

第8表 平成28年 地価公示及び地価調査の平均変動率の推移

(左：地価公示 右：地価調査 (単位：%))

| 調査年 | 住宅地 | | | | 宅地見込地 | 商業地 | 工業地 | 全用途 | | | | | |
|-----|---------------|---------------|---------------|-------|-------|-------|------|-------|-------|------|------|-------|------|
| | 市街化区域等 | | 市街化調整区域 | | | | | | | | | | |
| S48 | | 42.0 | - | - | - | 54.5 | - | 23.9 | - | - | - | 41.2 | - |
| S49 | | 42.3 | - | - | - | 40.9 | - | 20.8 | - | - | - | 41.3 | - |
| S50 | | -9.7 | - | -11.2 | - | -11.6 | - | -9.7 | - | -9.9 | - | -10.0 | - |
| S51 | | 0.5 | 0.4 | -0.5 | -0.1 | 0.0 | 1.3 | 0.0 | 0.1 | 0.0 | 0.3 | 0.2 | 0.3 |
| S52 | | 1.3 | 1.2 | 0.0 | 0.1 | 1.9 | 1.3 | 0.4 | 0.6 | 0.6 | 0.2 | 1.0 | 0.9 |
| S53 | | 2.3 | 2.5 | 0.3 | 0.4 | 1.8 | 2.5 | 1.0 | 1.2 | 0.9 | 0.7 | 1.8 | 1.9 |
| S54 | | 4.2 | 6.2 | 1.3 | 2.2 | 3.9 | 6.7 | 2.1 | 3.7 | 1.7 | 3.7 | 3.3 | 5.1 |
| S55 | | 9.0 | 8.9 | 3.2 | 3.7 | 11.0 | 9.1 | 4.4 | 4.7 | 3.9 | 6.0 | 7.3 | 7.3 |
| S56 | | 9.3 | 8.6 | 4.1 | 4.3 | 10.2 | 8.3 | 4.8 | 4.6 | 5.0 | 5.4 | 7.8 | 7.2 |
| S57 | | 8.4 | 7.2 | 4.5 | 4.1 | 7.6 | 7.5 | 4.7 | 4.5 | 4.9 | 5.7 | 7.1 | 6.3 |
| S58 | | 5.9 | 4.6 | 3.5 | 3.4 | 6.0 | 3.9 | 3.7 | 3.4 | 2.8 | 2.6 | 5.0 | 4.2 |
| S59 | | 4.1 | 3.5 | 2.9 | 2.6 | 3.3 | 3.1 | 3.2 | 2.8 | 2.4 | 2.4 | 3.8 | 3.2 |
| S60 | | 2.9 | 2.6 | 2.0 | 1.8 | 2.3 | 2.4 | 2.9 | 2.4 | 2.2 | 1.8 | 2.8 | 2.4 |
| S61 | | 2.4 | 2.0 | 1.7 | 1.4 | 1.6 | 1.9 | 2.5 | 1.8 | 2.4 | 1.7 | 2.3 | 1.9 |
| S62 | | 2.0 | 2.3 | 1.3 | 1.4 | 1.2 | 2.2 | 2.1 | 2.4 | 2.2 | 1.9 | 1.9 | 2.2 |
| S63 | | 6.1 | 6.7 | 2.4 | 2.5 | 4.2 | 6.9 | 5.9 | 5.6 | 3.1 | 4.1 | 5.3 | 5.8 |
| H1 | | 7.9 | 7.7 | 3.5 | 4.5 | 9.8 | 9.4 | 6.8 | 6.5 | 5.3 | 5.1 | 6.9 | 7.0 |
| H2 | | 10.5 | 10.5 | 4.8 | 6.6 | 13.0 | 14.8 | 9.0 | 10.1 | 7.0 | 9.4 | 9.1 | 9.8 |
| H3 | | 10.4 | 5.3 | 5.7 | 4.6 | 10.1 | 6.5 | 9.5 | 5.3 | 9.7 | 6.0 | 9.3 | 5.2 |
| H4 | | 1.5 | -1.1 | 1.3 | 0.4 | -0.4 | -1.4 | 1.4 | -1.3 | 4.2 | 0.6 | 1.5 | -0.9 |
| H5 | | -2.1 | -2.2 | -1.0 | -0.7 | -1.6 | -1.5 | -3.1 | -2.8 | 0.3 | -0.5 | -1.9 | -2.0 |
| H6 | | -1.8 | -1.3 | -0.5 | -0.4 | -0.5 | -1.0 | -3.6 | -3.2 | -1.1 | -1.1 | -1.7 | -1.4 |
| H7 | | -1.4 | -1.7 | -0.3 | -0.3 | -1.1 | -1.2 | -4.2 | -3.8 | -1.0 | -1.4 | -1.5 | -1.7 |
| H8 | | -2.5 | -3.3 | -0.4 | -1.2 | -3.8 | -2.9 | -6.1 | -7.7 | -1.7 | -1.4 | -2.6 | -3.6 |
| H9 | | -3.6 | -2.7 | -0.7 | -0.9 | -3.6 | -2.2 | -7.7 | -6.7 | -1.8 | -0.8 | -3.6 | -2.9 |
| H10 | | -2.9 | -3.1 | -0.6 | -0.9 | -2.9 | -2.8 | -6.9 | -6.7 | -2.0 | -1.5 | -3.2 | -3.2 |
| H11 | | -4.5 | -4.3 | -0.9 | -1.1 | -5.1 | -4.2 | -9.0 | -7.5 | -3.2 | -2.6 | -4.6 | -4.1 |
| H12 | | -4.6 | -4.2 | -0.9 | -1.1 | -4.5 | -4.5 | -9.0 | -7.7 | -3.3 | -2.6 | -4.8 | -4.1 |
| H13 | | -4.9 | -4.5 | -1.2 | -1.4 | -4.6 | -6.2 | -9.1 | -8.4 | -3.5 | -2.4 | -5.0 | -4.5 |
| H14 | | -5.9 | -5.5 | -1.9 | -2.4 | -7.0 | -8.0 | -10.0 | -9.2 | -4.2 | -3.2 | -6.0 | -5.5 |
| H15 | | -6.9 | -6.2 | -2.4 | -3.2 | -12.7 | -9.7 | -10.7 | -10.1 | -4.6 | -4.8 | -6.9 | -6.3 |
| H16 | | -7.5 | -6.8 | -3.1 | -3.7 | -12.7 | -9.2 | -11.0 | -10.2 | -5.7 | -5.5 | -7.4 | -6.8 |
| H17 | | -7.2 | -6.1 | -3.1 | -3.9 | -15.2 | -9.6 | -9.7 | -9.3 | -5.3 | -5.7 | -7.0 | -6.3 |
| H18 | | -5.7 | -4.3 | -2.9 | -3.2 | -8.6 | -8.2 | -7.3 | -6.2 | -4.9 | -4.2 | -5.6 | -4.5 |
| H19 | | -3.6 | -2.9 | -2.1 | -2.1 | -6.5 | -4.4 | -4.4 | -3.7 | -3.5 | -2.5 | -3.6 | -3.0 |
| H20 | | -2.4 | -2.5 | -1.6 | -1.8 | -4.2 | -3.6 | -3.2 | -3.1 | -2.4 | -2.0 | -2.5 | -2.5 |
| H21 | [-3.4]、[-4.2] | -3.6 | -4.1 | -2.5 | -2.8 | -6.0 | -4.3 | -4.0 | -4.7 | -2.9 | -3.1 | -3.5 | -4.1 |
| H22 | [-5.0]、[-4.3] | -5.1 | -4.4 | -3.5 | -3.3 | -6.5 | -5.0 | -5.2 | -5.1 | -3.9 | -3.5 | -4.9 | -4.5 |
| H23 | [-4.5]、[-5.2] | -4.7 | -5.4 | -3.7 | -3.9 | -5.5 | -5.9 | -4.8 | -6.5 | -4.0 | -5.3 | -4.6 | -5.5 |
| H24 | [-5.3]、[-4.2] | -5.6 | -4.3 | -4.1 | -3.5 | -6.2 | -5.2 | -5.8 | -5.3 | -5.3 | -5.2 | -5.4 | -4.4 |
| H25 | -4.0、-3.0 | [-4.0]、[-3.0] | [-3.8]、[-3.0] | -5.4 | -4.1 | -4.8 | -3.7 | -4.2 | -3.7 | -4.2 | -3.7 | -4.2 | -3.2 |
| H26 | -2.5、-1.9 | [-2.4]、[-1.8] | [-2.8]、[-2.1] | - | -2.5 | -3.2 | -2.4 | -2.9 | -2.3 | -2.6 | -2.0 | -2.6 | -2.0 |
| H27 | -1.6、-1.3 | [-1.6]、[-1.2] | [-1.9]、[-1.7] | - | -2.2 | -2.1 | -1.6 | -2.1 | -1.1 | -1.7 | -1.3 | -1.7 | -1.3 |
| H28 | -1.2、-1.1 | [-1.2]、[-1.0] | [-1.5]、[-1.5] | - | -2.7 | -1.6 | -1.2 | -1.6 | 0.2 | -1.3 | -1.0 | -1.3 | -1.0 |

(注1) 平成25年に用途区分を改正し、「住宅地」の「市街化区域等」と「市街化調整区域」を統合したため、カッコ書きは参考値である。

(注2) 「市街化区域等」とは、「市街化区域」のほか「非線引きの都市計画区域」及び「都市計画区域外」を含めた区域である。

(注3) 全用途の平均変動率に林地は含まない。

(注4) 地価公示の宅地見込地は平成26年から廃止されたため、平均変動率は「-」とした。