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UK Property Transaction Statistics



HMRC are currently seeking views from users of this publication through a National Statistics User Consultation. We are seeking views on moving the publication date of this monthly release to later in the month. We are also proposing to discontinue the annual publication on property statistics which is usually released in June. We would welcome your views on these changes by completing a survey found by accessing the following link:

<https://www.gov.uk/government/publications/user-consultation-hmrc-indirect-tax-receipts-statistics>



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Commentary and Charts

Guidance on the statistics

This publication presents monthly estimates of the number of residential and non-residential property transactions in the UK and its constituent countries. The figures are based on HMRC's Stamp Duty Land Tax (SDLT) and the Scottish Administration's Land and Buildings Transactions Tax (LBTT) databases. LBTT data was introduced from April 2015 so the figures from this date should be treated with particular caution. More information about data sources, quality and methodology can be found on page 7.

These statistics are generally used by analysts, academics and policy makers to examine movements and trends in the UK property market. They are best used in conjunction with other monthly housing market indicators, some of which can be found in the 'Related Statistics' section on page 7.

[Reviewed 22 December 2015 / Next Review 21 January 2016]

Key messages

The provisional seasonally adjusted UK property transaction count for November 2015 was 101,960 residential and 8,970 non-residential transactions.

Residential transactions

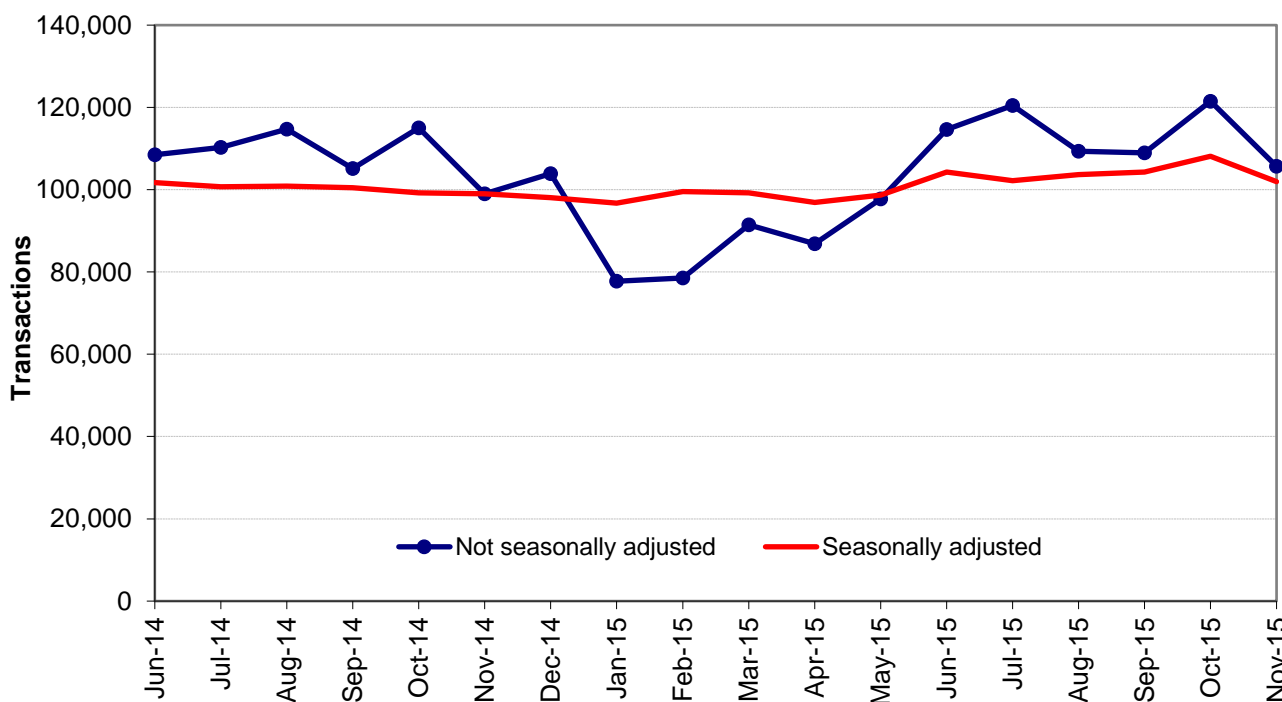
The seasonally adjusted estimate of the number of residential property transactions decreased by 5.7% between October 2015 and November 2015. This month's seasonally adjusted figure is 3.0% higher compared with the same month last year. Chart 1A shows the historic time series for residential property transactions.

For November 2015 the number of non-adjusted residential transactions was about 13.0% lower compared with October 2015. The number of non-adjusted residential transactions was 6.7% higher than in November 2014.

Please note the figures for 2015-16 are provisional and therefore subject to revision.

[Reviewed 22 December 2015 / Next Review 21 January 2016]

Chart 1A
Total UK Residential Property Transactions



HM Revenue and Customs UK Property Transactions Count - November 2015



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Commentary and Charts

Non-residential transactions

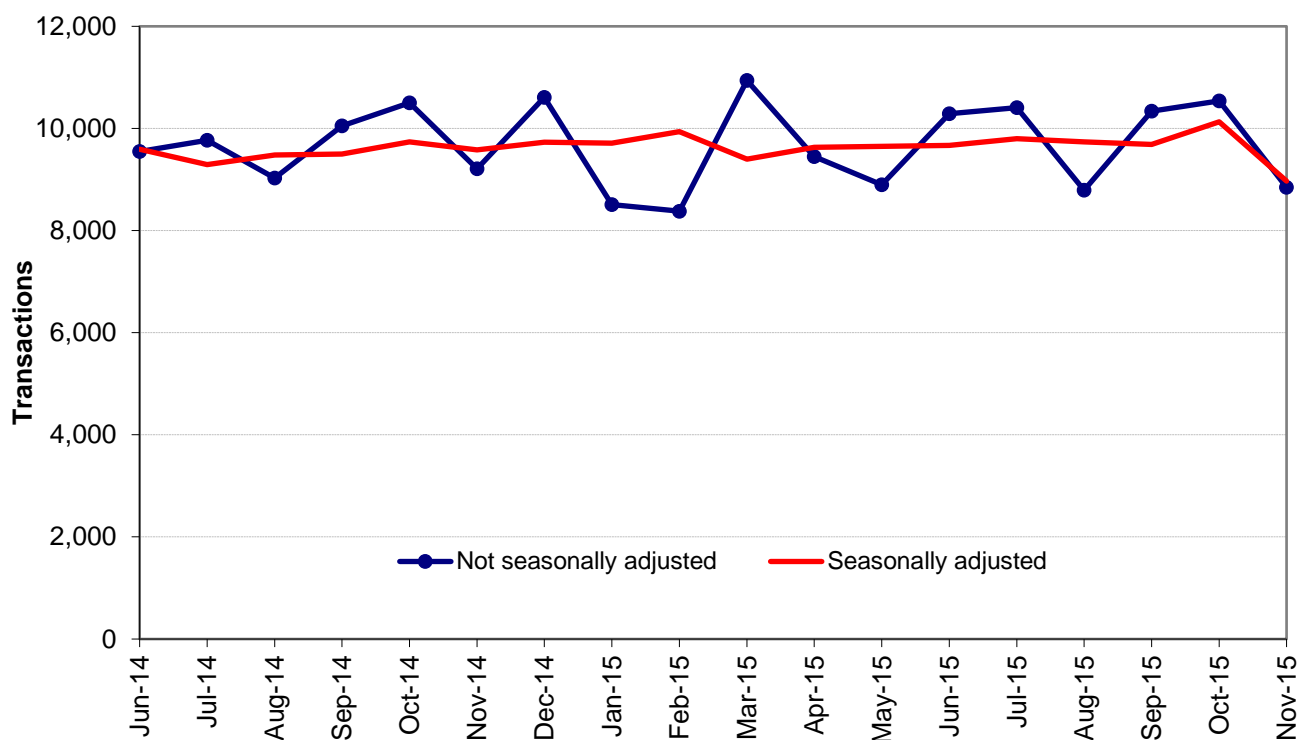
The seasonally adjusted estimate of the number of non-residential property transactions decreased by 11.5% between October 2015 and November 2015. This month's figure is 6.4% lower compared with the same month last year. Chart 1B shows the historic time series for non-residential property transactions.

Non adjusted transactions have seen monthly peaks and falls as can be expected due to the seasonal nature of purchases.

Please note the figures for 2015-16 are provisional and therefore subject to revision.

[Reviewed 22 December 2015 / Next Review 21 January 2016]

Chart 1B
Total UK Non-Residential Property Transactions



HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual and Monthly Tables
Residential

Number of residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2010-11	755,160	72,140	37,230	14,190	878,720	876,640
2011-12	794,170	73,090	38,990	14,710	920,960	916,470
2012-13	799,620	73,740	39,210	15,780	928,350	930,020
2013-14	977,510	89,150	46,990	20,170	1,133,820	1,140,950
2014-15	1,033,880	94,650	49,880	23,330	1,201,740	1,201,140
Annual (calendar year)						
2010	761,000	73,120	37,260	14,390	885,770	879,020
2011	762,140	70,740	37,870	14,040	884,790	883,710
2012	803,800	73,830	39,280	15,570	932,480	932,130
2013	925,230	85,520	44,850	18,850	1,074,450	1,067,720
2014	1,050,630	94,430	50,310	23,380	1,218,750	1,223,400
Monthly						
Jun-14	92,950	8,970	4,490	2,050	108,460	101,690
Jul-14	95,430	8,160	4,700	1,990	110,280	100,700
Aug-14	98,450	9,500	4,640	2,130	114,720	100,870
Sep-14	91,170	7,870	4,170	1,960	105,170	100,480
Oct-14	98,630	9,270	4,750	2,340	114,990	99,230
Nov-14	84,150	8,640	4,170	2,050	99,010	99,040
Dec-14	90,650	6,590	4,560	2,080	103,880	98,040
Jan-15	66,750	6,270	3,160	1,570	77,750	96,730
Feb-15	68,390	5,260	3,200	1,690	78,540	99,560
Mar-15	78,240	7,700	3,800	1,750	91,490	99,270
Apr-15 P	73,640	8,040	3,610	1,610	86,900	96,900
May-15 P	83,250	8,580	4,010	1,880	97,720	98,720
Jun-15 P	98,090	9,590	4,710	2,230	114,620	104,320
Jul-15 P	103,050	10,220	4,970	2,220	120,460	102,180
Aug-15 P	94,120	8,750	4,430	2,010	109,310	103,670
Sep-15 P	93,740	8,690	4,360	2,130	108,920	104,310
Oct-15 P	103,880	10,020	5,190	2,420	121,510	108,130
Nov-15 P	90,430	8,850	4,400	1,990	105,670	101,960

^R = Revised to reflect substantial amendments to tax returns data at the UK level.

^P = Provisional. Please note the figures for 2015-16 are provisional and therefore subject to revision.

¹ = Property transactions are allocated to the month in which the transaction was completed.

² = Not all completed transactions in the month prior to processing or the month before that will have been processed when figures for the latest month are compiled. Estimates are therefore made for the missing transactions in both the latest month and the previous month.

Month on month changes for the most recent data should not be given too much weight.

³ From April 2015 Stamp Duty Land Tax was replaced by Land and Buildings Transaction Tax in Scotland and data on Scotland's transactions will cease to be directly collected by HMRC. HMRC are using data from the Scottish Administration to continue the series. However, there might be some discontinuities for the Scottish component of the series after April 2015. We will provide more information in future publications. Over the longer term we will review whether the series combining data in this manner meets users' requirements

* = see Reference Notes on Sheet 7

HM Revenue and Customs

UK Property Transactions Count - November 2015



3

Annual and Monthly Tables
Non-Residential

Number of non-residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2010-11	84,110	8,370	4,370	2,040	98,890	98,720
2011-12	84,100	8,010	4,330	1,980	98,420	98,140
2012-13	83,940	8,050	4,130	2,180	98,300	98,740
2013-14	90,830	8,770	4,580	2,590	106,770	106,860
2014-15	97,060	9,610	5,030	2,890	114,590	114,430
Annual (calendar year)						
2010	84,860	8,360	4,410	2,080	99,710	99,050
2011	83,180	7,980	4,370	1,930	97,460	97,630
2012	83,640	8,050	4,130	2,150	97,970	98,070
2013	89,350	8,530	4,440	2,490	104,810	104,380
2014	95,850	9,490	4,920	2,850	113,110	113,140
Monthly						
Jun-14	8,110	800	400	240	9,550	9,590
Jul-14	8,310	840	420	200	9,770	9,290
Aug-14	7,670	740	390	230	9,030	9,480
Sep-14	8,520	860	460	210	10,050	9,500
Oct-14	8,830	920	460	290	10,500	9,740
Nov-14	7,740	810	420	240	9,210	9,580
Dec-14	9,050	830	450	280	10,610	9,730
Jan-15	7,310	640	370	190	8,510	9,710
Feb-15	7,070	680	380	250	8,380	9,940
Mar-15	9,210	1,000	480	250	10,940	9,400
Apr-15 ^P	8,080	630	480	260	9,450	9,630
May-15 ^P	7,600	570	420	310	8,900	9,650
Jun-15 ^P	8,890	600	480	320	10,290	9,670
Jul-15 ^P	9,050	590	470	300	10,410	9,800
Aug-15 ^P	7,590	580	410	210	8,790	9,740
Sep-15 ^P	9,010	610	420	300	10,340	9,690
Oct-15 ^P	9,160	630	500	250	10,540	10,130
Nov-15 ^P	7,540	700	390	220	8,850	8,970

^R = Revised to reflect substantial amendments to tax returns data at the UK level.

^P = Provisional. Please note the figures for 2015-16 are provisional and therefore subject to revision.

¹ = Property transactions are allocated to the month in which the transaction was completed.

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Month on month changes for the most recent data should not be given too much weight.

³ From April 2015 Stamp Duty Land Tax was replaced by Land and Buildings Transaction Tax in Scotland and data on Scotland's transactions will cease to be directly collected by HMRC. HMRC are using data from the Scottish Administration to continue the series. However, there might be some discontinuities for the Scottish component of the series after April 2015. We will provide more information in future publications. Over the longer term we will review whether the series combining data in this manner meet users' requirements

* = see Reference Notes on Sheet 7



4

Historic: Commentary and Charts

Residential transactions

The long term movement in the number of residential property transactions shown in Chart 4A reflects the general performance of the housing market over the past nine years. The clearest feature of the time series is the sharp fall in residential transactions at the end of 2007, coinciding with the housing market slump and credit crunch. Prior to this point, the number of transactions had risen constantly over a number of years to reach a peak of around 150,000 per month. Since December 2008, there was a slow but steady upward trend in the seasonally adjusted count. Since February 2014 the number of seasonally adjusted transactions has broadly stabilised at around 100,000 per month.

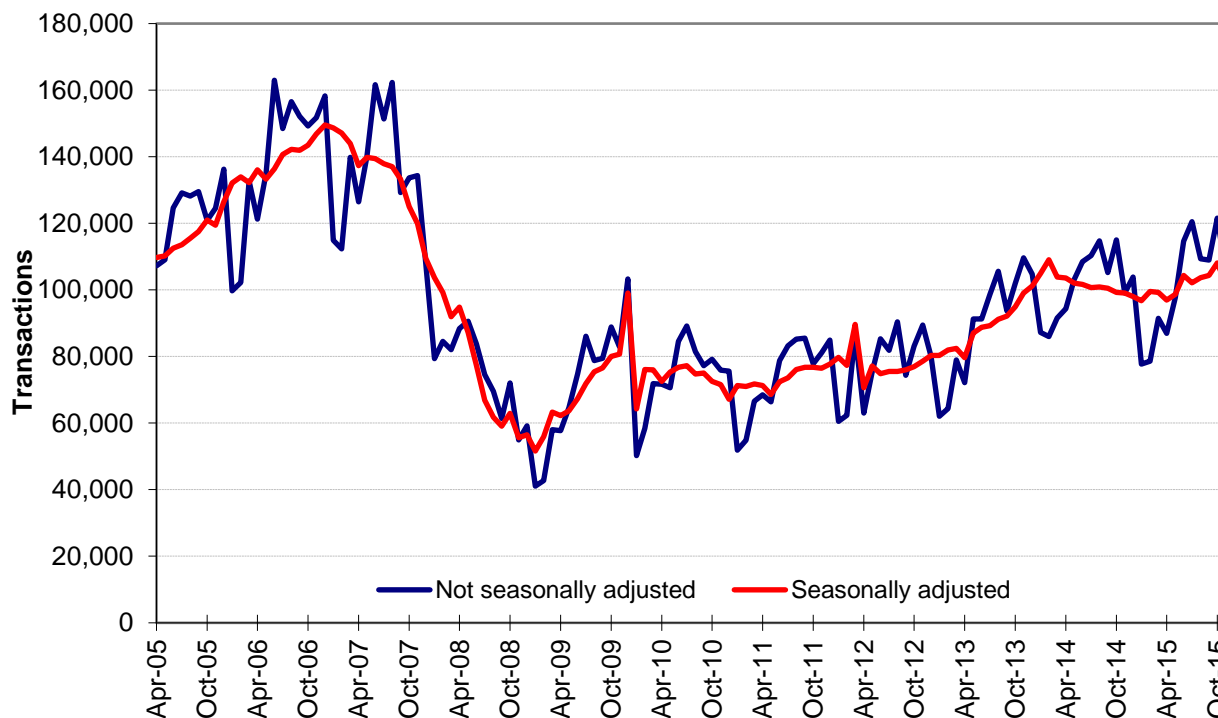
The seasonally adjusted transaction estimate shows a distinct peak at December 2009. This is associated with the end of the Stamp Duty Land Tax 'holiday', during which the lower tax threshold was temporarily raised to £175,000. The forestalling effects of this 'holiday' coming to an end also show as higher than normal transactions in the previous few months as homebuyers brought forward their purchases. There is a corresponding drop in the early months of 2010.

There is another, smaller, peak and trough in March and April 2012 due to the ending of the SDLT first time buyers' relief. This relief was in effect from 25 March 2010 to 24 March 2012 inclusive. Around 7,000 transactions per month benefitted from this relief, although this number doubled in its final month.

Comparison of the not-seasonally adjusted and seasonally adjusted data in Chart 4A shows that activity in the residential housing market is strongest in the summer months with a clear low point around the end of the calendar year.

[Reviewed 22 December 2015 / Next Review 21 January 2016]

Chart 4A
Total UK Residential Property Transactions



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Historic: Commentary and Charts

Non-residential transactions

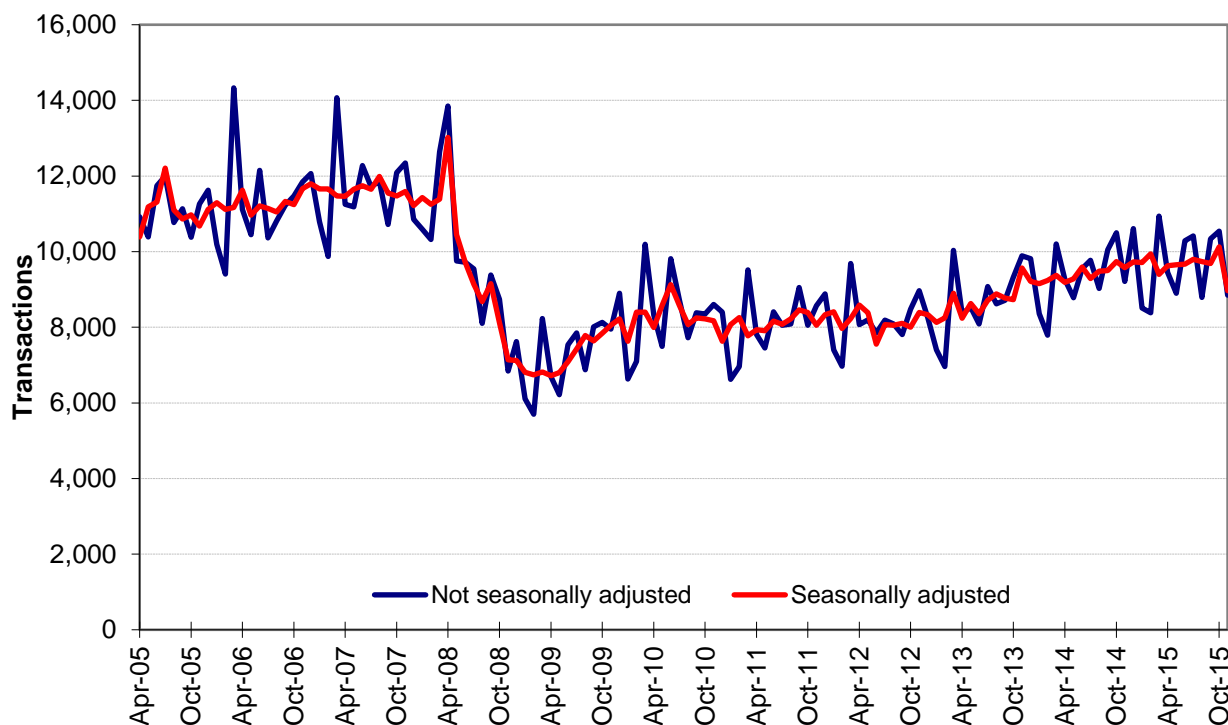
The non-residential property market has mirrored, to a large extent, the ups and downs of the residential market. The credit crunch effects from 2007 triggered a similar fall in transactions but not to quite the same extent as in the residential market.

The trend in non-residential property transactions has been that of a generally flat seasonal cycle between September 2010 and September 2013, but since then there has been a rising trend. Unlike the residential market, there have been no temporary tax reliefs or 'holidays' in recent years to distort the underlying trend.

The seasonal pattern of the non residential series is much less pronounced than that of the residential market, although there tends to be a low point at the start of the calendar year, with a corresponding peak each March coinciding with the end of the financial year.

[Reviewed 22 December 2015 / Next Review 21 January 2016]

Chart 4B
Total UK Non-Residential Property Transactions





4

Historic: Commentary and Charts

Residential and non-residential transactions for the UK constituent countries

The following tables are produced from the historical data on pages 5 and 6 and show the individual breakdowns of residential and non-residential property transactions for each of the United Kingdom's four constituent countries.

Unlike the UK aggregate series, these country breakdowns are not seasonally adjusted. However, they do exhibit similar seasonal patterns and care should be taken when examining month to month movements.

As the volume of residential and non-residential property transactions varies greatly, the transactions are displayed on a dual axis chart (residential on the left axis and non-residential on the right).

[Reviewed 22 December 2015 / Next Review 21 January 2016]

Chart 4C
Residential & Non-Residential Property Transactions
for England - Not seasonally adjusted

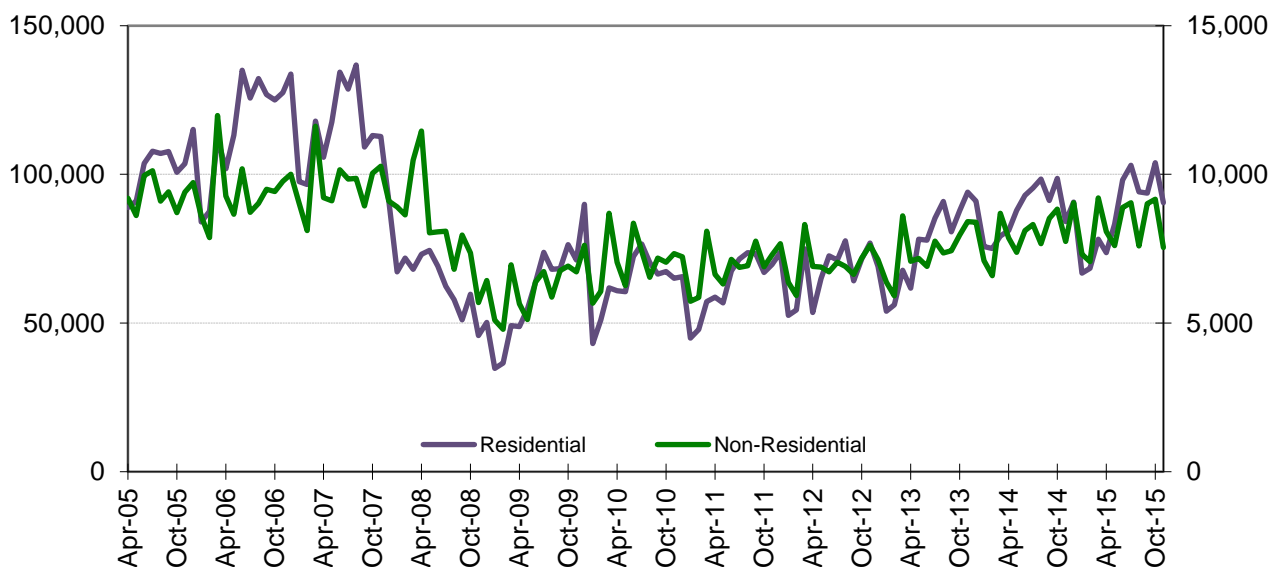
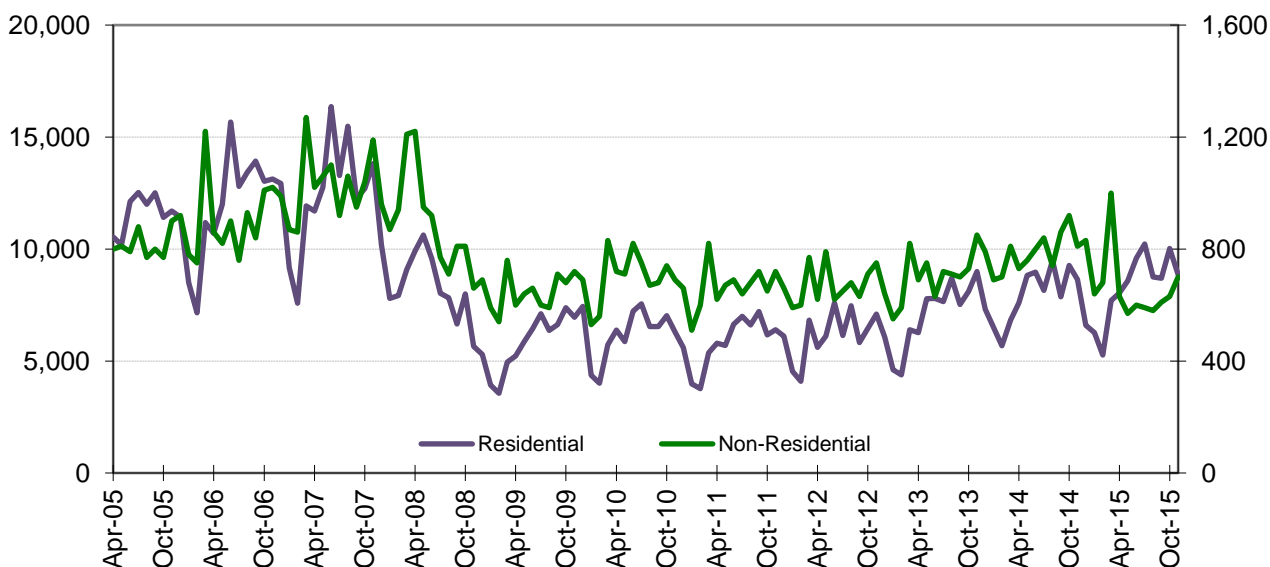


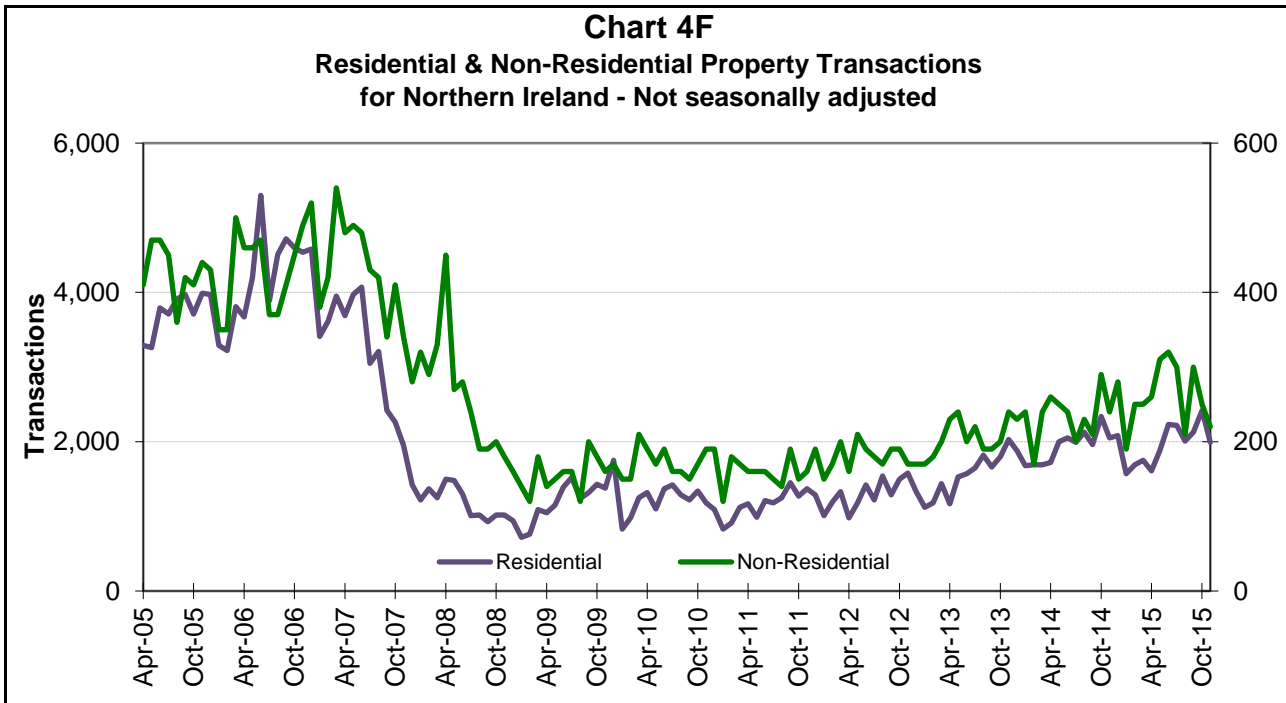
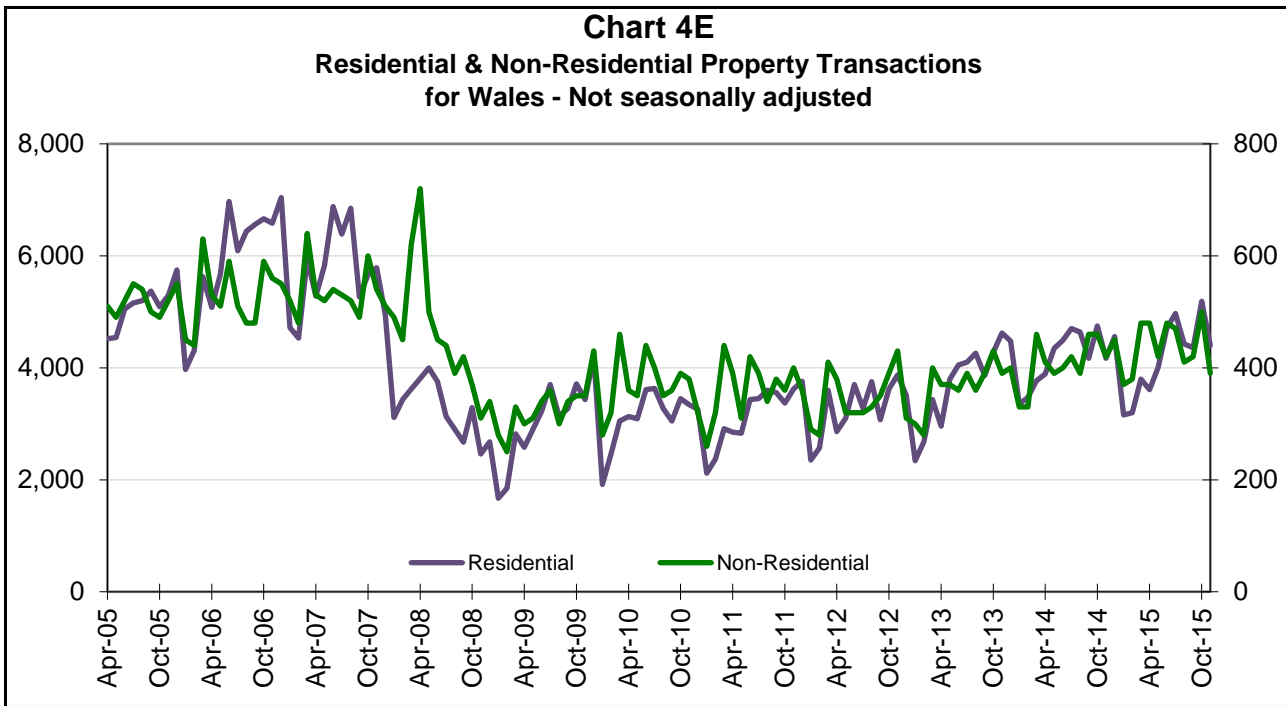
Chart 4D
Residential & Non-Residential Property Transactions
for Scotland - Not seasonally adjusted





4

Historic: Commentary and Charts



HM Revenue and Customs

UK Property Transactions Count - November 2015



5

Annual, Quarterly and Monthly Tables
Residential - Historic

Number of residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2005-06	1,209,080	131,240	59,880	43,920	1,444,120	1,444,090
2006-07	1,433,200	146,240	72,290	50,980	1,702,710	1,710,070
2007-08	1,256,540	143,340	63,050	29,880	1,492,810	1,474,060
2008-09	664,250	83,990	35,030	12,790	796,060	792,890
2009-10	770,600	73,510	37,580	15,290	896,980	893,070
2010-11	755,160	72,140	37,230	14,190	878,720	876,640
2011-12	794,170	73,090	38,990	14,710	920,960	916,470
2012-13	799,620	73,740	39,210	15,780	928,350	930,020
2013-14	977,510	89,150	46,990	20,170	1,133,820	1,140,950
2014-15	1,033,880	94,650	49,880	23,330	1,201,740	1,201,140
Annual (calendar year)						
2006	1,404,710	144,400	71,010	50,330	1,670,450	1,668,630
2007	1,361,510	147,210	68,080	37,010	1,613,810	1,618,840
2008	750,930	96,360	38,850	14,060	900,200	916,990
2009	735,220	71,840	36,490	14,800	858,350	847,550
2010	761,000	73,120	37,260	14,390	885,770	879,020
2011	762,140	70,740	37,870	14,040	884,790	883,710
2012	803,800	73,830	39,280	15,570	932,480	932,130
2013	925,230	85,520	44,850	18,850	1,074,450	1,067,720
2014	1,050,630	94,430	50,310	23,380	1,218,750	1,223,400

HM Revenue and Customs

UK Property Transactions Count - November 2015



5

Annual, Quarterly and Monthly Tables
Residential - Historic

Number of residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Quarterly (calendar year)						
2005-Q2	283,570	32,840	14,110	10,340	340,860	332,440
2005-Q3	322,520	37,040	15,730	11,590	386,880	346,550
2005-Q4	319,370	34,530	16,130	11,670	381,700	366,860
2006-Q1	283,620	26,830	13,910	10,320	334,680	398,240
2006-Q2	350,020	38,350	17,730	13,170	419,270	405,680
2006-Q3	384,790	40,150	19,090	13,120	457,150	424,840
2006-Q4	386,280	39,070	20,280	13,720	459,350	439,870
2007-Q1	312,110	28,670	15,190	10,970	366,940	439,680
2007-Q2	357,710	40,810	17,990	11,730	428,240	416,460
2007-Q3	374,700	41,040	18,510	8,680	442,930	408,290
2007-Q4	316,990	36,690	16,390	5,630	375,700	354,410
2008-Q1	207,140	24,800	10,160	3,840	245,940	294,900
2008-Q2	216,750	30,110	11,560	4,280	262,700	259,370
2008-Q3	171,290	22,500	8,700	2,960	205,450	187,710
2008-Q4	155,750	18,950	8,430	2,980	186,110	175,010
2009-Q1	120,460	12,430	6,340	2,570	141,800	170,800
2009-Q2	167,270	17,530	8,700	3,590	197,090	193,270
2009-Q3	210,100	20,110	10,100	4,080	244,390	223,700
2009-Q4	237,390	21,770	11,350	4,560	275,070	259,780
2010-Q1	155,840	14,100	7,430	3,060	180,430	216,320
2010-Q2	193,700	19,480	9,830	3,790	226,800	224,570
2010-Q3	213,350	20,630	9,950	3,930	247,860	226,920
2010-Q4	198,110	18,910	10,050	3,610	230,680	211,210
2011-Q1	150,000	13,120	7,400	2,860	173,380	213,940
2011-Q2	183,020	18,130	9,110	3,370	213,630	212,300
2011-Q3	218,580	20,820	10,610	3,880	253,890	226,470
2011-Q4	210,540	18,670	10,750	3,930	243,890	231,000
2012-Q1	182,030	15,470	8,520	3,530	209,550	246,700
2012-Q2	191,140	19,320	9,660	3,580	223,700	222,540
2012-Q3	213,130	19,430	10,100	4,050	246,710	227,060
2012-Q4	217,500	19,610	11,000	4,410	252,520	235,830
2013-Q1	177,850	15,380	8,450	3,740	205,420	244,590
2013-Q2	217,800	21,850	10,800	4,270	254,720	255,470
2013-Q3	256,800	23,870	12,220	5,130	298,020	272,530
2013-Q4	272,780	24,420	13,380	5,710	316,290	295,130
2014-Q1	230,130	19,010	10,590	5,060	264,790	317,820
2014-Q2	262,020	25,390	12,730	5,770	305,910	307,220
2014-Q3	285,050	25,530	13,510	6,080	330,170	302,050
2014-Q4	273,430	24,500	13,480	6,470	317,880	296,310
2015-Q1	213,380	19,230	10,160	5,010	247,780	295,560
2015-Q2 ^P	254,980	26,210	12,330	5,720	299,240	299,940
2015-Q3 ^P	290,910	27,660	13,760	6,360	338,690	310,160

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Residential - Historic

Number of residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Monthly						
Apr-05	88,840	10,540	4,520	3,290	107,190	109,710
May-05	91,030	10,180	4,540	3,260	109,010	110,200
Jun-05	103,700	12,120	5,050	3,790	124,660	112,530
Jul-05	107,770	12,530	5,160	3,710	129,170	113,540
Aug-05	107,040	12,000	5,200	3,910	128,150	115,470
Sep-05	107,710	12,510	5,370	3,970	129,560	117,540
Oct-05	100,650	11,410	5,090	3,710	120,860	120,950
Nov-05	103,570	11,690	5,290	3,990	124,540	119,450
Dec-05	115,150	11,430	5,750	3,970	136,300	126,460
Jan-06	83,980	8,500	3,970	3,290	99,740	132,110
Feb-06	87,550	7,150	4,310	3,220	102,230	133,930
Mar-06	112,090	11,180	5,630	3,810	132,710	132,200
Apr-06	101,830	10,690	5,080	3,670	121,270	136,090
May-06	113,160	11,990	5,680	4,200	135,030	133,280
Jun-06	135,030	15,670	6,970	5,300	162,970	136,310
Jul-06	125,720	12,790	6,090	3,890	148,490	140,670
Aug-06	132,180	13,430	6,440	4,510	156,560	142,250
Sep-06	126,890	13,930	6,560	4,720	152,100	141,920
Oct-06	124,980	13,030	6,660	4,600	149,270	143,460
Nov-06	127,530	13,120	6,580	4,540	151,770	146,860
Dec-06	133,770	12,920	7,040	4,580	158,310	149,550
Jan-07	97,580	9,170	4,720	3,410	114,880	148,630
Feb-07	96,560	7,580	4,530	3,610	112,280	147,110
Mar-07	117,970	11,920	5,940	3,950	139,780	143,940
Apr-07	105,780	11,700	5,280	3,690	126,450	137,300
May-07	117,560	12,750	5,830	3,970	140,110	139,770
Jun-07	134,370	16,360	6,880	4,070	161,680	139,390
Jul-07	128,660	13,290	6,390	3,050	151,390	137,930
Aug-07	136,790	15,480	6,850	3,210	162,330	137,050
Sep-07	109,250	12,270	5,270	2,420	129,210	133,310
Oct-07	113,080	12,700	5,660	2,260	133,700	125,040
Nov-07	112,770	13,810	5,790	1,950	134,320	119,890
Dec-07	91,140	10,180	4,940	1,420	107,680	109,480

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Residential - Historic

Number of residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-08	67,220	7,800	3,110	1,220	79,350	103,680
Feb-08	71,820	7,920	3,430	1,370	84,540	99,280
Mar-08	68,100	9,080	3,620	1,250	82,050	91,940
Apr-08	73,130	9,910	3,810	1,500	88,350	94,830
May-08	74,470	10,620	4,000	1,480	90,570	87,200
Jun-08	69,150	9,580	3,750	1,300	83,780	77,340
Jul-08	62,400	8,020	3,130	1,010	74,560	66,830
Aug-08	57,810	7,830	2,900	1,020	69,560	61,800
Sep-08	51,080	6,650	2,670	930	61,330	59,080
Oct-08	59,710	8,000	3,290	1,020	72,020	62,930
Nov-08	45,780	5,650	2,460	1,020	54,910	55,630
Dec-08	50,260	5,300	2,680	940	59,180	56,450
Jan-09	34,750	3,920	1,670	720	41,060	51,600
Feb-09	36,580	3,560	1,850	760	42,750	55,920
Mar-09	49,130	4,950	2,820	1,090	57,990	63,280
Apr-09	48,840	5,220	2,580	1,050	57,690	62,250
May-09	54,720	5,870	2,900	1,150	64,640	63,700
Jun-09	63,710	6,440	3,220	1,390	74,760	67,320
Jul-09	73,760	7,110	3,700	1,520	86,090	71,810
Aug-09	68,080	6,370	3,130	1,240	78,820	75,370
Sep-09	68,260	6,630	3,270	1,320	79,480	76,520
Oct-09	76,320	7,380	3,710	1,430	88,840	80,060
Nov-09	71,150	6,950	3,430	1,380	82,910	80,710
Dec-09	89,920	7,440	4,210	1,750	103,320	99,010
Jan-10	43,110	4,370	1,920	830	50,230	64,230
Feb-10	50,920	4,010	2,460	980	58,370	76,060
Mar-10	61,810	5,720	3,050	1,250	71,830	76,030
Apr-10	60,830	6,380	3,130	1,320	71,660	72,490
May-10	60,500	5,870	3,090	1,100	70,560	75,360
Jun-10	72,370	7,230	3,610	1,370	84,580	76,720
Jul-10	76,590	7,550	3,630	1,420	89,190	77,190
Aug-10	70,320	6,540	3,270	1,290	81,420	74,720
Sep-10	66,440	6,540	3,050	1,220	77,250	75,010
Oct-10	67,380	7,020	3,450	1,340	79,190	72,550
Nov-10	65,080	6,290	3,340	1,180	75,890	71,550
Dec-10	65,650	5,600	3,260	1,090	75,600	67,110

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Residential - Historic

Number of residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-11	44,970	3,980	2,120	830	51,900	71,260
Feb-11	47,830	3,770	2,370	910	54,880	70,970
Mar-11	57,200	5,370	2,910	1,120	66,600	71,710
Apr-11	58,700	5,790	2,850	1,170	68,510	71,250
May-11	56,820	5,700	2,830	990	66,340	68,600
Jun-11	67,500	6,640	3,430	1,210	78,780	72,450
Jul-11	71,550	7,000	3,450	1,180	83,180	73,620
Aug-11	73,720	6,610	3,600	1,250	85,180	76,100
Sep-11	73,310	7,210	3,560	1,450	85,530	76,750
Oct-11	67,030	6,170	3,370	1,270	77,840	76,790
Nov-11	69,730	6,390	3,620	1,370	81,110	76,450
Dec-11	73,780	6,110	3,760	1,290	84,940	77,760
Jan-12	52,630	4,540	2,350	1,010	60,530	79,720
Feb-12	54,440	4,100	2,570	1,190	62,300	77,340
Mar-12	74,960	6,830	3,600	1,330	86,720	89,640
Apr-12	53,590	5,610	2,860	980	63,040	70,590
May-12	64,960	6,110	3,100	1,180	75,350	77,100
Jun-12	72,590	7,600	3,700	1,420	85,310	74,850
Jul-12	71,240	6,140	3,280	1,220	81,880	75,540
Aug-12	77,690	7,460	3,750	1,540	90,440	75,530
Sep-12	64,200	5,830	3,070	1,290	74,390	75,990
Oct-12	71,490	6,450	3,620	1,500	83,060	76,900
Nov-12	76,910	7,090	3,870	1,580	89,450	78,600
Dec-12	69,100	6,070	3,510	1,330	80,010	80,330
Jan-13	53,990	4,610	2,340	1,120	62,060	80,270
Feb-13	56,120	4,380	2,680	1,180	64,360	81,920
Mar-13	67,740	6,390	3,430	1,440	79,000	82,400
Apr-13	61,780	6,270	2,960	1,170	72,180	79,630
May-13	78,170	7,780	3,790	1,530	91,270	87,040
Jun-13	77,850	7,800	4,050	1,570	91,270	88,800
Jul-13	85,310	7,650	4,100	1,650	98,710	89,220
Aug-13	90,850	8,700	4,260	1,820	105,630	91,190
Sep-13	80,640	7,520	3,860	1,660	93,680	92,120
Oct-13	87,730	8,110	4,280	1,800	101,920	94,960
Nov-13	94,020	9,000	4,620	2,030	109,670	99,030
Dec-13	91,030	7,310	4,480	1,880	104,700	101,140

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Residential - Historic

Number of residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-14	75,750	6,500	3,350	1,680	87,280	104,920
Feb-14	75,100	5,680	3,470	1,690	85,940	109,040
Mar-14	79,280	6,830	3,770	1,690	91,570	103,860
Apr-14	81,140	7,590	3,890	1,720	94,340	103,530
May-14	87,930	8,830	4,350	2,000	103,110	102,000
Jun-14	92,950	8,970	4,490	2,050	108,460	101,690
Jul-14	95,430	8,160	4,700	1,990	110,280	100,700
Aug-14	98,450	9,500	4,640	2,130	114,720	100,870
Sep-14	91,170	7,870	4,170	1,960	105,170	100,480
Oct-14	98,630	9,270	4,750	2,340	114,990	99,230
Nov-14	84,150	8,640	4,170	2,050	99,010	99,040
Dec-14	90,650	6,590	4,560	2,080	103,880	98,040
Jan-15	66,750	6,270	3,160	1,570	77,750	96,730
Feb-15	68,390	5,260	3,200	1,690	78,540	99,560
Mar-15	78,240	7,700	3,800	1,750	91,490	99,270
Apr-15 ^P	73,640	8,040	3,610	1,610	86,900	96,900
May-15 ^P	83,250	8,580	4,010	1,880	97,720	98,720
Jun-15 ^P	98,090	9,590	4,710	2,230	114,620	104,320
Jul-15 ^P	103,050	10,220	4,970	2,220	120,460	102,180
Aug-15 ^P	94,120	8,750	4,430	2,010	109,310	103,670
Sep-15 ^P	93,740	8,690	4,360	2,130	108,920	104,310
Oct-15 ^P	103,880	10,020	5,190	2,420	121,510	108,130
Nov-15 ^P	90,430	8,850	4,400	1,990	105,670	101,960

^R = Revised to reflect substantial amendments to tax returns data at the UK level.

^P = Provisional. Please note the figures for 2015-16 are provisional and therefore subject to revision.

¹ = Property transactions are allocated to the month in which the transaction was completed.

² = Not all completed transactions in the month prior to processing or the month before that will have been processed when figures for the latest month are compiled. Estimates are therefore made for the missing transactions in both the latest month and the previous month.

Month on month changes for the most recent data should not be given too much weight.

³ From April 2015 Stamp Duty Land Tax was replaced by Land and Buildings Transaction Tax in Scotland and data on Scotland's transactions will cease to be directly collected by HMRC. HMRC are using data from the Scottish Administration to continue the series. However, there might be some discontinuities for the Scottish component of the series after April 2015. We will provide more information in future publications. Over the longer term we will review whether the series combining data in this manner meets users' requirements

* = see Reference Notes on Sheet 7

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2005-06	112,700	10,190	6,190	5,060	134,140	133,400
2006-07	113,310	11,130	6,440	5,340	136,220	136,800
2007-08	114,570	12,320	6,340	4,610	137,840	138,390
2008-09	86,750	9,430	4,800	2,600	103,580	102,910
2009-10	78,190	7,810	4,140	1,950	92,090	92,000
2010-11	84,110	8,370	4,370	2,040	98,890	98,720
2011-12	84,100	8,010	4,330	1,980	98,420	98,140
2012-13	83,940	8,050	4,130	2,180	98,300	98,740
2013-14	90,830	8,770	4,580	2,590	106,770	106,860
2014-15	97,060	9,610	5,030	2,890	114,590	114,430
Annual (calendar year)						
2006	113,020	10,880	6,320	5,200	135,420	135,590
2007	115,290	12,300	6,420	5,010	139,020	139,110
2008	97,930	10,560	5,500	3,100	117,090	116,610
2009	74,610	7,780	3,940	1,880	88,210	87,940
2010	84,860	8,360	4,410	2,080	99,710	99,050
2011	83,180	7,980	4,370	1,930	97,460	97,630
2012	83,640	8,050	4,130	2,150	97,970	98,070
2013	89,350	8,530	4,440	2,490	104,810	104,380
2014	95,850	9,490	4,920	2,850	113,110	113,140

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Quarterly (calendar year)						
2005-Q2	27,780	2,400	1,520	1,350	33,050	32,880
2005-Q3	28,630	2,450	1,590	1,230	33,900	34,170
2005-Q4	27,830	2,590	1,560	1,280	33,260	32,770
2006-Q1	28,460	2,750	1,520	1,200	33,930	33,580
2006-Q2	28,120	2,580	1,630	1,390	33,720	33,790
2006-Q3	27,250	2,530	1,470	1,150	32,400	33,520
2006-Q4	29,190	3,020	1,700	1,460	35,370	34,700
2007-Q1	28,750	3,000	1,640	1,340	34,730	34,790
2007-Q2	28,490	3,180	1,590	1,450	34,710	34,850
2007-Q3	28,640	2,930	1,540	1,190	34,300	35,190
2007-Q4	29,410	3,190	1,650	1,030	35,280	34,280
2008-Q1	28,030	3,020	1,560	940	33,550	34,070
2008-Q2	27,560	3,090	1,670	1,000	33,320	33,190
2008-Q3	22,860	2,290	1,250	620	27,020	26,970
2008-Q4	19,480	2,160	1,020	540	23,200	22,380
2009-Q1	16,850	1,890	860	440	20,040	20,370
2009-Q2	17,150	1,900	950	450	20,450	20,610
2009-Q3	19,360	1,900	1,000	480	22,740	22,850
2009-Q4	21,250	2,090	1,130	510	24,980	24,110
2010-Q1	20,430	1,920	1,060	510	23,920	24,430
2010-Q2	21,670	2,250	1,150	550	25,620	25,700
2010-Q3	21,140	2,100	1,110	470	24,820	24,900
2010-Q4	21,620	2,090	1,090	550	25,350	24,020
2011-Q1	19,680	1,930	1,020	470	23,100	24,100
2011-Q2	20,090	1,980	1,120	480	23,670	24,000
2011-Q3	21,560	2,040	1,110	480	25,190	24,760
2011-Q4	21,850	2,030	1,120	500	25,500	24,770
2012-Q1	20,600	1,960	980	520	24,060	24,610
2012-Q2	20,510	2,030	1,020	560	24,120	24,520
2012-Q3	20,590	1,960	1,000	540	24,090	24,220
2012-Q4	21,940	2,100	1,130	530	25,700	24,720
2013-Q1	20,900	1,960	980	550	24,390	25,280
2013-Q2	21,150	2,070	1,100	670	24,990	25,230
2013-Q3	22,540	2,130	1,140	600	26,410	26,360
2013-Q4	24,760	2,370	1,220	670	29,020	27,510
2014-Q1	22,380	2,200	1,120	650	26,350	27,760
2014-Q2	23,350	2,290	1,200	750	27,590	28,060
2014-Q3	24,500	2,440	1,270	640	28,850	28,270
2014-Q4	25,620	2,560	1,330	810	30,320	29,050
2015-Q1	23,590	2,320	1,230	690	27,830	29,050
2015-Q2	^P 24,570	1,800	1,380	890	28,640	28,950
2015-Q3	^P 25,650	1,780	1,300	810	29,540	29,230

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Monthly						
Apr-05	9,200	800	510	410	10,920	10,390
May-05	8,620	810	490	470	10,390	11,180
Jun-05	9,960	790	520	470	11,740	11,310
Jul-05	10,120	880	550	450	12,000	12,210
Aug-05	9,100	770	540	360	10,770	11,100
Sep-05	9,410	800	500	420	11,130	10,860
Oct-05	8,710	770	490	410	10,380	10,970
Nov-05	9,400	900	520	440	11,260	10,680
Dec-05	9,720	920	550	430	11,620	11,120
Jan-06	8,610	780	450	350	10,190	11,290
Feb-06	7,870	750	440	350	9,410	11,120
Mar-06	11,980	1,220	630	500	14,330	11,170
Apr-06	9,270	860	530	460	11,120	11,620
May-06	8,660	820	510	460	10,450	10,960
Jun-06	10,190	900	590	470	12,150	11,210
Jul-06	8,720	760	510	370	10,360	11,140
Aug-06	9,030	930	480	370	10,810	11,050
Sep-06	9,500	840	480	410	11,230	11,330
Oct-06	9,420	1,010	590	450	11,470	11,240
Nov-06	9,770	1,020	560	490	11,840	11,670
Dec-06	10,000	990	550	520	12,060	11,790
Jan-07	9,020	870	520	380	10,790	11,660
Feb-07	8,110	860	480	420	9,870	11,660
Mar-07	11,620	1,270	640	540	14,070	11,470
Apr-07	9,220	1,020	530	480	11,250	11,460
May-07	9,110	1,060	520	490	11,180	11,650
Jun-07	10,160	1,100	540	480	12,280	11,740
Jul-07	9,840	920	530	430	11,720	11,650
Aug-07	9,860	1,060	520	420	11,860	11,990
Sep-07	8,940	950	490	340	10,720	11,550
Oct-07	10,040	1,040	600	410	12,090	11,470
Nov-07	10,270	1,190	540	340	12,340	11,590
Dec-07	9,100	960	510	280	10,850	11,220

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-08	8,910	870	490	320	10,590	11,430
Feb-08	8,640	940	450	290	10,320	11,250
Mar-08	10,480	1,210	620	330	12,640	11,390
Apr-08	11,460	1,220	720	450	13,850	13,020
May-08	8,030	950	500	270	9,750	10,450
Jun-08	8,070	920	450	280	9,720	9,720
Jul-08	8,090	770	440	240	9,540	9,140
Aug-08	6,810	710	390	190	8,100	8,680
Sep-08	7,960	810	420	190	9,380	9,150
Oct-08	7,360	810	370	200	8,740	8,120
Nov-08	5,690	660	310	180	6,840	7,140
Dec-08	6,430	690	340	160	7,620	7,120
Jan-09	5,100	590	280	140	6,110	6,810
Feb-09	4,790	540	250	120	5,700	6,740
Mar-09	6,960	760	330	180	8,230	6,820
Apr-09	5,650	600	300	140	6,690	6,720
May-09	5,120	640	310	150	6,220	6,800
Jun-09	6,380	660	340	160	7,540	7,090
Jul-09	6,730	600	360	160	7,850	7,430
Aug-09	5,870	590	300	120	6,880	7,780
Sep-09	6,760	710	340	200	8,010	7,640
Oct-09	6,920	680	350	180	8,130	7,840
Nov-09	6,720	720	350	160	7,950	8,050
Dec-09	7,610	690	430	170	8,900	8,220
Jan-10	5,670	530	280	150	6,630	7,630
Feb-10	6,070	560	320	150	7,100	8,400
Mar-10	8,690	830	460	210	10,190	8,400
Apr-10	7,050	720	360	190	8,320	7,990
May-10	6,260	710	350	170	7,490	8,580
Jun-10	8,360	820	440	190	9,810	9,130
Jul-10	7,410	750	400	160	8,720	8,580
Aug-10	6,540	670	350	160	7,720	8,070
Sep-10	7,190	680	360	150	8,380	8,250
Oct-10	7,050	740	390	170	8,350	8,220
Nov-10	7,340	690	380	190	8,600	8,170
Dec-10	7,230	660	320	190	8,400	7,630

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-11	5,730	510	260	120	6,620	8,070
Feb-11	5,860	600	320	180	6,960	8,260
Mar-11	8,090	820	440	170	9,520	7,770
Apr-11	6,640	620	390	160	7,810	7,930
May-11	6,310	670	310	160	7,450	7,910
Jun-11	7,140	690	420	160	8,410	8,160
Jul-11	6,870	640	390	150	8,050	8,080
Aug-11	6,930	680	340	140	8,090	8,220
Sep-11	7,760	720	380	190	9,050	8,460
Oct-11	6,890	650	360	150	8,050	8,390
Nov-11	7,290	720	400	160	8,570	8,050
Dec-11	7,670	660	360	190	8,880	8,330
Jan-12	6,370	590	290	150	7,400	8,410
Feb-12	5,920	600	280	170	6,970	7,970
Mar-12	8,310	770	410	200	9,690	8,230
Apr-12	6,910	620	380	160	8,070	8,590
May-12	6,880	790	320	210	8,200	8,380
Jun-12	6,720	620	320	190	7,850	7,550
Jul-12	7,040	650	320	180	8,190	8,070
Aug-12	6,910	680	330	170	8,090	8,050
Sep-12	6,640	630	350	190	7,810	8,100
Oct-12	7,190	710	390	190	8,480	8,000
Nov-12	7,620	750	430	170	8,970	8,390
Dec-12	7,130	640	310	170	8,250	8,330
Jan-13	6,380	550	300	170	7,400	8,130
Feb-13	5,910	590	280	180	6,960	8,250
Mar-13	8,610	820	400	200	10,030	8,900
Apr-13	7,080	690	370	230	8,370	8,240
May-13	7,170	750	370	240	8,530	8,630
Jun-13	6,900	630	360	200	8,090	8,360
Jul-13	7,750	720	390	220	9,080	8,710
Aug-13	7,360	710	360	190	8,620	8,880
Sep-13	7,430	700	390	190	8,710	8,770
Oct-13	7,960	730	430	200	9,320	8,730
Nov-13	8,410	850	390	240	9,890	9,570
Dec-13	8,390	790	400	230	9,810	9,210

HM Revenue and Customs

UK Property Transactions Count - November 2015



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Annual, Quarterly and Monthly Tables
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above^{1 2 3}

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-14	7,100	690	330	240	8,360	9,150
Feb-14	6,590	700	330	170	7,790	9,240
Mar-14	8,690	810	460	240	10,200	9,370
Apr-14	7,860	730	410	260	9,260	9,190
May-14	7,380	760	390	250	8,780	9,280
Jun-14	8,110	800	400	240	9,550	9,590
Jul-14	8,310	840	420	200	9,770	9,290
Aug-14	7,670	740	390	230	9,030	9,480
Sep-14	8,520	860	460	210	10,050	9,500
Oct-14	8,830	920	460	290	10,500	9,740
Nov-14	7,740	810	420	240	9,210	9,580
Dec-14	9,050	830	450	280	10,610	9,730
Jan-15	7,310	640	370	190	8,510	9,710
Feb-15	7,070	680	380	250	8,380	9,940
Mar-15	9,210	1,000	480	250	10,940	9,400
Apr-15 ^P	8,080	630	480	260	9,450	9,630
May-15 ^P	7,600	570	420	310	8,900	9,650
Jun-15 ^P	8,890	600	480	320	10,290	9,670
Jul-15 ^P	9,050	590	470	300	10,410	9,800
Aug-15 ^P	7,590	580	410	210	8,790	9,740
Sep-15 ^P	9,010	610	420	300	10,340	9,690
Oct-15 ^P	9,160	630	500	250	10,540	10,130
Nov-15 ^P	7,540	700	390	220	8,850	8,970

^R = Revised to reflect substantial amendments to tax returns data at the UK level.

^P = Provisional. Please note the figures for 2015-16 are provisional and therefore subject to revision.

¹ = Property transactions are allocated to the month in which the transaction was completed.

² = Not all completed transactions in the month prior to processing or the month before that will have been processed when figures for the latest month are compiled. Estimates are therefore made for the missing transactions in both the latest month and the previous month.

Month on month changes for the most recent data should not be given too much weight.

³ From April 2015 Stamp Duty Land Tax was replaced by Land and Buildings Transaction Tax in Scotland and data on Scotland's transactions will cease to be directly collected by HMRC. HMRC are using data from the Scottish Administration to continue the series. However, there might be some discontinuities for the Scottish component of the series after April 2015. We will provide more information in future publications. Over the longer term we will review whether the series combining data in this manner meets users' requirements

* = see Reference Notes on Sheet 7



7

Background

7.1 Property Transactions Taxes Background

Stamp Duty Land Tax (SDLT) is payable on the purchase or transfer of most property or land in England, Wales, and Northern Ireland. Land and Buildings Transaction Tax (LBTT) is the equivalent tax payable in Scotland. Both the SDLT and LBTT due on a transaction is calculated from the amount paid for the property with higher rates applied to higher value transactions though with different rates and thresholds. Some transactions will qualify for a relief or exemption.

Different rates and thresholds will also apply depending on whether the property is being used for residential or non-residential purposes, and whether the property is sold as a freehold or leasehold.

Most UK land and property transactions will be notified to HM Revenue & Customs (HMRC) directly on a Stamp Duty Land Tax return - even if no tax is due. Transactions with value less than £40,000 do not need to be notified. Transactions in Scotland need to be notified to the Scottish Administration.

SDLT replaced Stamp Duty on Land and Property on 1 December 2003. LBTT replaced SDLT in Scotland on 1 April 2015.

More information about SDLT, LBTT, the rates and thresholds, the reliefs available, and the definitions of residential and non-residential can be found on the HMRC website (follow the hyperlinks in section 7.5).

7.2 Introduction to Statistics: Methodology & Explanation

This publication presents monthly estimates of the number of residential and non-residential property transactions in the UK and its constituent countries.

Data Sources:

The tables in this publication are based on two sources. HMRC's Stamp Duty Land Tax database and the Scottish Administrations LBTT database. Not all property transactions are captured in these databases.

As well as transactions where the chargeable consideration is less than £40,000, other instances where no notification is required include transfers in connection with divorce and some grants of leases of less than 7 years.

Rounding:

All figures in the tables are estimates that are rounded to the nearest ten to indicate the level of uncertainty (see Country Breakdowns for more information).

Revisions and Timing of Publication:

Transactions are recorded in the database by the date of completion and are presented on that basis in this publication. However, purchasers have 30 days from the date of completion to submit their land transaction return before incurring a penalty. To produce the monthly property transaction figures in time for publication each month, a 'snapshot' of the relevant database is taken in the second week of the month.

The date of this snapshot is maintained in order to provide consistency and is selected to provide users with the best balance between accurate and timely estimates.

The first publication of the latest estimates is timed to complement housing market data from other sources, which are released within a similar timeframe. Section 7.5 contains links to some related statistics.

Therefore at the time of first release, estimates for the most recent month are based on incomplete data and need to be adjusted upward to compensate. This adjustment is based upon the difference between initial and final estimates in previous months.

A similar but smaller adjustment is also made to the penultimate month.

For this reason, all figures in the tables on pages 2, 3, 5 and 6 for the most recent two months are routinely marked as provisional and are subject to significant revision in subsequent publications.

The table on page 8 shows the average absolute percentage revision between initial and final property transaction estimates. These are the average amounts that provisional figures can be expected to change before they become final, which gives an indication of the size (but not direction) of the uncertainty in the latest estimates.

Estimates for earlier time periods may also change slightly between publications as late returns are received and corrections are made to the SDLT and LBTT databases.



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Background

Country Breakdowns:

The split of property transactions between England, Wales and Northern Ireland is based upon the location of the property. There are a small minority of cases where this information is not recorded and these transactions are allocated to a country on a pro-rata basis to maintain the recorded proportions. The data for Scotland is provided separately by the Scottish Administration.

Seasonal Adjustment:

The number of property transactions in the UK is highly seasonal, with more activity in the summer months and less in the winter. This regular annual pattern can sometimes mask the underlying movements and trends in the data series so the publication also presents the UK aggregate transaction figures on a seasonally adjusted basis. The country breakdowns are also seasonal but are not currently seasonally adjusted.

The seasonally adjusted series are estimated using the X13 ARIMA software, as is standard across National Statistics. Adjustments are made for both the time of year and the construction of the calendar, including corrections for the position of Easter and the number of trading days in a particular month.

7.3 Statistical Quality

HMRC's statement on statistical quality is published in "HMRC: Official Statistics" on the HMRC website (hyperlinked in section 7.5).

These statistics are based on an administrative data source collected by HMRC in the running of its business (collecting tax). Any apparent discrepancy between totals and the sum of the constituents in the bulletin is due to rounding.

The quality of these statistics depends on the purpose that they are intended to be used for. The definitions used within this publication are defined by tax law, and whether or not a property transaction is counted within the estimates is dependent on the submission of a Land Transaction Return. Transactions where no return is required, or is required but not submitted, will not be counted in the estimates. The statistics will therefore provide a good indication of the trend in the numbers of residential and non-residential property transactions but may not accurately reflect the total number of properties bought, sold or transferred.

7.4 Related Statistics

HMRC publish more detailed breakdowns of the number and value of property transactions on an annual basis. These National Statistics can be found alongside the Monthly Property Transactions publication on the HMRC website (see hyperlink section).

HMRC publish annual tables of Stamp Duty Land Tax collected, which is taken from the same data source as the transactions data. This is broken down into small geographical units including by Local Authority and by parliamentary constituency (a link can be found in section 7.5).

There are many other National and Official Statistics publications relevant to the UK housing market. The Valuation Office Agency (VOA) publishes statistics on council tax and on the private rental market. The Office for National Statistics (ONS) and HM Land Registry both produce statistics on UK House Prices. The Dept. for Communities and Local Government (DCLG) released a variety of publications on housing and associated topics (links to the relevant website can be found in the hyperlink section).



7 Background

7.5 Hyperlinks

Useful Links

Introduction to SDLT:

<https://www.gov.uk/stamp-duty-land-tax-the-basics#1>

Current SDLT Rates and Thresholds:

<https://www.gov.uk/government/publications/rates-and-allowances-stamp-duty-land-tax>

Introduction to LBTT:

<https://www.revenue.scot/land-buildings-transaction-tax>

Historic SDLT Rates and Thresholds:

http://webarchive.nationalarchives.gov.uk/*/http://www.hmrc.gov.uk/statistics/stamp-duty/table-a9.xls

Land Transaction Return Guidance Notes:

<https://www.gov.uk/government/publications/sdlr-guide-for-completing-paper-sdlr1-return>

Statement of Administrative Sources general note:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278306/cop-admin-sources_1

X13ARIMA homepage:

<http://www.census.gov/srd/www/x13as/>

HMRC: Official Statistics

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics>

HMRC Annual Report and Resource Accounts

<https://www.gov.uk/government/publications/hmrc-annual-report-and-accounts-2013-to-2014>

Related Statistics

Archived versions of the Monthly Property Transactions:

http://webarchive.nationalarchives.gov.uk/*/http://hmrc.gov.uk/thelibrary/national-statistics.htm

Historic Property Transactions, Monthly, Quarterly and Annual, 1959 to 2005 (Table 5.5)

<http://www.ons.gov.uk/ons/rel/elmr/economic-trends--discontinued-/2006-edition/index.html>

Annual Property Transactions Publication:

<https://www.gov.uk/government/collections/property-transactions-in-the-uk>

Stamp Duties collected (T15.1 to T15.5):

<https://www.gov.uk/government/collections/stamp-duties-statistics>

Measuring Tax Gaps:

<https://www.gov.uk/government/publications/measuring-tax-gaps-tables>

Tax expenditures and ready reckoners:

<https://www.gov.uk/government/collections/tax-expenditures-and-ready-reckoners>

ONS House Price Index:

<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=House+Price+Indices>

Valuation Office Agency statistics:

<https://www.gov.uk/government/statistics?departments%5B%5D=valuation-office-agency>

HM Land Registry statistics:

<https://www.gov.uk/government/publications/about-the-house-price-index>

Dept. for Communities and Local Government statistics:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-market>



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Background

Other links

Office for National Statistics (ONS):

<http://www.ons.gov.uk/ons/index.html>

Office for Budget Responsibility (OBR):

<http://budgetresponsibility.independent.gov.uk/>

UK Statistics Authority:

<http://www.statisticsauthority.gov.uk/>

HM Revenue and Customs
UK Property Transactions Count - November 2015



8

Changes to Duty Rates and Statement of Revisions

Rates of Stamp Duty - Conveyances and transfers of land, buildings and property other than stocks and shares.

System from 4th December 2014

Date	Threshold and rates of stamp duty ^{4,5}													
	Nil rate £	0.5% £	1.0% £	1.5% £	2.0% £	2.5% £	3.0% £	3.5% £	4.0% £	5.0% £	7.0% £	10.0% £	12.0% £	15.0% £
04-12-2014 ⁴														
Residential	Portion up to 125,000	-	-	-	Portion Over 125,000	-	-	-	-	Portion Over 250,000	-	Portion Over 925,000	Portion Over 1,500,000	Whole price If over 500,000 by NNP ³
Non-Residential	Whole price up to 150,000	-	Whole price if over 150,000	-	-	Whole price if over 250,000	-	Whole price if over 500,000	-	-	-	-	-	-

Table updated December 2014

System prior to 4th December 2014

Date	Threshold and rates of stamp duty ⁴													
	Nil rate £	0.5% £	1.0% £	1.5% £	2.0% £	2.5% £	3.0% £	3.5% £	4.0% £	5.0% £	7.0% £	10.0% £	12.0% £	15.0% £
01-08-1958	3,500	3,500	4,500	5,250	6,000	-	-	-	-	-	-	-	-	-
01-08-1963	4,500	4,500	6,000	-	-	-	-	-	-	-	-	-	-	-
01-08-1967	5,500	5,500	7,000	-	-	-	-	-	-	-	-	-	-	-
01-08-1972	10,000	10,000	15,000	-	-	-	-	-	-	-	-	-	-	-
01-05-1974 ¹	15,000	15,000	20,000	25,000	30,000	-	-	-	-	-	-	-	-	-
06-04-1980	20,000	20,000	25,000	30,000	35,000	-	-	-	-	-	-	-	-	-
22-03-1982	25,000	25,000	30,000	35,000	40,000	-	-	-	-	-	-	-	-	-
13-03-1984	30,000	-	30,000	-	-	-	-	-	-	-	-	-	-	-
20-12-1991	250,000	-	250,000	-	-	-	-	-	-	-	-	-	-	-
20-08-1992	30,000	-	30,000	-	-	-	-	-	-	-	-	-	-	-
16-03-1993	60,000	-	60,000	-	-	-	-	-	-	-	-	-	-	-
08-07-1997	60,000	-	60,000	250,000	500,000	-	-	-	-	-	-	-	-	-
24-03-1998	60,000	-	60,000	-	250,000	500,000	-	-	-	-	-	-	-	-
16-03-1999	60,000	-	60,000	-	-	250,000	500,000	-	-	-	-	-	-	-
28-03-2000	60,000	-	60,000	-	-	-	500,000	-	-	-	-	-	-	-
01-12-2003 ²														
(Residential)	60,000	-	60,000	-	-	250,000	500,000	-	-	-	-	-	-	-
(Non-Residential)	150,000	-	150,000	-	-	250,000	500,000	-	-	-	-	-	-	-
17-03-2005														
Residential	120,000	-	120,000	-	-	250,000	500,000	-	-	-	-	-	-	-
Non-Residential	150,000	-	150,000	-	-	250,000	500,000	-	-	-	-	-	-	-
23-03-2006														
Residential	125,000	-	125,000	-	-	250,000	500,000	-	-	-	-	-	-	-
Non-Residential	150,000	-	150,000	-	-	250,000	500,000	-	-	-	-	-	-	-
06-04-2011														
Residential	125,000	-	125,000	-	-	250,000	500,000	1,000,000	-	-	-	-	-	-
Non-Residential	150,000	-	150,000	-	-	250,000	500,000	-	-	-	-	-	-	-
21-03-2012														
Residential	125,000	-	125,000	-	-	250,000	500,000	1,000,000	2,000,000	-	-	-	2,000,000 ³	-
Non-Residential	150,000	-	150,000	-	-	250,000	500,000	-	-	-	-	-	-	-
22-03-2013														
Residential	125,000	-	125,000	-	-	250,000	500,000	1,000,000	2,000,000	-	-	-	2,000,000 ³	-
Non-Residential	150,000	-	150,000	-	-	250,000	500,000	-	-	-	-	-	-	-
20-03-2014														
Residential	125,000	-	125,000	-	-	250,000	500,000	1,000,000	2,000,000	-	-	-	500,000 ³	-
Non-Residential	150,000	-	150,000	-	-	250,000	500,000	-	-	-	-	-	-	-

Table updated December 2014



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Changes to Duty Rates and Statement of Revisions

Reference Notes (for both Rates of Stamp Duty tables above)

- 1 Northern Ireland 1 August 1974.
- 2 From the 1st December 2003 separate starting rates were applied to residential and commercial transactions:
 - i residential property transactions, consist mainly of home purchases but also include other transactions which cannot be regarded as purchases for owner occupation e.g. the separate purchase of a private garage or the purchase of the freehold by the leaseholder;
 - ii commercial property covers all land and commercial and industrial property e.g. shops, commercial garages, hotels, public houses etc.
- 3 Higher rate for corporate bodies - From 20 March 2014 SDLT is charged at 15 per cent on interests in residential dwellings costing more than £500,000 purchased by certain non-natural persons (NNP). Previously (From 21 March 2012) the threshold had been £2 million. This broadly includes bodies corporate, for example companies, collective investment schemes and all partnerships with one or more members who are either a body corporate or a collective investment scheme. There are exclusions for companies acting in their capacity as trustees for a settlement and property developers who meet certain conditions.
- 4 From 4 December, SDLT for residential property is charged at different rates depending on the portion of the purchase price that falls within each rate band. There is no change to how SDLT is calculated on purchases of non-residential property or on the rent payable when a new lease is granted.
- 5 SDLT is no longer payable in Scotland and has been replaced with Land and Buildings Transaction Tax

Average Revisions

This table shows the monthly average percentage revision (over the 36 months of data covering 2012-13 to 2014-15) between initial and non-provisional property transaction estimates, broken down into non-seasonally adjusted residential and non-residential categories. These are the average amounts that provisional figures can be expected to change before they become final, which gives an indication of the size (but not direction) of the uncertainty in the latest estimates. Note that there is greater uncertainty in the non-residential estimates as there tends to be a greater lag between completion of a transaction and receipt of the Land Transaction Return.

For information on the methodology used and the causes of revisions see section 7.2 on page 7.

	Not Seasonally Adjusted	
	Residential	Non-Residential
January	3%	14%
February	6%	23%
March	5%	20%
April	4%	19%
May	5%	20%
June	5%	23%
July	4%	16%
August	5%	19%
September	4%	22%
October	4%	18%
November	4%	18%
December	6%	19%
Total	5%	19%

9.1 Contact point for statistical enquiries

Mark Dickson

KAI Tax Gaps & Indirect Taxes
HM Revenue & Customs
Room 2E/12
100 Parliament Street
London
SW1A 2BQ

☎ : 03000 515 305

Email: revenuemonitoring@hmrc.gsi.gov.uk

For more general enquiries please refer to the HMRC website:

<https://www.gov.uk/government/organisations/hm-revenue-customs>

or contact the **Stamp Taxes Helpline** on **0300 200 3510**.

<https://www.gov.uk/government/organisations/hm-revenue-customs/contact/stamp-duty-land-tax>

9.2 Publication Calendar

Publications will be released on the 21st of each month, but are delayed by one day whenever the 21st or the day preceding the 21st is a non-working day (e.g. publications are never published on a Monday, Saturday or Sunday).

This release, for November 2015, was published on 22 December 2015 at 9:30am. The next release, for December 2015, will be published on 21 January 2016 at 9:30am.

Historic releases of property publications can be found on the National Archives website:

http://webarchive.nationalarchives.gov.uk/*/http://www.hmrc.gov.uk/stats/survey_of_prop/menu.htm

The full publication calendar can be found on the 'scheduled updates' page of the HMRC website:

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics>

And is also published on the Publication Hub for UK National Statistics:

<https://www.gov.uk/government/statistics/announcements>

9.3 Revisions Policy for the UK Property Transactions Count publication

Any months with revisions are marked with an 'R' where appropriate and significant revisions will be explained in the notes sections on pages 2 and 3.

All statistics are provisional for the first three months of publication and revisions are marked when the previous months figure and finalised figure (at the third month of publication) are changed.

The data for 2015-2016 will be deemed provisional while we introduce new systems and processes.

For further information on revisions policy see section 7.2 'Introduction to Statistics:

Methodology & Explanation'.

9.4 Reference: National Statistics Publications for Indirect Taxes

Meeting user needs

We are committed to improving the official statistics we publish. We want to encourage and promote user engagement, so that we can continually improve our statistical outputs.

We would welcome any views you have using the feedback questions below.

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics#contact-us>

We will undertake to review user comments on a quarterly basis and use this information to influence the development of our official statistics. We will summarise and publish user comments at regular intervals.

If you have specific questions on the statistics in this publication please contact the team directly.

For further information and questions about tax rules please refer to the HMRC website.

9

Other Information

Users

UK Property Transaction Statistics are used by government and policy makers, analysts, academics, media, businesses, public bodies and the public.

User feedback has helped shape the development and content of this publication and will continue to influence future enhancements.

Uses

These statistics are produced primarily to enable monitoring of trends in the UK residential and non-residential housing markets. Within HM Revenue and Customs and HM Treasury, they are primarily used by policy makers in the development of housing and tax policy, monitoring of tax receipts, ministerial briefing and responding to queries from the public. For example, the statistics in this publication were recently used to highlight the impact on the property market of policies such as the first time buyer relief, especially in relation to forestalling before the relief came to an end.

Outside of HMRC and HMT, past user engagement has highlighted a variety of examples for how these statistics are used:

- By market analysts and media to examine and report on the latest movements in the UK property market and the wider economy;
- Other government departments and policy makers in understanding the impact of past policy changes and to inform decisions on future policy;
- By academics and analysts to look at longer term trends in the UK property market;
- The statistics are widely used in monitoring the impact of the current economic climate on the UK property market;
- Businesses tend to use the statistics to understand the property market or plan business strategies;
- The country breakdowns help inform research on market movements at national levels (this is particularly relevant considering the devolution of the tax to Scotland and the current plans to devolve the tax to the Welsh Government);

They are best used in conjunction with other monthly housing market indicators, some of which can be found in the 'Related Statistics' section on page 7.



9

Other Information

Code of Practice for Official Statistics

HMRC complies with the Code of Practice and supporting Principles:

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics>

<https://www.gov.uk/government/organisations/hm-revenue-customs/about/statistics#cross-cutting-statistics>

Pre-Release Access

Policy: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/275579/state

Access List: <https://www.gov.uk/government/statistics/hmrc-statistics-pre-release-access-list>

A National Statistics Publication

National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political interference.

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods, and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

For general enquiries about National Statistics, contact the National Statistics Public Enquiry Service on

Tel: 0845 601 3034

overseas: (+44) 1633 653 599

minicom: 01633 812399

E-mail: info@statistics.gov.uk

Fax: 01633 652747

By post: Customer Contact Centre, Room 1.015, Cardiff Road, Newport, NP10 8XG

You can also find National Statistics on the internet:

<https://www.gov.uk/government/statistics/announcements>