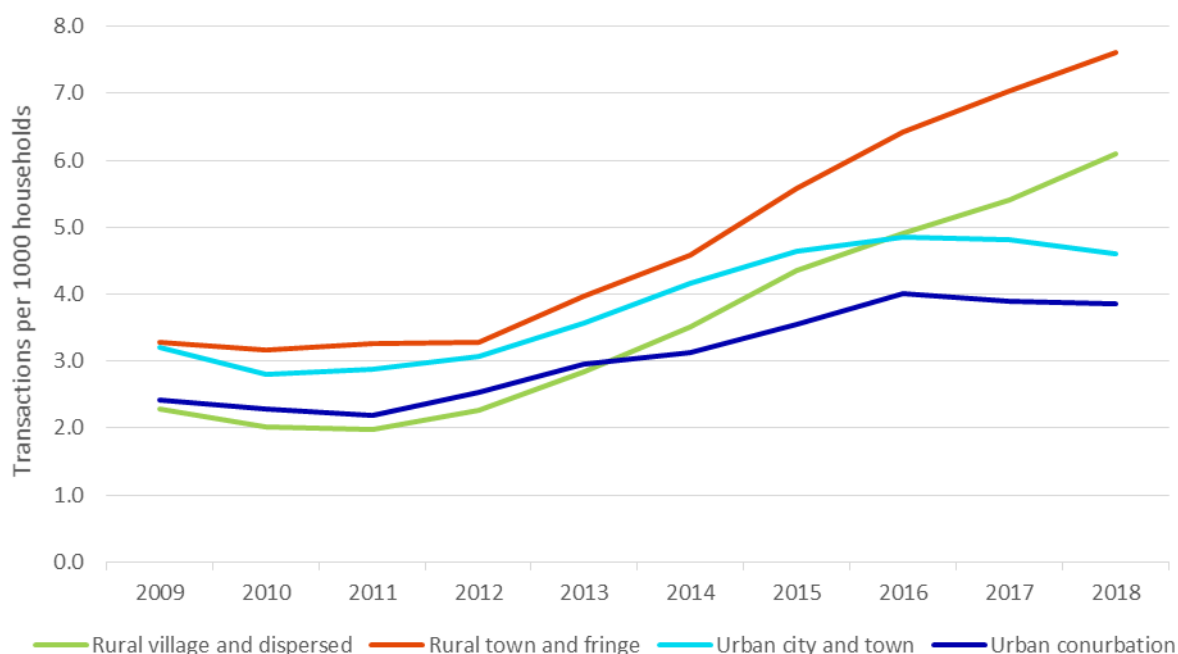


## Residential Housing Transactions

New-build residential housing transactions can be used to assess house building and the type of housing being built in rural and urban areas. After every house sale, the transaction must be registered with HM Land Registry (LR), along with an array of characteristics about the house. Looking at transactions of new-build housing provides further insight on housing development in rural areas, and complements our analysis on housing completions.

This analysis investigates the number of new-build transactions, the proportion of new-build transactions by housing type and compares this with the 2011 census profile of housing type; and looks at the change in the number of transactions by housing type over time. The underlying data are available for Middle Super Output Areas (MSOA) which range in population from 5,000 to 7,200 people and are classified using the rural urban classification.

### Total number of residential transactions of new-builds, per 1,000 households, by Middle Super Output Area rural-urban classification, in England, 2009 – 2018

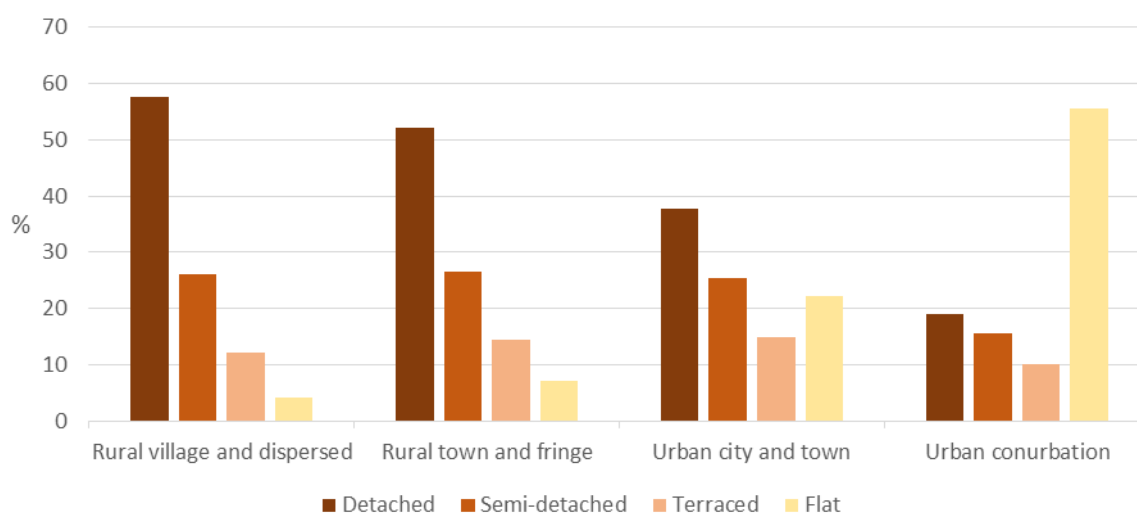


- In 2018, there were 7.6 new-build residential transactions per 1,000 households in *rural town and fringe*, compared with 3.9 in *urban conurbation*.
- The number of new-build residential transactions per 1,000 households has increased in all areas between 2009 and 2018.
- Since 2014, the number of new-build residential transactions has increased more in rural areas than in urban areas each year.

*Total number and number per 1,000 households of new-build residential housing transactions, by Middle Super Output Area Classification, in England, 2009 - 2018*

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Number of Transactions</b>										
Rural Village and Dispersed	4,030	3,550	3,480	3,970	4,970	6,160	7,660	8,630	9,510	10,700
Rural Town and Fringe	6,490	6,270	6,430	6,500	7,860	9,070	11,020	12,690	13,900	15,030
Urban City and Town	31,300	27,320	28,010	29,990	34,820	40,570	45,240	47,250	47,020	44,860
Urban Conurbation	20,700	19,620	18,770	21,710	25,350	26,930	30,520	34,380	33,470	33,190
<b>Number of Transactions per 1000 Households</b>										
Rural Village and Dispersed	2.3	2.0	2.0	2.3	2.8	3.5	4.4	4.9	5.4	6.1
Rural Town and Fringe	3.3	3.2	3.3	3.3	4.0	4.6	5.6	6.4	7.0	7.6
Urban City and Town	3.2	2.8	2.9	3.1	3.6	4.2	4.2	4.8	4.8	4.6
Urban Conurbation	2.4	2.3	2.2	2.5	3.0	3.1	3.1	4.0	3.9	3.9

**Percentage of new-build residential housing transactions, by housing type, by Middle Super Output Area rural-urban classification, in England, 2018**

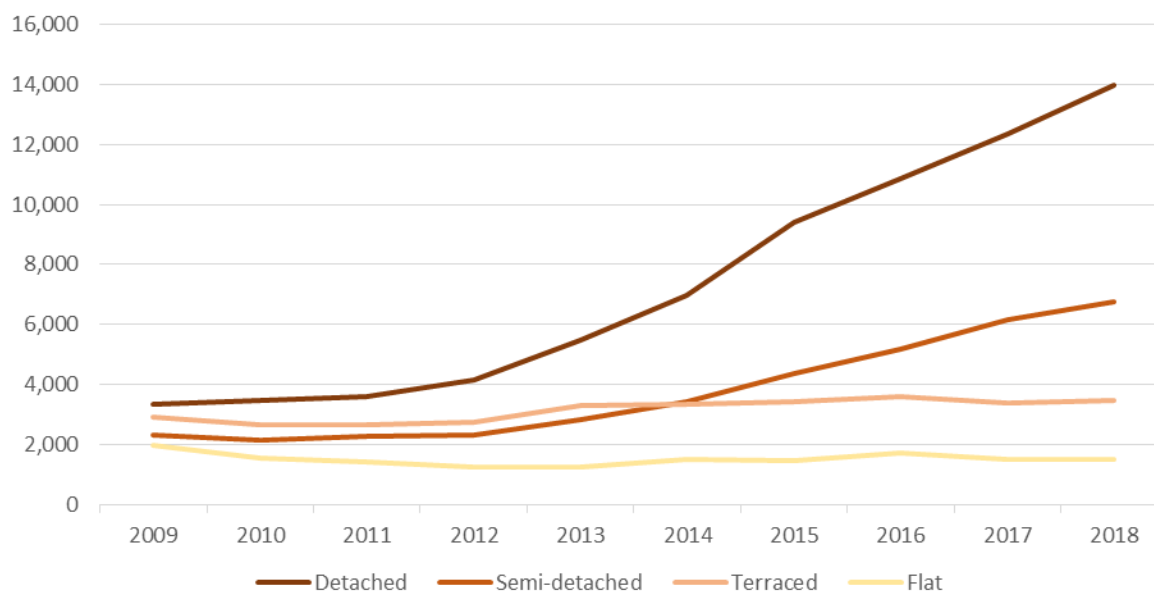


- The majority of new-build residential transactions were *detached* properties in both *rural village and dispersed* and *rural town and fringe*, with 58 per cent and 52 per cent respectively.
- *Flats* made up the smallest proportion of new-build housing transactions in rural areas, where as *flats* made up the majority, 56 per cent, in urban conurbations.

*Number and percentage of new-build residential housing transactions by housing type, by Middle Super Output Area Classification, in England, 2018*

	Detached		Semi-Detached		Terraced		Flat		All Housing	
	Number	%	Number	%	Number	%	Number	%	Number	%
Rural Village and Dispersed	6,160	57.6	2,790	26.1	1,310	12.2	440	4.1	10,700	100
Rural Town and Fringe	7,820	52.0	3,980	26.5	2,150	14.3	1,080	7.2	15,030	100
Urban City and Town	16,900	37.7	11,340	25.3	6,700	14.9	9,910	22.1	44,860	100
Urban Conurbation	6,270	18.9	5,190	15.6	3,310	10.0	18,420	55.5	33,190	100

**Total number of new build residential transactions in rural areas (based on Middle Super Output Area rural-urban classification), by housing type, in England, 2009 – 2018**

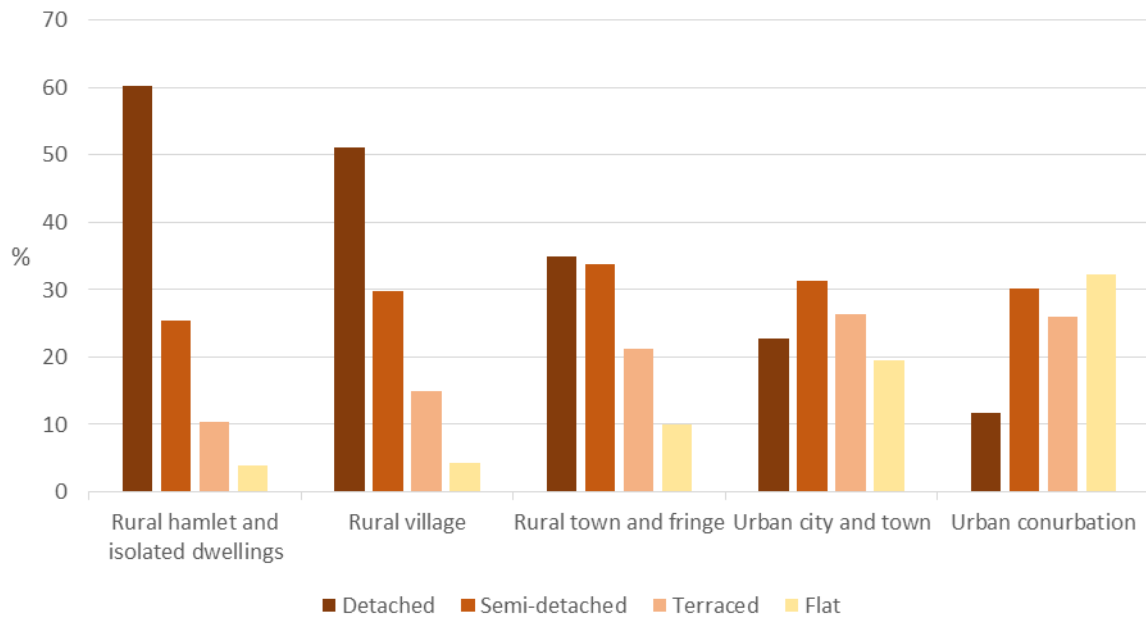


- The number of new-build residential transactions in rural areas increased most for *detached* properties, where in 2018 the 14,000 transactions were 4 times greater than in 2009.
- The number of new-build residential transactions in rural areas for *terraced* housing and *flats* have remained relatively unchanged between 2009 and 2018.

*Number of new-build residential housing transactions in rural areas (based on Middle Super Output Area rural-urban classification) by housing type, in England, 2009 – 2018*

Year	Type of Housing				All
	Detached	Semi - Detached	Terraced	Flat	
2009	3,350	2,300	2,900	1,970	10,520
2010	3,450	2,160	2,670	1,540	9,820
2011	3,580	2,280	2,640	1,410	9,910
2012	4,170	2,300	2,750	1,250	10,470
2013	5,460	2,830	3,290	1,260	12,830
2014	6,970	3,410	3,340	1,500	15,230
2015	9,400	4,380	3,440	1,460	18,680
2016	10,850	5,160	3,600	1,700	21,310
2017	12,360	6,140	3,400	1,510	23,410
2018	13,980	6,770	3,460	1,520	25,720

**Percentage of residential properties, by building type, by Census Output Area rural-urban classification, in England, at 2011 Census**



- The 2011 census provides the most detailed geographical description of housing type in England. This makes it a useful comparison with the recent profile of housing type of new-build properties.
- In 2011, the majority of houses in both *rural villages* and *rural hamlets and isolated dwellings* were *detached* properties.
- The proportion of housing which are *flats* or *terraced* generally decreases as the settlement becomes more rural. In particular, only 4 per cent of housing were *flats* in both *rural villages* and *rural hamlets and isolated dwellings*.
- In rural areas, the 2011 census profile reflects the same pattern as 2018 new-build residential transaction figures.
- However, in *urban conurbation* 56 per cent of 2018 new-build residential transactions were for *flats*, compared with *flats* making up only 32 per cent of housing in 2011.

*Number and percentage of residential properties by housing type, by Census Output Area rural-urban classification, in England, Census 2011*

	Detached		Semi-Detached		Terraced		Flat		Total	
	Number <sup>1</sup>	%	Number <sup>1</sup>	%	Number <sup>1</sup>	%	Number <sup>1</sup>	%	Number <sup>1</sup>	%
Rural Hamlet and Isolated Dwellings	443,900	60.2	187,400	25.4	76,600	10.4	29,400	4.0	737,300	100
Rural Village	649,800	51.1	378,600	29.8	189,400	14.9	54,600	4.3	1,272,400	100
Rural Town and Fringe	732,200	35.0	705,000	33.7	445,800	21.3	208,100	10.0	2,091,100	100
Urban City and Town	2,280,900	22.7	3,157,600	31.4	2,652,600	26.4	1,965,200	19.5	10,056,300	100
Urban Conurbation	1,021,800	11.6	2,647,800	30.1	2,278,500	25.9	2,838,700	32.3	8,786,700	100

<sup>1</sup> figure rounded to the nearest 100

**Sources:**

Data sourced from ONS 2019 release on *Leasehold and freehold residential property transactions in England and Wales: 2018*, where both [freehold dataset](#) and [leasehold dataset](#) have been combined for this analysis.

Additional information and analysis can be found with the ONS' accompanying [publication](#)

The analysis on 2011 Census is drawn from the *2011 Census results for Rural England* [publication](#)

**Notes:**

The Middle layer Super Output Area (MSOA) Rural-Urban Classification (RUC), while a small area geography is an aggregation of smaller rural-urban geographies into a single rural-urban figure. As such, some generalisation occurs in these statistics.

These statistics aggregate multiple MSOA classifications together, producing a reduced number of classifications for comparison.

Large numbers rounded to nearest 10, unless otherwise stated.

The 2008/09 housing market related recession helps explain the very low number of transactions, and subsequent rise in number of transactions, for the 10 year time series'.