

# Contents

#### **Edinburgh by Numbers 2024**

The City of Edinburgh Council



People



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Welcome to the 18th edition of Edinburgh by Numbers. Produced by the City of Edinburgh Council, the publication provides an annual statistical overview of Edinburgh and how we compare against other cities in Scotland and across the UK.

The data included here covers our population and how it is changing, our economy and our environment, alongside data on how people live, work and visit our city.

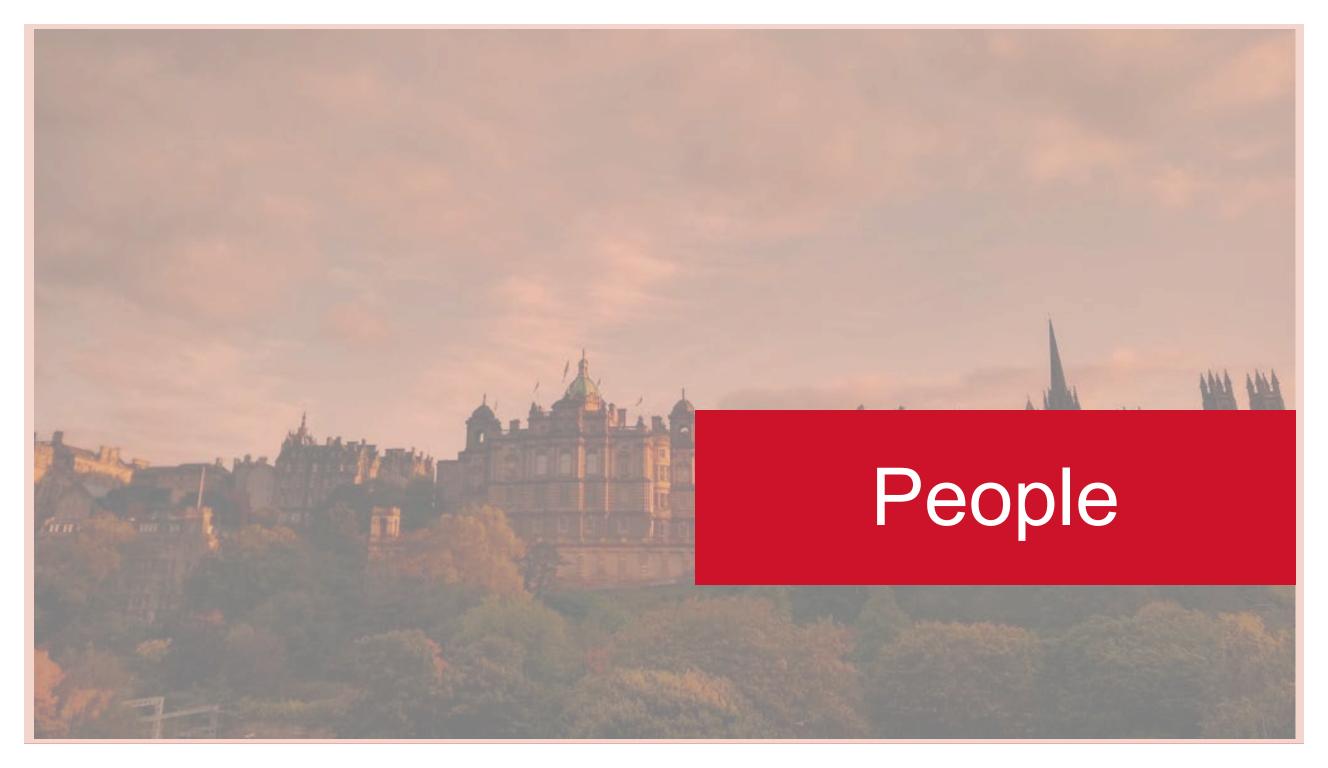
The figures appearing in this publication are the most up-to-date available to the editorial team as of January 2024. We have been unable to update the 'Healthy Life Expectancy' and 'Personal wellbeing' sections since the datasets for the first one are expected to be released in Spring 2025 and the publication of the second one is temporarily paused.

While every effort has been made to ensure a high degree of accuracy, the City of Edinburgh Council accepts no liability for any errors or misinterpretations. Some values may not sum to their respective totals due to rounding.



If you would like this document in another language or format such as Braille, large print or a translation, please email the Interpretation and Translation Service at its@edinburgh.gov.uk quoting the unique reference number 25-0229.

For more information, feedback and general queries about the report contact: data.team@edinburgh.gov.uk



# Population and demographic change in Edinburgh

# People Health and wellness



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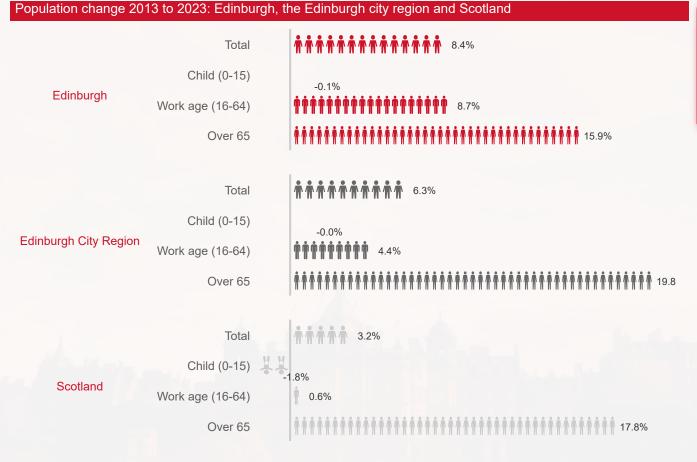
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Source: National Records of Scotland - Mid Year Population Estimates

#### **Key Facts**

In the ten years to 2023, Edinburgh's population grew by 8.4% from an estimated 482,850 to an estimated 523,250 people. In the same time period Scotland's population grew by 3.2%. Edinburgh's population shows growth in each age group except for the child population, which also decreased in Scotland by nearly 2%. Both Edinburgh and Scotland saw large increases in the older population.

#### Demographic change in Edinburgh, the Edinburgh City Region and Scotland from 2013 to 2023

<b>^</b>	2013	2023				
Edinburgh						
Total	483K	523K				
Child (0-15)	76K	76K				
Work age (16-64)	335K	364K				
Over 65	72K	84K				
<b>Edinburgh City Region</b>						
Total	1326K	1409K				
Child (0-15)	228K	228K				
Work age (16-64)	870K	908K				
Over 65	228K	273K				
Scotland						
Total	5.32M	5.49M				
Child (0-15)	0.91M	0.89M				
Work age (16-64)	3.46M	3.48M				
Over 65	0.95M	1.12M				
Density (km²)						
Edinburgh	1,833	1,987				
Edinburgh City Region	170	181				
Scotland	68	70				

Note: Edinburgh city region is defined as Edinburgh, East Lothian, West Lothian, Midlothian, Fife, and the Scottish Borders.

# Population changes: net migration, births and deaths

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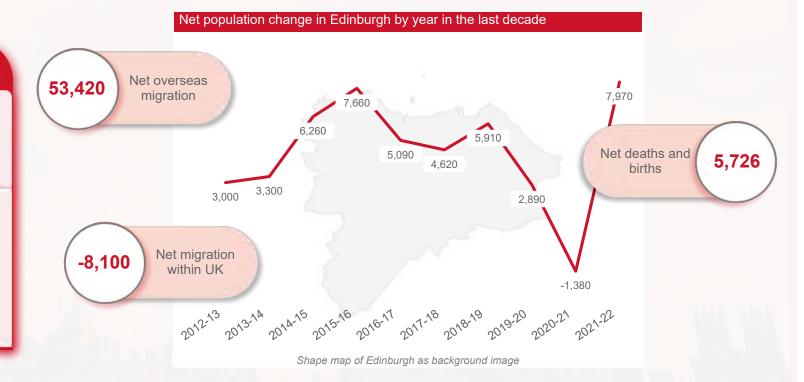


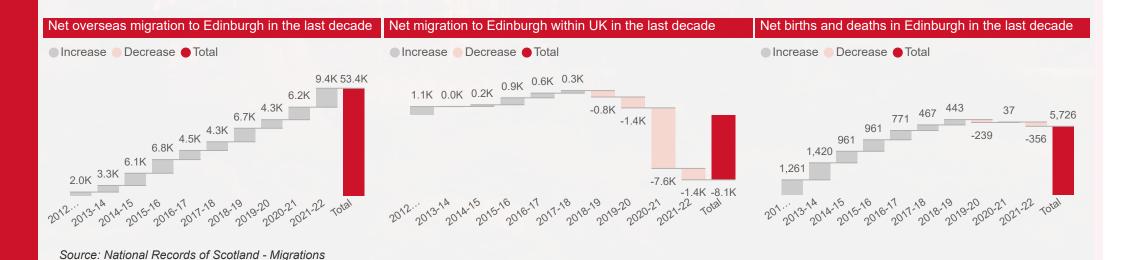
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### **Key Facts**

Overseas migration continues to be the main driver of population change in Edinburgh. The net effect of births and deaths on Edinburgh's population from 2012 to 2022 was 5,726. The net effect of migration was almost ten times higher at 53,420.

Edinburgh's net birth and death rate reduced from a net increase of 1,261 in 2012/13 to a net reduction of 356 in 2021/22. The size of overseas migration to Edinburgh increased in the period 2021/22 (9,390) up from 2020/21 (6,190) while the net migration within UK continued to decrease.





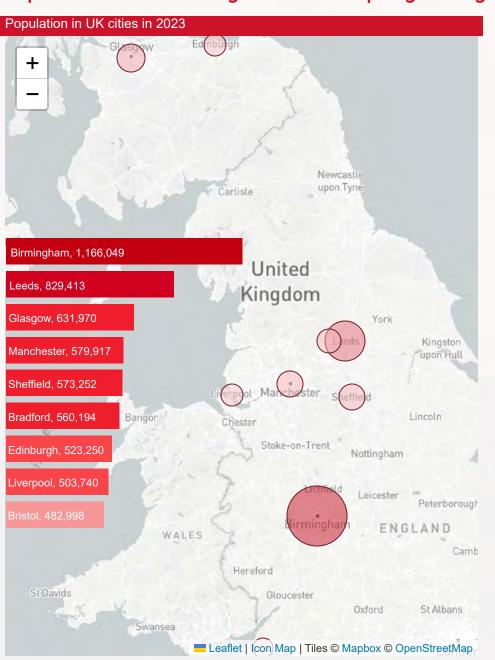
# Population in Edinburgh and the top eight largest cities in the UK excluding London



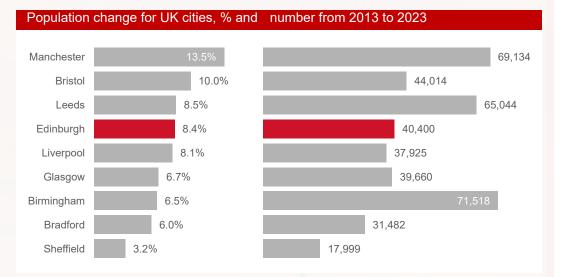
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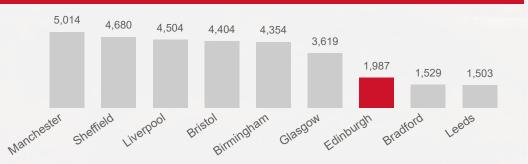
Source: ONS Population Estimates - NOMIS



#### **Key Facts**

In 2023 Edinburgh's population density was 1,987 residents per square kilometre. Cities like Bristol, Birmingham, Liverpool, Manchester and Sheffield have over twice the population density level of Edinburgh. Edinburgh's population increase of 8.4% between 2013 to 2023 was the fourth highest in proportional terms behind Manchester, Bristol and Leeds.

#### Population density (residents per square km) in Edinburgh and major UK cities in 2023



Note: For information in this section the administrative geography for Edinburgh and Glasgow defined as Council area, Bristol as Unitary authority area and Manchester Liverpool, Birmingham, Sheffield, Bradford and Leeds are defined as Metropolitan District area.







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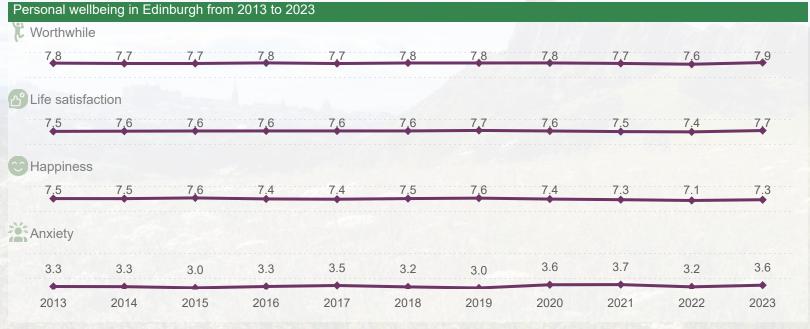
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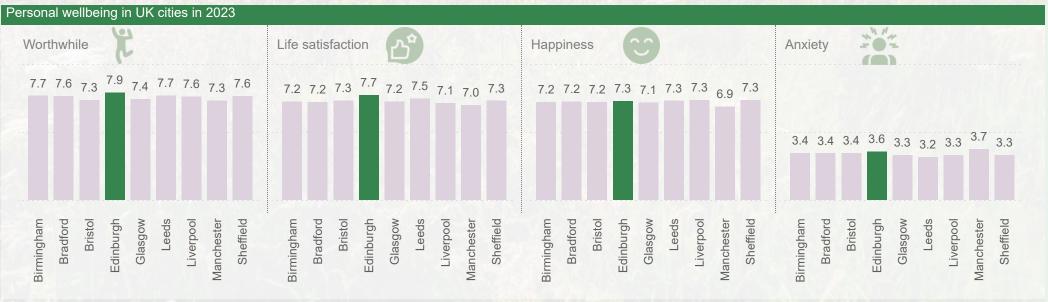
Source: ONS Personal Wellbeing Estimates

# Personal wellbeing in Edinburgh and the top eight largest cities in UK excluding London



#### **Key Facts**

Personal Wellbeing is measured across four indicators:
Worthwhile, Life Satisfaction,
Happiness and Anxiety
Edinburgh's scores for the first three have improved, with 'the feeling that things done are worthwhile' measure at its highest point of the last 10 years.
Edinburgh scores higher than the rest of the comparable cities in UK in Worthwhile and Life satisfaction.







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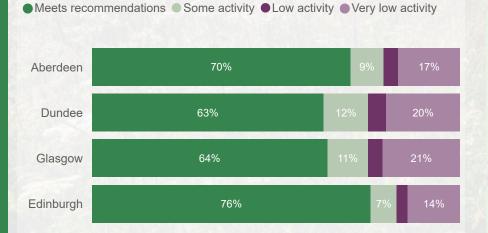
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# Being well

#### **Key Facts**

Most people in Edinburgh self-assess their own health as good or very good (81% of the population). During the period 2019-2023 only 14% of people in Edinburgh said that they did very low levels of activity. The percentage of the population in Edinburgh who walk for fitness (76%) is higher than the average for Scotland (71%).

Percentage of population that achieved different levels of activity in main Scottish cities 2019-23

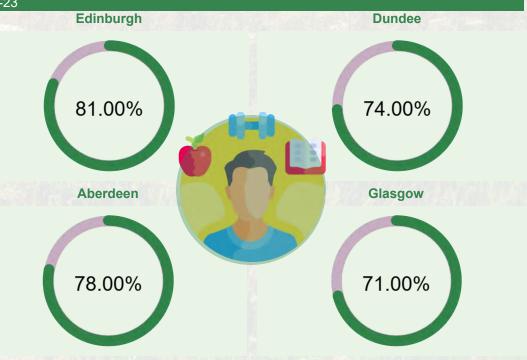


85.9% of people in Edinburgh participate in some kind of sport or fitness activity, including walking.

Source: Scottish Health Survey and Scottish Household Survey



Percentage of population who self-assess their health as good or very good in Scottish cities 2019-23







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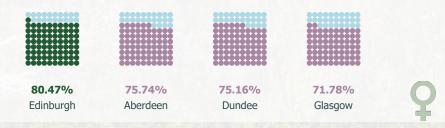


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# Life expectancy and relative poverty in Edinburgh and other Scottish cities







Healthy life expectancy refers to the estimate of lifetime spent in "very good" or "good" health, based on how individuals perceive their own general health, according to the Office for National Statistics.

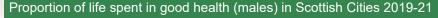
#### **Key Facts**

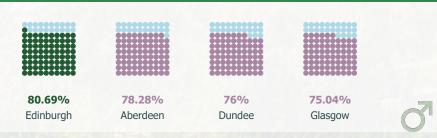
Edinburgh has the highest life expectancy and healthy life expectancy compared with other Scottish cities, with female population expected to live to an average of just over 82 years old and male population to 78 years old. Both male and female population spend an average of around 80% of their lives in good health.

The percentage of people in relative poverty in Edinburgh continues to sit below the Scottish average but has been slowly increasing in the last 5 years.

Source: National Records of Scotland - Healthy Life Expectancy







#### Relative poverty in Scotland and Edinburgh 2014-2023



Relative poverty (Individuals living in households whose equivalised income is below 60% of UK median income in the same year) for all ages and after housing costs.







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# Economic status of Edinburgh residents and employment compared with other UK cities

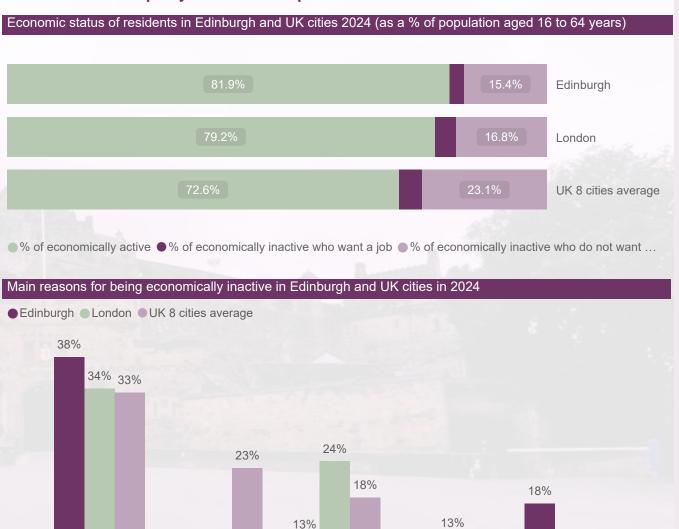
#### **Key Facts**

The proportion of people in Edinburgh who are economically inactive but want a job is lower than the average of major UK cities. Over four fifths (81.9%) of the population between 16 and 64 years are in employment, which is the highest percentage of the eight main cities in UK. The main reasons for being economically inactive in Edinburgh include being a student (38.1%), being looked after (12.9%) and being long-term sick (11.5%).

Note: Major UK Cities average is based on the top eight largest populated cities in the UK excluding London, which are: Bradford, Bristol, Birmingham, Glasgow, Leeds, Liverpool, Manchester, and Sheffield. The year refers to the 12 months prior to last June.

# Percentage of residents aged 16 to 64 years currently in employment in UK cities in 2024





Looking after

11%

8%

8%

Retired

8%

Other

12% 11%

Long-term sick

Student

Source: Annual Population Survey





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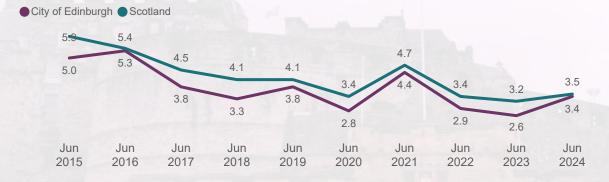
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# Model based unemployment data

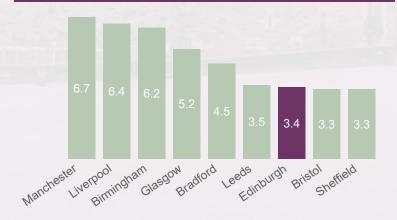
#### **Key Facts**

Edinburgh's unemployment rate, at 3.4%, is lower than it was ten years ago (5% in 2014) but higher than the last two years (2.9% in 2022 and 2.6% in 2023). The median hourly pay has risen to £19.33 which is the highest of the major UK cities excluding London.

#### Model based estimate of unemployment rate in Edinburgh 2014 to 2024



# Model based estimate of unemployment in major UK cities in 2024



#### Did you know...?

The median hourly pay has increased 7.2% in Edinburgh from 2023, which is over the Scottish increase of 5.0%. At more than 50% above the UK Real Living Wage of £12.60 for 2024/25, the median hourly rate exceeds the minimum amount calculated by The Resolution Foundation as needed for a decent standard of living.

Note: Model based estimate of unemployment in charts above refers to a 12 month moving average to June.

Source: NOMIS - Annual Population Survey and NOMIS - Annual Survey of Hours and Earnings







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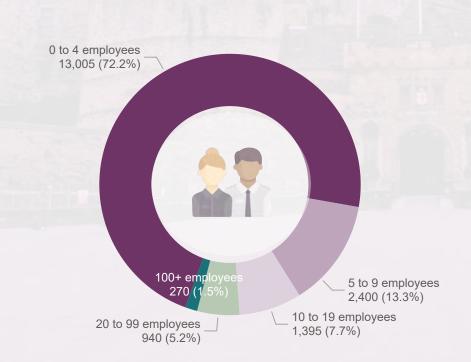
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# Enterprise sizes and occupations by skill

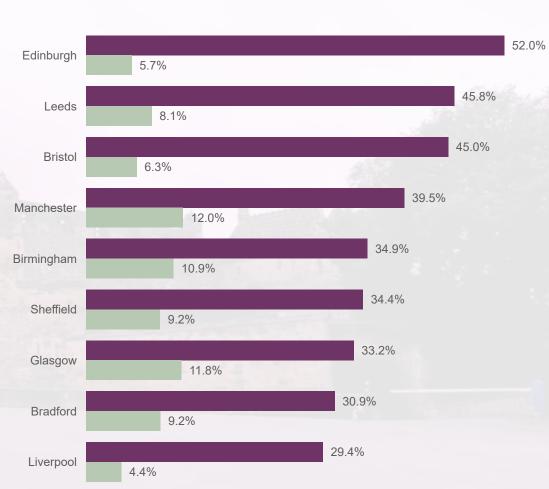


Nearly three quarters of enterprises in Edinburgh (72.2 %) are small companies with up to four employees, while only 1.5% are enterprises with 100 or more employees. Edinburgh has a large proportion of workers in high skilled occupations. Over half of Edinburgh's workers are in high skilled occupations (52%) while just around 6% work in low skilled occupations.

#### Enterprises in Edinburgh by employment size 2024



# High and Low Skilled occupations by major UK cities April 2023 to March 2024 High skill Low skill



Note: Skilled occupation level by occupation type is defined from the sub-major groups of SOC2020 Office of National Statistics - Table 1; High Skilled Occupations defined by following SOC 2020 sub-major groups (Level 4 skill level): Corporate managers and directors; Science, research, engineering and technology professionals; Health professionals, Teaching and educational professionals; Business, media and public service professionals. Low skilled (Level 1 skill level) is defined by: Elementary trades and related occupations; Elementary administration and service occupations.

Source: NOMIS - Annual Population Survey and NOMIS - UK Business Counts





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# People in employment - Industry share

People in employment by industry 2023 Edinburgh, Scotland and average of UK cities

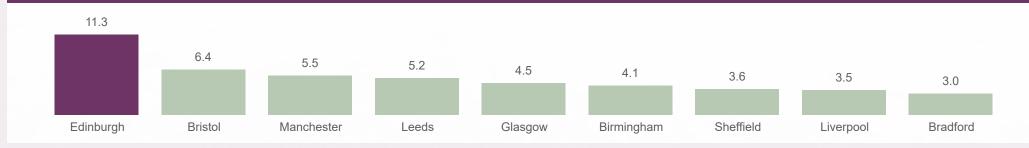
	City of Edinburgh		Scotland	UK 8 cities average
Industry Sectors		%	%	%
Health	56,000	15.1	15.6	15.3
Financial & insurance	42,000	11.3	3.2	4.5
Accommodation & food services	38,000	10.2	8.6	7.7
Education	36,000	9.7	8.2	9.9
Professional, scientific & technical	34,000	9.1	7.2	10.1
Retail	26,000	7.0	8.7	7.8
Business administration & support services	23,000	6.2	6.8	9.1
Public administration & defence	23,000	6.2	6.2	6.0
Arts, entertainment, recreation & other services	20,000	5.4	4.4	3.9
Information & communication	20,000	5.4	3.1	4.6
Transport & storage	12,000	3.2	4.5	4.3
Manufacturing	10,000	2.7	6.7	5.5
Construction	9,000	2.4	5.1	3.6
Property	7,000	1.9	1.5	2.0
Wholesale	5,000	1.3	2.8	3.4
Mining, quarrying & utilities	4,000	1.1	2.5	1.2
Motor trades	4,000	1.1	1.7	1.4
Agriculture, forestry & fishing	1,250	0.3	3.4	0.1

Major UK city average includes the eight largest populated UK cities (excluding London). These are, Birmingham, Bradford, Bristol, Glasgow, Leeds, Liverpool, Manchester and Sheffield.

#### **Key Facts**

56,000 people in Edinburgh are employed in the health industry. This makes up just over 15% of all jobs in Edinburgh. In 2023, over one in ten people employed in Edinburgh worked in finance and insurance. This is close to three times as much as the average across other major UK cities. Edinburgh relative to other UK cities has higher employment in accommodation and food services, information and communication and arts, entertainment, recreation and other services but less relative employment in construction and manufacturing.

#### Percentage of people working in the finance and insurance sector in UK cities 2023



Source: NOMIS - Business Register and Employment Survey. The industry share is based on a survey to a sample of registered businesses taking into account their reported activity







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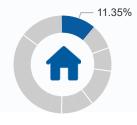
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#### Gross Value Added (GVA)

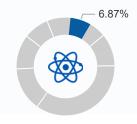
#### Did you know...?

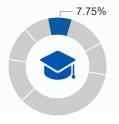
Gross Value Added (GVA) is the value generated by an area, industry or sector of an economy engaged in the production of goods and services. These pie charts show GVA in Edinburgh for 2022











£7.2bn

Financial and insurance

5.52%

£3.0bn Real estate activities

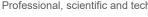
£2.2bn Human health and social work

**4.26%** 

Professional, scientific and tech

£2.0bn Education

**—** 14.43%



£1.8bn



000

£1.4bn

**I** 

Public admin and defence



Information and communication



Wholesale/ retail trade

£1.4bn

5.2%

£1.1bn Manufacturing

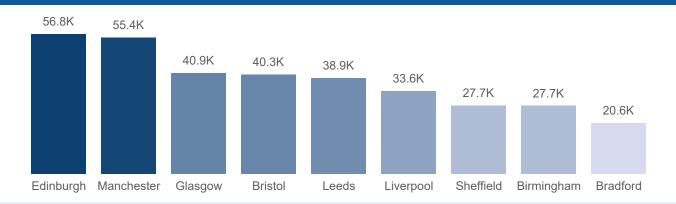
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£841M Accommodation & food service

£3.8bn Other

#### GVA per capita in major UK cities 2022

- 5.53%



#### **Key Facts**

The finance and insurance industry in Edinburgh provides as much Gross Value Added (GVA) (£7.2bn) as the next three largest sector combined: real estate activities (£3.0bn), human health and social care (£2.2bn) and professional, scientific and tech (£1.8bn). In terms of GVA per capita, Edinburgh (£56.8k) has almost 40% more per person than Glasgow (£40.9k), the next highest Scottish city.

Source: ONS - Gross Value Added and NOMIS - Population Estimates





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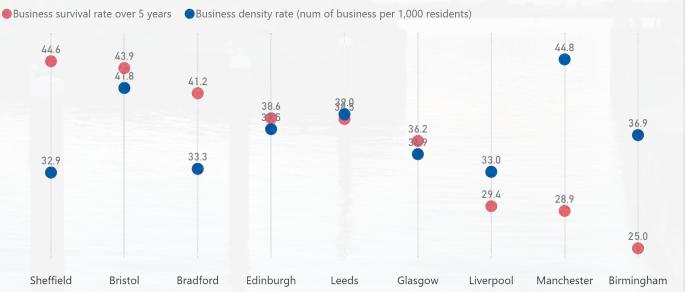
# Business demography and hotel completions

#### **Key Facts**

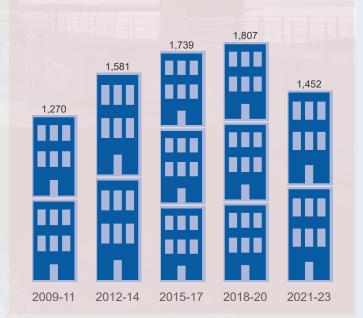
The years 2011-2019 represented a period of growth in the number of businesses in Edinburgh. However, as a likely impact of the pandemic, business deaths overtook births during 2020 and 2021. In 2022 and 2023 the number of business deaths returned to being below business births, resulting in a small but positive business growth. Despite the previous years' net decrease in business growth, 38.6% of Edinburgh businesses survived their first 5 years of operation. The period 2021-23 also had a 19.6% reduction in the number of hotel rooms completed.







Hotel development completions in Edinburgh 2009 to 2023 (number of rooms)



Source: ONS - Gross Value Added and NOMIS - Population Estimates. Hotel room completions provided by The City of Edinburgh Council.







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# Visitors to Edinburgh

Staying visits, nights and spend in 2023 and comparison change from 2022

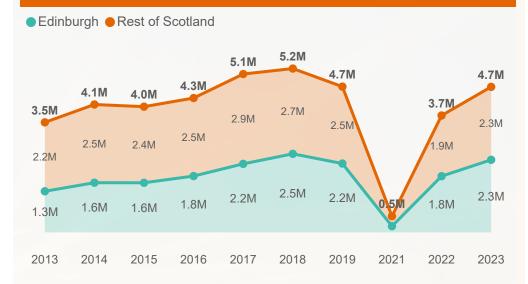
		Edinburgh		Rest of Scotland			
		In 2023	VS	2022	In 2023	V	s 2022
Staying							
visits	Domestic	2.7M	abla	-1.5%	10.2M	abla	-13.1%
	International	2.3M		29.2%	2.3M		20.2%
	Total	5.0M		10.8%	12.6M		-8.4%
Nights							
	Domestic	6.9M	abla	-2.6%	28.5M	abla	-10.9%
	International	13.4M		39.2%	16.1M		3.0%
	Total	20.4M		21.5%	44.5M		-6.3%
Spend							
	Domestic	747.1M		2.1%	2,441.8M	abla	-5.9%
	International	1,497.2M		31.0%	1,463.6M	$\overline{}$	-0.5%
	Total	2,244.3M		19.7%	3,905.3M		-3.9%

The volume and value of domestic day visits is not included in the chart or in the next two following pages. since it was not available in time for publication.

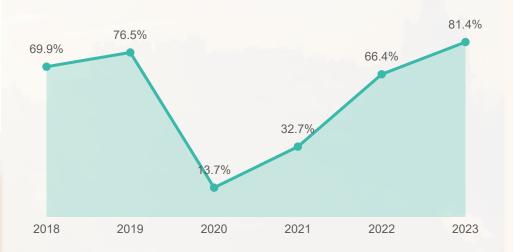
#### **Key Facts**

In 2023, Edinburgh experienced a rebound in tourism, representing almost 40% of the total of staying visits in Scotland. Edinburgh reached an occupancy rate of 81.4%, the highest of the last six years. The number of international visits to Edinburgh has increased by nearly 30% in the last year, and although the number of domestic visits has seen a slight dip, the spend increase more than 2%.

# Number of international staying visits in Edinburgh and the rest of Scotland from 2013 to 2023



#### Occupancy in hotels and B&Bs in Edinburgh from 2018 to 2023



Source: <u>International Passenger Survey</u>, Moffat Centre (2024): Scottish Visitor Attraction Barometer Report: November 2024/2023, Glasgow School for Business and Society, Glasgow Caledonian University: Glasgow, UK.





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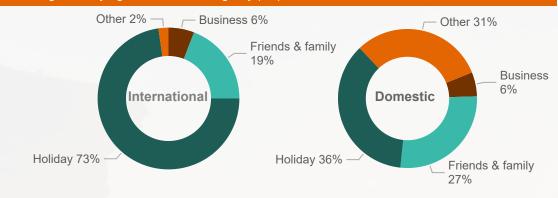
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# Visitors to Edinburgh

#### Percentage of staying visits to Edinburgh by purpose in 2023



#### Nightly spend by purpose for domestic and international visits in 2023



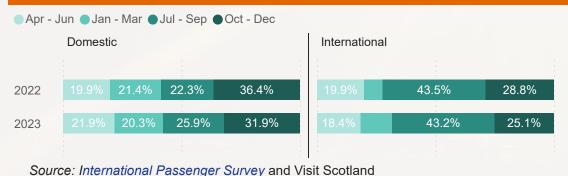
#### Number of domestic and international visits to Edinburgh by quarter in 2022 and 2023



#### **Key Facts**

Holidays was the main purpose of visiting our city between domestic and international visitors but while it represents 73% of international visitors, it is only 35% of the domestic overnight visitors. In 2022 there were some seasonal differences in the number of staying visits but in 2023 most quarters see a similar affluence of visitors, excluding January to March. However, the highest combined spend continues to take place in the summer months. International business visitors spend the most per night and the majority of international trips last only between one and three nights (86%) but 40% of the domestic ones last between 4 and 7 days.

#### Spend by quarter in 2022 and 2023 in Edinburgh for both domestic and international visits



International and domestic visits by duration of trip in 2022 and 2023

	Dome	estic	International		
Duration	2022	2023	2022	2023	
1-3 nights	2,260.0K	2,290.4K	425.5K	478.3K	
4-7 nights	351.5K	280.9K	687.0K	954.1K	
8-14 nights	60.8K	63.6K	483.4K	601.6K	
15+ nights	27.9K	24.8K	202.9K	289.8K	





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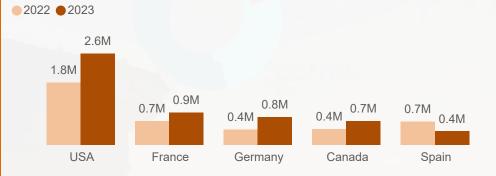
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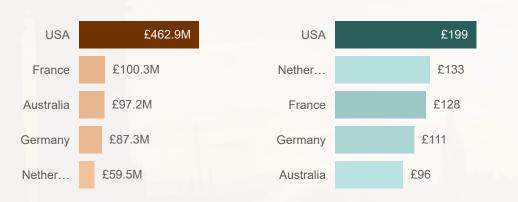
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# Visitors to Edinburgh

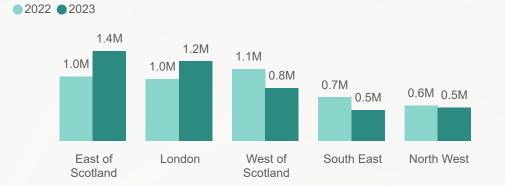




#### Top 5 international spenders by total



#### Total nights from domestic staying visits to Edinburgh by origin (top 5)



#### Total spend from domestic staying visits to Edinburgh by origin



#### **Key Facts**

The list of countries that produce the largest number of international visitors to Edinburgh are leaded by USA, as it is the list of the countries that spend the most in our city, in total and per night. France follows in number of nights and total spend. In terms of domestic visitors, most of them come from the East of Scotland (over 20%), but the spend in our city is higher from visitors originating from the West of Scotland and London.

Source: International Passenger Survey and Visit Scotland. Visitor spend based on data with a minimum sample of 30

Top 5 international spenders by night





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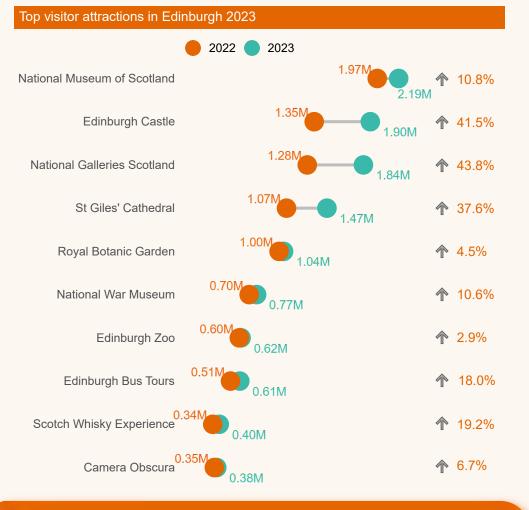


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# Attractions in Edinburgh

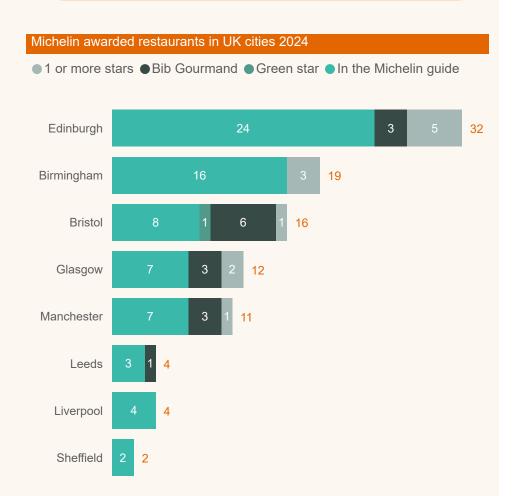


#### **Key Facts**

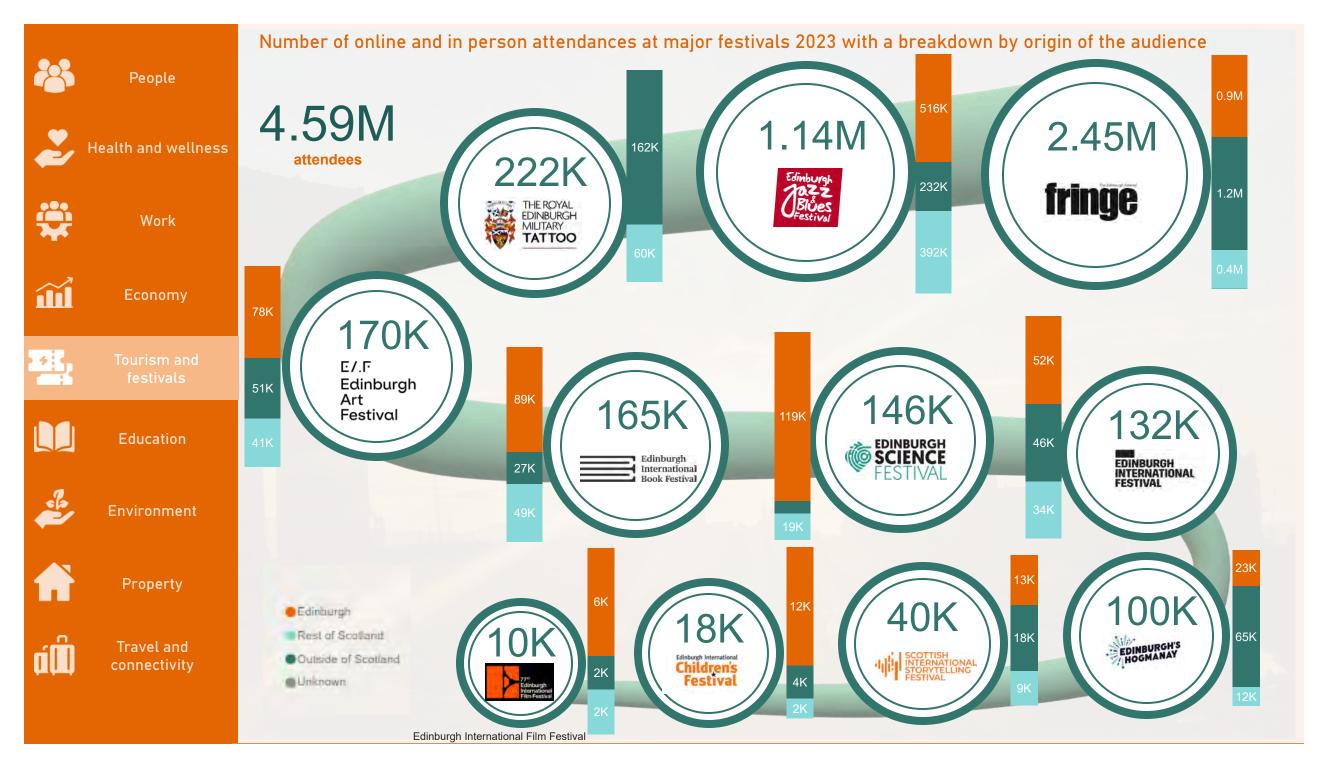
In 2023 some of the most visited attractions in Edinburgh continue their recovery after the pandemic, with all the top 10 most visited attractions increasing their numbers in relation to the visitors in 2022. Edinburgh Castle and the National Galleries of Scotland have shown the strongest rise in the number of visitors.

#### Did you know...?

The Michelin Green Star is an annual award that spotlights restaurants for their sustainable practices. The restaurants hold themselves accountable for ethical and environmental standards. The Bib Gourmand show the best value restaurants in the Michelin Guide.



Source: Michelin Guide - Restaurants 2024, Moffat Centre (2024): Scottish Visitor Attraction Barometer Report: November 2024/2023, Glasgow School for Business and Society, Glasgow Caledonian University: Glasgow, UK.









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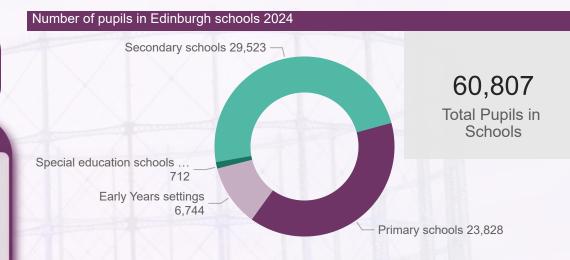
# Number of students in Edinburgh

#### Did you know...?

There are 91 Primary Schools, 23 Secondary schools, 10 Special schools, 19 independent, and 206 Early Years centres: a total of 349 establishments.

#### **Key Facts**

In 2023/24 the number of students enrolled in an Edinburgh university was higher than the number in schools. In 2023/24 there were almost 161,000 pupils or students in Edinburgh based education institutions, including schools, universities and colleges.



Note: figures for public primary and secondary schools refer to September 2024 and early learning figure is from October 2024. No data is available for independent schools.

#### Students at Edinburgh College 2023



#### Students enrolled in higher education in Edinburgh 2023



Source: <u>Pupil Census</u>, <u>Higher Education Statistics Agency</u> and <u>Scottish Funding</u> Council

Queen Margaret University - Edinburgh is included in the count although is located in Musselburgh. SRUC is not included since there isn't a split available by campus.





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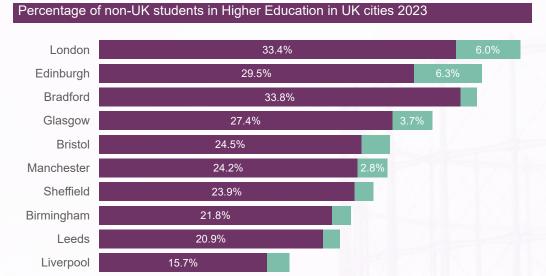


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# Higher education in Edinburgh and other major UK cities





Percentage of workforce educated to degree level or above in major UK cities 2023

■ European Union
■Non-European Union

# **Key Facts**

In 2023, 64.2% of higher education students in Edinburgh were from the UK. Compared to other major UK cities, Edinburgh has the third highest proportions of Higher Education students per 1,000 population. In 2023, 75.8% of the Edinburgh workforce in employment is educated to degree level or above.

# 149.6 146.1 142.6 142.2 128.8 116.6 94.7 84.8 Manchester Bristol Edinburgh Glasgow Liverpool Sheffield Leeds Birmingham Bradford

Higher Education students per 1,000 population in UK cities 2023

Source: Pupil Census, Higher Education Statistics Agency and Scottish Funding Council







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# Greenhouse gas emissions

#### Did you know...?

103K

**LULUCF** 

In 2023, Edinburgh received its 3rd consecutive <u>CDP Cities 'A' rating</u> for its environmental action. The A-list status recognises cities that are taking bold leadership on environmental action and transparency. In May 2024, The City of Edinburgh Council revised the <u>Advertising and Sponsorship Policy</u> to prevent promotion of high carbon products such as airlines and airports, fossil fuel companies, non-electric and non-hydrogen cars or cruise holidays.

#### 

147K

Waste

Note: Stationary energy covers energy consumption from domestic buildings; industrial, institutional and commercial buildings & facilities as well as industrial processes and fuel consumption from agriculture. CO2e describes different greenhouse gases in a common unit. For any quantity and type of greenhouse gas, CO2e signifies the amount of CO2 which would have the equivalent global warming impact." – from <a href="Ecometrica">Ecometrica</a>. LULUCF: Land Use, Land Use Change and Forestry

Transport

Stationary

# Greenhouse gas emissions per capita (in tonnes CO2e) in major UK cities in 2022 and reduction from 2012

Mary de la	Emissions per capita		Reduction in emissions
Manchester		3.76	49.3% ↓
Liverpool		3.51	48.5% ∜
Bristol		3.28	43.7% ♣
Sheffield		3.91	41.7% ❖
Edinburgh		4.26	40.9% ❖
Glasgow		4.19	40.9% ❖
Leeds		4.49	39.2% ❖
Bradford		3.63	39.0% 🕹
Birmingham		3.73	36.0% 🖖



Source: Department for Energy Security and Net Zero





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# Climate change and use of renewables in UK cities

#### Did you know...?

The City of Edinburgh Council has become the first Council in Scotland to endorse the <u>Plant Based Treaty</u>, a global campaign designed to put food systems at the forefront of combating the climate crisis. In 2024, the Council published it first <u>Plant-Based Treaty action plan</u>.

In August 2024 the new <u>Climate Ready Edinburgh Plan</u> was approved at committee which sets out a single citywide partnership plan for how we can adapt the city to the effects of climate change.

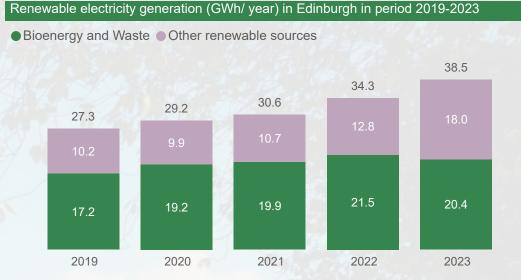
Proportion of people who believe climate change is an immediate and urgent problem 2023



#### **Key Facts**

The percentage of people who believe that climate change is an urgent problem continues to increase, and it has reached nearly 88% in Edinburgh, the highest percentage in Scotland. The generation of renewable energy is showing a steady growth from 2019. More than 4% of vehicles in Edinburgh are now ultra-low emissions vehicles.

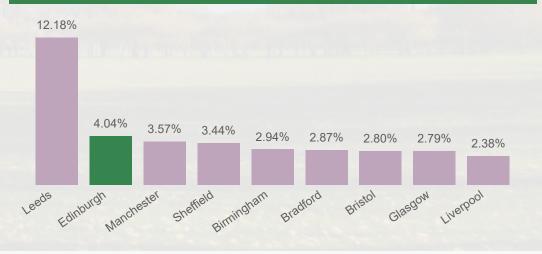
Source: <u>Department for Business, Energy and Industrial Strategy, Department for Transport and Scottish Household Survey</u>



#### Did you know...?

As of the end of 2024 Lothian Buses had one fully operational retrofitted bus and 40 electric buses in service.

#### Percentage of ultra low emission vehicles (ULEVs) in UK cities Q2 2024







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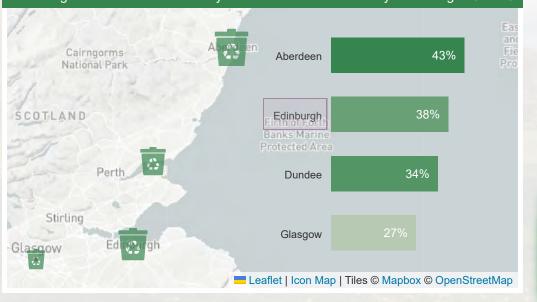
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# Recycling





#### Percentage of household waste recycled in Scottish cities three year average 2021-23



Source: Scottish Environment Protection Agency (SEPA)

cities, just below Aberdeen.

#### Percentage of waste per person recycled in Scottish cities 2023



#### **Key Facts**

Edinburgh has the lowest amount of household waste generated per person of the four Scottish cities. Although in absolute numbers it has the second lowest amount of household waste recycled per person, it has the second highest rate of recycling per person of the four





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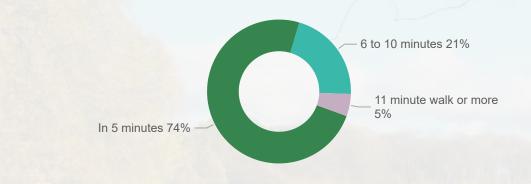
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# Parks: use, satisfaction and green flags





#### Walking distance to the nearest green or blue of space for Edinburgh population 2023



#### Percentage of population satisfied with their nearest green or blue space 2023

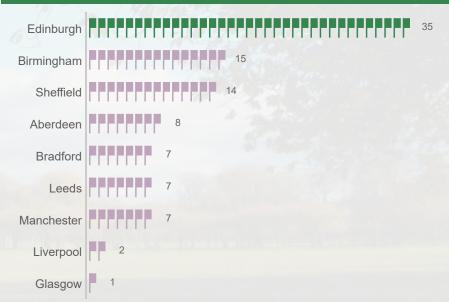


Source: Scottish Household Survey, LGBF and Green Flag Award

#### **Key Facts**

The Green Flag award is a signifier of well managed parks and open spaces that ensure people have access no matter where they live and the needs of communities are met in the parks. Edinburgh has over twice as many parks with Green Flags as Birmingham, the city with the next highest number of parks with the award. The percentage of population in Edinburgh who visited the outdoors in 2023 is 16% over the Scottish average. With 74% of people having a green or blue space no more than 5 minutes away, 92% of the population are satisfied with these spaces.

#### Green Flag parks in major UK cities 2024



#### Did you know...?

In 2024 the Edinburgh active travel network expanded with the opening of new cycle infrastructure from City Centre to East Link and from Roseburn to Union Canal.





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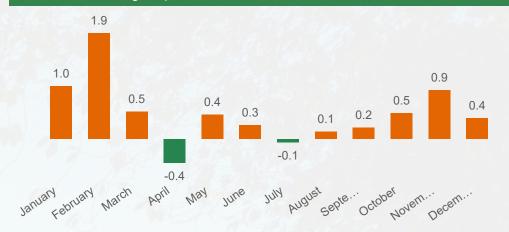
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# Edinburgh weather

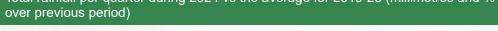
Edinburgh weather, range in average max and min temperature (in Celsius), January 2024 to December 2024

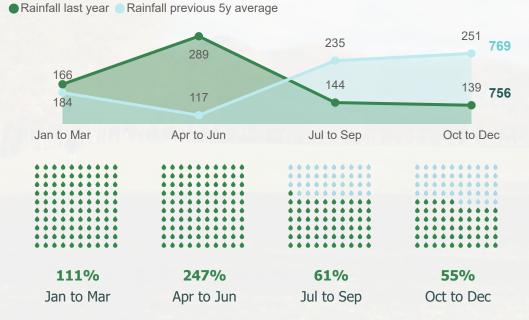


Edinburgh weather, difference between average temperature (in Celsius) in 2020-2024 vs average in period 1961-1990



Total rainfall per quarter during 2024 vs the average for 2019-23 (millimetres and %





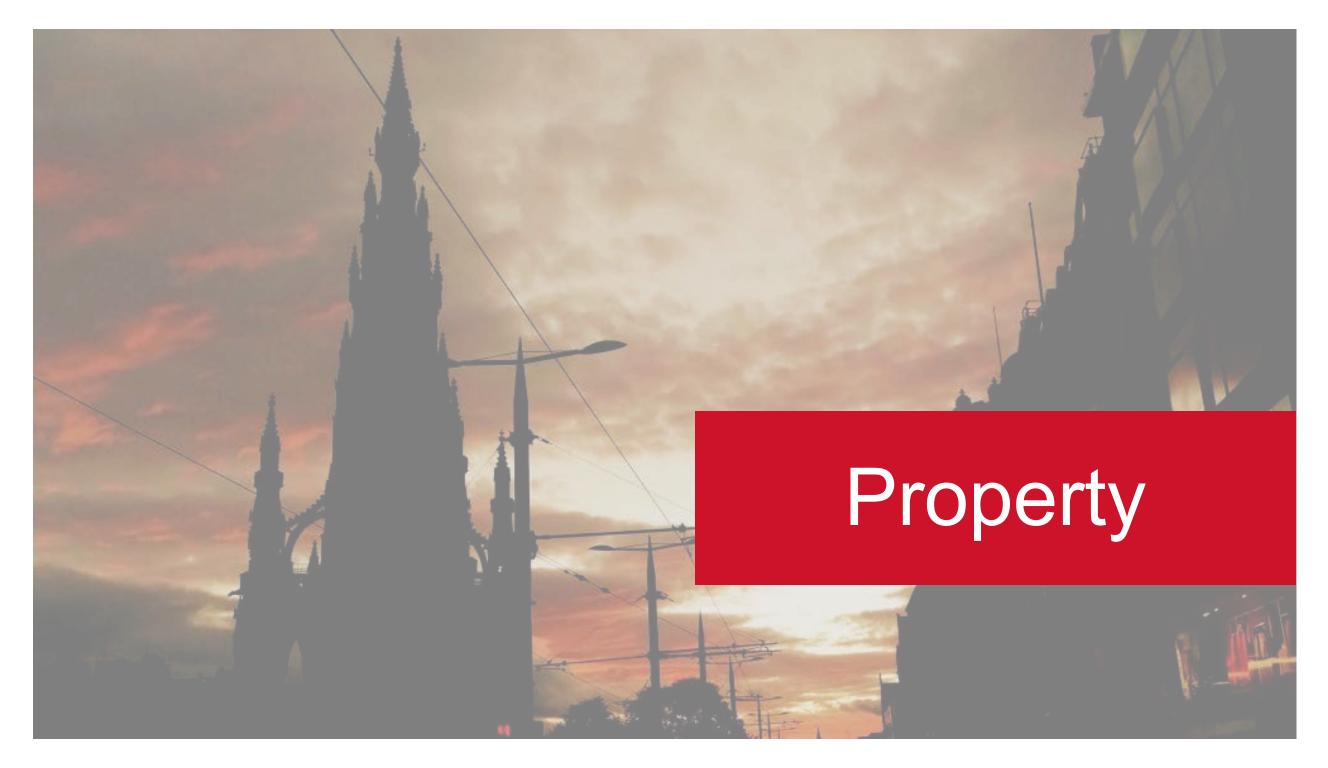
Edinburgh weather, number of days per year when wind speed reached 10 mph or more



#### **Key Facts**

The average temperature in Edinburgh from 2020-2024 compared with the average from 1961-1990 is the same or higher in ten months of the year. A similar amount of rain fell in 2024 compared to the previous five years, but there has been a shift in the rain season: April to June has changed from the driest to the wettest quarter while the amount of rain from July to December has decreased in 2024.

Source: Meteostat and Scottish Environment Protection Agency (SEPA)







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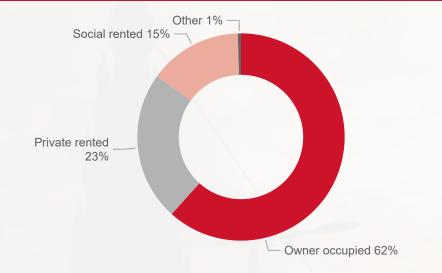
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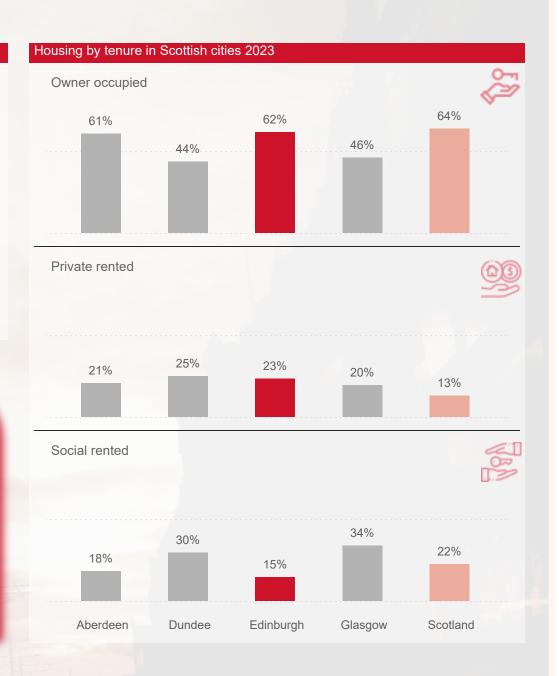
# Housing tenure





#### **Key Facts**

The charts display housing tenure statistics for Edinburgh in 2023, where 62% of households are owner-occupied, 23% are privately rented, and 15% are socially rented. Edinburgh has the second highest percentage of private rentals just after Dundee, and the lowest percentage of social rentals. Owner occupation has the highest prevalence in Edinburgh, aligning closely with the Scottish average.







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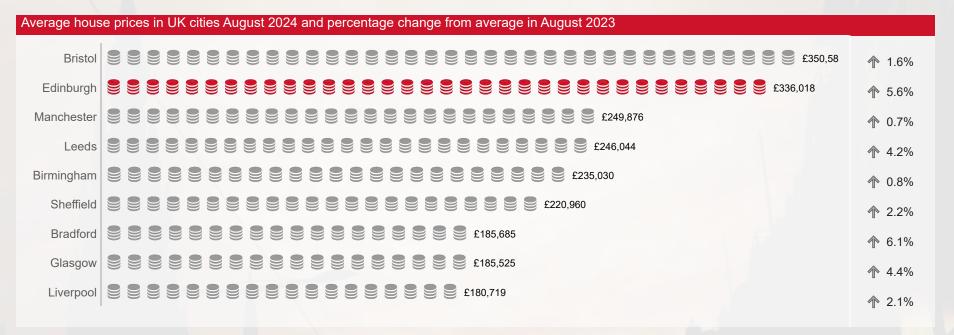


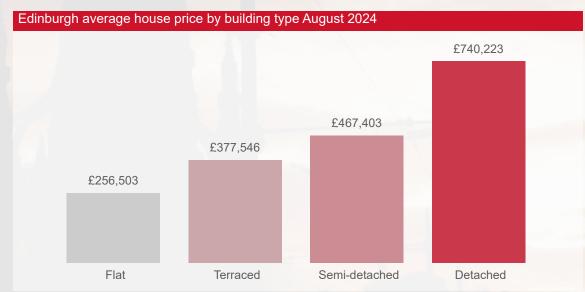
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# Average house prices





#### **Key Facts**

Building types have different average house prices. In Edinburgh the average detached property was sold for £740,223 in August 2024 and the average flat was £256,503.

The average property price in Edinburgh in August 2024 was £336,018 which is higher the rest of major UK cities outside London, except for Bristol. The average property price in Edinburgh has increased by 5.6% over the year to August 2024. The growth has slowed down in most UK cities.

Source: UK Government - HM Land Registry - UKHPI





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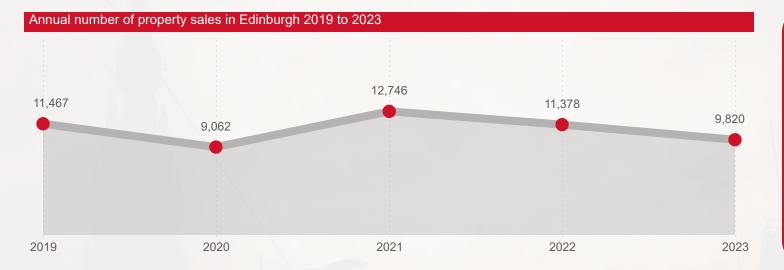


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## Property sales



#### Did you know...?

The market value of residential property sales in 2023-24 was £3.4 billion in Edinburgh, the highest residential market value of all of Scotland's cities. This represents 46% of the residential market value of all Scotlish cities and 15% of the market value of the whole of Scotland in 2023-24.

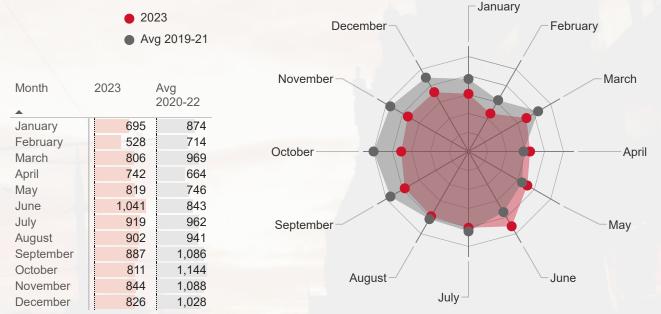
Source: Registers of Scotland
Property Market Report 2023-24

#### **Key Facts**

House sales experienced a significant decline during the pandemic, dropping to just over 9,000 transactions in 2020. While the market rebounded in 2021, sales have since trended downward, reaching 9,820 transactions in 2023.

Compared with the average of 2020-2022, the number of sales shows a noticeable spike in sales during June and a decrease during autumn and winter 2023. The summer months show a higher level of sales.

#### House sales in Edinburgh by month 2023 vs average 2020-22



Source: UK Government - HM Land Registry - UKHPI





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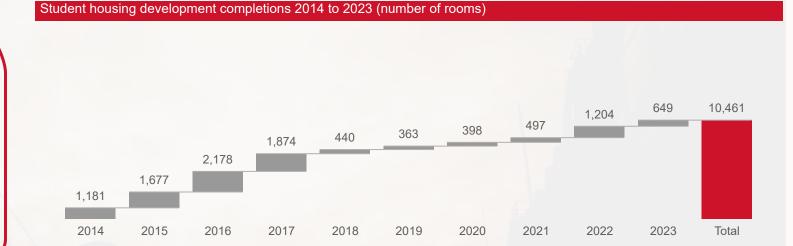
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# New developments

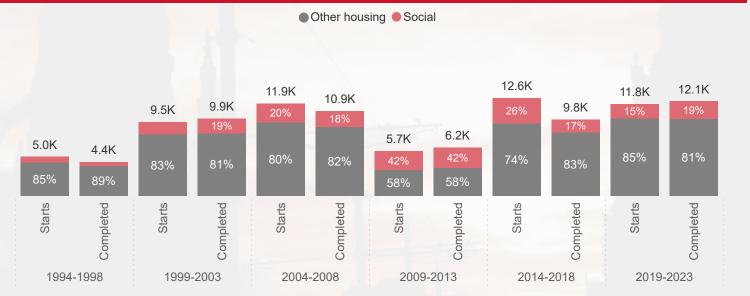


In addition to the student rooms completed in 2023 there were a further 1,333 bedspaces under construction across 5 new city developments





#### Number of new build house starts and completions in Edinburgh 2000 to 2023 (five year periods)



#### **Key Facts**

More than 10,000 student rooms have been developed in the last decade. The number of new build house starts and completions has been gradually rising over each five-year period since 1994 except for a dip in 2009-2013. The number of completions is almost three times higher in the period 2019-2023 than in 1994-1998.

Source: Student housing data provided by The City of Edinburgh Council. Housing starts and completions from Scottish Government - Housing Statistics







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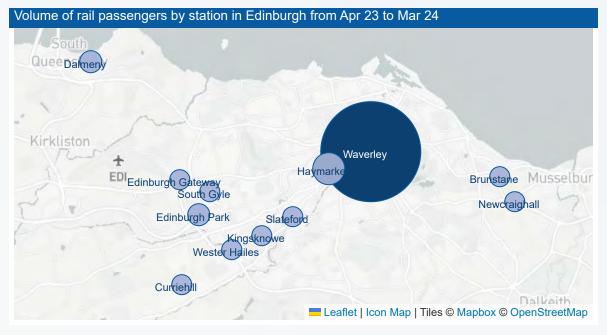


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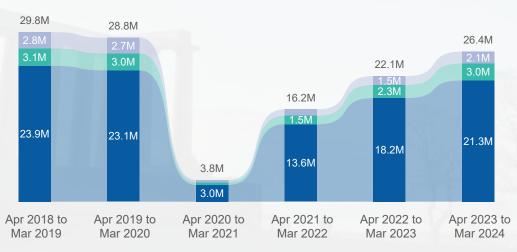


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# Rail and plane passengers



■ All other stations ■ Haymarket ■ Waverley



Travel times to Edinburgh							
	City	By car	By train				
	Glasgow	1 hr 4 min	46 min				
	Manchester	4 hr 7 min	3 hr 10 min				
	Leeds	4 hr 13 min	2 hr 57 min				
	Liverpool	4 hr 17 min	3 hr 28 min				
	Bradford	4 hr 27 min	3 hr 31 min				
	Sheffield	4 hr 49 min	3 hr 21 min				
	Birmingham	5 hr 23 min	4 hr 14 min				
	Bristol	6 hr 43 min	6 hr 21 min				
	London	7 hr 45 min	4 hr 00 min				





Car travel times based on leaving Edinburgh at 9 am on Mon 30/12/2024. Train times based on shortest trip available on same date.

### **Key Facts**

The number of rail passengers travelling to and from Edinburgh fell in 2020/21 to less than 4 million passengers from almost 29 million the previous year. Passenger numbers continue to steadily recover and reached 26.4 million passengers in 2023/24, getting closer to the pre-pandemic number.

Source: Office of Rail and Road, Scotrail and Google Maps





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# Domestic and international passengers

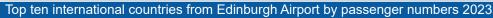


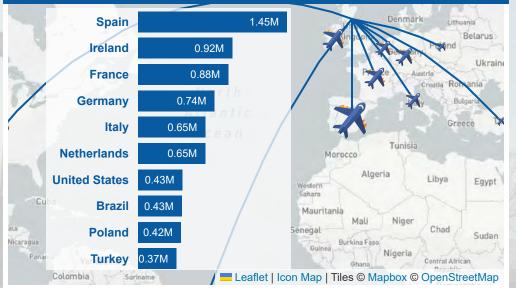
#### **Key Facts**

Due to the Pandemic the number of passengers arriving in Edinburgh fell to a low of 3 million in 2021. However, figures for 2022 and 2023 have shown a strong recovery with passenger numbers reaching 14.4 million in 2023.

# Belfast 0.55M Belfast 0.42M Hamburg 0.22M Birmingham The Netherlands Southampton 0.09M Belgium 0.09M Belgi

Top five domestic destinations from Edinburgh Airport by passenger numbers 2023







Source: Civil Aviation Authority





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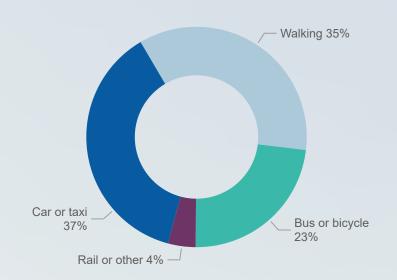
Property

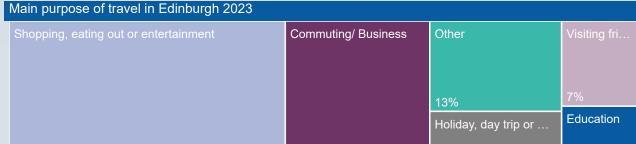


Travel and connectivity

# Travel within the city

Main mode of travel in Edinburgh 2023





23%

#### **Key Facts**

In 2023, over 60% of Edinburgh's travel involved walking or public transport, with leisure activities as the primary purpose in 44% of the trips. Public transport satisfaction stood at 86%, more than 20% over the Scottish average. Despite this good use of sustainable travel, 63% of households owned at least one car.





Percentage of population satisfied with public transport in Scottish cities 2023

8%

5%

Source: Transport Scotland Scottish Household Survey





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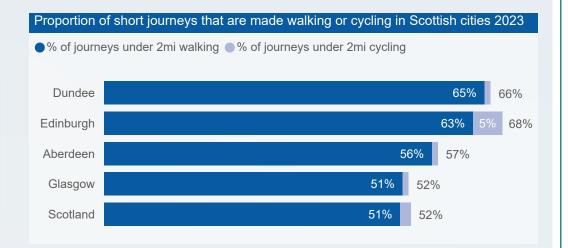


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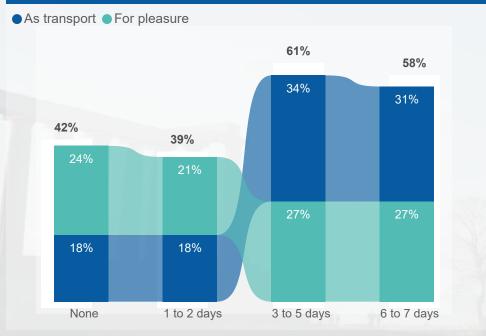
# Active travel within the city

#### **Key Facts**

Almost 70% of the short trips made by people in Edinburgh in 2023 were either cycling or walking. A large proportion of residents (61%) walk between 3 and 5 days every week, just over half of them walk as a method of transport but the rest (27%) do it for pleasure. The percentage walking for pleasure increases to 31% for people who walk almost every day of the week. Nearly 40% of the households in Edinburgh own at least one bike, which sits just over the Scottish average.







#### Percentage of households that have at least one bike in Scottish cities 2023



Source: Transport Scotland Scottish Household Survey





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# Driving in Edinburgh

#### **Key Facts**

On average, the time spent driving per person in Edinburgh during 2024 was 235 hours, and 94 of them are due to congestion. The extra time added to a 10km commute in Edinburgh represents more than 40% the optimal time, but it's still better than most major cities for evening peak time.

