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

# UK Property Transaction Statistics



# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 0

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# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 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) and the Scottish Administration's Land and Buildings Transactions Tax (LBTT) databases. LBTT data was introduced from April 2015 so the figures from this date should be treated with particular caution. More information about data sources, quality and methodology can be found on page 7.

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

*[Reviewed 21 April 2016 / Next Review 24 May 2016]*

#### Key messages

The provisional seasonally adjusted UK property transaction count for March 2016 was 165,480 residential and 9,830 non-residential transactions.

#### Residential transactions

The seasonally adjusted estimate of the number of residential property transactions increased by 41.5% between February 2016 and March 2016. This month's seasonally adjusted figure is 69.7% higher compared with the same month last year. Chart 1A shows the historic time series for residential property transactions.

The large increase in transactions for March 2016 is likely to be associated with the introduction of the higher rates on additional properties in April 2016. These measures were announced in the Autumn Statement 2015 for England, Wales and Northern Ireland, and in the Scottish Government's draft 2016-17 budget for Scotland. Additional non-tax factors may have played a role as well, for example the Bank of England's plans to curb Buy-to-Let mortgages resulting in a rush to purchase.

For March 2016 the number of non-adjusted residential transactions was about 74.8% higher compared with February 2016. The number of non-adjusted residential transactions was 77.1% higher than in March 2015.

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

*[Reviewed 21 April 2016 / Next Review 24 May 2016]*

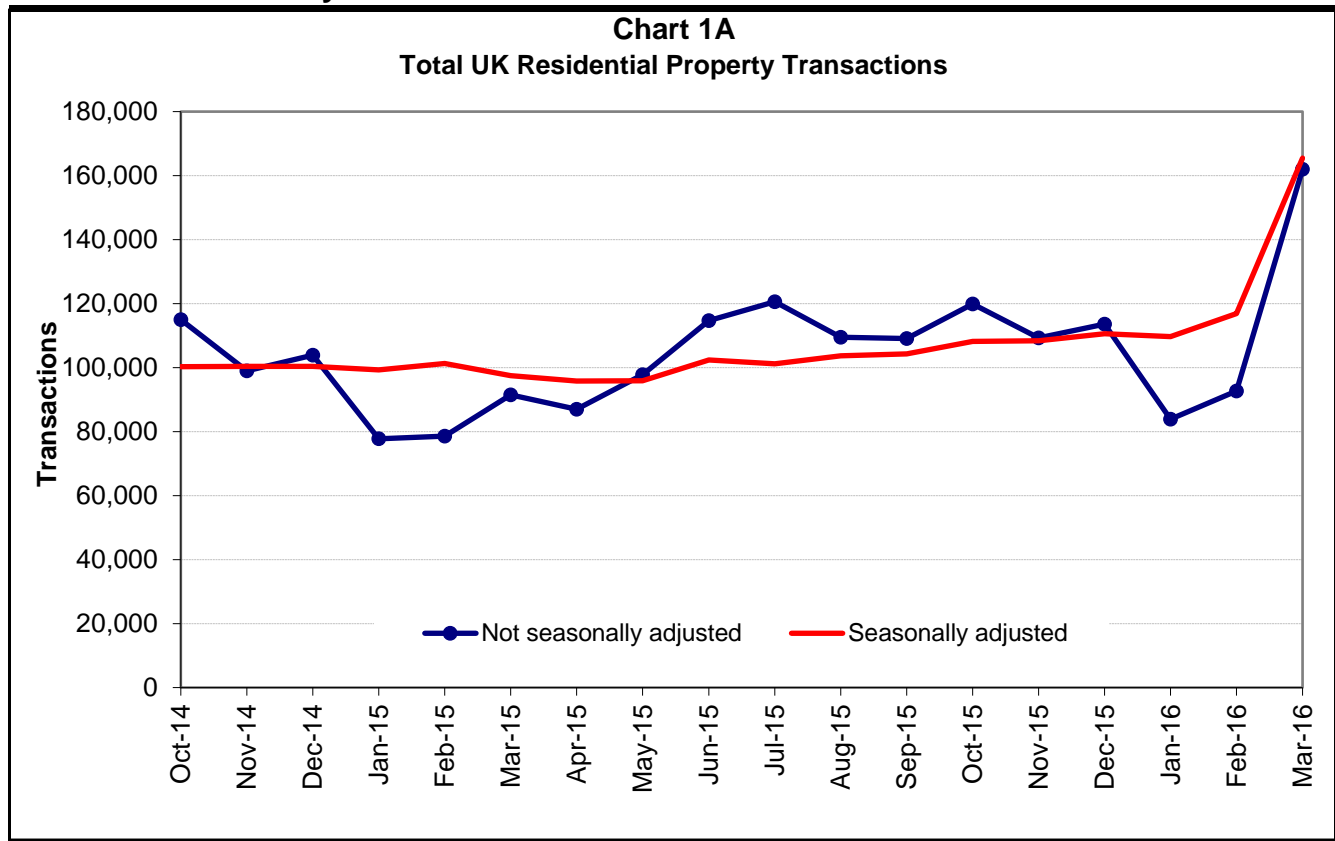
# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 1

### Commentary and Charts



# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 1

### Commentary and Charts

#### Non-residential transactions

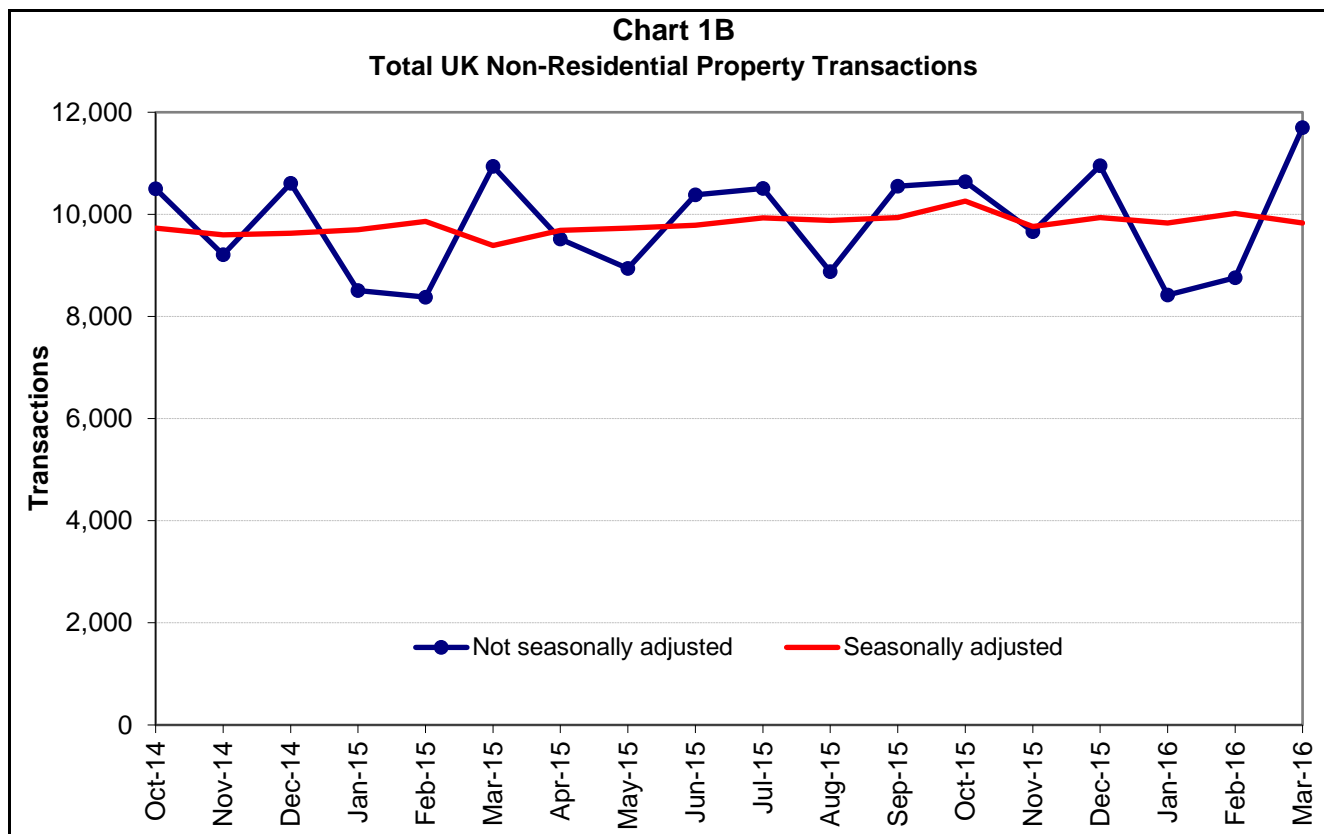
The seasonally adjusted estimate of the number of non-residential property transactions decreased by 2.0% between February 2016 and March 2016. This month's figure is 4.6% higher compared with the same month last year. Chart 1B shows the historic time series for non-residential property transactions.

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

Budget 2016 included a major reform to non-residential SDLT, moving from a 'slab' to a marginal rate slice system. This was effective as of midnight 16 March and therefore this month includes transactions under both regimes.

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

[Reviewed 21 April 2016 / Next Review 24 May 2016]



# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 2

Annual and Monthly Tables  
Residential

Number of residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
<b>Annual (financial year)</b>						
2011-12	794,170	73,090	38,990	14,710	920,960	917,250
2012-13	799,620	73,740	39,210	15,780	928,350	929,690
2013-14	977,510	89,150	46,990	20,170	1,133,820	1,145,770
2014-15	1,033,880	94,650	49,880	23,330	1,201,740	1,201,410
2015-16 <sup>P</sup>	1,135,830	104,310	54,540	25,160	1,319,840	1,322,450
<b>Annual (calendar year)</b>						
2011	762,140	70,740	37,870	14,040	884,790	884,220
2012	803,800	73,830	39,280	15,570	932,480	933,370
2013	925,230	85,520	44,850	18,850	1,074,450	1,068,470
2014	1,050,630	94,430	50,310	23,380	1,218,750	1,224,620
2015 <sup>P</sup>	1,053,980	100,260	51,000	23,840	1,229,080	1,228,460
<b>Monthly</b>						
Oct-14	98,630	9,270	4,750	2,340	114,990	100,240
Nov-14	84,150	8,640	4,170	2,050	99,010	100,360
Dec-14	90,650	6,590	4,560	2,080	103,880	100,400
Jan-15	66,750	6,270	3,160	1,570	77,750	99,330
Feb-15	68,390	5,260	3,200	1,690	78,540	101,330
Mar-15	78,240	7,700	3,800	1,750	91,490	97,490
Apr-15 <sup>P</sup>	73,680	8,050	3,610	1,610	86,950	95,800
May-15 <sup>P</sup>	83,290	8,590	4,010	1,880	97,770	95,860
Jun-15 <sup>P</sup>	98,160	9,600	4,720	2,240	114,720	102,370
Jul-15 <sup>P</sup>	103,130	10,230	4,980	2,230	120,570	101,180
Aug-15 <sup>P</sup>	94,230	8,760	4,440	2,010	109,440	103,660
Sep-15 <sup>P</sup>	93,910	8,710	4,370	2,140	109,130	104,310
Oct-15 <sup>P</sup>	102,480	9,880	5,120	2,400	119,880	108,180
Nov-15 <sup>P</sup>	93,430	8,990	4,700	2,170	109,290	108,400
Dec-15 <sup>P</sup>	98,290	8,220	4,890	2,150	113,550	110,550
Jan-16 <sup>P</sup>	72,600	6,420	3,260	1,580	83,860	109,730
Feb-16 <sup>P</sup>	81,320	5,760	3,870	1,740	92,690	116,930
Mar-16 <sup>P</sup>	141,310	11,100	6,570	3,010	161,990	165,480

<sup>R</sup> = Revised to reflect substantial amendments to tax returns data at the UK level.

<sup>P</sup> = Provisional. Please note the figures for 2015-16 are provisional and therefore subject to revision.

<sup>1</sup> = Property transactions are allocated to the month in which the transaction was completed.

<sup>2</sup> = 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.

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

\* = see Reference Notes on Sheet 7

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 3

Annual and Monthly Tables  
Non-Residential

Number of non-residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
<b>Annual (financial year)</b>						
2011-12	84,100	8,010	4,330	1,980	98,420	98,130
2012-13	83,940	8,050	4,130	2,180	98,300	98,750
2013-14	90,830	8,770	4,580	2,590	106,770	106,760
2014-15	97,060	9,610	5,030	2,890	114,590	114,410
2015-16 <sup>P</sup>	102,680	7,570	5,340	3,320	118,910	118,600
<b>Annual (calendar year)</b>						
2011	83,180	7,980	4,370	1,930	97,460	97,630
2012	83,640	8,050	4,130	2,150	97,970	98,040
2013	89,350	8,530	4,440	2,490	104,810	104,400
2014	95,850	9,490	4,920	2,850	113,110	113,120
2015 <sup>P</sup>	101,300	7,970	5,300	3,290	117,860	117,870
<b>Monthly</b>						
Oct-14	8,830	920	460	290	10,500	9,730
Nov-14	7,740	810	420	240	9,210	9,600
Dec-14	9,050	830	450	280	10,610	9,630
Jan-15	7,310	640	370	190	8,510	9,700
Feb-15	7,070	680	380	250	8,380	9,860
Mar-15	9,210	1,000	480	250	10,940	9,390
Apr-15 <sup>P</sup>	8,120	630	480	290	9,520	9,690
May-15 <sup>P</sup>	7,650	560	420	310	8,940	9,730
Jun-15 <sup>P</sup>	8,960	610	490	320	10,380	9,790
Jul-15 <sup>P</sup>	9,130	600	470	310	10,510	9,930
Aug-15 <sup>P</sup>	7,670	590	410	210	8,880	9,880
Sep-15 <sup>P</sup>	9,190	620	430	310	10,550	9,940
Oct-15 <sup>P</sup>	9,250	640	490	260	10,640	10,260
Nov-15 <sup>P</sup>	8,350	660	410	240	9,660	9,760
Dec-15 <sup>P</sup>	9,390	740	470	350	10,950	9,940
Jan-16 <sup>P</sup>	7,340	520	340	220	8,420	9,830
Feb-16 <sup>P</sup>	7,670	510	350	230	8,760	10,020
Mar-16 <sup>P</sup>	9,960	890	580	270	11,700	9,830

<sup>R</sup> = Revised to reflect substantial amendments to tax returns data at the UK level.

<sup>P</sup> = Provisional. Please note the figures for 2015-16 are provisional and therefore subject to revision.

<sup>1</sup> = Property transactions are allocated to the month in which the transaction was completed.

<sup>2</sup> = 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.

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

\* = see Reference Notes on Sheet 7

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 4

### Historic: Commentary and Charts

#### Residential transactions

The long term movement in the number of residential property transactions shown in Chart 4A reflects the general performance of the housing market over the past nine years. The clearest feature of the time series is the sharp fall in residential transactions at the end of 2007, coinciding with the housing market slump and credit crunch. Prior to this point, the number of transactions had risen constantly over a number of years to reach a peak of around 150,000 per month. Since December 2008, there was a slow but steady upward trend in the seasonally adjusted count. From February 2014 to April 2015, the number of seasonally adjusted transactions stabilised at around 100,000 per month but has since risen steadily.

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.

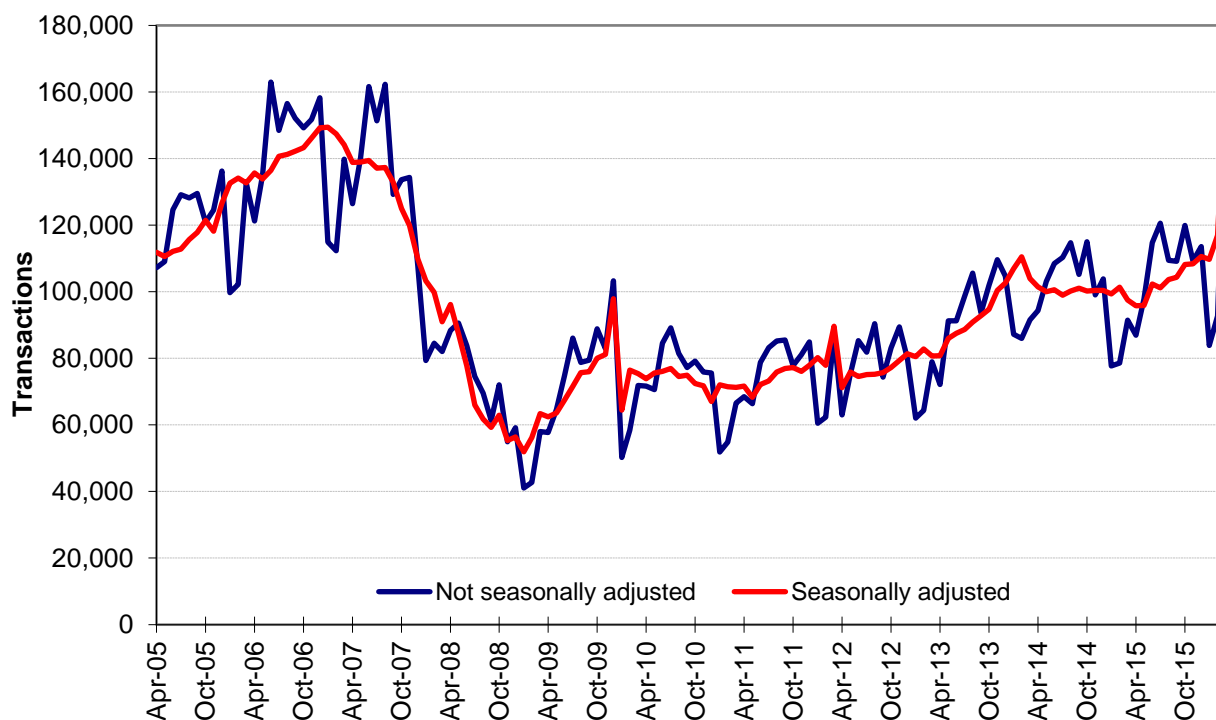
There is another, smaller, peak and trough in March and April 2012 due to the ending of the SDLT first time buyers' relief. This relief was in effect from 25 March 2010 to 24 March 2012 inclusive. Around 7,000 transactions per month benefitted from this relief, although this number doubled in its final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

There is a large increase in transactions in March 2016, associated with the introduction of higher rates on additional properties in April 2016.

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

[Reviewed 21 April 2016 / Next Review 24 May 2016]

**Chart 4A**  
**Total UK Residential Property Transactions**





# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 4

### Historic: Commentary and Charts

#### Non-residential transactions

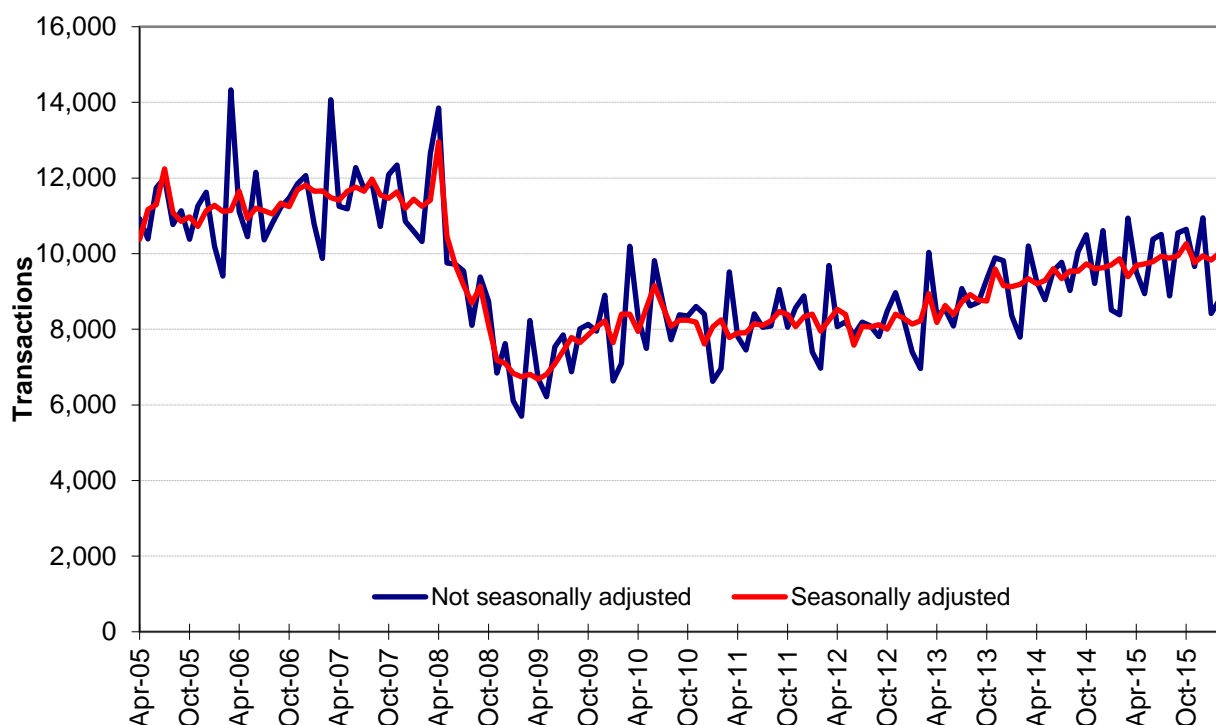
The non-residential property market has mirrored, to a large extent, the ups and downs of the residential market. The credit crunch effects from 2007 triggered a similar fall in transactions but not to quite the same extent as in the residential market.

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 at the start of the calendar year, with a corresponding peak each March coinciding with the end of the financial year.

[Reviewed 21 April 2016 / Next Review 24 May 2016]

**Chart 4B**  
**Total UK Non-Residential Property Transactions**



# HM Revenue and Customs

## UK Property Transactions Count - March 2016



### 4

#### Historic: Commentary and Charts

##### Residential and non-residential transactions for the UK constituent countries

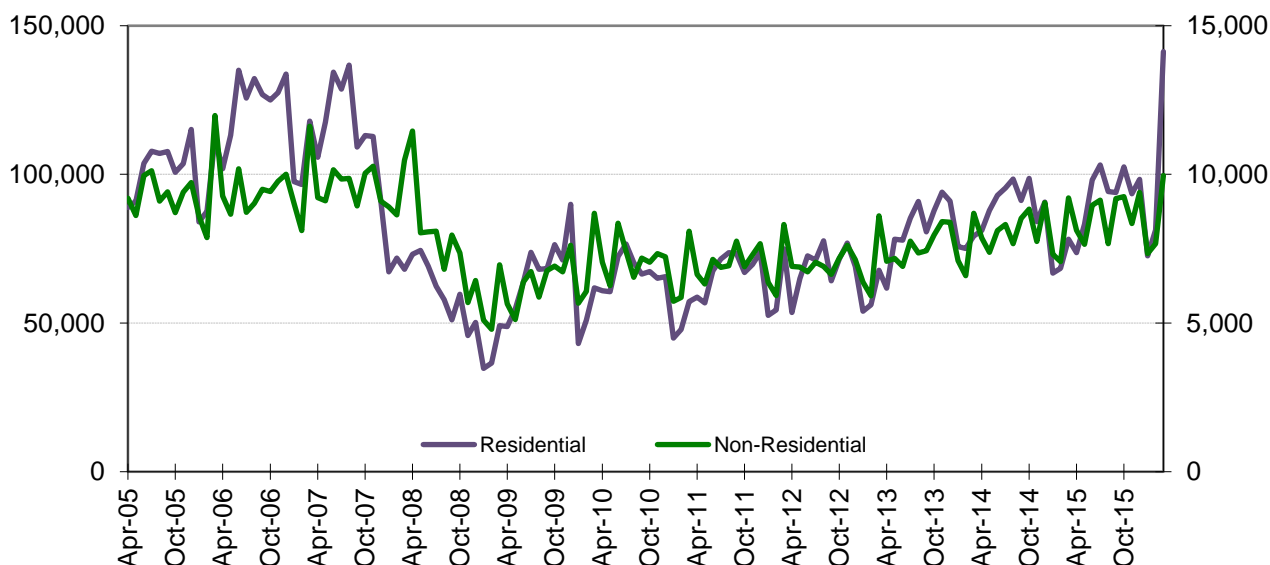
The following tables are produced from the historical data on pages 5 and 6 and show the individual breakdowns of residential and non-residential property transactions for each of the United Kingdom's four constituent countries.

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

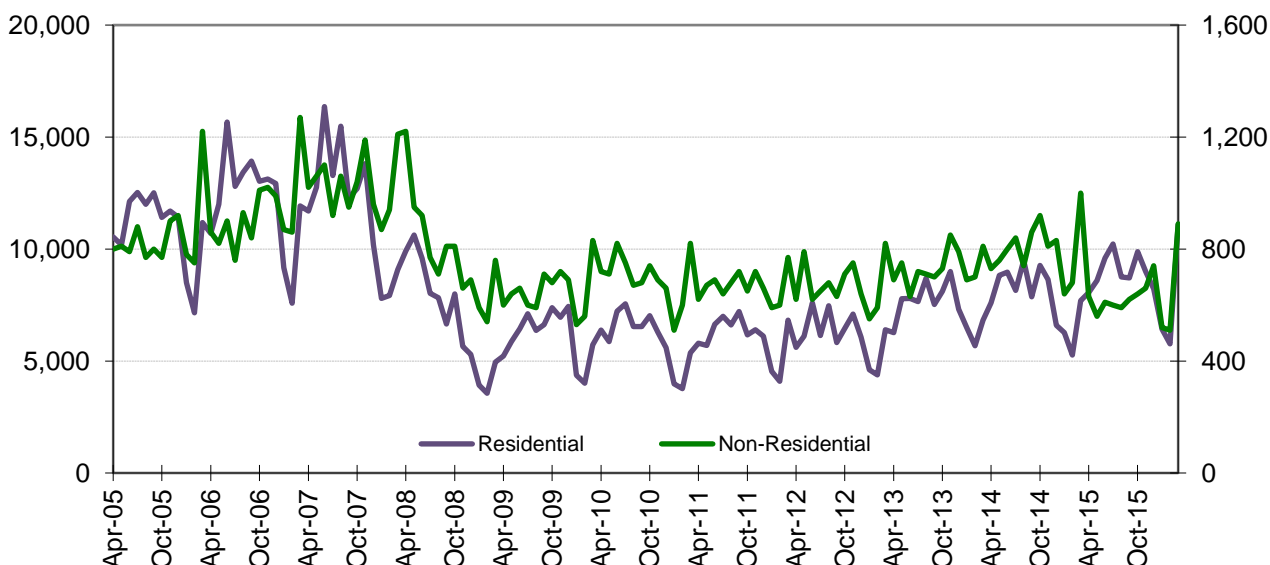
As the volume of residential and non-residential property transactions varies greatly, the transactions are displayed on a dual axis chart (residential on the left axis and non-residential on the right).

[Reviewed 21 April 2016 / Next Review 24 May 2016]

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

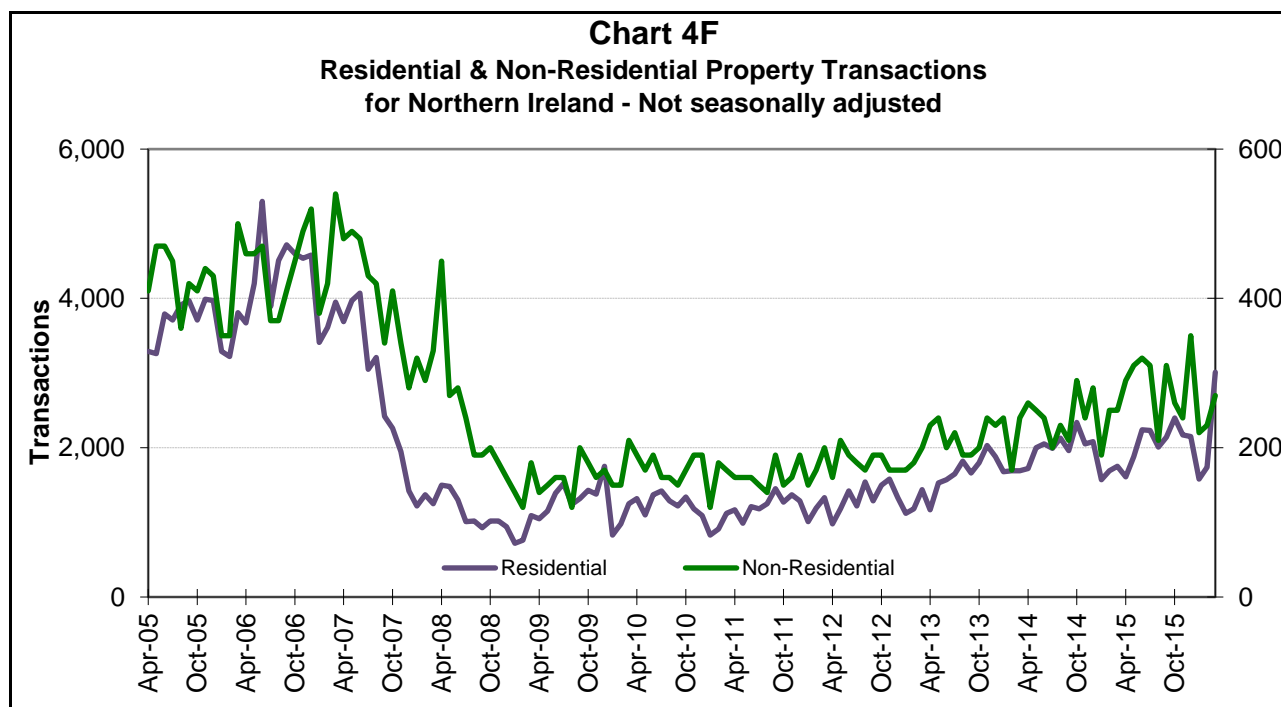
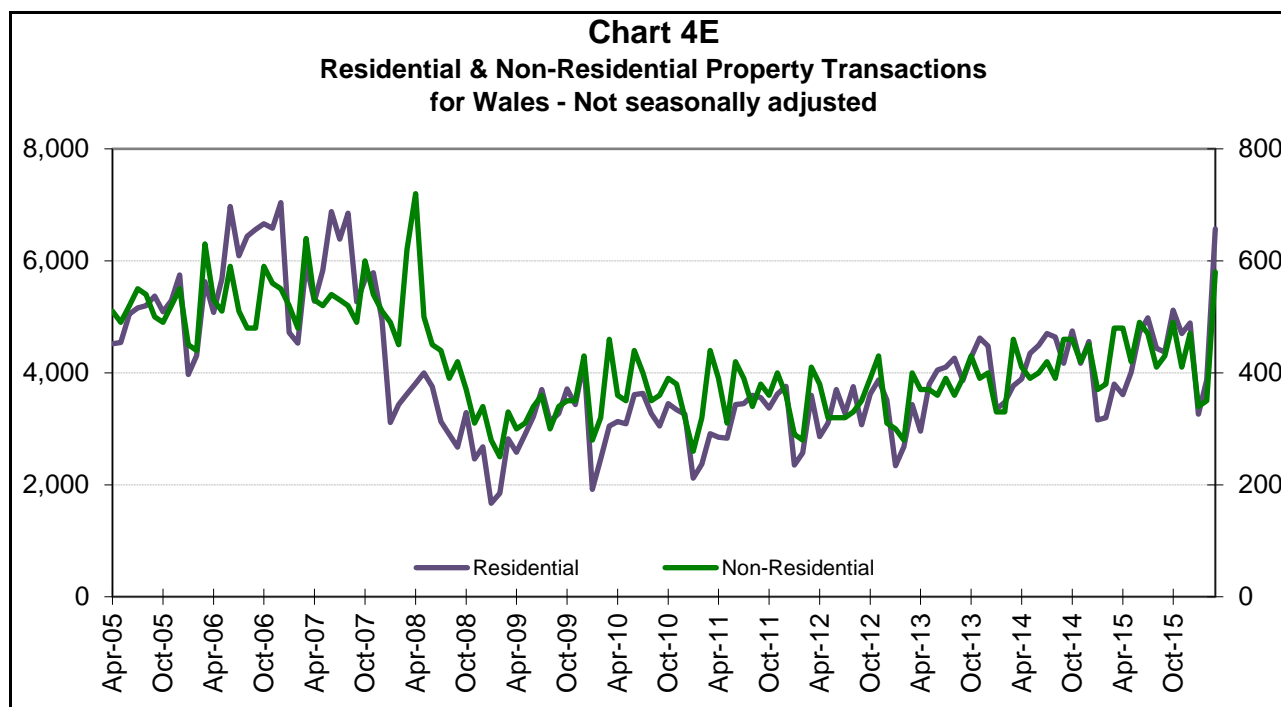


**Chart 4D**  
**Residential & Non-Residential Property Transactions**  
**for Scotland - Not seasonally adjusted**



# 4

## Historic: Commentary and Charts



# HM Revenue and Customs

## UK Property Transactions Count - March 2016



5

Annual, Quarterly and Monthly Tables  
Residential - Historic

Number of residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
<b>Annual (financial year)</b>						
2005-06	1,209,080	131,240	59,880	43,920	1,444,120	1,446,800
2006-07	1,433,200	146,240	72,290	50,980	1,702,710	1,709,950
2007-08	1,256,540	143,340	63,050	29,880	1,492,810	1,473,450
2008-09	664,250	83,990	35,030	12,790	796,060	794,360
2009-10	770,600	73,510	37,580	15,290	896,980	892,170
2010-11	755,160	72,140	37,230	14,190	878,720	877,900
2011-12	794,170	73,090	38,990	14,710	920,960	917,250
2012-13	799,620	73,740	39,210	15,780	928,350	929,690
2013-14	977,510	89,150	46,990	20,170	1,133,820	1,145,770
2014-15	1,033,880	94,650	49,880	23,330	1,201,740	1,201,410
2015-16 <sup>P</sup>	1,135,830	104,310	54,540	25,160	1,319,840	1,322,450
<b>Annual (calendar year)</b>						
2006	1,404,710	144,400	71,010	50,330	1,670,450	1,668,400
2007	1,361,510	147,210	68,080	37,010	1,613,810	1,620,340
2008	750,930	96,360	38,850	14,060	900,200	917,030
2009	735,220	71,840	36,490	14,800	858,350	847,310
2010	761,000	73,120	37,260	14,390	885,770	879,550
2011	762,140	70,740	37,870	14,040	884,790	884,220
2012	803,800	73,830	39,280	15,570	932,480	933,370
2013	925,230	85,520	44,850	18,850	1,074,450	1,068,470
2014	1,050,630	94,430	50,310	23,380	1,218,750	1,224,620
2015 <sup>P</sup>	1,053,980	100,260	51,000	23,840	1,229,080	1,228,460

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



5

Annual, Quarterly and Monthly Tables  
Residential - Historic

Number of residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
<b>Quarterly (calendar year)</b>						
2005-Q2	283,570	32,840	14,110	10,340	340,860	334,620
2005-Q3	322,520	37,040	15,730	11,590	386,880	346,410
2005-Q4	319,370	34,530	16,130	11,670	381,700	366,260
2006-Q1	283,620	26,830	13,910	10,320	334,680	399,510
2006-Q2	350,020	38,350	17,730	13,170	419,270	405,970
2006-Q3	384,790	40,150	19,090	13,120	457,150	424,160
2006-Q4	386,280	39,070	20,280	13,720	459,350	438,760
2007-Q1	312,110	28,670	15,190	10,970	366,940	441,060
2007-Q2	357,710	40,810	17,990	11,730	428,240	417,180
2007-Q3	374,700	41,040	18,510	8,680	442,930	407,360
2007-Q4	316,990	36,690	16,390	5,630	375,700	354,740
2008-Q1	207,140	24,800	10,160	3,840	245,940	294,170
2008-Q2	216,750	30,110	11,560	4,280	262,700	261,310
2008-Q3	171,290	22,500	8,700	2,960	205,450	186,990
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	171,500
2009-Q2	167,270	17,530	8,700	3,590	197,090	193,530
2009-Q3	210,100	20,110	10,100	4,080	244,390	223,210
2009-Q4	237,390	21,770	11,350	4,560	275,070	259,070
2010-Q1	155,840	14,100	7,430	3,060	180,430	216,360
2010-Q2	193,700	19,480	9,830	3,790	226,800	225,540
2010-Q3	213,350	20,630	9,950	3,930	247,860	226,440
2010-Q4	198,110	18,910	10,050	3,610	230,680	211,210
2011-Q1	150,000	13,120	7,400	2,860	173,380	214,710
2011-Q2	183,020	18,130	9,110	3,370	213,630	212,110
2011-Q3	218,580	20,820	10,610	3,880	253,890	226,060
2011-Q4	210,540	18,670	10,750	3,930	243,890	231,340
2012-Q1	182,030	15,470	8,520	3,530	209,550	247,740
2012-Q2	191,140	19,320	9,660	3,580	223,700	221,620
2012-Q3	213,130	19,430	10,100	4,050	246,710	226,100
2012-Q4	217,500	19,610	11,000	4,410	252,520	237,910
2013-Q1	177,850	15,380	8,450	3,740	205,420	244,060
2013-Q2	217,800	21,850	10,800	4,270	254,720	254,290
2013-Q3	256,800	23,870	12,220	5,130	298,020	272,310
2013-Q4	272,780	24,420	13,380	5,710	316,290	297,810
2014-Q1	230,130	19,010	10,590	5,060	264,790	321,360
2014-Q2	262,020	25,390	12,730	5,770	305,910	302,060
2014-Q3	285,050	25,530	13,510	6,080	330,170	300,200
2014-Q4	273,430	24,500	13,480	6,470	317,880	301,000
2015-Q1	213,380	19,230	10,160	5,010	247,780	298,150
2015-Q2 <sup>P</sup>	255,130	26,240	12,340	5,730	299,440	294,030
2015-Q3 <sup>P</sup>	291,270	27,700	13,790	6,380	339,140	309,150
2015-Q4 <sup>P</sup>	294,200	27,090	14,710	6,720	342,720	327,130
2016-Q1 <sup>P</sup>	295,230	23,280	13,700	6,330	338,540	392,140

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



5

Annual, Quarterly and Monthly Tables  
Residential - Historic

Number of residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
<b>Monthly</b>						
Apr-05	88,840	10,540	4,520	3,290	107,190	111,850
May-05	91,030	10,180	4,540	3,260	109,010	110,610
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	112,850
Aug-05	107,040	12,000	5,200	3,910	128,150	115,730
Sep-05	107,710	12,510	5,370	3,970	129,560	117,830
Oct-05	100,650	11,410	5,090	3,710	120,860	121,470
Nov-05	103,570	11,690	5,290	3,990	124,540	118,200
Dec-05	115,150	11,430	5,750	3,970	136,300	126,590
Jan-06	83,980	8,500	3,970	3,290	99,740	132,640
Feb-06	87,550	7,150	4,310	3,220	102,230	134,130
Mar-06	112,090	11,180	5,630	3,810	132,710	132,740
Apr-06	101,830	10,690	5,080	3,670	121,270	135,660
May-06	113,160	11,990	5,680	4,200	135,030	133,890
Jun-06	135,030	15,670	6,970	5,300	162,970	136,420
Jul-06	125,720	12,790	6,090	3,890	148,490	140,650
Aug-06	132,180	13,430	6,440	4,510	156,560	141,280
Sep-06	126,890	13,930	6,560	4,720	152,100	142,230
Oct-06	124,980	13,030	6,660	4,600	149,270	143,300
Nov-06	127,530	13,120	6,580	4,540	151,770	146,180
Dec-06	133,770	12,920	7,040	4,580	158,310	149,280
Jan-07	97,580	9,170	4,720	3,410	114,880	149,430
Feb-07	96,560	7,580	4,530	3,610	112,280	147,450
Mar-07	117,970	11,920	5,940	3,950	139,780	144,180
Apr-07	105,780	11,700	5,280	3,690	126,450	138,820
May-07	117,560	12,750	5,830	3,970	140,110	138,960
Jun-07	134,370	16,360	6,880	4,070	161,680	139,400
Jul-07	128,660	13,290	6,390	3,050	151,390	137,120
Aug-07	136,790	15,480	6,850	3,210	162,330	137,300
Sep-07	109,250	12,270	5,270	2,420	129,210	132,940
Oct-07	113,080	12,700	5,660	2,260	133,700	125,030
Nov-07	112,770	13,810	5,790	1,950	134,320	119,880
Dec-07	91,140	10,180	4,940	1,420	107,680	109,830

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



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Annual, Quarterly and Monthly Tables  
Residential - Historic

Number of residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
Jan-08	67,220	7,800	3,110	1,220	79,350	103,320
Feb-08	71,820	7,920	3,430	1,370	84,540	99,860
Mar-08	68,100	9,080	3,620	1,250	82,050	90,990
Apr-08	73,130	9,910	3,810	1,500	88,350	96,200
May-08	74,470	10,620	4,000	1,480	90,570	87,390
Jun-08	69,150	9,580	3,750	1,300	83,780	77,720
Jul-08	62,400	8,020	3,130	1,010	74,560	65,960
Aug-08	57,810	7,830	2,900	1,020	69,560	61,730
Sep-08	51,080	6,650	2,670	930	61,330	59,300
Oct-08	59,710	8,000	3,290	1,020	72,020	62,910
Nov-08	45,780	5,650	2,460	1,020	54,910	55,320
Dec-08	50,260	5,300	2,680	940	59,180	56,330
Jan-09	34,750	3,920	1,670	720	41,060	51,920
Feb-09	36,580	3,560	1,850	760	42,750	56,180
Mar-09	49,130	4,950	2,820	1,090	57,990	63,400
Apr-09	48,840	5,220	2,580	1,050	57,690	62,480
May-09	54,720	5,870	2,900	1,150	64,640	63,610
Jun-09	63,710	6,440	3,220	1,390	74,760	67,440
Jul-09	73,760	7,110	3,700	1,520	86,090	71,520
Aug-09	68,080	6,370	3,130	1,240	78,820	75,680
Sep-09	68,260	6,630	3,270	1,320	79,480	76,010
Oct-09	76,320	7,380	3,710	1,430	88,840	80,040
Nov-09	71,150	6,950	3,430	1,380	82,910	81,140
Dec-09	89,920	7,440	4,210	1,750	103,320	97,890
Jan-10	43,110	4,370	1,920	830	50,230	64,470
Feb-10	50,920	4,010	2,460	980	58,370	76,450
Mar-10	61,810	5,720	3,050	1,250	71,830	75,440
Apr-10	60,830	6,380	3,130	1,320	71,660	73,830
May-10	60,500	5,870	3,090	1,100	70,560	75,620
Jun-10	72,370	7,230	3,610	1,370	84,580	76,090
Jul-10	76,590	7,550	3,630	1,420	89,190	76,960
Aug-10	70,320	6,540	3,270	1,290	81,420	74,530
Sep-10	66,440	6,540	3,050	1,220	77,250	74,950
Oct-10	67,380	7,020	3,450	1,340	79,190	72,430
Nov-10	65,080	6,290	3,340	1,180	75,890	71,750
Dec-10	65,650	5,600	3,260	1,090	75,600	67,030

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



5

Annual, Quarterly and Monthly Tables  
Residential - Historic

Number of residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
Jan-11	44,970	3,980	2,120	830	51,900	72,020
Feb-11	47,830	3,770	2,370	910	54,880	71,440
Mar-11	57,200	5,370	2,910	1,120	66,600	71,250
Apr-11	58,700	5,790	2,850	1,170	68,510	71,640
May-11	56,820	5,700	2,830	990	66,340	68,300
Jun-11	67,500	6,640	3,430	1,210	78,780	72,170
Jul-11	71,550	7,000	3,450	1,180	83,180	73,220
Aug-11	73,720	6,610	3,600	1,250	85,180	75,920
Sep-11	73,310	7,210	3,560	1,450	85,530	76,920
Oct-11	67,030	6,170	3,370	1,270	77,840	77,270
Nov-11	69,730	6,390	3,620	1,370	81,110	76,120
Dec-11	73,780	6,110	3,760	1,290	84,940	77,950
Jan-12	52,630	4,540	2,350	1,010	60,530	80,240
Feb-12	54,440	4,100	2,570	1,190	62,300	77,870
Mar-12	74,960	6,830	3,600	1,330	86,720	89,630
Apr-12	53,590	5,610	2,860	980	63,040	71,200
May-12	64,960	6,110	3,100	1,180	75,350	75,900
Jun-12	72,590	7,600	3,700	1,420	85,310	74,520
Jul-12	71,240	6,140	3,280	1,220	81,880	75,120
Aug-12	77,690	7,460	3,750	1,540	90,440	75,260
Sep-12	64,200	5,830	3,070	1,290	74,390	75,720
Oct-12	71,490	6,450	3,620	1,500	83,060	77,200
Nov-12	76,910	7,090	3,870	1,580	89,450	79,370
Dec-12	69,100	6,070	3,510	1,330	80,010	81,340
Jan-13	53,990	4,610	2,340	1,120	62,060	80,550
Feb-13	56,120	4,380	2,680	1,180	64,360	82,810
Mar-13	67,740	6,390	3,430	1,440	79,000	80,700
Apr-13	61,780	6,270	2,960	1,170	72,180	80,840
May-13	78,170	7,780	3,790	1,530	91,270	85,940
Jun-13	77,850	7,800	4,050	1,570	91,270	87,510
Jul-13	85,310	7,650	4,100	1,650	98,710	88,660
Aug-13	90,850	8,700	4,260	1,820	105,630	90,840
Sep-13	80,640	7,520	3,860	1,660	93,680	92,810
Oct-13	87,730	8,110	4,280	1,800	101,920	94,750
Nov-13	94,020	9,000	4,620	2,030	109,670	100,410
Dec-13	91,030	7,310	4,480	1,880	104,700	102,650



# HM Revenue and Customs

## UK Property Transactions Count - March 2016



5

Annual, Quarterly and Monthly Tables  
Residential - Historic

Number of residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
Jan-14	75,750	6,500	3,350	1,680	87,280	106,910
Feb-14	75,100	5,680	3,470	1,690	85,940	110,530
Mar-14	79,280	6,830	3,770	1,690	91,570	103,920
Apr-14	81,140	7,590	3,890	1,720	94,340	101,450
May-14	87,930	8,830	4,350	2,000	103,110	100,000
Jun-14	92,950	8,970	4,490	2,050	108,460	100,610
Jul-14	95,430	8,160	4,700	1,990	110,280	98,940
Aug-14	98,450	9,500	4,640	2,130	114,720	100,170
Sep-14	91,170	7,870	4,170	1,960	105,170	101,090
Oct-14	98,630	9,270	4,750	2,340	114,990	100,240
Nov-14	84,150	8,640	4,170	2,050	99,010	100,360
Dec-14	90,650	6,590	4,560	2,080	103,880	100,400
Jan-15	66,750	6,270	3,160	1,570	77,750	99,330
Feb-15	68,390	5,260	3,200	1,690	78,540	101,330
Mar-15	78,240	7,700	3,800	1,750	91,490	97,490
Apr-15 <sup>P</sup>	73,680	8,050	3,610	1,610	86,950	95,800
May-15 <sup>P</sup>	83,290	8,590	4,010	1,880	97,770	95,860
Jun-15 <sup>P</sup>	98,160	9,600	4,720	2,240	114,720	102,370
Jul-15 <sup>P</sup>	103,130	10,230	4,980	2,230	120,570	101,180
Aug-15 <sup>P</sup>	94,230	8,760	4,440	2,010	109,440	103,660
Sep-15 <sup>P</sup>	93,910	8,710	4,370	2,140	109,130	104,310
Oct-15 <sup>P</sup>	102,480	9,880	5,120	2,400	119,880	108,180
Nov-15 <sup>P</sup>	93,430	8,990	4,700	2,170	109,290	108,400
Dec-15 <sup>P</sup>	98,290	8,220	4,890	2,150	113,550	110,550
Jan-16 <sup>P</sup>	72,600	6,420	3,260	1,580	83,860	109,730
Feb-16 <sup>P</sup>	81,320	5,760	3,870	1,740	92,690	116,930
Mar-16 <sup>P</sup>	141,310	11,100	6,570	3,010	161,990	165,480

<sup>R</sup> = Revised to reflect substantial amendments to tax returns data at the UK level.

<sup>P</sup> = Provisional. Please note the figures for 2015-16 are provisional and therefore subject to revision.

<sup>1</sup> = Property transactions are allocated to the month in which the transaction was completed.

<sup>2</sup> = 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.

<sup>3</sup> From April 2015 Stamp Duty Land Tax was replaced by Land and Buildings Transaction Tax in Scotland and HMRC stopped collecting data on Scotland's transactions. HMRC are using data from the Scottish Administration to continue

the series. However, there might be some discontinuities for the Scottish component of the series after April 2015. We will provide more information in future publications. Over the longer term we will review whether the series combining data in this manner meets users' requirements

\* = see Reference Notes on Sheet 7

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



6

Annual, Quarterly and Monthly Tables  
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
<b>Annual (financial year)</b>						
2005-06	112,700	10,190	6,190	5,060	134,140	133,370
2006-07	113,310	11,130	6,440	5,340	136,220	136,830
2007-08	114,570	12,320	6,340	4,610	137,840	138,380
2008-09	86,750	9,430	4,800	2,600	103,580	102,890
2009-10	78,190	7,810	4,140	1,950	92,090	92,010
2010-11	84,110	8,370	4,370	2,040	98,890	98,710
2011-12	84,100	8,010	4,330	1,980	98,420	98,130
2012-13	83,940	8,050	4,130	2,180	98,300	98,750
2013-14	90,830	8,770	4,580	2,590	106,770	106,760
2014-15	97,060	9,610	5,030	2,890	114,590	114,410
2015-16 <sup>P</sup>	102,680	7,570	5,340	3,320	118,910	118,600
<b>Annual (calendar year)</b>						
2006	113,020	10,880	6,320	5,200	135,420	135,580
2007	115,290	12,300	6,420	5,010	139,020	139,070
2008	97,930	10,560	5,500	3,100	117,090	116,610
2009	74,610	7,780	3,940	1,880	88,210	87,940
2010	84,860	8,360	4,410	2,080	99,710	99,070
2011	83,180	7,980	4,370	1,930	97,460	97,630
2012	83,640	8,050	4,130	2,150	97,970	98,040
2013	89,350	8,530	4,440	2,490	104,810	104,400
2014	95,850	9,490	4,920	2,850	113,110	113,120
2015 <sup>P</sup>	101,300	7,970	5,300	3,290	117,860	117,870

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



6

Annual, Quarterly and Monthly Tables  
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
<b>Quarterly (calendar year)</b>						
2005-Q2	27,780	2,400	1,520	1,350	33,050	32,840
2005-Q3	28,630	2,450	1,590	1,230	33,900	34,170
2005-Q4	27,830	2,590	1,560	1,280	33,260	32,820
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	33,780
2006-Q3	27,250	2,530	1,470	1,150	32,400	33,520
2006-Q4	29,190	3,020	1,700	1,460	35,370	34,740
2007-Q1	28,750	3,000	1,640	1,340	34,730	34,790
2007-Q2	28,490	3,180	1,590	1,450	34,710	34,820
2007-Q3	28,640	2,930	1,540	1,190	34,300	35,170
2007-Q4	29,410	3,190	1,650	1,030	35,280	34,290
2008-Q1	28,030	3,020	1,560	940	33,550	34,100
2008-Q2	27,560	3,090	1,670	1,000	33,320	33,120
2008-Q3	22,860	2,290	1,250	620	27,020	27,000
2008-Q4	19,480	2,160	1,020	540	23,200	22,390
2009-Q1	16,850	1,890	860	440	20,040	20,380
2009-Q2	17,150	1,900	950	450	20,450	20,580
2009-Q3	19,360	1,900	1,000	480	22,740	22,860
2009-Q4	21,250	2,090	1,130	510	24,980	24,120
2010-Q1	20,430	1,920	1,060	510	23,920	24,450
2010-Q2	21,670	2,250	1,150	550	25,620	25,660
2010-Q3	21,140	2,100	1,110	470	24,820	24,920
2010-Q4	21,620	2,090	1,090	550	25,350	24,040
2011-Q1	19,680	1,930	1,020	470	23,100	24,090
2011-Q2	20,090	1,980	1,120	480	23,670	23,960
2011-Q3	21,560	2,040	1,110	480	25,190	24,790
2011-Q4	21,850	2,030	1,120	500	25,500	24,790
2012-Q1	20,600	1,960	980	520	24,060	24,590
2012-Q2	20,510	2,030	1,020	560	24,120	24,500
2012-Q3	20,590	1,960	1,000	540	24,090	24,260
2012-Q4	21,940	2,100	1,130	530	25,700	24,690
2013-Q1	20,900	1,960	980	550	24,390	25,300
2013-Q2	21,150	2,070	1,100	670	24,990	25,200
2013-Q3	22,540	2,130	1,140	600	26,410	26,410
2013-Q4	24,760	2,370	1,220	670	29,020	27,490
2014-Q1	22,380	2,200	1,120	650	26,350	27,660
2014-Q2	23,350	2,290	1,200	750	27,590	28,090
2014-Q3	24,500	2,440	1,270	640	28,850	28,410
2014-Q4	25,620	2,560	1,330	810	30,320	28,960
2015-Q1	23,590	2,320	1,230	690	27,830	28,950
2015-Q2	<sup>P</sup> 24,730	1,800	1,390	920	28,840	29,210
2015-Q3	<sup>P</sup> 25,990	1,810	1,310	830	29,940	29,750
2015-Q4	<sup>P</sup> 26,990	2,040	1,370	850	31,250	29,960
2016-Q1	<sup>P</sup> 24,970	1,920	1,270	720	28,880	29,680

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



6

Annual, Quarterly and Monthly Tables  
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
<b>Monthly</b>						
Apr-05	9,200	800	510	410	10,920	10,380
May-05	8,620	810	490	470	10,390	11,170
Jun-05	9,960	790	520	470	11,740	11,290
Jul-05	10,120	880	550	450	12,000	12,240
Aug-05	9,100	770	540	360	10,770	11,080
Sep-05	9,410	800	500	420	11,130	10,850
Oct-05	8,710	770	490	410	10,380	10,970
Nov-05	9,400	900	520	440	11,260	10,720
Dec-05	9,720	920	550	430	11,620	11,130
Jan-06	8,610	780	450	350	10,190	11,280
Feb-06	7,870	750	440	350	9,410	11,120
Mar-06	11,980	1,220	630	500	14,330	11,140
Apr-06	9,270	860	530	460	11,120	11,650
May-06	8,660	820	510	460	10,450	10,930
Jun-06	10,190	900	590	470	12,150	11,200
Jul-06	8,720	760	510	370	10,360	11,130
Aug-06	9,030	930	480	370	10,810	11,050
Sep-06	9,500	840	480	410	11,230	11,340
Oct-06	9,420	1,010	590	450	11,470	11,240
Nov-06	9,770	1,020	560	490	11,840	11,690
Dec-06	10,000	990	550	520	12,060	11,810
Jan-07	9,020	870	520	380	10,790	11,650
Feb-07	8,110	860	480	420	9,870	11,660
Mar-07	11,620	1,270	640	540	14,070	11,480
Apr-07	9,220	1,020	530	480	11,250	11,410
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	11,970
Sep-07	8,940	950	490	340	10,720	11,550
Oct-07	10,040	1,040	600	410	12,090	11,460
Nov-07	10,270	1,190	540	340	12,340	11,630
Dec-07	9,100	960	510	280	10,850	11,200

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



6

Annual, Quarterly and Monthly Tables  
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
Jan-08	8,910	870	490	320	10,590	11,440
Feb-08	8,640	940	450	290	10,320	11,250
Mar-08	10,480	1,210	620	330	12,640	11,410
Apr-08	11,460	1,220	720	450	13,850	12,960
May-08	8,030	950	500	270	9,750	10,460
Jun-08	8,070	920	450	280	9,720	9,700
Jul-08	8,090	770	440	240	9,540	9,160
Aug-08	6,810	710	390	190	8,100	8,700
Sep-08	7,960	810	420	190	9,380	9,140
Oct-08	7,360	810	370	200	8,740	8,110
Nov-08	5,690	660	310	180	6,840	7,180
Dec-08	6,430	690	340	160	7,620	7,100
Jan-09	5,100	590	280	140	6,110	6,830
Feb-09	4,790	540	250	120	5,700	6,740
Mar-09	6,960	760	330	180	8,230	6,810
Apr-09	5,650	600	300	140	6,690	6,680
May-09	5,120	640	310	150	6,220	6,810
Jun-09	6,380	660	340	160	7,540	7,090
Jul-09	6,730	600	360	160	7,850	7,430
Aug-09	5,870	590	300	120	6,880	7,780
Sep-09	6,760	710	340	200	8,010	7,650
Oct-09	6,920	680	350	180	8,130	7,850
Nov-09	6,720	720	350	160	7,950	8,050
Dec-09	7,610	690	430	170	8,900	8,220
Jan-10	5,670	530	280	150	6,630	7,650
Feb-10	6,070	560	320	150	7,100	8,400
Mar-10	8,690	830	460	210	10,190	8,400
Apr-10	7,050	720	360	190	8,320	7,940
May-10	6,260	710	350	170	7,490	8,570
Jun-10	8,360	820	440	190	9,810	9,150
Jul-10	7,410	750	400	160	8,720	8,600
Aug-10	6,540	670	350	160	7,720	8,080
Sep-10	7,190	680	360	150	8,380	8,240
Oct-10	7,050	740	390	170	8,350	8,240
Nov-10	7,340	690	380	190	8,600	8,190
Dec-10	7,230	660	320	190	8,400	7,610

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



6

Annual, Quarterly and Monthly Tables  
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
Jan-11	5,730	510	260	120	6,620	8,060
Feb-11	5,860	600	320	180	6,960	8,250
Mar-11	8,090	820	440	170	9,520	7,780
Apr-11	6,640	620	390	160	7,810	7,900
May-11	6,310	670	310	160	7,450	7,910
Jun-11	7,140	690	420	160	8,410	8,150
Jul-11	6,870	640	390	150	8,050	8,100
Aug-11	6,930	680	340	140	8,090	8,220
Sep-11	7,760	720	380	190	9,050	8,470
Oct-11	6,890	650	360	150	8,050	8,390
Nov-11	7,290	720	400	160	8,570	8,070
Dec-11	7,670	660	360	190	8,880	8,330
Jan-12	6,370	590	290	150	7,400	8,400
Feb-12	5,920	600	280	170	6,970	7,950
Mar-12	8,310	770	410	200	9,690	8,240
Apr-12	6,910	620	380	160	8,070	8,530
May-12	6,880	790	320	210	8,200	8,390
Jun-12	6,720	620	320	190	7,850	7,580
Jul-12	7,040	650	320	180	8,190	8,080
Aug-12	6,910	680	330	170	8,090	8,060
Sep-12	6,640	630	350	190	7,810	8,120
Oct-12	7,190	710	390	190	8,480	8,000
Nov-12	7,620	750	430	170	8,970	8,400
Dec-12	7,130	640	310	170	8,250	8,290
Jan-13	6,380	550	300	170	7,400	8,140
Feb-13	5,910	590	280	180	6,960	8,220
Mar-13	8,610	820	400	200	10,030	8,940
Apr-13	7,080	690	370	230	8,370	8,180
May-13	7,170	750	370	240	8,530	8,630
Jun-13	6,900	630	360	200	8,090	8,390
Jul-13	7,750	720	390	220	9,080	8,720
Aug-13	7,360	710	360	190	8,620	8,920
Sep-13	7,430	700	390	190	8,710	8,770
Oct-13	7,960	730	430	200	9,320	8,750
Nov-13	8,410	850	390	240	9,890	9,590
Dec-13	8,390	790	400	230	9,810	9,150

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



6

Annual, Quarterly and Monthly Tables  
Non-Residential - Historic

Number of non-residential property transaction completions with value £40,000 or above<sup>1 2 3</sup>

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland <sup>3</sup>	Wales	Northern Ireland	UK	UK
Jan-14	7,100	690	330	240	8,360	9,130
Feb-14	6,590	700	330	170	7,790	9,190
Mar-14	8,690	810	460	240	10,200	9,340
Apr-14	7,860	730	410	260	9,260	9,200
May-14	7,380	760	390	250	8,780	9,290
Jun-14	8,110	800	400	240	9,550	9,600
Jul-14	8,310	840	420	200	9,770	9,340
Aug-14	7,670	740	390	230	9,030	9,540
Sep-14	8,520	860	460	210	10,050	9,530
Oct-14	8,830	920	460	290	10,500	9,730
Nov-14	7,740	810	420	240	9,210	9,600
Dec-14	9,050	830	450	280	10,610	9,630
Jan-15	7,310	640	370	190	8,510	9,700
Feb-15	7,070	680	380	250	8,380	9,860
Mar-15	9,210	1,000	480	250	10,940	9,390
Apr-15 <sup>P</sup>	8,120	630	480	290	9,520	9,690
May-15 <sup>P</sup>	7,650	560	420	310	8,940	9,730
Jun-15 <sup>P</sup>	8,960	610	490	320	10,380	9,790
Jul-15 <sup>P</sup>	9,130	600	470	310	10,510	9,930
Aug-15 <sup>P</sup>	7,670	590	410	210	8,880	9,880
Sep-15 <sup>P</sup>	9,190	620	430	310	10,550	9,940
Oct-15 <sup>P</sup>	9,250	640	490	260	10,640	10,260
Nov-15 <sup>P</sup>	8,350	660	410	240	9,660	9,760
Dec-15 <sup>P</sup>	9,390	740	470	350	10,950	9,940
Jan-16 <sup>P</sup>	7,340	520	340	220	8,420	9,830
Feb-16 <sup>P</sup>	7,670	510	350	230	8,760	10,020
Mar-16 <sup>P</sup>	9,960	890	580	270	11,700	9,830

<sup>R</sup> = Revised to reflect substantial amendments to tax returns data at the UK level.

<sup>P</sup> = Provisional. Please note the figures for 2015-16 are provisional and therefore subject to revision.

<sup>1</sup> = Property transactions are allocated to the month in which the transaction was completed.

<sup>2</sup> = 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.

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

\* = see Reference Notes on Sheet 7

### 7.1 Property Transactions Taxes Background

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

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

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

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

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

### 7.2 Introduction to Statistics: Methodology & Explanation

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

#### **Data Sources:**

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

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

#### **Rounding:**

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

#### **Revisions and Timing of Publication:**

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

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

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

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

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

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

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

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



# 7

## Background

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### **Country Breakdowns:**

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

### **Seasonal Adjustment:**

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

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

### **7.3 Statistical Quality**

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

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

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

### **7.4 Related Statistics**

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

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

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

### 7.5 Hyperlinks

#### *Useful Links*

Introduction to SDLT:

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

Current SDLT Rates and Thresholds:

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

Introduction to LBTT:

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

Historic SDLT Rates and Thresholds:

[http://webarchive.nationalarchives.gov.uk/\\*/http://www.hmrc.gov.uk/statistics/stamp-duty/table-a9.xls](http://webarchive.nationalarchives.gov.uk/*/http://www.hmrc.gov.uk/statistics/stamp-duty/table-a9.xls)

Land Transaction Return Guidance Notes:

<https://www.gov.uk/government/publications/sdl-t-guide-for-completing-paper-sdl-t1-return>

Statement of Administrative Sources general note:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/278306/cop-admin-sources\\_1](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278306/cop-admin-sources_1)

X13ARIMA homepage:

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

HMRC: Official Statistics

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

HMRC Annual Report and Resource Accounts

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

#### *Related Statistics*

Archived versions of the Monthly Property Transactions:

[http://webarchive.nationalarchives.gov.uk/\\*/http://hmrc.gov.uk/thelibrary/national-statistics.htm](http://webarchive.nationalarchives.gov.uk/*/http://hmrc.gov.uk/thelibrary/national-statistics.htm)

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

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

Annual Property Transactions Publication:

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

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

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

Measuring Tax Gaps:

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

Tax expenditures and ready reckoners:

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

ONS House Price Index:

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

Valuation Office Agency statistics:

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

HM Land Registry statistics:

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

Dept. for Communities and Local Government statistics:

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

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 7

## Background

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### *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 - March 2016



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### Changes to Duty Rates and Statement of Revisions

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

System from 4th December 2014<sup>4 5 6 7</sup>

		Threshold and rates of stamp duty													
Date	Nil rate	0.5%	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%	4.0%	5.0%	7.0%	10.0%	12.0%	15.0%	
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	
17-03-2016 <sup>6 7</sup>															
Residential	Portion	-	-	-	Portion	-	-	-	-	Portion	-	Portion	Portion	Whole price	
	up to	-	-	-	Over	-	-	-	-	Over	-	Over	Over	If over <sup>3</sup>	
	125,000	-	-	-	125,000	-	-	-	-	250,000	-	925,000	1,500,000	500,000	
	-	-	-	-	up to	-	-	-	-	up to	-	up to	-	by NNP	
Non-Residential	Portion	-	-	-	Portion	-	-	-	-	Portion	-	-	-	-	
	up to	-	-	-	Over	-	-	-	-	Over	-	-	-	-	
	150,000	-	-	-	150,000	-	-	-	-	250,000	-	-	-	-	
	-	-	-	-	up to	-	-	-	-	-	-	-	-	-	
04-12-2014 <sup>4</sup>															
Residential	Portion	-	-	-	Portion	-	-	-	-	Portion	-	Portion	Portion	Whole price	
	up to	-	-	-	Over	-	-	-	-	Over	-	Over	Over	If over <sup>3</sup>	
	125,000	-	-	-	125,000	-	-	-	-	250,000	-	925,000	1,500,000	500,000	
	-	-	-	-	up to	-	-	-	-	up to	-	up to	-	by NNP	
Non-Residential	Whole price	-	Whole price	-	-	-	Whole price	-	Whole price	-	-	-	-	-	
	up to	-	if over	-	-	-	if over	-	if over	-	-	-	-	-	
	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Table updated April 2016

System prior to 4th December 2014

Date	Threshold and rates of stamp duty <sup>4</sup>													
	Nil rate	0.5%	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%	4.0%	5.0%	7.0%	10.0%	12.0%	15.0%
	up to £	if exceeds £	if exceeds £	if exceeds £	if exceeds £	if exceeds £	if exceeds £	if exceeds £	if exceeds £	if exceeds £	if exceeds £	if exceeds £	if exceeds £	if exceeds £
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 <sup>1</sup>	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 <sup>2</sup>														
(Residential)	60,000	-	60,000	-	-	-	250,000	-	500,000	-	-	-	-	-
(Non-Residential)	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
17-03-2005														
Residential	120,000	-	120,000	-	-	-	250,000	-	500,000	-	-	-	-	-
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
23-03-2006														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	-	-	-	-	-
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
06-04-2011														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	-	-	-	-
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
21-03-2012														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	2,000,000	-	-	2,000,000 <sup>3</sup>
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-
22-03-2013														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	2,000,000	-	-	2,000,000 <sup>3</sup>
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 <sup>3</sup>
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	-	-	-	-	-

Table updated December 2014

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

<sup>1</sup> Northern Ireland 1 August 1974.

<sup>2</sup> 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.

<sup>3</sup> Higher rate for corporate bodies - From 20 March 2014 SDLT is charged at 15 per cent on interests in residential dwellings costing more than £500,000 purchased by certain non-natural persons (NNP). Previously (From 21 March 2012) the threshold had been £2 million. This broadly includes bodies corporate, for example companies, collective investment schemes and all partnerships with one or more members who are either a body corporate or a collective investment scheme. There are exclusions for companies acting in their capacity as trustees for a settlement and property developers who meet certain conditions.

<sup>4</sup> From 4 December 2014, SDLT for residential property is charged at different rates depending on the portion of the purchase price that falls within each rate band.

<sup>5</sup> SDLT is no longer payable in Scotland and has been replaced with Land and Buildings Transaction Tax

<sup>6</sup> From 17 March 2016, SDLT for non-residential property is charged at different rates depending on the portion of the purchase price that falls within each rate band.

<sup>7</sup> From 1 April 2016, those purchasing additional residential properties are liable to pay an additional 3% on top of the current residential SDLT marginal rates.



# 8

## Changes to Duty Rates and Statement of Revisions

### Average Revisions

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

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

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

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



# 9

## Other Information

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### 9.1 Contact point for statistical enquiries

**Mark Dickson**

KAI Tax Gaps & Indirect Taxes

HM Revenue & Customs

Room 3E/10

100 Parliament Street

London

SW1A 2BQ

☎ : 03000 515 305

Email: [revenuemonitoring@hmrc.gsi.gov.uk](mailto:revenuemonitoring@hmrc.gsi.gov.uk)

For more general enquiries please refer to the HMRC website:

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

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

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

### 9.2 Publication Calendar

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

This release, for March 2016, was published on 21 April 2016 at 9:30am. The next release, for April 2016, will be published on 24 May 2016 at 9:30am.

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

[http://webarchive.nationalarchives.gov.uk/\\*/http://www.hmrc.gov.uk/stats/survey\\_of\\_prop/menu.htm](http://webarchive.nationalarchives.gov.uk/*/http://www.hmrc.gov.uk/stats/survey_of_prop/menu.htm)

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

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

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

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

### 9.3 Revisions Policy for the UK Property Transactions Count publication

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

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

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

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

Methodology & Explanation'.

### 9.4 Reference: National Statistics Publications for Indirect Taxes

#### ***Meeting user needs***

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

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

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

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

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

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

# HM Revenue and Customs

## UK Property Transactions Count - March 2016



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## Other Information

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### **Users**

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

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

### **Uses**

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

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

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

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



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## Other Information

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### Code of Practice for Official Statistics

HMRC complies with the Code of Practice and supporting Principles:

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

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

### Pre-Release Access

Policy: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/275579/state](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/275579/state)

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

### A National Statistics Publication

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

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

Designation can be broadly interpreted to mean that the statistics:

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

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

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

Tel: 0845 601 3034

overseas: (+44) 1633 653 599

minicom: 01633 812399

E-mail: [info@statistics.gov.uk](mailto:info@statistics.gov.uk)

Fax: 01633 652747

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

You can also find National Statistics on the internet:

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