

地価動向等に関するアンケート調査結果 No.20 ②

平成 29 年 12 月 7 日

公益社団法人愛媛県不動産鑑定士協会

- 調査都市 宇和島市、八幡浜市、大洲市、今治市、西条市、新居浜市、
四国中央市
- 調査時期 平成 29 年 10 月
- コメント

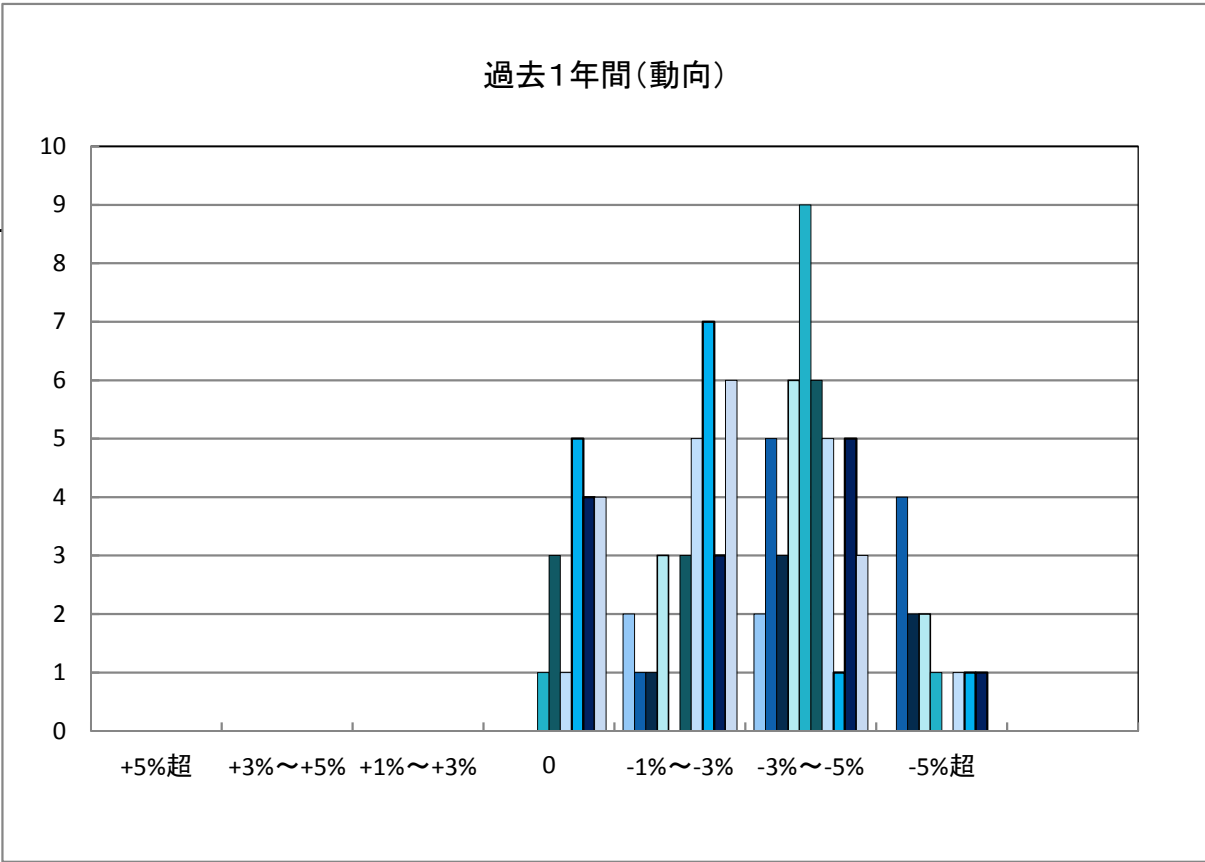
1年間の地価変動について9回目の調査を行った結果、平均変動率で見ると、住宅地については宇和島市と新居浜市を除くすべての市で下落率が縮小した。今治市は全体的に大幅な改善がみられた。宇和島市は旧郡部における需要が弱いことを反映して大きい下落率となった。

商業地については、今治市、八幡浜市、大洲市の下落率が縮小した。各市の中心部において、長年の地価下落から当面の底値水準が模索されていると思われる。宇和島市は以前下落率に歯止めがかからず、西条市と四国中央市は若干の拡大、新居浜市は前年と同様の下落率であった。

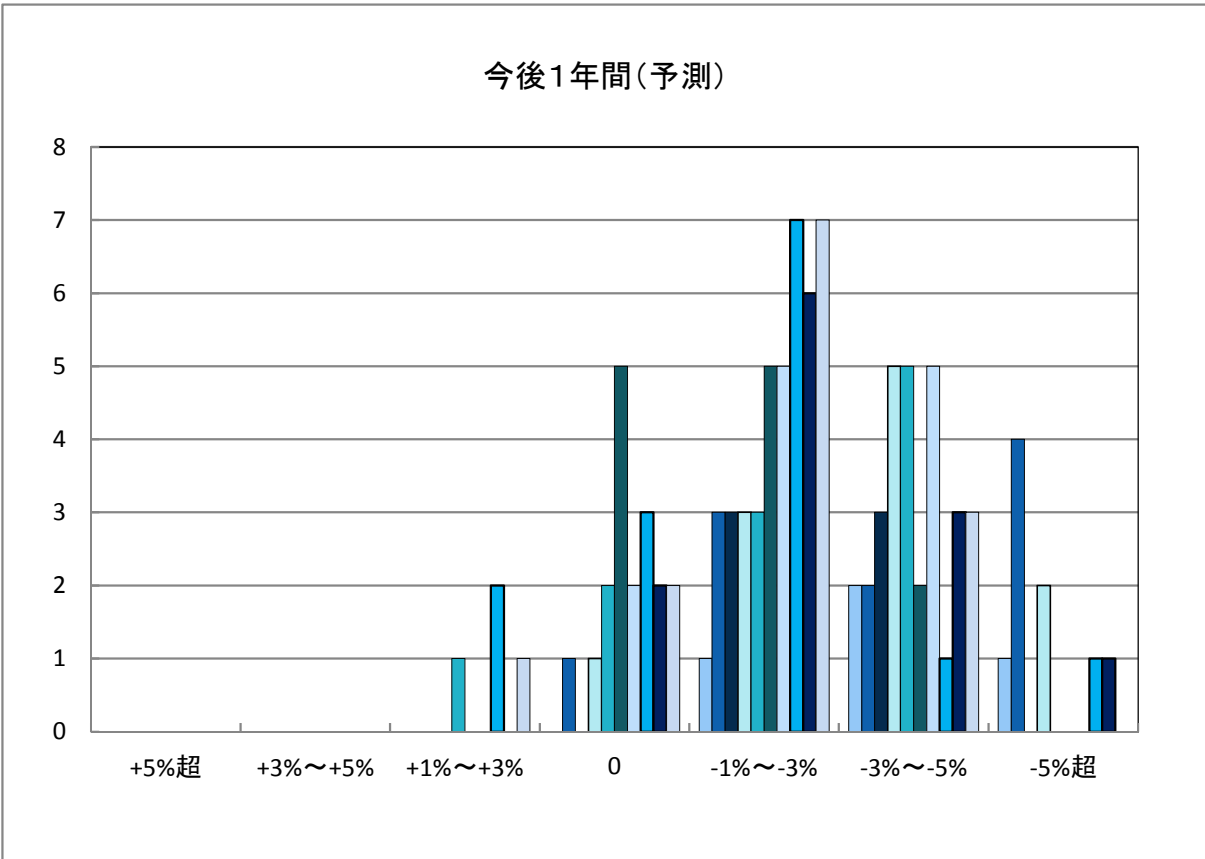
注：松山市と他市とではアンケート回答数自体に大きな差があるため、信頼性が同等ではないことに留意して下さい。

「地価動向等に関するアンケート調査」結果報告

○今治市の過去1年間の地価動向の実感

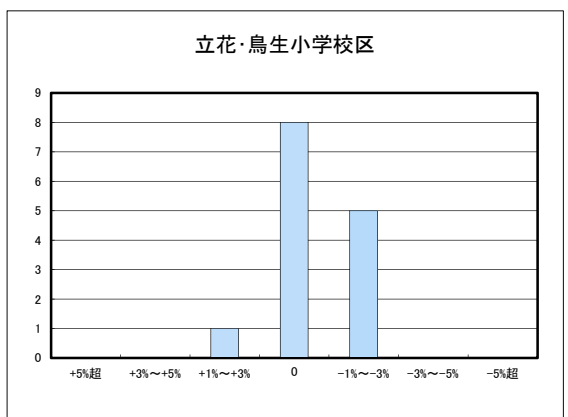
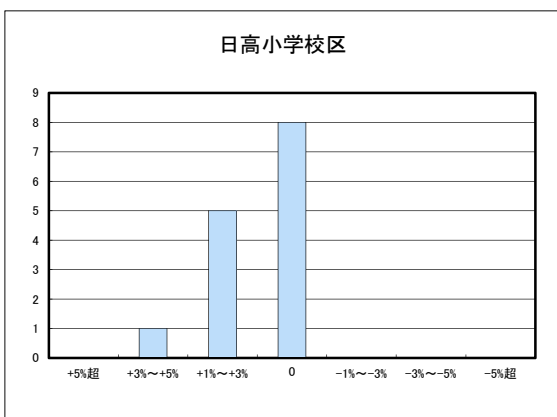
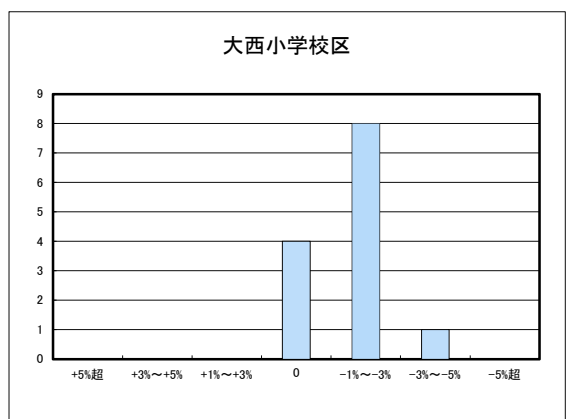
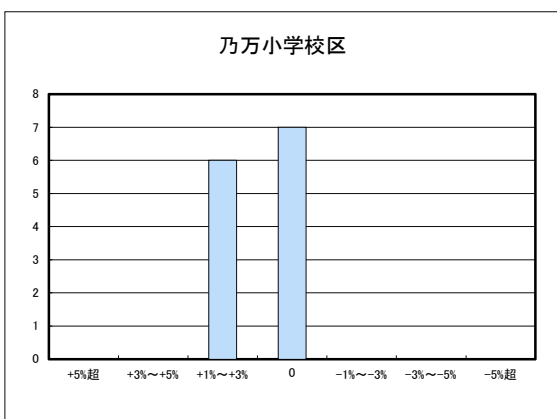
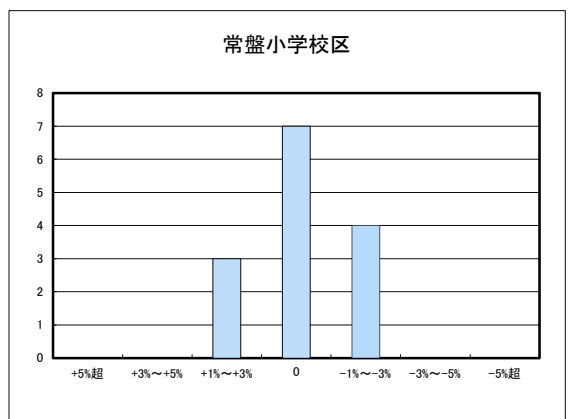
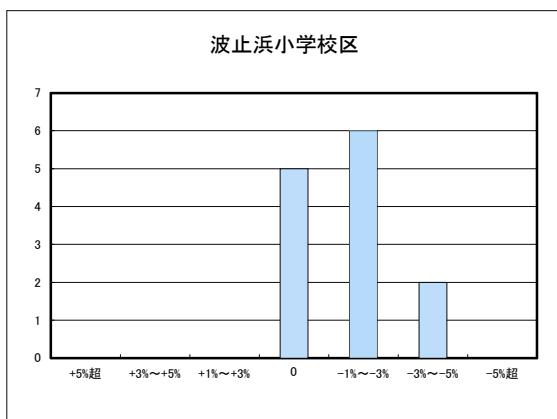
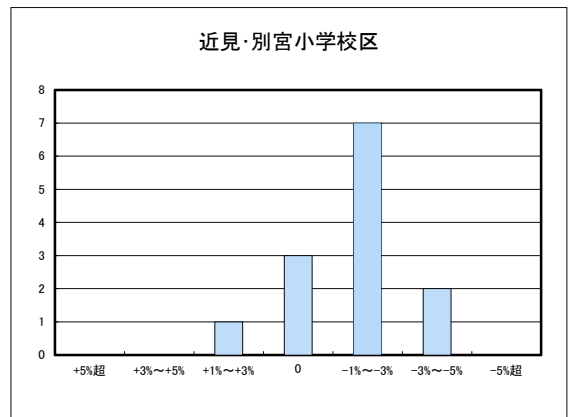
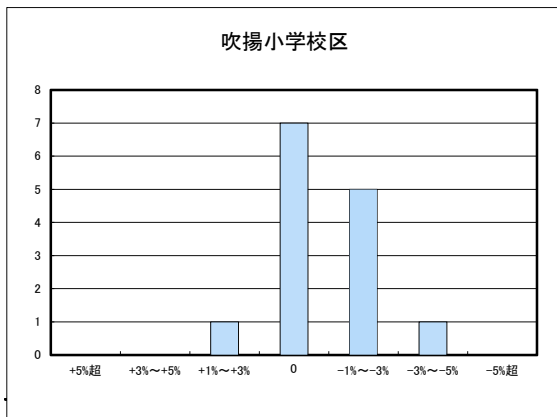


○今治市の今後1年間の地価動向の予測

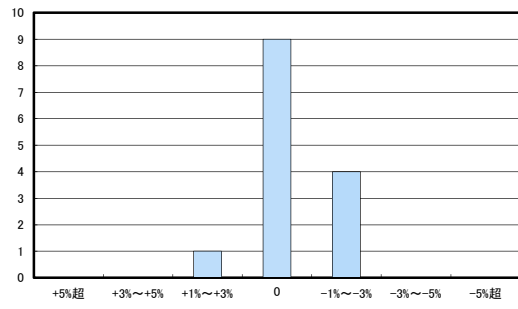


○今治市住宅地(地域別)の過去1年間の地価動向について

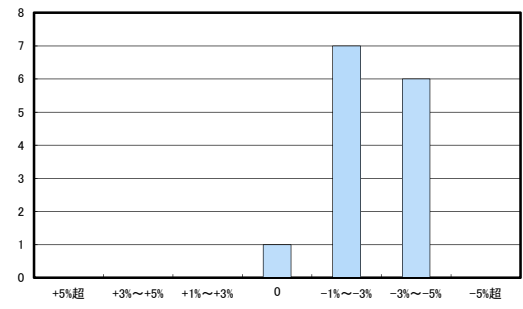
■ H29.10 実施



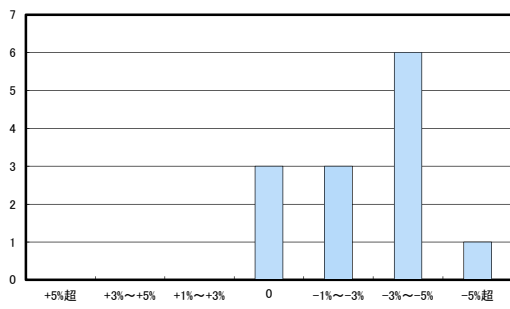
富田小学校区



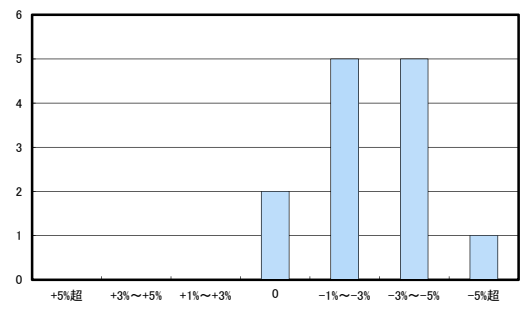
桜井小学校区



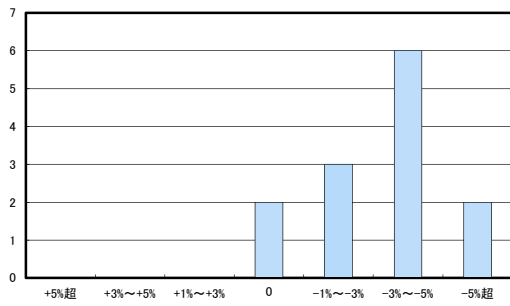
朝倉小学校区



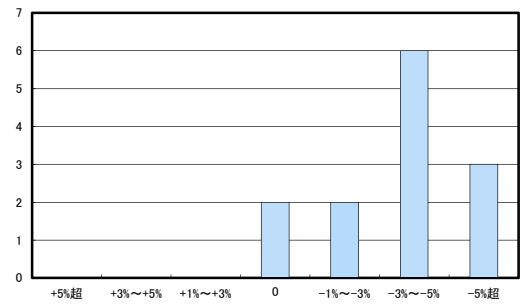
鴨部・九和小学校区



亀岡・菊間小学校区

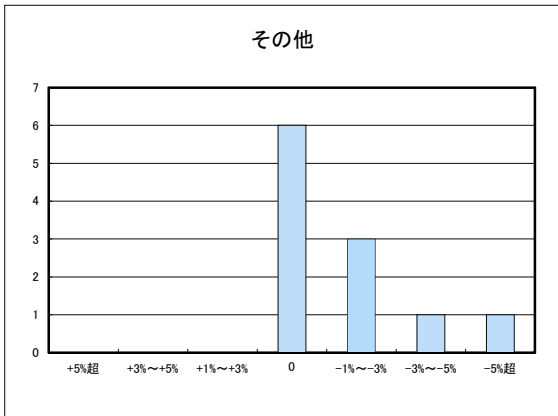
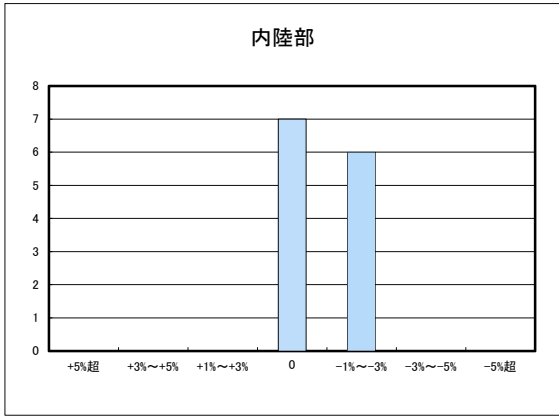
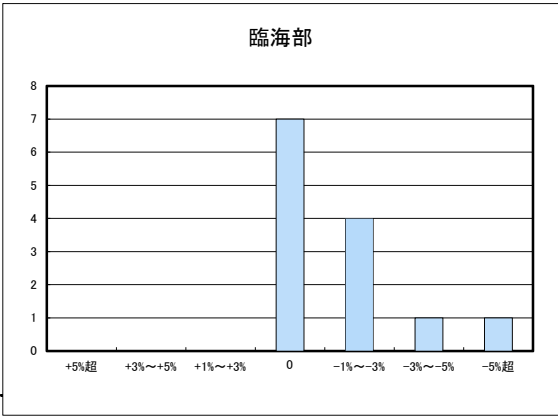


島しょ部地区



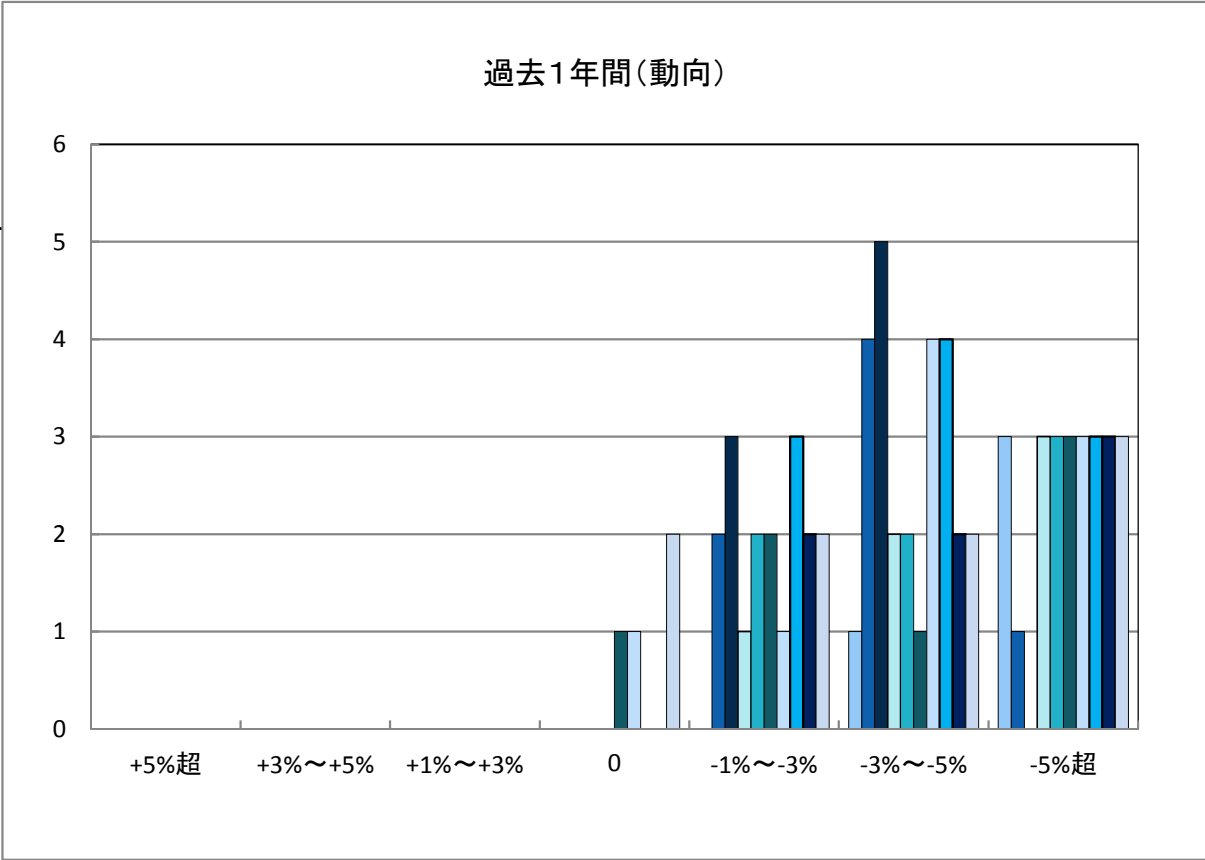
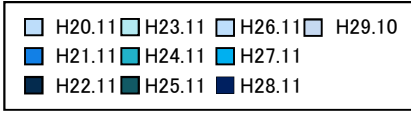
○今治市工業地(地域別)の過去1年間の地価動向について

□ H29.10 実施

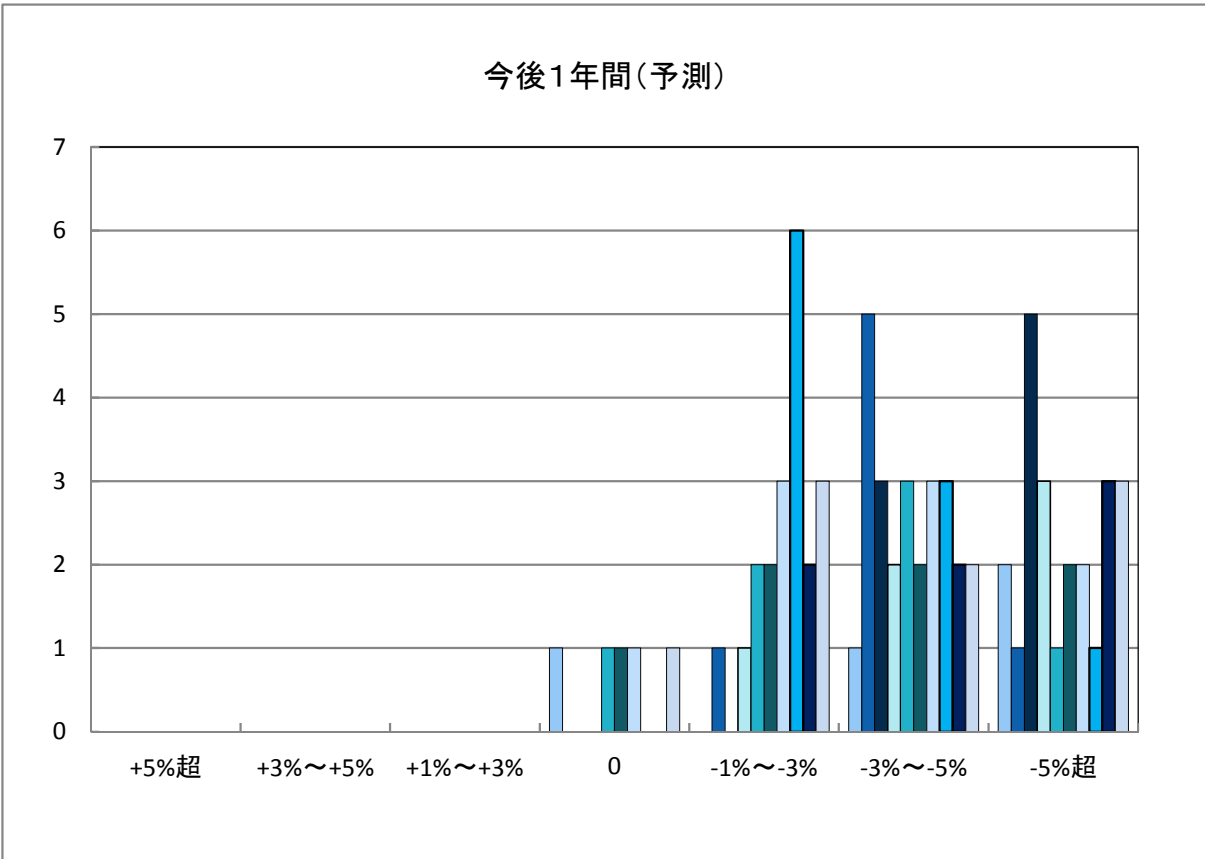


「地価動向等に関するアンケート調査」結果報告

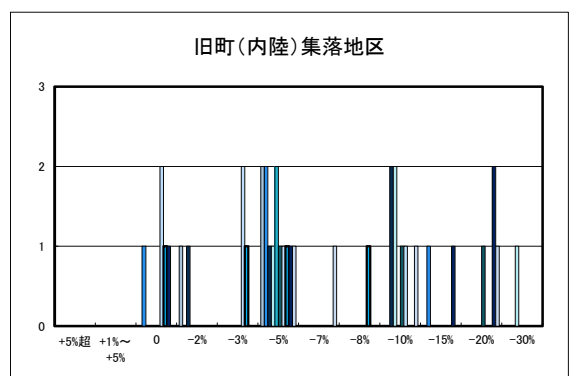
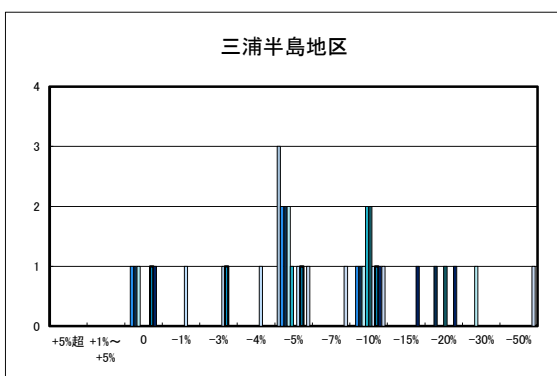
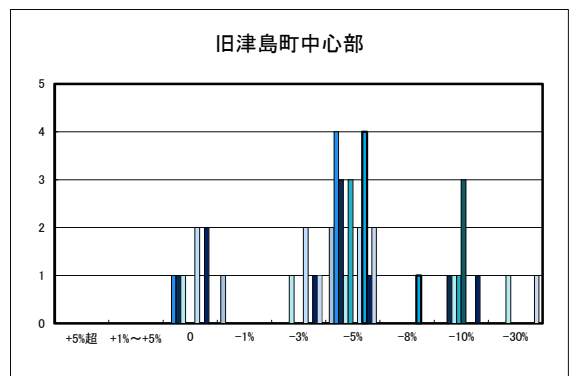
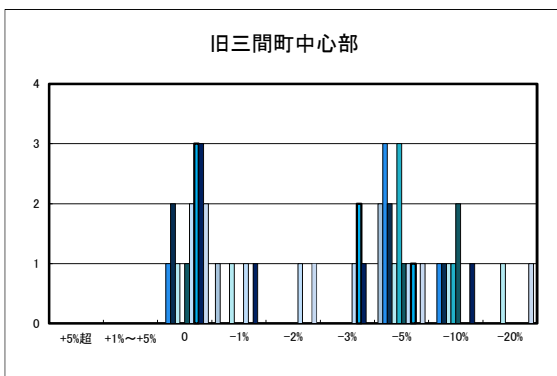
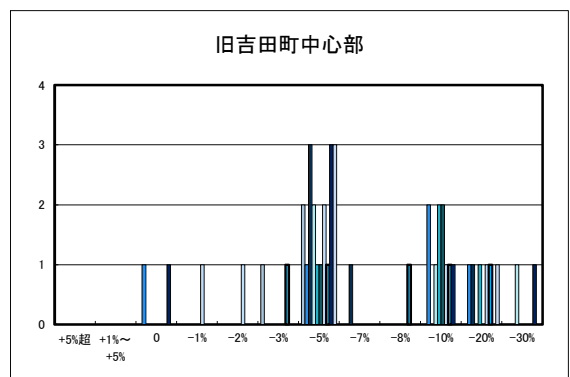
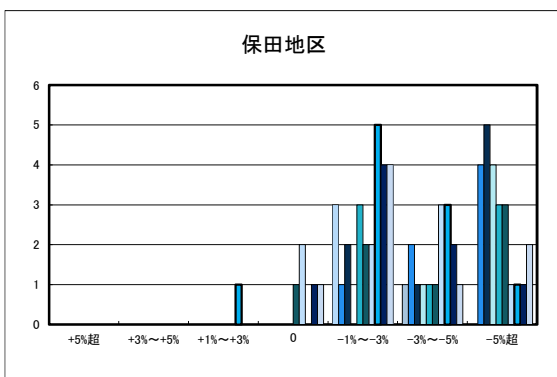
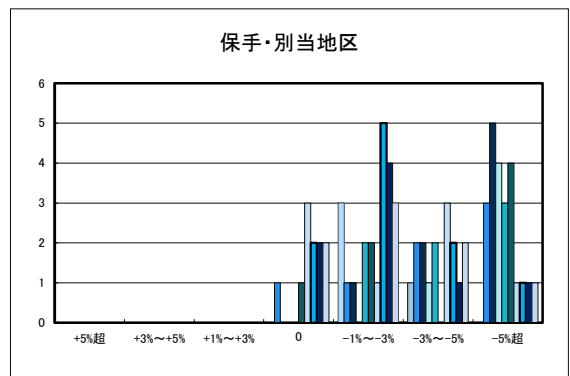
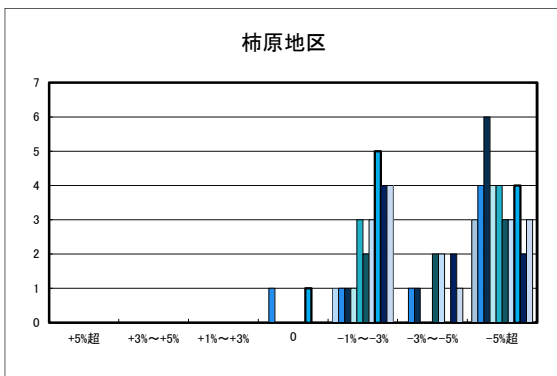
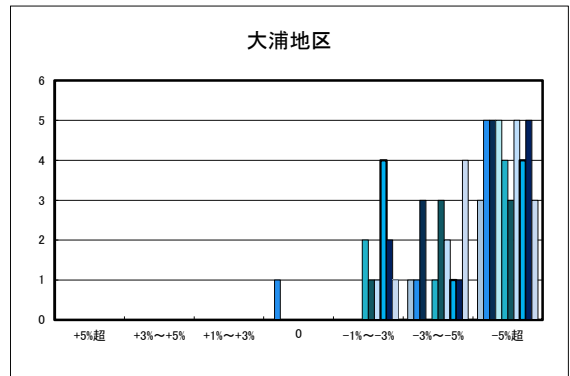
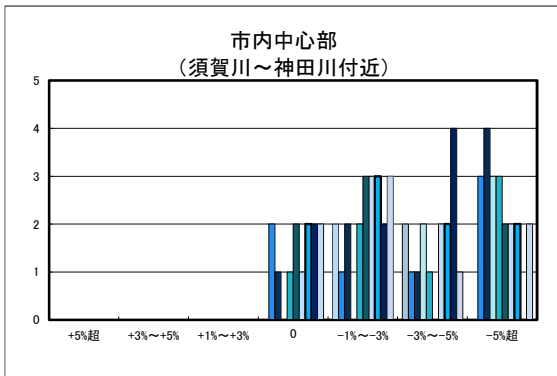
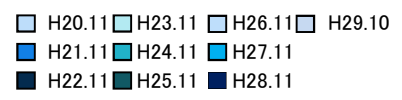
○宇和島市の過去1年間の地価動向の実感



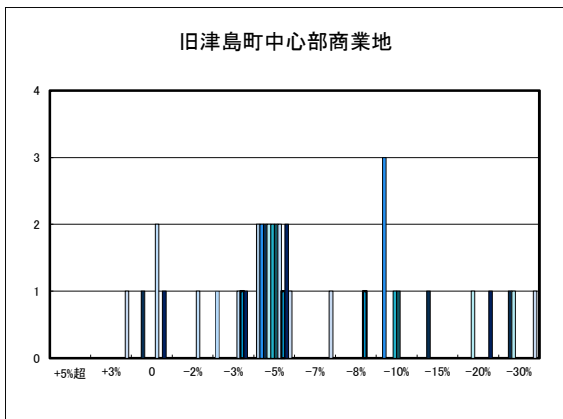
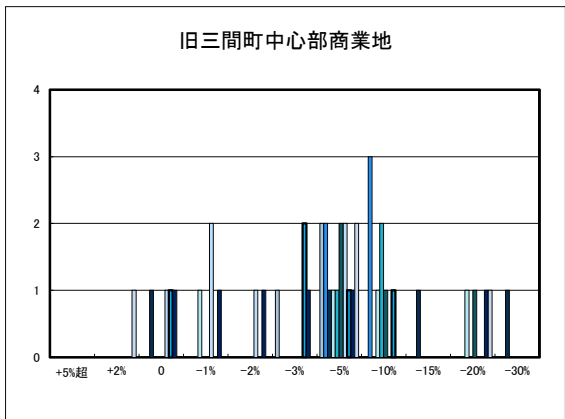
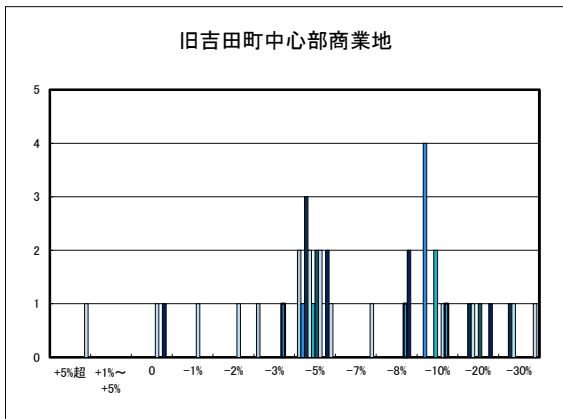
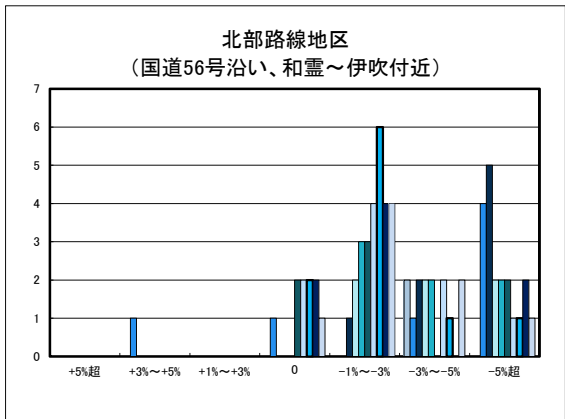
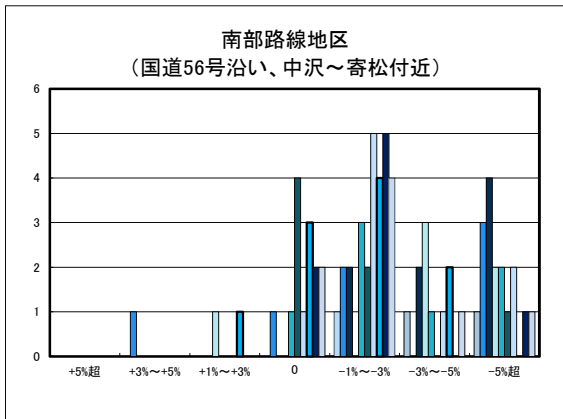
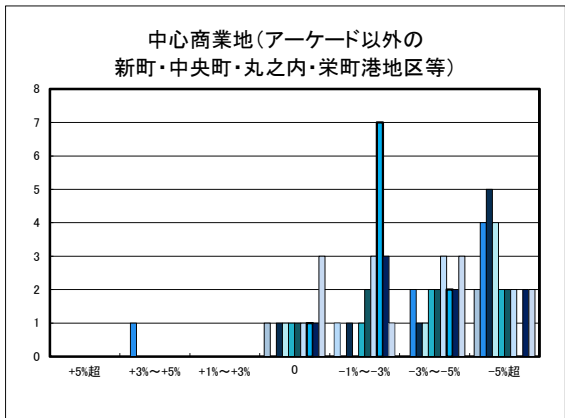
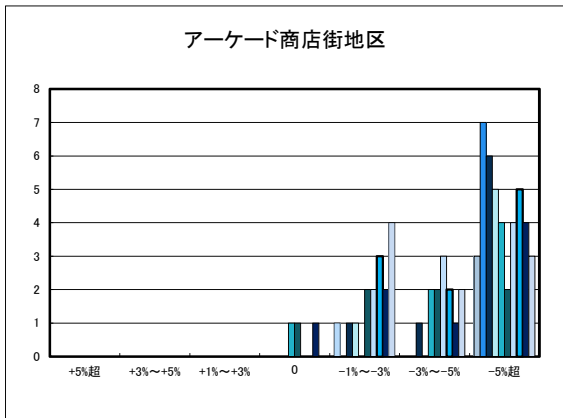
○宇和島市の今後1年間の地価動向の予測



○宇和島市住宅地(地域別)の過去1年間の地価動向について

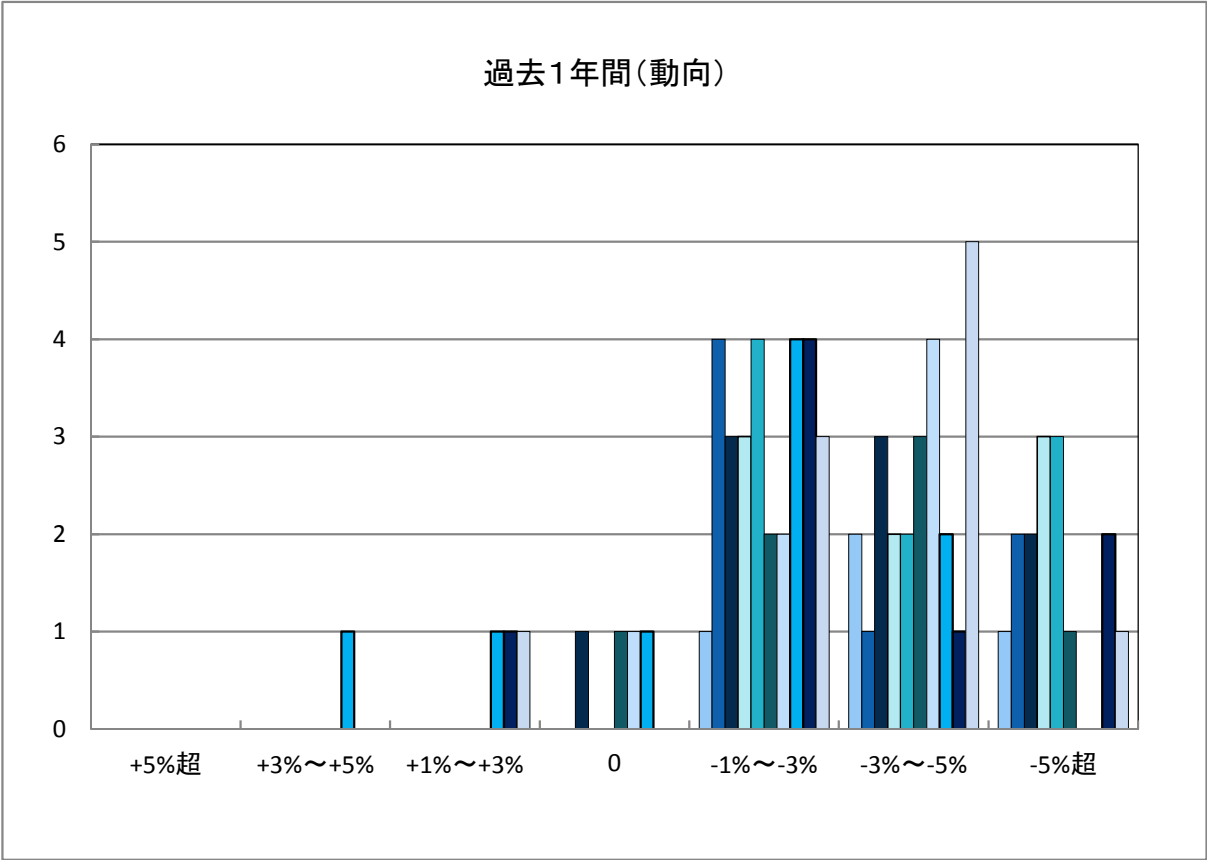
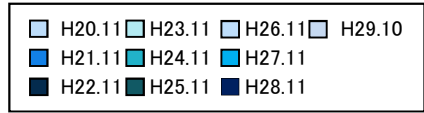


○宇和島市商業地(地域別)の過去1年間の地価動向について

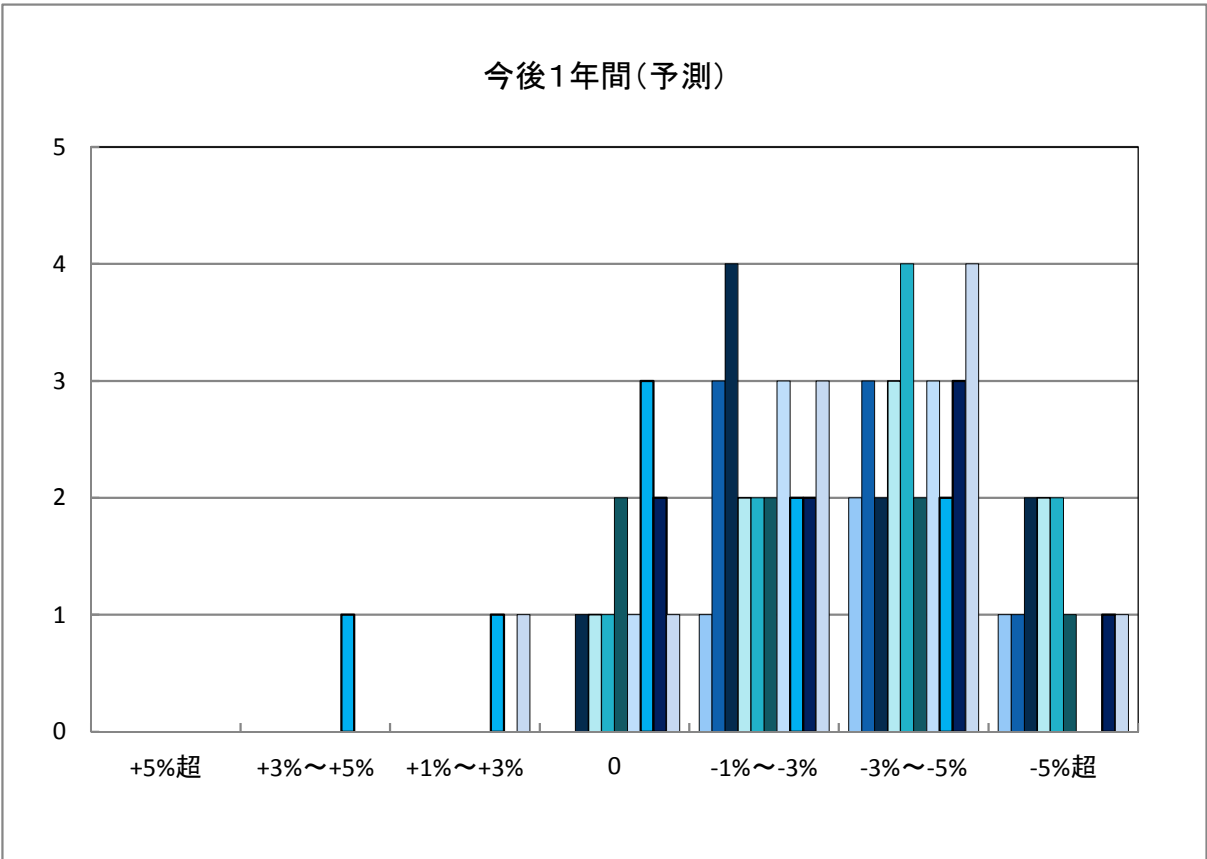


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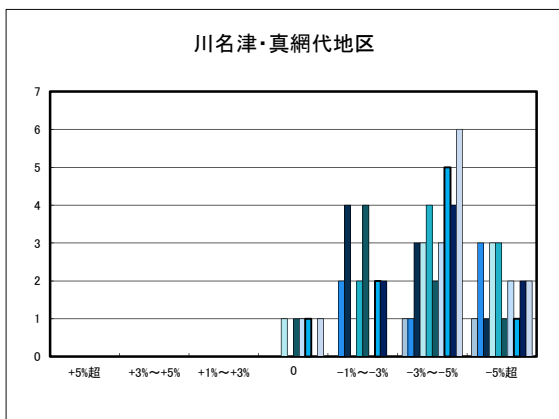
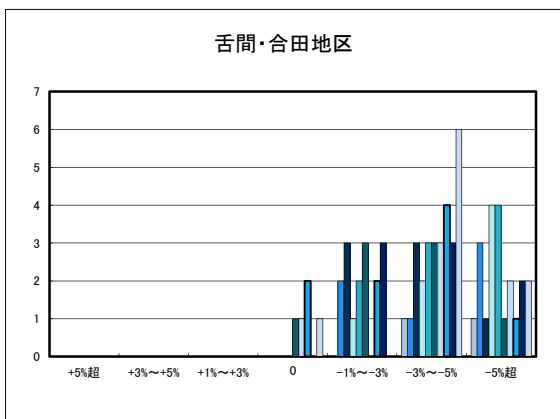
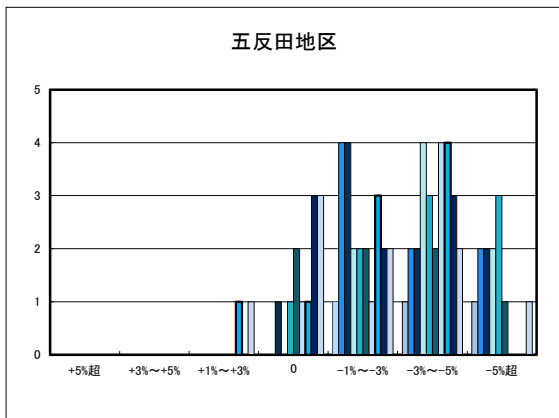
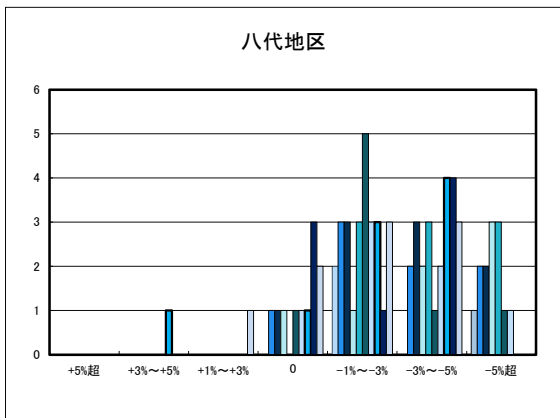
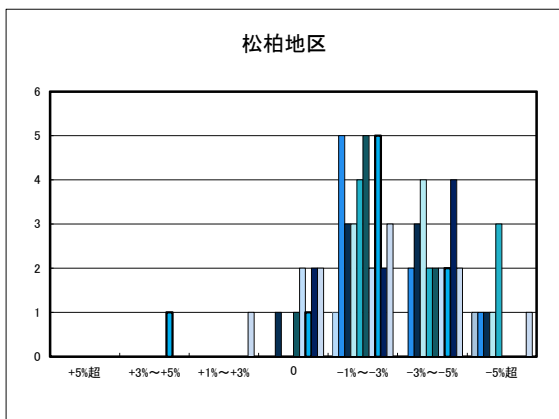
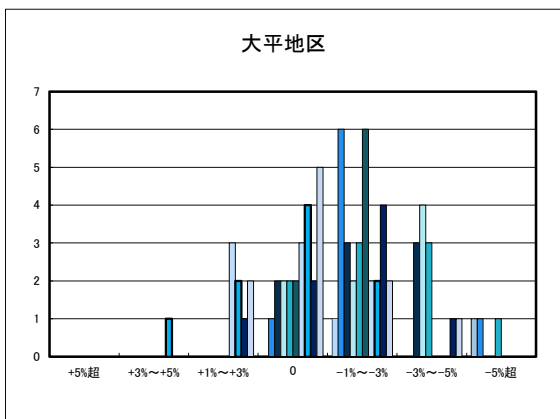
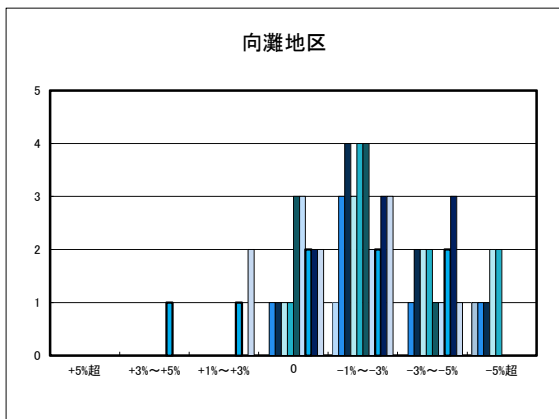
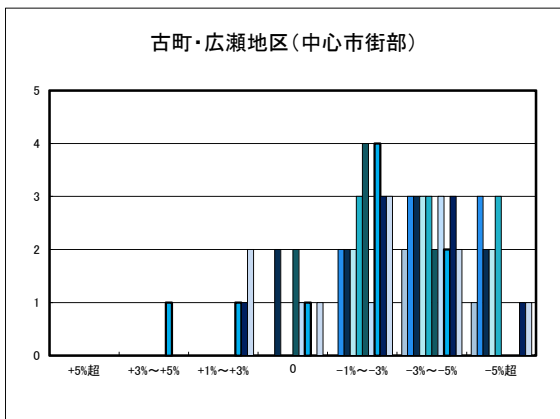
○八幡浜市の過去1年間の地価動向の実感



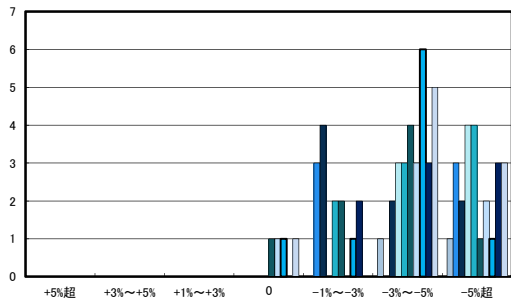
○八幡浜市の今後1年間の地価動向の予測



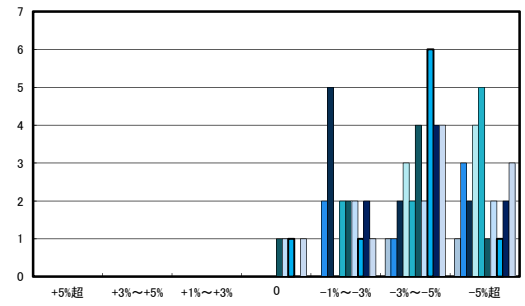
○八幡浜市住宅地(地域別)の過去1年間の地価動向について



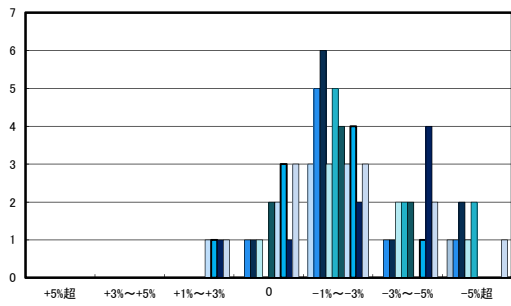
日土地区



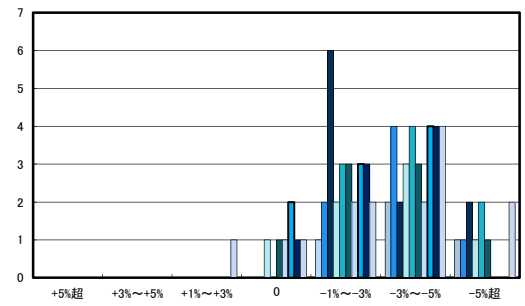
若山・布喜川地区



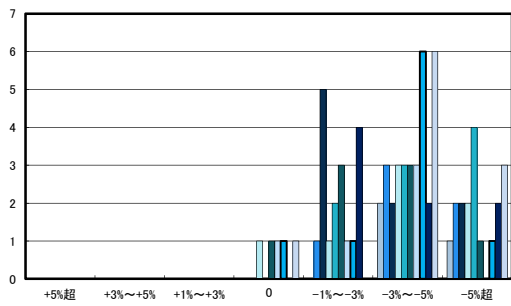
保内町(喜木・宮内)中心部



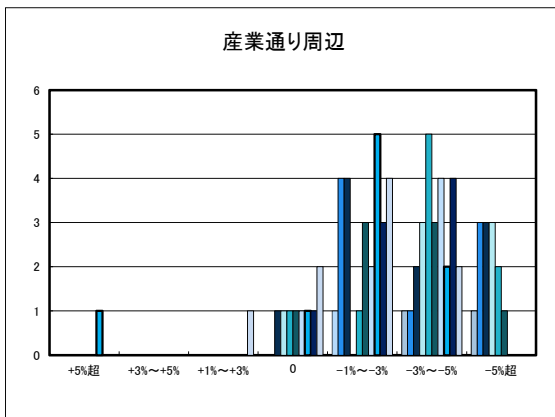
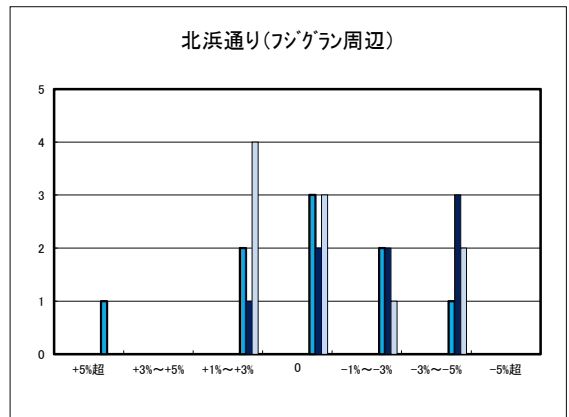
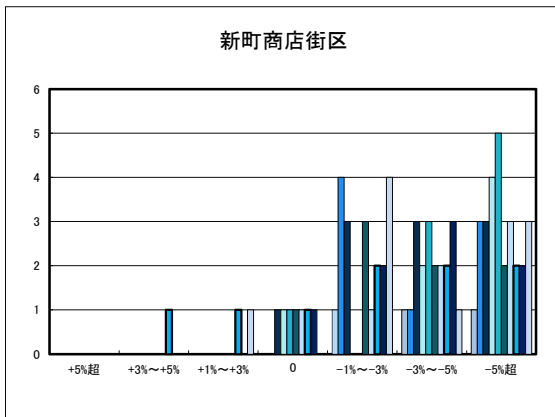
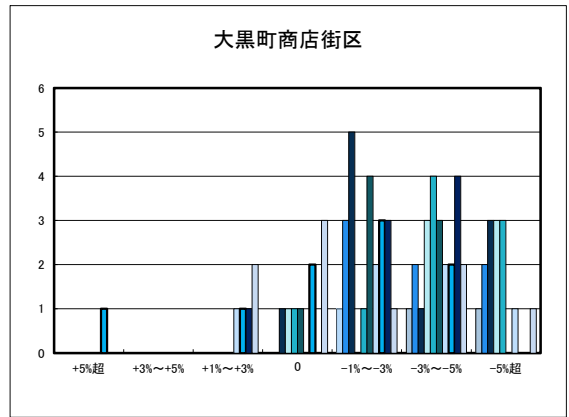
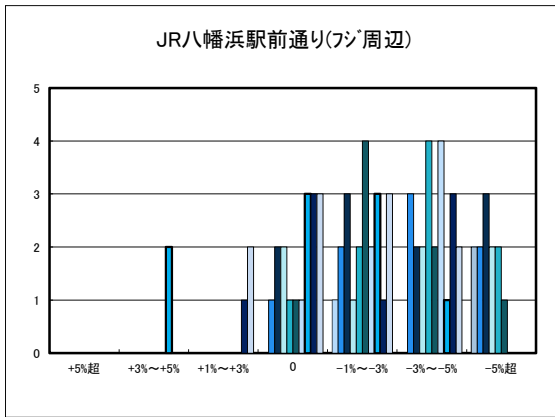
保内町川之石地区



保内町集落部

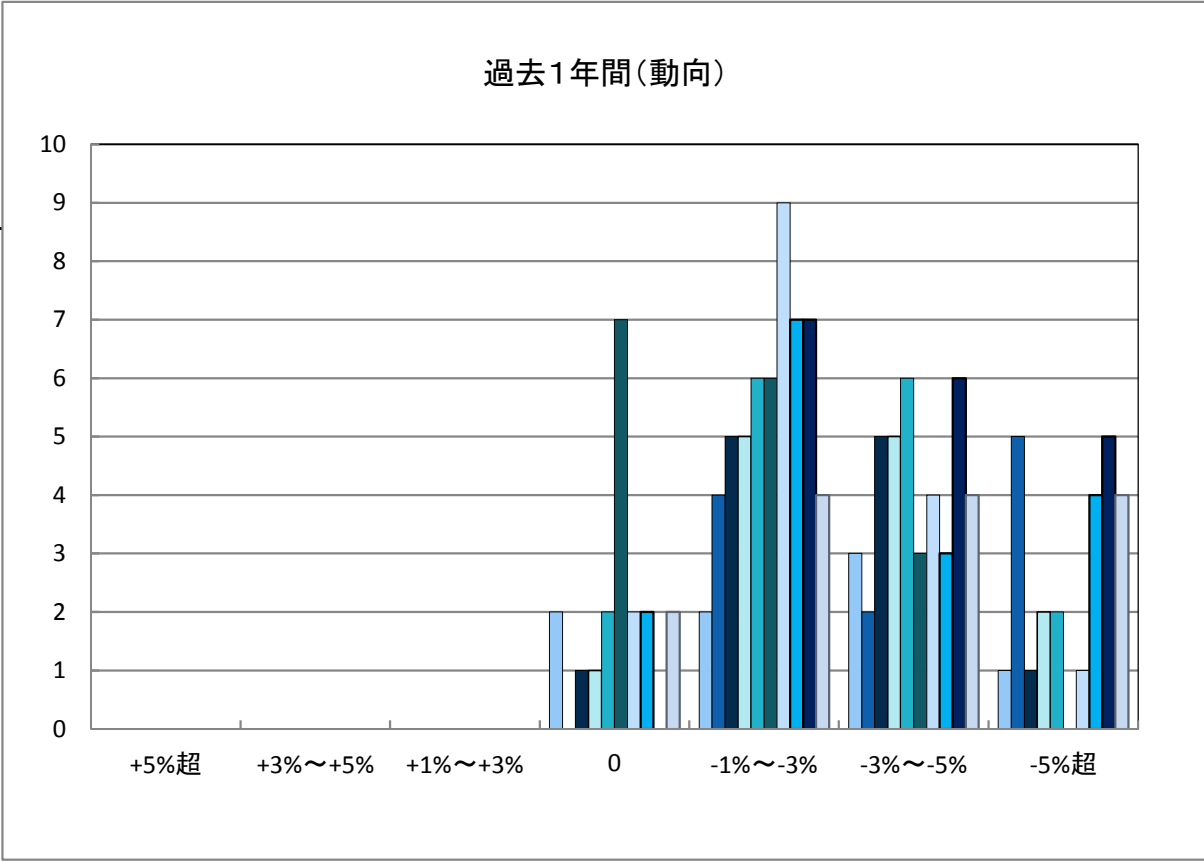
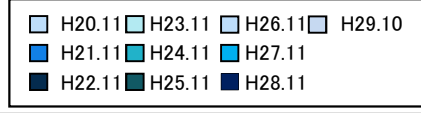


○八幡浜市商業地(地域別)の過去1年間の地価動向について

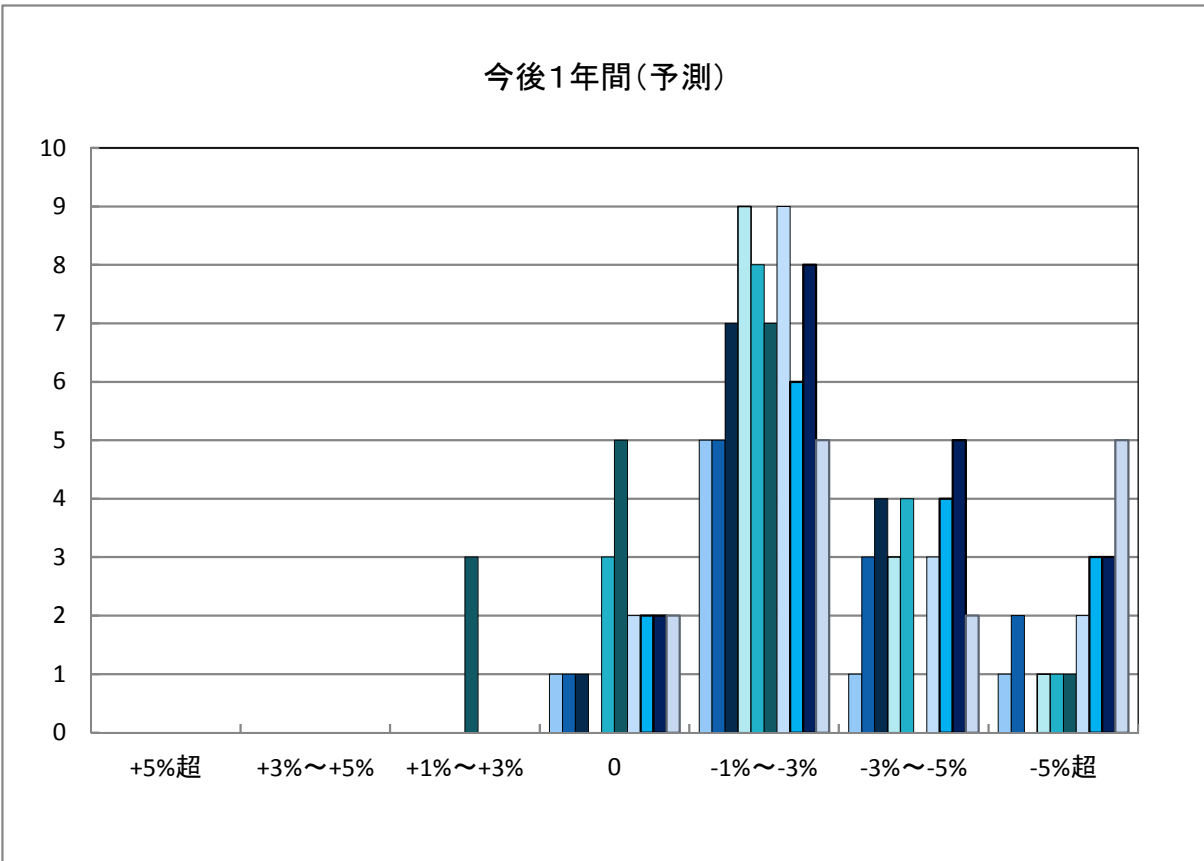


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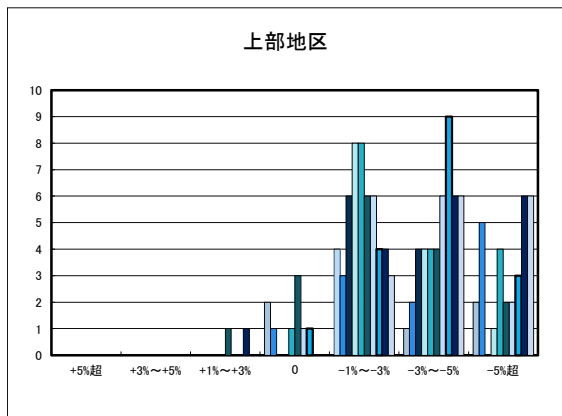
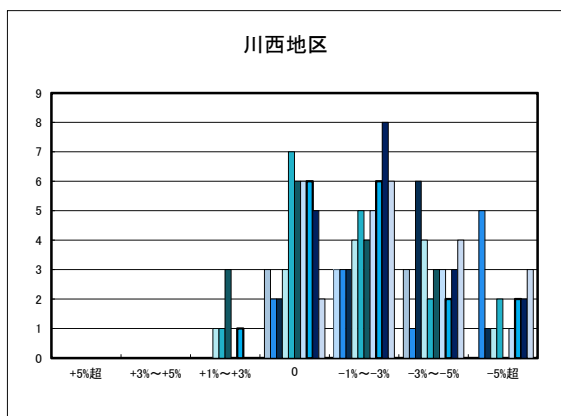
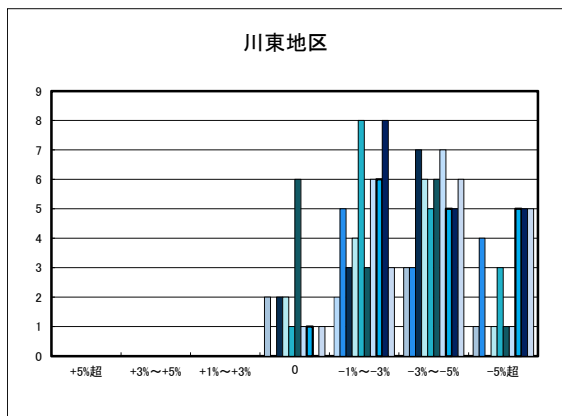
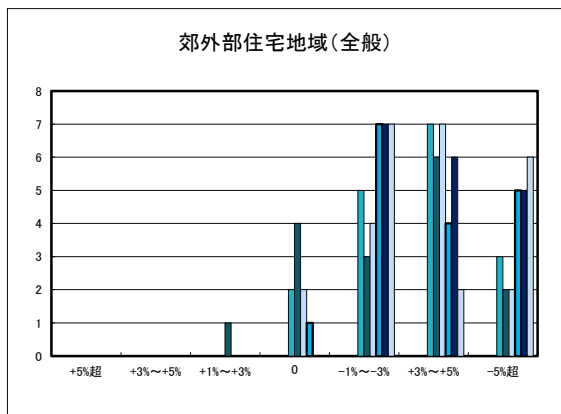
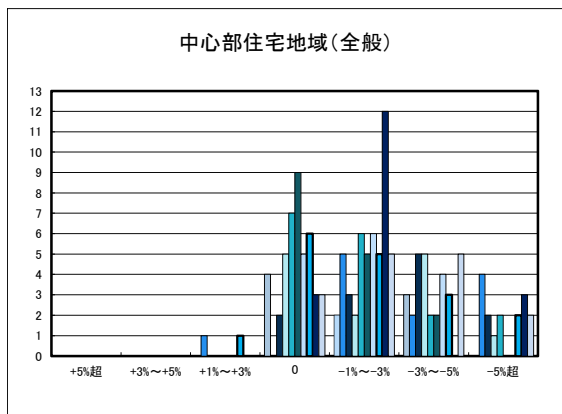
○新居浜市の過去1年間の地価動向の実感



○新居浜市の今後1年間の地価動向の予測

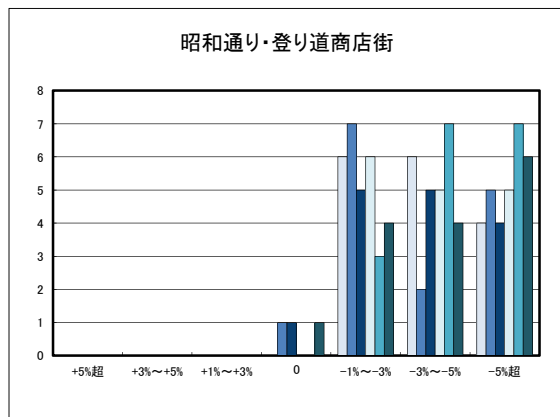
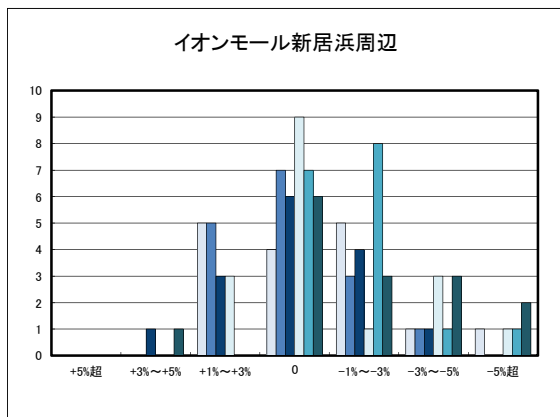
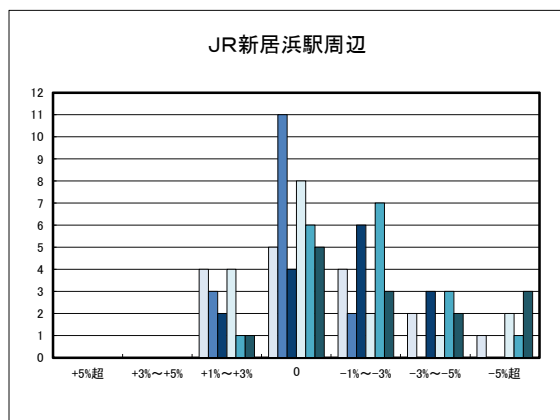
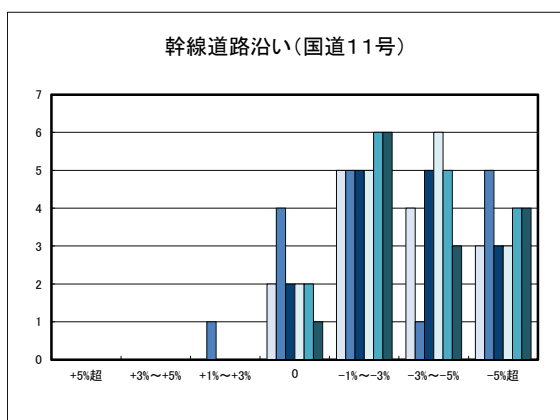
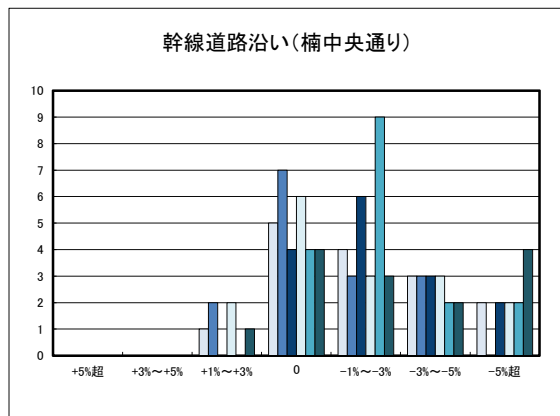
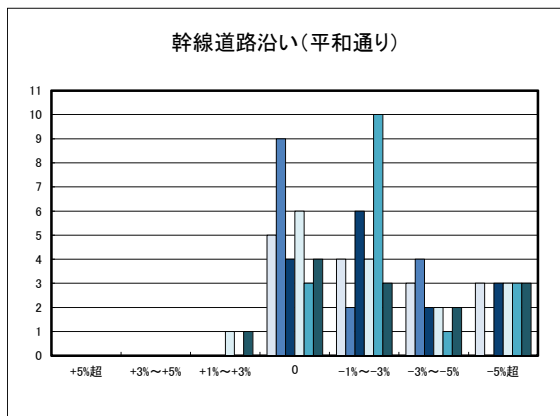


○新居浜市住宅地(地域別)の過去1年間の地価動向について



○新居浜市商業地(地域別)の過去1年間の地価動向について

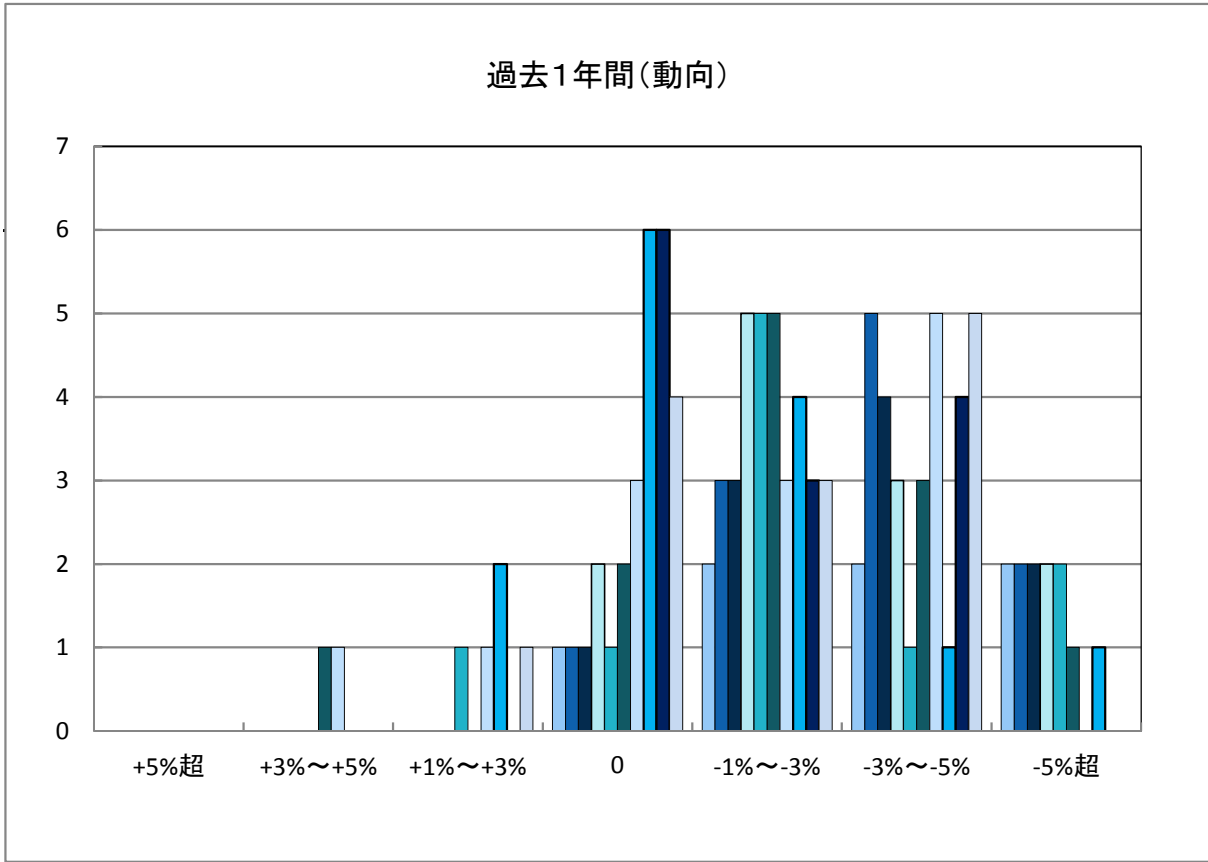
- H24.11 実施 □ H27.11 実施
- H25.11 実施 ■ H28.11 実施
- H26.11 実施 ■ H29.10 実施



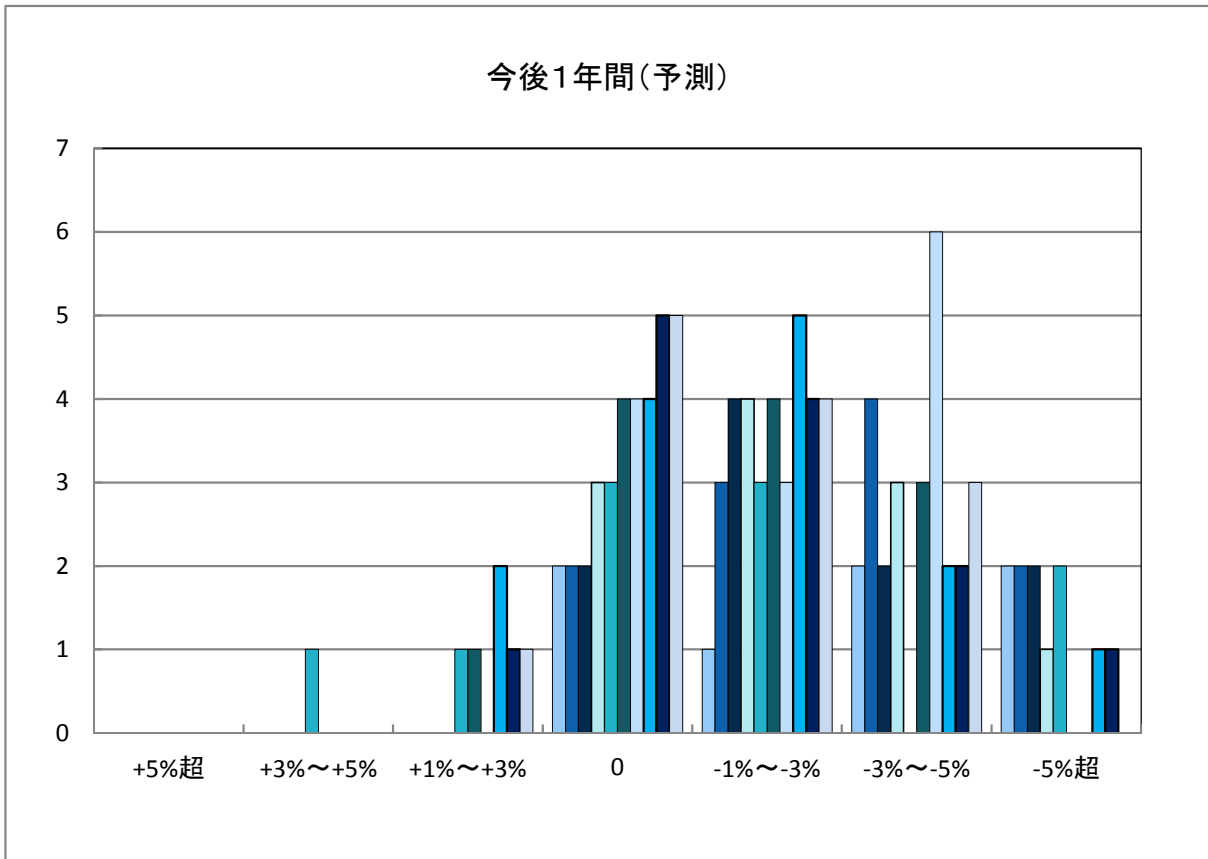
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□ H20.11	□ H23.11	□ H26.11	□ H29.10
■ H21.11	■ H24.11	■ H27.11	
■ H22.11	■ H25.11	■ H28.11	

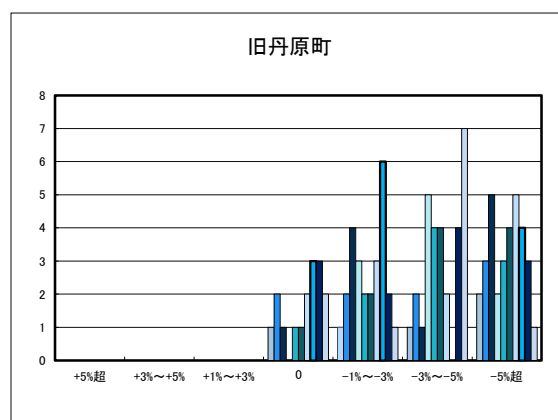
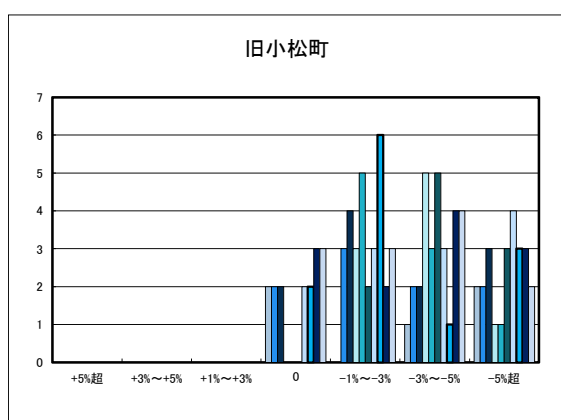
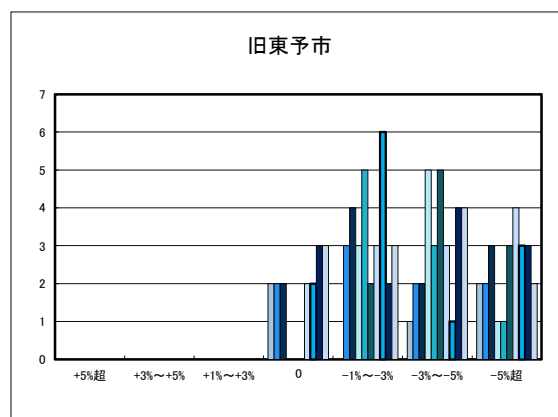
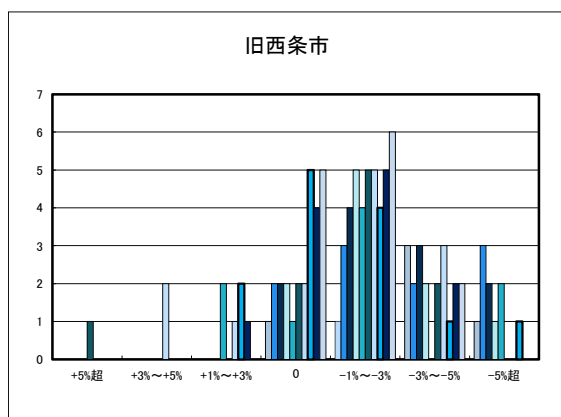
○西条市の過去1年間の地価動向の実感



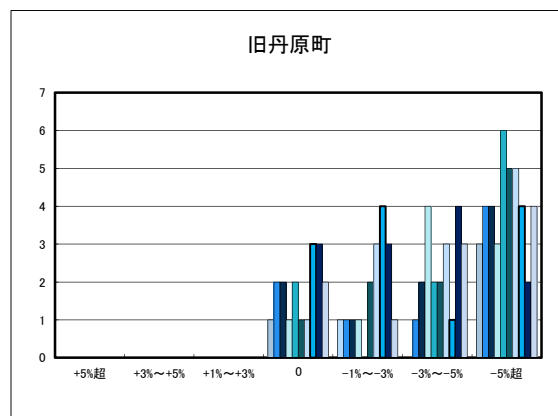
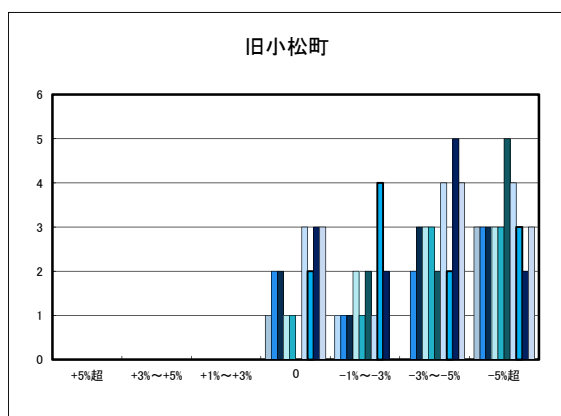
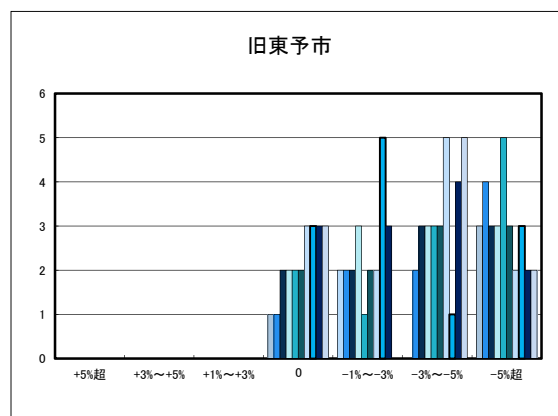
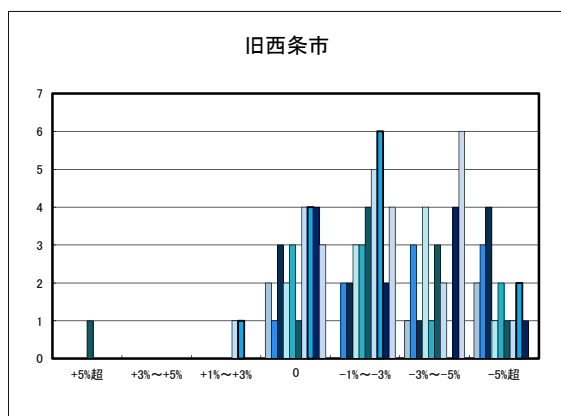
○西条市の今後1年間の地価動向の予測



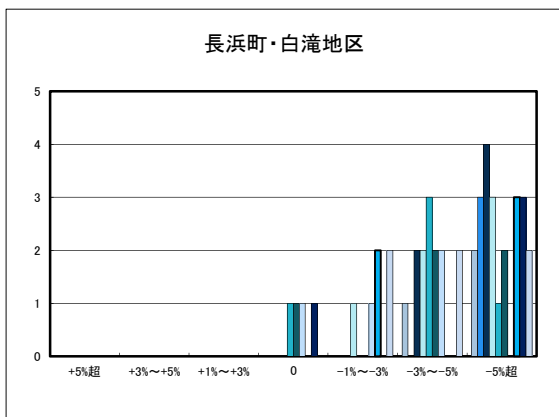
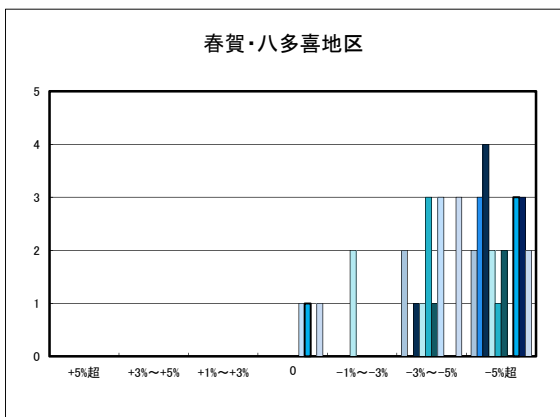
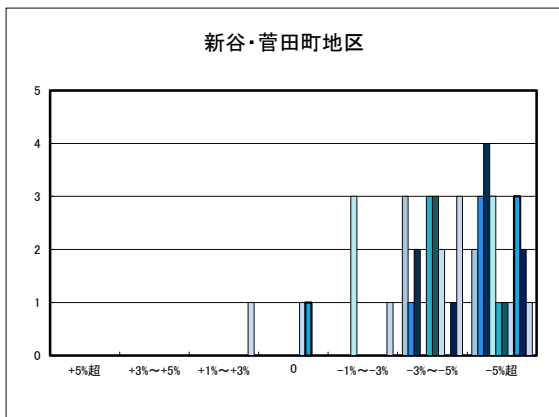
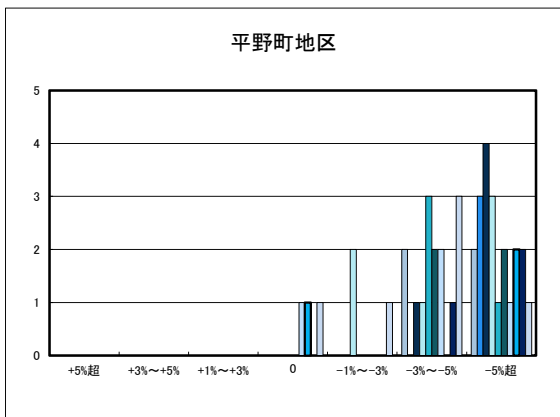
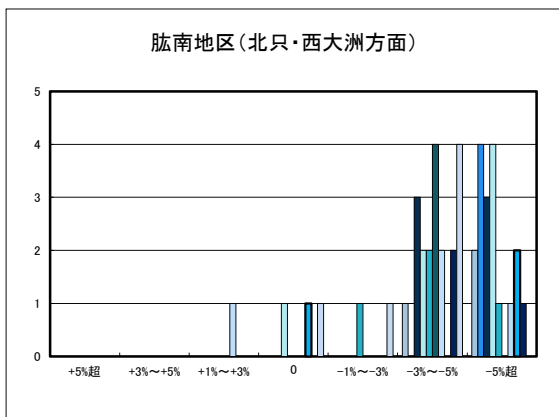
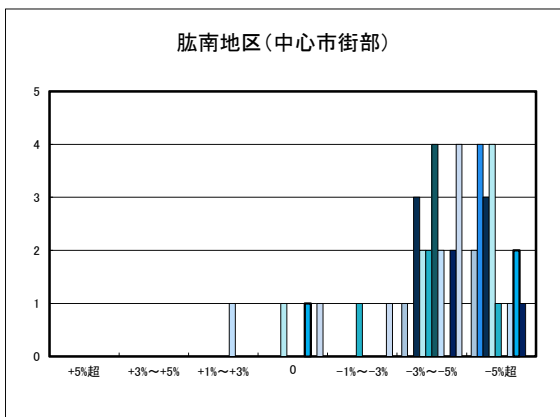
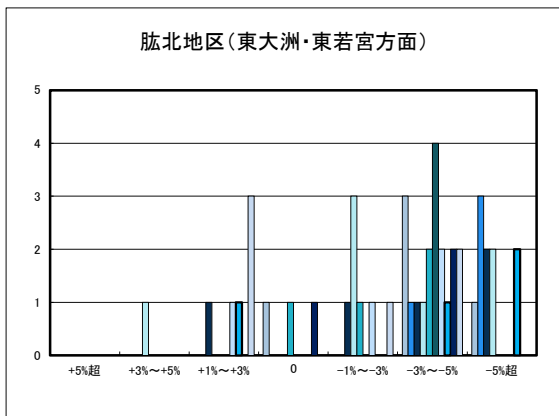
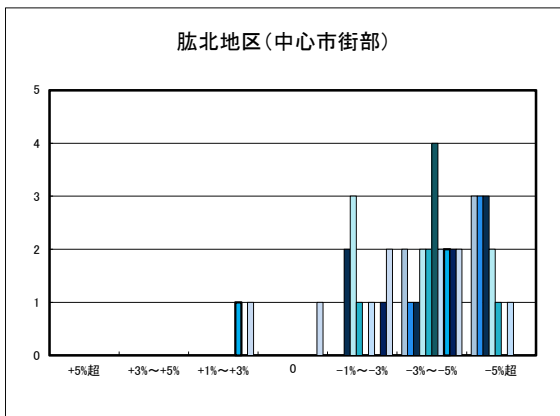
○西条市住宅地(地域別)の過去1年間の地価動向について

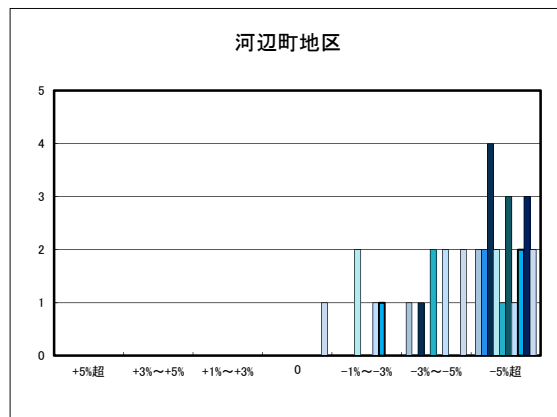
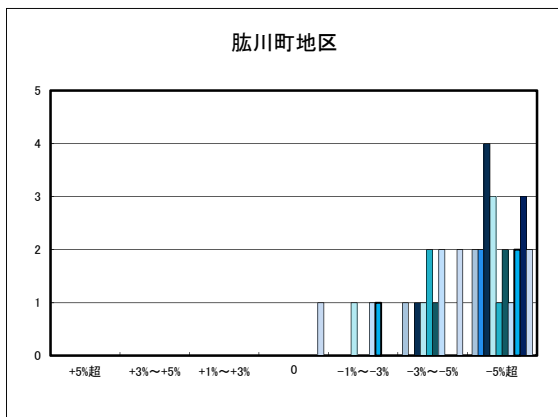


○西条市商業地(地域別)の過去1年間の地価動向について

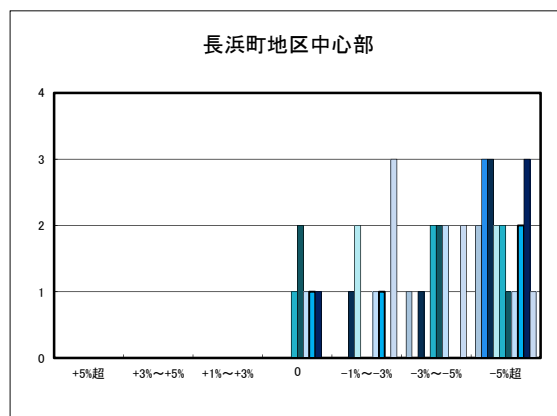
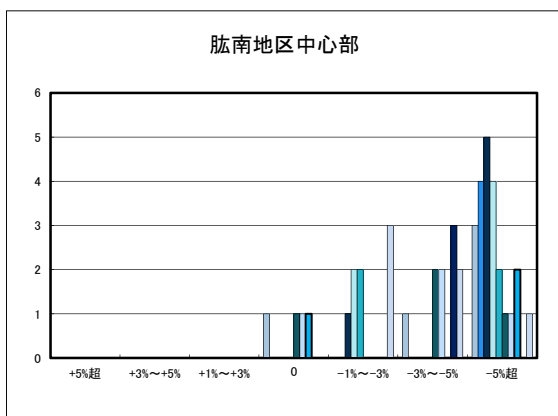
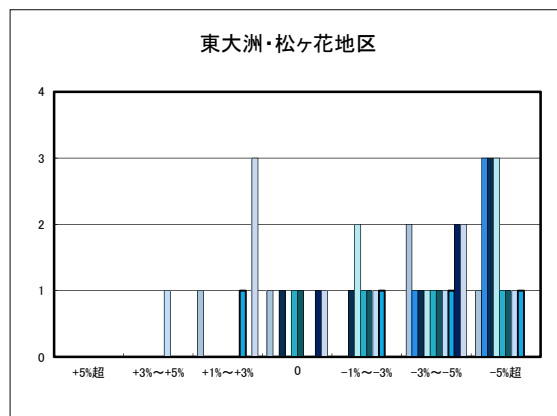
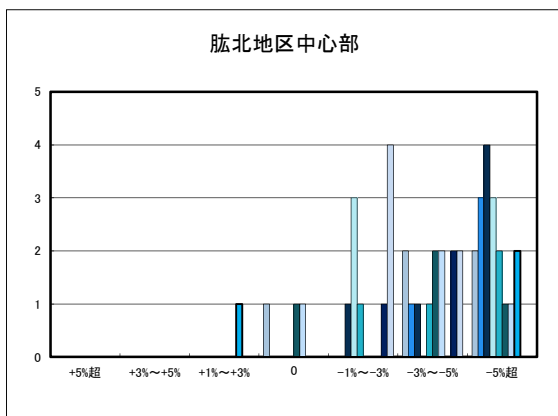


○大洲市住宅地(地域別)の過去1年間の地価動向について



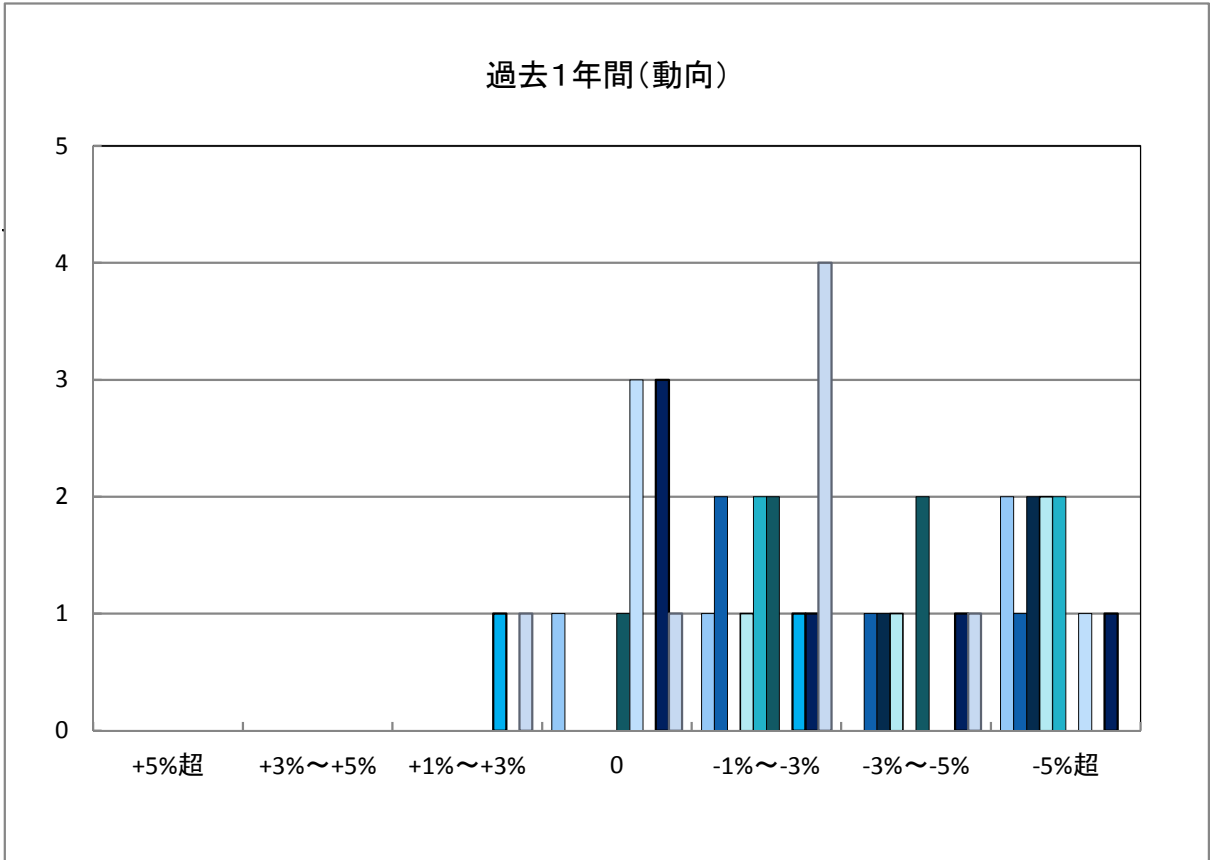


○大洲市商業地(地域別)の過去1年間の地価動向について

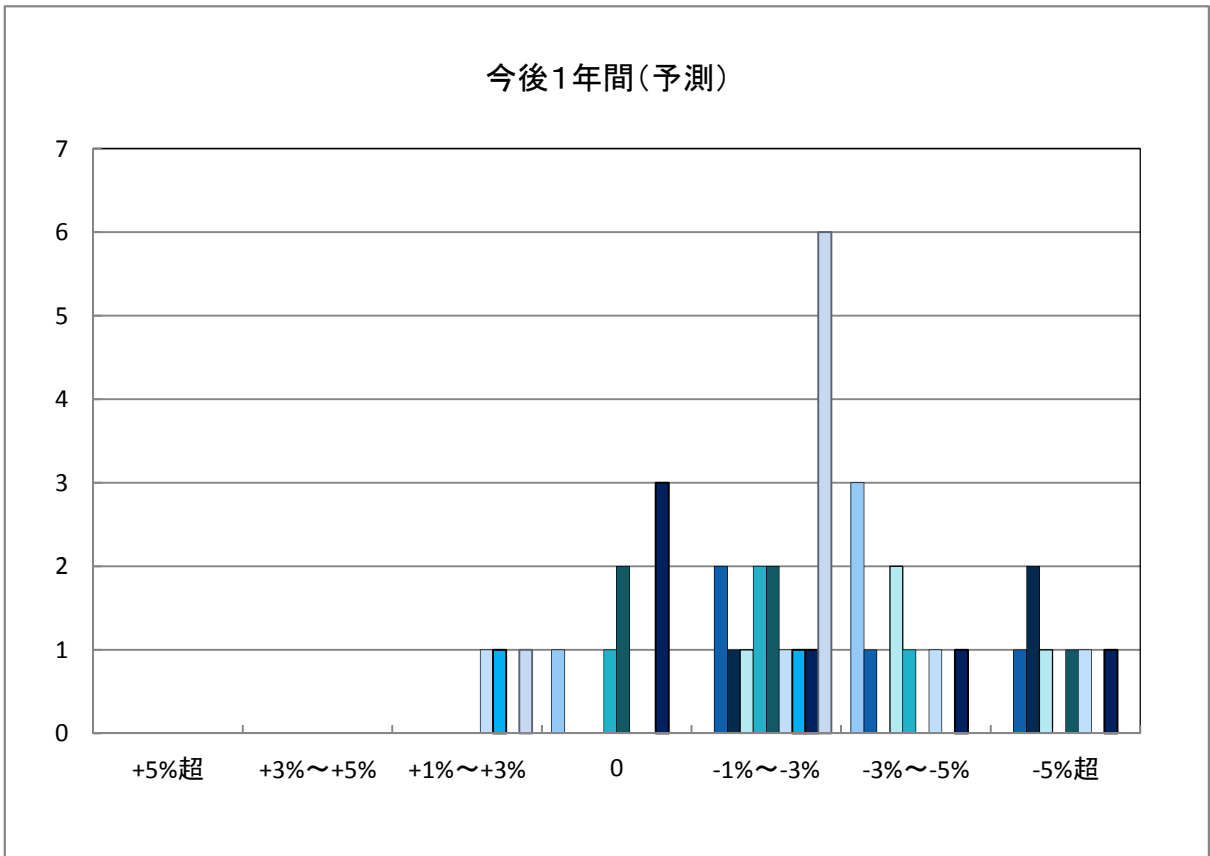


「地価動向等に関するアンケート調査」結果報告

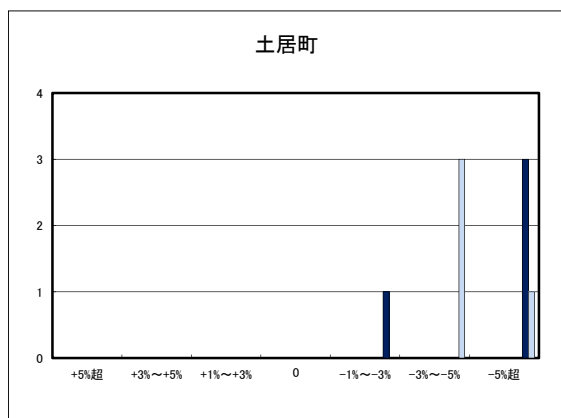
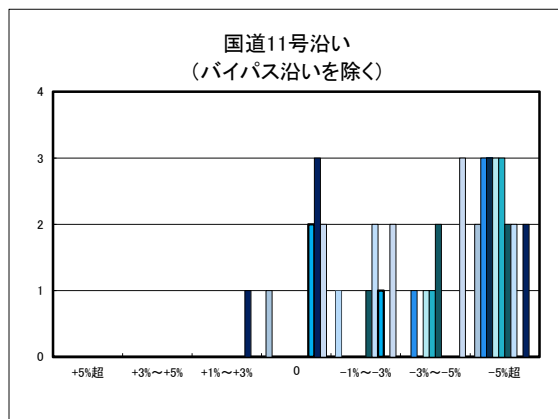
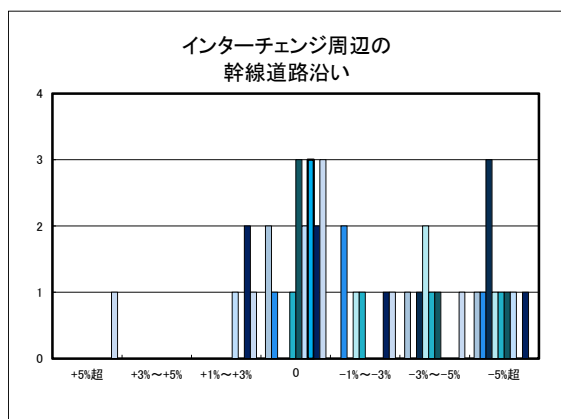
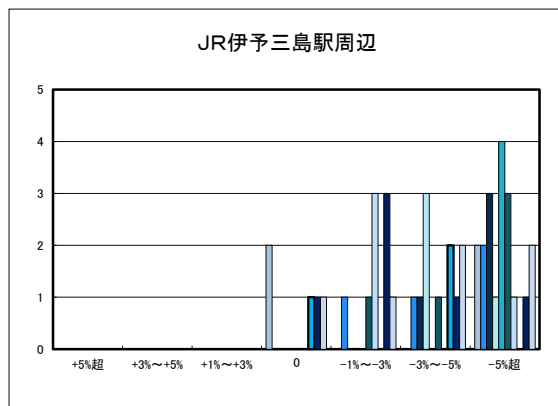
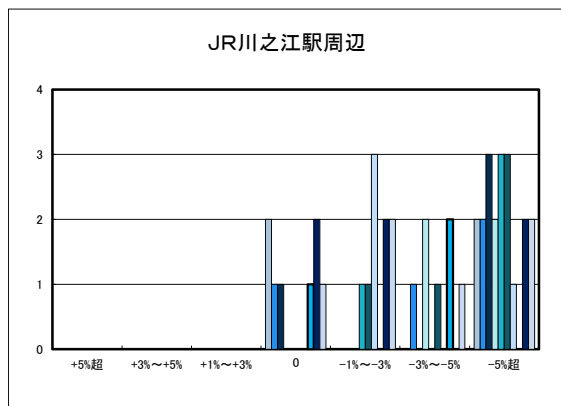
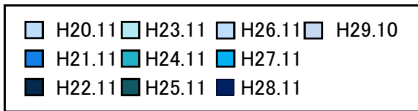
○四国中央市の過去1年間の地価動向の実感



○四国中央市の今後1年間の地価動向の予測



○四国中央市商業地(地域別)の過去1年間の地価動向について



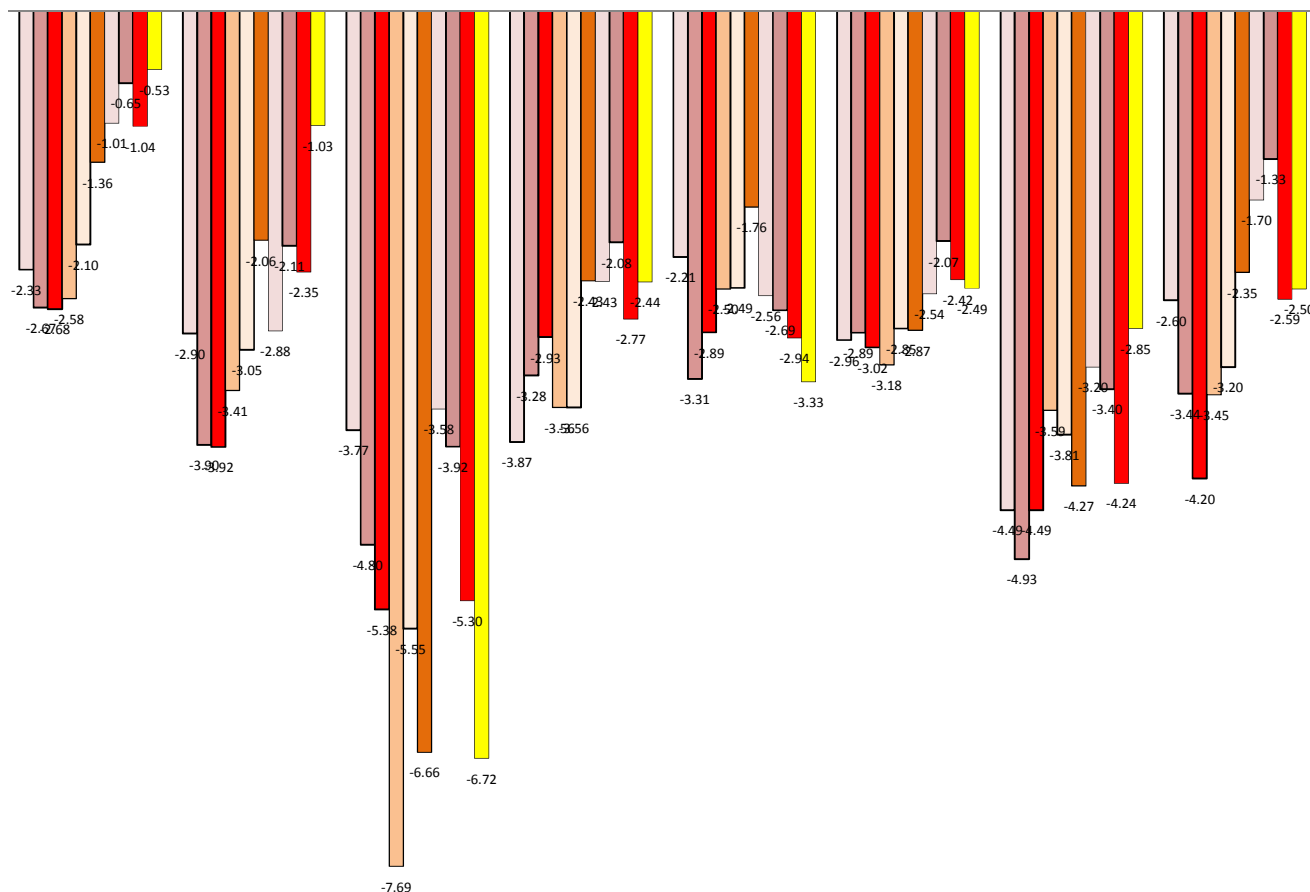
平均変動率

住宅地 平均変動率	松山市	今治市	宇和島市	八幡浜市	新居浜市	西条市	大洲市	四国中央市
H20	-2.33	-2.90	-3.77	-3.87	-2.21	-2.96	-4.49	-2.60
H21	-2.67	-3.90	-4.80	-3.28	-3.31	-2.89	-4.93	-3.44
H22	-2.68	-3.92	-5.38	-2.93	-2.89	-3.02	-4.49	-4.20
H23	-2.58	-3.41	-7.69	-3.56	-2.50	-3.18	-3.59	-3.45
H24	-2.10	-3.05	-5.55	-3.56	-2.49	-2.85	-3.81	-3.20
H25	-1.36	-2.06	-6.66	-2.43	-1.76	-2.87	-4.27	-2.35
H26	-1.01	-2.88	-3.58	-2.43	-2.56	-2.54	-3.20	-1.70
H27	-0.65	-2.11	-3.92	-2.08	-2.69	-2.07	-3.40	-1.33
H28	-1.04	-2.35	-5.30	-2.77	-2.94	-2.42	-4.24	-2.59
H29	-0.53	-1.03	-6.72	-2.44	-3.33	-2.49	-2.85	-2.50

住宅地

□ H20 ■ H21 ■ H22 ■ H23 □ H24 ■ H25 ■ H26 ■ H27 ■ H28 ■ H29

松山市 今治市 宇和島市 八幡浜市 新居浜市 西条市 大洲市 四国中央市



平均變動率

商業地 平均變動率	松山市	今治市	宇和島市	八幡浜市	新居浜市	西条市	大洲市	四国中央市
H20	-0.89	-3.70	-3.57	-3.75	-2.61	-3.19	-3.57	-2.56
H21	-2.08	-4.08	-4.06	-3.36	-3.74	-3.34	-4.88	-3.85
H22	-1.99	-4.00	-7.61	-3.05	-2.66	-3.11	-3.57	-4.25
H23	-1.81	-3.60	-7.36	-3.64	-2.00	-3.16	-3.71	-4.31
H24	-1.44	-3.36	-5.28	-3.67	-2.00	-3.30	-3.46	-4.19
H25	-0.43	-2.41	-5.22	-2.75	-1.26	-3.23	-2.96	-3.55
H26	0.08	-3.17	-2.97	-2.95	-2.07	-2.80	-2.81	-2.44
H27	0.75	-2.29	-3.73	-0.82	-1.88	-2.36	-2.81	-1.50
H28	0.18	-1.77	-4.30	-2.35	-2.44	-2.61	-3.44	-2.18
H29	0.95	-1.24	-5.64	-1.35	-2.44	-2.99	-2.33	-2.55

