



October 29, 2014

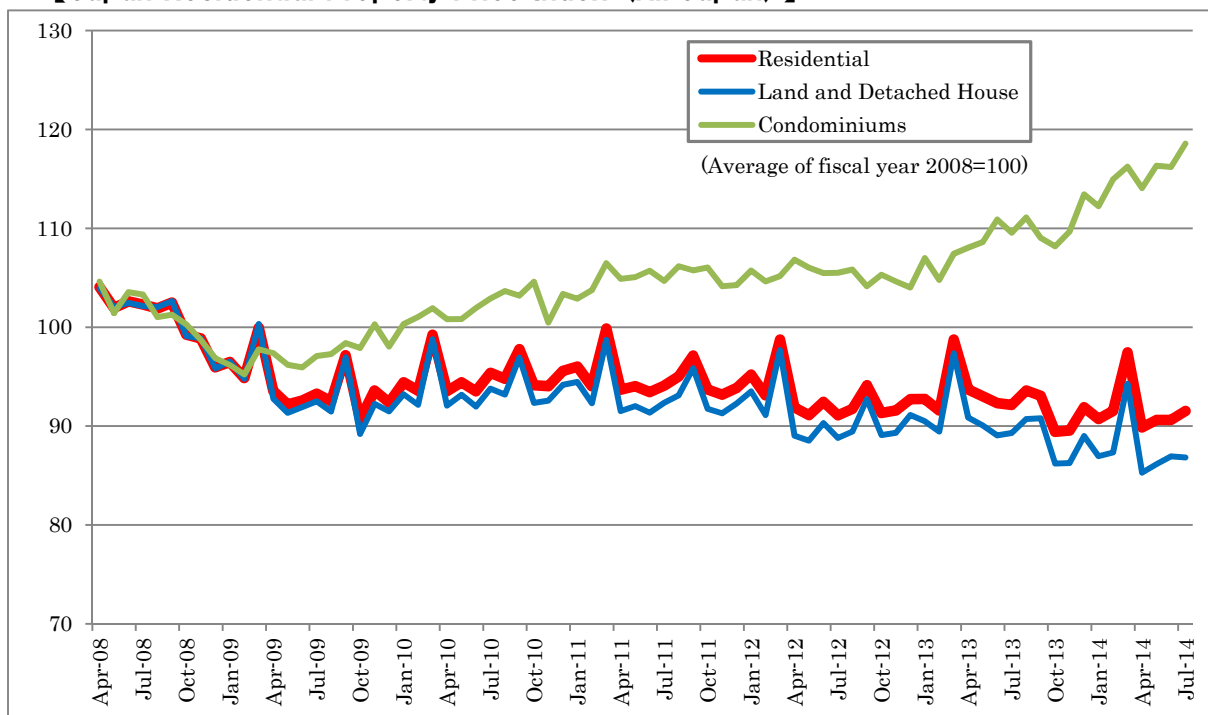
Japan Residential Property Price Index

(Preliminary Figures for July 2014)

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 2014) .

【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 2014)

(Average of fiscal year 2008=100)

○**All Japan**: Residential Property price index is 91.5 (Change compared to year-earlier month -0.7%). Land and Detached House price index is 86.8 (Change compared to year-earlier month -2.8%). Condominiums price index is 118.6 (Change compared to year-earlier month +8.2%).

○**Tokyo including suburbs**: Residential Property price index is 97.5 (Change compared to year-earlier month +1.7%). Land and Detached House price index is 92.4 (Change compared to year-earlier month -0.6%). Condominiums price index is 115.1 (Change compared to year-earlier month +7.9%).

○**Tokyo**: Residential Property price index is 100.6 (Change compared to year-earlier month +1.1%). Land and Detached House price index is 95.1 (Change compared to year-earlier month -2.8%). Condominiums price index is 116.2 (Change compared to year-earlier month +10.2%).

○**Nagoya**: Residential Property price index is 90.3 (Change compared to year-earlier month -0.8%). Land and Detached House price index is 88.0 (Change compared to year-earlier month -1.9%). Condominiums price index is 115.7 (Change compared to year-earlier month +7.2%).

○**Kyoto-Osaka-Kobe**: Residential Property price index is 90.0 (Change compared to year-earlier month -4.8%). Land and Detached House price index is 84.9 (Change compared to year-earlier month -7.5%). Condominiums price index is 118.8 (Change compared to year-earlier month +5.6%).

<Preliminary Figures for July 2014>

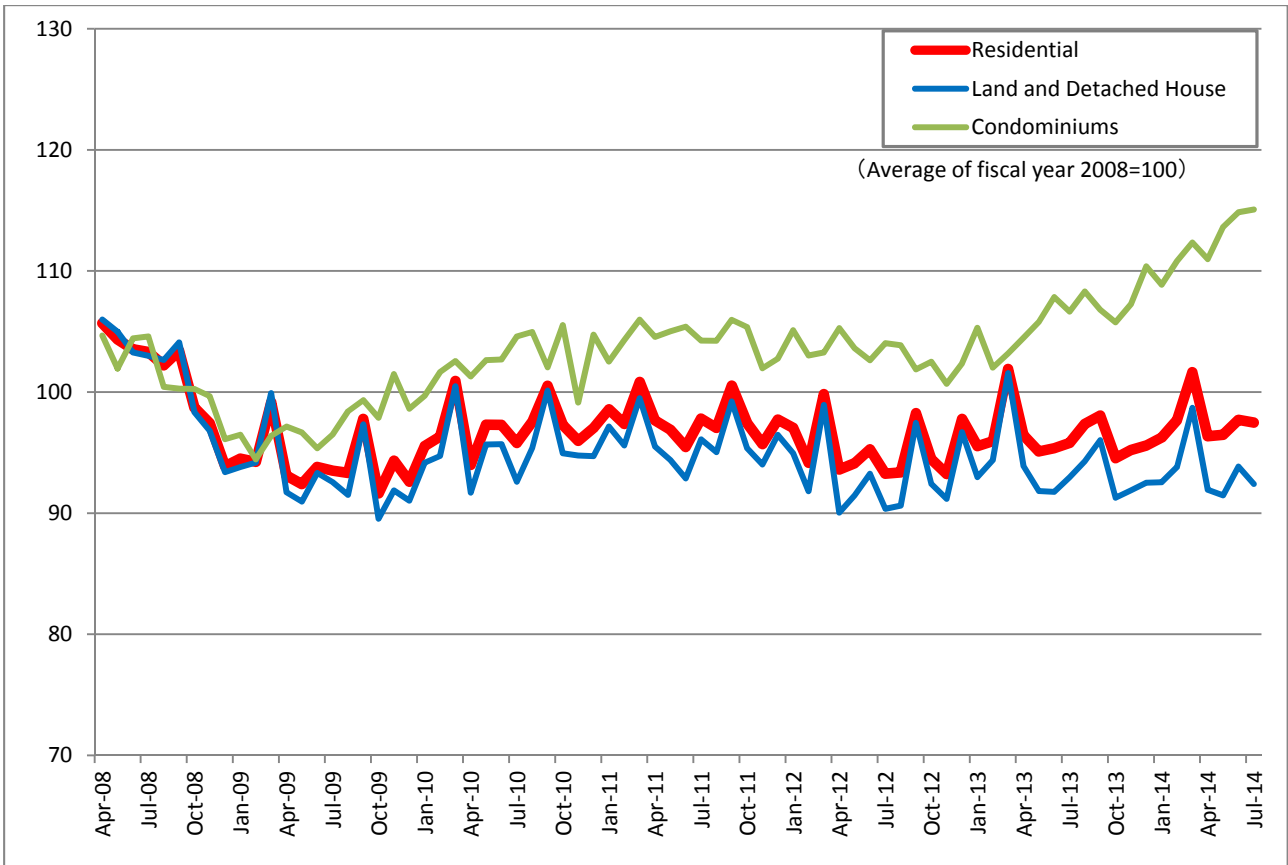
	Residential Property		Land and Detached House		Condominiums	
	price index	change compared to year-earlier month (%)	price index	change compared to year-earlier month (%)	price index	change compared to year-earlier month (%)
All Japan	91.5	▲ 0.7	86.8	▲ 2.8	118.6	8.2
Regions						
Hokkaido	100.5	4.6	96.8	3.4	133.6	7.0
Tohoku	93.0	▲ 2.8	89.7	▲ 4.3	(164.2)	(17.9)
Kanto	93.6	1.1	87.9	▲ 1.4	115.0	8.0
Hokuriku	85.0	9.4	83.9	10.3	(122.8)	(▲17.0)
Chubu	86.1	▲ 3.7	84.0	▲ 4.8	114.8	7.1
Kinki	88.2	▲ 3.4	83.0	▲ 5.9	118.4	5.7
Chugoku	86.6	0.3	84.4	▲ 0.7	(135.3)	(13.9)
Shikoku	87.0	1.1	84.7	▲ 0.3	(157.3)	(36.1)
Kyushu-Okinawa	84.7	▲ 3.3	90.3	▲ 5.1	144.7	11.5
Metropolitan Areas						
Tokyo including suburbs	97.5	1.7	92.4	▲ 0.6	115.1	7.9
Nagoya	90.3	▲ 0.8	88.0	▲ 1.9	115.7	7.2
Kyoto-Osaka-Kobe	90.0	▲ 4.8	84.9	▲ 7.5	118.8	5.6
Tokyo	100.6	1.1	95.1	▲ 2.8	116.2	10.2

○**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

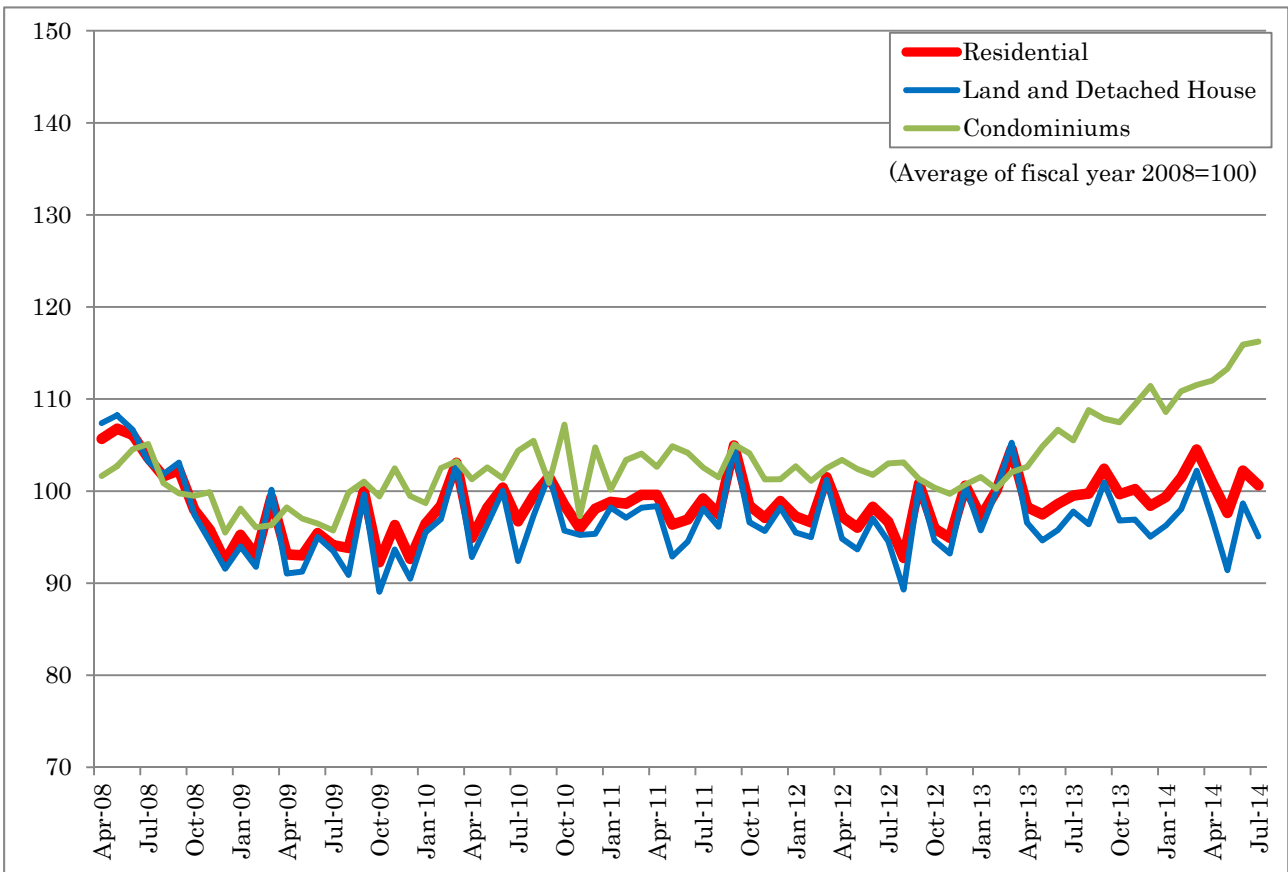
○**Metropolitan areas** **Tokyo including suburbs**: Saitama · Chiba · Tokyo · Kanagawa **Nagoya**: Gifu · Aichi · Mie **Kyoto-Osaka-Kobe**: Kyoto · Osaka · Hyogo **Tokyo**: Tokyo

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

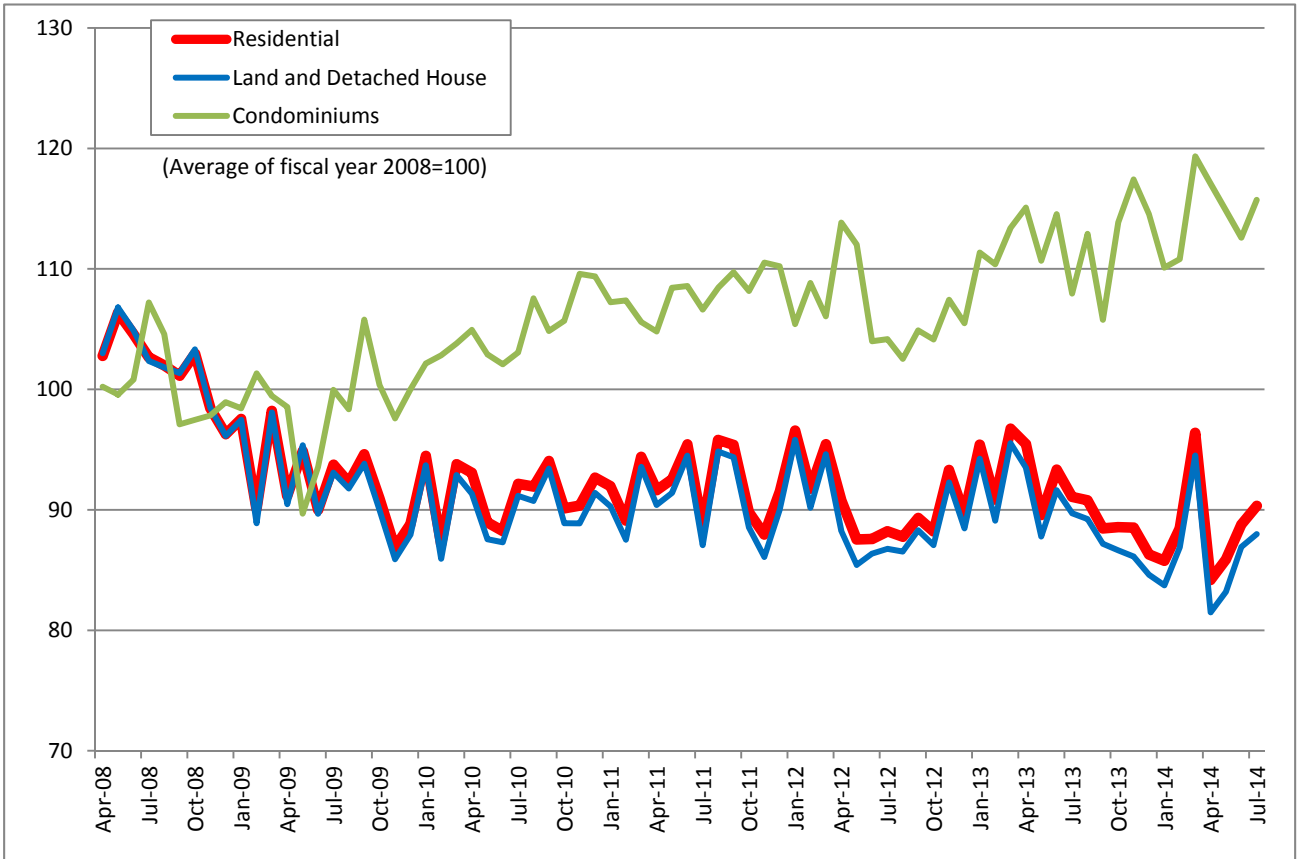
【Tokyo including suburbs】



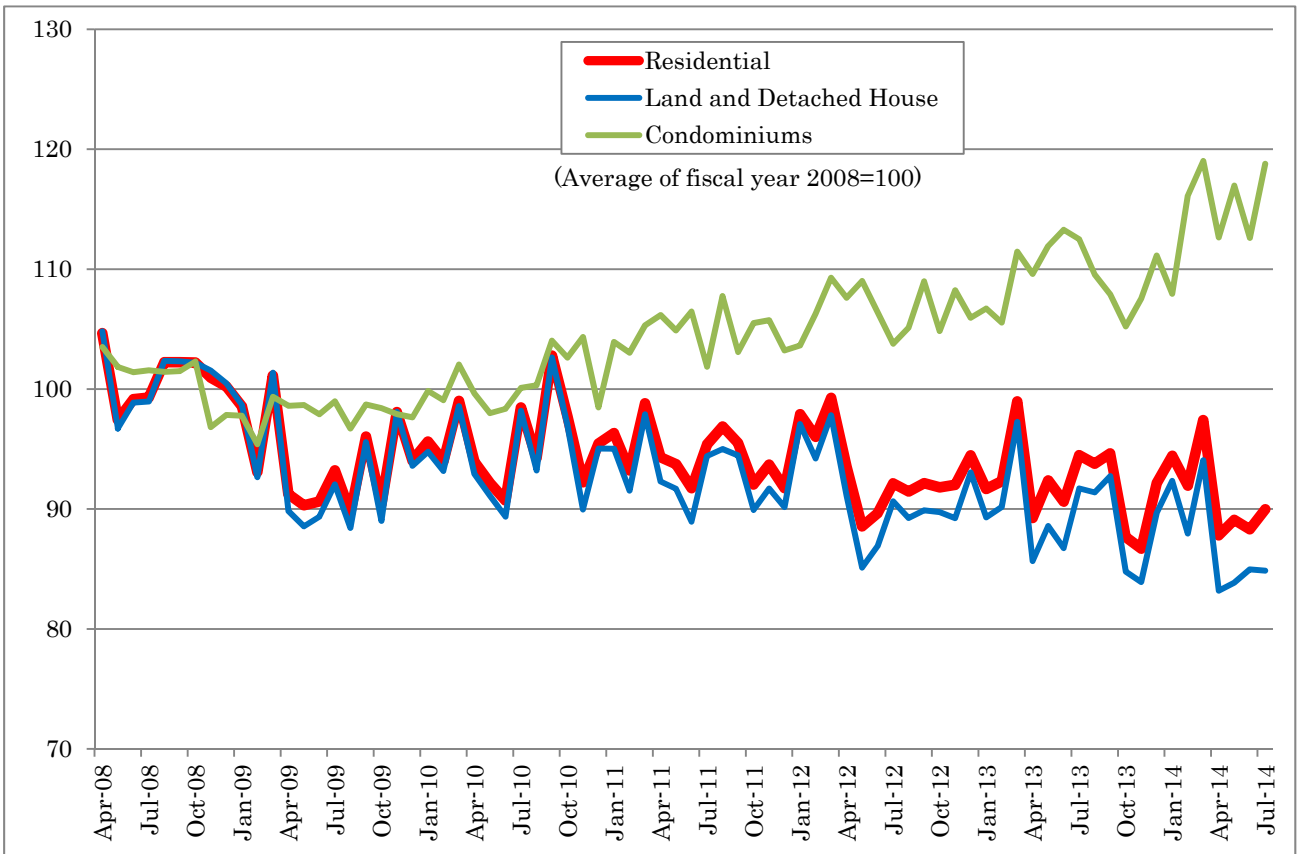
【Tokyo】



【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, Hoku-riku, Chubu, Kinki, Chugoku, Shikoku, Kyushu-Okinawa, Total 9 regions) ▪ Metropolitan Areas (Tokyo including suburbs, Tokyo, Nagoya, Kyoto-Osaka-Kobe)
Term	<ul style="list-style-type: none"> ▪ From April, 2008 (Tokyo : From April, 1998)
Base period	<ul style="list-style-type: none"> ▪ Monthly indexation by average 2008 (F.Y.) equals to 100.
Periodically	<ul style="list-style-type: none"> ▪ Monthly
Method of calculation	<ul style="list-style-type: none"> ▪ Hedonic Approach
Data	<ul style="list-style-type: none"> ▪ Real estate transaction price
Timerag	<ul style="list-style-type: none"> ▪ About 3 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
October 29, 2014	July 2014	–
the last ten days of November , 2014	August 2014	–
the last ten days of December , 2014	September 2014	October, November and December 2013

	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 2008=100)	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	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	151
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
Aug-13	98.4	3.5	97.4	1029	94.8	1.6	95.1	901	130.6	15.4	99.0	128
Sep-13	96.9	2.8	106.3	1029	94.3	2.6	105.9	914	125.4	2.0	105.4	115
Oct-13	89.1	▲ 7.3	94.6	1000	85.7	▲ 8.7	93.7	881	121.6	4.3	115.1	119
Nov-13	91.2	3.0	97.4	848	87.0	1.7	89.6	734	125.9	10.4	110.2	114
Dec-13	90.9	3.2	94.5	818	88.5	1.7	92.0	702	122.4	16.8	102.2	116
Jan-14	92.7	▲ 1.8	96.9	434	87.7	▲ 5.7	92.7	365	136.5	21.9	118.3	69
Feb-14	103.1	11.0	108.5	481	100.7	11.0	106.1	404	128.3	6.2	118.3	77
Mar-14	98.1	▲ 6.1	119.6	900	95.0	▲ 7.1	111.5	760	131.2	5.9	138.2	140
Apr-14	94.6	▲ 7.9	105.2	663	90.4	▲ 10.2	100.4	552	131.0	12.6	126.9	111
May-14	90.8	▲ 2.0	93.0	705	87.3	▲ 3.2	92.0	613	129.9	12.7	124.2	92
Jun-14	93.0	▲ 7.3	99.6	779	90.2	▲ 7.8	99.8	690	125.5	1.1	107.6	89
Jul-14	100.5	4.6	103.0	752	96.8	3.4	100.4	636	133.6	7.0	110.3	116

	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 2008=100)	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	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	105.2		101.9	6359	105.2		101.9	4431	105.2		102.3	1928
May-08	103.1		101.1	6258	103.4		103.4	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	7282	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	2892
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	6785	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
Aug-13	95.3	3.0	99.9	7209	91.9	2.8	99.3	5299	108.2	3.2	95.3	1910
Sep-13	94.0	▲ 2.0	101.9	7143	91.4	▲ 3.6	101.9	5365	106.4	4.8	93.4	1778
Oct-13	91.1	▲ 1.5	95.0	5654	86.8	▲ 3.7	95.1	4067	107.1	4.0	92.0	1587
Nov-13	92.3	▲ 0.1	94.4	5386	88.5	▲ 1.9	94.4	3920	107.3	6.2	88.1	1466
Dec-13	93.5	▲ 0.9	95.6	6343	90.2	▲ 2.8	95.6	4642	110.5	8.4	90.7	1701
Jan-14	92.1	▲ 1.5	90.2	4640	87.1	▲ 4.0	89.8	3239	110.6	5.1	90.7	1401
Feb-14	94.5	1.6	95.9	4815	89.6	▲ 1.3	94.4	3358	111.9	9.5	95.3	1457
Mar-14	100.0	1.0	101.5	7488	96.6	▲ 1.2	98.3	5224	113.1	8.7	104.6	2264
Apr-14	92.9	▲ 1.8	93.3	4506	87.7	▲ 4.1	90.6	3084	110.8	5.6	97.7	1422
May-14	94.2	0.5	92.9	4920	89.1	▲ 1.2	94.4	3399	113.3	6.9	88.4	1521
Jun-14	93.6	0.8	97.0	5654	89.3	0.4	95.5	4103	114.5	6.2	93.5	1551
Jul-14	93.6	1.1	93.7	5811	87.9	▲ 1.4	93.6	4200	115.0	8.0	93.0	1611

	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 2008=100)	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	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	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	383	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
Aug-13	76.1	▲ 12.1	89.7	437	73.2	▲ 14.3	88.1	418	(143.9)	(16.1)	131.9	19
Sep-13	81.6	▲ 2.5	95.8	470	80.6	▲ 2.5	95.3	455	(111.2)	(11.1)	131.9	15
Oct-13	85.8	6.9	96.0	402	84.9	7.5	94.5	376	(107.2)	(4.9)	106.4	26
Nov-13	81.0	5.7	88.1	341	80.8	7.7	88.1	325	(88.2)	(▲ 12.5)	89.6	16
Dec-13	76.1	▲ 3.2	83.9	438	74.3	▲ 3.9	83.9	425	(117.3)	(6.6)	68.7	13
Jan-14	79.2	▲ 14.4	88.1	269	79.4	▲ 13.5	88.1	261	(69.2)	(▲ 47.3)	88.2	8
Feb-14	72.5	▲ 4.3	86.1	286	70.6	▲ 4.8	82.0	267	(105.8)	(▲ 8.2)	100.0	19
Mar-14	91.3	7.5	98.8	447	89.5	7.4	98.8	427	(155.0)	(45.0)	91.8	20
Apr-14	83.0	▲ 7.9	88.1	325	80.3	▲ 9.7	88.1	314	(129.3)	(7.8)	123.7	11
May-14	87.6	4.4	100.1	355	86.2	3.8	100.1	343	(134.4)	(23.6)	106.8	12
Jun-14	81.3	▲ 3.2	90.5	338	79.3	▲ 4.0	90.7	321	(130.8)	(2.5)	58.2	17
Jul-14	85.0	9.4	88.2	372	83.9	10.3	88.2	360	(122.8)	(▲ 17.0)	96.4	12

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

	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 2008=100)	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	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	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
Aug-13	86.4	▲ 0.3	86.4	497	85.4	▲ 0.6	86.1	481	(118.5)	(16.1)	93.0	16
Sep-13	86.7	1.7	90.9	465	85.5	0.6	90.6	439	(114.5)	(23.4)	94.0	26
Oct-13	85.2	0.9	86.6	375	84.1	0.2	86.3	356	(112.3)	(15.5)	89.6	19
Nov-13	78.8	▲ 4.3	84.4	328	77.7	▲ 4.1	82.0	307	(104.8)	(6.2)	111.8	21
Dec-13	84.4	0.4	86.5	448	83.0	▲ 0.7	83.5	420	(110.7)	(13.0)	110.9	28
Jan-14	83.9	10.6	85.7	306	83.0	11.3	86.3	290	(107.3)	(▲ 1.4)	77.0	16
Feb-14	76.1	▲ 8.0	86.6	336	75.1	▲ 7.5	86.3	308	(106.8)	(▲ 0.2)	71.5	28
Mar-14	84.7	▲ 4.8	90.9	497	82.9	▲ 5.5	90.6	455	(120.3)	(7.6)	107.1	42
Apr-14	85.0	6.1	92.4	320	82.3	4.7	90.5	302	(122.2)	(15.0)	126.5	18
May-14	77.3	▲ 6.6	76.9	358	75.6	▲ 6.9	71.3	341	(114.1)	(▲ 1.3)	98.1	17
Jun-14	80.9	▲ 4.3	82.9	365	80.2	▲ 4.1	82.7	344	(106.5)	(▲ 3.5)	64.2	21
Jul-14	87.0	1.1	89.7	389	84.7	▲ 0.3	90.9	374	(157.3)	(36.1)	77.7	15

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

	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 2008=100)	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	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	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
Aug-13	90.8	3.4	104.1	1651	89.2	3.1	102.4	1485	112.9	10.1	94.8	166
Sep-13	88.5	▲ 1.0	100.9	1600	87.2	▲ 1.3	98.0	1442	105.8	0.8	105.6	158
Oct-13	88.6	0.4	93.4	1275	86.6	▲ 0.5	93.5	1128	113.9	9.3	88.9	147
Nov-13	88.5	▲ 5.1	93.4	1133	86.1	▲ 6.7	94.0	971	117.4	9.3	97.2	162
Dec-13	86.3	▲ 3.7	92.5	1417	84.6	▲ 4.4	90.8	1274	114.5	8.6	100.0	143
Jan-14	85.8	▲ 10.1	90.7	957	83.7	▲ 11.2	89.1	831	110.1	▲ 1.1	102.9	126
Feb-14	88.5	▲ 2.6	95.5	997	86.9	▲ 2.5	96.0	861	110.8	0.4	103.0	136
Mar-14	96.4	▲ 0.4	105.7	1545	94.5	▲ 1.1	103.6	1350	119.3	5.2	117.1	195
Apr-14	84.2	▲ 11.8	85.4	953	81.5	▲ 12.8	79.2	816	117.1	1.7	115.6	137
May-14	85.9	▲ 4.1	90.7	1043	83.2	▲ 5.2	88.1	909	114.8	3.8	94.8	134
Jun-14	88.8	▲ 4.9	90.7	1201	86.9	▲ 5.1	90.4	1046	112.6	▲ 1.7	94.8	155
Jul-14	90.3	▲ 0.8	95.0	1306	88.0	▲ 1.9	91.5	1149	115.7	7.2	109.7	157

	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 2008=100)	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	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	104.7		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	▲ 3.8	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
Aug-13	93.8	2.5	98.6	2757	91.4	2.4	95.0	2138	109.5	4.2	106.4	619
Sep-13	94.6	2.7	100.1	2741	92.8	3.2	96.7	2136	107.9	▲ 1.0	95.8	605
Oct-13	87.7	▲ 4.5	92.4	2348	84.8	▲ 5.5	87.4	1828	105.2	0.4	96.5	520
Nov-13	86.7	▲ 5.8	88.7	2127	83.9	▲ 6.0	87.0	1599	107.5	▲ 0.7	95.1	528
Dec-13	92.2	▲ 2.4	95.1	2496	89.7	▲ 3.6	92.9	1937	111.1	4.9	93.8	559
Jan-14	94.4	3.0	96.6	1667	92.3	3.4	92.9	1257	107.9	1.2	105.1	410
Feb-14	92.0	▲ 0.4	91.0	1998	88.0	▲ 2.5	88.7	1449	116.1	10.0	101.8	549
Mar-14	97.4	▲ 1.6	103.5	3017	94.1	▲ 3.3	100.5	2200	119.0	6.8	114.4	817
Apr-14	87.8	▲ 1.6	83.8	1740	83.2	▲ 2.9	79.8	1203	112.6	2.8	90.1	537
May-14	89.1	▲ 3.6	88.8	1917	83.9	▲ 5.3	84.5	1433	117.0	4.5	96.5	484
Jun-14	88.3	▲ 2.6	89.5	2188	85.0	▲ 2.0	88.7	1618	112.6	▲ 0.6	94.2	570
Jul-14	90.0	▲ 4.8	91.7	2281	84.9	▲ 7.5	84.5	1776	118.8	5.6	104.2	505

