

2. 上昇・横ばい・下落の地点数の推移

「R8 調査」欄の地点数は、令和8年都道府県地価調査（令和8年7月1日時点）における、前年の都道府県地価調査（令和7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	R8 調査	6,639 (45.5%)	2,312 (15.9%)	5,628 (38.6%)	14,579	3,047 (58.2%)	755 (14.4%)	1,432 (27.4%)	5,234	10,391 (49.9%)	3,273 (15.7%)	7,164 (34.4%)	20,828	
	R7 調査	6,621 (45.4%)	2,221 (15.2%)	5,731 (39.3%)	14,573	2,960 (56.8%)	741 (14.2%)	1,510 (29.0%)	5,211	10,259 (49.3%)	3,173 (15.3%)	7,358 (35.4%)	20,790	
	R6 調査	6,524 (44.8%)	2,096 (14.4%)	5,934 (40.8%)	14,554	2,840 (54.6%)	732 (14.1%)	1,629 (31.3%)	5,201	10,031 (48.3%)	3,035 (14.6%)	7,694 (37.1%)	20,760	
三大都市圏	R8 調査	3,358 (81.2%)	424 (10.3%)	352 (8.5%)	4,134	1,465 (93.4%)	67 (4.3%)	37 (2.4%)	1,569	5,069 (85.1%)	498 (8.4%)	393 (6.6%)	5,960	
	R7 調査	3,331 (80.8%)	413 (10.0%)	377 (9.1%)	4,121	1,449 (93.1%)	65 (4.2%)	42 (2.7%)	1,556	5,022 (84.7%)	486 (8.2%)	423 (7.1%)	5,931	
	R6 調査	3,308 (80.8%)	368 (9.0%)	417 (10.2%)	4,093	1,418 (92.3%)	78 (5.1%)	41 (2.7%)	1,537	4,966 (84.4%)	455 (7.7%)	462 (7.9%)	5,883	
	東京圏	R8 調査	2,200 (87.1%)	233 (9.2%)	92 (3.6%)	2,525	900 (95.9%)	26 (2.8%)	12 (1.3%)	938	3,236 (89.8%)	262 (7.3%)	105 (2.9%)	3,603
		R7 調査	2,173 (86.3%)	237 (9.4%)	109 (4.3%)	2,519	892 (95.8%)	23 (2.5%)	16 (1.7%)	931	3,199 (89.2%)	263 (7.3%)	126 (3.5%)	3,588
		R6 調査	2,148 (86.4%)	212 (8.5%)	126 (5.1%)	2,486	865 (94.5%)	35 (3.8%)	15 (1.6%)	915	3,146 (88.9%)	250 (7.1%)	142 (4.0%)	3,538
	大阪圏	R8 調査	764 (71.6%)	110 (10.3%)	193 (18.1%)	1,067	333 (92.0%)	15 (4.1%)	14 (3.9%)	362	1,170 (77.5%)	129 (8.5%)	210 (13.9%)	1,509
		R7 調査	755 (71.2%)	101 (9.5%)	205 (19.3%)	1,061	323 (90.2%)	22 (6.1%)	13 (3.6%)	358	1,150 (76.7%)	128 (8.5%)	221 (14.7%)	1,499
		R6 調査	731 (68.8%)	106 (10.0%)	226 (21.3%)	1,063	318 (89.1%)	25 (7.0%)	14 (3.9%)	357	1,120 (74.7%)	136 (9.1%)	243 (16.2%)	1,499
	名古屋圏	R8 調査	394 (72.7%)	81 (14.9%)	67 (12.4%)	542	232 (86.2%)	26 (9.7%)	11 (4.1%)	269	663 (78.2%)	107 (12.6%)	78 (9.2%)	848
		R7 調査	403 (74.5%)	75 (13.9%)	63 (11.6%)	541	234 (87.6%)	20 (7.5%)	13 (4.9%)	267	673 (79.7%)	95 (11.3%)	76 (9.0%)	844
		R6 調査	429 (78.9%)	50 (9.2%)	65 (11.9%)	544	235 (88.7%)	18 (6.8%)	12 (4.5%)	265	700 (82.7%)	69 (8.2%)	77 (9.1%)	846
地方圏	R8 調査	3,281 (31.4%)	1,888 (18.1%)	5,276 (50.5%)	10,445	1,582 (43.2%)	688 (18.8%)	1,395 (38.1%)	3,665	5,322 (35.8%)	2,775 (18.7%)	6,771 (45.5%)	14,868	
	R7 調査	3,290 (31.5%)	1,808 (17.3%)	5,354 (51.2%)	10,452	1,511 (41.3%)	676 (18.5%)	1,468 (40.2%)	3,655	5,237 (35.2%)	2,687 (18.1%)	6,935 (46.7%)	14,859	
	R6 調査	3,216 (30.7%)	1,728 (16.5%)	5,517 (52.7%)	10,461	1,422 (38.8%)	654 (17.8%)	1,588 (43.3%)	3,664	5,065 (34.0%)	2,580 (17.3%)	7,232 (48.6%)	14,877	
	地方四市	R8 調査	255 (76.8%)	52 (15.7%)	25 (7.5%)	332	177 (96.7%)	4 (2.2%)	2 (1.1%)	183	442 (84.2%)	56 (10.7%)	27 (5.1%)	525
		R7 調査	271 (81.4%)	50 (15.0%)	12 (3.6%)	333	177 (97.8%)	2 (1.1%)	2 (1.1%)	181	458 (87.4%)	52 (9.9%)	14 (2.7%)	524
		R6 調査	304 (91.3%)	15 (4.5%)	14 (4.2%)	333	177 (97.8%)	2 (1.1%)	2 (1.1%)	181	490 (93.7%)	17 (3.3%)	16 (3.1%)	523
	その他	R8 調査	3,026 (29.9%)	1,836 (18.2%)	5,251 (51.9%)	10,113	1,405 (40.4%)	684 (19.6%)	1,393 (40.0%)	3,482	4,880 (34.0%)	2,719 (19.0%)	6,744 (47.0%)	14,343
		R7 調査	3,019 (29.8%)	1,758 (17.4%)	5,342 (52.8%)	10,119	1,334 (38.4%)	674 (19.4%)	1,466 (42.2%)	3,474	4,779 (33.3%)	2,635 (18.4%)	6,921 (48.3%)	14,335
		R6 調査	2,912 (28.8%)	1,713 (16.9%)	5,503 (54.3%)	10,128	1,245 (35.7%)	652 (18.7%)	1,586 (45.5%)	3,483	4,575 (31.9%)	2,563 (17.9%)	7,216 (50.3%)	14,354

8調査: 令和8年地価調査(令和7年7月1日 ~ 令和8年7月1日)
7調査: 令和7年地価調査(令和6年7月1日 ~ 令和7年7月1日)
6調査: 令和6年地価調査(令和5年7月1日 ~ 令和6年7月1日)