



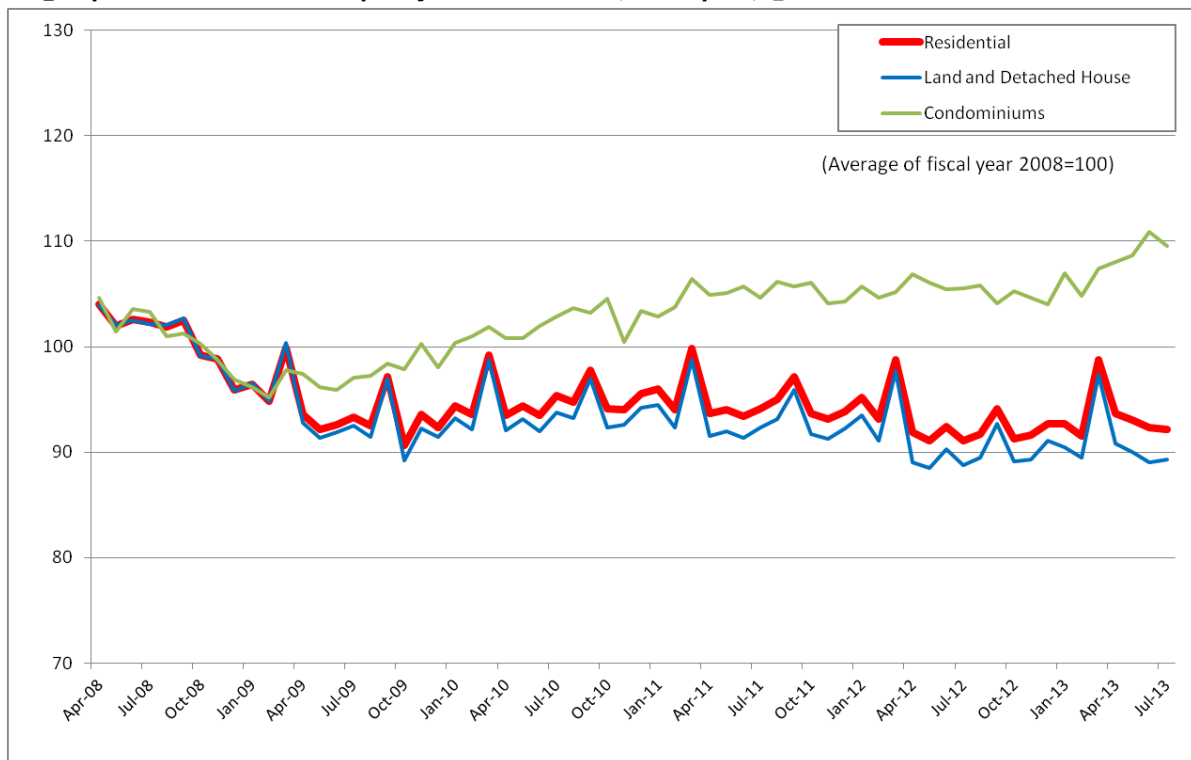
December 4, 2013

Japan Residential Property Price Index

(Preliminary Figures for July 2013)

Japan Residential property Price Index (JRPI) is based on the actual transaction data of residential property (approximately 300 thousand transactions every year) to provide indices by Region and Metropolitan Areas. MLIT publishes JRPI (Preliminary Figures for July 2013) .

【Japan Residential Property Price Index (All Japan)】



☆JRPI is published on the website of ‘Land and Property in Japan’ .

Land and Property in Japan Home ⇒ Land Price ⇒ Japan Residential Property Price Index

<http://tochi.mlit.go.jp/english/land-prices/property-price-index>

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Japan Residential Property Price Index (Preliminary Figures for July 2013)

(Average of fiscal year 2008=100)

○**All Japan**: Residential Property price index is 92.1 (Change compared to year-earlier month +1.1%) . Land and Detached House price index is 89.3 (Change compared to year-earlier month +0.6%) . Condominiums price index is 109.6 (Change compared to year-earlier month +3.8%) .

○**Tokyo**: Residential Property price index is 95.8 (Change compared to year-earlier month +2.7%) . Land and Detached House price index is 93.0 (Change compared to year-earlier month +2.9%) . Condominiums price index is 106.6 (Change compared to year-earlier month +2.5%) .

○**Nagoya**: Residential Property price index is 91.1 (Change compared to year-earlier month +3.2%) . Land and Detached House price index is 89.7 (Change compared to year-earlier month +3.4%) . Condominiums price index is 108.0 (Change compared to year-earlier month +3.6%) .

○**Kyoto-Osaka-Kobe**: Residential Property price index is 94.5 (Change compared to year-earlier month +2.5%) . Land and Detached House price index is 91.7 (Change compared to year-earlier month +1.2%) . Condominiums price index is 112.5 (Change compared to year-earlier month +8.4%) .

<Preliminary Figures for July 2013>

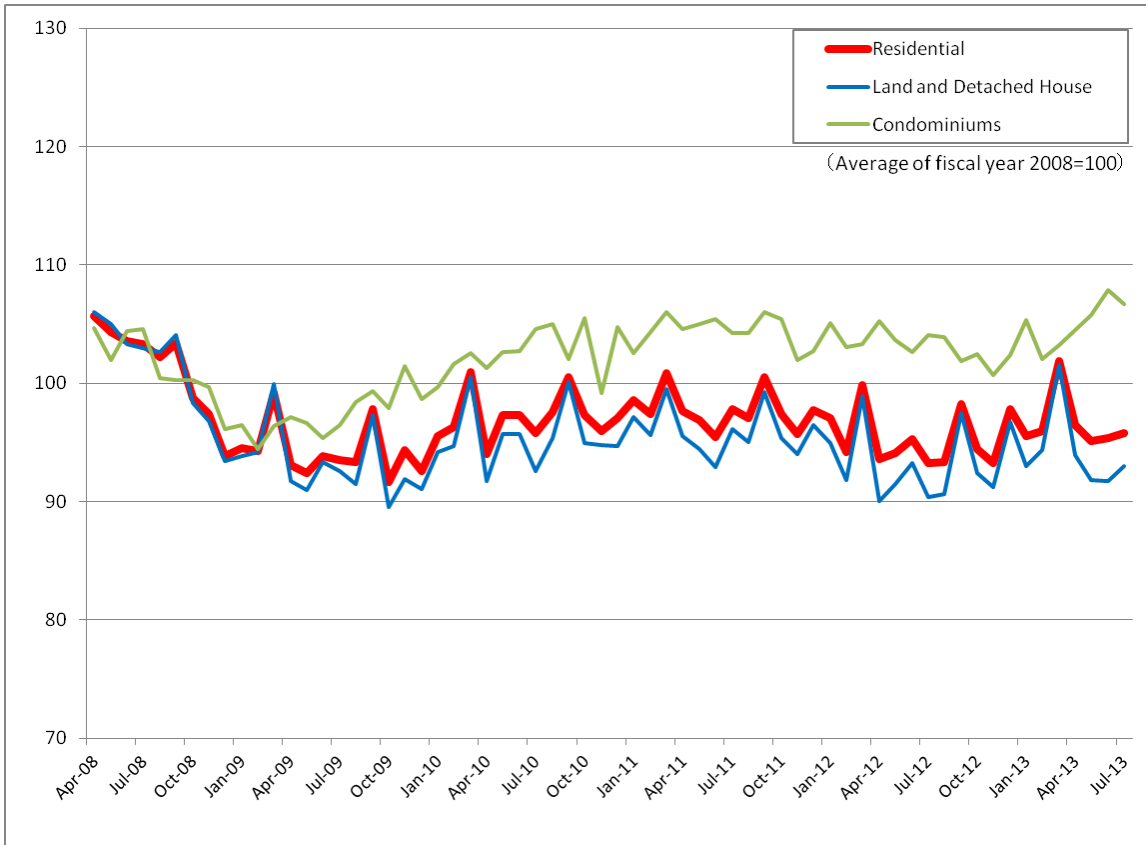
	Residential Property		Land and Detached House		Condominiums	
	price index	change compared to year-earlier month (%)	price index	change compared to year-earlier month (%)	price index	change compared to year-earlier month (%)
All Japan	92.1	1.1	89.3	0.6	109.6	3.8
Regions						
Hokkaido	96.1	7.5	93.7	7.8	124.9	8.8
Tohoku	95.6	3.3	93.7	2.6	139.3	14.0
Kanto	92.6	1.6	89.1	1.5	106.6	2.1
Hokuriku	77.7	▲ 6.1	76.0	▲ 7.5	(147.9)	(51.5)
Chubu	89.4	1.5	88.2	1.3	107.2	3.8
Kinki	91.3	▲ 0.9	88.2	▲ 2.8	112.1	8.9
Chugoku	86.4	▲ 4.8	85.0	▲ 4.9	(118.8)	(▲ 0.3)
Shikoku	86.1	8.0	85.0	8.6	(115.6)	(2.3)
Kyushu-Okinawa	97.9	2.2	95.1	1.9	129.8	6.5
Metropolitan Areas						
Tokyo	95.8	2.7	93.0	2.9	106.6	2.5
Nagoya	91.1	3.2	89.7	3.4	108.0	3.6
Kyoto-Osaka-Kobe	94.5	2.5	91.7	1.2	112.5	8.4

○**Regions** **Hokkaido**: Hokkaido **Tohoku**: Aomori・Iwate・Miyagi・Akita・Yamagata・Fukushima・Niigata **Kanto**: Ibaraki・Tochigi・Gunma・Saitama・Chiba・Tokyo・Kanagawa・Yamanashi **Hokuriku**: Toyama・Ishikawa・Fukui **Chubu**: Nagano・Shizuoka・Gifu・Aichi・Mie **Kinki**: Shiga・Kyoto・Osaka・Hyogo・Nara・Wakayama **Chugoku**: Tottori・Shimane・Okayama・Hiroshima・Yamaguchi **Shikoku**: Tokushima・Kagawa・Ehime・Kochi **Kyushu-okinawa**: Fukuoka・Saga・Nagasaki・Kumamoto・Oita・Miyazaki・Kagoshima・Okinawa

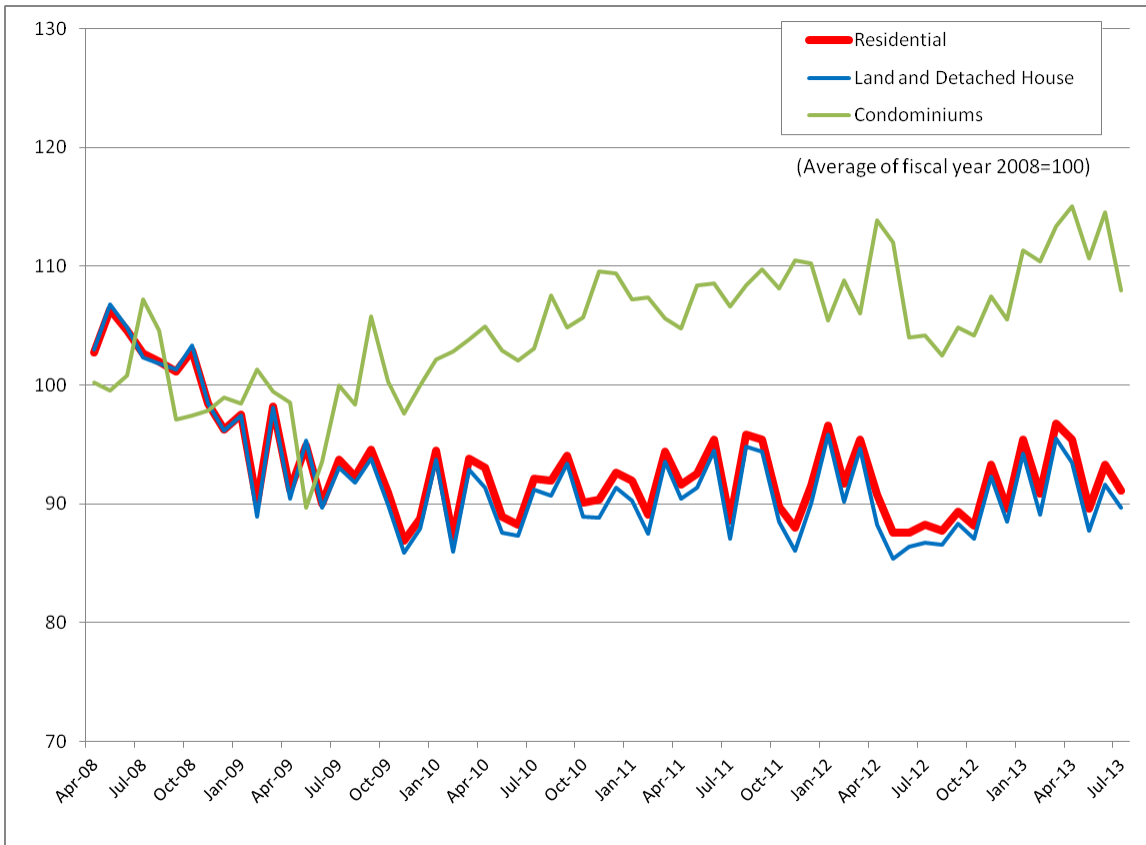
○**Metropolitan areas** **Tokyo**: Saitama・Chiba・Tokyo・Kanagawa **Nagoya**: Gifu・Aichi・Mie **Kyoto-Osaka-Kobe**: Kyoto・Osaka・Hyogo

※Due to number of samples being insufficient, numbers with parenthesis are "only advisory".

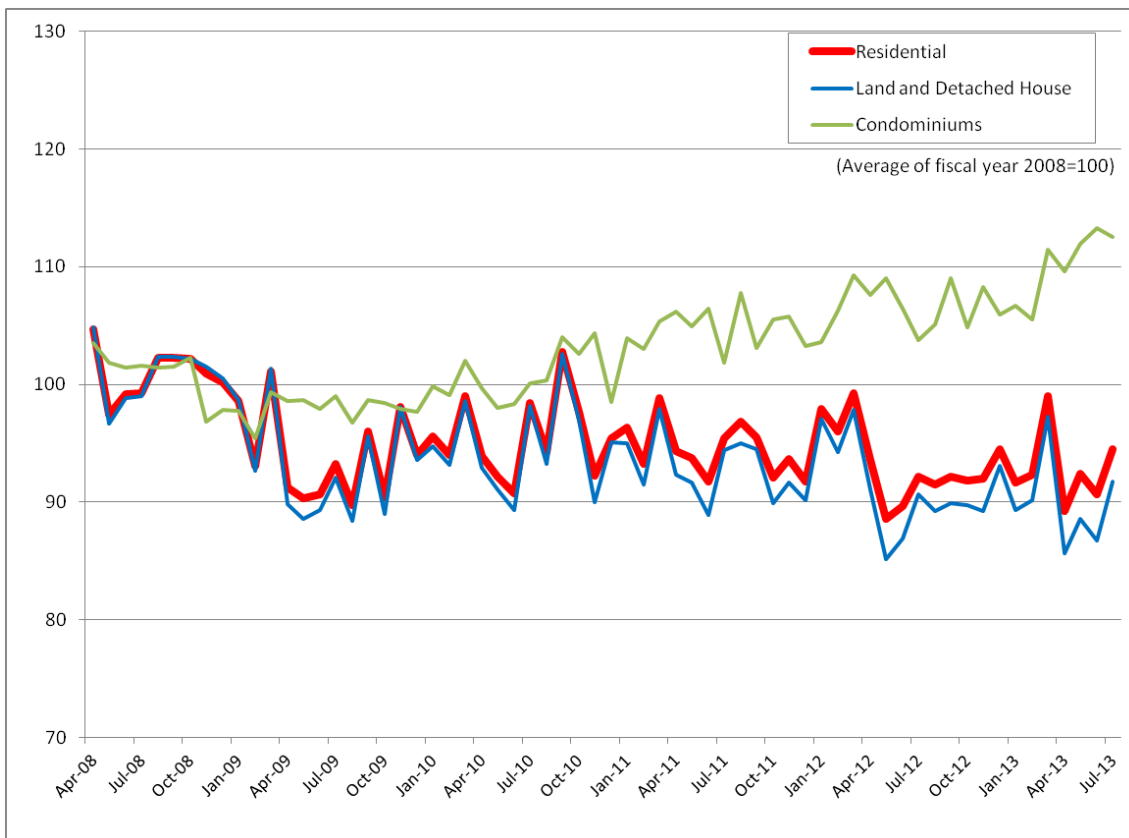
【Tokyo】



【Nagoya】



【Kyoto-Osaka-Kobe】



About Japan Residential Property Price Index (JRPI)

【Background】

The International Monetary Fund and other international organizations recommended the G20 countries to compile residential property price indices (RPPI) based on the international RPPI Handbook. (A coordinated team of international organizations worked together and edited the Handbook in May 2011.)

MLIT launches provisional compilation of the “Residential Property Price Index”, based Background on the actual transaction data of residential property (approximately 300 thousand transactions every year) to provide indices by Region and Metropolitan Areas in August 2012.

【Outline of Preliminary Figures】

Sort of Indexes	<ul style="list-style-type: none"> ▪ Residential property { <ul style="list-style-type: none"> ▪ Land & detached house ▪ Condominiums
Regions	<ul style="list-style-type: none"> ▪ All Japan ▪ Regions (Hokkaido, Tohoku, Kanto, Hokuriku, Chubu, Kinki, Chugoku, Shikoku, Kyushu-Okinawa, Total 9 regions) ▪ Metropolitan Areas (Tokyo, Nagoya, Kyoto-Osaka-Kobe)
Term	▪ From April, 2008
Base period	▪ Monthly indexation by average 2008 (F.Y.) equals to 100.
Periodically	▪ Monthly
Method of calculation	▪ Hedonic Approach
Data	▪ Real estate transaction price
Time lag	▪ About 5 months

※The Revised Figures is released collectively at a quarterly frequency

※About Hednic Approach

Extracting the temporal market change rate of residential properties by using “hedonic regression method” which adjusts the quality variation of individual properties.

【Schedule】

Publication Schedule	Preliminary Figures	Revised Figures
December 4, 2013	July, 2013	–
January 29, 2014	August, September and October 2013	October, November and December 2012

	Residential				Land and Detached House				Condominiums			
	Residential Property Price Index (average of fiscal year 2008=100)	change compared to year- earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential Property Price Index (average of fiscal year 2008=100)	change compared to year- earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential Property Price Index (average of fiscal year 2008=100)	change compared to year- earlier month (%)	median index (average of fiscal year 2008=100)	Number of Samples used for calculation
	Apr-08	104.1		104.6	16675	104.0		104.1	13178	104.6		102.1
May-08	101.9		98.5	16975	102.0		98.3	13944	101.4		97.3	3031
Jun-08	102.6		101.7	18743	102.5		101.2	15431	103.5		100.3	3312
Jul-08	102.3		100.6	19780	102.1		101.0	16233	103.3		100.3	3547
Aug-08	101.9		101.7	17688	102.0		103.0	14568	101.0		100.3	3120
Sep-08	102.5		101.7	18390	102.6		104.1	15112	101.3		97.3	3278
Oct-08	99.2		95.9	18900	99.1		95.4	15464	100.3		99.1	3436
Nov-08	98.9		97.8	16817	98.9		98.3	13759	98.7		97.9	3058
Dec-08	95.9		95.5	19470	95.8		93.9	16109	96.9		99.1	3361
Jan-09	96.5		95.9	13223	96.5		93.7	10596	96.2		100.3	2627
Feb-09	94.9		96.2	13875	94.8		97.2	11037	95.2		94.4	2838
Mar-09	100.0		109.9	22395	100.3		109.7	17378	97.8		111.5	5017
Apr-09	93.6	▲ 10.1	95.9	16518	92.8	▲ 10.7	94.8	12918	97.4	▲ 6.9	98.5	3600
May-09	92.2	▲ 9.6	94.2	14989	91.3	▲ 10.5	92.5	11857	96.2	▲ 5.2	99.1	3132
Jun-09	92.6	▲ 9.8	94.5	19837	91.9	▲ 10.3	92.5	15873	95.9	▲ 7.3	100.9	3964
Jul-09	93.3	▲ 8.8	95.9	19594	92.5	▲ 9.4	93.0	15598	97.1	▲ 6.0	100.3	3996
Aug-09	92.5	▲ 9.2	97.7	15923	91.5	▲ 10.4	94.3	12630	97.3	▲ 3.7	104.1	3293
Sep-09	97.2	▲ 5.2	102.2	17939	97.0	▲ 5.5	101.2	14417	98.4	▲ 2.8	105.0	3522
Oct-09	90.7	▲ 8.7	93.0	17504	89.2	▲ 10.0	91.4	13833	97.9	▲ 2.4	99.1	3671
Nov-09	93.6	▲ 5.3	93.0	18218	92.2	▲ 6.7	91.4	14349	100.3	1.6	100.3	3869
Dec-09	92.4	▲ 3.7	95.9	19838	91.5	▲ 4.5	93.6	16016	98.0	1.2	99.1	3822
Jan-10	94.4	▲ 2.1	93.0	12896	93.2	▲ 3.4	90.8	10081	100.3	4.3	102.1	2815
Feb-10	93.6	▲ 1.4	98.2	15618	92.1	▲ 2.8	95.4	12168	101.0	6.1	103.5	3450
Mar-10	99.2	▲ 0.7	109.3	24171	98.8	▲ 1.5	109.9	18715	101.9	4.2	109.1	5456
Apr-10	93.5	▲ 0.0	94.9	18167	92.1	▲ 0.8	94.3	14124	100.8	3.5	97.3	4043
May-10	94.4	2.4	93.6	16098	93.2	2.0	92.5	12748	100.8	4.8	97.3	3350
Jun-10	93.5	1.0	94.2	19891	92.0	0.0	92.5	15973	101.9	6.3	101.5	3918
Jul-10	95.4	2.2	97.1	20889	93.8	1.4	95.4	16408	102.9	6.0	102.1	4481
Aug-10	94.8	2.5	98.4	18521	93.2	1.9	97.2	14933	103.7	6.6	101.6	3588
Sep-10	97.8	0.6	102.7	20844	96.9	▲ 0.0	101.2	16867	103.2	4.9	105.6	3977
Oct-10	94.1	3.8	93.5	18728	92.3	3.5	93.8	15124	104.6	6.8	94.4	3604
Nov-10	94.0	0.5	98.8	20036	92.6	0.4	97.8	15721	100.5	0.2	106.2	4315
Dec-10	95.6	3.5	98.8	22887	94.2	2.9	98.3	18576	103.4	5.4	101.1	4311
Jan-11	96.0	1.7	100.4	14416	94.5	1.3	98.3	11376	102.9	2.5	106.2	3040
Feb-11	94.0	0.5	97.7	15187	92.3	0.2	96.1	12008	103.7	2.7	100.3	3179
Mar-11	99.9	0.6	110.4	23006	98.7	▲ 0.1	109.9	18000	106.5	4.5	115.3	5006
Apr-11	93.7	0.2	95.9	16205	91.5	▲ 0.6	94.3	12929	104.9	4.0	99.1	3276
May-11	94.0	▲ 0.4	93.0	16223	92.0	▲ 1.2	92.0	13113	105.1	4.2	95.0	3110
Jun-11	93.4	▲ 0.1	94.7	19465	91.4	▲ 0.7	93.7	15993	105.7	3.7	97.3	3472
Jul-11	94.1	▲ 1.3	95.6	18367	92.4	▲ 1.5	95.4	15057	104.7	1.7	95.8	3310
Aug-11	95.0	0.3	97.7	17540	93.1	▲ 0.1	98.3	14212	106.2	2.4	94.4	3328
Sep-11	97.1	▲ 0.7	103.5	19714	95.9	▲ 1.1	104.1	16304	105.7	2.5	102.2	3410
Oct-11	93.7	▲ 0.5	95.9	17385	91.7	▲ 0.7	95.5	14388	106.0	1.4	94.4	2997
Nov-11	93.2	▲ 0.9	95.9	18527	91.3	▲ 1.4	95.6	15270	104.1	3.7	97.3	3257
Dec-11	93.9	▲ 1.8	98.8	22189	92.3	▲ 2.0	98.3	18476	104.3	0.9	96.8	3713
Jan-12	95.2	▲ 0.8	96.5	12949	93.5	▲ 1.0	96.5	10616	105.7	2.8	97.3	2333
Feb-12	93.1	▲ 1.0	97.7	15892	91.1	▲ 1.3	98.3	12925	104.6	0.9	94.4	2967
Mar-12	98.7	▲ 1.1	109.2	24150	97.7	▲ 1.1	109.9	19318	105.2	▲ 1.2	106.2	4832
Apr-12	91.9	▲ 1.9	93.0	16413	89.0	▲ 2.7	92.5	13039	106.8	1.9	96.2	3374
May-12	91.1	▲ 3.1	93.0	17222	88.5	▲ 3.8	92.0	14056	106.0	0.9	96.2	3166
Jun-12	92.4	▲ 1.1	95.3	18598	90.3	▲ 1.2	95.4	15363	105.5	▲ 0.2	93.2	3235
Jul-12	91.1	▲ 3.2	93.0	19484	88.8	▲ 3.8	92.5	16038	105.5	0.8	93.8	3446
Aug-12	91.7	▲ 3.5	94.7	17771	89.4	▲ 3.9	92.8	14723	105.8	▲ 0.3	99.1	3048
Sep-12	94.1	▲ 3.1	99.2	17701	92.7	▲ 3.3	101.2	14611	104.1	▲ 1.5	98.2	3090
Oct-12	91.3	▲ 2.5	92.7	18125	89.1	▲ 2.9	92.5	14952	105.3	▲ 0.7	91.4	3173
Nov-12	91.6	▲ 1.7	94.3	19586	89.3	▲ 2.2	94.3	16055	104.6	0.5	94.4	3531
Dec-12	92.7	▲ 1.2	98.8	21500	91.1	▲ 1.3	98.3	18023	104.0	▲ 0.2	99.1	3477
Jan-13	92.7	▲ 2.6	93.0	13461	90.5	▲ 3.2	95.4	10897	107.0	1.2	91.4	2564
Feb-13	91.6	▲ 1.7	94.7	15238	89.4	▲ 1.8	95.4	12195	104.8	0.1	91.4	3043
Mar-13	98.7	0.0	109.1	24929	97.4	▲ 0.3	109.9	19885	107.4	2.2	105.6	5044
Apr-13	93.7	2.0	97.1	17933	90.8	2.0	95.8	14105	108.0	1.1	99.7	3828
May-13	93.0	2.1	95.9	18250	90.1	1.7	95.4	14692	108.6	2.4	97.3	3558
Jun-13	92.3	▲ 0.1	98.2	19532	89.1	▲ 1.4	97.8	15884	110.9	5.1	99.7	3648
Jul-13	92.1	1.1	97.7	21700	89.3	0.6	97.2	17819	109.6	3.8	98.4	3881

	Residential				Land and Detached House				Condominiums			
	Residential Property Price Index (average of fiscal year 2008=100)	change compared to year- earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential Property Price Index (average of fiscal year 2008=100)	change compared to year- earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential Property Price Index (average of fiscal year 2008=100)	change compared to year- earlier month (%)	median index (average of fiscal year 2008=100)	Number of Samples used for calculation
	Apr-08	103.7		103.5	820	103.8		103.7	669	102.8		105.4
May-08	97.2		97.1	844	96.6		97.6	741	104.3		94.7	103
Jun-08	95.3		97.4	960	94.9		94.8	845	101.4		107.6	115
Jul-08	98.1		97.4	1035	98.1		98.7	898	98.2		94.7	137
Aug-08	101.7		95.1	901	101.6		92.5	779	102.9		101.7	122
Sep-08	103.8		104.1	1001	104.0		105.9	869	101.3		97.4	132
Oct-08	99.0		102.3	1077	99.0		104.4	927	99.5		98.5	150
Nov-08	100.9		98.5	939	100.9		95.7	820	100.6		113.0	119
Dec-08	99.7		95.1	923	99.9		94.8	796	97.6		99.0	127
Jan-09	103.1		99.6	550	103.6		101.1	460	98.0		80.6	90
Feb-09	95.9		96.3	563	96.4		98.9	453	92.0		91.4	110
Mar-09	101.3		113.5	933	101.3		111.9	757	101.5		116.2	176
Apr-09	99.1	▲ 4.5	103.0	824	99.4	▲ 4.2	95.5	660	96.6	▲ 6.0	106.7	164
May-09	94.5	▲ 2.7	96.9	802	95.2	▲ 1.4	89.5	681	90.3	▲ 13.4	121.6	121
Jun-09	93.6	▲ 1.8	90.8	999	93.4	▲ 1.6	89.4	852	96.2	▲ 5.1	102.2	147
Jul-09	94.5	▲ 3.7	98.4	1017	94.2	▲ 4.0	97.3	865	96.8	▲ 1.4	99.5	152
Aug-09	96.1	▲ 5.5	98.5	796	96.1	▲ 5.4	95.0	685	96.3	▲ 6.4	107.6	111
Sep-09	100.0	▲ 3.7	99.6	877	100.5	▲ 3.4	100.4	749	94.8	▲ 6.5	115.6	128
Oct-09	87.5	▲ 11.6	90.2	1009	86.0	▲ 13.1	87.5	877	101.0	1.5	108.7	132
Nov-09	88.0	▲ 12.8	94.1	915	86.7	▲ 14.1	94.8	758	99.8	▲ 0.7	104.3	157
Dec-09	92.2	▲ 7.5	94.1	911	91.5	▲ 8.4	89.2	779	100.0	2.5	105.4	132
Jan-10	86.9	▲ 15.8	91.9	466	86.1	▲ 16.9	92.5	373	95.3	▲ 2.7	89.3	93
Feb-10	92.3	▲ 3.8	90.8	519	91.4	▲ 5.2	89.2	421	99.2	7.7	92.2	98
Mar-10	101.8	0.5	116.2	1047	101.9	0.6	117.2	870	101.1	▲ 0.4	105.4	177
Apr-10	103.0	4.0	109.5	884	103.6	4.2	116.0	722	96.9	0.3	86.5	162
May-10	99.8	5.6	102.1	840	100.0	5.0	105.9	710	98.0	8.5	93.1	130
Jun-10	89.8	▲ 4.1	90.8	954	88.7	▲ 5.0	89.8	807	100.0	4.0	91.4	147
Jul-10	92.5	▲ 2.1	91.9	1100	91.9	▲ 2.5	91.4	930	97.0	0.2	95.7	170
Aug-10	95.9	▲ 0.3	93.0	954	95.1	▲ 1.1	90.5	834	104.0	7.9	107.6	120
Sep-10	90.3	▲ 9.8	97.7	1136	89.1	▲ 11.4	93.7	980	101.5	7.1	121.0	156
Oct-10	92.0	5.2	100.2	1046	90.5	5.2	97.0	871	103.4	2.4	110.8	175
Nov-10	97.0	10.2	99.6	985	96.5	11.3	100.4	830	100.7	0.9	99.0	155
Dec-10	95.5	3.6	96.1	978	95.0	3.8	94.8	858	101.1	1.1	100.6	120
Jan-11	95.2	9.5	96.3	660	94.9	10.3	97.0	570	97.2	2.0	97.4	90
Feb-11	99.0	7.3	100.7	629	99.1	8.4	101.7	523	97.3	▲ 1.9	95.7	106
Mar-11	100.6	▲ 1.2	110.7	1043	100.2	▲ 1.7	111.5	858	104.9	3.7	118.3	185
Apr-11	88.2	▲ 14.4	88.6	886	86.3	▲ 16.7	88.3	744	106.8	10.2	97.4	142
May-11	91.9	▲ 7.9	92.8	868	90.4	▲ 9.6	92.5	716	105.9	8.1	91.4	152
Jun-11	93.1	3.7	97.4	962	91.6	3.3	94.8	810	103.9	3.9	107.6	152
Jul-11	91.3	▲ 1.2	96.7	982	89.7	▲ 2.4	92.5	844	106.3	9.5	104.3	138
Aug-11	96.3	0.5	94.1	854	94.7	▲ 0.4	93.7	748	111.1	6.9	104.3	106
Sep-11	92.7	2.7	94.1	1112	91.7	2.9	89.2	989	106.1	4.5	120.5	123
Oct-11	91.8	▲ 0.2	94.1	1075	90.6	0.1	94.8	949	106.6	3.1	96.8	126
Nov-11	92.1	▲ 5.0	94.1	1038	89.8	▲ 6.9	91.8	911	111.1	10.3	107.6	127
Dec-11	96.5	1.1	105.1	1082	95.7	0.8	107.4	946	109.1	7.9	87.1	136
Jan-12	92.0	▲ 3.3	91.3	528	90.0	▲ 5.2	89.2	455	112.2	15.4	92.7	73
Feb-12	89.1	▲ 10.0	89.0	676	86.8	▲ 12.5	85.9	573	109.4	12.5	97.9	103
Mar-12	104.5	3.9	109.0	1042	103.9	3.7	111.5	856	111.1	5.9	99.0	186
Apr-12	96.6	9.5	94.1	805	94.7	9.7	93.7	643	112.4	5.2	96.8	162
May-12	95.4	3.8	89.7	899	93.6	3.6	89.2	784	111.4	5.2	105.4	115
Jun-12	88.2	▲ 5.3	86.3	997	85.8	▲ 6.3	80.4	870	114.2	9.9	105.4	127
Jul-12	89.4	▲ 2.2	94.1	1015	86.9	▲ 3.1	91.9	882	114.7	8.0	110.8	133
Aug-12	95.0	▲ 1.4	94.6	994	93.3	▲ 1.5	95.9	862	113.2	1.9	91.4	132
Sep-12	94.3	1.7	90.8	919	91.9	0.2	89.2	814	123.0	15.9	107.4	105
Oct-12	96.0	4.6	88.6	988	93.9	3.7	89.2	842	116.7	9.4	90.4	146
Nov-12	88.6	▲ 3.9	87.5	1079	85.6	▲ 4.8	83.6	949	114.0	2.7	113.0	130
Dec-12	88.1	▲ 8.8	88.6	964	87.0	▲ 9.2	89.2	849	104.8	▲ 3.9	81.8	115
Jan-13	94.4	2.6	91.3	507	93.0	3.4	94.8	407	112.0	▲ 0.1	85.9	100
Feb-13	92.8	4.2	93.3	572	90.7	4.5	89.2	501	120.9	10.4	97.4	71
Mar-13	104.4	▲ 0.1	112.8	1012	102.3	▲ 1.5	108.2	843	123.9	11.5	126.9	169
Apr-13	102.7	6.3	109.4	830	100.7	6.4	104.8	688	116.3	3.5	125.9	142
May-13	92.7	▲ 2.9	84.1	862	90.2	▲ 3.6	81.9	747	115.3	3.5	96.8	115
Jun-13	100.3	13.8	97.4	999	97.9	14.0	97.0	871	124.1	8.7	100.9	128
Jul-13	96.1	7.5	97.4	1079	93.7	7.8	95.3	944	124.9	8.8	103.3	135

	Residential				Land and Detached House				Condominiums			
	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year 2008=100)	Number of Samples used for calculation
	Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)			
Apr-08	103.6		103.0	1312	103.6		103.2	1203	(103.9)		99.4	109
May-08	105.5		100.8	1433	105.6		100.1	1353	(105.0)		104.6	80
Jun-08	102.9		102.4	1548	103.0		102.6	1469	(101.1)		97.3	79
Jul-08	102.2		100.8	1707	101.9		101.0	1617	(108.9)		95.7	90
Aug-08	103.0		104.0	1497	102.9		103.9	1421	(105.4)		104.1	76
Sep-08	99.4		100.2	1601	99.3		100.0	1520	(102.4)		104.6	81
Oct-08	98.1		97.5	1681	98.1		97.7	1550	(99.1)		100.5	131
Nov-08	95.3		95.2	1453	95.0		94.3	1361	(102.0)		99.4	92
Dec-08	97.7		98.1	1787	97.9		97.7	1668	(93.8)		103.1	119
Jan-09	96.7		96.2	1117	96.8		97.7	1040	(96.6)		88.9	77
Feb-09	93.7		93.3	1209	93.9		93.1	1109	(89.9)		98.4	100
Mar-09	101.6		108.4	1695	102.1		108.6	1561	(92.0)		103.9	134
Apr-09	95.2	▲ 8.2	97.5	1344	95.4	▲ 8.0	95.8	1239	(92.0)	(▲11.4)	113.0	105
May-09	93.3	▲ 11.6	97.5	1221	93.3	▲ 11.7	94.5	1127	(93.8)	(▲10.7)	115.1	94
Jun-09	96.0	▲ 6.7	96.5	1622	96.0	▲ 6.8	95.7	1521	97.0	▲ 4.1	105.5	101
Jul-09	96.0	▲ 6.1	97.5	1656	96.4	▲ 5.5	97.7	1521	89.7	▲ 17.6	94.2	135
Aug-09	90.0	▲ 12.6	95.4	1299	90.0	▲ 12.6	96.2	1203	90.5	▲ 14.1	88.9	96
Sep-09	95.8	▲ 3.5	98.6	1510	96.1	▲ 3.2	99.3	1416	89.0	▲ 13.0	94.2	94
Oct-09	90.1	▲ 8.2	93.2	1475	89.6	▲ 8.6	92.3	1385	100.5	1.4	102.5	90
Nov-09	95.5	0.2	97.5	1561	95.0	0.0	96.7	1449	104.3	2.3	110.8	112
Dec-09	92.8	▲ 5.0	93.3	1687	92.6	▲ 5.4	94.1	1582	96.0	2.4	85.8	105
Jan-10	90.1	▲ 6.9	92.1	1045	89.8	▲ 7.2	92.3	970	96.3	▲ 0.3	81.6	75
Feb-10	91.0	▲ 2.8	96.3	1175	89.8	▲ 4.3	95.6	1087	106.6	18.6	99.4	88
Mar-10	98.9	▲ 2.6	108.4	1879	99.0	▲ 3.1	108.6	1703	97.6	6.1	116.1	176
Apr-10	96.5	1.3	102.5	1424	96.7	1.4	103.2	1313	92.1	0.1	91.0	111
May-10	92.8	▲ 0.5	94.3	1345	93.0	▲ 0.2	94.9	1246	89.0	▲ 5.1	85.8	99
Jun-10	95.9	▲ 0.1	97.5	1684	96.3	0.4	99.9	1564	87.5	▲ 9.7	81.1	120
Jul-10	92.5	▲ 3.7	93.2	1634	92.3	▲ 4.2	94.5	1517	95.3	6.2	79.1	117
Aug-10	89.3	▲ 0.8	93.6	1480	88.9	▲ 1.2	93.6	1382	97.6	7.8	91.3	98
Sep-10	93.9	▲ 2.0	99.6	1718	93.3	▲ 2.9	97.7	1610	105.2	18.1	109.9	108
Oct-10	91.6	1.7	95.4	1526	91.3	1.9	95.8	1419	97.8	▲ 2.7	88.9	107
Nov-10	89.5	▲ 6.4	93.2	1651	89.1	▲ 6.2	92.3	1532	94.0	▲ 9.9	107.8	119
Dec-10	92.6	▲ 0.1	101.4	1861	92.2	▲ 0.5	100.1	1754	103.0	7.2	110.9	107
Jan-11	90.0	▲ 0.1	92.1	807	89.9	0.1	92.3	742	91.6	▲ 4.8	90.0	65
Feb-11	87.5	▲ 3.8	82.0	713	86.7	▲ 3.5	81.5	655	105.6	▲ 1.0	91.6	58
Mar-11	94.4	▲ 4.5	98.6	1117	93.3	▲ 5.8	97.7	1045	(115.6)	(18.5)	127.1	72
Apr-11	92.5	▲ 4.1	103.0	1166	91.5	▲ 5.4	103.2	1063	(105.6)	(14.7)	104.6	103
May-11	91.9	▲ 0.9	95.4	1279	91.1	▲ 2.1	94.3	1182	(106.0)	(19.2)	93.1	97
Jun-11	92.5	▲ 3.6	95.4	1544	91.6	▲ 4.9	94.6	1456	(110.8)	(26.6)	113.1	88
Jul-11	91.6	▲ 0.9	92.1	1474	91.0	▲ 1.4	92.3	1376	(103.7)	(8.9)	93.1	98
Aug-11	94.4	5.7	100.8	1436	93.7	5.4	101.3	1353	(109.5)	(12.2)	93.1	83
Sep-11	94.7	0.9	103.0	1653	94.2	1.0	103.2	1565	(110.0)	(4.6)	101.0	88
Oct-11	90.1	▲ 1.6	87.4	1382	88.8	▲ 2.7	87.0	1310	(115.4)	(18.0)	87.4	72
Nov-11	89.9	0.5	91.0	1475	88.3	▲ 0.9	89.7	1371	(113.5)	(20.7)	105.6	104
Dec-11	91.8	▲ 1.0	95.7	1859	90.8	▲ 1.4	96.1	1742	(113.3)	(10.1)	88.9	117
Jan-12	90.6	0.6	97.7	931	88.9	▲ 1.1	97.7	865	(115.0)	(25.5)	116.7	66
Feb-12	95.5	9.1	107.3	1168	94.7	9.3	108.6	1074	(109.1)	(3.3)	94.2	94
Mar-12	100.6	6.6	116.9	1821	99.5	6.7	114.6	1666	(120.1)	(3.9)	120.3	155
Apr-12	96.4	4.2	103.9	1358	95.0	3.9	104.3	1263	(118.6)	(12.3)	97.3	95
May-12	96.3	4.8	101.3	1487	94.8	4.0	99.9	1381	(122.1)	(15.2)	101.9	106
Jun-12	95.2	3.0	106.5	1626	93.7	2.3	106.4	1527	(123.9)	(11.8)	115.1	99
Jul-12	92.6	1.0	97.5	1802	91.4	0.4	97.7	1699	(122.2)	(17.8)	98.4	103
Aug-12	95.2	0.8	107.3	1536	94.0	0.3	107.4	1462	(119.7)	(9.3)	109.6	74
Sep-12	96.5	1.9	103.0	1587	95.1	1.0	103.2	1473	(123.8)	(12.6)	98.4	114
Oct-12	94.0	4.3	97.5	1658	91.8	3.4	97.7	1572	136.3	18.1	124.5	86
Nov-12	93.8	4.4	98.0	1840	91.8	4.0	97.7	1721	134.6	18.7	109.9	119
Dec-12	94.7	3.2	104.0	1940	93.0	2.3	103.2	1831	134.0	18.3	127.7	109
Jan-13	100.2	10.7	103.0	1117	98.9	11.3	102.1	1041	129.7	12.8	114.1	76
Feb-13	93.4	▲ 2.2	101.4	1187	92.0	▲ 2.8	99.7	1119	132.8	21.8	119.8	68
Mar-13	106.6	5.9	117.0	1867	105.4	5.9	114.0	1720	(130.4)	(8.6)	130.8	147
Apr-13	104.1	8.0	108.4	1505	102.0	7.3	108.6	1376	141.6	19.4	113.0	129
May-13	102.6	6.5	106.7	1575	99.9	5.4	103.9	1456	146.0	19.6	146.5	119
Jun-13	94.9	▲ 4.4	105.1	1655	93.1	▲ 0.7	103.2	1530	136.6	10.3	115.1	125
Jul-13	95.6	3.3	105.1	1954	93.7	2.6	103.2	1835	139.3	14.0	121.4	119

*Due to number of samples being insufficient, numbers with parenthesis are only advisory.

	Residential				Land and Detached House				Condominiums			
	Residential	change	median	Number of	Residential	change	median	Number of	Residential	change	median	Number of
	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year 2008=100)	Samples used for calculation
Apr-08	105.2		101.9	6359	105.2		101.9	4431	105.2		102.3	1928
May-08	103.1		101.1	6258	103.4		100.6	4556	101.6		97.6	1702
Jun-08	103.8		101.9	7045	103.7		101.9	5179	104.4		101.3	1866
Jul-08	103.4		101.6	7400	103.2		101.4	5411	104.7		101.3	1989
Aug-08	101.9		101.9	6388	102.2		101.9	4644	100.4		101.8	1744
Sep-08	104.0		101.5	6913	104.6		103.4	5031	100.6		97.6	1882
Oct-08	97.7		97.0	6881	97.1		97.4	4992	100.2		100.3	1889
Nov-08	98.2		97.8	6157	98.0		97.8	4448	99.3		99.3	1709
Dec-08	94.5		95.8	6945	94.1		94.4	5059	96.6		97.6	1886
Jan-09	93.6		95.4	4873	92.9		94.4	3386	95.8		99.5	1487
Feb-09	95.3		97.0	5362	95.6		97.4	3770	94.0		92.0	1592
Mar-09	99.4		107.2	9053	100.0		107.6	6183	97.2		109.2	2870
Apr-09	93.1	▲ 11.5	95.4	6191	91.8	▲ 12.8	94.4	4212	97.2	▲ 7.6	97.6	1979
May-09	91.9	▲ 10.8	96.6	5863	90.7	▲ 12.3	94.4	4128	95.9	▲ 5.6	96.7	1735
Jun-09	93.0	▲ 10.5	95.8	7806	92.4	▲ 10.9	94.4	5525	95.0	▲ 9.0	97.6	2281
Jul-09	93.2	▲ 9.9	97.0	7635	92.3	▲ 10.6	97.4	5385	96.5	▲ 7.8	96.7	2250
Aug-09	92.5	▲ 9.2	96.6	6133	90.9	▲ 11.1	94.4	4251	97.2	▲ 3.2	101.3	1882
Sep-09	98.3	▲ 5.5	101.7	6917	98.3	▲ 6.0	101.2	4870	98.1	▲ 2.5	102.7	2047
Oct-09	90.4	▲ 7.5	93.7	6835	88.4	▲ 9.0	93.6	4670	96.9	▲ 3.3	95.3	2165
Nov-09	94.4	▲ 3.9	95.8	6919	92.4	▲ 5.7	94.4	4741	101.0	1.7	97.4	2178
Dec-09	92.3	▲ 2.3	97.0	7544	91.0	▲ 3.2	95.5	5361	97.8	1.2	97.6	2183
Jan-10	94.8	1.2	92.9	5036	93.1	0.2	90.6	3448	100.1	4.5	99.9	1588
Feb-10	95.2	▲ 0.1	95.8	6274	93.5	▲ 2.2	96.1	4269	101.1	7.5	99.5	2005
Mar-10	100.3	0.9	105.6	9625	100.0	▲ 0.0	105.7	6541	102.0	4.9	106.9	3084
Apr-10	93.2	0.1	92.9	6944	90.9	▲ 1.0	92.0	4688	101.2	4.1	93.0	2256
May-10	96.7	5.2	93.7	6151	95.2	4.9	93.6	4280	102.0	6.4	97.2	1871
Jun-10	95.3	2.5	97.0	7554	93.2	0.9	94.4	5333	102.8	8.2	101.3	2221
Jul-10	95.7	2.7	97.8	8074	93.1	0.9	94.4	5594	103.7	7.4	102.3	2480
Aug-10	96.5	4.3	99.0	7019	94.4	3.9	97.4	5054	104.3	7.3	102.3	1965
Sep-10	99.3	1.1	102.4	7823	98.5	0.2	101.9	5598	102.8	4.8	102.3	2225
Oct-10	95.4	5.5	97.8	7002	92.9	5.1	97.4	5078	105.2	8.5	97.6	1924
Nov-10	95.9	1.5	101.1	7798	94.8	2.6	96.6	5279	98.9	▲ 2.2	108.8	2519
Dec-10	96.8	4.8	99.9	8621	94.7	4.0	98.1	6192	104.0	6.4	100.4	2429
Jan-11	98.2	3.6	102.7	5693	96.8	4.0	100.0	3918	102.4	2.3	107.9	1775
Feb-11	96.3	1.2	99.9	5865	94.4	1.0	100.0	4051	104.1	3.0	99.5	1814
Mar-11	102.0	1.6	109.2	8927	101.0	1.1	108.5	6136	105.8	3.7	110.6	2791
Apr-11	96.1	3.1	97.8	5946	93.6	3.0	98.1	4193	104.8	3.6	97.6	1753
May-11	95.4	▲ 1.3	97.8	5730	93.0	▲ 2.3	97.4	4081	104.2	2.1	95.3	1649
Jun-11	95.2	▲ 0.1	97.7	7035	92.9	▲ 0.3	96.3	5186	104.9	2.1	96.7	1849
Jul-11	95.7	0.0	99.0	6616	93.5	0.5	100.0	4812	104.8	1.1	93.0	1804
Aug-11	96.1	▲ 0.4	101.1	6358	94.0	▲ 0.5	101.2	4618	104.5	0.2	99.5	1740
Sep-11	99.3	▲ 0.0	103.9	7262	97.9	▲ 0.6	104.9	5339	105.8	2.8	99.9	1923
Oct-11	96.1	0.7	97.7	6285	93.9	1.1	97.4	4657	105.5	0.3	93.3	1628
Nov-11	95.1	▲ 0.9	101.1	6802	93.4	▲ 1.5	101.2	5031	101.9	3.0	92.3	1771
Dec-11	95.3	▲ 1.6	101.1	8133	93.4	▲ 1.3	100.0	6057	103.1	▲ 0.9	100.2	2076
Jan-12	96.7	▲ 1.5	95.8	4814	94.6	▲ 2.2	94.4	3530	105.6	3.1	92.0	1284
Feb-12	93.0	▲ 3.4	96.1	5961	90.5	▲ 4.2	94.4	4352	103.1	▲ 0.9	92.5	1609
Mar-12	99.4	▲ 2.6	104.7	9205	98.4	▲ 2.6	101.9	6513	103.3	▲ 2.4	106.9	2692
Apr-12	91.8	▲ 4.5	93.7	5941	87.9	▲ 6.0	94.4	4131	105.4	0.6	94.8	1810
May-12	92.2	▲ 3.3	93.7	6177	89.3	▲ 4.0	92.5	4460	103.5	▲ 0.6	95.2	1717
Jun-12	95.2	▲ 0.0	96.9	6765	93.1	0.2	94.6	5012	103.5	▲ 1.4	92.0	1753
Jul-12	91.1	▲ 4.8	93.7	7223	87.8	▲ 6.1	92.5	5314	104.4	▲ 0.4	94.4	1909
Aug-12	92.5	▲ 3.8	97.0	6392	89.4	▲ 4.8	95.8	4690	104.8	0.3	96.7	1702
Sep-12	95.9	▲ 3.4	101.5	6630	94.8	▲ 3.2	101.2	4874	101.5	▲ 4.0	97.6	1756
Oct-12	92.4	▲ 3.8	97.8	6462	90.1	▲ 4.1	98.1	4779	102.9	▲ 2.4	92.0	1683
Nov-12	92.4	▲ 2.8	95.4	7218	90.2	▲ 3.5	94.4	5263	101.0	▲ 0.8	93.0	1955
Dec-12	94.4	▲ 0.9	99.9	7848	92.7	▲ 0.8	98.1	5842	101.9	▲ 1.2	96.9	2006
Jan-13	93.6	▲ 3.3	95.0	4994	90.8	▲ 4.0	97.2	3608	105.2	▲ 0.4	88.3	1386
Feb-13	93.0	0.1	93.7	5775	90.8	0.4	96.3	4035	102.1	▲ 1.0	87.4	1740
Mar-13	99.0	▲ 0.4	103.5	9790	97.8	▲ 0.7	104.9	6934	104.1	0.8	100.4	2856
Apr-13	94.5	3.0	97.0	6767	91.4	3.9	95.4	4660	104.9	▲ 0.5	94.8	2107
May-13	93.7	1.6	93.7	6855	90.2	0.9	92.5	4883	106.0	2.4	93.0	1972
Jun-13	92.9	▲ 2.4	97.8	7499	88.9	▲ 4.5	97.4	5454	107.8	4.2	94.4	2045
Jul-13	92.6	1.6	97.8	7888	89.1	1.5	97.4	5718	106.6	2.1	93.3	2170

	Residential				Land and Detached House				Condominiums			
	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year 2008=100)	Number of Samples used for calculation
	Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)			
Apr-08	100.8		97.9	431	101.0		97.8	415	(93.3)		113.7	16
May-08	102.6		111.9	454	102.8		112.2	436	(93.0)		89.6	18
Jun-08	105.8		105.7	504	105.5		103.2	477	(114.9)		108.2	27
Jul-08	99.4		98.3	559	99.5		97.8	542	(97.5)		131.9	17
Aug-08	103.9		102.8	496	104.1		102.7	476	(95.4)		98.7	20
Sep-08	97.6		97.9	447	97.4		97.6	431	(103.1)		152.3	16
Oct-08	105.8		107.4	523	105.8		107.6	507	(105.0)		59.1	16
Nov-08	94.8		97.9	419	94.8		98.4	397	(96.0)		64.8	22
Dec-08	96.7		90.0	567	96.8		88.8	547	(95.7)		151.9	20
Jan-09	101.9		95.9	351	101.9		95.5	340	(103.7)		103.1	11
Feb-09	96.2		96.7	333	96.2		97.8	321	(101.5)		75.9	12
Mar-09	94.4		97.9	580	94.3		100.4	560	(100.9)		50.9	20
Apr-09	97.5	▲ 3.3	100.0	414	97.4	▲ 3.6	97.8	392	(98.7)	(5.8)	131.9	22
May-09	97.6	▲ 4.9	102.3	378	97.2	▲ 5.5	97.8	361	(105.5)	(13.5)	150.0	17
Jun-09	86.9	▲ 17.9	88.1	480	85.9	▲ 18.5	87.6	457	(100.2)	(▲12.8)	159.1	23
Jul-09	95.2	▲ 4.2	93.4	490	95.5	▲ 4.0	92.9	467	(88.1)	(▲9.6)	102.8	23
Aug-09	95.4	▲ 8.1	101.0	376	95.7	▲ 8.1	97.8	354	(91.6)	(▲4.0)	185.5	22
Sep-09	97.0	▲ 0.6	95.7	412	96.7	▲ 0.8	93.9	388	(103.9)	(.8)	127.3	24
Oct-09	101.1	▲ 4.4	97.9	405	101.8	▲ 3.7	97.2	377	(90.9)	(▲13.5)	106.2	28
Nov-09	89.8	▲ 5.3	90.7	432	89.6	▲ 5.5	91.0	411	(94.1)	(▲2.1)	70.9	21
Dec-09	87.9	▲ 9.1	78.3	479	86.6	▲ 10.4	77.2	461	(103.5)	(8.2)	180.5	18
Jan-10	90.7	▲ 11.0	84.2	297	90.9	▲ 10.8	87.8	286	(83.5)	(▲19.5)	46.5	11
Feb-10	87.2	▲ 9.4	84.6	337	87.1	▲ 9.5	84.6	323	(89.8)	(▲11.5)	81.2	14
Mar-10	90.4	▲ 4.3	97.9	507	89.7	▲ 4.9	97.8	481	(111.1)	(10.1)	95.5	26
Apr-10	87.1	▲ 10.6	92.5	434	87.2	▲ 10.5	90.4	403	(86.4)	(▲12.4)	116.4	31
May-10	84.5	▲ 13.3	92.4	380	85.2	▲ 12.3	92.4	370	(73.5)	(▲30.3)	125.0	10
Jun-10	87.6	0.9	96.0	511	87.4	1.7	95.9	486	(90.4)	(▲9.7)	127.3	25
Jul-10	90.5	▲ 4.9	92.9	520	90.5	▲ 5.3	92.0	486	(92.0)	(4.4)	94.6	34
Aug-10	91.4	▲ 4.2	95.9	470	90.8	▲ 5.1	92.9	444	(100.9)	(10.1)	172.3	26
Sep-10	88.8	▲ 8.4	91.7	525	88.4	▲ 8.6	88.6	497	(101.3)	(▲2.5)	136.4	28
Oct-10	88.4	▲ 12.6	97.9	469	88.0	▲ 13.6	95.2	446	(94.4)	(3.9)	150.9	23
Nov-10	85.0	▲ 5.3	87.8	434	84.9	▲ 5.2	87.8	410	(86.9)	(▲7.7)	80.5	24
Dec-10	85.2	▲ 3.1	89.4	594	84.9	▲ 2.0	89.1	562	(90.2)	(▲12.9)	99.6	32
Jan-11	86.8	▲ 4.3	89.4	363	85.7	▲ 5.8	88.1	344	(105.9)	(26.8)	134.6	19
Feb-11	89.9	3.1	98.7	361	89.7	3.0	97.8	343	(93.9)	(4.5)	110.9	18
Mar-11	88.8	▲ 1.8	94.6	550	88.6	▲ 1.2	92.6	526	(93.6)	(▲15.7)	128.7	24
Apr-11	81.7	▲ 6.2	86.2	370	78.4	▲ 10.1	85.1	354	(120.6)	(39.5)	97.8	16
May-11	85.6	1.3	86.1	407	84.2	▲ 1.2	85.8	396	(118.5)	(61.3)	113.7	11
Jun-11	81.4	▲ 7.1	84.6	465	80.6	▲ 7.8	84.2	446	(100.1)	(10.6)	89.1	19
Jul-11	86.3	▲ 4.7	86.1	477	84.7	▲ 6.4	85.1	457	(123.2)	(34.0)	121.7	20
Aug-11	84.5	▲ 7.5	80.7	439	84.2	▲ 7.3	83.2	421	(96.5)	(▲4.3)	56.1	18
Sep-11	87.6	▲ 1.3	89.7	473	87.4	▲ 1.1	89.7	456	(93.3)	(▲7.9)	95.5	17
Oct-11	88.0	▲ 0.4	90.4	431	87.8	▲ 0.2	88.5	413	(94.7)	(0.3)	106.8	18
Nov-11	83.4	▲ 1.9	88.0	426	82.6	▲ 2.8	87.8	409	(107.4)	(23.7)	99.1	17
Dec-11	84.6	▲ 0.7	83.2	564	84.6	▲ 0.4	83.2	532	(85.8)	(▲4.8)	59.6	32
Jan-12	81.2	▲ 6.4	83.2	299	79.3	▲ 7.5	82.9	288	(116.8)	(10.3)	94.3	11
Feb-12	79.9	▲ 11.2	85.6	328	79.2	▲ 11.7	85.6	306	(96.5)	(2.8)	81.4	22
Mar-12	87.1	▲ 1.9	107.2	591	85.7	▲ 3.3	101.7	537	(97.5)	(4.2)	220.0	54
Apr-12	82.6	1.0	86.1	416	81.9	4.4	85.8	396	(101.1)	(▲16.1)	100.5	20
May-12	83.6	▲ 2.3	95.9	453	82.1	▲ 2.5	94.8	437	(115.2)	(▲2.9)	100.0	16
Jun-12	81.5	0.2	86.1	443	81.0	0.5	85.3	426	(98.6)	(▲1.5)	107.3	17
Jul-12	82.8	▲ 4.1	91.4	468	82.2	▲ 2.9	90.7	462	(97.7)	(▲20.7)	153.7	6
Aug-12	86.6	2.4	90.0	470	85.4	1.4	90.0	453	(123.9)	(28.4)	82.7	17
Sep-12	83.7	▲ 4.5	92.8	402	82.7	▲ 5.4	90.0	381	(100.1)	(7.3)	176.4	21
Oct-12	80.3	▲ 8.8	83.2	515	79.0	▲ 10.0	83.0	488	(102.2)	(7.9)	98.2	27
Nov-12	76.7	▲ 8.0	78.2	460	75.0	▲ 9.1	75.8	438	(100.8)	(▲6.1)	113.7	22
Dec-12	78.6	▲ 7.1	84.0	536	77.3	▲ 8.6	83.2	516	(110.1)	(28.3)	124.8	20
Jan-13	92.5	13.8	97.8	299	91.8	15.8	96.9	291	(131.4)	(12.5)	100.0	8
Feb-13	75.8	▲ 5.1	79.2	324	74.1	▲ 6.3	79.2	312	(115.2)	(19.3)	73.2	12
Mar-13	84.9	▲ 2.5	92.9	535	83.3	▲ 2.8	90.0	498	(106.9)	(9.6)	181.9	37
Apr-13	90.1	9.1	94.1	404	88.9	8.6	93.4	389	(120.0)	(18.6)	109.1	15
May-13	83.9	0.3	92.0	437	83.0	1.1	92.9	423	(108.8)	(▲5.5)	43.2	14
Jun-13	83.9	2.9	84.4	430	82.6	1.9	84.1	411	(127.6)	(29.5)	98.2	19
Jul-13	77.7	▲ 6.1	84.5	592	76.0	▲ 7.5	85.0	578	(147.9)	(51.5)	74.1	14

*Due to number of samples being insufficient, numbers with parenthesis are only advisory.

	Residential				Land and Detached House				Condominiums			
	Residential	change	median	Number of	Residential	change	median	Number of	Residential	change	median	Number of
	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year 2008=100)	Samples used for calculation
Apr-08	101.1		100.0	2026	101.0		101.3	1766	103.0		105.0	260
May-08	105.7		100.0	2192	106.1		100.3	1978	98.7		90.4	214
Jun-08	105.1		105.9	2340	105.5		106.5	2108	100.1		105.4	232
Jul-08	102.9		103.0	2425	102.8		101.4	2191	104.3		108.5	234
Aug-08	100.8		104.7	2361	100.7		104.8	2133	103.2		98.7	228
Sep-08	101.2		100.9	2206	101.4		104.2	2005	97.2		88.9	201
Oct-08	103.1		100.8	2368	103.3		100.2	2159	99.8		102.4	209
Nov-08	99.0		100.0	2121	99.1		101.4	1912	96.9		90.4	209
Dec-08	93.9		93.6	2449	93.6		90.1	2237	98.2		102.4	212
Jan-09	98.0		95.3	1701	97.9		96.6	1506	98.9		96.4	195
Feb-09	91.2		92.9	1678	90.4		92.5	1495	100.1		96.4	183
Mar-09	98.2		102.8	2626	98.1		100.8	2268	99.5		115.1	358
Apr-09	92.6	▲ 8.4	92.9	1919	92.2	▲ 8.6	91.6	1685	97.5	▲ 5.3	99.0	234
May-09	93.1	▲ 11.9	92.4	1703	93.3	▲ 12.1	91.9	1516	91.2	▲ 7.6	94.1	187
Jun-09	91.8	▲ 12.7	93.0	2330	91.5	▲ 13.2	90.4	2093	95.7	▲ 4.4	94.1	237
Jul-09	92.8	▲ 9.9	94.0	2263	92.2	▲ 10.3	91.8	1992	99.2	▲ 4.9	105.2	271
Aug-09	93.5	▲ 7.3	97.1	1904	92.9	▲ 7.7	95.7	1712	101.6	▲ 1.5	113.0	192
Sep-09	96.4	▲ 4.8	100.0	2171	95.8	▲ 5.5	98.0	1963	105.7	8.7	106.2	208
Oct-09	90.7	▲ 12.1	94.0	1974	89.7	▲ 13.2	90.5	1752	102.7	3.0	99.8	222
Nov-09	89.8	▲ 9.3	93.0	2229	89.1	▲ 10.1	90.1	1981	99.1	2.3	103.9	248
Dec-09	89.6	▲ 4.5	92.8	2361	89.0	▲ 5.0	92.9	2137	100.6	2.4	90.3	224
Jan-10	97.1	▲ 0.8	94.2	1554	96.7	▲ 1.2	92.9	1341	102.3	3.4	103.3	213
Feb-10	89.4	▲ 2.0	92.1	1834	88.5	▲ 2.2	92.1	1632	102.1	2.0	97.9	202
Mar-10	95.4	▲ 2.9	102.5	2988	94.8	▲ 3.4	101.4	2614	104.2	4.8	105.4	374
Apr-10	92.4	▲ 0.3	94.2	2293	91.2	▲ 1.1	92.9	1989	102.1	4.7	105.4	304
May-10	91.2	▲ 2.1	93.0	1934	90.5	▲ 3.0	90.1	1713	99.9	9.5	97.9	221
Jun-10	88.6	▲ 3.4	88.3	2343	87.8	▲ 4.0	85.9	2148	102.0	6.6	105.4	195
Jul-10	93.6	0.9	97.1	2490	92.9	0.7	96.7	2205	102.7	3.5	109.2	285
Aug-10	92.5	▲ 1.0	96.2	2244	91.5	▲ 1.5	94.6	2009	107.7	6.0	103.9	235
Sep-10	94.7	▲ 1.7	96.1	2578	94.2	▲ 1.6	95.7	2315	103.1	▲ 2.4	103.8	263
Oct-10	91.2	0.6	92.4	2311	90.4	0.7	90.1	2072	104.7	1.9	98.6	239
Nov-10	89.8	▲ 0.0	94.2	2442	88.6	▲ 0.6	92.5	2179	105.7	6.7	105.4	263
Dec-10	91.9	2.6	93.6	2961	91.0	2.3	90.9	2680	106.2	5.6	103.9	281
Jan-11	91.4	▲ 5.9	94.2	1848	90.1	▲ 6.9	92.9	1649	106.6	4.2	106.2	199
Feb-11	89.3	▲ 0.0	88.5	2104	88.7	0.3	89.0	1891	98.2	▲ 3.9	95.6	213
Mar-11	95.0	▲ 0.4	95.9	3081	94.3	▲ 0.5	95.7	2714	106.0	1.8	103.9	367
Apr-11	90.1	▲ 2.4	91.2	2115	88.9	▲ 2.5	89.2	1885	104.9	2.8	110.3	230
May-11	93.5	2.6	94.2	2183	92.3	2.1	92.9	1962	110.9	11.0	113.0	221
Jun-11	93.5	5.5	95.3	2594	92.6	5.5	95.7	2352	108.4	6.3	95.6	242
Jul-11	90.2	▲ 3.6	94.2	2399	89.1	▲ 4.1	92.9	2149	106.4	3.6	98.6	250
Aug-11	93.7	1.3	101.2	2300	92.8	1.4	101.4	2046	106.6	▲ 1.0	106.2	254
Sep-11	94.6	▲ 0.1	100.0	2547	93.7	▲ 0.6	100.2	2328	109.2	5.9	97.9	219
Oct-11	89.8	▲ 1.5	92.5	2248	88.8	▲ 1.8	90.1	2050	106.7	2.0	95.4	198
Nov-11	88.5	▲ 1.4	91.8	2393	87.2	▲ 1.7	90.1	2146	107.6	1.9	98.8	247
Dec-11	90.8	▲ 1.2	94.2	2943	89.8	▲ 1.3	92.9	2669	107.3	1.1	101.7	274
Jan-12	91.9	0.6	93.5	1674	91.1	1.1	91.0	1503	103.8	▲ 2.6	101.7	171
Feb-12	91.5	2.4	94.2	2156	90.2	1.6	94.6	1943	109.2	11.2	97.9	213
Mar-12	95.8	0.8	100.0	3031	95.2	0.9	101.4	2759	106.4	0.3	106.6	272
Apr-12	89.3	▲ 0.9	92.6	2065	87.3	▲ 1.8	90.1	1844	109.7	4.6	103.2	221
May-12	89.5	▲ 4.3	89.8	2136	88.1	▲ 4.6	89.0	1949	109.3	▲ 1.4	94.9	187
Jun-12	88.6	▲ 5.2	93.7	2421	87.8	▲ 5.2	94.5	2202	102.1	▲ 5.8	88.9	219
Jul-12	88.1	▲ 2.3	94.2	2418	87.1	▲ 2.3	92.9	2174	103.3	▲ 3.0	95.1	244
Aug-12	88.0	▲ 6.1	93.0	2366	86.9	▲ 6.3	92.9	2174	103.6	▲ 2.8	91.3	192
Sep-12	90.3	▲ 4.5	94.2	2302	89.5	▲ 4.4	94.2	2102	104.3	▲ 4.5	100.0	200
Oct-12	86.6	▲ 3.5	91.2	2250	85.4	▲ 3.8	89.1	2039	106.1	▲ 0.6	95.6	211
Nov-12	91.2	3.1	94.1	2403	90.1	3.3	92.4	2192	110.1	2.3	97.0	211
Dec-12	88.2	▲ 2.9	94.2	2834	87.1	▲ 3.0	92.9	2616	105.7	▲ 1.5	104.7	218
Jan-13	91.5	▲ 0.5	91.8	1682	90.2	▲ 1.0	91.0	1503	111.9	7.8	90.4	179
Feb-13	89.6	▲ 2.1	94.2	1958	88.3	▲ 2.1	92.9	1747	107.8	▲ 1.3	96.4	211
Mar-13	95.7	▲ 0.1	101.2	3201	94.5	▲ 0.7	101.4	2841	114.2	7.3	103.9	360
Apr-13	92.8	3.9	91.2	2105	91.0	4.2	90.1	1855	114.1	4.0	98.6	250
May-13	87.9	▲ 1.8	96.2	2256	86.3	▲ 2.1	92.9	2049	108.8	▲ 0.5	113.0	207
Jun-13	91.2	2.9	94.2	2476	89.7	2.1	94.3	2261	113.5	11.2	104.7	215
Jul-13	89.4	1.5	100.0	2847	88.2	1.3	98.5	2596	107.2	3.8	99.4	251

	Residential				Land and Detached House				Condominiums			
	Residential	change	median	Number of	Residential	change	median	Number of	Residential	change	median	Number of
	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year 2008=100)	Samples used for calculation
Apr-08	103.0		98.8	3040	102.9		99.0	2314	103.6		100.8	726
May-08	97.7		95.7	2949	97.0		91.8	2317	102.0		100.2	632
Jun-08	100.0		97.7	3256	99.8		97.8	2560	101.6		97.8	696
Jul-08	100.8		102.3	3391	100.7		104.2	2648	101.3		96.5	743
Aug-08	101.2		103.3	3126	101.2		105.1	2456	101.9		102.4	670
Sep-08	101.7		102.8	3237	101.7		104.7	2588	102.0		99.8	649
Oct-08	101.2		99.0	3156	101.2		98.7	2440	101.5		96.5	716
Nov-08	101.2		102.3	2955	101.9		102.4	2313	96.2		96.0	642
Dec-08	98.5		100.8	3514	98.5		101.0	2805	97.8		99.2	709
Jan-09	98.9		98.3	2354	99.2		94.1	1791	97.1		106.6	563
Feb-09	94.5		95.6	2455	94.3		96.4	1838	95.9		97.8	617
Mar-09	101.3		103.3	4091	101.6		104.7	3043	99.2		106.6	1048
Apr-09	92.9	▲ 9.8	93.0	3144	92.0	▲ 10.6	91.8	2351	98.0	▲ 5.3	97.7	793
May-09	91.4	▲ 6.5	87.8	2641	89.9	▲ 7.4	85.0	1966	99.1	▲ 2.8	98.5	675
Jun-09	91.1	▲ 8.9	88.9	3475	90.0	▲ 9.8	85.9	2649	98.0	▲ 3.6	94.1	826
Jul-09	93.0	▲ 7.7	93.0	3447	92.1	▲ 8.5	91.0	2584	98.2	▲ 3.0	97.1	863
Aug-09	90.1	▲ 11.0	92.3	2848	88.9	▲ 12.2	90.9	2151	96.8	▲ 5.1	101.2	697
Sep-09	95.3	▲ 6.3	98.2	3293	94.9	▲ 6.7	95.7	2562	98.2	▲ 3.8	105.9	731
Oct-09	91.1	▲ 10.0	94.0	3053	89.9	▲ 11.1	91.8	2301	98.4	▲ 3.0	99.8	752
Nov-09	95.1	▲ 6.1	93.5	3365	94.6	▲ 7.2	91.8	2496	98.0	1.9	101.2	869
Dec-09	93.9	▲ 4.6	98.2	3588	93.5	▲ 5.1	96.7	2752	97.8	0.0	101.2	836
Jan-10	94.3	▲ 4.6	92.0	2378	93.3	▲ 6.0	86.3	1773	99.9	2.9	104.5	605
Feb-10	94.1	▲ 0.5	93.0	2908	93.4	▲ 0.9	91.8	2170	98.7	3.0	101.2	738
Mar-10	99.0	▲ 2.3	103.3	4334	98.7	▲ 2.9	101.0	3204	101.3	2.1	105.6	1130
Apr-10	92.8	▲ 0.1	89.5	3286	91.8	▲ 0.3	90.9	2457	98.9	0.9	97.1	829
May-10	90.7	▲ 0.7	92.5	2895	89.6	▲ 0.3	90.9	2188	97.3	▲ 1.8	93.1	707
Jun-10	90.5	▲ 0.7	90.1	3574	89.2	▲ 0.9	87.2	2717	98.3	0.3	99.8	857
Jul-10	95.7	2.9	93.0	3652	95.1	3.3	91.4	2734	99.4	1.3	94.4	918
Aug-10	93.8	4.1	98.2	3273	93.0	4.6	96.4	2481	99.2	2.5	98.1	792
Sep-10	99.1	4.0	103.3	3728	98.6	4.0	104.7	2883	103.0	4.9	104.2	845
Oct-10	96.1	5.4	91.5	3394	95.2	5.9	93.2	2581	102.3	4.0	91.1	813
Nov-10	91.7	▲ 3.5	95.6	3542	89.6	▲ 5.2	96.4	2670	104.0	6.1	94.4	872
Dec-10	94.6	0.8	97.7	4185	94.2	0.7	99.3	3237	98.2	0.5	95.8	948
Jan-11	94.4	0.1	93.0	2620	93.0	▲ 0.3	91.6	1960	103.2	3.3	101.2	660
Feb-11	91.6	▲ 2.6	93.0	2890	90.0	▲ 3.7	91.8	2182	101.7	3.0	97.8	708
Mar-11	98.4	▲ 0.5	102.3	4499	97.5	▲ 1.2	100.1	3355	105.5	4.2	111.3	1144
Apr-11	92.6	▲ 0.2	93.0	2997	90.5	▲ 1.4	90.9	2272	105.2	6.4	101.8	725
May-11	93.3	2.9	92.0	3005	91.7	2.3	89.5	2323	103.2	6.1	101.2	682
Jun-11	91.4	1.0	90.9	3579	89.1	▲ 0.1	89.1	2792	104.6	6.4	96.5	787
Jul-11	93.4	▲ 2.4	97.1	3324	92.3	▲ 3.0	92.3	2604	101.2	1.7	96.1	720
Aug-11	95.0	1.2	92.0	3252	92.9	▲ 0.0	91.8	2447	107.6	8.5	98.1	805
Sep-11	96.2	▲ 2.9	100.2	3525	95.4	▲ 3.3	97.1	2771	102.7	▲ 0.3	99.8	754
Oct-11	91.4	▲ 4.8	94.6	3068	89.4	▲ 6.1	93.2	2382	104.7	2.3	94.4	686
Nov-11	93.3	1.7	93.0	3448	91.4	2.0	91.8	2738	105.3	1.2	101.2	710
Dec-11	92.4	▲ 2.3	98.2	3951	91.0	▲ 3.3	95.5	3191	103.4	5.2	98.1	760
Jan-12	97.2	3.0	98.2	2390	96.4	3.7	94.1	1876	103.0	▲ 0.2	97.8	514
Feb-12	95.3	4.1	95.6	2962	93.6	4.0	93.2	2312	105.7	4.0	99.8	650
Mar-12	98.3	▲ 0.2	103.9	4553	97.0	▲ 0.5	104.7	3544	108.0	2.3	106.6	1009
Apr-12	92.2	▲ 0.5	94.9	3094	89.6	▲ 0.9	91.8	2353	107.6	2.3	99.8	741
May-12	88.2	▲ 5.5	89.6	3201	85.2	▲ 7.1	87.2	2466	108.0	4.7	97.8	735
Jun-12	88.1	▲ 3.6	89.0	3315	85.4	▲ 4.2	85.7	2623	106.0	1.4	95.8	692
Jul-12	92.1	▲ 1.4	92.0	3337	90.8	▲ 1.7	91.8	2623	102.9	1.7	91.1	714
Aug-12	91.0	▲ 4.1	93.2	3136	89.0	▲ 4.2	90.9	2471	104.4	▲ 3.0	96.5	665
Sep-12	91.5	▲ 4.9	94.9	3146	89.6	▲ 6.1	91.8	2538	107.4	4.5	99.4	608
Oct-12	90.9	▲ 0.6	92.0	3266	88.9	▲ 0.6	90.9	2539	105.1	0.4	91.1	727
Nov-12	90.9	▲ 2.5	93.0	3472	88.4	▲ 3.3	90.9	2725	107.1	1.7	96.3	747
Dec-12	93.1	0.7	103.3	3787	91.7	0.7	103.3	3084	105.5	2.1	99.8	703
Jan-13	91.9	▲ 5.5	90.4	2579	89.7	▲ 7.0	86.3	1998	106.1	3.0	96.5	581
Feb-13	91.6	▲ 3.9	91.5	2809	89.5	▲ 4.3	90.9	2153	105.4	▲ 0.3	94.4	656
Mar-13	99.1	0.8	103.1	4506	97.6	0.6	101.0	3459	110.5	2.4	109.3	1047
Apr-13	89.4	▲ 3.0	89.4	3304	86.1	▲ 3.9	85.1	2493	109.3	1.6	99.8	811
May-13	92.5	4.8	90.7	3284	89.3	4.9	87.9	2465	110.7	2.5	98.5	819
Jun-13	90.4	2.7	93.0	3415	87.0	1.9	89.3	2646	112.0	5.7	105.2	769
Jul-13	91.3	▲ 0.9	93.0	3766	88.2	▲ 2.8	90.9	2953	112.1	8.9	101.2	813

	Residential				Land and Detached House				Condominiums			
	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year 2008=100)	Number of Samples used for calculation
	Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)			
Apr-08	106.9		107.5	828	107.2		108.1	778	(99.2)		103.6	50
May-08	101.0		93.3	857	100.8		93.5	807	(105.8)		101.2	50
Jun-08	101.2		106.2	924	101.2		105.7	869	(100.6)		111.0	55
Jul-08	101.7		101.8	1017	102.0		104.3	964	(95.1)		83.9	53
Aug-08	106.1		103.5	947	106.2		103.3	887	(104.7)		105.7	60
Sep-08	104.3		103.6	930	104.2		104.6	882	(106.5)		83.6	48
Oct-08	93.4		93.5	939	93.3		93.5	889	(97.3)		112.3	50
Nov-08	99.5		101.8	870	99.5		101.2	822	(99.7)		101.0	48
Dec-08	94.3		97.6	1092	94.2		97.8	1044	(96.4)		97.9	48
Jan-09	99.0		98.1	717	99.3		99.3	676	(90.4)		86.4	41
Feb-09	93.1		89.0	678	92.4		85.7	639	(107.3)		106.1	39
Mar-09	99.7		104.3	1047	99.8		102.9	961	(97.1)		107.3	86
Apr-09	96.8	▲ 9.4	97.5	870	96.8	▲ 9.7	98.9	806	(97.9)	(▲1.3)	81.4	64
May-09	92.1	▲ 8.8	89.0	726	91.8	▲ 8.9	88.0	660	(96.8)	(▲8.5)	104.5	66
Jun-09	98.0	▲ 3.2	104.6	933	97.9	▲ 3.3	104.6	867	(99.7)	(▲0.9)	109.2	66
Jul-09	91.9	▲ 9.7	88.8	901	91.8	▲ 9.9	85.8	843	(92.4)	(▲2.8)	95.8	58
Aug-09	92.6	▲ 12.7	97.5	772	93.0	▲ 12.5	97.8	718	(86.2)	(▲17.7)	96.7	54
Sep-09	94.0	▲ 9.9	95.2	895	94.0	▲ 9.8	93.5	837	(93.3)	(▲12.4)	98.7	58
Oct-09	89.5	▲ 4.2	90.1	847	89.1	▲ 4.5	87.6	791	(95.6)	(▲1.8)	120.1	56
Nov-09	94.0	▲ 5.6	94.4	852	93.6	▲ 5.9	93.5	793	(99.4)	(▲0.4)	119.3	59
Dec-09	93.8	▲ 0.5	95.8	1016	94.0	▲ 0.2	97.8	950	(88.6)	(▲8.0)	82.3	66
Jan-10	101.1	2.1	101.8	634	100.4	1.2	102.0	583	(113.0)	(25.0)	121.7	51
Feb-10	93.6	0.6	101.2	790	92.3	▲ 0.1	97.9	730	(113.0)	(5.3)	125.2	60
Mar-10	94.3	▲ 5.4	101.8	1136	93.7	▲ 6.1	101.6	1044	(105.9)	(9.1)	106.1	92
Apr-10	93.1	▲ 3.9	101.8	856	92.3	▲ 4.6	102.0	793	(105.8)	(8.1)	112.7	63
May-10	98.1	6.6	95.8	782	97.9	6.7	93.5	720	(101.1)	(4.5)	112.0	62
Jun-10	99.0	1.0	104.3	995	98.8	0.9	102.0	909	(101.2)	(1.6)	110.2	86
Jul-10	95.6	4.0	106.0	1117	93.2	1.4	98.7	947	(112.1)	(21.3)	152.2	170
Aug-10	90.8	▲ 1.9	96.3	923	89.9	▲ 3.3	92.2	854	(105.5)	(22.4)	119.3	69
Sep-10	98.7	5.1	101.8	1033	98.3	4.6	101.2	951	(107.6)	(15.2)	118.5	82
Oct-10	91.1	1.8	96.8	899	89.0	▲ 0.2	94.5	828	(112.4)	(17.6)	116.0	71
Nov-10	94.5	0.6	96.8	1005	93.4	▲ 0.2	95.6	925	(111.6)	(12.3)	103.6	80
Dec-10	97.6	4.1	101.8	1223	97.5	3.7	102.0	1155	(102.5)	(15.7)	111.7	68
Jan-11	89.7	▲ 11.3	93.3	732	89.4	▲ 11.0	91.8	690	(94.4)	(▲16.4)	106.1	42
Feb-11	89.7	▲ 4.1	91.8	794	87.8	▲ 4.9	91.8	734	(109.7)	(▲2.9)	99.1	60
Mar-11	97.2	3.1	98.8	1187	97.0	3.4	98.6	1104	(101.3)	(▲4.3)	98.7	83
Apr-11	94.3	1.3	97.5	843	93.9	1.7	94.5	767	(100.3)	(▲5.2)	102.0	76
May-11	91.8	▲ 6.4	95.8	876	91.2	▲ 6.8	94.7	801	(103.4)	(2.3)	106.1	75
Jun-11	90.7	▲ 8.4	84.8	1078	89.9	▲ 9.0	87.4	1000	(107.7)	(6.4)	79.4	78
Jul-11	91.3	▲ 4.5	89.0	988	90.7	▲ 2.7	89.6	921	(106.4)	(▲5.1)	80.6	67
Aug-11	95.6	5.3	93.3	818	94.8	5.5	93.5	763	(111.5)	(5.7)	102.8	55
Sep-11	94.7	▲ 4.1	101.8	951	94.2	▲ 4.2	101.2	883	(105.6)	(▲1.8)	99.5	68
Oct-11	91.4	0.4	93.3	852	90.4	1.6	93.5	793	(111.7)	(▲0.7)	97.7	59
Nov-11	92.7	▲ 1.9	97.5	907	92.0	▲ 1.5	96.1	832	(108.5)	(▲2.7)	111.0	75
Dec-11	91.0	▲ 6.8	94.1	1176	90.5	▲ 7.1	93.5	1111	(103.6)	(1.0)	97.9	65
Jan-12	87.2	▲ 2.8	91.6	695	86.4	▲ 3.3	91.8	658	(104.3)	(10.5)	106.9	37
Feb-12	89.2	▲ 0.6	92.9	788	88.1	0.4	90.3	721	(108.1)	(▲1.5)	102.8	67
Mar-12	95.6	▲ 1.6	105.8	1174	95.3	▲ 1.7	106.1	1096	(104.5)	(3.2)	100.8	78
Apr-12	91.9	▲ 2.6	95.3	864	91.0	▲ 3.2	93.5	796	(112.7)	(12.3)	97.9	68
May-12	89.0	▲ 3.1	89.9	847	87.5	▲ 4.1	86.9	794	(116.5)	(12.7)	110.1	53
Jun-12	96.1	6.0	101.1	885	95.3	6.0	101.1	828	(116.9)	(8.5)	101.2	57
Jul-12	90.7	▲ 0.6	93.3	1003	89.4	▲ 1.4	93.5	939	(119.2)	(12.0)	101.2	64
Aug-12	92.9	▲ 2.9	100.8	873	91.5	▲ 3.5	100.3	816	(125.8)	(12.8)	101.2	57
Sep-12	89.5	▲ 5.5	95.7	778	88.4	▲ 6.2	94.2	730	(112.0)	(6.0)	117.2	48
Oct-12	91.8	0.4	92.9	911	90.8	0.4	91.6	864	(115.3)	(3.3)	113.5	47
Nov-12	90.4	▲ 2.5	90.5	922	88.7	▲ 3.6	88.5	863	(126.0)	(16.1)	102.8	59
Dec-12	88.1	▲ 3.2	87.3	1133	86.9	▲ 4.0	85.5	1078	(115.8)	(11.8)	101.2	55
Jan-13	87.6	0.4	83.0	676	86.3	▲ 0.2	82.4	632	(115.3)	(10.5)	93.4	44
Feb-13	85.2	▲ 4.5	91.1	748	84.3	▲ 4.3	89.3	709	(109.4)	(1.2)	106.9	39
Mar-13	92.9	▲ 2.9	107.7	1213	91.9	▲ 3.6	104.6	1125	(110.8)	(6.0)	112.3	88
Apr-13	90.6	▲ 1.3	97.5	904	89.3	▲ 1.8	95.7	830	(115.8)	(2.8)	103.9	74
May-13	88.5	▲ 0.5	95.8	870	87.5	▲ 0.0	95.7	816	(113.4)	(▲2.7)	98.3	54
Jun-13	90.2	▲ 6.0	93.3	890	88.8	▲ 6.9	90.7	825	(119.2)	(2.0)	118.5	65
Jul-13	86.4	▲ 4.8	96.4	1096	85.0	▲ 4.9	93.5	1033	(118.8)	(▲0.3)	117.2	63

※Due to number of samples being insufficient, numbers with parenthesis are 'only advisory'.

	Residential				Land and Detached House				Condominiums			
	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year 2008=100)	Number of Samples used for calculation
	Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)			
Apr-08	105.9		97.6	417	106.6		96.1	390	(90.4)		105.4	27
May-08	100.2		95.3	451	99.9		94.9	427	(107.6)		106.5	24
Jun-08	108.8		108.3	469	109.1		108.1	445	(97.7)		111.4	24
Jul-08	102.1		105.3	548	102.0		105.3	520	(105.9)		106.8	28
Aug-08	103.3		103.9	470	103.1		103.5	439	(110.8)		114.6	31
Sep-08	101.0		95.3	403	100.9		95.0	385	(107.6)		79.7	18
Oct-08	99.8		95.3	517	99.8		94.9	495	(102.9)		88.5	22
Nov-08	90.9		96.4	450	91.1		96.6	427	(85.4)		91.7	23
Dec-08	90.7		95.3	505	90.7		94.9	476	(90.1)		100.8	29
Jan-09	93.0		103.9	367	92.8		103.5	351	(100.0)		121.5	16
Feb-09	102.3		103.9	351	102.1		103.5	331	(105.5)		90.7	20
Mar-09	101.7		99.6	533	101.9		103.5	503	(96.1)		82.5	30
Apr-09	94.2	▲ 11.0	94.0	408	94.4	▲ 11.5	94.9	379	(89.7)	(▲0.8)	73.3	29
May-09	92.3	▲ 7.9	94.1	371	91.9	▲ 8.1	92.3	344	(100.8)	(▲6.4)	114.6	27
Jun-09	89.1	▲ 18.1	86.6	516	88.1	▲ 19.2	86.3	477	(102.5)	(5.0)	119.2	39
Jul-09	95.3	▲ 6.7	89.2	489	95.2	▲ 6.6	90.4	462	(96.2)	(▲9.2)	75.0	27
Aug-09	87.7	▲ 15.1	90.5	384	87.3	▲ 15.3	89.0	358	(95.3)	(▲13.9)	98.5	26
Sep-09	93.5	▲ 7.5	99.6	410	93.7	▲ 7.1	98.3	386	(88.0)	(▲18.2)	116.0	24
Oct-09	90.6	▲ 9.3	90.7	430	90.4	▲ 9.4	90.6	407	(94.8)	(▲7.9)	84.3	23
Nov-09	88.3	▲ 2.8	95.3	433	88.0	▲ 3.4	88.4	409	(93.0)	(8.8)	125.0	24
Dec-09	91.8	1.2	101.8	557	91.7	1.0	101.0	523	(96.6)	(7.2)	114.1	34
Jan-10	90.2	▲ 3.1	86.6	369	89.6	▲ 3.5	86.3	343	(101.9)	(1.8)	104.5	26
Feb-10	87.4	▲ 14.5	95.3	412	87.0	▲ 14.8	94.8	384	(95.3)	(▲9.6)	133.4	28
Mar-10	94.0	▲ 7.6	95.3	549	94.3	▲ 7.4	94.9	510	(86.1)	(▲10.4)	89.8	39
Apr-10	91.7	▲ 2.7	91.7	485	91.4	▲ 3.2	90.7	438	(97.5)	(8.7)	112.7	47
May-10	89.6	▲ 2.9	91.3	381	88.8	▲ 3.3	92.7	349	(104.1)	(3.3)	92.1	32
Jun-10	93.1	4.5	95.3	505	92.7	5.3	93.2	473	(100.6)	(▲1.9)	111.4	32
Jul-10	91.6	▲ 3.8	88.3	561	91.2	▲ 4.2	88.8	526	(100.7)	(4.6)	85.2	35
Aug-10	89.6	2.2	94.0	469	89.3	2.3	94.9	438	(98.6)	(3.5)	94.4	31
Sep-10	94.1	0.7	95.3	537	94.2	0.5	94.9	513	(92.9)	(5.5)	83.5	24
Oct-10	85.8	▲ 5.3	90.9	470	85.5	▲ 5.4	90.6	442	(90.0)	(▲5.0)	74.7	28
Nov-10	88.7	0.4	92.7	486	88.6	0.6	92.3	457	(91.4)	(▲1.7)	95.6	29
Dec-10	82.1	▲ 10.6	88.8	545	81.5	▲ 11.1	88.9	513	(95.8)	(▲0.8)	89.4	32
Jan-11	87.2	▲ 3.3	86.6	411	87.3	▲ 2.6	87.3	381	(86.1)	(▲15.5)	68.5	30
Feb-11	80.2	▲ 8.2	83.1	448	78.6	▲ 9.7	82.0	425	(112.0)	(17.5)	91.7	23
Mar-11	87.1	▲ 7.3	86.6	564	86.4	▲ 8.4	86.3	523	(98.3)	(14.1)	105.4	41
Apr-11	89.6	▲ 2.4	90.9	413	89.8	▲ 1.7	90.2	390	(85.2)	(▲12.6)	105.4	23
May-11	87.4	▲ 2.5	91.2	450	85.8	▲ 3.5	89.1	427	(106.9)	(2.7)	134.7	23
Jun-11	88.8	▲ 4.7	86.6	527	88.7	▲ 4.4	86.3	496	(90.4)	(▲10.2)	110.0	31
Jul-11	81.1	▲ 11.5	90.9	490	79.7	▲ 12.7	89.2	462	(103.7)	(3.0)	144.8	28
Aug-11	87.7	▲ 2.1	86.6	452	87.4	▲ 2.1	88.0	421	(97.1)	(▲1.6)	77.9	31
Sep-11	83.8	▲ 10.9	86.6	510	83.6	▲ 11.3	87.1	490	(93.0)	(0.2)	58.2	20
Oct-11	92.3	7.7	95.3	471	91.6	7.2	93.4	442	(109.8)	(22.0)	103.1	29
Nov-11	84.1	▲ 5.1	86.6	479	82.8	▲ 6.5	85.4	449	(106.2)	(16.2)	96.7	30
Dec-11	89.4	8.9	90.9	599	89.1	9.4	94.8	556	(95.6)	(▲0.2)	77.9	43
Jan-12	86.4	▲ 0.9	85.2	372	85.9	▲ 1.5	86.1	347	(100.7)	(16.9)	73.3	25
Feb-12	87.4	9.0	86.6	406	86.7	10.3	86.3	382	(103.0)	(▲8.1)	99.9	24
Mar-12	91.3	4.8	97.0	549	89.8	3.9	90.6	487	(103.6)	(5.4)	151.7	62
Apr-12	87.1	▲ 2.8	85.7	407	86.1	▲ 4.1	85.3	376	(103.3)	(21.3)	91.7	31
May-12	87.2	▲ 0.2	86.6	457	86.6	0.9	86.3	432	(102.4)	(▲4.2)	82.5	25
Jun-12	83.4	▲ 6.0	86.4	486	82.4	▲ 7.1	85.2	454	(105.9)	(17.2)	94.0	32
Jul-12	79.7	▲ 1.7	86.6	494	78.3	▲ 1.7	86.3	460	(113.0)	(9.0)	91.7	34
Aug-12	86.6	▲ 1.3	90.9	456	85.8	▲ 1.8	87.4	434	(102.1)	(5.1)	130.2	22
Sep-12	85.2	1.7	84.2	446	85.0	1.7	84.5	423	(92.8)	(▲0.2)	71.5	23
Oct-12	84.5	▲ 8.5	87.8	443	83.9	▲ 8.5	87.5	471	(97.3)	(▲11.4)	90.7	28
Nov-12	82.3	▲ 2.2	86.6	457	81.0	▲ 2.1	84.3	429	(98.7)	(▲7.1)	102.7	28
Dec-12	84.0	▲ 5.9	90.9	519	83.6	▲ 6.2	93.2	485	(97.9)	(2.4)	77.9	34
Jan-13	75.9	▲ 12.2	71.0	344	74.6	▲ 13.2	71.0	314	(108.8)	(8.1)	73.8	30
Feb-13	82.7	▲ 5.4	85.7	390	81.2	▲ 6.4	86.3	358	(107.0)	(3.9)	85.7	32
Mar-13	88.9	▲ 2.6	94.4	607	87.8	▲ 2.3	90.8	568	(111.8)	(7.9)	114.6	39
Apr-13	80.2	▲ 8.0	84.9	517	78.7	▲ 8.7	84.6	482	(106.3)	(2.9)	97.2	35
May-13	82.8	▲ 5.1	82.3	488	81.3	▲ 6.1	82.0	456	(115.6)	(12.9)	96.2	32
Jun-13	84.6	1.5	84.7	448	83.7	1.6	84.3	419	(110.3)	(4.2)	91.7	29
Jul-13	86.1	8.0	86.6	523	85.0	8.6	86.3	498	(115.6)	(2.3)	73.3	25

※Due to number of samples being insufficient, numbers with parenthesis are 'only advisory'.

	Residential				Land and Detached House				Condominiums			
	Residential	change	median	Number of	Residential	change	median	Number of	Residential	change	median	Number of
	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year 2008=100)	Samples used for calculation
Apr-08	102.0		101.3	1442	101.8		103.1	1212	104.3		98.4	230
May-08	100.1		105.5	1537	100.3		104.5	1329	97.0		101.7	208
Jun-08	99.5		101.3	1697	99.2		102.4	1479	103.6		102.0	218
Jul-08	99.8		101.3	1698	100.6		100.3	1442	90.9		100.2	256
Aug-08	102.5		101.3	1502	102.7		100.3	1333	100.9		92.1	169
Sep-08	98.7		101.3	1652	97.9		100.3	1401	108.5		111.8	251
Oct-08	99.6		97.1	1758	99.8		97.6	1505	97.6		96.6	253
Nov-08	99.2		103.0	1453	99.1		104.5	1259	100.9		98.4	194
Dec-08	100.6		95.2	1688	100.9		93.1	1477	96.7		102.9	211
Jan-09	100.1		96.2	1193	100.5		97.7	1046	95.6		87.7	147
Feb-09	96.8		92.8	1246	96.1		91.9	1081	103.9		105.5	165
Mar-09	101.1		103.8	1837	101.1		104.4	1542	100.2		102.9	295
Apr-09	94.1	▲ 7.8	91.4	1404	93.4	▲ 8.3	90.9	1194	99.6	▲ 4.5	96.1	210
May-09	91.9	▲ 8.2	92.8	1284	91.3	▲ 9.0	91.9	1074	96.2	▲ 0.9	98.2	210
Jun-09	92.0	▲ 7.6	89.3	1676	91.2	▲ 8.0	85.6	1432	99.5	▲ 4.0	103.7	244
Jul-09	92.6	▲ 7.2	93.8	1696	91.3	▲ 9.3	92.8	1479	104.1	14.5	99.5	217
Aug-09	98.2	▲ 4.2	101.3	1411	97.8	▲ 4.8	100.3	1198	101.9	1.1	102.9	213
Sep-09	97.8	▲ 0.8	99.7	1454	97.4	▲ 0.5	96.3	1246	102.5	▲ 5.5	111.8	208
Oct-09	91.1	▲ 8.6	89.1	1476	89.4	▲ 10.5	88.4	1273	106.7	9.3	93.9	203
Nov-09	91.6	▲ 7.7	92.8	1512	90.7	▲ 8.5	91.9	1311	99.7	▲ 1.2	96.6	201
Dec-09	91.1	▲ 9.5	97.1	1695	89.9	▲ 10.9	96.1	1471	101.7	5.2	98.4	224
Jan-10	91.8	▲ 8.3	88.6	1117	90.6	▲ 9.9	88.1	964	103.9	8.7	88.5	153
Feb-10	89.9	▲ 7.1	92.6	1369	88.0	▲ 8.4	91.9	1152	105.3	1.4	96.6	217
Mar-10	101.5	0.5	110.2	2106	101.3	0.2	108.8	1748	103.3	3.1	119.0	358
Apr-10	95.3	1.4	97.1	1561	94.2	0.9	98.6	1321	105.8	6.2	96.6	240
May-10	91.8	▲ 0.1	91.7	1390	90.2	▲ 1.2	91.9	1172	103.6	7.7	89.4	218
Jun-10	95.0	3.3	92.8	1771	93.4	2.4	94.0	1536	109.4	9.9	96.6	235
Jul-10	98.7	6.6	99.6	1741	98.3	7.7	98.6	1469	102.0	▲ 2.0	105.5	272
Aug-10	95.7	▲ 2.5	101.3	1689	93.9	▲ 3.9	100.3	1437	108.6	6.5	102.9	252
Sep-10	95.2	▲ 2.6	101.0	1766	93.9	▲ 3.5	98.6	1520	109.6	6.9	107.3	246
Oct-10	90.5	▲ 0.6	88.6	1611	89.1	▲ 0.3	91.9	1387	106.3	▲ 0.3	77.4	224
Nov-10	96.9	5.8	101.3	1693	95.0	4.8	100.3	1439	112.8	13.2	107.3	254
Dec-10	100.6	10.4	105.9	1919	99.3	10.5	107.0	1625	109.9	8.1	107.3	294
Jan-11	97.8	6.6	98.3	1282	95.8	5.7	96.1	1122	115.7	11.4	105.5	160
Feb-11	96.7	7.5	92.8	1383	95.1	8.1	92.7	1204	112.1	6.4	90.2	179
Mar-11	104.1	2.5	108.0	2038	101.6	0.3	104.5	1739	120.1	16.3	122.4	299
Apr-11	92.0	▲ 3.6	99.6	1469	90.4	▲ 4.0	100.3	1261	105.3	▲ 0.5	96.1	208
May-11	94.3	2.7	97.1	1425	91.7	1.6	98.6	1225	116.8	12.7	89.4	200
Jun-11	91.8	▲ 3.4	93.6	1681	88.2	▲ 5.5	91.9	1455	117.9	7.7	102.4	226
Jul-11	98.9	0.2	101.3	1617	97.5	▲ 0.8	102.3	1432	114.1	11.8	80.5	185
Aug-11	92.9	▲ 2.9	93.2	1631	90.0	▲ 4.1	100.2	1395	120.3	10.8	83.6	236
Sep-11	97.8	2.7	105.5	1681	96.3	2.5	104.5	1483	113.2	3.3	98.4	198
Oct-11	95.2	5.2	97.1	1573	93.5	4.9	98.6	1392	114.8	7.9	89.4	181
Nov-11	92.5	▲ 4.5	95.4	1559	89.6	▲ 5.7	95.3	1383	119.4	5.9	100.6	176
Dec-11	96.7	▲ 3.9	101.7	1882	94.6	▲ 4.8	104.5	1672	119.0	8.4	93.0	210
Jan-12	93.5	▲ 4.4	88.6	1246	91.4	▲ 4.6	88.1	1094	116.4	0.6	85.3	152
Feb-12	95.0	▲ 1.7	101.3	1447	93.1	▲ 2.1	100.3	1262	113.0	0.8	93.9	185
Mar-12	101.4	▲ 2.6	109.7	2184	100.0	▲ 1.6	112.2	1860	117.0	▲ 2.6	97.5	324
Apr-12	93.0	1.1	97.1	1463	90.6	0.3	98.6	1237	113.6	7.9	98.4	226
May-12	92.5	▲ 1.9	101.3	1565	90.1	▲ 1.8	102.4	1353	119.7	2.5	98.4	212
Jun-12	94.9	3.3	93.7	1660	92.0	4.4	96.1	1421	122.4	3.9	89.4	239
Jul-12	95.8	▲ 3.2	101.3	1724	93.4	▲ 4.3	103.6	1485	121.8	6.8	93.9	239
Aug-12	92.1	▲ 0.9	92.8	1548	90.1	0.1	95.1	1361	117.4	▲ 2.4	89.4	187
Sep-12	97.9	0.0	108.7	1491	96.4	0.2	108.6	1276	116.2	2.6	111.8	215
Oct-12	90.9	▲ 4.5	96.7	1604	87.7	▲ 6.2	97.0	1386	122.3	6.5	89.9	218
Nov-12	92.9	0.5	101.3	1735	89.4	▲ 0.2	102.8	1475	124.4	4.2	98.4	260
Dec-12	92.9	▲ 3.9	102.8	1939	91.2	▲ 3.6	105.2	1722	118.6	▲ 0.4	89.4	217
Jan-13	91.6	▲ 2.1	92.8	1263	89.3	▲ 2.4	96.1	1103	122.7	5.4	80.0	160
Feb-13	90.3	▲ 5.0	92.8	1475	87.6	▲ 6.0	93.6	1261	126.2	11.7	85.0	214
Mar-13	100.4	▲ 1.0	107.4	2198	98.2	▲ 1.8	107.8	1897	126.8	8.4	103.7	301
Apr-13	95.6	2.9	101.3	1597	92.0	1.5	100.3	1332	125.5	10.5	102.0	265
May-13	96.1	3.8	101.3	1623	93.9	4.3	102.8	1397	122.2	2.0	91.5	226
Jun-13	94.0	▲ 0.9	101.3	1720	90.3	▲ 1.9	102.8	1467	132.9	8.6	102.9	253
Jul-13	97.9	2.2	105.5	1955	95.1	1.9	108.6	1664	129.8	6.5	80.5	291

	Residential				Land and Detached House				Condominiums			
	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year)	Number of Samples used for calculation	Residential	change compared to year-earlier month (%)	median index (average of fiscal year 2008=100)	Number of Samples used for calculation
	Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)				Property Price Index (average of fiscal year 2008=100)			
Apr-08	105.7		100.8	5493	106.0		102.6	3598	104.7		101.8	1895
May-08	104.4		100.8	5387	105.0		101.2	3726	101.9		97.2	1661
Jun-08	103.5		101.0	6024	103.3		102.0	4202	104.4		101.8	1822
Jul-08	103.3		100.8	6357	103.0		99.7	4401	104.6		100.9	1956
Aug-08	102.2		103.4	5533	102.7		101.0	3818	100.4		101.8	1715
Sep-08	103.4		100.8	5921	104.1		103.0	4073	100.3		97.9	1848
Oct-08	98.7		99.4	5864	98.3		98.7	4017	100.3		100.9	1847
Nov-08	97.4		100.0	5236	96.8		98.0	3564	99.7		99.5	1672
Dec-08	93.9		97.0	5940	93.4		96.9	4091	96.1		97.6	1849
Jan-09	94.5		96.3	4207	93.8		95.4	2750	96.5		99.5	1457
Feb-09	94.2		95.2	4653	94.2		97.8	3102	94.4		92.5	1551
Mar-09	99.2		104.7	7997	99.9		103.6	5192	96.4		108.8	2805
Apr-09	93.1	▲ 11.9	93.7	5409	91.7	▲ 13.5	92.1	3495	97.2	▲ 7.2	99.0	1914
May-09	92.4	▲ 11.5	95.2	5094	91.0	▲ 13.4	93.1	3407	96.7	▲ 5.2	97.2	1687
Jun-09	93.8	▲ 9.4	95.2	6751	93.3	▲ 9.6	92.1	4536	95.4	▲ 8.7	98.1	2215
Jul-09	93.5	▲ 9.5	95.2	6700	92.6	▲ 10.1	94.7	4500	96.5	▲ 7.7	97.2	2200
Aug-09	93.3	▲ 8.7	96.3	5350	91.5	▲ 10.9	93.8	3515	98.4	▲ 2.0	101.8	1835
Sep-09	97.8	▲ 5.4	98.9	6024	97.3	▲ 6.5	98.0	4025	99.3	▲ 1.0	104.1	1999
Oct-09	91.6	▲ 7.2	93.3	5978	89.5	▲ 8.9	92.0	3873	97.9	▲ 2.4	96.7	2105
Nov-09	94.3	▲ 3.2	94.0	6089	91.9	▲ 5.1	92.1	3971	101.5	1.8	97.2	2118
Dec-09	92.6	▲ 1.4	96.5	6576	91.0	▲ 2.5	95.4	4449	98.6	2.6	99.5	2127
Jan-10	95.5	1.1	92.9	4358	94.2	0.4	91.1	2823	99.7	3.3	100.7	1535
Feb-10	96.3	2.2	95.6	5450	94.7	0.6	96.1	3499	101.6	7.6	100.9	1951
Mar-10	100.9	1.8	102.6	8529	100.5	0.6	102.0	5501	102.6	6.4	106.9	3028
Apr-10	94.0	1.0	92.6	6096	91.7	▲ 0.0	92.1	3896	101.3	4.3	93.4	2200
May-10	97.3	5.3	93.3	5382	95.7	5.2	93.8	3556	102.6	6.2	98.1	1826
Jun-10	97.3	3.7	96.3	6615	95.7	2.5	93.8	4436	102.7	7.7	101.8	2179
Jul-10	95.8	2.4	97.0	7110	92.6	0.0	93.9	4667	104.6	8.4	101.8	2443
Aug-10	97.5	4.5	100.0	6097	95.4	4.2	98.0	4172	105.0	6.7	102.3	1925
Sep-10	100.5	2.8	102.5	6704	100.1	2.9	102.0	4559	102.0	2.7	101.8	2145
Oct-10	97.3	6.1	98.2	6061	94.9	6.0	96.8	4192	105.5	7.8	98.6	1869
Nov-10	96.0	1.7	100.8	6872	94.8	3.1	95.7	4390	99.1	▲ 2.3	109.1	2482
Dec-10	97.0	4.8	99.5	7428	94.7	4.0	98.0	5097	104.7	6.2	99.9	2331
Jan-11	98.6	3.2	102.1	5089	97.2	3.2	98.0	3347	102.5	2.8	108.7	1742
Feb-11	97.4	1.1	97.0	5316	95.6	0.9	97.4	3519	104.3	2.6	99.5	1797
Mar-11	100.8	▲ 0.1	106.4	8089	99.5	▲ 1.0	102.0	5365	106.0	3.3	111.0	2724
Apr-11	97.7	3.9	97.4	5269	95.5	4.1	98.0	3549	104.6	3.2	97.2	1720
May-11	96.9	▲ 0.4	97.0	5054	94.4	▲ 1.3	96.6	3440	105.0	2.3	97.2	1614
Jun-11	95.5	▲ 1.9	96.3	6213	92.9	▲ 2.9	94.4	4397	105.4	2.6	96.9	1816
Jul-11	97.8	2.1	98.9	5853	96.1	3.8	98.0	4091	104.2	▲ 0.3	93.5	1762
Aug-11	97.0	▲ 0.5	98.9	5681	95.0	▲ 0.4	98.0	3967	104.2	▲ 0.7	99.5	1714
Sep-11	100.5	0.0	102.6	6449	99.2	▲ 0.9	101.3	4568	106.0	3.8	100.9	1881
Oct-11	97.4	0.1	96.3	5560	95.4	0.5	95.4	3957	105.4	▲ 0.1	93.9	1603
Nov-11	95.7	▲ 0.3	99.6	6030	94.0	▲ 0.8	98.4	4291	102.0	2.8	92.5	1739
Dec-11	97.7	0.7	100.8	7177	96.5	1.9	98.0	5137	102.8	▲ 1.9	100.9	2040
Jan-12	97.0	▲ 1.6	93.3	4231	94.9	▲ 2.3	92.4	2975	105.1	2.5	92.5	1256
Feb-12	94.2	▲ 3.3	95.4	5190	91.8	▲ 4.0	93.8	3619	103.0	▲ 1.2	92.5	1571
Mar-12	99.8	▲ 1.0	103.8	8024	98.9	▲ 0.6	98.7	5406	103.3	▲ 2.6	108.7	2618
Apr-12	93.6	▲ 4.2	92.6	5209	90.0	▲ 5.7	93.4	3448	105.3	0.7	94.8	1761
May-12	94.1	▲ 2.9	93.3	5377	91.5	▲ 3.1	92.1	3697	103.6	▲ 1.3	96.2	1680
Jun-12	95.3	▲ 0.2	96.3	5804	93.2	0.4	94.7	4091	102.6	▲ 2.6	92.1	1713
Jul-12	93.3	▲ 4.6	94.8	6233	90.4	▲ 6.0	92.1	4371	104.0	▲ 0.2	96.2	1862
Aug-12	93.4	▲ 3.8	97.0	5519	90.6	▲ 4.6	95.5	3848	103.9	▲ 0.4	96.7	1671
Sep-12	98.3	▲ 2.3	100.2	5766	97.5	▲ 1.8	98.7	4054	101.9	▲ 3.9	98.6	1712
Oct-12	94.5	▲ 3.0	98.2	5584	92.4	▲ 3.1	98.0	3939	102.5	▲ 2.7	91.6	1645
Nov-12	93.2	▲ 2.6	94.2	6280	91.2	▲ 3.0	92.4	4371	100.7	▲ 1.2	93.9	1909
Dec-12	97.8	0.0	100.0	6776	96.7	0.2	98.7	4822	102.4	▲ 0.4	98.1	1954
Jan-13	95.5	▲ 1.5	94.4	4344	93.0	▲ 2.1	95.4	2997	105.3	0.2	89.3	1347
Feb-13	95.9	1.9	93.3	5050	94.4	2.8	95.4	3348	102.0	▲ 1.0	87.9	1702
Mar-13	101.9	2.1	102.6	8589	101.6	2.7	102.0	5803	103.2	▲ 0.1	100.9	2786
Apr-13	96.4	3.0	96.3	5889	93.9	4.3	95.1	3832	104.5	▲ 0.8	96.2	2057
May-13	95.1	1.0	93.3	5974	91.8	0.4	90.5	4040	105.8	2.1	94.4	1934
Jun-13	95.4	0.1	97.3	6554	91.8	▲ 1.6	96.4	4543	107.8	5.1	95.3	2011
Jul-13	95.8	2.7	97.4	6842	93.0	2.9	97.4	4717	106.6	2.5	95.8	2125

	Residential				Land and Detached House				Condominiums			
	Residential	change	median	Number of	Residential	change	median	Number of	Residential	change	median	Number of
	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year 2008=100)	Samples used for calculation
Apr-08	102.8		101.3	1250	103.0		102.4	1062	100.2		103.4	188
May-08	106.4		98.7	1365	106.8		98.9	1199	99.6		88.9	166
Jun-08	104.6		111.0	1504	104.9		109.4	1320	100.8		107.0	184
Jul-08	102.7		101.4	1524	102.4		98.9	1345	107.2		111.2	179
Aug-08	102.0		104.4	1516	101.8		105.8	1347	104.6		96.3	169
Sep-08	101.1		101.4	1375	101.3		101.6	1220	97.1		86.7	155
Oct-08	103.0		101.7	1480	103.3		100.9	1312	97.5		100.4	168
Nov-08	98.4		99.3	1395	98.4		103.4	1224	97.8		89.7	171
Dec-08	96.3		91.8	1431	96.1		89.1	1280	98.9		103.7	151
Jan-09	97.5		96.1	1075	97.5		98.9	916	98.4		94.8	159
Feb-09	90.1		94.1	1054	88.9		91.5	915	101.3		103.0	139
Mar-09	98.2		98.7	1699	98.1		98.9	1398	99.4		114.9	301
Apr-09	91.2	▲ 11.3	89.7	1223	90.5	▲ 12.2	88.7	1026	98.5	▲ 1.7	96.3	197
May-09	94.9	▲ 10.8	95.3	1090	95.4	▲ 10.7	96.5	942	89.7	▲ 9.9	93.7	148
Jun-09	90.0	▲ 14.0	90.7	1536	89.7	▲ 14.5	88.6	1342	93.6	▲ 7.2	94.8	194
Jul-09	93.7	▲ 8.7	90.7	1467	93.1	▲ 9.1	89.1	1234	99.9	▲ 6.8	103.5	233
Aug-09	92.3	▲ 9.5	95.0	1233	91.8	▲ 9.9	91.8	1075	98.3	▲ 6.0	103.4	158
Sep-09	94.6	▲ 6.4	99.5	1388	93.8	▲ 7.4	98.0	1229	105.8	8.9	113.4	159
Oct-09	90.9	▲ 11.7	95.0	1253	89.9	▲ 12.9	94.0	1071	100.3	2.9	101.1	182
Nov-09	86.9	▲ 11.7	90.7	1437	85.9	▲ 12.8	88.1	1234	97.6	▲ 0.2	103.7	203
Dec-09	88.8	▲ 7.8	89.7	1531	87.9	▲ 8.5	89.1	1346	100.0	1.1	85.6	185
Jan-10	94.5	▲ 3.1	92.8	1034	93.7	▲ 3.9	91.5	854	102.1	3.8	102.3	180
Feb-10	87.2	▲ 3.3	91.3	1207	85.9	▲ 3.3	91.2	1038	102.8	1.5	94.8	169
Mar-10	93.8	▲ 4.5	100.4	2006	92.9	▲ 5.3	98.9	1687	103.8	4.4	103.7	319
Apr-10	93.1	2.1	91.8	1513	91.3	0.9	91.5	1259	104.9	6.5	104.8	254
May-10	89.0	▲ 6.2	88.1	1226	87.6	▲ 8.2	86.9	1044	102.9	14.7	98.2	182
Jun-10	88.2	▲ 1.9	89.1	1511	87.3	▲ 2.6	86.2	1350	102.1	9.1	103.7	161
Jul-10	92.1	▲ 1.7	96.1	1656	91.2	▲ 2.1	95.4	1422	103.1	3.1	107.4	234
Aug-10	91.9	▲ 0.4	96.1	1469	90.7	▲ 1.1	94.0	1275	107.6	9.4	100.5	194
Sep-10	94.1	▲ 0.6	96.1	1583	93.4	▲ 0.4	98.0	1386	104.8	▲ 0.9	99.7	197
Oct-10	90.1	▲ 0.9	90.7	1478	88.9	▲ 1.2	88.6	1277	105.7	5.3	97.1	201
Nov-10	90.3	4.0	95.0	1545	88.9	3.5	97.5	1327	109.6	12.3	102.5	218
Dec-10	92.7	4.4	93.4	1872	91.4	3.9	93.0	1651	109.4	9.4	100.8	221
Jan-11	92.0	▲ 2.7	92.0	1196	90.3	▲ 3.6	90.0	1019	107.2	5.0	104.5	177
Feb-11	89.1	2.2	88.1	1355	87.5	1.8	86.6	1184	107.4	4.4	98.6	171
Mar-11	94.4	0.7	97.5	1932	93.6	0.7	98.0	1633	105.6	1.7	102.3	299
Apr-11	91.6	▲ 1.5	93.4	1385	90.4	▲ 1.0	89.1	1195	104.8	▲ 0.1	113.0	190
May-11	92.5	4.0	96.1	1418	91.4	4.4	94.0	1233	108.4	5.4	106.1	185
Jun-11	95.4	8.1	95.7	1665	94.5	8.2	94.0	1461	108.6	6.4	94.8	204
Jul-11	88.6	▲ 3.9	94.7	1514	87.1	▲ 4.5	93.0	1307	106.6	3.4	96.3	207
Aug-11	95.8	4.2	100.7	1522	94.8	4.5	102.4	1309	108.4	0.8	103.7	213
Sep-11	95.4	1.4	101.4	1652	94.4	1.0	100.9	1467	109.7	4.7	96.3	185
Oct-11	89.8	▲ 0.4	93.4	1474	88.5	▲ 0.4	89.1	1309	108.2	2.3	95.6	165
Nov-11	88.0	▲ 2.6	93.7	1534	86.1	▲ 3.1	91.2	1336	110.5	0.8	101.9	198
Dec-11	91.5	▲ 1.3	93.9	1874	90.0	▲ 1.5	91.5	1645	110.2	0.8	98.6	229
Jan-12	96.6	5.0	93.8	1080	95.8	6.1	93.0	936	105.4	▲ 1.7	98.2	144
Feb-12	91.7	3.0	93.4	1393	90.2	3.0	95.5	1217	108.8	1.3	99.7	176
Mar-12	95.4	1.1	104.1	2010	94.6	1.1	103.9	1776	106.1	0.4	102.3	234
Apr-12	90.8	▲ 0.9	90.7	1352	88.2	▲ 2.4	89.1	1170	113.8	8.6	101.9	182
May-12	87.5	▲ 5.4	89.7	1388	85.4	▲ 6.5	88.8	1228	112.0	3.3	93.7	160
Jun-12	87.6	▲ 8.2	95.0	1560	86.4	▲ 8.6	94.6	1378	104.0	▲ 4.2	90.0	182
Jul-12	88.2	▲ 0.4	90.6	1605	86.8	▲ 0.4	90.5	1399	104.2	▲ 2.3	93.8	206
Aug-12	87.8	▲ 8.4	93.4	1513	86.5	▲ 8.8	91.0	1357	102.5	▲ 5.4	91.1	156
Sep-12	89.3	▲ 6.4	95.0	1463	88.3	▲ 6.4	93.0	1302	104.9	▲ 4.4	98.6	161
Oct-12	88.2	▲ 1.8	90.7	1431	87.1	▲ 1.7	89.1	1264	104.1	▲ 3.7	88.2	167
Nov-12	93.3	6.1	96.1	1548	92.3	7.2	95.2	1377	107.4	▲ 2.8	91.9	171
Dec-12	89.6	▲ 2.1	96.1	1788	88.5	▲ 1.7	93.1	1612	105.5	▲ 4.3	105.2	176
Jan-13	95.4	▲ 1.2	91.1	1094	94.2	▲ 1.6	91.5	949	111.4	5.6	88.9	145
Feb-13	90.8	▲ 1.0	93.4	1258	89.1	▲ 1.2	92.3	1078	110.4	1.4	96.0	180
Mar-13	96.7	1.4	101.5	2067	95.5	1.0	102.9	1777	113.4	6.9	102.6	290
Apr-13	95.5	5.1	93.9	1393	93.5	6.0	93.0	1190	115.1	1.1	100.0	203
May-13	89.6	2.3	97.5	1500	87.8	2.8	94.0	1330	110.7	▲ 1.2	111.2	170
Jun-13	93.3	6.6	100.4	1605	91.6	6.1	98.9	1429	114.5	10.1	104.2	176
Jul-13	91.1	3.2	96.1	1892	89.7	3.4	94.6	1675	108.0	3.6	100.0	217

	Residential				Land and Detached House				Condominiums			
	Residential	change	median	Number of	Residential	change	median	Number of	Residential	change	median	Number of
	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year)	Samples used for calculation	Property Price Index (average of fiscal year 2008=100)	compared to year-earlier month (%)	index (average of fiscal year 2008=100)	Samples used for calculation
Apr-08	104.7		99.6	2556	104.8		100.5	1878	103.5		99.8	678
May-08	97.4		95.6	2439	96.7		92.1	1851	101.8		99.8	588
Jun-08	99.2		96.4	2642	98.9		97.1	1994	101.4		98.5	648
Jul-08	99.3		99.8	2824	99.0		101.4	2126	101.6		96.5	698
Aug-08	102.2		103.2	2612	102.4		104.5	1980	101.4		101.0	632
Sep-08	102.2		102.5	2688	102.3		104.7	2071	101.5		99.8	617
Oct-08	102.2		98.6	2576	102.2		98.2	1914	102.3		98.5	662
Nov-08	100.9		101.4	2476	101.5		100.7	1884	96.8		98.1	592
Dec-08	100.2		103.0	2899	100.5		101.4	2246	97.8		99.8	653
Jan-09	98.6		100.1	1949	98.7		96.3	1424	97.8		106.4	525
Feb-09	93.1		96.1	2020	92.7		98.4	1443	95.4		96.5	577
Mar-09	101.1		103.5	3489	101.4		104.7	2521	99.4		105.4	968
Apr-09	91.2	▲ 12.8	93.0	2595	89.8	▲ 14.3	92.1	1859	98.6	▲ 4.7	97.1	736
May-09	90.3	▲ 7.3	87.8	2186	88.6	▲ 8.4	83.6	1550	98.7	▲ 3.1	99.8	636
Jun-09	90.6	▲ 8.6	88.7	2891	89.4	▲ 9.6	85.3	2111	97.9	▲ 3.5	93.1	780
Jul-09	93.2	▲ 6.1	93.7	2890	92.1	▲ 7.0	90.4	2083	99.0	▲ 2.6	97.8	807
Aug-09	89.7	▲ 12.3	91.5	2335	88.4	▲ 13.6	90.8	1690	96.7	▲ 4.6	99.8	645
Sep-09	96.0	▲ 6.1	98.6	2734	95.6	▲ 6.6	97.1	2056	98.7	▲ 2.8	105.7	678
Oct-09	90.4	▲ 11.6	95.1	2539	89.0	▲ 12.9	92.1	1835	98.4	▲ 3.8	101.4	704
Nov-09	98.1	▲ 2.8	95.1	2757	98.1	▲ 3.4	96.3	1952	97.9	1.1	99.8	805
Dec-09	94.0	▲ 6.2	98.6	3001	93.6	▲ 6.9	98.4	2234	97.6	▲ 0.2	99.8	767
Jan-10	95.6	▲ 3.0	92.4	1985	94.8	▲ 4.0	84.7	1418	99.9	2.1	103.8	567
Feb-10	94.0	1.0	93.7	2453	93.2	0.6	92.1	1765	99.1	3.8	102.5	688
Mar-10	99.0	▲ 2.1	100.6	3629	98.6	▲ 2.8	99.7	2580	102.0	2.7	106.4	1049
Apr-10	93.9	2.9	91.7	2725	92.9	3.4	92.1	1953	99.6	1.0	96.5	772
May-10	92.2	2.1	92.7	2429	91.1	2.9	90.8	1773	98.0	▲ 0.7	93.1	656
Jun-10	90.7	0.1	90.2	2949	89.4	0.0	86.6	2140	98.3	0.5	99.8	809
Jul-10	98.5	5.6	93.7	3021	98.2	6.7	91.2	2163	100.1	1.1	93.1	858
Aug-10	94.2	5.0	97.1	2737	93.2	5.4	95.7	2009	100.3	3.7	98.5	728
Sep-10	102.8	7.0	103.5	3081	102.6	7.4	105.6	2290	104.0	5.4	105.1	791
Oct-10	97.7	8.1	93.7	2849	97.0	8.9	96.3	2089	102.6	4.3	90.0	760
Nov-10	92.2	▲ 6.0	95.1	2970	90.0	▲ 8.3	96.6	2150	104.3	6.6	96.5	820
Dec-10	95.5	1.5	96.7	3468	95.0	1.5	99.2	2578	98.5	0.9	95.1	890
Jan-11	96.3	0.7	93.7	2189	95.0	0.3	92.9	1579	103.9	4.1	99.8	610
Feb-11	93.2	▲ 0.8	93.7	2413	91.5	▲ 1.8	92.1	1763	103.0	4.0	99.8	650
Mar-11	98.8	▲ 0.2	103.5	3750	97.9	▲ 0.7	101.4	2699	105.3	3.2	110.0	1051
Apr-11	94.3	0.4	95.1	2487	92.3	▲ 0.7	92.1	1814	106.2	6.6	102.5	673
May-11	93.7	1.7	93.7	2508	91.7	0.6	88.7	1876	104.9	7.1	102.1	632
Jun-11	91.7	1.1	92.7	2975	88.9	▲ 0.5	88.7	2244	106.5	8.3	96.5	731
Jul-11	95.4	▲ 3.1	98.6	2769	94.4	▲ 3.8	98.0	2102	101.9	1.8	96.5	667
Aug-11	96.9	2.8	91.2	2708	95.0	1.9	95.0	1951	107.8	7.4	96.7	757
Sep-11	95.5	▲ 7.1	98.6	2960	94.5	▲ 7.9	97.1	2262	103.1	▲ 0.9	96.8	698
Oct-11	92.0	▲ 5.8	95.1	2574	89.9	▲ 7.3	95.4	1927	105.5	2.8	93.9	647
Nov-11	93.7	1.6	96.6	2853	91.7	1.9	96.0	2190	105.7	1.3	101.8	663
Dec-11	91.7	▲ 3.9	97.6	3315	90.2	▲ 5.1	95.1	2600	103.2	4.8	97.8	715
Jan-12	97.9	1.6	99.2	2002	97.1	2.2	95.0	1515	103.6	▲ 0.3	100.5	487
Feb-12	96.0	3.0	97.6	2486	94.2	2.9	96.3	1878	106.3	3.2	103.1	608
Mar-12	99.3	0.5	106.0	3811	97.8	▲ 0.1	103.5	2873	109.3	3.8	108.8	938
Apr-12	93.6	▲ 0.8	94.7	2597	91.1	▲ 1.3	92.4	1916	107.6	1.4	99.8	681
May-12	88.5	▲ 5.5	90.2	2663	85.1	▲ 7.2	86.7	1974	109.0	3.9	98.5	689
Jun-12	89.6	▲ 2.3	88.7	2797	86.9	▲ 2.3	86.6	2136	106.4	▲ 0.1	95.8	661
Jul-12	92.1	▲ 3.4	92.7	2782	90.6	▲ 4.0	91.5	2110	103.8	1.9	90.9	672
Aug-12	91.5	▲ 5.6	93.7	2617	89.2	▲ 6.1	90.4	1995	105.1	▲ 2.5	96.5	622
Sep-12	92.2	▲ 3.5	93.9	2630	89.9	▲ 4.9	92.1	2064	109.0	5.7	100.3	566
Oct-12	91.8	▲ 0.3	92.7	2687	89.7	▲ 0.2	91.4	2014	104.8	▲ 0.6	90.4	673
Nov-12	92.0	▲ 1.8	93.7	2892	89.2	▲ 2.7	92.1	2193	108.2	2.4	95.1	699
Dec-12	94.5	▲ 3.0	104.8	3114	93.1	3.2	104.7	2449	105.9	2.6	98.5	665
Jan-13	91.7	▲ 6.4	88.7	2119	89.3	▲ 8.0	86.4	1574	106.7	3.0	95.5	545
Feb-13	92.3	▲ 3.9	92.7	2333	90.2	▲ 4.3	92.9	1731	105.5	▲ 0.7	93.1	602
Mar-13	99.0	▲ 0.3	101.1	3809	97.3	▲ 0.6	100.0	2832	111.5	2.0	107.8	977
Apr-13	89.3	▲ 4.6	88.7	2760	85.7	▲ 6.0	83.0	2005	109.6	1.8	99.8	755
May-13	92.4	4.3	90.7	2714	88.6	4.1	87.8	1960	111.9	2.7	99.8	754
Jun-13	90.6	1.1	93.7	2858	86.7	▲ 0.2	90.5	2132	113.3	6.5	104.3	726
Jul-13	94.5	2.5	93.7	3095	91.7	1.2	92.1	2331	112.5	8.4	100.3	764