow. Chart 10 illustrates these changes.

Overall Scottish 4 bedroom rent increased by 88% between 2010 and 2025 to reach £1,767 in 2025.

For more details on 4 bedroom rents for individual BRMAs see Table 4 and Charts 10, 11 and 12 below. For a detailed breakdown of quartile and average rents for each year see the supporting document excel workbook "BRMA Detailed Profiles" or "Private Rents Open Data". Also note that the Scotland average figures have been calculated using a weighted stock approach, with further information on this available in the Data and Methodology Section.

Table 4: 4 Bedroom Properties - Average (mean) monthly rents (£): 2010 to 2025, by Broad Rental Market Area

Broad Rental Market Area	2010	2024	2025	2010 to 2025 change	2024 to 2025 change
Aberdeen and Shire	£944	£1,619	£1,683	78.4%	4.0%
Argyll and Bute*	£924	£1,632	£1,603	73.5%	-1.8%
Ayrshires	£758	£1,247	£1,247	64.5%	0.0%
Dumfries and Galloway	£620	£964	£978	57.7%	1.4%
Dundee and Angus	£811	£1,495	£1,506	85.6%	0.7%
East Dunbartonshire	£1,135	£1,972	£2,082	83.4%	5.6%
Fife	£773	£1,638	£1,522	96.8%	-7.1%
Forth Valley	£857	£1,620	£1,588	85.3%	-1.9%
Greater Glasgow	£1,067	£2,217	£2,174	103.7%	-1.9%
Highland and Islands	£751	£1,175	£1,161	54.7%	-1.1%
Lothian	£1,291	£2,641	£2,565	98.7%	-2.9%
North Lanarkshire	£776	£1,238	£1,319	69.9%	6.6%
Perth and Kinross	£858	£1,495	£1,494	74.2%	-0.1%
Renfrewshire / Inverclyde	£834	£1,360	£1,531	83.7%	12.6%
Scottish Borders	£690	£1,394	£1,391	101.7%	-0.2%
South Lanarkshire	£924	£1,467	£1,521	64.6%	3.7%
West Dunbartonshire*	£821	£1,220	£1,378	67.8%	12.9%
West Lothian	£834	£1,454	£1,419	70.1%	-2.4%
Scotland	£939	£1,793	£1,767	88.3%	-1.5%

Note: Some percentage change figures may not sum due to rounding's

*Small sample size - 40 or below records collected.

Chart 10: 4 bedroom properties: 2010 to 2025 % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area

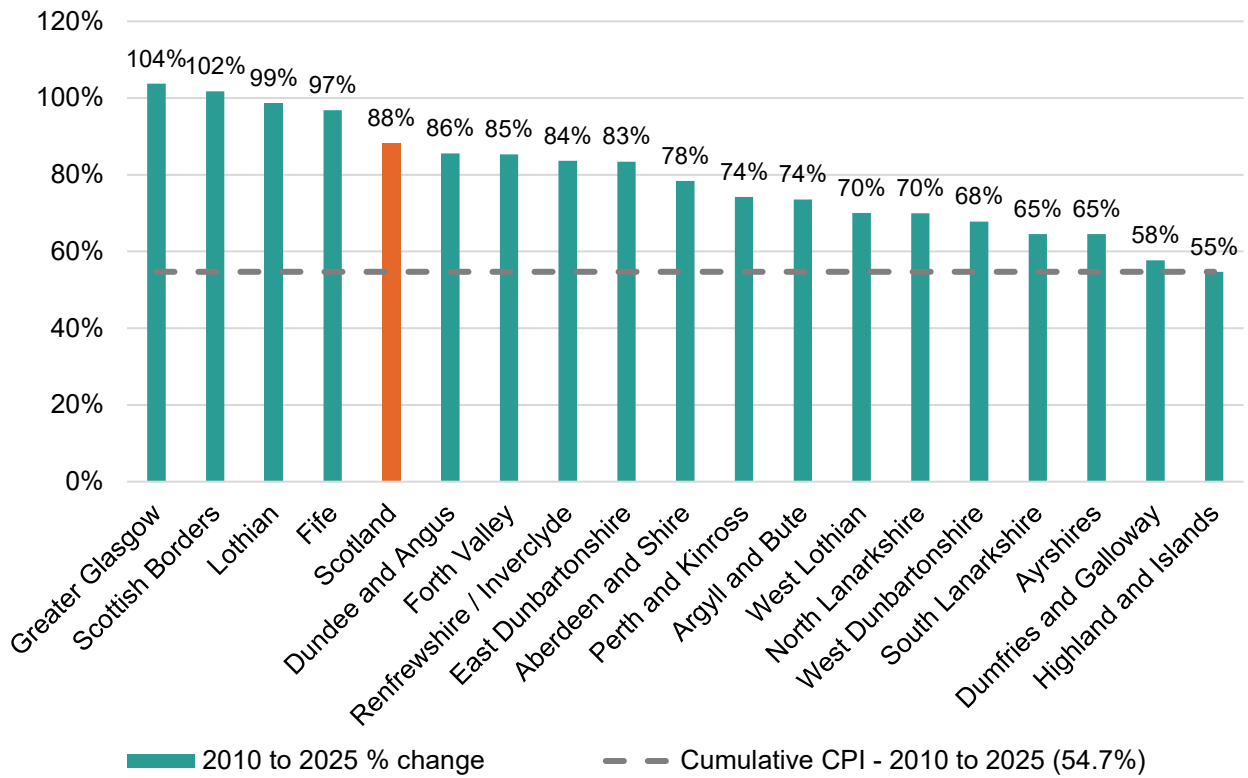


Chart 11: 4 bedroom properties: 2024 to 2025 % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area

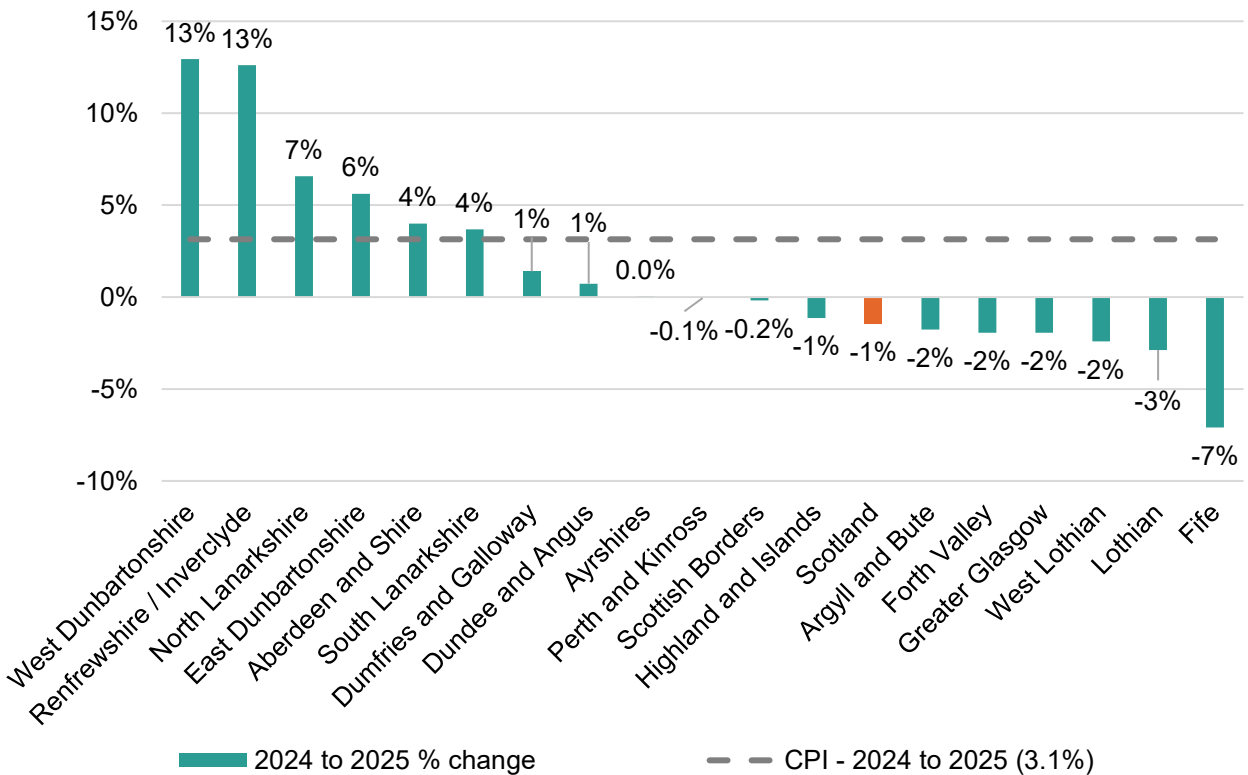
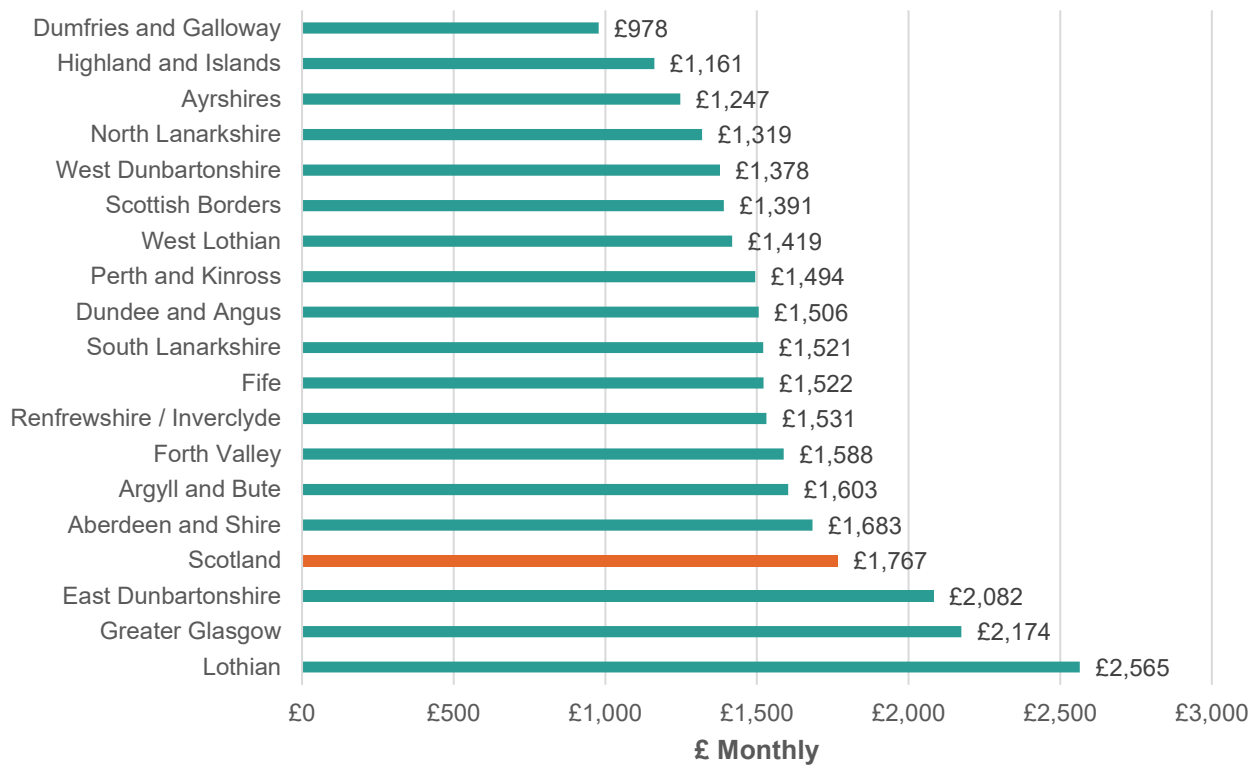


Chart 12: 4 bedroom properties: average (mean) monthly rents in 2025 (year to end-Sept), by Broad Rental Market Area



1 Bedroom Shared Properties

Note that some areas have a relatively low number of 1 bedroom shared property records recorded, and therefore some caution is needed when interpreting the findings given that the averages presented can be based on a small number of underlying records.

In the year to end September 2025, average 1 bedroom shared rents increased above the average 12 month UK CPI inflation rate of 3.1% in 6 out of 18 areas of Scotland. Changes in rents ranged from -11.1% (or -£58 per month) in South Lanarkshire up to +11.0% (or £48 per month) in Dumfries and Galloway.

Average rents for 1 bedroom shared properties at the Scotland level increased by an estimated 5.5% (or £29 per month) between 2024 and 2025, to reach £560 in 2025.

Lothian had the highest average monthly 1 bedroom shared rent (£645) in the latest year to end September 2025. North Lanarkshire had the lowest (£410).

Figures on longer term changes to rents for 1 bedroom shared properties over the period from 2010 to 2025 should be considered in the context of the cumulative increase in UK CPI of 54.7% from the year to end September 2010 to the year to end September 2025.

Over the 2010 to 2025 period most areas of Scotland had large increases in average 1 bedroom shared rents above the level of CPI inflation. These increases ranged from 64% in Dundee and Angus to 102% in Lothian. Argyll and Bute, South Lanarkshire, Renfrewshire / Inverclyde, North Lanarkshire, and Aberdeen and Shire all saw rents increase below the rate of CPI inflation. Chart 13 illustrates these changes.

Overall Scottish 1 bedroom shared rents increased by 83.3% between 2010 and 2025 to reach £560 in 2025.

For more details on 1 bedroom shared rents for individual BRMAs see Table 5 and Charts 13, 14 and 15 below. For a detailed breakdown of quartile and average rents for each year see the supporting document excel workbook “BRMA Detailed Profiles” or “Private Rents Open Data”. Also note that the Scotland average figures have been calculated using a weighted stock approach, with further information on this available in the Data and Methodology Section.

Table 5: 1 Bedroom Shared Properties - Average (mean) monthly rents (£): 2010 to 2025, by Broad Rental Market Area

Broad Rental Market Area	2010	2024	2025	2010 to 2025 change	2024 to 2025 change
Aberdeen and Shire	£328	£403	£422	28.6%	4.9%
Argyll and Bute	£316	£496	£480	52.2%	-3.1%
Ayrshires	£302	£531	£500	65.8%	-5.7%
Dumfries and Galloway	£278	£438	£487	75.1%	11.0%
Dundee and Angus	£263	£429	£431	64.1%	0.5%
East Dunbartonshire*	£300	£531	£530	76.6%	-0.1%
Fife	£271	£522	£519	91.7%	-0.6%
Forth Valley	£276	£559	£542	96.8%	-3.0%
Greater Glasgow	£313	£546	£581	85.5%	6.4%
Highland and Islands	£287	£479	£503	75.1%	5.0%
Lothian	£320	£595	£645	101.7%	8.5%
North Lanarkshire*	£297	£427	£410	38.0%	-4.0%
Perth and Kinross	£262	£474	£493	88.5%	4.1%
Renfrewshire / Inverclyde	£296	£440	£437	47.4%	-0.7%
Scottish Borders	£256	£444	£450	76.2%	1.5%
South Lanarkshire	£309	£526	£468	51.4%	-11.1%
West Dunbartonshire	£289	£521	£494	71.0%	-5.2%
West Lothian	£279	£517	£521	86.8%	0.8%
Scotland	£305	£530	£560	83.3%	5.5%

Note: Some percentage change figures may not sum due to rounding's

*Small sample size - 40 or below records collected.

Chart 13: 1 bedroom shared properties: 2010 to 2025 % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area

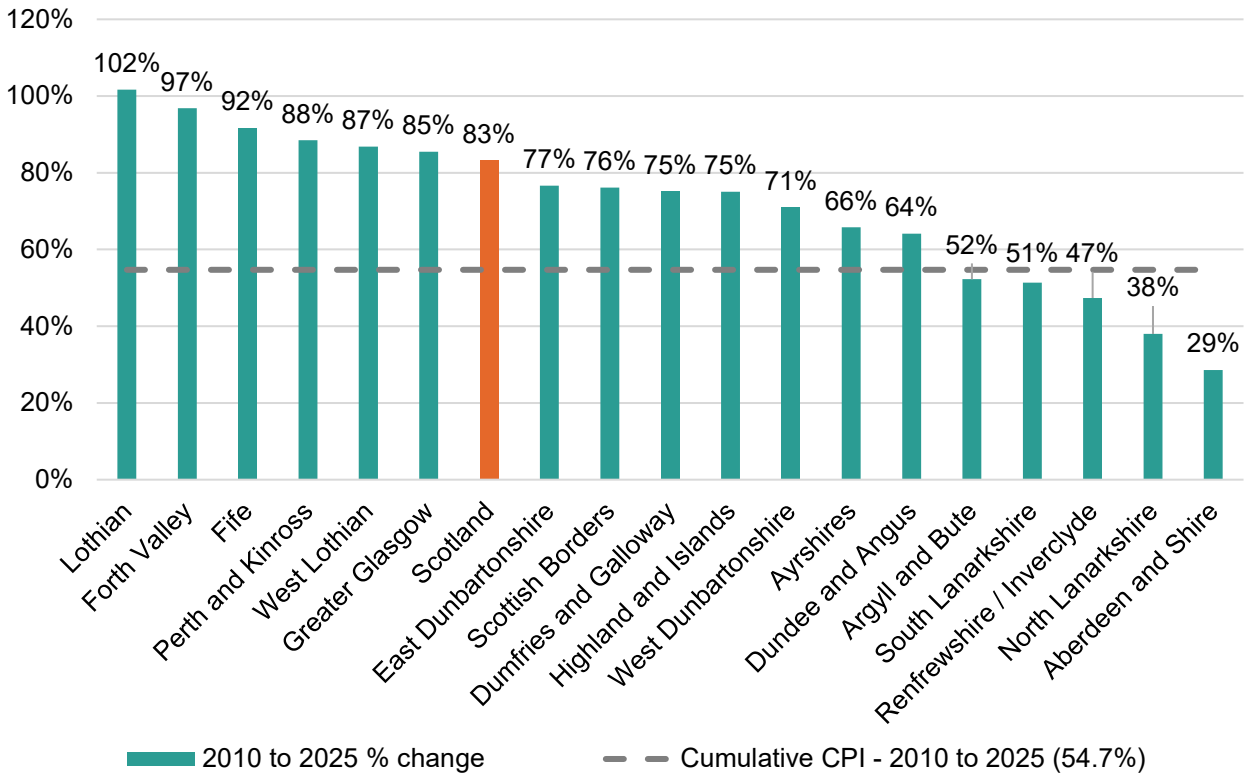


Chart 14: 1 bedroom shared properties: 2024 to 2025 % change in average (mean) rents for years to end-Sept, by Broad Rental Market Area

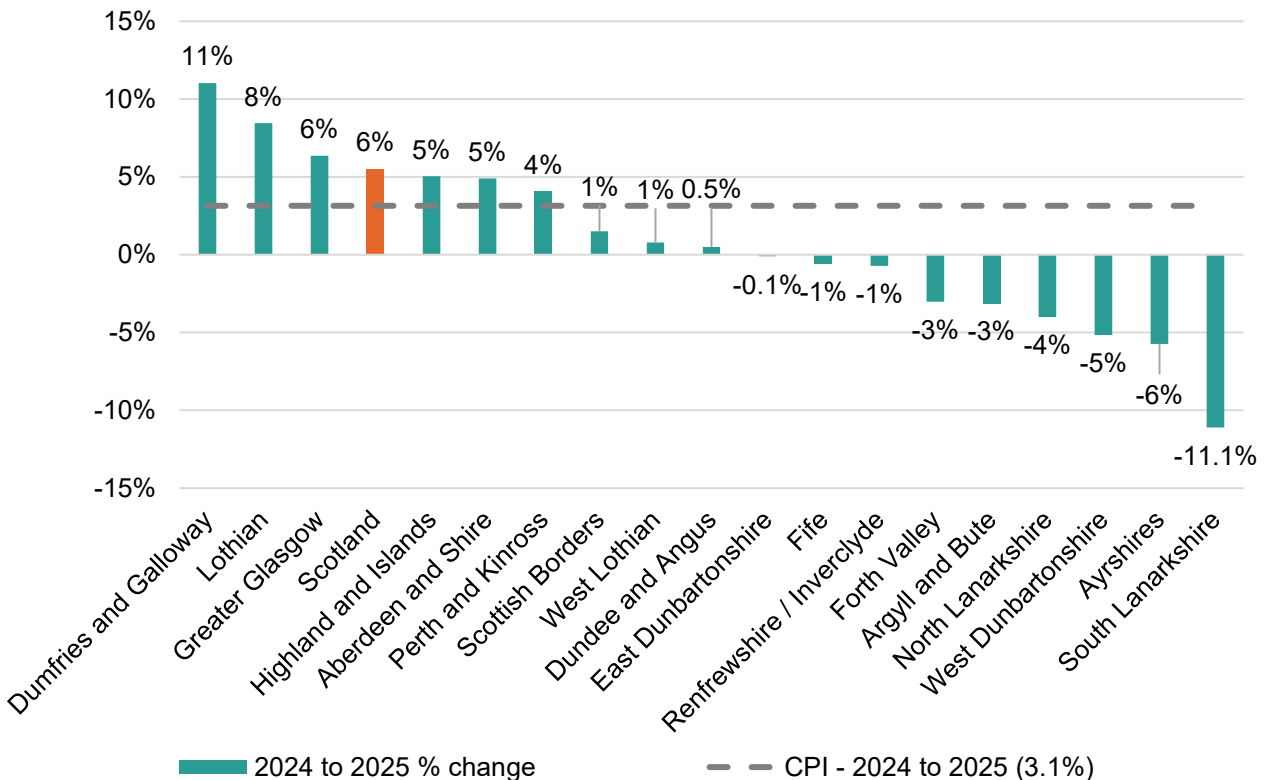


Chart 15: 1 bedroom shared properties: average (mean) monthly rents in 2025 (year to end-Sept), by Broad Rental Market Area



Scotland-level Average Rents

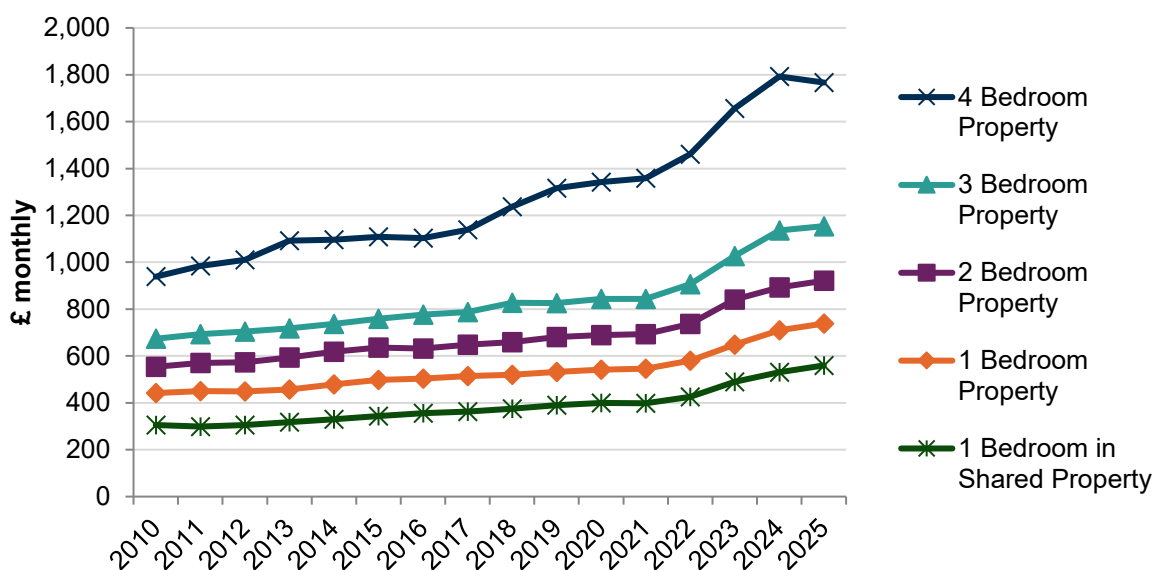
As with previous publications, Scotland figures were calculated using a weighted stock approach based on separate Scottish Household Survey data on the profile of stock by area and property size over time. The Covid-19 pandemic affected the collection Scottish Household Survey data in 2020 and 2021. As such the weights used in this publication for the latest year of 2025 are based on data collected in 2019, 2022 and 2023. For earlier years before the pandemic, 3 year rolling data periods have been used to derive weights.

The use of a weighted stock approach aims to help ensure that the national average figures presented reflect the underlying composition of private rental properties over time, and to minimise any effects of changes to sample numbers achieved for particular property sizes or areas in any given years. Further information on this available in the Data and Methodology Section.

Table 6: Summary of average (mean) private rents (£ monthly): Scotland, 2010, 2024 and 2025 (years to end Sept)

Property Size Category	2010	2024	2025	2010 to 2025 change	2024 to 2025 change
1 Bedroom Property	442	710	738	67.1%	4.0%
2 Bedroom Property	554	893	921	66.3%	3.1%
3 Bedroom Property	674	1,136	1,154	71.4%	1.6%
4 Bedroom Property	939	1,793	1,767	88.3%	-1.5%
1 Bedroom in Shared Property	305	530	560	83.3%	5.5%

Chart 16: Scotland average (mean) monthly rents (£): 2010 to 2025 (years to end-Sept)



Glossary

Broad Rental Market Area (BRMA)

A Broad Rental Market Area for Local Housing Allowance purposes is defined as an area in which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services. There are 18 Broad Rental Market Areas in Scotland. The Valuation Office Agency have a tool which allows users to enter a postcode and see which Broad Rental Market Area it is in:

[Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates \(voa.gov.uk\)](#)

Local Housing Allowance (LHA)

The Local Housing Allowance (LHA) system provides a way of working out Housing Benefit for claimants who rent from a private landlord. Local authorities use LHA rates based on the size of household and the area in which a person lives to work out the amount of rent which can be met with Housing Benefit. Information on current LHA calculations and rates is published at [Local Housing Allowance Rates: 2024-2025 - gov.scot \(www.gov.scot\)](#).

Lower Quartile

The lower quartile is a way of summarising the spread of rental values into a single figure, and represents (for each particular area and size of property) the rental value at which 25% of rents are below this figure and 75% of rents are above it. The specific method used is an empirical cumulative distribution function (eCDF).

Market Evidence Database

The database that holds lettings information collected as part of the Rent Service Scotland's responsibility to administer the rent officer functions related to Housing Benefit, such as Local Housing Allowance.

Mean

A measure of central tendency often referred to as the average. Given a series of values the arithmetic mean is calculated by summing all these values together and dividing by the count of these values.

Median

When a series of numbers are arranged by order of magnitude the median represents the middle value (i.e. 50% of rents are below this and 50% of rents are above it). Where there is an even number of values the median is the mean of the two values closest to value in the centre of that distribution.

Rent Officer

An independent, statutory officer appointed by Scottish Ministers. They are responsible for providing advice to Local Authorities in assessing claims for Housing Benefit made before 7th April 2008; undertaking Fair Rent valuations for regulated tenancies; gathering rental information; analysing local rental markets to provide Local Authorities with Local Housing Allowance figures and maintaining the Rent Service Scotland 'Market Evidence Database'.

Upper Quartile

The upper quartile is a way of summarising the spread of rental values into a single figure, and represents the rental value at which 75% of rents are below this figure and 25% of rents are above it. The specific method used is an empirical cumulative distribution function (eCDF).

Data and Methodology

Source data – general approach

This publication uses data from the Rent Service Scotland 'Market Evidence Database', which is a database used to meet the needs of determining annual Local Housing Allowance levels.

The market evidence data on private rents is sourced through a variety of means, including advertised rental information, private landlord and letting agent returns, and mailshot initiatives.

The database excludes any rents related to social housing, mid-market rents, halls of residence, and private tenancies known to be the subject of housing benefit and regulated tenancies.

Extracts of the database are available back to 2010 – the publication presents comparisons of recent rents against the earliest available data.

In the latest year to end September 2025, the majority of Rent Service Scotland's Market Evidence records were based on advertised rents, with the remainder being based on transactional data received from letting agents or landlords. Note that a proportion of the transactional data received will also relate to recently advertised rents, where the records received relate to tenancies which have only been recently advertised or let.

The data collected includes a minimum level of address, property attributes and tenancy details. Rents relating to studio/bedsit properties, properties with 5 or more bedrooms, and bed and breakfast lodgings have been excluded from this publication due to small sample sizes. Rents for bedrooms in shared properties are presented as 'rent only' figures, i.e. do not include the additional cost of shared services where these are known.

If a particular property has more than one piece of market evidence available in a given year, then only the most recent item of evidence for that year has been used in the average rent calculations for this publication.

The Housing (Scotland) Act 2025 gives powers to Local Authorities and the Scottish Government to compel landlords to provide data on a range of information. The Scottish Government anticipates the establishment of additional data collection to provide robust rent data across Scotland at Local Authority level as well as for rents paid by existing tenants. The Scottish Government is actively working with partners in Local Authorities on operationalising these powers to inform future rent control area assessments.

Prior to the Housing (Scotland) Act 2025, there has been no legal obligation for landlords or agents to provide Government, or any other organisations, with details

of the rents achieved on their lettings, since the start of this data collection in 2010.. Therefore rent officers have to actively seek, collect, validate and maintain a suitable dataset.

There is no requirement for rent officers to collect 100% of rents that are agreed between landlord and tenant.

Rent Officers instead aim to capture a sample of around 10% of private rents based on the total number of records obtained (the amount of records used in average rent calculations may be slightly less than this due to removal of any multiple records for a single property/address in a given year). Landlord registration data and census data is used as a baseline for establishing and monitoring the total sample proportion that is aimed to be achieved.

As rent officers do not have access to every letting that takes place in the market the use of a random sample is not feasible, and given the variations in the size of the markets in each Broad Rental Market Area a simple quota based sample would be unlikely to produce representative results either. The sample should ideally reflect the profile of the market in terms of the type of property, its distribution, and the letting sources within each Broad Rental Market Area.

There are no definitive measures for these so rent officers monitor local market activity and acquire feedback from landlords, agents and tenants. This market intelligence means that rent officers are able to continually evaluate the composition of the list of rents used for Local Housing Allowance, and where necessary divert resources from their regular program of data collection to address any perceived weakness in the data.

This combined approach of regular and targeted collection based on market intelligence aims to produce a sample which reflects rents for each property size and for each Broad Rental Market Area. This approach in turn reflects the structure of the legislation which allows for rent officer judgment on a number of these factors.

The private rented sector is very complex and is continually changing as it reacts to market forces. The overall target of a 10% sample therefore only represents a guide figure at Broad Rental Market Area level. Local knowledge, confidence testing and interpretation of other available data may be applied to refine the guide level. This contributes towards achieving a sample which reflects rents for each property size category at a Broad Rental Market Area level.

It is important to note that the data collected on individual rents may encompass different property types and addresses for each data collection year. A supplementary Excel Workbook, "BRMA Detailed Profiles Tool", has been published alongside this written report. This workbook provides the sample sizes for each Broad Rental Market Area. The data has also been published in an open data format comma-separated values file called "Private Rents Open Data". It can be seen that there have been some variations in the number of records by rental areas

over time, and also the proportions by size of property. Some of this may be due to changes in the underlying rental stock over time, and some may be due to sampling variations over time.

Also note that some methodological improvements were made to the 2020 publication, which have been carried forward again to this publication, in relation to how Scotland level average rent figures have been estimated. These include the use of a weighted stock approach, which is set in further detail below.

Sample sizes

The rental values in this publication are based on data collected on around 25,000 to 40,000 individual rents each year, representing about 8% to 12% of all private rented dwellings

The Supporting Documents Excel Workbook "Publication Tables and Publication Charts" provide information on sample sizes data by Broad Rental Market Area.

The proportion of properties by number of bedrooms varies by Broad Rental Market Area. For example in Scottish Borders, 1 bedroom properties in the year to end September 2025 made up 20% of sample records and 2 bedroom properties made up 39% of the total. Comparatively in West Lothian, 11% of records were 1 bedroom properties and 54% of records were 2 bedroom properties. This shows it is generally not appropriate to compare an overall "average" rent figure (averaged across all property sizes) between different areas of the country.

It is also important to note that there are some sample data profiles that have changed over time by property size, which may also introduce some bias into comparing overall Broad Rental Market Area averages over time. Table 9 - 9 - Sample Prop of BRMA Totals in the Supporting Excel Tables provides time series of how the proportion of a BRMA's total records has varied between 2010 and 2025 by number of bedrooms. As can be observed the proportion can fluctuate over time. For example in 2010, 1 bedroom properties reflected 34% of sample records for Aberdeen and Shire whilst in 2025 1 bedroom properties were 29% of sample records.

Table 10 - Sample Proportions by BRMA in the Supporting Documents Excel Tables and Charts Workbook show the proportions of the total samples that are within each Broad Rental Market Area each year, by property size. For most property sizes each rental area has a relatively consistent proportion each year, though there have been some changes over time. For example, the proportion of all Lothian records collected that are 2 bedroom records has fluctuated over time; between 2019 and 2025 there has been rises and falls from 15% to 19% and 19% down to 15%, changes of 4 percentage points compared to the previous years.

Distribution of Sample by Month

To accurately represent rent paid throughout the year to end September 2025, ideally sample records would be evenly collected by month and by area to reflect rents throughout the year. The practicalities of operational record collection by

Rent Service Scotland and when properties are advertised to the market mean this may not occur. This can be due to, for example, when properties are advertised to the market in different geographies, seasonal trends and scarcity of properties within geographies, Rent Service Scotland staff availability and other operational pressures faced by Rent Service Scotland, such as duties relating to rent adjudication.

Table 12 - Proportion of Sample Collected by Month in the Supporting Documents Excel Tables and Charts Workbook shows the proportion of records collected by bedroom number and by month. As can be observed, for Scotland as a whole the collection of the sample is broadly level over each quarter, though October 2024 had a large proportion of total records collected.

The sample for some BRMAs is skewed by month. For example, 81% of Ayrshire's 1 bedroom property records were collected in the first half of the collection year (October 2024 to March 2024). If rents grow throughout the year, this skew towards the start of the year could result in the level of estimated rent presented in this publication being lower than what renters actually experienced. Equally if rents fell in the second half, a skew towards the start of the year could present rents as being higher than what renters actually experienced.

Use of weights to estimate Scotland level averages

This publication uses statistical weights by area and number of bedrooms to estimate Scotland level average rents by number of bedrooms. This is done to help ensure the national average figures presented reflect any changes to the underlying composition of private rental properties over time and to minimise any effects of changes to sample numbers achieved for particular property sizes or areas in any given years. As can be seen Table 9 - Sample Proportions by BRMA in the Supporting Excel Tables there is variation year-on-year in the proportion of records collected by rental area and number of bedrooms.

The weights have been calculated using the results of the Scottish Household Survey (SHS). The full weights are published in 11 - Derived Sample Weights in the Supporting Documents Excel Workbook "Publication Tables and Charts". The Scottish Household Survey (SHS) weights have been built up by using an approximate mapping of local authority areas to Broad Rental Market Areas.

For each category of number of bedrooms, the stock based weights have been calculated based on the proportion of private rented households in each category that are located in each of the Broad Rental Market Areas.

The exception is for 1 bedroom shared properties, where the weightings are instead based on the estimated proportions of owner occupier or private rented households in each areas that contain two or more adults who are not related or who are not in a married / civil partnership or a co-habiting partnership, with the aim to identify households where there may be an individual room being rented in some form.

To note one limitation of the weighting approach applied is that there may be some level of mis-match between the SHS weights (covering all PRS stock) and the sample of records collected from Rent Service Scotland (i.e. excluding those with housing benefit and regulated tenancies).

The weights from the survey data have been constructed using 3 year rolling data periods to help with precision of results at Broad Rental Market Area and to smooth out annual variations seen in the survey results. Each 3 year data period being centred on the rental year to be estimated with a lag applied of 2 years, due to the time delay between 3 year survey results being available and the latest rental year in question. For example in the 2020 publication, for the rental year 2020, a 3 year data period 2017 to 2019 was used to construct the stock based weights, which equates to the year 2020 lagged by two years (i.e. to be centred on 2018).

The collection of data for and results of the Scottish Household Survey were impacted by Covid-19. This meant data in 2020 and 2021 was non-comparable to previous years. The 2021, 2022 and 2023 versions of this publication used the same weights as the 2020 publication – that is the 3 year period of 2017 to 2019. For this publication, weights have been derived using SHS data from 2019, 2022 and 2023.

In years 2018, 2019 and 2022, there were no 4 bedroom East Dunbartonshire properties in the SHS collection. To account for this, the 2017 to 2019 average value was inputted and the overall weightings re-estimated to ensure weightings still aggregated to 100.

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