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UK Property Transaction Statistics



HM Revenue and Customs

UK Property Transactions Count - October 2013



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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) database, which records the information submitted by property purchasers on the Land Transaction Return. 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 21 November 2013 / Next Review 24 December 2013]

Key messages

The provisional seasonally adjusted UK property transaction count for October 2013 was 94,950 residential and 8,650 non-residential transactions.

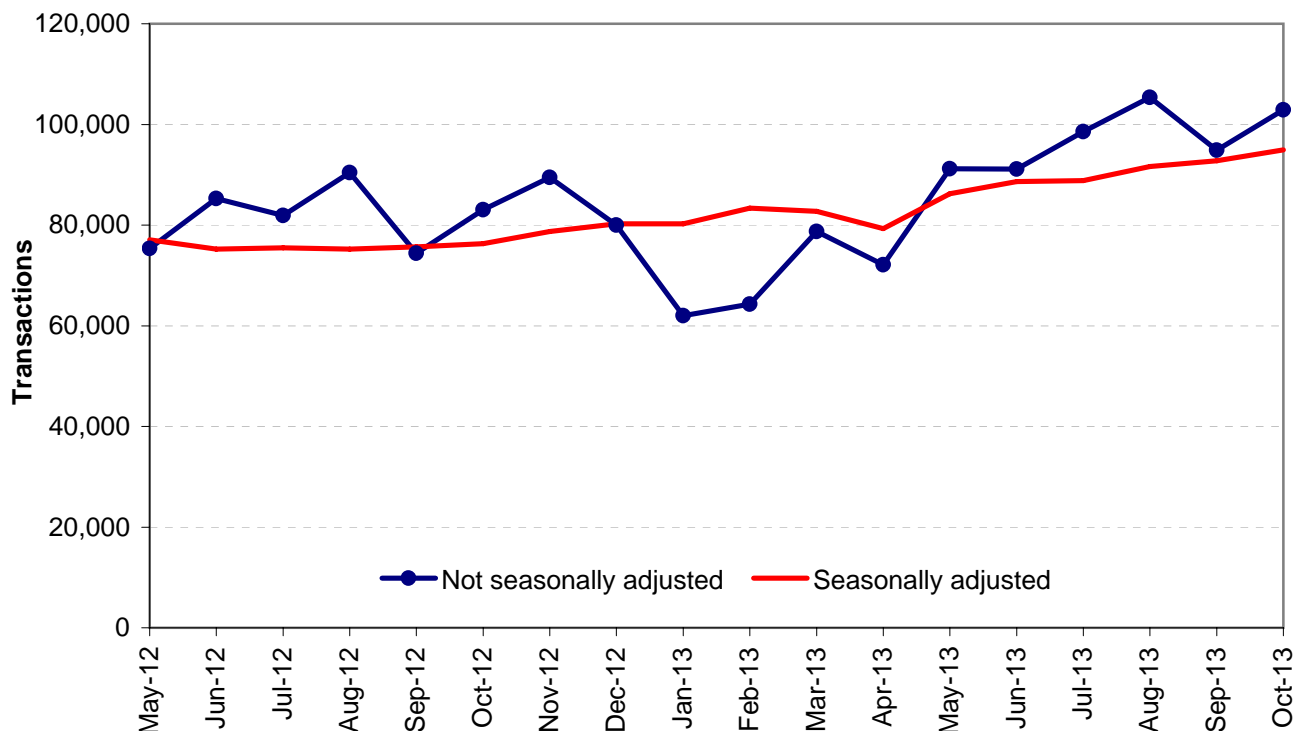
Residential transactions

The seasonally adjusted estimate of the number of residential property transactions increased by 2.3% between September 2013 and October 2013. This month's figure is also 24.4% higher compared to the same month last year. Chart 1A shows the historic time series for residential property transactions.

The trend since the beginning of 2012/13 has been of an increase in transactions. The seasonally adjusted number of transactions has risen every month since April 2013. Recent non-seasonally-adjusted transactions peaked in August 2013 – this was its highest level since December 2009. Please note that the figure for the most recent month is provisional and therefore subject to revision.

[Reviewed 21 November 2013 / Next Review 24 December 2013]

Chart 1A
Total UK Residential Property Transactions



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Commentary and Charts

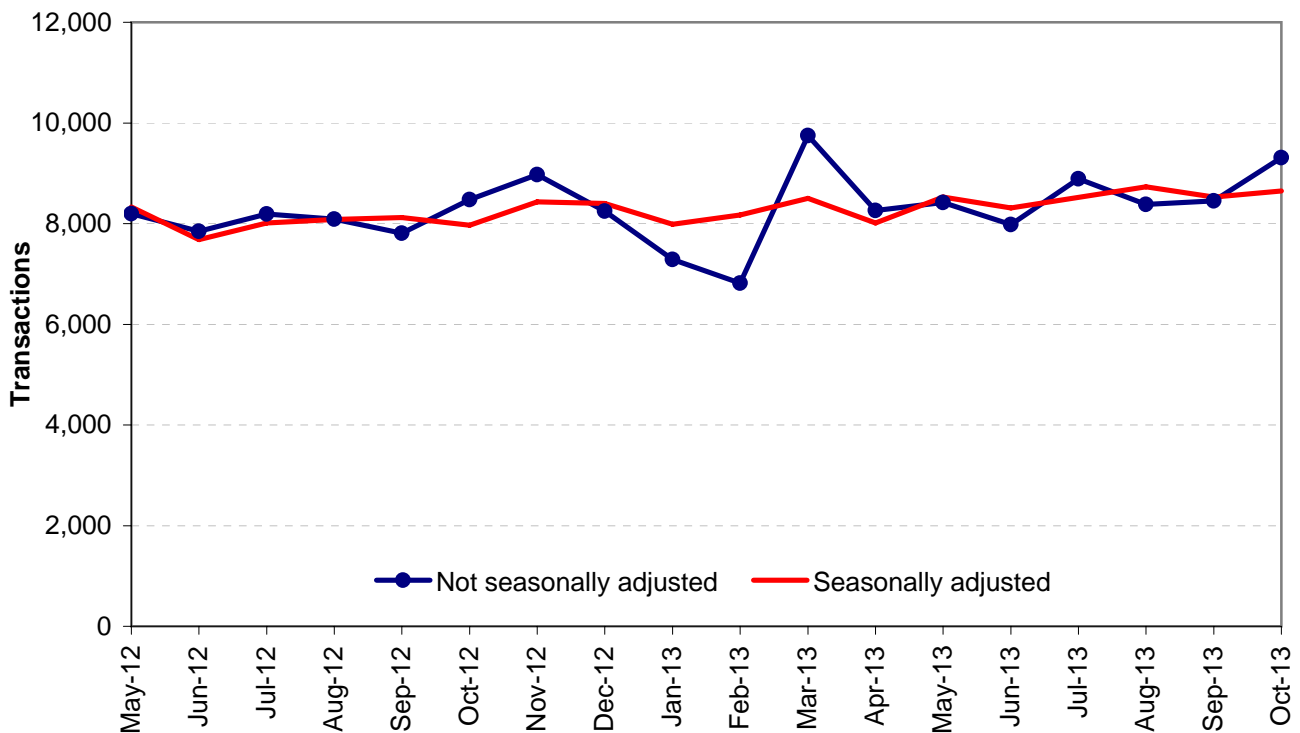
Non-residential transactions

The seasonally adjusted estimate of the number of non-residential property transactions increased by 1.4% between September 2013 and October 2013. This month's figure is also 8.5% higher compared to the same month last year. Chart 1B shows the historic time series for non-residential property transactions.

The trend in the number of non-residential transactions over the past eighteen months is broadly flat, with a slight increase in recent months. The peak in the non-seasonally adjusted series in March 2013 is due to normal seasonal variation. Please note that the latest data point is provisional and subject to revision.

[Reviewed 21 November 2013 / Next Review 24 December 2013]

Chart 1B
Total UK Non-Residential Property Transactions



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Annual and Monthly Tables
Residential

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

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2008-09	664,250	83,990	35,030	12,790	796,060	792,640
2009-10	770,600	73,510	37,580	15,290	896,980	893,150
2010-11	755,160	72,140	37,230	14,190	878,720	876,600
2011-12	794,170	73,090	38,990	14,710	920,960	917,450
2012-13	799,260	73,720	39,200	15,750	927,930	930,410
Annual (calendar year)						
2008	750,930	96,360	38,850	14,060	900,200	916,990
2009	735,220	71,840	36,490	14,800	858,350	847,330
2010	761,000	73,120	37,260	14,390	885,770	879,160
2011	762,140	70,740	37,870	14,040	884,790	883,970
2012	803,800	73,830	39,280	15,570	932,480	932,100
Monthly						
May-12	64,960	6,110	3,100	1,180	75,350	77,060
Jun-12	72,590	7,600	3,700	1,420	85,310	75,230
Jul-12	71,240	6,140	3,280	1,220	81,880	75,510
Aug-12	77,690	7,460	3,750	1,540	90,440	75,200
Sep-12	64,200	5,830	3,070	1,290	74,390	75,680
Oct-12	71,490	6,450	3,620	1,500	83,060	76,300
Nov-12	76,910	7,090	3,870	1,580	89,450	78,710
Dec-12	69,100	6,070	3,510	1,330	80,010	80,280
Jan-13	53,930	4,610	2,340	1,110	61,990	80,270
Feb-13	56,050	4,370	2,680	1,170	64,270	83,340
Mar-13	67,510	6,380	3,420	1,430	78,740	82,750
Apr-13	61,740	6,270	2,950	1,160	72,120	79,310
May-13	78,090	7,770	3,790	1,530	91,180	86,210
Jun-13 ^R	77,760	7,800	4,040	1,560	91,160	88,660
Jul-13 ^R	85,200	7,650	4,090	1,640	98,580	88,850
Aug-13 ^R	90,620	8,690	4,250	1,810	105,370	91,620
Sep-13 ^{PR}	81,700	7,640	3,900	1,660	94,900	92,780
Oct-13 ^P	88,450	8,480	4,260	1,700	102,890	94,950

^R = Revised to reflect amendments to SDLT returns data.

^P = Provisional.

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.

Too much weight should not be given to month on month changes for the most recent data.

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Annual and Monthly Tables
Non-Residential

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

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2008-09	86,750	9,430	4,800	2,600	103,580	102,940
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	98,750
2011-12	84,100	8,010	4,330	1,980	98,420	98,240
2012-13	83,480	8,000	4,110	2,180	97,770	98,110
Annual (calendar year)						
2008	97,930	10,560	5,500	3,100	117,090	116,590
2009	74,610	7,780	3,940	1,880	88,210	87,950
2010	84,860	8,360	4,410	2,080	99,710	99,120
2011	83,180	7,980	4,370	1,930	97,460	97,710
2012	83,640	8,050	4,130	2,150	97,970	98,070
Monthly						
May-12	6,880	790	320	210	8,200	8,330
Jun-12	6,720	620	320	190	7,850	7,680
Jul-12	7,040	650	320	180	8,190	8,010
Aug-12	6,910	680	330	170	8,090	8,080
Sep-12	6,640	630	350	190	7,810	8,120
Oct-12	7,190	710	390	190	8,480	7,970
Nov-12	7,620	750	430	170	8,970	8,430
Dec-12	7,130	640	310	170	8,250	8,400
Jan-13	6,280	540	300	170	7,290	7,990
Feb-13	5,790	580	270	180	6,820	8,170
Mar-13	8,370	790	390	200	9,750	8,500
Apr-13	6,990	670	370	230	8,260	8,010
May-13	7,090	730	360	240	8,420	8,530
Jun-13 ^R	6,800	620	360	200	7,980	8,310
Jul-13 ^R	7,600	690	390	210	8,890	8,520
Aug-13 ^R	7,160	670	360	190	8,380	8,730
Sep-13 ^{PR}	7,220	680	370	180	8,450	8,530
Oct-13 ^P	7,900	780	430	200	9,310	8,650

^R = Revised to reflect amendments to SDLT returns data.

^P = Provisional.

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.

Too much weight should not be given to month on month changes for the most recent data.

4

Historic: Commentary and Charts

Residential transactions

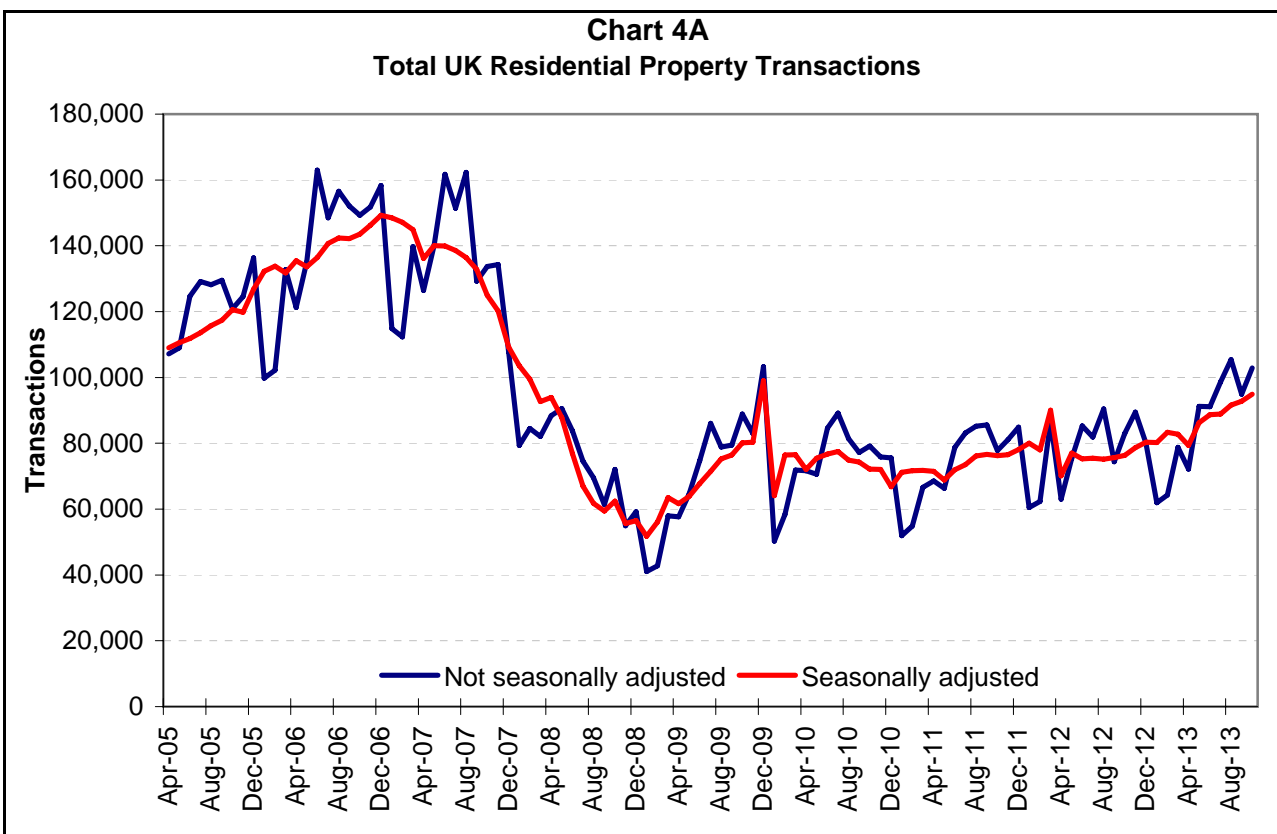
The long term movement in the number of residential property transactions shown in Chart 4A reflects the general performance of the housing market over the past eight years. The clearest feature of the time series is the sharp fall in residential transactions at the end of 2007, coinciding with the housing 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 has been a slow but steady upward trend.

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 year.

[Reviewed 21 November 2013 / Next Review 24 December 2013]



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Historic: Commentary and Charts

Non-residential transactions

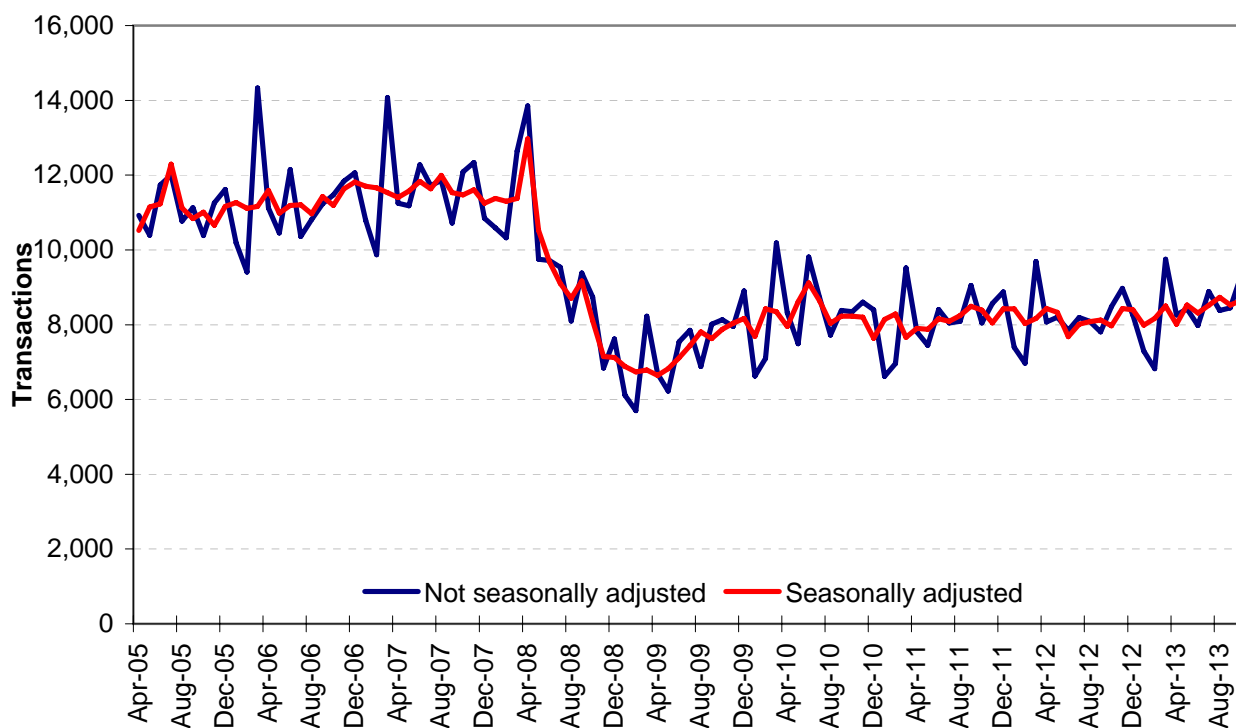
The non-residential property market has mirrored, to a large extent, the ups and downs of the residential market. The credit crunch effects from 2007 triggered a similar fall in transactions but not to quite the same extent as in the residential market.

The trend in non-residential property transactions has been flat for the last 3 years. 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 around the turn of the year with a corresponding peak each March coinciding with the end of the financial year.

[Reviewed 21 November 2013 / Next Review 24 December 2013]

Chart 4B
Total UK Non-Residential Property Transactions



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4

Historic: Commentary and Charts

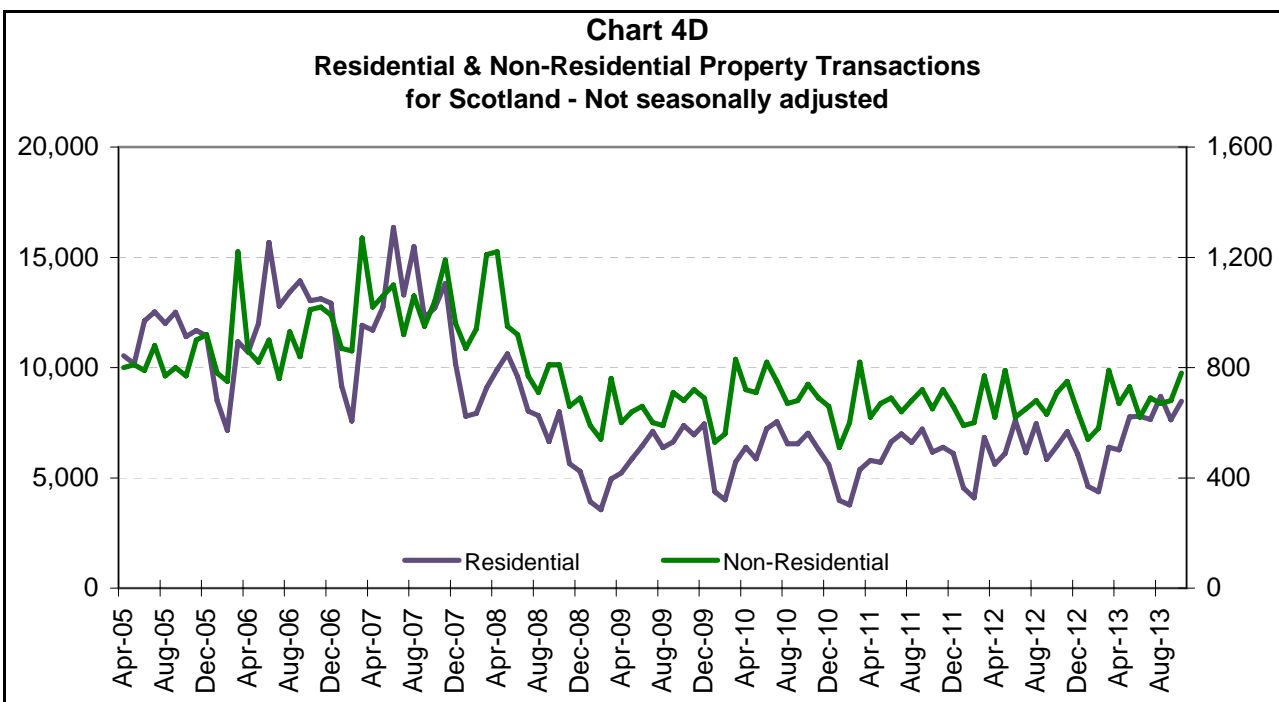
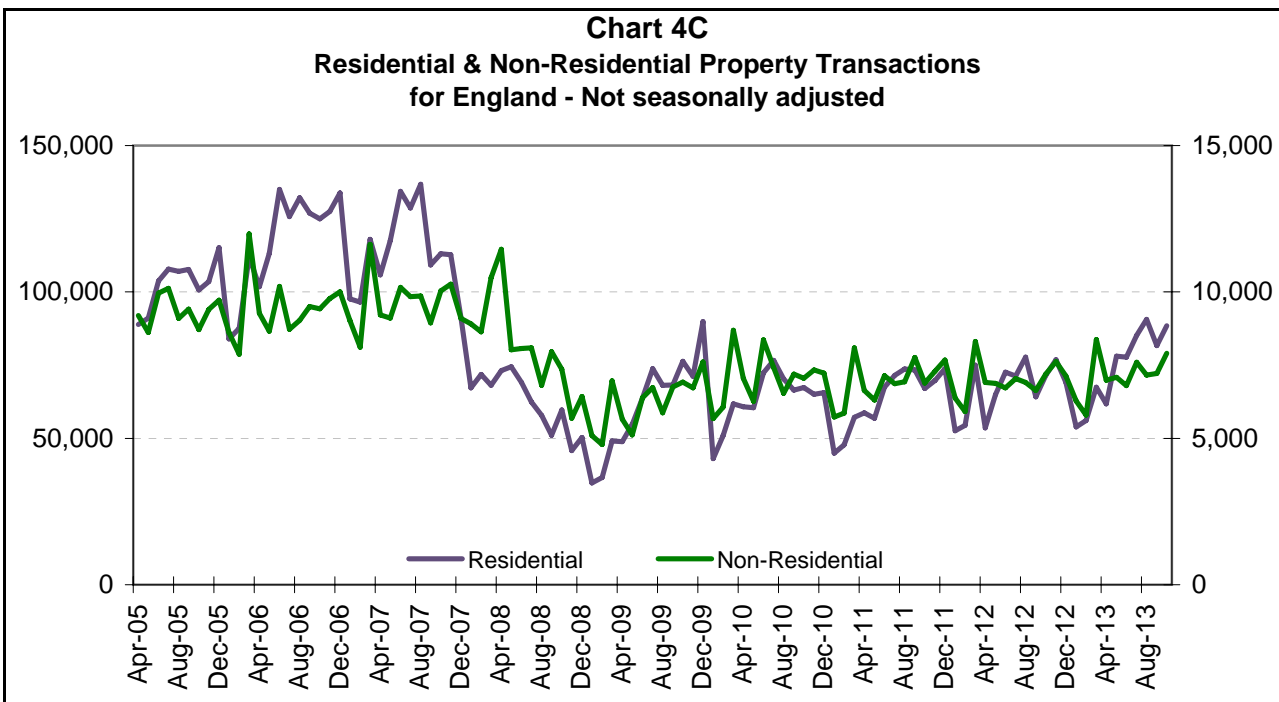
Residential and non-residential transactions for the UK constituent countries

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 axis).

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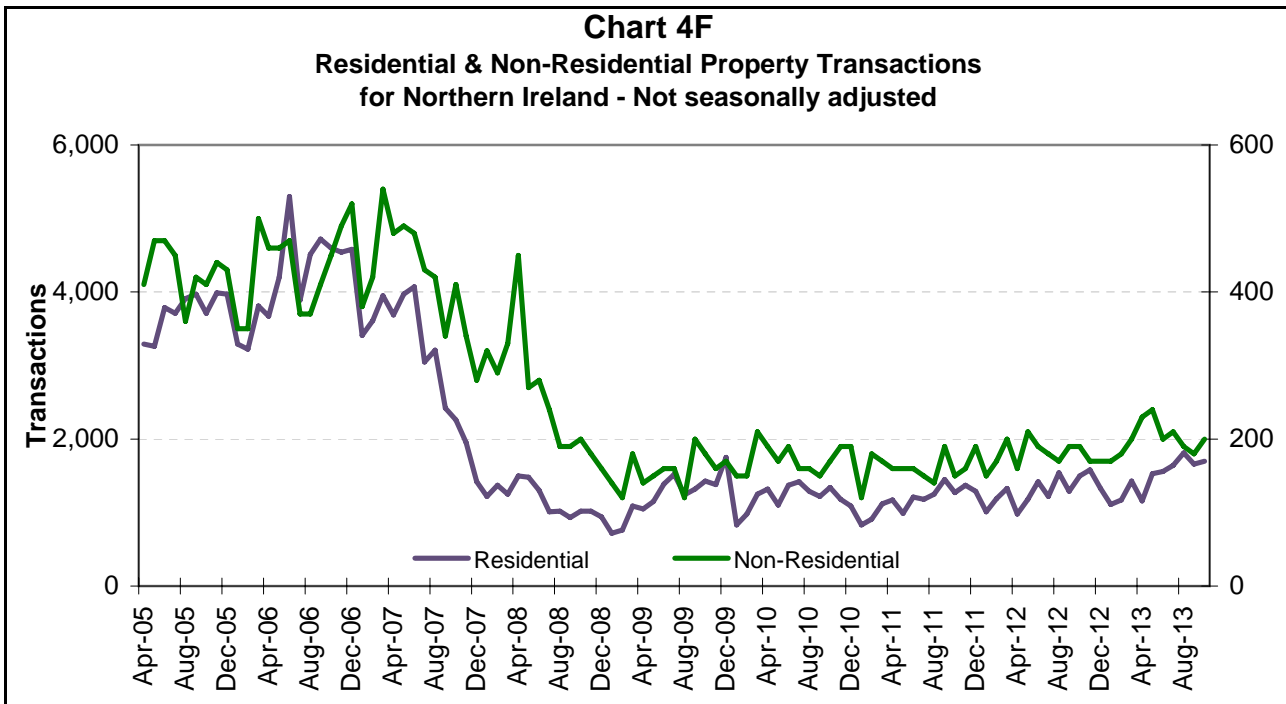
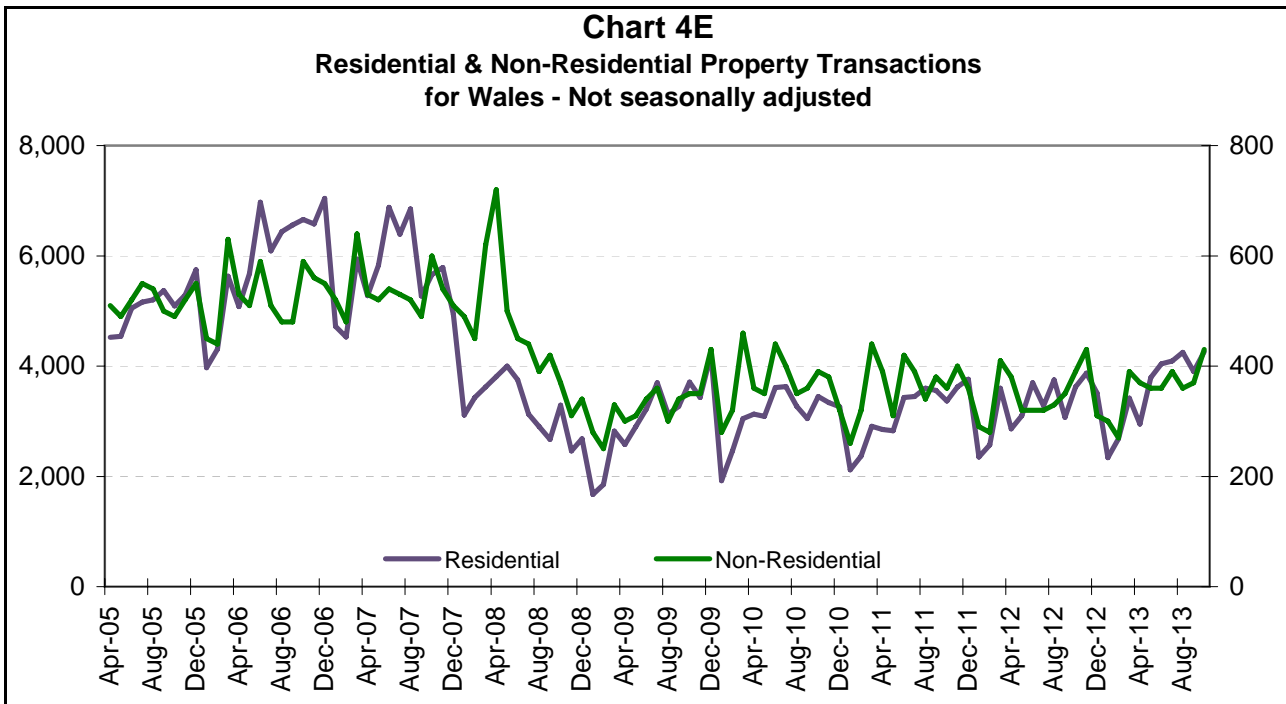


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Historic: Commentary and Charts



HM Revenue and Customs

UK Property Transactions Count - October 2013



5

Annual, Quarterly and Monthly Tables

Residential - Historic

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

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2005-06	1,209,080	131,240	59,880	43,920	1,444,120	1,443,260
2006-07	1,433,200	146,240	72,290	50,980	1,702,710	1,710,490
2007-08	1,256,540	143,340	63,050	29,880	1,492,810	1,473,960
2008-09	664,250	83,990	35,030	12,790	796,060	792,640
2009-10	770,600	73,510	37,580	15,290	896,980	893,150
2010-11	755,160	72,140	37,230	14,190	878,720	876,600
2011-12	794,170	73,090	38,990	14,710	920,960	917,450
2012-13	799,260	73,720	39,200	15,750	927,930	930,410
Annual (calendar year)						
2006	1,404,710	144,400	71,010	50,330	1,670,450	1,667,800
2007	1,361,510	147,210	68,080	37,010	1,613,810	1,618,870
2008	750,930	96,360	38,850	14,060	900,200	916,990
2009	735,220	71,840	36,490	14,800	858,350	847,330
2010	761,000	73,120	37,260	14,390	885,770	879,160
2011	762,140	70,740	37,870	14,040	884,790	883,970
2012	803,800	73,830	39,280	15,570	932,480	932,100

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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}

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Quarterly (calendar year)						
2005-Q2	283,570	32,840	14,110	10,340	340,860	331,460
2005-Q3	322,520	37,040	15,730	11,590	386,880	346,660
2005-Q4	319,370	34,530	16,130	11,670	381,700	367,260
2006-Q1	283,620	26,830	13,910	10,320	334,680	397,880
2006-Q2	350,020	38,350	17,730	13,170	419,270	405,470
2006-Q3	384,790	40,150	19,090	13,120	457,150	425,340
2006-Q4	386,280	39,070	20,280	13,720	459,350	439,110
2007-Q1	312,110	28,670	15,190	10,970	366,940	440,570
2007-Q2	357,710	40,810	17,990	11,730	428,240	416,150
2007-Q3	374,700	41,040	18,510	8,680	442,930	407,750
2007-Q4	316,990	36,690	16,390	5,630	375,700	354,400
2008-Q1	207,140	24,800	10,160	3,840	245,940	295,660
2008-Q2	216,750	30,110	11,560	4,280	262,700	258,630
2008-Q3	171,290	22,500	8,700	2,960	205,450	188,180
2008-Q4	155,750	18,950	8,430	2,980	186,110	174,520
2009-Q1	120,460	12,430	6,340	2,570	141,800	171,310
2009-Q2	167,270	17,530	8,700	3,590	197,090	193,310
2009-Q3	210,100	20,110	10,100	4,080	244,390	223,150
2009-Q4	237,390	21,770	11,350	4,560	275,070	259,560
2010-Q1	155,840	14,100	7,430	3,060	180,430	217,130
2010-Q2	193,700	19,480	9,830	3,790	226,800	224,280
2010-Q3	213,350	20,630	9,950	3,930	247,860	226,680
2010-Q4	198,110	18,910	10,050	3,610	230,680	211,070
2011-Q1	150,000	13,120	7,400	2,860	173,380	214,570
2011-Q2	183,020	18,130	9,110	3,370	213,630	212,310
2011-Q3	218,580	20,820	10,610	3,880	253,890	226,260
2011-Q4	210,540	18,670	10,750	3,930	243,890	230,830
2012-Q1	182,030	15,470	8,520	3,530	209,550	248,050
2012-Q2	191,140	19,320	9,660	3,580	223,700	222,370
2012-Q3	213,130	19,430	10,100	4,050	246,710	226,390
2012-Q4	217,500	19,610	11,000	4,410	252,520	235,290
2013-Q1	177,490	15,360	8,440	3,710	205,000	246,360
2013-Q2 ^R	217,590	21,840	10,780	4,250	254,460	254,180
2013-Q3 ^P	257,520	23,980	12,240	5,110	298,850	273,250

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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}

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Monthly						
Apr-05	88,840	10,540	4,520	3,290	107,190	109,030
May-05	91,030	10,180	4,540	3,260	109,010	110,550
Jun-05	103,700	12,120	5,050	3,790	124,660	111,880
Jul-05	107,770	12,530	5,160	3,710	129,170	113,580
Aug-05	107,040	12,000	5,200	3,910	128,150	115,740
Sep-05	107,710	12,510	5,370	3,970	129,560	117,340
Oct-05	100,650	11,410	5,090	3,710	120,860	120,610
Nov-05	103,570	11,690	5,290	3,990	124,540	119,820
Dec-05	115,150	11,430	5,750	3,970	136,300	126,830
Jan-06	83,980	8,500	3,970	3,290	99,740	132,230
Feb-06	87,550	7,150	4,310	3,220	102,230	133,850
Mar-06	112,090	11,180	5,630	3,810	132,710	131,800
Apr-06	101,830	10,690	5,080	3,670	121,270	135,440
May-06	113,160	11,990	5,680	4,200	135,030	133,580
Jun-06	135,030	15,670	6,970	5,300	162,970	136,450
Jul-06	125,720	12,790	6,090	3,890	148,490	140,740
Aug-06	132,180	13,430	6,440	4,510	156,560	142,410
Sep-06	126,890	13,930	6,560	4,720	152,100	142,190
Oct-06	124,980	13,030	6,660	4,600	149,270	143,580
Nov-06	127,530	13,120	6,580	4,540	151,770	146,230
Dec-06	133,770	12,920	7,040	4,580	158,310	149,300
Jan-07	97,580	9,170	4,720	3,410	114,880	148,540
Feb-07	96,560	7,580	4,530	3,610	112,280	147,100
Mar-07	117,970	11,920	5,940	3,950	139,780	144,930
Apr-07	105,780	11,700	5,280	3,690	126,450	136,150
May-07	117,560	12,750	5,830	3,970	140,110	140,070
Jun-07	134,370	16,360	6,880	4,070	161,680	139,930
Jul-07	128,660	13,290	6,390	3,050	151,390	138,560
Aug-07	136,790	15,480	6,850	3,210	162,330	136,390
Sep-07	109,250	12,270	5,270	2,420	129,210	132,800
Oct-07	113,080	12,700	5,660	2,260	133,700	124,950
Nov-07	112,770	13,810	5,790	1,950	134,320	120,200
Dec-07	91,140	10,180	4,940	1,420	107,680	109,250

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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}

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Jan-08	67,220	7,800	3,110	1,220	79,350	103,540
Feb-08	71,820	7,920	3,430	1,370	84,540	99,460
Mar-08	68,100	9,080	3,620	1,250	82,050	92,660
Apr-08	73,130	9,910	3,810	1,500	88,350	93,900
May-08	74,470	10,620	4,000	1,480	90,570	87,790
Jun-08	69,150	9,580	3,750	1,300	83,780	76,940
Jul-08	62,400	8,020	3,130	1,010	74,560	66,960
Aug-08	57,810	7,830	2,900	1,020	69,560	61,780
Sep-08	51,080	6,650	2,670	930	61,330	59,440
Oct-08	59,710	8,000	3,290	1,020	72,020	62,440
Nov-08	45,780	5,650	2,460	1,020	54,910	55,590
Dec-08	50,260	5,300	2,680	940	59,180	56,490
Jan-09	34,750	3,920	1,670	720	41,060	51,720
Feb-09	36,580	3,560	1,850	760	42,750	56,080
Mar-09	49,130	4,950	2,820	1,090	57,990	63,510
Apr-09	48,840	5,220	2,580	1,050	57,690	61,670
May-09	54,720	5,870	2,900	1,150	64,640	63,860
Jun-09	63,710	6,440	3,220	1,390	74,760	67,780
Jul-09	73,760	7,110	3,700	1,520	86,090	71,470
Aug-09	68,080	6,370	3,130	1,240	78,820	75,250
Sep-09	68,260	6,630	3,270	1,320	79,480	76,430
Oct-09	76,320	7,380	3,710	1,430	88,840	80,170
Nov-09	71,150	6,950	3,430	1,380	82,910	80,350
Dec-09	89,920	7,440	4,210	1,750	103,320	99,040
Jan-10	43,110	4,370	1,920	830	50,230	64,100
Feb-10	50,920	4,010	2,460	980	58,370	76,480
Mar-10	61,810	5,720	3,050	1,250	71,830	76,550
Apr-10	60,830	6,380	3,130	1,320	71,660	72,070
May-10	60,500	5,870	3,090	1,100	70,560	75,480
Jun-10	72,370	7,230	3,610	1,370	84,580	76,730
Jul-10	76,590	7,550	3,630	1,420	89,190	77,510
Aug-10	70,320	6,540	3,270	1,290	81,420	74,840
Sep-10	66,440	6,540	3,050	1,220	77,250	74,330
Oct-10	67,380	7,020	3,450	1,340	79,190	72,200
Nov-10	65,080	6,290	3,340	1,180	75,890	72,090
Dec-10	65,650	5,600	3,260	1,090	75,600	66,780

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UK Property Transactions Count - October 2013



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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}

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Jan-11	44,970	3,980	2,120	830	51,900	71,170
Feb-11	47,830	3,770	2,370	910	54,880	71,670
Mar-11	57,200	5,370	2,910	1,120	66,600	71,730
Apr-11	58,700	5,790	2,850	1,170	68,510	71,470
May-11	56,820	5,700	2,830	990	66,340	68,870
Jun-11	67,500	6,640	3,430	1,210	78,780	71,970
Jul-11	71,550	7,000	3,450	1,180	83,180	73,470
Aug-11	73,720	6,610	3,600	1,250	85,180	76,170
Sep-11	73,310	7,210	3,560	1,450	85,530	76,620
Oct-11	67,030	6,170	3,370	1,270	77,840	76,200
Nov-11	69,730	6,390	3,620	1,370	81,110	76,500
Dec-11	73,780	6,110	3,760	1,290	84,940	78,130
Jan-12	52,630	4,540	2,350	1,010	60,530	80,000
Feb-12	54,440	4,100	2,570	1,190	62,300	77,970
Mar-12	74,960	6,830	3,600	1,330	86,720	90,080
Apr-12	53,590	5,610	2,860	980	63,040	70,080
May-12	64,960	6,110	3,100	1,180	75,350	77,060
Jun-12	72,590	7,600	3,700	1,420	85,310	75,230
Jul-12	71,240	6,140	3,280	1,220	81,880	75,510
Aug-12	77,690	7,460	3,750	1,540	90,440	75,200
Sep-12	64,200	5,830	3,070	1,290	74,390	75,680
Oct-12	71,490	6,450	3,620	1,500	83,060	76,300
Nov-12	76,910	7,090	3,870	1,580	89,450	78,710
Dec-12	69,100	6,070	3,510	1,330	80,010	80,280
Jan-13	53,930	4,610	2,340	1,110	61,990	80,270
Feb-13	56,050	4,370	2,680	1,170	64,270	83,340
Mar-13	67,510	6,380	3,420	1,430	78,740	82,750
Apr-13	61,740	6,270	2,950	1,160	72,120	79,310
May-13	78,090	7,770	3,790	1,530	91,180	86,210
Jun-13 ^R	77,760	7,800	4,040	1,560	91,160	88,660
Jul-13 ^R	85,200	7,650	4,090	1,640	98,580	88,850
Aug-13 ^R	90,620	8,690	4,250	1,810	105,370	91,620
Sep-13 ^{PR}	81,700	7,640	3,900	1,660	94,900	92,780
Oct-13 ^P	88,450	8,480	4,260	1,700	102,890	94,950

^R = Revised to reflect amendments to SDLT returns data.

^P = Provisional.

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.

Too much weight should not be given to month on month changes for the most recent data.

* = Reference Notes

HM Revenue and Customs

UK Property Transactions Count - October 2013



6

Annual, Quarterly and Monthly Tables
Non-Residential - Historic

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

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2005-06	112,700	10,190	6,190	5,060	134,140	133,520
2006-07	113,310	11,130	6,440	5,340	136,220	136,890
2007-08	114,570	12,320	6,340	4,610	137,840	138,340
2008-09	86,750	9,430	4,800	2,600	103,580	102,940
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	98,750
2011-12	84,100	8,010	4,330	1,980	98,420	98,240
2012-13	83,480	8,000	4,110	2,180	97,770	98,110
Annual (calendar year)						
2006	113,020	10,880	6,320	5,200	135,420	135,540
2007	115,290	12,300	6,420	5,010	139,020	139,170
2008	97,930	10,560	5,500	3,100	117,090	116,590
2009	74,610	7,780	3,940	1,880	88,210	87,950
2010	84,860	8,360	4,410	2,080	99,710	99,120
2011	83,180	7,980	4,370	1,930	97,460	97,710
2012	83,640	8,050	4,130	2,150	97,970	98,070

HM Revenue and Customs

UK Property Transactions Count - October 2013



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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}

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Quarterly (calendar year)						
2005-Q2	27,780	2,400	1,520	1,350	33,050	32,900
2005-Q3	28,630	2,450	1,590	1,230	33,900	34,250
2005-Q4	27,830	2,590	1,560	1,280	33,260	32,830
2006-Q1	28,460	2,750	1,520	1,200	33,930	33,540
2006-Q2	28,120	2,580	1,630	1,390	33,720	33,760
2006-Q3	27,250	2,530	1,470	1,150	32,400	33,610
2006-Q4	29,190	3,020	1,700	1,460	35,370	34,630
2007-Q1	28,750	3,000	1,640	1,340	34,730	34,890
2007-Q2	28,490	3,180	1,590	1,450	34,710	34,800
2007-Q3	28,640	2,930	1,540	1,190	34,300	35,150
2007-Q4	29,410	3,190	1,650	1,030	35,280	34,330
2008-Q1	28,030	3,020	1,560	940	33,550	34,060
2008-Q2	27,560	3,090	1,670	1,000	33,320	33,170
2008-Q3	22,860	2,290	1,250	620	27,020	26,980
2008-Q4	19,480	2,160	1,020	540	23,200	22,380
2009-Q1	16,850	1,890	860	440	20,040	20,410
2009-Q2	17,150	1,900	950	450	20,450	20,570
2009-Q3	19,360	1,900	1,000	480	22,740	22,880
2009-Q4	21,250	2,090	1,130	510	24,980	24,090
2010-Q1	20,430	1,920	1,060	510	23,920	24,460
2010-Q2	21,670	2,250	1,150	550	25,620	25,680
2010-Q3	21,140	2,100	1,110	470	24,820	24,910
2010-Q4	21,620	2,090	1,090	550	25,350	24,070
2011-Q1	19,680	1,930	1,020	470	23,100	24,090
2011-Q2	20,090	1,980	1,120	480	23,670	23,940
2011-Q3	21,560	2,040	1,110	480	25,190	24,820
2011-Q4	21,850	2,030	1,120	500	25,500	24,860
2012-Q1	20,600	1,960	980	520	24,060	24,620
2012-Q2	20,510	2,030	1,020	560	24,120	24,440
2012-Q3	20,590	1,960	1,000	540	24,090	24,210
2012-Q4	21,940	2,100	1,130	530	25,700	24,800
2013-Q1	20,440	1,910	960	550	23,860	24,660
2013-Q2 ^R	20,880	2,020	1,090	670	24,660	24,850
2013-Q3 ^P	21,980	2,040	1,120	580	25,720	25,780

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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}

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Monthly						
Apr-05	9,200	800	510	410	10,920	10,520
May-05	8,620	810	490	470	10,390	11,150
Jun-05	9,960	790	520	470	11,740	11,230
Jul-05	10,120	880	550	450	12,000	12,290
Aug-05	9,100	770	540	360	10,770	11,120
Sep-05	9,410	800	500	420	11,130	10,840
Oct-05	8,710	770	490	410	10,380	11,010
Nov-05	9,400	900	520	440	11,260	10,660
Dec-05	9,720	920	550	430	11,620	11,160
Jan-06	8,610	780	450	350	10,190	11,270
Feb-06	7,870	750	440	350	9,410	11,110
Mar-06	11,980	1,220	630	500	14,330	11,160
Apr-06	9,270	860	530	460	11,120	11,590
May-06	8,660	820	510	460	10,450	10,980
Jun-06	10,190	900	590	470	12,150	11,190
Jul-06	8,720	760	510	370	10,360	11,210
Aug-06	9,030	930	480	370	10,810	10,970
Sep-06	9,500	840	480	410	11,230	11,430
Oct-06	9,420	1,010	590	450	11,470	11,190
Nov-06	9,770	1,020	560	490	11,840	11,630
Dec-06	10,000	990	550	520	12,060	11,810
Jan-07	9,020	870	520	380	10,790	11,700
Feb-07	8,110	860	480	420	9,870	11,660
Mar-07	11,620	1,270	640	540	14,070	11,530
Apr-07	9,220	1,020	530	480	11,250	11,400
May-07	9,110	1,060	520	490	11,180	11,570
Jun-07	10,160	1,100	540	480	12,280	11,830
Jul-07	9,840	920	530	430	11,720	11,630
Aug-07	9,860	1,060	520	420	11,860	11,990
Sep-07	8,940	950	490	340	10,720	11,530
Oct-07	10,040	1,040	600	410	12,090	11,470
Nov-07	10,270	1,190	540	340	12,340	11,610
Dec-07	9,100	960	510	280	10,850	11,250

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UK Property Transactions Count - October 2013



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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}

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Jan-08	8,910	870	490	320	10,590	11,380
Feb-08	8,640	940	450	290	10,320	11,300
Mar-08	10,480	1,210	620	330	12,640	11,380
Apr-08	11,460	1,220	720	450	13,850	12,970
May-08	8,030	950	500	270	9,750	10,520
Jun-08	8,070	920	450	280	9,720	9,680
Jul-08	8,090	770	440	240	9,540	9,100
Aug-08	6,810	710	390	190	8,100	8,710
Sep-08	7,960	810	420	190	9,380	9,170
Oct-08	7,360	810	370	200	8,740	8,110
Nov-08	5,690	660	310	180	6,840	7,150
Dec-08	6,430	690	340	160	7,620	7,120
Jan-09	5,100	590	280	140	6,110	6,880
Feb-09	4,790	540	250	120	5,700	6,740
Mar-09	6,960	760	330	180	8,230	6,790
Apr-09	5,650	600	300	140	6,690	6,640
May-09	5,120	640	310	150	6,220	6,820
Jun-09	6,380	660	340	160	7,540	7,110
Jul-09	6,730	600	360	160	7,850	7,440
Aug-09	5,870	590	300	120	6,880	7,810
Sep-09	6,760	710	340	200	8,010	7,630
Oct-09	6,920	680	350	180	8,130	7,880
Nov-09	6,720	720	350	160	7,950	8,040
Dec-09	7,610	690	430	170	8,900	8,170
Jan-10	5,670	530	280	150	6,630	7,690
Feb-10	6,070	560	320	150	7,100	8,420
Mar-10	8,690	830	460	210	10,190	8,350
Apr-10	7,050	720	360	190	8,320	7,950
May-10	6,260	710	350	170	7,490	8,610
Jun-10	8,360	820	440	190	9,810	9,120
Jul-10	7,410	750	400	160	8,720	8,640
Aug-10	6,540	670	350	160	7,720	8,040
Sep-10	7,190	680	360	150	8,380	8,230
Oct-10	7,050	740	390	170	8,350	8,230
Nov-10	7,340	690	380	190	8,600	8,200
Dec-10	7,230	660	320	190	8,400	7,640

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UK Property Transactions Count - October 2013



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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}

	Not seasonally adjusted					Seasonally adjusted
	England	Scotland	Wales	Northern Ireland	UK	UK
Jan-11	5,730	510	260	120	6,620	8,140
Feb-11	5,860	600	320	180	6,960	8,290
Mar-11	8,090	820	440	170	9,520	7,660
Apr-11	6,640	620	390	160	7,810	7,900
May-11	6,310	670	310	160	7,450	7,880
Jun-11	7,140	690	420	160	8,410	8,160
Jul-11	6,870	640	390	150	8,050	8,090
Aug-11	6,930	680	340	140	8,090	8,240
Sep-11	7,760	720	380	190	9,050	8,490
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	8,420
Jan-12	6,370	590	290	150	7,400	8,420
Feb-12	5,920	600	280	170	6,970	8,030
Mar-12	8,310	770	410	200	9,690	8,170
Apr-12	6,910	620	380	160	8,070	8,430
May-12	6,880	790	320	210	8,200	8,330
Jun-12	6,720	620	320	190	7,850	7,680
Jul-12	7,040	650	320	180	8,190	8,010
Aug-12	6,910	680	330	170	8,090	8,080
Sep-12	6,640	630	350	190	7,810	8,120
Oct-12	7,190	710	390	190	8,480	7,970
Nov-12	7,620	750	430	170	8,970	8,430
Dec-12	7,130	640	310	170	8,250	8,400
Jan-13	6,280	540	300	170	7,290	7,990
Feb-13	5,790	580	270	180	6,820	8,170
Mar-13	8,370	790	390	200	9,750	8,500
Apr-13	6,990	670	370	230	8,260	8,010
May-13	7,090	730	360	240	8,420	8,530
Jun-13 ^R	6,800	620	360	200	7,980	8,310
Jul-13 ^R	7,600	690	390	210	8,890	8,520
Aug-13 ^R	7,160	670	360	190	8,380	8,730
Sep-13 ^{PR}	7,220	680	370	180	8,450	8,530
Oct-13 ^P	7,900	780	430	200	9,310	8,650

^R = Revised to reflect amendments to SDLT returns data.

^P = Provisional.

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.

Too much weight should not be given to month on month changes for the most recent data.

* = Reference Notes

7

Background

7.1 Stamp Duty Land Tax (SDLT) Background

Stamp Duty Land Tax is payable on the purchase or transfer of most property or land in the UK. The SDLT due on a transaction is calculated as a percentage of the amount paid for the property, with higher rates applied to higher value transactions. 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 must be notified to HM Revenue & Customs (HMRC) on a Stamp Duty Land Tax return within a certain time limit - even if no tax is due. Transactions with a value of less than £40,000 do not need to be notified.

Stamp Duty Land Tax replaced Stamp Duty on Land and Property on 1 December 2003.

More information about SDLT, 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 HMRC's Stamp Duty Land Tax database, which records information from the Land Transaction Return. Not all property transactions are captured in the database.

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 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 data on HMRC's Stamp Duty Land Tax 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 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 Stamp Duty Land Tax database.



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Background

Country Breakdowns:

The split of property transactions between England, Scotland, Wales and Northern Ireland is based upon the location of the property. There are a small minority of cases where this data is not recorded on the stamp duty land tax database and these transactions are allocated to a country on a pro-rata basis to maintain the recorded proportions.

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 X12ARIMA 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:

<http://www.hmrc.gov.uk/sdlit/intro/basics.htm#1>

Current SDLT Rates and Thresholds:

<http://www.hmrc.gov.uk/sdlit/intro/rates-thresholds.htm>

Historic SDLT Rates and Thresholds:

<http://www.hmrc.gov.uk/statistics/stamp-duty/table-a9.xls>

Land Transaction Return Guidance Notes:

<http://www.hmrc.gov.uk/sdlit/sdlit1.pdf>

Statement of Administrative Sources general note:

<http://www.hmrc.gov.uk/statistics/code-of-practice/cop-admin-sources.pdf>

X12ARIMA homepage:

<http://www.census.gov/srd/www/x12a/>

HMRC: Official Statistics

<http://www.hmrc.gov.uk/statistics/>

HMRC Annual Report and Resource Accounts

<http://www.hmrc.gov.uk/about/reports.htm>

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/re/elmr/economic-trends--discontinued-/2006-edition/index.html>

Annual Property Transactions Publication:

<http://www.hmrc.gov.uk/statistics/transactions.htm>

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

<http://www.hmrc.gov.uk/statistics/stamp-duty.htm>

Measuring Tax Gaps:

<http://www.hmrc.gov.uk/statistics/tax-gaps.htm>

Tax expenditures and ready reckoners:

<http://www.hmrc.gov.uk/statistics/expenditures.htm>

ONS House Price Index:

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

Valuation Office Agency statistics:

<http://www.voa.gov.uk/corporate/publications/statistics.html>

HM Land Registry statistics:

<http://www.landregistry.gov.uk/public/house-prices-and-sales>

Dept. for Communities and Local Government statistics:

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

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/>

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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.

Date of Change	Threshold and rates of stamp duty											
	Nil rate £	0.5% £	1.0% £	1.5% £	2.0% £	2.5% £	3.0% £	3.5% £	4.0% £	5.0% £	7.0% £	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	-	-	-	250,000	-	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 ³
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-
22-03-2012												
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	-	-	-

Considerations up to Considerations exceeding

Table updated January 2013

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Changes to Duty Rates and Statement of Revisions

Reference Notes (for Rates of Stamp Duty table 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 21 March 2012 SDLT is charged at 15 per cent on interests in residential dwellings costing more than £2 million purchased by certain non-natural persons. 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.

Average Revisions

This table shows the average absolute percentage revision between initial and final property transaction estimates, broken down into not seasonally adjusted, 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		Seasonally Adjusted	
	Residential	Non-Residential	Residential	Non-Residential
January	4%	14%	5%	19%
February	3%	16%	3%	21%
March	5%	10%	5%	22%
April	2%	12%	4%	12%
May	3%	4%	3%	3%
June	3%	4%	4%	11%
July	3%	4%	5%	6%
August	5%	13%	3%	10%
September	6%	6%	6%	3%
October	3%	18%	4%	11%
November	3%	11%	4%	15%
December	3%	13%	3%	8%
Total	4%	11%	4%	12%

9.1 Contact point for statistical enquiries

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Email: revenuemonitoring@hmrc.gsi.gov.uk

For more general enquiries please refer to the HMRC website: www.hmrc.gov.uk
or contact the **Stamp Taxes Helpline** on **0845 603 0135**.

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 October 2013, was published on 21 November 2013 at 9:30am. The next release, for November 2013, will be published on 24 December 2013 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:
<http://www.hmrc.gov.uk/statistics/updates.htm>

And is also published on the Publication Hub for UK National Statistics:
<http://www.statistics.gov.uk/hub/economy/government-receipts-and-expenditure/taxes-and-revenue>

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 two months of publication and revisions are marked when the previous months figure and finalised figure (at the third month of publication) are changed.

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.
<http://www.hmrc.gov.uk/statistics/feedback.htm>

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.

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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 current plans to devolve Stamp Duty Land Tax to the Scottish 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.

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Other Information

Code of Practice for Official Statistics

HMRC complies with the Code of Practice and supporting Principles:

<http://www.hmrc.gov.uk/statistics/intro.htm>

<http://www.hmrc.gov.uk/statistics/code-of-practice.htm>

Pre-Release Access

Policy: <http://www.hmrc.gov.uk/statistics/code-of-practice/statement.pdf>

Access List: <http://www.hmrc.gov.uk/statistics/code-of-practice/prerelease.pdf>

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

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You can also find National Statistics on the internet:

www.statistics.gov.uk