

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) |
|------|---------|--------|---------|---------|---------|---------|--------|--------|--------------|
| 2013 | 成約件数(件) | 759    | 3,118   | 3,833   | 3,243   | 3,168   | 2,717  | 16,838 | 34.9         |
|      | (%)     | 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  |              |
|      | 土地面積(㎡) | 74.00  | 93.00   | 125.00  | 139.00  | 151.00  | 233.00 | 138.00 |              |
| 2014 | 建物面積(㎡) | 101.09 | 100.02  | 100.86  | 104.10  | 102.40  | 105.64 | 102.37 | 35.6         |
|      | 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  |              |
|      | 価格(万円)  | 5,670  | 4,739   | 3,166   | 2,934   | 2,437   | 1,782  | 3,394  |              |
| 2015 | 土地面積(㎡) | 76.00  | 99.00   | 125.00  | 140.00  | 156.00  | 247.00 | 145.00 | 35.6         |
|      | 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 |              |
|      | (%)     | 4.1    | 17.0    | 22.8    | 20.0    | 19.4    | 16.5   | 100.0  |              |
| 2016 | 価格(万円)  | 6,120  | 4,715   | 3,224   | 2,981   | 2,487   | 1,721  | 3,490  | 35.6         |
|      | 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 |              |
|      | 成約件数(件) | 792    | 3,086   | 4,087   | 3,669   | 3,390   | 3,135  | 18,159 |              |
| 2017 | (%)     | 4.4    | 17.0    | 22.5    | 20.2    | 18.7    | 17.3   | 100.0  | 35.5         |
|      | 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 |              |
|      | 建物面積(㎡) | 103.83 | 102.07  | 103.50  | 102.66  | 103.99  | 105.31 | 103.50 |              |
| 2018 | 成約件数(件) | 785    | 3,089   | 3,901   | 3,519   | 3,313   | 3,026  | 17,633 | 36.0         |
|      | (%)     | 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  |              |
|      | 土地面積(㎡) | 73.26  | 92.07   | 121.20  | 133.33  | 156.49  | 265.07 | 145.14 |              |
| 2019 | 建物面積(㎡) | 103.72 | 102.01  | 103.76  | 103.60  | 106.26  | 106.78 | 104.32 | 35.4         |
|      | 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  |              |
|      | 価格(万円)  | 5,864  | 4,705   | 3,355   | 2,863   | 2,542   | 2,061  | 3,231  |              |
| 2020 | 土地面積(㎡) | 71.80  | 96.63   | 127.06  | 135.17  | 153.70  | 195.65 | 138.09 | 35.5         |
|      | 建物面積(㎡) | 99.77  | 100.62  | 103.17  | 102.74  | 104.38  | 106.08 | 103.23 |              |
|      | 成約件数(件) | 896    | 3,532   | 4,152   | 3,457   | 3,305   | 3,462  | 18,804 |              |
|      | (%)     | 4.8    | 18.8    | 22.1    | 18.4    | 17.6    | 18.4   | 100.0  |              |
| 2021 | 価格(万円)  | 5,946  | 4,612   | 3,399   | 2,869   | 2,491   | 2,073  | 3,247  | 34.7         |
|      | 土地面積(㎡) | 73.00  | 94.33   | 125.93  | 136.85  | 153.54  | 199.95 | 137.96 |              |
|      | 建物面積(㎡) | 100.86 | 99.15   | 102.35  | 103.30  | 104.13  | 105.93 | 102.83 |              |
|      | 成約件数(件) | 833    | 3,575   | 4,363   | 3,926   | 3,568   | 3,457  | 19,722 |              |
| 2022 | (%)     | 4.2    | 18.1    | 22.1    | 19.9    | 18.1    | 17.5   | 100.0  | 34.9         |
|      | 価格(万円)  | 7,238  | 5,159   | 3,487   | 2,972   | 2,568   | 1,863  | 3,761  |              |
|      | 土地面積(㎡) | 72.27  | 91.87   | 120.41  | 142.12  | 168.14  | 280.77 | 151.89 |              |
|      | 建物面積(㎡) | 102.57 | 100.79  | 102.37  | 103.43  | 105.23  | 108.20 | 103.85 |              |
| 2023 | 成約件数(件) | 830    | 3,602   | 4,280   | 3,613   | 3,234   | 3,093  | 18,652 | 35.0         |
|      | (%)     | 4.4    | 19.3    | 22.9    | 19.4    | 17.3    | 16.6   | 100.0  |              |
|      | 価格(万円)  | 7,897  | 5,483   | 3,699   | 3,392   | 2,836   | 2,129  | 4,156  |              |
|      | 土地面積(㎡) | 70.03  | 87.83   | 121.37  | 135.14  | 156.75  | 242.55 | 139.09 |              |
| 2024 | 建物面積(㎡) | 101.58 | 98.16   | 102.01  | 102.24  | 106.11  | 107.01 | 102.76 | 34.5         |
|      | 成約件数(件) | 788    | 3,160   | 3,927   | 3,366   | 3,056   | 2,848  | 17,145 |              |
|      | (%)     | 4.6    | 18.4    | 22.9    | 19.6    | 17.8    | 16.6   | 100.0  |              |
|      | 価格(万円)  | 7,188  | 5,647   | 3,901   | 3,423   | 2,991   | 2,631  | 3,907  |              |
| 2025 | 土地面積(㎡) | 69.72  | 95.33   | 123.75  | 135.44  | 154.64  | 211.39 | 138.39 | 35.0         |
|      | 建物面積(㎡) | 99.44  | 100.10  | 101.95  | 102.22  | 103.70  | 106.77 | 102.66 |              |
|      | 成約件数(件) | 859    | 3,181   | 4,046   | 3,537   | 3,140   | 3,023  | 17,786 |              |
|      | (%)     | 4.8    | 17.9    | 22.7    | 19.9    | 17.7    | 17.0   | 100.0  |              |
| 2026 | 価格(万円)  | 7,202  | 5,639   | 4,073   | 3,500   | 3,060   | 2,568  | 3,955  | 34.5         |
|      | 土地面積(㎡) | 70.30  | 93.80   | 122.46  | 135.85  | 153.83  | 202.52 | 136.62 |              |
|      | 建物面積(㎡) | 99.34  | 99.32   | 102.30  | 102.85  | 103.58  | 105.44 | 102.49 |              |
|      | 成約件数(件) | 1,184  | 4,503   | 5,224   | 4,426   | 3,744   | 3,794  | 22,875 |              |
| 2027 | (%)     | 5.2    | 19.7    | 22.8    | 19.3    | 16.4    | 16.6   | 100.0  | 34.5         |
|      | 価格(万円)  | 9,059  | 6,422   | 4,331   | 3,768   | 3,180   | 2,253  | 4,687  |              |
|      | 土地面積(㎡) | 69.05  | 89.07   | 120.13  | 131.92  | 151.32  | 262.52 | 144.23 |              |
|      | 建物面積(㎡) | 100.65 | 99.84   | 101.93  | 103.12  | 104.86  | 106.62 | 102.94 |              |

\* 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。