

Table of Contents

Urban Land Price Index (As of the end of Mar.2016).....	4
Recent Land Value Trends.....	8
Long-Term Land Value Trends.....	14
Land Value Anticipation (Reference)	18

Urban Land Price Index

Table 1 Urban Land Price Index of Nationwide.....	19
Table 2 Urban Land Price Index of Six Large City Areas.....	22
Table 3 Urban Land Price Index of Nationwide Excluding Six Large City Areas.....	25

Urban Land Price Indexes of Nine Regions

Table 4(1) Urban Land Price Index of Hokkaido Region.....	28
Table 4(2) Urban Land Price Index of Tohoku Region.....	30
Table 4(3) Urban Land Price Index of Kanto Region.....	32
Table 4(4) Urban Land Price Index of Hokuriku Region.....	34
Table 4(5) Urban Land Price Index of Chubu-Tokai Region.....	36
Table 4(6) Urban Land Price Index of Kinki Region.....	38
Table 4(7) Urban Land Price Index of Chugoku Region.....	40
Table 4(8) Urban Land Price Index of Shikoku Region.....	42
Table 4(9) Urban Land Price Index of Kyushu-Okinawa Region.....	44

Urban Land Price Indexes of Three Metropolitan Areas

Table 5(1) Urban Land Price Index of Tokyo Metropolitan Area.....	46
Table 5(1)a Urban Land Price Index of Tokyo Metropolitan Wards.....	48
Table 5(1)b Urban Land Price Index of Tama District of Tokyo.....	50
Table 5(1)c Urban Land Price Index of Kanagawa Prefecture.....	52
Table 5(1)d Urban Land Price Index of Saitama Prefecture.....	54
Table 5(1)e Urban Land Price Index of Chiba Prefecture.....	56
Table 5(2) Urban Land Price Index of Osaka Metropolitan Area.....	58
Table 5(2)a Urban Land Price Index of Osaka Prefecture.....	60
Table 5(2)b Urban Land Price Index of Osaka Metropolitan Area Excluding Osaka Prefecture.....	62

Table 5(3) Urban Land Price Index of Nagoya Metropolitan Area.....	64
--	----

Table 6 Urban Land Price Index of Second-tier Designated Cities.....	66
--	----

Table 7 Urban Land Price Index of Prefectural Capitals Excluding Designated Cities.....	68
--	----

Table 8 Urban Land Price Index (End of Sep. 1936 = 1.00)	70
--	----

Wooden Frame House Market Value Index[building only]

Table 9 Wooden Frame House Market Value Index[building only]	72
Table 10 Wooden Frame House Market Value Index[building only] (End of Mar.1938=1.00) ..	73

DEFINITIONS & EXPLANATIONS of Urban Land Price Index.....	76
---	----

DEFINITIONS & EXPLANATIONS of Wooden Frame House Market Value Index[building only] ..	79
--	----

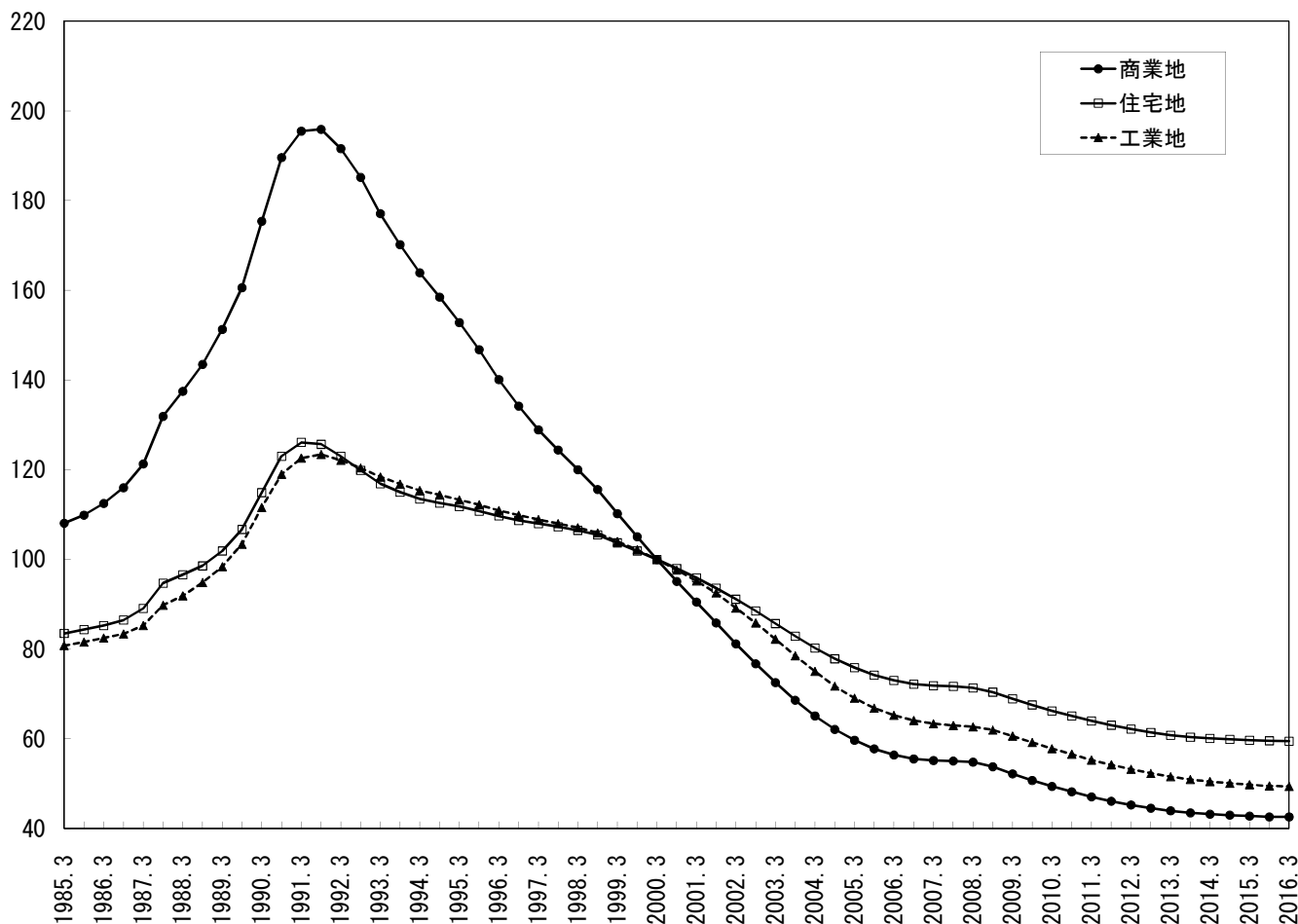
1 全国 [Nationwide]

平成12年3月末 (End of Mar. 2000) = 100

月末 End of Month	商業地 Commercial			住宅地 Residential			工業地 Industrial			全用途平均 Average of Three Categories			最高価格地 The Highest Price Lot		
	前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2	
昭和60.3 Mar. 1985	108.1	1.5	3.1	83.5	1.3	2.7	80.8	1.1	2.4	91.5	1.3	2.8	121.3	2.1	4.0
平成02.3 Mar. 1990	175.4	9.2	15.9	114.9	7.7	12.8	111.6	7.9	13.4	133.9	8.3	14.1	226.1	10.6	18.8
07.3 Mar. 1995	152.8	-3.6	-6.8	111.8	-0.7	-1.5	113.3	-1.0	-1.8	126.1	-1.9	-3.7	185.9	-5.6	-10.2
12.3 Mar. 2000	100.0	-4.8	-9.2	100.0	-1.9	-3.5	100.0	-2.1	-3.9	100.0	-3.1	-5.8	100.0	-6.5	-12.3
23.9 Sep. 2011	46.1	-2.0	-4.4	63.1	-1.5	-3.2	54.3	-1.9	-4.1	54.1	-1.8	-3.8	41.3	-2.2	-4.8
24.3 Mar. 2012	45.3	-1.8	-3.8	62.2	-1.4	-2.9	53.2	-1.9	-3.7	53.2	-1.7	-3.4	40.5	-1.9	-4.1
24.9 Sep. 2012	44.6	-1.6	-3.4	61.4	-1.2	-2.6	52.3	-1.7	-3.5	52.4	-1.5	-3.1	39.8	-1.7	-3.6
25.3 Mar. 2013	44.0	-1.4	-2.9	60.8	-1.0	-2.2	51.6	-1.5	-3.1	51.8	-1.2	-2.7	39.3	-1.3	-3.0
25.9 Sep. 2013	43.5	-1.0	-2.3	60.4	-0.7	-1.7	51.0	-1.2	-2.6	51.3	-0.9	-2.1	38.9	-0.9	-2.2
26.3 Mar. 2014	43.2	-0.7	-1.7	60.1	-0.5	-1.2	50.5	-1.0	-2.1	50.9	-0.7	-1.6	38.7	-0.5	-1.4
26.9 Sep. 2014	43.0	-0.6	-1.3	59.9	-0.3	-0.8	50.1	-0.8	-1.8	50.7	-0.5	-1.2	38.6	-0.3	-0.8
27.3 Mar. 2015	42.8	-0.4	-1.0	59.7	-0.3	-0.6	49.8	-0.6	-1.4	50.5	-0.4	-0.9	38.5	-0.2	-0.5
27.9 Sep. 2015	42.6	-0.3	-0.8	59.6	-0.2	-0.5	49.5	-0.5	-1.1	50.3	-0.3	-0.7	38.6	0.1	-0.1
28.3 Mar. 2016	42.6	-0.1	-0.4	59.5	-0.1	-0.4	49.4	-0.3	-0.8	50.2	-0.2	-0.5	38.7	0.4	0.4

*1 percent change from previous half-year

*2 percent change from previous year



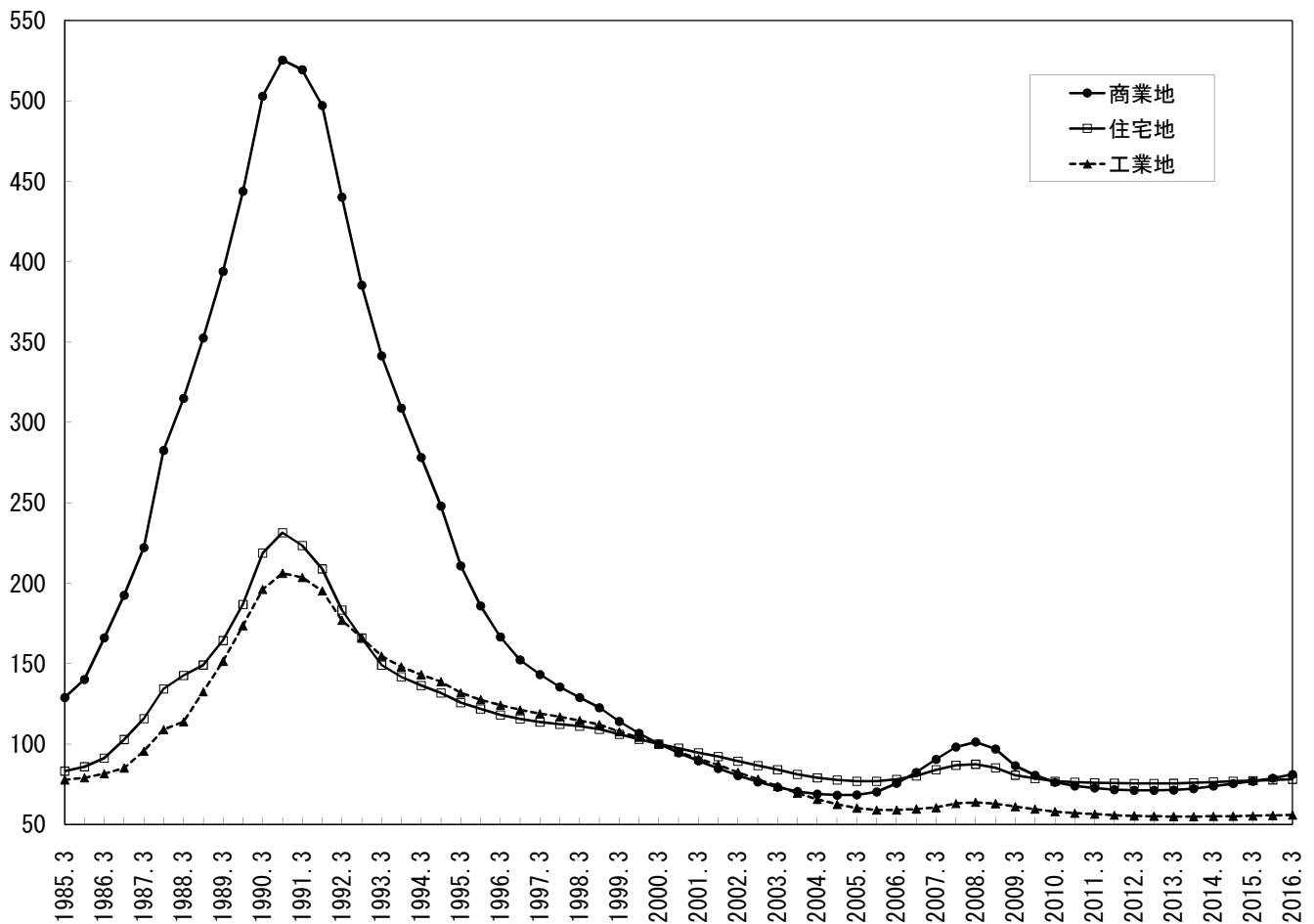
2 六大都市 [Six Large City Areas]

平成12年3月末 (End of Mar. 2000) = 100

月末 End of Month	商業地 Commercial			住宅地 Residential			工業地 Industrial			全用途平均 Average of Three Categories			最高価格地 The Highest Price Lot		
	前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2	
昭和60.3 Mar. 1985	128.9	6.4	13.2	83.2	3.2	5.5	77.7	1.5	3.7	92.9	3.7	7.4	134.2	8.3	15.2
平成02.3 Mar. 1990	502.9	13.3	27.6	218.8	17.1	33.1	196.2	13.0	29.5	276.8	14.5	30.1	545.1	8.0	19.0
07.3 Mar. 1995	210.8	-15.0	-24.2	125.7	-4.7	-7.9	131.8	-5.0	-7.8	151.4	-8.2	-13.4	210.8	-18.4	-28.4
12.3 Mar. 2000	100.0	-6.3	-12.4	100.0	-2.8	-5.8	100.0	-4.0	-7.0	100.0	-4.4	-8.5	100.0	-5.3	-10.7
23.9 Sep. 2011	71.6	-1.4	-3.1	75.7	-0.2	-0.7	55.7	-1.1	-2.3	68.0	-0.9	-2.0	114.0	-1.3	-3.3
24.3 Mar. 2012	71.2	-0.6	-1.9	75.5	-0.2	-0.5	55.3	-0.7	-1.8	67.7	-0.5	-1.3	114.1	0.1	-1.2
24.9 Sep. 2012	71.2	-0.1	-0.6	75.5	-0.1	-0.3	55.1	-0.4	-1.1	67.6	-0.2	-0.6	114.3	0.2	0.3
25.3 Mar. 2013	71.4	0.2	0.2	75.6	0.2	0.1	54.9	-0.3	-0.7	67.6	0.1	-0.1	115.0	0.6	0.8
25.9 Sep. 2013	72.2	1.2	1.4	75.9	0.4	0.5	54.9	-0.1	-0.4	68.0	0.6	0.7	117.6	2.2	2.8
26.3 Mar. 2014	73.8	2.2	3.5	76.4	0.7	1.0	55.0	0.2	0.1	68.8	1.1	1.7	122.0	3.8	6.1
26.9 Sep. 2014	75.4	2.1	4.4	76.8	0.6	1.2	55.1	0.2	0.5	69.6	1.1	2.3	126.5	3.7	7.6
27.3 Mar. 2015	76.9	2.0	4.2	77.2	0.6	1.1	55.4	0.4	0.6	70.3	1.1	2.2	131.7	4.1	8.0
27.9 Sep. 2015	78.7	2.4	4.4	77.7	0.5	1.1	55.6	0.4	0.8	71.2	1.2	2.3	140.0	6.3	10.6
28.3 Mar. 2016	81.1	3.0	5.5	78.1	0.6	1.1	55.8	0.5	0.9	72.2	1.5	2.7	150.0	7.1	13.8

*1 percent change from previous half-year

*2 percent change from previous year



3 六大都市を除く [Nationwide Excluding Six Large City Areas]

平成12年3月末 (End of Mar. 2000) = 100

月末 End of Month	商業地 Commercial			住宅地 Residential			工業地 Industrial			全用途平均 Average of Three Categories			最高価格地 The Highest Price Lot		
	前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2		前期比 (%) *1	前年同期 比 (%) *2	
昭和60.3 Mar. 1985	109.3	1.3	2.7	84.6	1.2	2.6	82.0	1.1	2.3	92.8	1.2	2.5	123.0	1.9	3.5
平成02.3 Mar. 1990	170.0	9.0	15.4	112.8	7.3	11.9	108.7	7.6	12.4	131.0	8.0	13.3	220.7	10.7	18.8
07.3 Mar. 1995	151.3	-3.3	-6.2	111.5	-0.6	-1.3	112.3	-0.8	-1.6	125.5	-1.7	-3.3	185.0	-5.3	-9.7
12.3 Mar. 2000	100.0	-4.8	-9.1	100.0	-1.9	-3.6	100.0	-2.0	-3.7	100.0	-3.0	-5.7	100.0	-6.5	-12.3
23.9 Sep. 2011	45.5	-2.1	-4.4	62.7	-1.5	-3.2	54.3	-1.9	-4.2	53.7	-1.8	-3.9	40.1	-2.2	-4.9
24.3 Mar. 2012	44.7	-1.9	-3.9	61.8	-1.4	-2.9	53.3	-1.9	-3.8	52.8	-1.7	-3.5	39.3	-2.0	-4.1
24.9 Sep. 2012	44.0	-1.6	-3.4	61.1	-1.2	-2.7	52.4	-1.7	-3.6	52.0	-1.5	-3.2	38.6	-1.7	-3.7
25.3 Mar. 2013	43.3	-1.4	-3.0	60.5	-1.0	-2.2	51.6	-1.5	-3.2	51.3	-1.3	-2.7	38.1	-1.4	-3.1
25.9 Sep. 2013	42.9	-1.1	-2.5	60.0	-0.7	-1.7	50.9	-1.2	-2.7	50.8	-1.0	-2.2	37.7	-1.0	-2.3
26.3 Mar. 2014	42.5	-0.8	-1.9	59.7	-0.5	-1.2	50.4	-1.0	-2.2	50.5	-0.7	-1.7	37.5	-0.6	-1.6
26.9 Sep. 2014	42.3	-0.6	-1.4	59.5	-0.4	-0.8	50.0	-0.8	-1.8	50.2	-0.6	-1.3	37.3	-0.4	-1.1
27.3 Mar. 2015	42.1	-0.5	-1.2	59.3	-0.3	-0.7	49.7	-0.7	-1.5	50.0	-0.5	-1.0	37.2	-0.3	-0.7
27.9 Sep. 2015	41.9	-0.4	-0.9	59.2	-0.2	-0.6	49.4	-0.5	-1.2	49.8	-0.4	-0.8	37.1	-0.1	-0.4
28.3 Mar. 2016	41.8	-0.2	-0.6	59.1	-0.2	-0.4	49.3	-0.4	-0.9	49.7	-0.2	-0.6	37.2	0.2	0.1

*1 percent change from previous half-year

*2 percent change from previous year

