



HM Revenue
& Customs

Coverage:
United Kingdom

Released:
21 October 2014

Next release:
21 November 2014

Frequency of release:
Monthly

Media contact:
HMRC Press Office (for individuals)
03000 585 024

Statistical contacts:
Mark Dickson
03000 515 305
revenuemonitoring@hmrc.gsi.gov.uk

Paul D'Mello
03000 586 162
revenuemonitoring@hmrc.gsi.gov.uk

KAI Tax Gaps & Indirect Taxes
HM Revenue and Customs
100 Parliament Street
London
SW1A 2BQ

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

UK Property Transaction Statistics



HM Revenue and Customs

UK Property Transactions Count - September 2014



0

Contents

Section 1: Statistics

	Current Financial Year	Sheet Number
1	Commentary and Charts	1
2	Residential property transaction completions (and Revisions)	2
3	Non-residential property transaction completions (and Revisions)	3
	Historic	
4	Historic Trends: Commentary and Charts	4
5	Residential property transaction completions (Historic Table)	5
6	Non-residential property transaction completions (Historic Table)	6

Section 2: Reference

	Background, Methodology, Explanations and Contacts	
7.1	Stamp Duty Land Tax (SDLT) Background	7
7.2	Introduction to Statistics: Methodology & Explanation	7
7.3	Statistical Quality	7
7.4	Related Statistics	7
7.5	Useful Links	7
8	Changes and Revisions	8
9.1	Contact Points	9
9.2	Publication Calendar	9
9.3	Revisions Policy	9
9.4	Reference: National Statistics Bulletins for Indirect Taxes	9

Bulletin is Crown copyright. Information may be used provided that the source is acknowledged.

Release Date: **21 October 2014**

Next Release: **21 November 2014**

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

Produced by: KAI Tax Gaps & Indirect Taxes - Revenue Monitoring

E-mail : revenuemonitoring@hmrc.gsi.gov.uk

HM Revenue and Customs

UK Property Transactions Count - September 2014



1

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 October 2014 / Next Review 21 November 2014]

Key messages

The provisional seasonally adjusted UK property transaction count for September 2014 was 97,450 residential and 7,880 non-residential transactions.

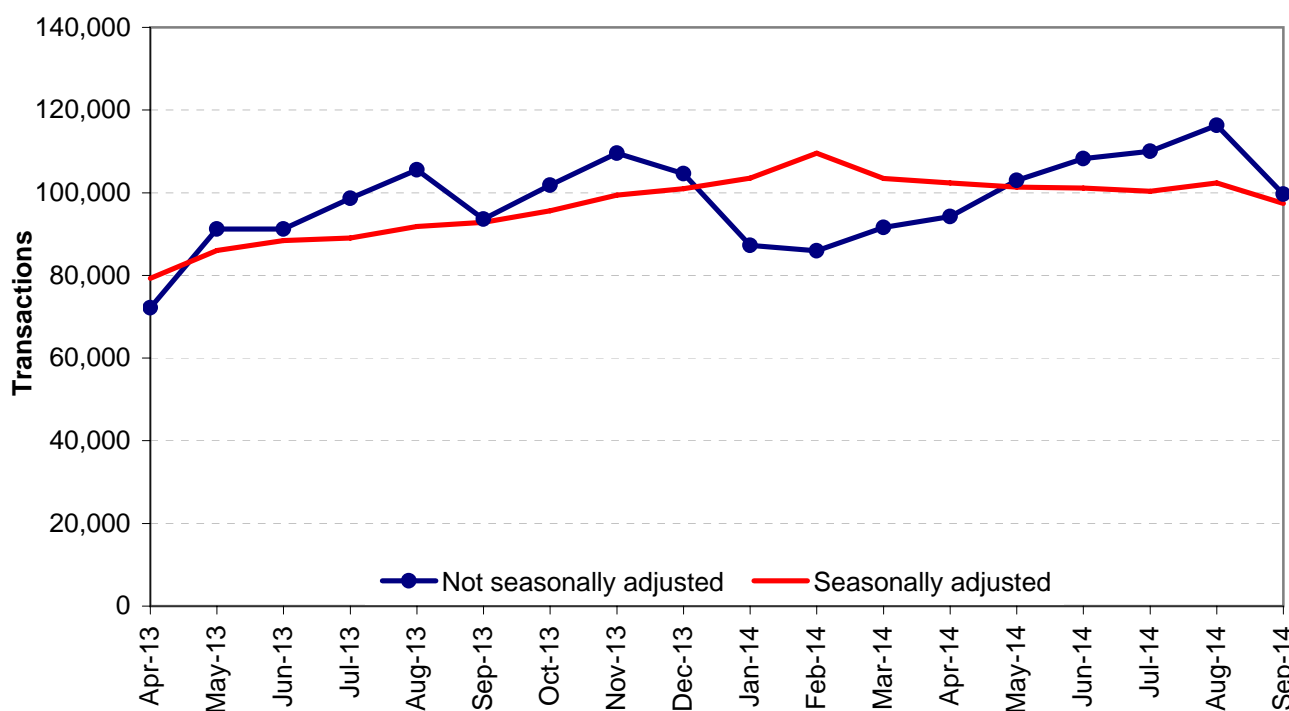
Residential transactions

The seasonally adjusted estimate of the number of residential property transactions decreased by 4.8% between August 2014 and September 2014. This month's figure is 5.0% higher compared to the same month last year. Chart 1A shows the historic time series for residential property transactions.

The pattern since the beginning of 2013/14 has been of a general month-on-month increase in transactions for the seasonally adjusted data until February 2014, then a gradual decrease followed by a flattening out of transaction numbers. August 2014 saw a peak for recent non-seasonally-adjusted transactions, the highest level since November 2007. For September 2014 both seasonal and non-seasonal have dipped compared to last month, but are higher than the same month last year. Please note that the figures for the two most recent months are provisional and therefore subject to revision.

[Reviewed 21 October 2014 / Next Review 21 November 2014]

Chart 1A
Total UK Residential Property Transactions



HM Revenue and Customs

UK Property Transactions Count - September 2014



1

Commentary and Charts

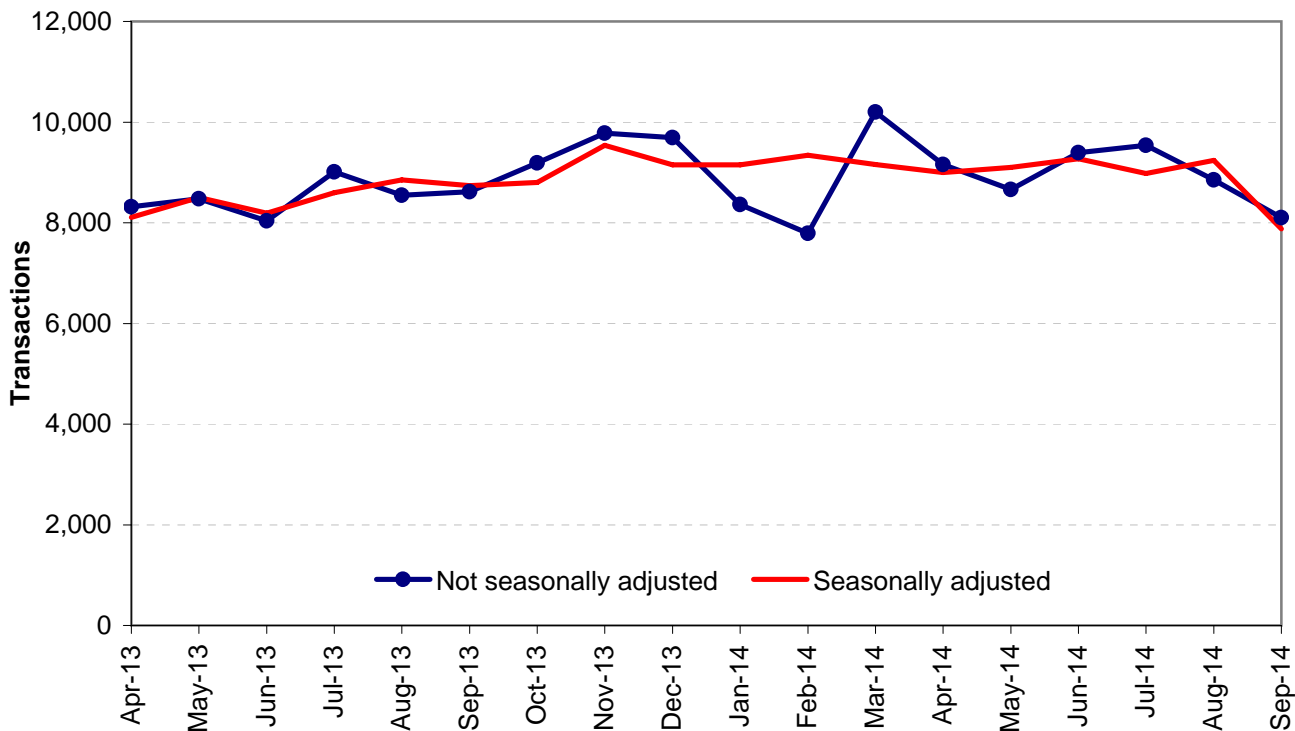
Non-residential transactions

The seasonally adjusted estimate of the number of non-residential property transactions decreased by 14.8% between August 2014 and September 2014. This month's figure is also 9.9% lower compared to the same month last year. Chart 1B shows the historic time series for non-residential property transactions.

Non-seasonally adjusted transactions of non-residential property have been fairly stable over the last year with the exception of a large drop in February 14 followed by a sharp rise in March 14, but there has been a sharp decrease since July 2014. Please note that the figures for the two most recent months are provisional and therefore subject to revision.

[Reviewed 21 October 2014 / Next Review 21 November 2014]

Chart 1B
Total UK Non-Residential Property Transactions



HM Revenue and Customs

UK Property Transactions Count - September 2014



2

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)						
2009-10	770,600	73,510	37,580	15,290	896,980	892,950
2010-11	755,160	72,140	37,230	14,190	878,720	876,620
2011-12	794,170	73,090	38,990	14,710	920,960	916,720
2012-13	799,260	73,720	39,200	15,750	927,930	929,440
2013-14	977,110	89,120	46,970	20,150	1,133,350	1,140,060
Annual (calendar year)						
2009	735,220	71,840	36,490	14,800	858,350	847,700
2010	761,000	73,120	37,260	14,390	885,770	879,090
2011	762,140	70,740	37,870	14,040	884,790	883,980
2012	803,800	73,830	39,280	15,570	932,480	932,010
2013	924,470	85,470	44,820	18,800	1,073,560	1,067,500
Monthly						
Apr-13	61,780	6,270	2,960	1,170	72,180	79,300
May-13	78,150	7,780	3,790	1,530	91,250	86,010
Jun-13	77,820	7,790	4,040	1,570	91,220	88,440
Jul-13	85,280	7,650	4,100	1,650	98,680	89,080
Aug-13	90,800	8,700	4,260	1,820	105,580	91,810
Sep-13	80,600	7,520	3,860	1,660	93,640	92,830
Oct-13	87,670	8,110	4,280	1,790	101,850	95,640
Nov-13	93,950	8,990	4,610	2,030	109,580	99,400
Dec-13	90,930	7,300	4,480	1,870	104,580	101,010
Jan-14	75,750	6,500	3,350	1,680	87,280	103,520
Feb-14	75,100	5,680	3,470	1,690	85,940	109,530
Mar-14	79,280	6,830	3,770	1,690	91,570	103,490
Apr-14 R	81,050	7,590	3,890	1,710	94,240	102,400
May-14 R	87,830	8,830	4,350	2,000	103,010	101,360
Jun-14 R	92,820	8,950	4,480	2,040	108,290	101,140
Jul-14	95,180	8,150	4,690	1,980	110,000	100,320
Aug-14 P	99,820	9,650	4,690	2,130	116,290	102,360
Sep-14 P	86,210	7,830	3,900	1,750	99,690	97,450

^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.

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

* = see Reference Notes on Sheet 7

HM Revenue and Customs

UK Property Transactions Count - September 2014



3

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)						
2009-10	78,190	7,810	4,140	1,950	92,090	92,030
2010-11	84,110	8,370	4,370	2,040	98,890	98,740
2011-12	84,100	8,010	4,330	1,980	98,420	98,250
2012-13	83,480	8,000	4,110	2,180	97,770	98,190
2013-14	90,240	8,670	4,560	2,560	106,030	106,130
Annual (calendar year)						
2009	74,610	7,780	3,940	1,880	88,210	87,970
2010	84,860	8,360	4,410	2,080	99,710	99,100
2011	83,180	7,980	4,370	1,930	97,460	97,720
2012	83,640	8,050	4,130	2,150	97,970	98,080
2013	88,300	8,380	4,400	2,460	103,540	103,220
Monthly						
Apr-13	7,040	680	370	230	8,320	8,110
May-13	7,130	740	370	240	8,480	8,500
Jun-13	6,860	620	360	200	8,040	8,190
Jul-13	7,700	710	390	210	9,010	8,600
Aug-13	7,300	700	360	190	8,550	8,850
Sep-13	7,360	690	380	190	8,620	8,740
Oct-13	7,850	720	430	190	9,190	8,800
Nov-13	8,330	830	380	240	9,780	9,540
Dec-13	8,290	780	400	220	9,690	9,150
Jan-14	7,100	690	330	240	8,360	9,150
Feb-14	6,590	700	330	170	7,790	9,340
Mar-14	8,690	810	460	240	10,200	9,160
Apr-14 ^R	7,770	720	410	260	9,160	9,000
May-14 ^R	7,270	750	390	250	8,660	9,100
Jun-14 ^R	7,980	770	400	240	9,390	9,270
Jul-14	8,120	810	410	200	9,540	8,980
Aug-14 ^P	7,530	710	390	220	8,850	9,240
Sep-14 ^P	6,740	830	380	150	8,100	7,880

^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.

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

* = see Reference Notes on Sheet 7

4

Historic: Commentary and Charts

Residential transactions

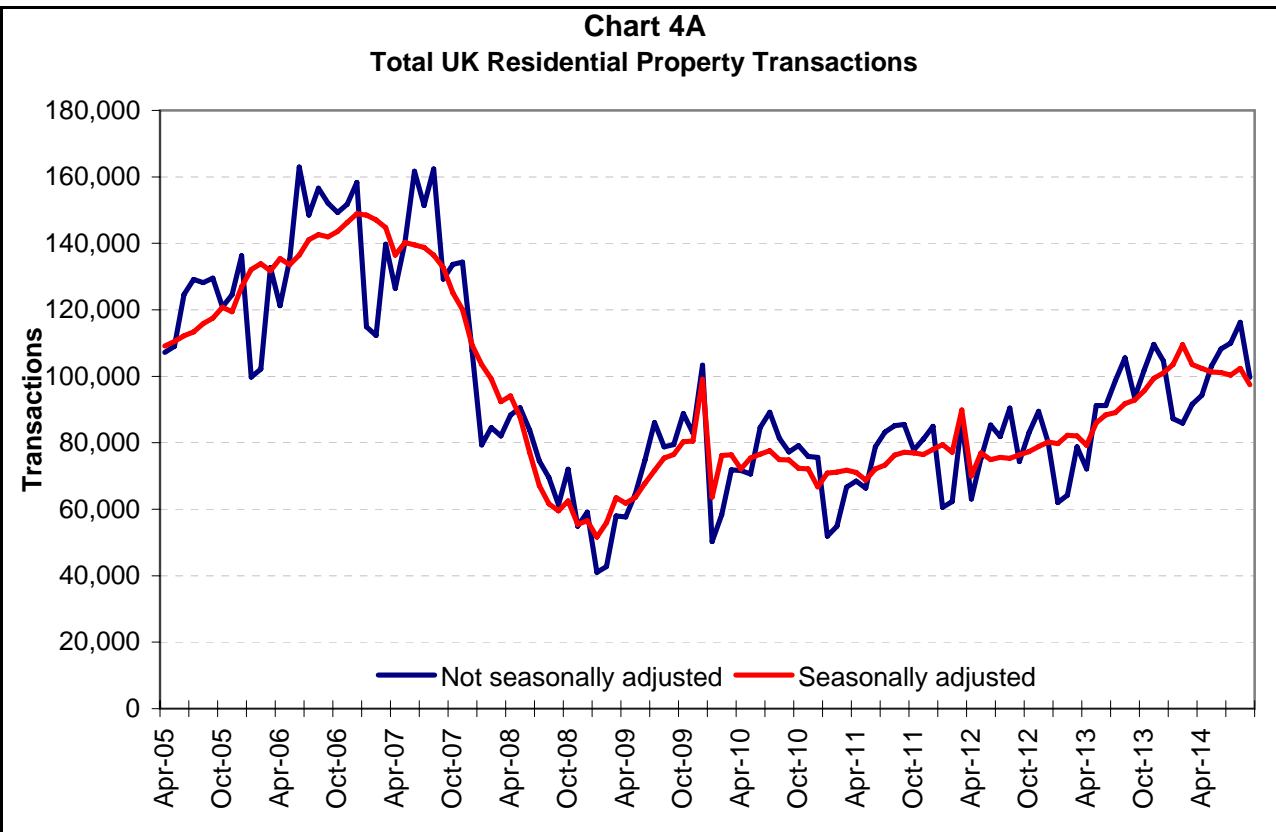
The long term movement in the number of residential property transactions shown in Chart 4A reflects the general performance of the housing market over the past nine years. The clearest feature of the time series is the sharp fall in residential transactions at the end of 2007, coinciding with the housing 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 has been a slow but steady upward trend in the seasonally adjusted count. This trend grew at a faster rate between April 2013 and February 2014; however since then the rate has declined slightly.

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 October 2014 / Next Review 21 November 2014]





4

Historic: Commentary and Charts

Non-residential transactions

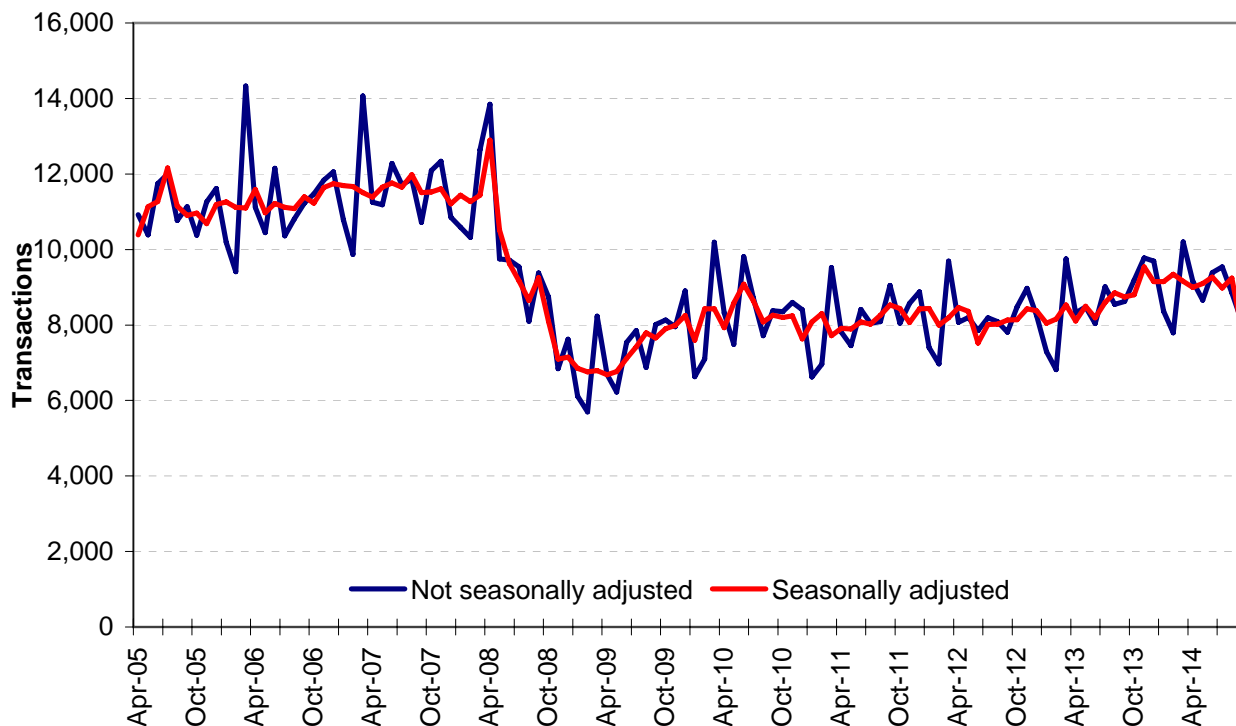
The non-residential property market has mirrored, to a large extent, the ups and downs of the residential market. The credit crunch effects from 2007 triggered a similar fall in transactions but not to quite the same extent as in the residential market.

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 around the turn of the year with a corresponding peak each March coinciding with the end of the financial year.

[Reviewed 21 October 2014 / Next Review 21 November 2014]

Chart 4B
Total UK Non-Residential Property Transactions



HM Revenue and Customs

UK Property Transactions Count - September 2014



4

Historic: Commentary and Charts

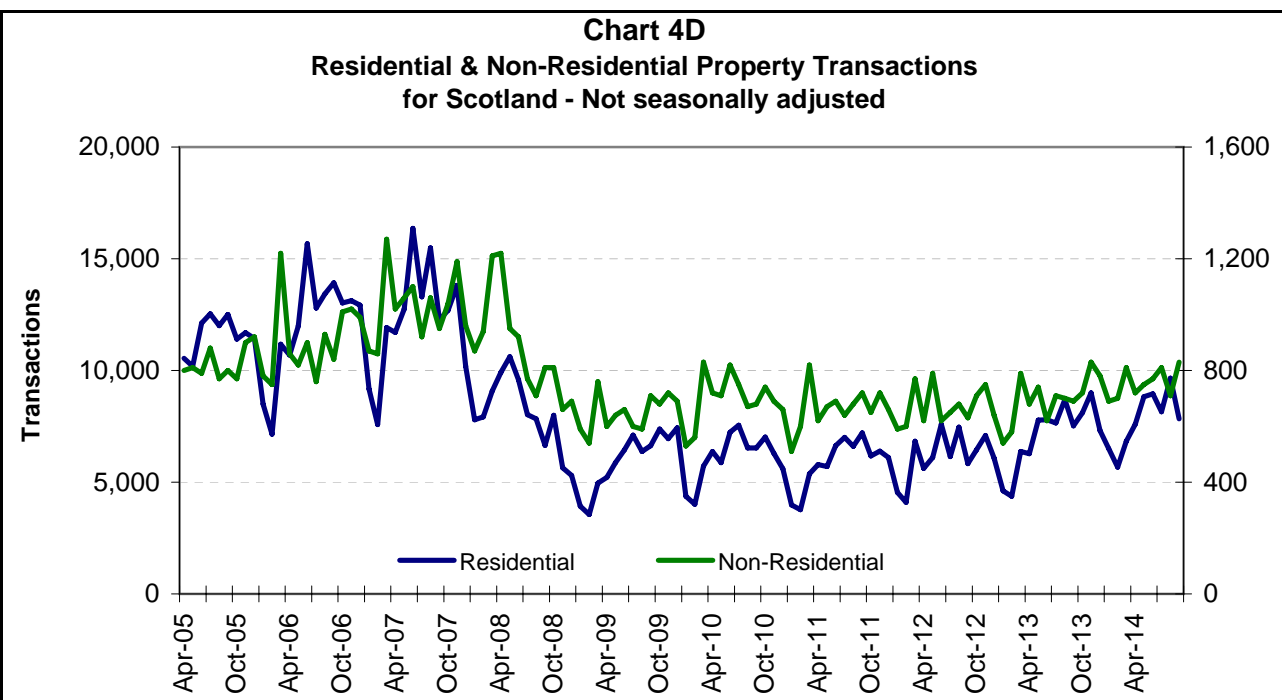
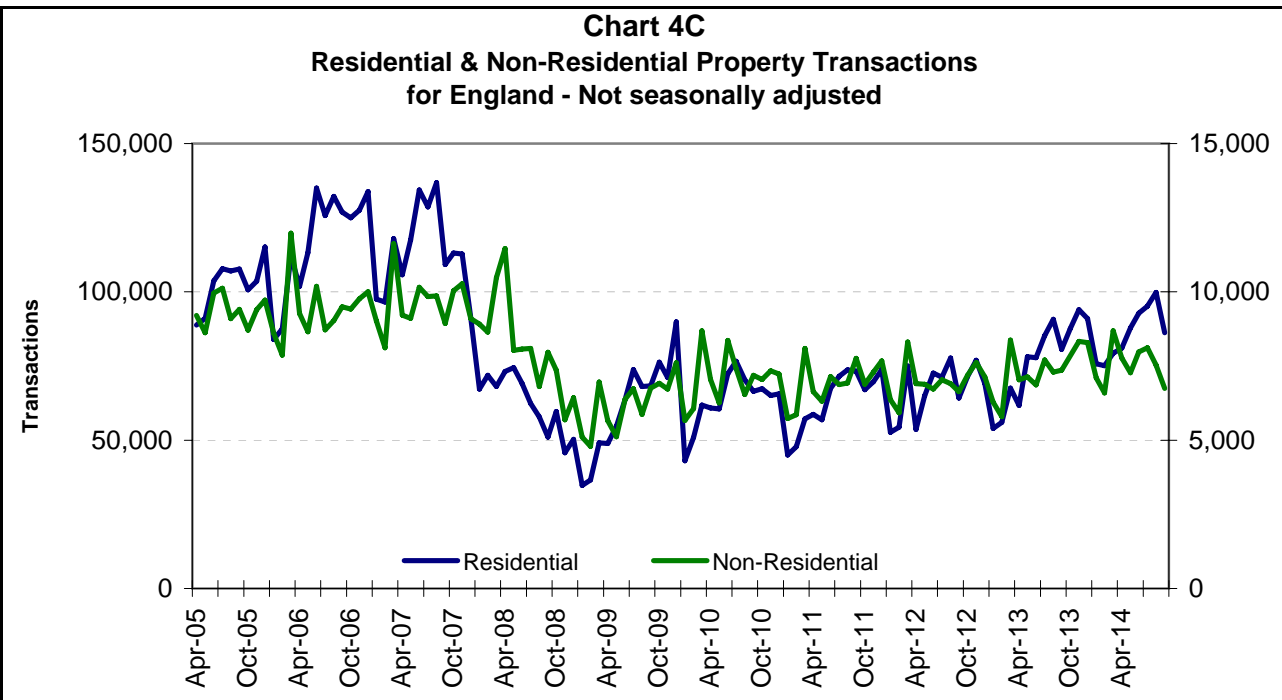
Residential and non-residential transactions for the UK constituent countries

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).

[Reviewed 21 October 2014 / Next Review 21 November 2014]

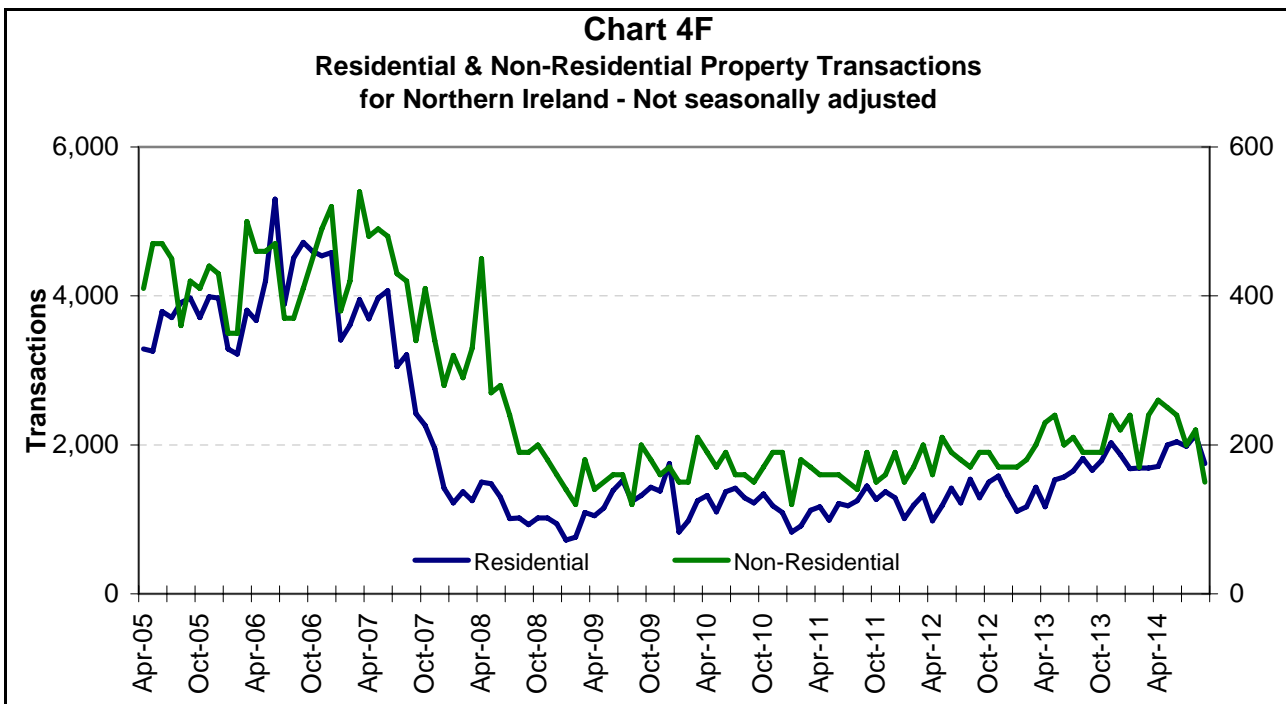
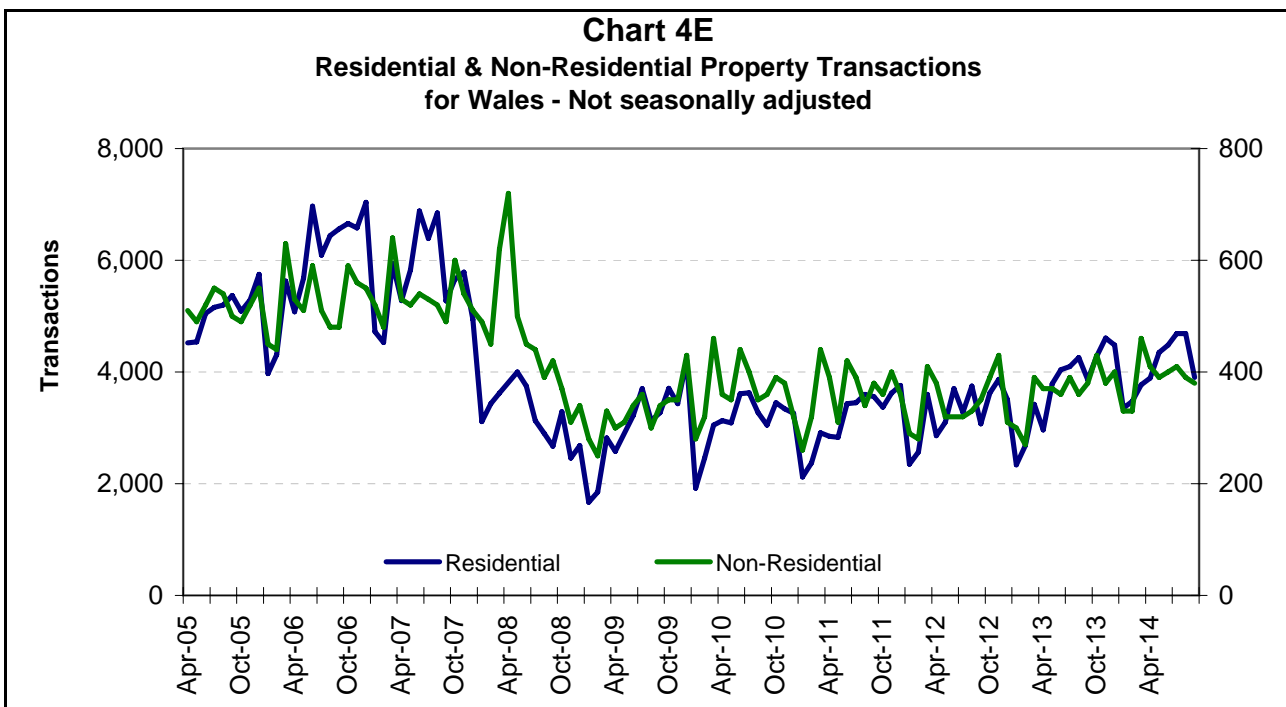


HM Revenue and Customs UK Property Transactions Count - September 2014



4

Historic: Commentary and Charts



HM Revenue and Customs

UK Property Transactions Count - September 2014



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	1,443,290
2006-07	1,433,200	146,240	72,290	50,980	1,702,710	1,710,280
2007-08	1,256,540	143,340	63,050	29,880	1,492,810	1,473,880
2008-09	664,250	83,990	35,030	12,790	796,060	792,720
2009-10	770,600	73,510	37,580	15,290	896,980	892,950
2010-11	755,160	72,140	37,230	14,190	878,720	876,620
2011-12	794,170	73,090	38,990	14,710	920,960	916,720
2012-13	799,260	73,720	39,200	15,750	927,930	929,440
2013-14	977,110	89,120	46,970	20,150	1,133,350	1,140,060
Annual (calendar year)						
2006	1,404,710	144,400	71,010	50,330	1,670,450	1,667,670
2007	1,361,510	147,210	68,080	37,010	1,613,810	1,619,100
2008	750,930	96,360	38,850	14,060	900,200	916,790
2009	735,220	71,840	36,490	14,800	858,350	847,700
2010	761,000	73,120	37,260	14,390	885,770	879,090
2011	762,140	70,740	37,870	14,040	884,790	883,980
2012	803,800	73,830	39,280	15,570	932,480	932,010
2013	924,470	85,470	44,820	18,800	1,073,560	1,067,500
Quarterly (calendar year)						
2005-Q2	283,570	32,840	14,110	10,340	340,860	331,760
2005-Q3	322,520	37,040	15,730	11,590	386,880	346,760
2005-Q4	319,370	34,530	16,130	11,670	381,700	367,060
2006-Q1	283,620	26,830	13,910	10,320	334,680	397,710
2006-Q2	350,020	38,350	17,730	13,170	419,270	405,460
2006-Q3	384,790	40,150	19,090	13,120	457,150	425,630
2006-Q4	386,280	39,070	20,280	13,720	459,350	438,870
2007-Q1	312,110	28,670	15,190	10,970	366,940	440,320
2007-Q2	357,710	40,810	17,990	11,730	428,240	416,160
2007-Q3	374,700	41,040	18,510	8,680	442,930	408,010
2007-Q4	316,990	36,690	16,390	5,630	375,700	354,610

HM Revenue and Customs

UK Property Transactions Count - September 2014



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
2008-Q1	207,140	24,800	10,160	3,840	245,940	295,100
2008-Q2	216,750	30,110	11,560	4,280	262,700	258,830
2008-Q3	171,290	22,500	8,700	2,960	205,450	188,300
2008-Q4	155,750	18,950	8,430	2,980	186,110	174,560
2009-Q1	120,460	12,430	6,340	2,570	141,800	171,030
2009-Q2	167,270	17,530	8,700	3,590	197,090	193,220
2009-Q3	210,100	20,110	10,100	4,080	244,390	223,500
2009-Q4	237,390	21,770	11,350	4,560	275,070	259,950
2010-Q1	155,840	14,100	7,430	3,060	180,430	216,280
2010-Q2	193,700	19,480	9,830	3,790	226,800	224,180
2010-Q3	213,350	20,630	9,950	3,930	247,860	227,390
2010-Q4	198,110	18,910	10,050	3,610	230,680	211,240
2011-Q1	150,000	13,120	7,400	2,860	173,380	213,810
2011-Q2	183,020	18,130	9,110	3,370	213,630	211,970
2011-Q3	218,580	20,820	10,610	3,880	253,890	226,790
2011-Q4	210,540	18,670	10,750	3,930	243,890	231,410
2012-Q1	182,030	15,470	8,520	3,530	209,550	246,550
2012-Q2	191,140	19,320	9,660	3,580	223,700	221,860
2012-Q3	213,130	19,430	10,100	4,050	246,710	227,200
2012-Q4	217,500	19,610	11,000	4,410	252,520	236,400
2013-Q1	177,490	15,360	8,440	3,710	205,000	243,980
2013-Q2	217,750	21,840	10,790	4,270	254,650	253,750
2013-Q3	256,680	23,870	12,220	5,130	297,900	273,720
2013-Q4	272,550	24,400	13,370	5,690	316,010	296,050
2014-Q1	230,130	19,010	10,590	5,060	264,790	316,540
2014-Q2 ^R	261,700	25,370	12,720	5,750	305,540	304,900
2014-Q3 ^P	281,210	25,630	13,280	5,860	325,980	300,130
Monthly						
Apr-05	88,840	10,540	4,520	3,290	107,190	109,160
May-05	91,030	10,180	4,540	3,260	109,010	110,440
Jun-05	103,700	12,120	5,050	3,790	124,660	112,160
Jul-05	107,770	12,530	5,160	3,710	129,170	113,400
Aug-05	107,040	12,000	5,200	3,910	128,150	115,820
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	120,730
Nov-05	103,570	11,690	5,290	3,990	124,540	119,420
Dec-05	115,150	11,430	5,750	3,970	136,300	126,910

HM Revenue and Customs

UK Property Transactions Count - September 2014



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
Jan-06	83,980	8,500	3,970	3,290	99,740	132,100
Feb-06	87,550	7,150	4,310	3,220	102,230	133,890
Mar-06	112,090	11,180	5,630	3,810	132,710	131,720
Apr-06	101,830	10,690	5,080	3,670	121,270	135,390
May-06	113,160	11,990	5,680	4,200	135,030	133,590
Jun-06	135,030	15,670	6,970	5,300	162,970	136,480
Jul-06	125,720	12,790	6,090	3,890	148,490	141,070
Aug-06	132,180	13,430	6,440	4,510	156,560	142,610
Sep-06	126,890	13,930	6,560	4,720	152,100	141,950
Oct-06	124,980	13,030	6,660	4,600	149,270	143,640
Nov-06	127,530	13,120	6,580	4,540	151,770	146,340
Dec-06	133,770	12,920	7,040	4,580	158,310	148,890
Jan-07	97,580	9,170	4,720	3,410	114,880	148,510
Feb-07	96,560	7,580	4,530	3,610	112,280	147,080
Mar-07	117,970	11,920	5,940	3,950	139,780	144,730
Apr-07	105,780	11,700	5,280	3,690	126,450	136,440
May-07	117,560	12,750	5,830	3,970	140,110	140,190
Jun-07	134,370	16,360	6,880	4,070	161,680	139,530
Jul-07	128,660	13,290	6,390	3,050	151,390	138,780
Aug-07	136,790	15,480	6,850	3,210	162,330	136,500
Sep-07	109,250	12,270	5,270	2,420	129,210	132,730
Oct-07	113,080	12,700	5,660	2,260	133,700	125,140
Nov-07	112,770	13,810	5,790	1,950	134,320	120,090
Dec-07	91,140	10,180	4,940	1,420	107,680	109,380
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	99,170
Mar-08	68,100	9,080	3,620	1,250	82,050	92,390
Apr-08	73,130	9,910	3,810	1,500	88,350	94,070
May-08	74,470	10,620	4,000	1,480	90,570	87,740
Jun-08	69,150	9,580	3,750	1,300	83,780	77,020
Jul-08	62,400	8,020	3,130	1,010	74,560	67,160
Aug-08	57,810	7,830	2,900	1,020	69,560	61,610
Sep-08	51,080	6,650	2,670	930	61,330	59,530
Oct-08	59,710	8,000	3,290	1,020	72,020	62,550
Nov-08	45,780	5,650	2,460	1,020	54,910	55,470
Dec-08	50,260	5,300	2,680	940	59,180	56,540

HM Revenue and Customs

UK Property Transactions Count - September 2014



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
Jan-09	34,750	3,920	1,670	720	41,060	51,610
Feb-09	36,580	3,560	1,850	760	42,750	55,960
Mar-09	49,130	4,950	2,820	1,090	57,990	63,460
Apr-09	48,840	5,220	2,580	1,050	57,690	61,810
May-09	54,720	5,870	2,900	1,150	64,640	63,600
Jun-09	63,710	6,440	3,220	1,390	74,760	67,810
Jul-09	73,760	7,110	3,700	1,520	86,090	71,640
Aug-09	68,080	6,370	3,130	1,240	78,820	75,400
Sep-09	68,260	6,630	3,270	1,320	79,480	76,460
Oct-09	76,320	7,380	3,710	1,430	88,840	80,340
Nov-09	71,150	6,950	3,430	1,380	82,910	80,470
Dec-09	89,920	7,440	4,210	1,750	103,320	99,140
Jan-10	43,110	4,370	1,920	830	50,230	63,700
Feb-10	50,920	4,010	2,460	980	58,370	76,170
Mar-10	61,810	5,720	3,050	1,250	71,830	76,410
Apr-10	60,830	6,380	3,130	1,320	71,660	72,130
May-10	60,500	5,870	3,090	1,100	70,560	75,450
Jun-10	72,370	7,230	3,610	1,370	84,580	76,600
Jul-10	76,590	7,550	3,630	1,420	89,190	77,620
Aug-10	70,320	6,540	3,270	1,290	81,420	74,970
Sep-10	66,440	6,540	3,050	1,220	77,250	74,800
Oct-10	67,380	7,020	3,450	1,340	79,190	72,310
Nov-10	65,080	6,290	3,340	1,180	75,890	72,170
Dec-10	65,650	5,600	3,260	1,090	75,600	66,760
Jan-11	44,970	3,980	2,120	830	51,900	70,890
Feb-11	47,830	3,770	2,370	910	54,880	71,150
Mar-11	57,200	5,370	2,910	1,120	66,600	71,770
Apr-11	58,700	5,790	2,850	1,170	68,510	71,110
May-11	56,820	5,700	2,830	990	66,340	68,750
Jun-11	67,500	6,640	3,430	1,210	78,780	72,110
Jul-11	71,550	7,000	3,450	1,180	83,180	73,310
Aug-11	73,720	6,610	3,600	1,250	85,180	76,320
Sep-11	73,310	7,210	3,560	1,450	85,530	77,160
Oct-11	67,030	6,170	3,370	1,270	77,840	76,920
Nov-11	69,730	6,390	3,620	1,370	81,110	76,480
Dec-11	73,780	6,110	3,760	1,290	84,940	78,010

HM Revenue and Customs

UK Property Transactions Count - September 2014



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
Jan-12	52,630	4,540	2,350	1,010	60,530	79,490
Feb-12	54,440	4,100	2,570	1,190	62,300	77,170
Mar-12	74,960	6,830	3,600	1,330	86,720	89,890
Apr-12	53,590	5,610	2,860	980	63,040	69,970
May-12	64,960	6,110	3,100	1,180	75,350	76,960
Jun-12	72,590	7,600	3,700	1,420	85,310	74,930
Jul-12	71,240	6,140	3,280	1,220	81,880	75,580
Aug-12	77,690	7,460	3,750	1,540	90,440	75,280
Sep-12	64,200	5,830	3,070	1,290	74,390	76,340
Oct-12	71,490	6,450	3,620	1,500	83,060	77,350
Nov-12	76,910	7,090	3,870	1,580	89,450	78,860
Dec-12	69,100	6,070	3,510	1,330	80,010	80,190
Jan-13	53,930	4,610	2,340	1,110	61,990	79,750
Feb-13	56,050	4,370	2,680	1,170	64,270	82,220
Mar-13	67,510	6,380	3,420	1,430	78,740	82,010
Apr-13	61,780	6,270	2,960	1,170	72,180	79,300
May-13	78,150	7,780	3,790	1,530	91,250	86,010
Jun-13	77,820	7,790	4,040	1,570	91,220	88,440
Jul-13	85,280	7,650	4,100	1,650	98,680	89,080
Aug-13	90,800	8,700	4,260	1,820	105,580	91,810
Sep-13	80,600	7,520	3,860	1,660	93,640	92,830
Oct-13	87,670	8,110	4,280	1,790	101,850	95,640
Nov-13	93,950	8,990	4,610	2,030	109,580	99,400
Dec-13	90,930	7,300	4,480	1,870	104,580	101,010
Jan-14	75,750	6,500	3,350	1,680	87,280	103,520
Feb-14	75,100	5,680	3,470	1,690	85,940	109,530
Mar-14	79,280	6,830	3,770	1,690	91,570	103,490
Apr-14 ^R	81,050	7,590	3,890	1,710	94,240	102,400
May-14 ^R	87,830	8,830	4,350	2,000	103,010	101,360
Jun-14 ^R	92,820	8,950	4,480	2,040	108,290	101,140
Jul-14	95,180	8,150	4,690	1,980	110,000	100,320
Aug-14 ^P	99,820	9,650	4,690	2,130	116,290	102,360
Sep-14 ^P	86,210	7,830	3,900	1,750	99,690	97,450

^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.

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

* = see Reference Notes on Sheet 7

HM Revenue and Customs

UK Property Transactions Count - September 2014



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	133,310
2006-07	113,310	11,130	6,440	5,340	136,220	136,860
2007-08	114,570	12,320	6,340	4,610	137,840	138,430
2008-09	86,750	9,430	4,800	2,600	103,580	102,850
2009-10	78,190	7,810	4,140	1,950	92,090	92,030
2010-11	84,110	8,370	4,370	2,040	98,890	98,740
2011-12	84,100	8,010	4,330	1,980	98,420	98,250
2012-13	83,480	8,000	4,110	2,180	97,770	98,190
2013-14	90,240	8,670	4,560	2,560	106,030	106,130
Annual (calendar year)						
2006	113,020	10,880	6,320	5,200	135,420	135,470
2007	115,290	12,300	6,420	5,010	139,020	139,150
2008	97,930	10,560	5,500	3,100	117,090	116,600
2009	74,610	7,780	3,940	1,880	88,210	87,970
2010	84,860	8,360	4,410	2,080	99,710	99,100
2011	83,180	7,980	4,370	1,930	97,460	97,720
2012	83,640	8,050	4,130	2,150	97,970	98,080
2013	88,300	8,380	4,400	2,460	103,540	103,220
Quarterly (calendar year)						
2005-Q2	27,780	2,400	1,520	1,350	33,050	32,790
2005-Q3	28,630	2,450	1,590	1,230	33,900	34,210
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	33,480
2006-Q2	28,120	2,580	1,630	1,390	33,720	33,780
2006-Q3	27,250	2,530	1,470	1,150	32,400	33,600
2006-Q4	29,190	3,020	1,700	1,460	35,370	34,610
2007-Q1	28,750	3,000	1,640	1,340	34,730	34,870
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	35,140
2007-Q4	29,410	3,190	1,650	1,030	35,280	34,340

HM Revenue and Customs

UK Property Transactions Count - September 2014



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
2008-Q1	28,030	3,020	1,560	940	33,550	34,150
2008-Q2	27,560	3,090	1,670	1,000	33,320	33,030
2008-Q3	22,860	2,290	1,250	620	27,020	27,070
2008-Q4	19,480	2,160	1,020	540	23,200	22,350
2009-Q1	16,850	1,890	860	440	20,040	20,400
2009-Q2	17,150	1,900	950	450	20,450	20,560
2009-Q3	19,360	1,900	1,000	480	22,740	22,870
2009-Q4	21,250	2,090	1,130	510	24,980	24,140
2010-Q1	20,430	1,920	1,060	510	23,920	24,460
2010-Q2	21,670	2,250	1,150	550	25,620	25,590
2010-Q3	21,140	2,100	1,110	470	24,820	24,980
2010-Q4	21,620	2,090	1,090	550	25,350	24,070
2011-Q1	19,680	1,930	1,020	470	23,100	24,100
2011-Q2	20,090	1,980	1,120	480	23,670	23,880
2011-Q3	21,560	2,040	1,110	480	25,190	24,810
2011-Q4	21,850	2,030	1,120	500	25,500	24,930
2012-Q1	20,600	1,960	980	520	24,060	24,630
2012-Q2	20,510	2,030	1,020	560	24,120	24,340
2012-Q3	20,590	1,960	1,000	540	24,090	24,160
2012-Q4	21,940	2,100	1,130	530	25,700	24,950
2013-Q1	20,440	1,910	960	550	23,860	24,740
2013-Q2	21,030	2,040	1,100	670	24,840	24,800
2013-Q3	22,360	2,100	1,130	590	26,180	26,190
2013-Q4	24,470	2,330	1,210	650	28,660	27,490
2014-Q1	22,380	2,200	1,120	650	26,350	27,650
2014-Q2 ^R	23,020	2,240	1,200	750	27,210	27,370
2014-Q3 ^P	22,390	2,350	1,180	570	26,490	26,100
Monthly						
Apr-05	9,200	800	510	410	10,920	10,390
May-05	8,620	810	490	470	10,390	11,130
Jun-05	9,960	790	520	470	11,740	11,270
Jul-05	10,120	880	550	450	12,000	12,160
Aug-05	9,100	770	540	360	10,770	11,150
Sep-05	9,410	800	500	420	11,130	10,900
Oct-05	8,710	770	490	410	10,380	10,960
Nov-05	9,400	900	520	440	11,260	10,680
Dec-05	9,720	920	550	430	11,620	11,190

HM Revenue and Customs

UK Property Transactions Count - September 2014



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
Jan-06	8,610	780	450	350	10,190	11,260
Feb-06	7,870	750	440	350	9,410	11,120
Mar-06	11,980	1,220	630	500	14,330	11,100
Apr-06	9,270	860	530	460	11,120	11,590
May-06	8,660	820	510	460	10,450	10,970
Jun-06	10,190	900	590	470	12,150	11,220
Jul-06	8,720	760	510	370	10,360	11,120
Aug-06	9,030	930	480	370	10,810	11,080
Sep-06	9,500	840	480	410	11,230	11,400
Oct-06	9,420	1,010	590	450	11,470	11,230
Nov-06	9,770	1,020	560	490	11,840	11,640
Dec-06	10,000	990	550	520	12,060	11,740
Jan-07	9,020	870	520	380	10,790	11,690
Feb-07	8,110	860	480	420	9,870	11,670
Mar-07	11,620	1,270	640	540	14,070	11,510
Apr-07	9,220	1,020	530	480	11,250	11,390
May-07	9,110	1,060	520	490	11,180	11,650
Jun-07	10,160	1,100	540	480	12,280	11,760
Jul-07	9,840	920	530	430	11,720	11,650
Aug-07	9,860	1,060	520	420	11,860	11,980
Sep-07	8,940	950	490	340	10,720	11,510
Oct-07	10,040	1,040	600	410	12,090	11,520
Nov-07	10,270	1,190	540	340	12,340	11,610
Dec-07	9,100	960	510	280	10,850	11,210
Jan-08	8,910	870	490	320	10,590	11,440
Feb-08	8,640	940	450	290	10,320	11,270
Mar-08	10,480	1,210	620	330	12,640	11,440
Apr-08	11,460	1,220	720	450	13,850	12,900
May-08	8,030	950	500	270	9,750	10,510
Jun-08	8,070	920	450	280	9,720	9,620
Jul-08	8,090	770	440	240	9,540	9,170
Aug-08	6,810	710	390	190	8,100	8,650
Sep-08	7,960	810	420	190	9,380	9,250
Oct-08	7,360	810	370	200	8,740	8,100
Nov-08	5,690	660	310	180	6,840	7,100
Dec-08	6,430	690	340	160	7,620	7,150

HM Revenue and Customs

UK Property Transactions Count - September 2014



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
Jan-09	5,100	590	280	140	6,110	6,850
Feb-09	4,790	540	250	120	5,700	6,760
Mar-09	6,960	760	330	180	8,230	6,790
Apr-09	5,650	600	300	140	6,690	6,680
May-09	5,120	640	310	150	6,220	6,770
Jun-09	6,380	660	340	160	7,540	7,110
Jul-09	6,730	600	360	160	7,850	7,420
Aug-09	5,870	590	300	120	6,880	7,790
Sep-09	6,760	710	340	200	8,010	7,660
Oct-09	6,920	680	350	180	8,130	7,900
Nov-09	6,720	720	350	160	7,950	7,990
Dec-09	7,610	690	430	170	8,900	8,250
Jan-10	5,670	530	280	150	6,630	7,600
Feb-10	6,070	560	320	150	7,100	8,430
Mar-10	8,690	830	460	210	10,190	8,430
Apr-10	7,050	720	360	190	8,320	7,930
May-10	6,260	710	350	170	7,490	8,580
Jun-10	8,360	820	440	190	9,810	9,080
Jul-10	7,410	750	400	160	8,720	8,640
Aug-10	6,540	670	350	160	7,720	8,080
Sep-10	7,190	680	360	150	8,380	8,260
Oct-10	7,050	740	390	170	8,350	8,200
Nov-10	7,340	690	380	190	8,600	8,240
Dec-10	7,230	660	320	190	8,400	7,630
Jan-11	5,730	510	260	120	6,620	8,080
Feb-11	5,860	600	320	180	6,960	8,300
Mar-11	8,090	820	440	170	9,520	7,720
Apr-11	6,640	620	390	160	7,810	7,910
May-11	6,310	670	310	160	7,450	7,890
Jun-11	7,140	690	420	160	8,410	8,080
Jul-11	6,870	640	390	150	8,050	8,020
Aug-11	6,930	680	340	140	8,090	8,260
Sep-11	7,760	720	380	190	9,050	8,530
Oct-11	6,890	650	360	150	8,050	8,440
Nov-11	7,290	720	400	160	8,570	8,060
Dec-11	7,670	660	360	190	8,880	8,430

HM Revenue and Customs

UK Property Transactions Count - September 2014



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
Jan-12	6,370	590	290	150	7,400	8,440
Feb-12	5,920	600	280	170	6,970	8,000
Mar-12	8,310	770	410	200	9,690	8,190
Apr-12	6,910	620	380	160	8,070	8,460
May-12	6,880	790	320	210	8,200	8,360
Jun-12	6,720	620	320	190	7,850	7,520
Jul-12	7,040	650	320	180	8,190	8,010
Aug-12	6,910	680	330	170	8,090	8,020
Sep-12	6,640	630	350	190	7,810	8,130
Oct-12	7,190	710	390	190	8,480	8,140
Nov-12	7,620	750	430	170	8,970	8,430
Dec-12	7,130	640	310	170	8,250	8,380
Jan-13	6,280	540	300	170	7,290	8,050
Feb-13	5,790	580	270	180	6,820	8,160
Mar-13	8,370	790	390	200	9,750	8,530
Apr-13	7,040	680	370	230	8,320	8,110
May-13	7,130	740	370	240	8,480	8,500
Jun-13	6,860	620	360	200	8,040	8,190
Jul-13	7,700	710	390	210	9,010	8,600
Aug-13	7,300	700	360	190	8,550	8,850
Sep-13	7,360	690	380	190	8,620	8,740
Oct-13	7,850	720	430	190	9,190	8,800
Nov-13	8,330	830	380	240	9,780	9,540
Dec-13	8,290	780	400	220	9,690	9,150
Jan-14	7,100	690	330	240	8,360	9,150
Feb-14	6,590	700	330	170	7,790	9,340
Mar-14	8,690	810	460	240	10,200	9,160
Apr-14 ^R	7,770	720	410	260	9,160	9,000
May-14 ^R	7,270	750	390	250	8,660	9,100
Jun-14 ^R	7,980	770	400	240	9,390	9,270
Jul-14	8,120	810	410	200	9,540	8,980
Aug-14 ^P	7,530	710	390	220	8,850	9,240
Sep-14 ^P	6,740	830	380	150	8,100	7,880

^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.

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

* = see Reference Notes on Sheet 7



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.

7

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 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:

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

Current SDLT Rates and Thresholds:

<http://www.hmrc.gov.uk/sdlt/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/sdlt/sdlt1.pdf>

Statement of Administrative Sources general note:

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

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

<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/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:

<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/departments-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/>

HM Revenue and Customs

UK Property Transactions Count - September 2014



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	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	-	-	-
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	-	-	-

Considerations up to Considerations exceeding

Table updated March 2014

HM Revenue and Customs

UK Property Transactions Count - September 2014



8

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 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. 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.

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

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: 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 September 2014, was published on 21 October 2014 at 9:30am. The next release, for October 2014, will be published on 21 November 2014 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 GOV.UK site at the following address:

<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 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.

<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.

HM Revenue and Customs

UK Property Transactions Count - September 2014



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 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.

HM Revenue and Customs UK Property Transactions Count - September 2014



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: <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

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:

www.statistics.gov.uk