

• REALYSE INSIGHTS • Q3 2026

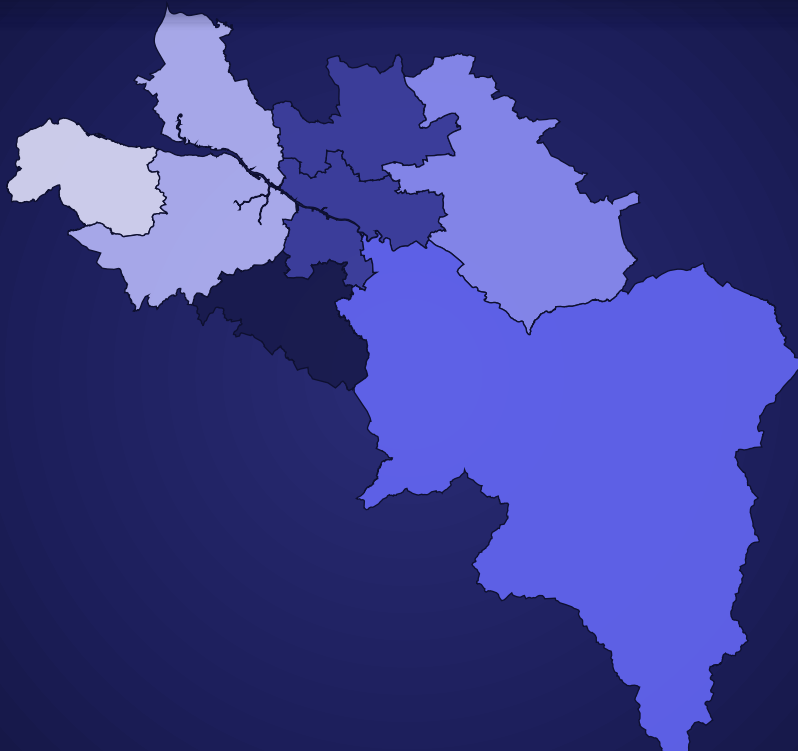
Glasgow City Region sales.

What the region pays.

Prices, time to sell and discount to asking across the 8 local authorities of Glasgow City Region — built from Land Registry sales and live listings, reported on a trailing twelve-month basis.

12 months to 2025-12 • 33,823 homes to market • 8 local authorities

Data as at 2026-09-21



Glasgow City Region sold prices, *climbing sharply.*

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

SOLD PRICE

£184,592

+15.4% YoY

14,139 observations

PRICE PER SQFT

£201

+5.7% YoY

76,745 observations

DAYS TO SELL

39

-15.5% YoY

122,786 observations

DISCOUNT TO ASKING

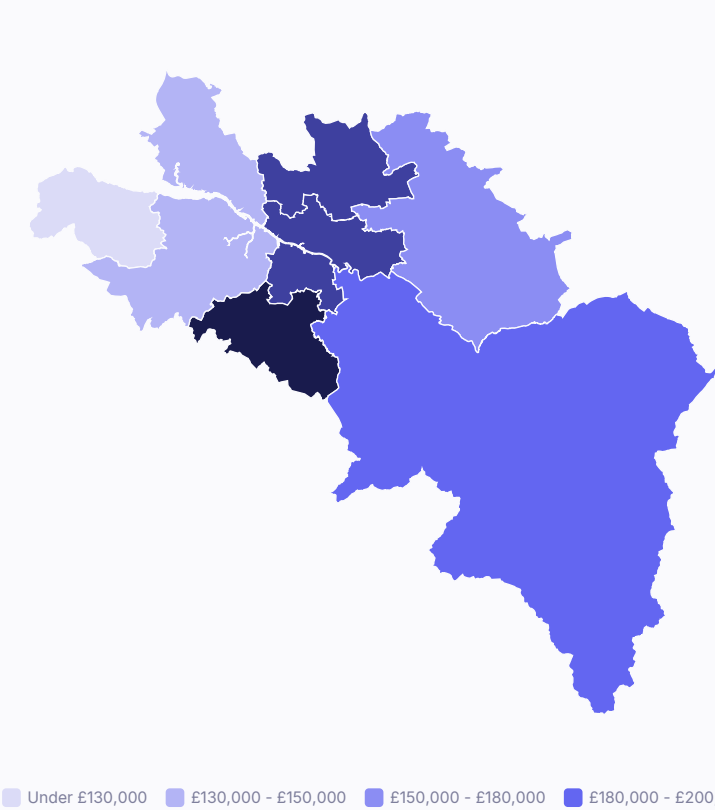
-7.82%

+18.1% YoY

9,381 observations

Sold price by local authority

12 months to 2025-12



Highest and lowest

LOCAL AUTHORITY	£	YOY
East Renfrewshire	353,900	+23.8%
East Dunbartonshire	293,675	+12.8%
Glasgow City	246,545	+37.5%
South Lanarkshire	191,909	+15.9%
North Lanarkshire	177,275	+27.0%
Renfrewshire	146,968	-1.6%
West Dunbartonshire	130,953	+1.4%
Inverclyde	128,669	+14.9%

Under £130,000 £130,000 - £150,000 £150,000 - £180,000 £180,000 - £200,000 £200,000 - £300,000 £300,000 and above Insufficient data

What the data shows

Sold prices rose in seven of the eight local authorities, Renfrewshire the only one lower. Glasgow City moved furthest at +37.5%, more than double the regional median move. Set against that, monthly sales fell by more than half in every authority over the same window, so the price medians rest on a much thinner count than a year earlier. East Renfrewshire and Inverclyde, the two ends of the 2.8x spread, sit on 57 and 49 sales a month.

IN THIS ISSUE

02 Segments

Price by property type, the new-build premium, and which areas are tightening.

03 Supply

Homes coming to market, and how close sales settle to asking.

+

Also held

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

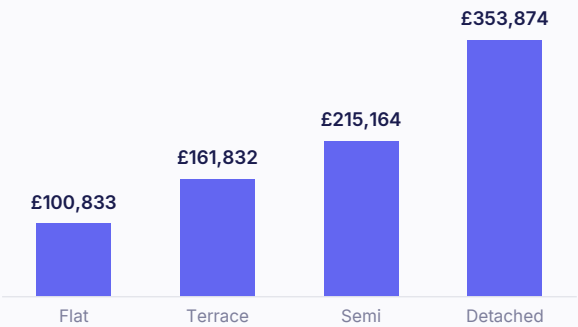
Analysis covers 8 local authorities and 33,823 homes brought to market over the 12-month window, from 9,381 underlying records.

Underneath *the headline.*

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

Asking price by property type

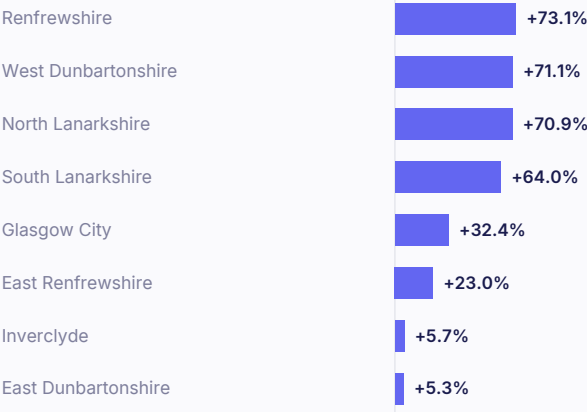
Median across local authorities, 12 months to 2026-07



A detached home asks +251% over a flat.

New-build price premium

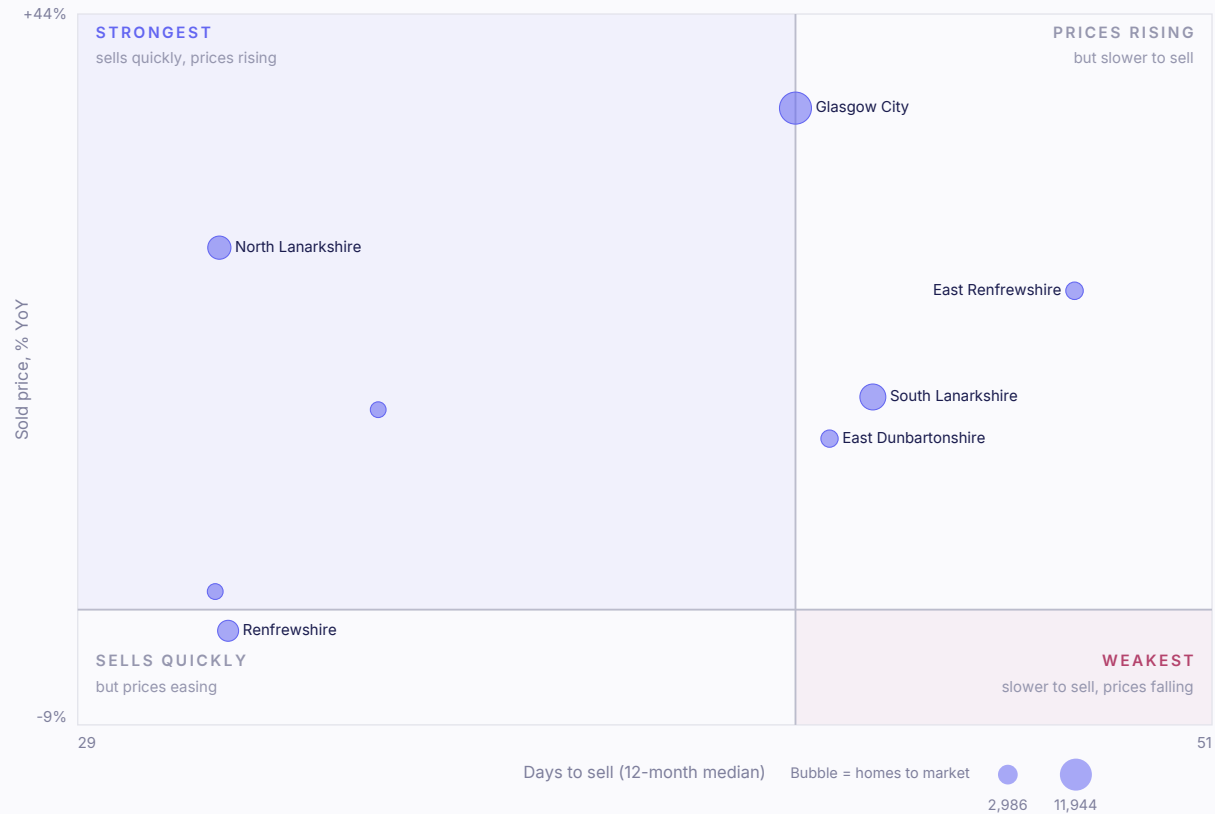
New-build against secondary asking price
Raw comparison; not adjusted for unit size or specification.



8 of 8 local authorities hold enough new-build stock to report.

Where the market is tight

Each local authority placed by how fast homes sell and how prices have moved. Bubble size is the number of homes brought to market.



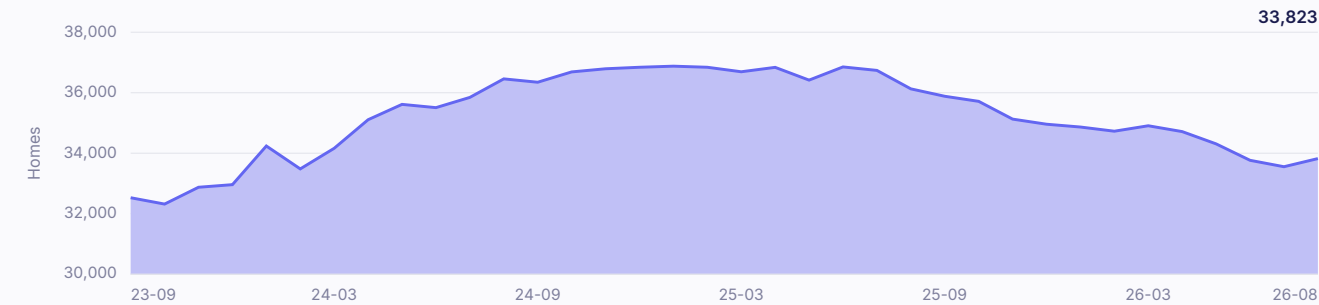
New-build asking premia carry the split: +73.1% in Renfrewshire against +5.3% in East Dunbartonshire. The two narrowest sit at opposite ends of the price range, so the premium isn't tracking price level. On the scatter, Glasgow City pairs the largest price move with one of the deepest settlements above asking.

Where buyers *have least room.*

Homes coming to market on a 12-month rolling basis, and how close sales settle to asking.

Homes coming to market

Glasgow City Region total, homes that came to market in the preceding 12 months

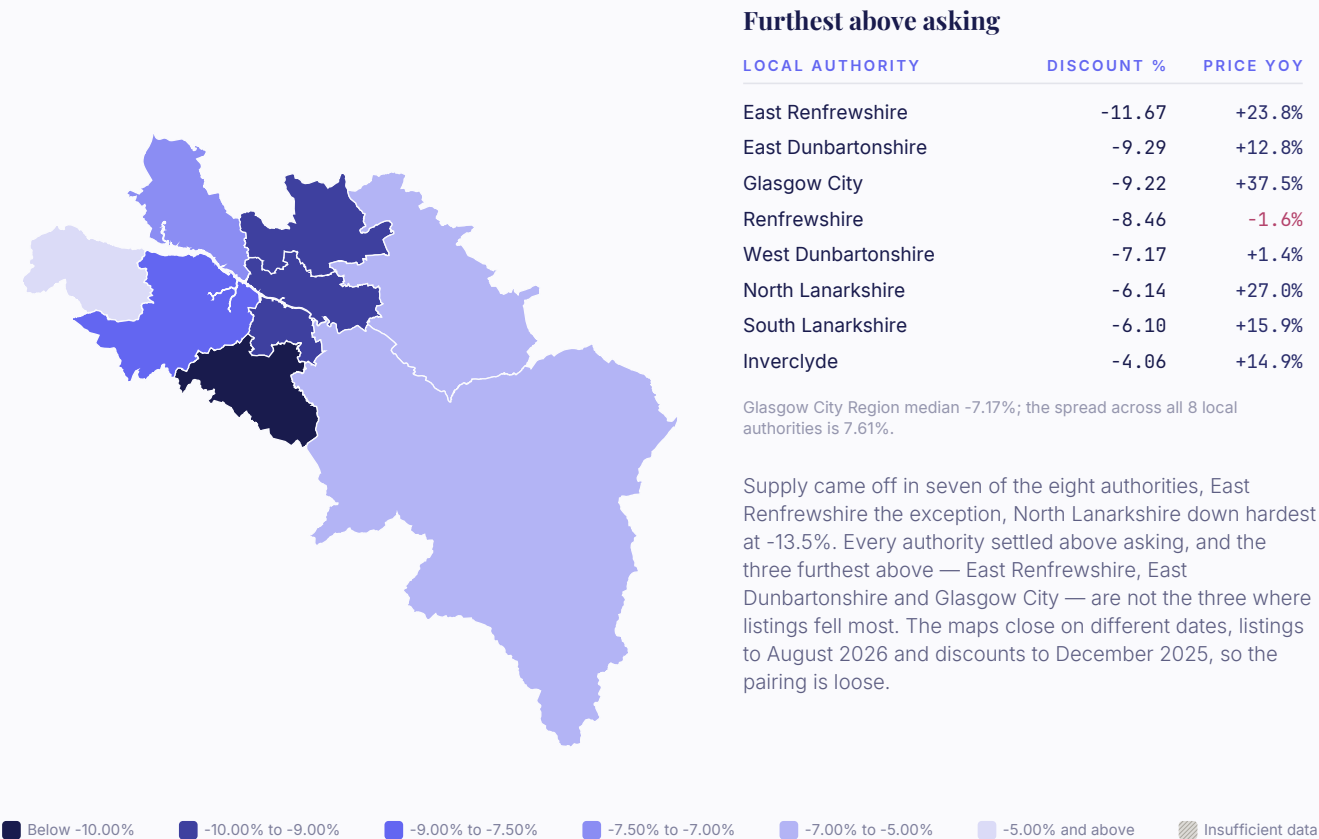


Supply is -6.4% against a year earlier.

Where buyers bid above asking

Median discount to asking, 12 months to 2025-12. Negative means the home sold above asking.

Darker areas settle furthest above asking. Scottish homes are marketed at an upset price and bid up from it.



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 (sold price to 2025-12). Areas below the sample floor are shown as insufficient data. Map bins are fixed between editions. Glasgow City Region figures are the median across local authorities, 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.