

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<br>(km) |
|------|-----------|--------|---------|---------|---------|---------|-------|--------|--------------|
| 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  |              |
|      | ㎡単価(万円/㎡) | 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  |              |
|      | ㎡単価(万円/㎡) | 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  |              |
|      | ㎡単価(万円/㎡) | 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  |              |
|      | ㎡単価(万円/㎡) | 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  |              |
| 2013 | 成約件数(件)   | 8,876  | 9,006   | 7,529   | 6,554   | 2,976   | 1,565 | 36,506 | 23.3         |
|      | (%)       | 24.3   | 24.7    | 20.6    | 18.0    | 8.2     | 4.3   | 100.0  |              |
|      | ㎡単価(万円/㎡) | 63.77  | 45.70   | 30.83   | 26.39   | 22.69   | 20.23 | 38.03  |              |
|      | 価格(万円)    | 3,457  | 2,740   | 2,059   | 1,807   | 1,584   | 1,358 | 2,391  |              |
| 2014 | 成約件数(件)   | 8,214  | 8,182   | 6,754   | 5,797   | 2,697   | 1,469 | 33,113 | 23.2         |
|      | (%)       | 24.8   | 24.7    | 20.4    | 17.5    | 8.1     | 4.4   | 100.0  |              |
|      | ㎡単価(万円/㎡) | 70.49  | 48.61   | 32.01   | 27.84   | 22.71   | 19.28 | 40.23  |              |
|      | 価格(万円)    | 3,714  | 2,935   | 2,153   | 1,912   | 1,546   | 1,287 | 2,513  |              |
| 2015 | 成約件数(件)   | 8,669  | 8,784   | 7,235   | 5,953   | 2,848   | 1,482 | 34,971 | 23.0         |
|      | (%)       | 24.8   | 25.1    | 20.7    | 17.0    | 8.1     | 4.2   | 100.0  |              |
|      | ㎡単価(万円/㎡) | 77.29  | 51.01   | 34.09   | 28.18   | 23.06   | 21.22 | 42.72  |              |
|      | 価格(万円)    | 3,981  | 3,006   | 2,314   | 1,940   | 1,575   | 1,456 | 2,655  |              |
| 2016 | 成約件数(件)   | 9,848  | 9,387   | 7,360   | 6,199   | 2,825   | 1,615 | 37,234 | 22.6         |
|      | (%)       | 26.4   | 25.2    | 19.8    | 16.6    | 7.6     | 4.3   | 100.0  |              |
|      | ㎡単価(万円/㎡) | 79.90  | 53.31   | 37.75   | 30.94   | 25.96   | 24.87 | 48.52  |              |
|      | 価格(万円)    | 4,452  | 3,301   | 2,556   | 2,146   | 1,800   | 1,738 | 3,084  |              |
| 2017 | 成約件数(件)   | 9,905  | 9,276   | 7,218   | 6,194   | 2,902   | 1,473 | 36,968 | 22.3         |
|      | (%)       | 26.8   | 25.1    | 19.5    | 16.8    | 7.9     | 4.0   | 100.0  |              |
|      | ㎡単価(万円/㎡) | 86.57  | 54.52   | 36.22   | 30.08   | 23.65   | 21.77 | 46.36  |              |
|      | 価格(万円)    | 4,658  | 3,289   | 2,438   | 2,062   | 1,659   | 1,499 | 2,929  |              |
| 2018 | 成約件数(件)   | 9,724  | 9,544   | 7,199   | 6,283   | 2,940   | 1,637 | 37,327 | 22.6         |
|      | (%)       | 26.1   | 25.6    | 19.3    | 16.8    | 7.9     | 4.4   | 100.0  |              |
|      | ㎡単価(万円/㎡) | 86.26  | 57.39   | 40.79   | 32.44   | 26.86   | 25.61 | 52.09  |              |
|      | 価格(万円)    | 4,951  | 3,649   | 2,783   | 2,274   | 1,838   | 1,775 | 3,365  |              |
| 2019 | 成約件数(件)   | 10,011 | 9,570   | 7,409   | 6,234   | 2,809   | 1,519 | 37,552 | 22.3         |
|      | (%)       | 26.7   | 25.5    | 19.7    | 16.6    | 7.5     | 4.0   | 100.0  |              |
|      | ㎡単価(万円/㎡) | 89.97  | 58.44   | 41.48   | 32.40   | 27.49   | 26.21 | 54.00  |              |
|      | 価格(万円)    | 5,259  | 3,698   | 2,838   | 2,258   | 1,887   | 1,791 | 3,493  |              |
| 2020 | 成約件数(件)   | 9,523  | 9,360   | 7,299   | 6,127   | 2,786   | 1,588 | 36,683 | 22.6         |
|      | (%)       | 25.4   | 24.9    | 19.4    | 16.3    | 7.4     | 4.2   | 100.0  |              |
|      | ㎡単価(万円/㎡) | 96.72  | 60.21   | 40.79   | 32.12   | 24.90   | 23.61 | 51.25  |              |
|      | 価格(万円)    | 5,278  | 3,727   | 2,801   | 2,209   | 1,723   | 1,604 | 3,270  |              |
|      | 専有面積(㎡)   | 54.57  | 61.91   | 68.68   | 68.76   | 69.22   | 67.96 | 63.80  |              |

\* 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。