

表19 中古マンションの距離圏別成約状況

| 年度 | | ～10km | 11～20km | 21～30km | 31～40km | 41～50km | 51km～ | 計 | 平均距離 (km) |
|------|---------------------------------------|-------|---------|---------|---------|---------|-------|--------|--------------|
| 2002 | 成約件数(件) | 4,215 | 5,790 | 6,076 | 5,513 | 2,711 | 1,257 | 25,562 | 26.1 |
| | (%) | 16.5 | 22.7 | 23.8 | 21.6 | 10.6 | 4.9 | 100.0 | |
| | m ² 単価(万円/m ²) | 45.50 | 36.62 | 27.87 | 24.71 | 22.25 | 22.01 | 30.61 | |
| | 価格(万円) | 2,562 | 2,271 | 1,841 | 1,665 | 1,530 | 1,537 | 1,971 | |
| 2003 | 成約件数(件) | 4,430 | 6,297 | 6,444 | 5,520 | 2,770 | 1,296 | 26,757 | 25.8 |
| | (%) | 16.6 | 23.5 | 24.1 | 20.6 | 10.4 | 4.8 | 100.0 | |
| | m ² 単価(万円/m ²) | 47.00 | 36.78 | 27.40 | 24.47 | 21.52 | 21.52 | 31.35 | |
| | 価格(万円) | 2,693 | 2,291 | 1,827 | 1,661 | 1,476 | 1,517 | 1,994 | |
| 2004 | 成約件数(件) | 4,885 | 6,471 | 6,344 | 5,092 | 2,576 | 1,269 | 26,637 | 25.1 |
| | (%) | 18.3 | 24.3 | 23.8 | 19.1 | 9.7 | 4.8 | 100.0 | |
| | m ² 単価(万円/m ²) | 48.49 | 37.29 | 27.95 | 24.61 | 21.49 | 21.67 | 32.42 | |
| | 価格(万円) | 2,770 | 2,307 | 1,863 | 1,669 | 1,473 | 1,497 | 2,045 | |
| 2005 | 成約件数(件) | 5,686 | 6,664 | 6,550 | 5,490 | 2,565 | 1,211 | 28,166 | 24.5 |
| | (%) | 20.2 | 23.7 | 23.3 | 19.5 | 9.1 | 4.3 | 100.0 | |
| | m ² 単価(万円/m ²) | 51.22 | 38.22 | 28.57 | 25.12 | 21.74 | 22.43 | 33.87 | |
| | 価格(万円) | 2,959 | 2,364 | 1,906 | 1,707 | 1,509 | 1,577 | 2,138 | |
| 2006 | 成約件数(件) | 5,895 | 7,192 | 6,731 | 5,819 | 2,759 | 1,262 | 29,658 | 24.5 |
| | (%) | 19.9 | 24.2 | 22.7 | 19.6 | 9.3 | 4.3 | 100.0 | |
| | m ² 単価(万円/m ²) | 56.94 | 41.58 | 30.06 | 26.36 | 23.10 | 22.64 | 35.59 | |
| | 価格(万円) | 3,229 | 2,583 | 2,007 | 1,808 | 1,607 | 1,579 | 2,295 | |
| 2007 | 成約件数(件) | 5,969 | 6,911 | 6,399 | 5,493 | 2,645 | 1,200 | 28,617 | 24.3 |
| | (%) | 20.9 | 24.1 | 22.4 | 19.2 | 9.2 | 4.2 | 100.0 | |
| | m ² 単価(万円/m ²) | 68.78 | 47.30 | 31.92 | 28.03 | 23.65 | 22.00 | 41.72 | |
| | 価格(万円) | 3,734 | 2,839 | 2,090 | 1,873 | 1,638 | 1,565 | 2,516 | |
| 2008 | 成約件数(件) | 6,238 | 7,022 | 6,416 | 5,304 | 2,531 | 1,129 | 28,640 | 20.4 |
| | (%) | 21.8 | 24.5 | 22.4 | 18.5 | 8.8 | 3.9 | 100.0 | |
| | m ² 単価(万円/m ²) | 61.44 | 44.25 | 32.95 | 27.67 | 23.97 | 23.17 | 39.77 | |
| | 価格(万円) | 3,643 | 2,822 | 2,246 | 1,922 | 1,677 | 1,629 | 2,557 | |
| 2009 | 成約件数(件) | 6,650 | 7,742 | 6,863 | 5,812 | 2,911 | 1,282 | 31,260 | 24.1 |
| | (%) | 21.3 | 24.8 | 22.0 | 18.6 | 9.3 | 4.1 | 100.0 | |
| | m ² 単価(万円/m ²) | 60.98 | 44.58 | 30.88 | 26.21 | 21.32 | 18.86 | 38.36 | |
| | 価格(万円) | 3,328 | 2,744 | 2,083 | 1,788 | 1,481 | 1,304 | 2,346 | |
| 2010 | 成約件数(件) | 6,363 | 7,134 | 6,421 | 5,666 | 2,926 | 1,386 | 29,896 | 24.4 |
| | (%) | 21.3 | 23.9 | 21.5 | 19.0 | 9.8 | 4.6 | 100.0 | |
| | m ² 単価(万円/m ²) | 62.26 | 46.24 | 34.15 | 28.23 | 24.15 | 23.50 | 39.51 | |
| | 価格(万円) | 3,628 | 2,922 | 2,323 | 1,972 | 1,667 | 1,644 | 2,581 | |
| 2011 | 成約件数(件) | 6,409 | 7,164 | 6,377 | 5,582 | 2,666 | 1,248 | 29,446 | 24.1 |
| | (%) | 21.8 | 24.3 | 21.7 | 19.0 | 9.1 | 4.2 | 100.0 | |
| | m ² 単価(万円/m ²) | 59.10 | 44.94 | 33.84 | 27.79 | 23.93 | 22.75 | 38.68 | |
| | 価格(万円) | 3,438 | 2,812 | 2,323 | 1,930 | 1,630 | 1,607 | 2,517 | |
| 2012 | 成約件数(件) | 7,403 | 7,822 | 6,846 | 5,936 | 2,800 | 1,425 | 32,232 | 23.8 |
| | (%) | 23.0 | 24.3 | 21.2 | 18.4 | 8.7 | 4.4 | 100.0 | |
| | m ² 単価(万円/m ²) | 59.58 | 44.79 | 30.40 | 26.57 | 21.62 | 19.57 | 36.52 | |
| | 価格(万円) | 3,268 | 2,731 | 2,043 | 1,839 | 1,498 | 1,312 | 2,317 | |
| | 専有面積(m ²) | 54.85 | 60.98 | 67.20 | 69.23 | 69.29 | 67.03 | 63.45 | |

* 距離は、東京駅を起点とした各物件の最寄駅までの鉄道路線最短距離。