

2. 上昇・横ばい・下落の地点数の推移

「R5調査」欄の地点数は、令和5年都道府県地価調査（令和5年7月1日時点）における、前年の都道府県地価調査（令和4年7月1日時点）からの継続地点を、上昇・横ばい・下落の区分別に集計したもの。他の年も同様。

		住宅地				商業地				全用途			
		上昇	横ばい	下落	計	上昇	横ばい	下落	計	上昇	横ばい	下落	計
全国	R5調査	6,032 (41.6%)	2,120 (14.6%)	6,359 (43.8%)	14,511	2,596 (50.1%)	742 (14.3%)	1,839 (35.5%)	5,177	9,241 (44.7%)	3,082 (14.9%)	8,355 (40.4%)	20,678
	R4調査	5,079 (34.9%)	2,476 (17.0%)	7,005 (48.1%)	14,560	2,105 (40.7%)	890 (17.2%)	2,179 (42.1%)	5,174	7,700 (37.2%)	3,637 (17.5%)	9,387 (45.3%)	20,724
	R3調査	3,187 (21.9%)	3,319 (22.8%)	8,069 (55.4%)	14,575	1,120 (21.6%)	1,221 (23.5%)	2,846 (54.9%)	5,187	4,665 (22.5%)	4,865 (23.5%)	11,216 (54.1%)	20,746
三大都市圏	R5調査	3,138 (76.6%)	425 (10.4%)	531 (13.0%)	4,094	1,370 (89.7%)	88 (5.8%)	69 (4.5%)	1,527	4,739 (80.8%)	524 (8.9%)	604 (10.3%)	5,867
	R4調査	2,628 (63.8%)	728 (17.7%)	761 (18.5%)	4,117	1,182 (77.2%)	209 (13.7%)	140 (9.1%)	1,531	4,019 (68.2%)	962 (16.3%)	909 (15.4%)	5,890
	R3調査	1,322 (32.2%)	1,454 (35.4%)	1,331 (32.4%)	4,107	483 (31.7%)	512 (33.6%)	528 (34.7%)	1,523	1,965 (33.5%)	2,027 (34.5%)	1,878 (32.0%)	5,870
東京圏	R5調査	2,055 (82.6%)	234 (9.4%)	198 (8.0%)	2,487	830 (91.8%)	41 (4.5%)	33 (3.7%)	904	3,015 (85.5%)	278 (7.9%)	232 (6.6%)	3,525
	R4調査	1,684 (67.9%)	444 (17.9%)	351 (14.2%)	2,479	725 (80.6%)	106 (11.8%)	69 (7.7%)	900	2,530 (72.1%)	557 (15.9%)	421 (12.0%)	3,508
	R3調査	887 (36.0%)	831 (33.7%)	748 (30.3%)	2,466	319 (35.4%)	280 (31.1%)	301 (33.4%)	900	1,312 (37.5%)	1,133 (32.4%)	1,050 (30.0%)	3,495
大阪圏	R5調査	668 (62.5%)	150 (14.0%)	251 (23.5%)	1,069	308 (86.0%)	34 (9.5%)	16 (4.5%)	358	1,041 (69.3%)	192 (12.8%)	270 (18.0%)	1,503
	R4調査	563 (51.3%)	219 (20.0%)	315 (28.7%)	1,097	253 (69.7%)	72 (19.8%)	38 (10.5%)	363	877 (57.1%)	300 (19.5%)	359 (23.4%)	1,536
	R3調査	244 (22.1%)	434 (39.4%)	424 (38.5%)	1,102	78 (21.7%)	136 (37.8%)	146 (40.6%)	360	362 (23.5%)	596 (38.8%)	580 (37.7%)	1,538
名古屋圏	R5調査	415 (77.1%)	41 (7.6%)	82 (15.2%)	538	232 (87.5%)	13 (4.9%)	20 (7.5%)	265	683 (81.4%)	54 (6.4%)	102 (12.2%)	839
	R4調査	381 (70.4%)	65 (12.0%)	95 (17.6%)	541	204 (76.1%)	31 (11.6%)	33 (12.3%)	268	612 (72.3%)	105 (12.4%)	129 (15.2%)	846
	R3調査	191 (35.4%)	189 (35.1%)	159 (29.5%)	539	86 (32.7%)	96 (36.5%)	81 (30.8%)	263	291 (34.8%)	298 (35.6%)	248 (29.6%)	837
地方圏	R5調査	2,894 (27.8%)	1,695 (16.3%)	5,828 (55.9%)	10,417	1,226 (33.6%)	654 (17.9%)	1,770 (48.5%)	3,650	4,502 (30.4%)	2,558 (17.3%)	7,751 (52.3%)	14,811
	R4調査	2,451 (23.5%)	1,748 (16.7%)	6,244 (59.8%)	10,443	923 (25.3%)	681 (18.7%)	2,039 (56.0%)	3,643	3,681 (24.8%)	2,675 (18.0%)	8,478 (57.2%)	14,834
	R3調査	1,865 (17.8%)	1,865 (17.8%)	6,738 (64.4%)	10,468	637 (17.4%)	709 (19.4%)	2,318 (63.3%)	3,664	2,700 (18.2%)	2,838 (19.1%)	9,338 (62.8%)	14,876
地方四市	R5調査	309 (93.9%)	6 (1.8%)	14 (4.3%)	329	177 (98.3%)	2 (1.1%)	1 (0.6%)	180	495 (95.6%)	8 (1.5%)	15 (2.9%)	518
	R4調査	308 (92.8%)	6 (1.8%)	18 (5.4%)	332	173 (95.6%)	4 (2.2%)	4 (2.2%)	181	490 (93.9%)	10 (1.9%)	22 (4.2%)	522
	R3調査	298 (89.8%)	16 (4.8%)	18 (5.4%)	332	166 (91.2%)	8 (4.4%)	8 (4.4%)	182	473 (90.4%)	24 (4.6%)	26 (5.0%)	523
その他	R5調査	2,585 (25.6%)	1,689 (16.7%)	5,814 (57.6%)	10,088	1,049 (30.2%)	652 (18.8%)	1,769 (51.0%)	3,470	4,007 (28.0%)	2,550 (17.8%)	7,736 (54.1%)	14,293
	R4調査	2,143 (21.2%)	1,742 (17.2%)	6,226 (61.6%)	10,111	750 (21.7%)	677 (19.6%)	2,035 (58.8%)	3,462	3,191 (22.3%)	2,665 (18.6%)	8,456 (59.1%)	14,312
	R3調査	1,567 (15.5%)	1,849 (18.2%)	6,720 (66.3%)	10,136	471 (13.5%)	701 (20.1%)	2,310 (66.3%)	3,482	2,227 (15.5%)	2,814 (19.6%)	9,312 (64.9%)	14,353