

表12 - 中古マンションの築年帯別状況[近畿圏]

## ■成約物件

| 暦年   |                                       | ～築5年  | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計      |
|------|---------------------------------------|-------|--------|---------|---------|---------|---------|---------|-------|--------|
| 2014 | 件数(件)                                 | 1,261 | 2,335  | 2,418   | 2,300   | 1,757   | 1,553   | 1,833   | 2,078 | 15,535 |
|      | (%)                                   | 8.1   | 15.0   | 15.6    | 14.8    | 11.3    | 10.0    | 11.8    | 13.4  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 45.13 | 38.02  | 31.26   | 22.94   | 18.19   | 19.52   | 17.10   | 14.51 | 25.95  |
|      | 価格(万円)                                | 3,314 | 2,845  | 2,289   | 1,635   | 1,329   | 1,248   | 1,184   | 888   | 1,820  |
| 2015 | 専有面積(m <sup>2</sup> )                 | 73.44 | 74.83  | 73.23   | 71.27   | 73.08   | 63.90   | 69.24   | 61.21 | 70.11  |
|      | 件数(件)                                 | 1,312 | 2,508  | 2,385   | 2,513   | 1,789   | 1,580   | 1,807   | 2,581 | 16,475 |
|      | (%)                                   | 8.0   | 15.2   | 14.5    | 15.3    | 10.9    | 9.6     | 11.0    | 15.7  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 48.35 | 39.89  | 33.60   | 25.33   | 18.39   | 19.84   | 18.43   | 15.04 | 27.27  |
| 2016 | 価格(万円)                                | 3,431 | 2,950  | 2,470   | 1,779   | 1,353   | 1,271   | 1,248   | 929   | 1,894  |
|      | 専有面積(m <sup>2</sup> )                 | 70.97 | 73.95  | 73.52   | 70.21   | 73.59   | 64.05   | 67.73   | 61.78 | 69.47  |
|      | 件数(件)                                 | 1,392 | 2,422  | 2,293   | 2,480   | 1,705   | 1,677   | 1,675   | 2,844 | 16,488 |
|      | (%)                                   | 8.4   | 14.7   | 13.9    | 15.0    | 10.3    | 10.2    | 10.2    | 17.2  | 100.0  |
| 2017 | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 52.49 | 41.79  | 36.39   | 28.16   | 19.30   | 20.16   | 20.00   | 16.52 | 29.14  |
|      | 価格(万円)                                | 3,692 | 3,056  | 2,664   | 1,979   | 1,415   | 1,301   | 1,332   | 1,031 | 2,011  |
|      | 専有面積(m <sup>2</sup> )                 | 70.33 | 73.12  | 73.20   | 70.26   | 73.30   | 64.54   | 66.59   | 62.39 | 69.01  |
|      | 件数(件)                                 | 1,321 | 2,247  | 2,206   | 2,452   | 1,843   | 1,883   | 1,628   | 3,090 | 16,670 |
| 2018 | (%)                                   | 7.9   | 13.5   | 13.2    | 14.7    | 11.1    | 11.3    | 9.8     | 18.5  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 54.95 | 43.04  | 39.81   | 31.36   | 21.34   | 19.95   | 21.23   | 17.40 | 30.36  |
|      | 価格(万円)                                | 3,858 | 3,081  | 2,899   | 2,212   | 1,543   | 1,325   | 1,394   | 1,102 | 2,091  |
|      | 専有面積(m <sup>2</sup> )                 | 70.21 | 71.57  | 72.81   | 70.56   | 72.31   | 66.39   | 65.67   | 63.34 | 68.87  |
| 2019 | 件数(件)                                 | 1,341 | 2,168  | 2,294   | 2,402   | 2,053   | 1,740   | 1,516   | 3,496 | 17,010 |
|      | (%)                                   | 7.9   | 12.7   | 13.5    | 14.1    | 12.1    | 10.2    | 8.9     | 20.6  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 59.01 | 45.56  | 43.02   | 34.16   | 23.99   | 20.03   | 22.05   | 18.19 | 32.00  |
|      | 価格(万円)                                | 3,995 | 3,203  | 3,127   | 2,389   | 1,712   | 1,416   | 1,443   | 1,164 | 2,202  |
| 2020 | 専有面積(m <sup>2</sup> )                 | 67.70 | 70.31  | 72.69   | 69.95   | 71.34   | 70.67   | 65.45   | 63.97 | 68.80  |
|      | 件数(件)                                 | 1,311 | 1,894  | 2,328   | 2,459   | 2,172   | 1,702   | 1,539   | 3,922 | 17,327 |
|      | (%)                                   | 7.6   | 10.9   | 13.4    | 14.2    | 12.5    | 9.8     | 8.9     | 22.6  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 62.80 | 51.10  | 44.22   | 36.90   | 26.89   | 20.86   | 23.36   | 19.22 | 33.71  |
| 2021 | 価格(万円)                                | 4,346 | 3,553  | 3,200   | 2,680   | 1,875   | 1,494   | 1,494   | 1,237 | 2,322  |
|      | 専有面積(m <sup>2</sup> )                 | 69.20 | 69.53  | 72.37   | 72.62   | 69.71   | 71.59   | 63.95   | 64.33 | 68.88  |
|      | 件数(件)                                 | 1,159 | 1,514  | 2,116   | 2,118   | 2,145   | 1,586   | 1,553   | 4,176 | 16,367 |
|      | (%)                                   | 7.1   | 9.3    | 12.9    | 12.9    | 13.1    | 9.7     | 9.5     | 25.5  | 100.0  |
| 2022 | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 64.55 | 53.23  | 46.21   | 38.74   | 29.38   | 19.86   | 22.96   | 19.38 | 33.80  |
|      | 価格(万円)                                | 4,597 | 3,745  | 3,376   | 2,872   | 2,068   | 1,455   | 1,484   | 1,261 | 2,355  |
|      | 専有面積(m <sup>2</sup> )                 | 71.21 | 70.35  | 73.06   | 74.15   | 70.40   | 73.26   | 64.62   | 65.09 | 69.65  |
|      | 件数(件)                                 | 1,236 | 1,636  | 2,153   | 2,113   | 2,325   | 1,557   | 1,544   | 4,531 | 17,095 |
| 2023 | (%)                                   | 7.2   | 9.6    | 12.6    | 12.4    | 13.6    | 9.1     | 9.0     | 26.5  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 66.49 | 58.80  | 48.17   | 42.93   | 32.67   | 20.89   | 23.90   | 20.63 | 36.16  |
|      | 価格(万円)                                | 4,619 | 4,070  | 3,487   | 3,172   | 2,305   | 1,543   | 1,558   | 1,330 | 2,502  |
|      | 専有面積(m <sup>2</sup> )                 | 69.46 | 69.22  | 72.40   | 73.89   | 70.56   | 73.88   | 65.21   | 64.48 | 69.20  |
| 2024 | 件数(件)                                 | 1,239 | 1,617  | 1,921   | 1,907   | 2,244   | 1,592   | 1,589   | 4,732 | 16,841 |
|      | (%)                                   | 7.4   | 9.6    | 11.4    | 11.3    | 13.3    | 9.5     | 9.4     | 28.1  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 71.05 | 64.03  | 51.10   | 47.40   | 37.75   | 25.23   | 23.71   | 22.27 | 38.90  |
|      | 価格(万円)                                | 4,859 | 4,442  | 3,625   | 3,519   | 2,631   | 1,823   | 1,583   | 1,426 | 2,669  |
| 2025 | 専有面積(m <sup>2</sup> )                 | 68.39 | 69.38  | 70.95   | 74.24   | 69.69   | 72.27   | 66.75   | 64.06 | 68.61  |
|      | 件数(件)                                 | 1,273 | 1,645  | 1,606   | 1,875   | 2,068   | 1,572   | 1,507   | 4,746 | 16,292 |
|      | (%)                                   | 7.8   | 10.1   | 9.9     | 11.5    | 12.7    | 9.6     | 9.2     | 29.1  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 76.74 | 68.75  | 55.06   | 50.56   | 41.01   | 27.99   | 24.45   | 22.77 | 41.44  |
| 2026 | 価格(万円)                                | 5,174 | 4,718  | 3,906   | 3,727   | 2,907   | 1,992   | 1,682   | 1,439 | 2,830  |
|      | 専有面積(m <sup>2</sup> )                 | 67.42 | 68.62  | 70.95   | 73.71   | 70.89   | 71.16   | 68.77   | 63.19 | 68.31  |
|      | 件数(件)                                 | 1,295 | 1,637  | 1,438   | 2,100   | 2,224   | 1,918   | 1,446   | 5,199 | 17,257 |
|      | (%)                                   | 7.5   | 9.5    | 8.3     | 12.2    | 12.9    | 11.1    | 8.4     | 30.1  | 100.0  |
| 2027 | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 85.48 | 76.34  | 63.78   | 53.11   | 43.72   | 32.17   | 24.45   | 23.47 | 44.08  |
|      | 価格(万円)                                | 5,590 | 5,223  | 4,465   | 3,860   | 3,141   | 2,246   | 1,724   | 1,496 | 3,006  |
|      | 専有面積(m <sup>2</sup> )                 | 65.40 | 68.42  | 70.01   | 72.69   | 71.85   | 69.81   | 70.50   | 63.75 | 68.21  |

## ■ 新規登録物件

| 暦年   |                                       | ～ 築5年  | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～  | 計      |
|------|---------------------------------------|--------|--------|---------|---------|---------|---------|---------|--------|--------|
| 2022 | 件数(件)                                 | 5,361  | 4,778  | 5,255   | 5,266   | 6,763   | 4,853   | 5,535   | 17,091 | 54,902 |
|      | (%)                                   | 9.8    | 8.7    | 9.6     | 9.6     | 12.3    | 8.8     | 10.1    | 31.1   | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 81.68  | 72.05  | 58.04   | 53.58   | 41.81   | 29.72   | 28.62   | 26.43  | 43.42  |
|      | 価格(万円)                                | 4,586  | 4,052  | 3,659   | 3,691   | 2,759   | 2,064   | 1,705   | 1,597  | 2,696  |
|      | 専有面積(m <sup>2</sup> )                 | 56.15  | 56.24  | 63.05   | 68.89   | 65.99   | 69.45   | 59.57   | 60.40  | 62.10  |
| 2023 | 件数(件)                                 | 5,200  | 5,011  | 4,618   | 6,042   | 7,528   | 6,287   | 6,580   | 21,090 | 62,356 |
|      | (%)                                   | 8.3    | 8.0    | 7.4     | 9.7     | 12.1    | 10.1    | 10.6    | 33.8   | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 85.52  | 76.15  | 59.00   | 56.41   | 45.03   | 32.55   | 28.46   | 27.08  | 43.58  |
|      | 価格(万円)                                | 4,866  | 4,345  | 3,757   | 3,956   | 3,051   | 2,231   | 1,838   | 1,654  | 2,763  |
|      | 専有面積(m <sup>2</sup> )                 | 56.90  | 57.05  | 63.68   | 70.12   | 67.76   | 68.54   | 64.57   | 61.08  | 63.40  |
| 2024 | 件数(件)                                 | 5,410  | 4,952  | 3,903   | 6,058   | 7,477   | 7,715   | 6,884   | 24,922 | 67,321 |
|      | (%)                                   | 8.0    | 7.4    | 5.8     | 9.0     | 11.1    | 11.5    | 10.2    | 37.0   | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 102.06 | 86.33  | 69.89   | 59.30   | 47.31   | 34.40   | 26.91   | 26.98  | 45.23  |
|      | 価格(万円)                                | 5,743  | 4,918  | 4,606   | 4,077   | 3,272   | 2,325   | 1,820   | 1,660  | 2,888  |
|      | 専有面積(m <sup>2</sup> )                 | 56.27  | 56.97  | 65.90   | 68.75   | 69.16   | 67.60   | 67.61   | 61.54  | 63.84  |

## ■ 在庫物件

| 暦年   |                                       | ～ 築5年  | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計      |
|------|---------------------------------------|--------|--------|---------|---------|---------|---------|---------|-------|--------|
| 2022 | 件数(件)                                 | 1,680  | 1,292  | 1,346   | 1,477   | 1,822   | 1,427   | 1,689   | 5,077 | 15,810 |
|      | (%)                                   | 10.6   | 8.2    | 8.5     | 9.3     | 11.5    | 9.0     | 10.7    | 32.1  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 84.46  | 74.18  | 59.57   | 55.98   | 41.89   | 30.95   | 29.56   | 26.75 | 44.14  |
|      | 価格(万円)                                | 4,657  | 4,061  | 3,771   | 3,919   | 2,811   | 2,128   | 1,792   | 1,617 | 2,740  |
|      | 専有面積(m <sup>2</sup> )                 | 55.13  | 54.74  | 63.30   | 70.00   | 67.10   | 68.75   | 60.62   | 60.44 | 62.09  |
| 2023 | 件数(件)                                 | 1,467  | 1,304  | 1,145   | 1,648   | 2,041   | 1,918   | 1,998   | 6,385 | 17,906 |
|      | (%)                                   | 8.2    | 7.3    | 6.4     | 9.2     | 11.4    | 10.7    | 11.2    | 35.7  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 90.79  | 78.92  | 60.07   | 57.31   | 43.82   | 32.63   | 28.07   | 26.38 | 42.93  |
|      | 価格(万円)                                | 5,238  | 4,562  | 3,890   | 4,030   | 2,996   | 2,243   | 1,850   | 1,624 | 2,748  |
|      | 専有面積(m <sup>2</sup> )                 | 57.69  | 57.81  | 64.76   | 70.32   | 68.38   | 68.75   | 65.89   | 61.57 | 64.02  |
| 2024 | 件数(件)                                 | 1,651  | 1,248  | 962     | 1,536   | 1,951   | 2,228   | 1,965   | 7,270 | 18,811 |
|      | (%)                                   | 8.8    | 6.6    | 5.1     | 8.2     | 10.4    | 11.8    | 10.4    | 38.6  | 100.0  |
|      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 108.67 | 98.68  | 69.50   | 61.26   | 47.56   | 33.77   | 25.88   | 26.23 | 45.64  |
|      | 価格(万円)                                | 6,162  | 5,784  | 4,588   | 4,199   | 3,356   | 2,313   | 1,767   | 1,625 | 2,937  |
|      | 専有面積(m <sup>2</sup> )                 | 56.71  | 58.61  | 66.02   | 68.55   | 70.56   | 68.50   | 68.29   | 61.94 | 64.34  |

表12 - 中古マンションの築年帯別状況[大阪府]

| 暦年   |      |                                       | ～築5年   | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～  | 計      |
|------|------|---------------------------------------|--------|--------|---------|---------|---------|---------|---------|--------|--------|
| 成約   | 2022 | 件数(件)                                 | 781    | 968    | 1,104   | 1,084   | 1,057   | 605     | 659     | 2,650  | 8,908  |
|      |      | (%)                                   | 8.8    | 10.9   | 12.4    | 12.2    | 11.9    | 6.8     | 7.4     | 29.7   | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 75.87  | 66.75  | 54.49   | 48.15   | 38.20   | 28.91   | 24.63   | 24.40  | 42.44  |
|      |      | 価格(万円)                                | 5,035  | 4,485  | 3,804   | 3,550   | 2,623   | 2,037   | 1,690   | 1,536  | 2,864  |
|      |      | 専有面積(m <sup>2</sup> )                 | 66.36  | 67.19  | 69.81   | 73.74   | 68.67   | 70.46   | 68.63   | 62.96  | 67.48  |
|      | 2023 | 件数(件)                                 | 836    | 952    | 939     | 1,059   | 971     | 604     | 589     | 2,700  | 8,650  |
|      |      | (%)                                   | 9.7    | 11.0   | 10.9    | 12.2    | 11.2    | 7.0     | 6.8     | 31.2   | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 84.90  | 72.50  | 59.50   | 52.92   | 41.55   | 30.76   | 26.14   | 24.83  | 45.76  |
|      |      | 価格(万円)                                | 5,537  | 4,738  | 4,187   | 3,866   | 2,886   | 2,162   | 1,791   | 1,558  | 3,068  |
|      |      | 専有面積(m <sup>2</sup> )                 | 65.21  | 65.35  | 70.37   | 73.05   | 69.45   | 70.29   | 68.51   | 62.74  | 67.03  |
|      | 2024 | 件数(件)                                 | 899    | 940    | 807     | 1,236   | 1,125   | 847     | 490     | 2,910  | 9,254  |
|      |      | (%)                                   | 9.7    | 10.2   | 8.7     | 13.4    | 12.2    | 9.2     | 5.3     | 31.4   | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 92.59  | 83.72  | 67.97   | 56.02   | 44.80   | 35.27   | 27.88   | 25.81  | 49.30  |
|      |      | 価格(万円)                                | 5,844  | 5,489  | 4,696   | 4,060   | 3,182   | 2,422   | 1,995   | 1,622  | 3,301  |
|      |      | 専有面積(m <sup>2</sup> )                 | 63.12  | 65.57  | 69.09   | 72.48   | 71.03   | 68.67   | 71.59   | 62.85  | 66.97  |
| 新規登録 | 2024 | 件数(件)                                 | 3,762  | 3,083  | 2,210   | 3,534   | 3,781   | 3,449   | 2,339   | 14,477 | 36,635 |
|      |      | (%)                                   | 10.3   | 8.4    | 6.0     | 9.6     | 10.3    | 9.4     | 6.4     | 39.5   | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 113.89 | 90.31  | 75.56   | 62.10   | 48.20   | 36.23   | 30.06   | 29.41  | 50.56  |
|      |      | 価格(万円)                                | 6,091  | 4,674  | 4,786   | 4,184   | 3,227   | 2,363   | 1,950   | 1,767  | 3,090  |
|      |      | 専有面積(m <sup>2</sup> )                 | 53.49  | 51.75  | 63.34   | 67.38   | 66.94   | 65.22   | 64.87   | 60.10  | 61.11  |
| 在庫   | 2024 | 件数(件)                                 | 1,101  | 731    | 523     | 858     | 934     | 933     | 644     | 4,063  | 9,787  |
|      |      | (%)                                   | 11.2   | 7.5    | 5.3     | 8.8     | 9.5     | 9.5     | 6.6     | 41.5   | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 123.20 | 99.08  | 76.75   | 64.61   | 48.87   | 35.70   | 27.63   | 28.66  | 51.41  |
|      |      | 価格(万円)                                | 6,706  | 5,109  | 4,793   | 4,291   | 3,340   | 2,346   | 1,782   | 1,727  | 3,145  |
|      |      | 専有面積(m <sup>2</sup> )                 | 54.43  | 51.56  | 62.45   | 66.41   | 68.35   | 65.73   | 64.49   | 60.23  | 61.17  |

表12 - 中古マンションの築年帯別状況[大阪市]

| 暦年   |      |                                       | ～築5年   | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計      |
|------|------|---------------------------------------|--------|--------|---------|---------|---------|---------|---------|-------|--------|
| 成約   | 2022 | 件数(件)                                 | 517    | 619    | 548     | 572     | 450     | 215     | 264     | 1,235 | 4,420  |
|      |      | (%)                                   | 11.7   | 14.0   | 12.4    | 12.9    | 10.2    | 4.9     | 6.0     | 27.9  | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 86.00  | 75.74  | 65.37   | 55.02   | 47.45   | 39.34   | 32.99   | 30.74 | 53.82  |
|      |      | 価格(万円)                                | 5,415  | 4,727  | 4,208   | 3,791   | 2,893   | 2,475   | 1,984   | 1,778 | 3,338  |
|      |      | 専有面積(m <sup>2</sup> )                 | 62.96  | 62.41  | 64.37   | 68.90   | 60.98   | 62.91   | 60.14   | 57.83 | 62.02  |
|      | 2023 | 件数(件)                                 | 547    | 656    | 488     | 607     | 457     | 195     | 241     | 1,314 | 4,505  |
|      |      | (%)                                   | 12.1   | 14.6   | 10.8    | 13.5    | 10.1    | 4.3     | 5.3     | 29.2  | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 99.72  | 82.25  | 69.99   | 61.43   | 51.29   | 41.18   | 36.80   | 31.27 | 58.65  |
|      |      | 価格(万円)                                | 6,105  | 5,010  | 4,641   | 4,227   | 3,243   | 2,623   | 2,158   | 1,794 | 3,624  |
|      |      | 専有面積(m <sup>2</sup> )                 | 61.22  | 60.91  | 66.30   | 68.81   | 63.24   | 63.69   | 58.64   | 57.37 | 61.80  |
|      | 2024 | 件数(件)                                 | 595    | 653    | 443     | 692     | 562     | 317     | 185     | 1,433 | 4,880  |
|      |      | (%)                                   | 12.2   | 13.4   | 9.1     | 14.2    | 11.5    | 6.5     | 3.8     | 29.4  | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 109.43 | 96.08  | 81.30   | 65.59   | 53.30   | 47.49   | 40.84   | 32.57 | 63.65  |
|      |      | 価格(万円)                                | 6,504  | 5,958  | 5,291   | 4,444   | 3,477   | 2,909   | 2,694   | 1,873 | 3,942  |
|      |      | 専有面積(m <sup>2</sup> )                 | 59.43  | 62.01  | 65.08   | 67.76   | 65.24   | 61.26   | 65.96   | 57.51 | 61.94  |
| 新規登録 | 2024 | 件数(件)                                 | 2,923  | 2,518  | 1,416   | 2,160   | 2,048   | 1,338   | 999     | 7,791 | 21,193 |
|      |      | (%)                                   | 13.8   | 11.9   | 6.7     | 10.2    | 9.7     | 6.3     | 4.7     | 36.8  | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 131.50 | 101.53 | 87.76   | 73.65   | 57.48   | 49.06   | 42.18   | 35.74 | 66.06  |
|      |      | 価格(万円)                                | 6,462  | 4,755  | 4,916   | 4,502   | 3,403   | 2,630   | 2,205   | 1,936 | 3,554  |
|      |      | 専有面積(m <sup>2</sup> )                 | 49.14  | 46.83  | 56.01   | 61.12   | 59.20   | 53.61   | 52.29   | 54.16 | 53.80  |
| 在庫   | 2024 | 件数(件)                                 | 853    | 597    | 340     | 520     | 487     | 326     | 245     | 2,121 | 5,489  |
|      |      | (%)                                   | 15.5   | 10.9   | 6.2     | 9.5     | 8.9     | 5.9     | 4.5     | 38.6  | 100.0  |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 144.10 | 112.49 | 90.45   | 78.56   | 58.91   | 49.90   | 39.51   | 35.61 | 70.07  |
|      |      | 価格(万円)                                | 7,154  | 5,214  | 5,063   | 4,649   | 3,544   | 2,609   | 1,934   | 1,910 | 3,727  |
|      |      | 専有面積(m <sup>2</sup> )                 | 49.65  | 46.35  | 55.98   | 59.18   | 60.16   | 52.27   | 48.95   | 53.65 | 53.19  |

表12 - 中古マンションの築年帯別状況[大阪府他]

| 暦年   |      |           | ～築5年  | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計      |
|------|------|-----------|-------|--------|---------|---------|---------|---------|---------|-------|--------|
| 成約   | 2022 | 件数(件)     | 264   | 349    | 556     | 512     | 607     | 390     | 395     | 1,415 | 4,488  |
|      |      | (%)       | 5.9   | 7.8    | 12.4    | 11.4    | 13.5    | 8.7     | 8.8     | 31.5  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 58.78 | 53.60  | 45.30   | 41.46   | 32.58   | 24.06   | 20.11   | 19.65 | 32.90  |
|      |      | 価格(万円)    | 4,293 | 4,055  | 3,405   | 3,281   | 2,423   | 1,795   | 1,494   | 1,325 | 2,397  |
|      |      | 専有面積(㎡)   | 73.04 | 75.66  | 75.17   | 79.15   | 74.37   | 74.62   | 74.31   | 67.44 | 72.87  |
|      | 2023 | 件数(件)     | 289   | 296    | 451     | 452     | 514     | 409     | 348     | 1,386 | 4,145  |
|      |      | (%)       | 7.0   | 7.1    | 10.9    | 10.9    | 12.4    | 9.9     | 8.4     | 33.4  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 61.30 | 55.00  | 49.43   | 42.94   | 34.25   | 26.45   | 20.40   | 19.67 | 33.86  |
|      |      | 価格(万円)    | 4,461 | 4,135  | 3,696   | 3,382   | 2,568   | 1,942   | 1,537   | 1,334 | 2,462  |
|      |      | 専有面積(㎡)   | 72.78 | 75.17  | 74.77   | 78.75   | 74.97   | 73.43   | 75.35   | 67.84 | 72.72  |
|      | 2024 | 件数(件)     | 304   | 287    | 364     | 544     | 563     | 530     | 305     | 1,477 | 4,374  |
|      |      | (%)       | 7.0   | 6.6    | 8.3     | 12.4    | 12.9    | 12.1    | 7.0     | 33.8  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 64.73 | 60.04  | 53.69   | 45.51   | 37.60   | 29.14   | 20.96   | 20.27 | 35.63  |
|      |      | 価格(万円)    | 4,553 | 4,423  | 3,971   | 3,572   | 2,888   | 2,130   | 1,572   | 1,379 | 2,586  |
|      |      | 専有面積(㎡)   | 70.33 | 73.67  | 73.96   | 78.48   | 76.81   | 73.10   | 75.00   | 68.04 | 72.59  |
| 新規登録 | 2024 | 件数(件)     | 839   | 565    | 794     | 1,374   | 1,733   | 2,111   | 1,340   | 6,686 | 15,442 |
|      |      | (%)       | 5.4   | 3.7    | 5.1     | 8.9     | 11.2    | 13.7    | 8.7     | 43.3  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 69.95 | 58.54  | 59.60   | 47.72   | 39.67   | 30.23   | 23.71   | 23.44 | 34.47  |
|      |      | 価格(万円)    | 4,801 | 4,313  | 4,553   | 3,685   | 3,019   | 2,194   | 1,760   | 1,571 | 2,452  |
| 在庫   | 2024 | 件数(件)     | 248   | 134    | 183     | 338     | 447     | 607     | 399     | 1,942 | 4,298  |
|      |      | (%)       | 5.8   | 3.1    | 4.3     | 7.9     | 10.4    | 14.1    | 9.3     | 45.2  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 72.86 | 62.03  | 57.62   | 48.23   | 40.36   | 30.23   | 22.81   | 22.63 | 33.65  |
|      |      | 価格(万円)    | 5,165 | 4,638  | 4,291   | 3,739   | 3,118   | 2,206   | 1,689   | 1,526 | 2,401  |
|      |      | 専有面積(㎡)   | 70.89 | 74.77  | 74.47   | 77.53   | 77.27   | 72.96   | 74.04   | 67.42 | 71.36  |

表12 - 中古マンションの築年帯別状況[兵庫県]

| 暦年   |      |           | ～築5年  | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計      |
|------|------|-----------|-------|--------|---------|---------|---------|---------|---------|-------|--------|
| 成約   | 2022 | 件数(件)     | 265   | 384    | 427     | 497     | 779     | 562     | 460     | 1,322 | 4,696  |
|      |      | (%)       | 5.6   | 8.2    | 9.1     | 10.6    | 16.6    | 12.0    | 9.8     | 28.2  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 61.67 | 59.59  | 48.49   | 45.58   | 38.82   | 23.66   | 23.77   | 18.91 | 34.84  |
|      |      | 価格(万円)    | 4,487 | 4,380  | 3,593   | 3,451   | 2,720   | 1,840   | 1,685   | 1,276 | 2,499  |
|      | 2023 | 専有面積(㎡)   | 72.75 | 73.51  | 74.11   | 75.71   | 70.06   | 77.76   | 70.90   | 67.49 | 71.74  |
|      |      | 件数(件)     | 243   | 409    | 346     | 488     | 711     | 542     | 486     | 1,259 | 4,484  |
|      |      | (%)       | 5.4   | 9.1    | 7.7     | 10.9    | 15.9    | 12.1    | 10.8    | 28.1  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 65.54 | 60.97  | 52.23   | 47.28   | 39.21   | 27.62   | 22.91   | 18.83 | 36.10  |
|      |      | 価格(万円)    | 4,729 | 4,532  | 3,822   | 3,536   | 2,846   | 2,071   | 1,702   | 1,236 | 2,583  |
|      |      | 専有面積(㎡)   | 72.15 | 74.33  | 73.17   | 74.80   | 72.58   | 74.97   | 74.29   | 65.64 | 71.53  |
|      | 2024 | 件数(件)     | 216   | 376    | 360     | 517     | 689     | 623     | 492     | 1,424 | 4,697  |
|      |      | (%)       | 4.6   | 8.0    | 7.7     | 11.0    | 14.7    | 13.3    | 10.5    | 30.3  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 77.80 | 63.69  | 62.56   | 49.21   | 41.43   | 31.03   | 22.34   | 19.23 | 37.63  |
|      |      | 価格(万円)    | 5,590 | 4,658  | 4,573   | 3,652   | 3,070   | 2,254   | 1,712   | 1,291 | 2,702  |
|      |      | 専有面積(㎡)   | 71.86 | 73.13  | 73.09   | 74.20   | 74.10   | 72.65   | 76.63   | 67.16 | 71.82  |
| 新規登録 | 2024 | 件数(件)     | 900   | 922    | 1,032   | 1,429   | 2,355   | 2,655   | 2,451   | 7,172 | 18,916 |
|      |      | (%)       | 4.8   | 4.9    | 5.5     | 7.6     | 12.4    | 14.0    | 13.0    | 37.9  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 83.55 | 68.65  | 64.79   | 54.68   | 43.22   | 34.14   | 25.73   | 23.03 | 37.19  |
|      |      | 価格(万円)    | 5,240 | 4,330  | 4,585   | 4,003   | 3,104   | 2,433   | 1,926   | 1,504 | 2,561  |
| 在庫   | 2024 | 専有面積(㎡)   | 62.72 | 63.06  | 70.77   | 73.20   | 71.82   | 71.26   | 74.85   | 65.32 | 68.86  |
|      |      | 件数(件)     | 295   | 247    | 272     | 373     | 618     | 803     | 753     | 2,163 | 5,524  |
|      |      | (%)       | 5.3   | 4.5    | 4.9     | 6.8     | 11.2    | 14.5    | 13.6    | 39.2  | 100.0  |
|      |      | ㎡単価(万円/㎡) | 82.93 | 73.80  | 59.89   | 54.58   | 41.49   | 31.98   | 25.40   | 22.31 | 35.83  |
|      |      | 価格(万円)    | 5,181 | 4,814  | 4,309   | 4,131   | 3,015   | 2,295   | 1,920   | 1,466 | 2,490  |
|      |      | 専有面積(㎡)   | 62.48 | 65.23  | 71.95   | 75.68   | 72.66   | 71.75   | 75.60   | 65.70 | 69.50  |

表12 - 中古マンションの築年帯別状況[神戸市]

| 暦年   |      |                                       | ～築5年   | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計     |
|------|------|---------------------------------------|--------|--------|---------|---------|---------|---------|---------|-------|-------|
| 成約   | 2022 | 件数(件)                                 | 112    | 205    | 187     | 204     | 355     | 237     | 225     | 633   | 2,158 |
|      |      | (%)                                   | 5.2    | 9.5    | 8.7     | 9.5     | 16.5    | 11.0    | 10.4    | 29.3  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 64.76  | 63.65  | 51.91   | 48.23   | 37.46   | 23.45   | 24.48   | 18.18 | 35.26 |
|      |      | 価格(万円)                                | 4,461  | 4,380  | 3,838   | 3,502   | 2,484   | 1,881   | 1,792   | 1,177 | 2,459 |
|      |      | 専有面積(m <sup>2</sup> )                 | 68.88  | 68.82  | 73.94   | 72.62   | 66.32   | 80.23   | 73.22   | 64.77 | 69.74 |
|      | 2023 | 件数(件)                                 | 106    | 200    | 151     | 214     | 284     | 213     | 231     | 600   | 1,999 |
|      |      | (%)                                   | 5.3    | 10.0   | 7.6     | 10.7    | 14.2    | 10.7    | 11.6    | 30.0  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 72.51  | 66.11  | 55.31   | 49.26   | 40.65   | 27.28   | 24.14   | 18.07 | 37.33 |
|      |      | 価格(万円)                                | 5,052  | 4,764  | 4,012   | 3,562   | 2,801   | 2,091   | 1,853   | 1,130 | 2,603 |
|      |      | 専有面積(m <sup>2</sup> )                 | 69.66  | 72.06  | 72.54   | 72.31   | 68.90   | 76.67   | 76.78   | 62.53 | 69.72 |
|      | 2024 | 件数(件)                                 | 93     | 179    | 206     | 216     | 317     | 248     | 225     | 669   | 2,153 |
|      |      | (%)                                   | 4.3    | 8.3    | 9.6     | 10.0    | 14.7    | 11.5    | 10.5    | 31.1  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 90.96  | 67.17  | 70.10   | 54.04   | 42.45   | 33.54   | 24.13   | 19.55 | 40.71 |
|      |      | 価格(万円)                                | 6,406  | 4,626  | 5,047   | 3,858   | 3,059   | 2,463   | 1,831   | 1,275 | 2,853 |
|      |      | 専有面積(m <sup>2</sup> )                 | 70.43  | 68.87  | 72.00   | 71.39   | 72.06   | 73.43   | 75.89   | 65.21 | 70.08 |
| 新規登録 | 2024 | 件数(件)                                 | 514    | 525    | 591     | 643     | 1,121   | 1,103   | 1,158   | 3,620 | 9,275 |
|      |      | (%)                                   | 5.5    | 5.7    | 6.4     | 6.9     | 12.1    | 11.9    | 12.5    | 39.0  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 96.98  | 74.38  | 75.30   | 59.88   | 45.98   | 36.08   | 27.05   | 22.55 | 40.05 |
|      |      | 価格(万円)                                | 5,367  | 4,111  | 4,962   | 4,081   | 3,123   | 2,577   | 1,966   | 1,389 | 2,601 |
|      |      | 専有面積(m <sup>2</sup> )                 | 55.34  | 55.27  | 65.90   | 68.16   | 67.91   | 71.43   | 72.70   | 61.59 | 64.94 |
| 在庫   | 2024 | 件数(件)                                 | 151    | 149    | 137     | 162     | 261     | 295     | 354     | 1,076 | 2,585 |
|      |      | (%)                                   | 5.8    | 5.8    | 5.3     | 6.3     | 10.1    | 11.4    | 13.7    | 41.6  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 102.00 | 81.09  | 68.67   | 61.95   | 44.57   | 33.36   | 26.37   | 22.12 | 38.77 |
|      |      | 価格(万円)                                | 5,655  | 4,839  | 4,440   | 4,453   | 3,037   | 2,398   | 1,943   | 1,365 | 2,538 |
|      |      | 専有面積(m <sup>2</sup> )                 | 55.44  | 59.68  | 64.65   | 71.88   | 68.13   | 71.90   | 73.69   | 61.71 | 65.47 |

表12 - 中古マンションの築年帯別状況[兵庫県他]

| 暦年   |      |                                       | ～築5年  | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計     |
|------|------|---------------------------------------|-------|--------|---------|---------|---------|---------|---------|-------|-------|
| 成約   | 2022 | 件数(件)                                 | 153   | 179    | 240     | 293     | 424     | 325     | 235     | 689   | 2,538 |
|      |      | (%)                                   | 6.0   | 7.1    | 9.5     | 11.5    | 16.7    | 12.8    | 9.3     | 27.1  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 59.61 | 55.52  | 45.83   | 43.86   | 39.86   | 23.83   | 23.04   | 19.54 | 34.49 |
|      |      | 価格(万円)                                | 4,506 | 4,380  | 3,403   | 3,415   | 2,917   | 1,810   | 1,583   | 1,367 | 2,533 |
|      |      | 専有面積(m <sup>2</sup> )                 | 75.59 | 78.88  | 74.24   | 77.86   | 73.19   | 75.96   | 68.69   | 69.99 | 73.44 |
|      | 2023 | 件数(件)                                 | 137   | 209    | 195     | 274     | 427     | 329     | 255     | 659   | 2,485 |
|      |      | (%)                                   | 5.5   | 8.4    | 7.8     | 11.0    | 17.2    | 13.2    | 10.3    | 26.5  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 60.47 | 56.34  | 49.88   | 45.82   | 38.33   | 27.86   | 21.72   | 19.47 | 35.16 |
|      |      | 価格(万円)                                | 4,479 | 4,310  | 3,674   | 3,517   | 2,876   | 2,058   | 1,565   | 1,333 | 2,566 |
|      |      | 専有面積(m <sup>2</sup> )                 | 74.07 | 76.49  | 73.66   | 76.75   | 75.03   | 73.87   | 72.03   | 68.47 | 72.98 |
|      | 2024 | 件数(件)                                 | 123   | 197    | 154     | 301     | 372     | 375     | 267     | 755   | 2,544 |
|      |      | (%)                                   | 4.8   | 7.7    | 6.1     | 11.8    | 14.6    | 14.7    | 10.5    | 29.7  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 68.18 | 60.86  | 52.83   | 45.97   | 40.59   | 29.33   | 20.85   | 18.96 | 35.13 |
|      |      | 価格(万円)                                | 4,973 | 4,686  | 3,938   | 3,504   | 3,079   | 2,116   | 1,611   | 1,306 | 2,575 |
|      |      | 専有面積(m <sup>2</sup> )                 | 72.93 | 77.00  | 74.56   | 76.22   | 75.84   | 72.13   | 77.26   | 68.89 | 73.30 |
| 新規登録 | 2024 | 件数(件)                                 | 386   | 397    | 441     | 786     | 1,234   | 1,552   | 1,293   | 3,552 | 9,641 |
|      |      | (%)                                   | 4.0   | 4.1    | 4.6     | 8.2     | 12.8    | 16.1    | 13.4    | 36.8  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 69.90 | 62.95  | 52.79   | 50.93   | 40.96   | 32.75   | 24.61   | 23.46 | 34.72 |
|      |      | 価格(万円)                                | 5,071 | 4,618  | 4,080   | 3,939   | 3,087   | 2,330   | 1,890   | 1,622 | 2,522 |
|      |      | 専有面積(m <sup>2</sup> )                 | 72.55 | 73.37  | 77.29   | 77.33   | 75.37   | 71.13   | 76.78   | 69.13 | 72.63 |
| 在庫   | 2024 | 件数(件)                                 | 144   | 98     | 135     | 211     | 357     | 508     | 399     | 1,087 | 2,939 |
|      |      | (%)                                   | 4.9   | 3.3    | 4.6     | 7.2     | 12.1    | 17.3    | 13.6    | 37.0  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 67.05 | 64.83  | 52.63   | 49.41   | 39.48   | 31.18   | 24.58   | 22.48 | 33.50 |
|      |      | 価格(万円)                                | 4,684 | 4,776  | 4,176   | 3,883   | 2,999   | 2,235   | 1,900   | 1,566 | 2,447 |
|      |      | 専有面積(m <sup>2</sup> )                 | 69.86 | 73.68  | 79.35   | 78.59   | 75.98   | 71.66   | 77.30   | 69.65 | 73.04 |

表12 - 中古マンションの築年帯別状況[京都府]

| 暦年   |      |                                       | ～築5年   | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計     |
|------|------|---------------------------------------|--------|--------|---------|---------|---------|---------|---------|-------|-------|
| 成約   | 2022 | 件数(件)                                 | 116    | 174    | 179     | 198     | 202     | 168     | 241     | 535   | 1,813 |
|      |      | (%)                                   | 6.4    | 9.6    | 9.9     | 10.9    | 11.1    | 9.3     | 13.3    | 29.5  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 76.93  | 70.09  | 56.12   | 59.17   | 45.05   | 31.18   | 30.92   | 24.97 | 44.41 |
|      |      | 価格(万円)                                | 5,293  | 4,903  | 3,685   | 4,127   | 3,078   | 1,958   | 1,575   | 1,483 | 2,795 |
|      |      | 専有面積(m <sup>2</sup> )                 | 68.81  | 69.96  | 65.68   | 69.74   | 68.32   | 62.79   | 50.94   | 59.39 | 62.94 |
|      | 2023 | 件数(件)                                 | 97     | 189    | 151     | 185     | 222     | 171     | 222     | 561   | 1,798 |
|      |      | (%)                                   | 5.4    | 10.5   | 8.4     | 10.3    | 12.3    | 9.5     | 12.3    | 31.2  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 64.82  | 78.71  | 53.69   | 58.73   | 55.11   | 33.60   | 35.59   | 26.43 | 46.26 |
|      |      | 価格(万円)                                | 4,371  | 5,446  | 3,648   | 4,082   | 3,763   | 2,151   | 1,989   | 1,532 | 2,927 |
|      |      | 専有面積(m <sup>2</sup> )                 | 67.43  | 69.19  | 67.94   | 69.50   | 68.29   | 64.02   | 55.90   | 57.96 | 63.27 |
|      | 2024 | 件数(件)                                 | 86     | 220    | 137     | 192     | 243     | 194     | 214     | 607   | 1,893 |
|      |      | (%)                                   | 4.5    | 11.6   | 7.2     | 10.1    | 12.8    | 10.2    | 11.3    | 32.1  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 70.77  | 82.99  | 63.11   | 60.59   | 56.71   | 38.14   | 34.51   | 27.63 | 48.76 |
|      |      | 価格(万円)                                | 4,684  | 5,651  | 4,225   | 3,923   | 3,709   | 2,463   | 1,885   | 1,601 | 3,028 |
|      |      | 専有面積(m <sup>2</sup> )                 | 66.18  | 68.09  | 66.95   | 64.74   | 65.40   | 64.57   | 54.62   | 57.94 | 62.10 |
| 新規登録 | 2024 | 件数(件)                                 | 423    | 749    | 385     | 676     | 796     | 700     | 1,037   | 2,207 | 6,973 |
|      |      | (%)                                   | 6.1    | 10.7   | 5.5     | 9.7     | 11.4    | 10.0    | 14.9    | 31.7  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 90.83  | 105.29 | 74.17   | 72.29   | 69.06   | 43.58   | 36.37   | 31.72 | 56.93 |
|      |      | 価格(万円)                                | 5,053  | 6,902  | 4,628   | 4,328   | 4,572   | 2,772   | 1,886   | 1,795 | 3,372 |
| 在庫   | 2024 | 専有面積(m <sup>2</sup> )                 | 55.63  | 65.55  | 62.40   | 59.87   | 66.21   | 63.61   | 51.86   | 56.58 | 59.23 |
|      |      | 件数(件)                                 | 172    | 221    | 98      | 206     | 235     | 217     | 274     | 708   | 2,131 |
|      |      | (%)                                   | 8.1    | 10.4   | 4.6     | 9.7     | 11.0    | 10.2    | 12.9    | 33.2  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 100.38 | 135.34 | 80.83   | 75.20   | 72.11   | 48.77   | 37.12   | 31.51 | 63.06 |
|      | 2024 | 価格(万円)                                | 5,329  | 9,549  | 5,188   | 4,549   | 4,979   | 3,229   | 1,918   | 1,840 | 3,835 |
|      |      | 専有面積(m <sup>2</sup> )                 | 53.09  | 70.56  | 64.19   | 60.50   | 69.05   | 66.21   | 51.66   | 58.41 | 60.81 |

表12 - 中古マンションの築年帯別状況[京都市]

| 暦年   |      |                                       | ～築5年   | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計     |
|------|------|---------------------------------------|--------|--------|---------|---------|---------|---------|---------|-------|-------|
| 成約   | 2022 | 件数(件)                                 | 96     | 158    | 146     | 157     | 162     | 116     | 192     | 437   | 1,464 |
|      |      | (%)                                   | 6.6    | 10.8   | 10.0    | 10.7    | 11.1    | 7.9     | 13.1    | 29.8  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 81.86  | 72.61  | 61.01   | 66.53   | 51.83   | 36.21   | 35.32   | 27.28 | 49.37 |
|      |      | 価格(万円)                                | 5,569  | 5,010  | 3,865   | 4,510   | 3,400   | 2,137   | 1,643   | 1,600 | 3,014 |
|      | 2023 | 専有面積(m <sup>2</sup> )                 | 68.04  | 69.00  | 63.35   | 67.79   | 65.59   | 59.01   | 46.53   | 58.64 | 61.03 |
|      |      | 件数(件)                                 | 84     | 156    | 128     | 143     | 193     | 112     | 183     | 460   | 1,459 |
|      |      | (%)                                   | 5.8    | 10.7   | 8.8     | 9.8     | 13.2    | 7.7     | 12.5    | 31.5  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 67.07  | 83.50  | 57.42   | 65.57   | 59.93   | 39.80   | 40.08   | 28.68 | 50.72 |
|      | 2024 | 価格(万円)                                | 4,478  | 5,669  | 3,780   | 4,420   | 3,987   | 2,407   | 2,125   | 1,639 | 3,124 |
|      |      | 専有面積(m <sup>2</sup> )                 | 66.76  | 67.89  | 65.83   | 67.41   | 66.52   | 60.47   | 53.02   | 57.15 | 61.60 |
|      |      | 件数(件)                                 | 77     | 190    | 109     | 167     | 216     | 145     | 173     | 502   | 1,579 |
|      |      | (%)                                   | 4.9    | 12.0   | 6.9     | 10.6    | 13.7    | 9.2     | 11.0    | 31.8  | 100.0 |
| 新規登録 | 2024 | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 74.65  | 86.11  | 70.64   | 65.08   | 61.15   | 44.42   | 39.28   | 30.03 | 53.40 |
|      |      | 価格(万円)                                | 4,656  | 5,739  | 4,564   | 4,059   | 3,868   | 2,768   | 1,999   | 1,689 | 3,201 |
|      |      | 専有面積(m <sup>2</sup> )                 | 62.37  | 66.65  | 64.61   | 62.37   | 63.25   | 62.30   | 50.89   | 56.26 | 59.95 |
|      |      | 件数(件)                                 | 395    | 685    | 334     | 592     | 681     | 506     | 828     | 1,858 | 5,879 |
| 在庫   | 2024 | (%)                                   | 6.7    | 11.7   | 5.7     | 10.1    | 11.6    | 8.6     | 14.1    | 31.6  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 94.21  | 109.89 | 80.52   | 78.72   | 76.53   | 52.38   | 42.48   | 34.55 | 63.58 |
|      |      | 価格(万円)                                | 5,065  | 7,062  | 4,846   | 4,543   | 4,903   | 3,182   | 1,956   | 1,898 | 3,613 |
|      |      | 専有面積(m <sup>2</sup> )                 | 53.77  | 64.27  | 60.18   | 57.71   | 64.07   | 60.75   | 46.04   | 54.93 | 56.83 |
|      | 2024 | 件数(件)                                 | 161    | 211    | 87      | 191     | 200     | 166     | 226     | 604   | 1,846 |
|      |      | (%)                                   | 8.7    | 11.4   | 4.7     | 10.3    | 10.8    | 9.0     | 12.2    | 32.7  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 104.02 | 139.24 | 86.81   | 78.74   | 80.47   | 56.62   | 42.85   | 34.04 | 69.70 |
|      |      | 価格(万円)                                | 5,373  | 9,760  | 5,443   | 4,651   | 5,388   | 3,666   | 2,004   | 1,942 | 4,116 |
|      | 2024 | 専有面積(m <sup>2</sup> )                 | 51.65  | 70.10  | 62.70   | 59.07   | 66.96   | 64.75   | 46.77   | 57.07 | 59.06 |

表12 - 中古マンションの築年帯別状況[京都府他]

| 暦年   |      |                                       | ～築5年  | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計     |
|------|------|---------------------------------------|-------|--------|---------|---------|---------|---------|---------|-------|-------|
| 成約   | 2022 | 件数(件)                                 | 20    | 16     | 33      | 41      | 40      | 52      | 49      | 98    | 349   |
|      |      | (%)                                   | 5.7   | 4.6    | 9.5     | 11.7    | 11.5    | 14.9    | 14.0    | 28.1  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 54.73 | 48.45  | 38.06   | 34.42   | 22.36   | 21.87   | 19.18   | 15.34 | 26.48 |
|      |      | 価格(万円)                                | 3,968 | 3,851  | 2,891   | 2,658   | 1,776   | 1,558   | 1,308   | 962   | 1,879 |
|      |      | 専有面積(m <sup>2</sup> )                 | 72.51 | 79.49  | 75.97   | 77.22   | 79.39   | 71.21   | 68.22   | 62.72 | 70.96 |
|      | 2023 | 件数(件)                                 | 13    | 33     | 23      | 42      | 29      | 59      | 39      | 101   | 339   |
|      |      | (%)                                   | 3.8   | 9.7    | 6.8     | 12.4    | 8.6     | 17.4    | 11.5    | 29.8  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 51.30 | 58.28  | 36.56   | 38.23   | 28.46   | 23.53   | 19.49   | 16.90 | 29.50 |
|      |      | 価格(万円)                                | 3,681 | 4,390  | 2,913   | 2,930   | 2,279   | 1,665   | 1,353   | 1,042 | 2,080 |
|      |      | 専有面積(m <sup>2</sup> )                 | 71.75 | 75.32  | 79.67   | 76.63   | 80.05   | 70.75   | 69.41   | 61.62 | 70.49 |
|      | 2024 | 件数(件)                                 | 9     | 30     | 28      | 25      | 27      | 49      | 41      | 105   | 314   |
|      |      | (%)                                   | 2.9   | 9.6    | 8.9     | 8.0     | 8.6     | 15.6    | 13.1    | 33.4  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 49.80 | 65.93  | 38.22   | 37.41   | 29.49   | 21.90   | 19.93   | 17.84 | 29.59 |
|      |      | 価格(万円)                                | 4,919 | 5,089  | 2,907   | 3,016   | 2,436   | 1,561   | 1,402   | 1,178 | 2,157 |
|      |      | 専有面積(m <sup>2</sup> )                 | 98.78 | 77.19  | 76.07   | 80.62   | 82.62   | 71.28   | 70.35   | 65.99 | 72.89 |
| 新規登録 | 2024 | 件数(件)                                 | 28    | 64     | 51      | 84      | 115     | 194     | 209     | 349   | 1,094 |
|      |      | (%)                                   | 2.6   | 5.9    | 4.7     | 7.7     | 10.5    | 17.7    | 19.1    | 31.9  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 59.56 | 65.43  | 41.59   | 37.42   | 33.12   | 23.96   | 21.48   | 19.06 | 28.76 |
|      |      | 価格(万円)                                | 4,875 | 5,190  | 3,199   | 2,809   | 2,612   | 1,703   | 1,609   | 1,246 | 2,075 |
|      |      | 専有面積(m <sup>2</sup> )                 | 81.85 | 79.32  | 76.92   | 75.06   | 78.86   | 71.06   | 74.91   | 65.38 | 72.14 |
| 在庫   | 2024 | 件数(件)                                 | 11    | 10     | 11      | 15      | 35      | 51      | 48      | 104   | 285   |
|      |      | (%)                                   | 3.9   | 3.5    | 3.9     | 5.3     | 12.3    | 17.9    | 16.8    | 36.5  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 63.16 | 63.36  | 41.81   | 41.39   | 32.62   | 25.44   | 20.26   | 18.86 | 27.88 |
|      |      | 価格(万円)                                | 4,679 | 5,089  | 3,176   | 3,260   | 2,642   | 1,805   | 1,513   | 1,248 | 2,011 |
|      |      | 専有面積(m <sup>2</sup> )                 | 74.08 | 80.32  | 75.96   | 78.77   | 80.99   | 70.96   | 74.70   | 66.17 | 72.13 |

表12 - 中古マンションの築年帯別状況[滋賀県]

| 暦年   |      |                                       | ～築5年  | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計     |
|------|------|---------------------------------------|-------|--------|---------|---------|---------|---------|---------|-------|-------|
| 成約   | 2022 | 件数(件)                                 | 43    | 42     | 105     | 68      | 87      | 103     | 98      | 45    | 591   |
|      |      | (%)                                   | 7.3   | 7.1    | 17.8    | 11.5    | 14.7    | 17.4    | 16.6    | 7.6   | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 50.13 | 47.26  | 40.56   | 36.43   | 28.82   | 19.99   | 16.95   | 17.07 | 30.77 |
|      |      | 価格(万円)                                | 3,575 | 3,558  | 3,143   | 2,894   | 2,122   | 1,441   | 1,159   | 1,017 | 2,237 |
|      |      | 専有面積(m <sup>2</sup> )                 | 71.30 | 75.28  | 77.48   | 79.44   | 73.63   | 72.06   | 68.37   | 59.60 | 72.72 |
|      | 2023 | 件数(件)                                 | 67    | 37     | 82      | 65      | 75      | 103     | 80      | 41    | 550   |
|      |      | (%)                                   | 12.2  | 6.7    | 14.9    | 11.8    | 13.6    | 18.7    | 14.5    | 7.5   | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 53.93 | 47.24  | 42.33   | 39.47   | 32.91   | 21.81   | 17.04   | 20.04 | 33.80 |
|      |      | 価格(万円)                                | 4,046 | 3,499  | 3,164   | 3,245   | 2,483   | 1,505   | 1,175   | 1,341 | 2,475 |
|      |      | 専有面積(m <sup>2</sup> )                 | 75.03 | 74.07  | 74.75   | 82.21   | 75.44   | 68.99   | 68.95   | 66.90 | 73.21 |
|      | 2024 | 件数(件)                                 | 80    | 47     | 66      | 66      | 89      | 99      | 105     | 47    | 599   |
|      |      | (%)                                   | 13.4  | 7.8    | 11.0    | 11.0    | 14.9    | 16.5    | 17.5    | 7.8   | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 55.33 | 51.10  | 47.56   | 40.51   | 33.18   | 24.62   | 18.26   | 20.86 | 35.22 |
|      |      | 価格(万円)                                | 3,963 | 3,858  | 3,515   | 3,242   | 2,588   | 1,764   | 1,288   | 1,383 | 2,587 |
|      |      | 専有面積(m <sup>2</sup> )                 | 71.63 | 75.49  | 73.90   | 80.03   | 77.99   | 71.66   | 70.57   | 66.32 | 73.46 |
| 新規登録 | 2024 | 件数(件)                                 | 219   | 107    | 135     | 163     | 259     | 329     | 381     | 146   | 1,739 |
|      |      | (%)                                   | 12.6  | 6.2    | 7.8     | 9.4     | 14.9    | 18.9    | 21.9    | 8.4   | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 57.81 | 54.46  | 49.77   | 44.08   | 36.18   | 26.52   | 19.80   | 23.65 | 35.77 |
|      |      | 価格(万円)                                | 4,090 | 4,108  | 3,798   | 3,591   | 2,818   | 1,835   | 1,382   | 1,594 | 2,603 |
|      |      | 専有面積(m <sup>2</sup> )                 | 70.74 | 75.43  | 76.32   | 81.47   | 77.89   | 69.20   | 69.81   | 67.40 | 72.76 |
| 在庫   | 2024 | 件数(件)                                 | 56    | 25     | 35      | 44      | 79      | 115     | 108     | 61    | 523   |
|      |      | (%)                                   | 10.7  | 4.8    | 6.7     | 8.4     | 15.1    | 22.0    | 20.7    | 11.7  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 57.19 | 54.58  | 46.68   | 44.07   | 36.48   | 26.57   | 20.16   | 23.82 | 34.28 |
|      |      | 価格(万円)                                | 4,152 | 4,081  | 3,520   | 3,402   | 2,838   | 1,853   | 1,408   | 1,578 | 2,472 |
|      |      | 専有面積(m <sup>2</sup> )                 | 72.59 | 74.76  | 75.41   | 77.18   | 77.80   | 69.72   | 69.86   | 66.24 | 72.12 |

表12 - 中古マンションの築年帯別状況[奈良県]

| 暦年   |      |                                       | ～築5年  | 築6～10年 | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計     |
|------|------|---------------------------------------|-------|--------|---------|---------|---------|---------|---------|-------|-------|
| 成約   | 2022 | 件数(件)                                 | 26    | 47     | 90      | 48      | 108     | 125     | 99      | 160   | 703   |
|      |      | (%)                                   | 3.7   | 6.7    | 12.8    | 6.8     | 15.4    | 17.8    | 14.1    | 22.8  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 51.63 | 44.16  | 31.54   | 27.79   | 23.09   | 15.56   | 15.23   | 12.41 | 22.29 |
|      |      | 価格(万円)                                | 4,001 | 3,218  | 2,311   | 2,276   | 1,758   | 1,095   | 1,102   | 891   | 1,637 |
|      |      | 専有面積(m <sup>2</sup> )                 | 77.49 | 72.88  | 73.27   | 81.92   | 76.14   | 70.38   | 72.35   | 71.77 | 73.45 |
|      | 2023 | 件数(件)                                 | 20    | 54     | 72      | 67      | 80      | 141     | 90      | 171   | 695   |
|      |      | (%)                                   | 2.9   | 7.8    | 10.4    | 9.6     | 11.5    | 20.3    | 12.9    | 24.6  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 54.30 | 54.21  | 34.79   | 33.63   | 24.98   | 17.05   | 13.77   | 12.24 | 24.13 |
|      |      | 価格(万円)                                | 4,046 | 4,203  | 2,399   | 2,673   | 1,918   | 1,199   | 1,019   | 845   | 1,753 |
|      |      | 専有面積(m <sup>2</sup> )                 | 74.50 | 77.53  | 68.97   | 79.48   | 76.78   | 70.32   | 73.99   | 69.06 | 72.65 |
|      | 2024 | 件数(件)                                 | 12    | 43     | 63      | 79      | 67      | 143     | 102     | 191   | 700   |
|      |      | (%)                                   | 1.7   | 6.1    | 9.0     | 11.3    | 9.6     | 20.4    | 14.6    | 27.3  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 61.17 | 52.89  | 38.99   | 33.76   | 28.20   | 18.95   | 14.98   | 12.95 | 24.22 |
|      |      | 価格(万円)                                | 4,310 | 4,352  | 2,578   | 2,640   | 2,199   | 1,339   | 1,104   | 910   | 1,764 |
|      |      | 専有面積(m <sup>2</sup> )                 | 70.47 | 82.28  | 66.12   | 78.20   | 78.00   | 70.63   | 73.70   | 70.26 | 72.84 |
| 新規登録 | 2024 | 件数(件)                                 | 54    | 50     | 127     | 212     | 234     | 512     | 434     | 690   | 2,313 |
|      |      | (%)                                   | 2.3   | 2.2    | 5.5     | 9.2     | 10.1    | 22.1    | 18.8    | 29.8  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 55.55 | 54.21  | 37.67   | 34.10   | 27.38   | 20.61   | 17.22   | 14.92 | 22.82 |
|      |      | 価格(万円)                                | 4,024 | 4,400  | 2,588   | 2,657   | 2,141   | 1,431   | 1,363   | 1,053 | 1,678 |
| 在庫   | 2024 | 専有面積(m <sup>2</sup> )                 | 72.44 | 81.16  | 68.71   | 77.90   | 78.19   | 69.44   | 79.17   | 70.53 | 73.53 |
|      |      | 件数(件)                                 | 17    | 11     | 27      | 42      | 67      | 138     | 113     | 204   | 619   |
|      |      | (%)                                   | 2.7   | 1.8    | 4.4     | 6.8     | 10.8    | 22.3    | 18.3    | 33.0  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 57.45 | 48.66  | 44.76   | 33.35   | 26.26   | 19.49   | 16.49   | 13.78 | 21.45 |
|      | 2024 | 価格(万円)                                | 4,391 | 3,854  | 2,926   | 2,574   | 2,104   | 1,380   | 1,350   | 975   | 1,595 |
|      |      | 専有面積(m <sup>2</sup> )                 | 76.43 | 79.19  | 65.37   | 77.18   | 80.11   | 70.84   | 81.89   | 70.80 | 74.34 |

表12 - 中古マンションの築年帯別状況[和歌山県]

| 暦年   |      |                                       | ～築5年  | 築6～10年   | 築11～15年 | 築16～20年 | 築21～25年 | 築26～30年 | 築31～35年 | 築36年～ | 計     |
|------|------|---------------------------------------|-------|----------|---------|---------|---------|---------|---------|-------|-------|
| 成約   | 2022 | 件数(件)                                 | 8     | 2        | 16      | 12      | 11      | 29      | 32      | 20    | 130   |
|      |      | (%)                                   | 6.2   | 1.5      | 12.3    | 9.2     | 8.5     | 22.3    | 24.6    | 15.4  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 47.17 | 39.03    | 30.15   | 27.90   | 20.08   | 11.19   | 11.47   | 8.28  | 18.59 |
|      |      | 価格(万円)                                | 3,291 | 3,040    | 2,066   | 2,003   | 1,437   | 753     | 747     | 469   | 1,234 |
|      | 2023 | 専有面積(m <sup>2</sup> )                 | 69.77 | 77.89    | 68.51   | 71.77   | 71.57   | 67.30   | 65.15   | 56.68 | 66.37 |
|      |      | 件数(件)                                 | 10    | 4        | 16      | 11      | 9       | 11      | 40      | 14    | 115   |
|      |      | (%)                                   | 8.7   | 3.5      | 13.9    | 9.6     | 7.8     | 9.6     | 34.8    | 12.2  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 45.03 | 39.67    | 30.34   | 28.68   | 17.84   | 13.53   | 9.69    | 8.38  | 20.03 |
|      | 2024 | 価格(万円)                                | 3,242 | 2,690    | 2,259   | 2,146   | 1,162   | 993     | 630     | 479   | 1,358 |
|      |      | 専有面積(m <sup>2</sup> )                 | 71.99 | 67.81    | 74.46   | 74.84   | 65.14   | 73.41   | 64.97   | 57.09 | 67.80 |
|      |      | 件数(件)                                 | 2     | 11       | 5       | 10      | 11      | 12      | 43      | 20    | 114   |
|      |      | (%)                                   | 1.8   | 9.6      | 4.4     | 8.8     | 9.6     | 10.5    | 37.7    | 17.5  | 100.0 |
| 新規登録 | 2024 | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 40.72 | 34.65    | 31.23   | 30.34   | 15.73   | 10.82   | 8.42    | 6.45  | 16.25 |
|      |      | 価格(万円)                                | 3,210 | 2,532    | 2,440   | 2,470   | 1,094   | 680     | 500     | 378   | 1,056 |
|      |      | 専有面積(m <sup>2</sup> )                 | 78.83 | 73.08    | 78.13   | 81.41   | 69.55   | 62.89   | 59.36   | 58.57 | 65.00 |
|      |      | 件数(件)                                 | 52    | 41       | 14      | 44      | 52      | 70      | 242     | 230   | 745   |
| 在庫   | 2024 | (%)                                   | 7.0   | 5.5      | 1.9     | 5.9     | 7.0     | 9.4     | 32.5    | 30.9  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 49.03 | 38.53    | 39.26   | 33.24   | 22.51   | 11.81   | 10.94   | 7.42  | 18.34 |
|      |      | 価格(万円)                                | 3,594 | 2,989    | 3,175   | 2,649   | 1,608   | 774     | 702     | 378   | 1,161 |
|      |      | 専有面積(m <sup>2</sup> )                 | 73.31 | 77.57    | 80.89   | 79.69   | 71.43   | 65.57   | 64.15   | 50.92 | 63.32 |
|      | 2024 | 件数(件)                                 | 10    | 13       | 7       | 13      | 18      | 22      | 73      | 71    | 227   |
|      |      | (%)                                   | 4.4   | 5.7      | 3.1     | 5.7     | 7.9     | 9.7     | 32.2    | 31.3  | 100.0 |
|      |      | m <sup>2</sup> 単価(万円/m <sup>2</sup> ) | 50.00 | 39.49    | 42.21   | 33.65   | 24.74   | 11.71   | 10.32   | 7.31  | 17.91 |
|      |      | 価格(万円)                                | 3,864 | 3,068.92 | 3,527   | 2,538   | 1,634   | 804     | 676     | 377   | 1,143 |
|      | 2024 | 専有面積(m <sup>2</sup> )                 | 77.28 | 77.71    | 83.57   | 75.44   | 66.04   | 68.66   | 65.48   | 51.50 | 63.81 |