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## Residential land prices down for 19th straight year

Kyodo News

The average price of residential land throughout Japan fell 3.4 percent in the year to July 1, marking the 19th straight annual decline, but the drop was less than the 4 percent fall recorded for the previous year, the government said Tuesday.

The nation's average commercial land price also decreased 4.6 percent, the third consecutive annual drop, compared with a 5.9 percent fall the previous year in the wake of the 2008 global financial crisis.

Of the 21,786 locations subjected to the

annual land price survey, 98.5 percent registered decreases, down 0.3 percentage point from the previous year.

Just 27 locations registered increased land prices, the second-lowest after last year's three. The survey has been conducted since 1975.

All of the nation's 47 prefectures saw land price falls for the second straight year.

The rate of decline in land prices slowed in 18 prefectures, including those in the metropolitan regions, while price drops accelerated in 24 others.

In the three metropolitan regions of

Tokyo, Osaka and Nagoya, price drops halved due to an increase in condominium sales and renewed investment in office buildings.

"Signs of an end to land price falls were seen in the three metropolitan regions," a Land, Infrastructure, Transport and Tourism Ministry official said.

In Tokyo, average residential land prices fell 3 percent, compared with 4.1 percent for commercial sites.

In the Nagoya region, prices fell 1.3 percent for residential land and 2.9 percent for commercial land.

The Osaka region saw a 3.6 percent fall in the average residential land price and a 5.3 percent decline in the commercial one.

Among other regions, the average residential land price decreased 3.6 percent and the average commercial land price fell 4.8 percent.

Among commercial points covered by the land price survey, a location in the Ginza shopping district recorded the highest price of **¥20.2 million per square meter**. Gobancho in Chiyoda Ward, Tokyo, marked the highest residential land price with a price tag of **¥2.83 million per square meter**.