

Koji-Kakaku II

(Published Land Price)

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In the previous “Koji-Kakaku” I examined the trends of major residential and commercial area, where “polarization” between good and bad properties were evident. Currently only the properties in good location and properties with high yield are considered to be good.

In this issue, I would like to expand the target areas to the commercial areas of eight major wards (Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, Shibuya-ku, Toshima-ku, Taito-ku, and Shinagawa-ku) and study the land price trend.

Trends of Koji-Kakaku ^{note1)} (1997 to 2001)

- Price fell in most areas - However, increased in 14 areas (out of 240)
 - Price increased in areas such as Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku
- Price increased the most in “Shinjuku 3 cho-me, Shinjuku-ku” . . . 107.50 points (1997 = 100)
- Price decreased the most in “Nishi-Ikebukuro 3 cho-me, Toshima-ku” . . . 54.21 points (1997 = 100)
- “Polarization” is most evident in central Tokyo . . . Difference between the highest and lowest price:
 - (1) Chuo-ku (50.86 points)
 - (2) Chiyoda-ku (41.01 points)

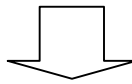
Tokyo Central 5 Wards . . . Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, and Shibuya-ku

- 1) Sharp increase in price . . . “Office area with high-rise and medium-rise buildings”
 - Land price increased in office area near Tokyo station (Marunouchi and Otemachi) and Shinjuku station (Shinjuku and Nishi-shinjuku).
 - Stable land price in Ginza area and near Shibuya station (Dogenzaka and Shibuya).
- 2) Sharp decrease in price . . . “Area with small-medium size buildings and restaurants mixed”
 - Areas with restaurants and bars (e.g. Kabukicho, Akasaka) and areas with old small-medium size buildings (e.g. Kanda, Nihombashi) are showing sharp drop in land price.

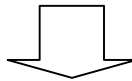
Surrounding 3 Wards . . . Toshima-ku, Taito-ku, and Shinagawa-ku

- 1) Small decrease in land price . . . “Areas with retails, restaurants, and residential buildings”
 - Areas with small retail shops (e.g. Minowa, Shinamachi, Kanamecho, Okachimachi, Togoshi-Ginza) are showing stable price.
- 2) Sharp decrease in land price . . . “Office areas with medium-large size buildings”

- Areas with old small-medium buildings (e.g. Ikebukuro, Asakusa) are showing sharp decrease.



- Land prices are settling in accordance with rent level
- Decrease in demand due to comparatively high-priced feeling of the consumers
- Secondary office areas tend to be on the losing side . . . no match with the tenant needs
- Land prices are influenced by the economy and tend to reflect the “use” . . . such as pleasure areas and restaurant areas



Polarization of the land price is caused not only by the location and profitability, but also according to the area differences

Variability Index

Name	Highest			Lowest			Difference in Index
	Address	Station	Index	Address	Station	Index	
Chiyoda-ku	3 Marunouchi	Tokyo	104.00	5 Soto-kanda	Hirosuecho	62.99	41.01
Chuo-ku	8 Ginza	Shimbashi	105.48	1 Higashi-nihombashi	Higashi-nihombashi	54.62	50.86
Minato-ku	2 Konan	Shinagawa	100.50	2 Nishi-shimbashi	Toranomon	61.54	38.96
Shinjuku-ku	3 Shinjuku	Shinjuku 3-chome	107.50	3 Nishi-shinjuku	Shinjuku	68.51	38.99
Shibuya-ku	1 Jinguumae	Harajuku	95.37	1 Higashi	Shibuya	66.67	28.70
Toshima-ku	1 Nagasaki	Shiinamachi	87.08	3 Nishi-ikebukuro	Ikebukuro	54.21	32.87
Taito-ku	1 Minowa	Minowa	92.00	1 Misuji	Kuramae	57.84	34.16
Shinagawa-ku	2 Nishioi	Nishioi	87.38	3 Nishi-gotanda	Gotanda	61.11	26.27

Note 1: The Ministry of Land, Infrastructure, and Transport announces the “koji-kakaku”, the land price, on January 1 every year, measured at the standard lands (31,000 areas) per square meter. The land price is calculated based on the standard transactions (not for speculative purposes). They are used as an index for ordinary transactions, transaction of government lands, inheritance taxes, and fixed property taxes.

Key:

Red: Chiyoda-ku, Orange: Chuo-ku, Blue: Minato-ku, Pink: Shinjuku-ku, Green: Shibuya-ku, Yellow: Toshima-ku, Purple: Taito-ku, Light blue: Shinagawa-ku

- Value of 1997 = 100. The sharper the decrease, the larger the circle.
- For the commercial area, the value is divided by floor area ratio.
- Names inside the circle indicate the nearest station (refer to the following table).

Top 5 Areas in Each Ward

Name	Address	Adjacent road	Station	Distance	Surrounding environments	Index (1997 = 100)
Shinjuku-ku	3 Shinjuku	City road, NE 22m	Shinjuku 3-chome	Near	Central commercial area with high-rise retail and office bldgs.	107.50
Shinjuku-ku	3 Shinjuku	Ward road, W 11m	Shinjuku	100m	Commercial area with medium-high rise restaurant bldgs.	105.52
Chuo-ku	8 Ginza	Ward road, NE 145m	Shimbashi	400m	Commercial area with medium-high rise restaurant and office bldgs.	105.48
Chiyoda-ku	3 Marunouchi	National road, NW 34m	Tokyo	730m	Office area with high-rise office bldgs.	104.00
Chuo-ku	6 Ginza	National road, SE 27m	Ginza	150m	Commercial area with high-rise boutique and restaurant bldgs.	103.91
Chiyoda-ku	1 Uchisaiwaicho	City road, NW 144m	Yurakucho	700m	Commercial area with high-rise office and hotel bldgs.	103.85
Chiyoda-ku	2 Otemachi	National road, S 36m	Otemachi	Near	Office area with high-rise bank and office bldgs.	103.45
Shinjuku-ku	1 Nishi-shinjuku	City road, E 0m	Shinjuku	Near	Commercial area by the station with high-rise office bldgs.	103.08
Chiyoda-ku	1 Otemachi	Private road, S 15m	Otemachi	60m	Central commercial area with high-rise office and bank bldgs.	102.89
Chuo-ku	1 Kyobashi	City road, NE 144m	Tokyo	220m	Central commercial area with medium-high rise office bldgs.	102.70
Shinjuku-ku	3 Shinjuku	City road, NW 22m	Shinjuku 3-chome	Near	Commercial area with medium-high rise retail bldgs.	102.14
Chiyoda-ku	1 Yurakucho	Ward road, NE 15m	Yurakucho	150m	Central commercial area with large-scale office bldgs.	101.67
Minato-ku	2 Konan	Ward road, N 26m	Shinagawa	100m	Commercial area by the station with increasing medium-high rise office bldgs.	100.50
Chuo-ku	4 Ginza	City road, NW 30m	Ginza	Near	Central commercial area with high-rise retail and office bldgs.	98.00
Minato-ku	2 Akasaka	City road, NE 40m	Akasaka	220m	Commercial area with medium-high rise retail and office bldgs.	96.17
Chuo-ku	3 Nihombashi	National road, NW 27m	Nihombashi	150m	Central commercial area with high-rise office bldgs.	95.46
Shibuya-ku	1 Jingumae	City road, SW 36m	Harajuku	160m	Commercial area with medium-high rise retail bldgs.	95.37
Shinjuku-ku	1 Kabukicho	City road, SW 40m	Shinjuku	450m	Commercial area with high-rise retail and office bldgs.	93.28
Shibuya-ku	2 Dogenzaka	Ward road, NW 22m	Shibuya	230m	Commercial area with medium-high rise retail bldgs.	93.24
Shibuya-ku	2 Dogenzaka	Ward road, NE 20m	Shibuya	300m	Commercial area with medium-high rise retail and office bldgs.	92.60
Shibuya-ku	2 Yoyogi	National road, NE 40m	Shinjuku	400m	Commercial area with medium-high rise retail and office bldgs.	92.37
Toito-ku	1 Minowa	Ward road, S 11m	Minowa	400m	Commercial area with various retails and workshops	92.00
Minato-ku	1 Shimbashi	City road, SW 33m	Uchisaiwaicho	Near	Central commercial area with medium-high rise retail and office bldgs.	91.82
Shibuya-ku	1 Shibuya	City road, W 30m	Shibuya	200m	Commercial area with high-rise retail and office bldgs.	90.62
Shinagawa-ku	2 Nishi-Oi	Ward road, SW 7m	Nishi-oi	430m	Commercial area with small-scale retail and residential bldgs.	87.38
Minato-ku	4 Roppongi	City road, SE 40m	Roppongi	Near	Commercial area with medium-high rise retail bldgs.	87.14
Toshima-ku	1 Nagasaki	Ward road, N 4m	Shiinamachi	80m	Commercial area with small-scale shops with miscellaneous goods	87.08

Shinagawa-ku	4 Minami-shinagawa	Ward road, E 12m	Shin-baba	400m	Commercial area with mixture of retails and offices	86.76
Taito-ku	2 Nihon-tsutsumi	Ward road, E 11m	Minami-senju	530m	Commercial area with mixture of offices, retails, workshops and residences	85.48
Minato-ku	2 Azabu-juban	Ward road, E 10m	Azaku-juban	80m	Commercial area with medium-high rise retail and condos	84.38
Shinagawa-ku	2 Higashi-nakanobe	Ward road, S 6m	Nakanobe	Near	Commercial area near the station with restaurants and retails	82.72
Shinagawa-ku	2 Hiratsuka	Ward road, S 6.5m	Togoe-ginza	Near	Commercial area near the station with restaurants and retails	82.28
Toshima-ku	1 Takamatsu	Ward road, W 5m	Kanecho	300m	Commercial area with small-medium size retail bldgs.	81.28
Toshima-ku	3 Ikebukuro	Ward road, SW 4m	Ikebukuro	690m	Commercial area with mixture of retails, offices, and residences	81.24
Shinagawa-ku	6 Nakanobe	National road, E 25m	Nakanobe	180m	Commercial area by the railway with retails, apartments, and offices	81.22
Toshima-ku	1 Minami-nagasaki	City road, S 15m	Shiinamachi	640m	Commercial area with retails and condos	80.07
Toito-ku	4 Ueno	City road, N 36m	Okachimachi	240m	Central commercial area with medium-high rise retail bldgs	78.88
Toshima-ku	2 Zoshigaya	City road, SW 18.2m	Mejiro	960m	Commercial area with small-scale retails and medium-scale offices	77.92
Toito-ku	1 Imato	Ward road, N 15m	Asakusa	1,200m	Commercial area with small-medium rise bldgs with branch offices and workshops	77.31
Toito-ku	3 Nishi-asakusa	Ward road, N 22m	Iriya	850m	Commercial area with medium rise bldgs with retails and office related to tools	71.90

Bottom 5 Areas

Name	Address	Adjacent road	Station	Distance	Surrounding environments	Index (1997 = 100)
Shibuya-ku	3 Sendagaya	Ward road, NW 9.1m	Sendagaya	650m	Commercial area near railway with small-medium scale retail and office bldgs.	72.52
Shibuya-ku	2 Yoyogi	Ward road, NW 4.9m	Shinjuku	560m	Commercial area with medium-rise retail and office bldgs.	72.18
Shinjuku-ku	3 Takadanobaba	City road, S 15m	Takadanobaba	500m	Commercial area with medium-high rise retail and residential bldgs.	72.11
Shinjuku-ku	2 Kabukicho	Ward road, N 15m	Shinjuku	600m	Commercial area with medium-high rise restaurant bldgs.	70.32
Shinjuku-ku	2 Kabukicho	Ward road, N 8m	Shinjuku	720m	Commercial area with medium-rise restaurant and hotel bldgs.	70.08
Shinjuku-ku	26 Sakamachi	City road, NE 36m	Akebonobashi	420m	Commercial area with office bldgs and condos	69.20
Shinjuku-ku	3 Nishi-shinjuku	City road, E 25m	Shinjuku	1,200m	Commercial area with high-rise office bldgs and condos	68.51
Minato-ku	2 Akasaka	City road, N 15m	Akasaka	90m	Commercial area with medium-high rise retail bldgs.	68.37
Shibuya-ku	14 Sakuragaoka	Ward road, NW 9m	Shibuya	400m	Commercial area with medium-high rise retail and office bldgs	68.02
Shinagawa-ku	5 Higashi-oi	Ward road, SW 7.8m	Oimachi	150m	Commercial area with medium-high rise retail and office bldgs	67.65
Shibuya-ku	1 Hatsudai	National road, NW 40m	Hatsudai	130m	Commercial area with medium-high rise office bldgs	67.12
Shibuya-ku	1 Azuma	City road, NE 27m	Shibuya	650m	Commercial area with medium-high rise retail and office bldgs	66.67
Shinagawa-ku	1 Oi	Ward road, S 22m	Oimachi	200m	Commercial area near the station with banks and offices	66.32
Chiyoda-ku	2 Soto-kanda	Ward road, W 6m	Suehirocho	300m	Commercial area with small-scale retail and office bldgs.	65.22
Chiyoda-ku	2 Higashi-kanda	Ward road, S 11m	Asakusabashi	250m	Commercial area with medium-rise office bldgs and warehouses	65.04
Chiyoda-ku	2 Knada Awajimachi	Ward road, NW 8m	Awajicho	210m	Commercial area with medium-rise office bldgs.	64.57
Shinagawa-ku	6 Minami-oi	Ward road, W 50m	Omorino	m	Commercial area near the station with medium-high rise retail and office bldgs.	64.52
Shinagawa-ku	2 Higashi-gotanda	City road, N 22m	Gotanda	400m	Commercial area with medium-high rise retail and office bldgs	64.39
Minato-ku	6 Shimbashi	Ward road, SW 11m	Onarimon	300m	Commercial area with medium-rise office bldgs	64.25
Chiyoda-ku	3 Nishi-kanda	Ward road, W 13.5m	Kudanshita	230m	Commercial area with many small-medium size printing and publishing companies	64.25
Minato-ku	2 Akasaka	Ward road, NW 5.5m	Akasaka	250m	Commercial area with medium-rise office and restaurant bldgs.	63.35
Chiyoda-ku	5 Soto-kanda	Ward road E 8m	Suehirocho	140m	Commercial area with medium-high rise retail and office bldgs	62.99
Minato-ku	2 Hamamatsucho	Ward road, E 8m	Hamamatsucho	170m	Commercial area with small-size retails and offices	62.29
Minato-ku	2 Nishi-shimbashi	Ward road, NW 6m	Ioranomon	580m	Commercial area with medium-rise office bldgs and small retails	61.54
Shinagawa-ku	3 Nishi-gotanda	City road, SW 40m	Gotanda	650m	Commercial area with medium-high rise retail and office bldgs	61.11
Chuo-ku	3 Tsukiji	Ward road, SE 8m	Tsukiji	130m	Commercial area with medium-high rise retail and office bldgs	58.82
Toito-ku	3 Asakusabashi	City road, N 27m	Kuramae	320m	Commercial area with medium-high rise office bldgs	58.45
Toito-ku	1 Taito	Ward road, N 11m	Akihabara	530m	Commercial area with medium-high rise workshop and office bldgs	58.33
Toito-ku	2 Kuramae	National road, NW 27m	Kuramae	m	Commercial area with medium-high rise retail and office bldgs	58.08
Toito-ku	2 Taito	City road, S 27m	Nakaoachimachi	550m	Commercial area with medium-high rise office bldgs and branch offices	58.00
Toito-ku	1 Sansuji	Ward road, E 23m	Kuramae	320m	Commercial area with medium-high rise office bldgs	57.84
Chuo-ku	7 Nihombashi Tomisawacho	Ward road, SE 11m	Ningyocho	350m	Commercial area with medium-high rise office bldgs and branch offices	57.44
Toshima-ku	2 Kita-otsuka	Ward road, SW 10m	Otsuka	110m	Commercial area with retail and restaurant bldgs	56.82
Toshima-ku	3 Higashi-ikebukuro	Ward road, SE 15m	Ikebukuro	700m	Commercial area with medium-high rise office bldgs and branch offices	56.70

Chuo-ku	1 Nihombashi Ningyocho	Ward road, SE	Ningyocho	120m	Commercial area with many small-medium scale retail and residential bldgs, and office bldgs	56.67
Chuo-ku	10 Nihonbashi Kobuncho	Ward road, NE	Mitsukoshimae	450m	Commercial area with small-medium scale office and retail bldgs.	56.21
Toshima-ku	3 Komagome	Ward road, NE	Komagome	110m	Commercial area with medium-high rise retail and office bldgs	56.19
Toshima-ku	3 Minami-otuka	Ward road, E	Otsuka	320m	Commercial area with medium-high rise retail and office bldgs	55.59
Chuo-ku	1 Higashi-nihombashi	Ward road, NE	Higashi-nihombashi	280m	Commercial area with medium-high rise retail and office bldgs	54.62
Toshima-ku	3 Nishi-ikebukuro	Ward road, S	Ikebukuro	380m	Commercial area with medium-high rise retail and office bldgs	54.21