

表1 賃貸マンションの成約状況

|      | 年度   | マンション     |            |  |                         | アパート      |            |  |                         |
|------|------|-----------|------------|--|-------------------------|-----------|------------|--|-------------------------|
|      |      | 件数<br>(件) | 賃料<br>(万円) | m <sup>2</sup> 単価<br>(円/m <sup>2</sup> ) | 面積<br>(m <sup>2</sup> ) | 件数<br>(件) | 賃料<br>(万円) | m <sup>2</sup> 単価<br>(円/m <sup>2</sup> ) | 面積<br>(m <sup>2</sup> ) |
| 大阪府  | 2016 | 51,844    | 6.65       | 1,820                                    | 36.54                   | 4,413     | 5.84       | 1,686                                    | 34.61                   |
|      | 2017 | 61,155    | 6.53       | 1,845                                    | 35.39                   | 7,394     | 5.78       | 1,742                                    | 33.18                   |
|      | 2018 | 60,920    | 6.59       | 1,863                                    | 35.36                   | 9,017     | 5.76       | 1,778                                    | 32.38                   |
| 大阪市  | 2016 | 34,941    | 6.81       | 2,005                                    | 33.96                   | 1,657     | 6.08       | 1,941                                    | 31.36                   |
|      | 2017 | 41,042    | 6.71       | 2,038                                    | 32.91                   | 2,605     | 5.97       | 1,944                                    | 30.69                   |
|      | 2018 | 40,065    | 6.84       | 2,066                                    | 33.11                   | 3,121     | 5.98       | 1,988                                    | 30.09                   |
| 大阪府他 | 2016 | 16,903    | 6.32       | 1,509                                    | 41.88                   | 2,756     | 5.69       | 1,555                                    | 36.56                   |
|      | 2017 | 20,113    | 6.17       | 1,525                                    | 40.46                   | 4,789     | 5.68       | 1,644                                    | 34.54                   |
|      | 2018 | 20,855    | 6.10       | 1,537                                    | 39.67                   | 5,896     | 5.64       | 1,678                                    | 33.60                   |
| 兵庫県  | 2016 | 16,024    | 6.85       | 1,682                                    | 40.74                   | 4,293     | 5.93       | 1,482                                    | 40.02                   |
|      | 2017 | 16,676    | 6.71       | 1,678                                    | 39.98                   | 3,974     | 5.71       | 1,505                                    | 37.95                   |
|      | 2018 | 17,228    | 6.67       | 1,688                                    | 39.50                   | 4,827     | 5.62       | 1,546                                    | 36.34                   |
| 神戸市  | 2016 | 8,397     | 6.84       | 1,846                                    | 37.08                   | 1,191     | 5.50       | 1,607                                    | 34.22                   |
|      | 2017 | 8,784     | 6.67       | 1,843                                    | 36.16                   | 1,194     | 5.52       | 1,681                                    | 32.84                   |
|      | 2018 | 9,138     | 6.70       | 1,838                                    | 36.44                   | 1,511     | 5.52       | 1,692                                    | 32.60                   |
| 兵庫県他 | 2016 | 7,627     | 6.86       | 1,533                                    | 44.77                   | 3,102     | 6.10       | 1,443                                    | 42.24                   |
|      | 2017 | 7,892     | 6.76       | 1,528                                    | 44.22                   | 2,780     | 5.79       | 1,443                                    | 40.14                   |
|      | 2018 | 8,090     | 6.64       | 1,545                                    | 42.96                   | 3,316     | 5.66       | 1,488                                    | 38.05                   |
| 京都府  | 2016 | 6,231     | 6.06       | 1,869                                    | 32.43                   | 736       | 5.87       | 1,621                                    | 36.24                   |
|      | 2017 | 7,029     | 6.08       | 1,897                                    | 32.07                   | 895       | 5.71       | 1,680                                    | 34.02                   |
|      | 2018 | 7,283     | 5.91       | 1,936                                    | 30.52                   | 927       | 5.59       | 1,718                                    | 32.54                   |
| 京都市  | 2016 | 5,736     | 6.10       | 1,933                                    | 31.53                   | 556       | 5.87       | 1,725                                    | 34.03                   |
|      | 2017 | 6,567     | 6.08       | 1,948                                    | 31.19                   | 700       | 5.66       | 1,802                                    | 31.40                   |
|      | 2018 | 6,817     | 5.93       | 1,986                                    | 29.84                   | 747       | 5.52       | 1,859                                    | 29.69                   |
| 京都府他 | 2016 | 495       | 5.67       | 1,324                                    | 42.83                   | 180       | 5.89       | 1,367                                    | 43.07                   |
|      | 2017 | 462       | 6.21       | 1,392                                    | 44.59                   | 195       | 5.91       | 1,362                                    | 43.41                   |
|      | 2018 | 466       | 5.65       | 1,394                                    | 40.53                   | 180       | 5.88       | 1,326                                    | 44.33                   |
| 滋賀県  | 2016 | 640       | 5.72       | 1,314                                    | 43.58                   | 202       | 4.91       | 1,239                                    | 39.62                   |
|      | 2017 | 759       | 5.50       | 1,300                                    | 42.35                   | 164       | 4.68       | 1,186                                    | 39.42                   |
|      | 2018 | 737       | 5.55       | 1,311                                    | 42.34                   | 209       | 4.63       | 1,214                                    | 38.11                   |
| 奈良県  | 2016 | 420       | 6.77       | 1,262                                    | 53.67                   | 88        | 5.18       | 1,260                                    | 41.09                   |
|      | 2017 | 471       | 5.97       | 1,235                                    | 48.32                   | 107       | 4.73       | 1,154                                    | 41.00                   |
|      | 2018 | 482       | 6.43       | 1,276                                    | 50.37                   | 99        | 5.29       | 1,168                                    | 45.24                   |
| 和歌山県 | 2016 | 49        | 5.83       | 1,148                                    | 50.80                   | 26        | 4.43       | 1,338                                    | 33.09                   |
|      | 2017 | 211       | 3.41       | 933                                      | 36.55                   | 184       | 4.87       | 1,476                                    | 32.97                   |
|      | 2018 | 144       | 4.72       | 1,178                                    | 40.12                   | 323       | 4.75       | 1,506                                    | 31.51                   |
| 近畿圏  | 2016 | 75,208    | 6.64       | 1,781                                    | 37.26                   | 9,758     | 5.85       | 1,570                                    | 37.27                   |
|      | 2017 | 86,301    | 6.51       | 1,801                                    | 36.14                   | 12,718    | 5.72       | 1,639                                    | 34.87                   |
|      | 2018 | 86,794    | 6.53       | 1,818                                    | 35.93                   | 15,402    | 5.66       | 1,677                                    | 33.78                   |

|      | 年度   | その他(タウンハウス・間借り) |            |  |                         | 合計        |            |  |                         |
|------|------|-----------------|------------|--|-------------------------|-----------|------------|--|-------------------------|
|      |      | 件数<br>(件)       | 賃料<br>(万円) | m <sup>2</sup> 単価<br>(円/m <sup>2</sup> ) | 面積<br>(m <sup>2</sup> ) | 件数<br>(件) | 賃料<br>(万円) | m <sup>2</sup> 単価<br>(円/m <sup>2</sup> ) | 面積<br>(m <sup>2</sup> ) |
| 大阪府  | 2016 | 269             | 5.27       | 1,245                                    | 42.29                   | 56,526    | 6.58       | 1,807                                    | 36.42                   |
|      | 2017 | 231             | 5.00       | 1,300                                    | 38.48                   | 68,780    | 6.44       | 1,833                                    | 35.17                   |
|      | 2018 | 222             | 5.91       | 1,319                                    | 44.76                   | 70,159    | 6.48       | 1,850                                    | 35.01                   |
| 大阪市  | 2016 | 69              | 5.67       | 1,423                                    | 39.86                   | 36,667    | 6.78       | 2,001                                    | 33.86                   |
|      | 2017 | 54              | 5.00       | 1,448                                    | 34.52                   | 43,701    | 6.66       | 2,032                                    | 32.78                   |
|      | 2018 | 71              | 6.01       | 1,506                                    | 39.89                   | 43,257    | 6.78       | 2,060                                    | 32.91                   |
| 大阪府他 | 2016 | 200             | 5.13       | 1,188                                    | 43.13                   | 19,859    | 6.22       | 1,511                                    | 41.15                   |
|      | 2017 | 177             | 5.00       | 1,260                                    | 39.68                   | 25,079    | 6.07       | 1,543                                    | 39.32                   |
|      | 2018 | 151             | 5.86       | 1,245                                    | 47.05                   | 26,902    | 5.99       | 1,562                                    | 38.38                   |
| 兵庫県  | 2016 | 247             | 9.31       | 1,339                                    | 69.49                   | 20,564    | 6.69       | 1,634                                    | 40.93                   |
|      | 2017 | 107             | 6.94       | 1,225                                    | 56.68                   | 20,757    | 6.52       | 1,643                                    | 39.67                   |
|      | 2018 | 110             | 6.48       | 1,170                                    | 55.41                   | 22,165    | 6.44       | 1,656                                    | 38.89                   |
| 神戸市  | 2016 | 47              | 6.74       | 1,320                                    | 51.05                   | 9,635     | 6.68       | 1,815                                    | 36.79                   |
|      | 2017 | 29              | 5.87       | 1,234                                    | 47.59                   | 10,007    | 6.53       | 1,823                                    | 35.80                   |
|      | 2018 | 40              | 7.04       | 1,370                                    | 51.38                   | 10,689    | 6.53       | 1,817                                    | 35.95                   |
| 兵庫県他 | 2016 | 200             | 9.91       | 1,342                                    | 73.83                   | 10,929    | 6.70       | 1,503                                    | 44.59                   |
|      | 2017 | 78              | 7.34       | 1,222                                    | 60.05                   | 10,750    | 6.51       | 1,505                                    | 43.28                   |
|      | 2018 | 70              | 6.16       | 1,068                                    | 57.70                   | 11,476    | 6.35       | 1,526                                    | 41.63                   |
| 京都府  | 2016 | 8               | 6.11       | 1,339                                    | 45.66                   | 6,975     | 6.04       | 1,840                                    | 32.85                   |
|      | 2017 | 8               | 7.13       | 1,377                                    | 51.76                   | 7,932     | 6.04       | 1,871                                    | 32.31                   |
|      | 2018 | 21              | 5.67       | 1,387                                    | 40.85                   | 8,231     | 5.87       | 1,908                                    | 30.77                   |
| 京都市  | 2016 | 7               | 6.49       | 1,414                                    | 45.86                   | 6,299     | 6.08       | 1,913                                    | 31.77                   |
|      | 2017 | 6               | 7.85       | 1,530                                    | 51.31                   | 7,273     | 6.04       | 1,933                                    | 31.22                   |
|      | 2018 | 15              | 5.83       | 1,628                                    | 35.83                   | 7,579     | 5.89       | 1,973                                    | 29.83                   |
| 京都府他 | 2016 | 1               | —          | —  | —                       | 676       | 5.73       | 1,335                                    | 42.90                   |
|      | 2017 | 2               | 4.95       | 932                                      | 53.11                   | 659       | 6.12       | 1,382                                    | 44.26                   |
|      | 2018 | 6               | 5.25       | 983                                      | 53.41                   | 652       | 5.71       | 1,369                                    | 41.70                   |
| 滋賀県  | 2016 | 6               | 7.17       | 1,098                                    | 65.24                   | 848       | 5.54       | 1,295                                    | 42.79                   |
|      | 2017 | 5               | 5.78       | 942                                      | 61.37                   | 928       | 5.36       | 1,278                                    | 41.94                   |
|      | 2018 | 5               | 4.70       | 831                                      | 56.55                   | 951       | 5.34       | 1,288                                    | 41.48                   |
| 奈良県  | 2016 | 2               | 4.65       | 1,069                                    | 43.50                   | 510       | 6.49       | 1,261                                    | 51.46                   |
|      | 2017 | 8               | 4.30       | 919                                      | 46.77                   | 586       | 5.72       | 1,218                                    | 46.97                   |
|      | 2018 | 2               | 5.85       | 1,145                                    | 51.11                   | 583       | 6.23       | 1,259                                    | 49.50                   |
| 和歌山県 | 2016 | 0               | —          | —  | —                       | 75        | 5.34       | 1,197                                    | 44.66                   |
|      | 2017 | 0               | —          | —  | —                       | 395       | 4.09       | 1,172                                    | 34.88                   |
|      | 2018 | 1               | —          | —  | —                       | 468       | 4.74       | 1,386                                    | 34.18                   |
| 近畿圏  | 2016 | 532             | 7.17       | 1,299                                    | 55.24                   | 85,498    | 6.55       | 1,753                                    | 37.37                   |
|      | 2017 | 359             | 5.62       | 1,258                                    | 44.70                   | 99,378    | 6.40       | 1,778                                    | 36.01                   |
|      | 2018 | 361             | 6.04       | 1,260                                    | 47.96                   | 102,557   | 6.40       | 1,796                                    | 35.65                   |