

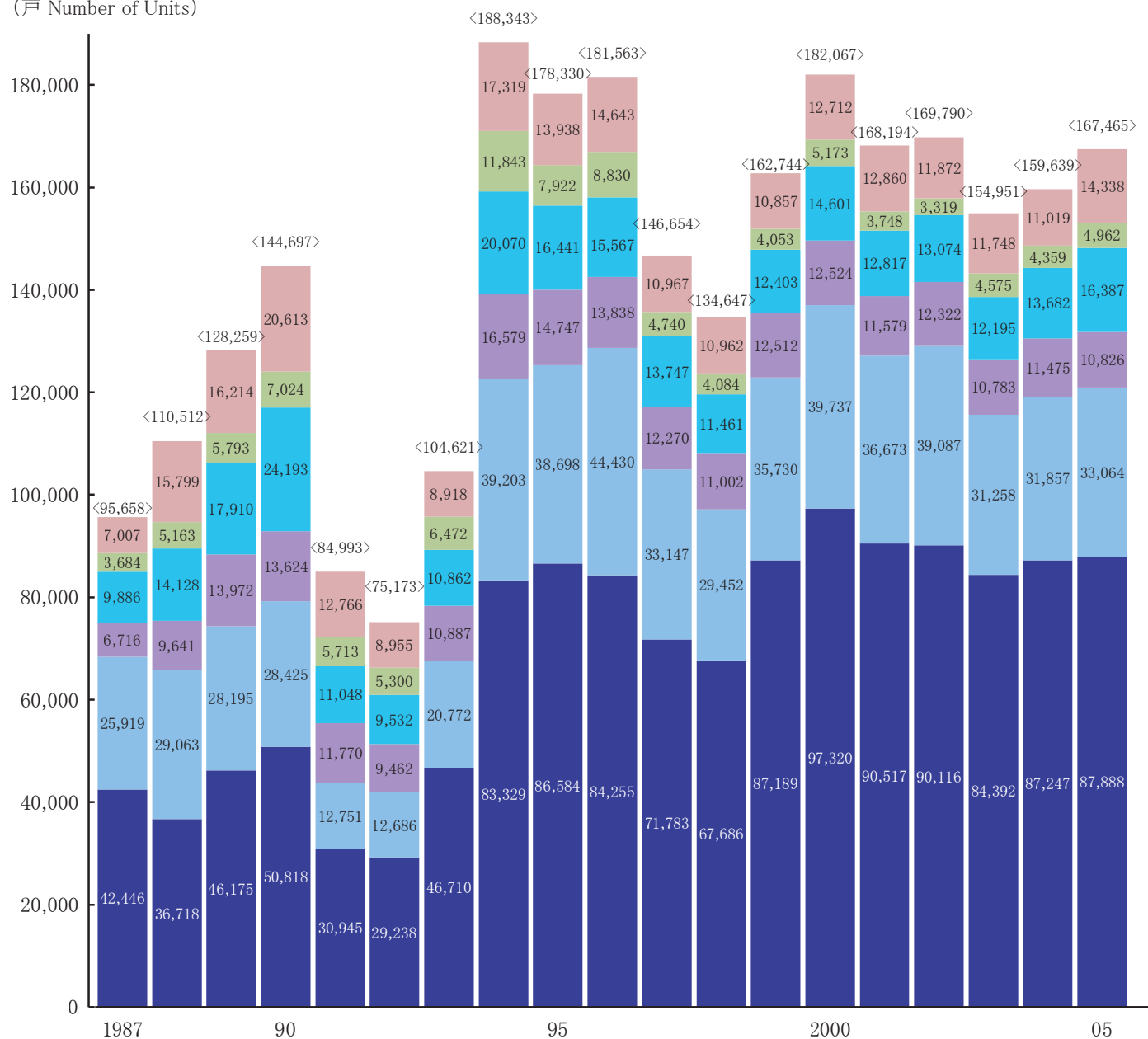
### 3. 分譲マンション市場 New Condominiums Sales

#### (1) 発売戸数 Number of Supplied Condominium Units

##### ①全国（長期推移）

Nationwide by Area (Long-term Transition)

(戸 Number of Units)



▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

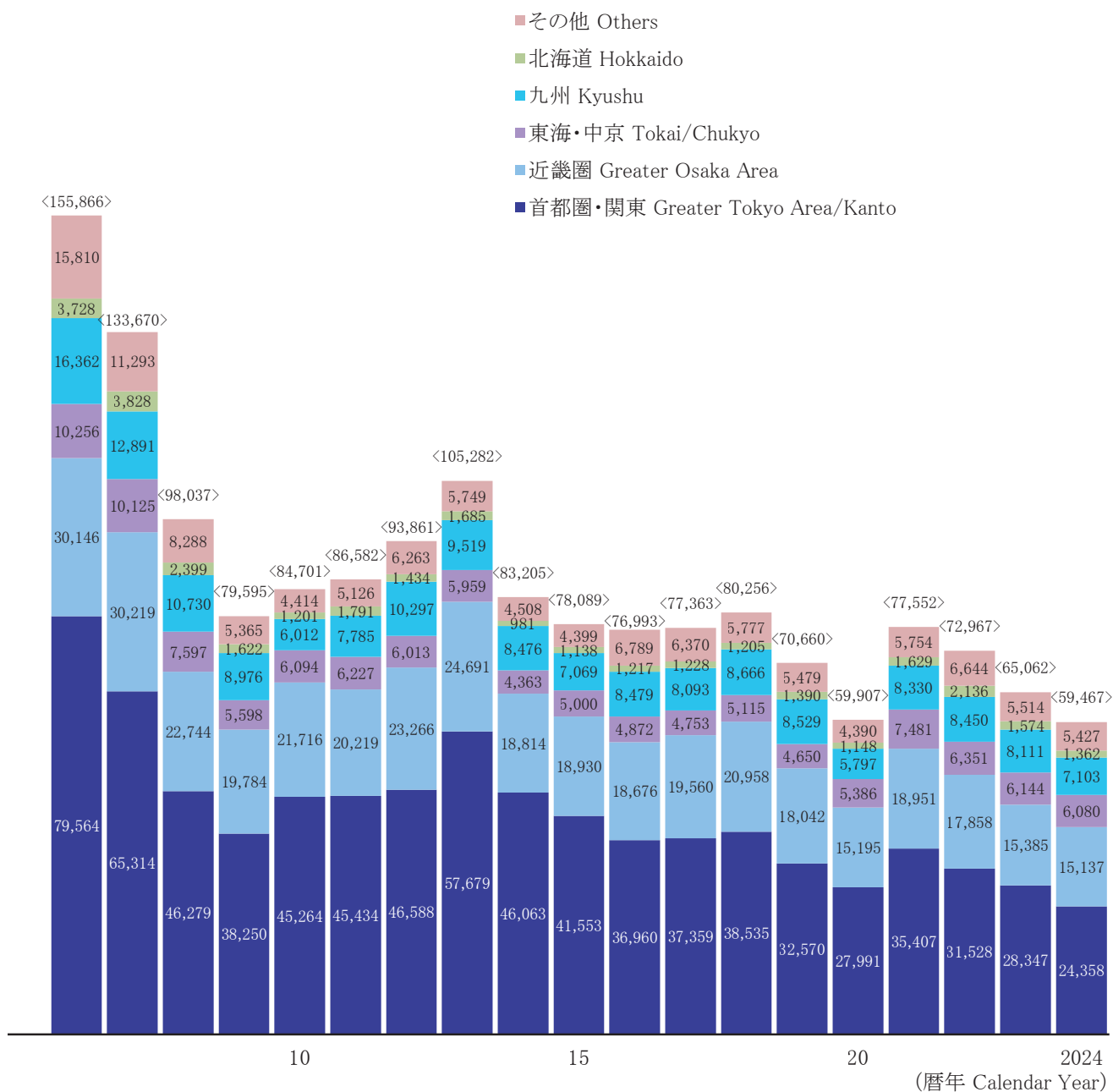
注：(1) 2020 年以前は「全国マンション市場動向」より作成、以下同じ。

(2) 首都圏・関東・・・東京都、埼玉県、千葉県、神奈川県、茨城県、栃木県、群馬県、長野県、山梨県  
近畿圏・・・大阪府、兵庫県、京都府、奈良県、滋賀県、和歌山県

東海・中京・・・静岡県、愛知県、岐阜県、三重県

九州・・・九州（福岡県、長崎県、佐賀県、宮崎県、大分県、熊本県、鹿児島県）および沖縄県

(3) リゾートマンションを含む。



Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd.

Notes: (1) Prepared based on “National Condominium Market Trend” until 2020, the same shall apply hereinafter.

(2) Greater Tokyo Area/Kanto: Tokyo Metropolitan, Saitama, Chiba, Kanagawa, Ibaraki, Tochigi, Gunma, Nagano and Yamanashi Prefectures

Greater Osaka Area: Osaka, Hyogo, Kyoto, Nara, Shiga and Wakayama Prefectures

Tokai/Chukyo: Shizuoka, Aichi, Gifu and Mie Prefectures

Kyushu: Fukuoka, Nagasaki, Saga, Miyazaki, Oita, Kumamoto, Kagoshima and Okinawa Prefectures

(3) Resort condominiums are included.

②全国（圏域および主要都市）  
Nationwide by Area and Major City

（単位：戸 units）

|                                 | 2015              | 2016              | 2017              | 2018              | 2019              | 2020              | 2021              | 2022              | 2023              | 2024              |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 首都圏<br>Greater Tokyo Area       | 40,449<br>(51.8)  | 35,772<br>(46.5)  | 35,898<br>(46.4)  | 37,132<br>(46.3)  | 31,238<br>(44.2)  | 27,228<br>(45.5)  | 33,636<br>(43.4)  | 29,569<br>(40.5)  | 26,886<br>(41.3)  | 23,003<br>(38.7)  |
| 東京都<br>Tokyo Metropolitan       | 23,899            | 18,833            | 20,033            | 19,623            | 16,274            | 14,153            | 16,211            | 13,157            | 14,191            | 10,316            |
| 埼玉県<br>Saitama (P)              | 4,415             | 3,897             | 3,956             | 4,294             | 4,581             | 3,367             | 4,451             | 4,716             | 3,030             | 3,313             |
| 千葉県<br>Chiba (P)                | 4,171             | 4,268             | 3,369             | 5,003             | 3,200             | 4,122             | 4,365             | 4,293             | 3,703             | 4,457             |
| 神奈川県<br>Kanagawa (P)            | 7,964             | 8,774             | 8,540             | 8,212             | 7,183             | 5,586             | 8,609             | 7,403             | 5,962             | 4,917             |
| 近畿圏<br>Greater Osaka Area       | 18,930<br>(24.2)  | 18,676<br>(24.3)  | 19,560<br>(25.3)  | 20,958<br>(26.1)  | 18,042<br>(25.5)  | 15,195<br>(25.4)  | 18,951<br>(24.4)  | 17,858<br>(24.5)  | 15,385<br>(23.6)  | 15,137<br>(25.5)  |
| 大阪府<br>Osaka (P)                | 10,835            | 11,621            | 13,097            | 13,882            | 12,905            | 9,088             | 10,426            | 10,766            | 9,501             | 8,800             |
| 兵庫県<br>Hyogo (P)                | 5,195             | 4,140             | 3,664             | 4,552             | 3,410             | 3,403             | 5,251             | 3,499             | 2,666             | 3,718             |
| 京都府<br>Kyoto (P)                | 2,317             | 1,893             | 1,469             | 1,341             | 810               | 1,384             | 2,109             | 2,304             | 1,772             | 1,702             |
| 奈良県<br>Nara (P)                 | 258               | 425               | 153               | 301               | 158               | 524               | 208               | 334               | 474               | 183               |
| 滋賀県<br>Shiga (P)                | 189               | 379               | 937               | 808               | 691               | 607               | 848               | 744               | 859               | 609               |
| 和歌山県<br>Wakayama (P)            | 136               | 218               | 240               | 74                | 68                | 189               | 109               | 211               | 113               | 125               |
| 東海・中京<br>Tokai/Chukyo           | 5,000<br>(6.4)    | 4,872<br>(6.3)    | 4,753<br>(6.1)    | 5,115<br>(6.4)    | 4,650<br>(6.6)    | 5,386<br>(9.0)    | 7,481<br>(9.6)    | 6,351<br>(8.7)    | 6,144<br>(9.4)    | 6,080<br>(10.2)   |
| 静岡県<br>Shizuoka (P)             | 814               | 630               | 598               | 667               | 412               | 302               | 341               | 167               | 456               | 462               |
| 名古屋市<br>Nagoya (C)              | 2,765             | 2,600             | 2,838             | 2,966             | 3,439             | 3,849             | 5,513             | 5,020             | 4,470             | 4,476             |
| 名古屋市近郊<br>Suburbs of Nagoya (C) | 933               | 1,304             | 886               | 973               | 624               | 798               | 646               | 637               | 622               | 686               |
| 岐阜県<br>Gifu (P)                 | 226               | 195               | 109               | 338               | 105               | 304               | 575               | 187               | 102               | 135               |
| 三重県<br>Mie (P)                  | 262               | 143               | 322               | 171               | 70                | 133               | 406               | 340               | 494               | 321               |
| 北海道・東北<br>Hokkaido/Tohoku       | 2,398<br>(3.1)    | 3,299<br>(4.3)    | 2,441<br>(3.2)    | 2,978<br>(3.7)    | 3,227<br>(4.6)    | 2,326<br>(3.9)    | 3,234<br>(4.2)    | 5,084<br>(7.0)    | 3,230<br>(5.0)    | 3,314<br>(5.6)    |
| 札幌市 Sapporo (C)                 | 1,033             | 1,088             | 1,228             | 1,171             | 1,195             | 1,148             | 1,607             | 1,978             | 1,543             | 1,085             |
| 仙台市 Sendai (C)                  | 757               | 1,361             | 922               | 1,122             | 1,266             | 624               | 878               | 1,520             | 900               | 987               |
| 関東<br>Kanto                     | 1,104<br>(1.4)    | 1,188<br>(1.5)    | 1,461<br>(1.9)    | 1,403<br>(1.7)    | 1,332<br>(1.9)    | 763<br>(1.3)      | 1,771<br>(2.3)    | 1,959<br>(2.7)    | 1,461<br>(2.2)    | 1,355<br>(2.3)    |
| 北陸・山陰<br>Hokuriku/Sanin         | 450<br>(0.6)      | 351<br>(0.5)      | 821<br>(1.1)      | 450<br>(0.6)      | 453<br>(0.6)      | 554<br>(0.9)      | 659<br>(0.8)      | 549<br>(0.8)      | 617<br>(0.9)      | 422<br>(0.7)      |
| 中国・四国<br>Chugoku/Shikoku        | 2,689<br>(3.4)    | 4,356<br>(5.7)    | 4,336<br>(5.6)    | 3,554<br>(4.4)    | 3,189<br>(4.5)    | 2,658<br>(4.4)    | 3,490<br>(4.5)    | 3,147<br>(4.3)    | 3,241<br>(5.0)    | 3,053<br>(5.1)    |
| 広島市 Hiroshima (C)               | 755               | 1,735             | 1,573             | 1,189             | 1,079             | 777               | 1,181             | 688               | 1,508             | 807               |
| 九州<br>Kyusyu                    | 7,069<br>(9.1)    | 8,479<br>(11.0)   | 8,093<br>(10.5)   | 8,666<br>(10.8)   | 8,529<br>(12.1)   | 5,797<br>(9.7)    | 8,330<br>(10.7)   | 8,450<br>(11.6)   | 8,111<br>(12.5)   | 7,103<br>(11.9)   |
| 福岡市 Fukuoka (C)                 | 2,818             | 3,602             | 3,212             | 3,301             | 3,414             | 1,964             | 3,023             | 3,489             | 2,946             | 2,564             |
| 全国<br>Nationwide                | 78,089<br>(100.0) | 76,993<br>(100.0) | 77,363<br>(100.0) | 80,256<br>(100.0) | 70,660<br>(100.0) | 59,907<br>(100.0) | 77,552<br>(100.0) | 72,967<br>(100.0) | 65,075<br>(100.0) | 59,467<br>(100.0) |

▶（株）不動産経済研究所「全国新築分譲マンション市場動向」より作成。

注：（１）（ ）内は各小計の全国合計に対するシェア。

（２）リゾートマンションを含む。

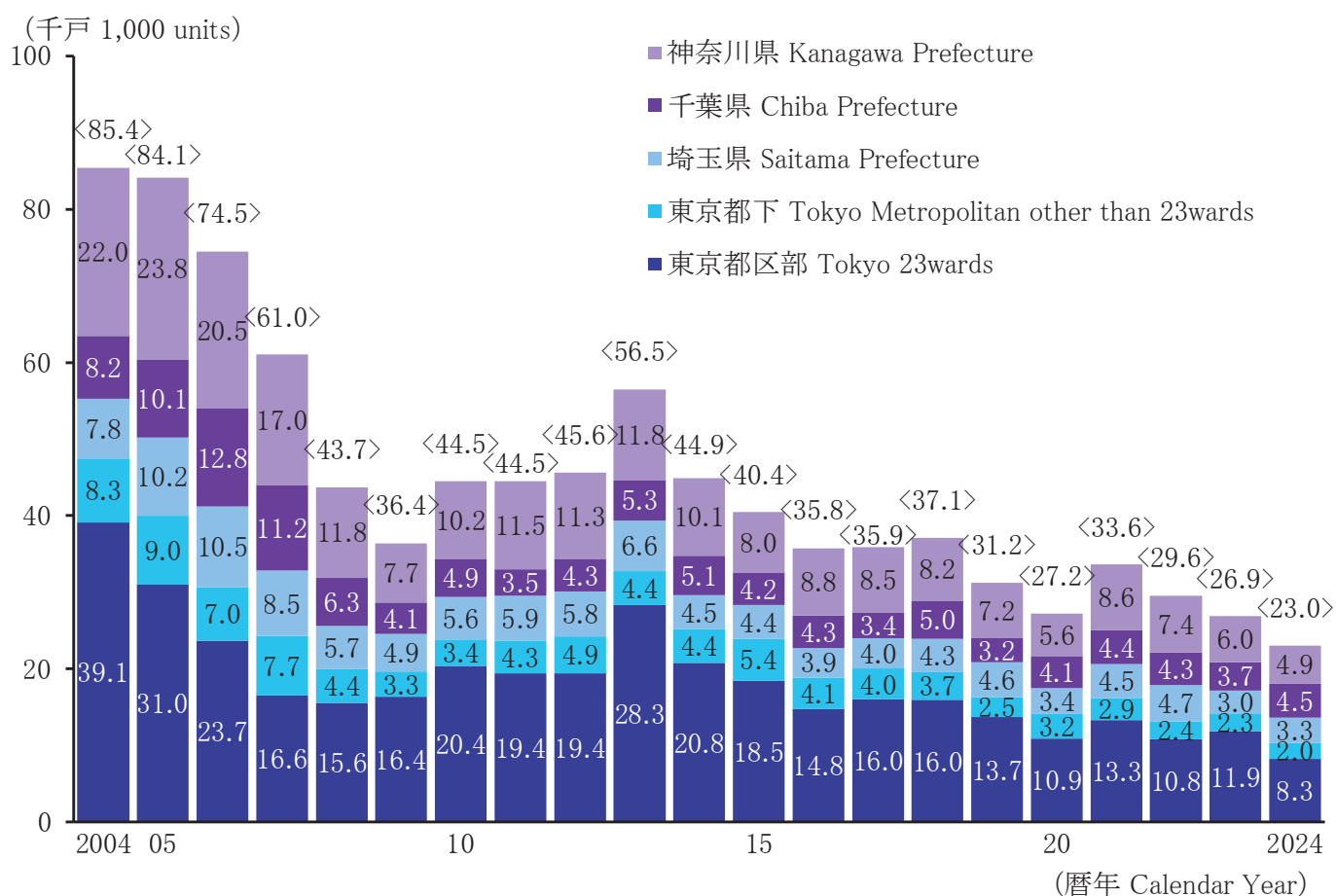
Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd.

(P) : Prefecture、(C) : City

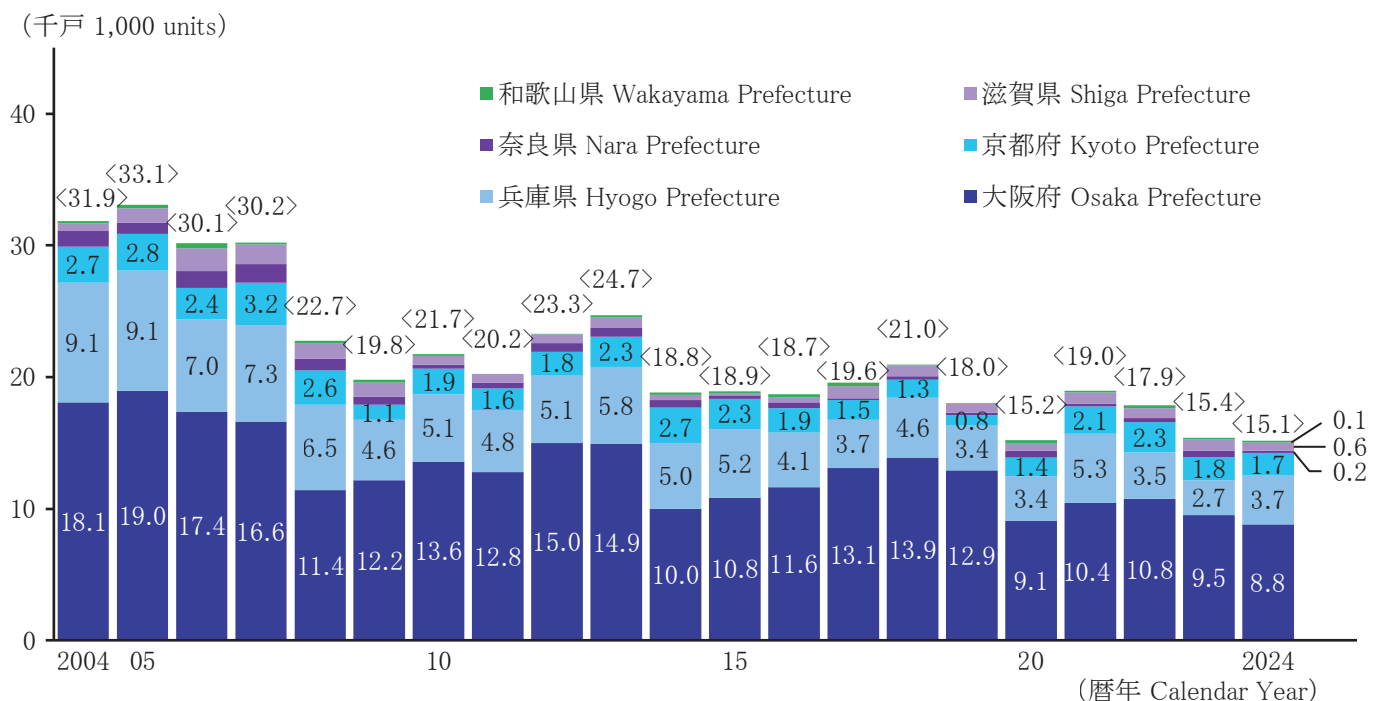
Notes: (1) Number in ( ) is the share of Nationwide.

(2) Resort condominiums are included.

### ③首都圏 Greater Tokyo Area



### ④近畿圏 Greater Osaka



▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

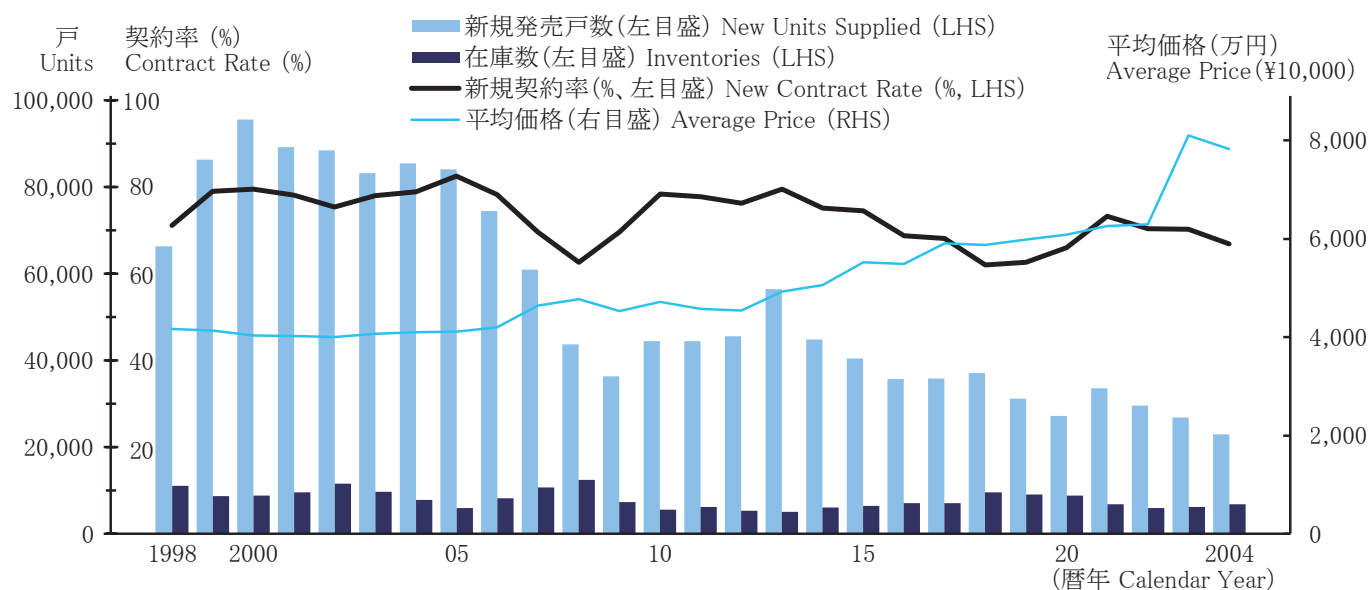
注：リゾートマンションを含む。

Prepared based on "National New Condominium Market Trend" by the Real Estate Economic Institute Co., Ltd.

Note: Resort condominiums are included.

## (2) マンション市場の指標 Indexes of New Condominium Market

### ①首都圏 Greater Tokyo Area



(単位：戸、%、万円 units,% ,¥10,000)

| 年<br>Year | 総供給戸数<br>Total Units Supplied<br>A=B+Previous Year (C) | うち新規発売<br>New Units Supplied<br>B | 年末在庫数<br>含：未竣工<br>Inventories (Year-end)<br>(including units not completed)<br>C | 総契約戸数<br>Total Units Contracted<br>D=A-C | 発売月<br>契約戸数<br>Units Constructed in the Release Month<br>E | 新規契約率<br>Rate of New Contracts<br>E/B | 平均価格<br>Average Price |
|-----------|--------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------|------------------------------------------|------------------------------------------------------------|---------------------------------------|-----------------------|
| 1998      | 76,195                                                 | 66,308                            | 11,107                                                                           | 65,088                                   | 47,220                                                     | 71.2                                  | 4,168                 |
| 99        | 97,404                                                 | 86,297                            | 8,712                                                                            | 88,692                                   | 68,167                                                     | 79.0                                  | 4,138                 |
| 2000      | 104,347                                                | 95,635                            | 8,903                                                                            | 95,444                                   | 76,093                                                     | 79.6                                  | 4,034                 |
| 01        | 98,159                                                 | 89,256                            | 9,571                                                                            | 88,588                                   | 69,737                                                     | 78.1                                  | 4,026                 |
| 02        | 98,087                                                 | 88,516                            | 11,611                                                                           | 86,476                                   | 66,779                                                     | 75.4                                  | 4,003                 |
| 03        | 94,794                                                 | 83,183                            | 9,728                                                                            | 85,066                                   | 64,947                                                     | 78.1                                  | 4,069                 |
| 04        | 95,157                                                 | 85,429                            | 7,900                                                                            | 87,257                                   | 67,459                                                     | 79.0                                  | 4,104                 |
| 05        | 92,048                                                 | 84,148                            | 5,987                                                                            | 86,061                                   | 69,459                                                     | 82.5                                  | 4,108                 |
| 06        | 80,450                                                 | 74,463                            | 8,173                                                                            | 72,277                                   | 58,314                                                     | 78.3                                  | 4,200                 |
| 07        | 69,194                                                 | 61,021                            | 10,763                                                                           | 58,431                                   | 42,554                                                     | 69.7                                  | 4,644                 |
| 08        | 54,496                                                 | 43,733                            | 12,427                                                                           | 42,069                                   | 27,420                                                     | 62.7                                  | 4,775                 |
| 09        | 48,803                                                 | 36,376                            | 7,389                                                                            | 41,414                                   | 25,368                                                     | 69.7                                  | 4,535                 |
| 10        | 51,924                                                 | 44,535                            | 5,600                                                                            | 46,324                                   | 34,911                                                     | 78.4                                  | 4,716                 |
| 11        | 50,099                                                 | 44,499                            | 6,166                                                                            | 43,933                                   | 34,608                                                     | 77.8                                  | 4,578                 |
| 12        | 51,768                                                 | 45,602                            | 5,347                                                                            | 46,421                                   | 34,786                                                     | 76.3                                  | 4,540                 |
| 13        | 61,825                                                 | 56,478                            | 5,090                                                                            | 56,735                                   | 44,886                                                     | 79.5                                  | 4,929                 |
| 14        | 50,003                                                 | 44,913                            | 6,042                                                                            | 43,961                                   | 33,750                                                     | 75.1                                  | 5,060                 |
| 15        | 46,491                                                 | 40,449                            | 6,431                                                                            | 40,060                                   | 30,152                                                     | 74.5                                  | 5,518                 |
| 16        | 42,203                                                 | 35,772                            | 7,160                                                                            | 35,043                                   | 24,616                                                     | 68.8                                  | 5,490                 |
| 17        | 43,058                                                 | 35,898                            | 7,106                                                                            | 35,952                                   | 24,441                                                     | 68.1                                  | 5,908                 |
| 18        | 44,238                                                 | 37,132                            | 9,552                                                                            | 34,686                                   | 23,073                                                     | 62.1                                  | 5,871                 |
| 19        | 40,790                                                 | 31,238                            | 9,095                                                                            | 31,695                                   | 19,546                                                     | 62.6                                  | 5,980                 |
| 20        | 36,323                                                 | 27,228                            | 8,905                                                                            | 27,418                                   | 17,973                                                     | 66.0                                  | 6,083                 |
| 21        | 42,541                                                 | 33,636                            | 6,848                                                                            | 35,693                                   | 24,648                                                     | 73.3                                  | 6,260                 |
| 22        | 36,417                                                 | 29,569                            | 5,919                                                                            | 30,498                                   | 20,806                                                     | 70.4                                  | 6,288                 |
| 23        | 32,805                                                 | 26,873                            | 6,283                                                                            | 26,518                                   | 18,906                                                     | 70.3                                  | 8,101                 |
| 2024      | 29,286                                                 | 23,003                            | 6,814                                                                            | 22,472                                   | 15,389                                                     | 66.9                                  | 7,820                 |

▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

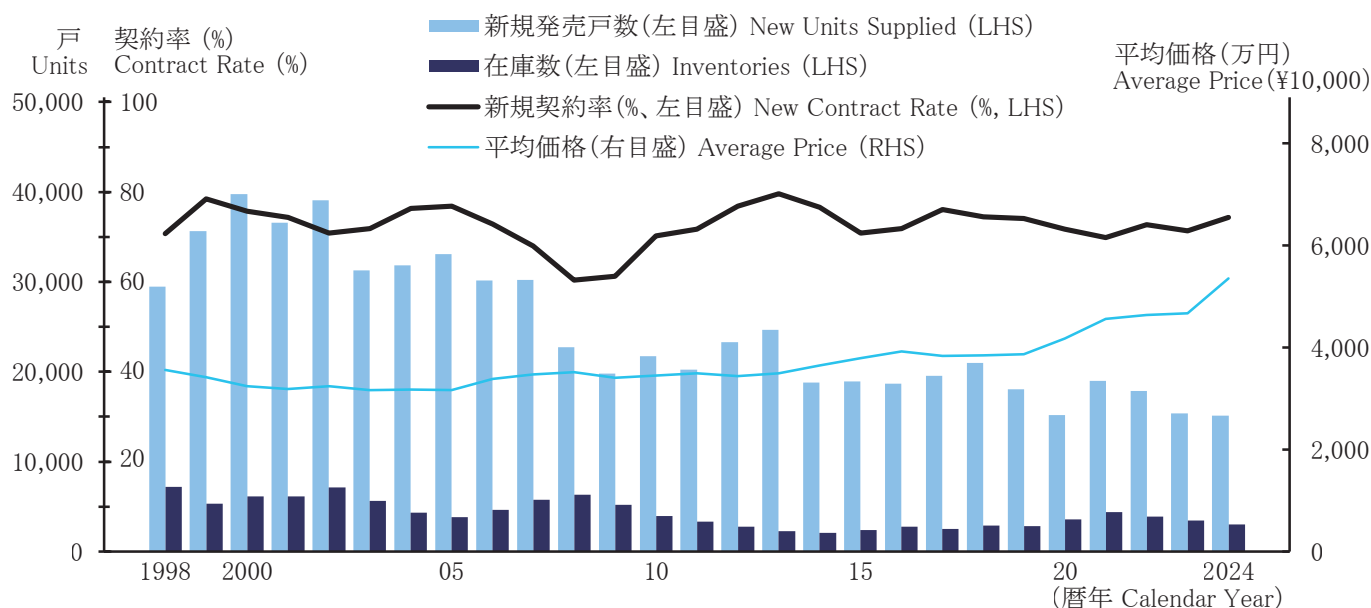
注：首都圏・・・東京都、埼玉県、千葉県、神奈川県。リゾートマンションを除く。

Prepared based on "National New Condominium Market Trend" by the Real Estate Economic Institute Co., Ltd.

Note: Greater Tokyo Area: Tokyo Metropolitan, Saitama, Chiba, Kanagawa Prefectures.

Resort condominiums are not included.

## ②近畿圏 Greater Osaka Area



(単位：戸、%、万円 units,% ,¥10,000)

| 年<br>Year | 総供給戸数<br>Total Units Supplied<br>A=B+Previous Year(C) | うち新規発売<br>New Units Supplied<br>B | 年末在庫数<br>含：未竣工<br>Inventories (Year-end)<br>(including units not completed)<br>C | 総契約戸数<br>Total Units Contracted<br>D=A-C | 発売月<br>契約戸数<br>Units Contracted in the Release Month<br>E | 新規契約率<br>Rate of New Contracts<br>E/B | 平均価格<br>Average Price |
|-----------|-------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------|---------------------------------------|-----------------------|
| 1998      | 36,901                                                | 29,452                            | 7,224                                                                            | 29,677                                   | 20,844                                                    | 70.8                                  | 3,562                 |
| 99        | 42,849                                                | 35,625                            | 5,338                                                                            | 37,511                                   | 27,967                                                    | 78.5                                  | 3,419                 |
| 2000      | 45,075                                                | 39,737                            | 6,118                                                                            | 38,957                                   | 30,089                                                    | 75.7                                  | 3,245                 |
| 01        | 42,670                                                | 36,552                            | 6,155                                                                            | 36,515                                   | 27,171                                                    | 74.3                                  | 3,188                 |
| 02        | 45,242                                                | 39,087                            | 7,168                                                                            | 38,074                                   | 27,683                                                    | 70.8                                  | 3,237                 |
| 03        | 38,426                                                | 31,258                            | 5,664                                                                            | 32,762                                   | 22,466                                                    | 71.9                                  | 3,165                 |
| 04        | 37,521                                                | 31,857                            | 4,344                                                                            | 33,177                                   | 24,329                                                    | 76.4                                  | 3,177                 |
| 05        | 37,408                                                | 33,064                            | 3,854                                                                            | 33,554                                   | 25,415                                                    | 76.9                                  | 3,164                 |
| 06        | 34,000                                                | 30,146                            | 4,671                                                                            | 29,329                                   | 21,967                                                    | 72.9                                  | 3,380                 |
| 07        | 34,890                                                | 30,219                            | 5,769                                                                            | 29,121                                   | 20,541                                                    | 68.0                                  | 3,478                 |
| 08        | 28,513                                                | 22,744                            | 6,344                                                                            | 22,169                                   | 13,729                                                    | 60.4                                  | 3,513                 |
| 09        | 26,128                                                | 19,784                            | 5,233                                                                            | 20,895                                   | 12,129                                                    | 61.3                                  | 3,411                 |
| 10        | 26,949                                                | 21,716                            | 3,971                                                                            | 22,978                                   | 15,241                                                    | 70.2                                  | 3,452                 |
| 11        | 24,190                                                | 20,219                            | 3,307                                                                            | 20,883                                   | 14,489                                                    | 71.7                                  | 3,490                 |
| 12        | 26,573                                                | 23,266                            | 2,757                                                                            | 23,816                                   | 17,898                                                    | 76.9                                  | 3,438                 |
| 13        | 27,448                                                | 24,691                            | 2,263                                                                            | 25,185                                   | 19,662                                                    | 79.6                                  | 3,496                 |
| 14        | 21,077                                                | 18,814                            | 2,094                                                                            | 18,983                                   | 14,416                                                    | 76.6                                  | 3,647                 |
| 15        | 21,024                                                | 18,930                            | 2,399                                                                            | 18,625                                   | 13,405                                                    | 70.8                                  | 3,788                 |
| 16        | 21,075                                                | 18,676                            | 2,782                                                                            | 18,293                                   | 13,427                                                    | 71.9                                  | 3,919                 |
| 17        | 22,342                                                | 19,560                            | 2,539                                                                            | 19,803                                   | 14,888                                                    | 76.1                                  | 3,836                 |
| 18        | 23,497                                                | 20,958                            | 2,907                                                                            | 20,590                                   | 15,609                                                    | 74.5                                  | 3,844                 |
| 19        | 20,949                                                | 18,042                            | 2,820                                                                            | 18,129                                   | 13,371                                                    | 74.1                                  | 3,866                 |
| 20        | 18,015                                                | 15,195                            | 3,595                                                                            | 14,420                                   | 10,890                                                    | 71.7                                  | 4,181                 |
| 21        | 22,546                                                | 18,961                            | 4,400                                                                            | 18,146                                   | 13,222                                                    | 69.8                                  | 4,562                 |
| 22        | 22,258                                                | 17,858                            | 3,905                                                                            | 18,353                                   | 12,984                                                    | 72.7                                  | 4,635                 |
| 23        | 19,290                                                | 15,385                            | 3,461                                                                            | 15,829                                   | 10,983                                                    | 71.4                                  | 4,666                 |
| 2024      | 18,598                                                | 15,137                            | 3,050                                                                            | 15,548                                   | 11,247                                                    | 74.3                                  | 5,357                 |

▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

注：近畿圏・・・大阪府、兵庫県、京都府、奈良県、滋賀県、和歌山県。リゾートマンションを除く。

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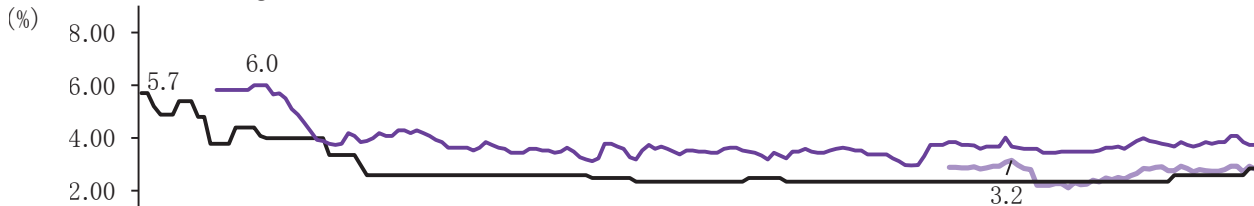
Note: Greater Osaka Area: Osaka, Hyogo, Kyoto, Nara, Shiga and Wakayama Prefectures.

Resort condominiums are not included.

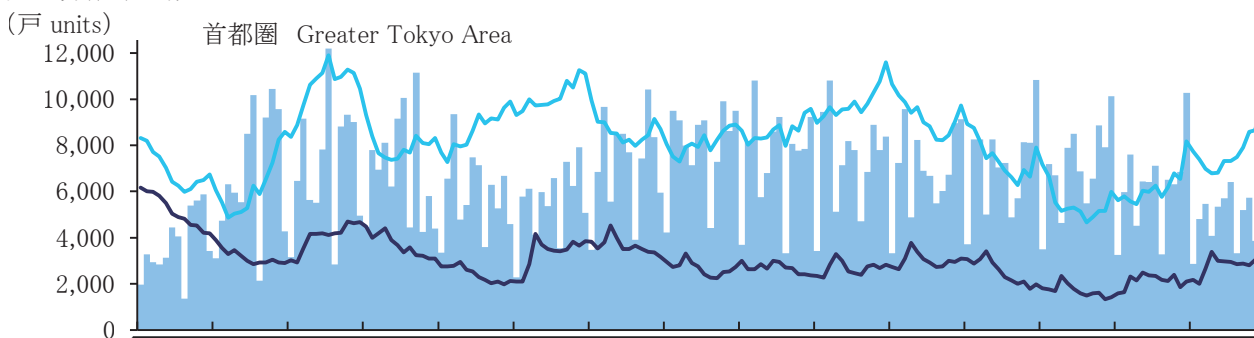
### (3) 首都圏・近畿圏マンションの市場動向（長期推移）

#### Condominium Market Trends in the Greater Tokyo and Greater Osaka (Long-term Transition)

金利 Interest Rate of Housing Loan

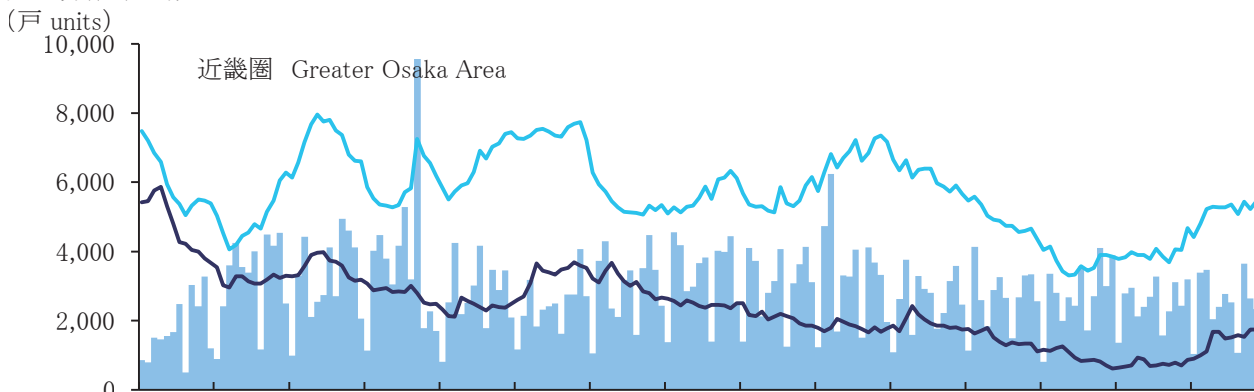


新規発売・分譲中戸数



| Year                                | 1993   | 1994   | 1995   | 1996   | 1997   | 1998   | 1999   | 2000   | 2001   | 2002   | 2003   | 2004   | 2005   | 2006   | 2007   |
|-------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 発売戸数(戸)<br>Supplied units (units)   | 44,270 | 79,897 | 84,885 | 82,795 | 70,543 | 66,308 | 86,297 | 95,635 | 89,256 | 88,516 | 83,183 | 85,429 | 84,148 | 74,463 | 61,021 |
| 平均価格(万円)<br>Average price (¥10,000) | 4,488  | 4,409  | 4,148  | 4,238  | 4,374  | 4,168  | 4,138  | 4,034  | 4,026  | 4,003  | 4,069  | 4,104  | 4,108  | 4,200  | 4,644  |

新規発売・分譲中戸数



| Year                                | 1993   | 1994   | 1995   | 1996   | 1997   | 1998   | 1999   | 2000   | 2001   | 2002   | 2003   | 2004   | 2005   | 2006   | 2007   |
|-------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 発売戸数(戸)<br>Supplied units (units)   | 20,772 | 38,957 | 38,611 | 44,430 | 33,147 | 29,452 | 35,625 | 39,737 | 36,552 | 39,087 | 31,258 | 31,857 | 33,064 | 30,146 | 30,219 |
| 平均価格(万円)<br>Average price (¥10,000) | 3,879  | 3,662  | 3,447  | 3,581  | 3,687  | 3,562  | 3,419  | 3,245  | 3,188  | 3,237  | 3,165  | 3,177  | 3,164  | 3,380  | 3,478  |

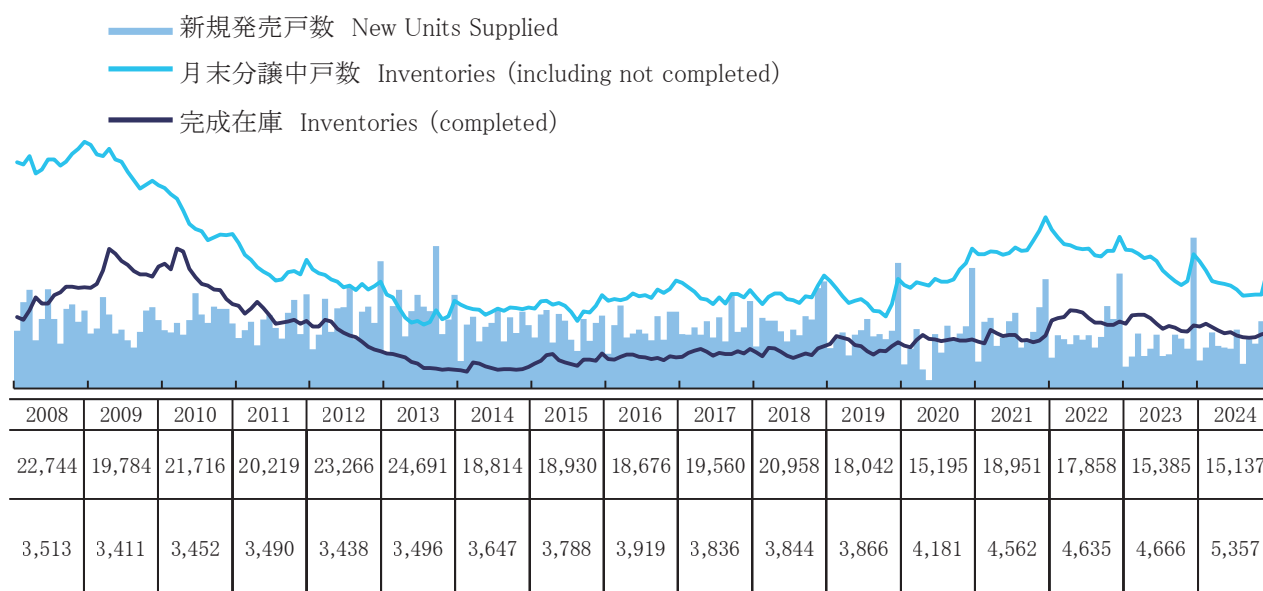
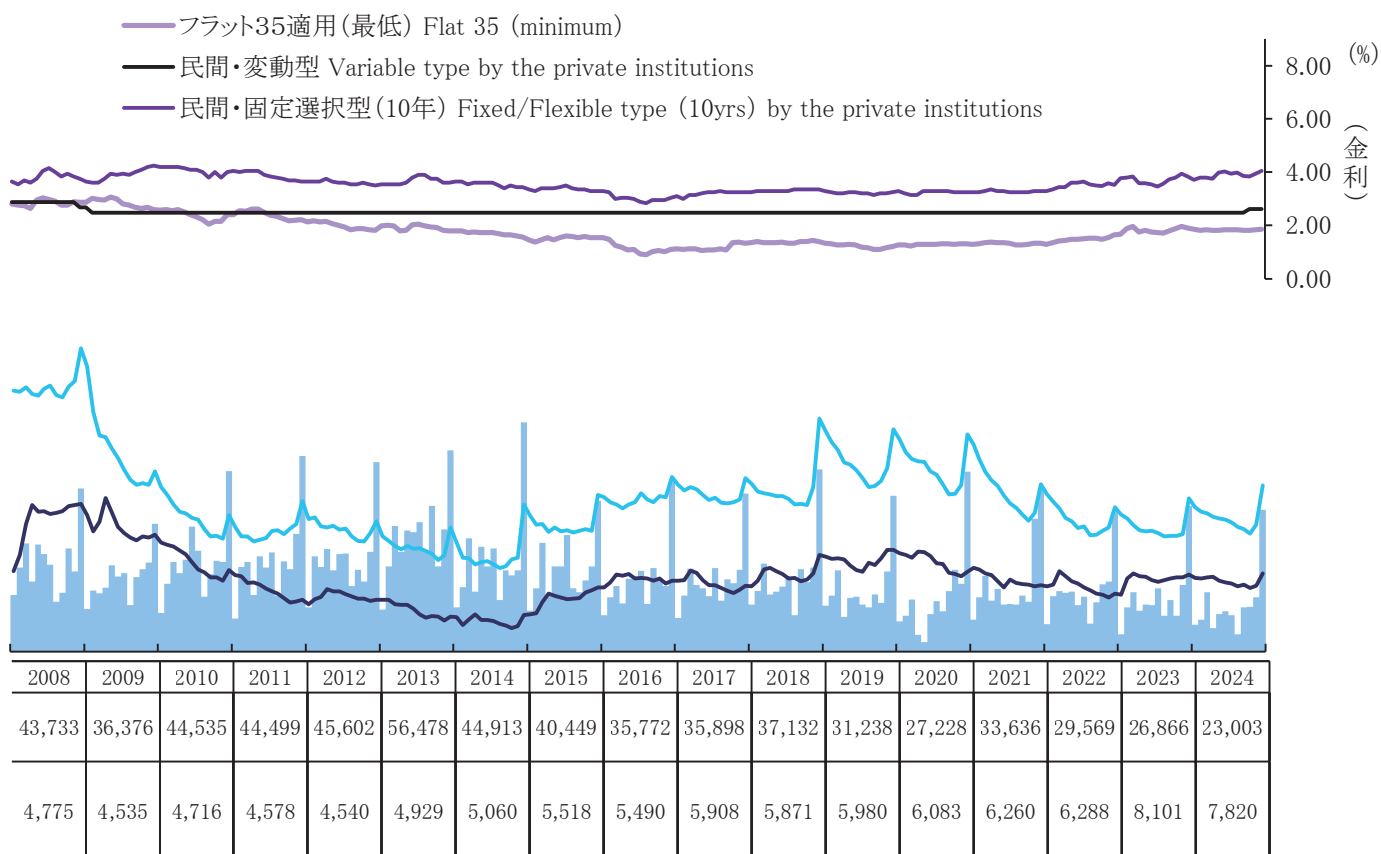
▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」、住宅金融普及協会「住宅関連データ」より作成。

注：(1) 首都圏・・・東京都、神奈川県、千葉県、埼玉県

近畿圏・・・大阪府、京都府、兵庫県、滋賀県、奈良県、和歌山県

(2) フラット 35 は、買取型のうち返済期間が 21 年以上のもので、段階金利を除く最低金利を記している。

(3) 民間住宅ローンの固定金利選択型及び変動金利型は、みずほ銀行、三菱 UFJ 銀行、三井住友銀行、りそな銀行、埼玉りそな銀行の中央値を記している。



Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd. and “Housing Data” by the Housing Loan Progress Association.

Notes: (1) Greater Tokyo Area: Tokyo Metropolitan, Kanagawa, Chiba and Saitama Prefectures

Greater Osaka Area: Osaka, Kyoto, Hyogo Shiga, Nara and Wakayama Prefectures

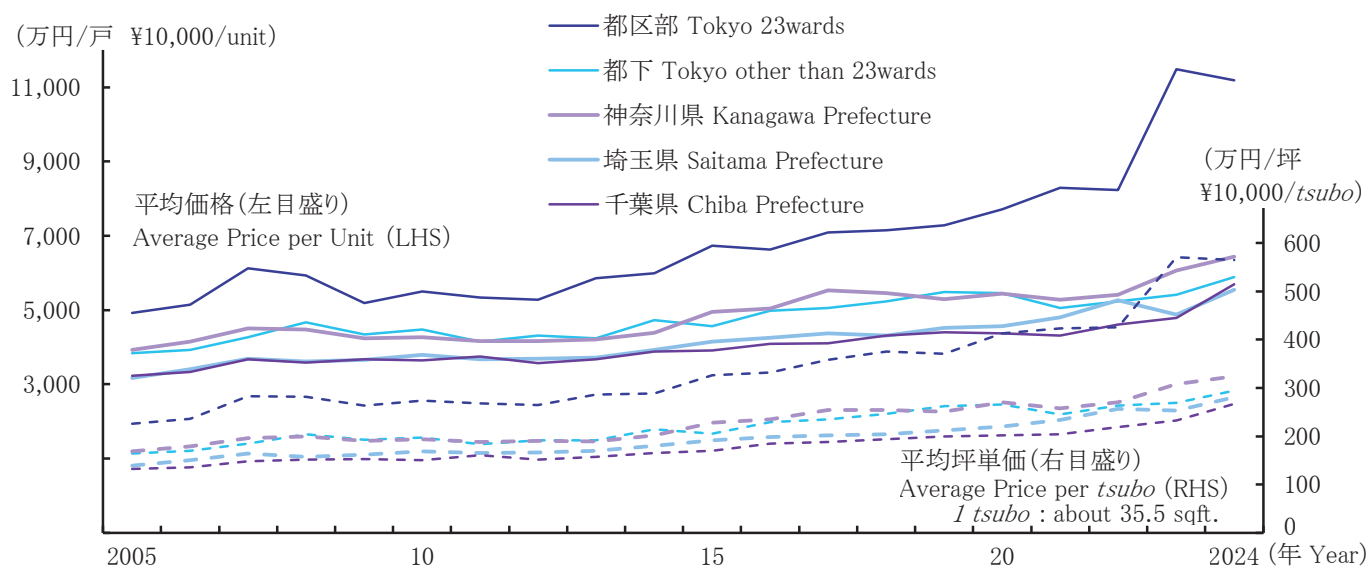
(2) Flat 35 minimum: Under those conditions; Purchase type, 21years and more of repayment period, and excluding the phased rate type

(3) Fixed/Flexible rate and Variable rate: the median rate of 5 major city banks in Japan

#### (4) マンションの平均価格および平均坪単価

#### Average Price and Average Price per *tsubo* of Condominiums

##### ①首都圏 Greater Tokyo Area



(単位：万円 ¥10,000)

| 年<br>Year | 首都圏<br>Greater Tokyo<br>Area |                            | 都区部<br>Tokyo 23wards |                            | 都下<br>Tokyo other than<br>23wards |                            | 神奈川県<br>Kanagawa<br>Prefecture |                            | 埼玉県<br>Saitama<br>Prefecture |                            | 千葉県<br>Chiba<br>Prefecture |                            |
|-----------|------------------------------|----------------------------|----------------------|----------------------------|-----------------------------------|----------------------------|--------------------------------|----------------------------|------------------------------|----------------------------|----------------------------|----------------------------|
|           | 価格<br>per Unit               | 坪単価<br>per<br><i>tsubo</i> | 価格<br>per Unit       | 坪単価<br>per<br><i>tsubo</i> | 価格<br>per Unit                    | 坪単価<br>per<br><i>tsubo</i> | 価格<br>per Unit                 | 坪単価<br>per<br><i>tsubo</i> | 価格<br>per Unit               | 坪単価<br>per<br><i>tsubo</i> | 価格<br>per Unit             | 坪単価<br>per<br><i>tsubo</i> |
| 2005      | 4,108                        | (180.2)                    | 4,920                | (226.4)                    | 3,834                             | (163.6)                    | 3,927                          | (168.6)                    | 3,176                        | (139.2)                    | 3,229                      | (132.6)                    |
| 06        | 4,200                        | (183.5)                    | 5,149                | (236.4)                    | 3,932                             | (169.9)                    | 4,150                          | (178.5)                    | 3,401                        | (150.1)                    | 3,330                      | (135.9)                    |
| 07        | 4,644                        | (203.0)                    | 6,120                | (283.0)                    | 4,263                             | (185.1)                    | 4,500                          | (196.0)                    | 3,684                        | (164.0)                    | 3,672                      | (148.1)                    |
| 08        | 4,775                        | (214.9)                    | 5,932                | (282.0)                    | 4,668                             | (204.6)                    | 4,473                          | (199.0)                    | 3,614                        | (157.7)                    | 3,589                      | (151.4)                    |
| 09        | 4,535                        | (212.2)                    | 5,190                | (263.8)                    | 4,335                             | (193.1)                    | 4,241                          | (190.7)                    | 3,657                        | (161.3)                    | 3,676                      | (153.1)                    |
| 10        | 4,716                        | (219.5)                    | 5,497                | (274.0)                    | 4,474                             | (197.4)                    | 4,262                          | (193.4)                    | 3,796                        | (168.6)                    | 3,638                      | (150.1)                    |
| 11        | 4,578                        | (214.9)                    | 5,339                | (268.1)                    | 4,152                             | (183.1)                    | 4,159                          | (188.4)                    | 3,679                        | (165.0)                    | 3,751                      | (161.0)                    |
| 12        | 4,540                        | (213.2)                    | 5,283                | (264.8)                    | 4,318                             | (191.7)                    | 4,167                          | (190.4)                    | 3,687                        | (166.3)                    | 3,563                      | (152.1)                    |
| 13        | 4,929                        | (230.4)                    | 5,853                | (286.0)                    | 4,238                             | (191.7)                    | 4,212                          | (189.8)                    | 3,718                        | (169.3)                    | 3,675                      | (157.0)                    |
| 14        | 5,060                        | (235.0)                    | 5,994                | (288.6)                    | 4,726                             | (214.2)                    | 4,384                          | (201.7)                    | 3,930                        | (179.8)                    | 3,879                      | (165.3)                    |
| 15        | 5,518                        | (257.5)                    | 6,732                | (326.3)                    | 4,564                             | (205.3)                    | 4,953                          | (228.1)                    | 4,146                        | (191.1)                    | 3,910                      | (169.9)                    |
| 16        | 5,490                        | (262.1)                    | 6,629                | (332.2)                    | 4,985                             | (229.1)                    | 5,039                          | (235.4)                    | 4,255                        | (198.0)                    | 4,085                      | (185.1)                    |
| 17        | 5,908                        | (284.0)                    | 7,089                | (358.0)                    | 5,054                             | (235.4)                    | 5,524                          | (254.9)                    | 4,365                        | (202.0)                    | 4,099                      | (188.4)                    |
| 18        | 5,871                        | (287.3)                    | 7,142                | (375.9)                    | 5,235                             | (246.3)                    | 5,457                          | (254.2)                    | 4,305                        | (204.6)                    | 4,306                      | (193.4)                    |
| 19        | 5,980                        | (290.6)                    | 7,286                | (371.2)                    | 5,487                             | (262.1)                    | 5,295                          | (250.6)                    | 4,513                        | (211.6)                    | 4,399                      | (200.0)                    |
| 20        | 6,083                        | (305.8)                    | 7,712                | (413.6)                    | 5,460                             | (266.1)                    | 5,436                          | (270.4)                    | 4,565                        | (220.5)                    | 4,377                      | (202.0)                    |
| 21        | 6,260                        | (309.4)                    | 8,293                | (423.8)                    | 5,061                             | (245.0)                    | 5,270                          | (257.9)                    | 4,801                        | (233.7)                    | 4,314                      | (203.6)                    |
| 22        | 6,288                        | (314.4)                    | 8,236                | (425.8)                    | 5,233                             | (263.1)                    | 5,411                          | (269.8)                    | 5,267                        | (256.9)                    | 4,603                      | (218.8)                    |
| 23        | 8,101                        | (405.3)                    | 11,483               | (570.9)                    | 5,411                             | (268.8)                    | 6,069                          | (308.1)                    | 4,870                        | (253.6)                    | 4,786                      | (232.1)                    |
| 2024      | 7,820                        | (389.1)                    | 11,181               | (565.3)                    | 5,890                             | (294.2)                    | 6,432                          | (324.3)                    | 5,542                        | (280.7)                    | 5,689                      | (267.4)                    |

▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

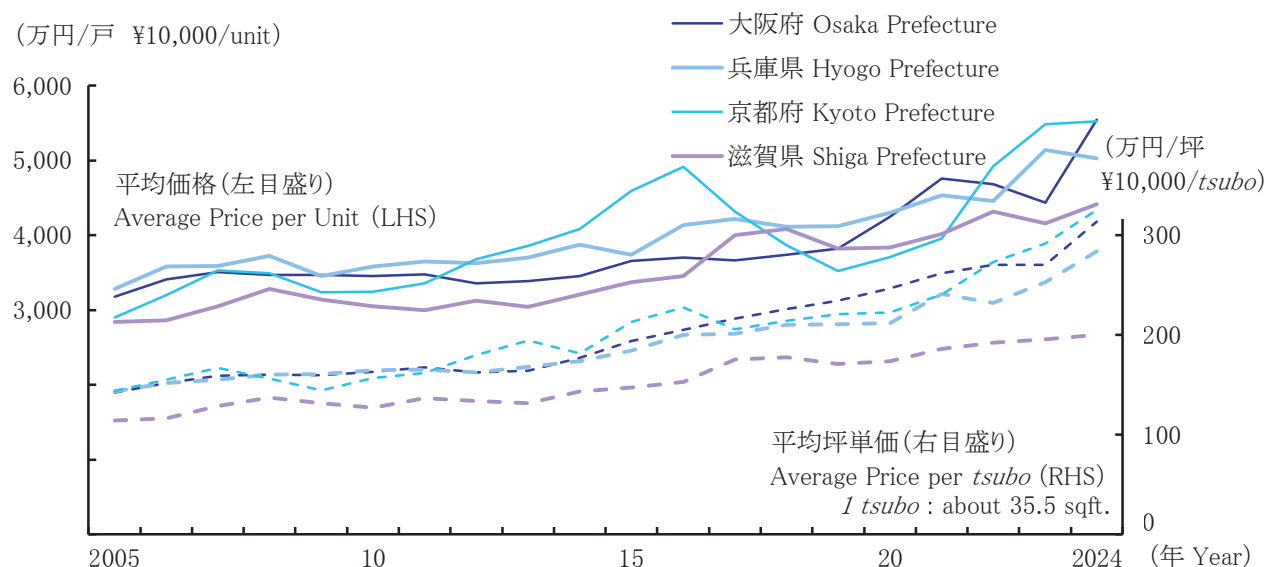
注：リゾートマンションを除く。

Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd.

Note: Resort condominiums are not included.

## ②近畿圏 Greater Osaka Area

(万円/戸 ¥10,000/unit)



(単位：万円 ¥10,000)

| 年<br>Year | 近畿圏<br>Greater Osaka<br>Area |                     | 大阪府<br>Osaka<br>Prefecture |                     | 兵庫県<br>Hyogo<br>Prefecture |                     | 京都府<br>Kyoto<br>Prefecture |                     | 奈良県<br>Nara<br>Prefecture |                     | 滋賀県<br>Shiga<br>Prefecture |                     | 和歌山県<br>Wakayama<br>Prefecture |                     |
|-----------|------------------------------|---------------------|----------------------------|---------------------|----------------------------|---------------------|----------------------------|---------------------|---------------------------|---------------------|----------------------------|---------------------|--------------------------------|---------------------|
|           | 価格<br>per<br>Unit            | 坪単価<br>per<br>tsubo | 価格<br>per<br>Unit          | 坪単価<br>per<br>tsubo | 価格<br>per<br>Unit          | 坪単価<br>per<br>tsubo | 価格<br>per<br>Unit          | 坪単価<br>per<br>tsubo | 価格<br>per<br>Unit         | 坪単価<br>per<br>tsubo | 価格<br>per<br>Unit          | 坪単価<br>per<br>tsubo | 価格<br>per<br>Unit              | 坪単価<br>per<br>tsubo |
| 2005      | 3,164                        | (140.8)             | 3,178                      | (142.1)             | 3,286                      | (143.1)             | 2,903                      | (143.8)             | 2,971                     | (122.6)             | 2,840                      | (114.4)             | 2,699                          | (120.3)             |
| 06        | 3,380                        | (148.4)             | 3,411                      | (151.7)             | 3,584                      | (151.7)             | 3,203                      | (155.4)             | 2,989                     | (122.0)             | 2,863                      | (116.4)             | 2,901                          | (134.2)             |
| 07        | 3,478                        | (155.4)             | 3,509                      | (159.0)             | 3,586                      | (155.4)             | 3,526                      | (166.9)             | 2,946                     | (125.3)             | 3,050                      | (128.6)             | 2,920                          | (125.6)             |
| 08        | 3,513                        | (157.4)             | 3,467                      | (160.3)             | 3,725                      | (160.3)             | 3,495                      | (156.0)             | 3,015                     | (135.9)             | 3,282                      | (137.2)             | 2,981                          | (124.6)             |
| 09        | 3,411                        | (155.7)             | 3,472                      | (159.7)             | 3,456                      | (160.7)             | 3,235                      | (144.5)             | 2,809                     | (119.0)             | 3,139                      | (131.6)             | 3,053                          | (130.6)             |
| 10        | 3,452                        | (161.3)             | 3,453                      | (163.0)             | 3,581                      | (164.6)             | 3,243                      | (157.0)             | 3,756                     | (163.6)             | 3,053                      | (126.9)             | 2,759                          | (127.3)             |
| 11        | 3,490                        | (165.0)             | 3,475                      | (167.3)             | 3,649                      | (165.3)             | 3,355                      | (162.0)             | 3,402                     | (155.4)             | 2,994                      | (136.5)             | -                              | -                   |
| 12        | 3,438                        | (162.3)             | 3,358                      | (162.3)             | 3,630                      | (162.6)             | 3,680                      | (179.8)             | 3,500                     | (147.8)             | 3,128                      | (133.9)             | 2,167                          | (112.7)             |
| 13        | 3,496                        | (165.6)             | 3,390                      | (164.0)             | 3,705                      | (167.9)             | 3,862                      | (194.4)             | 3,546                     | (149.8)             | 3,041                      | (131.6)             | 2,508                          | (118.3)             |
| 14        | 3,647                        | (174.5)             | 3,457                      | (176.9)             | 3,872                      | (173.9)             | 4,085                      | (181.5)             | 3,460                     | (148.8)             | 3,208                      | (143.5)             | 2,807                          | (125.0)             |
| 15        | 3,788                        | (192.4)             | 3,657                      | (194.0)             | 3,737                      | (184.5)             | 4,597                      | (212.9)             | 3,806                     | (159.3)             | 3,369                      | (147.1)             | 3,003                          | (135.2)             |
| 16        | 3,919                        | (203.6)             | 3,699                      | (205.3)             | 4,138                      | (200.0)             | 4,916                      | (227.8)             | 4,018                     | (169.9)             | 3,455                      | (152.7)             | 3,474                          | (151.4)             |
| 17        | 3,836                        | (208.3)             | 3,668                      | (216.5)             | 4,221                      | (201.0)             | 4,317                      | (206.0)             | 3,783                     | (160.0)             | 4,005                      | (175.2)             | 3,563                          | (156.4)             |
| 18        | 3,844                        | (217.9)             | 3,742                      | (226.1)             | 4,114                      | (210.2)             | 3,869                      | (213.9)             | 3,704                     | (168.9)             | 4,084                      | (177.5)             | 3,851                          | (170.2)             |
| 19        | 3,866                        | (224.8)             | 3,820                      | (234.4)             | 4,121                      | (210.9)             | 3,521                      | (221.2)             | 3,837                     | (165.3)             | 3,819                      | (170.6)             | 4,325                          | (189.1)             |
| 20        | 4,181                        | (228.4)             | 4,250                      | (246.9)             | 4,300                      | (211.9)             | 3,706                      | (222.5)             | 4,042                     | (179.2)             | 3,838                      | (173.6)             | 3,662                          | (162.0)             |
| 21        | 4,562                        | (248.3)             | 4,757                      | (262.1)             | 4,533                      | (241.3)             | 3,960                      | (240.7)             | 4,292                     | (190.1)             | 4,017                      | (185.8)             | 3,662                          | (166.6)             |
| 22        | 4,635                        | (255.9)             | 4,683                      | (270.4)             | 4,456                      | (232.1)             | 4,927                      | (273.4)             | 4,304                     | (197.7)             | 4,315                      | (192.1)             | 3,655                          | (173.9)             |
| 23        | 4,666                        | (261.2)             | 4,435                      | (270.4)             | 5,139                      | (252.9)             | 5,488                      | (291.6)             | 4,558                     | (205.6)             | 4,159                      | (195.7)             | 4,237                          | (183.8)             |
| 2024      | 5,357                        | (299.8)             | 5,549                      | (313.4)             | 5,031                      | (284.0)             | 5,527                      | (325.6)             | 5,791                     | (219.5)             | 4,417                      | (200.3)             | 4,697                          | (217.5)             |

▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

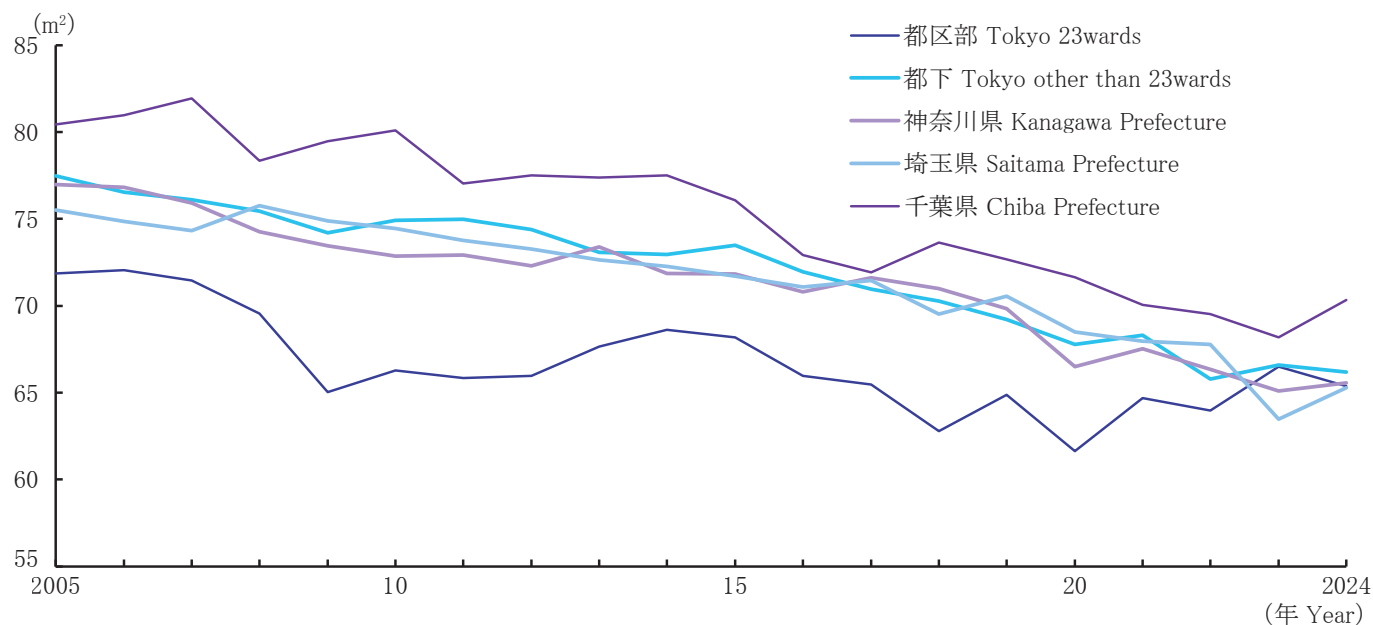
注：リゾートマンションを除く。

Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd.

Note: Resort condominiums are not included.

# (5) マンションの平均専有面積 Average Exclusive Area of Condominiums

## ①首都圏 Greater Tokyo Area



(単位：m<sup>2</sup>)

| 年<br>Year | 首都圏<br>Greater Tokyo<br>Area | 東京都区部<br>Tokyo 23wards | 東京都下<br>Tokyo other than<br>23wards | 神奈川県<br>Kanagawa<br>Prefecture | 埼玉県<br>Saitama<br>Prefecture | 千葉県<br>Chiba<br>Prefecture |
|-----------|------------------------------|------------------------|-------------------------------------|--------------------------------|------------------------------|----------------------------|
| 2005      | 75.4                         | 71.9                   | 77.5                                | 77.0                           | 75.5                         | 80.4                       |
| 06        | 75.7                         | 72.1                   | 76.5                                | 76.8                           | 74.9                         | 81.0                       |
| 07        | 75.6                         | 71.5                   | 76.1                                | 75.9                           | 74.3                         | 81.9                       |
| 08        | 73.5                         | 69.5                   | 75.4                                | 74.3                           | 75.8                         | 78.4                       |
| 09        | 70.6                         | 65.0                   | 74.2                                | 73.5                           | 74.9                         | 79.5                       |
| 10        | 71.0                         | 66.3                   | 74.9                                | 72.9                           | 74.5                         | 80.1                       |
| 11        | 70.5                         | 65.8                   | 75.0                                | 72.9                           | 73.8                         | 77.0                       |
| 12        | 70.4                         | 66.0                   | 74.4                                | 72.3                           | 73.3                         | 77.5                       |
| 13        | 70.8                         | 67.6                   | 73.1                                | 73.4                           | 72.7                         | 77.4                       |
| 14        | 71.2                         | 68.6                   | 73.0                                | 71.9                           | 72.3                         | 77.5                       |
| 15        | 70.8                         | 68.2                   | 73.5                                | 71.8                           | 71.7                         | 76.1                       |
| 16        | 69.2                         | 66.0                   | 72.0                                | 70.8                           | 71.1                         | 72.9                       |
| 17        | 68.8                         | 65.5                   | 71.0                                | 71.6                           | 71.5                         | 71.9                       |
| 18        | 67.6                         | 62.8                   | 70.3                                | 71.0                           | 69.5                         | 73.6                       |
| 19        | 68.0                         | 64.9                   | 69.2                                | 69.8                           | 70.6                         | 72.7                       |
| 20        | 65.7                         | 61.7                   | 67.8                                | 66.5                           | 68.5                         | 71.7                       |
| 21        | 66.9                         | 64.7                   | 68.3                                | 67.5                           | 68.0                         | 70.0                       |
| 22        | 66.1                         | 64.0                   | 65.8                                | 66.3                           | 67.8                         | 69.5                       |
| 23        | 66.1                         | 66.5                   | 66.6                                | 65.1                           | 63.5                         | 68.2                       |
| 2024      | 66.4                         | 65.4                   | 66.2                                | 65.6                           | 65.3                         | 70.3                       |

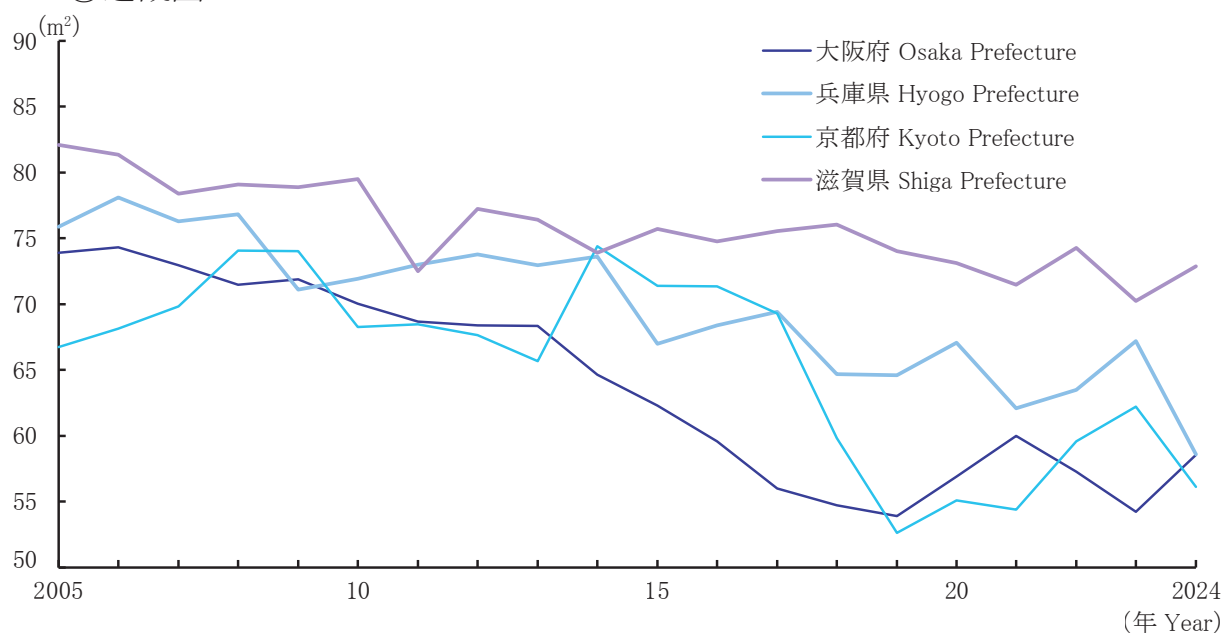
▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

注：リゾートマンションを除く。

Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd.

Note: Resort condominiums are not included.

## ②近畿圏 Greater Osaka Area



(単位：m<sup>2</sup>)

| 年<br>Year | 近畿圏<br>Greater Osaka<br>Area | 大阪府<br>Osaka<br>Prefecture | 兵庫県<br>Hyogo<br>Prefecture | 京都府<br>Kyoto<br>Prefecture | 奈良県<br>Nara<br>Prefecture | 滋賀県<br>Shiga<br>Prefecture | 和歌山県<br>Wakayama<br>Prefecture |
|-----------|------------------------------|----------------------------|----------------------------|----------------------------|---------------------------|----------------------------|--------------------------------|
| 2005      | 74.3                         | 73.9                       | 75.9                       | 66.7                       | 80.1                      | 82.1                       | 74.1                           |
| 06        | 75.3                         | 74.3                       | 78.1                       | 68.1                       | 81.0                      | 81.3                       | 71.5                           |
| 07        | 74.0                         | 73.0                       | 76.3                       | 69.8                       | 77.7                      | 78.4                       | 76.8                           |
| 08        | 73.8                         | 71.5                       | 76.8                       | 74.0                       | 73.4                      | 79.1                       | 79.1                           |
| 09        | 72.4                         | 71.9                       | 71.1                       | 74.0                       | 78.0                      | 78.9                       | 77.3                           |
| 10        | 70.7                         | 70.0                       | 71.9                       | 68.3                       | 75.9                      | 79.5                       | 71.7                           |
| 11        | 69.9                         | 68.7                       | 73.0                       | 68.5                       | 72.4                      | 72.5                       | —                              |
| 12        | 70.0                         | 68.4                       | 73.8                       | 67.6                       | 78.3                      | 77.2                       | 63.5                           |
| 13        | 69.8                         | 68.3                       | 72.9                       | 65.7                       | 78.3                      | 76.4                       | 70.1                           |
| 14        | 69.1                         | 64.6                       | 73.6                       | 74.4                       | 76.9                      | 73.9                       | 74.3                           |
| 15        | 65.1                         | 62.3                       | 67.0                       | 71.4                       | 79.0                      | 75.7                       | 73.4                           |
| 16        | 63.6                         | 59.6                       | 68.4                       | 71.3                       | 78.2                      | 74.8                       | 75.9                           |
| 17        | 60.9                         | 56.0                       | 69.4                       | 69.3                       | 78.2                      | 75.6                       | 75.3                           |
| 18        | 58.3                         | 54.7                       | 64.7                       | 59.8                       | 72.5                      | 76.1                       | 74.8                           |
| 19        | 56.9                         | 53.9                       | 64.6                       | 52.6                       | 76.7                      | 74.0                       | 75.6                           |
| 20        | 60.5                         | 56.9                       | 67.1                       | 55.1                       | 74.6                      | 73.1                       | 74.7                           |
| 21        | 60.7                         | 60.0                       | 62.1                       | 54.4                       | 74.6                      | 71.5                       | 72.7                           |
| 22        | 59.9                         | 57.2                       | 63.5                       | 59.6                       | 72.0                      | 74.3                       | 69.5                           |
| 23        | 59.1                         | 54.2                       | 67.2                       | 62.2                       | 73.3                      | 70.3                       | 76.2                           |
| 2024      | 59.1                         | 58.5                       | 58.6                       | 56.1                       | 87.2                      | 72.9                       | 71.4                           |

▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

注：(1) リゾートマンションを除く。

(2) 近畿圏および近畿圏内の各府県の平均専有面積は、(1戸あたり平均価格) ÷ (1m<sup>2</sup>あたり平均単価) で算出。

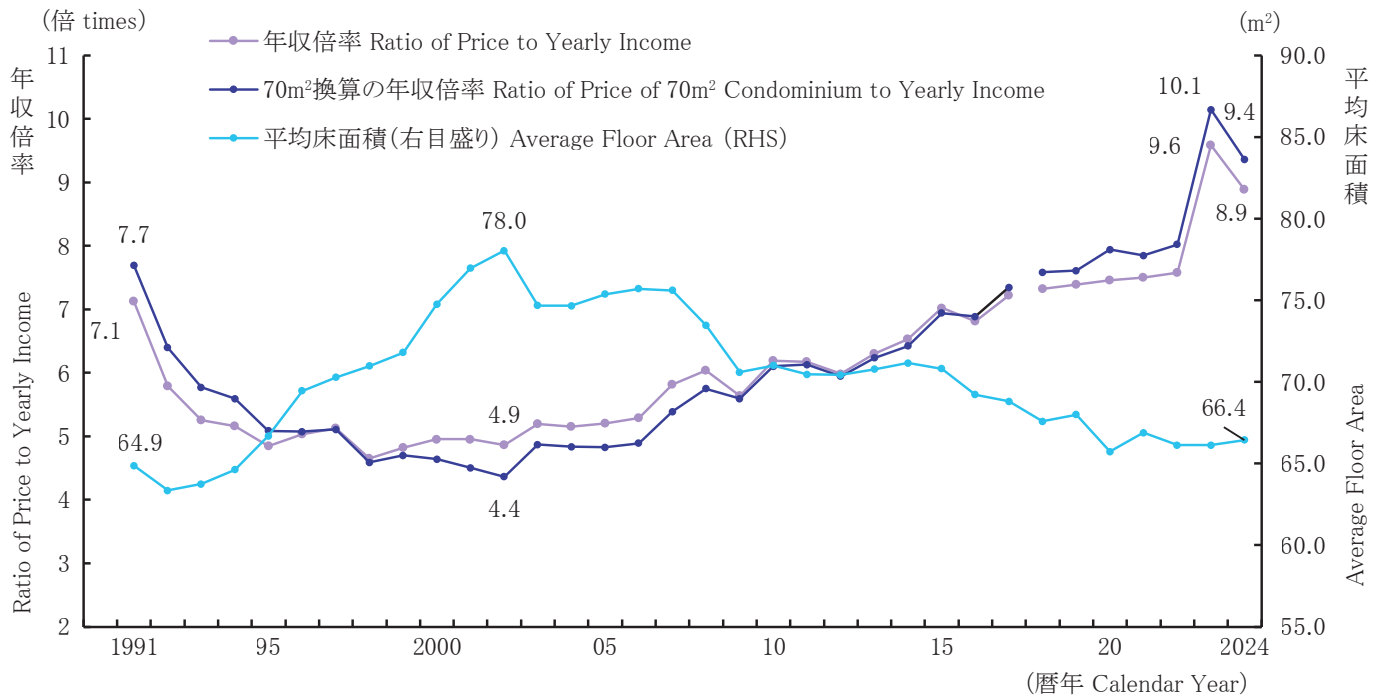
Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd.

Notes: (1) Resort condominiums are not included.

(2) The average area in the Greater Osaka and each prefecture constituting the region was calculated by dividing the average price per unit by the average price per 1m<sup>2</sup>.

## (6) 首都圏マンションの価格と世帯年収の比率

### Ratio of New Condominium Price to Yearly Household Income (Greater Tokyo)



▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」、総務省「家計調査」より作成。

注：(1) 平均床面積は、首都圏の新規分譲マンションの平均床面積（暦年値）である。

(2) 年収倍率＝首都圏の新規分譲マンションの平均価格÷勤労世帯の平均年収

(3) 70m<sup>2</sup> 換算の年収倍率＝（首都圏のマンションの平均床面積を 70m<sup>2</sup> に換算した場合の平均価格）÷勤労世帯の平均年収

(4) 勤労世帯の平均年収は、2017 年までは関東大都市圏の値、2018 年からは関東地方の値。

関東大都市圏・・・東京都、神奈川県、千葉県、埼玉県、山梨県

関東地方・・・・・・東京都、神奈川県、千葉県、埼玉県、山梨県、茨城県、栃木県、群馬県、長野県

Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd.,

and “Family Income and Expenditure Survey” by the Ministry of Internal Affairs and Communications.

Notes: (1) The average floor area is the average area of newly supplied condominiums in Greater Tokyo Area.

(2) Ratio of condominium price to yearly income: (average price per unit of newly supplied condominiums in Greater Tokyo Area) / (average workers' household yearly income)

(3) Ratio of price of 70m<sup>2</sup> condominium to yearly income: Calculated using the converted price of a property in Greater Tokyo Area based on the floor space of 70 m<sup>2</sup>

(4) Average workers' household yearly income: Survey results in Kanto M.M.A. until 2017, and in Kanto District from 2018 onward.

Kanto M.M.A.: Tokyo Metropolitan, Kanagawa, Chiba, Saitama and Yamanashi Prefectures

Kanto District: Tokyo Metropolitan, Kanagawa, Chiba, Saitama, Yamanashi, Ibaraki, Tochigi, Gunma and Nagano Prefectures

## (7) 事業主別発売戸数ランキング Condominium Sales Ranking

### ①全国 Nationwide

(単位：戸 units)

| 年 Year                      | 2020                                                        |                          | 2021                                                        |                          | 2022                                                        |                          | 2023                                                        |                          | 2024                                                        |                          |
|-----------------------------|-------------------------------------------------------------|--------------------------|-------------------------------------------------------------|--------------------------|-------------------------------------------------------------|--------------------------|-------------------------------------------------------------|--------------------------|-------------------------------------------------------------|--------------------------|
| 順位 Rank                     | 事業主名<br>Developer                                           | 戸数<br>Number<br>of Units | 事業主名<br>Developer                                           | 戸数<br>Number<br>of Units | 事業主名<br>Developer                                           | 戸数<br>Number<br>of Units | 事業主名<br>Developer                                           | 戸数<br>Number<br>of Units | 事業主名<br>Developer                                           | 戸数<br>Number<br>of Units |
| 1                           | プレサンス<br>コーポレーション<br>Pressance<br>Corporation               | 4,342                    | 野村不動産<br>Nomura Real<br>Estate<br>Development               | 4,014                    | 野村不動産<br>Nomura Real<br>Estate<br>Development               | 4,240                    | <b>三井不動産<br/>レジデンシャル<br/>Mitsui Fudosan<br/>Residential</b> | <b>3,423</b>             | 野村不動産<br>Nomura Real<br>Estate<br>Development               | 3,584                    |
| 2                           | 野村不動産<br>Nomura Real<br>Estate<br>Development               | 3,791                    | <b>三井不動産<br/>レジデンシャル<br/>Mitsui Fudosan<br/>Residential</b> | <b>3,982</b>             | プレサンス<br>コーポレーション<br>Pressance<br>Corporation               | 3,760                    | プレサンス<br>コーポレーション<br>Pressance<br>Corporation               | 3,390                    | プレサンス<br>コーポレーション<br>Pressance<br>Corporation               | 3,230                    |
| 3                           | 住友不動産<br>Sumitomo<br>Realty &<br>Development                | 3,512                    | プレサンス<br>コーポレーション<br>Pressance<br>Corporation               | 3,950                    | <b>三井不動産<br/>レジデンシャル<br/>Mitsui Fudosan<br/>Residential</b> | <b>3,420</b>             | 野村不動産<br>Nomura Real<br>Estate<br>Development               | 3,061                    | <b>三井不動産<br/>レジデンシャル<br/>Mitsui Fudosan<br/>Residential</b> | <b>3,089</b>             |
| 4                           | <b>三井不動産<br/>レジデンシャル<br/>Mitsui Fudosan<br/>Residential</b> | <b>2,334</b>             | 大和ハウス<br>工業<br>Daiwa House<br>Industry                      | 3,634                    | 住友不動産<br>Sumitomo<br>Realty &<br>Development                | 3,109                    | 住友不動産<br>Sumitomo<br>Realty &<br>Development                | 2,859                    | 住友不動産<br>Sumitomo<br>Realty &<br>Development                | 2,618                    |
| 5                           | エスリード<br>ESLEAD<br>CORPORATION                              | 2,151                    | 三菱地所<br>レジデンス<br>Mitsubishi<br>Jisho Residence              | 2,214                    | エスリード<br>ESLEAD<br>CORPORATION                              | 2,214                    | 三菱地所<br>レジデンス<br>Mitsubishi<br>Jisho Residence              | 2,093                    | あなぶき<br>興産<br>Anabuki Kosan                                 | 1,908                    |
| 6                           | あなぶき<br>興産<br>Anabuki Kosan                                 | 2,073                    | 住友不動産<br>Sumitomo<br>Realty &<br>Development                | 2,211                    | 三菱地所<br>レジデンス<br>Mitsubishi<br>Jisho Residence              | 2,153                    | タカラ<br>レーベン<br>Takara Leben                                 | 1,982                    | 三菱地所<br>レジデンス<br>Mitsubishi<br>Jisho Residence              | 1,770                    |
| 7                           | 大和ハウス<br>工業<br>Daiwa House<br>Industry                      | 2,039                    | エスリード<br>ESLEAD<br>CORPORATION                              | 2,198                    | タカラ<br>レーベン<br>Takara Leben                                 | 2,134                    | あなぶき<br>興産<br>Anabuki Kosan                                 | 1,773                    | タカラ<br>レーベン<br>Takara Leben                                 | 1,669                    |
| 8                           | 三菱地所<br>レジデンス<br>Mitsubishi<br>Jisho Residence              | 1,767                    | あなぶき<br>興産<br>Anabuki Kosan                                 | 2,035                    | 大和ハウス<br>工業<br>Daiwa House<br>Industry                      | 2,022                    | オープンハウス・<br>ディベロップメント<br>Open House<br>Development          | 1,647                    | オープンハウス・<br>ディベロップメント<br>Open House<br>Development          | 1,589                    |
| 9                           | 日鉄興和<br>不動産<br>Nippon Steel<br>Kowa Real Estate             | 1,711                    | フージャース<br>コーポレーション<br>Hoosiers<br>Corporation               | 1,934                    | オープンハウス・<br>ディベロップメント<br>Open House<br>Development          | 1,870                    | エスリード<br>ESLEAD<br>CORPORATION                              | 1,607                    | 阪急阪神<br>不動産<br>Hankyu Hanshin<br>Properties                 | 1,473                    |
| 10                          | 東急不動産<br>Tokyu Land<br>Corporation                          | 1,549                    | 日鉄興和<br>不動産<br>Nippon Steel<br>Kowa Real Estate             | 1,782                    | 日鉄興和<br>不動産<br>Nippon Steel<br>Kowa Real Estate             | 1,850                    | 阪急阪神<br>不動産<br>Hankyu Hanshin<br>Properties                 | 1,590                    | エスリード<br>ESLEAD<br>CORPORATION                              | 1,225                    |
| 上位 10 社計<br>Total of Top 10 |                                                             | 25,269<br>(42.2%)        |                                                             | 27,954<br>(36.0%)        |                                                             | 26,772<br>(36.7%)        |                                                             | 23,425<br>(36.0%)        |                                                             | 22,155<br>(37.3%)        |
| 全国<br>Nationwide            |                                                             | 59,907                   |                                                             | 77,552                   |                                                             | 72,967                   |                                                             | 65,062                   |                                                             | 59,467                   |

▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

注：(1) ( ) 内は、10 社計の全国計に対するシェア。

(2) リゾートマンションを含む。

Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd.

Notes: (1) Number in ( ) is the percentage distribution of the top 10 developers' total in the National total.

(2) Resort condominiums are included.

## ②首都圏 Greater Tokyo Area

(単位：戸 units)

| 年<br>Year                   | 2021                                          |                          | 2022                                          |                          | 2023                                          |                          | 2024                                            |                          |
|-----------------------------|-----------------------------------------------|--------------------------|-----------------------------------------------|--------------------------|-----------------------------------------------|--------------------------|-------------------------------------------------|--------------------------|
| 順位<br>Rank                  | 事業主名<br>Developer                             | 戸数<br>Number<br>of Units | 事業主名<br>Developer                             | 戸数<br>Number<br>of Units | 事業主名<br>Developer                             | 戸数<br>Number<br>of Units | 事業主名<br>Developer                               | 戸数<br>Number<br>of Units |
| 1                           | 三井不動産レジデンシャル<br>Mitsui Fudosan<br>Residential | 3,318                    | 野村不動産<br>Nomura Real Estate<br>Development    | 2,966                    | 三井不動産レジデンシャル<br>Mitsui Fudosan<br>Residential | 2,904                    | 野村不動産<br>Nomura Real Estate<br>Development      | 2,315                    |
| 2                           | 野村不動産<br>Nomura Real Estate<br>Development    | 2,671                    | 三井不動産レジデンシャル<br>Mitsui Fudosan<br>Residential | 2,482                    | 野村不動産<br>Nomura Real Estate<br>Development    | 2,262                    | 三井不動産レジデンシャル<br>Mitsui Fudosan<br>Residential   | 2,245                    |
| 3                           | 三菱地所レジデンス<br>Mitsubishi Jisho<br>Residence    | 1,644                    | 住友不動産<br>Sumitomo Realty &<br>Development     | 2,267                    | 住友不動産<br>Sumitomo Realty &<br>Development     | 2,011                    | 住友不動産<br>Sumitomo Realty &<br>Development       | 1,818                    |
| 4                           | 大和ハウス工業<br>Daiwa House<br>Industry            | 1,614                    | 三菱地所レジデンス<br>Mitsubishi Jisho<br>Residence    | 1,688                    | 三菱地所レジデンス<br>Mitsubishi Jisho<br>Residence    | 1,720                    | 三菱地所レジデンス<br>Mitsubishi Jisho<br>Residence      | 1,115                    |
| 5                           | 東京建物<br>Tokyo Tatemono                        | 1,256                    | 日鉄興和不動産<br>Nippon Steel Kowa<br>Real Estate   | 1,469                    | 日鉄興和不動産<br>Nippon Steel Kowa<br>Real Estate   | 1,147                    | オープンハウス・<br>ディベロップメント<br>Open House Development | 790                      |
| 上位 5 社計<br>Total of Top 5   |                                               | 10,503<br>(31.2%)        |                                               |                          |                                               |                          | 10,044<br>(37.4%)                               |                          |
| 首都圏計<br>Greater Tokyo Total |                                               | 33,636                   |                                               |                          |                                               |                          | 26,873                                          |                          |
|                             |                                               |                          |                                               |                          |                                               |                          | 23,003                                          |                          |

## ③近畿圏 Greater Osaka

(単位：戸 units)

| 年<br>Year                   | 2021                                      |                          | 2022                                      |                          | 2023                                      |                          | 2024                                      |                          |
|-----------------------------|-------------------------------------------|--------------------------|-------------------------------------------|--------------------------|-------------------------------------------|--------------------------|-------------------------------------------|--------------------------|
| 順位<br>Rank                  | 事業主名<br>Developer                         | 戸数<br>Number<br>of Units | 事業主名<br>Developer                         | 戸数<br>Number<br>of Units | 事業主名<br>Developer                         | 戸数<br>Number<br>of Units | 事業主名<br>Developer                         | 戸数<br>Number<br>of Units |
| 1                           | プレサンスコーポレーション<br>Pressance<br>Corporation | 2,453                    | プレサンスコーポレーション<br>Pressance<br>Corporation | 2,049                    | プレサンスコーポレーション<br>Pressance<br>Corporation | 1,761                    | プレサンスコーポレーション<br>Pressance<br>Corporation | 2,012                    |
| 2                           | 関電不動産開発<br>Kanden Realty &<br>Development | 1,145                    | エスリード<br>ESLEAD<br>CORPORATION            | 1,177                    | 関電不動産開発<br>Kanden Realty &<br>Development | 1,141                    | 阪急阪神不動産<br>Hankyu Hanshin<br>Properties   | 1,089                    |
| 3                           | 日商エステム<br>NISSHO ESTEM                    | 1,073                    | 関電不動産開発<br>Kanden Realty &<br>Development | 1,141                    | エスリード<br>ESLEAD<br>CORPORATION            | 1,132                    | エスリード<br>ESLEAD<br>CORPORATION            | 834                      |
| 4                           | エスリード<br>ESLEAD<br>CORPORATION            | 1,004                    | 阪急阪神不動産<br>Hankyu Hanshin<br>Properties   | 976                      | 阪急阪神不動産<br>Hankyu Hanshin<br>Properties   | 1,084                    | TUKUYOMI<br>HOLDINGS                      | 750                      |
| 5                           | 住友不動産<br>Sumitomo Realty &<br>Development | 825                      | 和田興産<br>WADAKOHSAN<br>CORPORATION         | 750                      | 近鉄不動産<br>Kintetsu Real Estate             | 626                      | 和田興産<br>WADAKOHSAN<br>CORPORATION         | 621                      |
| 上位 5 社計<br>Total of Top 5   |                                           | 6,500<br>(34.3%)         |                                           |                          |                                           |                          | 5,744<br>(37.3%)                          |                          |
| 近畿圏計<br>Greater Osaka Total |                                           | 18,951                   |                                           |                          |                                           |                          | 15,385                                    |                          |
|                             |                                           |                          |                                           |                          |                                           |                          | 15,137                                    |                          |

▶ (株) 不動産経済研究所「全国新築分譲マンション市場動向」より作成。

注：(1) ( ) 内は、5 社計の各圏域計に対するシェア。

(2) リゾートマンションを含む。

Prepared based on “National New Condominium Market Trend” by the Real Estate Economic Institute Co., Ltd.

Notes: (1) Number in ( ) is the percentage distribution of the top 5 developers' total in the respective greater areas.

(2) Resort condominiums are included.