

# 上昇・横ばい・下落の地点数の推移

「R8 公示」欄の地点数は、令和8年地価公示（令和8年1月1日時点）における、前年の地価公示（令和7年1月1日時点）からの調査継続地点を、上昇・横ばい（変動率0.0%）・下落の区分別に集計したもの。他の年も同様。

（単位：％、地点）

		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	R8 公示	11,420 (65.5%)	2,318 (13.3%)	3,684 (21.1%)	17,422	4,618 (72.3%)	651 (10.2%)	1,117 (17.5%)	6,386	17,016 (68.3%)	3,052 (12.3%)	4,843 (19.4%)	24,911	
	R7 公示	11,602 (65.4%)	2,211 (12.5%)	3,933 (22.2%)	17,746	4,529 (70.5%)	681 (10.6%)	1,217 (18.9%)	6,427	17,105 (67.6%)	2,982 (11.8%)	5,198 (20.6%)	25,285	
	R6 公示	11,389 (63.1%)	2,318 (12.8%)	4,339 (24.0%)	18,046	4,361 (67.6%)	709 (11.0%)	1,381 (21.4%)	6,451	16,660 (65.1%)	3,162 (12.3%)	5,783 (22.6%)	25,605	
三大都市圏	R8 公示	7,190 (85.3%)	627 (7.4%)	612 (7.3%)	8,429	2,603 (95.2%)	69 (2.5%)	62 (2.3%)	2,734	10,304 (88.1%)	706 (6.0%)	680 (5.8%)	11,690	
	R7 公示	7,288 (84.7%)	635 (7.4%)	678 (7.9%)	8,601	2,595 (94.5%)	83 (3.0%)	67 (2.4%)	2,745	10,399 (87.5%)	731 (6.2%)	750 (6.3%)	11,880	
	R6 公示	7,215 (82.4%)	727 (8.3%)	810 (9.3%)	8,752	2,574 (93.3%)	107 (3.9%)	77 (2.8%)	2,758	10,301 (85.5%)	848 (7.0%)	893 (7.4%)	12,042	
	東京圏	R8 公示	4,324 (90.8%)	287 (6.0%)	153 (3.2%)	4,764	1,535 (96.8%)	25 (1.6%)	26 (1.6%)	1,586	6,094 (92.5%)	316 (4.8%)	180 (2.7%)	6,590
		R7 公示	4,404 (90.6%)	281 (5.8%)	175 (3.6%)	4,860	1,541 (96.5%)	28 (1.8%)	28 (1.8%)	1,597	6,180 (92.3%)	315 (4.7%)	203 (3.0%)	6,698
		R6 公示	4,382 (88.6%)	324 (6.5%)	241 (4.9%)	4,947	1,522 (94.9%)	46 (2.9%)	36 (2.2%)	1,604	6,136 (90.4%)	378 (5.6%)	277 (4.1%)	6,791
	大阪圏	R8 公示	1,828 (75.7%)	217 (9.0%)	369 (15.3%)	2,414	631 (93.8%)	18 (2.7%)	24 (3.6%)	673	2,636 (80.6%)	238 (7.3%)	398 (12.2%)	3,272
		R7 公示	1,788 (72.5%)	265 (10.7%)	414 (16.8%)	2,467	616 (91.4%)	32 (4.7%)	26 (3.9%)	674	2,585 (77.6%)	301 (9.0%)	445 (13.4%)	3,331
		R6 公示	1,719 (68.5%)	322 (12.8%)	469 (18.7%)	2,510	604 (89.5%)	44 (6.5%)	27 (4.0%)	675	2,501 (74.1%)	371 (11.0%)	502 (14.9%)	3,374
名古屋圏	R8 公示	1,038 (83.0%)	123 (9.8%)	90 (7.2%)	1,251	437 (92.0%)	26 (5.5%)	12 (2.5%)	475	1,574 (86.1%)	152 (8.3%)	102 (5.6%)	1,828	
	R7 公示	1,096 (86.0%)	89 (7.0%)	89 (7.0%)	1,274	438 (92.4%)	23 (4.9%)	13 (2.7%)	474	1,634 (88.3%)	115 (6.2%)	102 (5.5%)	1,851	
	R6 公示	1,114 (86.0%)	81 (6.3%)	100 (7.7%)	1,295	448 (93.5%)	17 (3.5%)	14 (2.9%)	479	1,664 (88.7%)	99 (5.3%)	114 (6.1%)	1,877	
地方圏	R8 公示	4,230 (47.0%)	1,691 (18.8%)	3,072 (34.2%)	8,993	2,015 (55.2%)	582 (15.9%)	1,055 (28.9%)	3,652	6,712 (50.8%)	2,346 (17.7%)	4,163 (31.5%)	13,221	
	R7 公示	4,314 (47.2%)	1,576 (17.2%)	3,255 (35.6%)	9,145	1,934 (52.5%)	598 (16.2%)	1,150 (31.2%)	3,682	6,706 (50.0%)	2,251 (16.8%)	4,448 (33.2%)	13,405	
	R6 公示	4,174 (44.9%)	1,591 (17.1%)	3,529 (38.0%)	9,294	1,787 (48.4%)	602 (16.3%)	1,304 (35.3%)	3,693	6,359 (46.9%)	2,314 (17.1%)	4,890 (36.1%)	13,563	
	地方四市	R8 公示	691 (78.5%)	166 (18.9%)	23 (2.6%)	880	385 (99.7%)	1 (0.3%)	0 (0.0%)	386	1,116 (85.5%)	167 (12.8%)	23 (1.8%)	1,306
		R7 公示	836 (93.6%)	43 (4.8%)	14 (1.6%)	893	384 (99.7%)	1 (0.3%)	0 (0.0%)	385	1,262 (95.6%)	44 (3.3%)	14 (1.1%)	1,320
		R6 公示	881 (97.3%)	8 (0.9%)	16 (1.8%)	905	387 (100.0%)	0 (0.0%)	0 (0.0%)	387	1,308 (98.2%)	8 (0.6%)	16 (1.2%)	1,332
	その他	R8 公示	3,539 (43.6%)	1,525 (18.8%)	3,049 (37.6%)	8,113	1,630 (49.9%)	581 (17.8%)	1,055 (32.3%)	3,266	5,596 (47.0%)	2,179 (18.3%)	4,140 (34.7%)	11,915
		R7 公示	3,478 (42.1%)	1,533 (18.6%)	3,241 (39.3%)	8,252	1,550 (47.0%)	597 (18.1%)	1,150 (34.9%)	3,297	5,444 (45.0%)	2,207 (18.3%)	4,434 (36.7%)	12,085
		R6 公示	3,293 (39.3%)	1,583 (18.9%)	3,513 (41.9%)	8,389	1,400 (42.3%)	602 (18.2%)	1,304 (39.4%)	3,306	5,051 (41.3%)	2,306 (18.9%)	4,874 (39.8%)	12,231

8 公示: 令和8年地価公示(令和7年1月1日 ~ 令和8年1月1日)  
 7 公示: 令和7年地価公示(令和6年1月1日 ~ 令和7年1月1日)  
 6 公示: 令和6年地価公示(令和5年1月1日 ~ 令和6年1月1日)