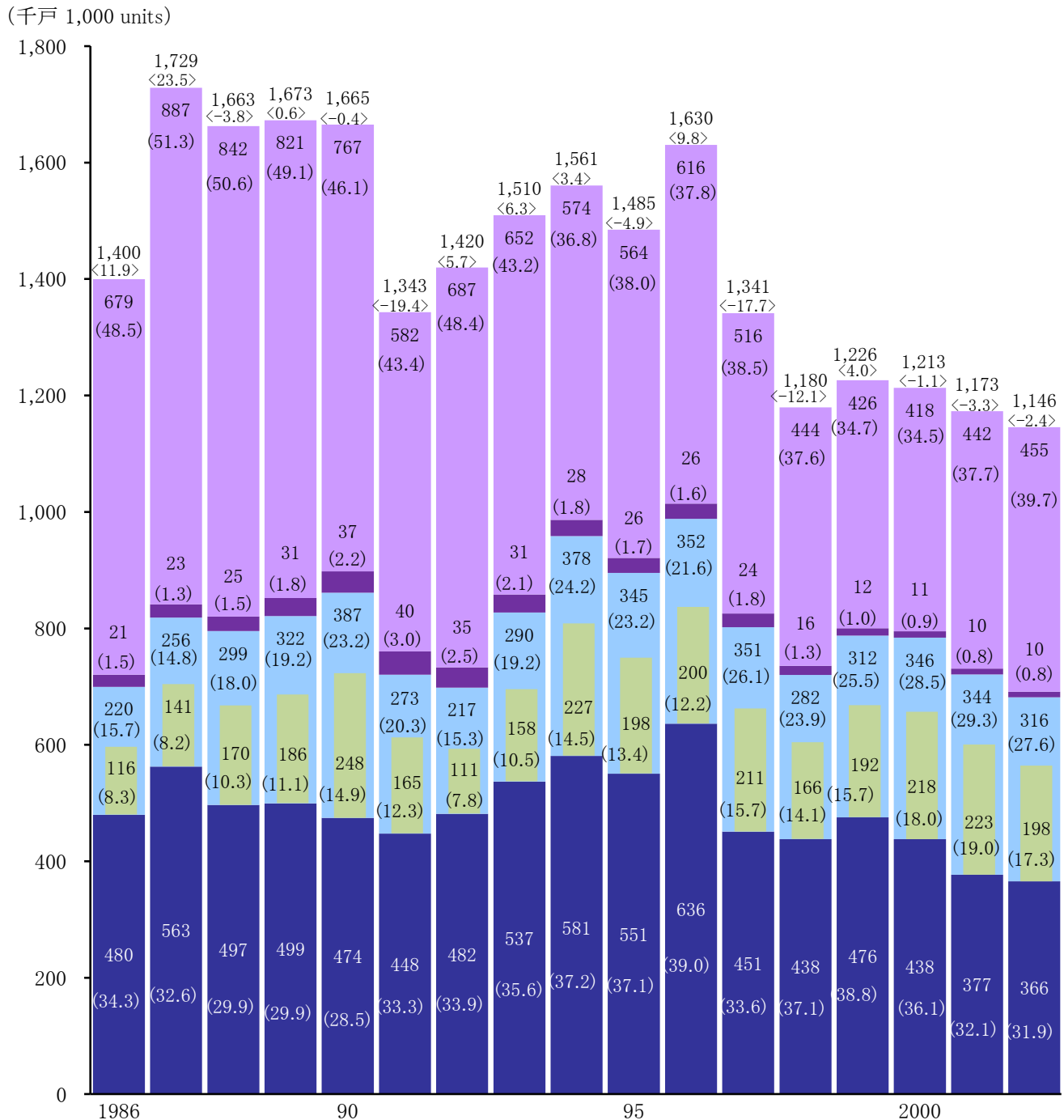


## 2. 住宅建設 Housing Construction

### (1) 新設住宅着工 Housing Starts

#### ① 利用関係別着工戸数(長期推移)

New Construction Starts of Housing by Owner Occupant Relation  
(Long-term Transition)

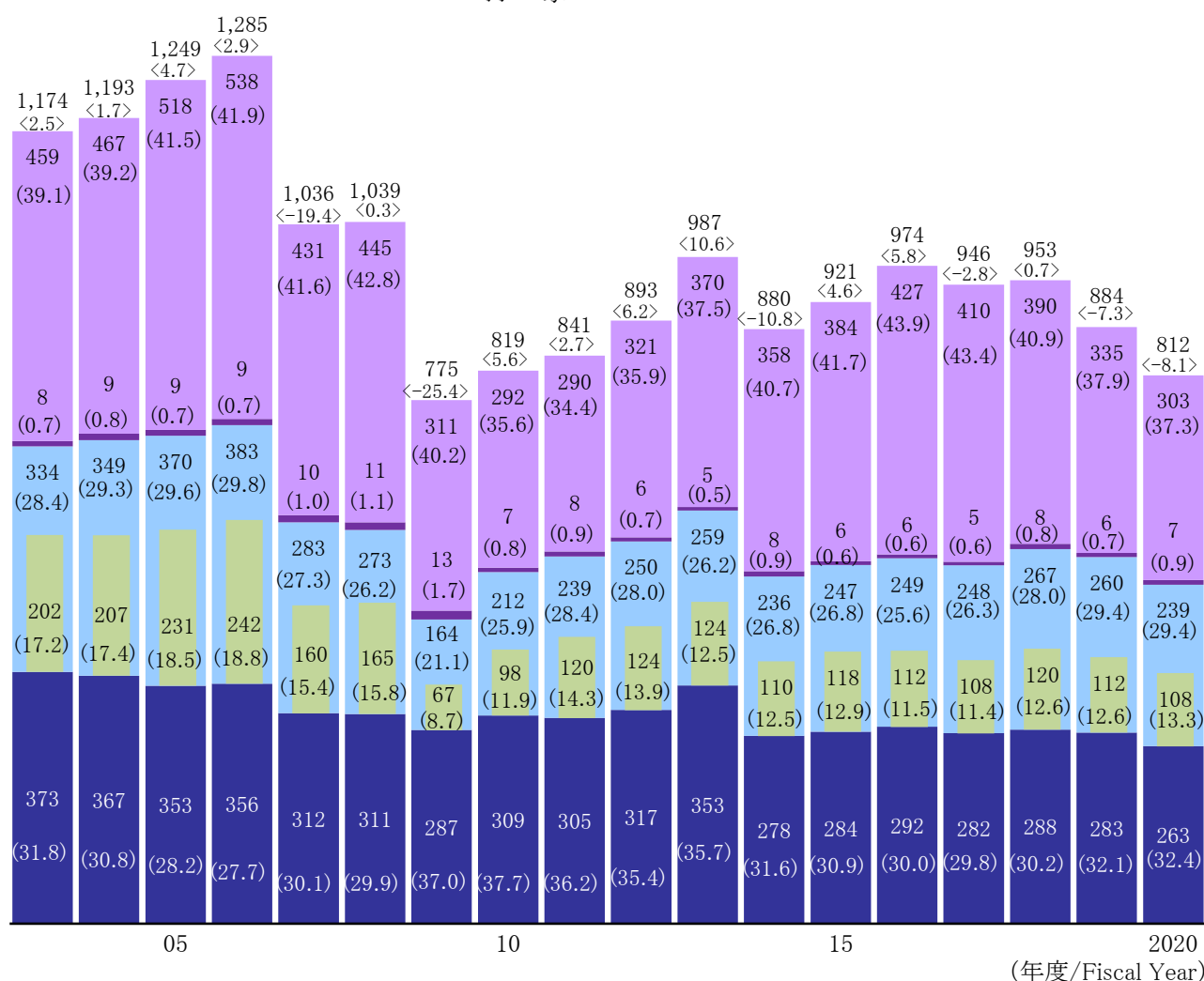


▶ 国土交通省「住宅着工統計」より作成。

注：(1) ( )内は利用関係別構成比。〈 〉内は前年度比伸び率。(単位：%)  
年度は4月1日より翌年3月31日までである。

(2) 給与住宅とは、会社、官公署、学校等がその社員、職員、教員等を居住させる目的で建築するものをいう。

- 貸 家 Rented
- 給与住宅 Issued
- 分譲住宅 Built for Sale
- うちマンション Condominium
- 持 家 Owned



Prepared based on "Housing Starts" by the Ministry of Land, Infrastructure, Transport and Tourism.

Notes: (1) ( ): percentage distributions of the total, < >: percentage changes from the previous fiscal year  
Fiscal year starts on April 1 and ends on March 31 the following year.

(2) Issued: Housing built for their employees by companies, public government organizations and schools

## ② プレハブ住宅・ツーバイフォー住宅 Prefabricated and Two-by-Four Dwellings

(単位:千戸、in 1,000 units)

年度 Fiscal Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
新設住宅着工戸数 Total Housing Starts	1,285	1,036	1,039	775	819	841	893	987	880	921	974	946	953	884	812
プレハブ住宅 Prefabricated	160	147	149	124	126	128	134	150	140	143	148	136	131	125	108
木造 Wooden	20	18	17	14	14	15	15	17	15	14	14	13	12	12	11
鉄骨造 Steel frame reinforced	135	124	128	107	109	111	116	130	122	125	130	121	117	108	95
鉄筋コンクリート造 Reinforced concrete	4	5	4	3	3	3	3	3	4	4	4	2	2	4	2
ツーバイフォー住宅 Two-by-Four	106	99	104	93	97	99	110	121	112	115	124	120	117	107	90

▶ 国土交通省「住宅着工統計」より作成。

Prepared based on "Housing Starts" by the Ministry of Land, Infrastructure, Transport and Tourism.

## (参考)住宅建設会社の販売実績 Sales Performance of Housing Construction Companies

(単位:戸 in Units)

社名 Company	2014	2015	2016	2017	2018	2019	2020	(前期比)
大和ハウス工業 Daiwa House Industry Co.,Ltd.	49,087	51,207	54,925	51,641	48,410	43,703	38,991	(-10.8%)
積水ハウス Sekisui House, Ltd.	51,225	48,245	49,563	47,415	43,735	43,314	37,912	(-12.5%)
プライムライフテクノロジーズ Prime Life Technologies Corp.	-	-	-	-	-	24,133	22,431	(-7.1%)
パナソニックホームズ Panasonic Homes Co., Ltd.	12,820	12,463	12,556	10,985	10,496	9,805	9,766	(-0.4%)
ミサワホーム Misawa Homes Co.,Ltd.	12,116	11,504	11,208	10,640	10,167	9,486	8,597	(-9.4%)
トヨタホーム Toyota Housing Corp.	5,935	5,751	6,240	5,621	5,228	4,842	4,068	(-16.0%)
旭化成ホームズ Asahi Kasei Homes Corp.	18,064	19,057	17,327	16,672	16,590	16,249	15,474	(-4.8%)
積水化学工業住宅カンパニー Sekisui Chemical Co.,Ltd. , Housing Segment	14,490	13,380	13,620	13,910	13,450	13,160	12,115	(-7.9%)
<b>三井ホーム Mitsui Home Co.,Ltd.</b>	<b>5,897</b>	<b>5,257</b>	<b>5,167</b>	<b>4,748</b>	<b>4,708</b>	<b>4,686</b>	<b>3,636</b>	<b>(-22.4%)</b>
住友林業住宅・建築事業 Sumitomo Forestry Co.,Ltd. Housing and construction Segment	10,029	9,589	9,941	9,217	8,974	8,697	5,993	(参考) (for reference)

▶ (株)住宅産業新聞社「住宅産業新聞」より作成。

注：(1)パナソニックホームズ、ミサワホーム、トヨタホームは、プライムライフテクノロジーズ(2020年1月設立)のグループ会社。

(2)パナソニックホームズは、2018年4月にパナホームから社名を変更した。

(3)パナソニックホームズ、トヨタホームはグループ会社分を含む。

(4)積水化学工業住宅カンパニーは2016年度以前は戸数、2017年度以降は棟数で集計。

(5)住友林業の2020年は、決算期変更(3月期→12月期)による9ヶ月間(2020年4月～12月)の変則値のため参考掲載。

Prepared based on "Weekly Housing Industry News" by the Housing Industry News K.K.

Notes: (1)Prime Life Technologies Corp. was established in Jan. 2020. Panasonic Homes, Misawa Homes and Toyota Housing are its affiliated companies.

(2)Former Pana Home Corp. was renamed as Panasonic Homes Co., Ltd. in April 2018.

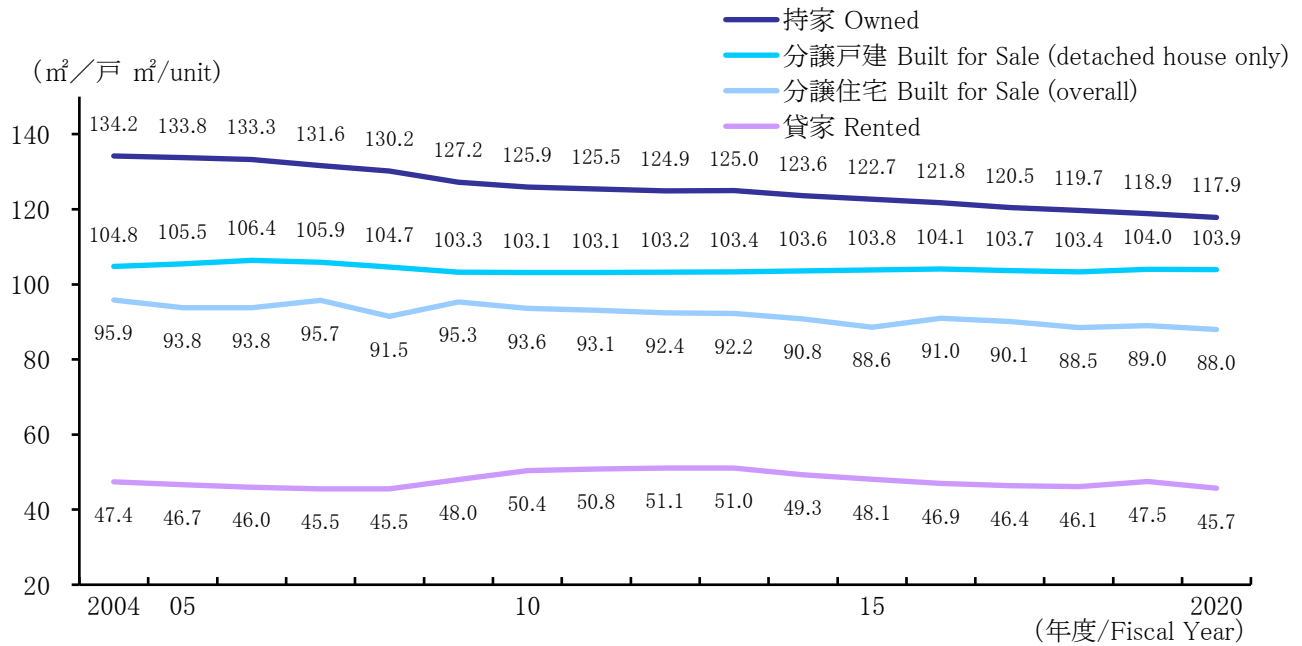
(3)Figures for Pana Homes Corp. and Toyota Housing Corp. include the results of their group companies.

(4)Figures for Sekisui Chemical, Housing Segment are the number of housing units until FY2016, and those of FY2017 and after are the number of buildings.

(5)Sumitomo Forestry changed the FY-end. FY2020 is an irregular period of 9 months, presented as a reference.

### ③ 利用関係別の平均床面積

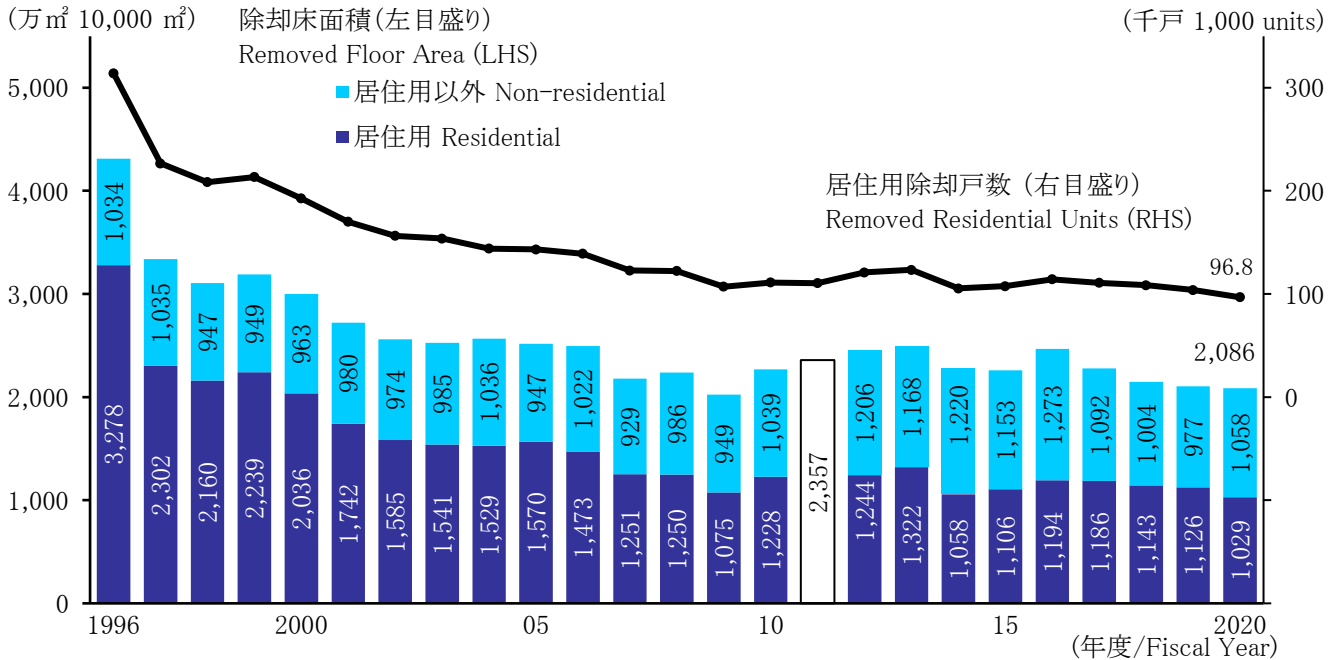
Floor Area per Dwelling Unit by Owner Occupant Relation



▶ 国土交通省「住宅着工統計」より作成。

Prepared based on “Housing Starts” by the Ministry of Land, Infrastructure, Transport and Tourism.

### ④ 除却建築物の床面積 Floor Area of Removed Buildings



▶ 国土交通省「建築物滅失統計調査」より作成。

注：2011年は、東日本大震災の影響により集計不能の地域がある。また、除却床面積を居住用と居住用以外に区分することができない。

Prepared based on “Survey of Building Destruction” by the Ministry of Land, Infrastructure, Transport and Tourism.

Notes: Some areas could not be covered due to the repercussions of the Great East Japan Earthquake in 2011.

As for the removed area included in the tally, it is impossible to separate one for residential use from the other for non-residential use.

## ⑤ 新設住宅に占める再建築率 Reconstruction Rate of Housing Starts

(単位: %、戸 in %, units)

年度 Fiscal Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
											新設住宅 着工戸数 Housing Starts Total	再建築 戸数 Recon- structed Units	再建築率 (%) Recon- struction Rate
再建築率 (%) Reconstruction Rate											A	B	B/A
全国計 Nationwide	11.6	11.2	11.2	10.6	10.5	9.1	8.4	7.9	7.4	7.6	883,687	62,414	7.1
持家 Owned	16.2	15.4	15.9	15.1	15.2	13.3	11.9	11.5	10.5	10.6	283,338	27,030	9.5
貸家 Rented	12.1	13.0	13.0	12.2	12.0	10.9	10.4	9.4	8.9	9.5	334,509	32,699	9.8
分譲住宅 Built for Sale	2.1	2.1	3.1	2.7	1.7	1.3	1.4	1.2	1.2	1.4	259,732	2,010	0.8
首都圏 Greater Tokyo	14.0	13.6	14.4	13.8	13.6	12.1	11.6	10.4	10.1	9.8	300,309	28,375	9.4
持家 Owned	20.8	20.7	21.8	22.0	22.7	20.5	18.3	17.3	16.4	16.2	57,329	8,387	14.6
貸家 Rented	18.5	20.5	20.7	19.7	19.2	17.9	17.2	14.9	14.5	14.1	122,971	18,698	15.2
分譲住宅 Built for Sale	2.1	2.4	4.9	4.2	2.5	1.9	1.9	1.7	1.8	2.1	118,358	1,074	0.9
近畿圏 Greater Osaka	10.7	8.9	8.3	8.6	8.2	6.7	6.1	6.2	5.4	5.9	135,857	8,083	5.9
持家 Owned	17.9	16.9	16.9	16.4	16.1	14.0	13.2	12.7	12.1	13.1	36,544	4,314	11.8
貸家 Rented	10.3	9.6	8.7	9.1	8.8	7.1	6.0	5.8	4.4	5.6	50,912	3,110	6.1
分譲住宅 Built for Sale	3.6	1.5	1.0	1.7	1.4	1.0	0.9	1.3	1.1	0.9	47,324	505	1.1
中部圏 Chubu Area	11.7	12.0	10.5	11.0	10.7	9.4	9.0	9.0	7.8	8.3	108,608	7,956	7.3
持家 Owned	16.7	15.4	14.4	14.5	14.6	12.9	11.4	10.9	10.1	10.5	42,940	3,911	9.1
貸家 Rented	10.1	11.9	10.8	12.7	11.9	10.8	11.8	11.7	10.4	11.8	34,460	3,780	11.0
分譲住宅 Built for Sale	0.9	2.9	0.9	0.1	0.0	0.4	0.1	0.2	0.1	0.1	30,300	72	0.2
地方圏 Others	9.7	9.4	9.6	8.3	8.6	7.1	6.4	6.0	5.5	6.0	338,913	18,000	5.3
持家 Owned	13.2	12.5	13.4	11.9	12.0	10.3	9.1	9.0	8.0	7.9	146,525	10,418	7.1
貸家 Rented	7.4	7.4	7.7	6.7	7.1	6.2	5.7	5.2	5.1	6.0	126,166	7,111	5.6
分譲住宅 Built for Sale	0.6	1.2	1.0	0.6	0.8	0.4	1.1	0.3	0.6	1.1	63,750	359	0.6

▶ 国土交通省「住宅着工統計における再建築状況の概要」より作成。

注：(1) 再建築とは、既存住宅の全部または一部を除去し、引き続き当該敷地内において住宅を着工すること。

- (2) 首都圏・・・東京都、神奈川県、千葉県、埼玉県  
 近畿圏・・・大阪府、京都府、兵庫県、滋賀県、奈良県、和歌山県  
 中部圏・・・愛知県、三重県、岐阜県、静岡県  
 地方圏・・・上記以外の地域

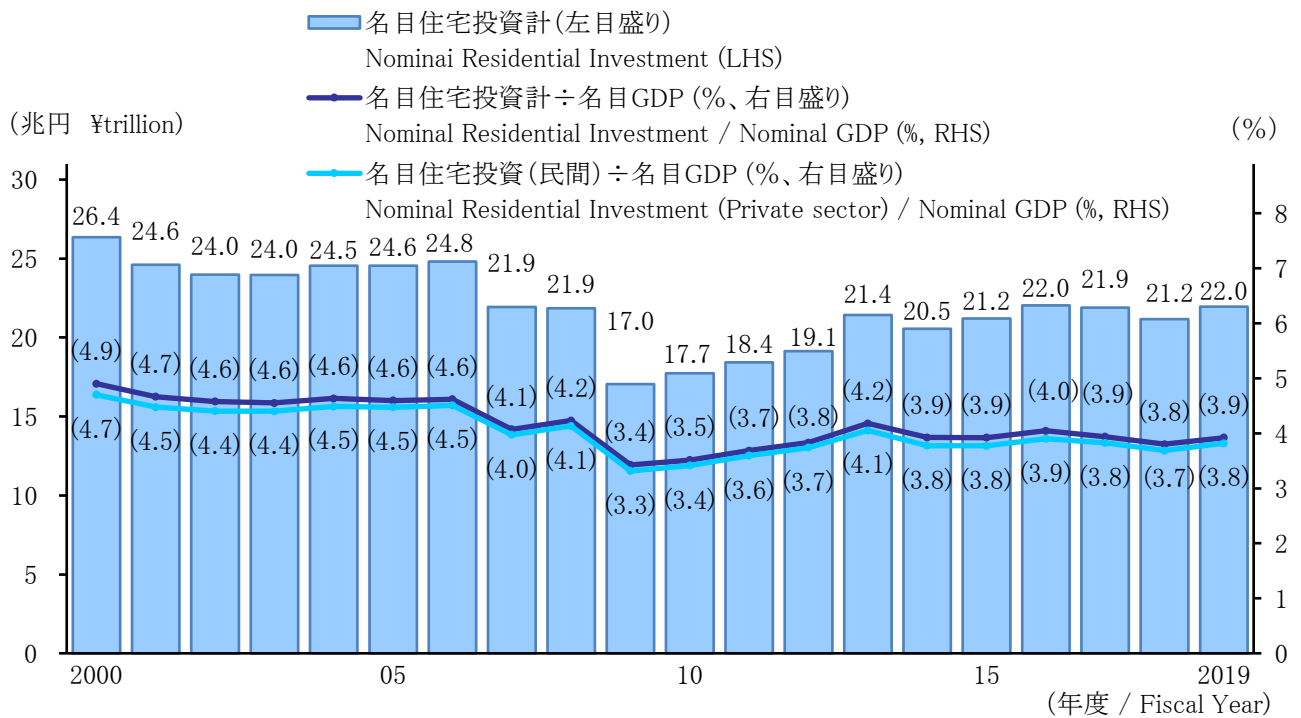
Prepared based on "Housing Starts" by the Ministry of Land, Infrastructure, Transport and Tourism.

Notes: (1) Reconstruction is defined as eliminating an existing house entirely or partially to build a new house within the same sites.

- (2) Greater Tokyo: Tokyo Metropolitan, Kanagawa, Chiba and Saitama Prefectures  
 Greater Osaka: Osaka, Kyoto, Hyogo, Shiga, Nara, Wakayama Prefectures  
 Chubu Area: Aichi, Mie, Gifu, Shizuoka Prefectures  
 Others: Other than the areas above

## (2) 住宅投資 Residential Investment

### ① 住宅投資額(GDP比) Residential Investment (percent of GDP)

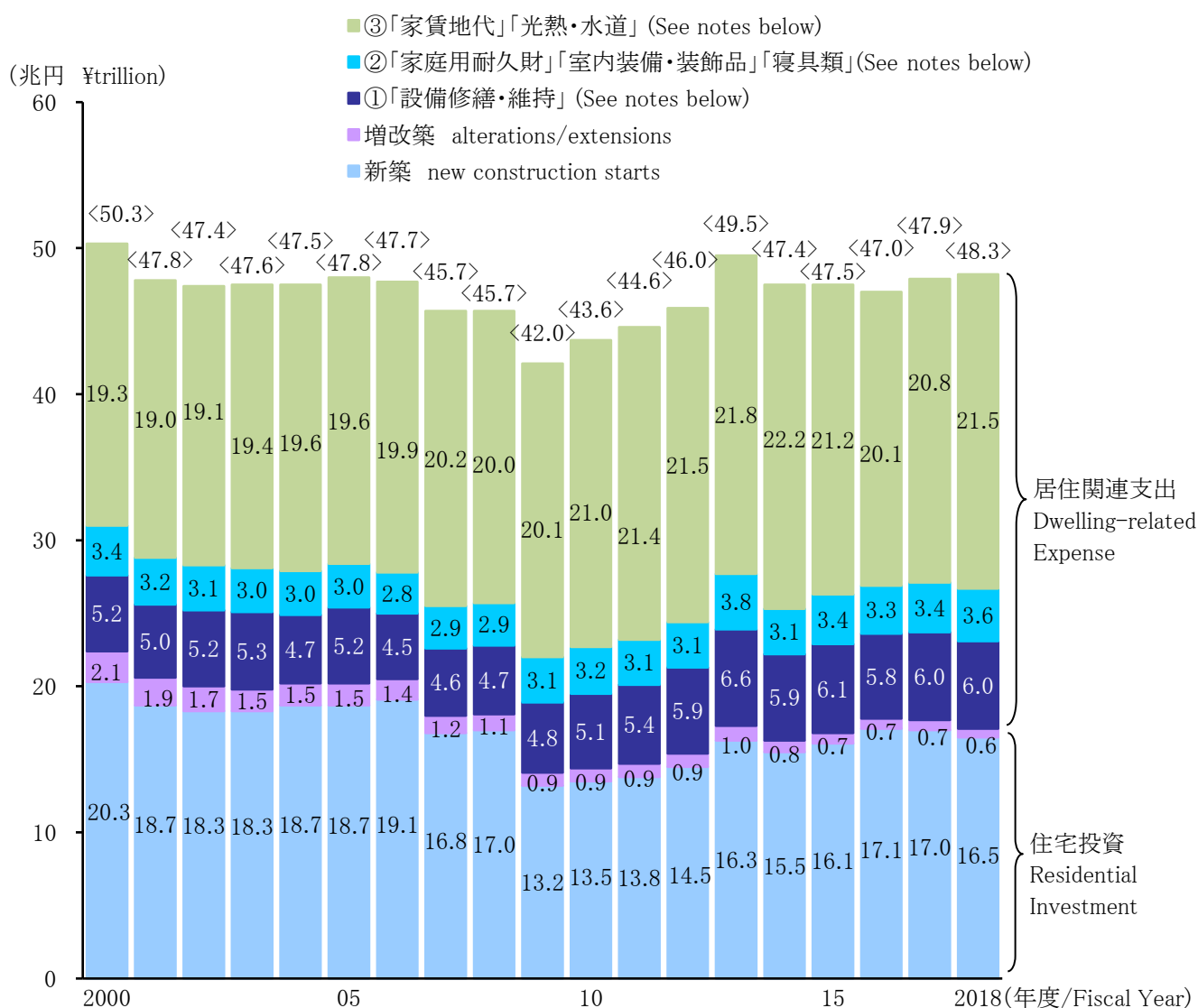


▶ 内閣府「2019年度 国民経済計算年次推計」より作成。

Prepared based on “Annual Report on National Accounts (2019)” by the Cabinet Office.

## ② 住宅投資および居住関連支出の内訳

### Breakdown of Residential Investment and Dwelling-related Expenses



▶ 国土交通省「住宅経済関連データ」より作成。

注：(1) 金額は名目値である。

(2) 居住関連支出 ①：「設備修繕・維持」、②：「家庭用耐久財」「室内装備・装飾品」「寝具類」

③：「家賃地代」「光熱・水道」

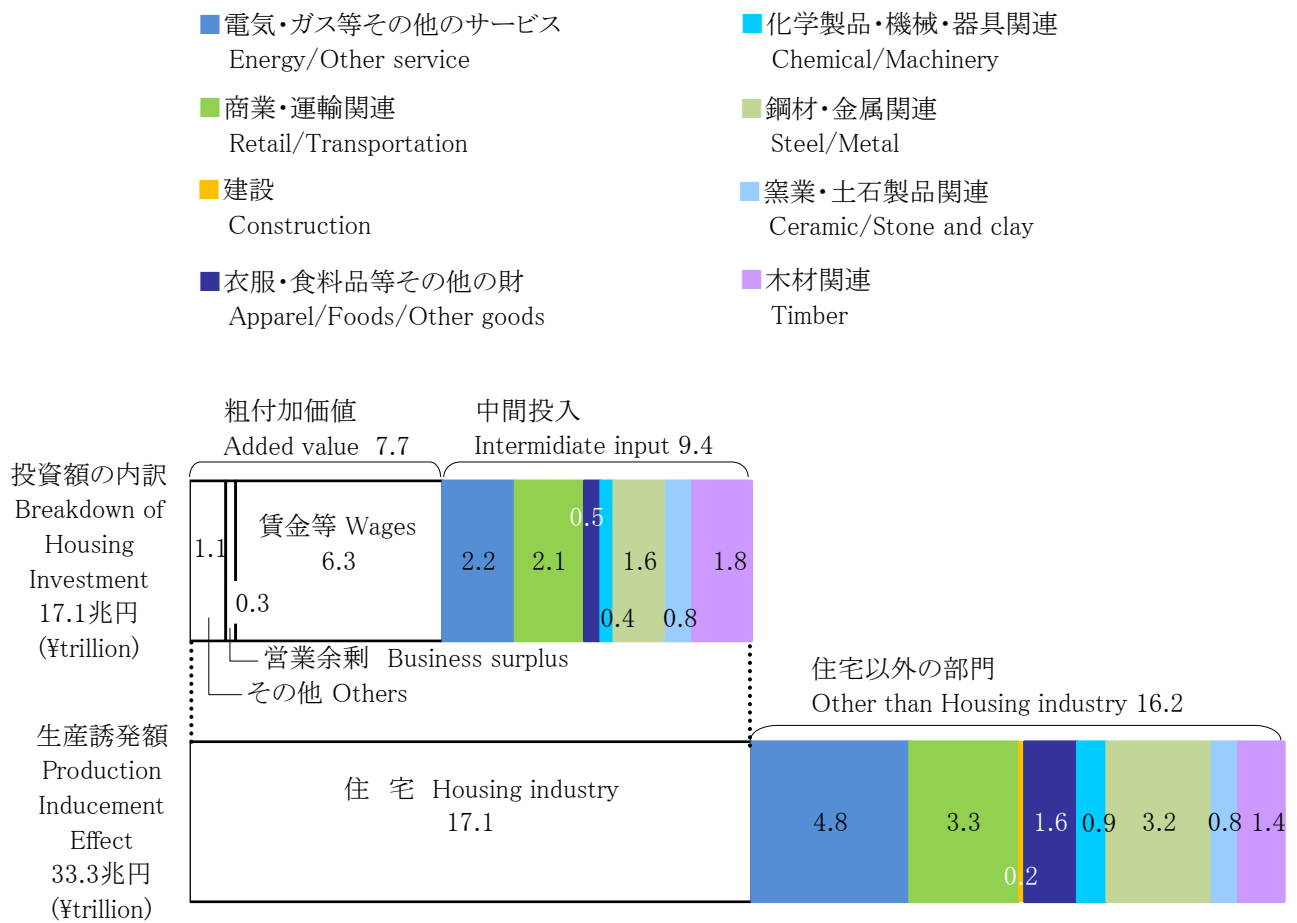
Prepared based on “Housing Economics Related Data” by the Ministry of Land, Infrastructure, Transport and Tourism.

Notes: (1) These figures are nominal value.

(2) Expense ① Repairs & maintenance, ② “Household durable goods”, “Interior furnishings & decorations” and Bedding, ③ “Rents for dwelling & land”, “Fuel, light & water charges”

### ③ 住宅関連産業の生産誘発効果

#### Production Inducement Effect of the Housing-related Industries



▶ 国土交通省「住宅経済関連データ」より作成。

注：2018年度実績の名目値である。

Prepared based on “Housing Economics Related Data” by the Ministry of Land, Infrastructure, Transport and Tourism.

Note: These figures are the results of nominal value in 2018 Fiscal year.