

• REALYSE INSIGHTS • Q3 2026

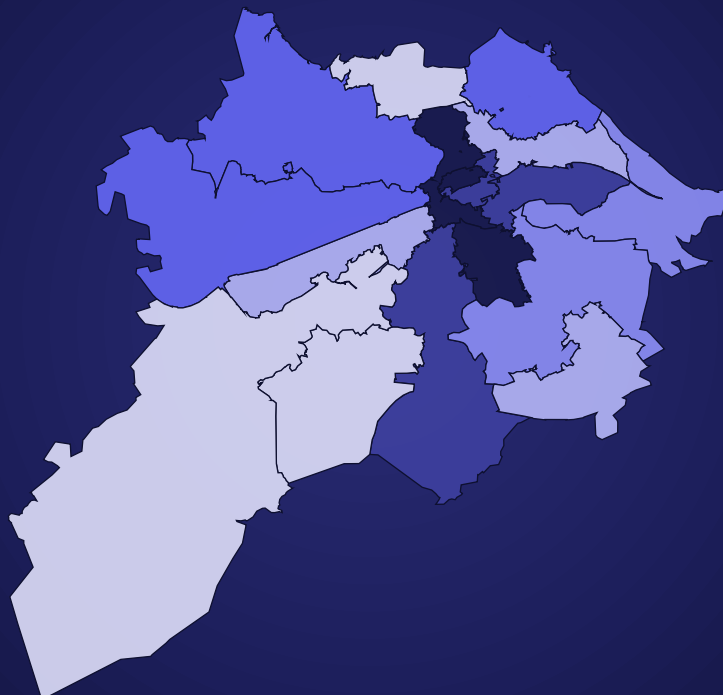
Edinburgh rental market.

Where the city lets.

Rents, yields and time to let across the 17 postcode districts of Edinburgh
— built from live listings, reported on a trailing twelve-month basis.

12 months to 2026-08 • 19,104 homes to market • 17 postcode districts

Data as at 2026-09-21



Edinburgh rents, *barely moving.*

All figures are trailing 12-month values. Cut-off dates differ by dataset.

ASKING RENT

£1,394

+1.4% YoY

61,183 observations

GROSS YIELD

5.32%

-2.9% YoY

72,267 observations

DAYS TO LET

25

+1.0% YoY

61,183 observations

PRICE PER SQFT

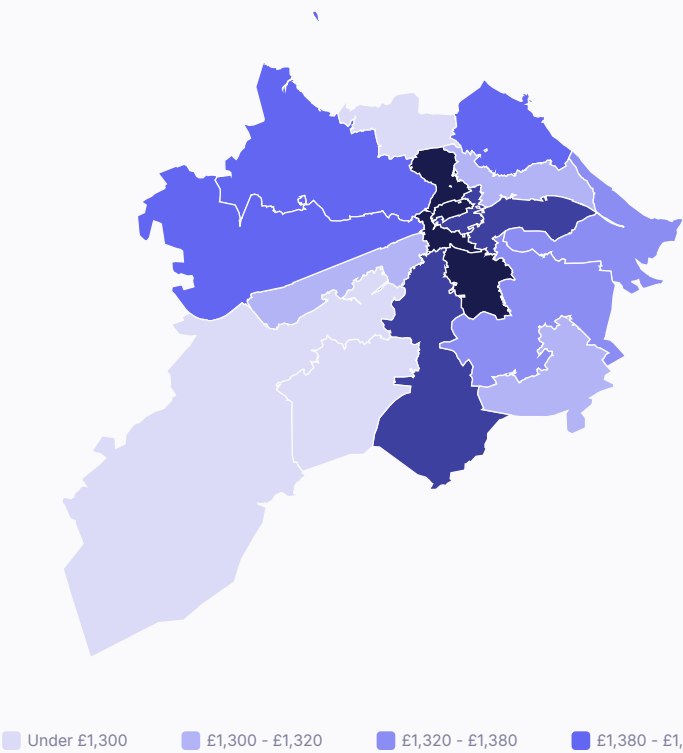
£353

+0.9% YoY

34,341 observations

Asking rent by postcode district

12 months to 2026-08



Highest and lowest

POSTCODE DISTRICT	£ PCM	YOY
EH9	1,784	-3.0%
EH3	1,709	+2.8%
EH2	1,656	-7.3%
EH10	1,647	+1.8%
EH1	1,621	+1.4%
EH8	1,483	+2.2%
EH6	1,447	+4.6%
EH4	1,446	-0.8%
...		
EH7	1,314	-1.9%
EH11	1,303	+3.4%
EH13	1,298	+7.3%
EH14	1,292	-2.5%
EH5	1,290	+1.2%

Under £1,300 £1,300 - £1,320 £1,320 - £1,380 £1,380 - £1,450 £1,450 - £1,650 £1,650 and above Insufficient data

What the data shows

The 1.4% median sits on top of movement running from -9.8% in EH17 to +7.3% in EH13, so it reads as a midpoint rather than a direction. Ten districts rose and seven fell. The falls are not confined to one end of the table: EH2 is the third dearest district and down 7.3% on a year earlier, while EH17 sits near the bottom and gave up more again. EH9 still leads on asking rent despite a 3.0% fall. Treat the achieved rent line separately — it runs only to February, and several districts do not report it at all.

IN THIS ISSUE

02 Segments

Rent by bedroom count, the new-build premium, and which areas are tightening.

03 Supply

Listings reaching the market, and how quickly homes let.

+ Also held

EPC, title and ownership, land transactions, demographics and planning policy.

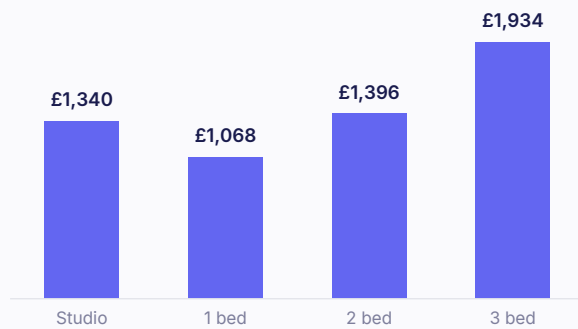
Analysis covers 17 postcode districts and 19,104 rental listings brought to market over the 12-month window, from 34,341 underlying records.

Underneath the headline.

The same 12-month window, cut by bedroom count and by build type.

Asking rent by bedroom count

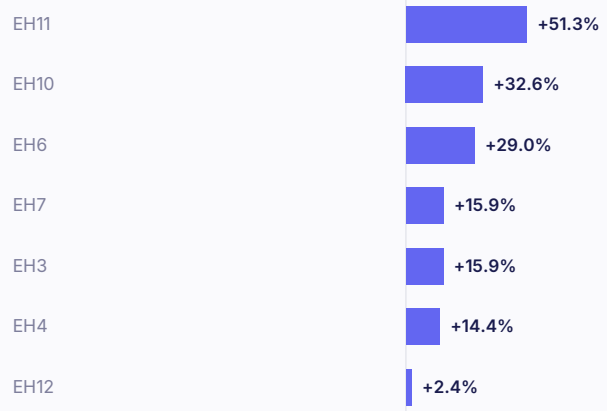
Median across postcode districts, 12 months to 2026-08



A third bedroom costs +81% over a one-bed.

New-build rental premium

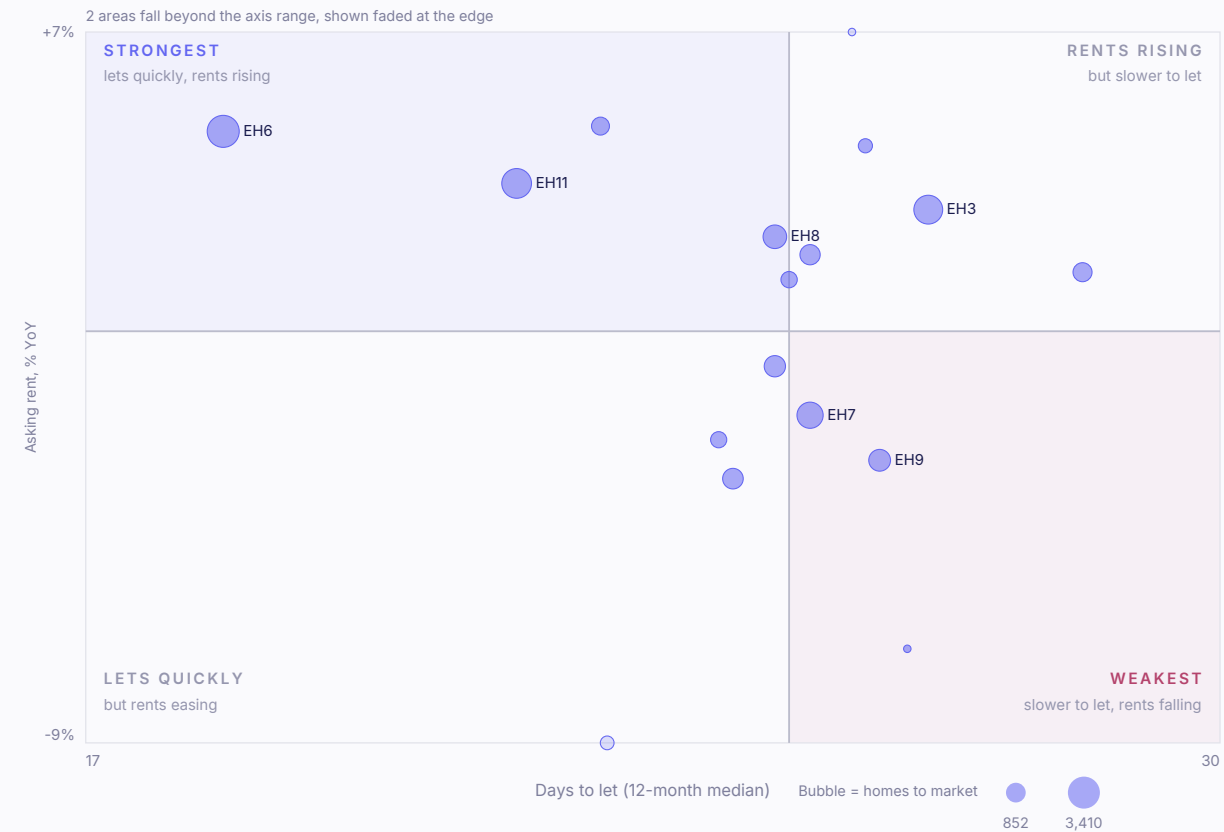
New-build against secondary asking rent
Raw comparison; not adjusted for unit size or specification.



7 of 17 postcode districts hold enough new-build stock to report.

Where the market is tight

Each postcode district placed by how fast homes let and how rents have moved. Bubble size is the number of homes brought to market.



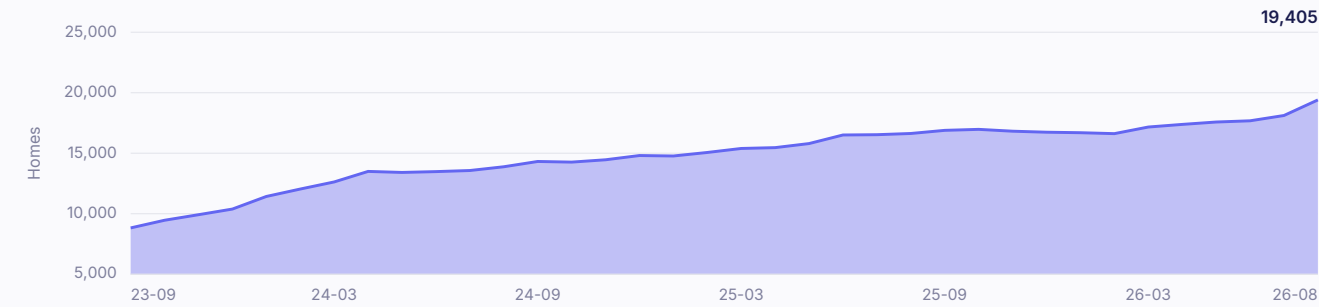
Studios ask £1,340, well above one beds and not far off two beds, on the thinnest sample of the four at 2,058. The new-build comparison covers 7 of 17 districts and spans +2.4% in EH12 to +51.3% in EH11 — too few, and too wide, to carry a city premium.

Where tenants *have least room.*

Rental supply on a 12-month rolling basis, and how quickly homes let.

Rental listings reaching the market

Edinburgh total, homes that came to market in the preceding 12 months

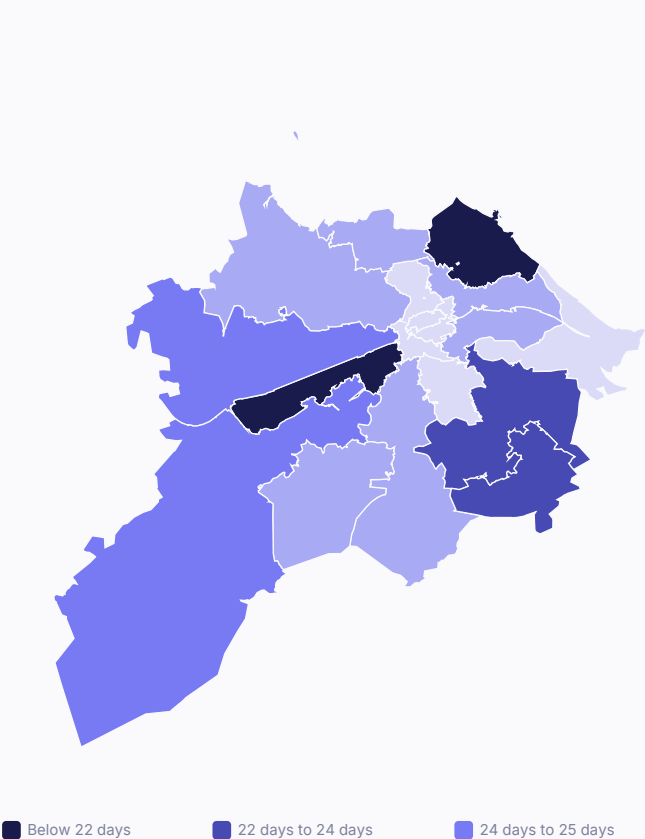


Supply is +16.7% against a year earlier.

Where demand is strongest

Median time to let, 12 months to 2026-08. The faster homes let, the less room tenants have to negotiate.

Darker areas let fastest. Time to let is the demand signal here because asking and achieved rents are not a like-for-like pair.



Fastest to let

POSTCODE DISTRICT	DAYS	RENT YOY
EH6	18	+4.6%
EH11	22	+3.4%
EH16	23	+4.7%
EH17	23	-9.8%
EH14	24	-2.5%
EH12	24	-3.4%
EH4	25	-0.8%
EH8	25	+2.2%
...		
EH2	27	-7.3%
EH3	27	+2.8%
EH1	29	+1.4%

Edinburgh median 25; the spread across all 17 postcode districts is 10.

Listings brought to market ran 16.7% above the year before, while the median time to let barely moved. EH6 took the largest inflow of new listings, up 26.3%, and still lets fastest at 18 days. The slower end is central — EH1, EH2 and EH3 all sit at 27 days or above. Reading that as demand shifting east would be interpretation, not finding: the year-on-year changes in days to let are small in both directions.

METHODOLOGY AND SOURCES

All figures are trailing 12-month values; no single month is quoted. Recent months are excluded until their sample reaches 80% of the settled-period median, so cut-off dates differ by dataset (asking rent to 2026-08). Areas below the sample floor are shown as insufficient data. Yield is inferred and reported on the median only. Map bins are fixed between editions. Edinburgh figures are the median across postcode districts, not a population median. REalyse also holds EPC, title and ownership, land transactions, demographics and planning policy data at this geography. Source: REalyse. Data vintage: land 2026-06-05, listings 2026-09-21, IrOtherTransactions 2026-06-03, planning 2026-09-25, poi 2024-12-17, postcodes 2022-08-05.

Best practices have been used in compiling this report; inaccuracies may nonetheless remain.