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SAMPLE

主要3区の高級賃貸住宅マーケット動向

Outlook of High Grade Residential Market in Major 3 Wards

20xx 年第 x 四半期の空室率

Vacancy Rate in 20xx-xth Quarter

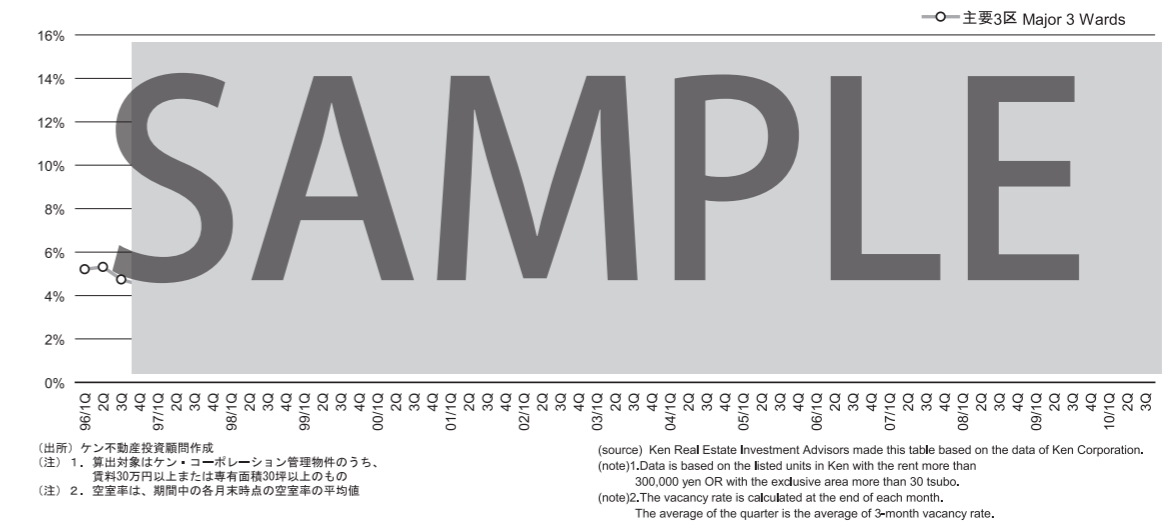
20xx 年第 x 四半期 (x-x 月期) の主要3区空室率は x.x% と、前期比 x.x ポイント改善、前年同期比で x.x ポイントの改善となった (図表 1)。

区別では港区が x.x% (前期比 x.x ポイント改善、前年同期比 x.x ポイント改善)、渋谷区は x.x ト改善)、世田谷区は x.x% (前期比 x.x ポイント改善、前年同期比 x.x ポイント改善) となっている (図表 2)。

The vacancy rate of the major three wards in 20xx-xth quarter (xxx- xxx) was x.x%, which was x.x-point decrease from the last quarter and x.x-point decrease over the same period of the previous year (Chart 1). The vacancy rates viewed by wards were as follows: Minato ward was x.x% (same rate over the last quarter; x.x-point decrease over the same period of previous year); Shibuya ward was x.x% (x.x-point decrease from the last quarter; x.x-point decrease over the same period of previous year); Setagaya ward was x.x% (x.x-point decrease from the last quarter; x.x-point decrease over the same period of previous year) (Chart 2).

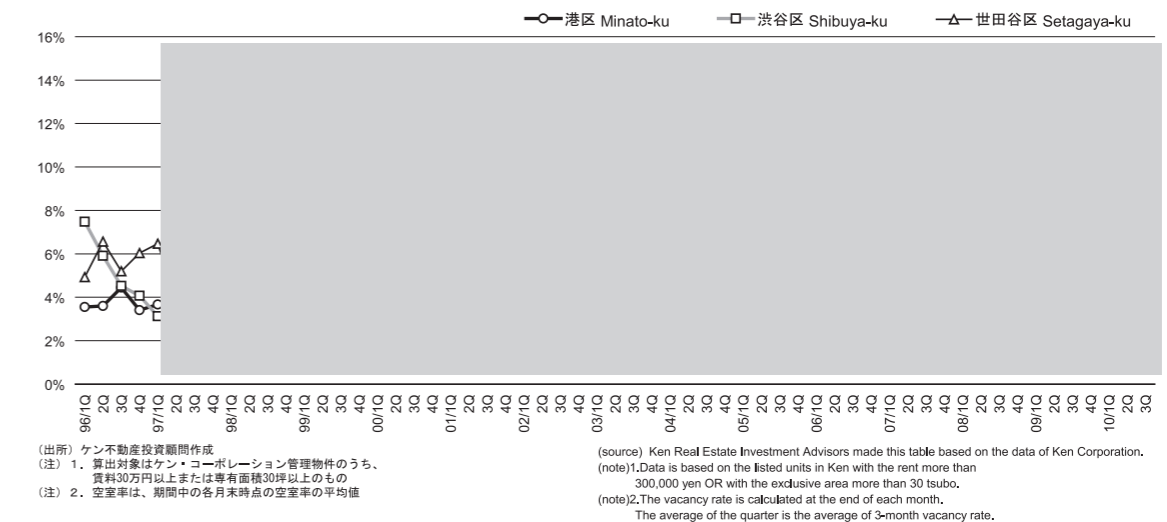
図表 1 主要3区空室率推移

Chart 1 Transition of AVR in Major 3 Wards



図表 2 区別空室率推移

Chart 2 Transition of AVR in Each Ward



20xx 年第 x 四半期の賃料動向

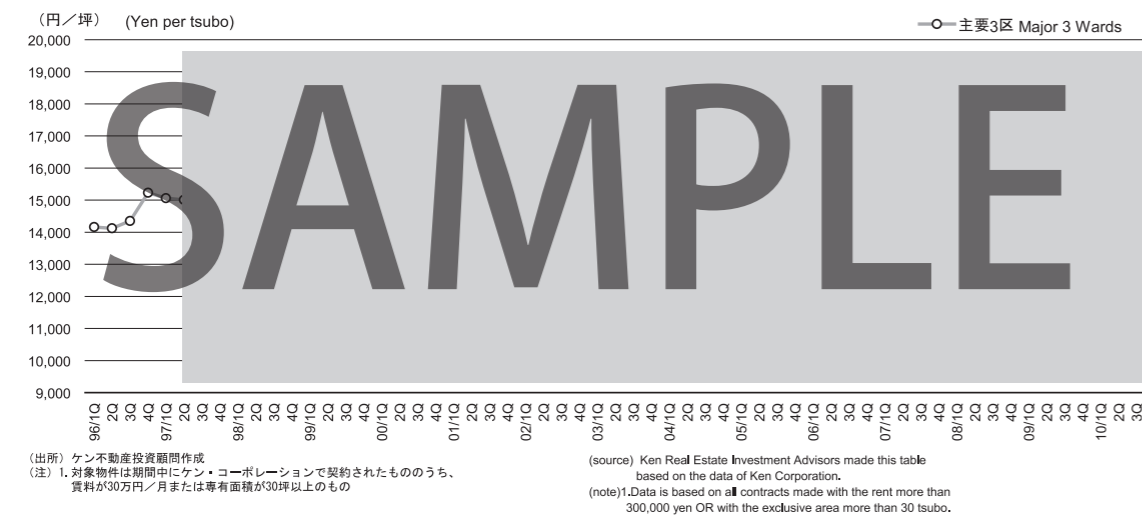
Rent Trend in 20xx-xth Quarter

20xx 年第 x 四半期 (x-x 月期) の主要 3 区賃料は xx,xxx 円/坪、前期比 +x.x%、前年同期比 -x.x% (図表 3)。区別では、港区 xx,xxx 円/坪 (前期比 +x.x%、前年同期比 -x.x%)、渋谷区 xx,xxx 円 (前期比 +x.x%、前年同期比 +x.x%)、世田谷区 xx,xxx 円/坪 (前期比 -x.x%、前年同期比 -x.x%) となった (図表 4)。

The average rent for the major three wards in 20xx-xth quarter was xx,xxx yen/tsubo, which was x.x% increase from the last quarter and x.x% decrease over the same period of the previous year (Chart 3). Rents viewed by wards were as follows: Minato ward xx,xxx yen/tsubo (x.x% increase from the last quarter; x.x% decrease over the same period of the previous year); Shibuya ward xx,xxx yen/tsubo (x.x% increase from the last quarter; x.x% increase over the same period of the previous year); Setagaya ward xx,xxx yen/tsubo (x.x% decrease from the last quarter; x.x% decrease over the same period of the previous year) (Chart 4).

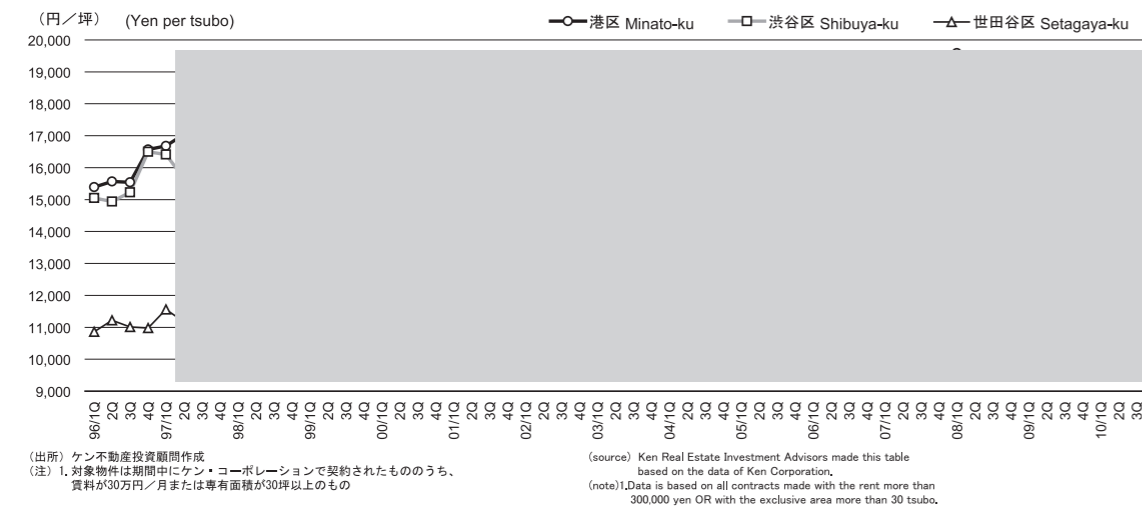
図表 3 主要 3 区の成約賃料推移

Chart 3 Transition of Contract Rent in Major 3 Wards



図表 4 区別の成約賃料推移

Chart 4 Transition of Contract Rent in Each Ward



20xx 年第 x 四半期のマーケット概況

Market Overview in 20xx-xth Quarter

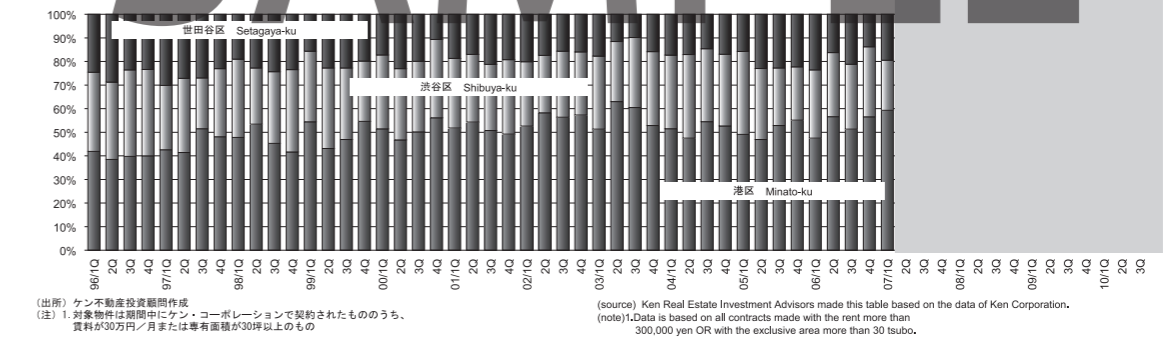
20xx 年第 x 四半期は、主要 3 区の各区で空室率が

In the xth quarter of 20xx, vacancy rates in the major three wards have



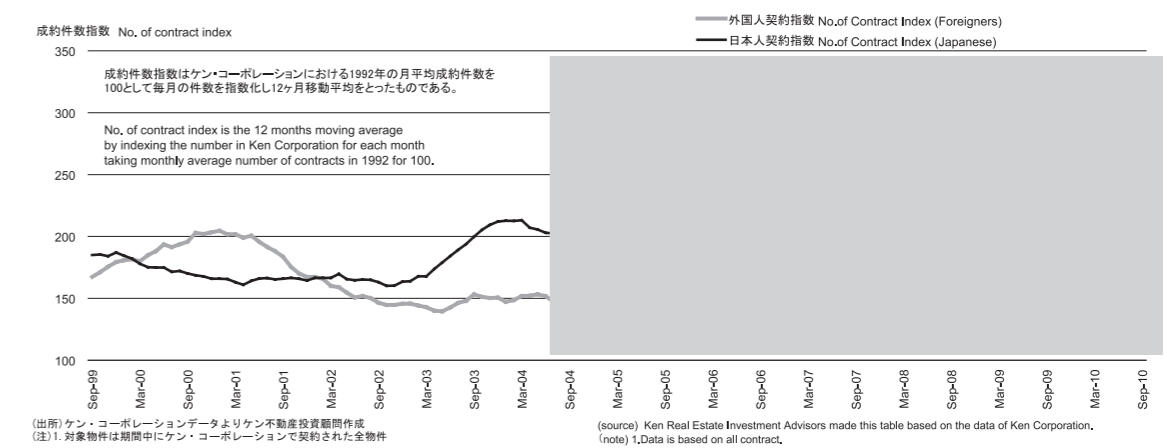
図表 5 区別成約件数シェアの推移

Chart 5 Transition of Share in Contracts in Each Ward



図表 6 都区部 9 区の成約件数指数

Chart 6 No. of Contract Index in Major 9 Wards



都区部 9 区 賃貸住宅マーケット動向

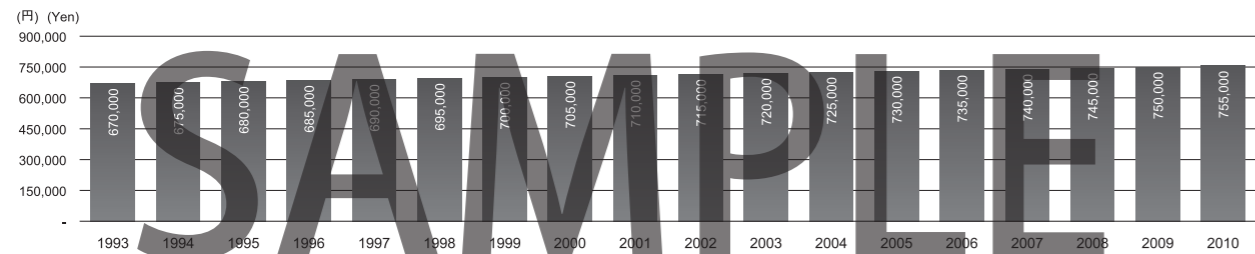
Major 9 Ward Residential Market Trend



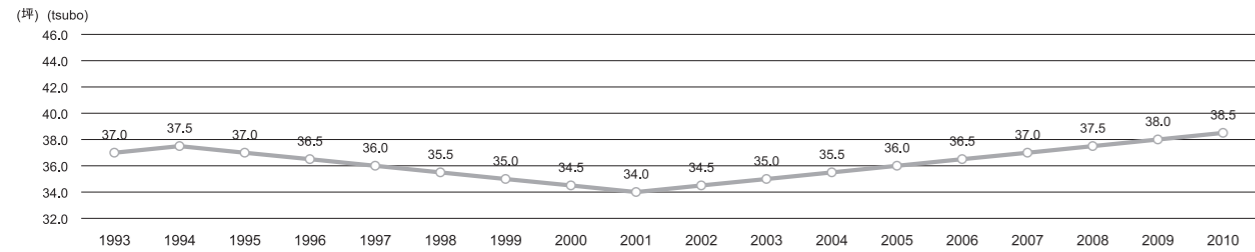
面積 (Area)	231.59 k m ² (sq.km)
対 東京都区部比 (Share of Tokyo 23 ward)	37.27%
人口 (Population)	3,017,391 人 (persons)
前年比増減 (Changes)	+ 12,186 人 (persons)
対 東京都区部比 (Share of Tokyo 23 ward)	35.56%
昼間人口 (Day population)	5,580,941 人 (persons)
世帯数 (Households)	1,642,727 世帯 (households)
前年比増減 (Changes)	+ 8,640 世帯 (households)
対 東京都区部比 (Share of Tokyo 23 ward)	37.01%
人口密度 (Density per sq.km)	13,082 人 / k m ² (persons / sq.km)

都区部 9 区 の一般賃貸住宅成約動向 (暦年)

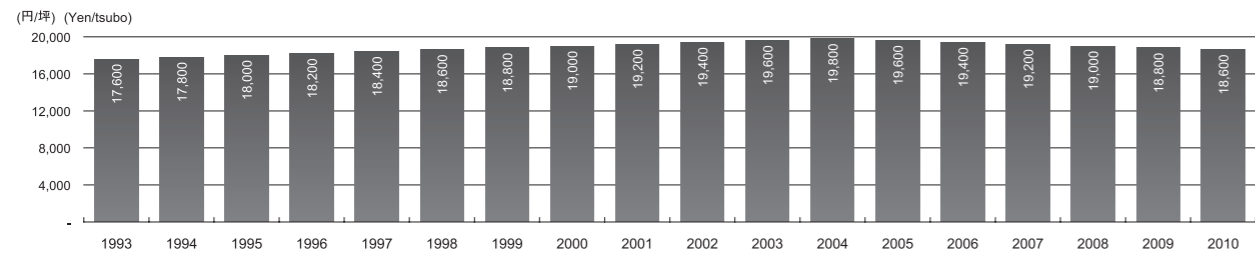
Mainstream Residential Contract Trend in Major 9 Ward (Annually)



暦年 CY	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
平均成約賃料 (円)	680,000	685,000	690,000	695,000	700,000	705,000	710,000	715,000	720,000	725,000	730,000	735,000	740,000	745,000	750,000	755,000
対前年比 (YoY)	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%



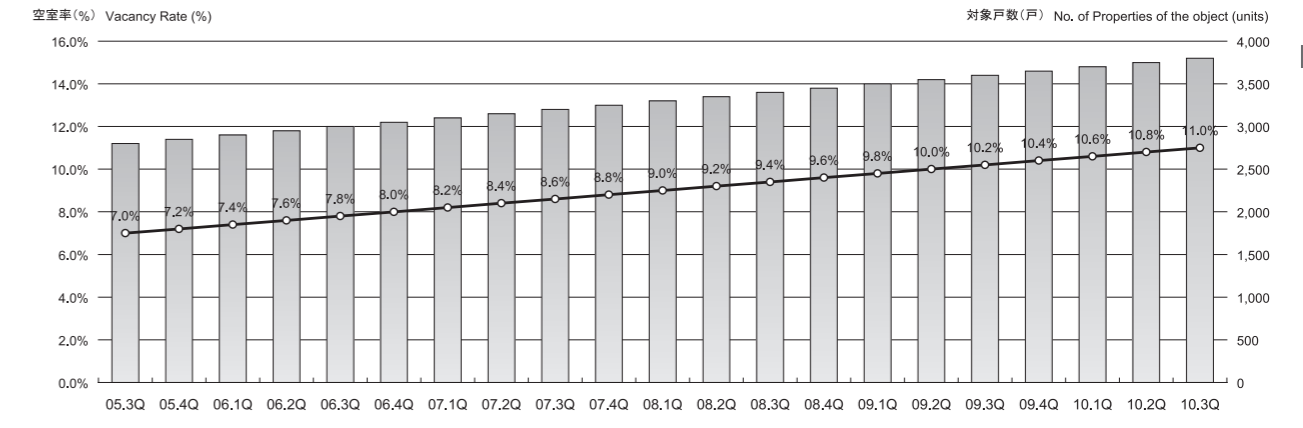
暦年 CY	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
平均成約面積 (坪)	37.0	36.5	36.0	35.5	35.0	34.5	34.0	34.5	35.0	35.5	36.0	36.5	37.0	37.5	38.0	38.5
(m ²) (sqm)	122.3	120.7	119.0	117.4	115.7	114.0	112.4	114.0	115.7	117.4	119.0	120.7	122.3	124.0	125.6	127.3
対前年比 (YoY)	-1.3%	-1.4%	-1.4%	-1.4%	-1.4%	-1.4%	-1.4%	+1.5%	+1.4%	+1.4%	+1.4%	+1.4%	+1.4%	+1.4%	+1.3%	+1.3%



暦年 CY	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
平均成約坪単価 (円/坪)	18,000	18,200	18,400	18,600	18,800	19,000	19,200	19,400	19,600	19,800	19,600	19,400	19,200	19,000	18,800	18,600
(円/m ²) (Yen/sqm)	5,445	5,506	5,566	5,627	5,687	5,748	5,808	5,869	5,929	5,990	5,929	5,869	5,808	5,748	5,687	5,627
対前年比 (YoY)	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.0%	+1.0%	+1.0%	+1.0%	-1.0%	-1.0%	-1.0%	-1.1%	-1.1%

都区部 9 区 の一般賃貸住宅空室率推移 (四半期)

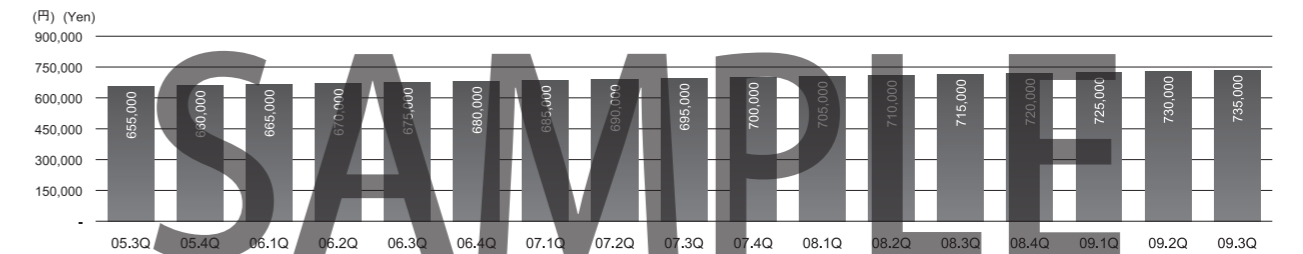
Mainstream Residential Vacancy Rate in Major 9 Ward (Quarterly)



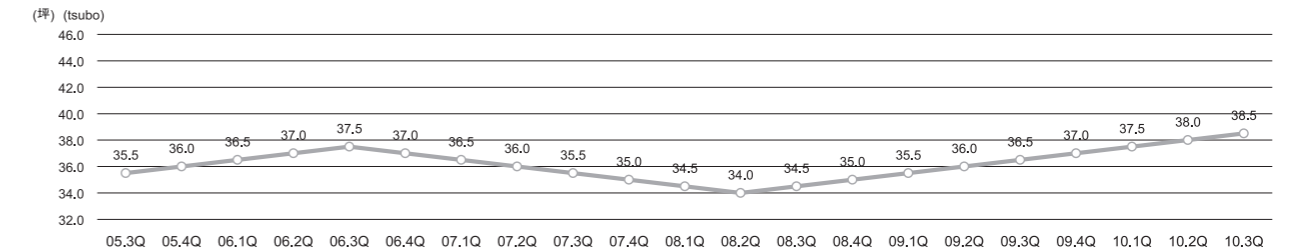
四半期	06.4Q	07.1Q	07.2Q	07.3Q	07.4Q	08.1Q	08.2Q	08.3Q	08.4Q	09.1Q	09.2Q	09.3Q	09.4Q	10.1Q	10.2Q	10.3Q
月末平均空室率 (%)	8.0%	8.2%	8.4%	8.6%	8.8%	9.0%	9.2%	9.4%	9.6%	9.8%	10.0%	10.2%	10.4%	10.6%	10.8%	11.0%
対前年同期比 (YoY)	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt

都区部 9 区 の一般賃貸住宅成約動向 (四半期)

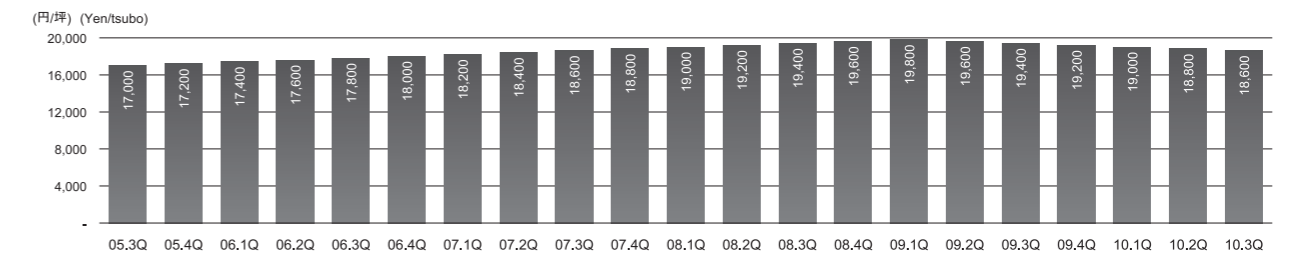
Mainstream Residential Contract Trend in Major 9 Ward (Quarterly)



四半期	06.4Q	07.1Q	07.2Q	07.3Q	07.4Q	08.1Q	08.2Q	08.3Q	08.4Q	09.1Q	09.2Q	09.3Q	09.4Q	10.1Q	10.2Q	10.3Q
平均成約賃料 (円)	680,000	685,000	690,000	695,000	700,000	705,000	710,000	715,000	720,000	725,000	730,000	735,000	740,000	745,000	750,000	755,000
対前年同期比 (YoY)	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%



四半期	06.4Q	07.1Q	07.2Q	07.3Q	07.4Q	08.1Q	08.2Q	08.3Q	08.4Q	09.1Q	09.2Q	09.3Q	09.4Q	10.1Q	10.2Q	10.3Q
平均成約面積 (坪)	37.0	36.5	36.0	35.5	35.0	34.5	34.0	34.5	35.0	35.5	36.0	36.5	37.0	37.5	38.0	38.5
(m ²) (sqm)	122.3	120.7	119.0	117.4	115.7	114.0	112.4	114.0	115.7	117.4	119.0	120.7	122.3	124.0	125.6	127.3
対前年同期比 (YoY)	-1.3%	-1.4%	-1.4%	-1.4%	-1.4%	-1.4%	-1.4%	+1.5%	+1.4%	+1.4%	+1.4%	+1.4%	+1.4%	+1.4%	+1.3%	+1.3%



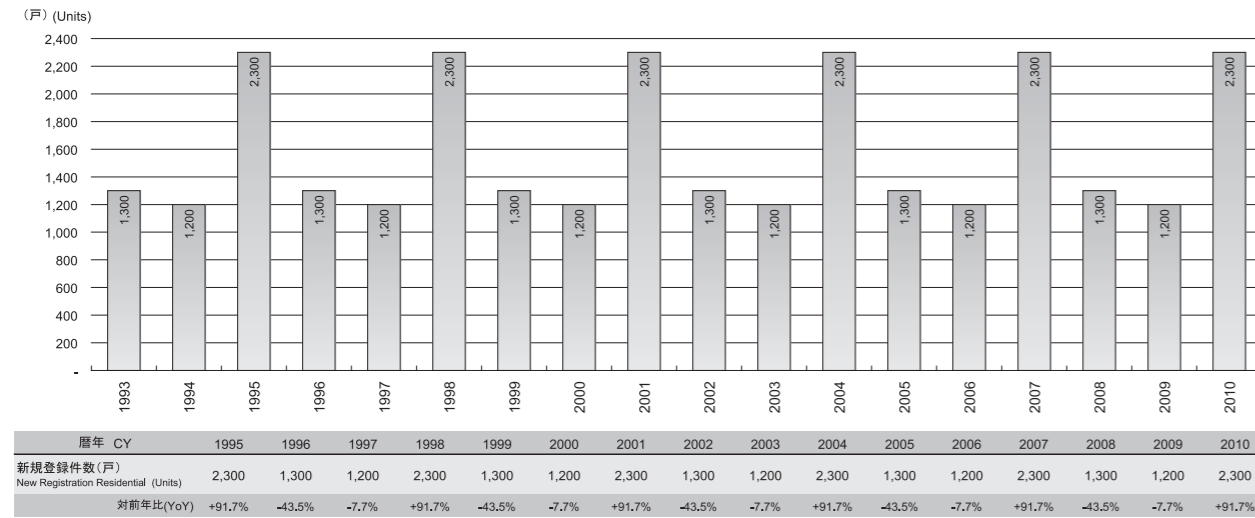
四半期	06.4Q	07.1Q	07.2Q	07.3Q	07.4Q	08.1Q	08.2Q	08.3Q	08.4Q	09.1Q	09.2Q	09.3Q	09.4Q	10.1Q	10.2Q	10.3Q
平均成約坪単価 (円/坪)	18,000	18,200	18,400	18,600	18,800	19,000	19,200	19,400	19,600	19,800	19,600	19,400	19,200	19,000	18,800	18,600
(円/m ²) (Yen/sqm)	5,445	5,506	5,566	5,627	5,687	5,748	5,808	5,869	5,929	5,990	5,929	5,869	5,808	5,748	5,687	5,627
対前年同期比 (YoY)	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.0%	+1.0%	+1.0%	-1.0%	-1.0%	-1.0%	-1.0%	-1.1%	-1.1%

都区部 9 区 の賃貸住宅マーケット動向
Residential Market in Major 9 Ward

都区部 9 区 の賃貸住宅マーケット動向
Residential Market in Major 9 Ward

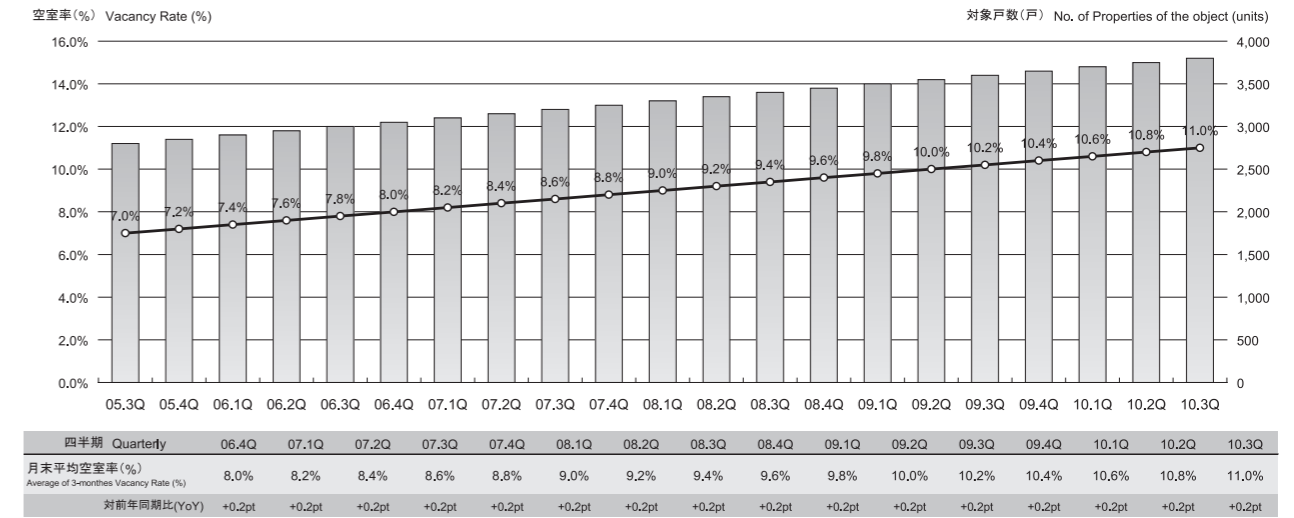
都区部 9 区の高級賃貸住宅新規登録件数 (暦年)

New Registration High Grade Residential in Major 9 Ward (Annually)



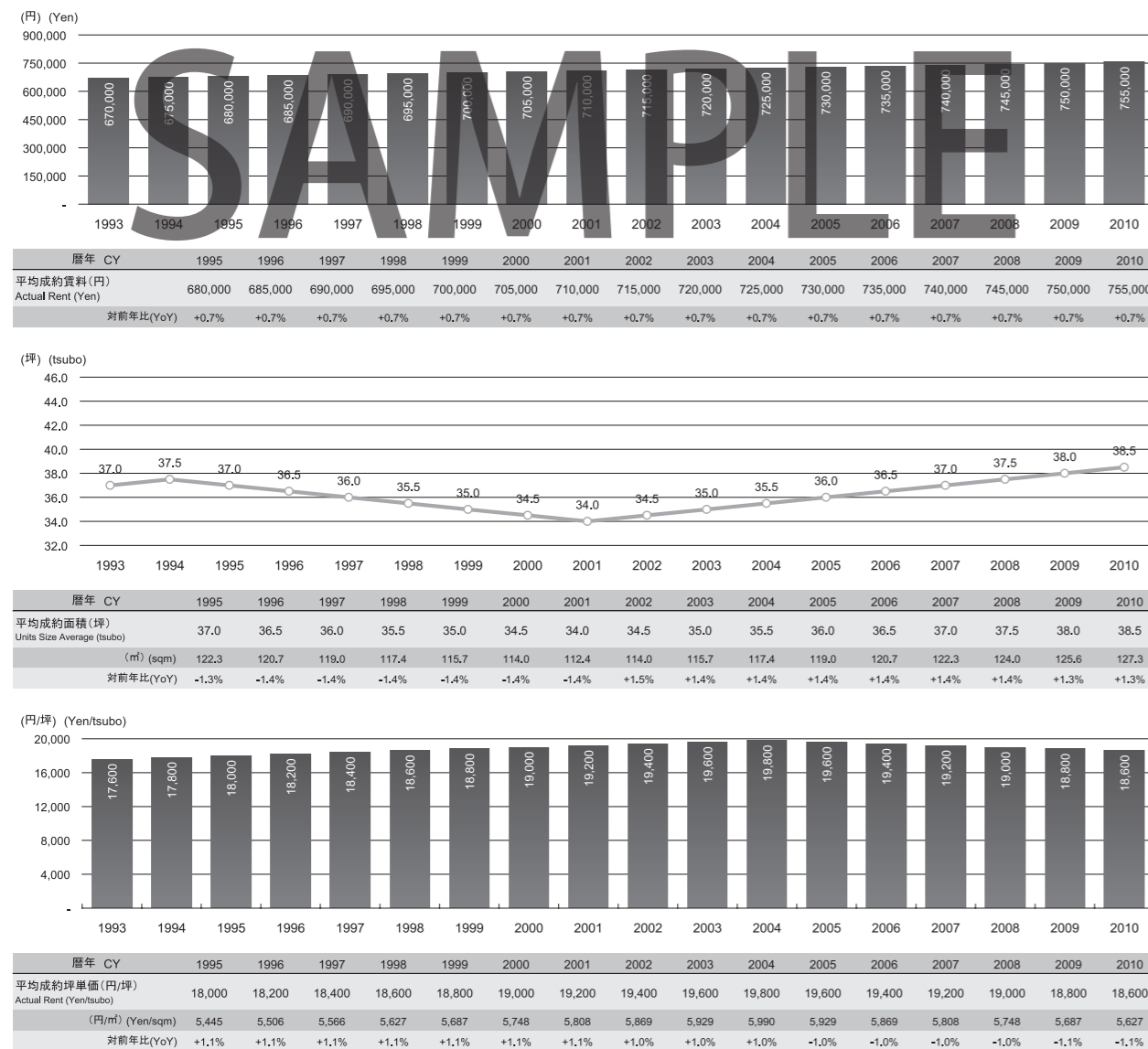
都区部 9 区の高級賃貸住宅空室率推移 (四半期)

High Grade Residential Vacancy Rate in Major 9 Ward (Quarterly)



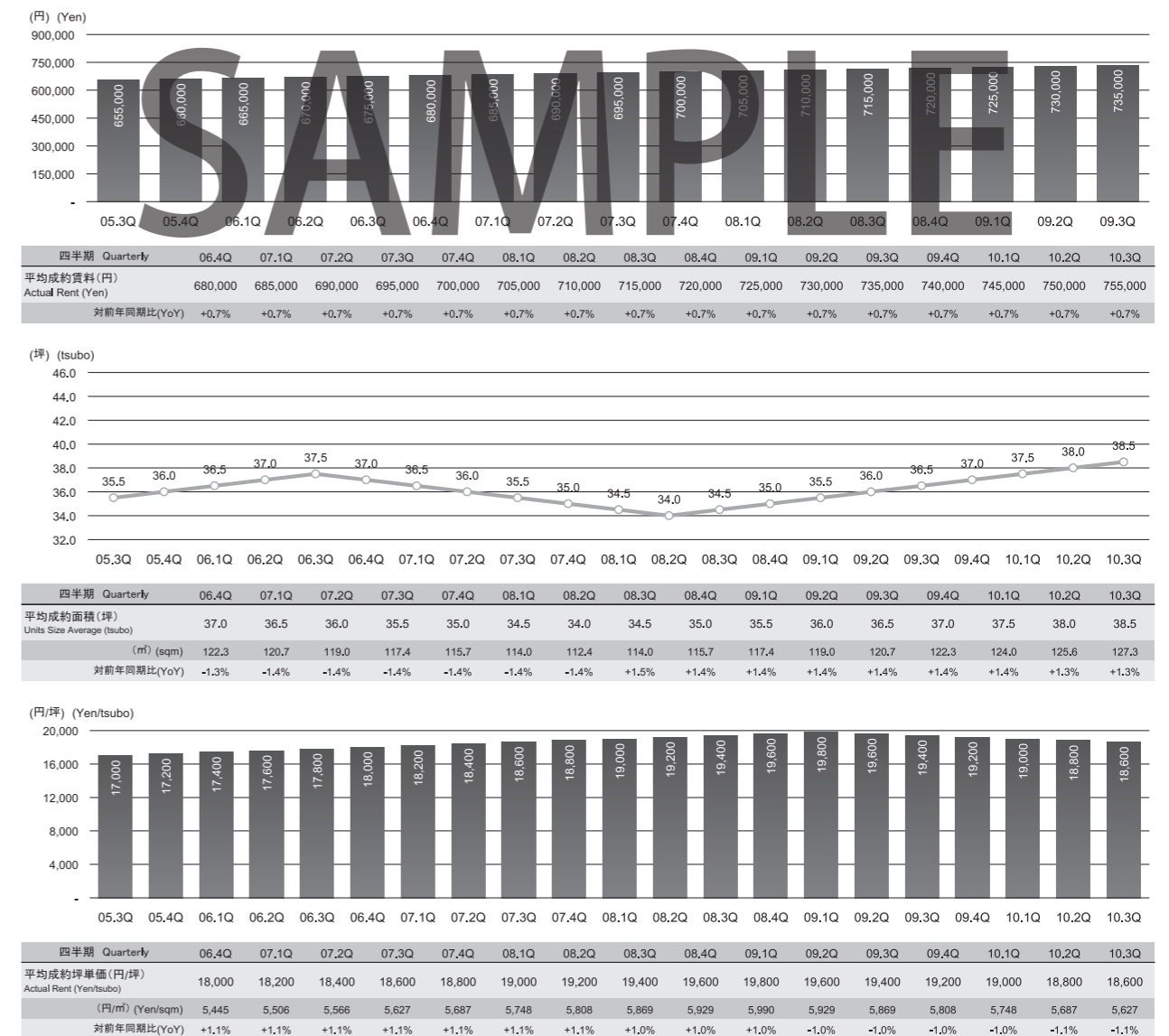
都区部 9 区の高級賃貸住宅成約動向 (暦年)

High Grade Residential Contract Trend in Major 9 Ward (Annually)



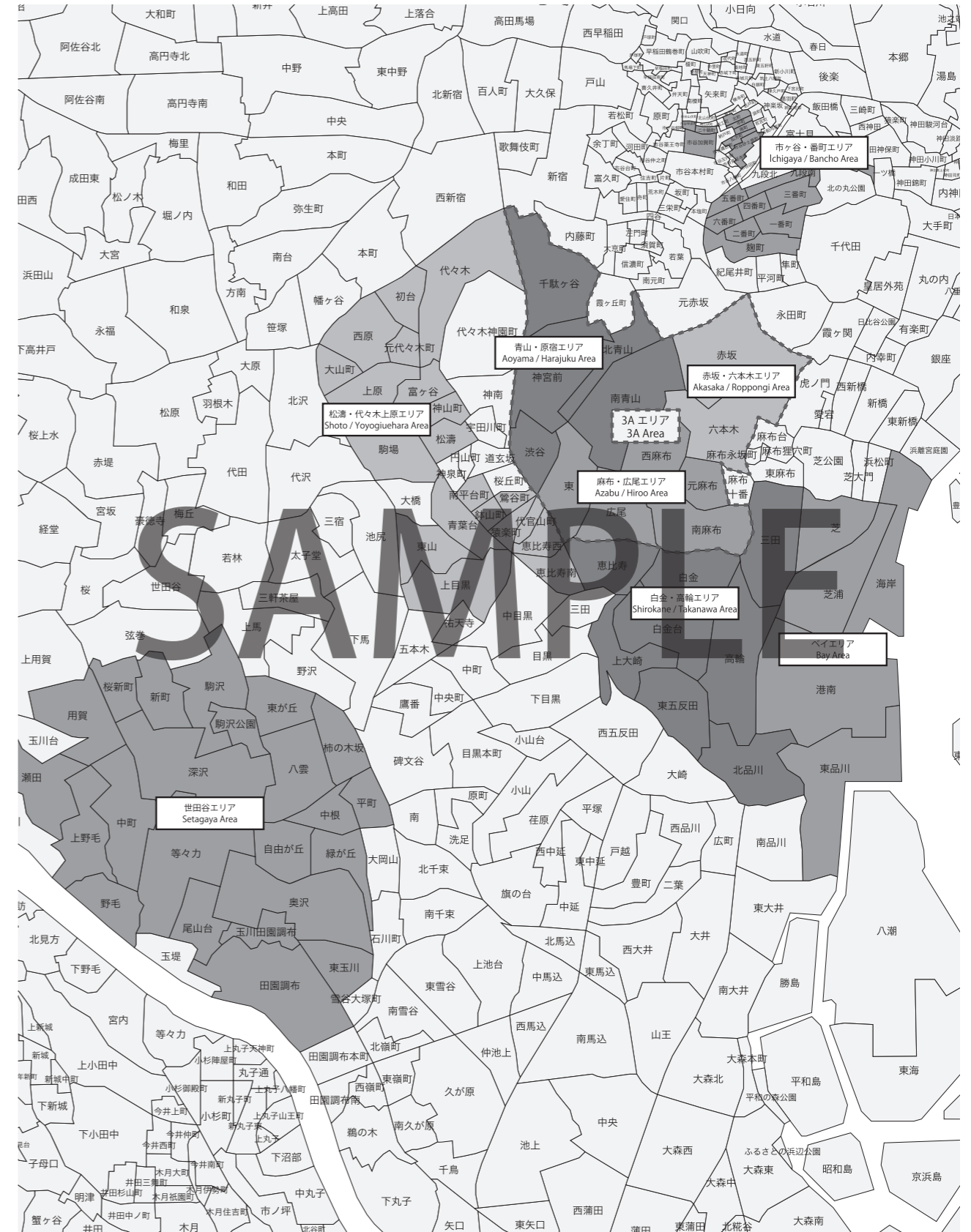
都区部 9 区の高級賃貸住宅成約動向 (四半期)

High Grade Residential Contract Trend in Major 9 Ward (Quarterly)



高級賃貸住宅エリア区分

High Grade Residential Area Sectional Map



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高級賃貸住宅エリア別の賃貸住宅マーケット動向

8 エリア ----- 6-9

3A エリア ----- 10-13

1. 赤坂・六本木エリア ----- 14-17

2. 麻布・広尾エリア ----- 18-21

3. 青山・原宿エリア ----- 22-25

4. 白金・高輪エリア ----- 26-29

5. ベイエリア ----- 30-33

6. 市ヶ谷・番町エリア ----- 34-37

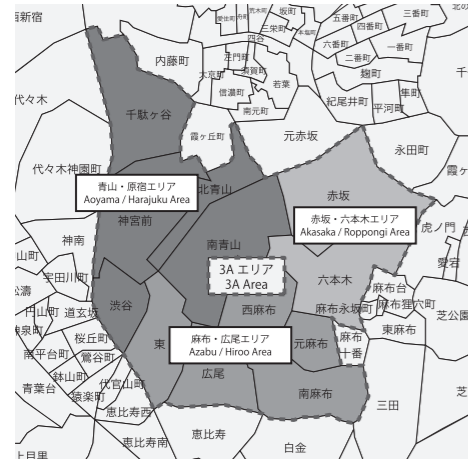
7. 松濤・代々木上原エリア ----- 38-41

8. 世田谷エリア ----- 42-45

SAMPLE

3A エリア 賃貸住宅マーケット動向

3A Area Residential Market Trend



3A エリアの構成

3A Areas List

- 赤坂・六本木エリア
Akasaka / Roppongi Area
- 麻布・広尾エリア
Azabu / Hiroo Area
- 青山・原宿エリア
Aoyama / Harajuku Area

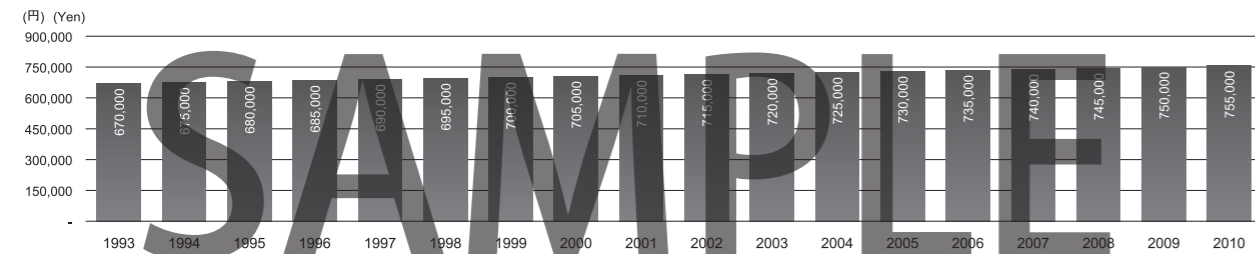
Akasaka / Roppongi Area

Azabu / Hiroo Area

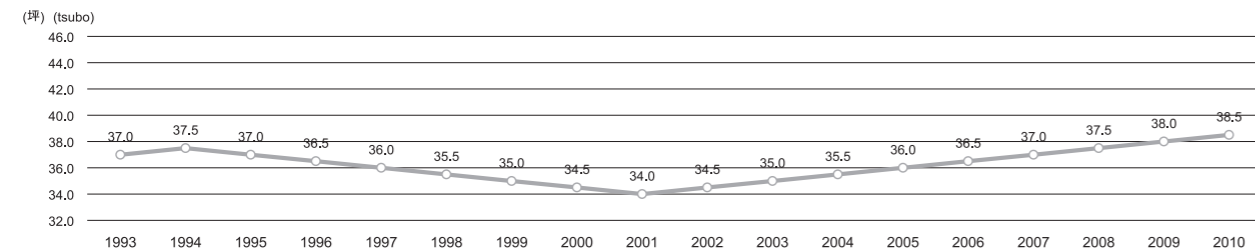
Aoyama / Harajuku Area

3A エリアの一般賃貸住宅成約動向 (暦年)

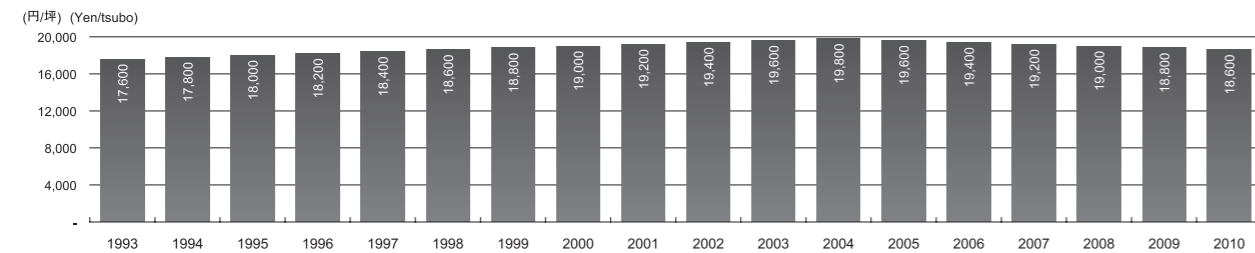
Mainstream Residential Contract Trend in 3A Area (Annually)



暦年 CY	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
平均成約賃料 (円) Actual Rent (Yen)	680,000	685,000	690,000	695,000	700,000	705,000	710,000	715,000	720,000	725,000	730,000	735,000	740,000	745,000	750,000	755,000
対前年同比 (YoY)	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%



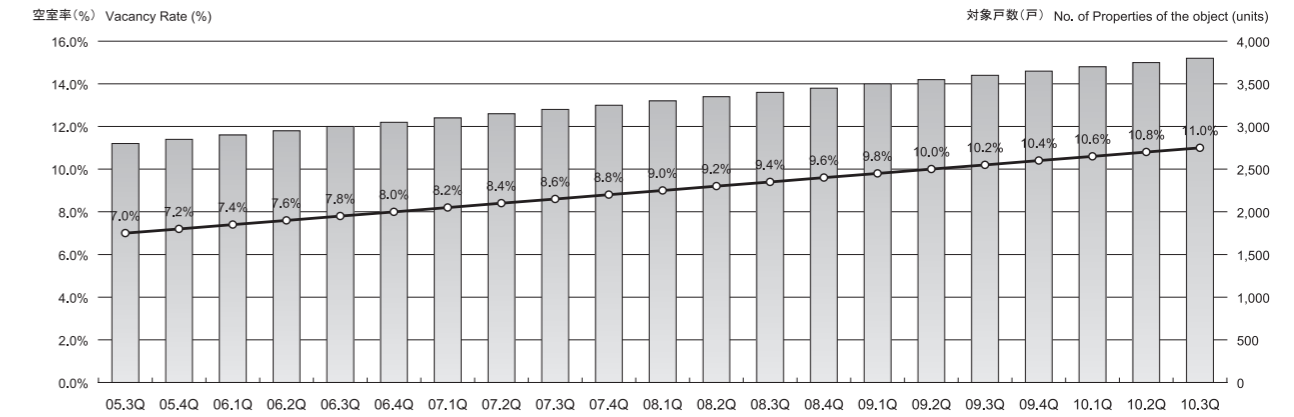
暦年 CY	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
平均成約面積 (坪) Units Size Average (tsubo)	37.0	36.5	36.0	35.5	35.0	34.5	34.0	34.5	35.0	35.5	36.0	36.5	37.0	37.5	38.0	38.5
(㎡) (sqm)	122.3	120.7	119.0	117.4	115.7	114.0	112.4	114.0	115.7	117.4	119.0	120.7	122.3	124.0	125.6	127.3
対前年同比 (YoY)	-1.3%	-1.4%	-1.4%	-1.4%	-1.4%	-1.4%	-1.4%	+1.5%	+1.4%	+1.4%	+1.4%	+1.4%	+1.4%	+1.4%	+1.3%	+1.3%



暦年 CY	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
平均成約坪単価 (円/坪) Actual Rent (Yen/tsubo)	18,000	18,200	18,400	18,600	18,800	19,000	19,200	19,400	19,600	19,800	19,600	19,400	19,200	19,000	18,800	18,600
(円/㎡) (Yen/sqm)	5,445	5,506	5,566	5,627	5,687	5,748	5,808	5,869	5,929	5,990	5,929	5,869	5,808	5,748	5,687	5,627
対前年同比 (YoY)	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.0%	+1.0%	+1.0%	+1.0%	-1.0%	-1.0%	-1.0%	-1.1%	-1.1%

3A エリアの一般賃貸住宅空室率推移 (四半期)

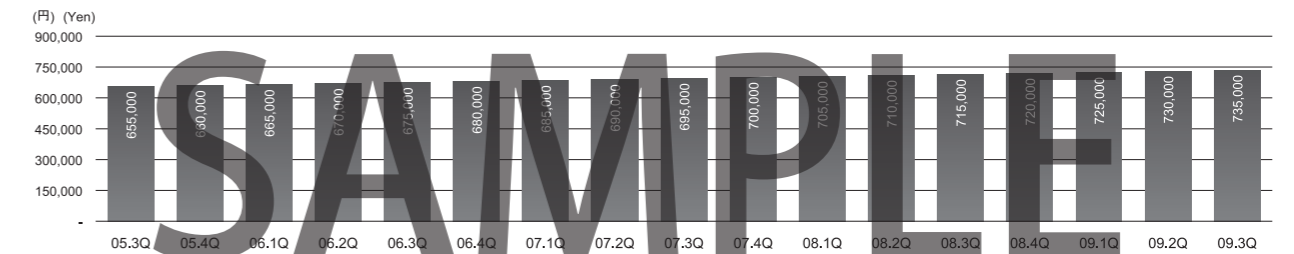
Mainstream Residential Vacancy Rate in 3A Area (Quarterly)



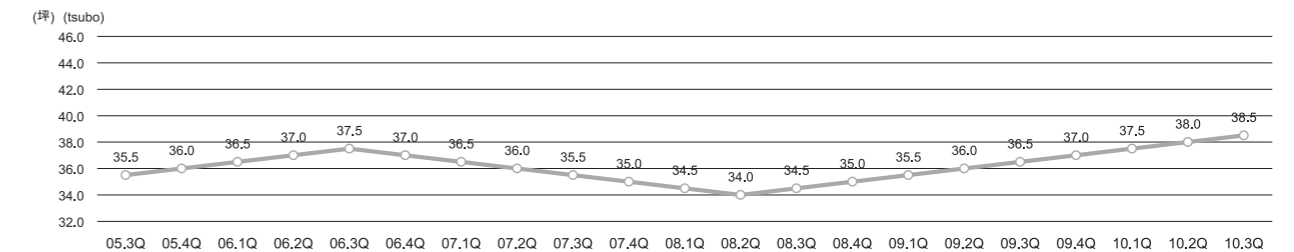
四半期 Quarterly	06.4Q	07.1Q	07.2Q	07.3Q	07.4Q	08.1Q	08.2Q	08.3Q	08.4Q	09.1Q	09.2Q	09.3Q	09.4Q	10.1Q	10.2Q	10.3Q
月末平均空室率 (%) Average of 3-months Vacancy Rate (%)	8.0%	8.2%	8.4%	8.6%	8.8%	9.0%	9.2%	9.4%	9.6%	9.8%	10.0%	10.2%	10.4%	10.6%	10.8%	11.0%
対前年同期比 (YoY)	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt	+0.2pt

3A エリアの一般賃貸住宅成約動向 (四半期)

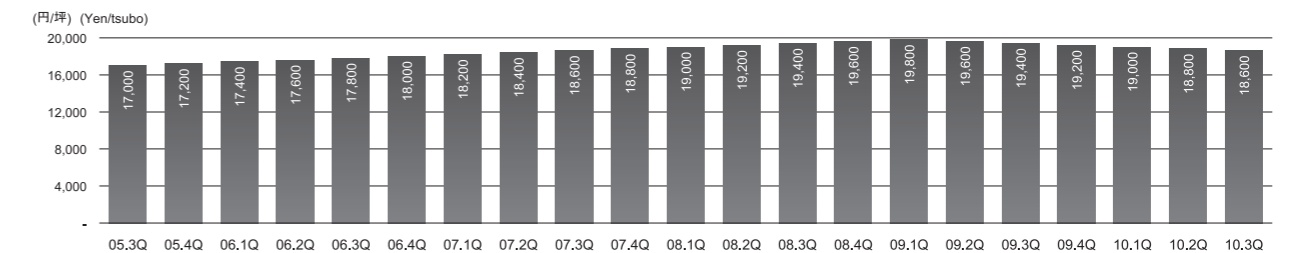
Mainstream Residential Contract Trend in 3A Area (Quarterly)



四半期 Quarterly	06.4Q	07.1Q	07.2Q	07.3Q	07.4Q	08.1Q	08.2Q	08.3Q	08.4Q	09.1Q	09.2Q	09.3Q	09.4Q	10.1Q	10.2Q	10.3Q
平均成約賃料 (円) Actual Rent (Yen)	680,000	685,000	690,000	695,000	700,000	705,000	710,000	715,000	720,000	725,000	730,000	735,000	740,000	745,000	750,000	755,000
対前年同期比 (YoY)	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%	+0.7%



四半期 Quarterly	06.4Q	07.1Q	07.2Q	07.3Q	07.4Q	08.1Q	08.2Q	08.3Q	08.4Q	09.1Q	09.2Q	09.3Q	09.4Q	10.1Q	10.2Q	10.3Q
平均成約面積 (坪) Units Size Average (tsubo)	37.0	36.5	36.0	35.5	35.0	34.5	34.0	34.5	35.0	35.5	36.0	36.5	37.0	37.5	38.0	38.5
(㎡) (sqm)	122.3	120.7	119.0	117.4	115.7	114.0	112.4	114.0	115.7	117.4	119.0	120.7	122.3	124.0	125.6	127.3
対前年同期比 (YoY)	-1.3%	-1.4%	-1.4%	-1.4%	-1.4%	-1.4%	-1.4%	+1.5%	+1.4%	+1.4%	+1.4%	+1.4%	+1.4%	+1.4%	+1.3%	+1.3%



四半期 Quarterly	06.4Q	07.1Q	07.2Q	07.3Q	07.4Q	08.1Q	08.2Q	08.3Q	08.4Q	09.1Q	09.2Q	09.3Q	09.4Q	10.1Q	10.2Q	10.3Q
平均成約坪単価 (円/坪) Actual Rent (Yen/tsubo)	18,000	18,200	18,400	18,600	18,800	19,000	19,200	19,400	19,600	19,800	19,600	19,400	19,200	19,000	18,800	18,600
(円/㎡) (Yen/sqm)	5,445	5,506	5,566	5,627	5,687	5,748	5,808	5,869	5,929	5,990	5,929	5,869	5,808	5,748	5,687	5,627
対前年同期比 (YoY)	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.1%	+1.0%	+1.0%	+1.0%	-1.0%	-1.0%	-1.0%	-1.0%	-1.1%	-1.1%

3A エリアの賃貸住宅マーケット動向
Residential Market in 3A Area

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