



To the press
Press release
May 31, 2024.
Leasing Management Consulting Co., Ltd.

As of the end of April 2024, 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 May 31, 2024 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 the five central wards of Tokyo as of the end of April 2024】

As of the end of April 2024, the asking price per tsubo for condominiums (RC/SRC type condominiums completed after April 2014) in the 5 central wards of Tokyo (Chuo, Minato, Shibuya, Shinjuku, and Chiyoda) increased in Shibuya, remained stable in Shinjuku, and decreased in Chiyoda, Chuo, and Minato. In addition, the asking key money increased in Chuo and Shinjuku, remained stable in Shibuya, and decreased in Chiyoda and Minato.

【Major trends in the five central wards as of the end of April 2024】

Average asking price per tsubo, month-on-month (Chart ①)

The average asking price per tsubo in each ward increased by +155 yen from the previous month in Shibuya Ward, decreased by -370 yen in Chiyoda Ward, -81 yen in Chuo Ward, and -65 yen in Minato Ward, and remained flat in Shinjuku Ward. Compared to the same month last year, all five wards have increased for the seventh consecutive month, including 1,243 yen in Minato Ward.

Average asking key money, month-on-month (Chart ②)

The average asking key money in each ward increased by +0.01 months (+1.5%) from the previous month in Chuo Ward, Shinjuku-ku +0.02 months (+4.5%), Chiyoda-ku decreased by -0.01 months (-1.8%), Minato-ku -0.05 months (-8.1%), and Shibuya-ku remained flat. Compared to the same month last year, Chuo-ku and Shibuya-ku increased, while Chiyoda-ku, Minato-ku, and Shinjuku-ku decreased.

Chart ① Average unit price per tsubo

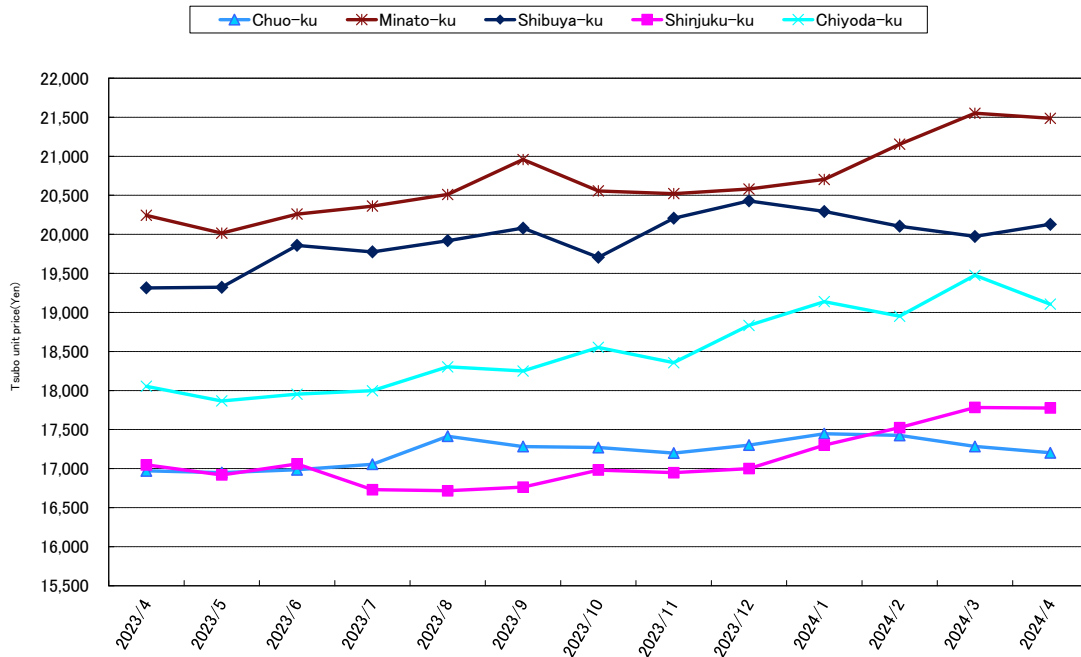
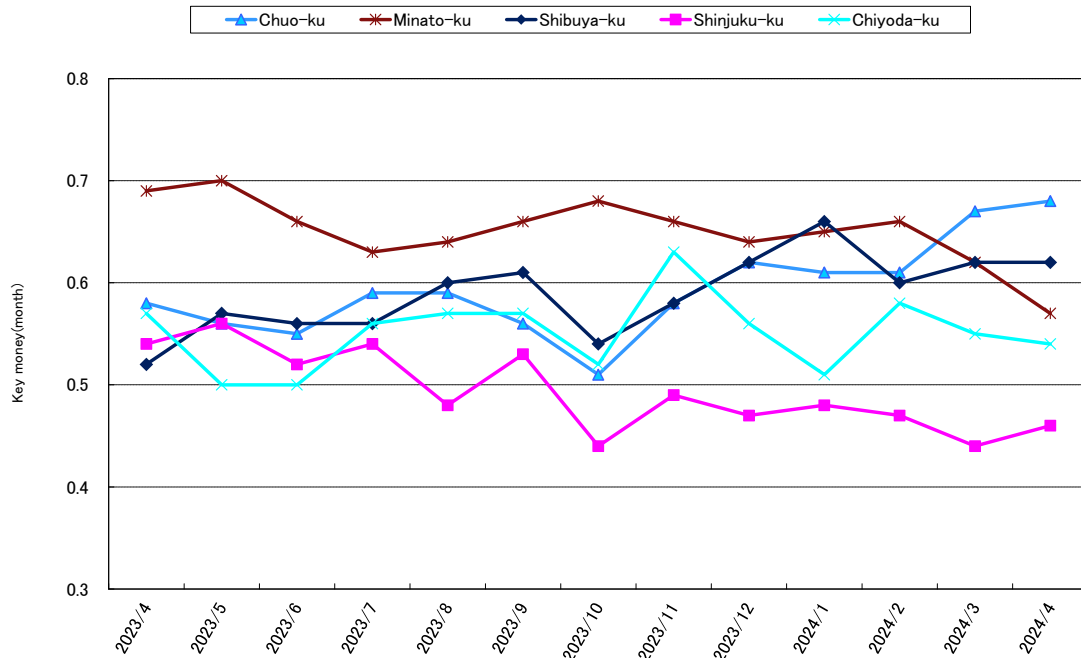


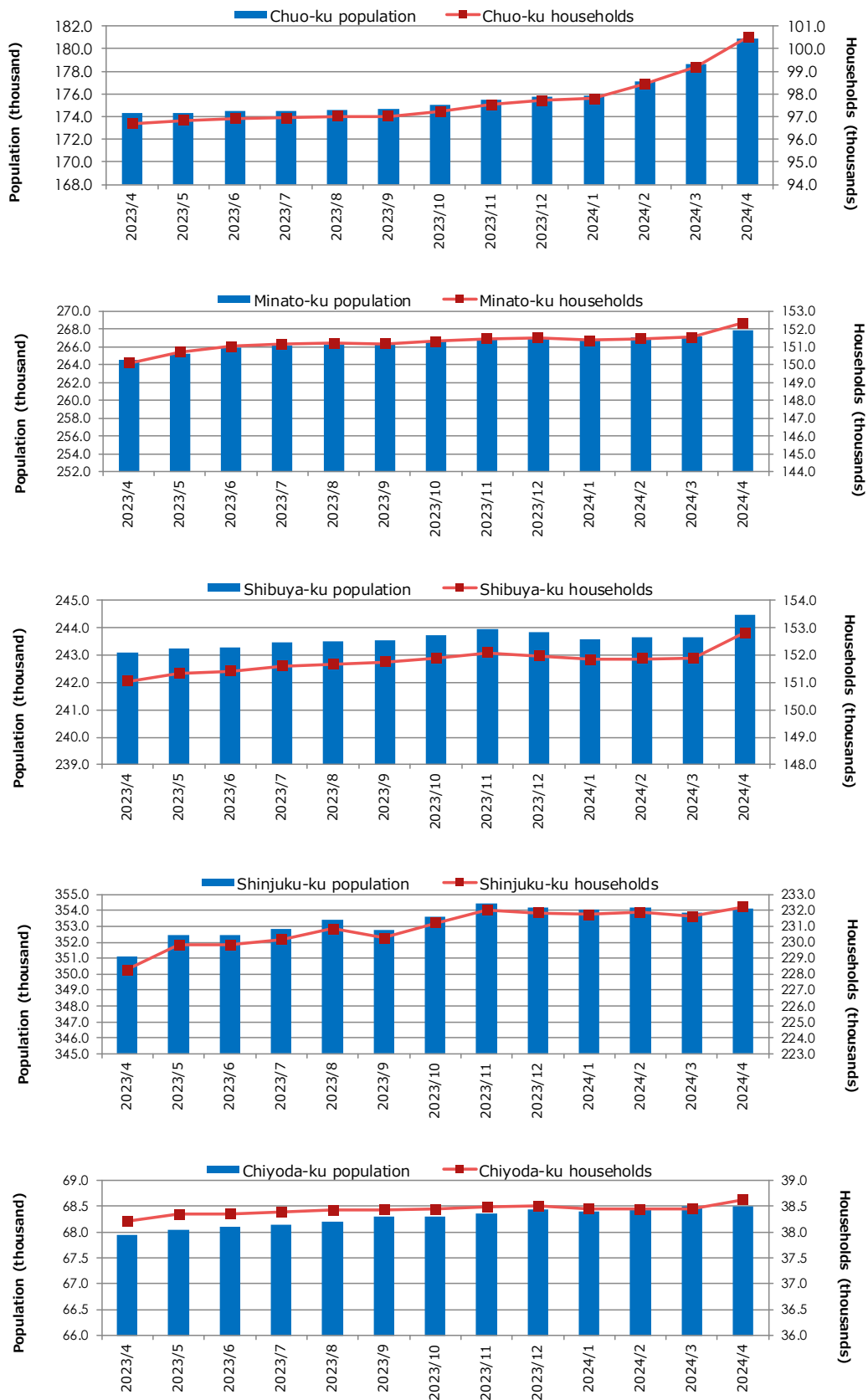
Chart ② Average recruitment key money transition in the 5 central wards of Tokyo



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.

Source) Tokyo Metropolitan Government Website

Population / number of households (Chart ③)

As of April 1, the population and number of households in the five central wards of Tokyo both increased in all five wards.

Chuo-Ward	population:180,901 (+2,246)	households:100,508 (+1,307)
Minato-Ward	population:267,843 (+618)	households:152,343 (+781)
Shibuya-Ward	population:244,484 (+816)	households:152,810 (+928)
Shinjuku-Ward	population:354,124 (+244)	households:232,226 (+623)
Chiyoda-Ward	population:68,494 (+5)	households:38,623 (+175)

* 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 1,060,000 companies from May 2007 * as of April 30, 2024), 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: 63 (as of March 2024)

URL : <https://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