



To the press
Press release
September 30, 2021
Leasing Management Consulting Co., Ltd.

.....
As of the end of August 2021, announced changes in unit price and key money for rental condominiums in the 5 major wards of central Tokyo
.....

Leasing Management Consulting Co., Ltd. (hereinafter LMC, Headquarters: Minato-ku, Tokyo, President: Koichi Saito) is located on August 31, 2021 in the five major wards of central Tokyo (Chuo-ku, Minato-ku, Shibuya-ku, Shinjuku-ku, Chiyoda-ku) We will announce the transition of the unit price per tsubo and the transition of key money for rental apartments.

* This data was created based on our [rental market data file area version](#).



【Summary of 5 central wards as of the end of July 2021】

The unit price per tsubo (RC / SRC condominium type completed after August 2011) as of the end of August 2021 in the 5 central wards of Tokyo (Chuo Ward, Minato Ward, Shibuya Ward, Shinjuku Ward, Chiyoda Ward) is in Chiyoda Ward. It rose, fell in Chuo-ku, Minato-ku, and Shinjuku-ku, and leveled off in Shibuya-ku. In addition, the recruitment key money has fallen in Shinjuku Ward and has risen in the other 4 Wards.

【As of the end of August 2021, major trends in the 5 central wards of Tokyo】

Average unit price per tsubo (Chart ①)

The average unit price per tsubo in each ward increased by +102 yen in Chiyoda ward, decreased by -142 yen in Chuo ward, -109 yen in Minato ward, -46 yen in Shinjuku ward, and -9 yen in Shibuya ward. I did. Compared to the same month of the previous year, all 5 wards have fallen for 6 consecutive months, including -979 yen in Shibuya ward.

Average key money from the previous month (Chart ②)

The average monthly key money for each ward is +0.05 months (+ 11.1%) in Chiyoda Ward, +0.02 months (+ 4.1%) in Chuo Ward, and +0.02 months (+ 3.7%) in Minato Ward. Shibuya Ward increased by 0.03 months (+ 5.1%), and Shinjuku Ward decreased by -0.01 months (-2.0%). Compared to the same month of the previous year, it has fallen in all 5 wards for 6 consecutive months.

Chart ① Average unit price per tsubo

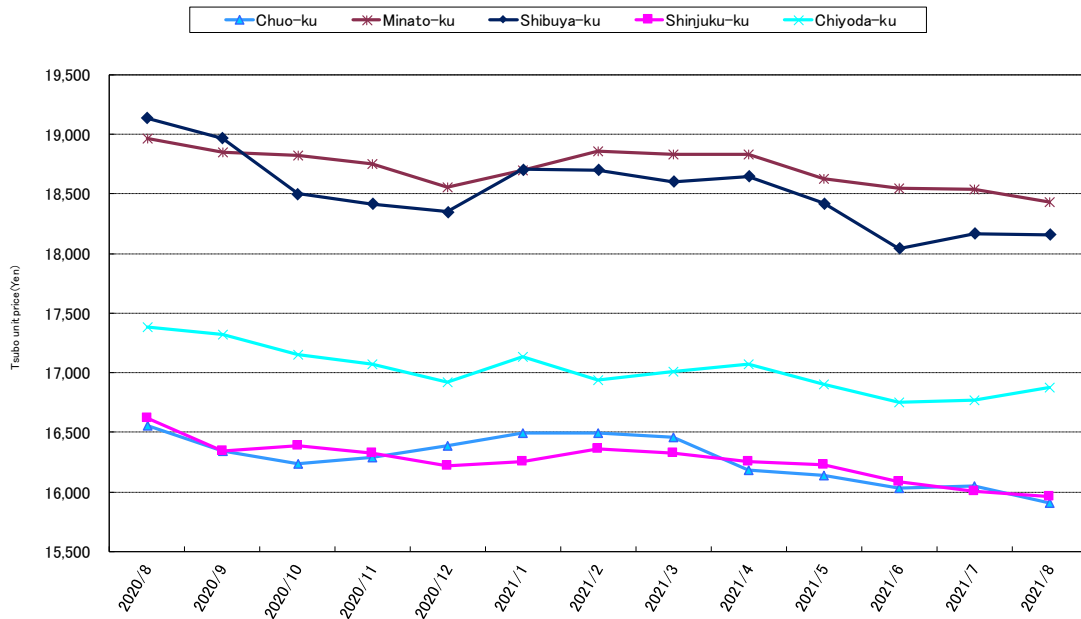
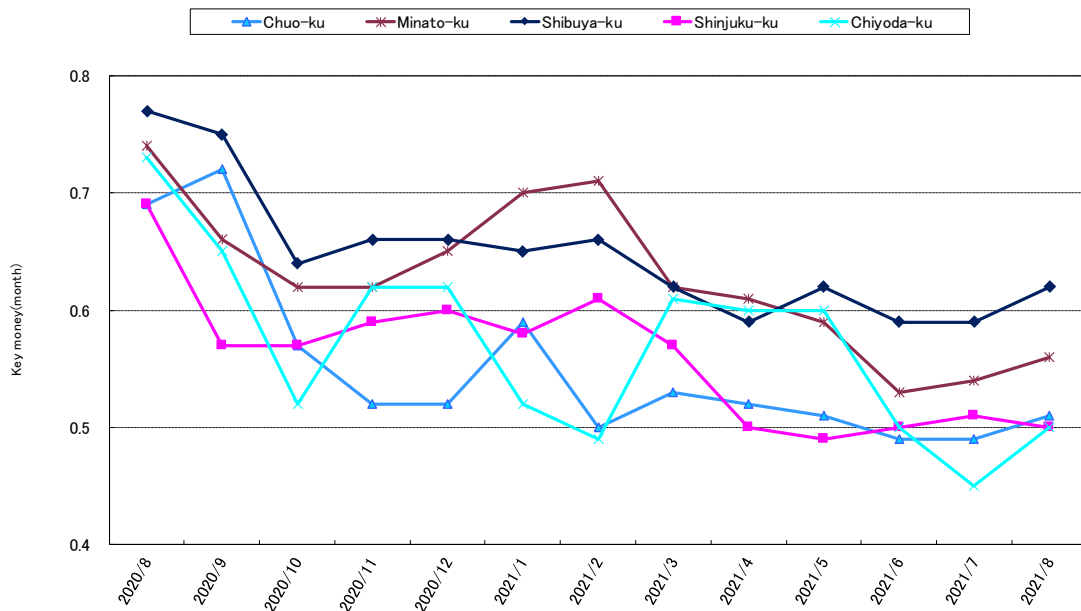


Chart ② Average recruitment key money transition in the 5 central wards of Tokyo

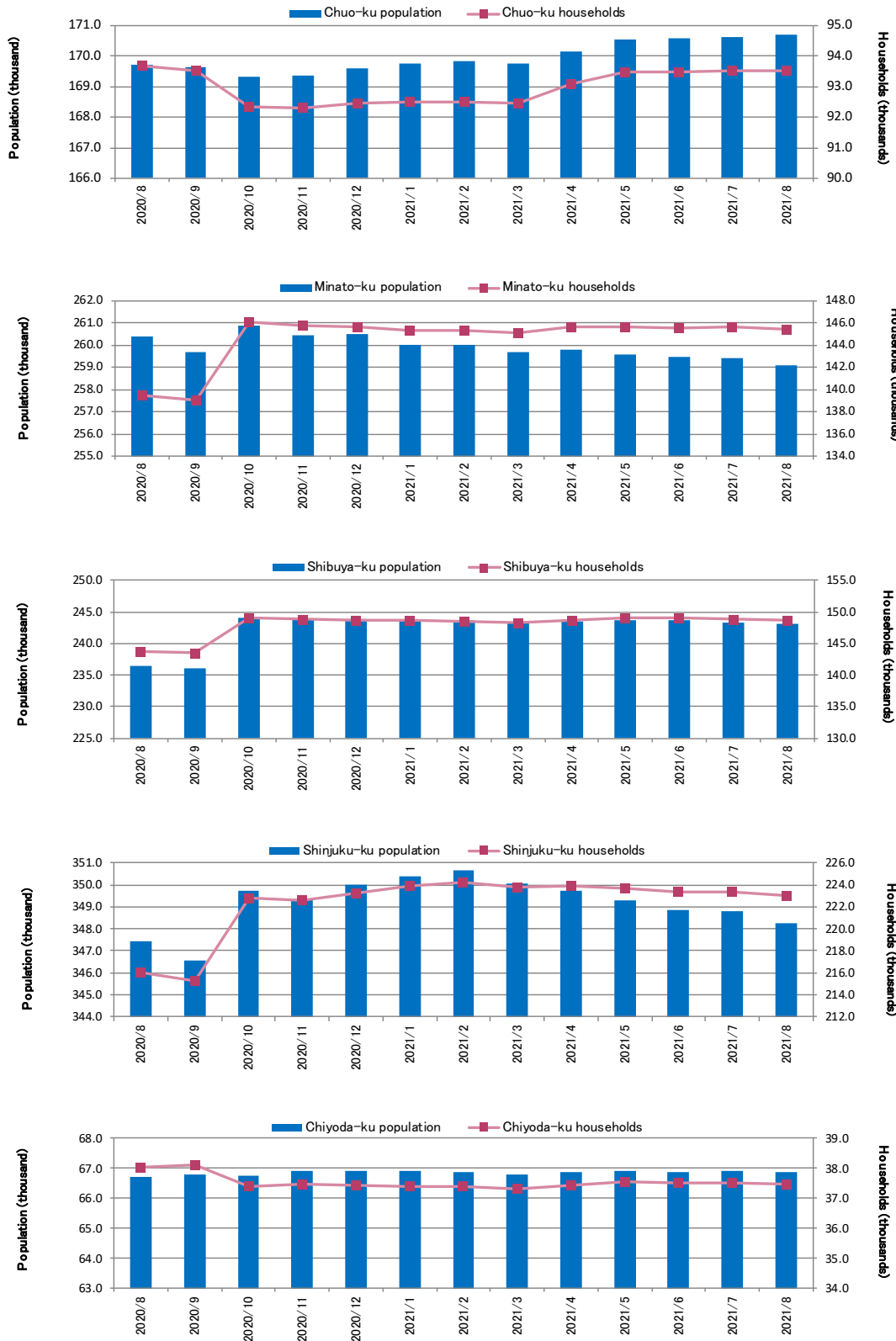


* LMC research

Conditions: Within 10 years of construction RC / SRC condominium type

The value is the arithmetic mean value of the number of months of key money offered in the area

Chart ③ Population and Number of Households in 5 Wards of Central Tokyo



* Estimated population as of the 1st of each month. Preliminary census figures for October 2020.

Source) Tokyo Metropolitan Government Website

Population and Number of Households (Chart ③)

As of August 1, the population and the number of households in the five central wards of Tokyo both increased in Chuo ward and decreased in Minato ward, Shibuya ward, Shinjuku ward and Chiyoda ward.

Chuo-ku	August population:170,687(+64)	August households:93,516(+13)
Minato-ku	August population:259,079(-322)	August households:145,432(-161)
Shibuya-ku	August population:243,219(-181)	August households:148,766(-116)
Shinjuku-ku	August population:348,243(-586)	August households:222,980(-337)
Chiyoda-ku	August population:66,891(-35)	August households:37,492(-25)

* Estimated population as of 1st of each month, in parentheses, m/m

* If you want to publish this release in an article, please let us know.

About rental market data file – Strong support for more precise leasing strategy planning –

From data that broadly overlooks the real estate market such as "population trends", "economic trends", and "construction starts", to data focused on target properties such as "rent trends in the neighborhood of properties" and "operating trends of competing properties", the "Rental Market Data File" provides real estate-related data in a format that is easier to see and understand.

In particular, through our own media "Easy Sheet Listing" (visit to a total of 890,000 companies from May 2007 * as of August 31, 2021), we will strengthen the accuracy of information by collecting and using live information (real recruitment information, deal information) from intermediaries, and strongly support the planning and review of more precise leasing strategies and tactics than ever before in the "Rental Market Data File".

☆ Price: 1 area: from 30,000 yen (excluding tax)

☆ Delivery time: About 10 days / For example, we will deliver the data as of the end of the month around the 10th of the following month.

【LMC Business Overview】

LMC provides marketing support services specializing in rental condominiums.

By using direct marketing methods, response data by telemarketing (acquisition, accumulation, aggregation, and analysis) of We provide support. On the other hand, customer maintenance activities (CRM) for tenants of rental condominiums we are also focusing on providing a variety of solutions with the goal of maintaining the occupancy rate of properties.

【Company Profile】

Company name : Leasing Management Consulting Co., Ltd.

Location: 2F, Daiwa Nishi-Shimbashi Building, 3-2-1 Nishi-Shimbashi, Minato-ku, Tokyo 105-0003

Representative: Koichi Saito, President

Capital: 200,000,000 yen

Employees: 45 (as of August 2021)

URL : <http://www.lmc-c.co.jp>

—Inquiries regarding this matter—

Leasing Management Consulting Co., Ltd.

Person in charge: Market Data Team TEL : 03-5776-2078 E-mail : info@lmc-c.co.jp