



To the press
Press release
October 31, 2022
Leasing Management Consulting Co., Ltd.

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As of the end of September 2022, announced changes in unit price and key money for rental condominiums in the 5 major wards of central Tokyo
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Leasing Management Consulting Co., Ltd. (hereinafter LMC, Headquarters: Minato-ku, Tokyo, President: Koichi Saito) is located on September 30, 2022 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](#).



【As of the end of September 2022 Summary of the five central wards】

As of the end of September 2022, the unit price per tsubo for condominiums (RC/SRC condominium type completed after September 2012) in the 5 central wards of Tokyo (Chuo-ku, Minato-ku, Shibuya-ku, Shinjuku-ku, Chiyoda-ku) is Chiyoda-ku, Chuo-ku, Minato-ku and Shinjuku-ku increased, while Shibuya-ku decreased. In addition, key money solicited decreased in Chuo Ward and increased in the other four wards.

【Main trends in the five central wards of Tokyo as of the end of September 2022】

Average unit price per tsubo (Chart ①)

Compared to the previous month, the average selling price per square meter in each ward increased by +262 yen in Chiyoda Ward, by +151 yen in Chuo Ward, by +307 yen in Minato Ward, by +49 yen in Shinjuku Ward, and decreased by -187 yen in Shibuya Ward. Compared to the same month of the previous year, Chiyoda Ward, which rose significantly by +1,679 yen, Chuo Ward, Minato Ward, and Shinjuku Ward also rose, while Shibuya Ward fell.

Average key money from the previous month (Chart ②)

Compared to the previous month, the average solicitation key money for each ward was +0.13 months (+29.5%) in Chiyoda Ward, +0.01 months (+2.2%) in Minato Ward, and +0.04 months (+9.1%) in Shinjuku Ward, Shibuya Ward rose +0.01 month (+2.4%), Chuo Ward fell +0.01 month (-2.3%). Compared to the same month of the previous year, Chiyoda Ward rose, Shinjuku Ward remained flat, Chuo Ward fell for the 37th consecutive month, and Chuo Ward and Minato Ward also fell.

Chart ① Average unit price per tsubo

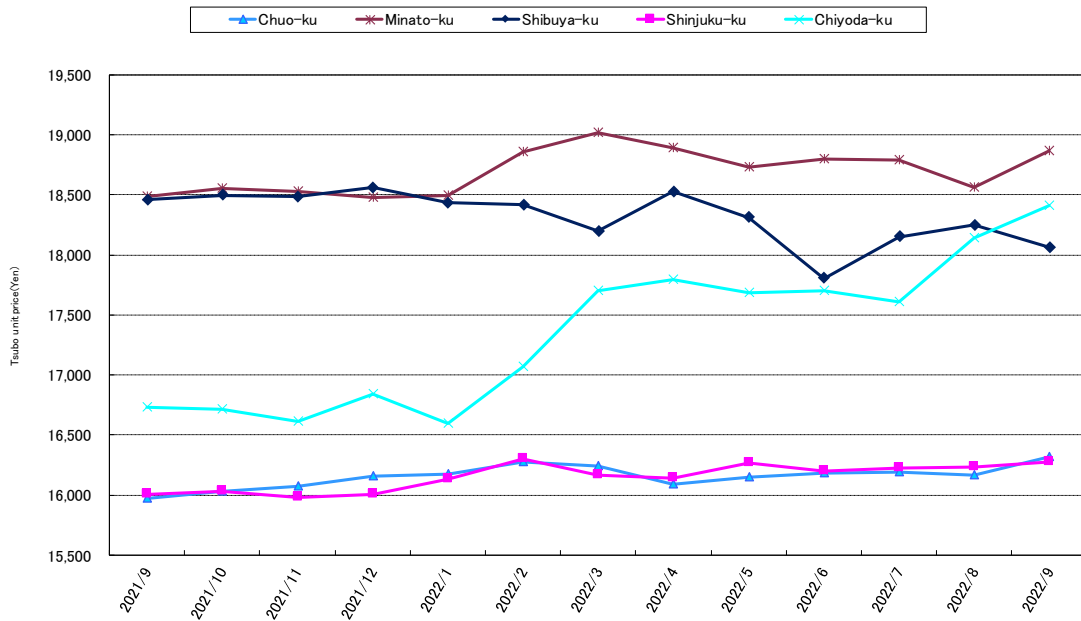
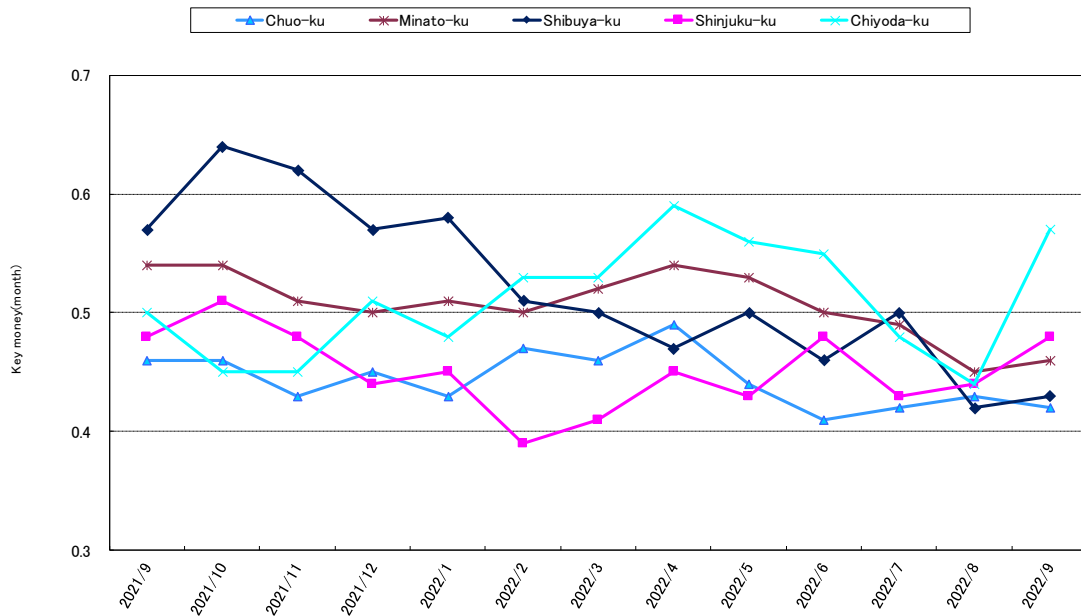


Chart ② Average recruitment key money transition in the 5 central wards of Tokyo



* 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.

Population / number of households (Chart ③)

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

Chuo-ku	population:172,254 (+154)	households:95,047 (+55)
Minato-ku	population:261,553 (+431)	households:147,793 (+172)
Shibuya-ku	population:242,538 (+20)	households:149,983 (+19)
Shinjuku-ku	population:350,503 (-161)	households:226,820 (-61)
Chiyoda-ku	population:67,205 (+118)	households:37,606 (+101)

* 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 930,000 companies from May 2007 * as of March 31, 2022), 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) 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: 50 (as of August 2022)

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

—Inquiries regarding this matter—

Leasing Management Consulting Co., Ltd.

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