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UK Property Transaction Statistics



HM Revenue and Customs

UK Property Transactions Count - May 2017



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	Property Transaction Taxes 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

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HM Revenue and Customs

UK Property Transactions Count - May 2017



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 housing market indicators, for example HMRC's Quarterly Stamp Duty Statistics Bulletin. Note that the statistics in the Quarterly Stamp Duty Statistics Bulletin are based on the SDLT certification date, whereas this bulletin reports transactions on the basis of completion date. As these dates can be up to 30 days apart, the number of transactions will differ between the two publications. Links to related statistics can be found in the 'Related Statistics' section on page 7.

[Reviewed 21 June 2017 / Next Review 21 July 2017]

HM Revenue and Customs

UK Property Transactions Count - May 2017



1

Commentary and Charts

Key messages

The provisional seasonally adjusted UK property transaction count for May 2017 was 100,170 residential and 10,760 non-residential transactions.

Residential transactions

The seasonally adjusted estimate of the number of residential property transactions decreased by 3.3% between April 2017 and May 2017. This month's seasonally adjusted figure is 13.4% higher compared with the same month last year. Chart 1A shows the historic time series for residential property transactions.

Direct comparisons of residential transactions between May 2017 and May 2016 should be avoided due to the lower than usual level of transactions in May 2016. This was associated with the introduction of the higher tax rates on additional properties in April 2016. The large increase in transactions for March 2016 followed by the substantial reduction in April is likely to be associated with the introduction of the higher rates on additional properties.

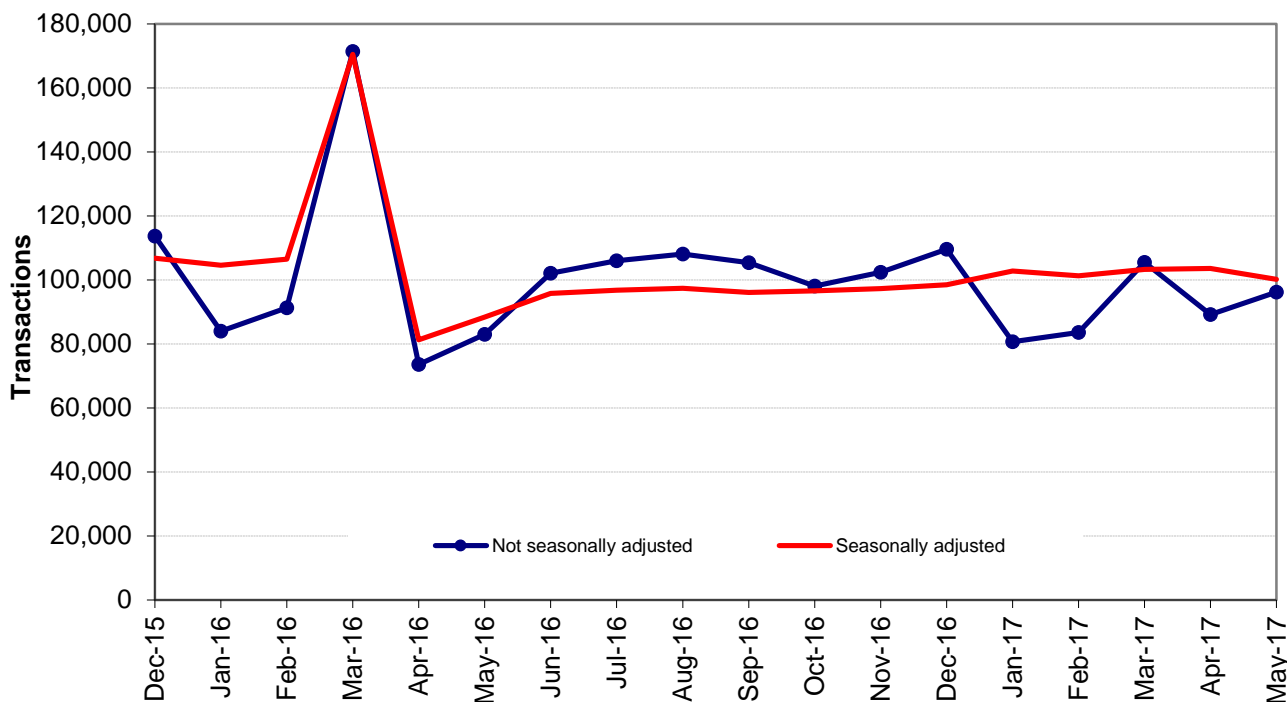
The additional property rates were announced in the Autumn Statement 2015 for England, Wales and Northern Ireland, and in the Scottish Government's draft 2016-17 budget for Scotland. Non-tax factors may have played a role as well, for example the Bank of England's plans to curb Buy-to-Let mortgages resulting in a rush to purchase before April 2016, and the EU Referendum affecting transactions in recent months. The residential count includes properties paying the main and additional rates.

For May 2017 the number of non-adjusted residential transactions was about 7.9% higher compared with April 2017. The number of non-adjusted residential transactions was 15.9% higher than in May 2016.

The figures for the three most recent months are provisional and therefore subject to revision.

[Reviewed 21 June 2017 / Next Review 21 July 2017]

Chart 1A
Total UK Residential Property Transactions



HM Revenue and Customs

UK Property Transactions Count - May 2017



1

Commentary and Charts

Non-residential transactions

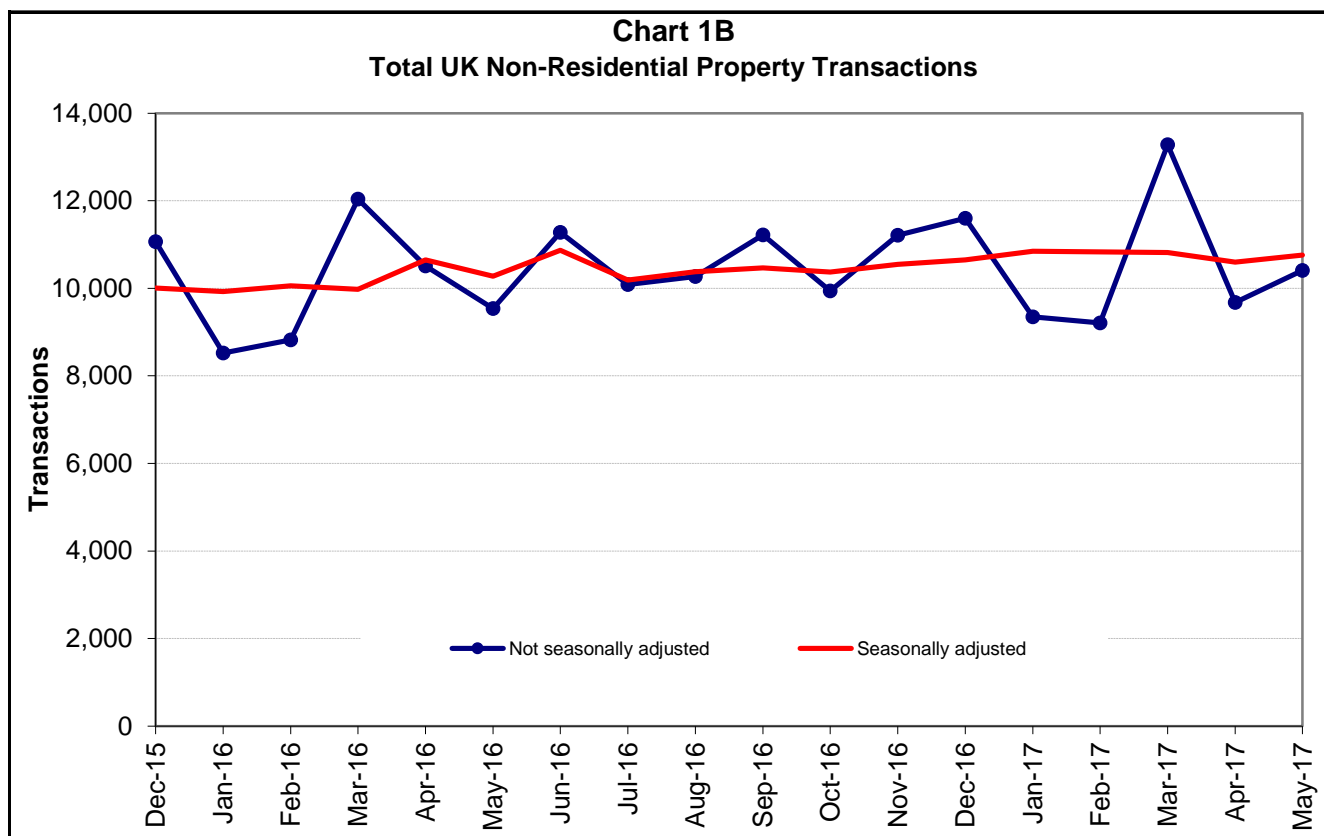
The seasonally adjusted estimate of the number of non-residential property transactions increased by 1.5% between April 2017 and May 2017. This month's figure is 4.6% higher compared with the same month last year. Chart 1B shows the historic time series for non-residential property transactions.

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 2016 and therefore that month includes transactions under both regimes.

The figures for the three most recent months are provisional and therefore subject to revision.

[Reviewed 21 June 2017 / Next Review 21 July 2017]



HM Revenue and Customs

UK Property Transactions Count - May 2017



2

Annual and Monthly Tables
Residential

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2012-13	799,620	73,740	39,210	15,780	928,350	926,370
2013-14	977,510	89,150	46,990	20,170	1,133,820	1,141,460
2014-15	1,033,880	94,650	49,880	23,330	1,201,740	1,199,070
2015-16	1,143,560	104,520	54,940	25,490	1,328,510	1,319,390
2016-17 ^P	985,280	97,580	51,500	23,550	1,157,910	1,155,310
Annual (calendar year)						
2012	803,800	73,830	39,280	15,570	932,480	931,480
2013	925,230	85,520	44,850	18,850	1,074,450	1,067,020
2014	1,050,630	94,430	50,310	23,380	1,218,750	1,223,040
2015	1,054,370	100,320	51,010	23,880	1,229,580	1,225,920
2016	1,057,700	99,440	53,150	24,590	1,234,880	1,229,410
Monthly						
Dec-15	98,400	8,230	4,900	2,160	113,690	106,790
Jan-16	72,750	6,430	3,260	1,590	84,030	104,550
Feb-16	80,110	5,670	3,810	1,720	91,310	106,440
Mar-16	149,710	11,330	7,020	3,310	171,370	170,470
Apr-16	62,150	6,760	3,200	1,450	73,560	81,310
May-16	70,490	7,260	3,600	1,650	83,000	88,350
Jun-16	86,850	8,850	4,310	2,090	102,100	95,770
Jul-16	90,210	9,300	4,540	1,980	106,030	96,760
Aug-16	92,640	8,640	4,700	2,110	108,090	97,350
Sep-16	89,100	9,490	4,560	2,220	105,370	96,040
Oct-16	83,250	8,440	4,400	1,960	98,050	96,570
Nov-16	86,910	8,710	4,610	2,190	102,420	97,280
Dec-16	93,530	8,560	5,140	2,320	109,550	98,520
Jan-17	69,070	6,400	3,470	1,710	80,650	102,760
Feb-17	72,350	5,860	3,650	1,750	83,610	101,290
Mar-17 ^P	88,730	9,310	5,320	2,120	105,480	103,310
Apr-17 ^P	75,130	8,150	4,060	1,830	89,170	103,610
May-17 ^P	81,200	8,510	4,440	2,070	96,220	100,170

^R = Revised to reflect substantial amendments to tax returns data at the UK level, or changes in our seasonal adjustment methodology.

^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.

³ 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 LBTT data from Revenue Scotland 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 - May 2017



3

Annual and Monthly Tables
Non-Residential

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2012-13	83,940	8,050	4,130	2,180	98,300	98,630
2013-14	90,830	8,770	4,580	2,590	106,770	106,940
2014-15	97,060	9,610	5,030	2,890	114,590	114,420
2015-16	103,580	7,570	5,370	3,400	119,920	119,370
2016-17 ^P	110,110	7,820	5,870	3,700	127,500	126,910
Annual (calendar year)						
2012	83,640	8,050	4,130	2,150	97,970	98,140
2013	89,350	8,530	4,440	2,490	104,810	104,460
2014	95,850	9,490	4,920	2,850	113,110	113,090
2015	101,700	8,020	5,340	3,310	118,370	118,310
2016	108,040	7,610	5,750	3,640	125,040	124,380
Monthly						
Dec-15	9,480	750	480	360	11,070	10,010
Jan-16	7,440	520	340	220	8,520	9,930
Feb-16	7,720	510	350	240	8,820	10,060
Mar-16	10,310	840	570	320	12,040	9,980
Apr-16	9,040	650	490	330	10,510	10,650
May-16	8,160	610	430	340	9,540	10,280
Jun-16	9,770	670	530	310	11,280	10,870
Jul-16	8,790	570	480	250	10,090	10,190
Aug-16	8,800	590	570	310	10,270	10,380
Sep-16	9,770	630	550	270	11,220	10,470
Oct-16	8,610	570	430	330	9,940	10,370
Nov-16	9,630	700	500	380	11,210	10,550
Dec-16	10,000	750	510	340	11,600	10,650
Jan-17	8,200	520	370	260	9,350	10,850
Feb-17	7,970	570	410	260	9,210	10,830
Mar-17 ^P	11,370	990	600	320	13,280	10,820
Apr-17 ^P	8,270	670	490	250	9,680	10,600
May-17 ^P	8,980	640	500	290	10,410	10,760

^R = Revised to reflect substantial amendments to tax returns data at the UK level, or changes in our seasonal adjustment methodology.

^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.

³ 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 LBTT data from Revenue Scotland to continue the series.

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

* = see Reference Notes on Sheet 7



4

Historic: Commentary and Charts

Residential transactions

The long term movement in the number of residential property transactions shown in Chart 4A reflects the general performance of the housing market over the past twelve 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. From December 2008 to February 2014, there was a slow but steady upward trend in the seasonally adjusted count.

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.

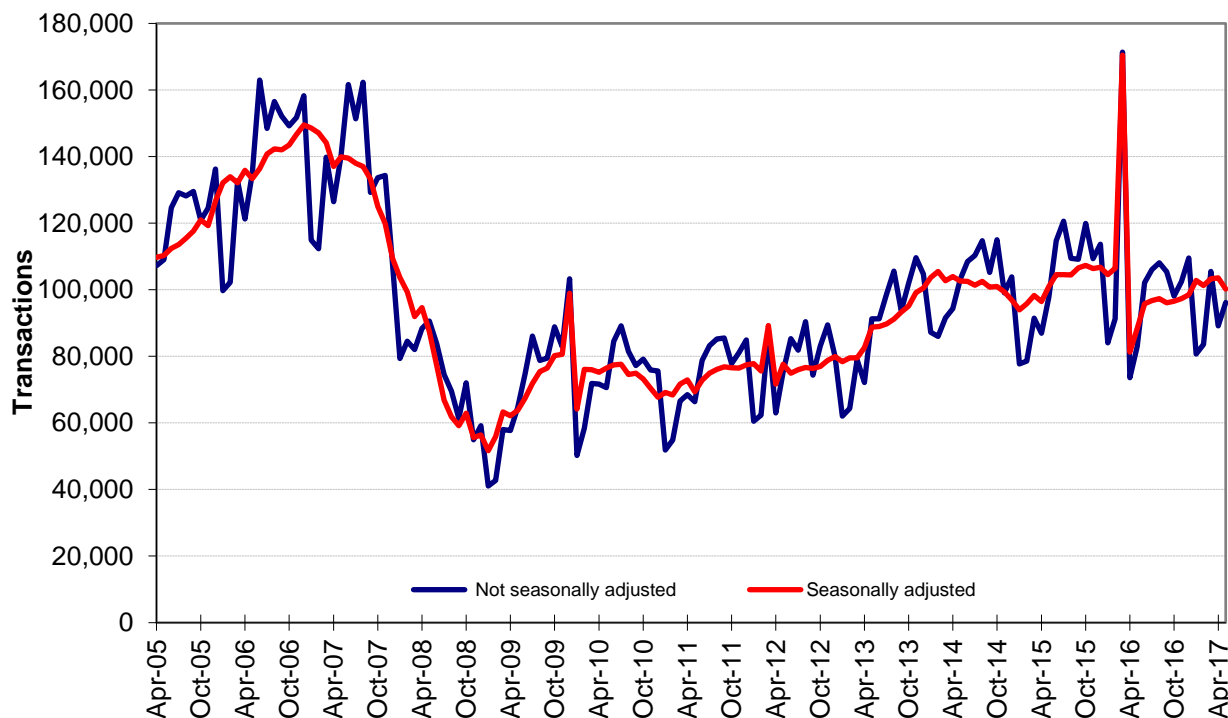
There is another, smaller, peak and trough in March and April 2012 due to the ending of the SDLT first time buyers' relief. This relief was in effect from 25 March 2010 to 24 March 2012 inclusive. Around 7,000 transactions per month benefitted from this relief, although this number doubled in its final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

March 2016 recorded the highest number of transactions in the last ten years. This peak is 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 June 2017 / Next Review 21 July 2017]

Chart 4A
Total UK Residential Property Transactions



4

Historic: Commentary and Charts

Non-residential transactions

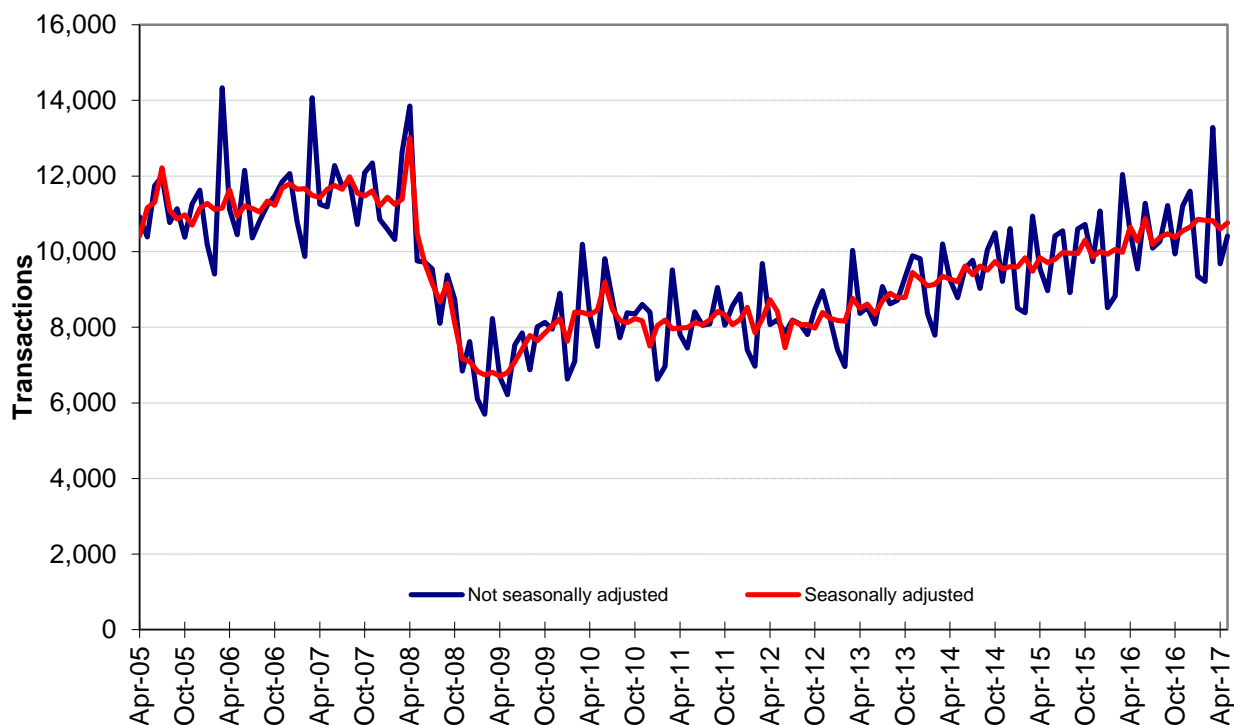
The non-residential property market has mirrored, to a large extent, the ups and downs of the residential market. The credit crunch effects from 2007 triggered a similar fall in transactions but not to quite the same extent as in the residential market.

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 June 2017 / Next Review 21 July 2017]

Chart 4B
Total UK Non-Residential Property Transactions





4

Historic: Commentary and Charts

Residential and non-residential transactions for the UK constituent countries

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

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

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

[Reviewed 21 June 2017 / Next Review 21 July 2017]

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

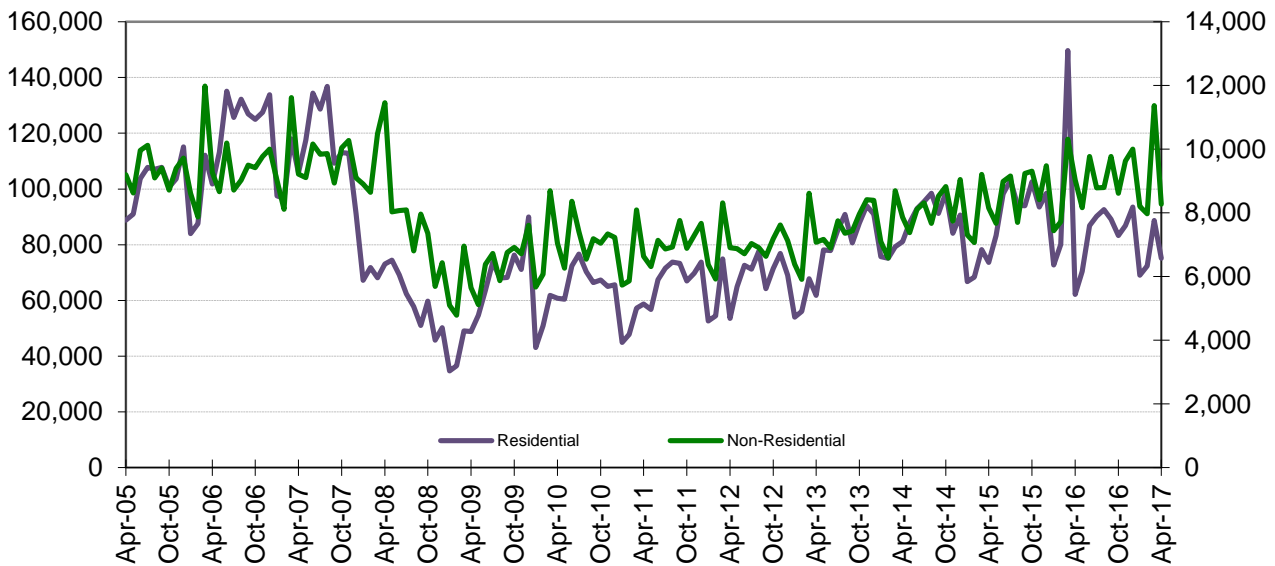
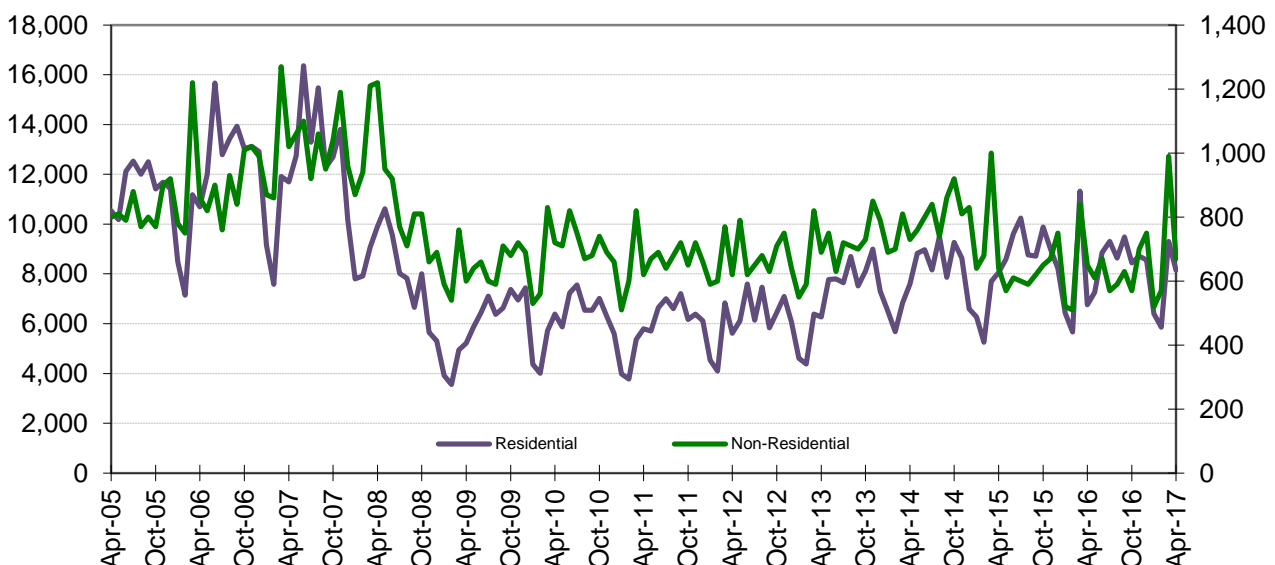


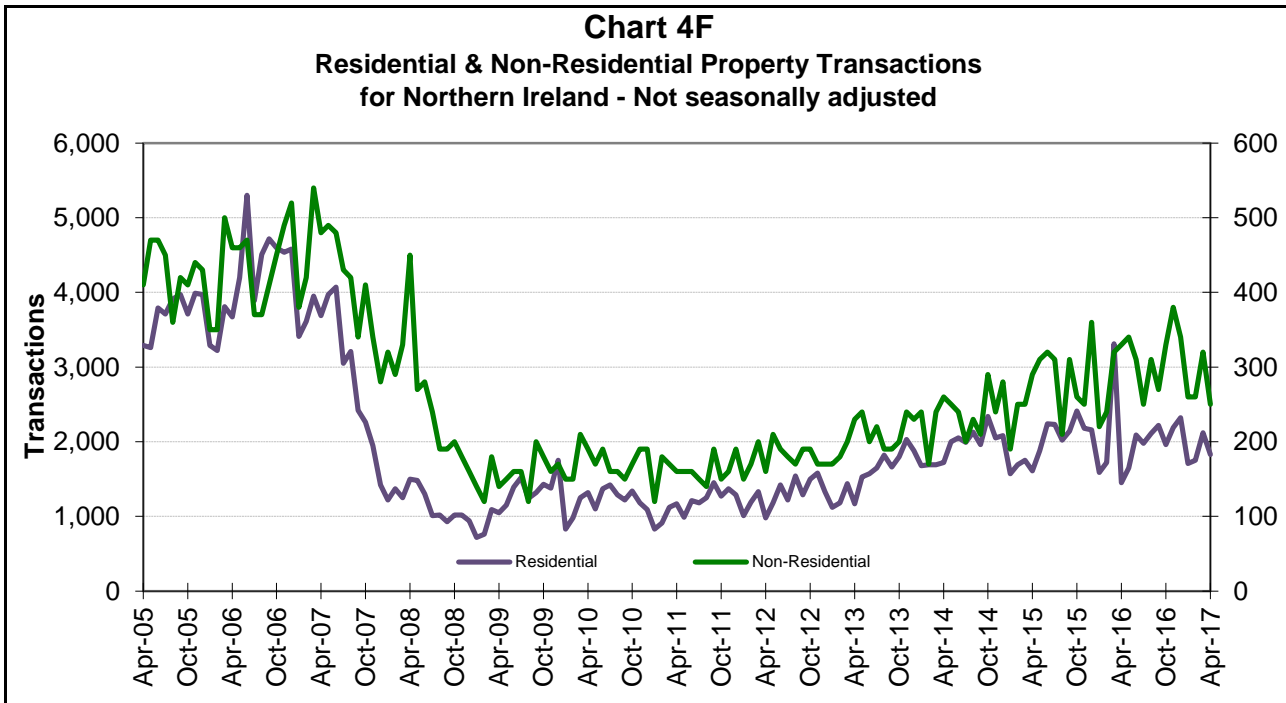
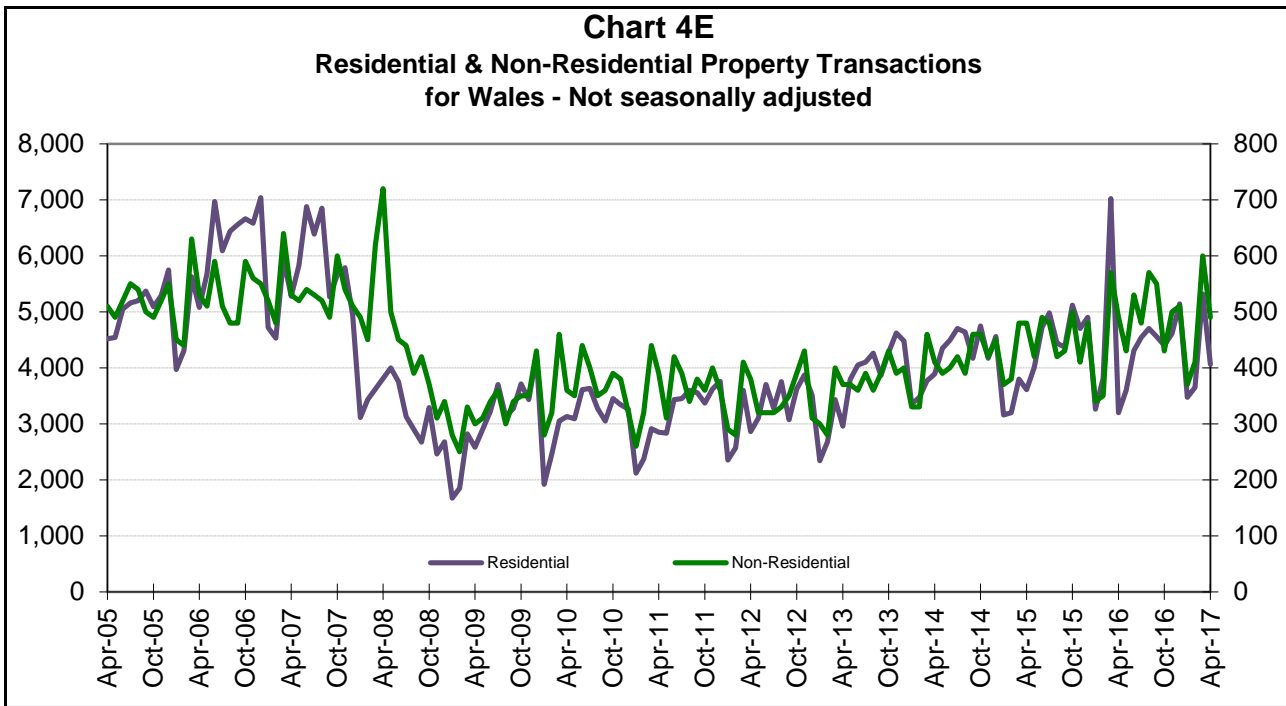
Chart 4D
Residential & Non-Residential Property Transactions
for Scotland - Not seasonally adjusted





4

Historic: Commentary and Charts



HM Revenue and Customs

UK Property Transactions Count - May 2017



5

Annual, Quarterly and Monthly Tables
Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2005-06	1,209,080	131,240	59,880	43,920	1,444,120	1,444,100
2006-07	1,433,200	146,240	72,290	50,980	1,702,710	1,710,160
2007-08	1,256,540	143,340	63,050	29,880	1,492,810	1,473,950
2008-09	664,250	83,990	35,030	12,790	796,060	792,880
2009-10	770,600	73,510	37,580	15,290	896,980	892,930
2010-11	755,160	72,140	37,230	14,190	878,720	876,890
2011-12	794,170	73,090	38,990	14,710	920,960	916,030
2012-13	799,620	73,740	39,210	15,780	928,350	926,370
2013-14	977,510	89,150	46,990	20,170	1,133,820	1,141,460
2014-15	1,033,880	94,650	49,880	23,330	1,201,740	1,199,070
2015-16	1,143,560	104,520	54,940	25,490	1,328,510	1,319,390
2016-17 ^P	985,280	97,580	51,500	23,550	1,157,910	1,155,310
Annual (calendar year)						
2006	1,404,710	144,400	71,010	50,330	1,670,450	1,668,470
2007	1,361,510	147,210	68,080	37,010	1,613,810	1,618,880
2008	750,930	96,360	38,850	14,060	900,200	916,920
2009	735,220	71,840	36,490	14,800	858,350	847,540
2010	761,000	73,120	37,260	14,390	885,770	883,890
2011	762,140	70,740	37,870	14,040	884,790	882,630
2012	803,800	73,830	39,280	15,570	932,480	931,480
2013	925,230	85,520	44,850	18,850	1,074,450	1,067,020
2014	1,050,630	94,430	50,310	23,380	1,218,750	1,223,040
2015	1,054,370	100,320	51,010	23,880	1,229,580	1,225,920
2016	1,057,700	99,440	53,150	24,590	1,234,880	1,229,410

HM Revenue and Customs

UK Property Transactions Count - May 2017



5

Annual, Quarterly and Monthly Tables
Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Quarterly (calendar year)						
2005-Q2	283,570	32,840	14,110	10,340	340,860	332,410
2005-Q3	322,520	37,040	15,730	11,590	386,880	346,670
2005-Q4	319,370	34,530	16,130	11,670	381,700	366,900
2006-Q1	283,620	26,830	13,910	10,320	334,680	398,120
2006-Q2	350,020	38,350	17,730	13,170	419,270	405,650
2006-Q3	384,790	40,150	19,090	13,120	457,150	425,080
2006-Q4	386,280	39,070	20,280	13,720	459,350	439,620
2007-Q1	312,110	28,670	15,190	10,970	366,940	439,810
2007-Q2	357,710	40,810	17,990	11,730	428,240	416,430
2007-Q3	374,700	41,040	18,510	8,680	442,930	408,280
2007-Q4	316,990	36,690	16,390	5,630	375,700	354,360
2008-Q1	207,140	24,800	10,160	3,840	245,940	294,880
2008-Q2	216,750	30,110	11,560	4,280	262,700	259,330
2008-Q3	171,290	22,500	8,700	2,960	205,450	187,810
2008-Q4	155,750	18,950	8,430	2,980	186,110	174,900
2009-Q1	120,460	12,430	6,340	2,570	141,800	170,840
2009-Q2	167,270	17,530	8,700	3,590	197,090	193,270
2009-Q3	210,100	20,110	10,100	4,080	244,390	223,680
2009-Q4	237,390	21,770	11,350	4,560	275,070	259,750
2010-Q1	155,840	14,100	7,430	3,060	180,430	216,230
2010-Q2	193,700	19,480	9,830	3,790	226,800	229,160
2010-Q3	213,350	20,630	9,950	3,930	247,860	227,180
2010-Q4	198,110	18,910	10,050	3,610	230,680	211,320
2011-Q1	150,000	13,120	7,400	2,860	173,380	209,230
2011-Q2	183,020	18,130	9,110	3,370	213,630	215,090
2011-Q3	218,580	20,820	10,610	3,880	253,890	227,870
2011-Q4	210,540	18,670	10,750	3,930	243,890	230,440
2012-Q1	182,030	15,470	8,520	3,530	209,550	242,630
2012-Q2	191,140	19,320	9,660	3,580	223,700	224,220
2012-Q3	213,130	19,430	10,100	4,050	246,710	228,960
2012-Q4	217,500	19,610	11,000	4,410	252,520	235,670
2013-Q1	177,850	15,380	8,450	3,740	205,420	237,520
2013-Q2	217,800	21,850	10,800	4,270	254,720	260,350
2013-Q3	256,800	23,870	12,220	5,130	298,020	274,290
2013-Q4	272,780	24,420	13,380	5,710	316,290	294,860
2014-Q1	230,130	19,010	10,590	5,060	264,790	311,960
2014-Q2	262,020	25,390	12,730	5,770	305,910	309,090
2014-Q3	285,050	25,530	13,510	6,080	330,170	304,680
2014-Q4	273,430	24,500	13,480	6,470	317,880	297,310
2015-Q1	213,380	19,230	10,160	5,010	247,780	287,990
2015-Q2	255,200	26,270	12,340	5,730	299,540	301,920
2015-Q3	291,360	27,710	13,790	6,390	339,250	315,490
2015-Q4	294,430	27,110	14,720	6,750	343,010	320,520
2016-Q1	302,570	23,430	14,090	6,620	346,710	381,460
2016-Q2	219,490	22,870	11,110	5,190	258,660	265,430
2016-Q3	271,950	27,430	13,800	6,310	319,490	290,150
2016-Q4	263,690	25,710	14,150	6,470	310,020	292,370
2017-Q1 ^P	230,150	21,570	12,440	5,580	269,740	307,360

HM Revenue and Customs

UK Property Transactions Count - May 2017



5

Annual, Quarterly and Monthly Tables
Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Monthly						
Apr-05	88,840	10,540	4,520	3,290	107,190	109,680
May-05	91,030	10,180	4,540	3,260	109,010	110,270
Jun-05	103,700	12,120	5,050	3,790	124,660	112,460
Jul-05	107,770	12,530	5,160	3,710	129,170	113,610
Aug-05	107,040	12,000	5,200	3,910	128,150	115,470
Sep-05	107,710	12,510	5,370	3,970	129,560	117,590
Oct-05	100,650	11,410	5,090	3,710	120,860	120,990
Nov-05	103,570	11,690	5,290	3,990	124,540	119,270
Dec-05	115,150	11,430	5,750	3,970	136,300	126,640
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	133,940
Mar-06	112,090	11,180	5,630	3,810	132,710	132,080
Apr-06	101,830	10,690	5,080	3,670	121,270	135,880
May-06	113,160	11,990	5,680	4,200	135,030	133,370
Jun-06	135,030	15,670	6,970	5,300	162,970	136,400
Jul-06	125,720	12,790	6,090	3,890	148,490	140,770
Aug-06	132,180	13,430	6,440	4,510	156,560	142,280
Sep-06	126,890	13,930	6,560	4,720	152,100	142,030
Oct-06	124,980	13,030	6,660	4,600	149,270	143,440
Nov-06	127,530	13,120	6,580	4,540	151,770	146,670
Dec-06	133,770	12,920	7,040	4,580	158,310	149,510
Jan-07	97,580	9,170	4,720	3,410	114,880	148,580
Feb-07	96,560	7,580	4,530	3,610	112,280	147,120
Mar-07	117,970	11,920	5,940	3,950	139,780	144,110
Apr-07	105,780	11,700	5,280	3,690	126,450	136,980
May-07	117,560	12,750	5,830	3,970	140,110	139,920
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	137,980
Aug-07	136,790	15,480	6,850	3,210	162,330	137,040
Sep-07	109,250	12,270	5,270	2,420	129,210	133,260
Oct-07	113,080	12,700	5,660	2,260	133,700	124,980
Nov-07	112,770	13,810	5,790	1,950	134,320	119,940
Dec-07	91,140	10,180	4,940	1,420	107,680	109,440

HM Revenue and Customs

UK Property Transactions Count - May 2017



5

Annual, Quarterly and Monthly Tables
Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-08	67,220	7,800	3,110	1,220	79,350	103,660
Feb-08	71,820	7,920	3,430	1,370	84,540	99,300
Mar-08	68,100	9,080	3,620	1,250	82,050	91,920
Apr-08	73,130	9,910	3,810	1,500	88,350	94,610
May-08	74,470	10,620	4,000	1,480	90,570	87,440
Jun-08	69,150	9,580	3,750	1,300	83,780	77,280
Jul-08	62,400	8,020	3,130	1,010	74,560	66,860
Aug-08	57,810	7,830	2,900	1,020	69,560	61,820
Sep-08	51,080	6,650	2,670	930	61,330	59,130
Oct-08	59,710	8,000	3,290	1,020	72,020	62,890
Nov-08	45,780	5,650	2,460	1,020	54,910	55,610
Dec-08	50,260	5,300	2,680	940	59,180	56,400
Jan-09	34,750	3,920	1,670	720	41,060	51,660
Feb-09	36,580	3,560	1,850	760	42,750	55,930
Mar-09	49,130	4,950	2,820	1,090	57,990	63,250
Apr-09	48,840	5,220	2,580	1,050	57,690	62,120
May-09	54,720	5,870	2,900	1,150	64,640	63,760
Jun-09	63,710	6,440	3,220	1,390	74,760	67,390
Jul-09	73,760	7,110	3,700	1,520	86,090	71,810
Aug-09	68,080	6,370	3,130	1,240	78,820	75,400
Sep-09	68,260	6,630	3,270	1,320	79,480	76,470
Oct-09	76,320	7,380	3,710	1,430	88,840	80,170
Nov-09	71,150	6,950	3,430	1,380	82,910	80,640
Dec-09	89,920	7,440	4,210	1,750	103,320	98,940
Jan-10	43,110	4,370	1,920	830	50,230	64,150
Feb-10	50,920	4,010	2,460	980	58,370	76,080
Mar-10	61,810	5,720	3,050	1,250	71,830	76,000
Apr-10	60,830	6,380	3,130	1,320	71,660	75,230
May-10	60,500	5,870	3,090	1,100	70,560	76,460
Jun-10	72,370	7,230	3,610	1,370	84,580	77,470
Jul-10	76,590	7,550	3,630	1,420	89,190	77,640
Aug-10	70,320	6,540	3,270	1,290	81,420	74,590
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	73,160
Nov-10	65,080	6,290	3,340	1,180	75,890	70,440
Dec-10	65,650	5,600	3,260	1,090	75,600	67,720

HM Revenue and Customs

UK Property Transactions Count - May 2017



5

Annual, Quarterly and Monthly Tables
Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-11	44,970	3,980	2,120	830	51,900	69,160
Feb-11	47,830	3,770	2,370	910	54,880	68,430
Mar-11	57,200	5,370	2,910	1,120	66,600	71,640
Apr-11	58,700	5,790	2,850	1,170	68,510	72,900
May-11	56,820	5,700	2,830	990	66,340	69,380
Jun-11	67,500	6,640	3,430	1,210	78,780	72,810
Jul-11	71,550	7,000	3,450	1,180	83,180	74,890
Aug-11	73,720	6,610	3,600	1,250	85,180	76,130
Sep-11	73,310	7,210	3,560	1,450	85,530	76,850
Oct-11	67,030	6,170	3,370	1,270	77,840	76,600
Nov-11	69,730	6,390	3,620	1,370	81,110	76,450
Dec-11	73,780	6,110	3,760	1,290	84,940	77,390
Jan-12	52,630	4,540	2,350	1,010	60,530	77,770
Feb-12	54,440	4,100	2,570	1,190	62,300	75,600
Mar-12	74,960	6,830	3,600	1,330	86,720	89,260
Apr-12	53,590	5,610	2,860	980	63,040	71,670
May-12	64,960	6,110	3,100	1,180	75,350	77,660
Jun-12	72,590	7,600	3,700	1,420	85,310	74,890
Jul-12	71,240	6,140	3,280	1,220	81,880	75,980
Aug-12	77,690	7,460	3,750	1,540	90,440	76,650
Sep-12	64,200	5,830	3,070	1,290	74,390	76,330
Oct-12	71,490	6,450	3,620	1,500	83,060	76,970
Nov-12	76,910	7,090	3,870	1,580	89,450	78,730
Dec-12	69,100	6,070	3,510	1,330	80,010	79,970
Jan-13	53,990	4,610	2,340	1,120	62,060	78,390
Feb-13	56,120	4,380	2,680	1,180	64,360	79,570
Mar-13	67,740	6,390	3,430	1,440	79,000	79,560
Apr-13	61,780	6,270	2,960	1,170	72,180	82,620
May-13	78,170	7,780	3,790	1,530	91,270	88,760
Jun-13	77,850	7,800	4,050	1,570	91,270	88,970
Jul-13	85,310	7,650	4,100	1,650	98,710	89,760
Aug-13	90,850	8,700	4,260	1,820	105,630	91,220
Sep-13	80,640	7,520	3,860	1,660	93,680	93,310
Oct-13	87,730	8,110	4,280	1,800	101,920	95,140
Nov-13	94,020	9,000	4,620	2,030	109,670	99,200
Dec-13	91,030	7,310	4,480	1,880	104,700	100,520

HM Revenue and Customs

UK Property Transactions Count - May 2017



5

Annual, Quarterly and Monthly Tables
Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-14	75,750	6,500	3,350	1,680	87,280	103,710
Feb-14	75,100	5,680	3,470	1,690	85,940	105,530
Mar-14	79,280	6,830	3,770	1,690	91,570	102,720
Apr-14	81,140	7,590	3,890	1,720	94,340	103,960
May-14	87,930	8,830	4,350	2,000	103,110	102,590
Jun-14	92,950	8,970	4,490	2,050	108,460	102,540
Jul-14	95,430	8,160	4,700	1,990	110,280	101,370
Aug-14	98,450	9,500	4,640	2,130	114,720	102,500
Sep-14	91,170	7,870	4,170	1,960	105,170	100,810
Oct-14	98,630	9,270	4,750	2,340	114,990	101,020
Nov-14	84,150	8,640	4,170	2,050	99,010	99,380
Dec-14	90,650	6,590	4,560	2,080	103,880	96,910
Jan-15	66,750	6,270	3,160	1,570	77,750	93,920
Feb-15	68,390	5,260	3,200	1,690	78,540	95,770
Mar-15	78,240	7,700	3,800	1,750	91,490	98,300
Apr-15	73,690	8,060	3,610	1,610	86,970	96,430
May-15	83,310	8,600	4,010	1,880	97,800	100,950
Jun-15	98,200	9,610	4,720	2,240	114,770	104,540
Jul-15	103,160	10,240	4,980	2,230	120,610	104,520
Aug-15	94,260	8,760	4,440	2,020	109,480	104,400
Sep-15	93,940	8,710	4,370	2,140	109,160	106,570
Oct-15	102,540	9,880	5,120	2,410	119,950	107,330
Nov-15	93,490	9,000	4,700	2,180	109,370	106,400
Dec-15	98,400	8,230	4,900	2,160	113,690	106,790
Jan-16	72,750	6,430	3,260	1,590	84,030	104,550
Feb-16	80,110	5,670	3,810	1,720	91,310	106,440
Mar-16	149,710	11,330	7,020	3,310	171,370	170,470
Apr-16	62,150	6,760	3,200	1,450	73,560	81,310
May-16	70,490	7,260	3,600	1,650	83,000	88,350
Jun-16	86,850	8,850	4,310	2,090	102,100	95,770
Jul-16	90,210	9,300	4,540	1,980	106,030	96,760
Aug-16	92,640	8,640	4,700	2,110	108,090	97,350
Sep-16	89,100	9,490	4,560	2,220	105,370	96,040
Oct-16	83,250	8,440	4,400	1,960	98,050	96,570
Nov-16	86,910	8,710	4,610	2,190	102,420	97,280
Dec-16	93,530	8,560	5,140	2,320	109,550	98,520
Jan-17	69,070	6,400	3,470	1,710	80,650	102,760
Feb-17	72,350	5,860	3,650	1,750	83,610	101,290
Mar-17 ^P	88,730	9,310	5,320	2,120	105,480	103,310
Apr-17 ^P	75,130	8,150	4,060	1,830	89,170	103,610
May-17 ^P	81,200	8,510	4,440	2,070	96,220	100,170

^R = Revised to reflect substantial amendments to tax returns data at the UK level, or changes in our seasonal adjustment methodology.

^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.

³ = 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 LBTT data from Revenue Scotland 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 - May 2017



6

Annual, Quarterly and Monthly Tables
Non-Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Annual (financial year)						
2005-06	112,700	10,190	6,190	5,060	134,140	133,400
2006-07	113,310	11,130	6,440	5,340	136,220	136,820
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	102,920
2009-10	78,190	7,810	4,140	1,950	92,090	91,990
2010-11	84,110	8,370	4,370	2,040	98,890	98,830
2011-12	84,100	8,010	4,330	1,980	98,420	97,990
2012-13	83,940	8,050	4,130	2,180	98,300	98,630
2013-14	90,830	8,770	4,580	2,590	106,770	106,940
2014-15	97,060	9,610	5,030	2,890	114,590	114,420
2015-16	103,580	7,570	5,370	3,400	119,920	119,370
2016-17 ^P	110,110	7,820	5,870	3,700	127,500	126,910
Annual (calendar year)						
2006	113,020	10,880	6,320	5,200	135,420	135,560
2007	115,290	12,300	6,420	5,010	139,020	139,110
2008	97,930	10,560	5,500	3,100	117,090	116,620
2009	74,610	7,780	3,940	1,880	88,210	87,950
2010	84,860	8,360	4,410	2,080	99,710	99,060
2011	83,180	7,980	4,370	1,930	97,460	97,570
2012	83,640	8,050	4,130	2,150	97,970	98,140
2013	89,350	8,530	4,440	2,490	104,810	104,460
2014	95,850	9,490	4,920	2,850	113,110	113,090
2015	101,700	8,020	5,340	3,310	118,370	118,310
2016	108,040	7,610	5,750	3,640	125,040	124,380

HM Revenue and Customs

UK Property Transactions Count - May 2017



6

Annual, Quarterly and Monthly Tables
Non-Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Quarterly (calendar year)						
2005-Q2	27,780	2,400	1,520	1,350	33,050	32,870
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	32,810
2006-Q1	28,460	2,750	1,520	1,200	33,930	33,550
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	33,530
2006-Q4	29,190	3,020	1,700	1,460	35,370	34,700
2007-Q1	28,750	3,000	1,640	1,340	34,730	34,810
2007-Q2	28,490	3,180	1,590	1,450	34,710	34,830
2007-Q3	28,640	2,930	1,540	1,190	34,300	35,180
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	34,080
2008-Q2	27,560	3,090	1,670	1,000	33,320	33,170
2008-Q3	22,860	2,290	1,250	620	27,020	27,000
2008-Q4	19,480	2,160	1,020	540	23,200	22,370
2009-Q1	16,850	1,890	860	440	20,040	20,380
2009-Q2	17,150	1,900	950	450	20,450	20,600
2009-Q3	19,360	1,900	1,000	480	22,740	22,860
2009-Q4	21,250	2,090	1,130	510	24,980	24,110
2010-Q1	20,430	1,920	1,060	510	23,920	24,420
2010-Q2	21,670	2,250	1,150	550	25,620	25,970
2010-Q3	21,140	2,100	1,110	470	24,820	24,770
2010-Q4	21,620	2,090	1,090	550	25,350	23,900
2011-Q1	19,680	1,930	1,020	470	23,100	24,190
2011-Q2	20,090	1,980	1,120	480	23,670	24,090
2011-Q3	21,560	2,040	1,110	480	25,190	24,690
2011-Q4	21,850	2,030	1,120	500	25,500	24,600
2012-Q1	20,600	1,960	980	520	24,060	24,610
2012-Q2	20,510	2,030	1,020	560	24,120	24,610
2012-Q3	20,590	1,960	1,000	540	24,090	24,310
2012-Q4	21,940	2,100	1,130	530	25,700	24,610
2013-Q1	20,900	1,960	980	550	24,390	25,100
2013-Q2	21,150	2,070	1,100	670	24,990	25,460
2013-Q3	22,540	2,130	1,140	600	26,410	26,380
2013-Q4	24,760	2,370	1,220	670	29,020	27,520
2014-Q1	22,380	2,200	1,120	650	26,350	27,580
2014-Q2	23,350	2,290	1,200	750	27,590	28,100
2014-Q3	24,500	2,440	1,270	640	28,850	28,520
2014-Q4	25,620	2,560	1,330	810	30,320	28,890
2015-Q1	23,590	2,320	1,230	690	27,830	28,910
2015-Q2	24,810	1,820	1,390	920	28,940	29,350
2015-Q3	26,100	1,810	1,330	830	30,070	29,880
2015-Q4	27,200	2,070	1,390	870	31,530	30,170
2016-Q1	25,470	1,870	1,260	780	29,380	29,970
2016-Q2	26,970	1,930	1,450	980	31,330	31,800
2016-Q3	27,360	1,790	1,600	830	31,580	31,040
2016-Q4	28,240	2,020	1,440	1,050	32,750	31,570
2017-Q1 ^P	27,540	2,080	1,380	840	31,840	32,500

HM Revenue and Customs

UK Property Transactions Count - May 2017



6

Annual, Quarterly and Monthly Tables
Non-Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Monthly						
Apr-05	9,200	800	510	410	10,920	10,410
May-05	8,620	810	490	470	10,390	11,160
Jun-05	9,960	790	520	470	11,740	11,300
Jul-05	10,120	880	550	450	12,000	12,220
Aug-05	9,100	770	540	360	10,770	11,090
Sep-05	9,410	800	500	420	11,130	10,860
Oct-05	8,710	770	490	410	10,380	10,970
Nov-05	9,400	900	520	440	11,260	10,700
Dec-05	9,720	920	550	430	11,620	11,140
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	11,150
Apr-06	9,270	860	530	460	11,120	11,630
May-06	8,660	820	510	460	10,450	10,940
Jun-06	10,190	900	590	470	12,150	11,210
Jul-06	8,720	760	510	370	10,360	11,140
Aug-06	9,030	930	480	370	10,810	11,050
Sep-06	9,500	840	480	410	11,230	11,340
Oct-06	9,420	1,010	590	450	11,470	11,230
Nov-06	9,770	1,020	560	490	11,840	11,680
Dec-06	10,000	990	550	520	12,060	11,790
Jan-07	9,020	870	520	380	10,790	11,650
Feb-07	8,110	860	480	420	9,870	11,670
Mar-07	11,620	1,270	640	540	14,070	11,490
Apr-07	9,220	1,020	530	480	11,250	11,430
May-07	9,110	1,060	520	490	11,180	11,650
Jun-07	10,160	1,100	540	480	12,280	11,750
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	11,550
Oct-07	10,040	1,040	600	410	12,090	11,470
Nov-07	10,270	1,190	540	340	12,340	11,610
Dec-07	9,100	960	510	280	10,850	11,210

HM Revenue and Customs

UK Property Transactions Count - May 2017



6

Annual, Quarterly and Monthly Tables
Non-Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-08	8,910	870	490	320	10,590	11,440
Feb-08	8,640	940	450	290	10,320	11,250
Mar-08	10,480	1,210	620	330	12,640	11,390
Apr-08	11,460	1,220	720	450	13,850	13,010
May-08	8,030	950	500	270	9,750	10,470
Jun-08	8,070	920	450	280	9,720	9,690
Jul-08	8,090	770	440	240	9,540	9,160
Aug-08	6,810	710	390	190	8,100	8,680
Sep-08	7,960	810	420	190	9,380	9,160
Oct-08	7,360	810	370	200	8,740	8,110
Nov-08	5,690	660	310	180	6,840	7,160
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	6,710
May-09	5,120	640	310	150	6,220	6,800
Jun-09	6,380	660	340	160	7,540	7,090
Jul-09	6,730	600	360	160	7,850	7,430
Aug-09	5,870	590	300	120	6,880	7,780
Sep-09	6,760	710	340	200	8,010	7,650
Oct-09	6,920	680	350	180	8,130	7,850
Nov-09	6,720	720	350	160	7,950	8,040
Dec-09	7,610	690	430	170	8,900	8,220
Jan-10	5,670	530	280	150	6,630	7,630
Feb-10	6,070	560	320	150	7,100	8,400
Mar-10	8,690	830	460	210	10,190	8,390
Apr-10	7,050	720	360	190	8,320	8,330
May-10	6,260	710	350	170	7,490	8,450
Jun-10	8,360	820	440	190	9,810	9,190
Jul-10	7,410	750	400	160	8,720	8,470
Aug-10	6,540	670	350	160	7,720	8,180
Sep-10	7,190	680	360	150	8,380	8,120
Oct-10	7,050	740	390	170	8,350	8,230
Nov-10	7,340	690	380	190	8,600	8,170
Dec-10	7,230	660	320	190	8,400	7,500

HM Revenue and Customs

UK Property Transactions Count - May 2017



6

Annual, Quarterly and Monthly Tables
Non-Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-11	5,730	510	260	120	6,620	8,040
Feb-11	5,860	600	320	180	6,960	8,190
Mar-11	8,090	820	440	170	9,520	7,960
Apr-11	6,640	620	390	160	7,810	7,980
May-11	6,310	670	310	160	7,450	7,990
Jun-11	7,140	690	420	160	8,410	8,120
Jul-11	6,870	640	390	150	8,050	8,070
Aug-11	6,930	680	340	140	8,090	8,200
Sep-11	7,760	720	380	190	9,050	8,420
Oct-11	6,890	650	360	150	8,050	8,330
Nov-11	7,290	720	400	160	8,570	8,070
Dec-11	7,670	660	360	190	8,880	8,200
Jan-12	6,370	590	290	150	7,400	8,530
Feb-12	5,920	600	280	170	6,970	7,860
Mar-12	8,310	770	410	200	9,690	8,220
Apr-12	6,910	620	380	160	8,070	8,730
May-12	6,880	790	320	210	8,200	8,420
Jun-12	6,720	620	320	190	7,850	7,460
Jul-12	7,040	650	320	180	8,190	8,170
Aug-12	6,910	680	330	170	8,090	8,070
Sep-12	6,640	630	350	190	7,810	8,070
Oct-12	7,190	710	390	190	8,480	7,980
Nov-12	7,620	750	430	170	8,970	8,390
Dec-12	7,130	640	310	170	8,250	8,240
Jan-13	6,380	550	300	170	7,400	8,180
Feb-13	5,910	590	280	180	6,960	8,160
Mar-13	8,610	820	400	200	10,030	8,760
Apr-13	7,080	690	370	230	8,370	8,500
May-13	7,170	750	370	240	8,530	8,610
Jun-13	6,900	630	360	200	8,090	8,350
Jul-13	7,750	720	390	220	9,080	8,700
Aug-13	7,360	710	360	190	8,620	8,900
Sep-13	7,430	700	390	190	8,710	8,780
Oct-13	7,960	730	430	200	9,320	8,790
Nov-13	8,410	850	390	240	9,890	9,450
Dec-13	8,390	790	400	230	9,810	9,280

HM Revenue and Customs

UK Property Transactions Count - May 2017



6

Annual, Quarterly and Monthly Tables
Non-Residential - Historic

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

	Not seasonally adjusted*					Seasonally adjusted*
	England	Scotland ³	Wales	Northern Ireland	UK	UK
Jan-14	7,100	690	330	240	8,360	9,090
Feb-14	6,590	700	330	170	7,790	9,140
Mar-14	8,690	810	460	240	10,200	9,350
Apr-14	7,860	730	410	260	9,260	9,280
May-14	7,380	760	390	250	8,780	9,200
Jun-14	8,110	800	400	240	9,550	9,620
Jul-14	8,310	840	420	200	9,770	9,390
Aug-14	7,670	740	390	230	9,030	9,620
Sep-14	8,520	860	460	210	10,050	9,510
Oct-14	8,830	920	460	290	10,500	9,740
Nov-14	7,740	810	420	240	9,210	9,550
Dec-14	9,050	830	450	280	10,610	9,600
Jan-15	7,310	640	370	190	8,510	9,590
Feb-15	7,070	680	380	250	8,380	9,840
Mar-15	9,210	1,000	480	250	10,940	9,480
Apr-15	8,150	640	480	290	9,560	9,840
May-15	7,670	570	420	310	8,970	9,710
Jun-15	8,990	610	490	320	10,410	9,800
Jul-15	9,160	600	480	310	10,550	9,970
Aug-15	7,700	590	420	210	8,920	9,960
Sep-15	9,240	620	430	310	10,600	9,950
Oct-15	9,310	650	500	260	10,720	10,300
Nov-15	8,410	670	410	250	9,740	9,860
Dec-15	9,480	750	480	360	11,070	10,010
Jan-16	7,440	520	340	220	8,520	9,930
Feb-16	7,720	510	350	240	8,820	10,060
Mar-16	10,310	840	570	320	12,040	9,980
Apr-16	9,040	650	490	330	10,510	10,650
May-16	8,160	610	430	340	9,540	10,280
Jun-16	9,770	670	530	310	11,280	10,870
Jul-16	8,790	570	480	250	10,090	10,190
Aug-16	8,800	590	570	310	10,270	10,380
Sep-16	9,770	630	550	270	11,220	10,470
Oct-16	8,610	570	430	330	9,940	10,370
Nov-16	9,630	700	500	380	11,210	10,550
Dec-16	10,000	750	510	340	11,600	10,650
Jan-17	8,200	520	370	260	9,350	10,850
Feb-17	7,970	570	410	260	9,210	10,830
Mar-17 ^P	11,370	990	600	320	13,280	10,820
Apr-17 ^P	8,270	670	490	250	9,680	10,600
May-17 ^P	8,980	640	500	290	10,410	10,760

^R = Revised to reflect substantial amendments to tax returns data at the UK level, or changes in our seasonal adjustment methodology.

^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.

³ 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 LBTT data from Revenue Scotland to continue the series.

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

* = see Reference Notes on Sheet 7



7

Background

7.1 Property Transactions Taxes Background

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

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

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

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

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

7.2 Introduction to Statistics: Methodology & Explanation

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

Data Sources:

The tables in this publication are based on two sources. HMRC's Stamp Duty Land Tax database and the Scottish Administration's 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.

From May 2016, the adjustment factor for Scottish transactions in the most recent month has been separately calculated using data from the LBTT database.

For this reason, all figures in the tables on pages 2, 3, 5 and 6 for the most recent three 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. Additionally, in November 2016 there were minor revisions made to previously published transaction figures as a result of our review into our seasonal adjustment model.



7

Background

Country Breakdowns:

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

Seasonal Adjustment:

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

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

7.3 Statistical Quality

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

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

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

7.4 Related Statistics

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

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

There are many other National and Official Statistics publications relevant to the UK housing market. The Valuation Office Agency (VOA) publishes statistics on council tax and on the private rental market. The Office for National Statistics (ONS) and HM Land Registry both produce statistics on UK House Prices. The Dept. for Communities and Local Government (DCLG) released a variety of publications on housing and associated topics (links to the relevant website can be found in the hyperlink section). Revenue Scotland publish figures on transactions liable for LBTT. These figures have a different basis and so should not be considered entirely comparable with the estimates produced here.



7 Background

7.5 Hyperlinks

Useful Links

Introduction to SDLT:

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

Current SDLT Rates and Thresholds:

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

Introduction to LBTT:

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

Historic SDLT Rates and Thresholds:

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

Land Transaction Return Guidance Notes:

<https://www.gov.uk/government/publications/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

X13ARIMA homepage:

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

HMRC: Official Statistics

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

HMRC Annual Report and Resource Accounts

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

Related Statistics

Archived versions of the Monthly Property Transactions:

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

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

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

Annual Property Transactions Publication (discontinued):

<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/economy/inflationandpriceindices/publications>

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>

Revenue Scotland Statistics:

<https://www.revenue.scot/about-us/publications/statistics>



7

Background

Other links

Office for National Statistics (ONS):

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

Office for Budget Responsibility (OBR):

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

UK Statistics Authority:

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

HM Revenue and Customs

UK Property Transactions Count - May 2017



8

Changes to Duty Rates and Statement of Revisions

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

System from 4th December 2014 ^{4 5 6 7}

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% £	10.0% £	12.0% £	15.0% £	
17-03-2016 ^{6 7}															
Residential	Portion up to 125,000	-	-	-	Portion Over 125,000	-	-	-	-	Portion up to 250,000	-	Portion Over 925,000	Portion Over 1,500,000	Whole price If over 500,000 by NNP	
Non-Residential	Portion up to 150,000	-	-	-	Portion Over 150,000	-	-	-	-	Portion up to 250,000	-	-	-	-	
04-12-2014 ⁴															
Residential	Portion up to 125,000	-	-	-	Portion Over 125,000	-	-	-	-	Portion up to 250,000	-	Portion Over 925,000	Portion Over 1,500,000	Whole price If over 500,000 by NNP	
Non-Residential	Whole price up to 150,000	-	Whole price if over 150,000	-	-	-	Whole price if over 250,000	-	Whole price if over 500,000	-	-	-	-	-	-

Table updated April 2016

HM Revenue and Customs

UK Property Transactions Count - May 2017



8

Changes to Duty Rates and Statement of Revisions

System prior to 4th December 2014

Threshold and rates of stamp duty⁴

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%
	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 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	500,000	-	-	-	-
21-03-2012														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	2,000,000	-	-	2,000,000 ³
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	500,000	-	-	-	-
22-03-2013														
Residential	125,000	-	125,000	-	-	-	250,000	-	500,000	1,000,000	2,000,000	-	-	2,000,000 ³
Non-Residential	150,000	-	150,000	-	-	-	250,000	-	500,000	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	500,000	-	-	-	-

Table updated December 2014

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

1 Northern Ireland 1 August 1974.

2 From the 1st December 2003 separate starting rates were applied to residential and commercial transactions:

HM Revenue and Customs

UK Property Transactions Count - May 2017



8

Changes to Duty Rates and Statement of Revisions

- i residential property transactions, consist mainly of home purchases but also include other transactions which cannot be regarded as purchases for owner occupation e.g. the separate purchase of a private garage or the purchase of the freehold by the leaseholder;
 - ii commercial property covers all land and commercial and industrial property e.g. shops, commercial garages, hotels, public houses etc.
- 3 Higher rate for corporate bodies - From 20 March 2014 SDLT is charged at 15 per cent on interests in residential dwellings costing more than £500,000 purchased by certain non-natural persons (NNP). Previously (From 21 March 2012) the threshold had been £2 million. This broadly includes bodies corporate, for example companies, collective investment schemes and all partnerships with one or more members who are either a body corporate or a collective investment scheme. There are exclusions for companies acting in their capacity as trustees for a settlement and property developers who meet certain conditions.
- 4 From 4 December 2014, SDLT for residential property is charged at different rates depending on the portion of the purchase price that falls within each rate band.
- 5 SDLT is no longer payable in Scotland and has been replaced with Land and Buildings Transaction Tax
- 6 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.
- 7 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.

HM Revenue and Customs

UK Property Transactions Count - May 2017



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%

9.1 Contact point for statistical enquiries

Mark Dickson

KAI Indirect Taxes, Customs & Coordination
HM Revenue & Customs
Room 3E/10
100 Parliament Street
London
SW1A 2BQ
☎ : 03000 515 305
Email: revenuemonitoring@hmrc.gsi.gov.uk

For more general enquiries please refer to the HMRC website:

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

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

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

9.2 Publication Calendar

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

This release, for May 2017, was published on 21 June 2017 at 9:30am. The next release, for June 2017, will be published on 21 July 2017 at 9:30am.

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

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

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

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

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

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

9.3 Revisions Policy for the UK Property Transactions Count publication

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

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

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. As part of our user engagement, we held a consultation from 20 November 2015 to 5 February 2016. The results of this consultation have been published:

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

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 - May 2017



9

Other Information

Users

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

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

Uses

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

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

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

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

HM Revenue and Customs

UK Property Transactions Count - May 2017



9

Other Information

Code of Practice for Official Statistics

HMRC complies with the Code of Practice and supporting Principles:

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

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

Pre-Release Access

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

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

A National Statistics Publication

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

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

Designation can be broadly interpreted to mean that the statistics:

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

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

For general enquiries about National Statistics, contact the Customer Contact Centre on

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You can also find National Statistics on the internet:

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