

表20 戸建住宅(全体)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<br>(km) |
|------|---------|--------|---------|---------|---------|---------|--------|--------|--------------|
| 2008 | 成約件数(件) | 552    | 2,542   | 3,072   | 2,550   | 2,419   | 2,073  | 13,208 | 34.7         |
|      | (%)     | 4.2    | 19.2    | 23.3    | 19.3    | 18.3    | 15.7   | 100.0  |              |
|      | 価格(万円)  | 5,631  | 4,478   | 3,402   | 3,053   | 2,658   | 2,068  | 3,513  |              |
|      | 土地面積(㎡) | 74.00  | 92.00   | 121.00  | 134.00  | 150.00  | 218.00 | 133.00 |              |
| 2009 | 建物面積(㎡) | 109.65 | 100.27  | 101.06  | 100.91  | 103.37  | 105.45 | 103.11 | 34.7         |
|      | 成約件数(件) | 647    | 2,660   | 3,140   | 2,908   | 2,608   | 2,195  | 14,158 |              |
|      | (%)     | 4.6    | 18.8    | 22.2    | 20.5    | 18.4    | 15.5   | 100.0  |              |
|      | 価格(万円)  | 5,526  | 4,413   | 3,199   | 2,837   | 2,455   | 1,859  | 3,362  |              |
| 2010 | 土地面積(㎡) | 77.00  | 95.00   | 123.00  | 138.00  | 154.00  | 266.00 | 145.00 | 34.8         |
|      | 建物面積(㎡) | 107.82 | 101.43  | 101.77  | 101.48  | 104.78  | 106.35 | 103.83 |              |
|      | 成約件数(件) | 586    | 2,679   | 3,239   | 3,031   | 2,751   | 2,199  | 14,485 |              |
|      | (%)     | 4.0    | 18.5    | 22.4    | 20.9    | 19.0    | 15.2   | 100.0  |              |
| 2011 | 価格(万円)  | 4,837  | 4,234   | 3,364   | 2,840   | 2,548   | 2,182  | 3,140  | 35.0         |
|      | 土地面積(㎡) | 76.00  | 98.00   | 129.00  | 136.00  | 154.00  | 192.00 | 137.00 |              |
|      | 建物面積(㎡) | 104.03 | 100.92  | 103.02  | 100.88  | 102.37  | 105.57 | 102.49 |              |
|      | 成約件数(件) | 611    | 2,689   | 3,358   | 3,142   | 2,719   | 2,375  | 14,894 |              |
| 2012 | (%)     | 4.1    | 18.1    | 22.5    | 21.1    | 18.3    | 15.9   | 100.0  | 34.4         |
|      | 価格(万円)  | 4,960  | 4,157   | 3,297   | 2,794   | 2,569   | 2,060  | 3,084  |              |
|      | 土地面積(㎡) | 79.00  | 100.00  | 126.00  | 134.00  | 157.00  | 191.00 | 137.00 |              |
|      | 建物面積(㎡) | 109.93 | 100.29  | 101.93  | 100.27  | 103.77  | 105.22 | 102.47 |              |
| 2013 | 成約件数(件) | 799    | 3,054   | 3,962   | 3,246   | 2,928   | 2,604  | 16,593 | 34.9         |
|      | (%)     | 4.8    | 18.4    | 23.9    | 19.6    | 17.6    | 15.7   | 100.0  |              |
|      | 価格(万円)  | 5,382  | 4,314   | 3,090   | 2,827   | 2,386   | 1,766  | 3,259  |              |
|      | 土地面積(㎡) | 76.00  | 94.00   | 124.00  | 135.00  | 154.00  | 266.00 | 145.00 |              |
| 2014 | 建物面積(㎡) | 110.60 | 101.66  | 101.23  | 100.99  | 103.01  | 107.88 | 104.16 | 35.6         |
|      | 成約件数(件) | 759    | 3,118   | 3,833   | 3,243   | 3,168   | 2,717  | 16,838 |              |
|      | (%)     | 4.5    | 18.5    | 22.8    | 19.3    | 18.8    | 16.1   | 100.0  |              |
|      | 価格(万円)  | 5,281  | 4,428   | 3,147   | 2,874   | 2,372   | 1,715  | 3,288  |              |
| 2015 | 土地面積(㎡) | 74.00  | 93.00   | 125.00  | 139.00  | 151.00  | 233.00 | 138.00 | 35.6         |
|      | 建物面積(㎡) | 101.09 | 100.02  | 100.86  | 104.10  | 102.40  | 105.64 | 102.37 |              |
|      | 成約件数(件) | 661    | 2,749   | 3,548   | 3,122   | 2,916   | 2,755  | 15,751 |              |
|      | (%)     | 4.2    | 17.5    | 22.5    | 19.8    | 18.5    | 17.5   | 100.0  |              |
| 2016 | 価格(万円)  | 5,670  | 4,739   | 3,166   | 2,934   | 2,437   | 1,782  | 3,394  | 35.6         |
|      | 土地面積(㎡) | 76.00  | 99.00   | 125.00  | 140.00  | 156.00  | 247.00 | 145.00 |              |
|      | 建物面積(㎡) | 106.15 | 104.76  | 101.71  | 105.32  | 104.38  | 108.24 | 105.20 |              |
|      | 成約件数(件) | 714    | 2,961   | 3,969   | 3,483   | 3,375   | 2,870  | 17,372 |              |
| 2017 | (%)     | 4.1    | 17.0    | 22.8    | 20.0    | 19.4    | 16.5   | 100.0  | 35.5         |
|      | 価格(万円)  | 6,120  | 4,715   | 3,224   | 2,981   | 2,487   | 1,721  | 3,490  |              |
|      | 土地面積(㎡) | 76.00  | 95.00   | 124.00  | 139.00  | 165.00  | 261.00 | 147.00 |              |
|      | 建物面積(㎡) | 108.65 | 103.34  | 102.76  | 104.16  | 108.05  | 106.30 | 105.34 |              |
| 2018 | 成約件数(件) | 792    | 3,086   | 4,087   | 3,669   | 3,390   | 3,135  | 18,159 | 36.0         |
|      | (%)     | 4.4    | 17.0    | 22.5    | 20.2    | 18.7    | 17.3   | 100.0  |              |
|      | 価格(万円)  | 5,683  | 4,631   | 3,337   | 2,844   | 2,556   | 2,089  | 3,198  |              |
|      | 土地面積(㎡) | 76.00  | 99.00   | 129.00  | 136.00  | 156.00  | 197.00 | 140.00 |              |
| 2019 | 建物面積(㎡) | 103.83 | 102.07  | 103.50  | 102.66  | 103.99  | 105.31 | 103.50 | 35.5         |
|      | 成約件数(件) | 785    | 3,089   | 3,901   | 3,519   | 3,313   | 3,026  | 17,633 |              |
|      | (%)     | 4.5    | 17.5    | 22.1    | 20.0    | 18.8    | 17.2   | 100.0  |              |
|      | 価格(万円)  | 6,723  | 4,974   | 3,367   | 3,052   | 2,537   | 1,809  | 3,668  |              |
| 2020 | 土地面積(㎡) | 73.26  | 92.07   | 121.20  | 133.33  | 156.49  | 265.07 | 145.14 | 36.0         |
|      | 建物面積(㎡) | 103.72 | 102.01  | 103.76  | 103.60  | 106.26  | 106.78 | 104.32 |              |
|      | 成約件数(件) | 823    | 3,265   | 3,921   | 3,477   | 3,346   | 3,319  | 18,151 |              |
|      | (%)     | 4.5    | 18.0    | 21.6    | 19.2    | 18.4    | 18.3   | 100.0  |              |
| 2021 | 価格(万円)  | 5,864  | 4,705   | 3,355   | 2,863   | 2,542   | 2,061  | 3,231  | 36.0         |
|      | 土地面積(㎡) | 71.80  | 96.63   | 127.06  | 135.17  | 153.70  | 195.65 | 138.09 |              |
|      | 建物面積(㎡) | 99.77  | 100.62  | 103.17  | 102.74  | 104.38  | 106.08 | 103.23 |              |
|      | 成約件数(件) | 823    | 3,265   | 3,921   | 3,477   | 3,346   | 3,319  | 18,151 |              |

\* 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。