

April 22, 2025

Japan Real Estate Institute

February 2025 JREI Home Price Indices

According to the February 2025 JREI Home Price Indices, which were released by the Japan Real Estate Institute on April 22, 2025, Composite stood at 129.10 (up 0.48% compared with the previous month), Tokyo 150.18 (up 0.75%), Kanagawa 107.22 (down 1.47%), Chiba 90.95 (up 1.39%), and Saitama 96.14 (up 1.79%).

(January 2000 = 100)

	Composite (Existing Condominium)			Tokyo Prefecture (Existing Condominium)			Kanagawa Prefecture (Existing Condominium)		
	Index	Change		Index	Change		Index	Change	
		Month-on-Month	Year-on-Year		Month-on-Month	Year-on-Year		Month-on-Month	Year-on-Year
Dec. 2018	91.57	—	0.75%	100.62	—	1.97%	87.02	—	-0.60%
Dec. 2019	92.88	—	1.43%	102.68	—	2.05%	86.25	—	-0.88%
Dec. 2020	95.77	—	3.12%	106.58	—	3.79%	87.60	—	1.57%
Dec. 2021	106.83	—	11.55%	118.73	—	11.40%	96.48	—	10.13%
Dec. 2022	114.63	—	7.30%	127.80	—	7.64%	102.26	—	5.99%
Dec. 2023	118.21 *	—	3.13%	133.75 *	—	4.66%	104.82 *	—	2.51%
Sep. 2024	125.44 *	1.09%	6.42%	143.43 *	1.08%	9.36%	106.83 *	-0.05%	1.47%
Oct. 2024	125.94 *	0.40%	6.17%	143.82 *	0.27%	8.34%	108.31 *	1.39%	2.78%
Nov. 2024	127.79 *	1.47%	7.53%	147.33 *	2.44%	10.12%	108.30 *	-0.01%	2.25%
Dec. 2024	128.17 *	0.30%	8.43%	148.30 *	0.66%	10.88%	108.48 *	0.17%	3.48%
Jan. 2025	128.48 *	0.24%	8.14%	149.06 *	0.51%	10.69%	108.82 *	0.31%	4.24%
Feb. 2025	129.10	0.48%	8.11%	150.18	0.75%	11.30%	107.22	-1.47%	1.17%

	Chiba Prefecture (Existing Condominium)			Saitama Prefecture (Existing Condominium)		
	Index	Change		Index	Change	
		Month-on-Month	Year-on-Year		Month-on-Month	Year-on-Year
Dec. 2018	70.54	—	-2.16%	72.75	—	-1.81%
Dec. 2019	72.57	—	2.87%	73.86	—	1.52%
Dec. 2020	73.99	—	1.96%	76.19	—	3.15%
Dec. 2021	81.42	—	10.04%	87.82	—	15.27%
Dec. 2022	89.14	—	9.48%	93.00	—	5.90%
Dec. 2023	87.21 *	—	-2.16%	91.21 *	—	-1.94%
Sep. 2024	93.49 *	1.59%	-0.62%	96.67	3.24%	2.22%
Oct. 2024	93.33 *	-0.17%	-0.42%	96.44 *	-0.24%	3.48%
Nov. 2024	91.77 *	-1.67%	2.16%	96.32 *	-0.12%	4.51%
Dec. 2024	90.38	-1.51%	3.64%	95.61 *	-0.74%	4.83%
Jan. 2025	89.70 *	-0.75%	1.37%	94.45 *	-1.21%	3.11%
Feb. 2025	90.95	1.39%	3.31%	96.14	1.79%	3.48%

Note: An asterisk (*) denotes a revised figure.

Exhibit 1: Indices at a Glance

Base Date	January 2000 = 100
Compiled and Published by	- Japan Real Estate Institute as the JREI Home Price Indices since January 2015 - Tokyo Stock Exchange as the TSE Home Price Indices from April 2011 to December
Release Frequency	Monthly (Index Figures up to Two Months Ago)
Release Date	- From May 2025 Last Wednesday of Each Month - https://www.reinet.or.jp/?page_id=14347



Exhibit 2: Year-on-Year Change Trends (last 10 years)

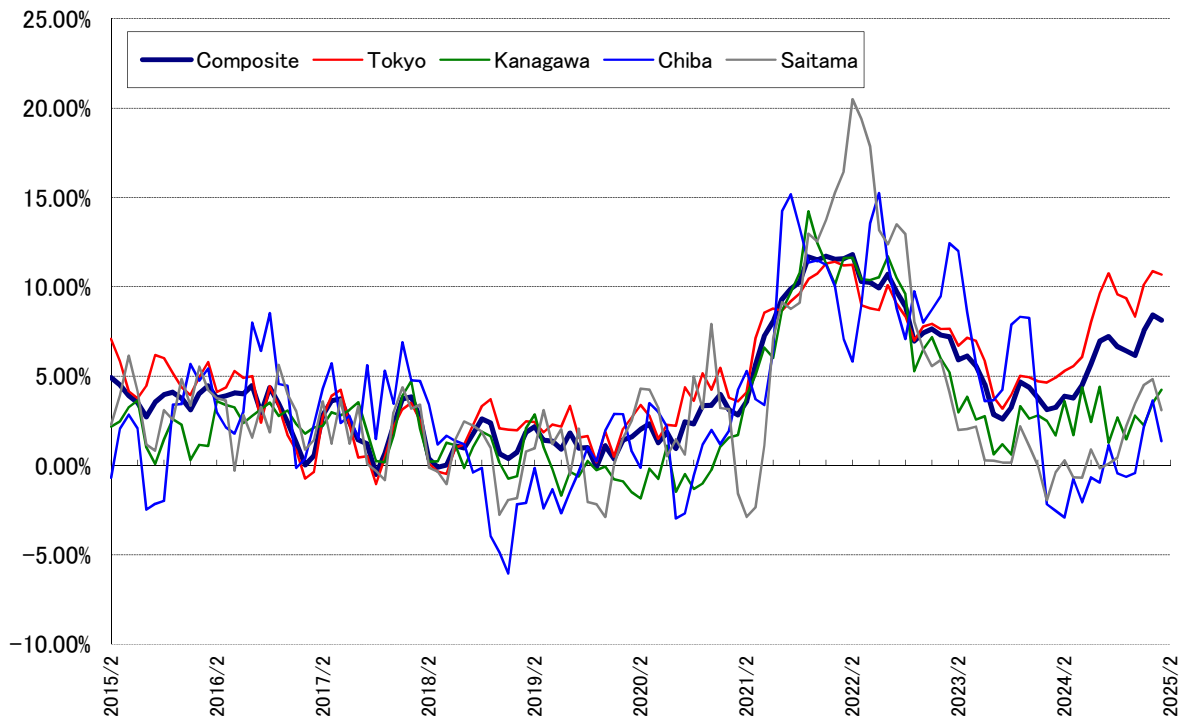


Exhibit 3: JREI Home Price Indices (last 10 years)

January 2000 = 100

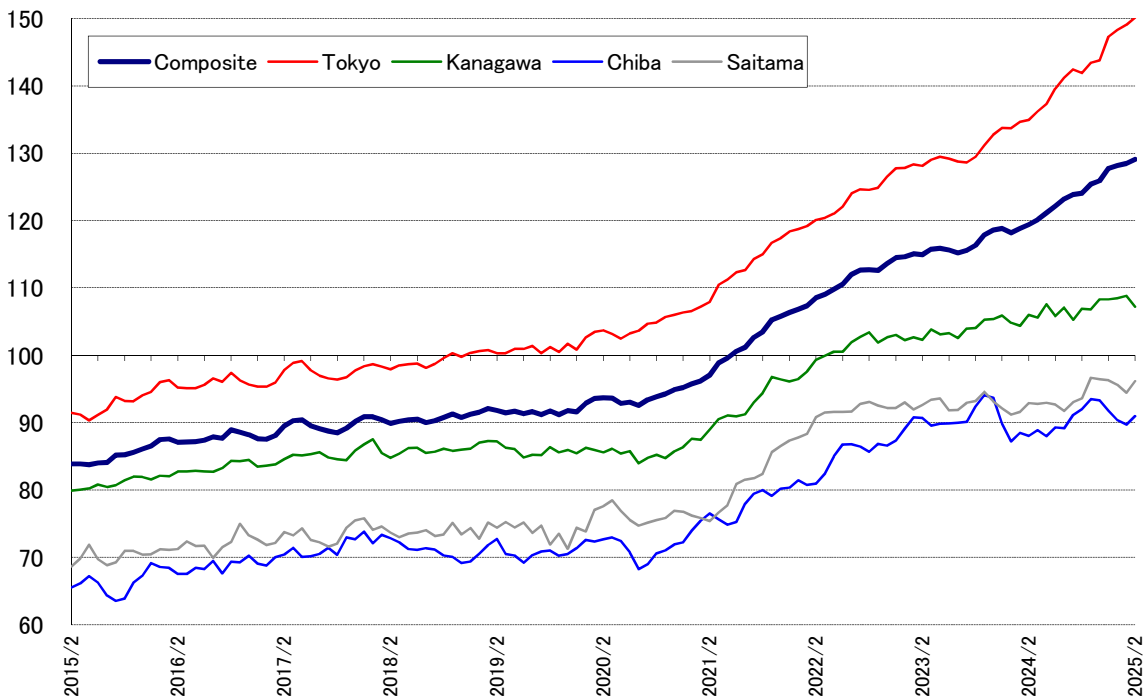


Exhibit 4: Year-on-Year Change Trends (since June 1994)

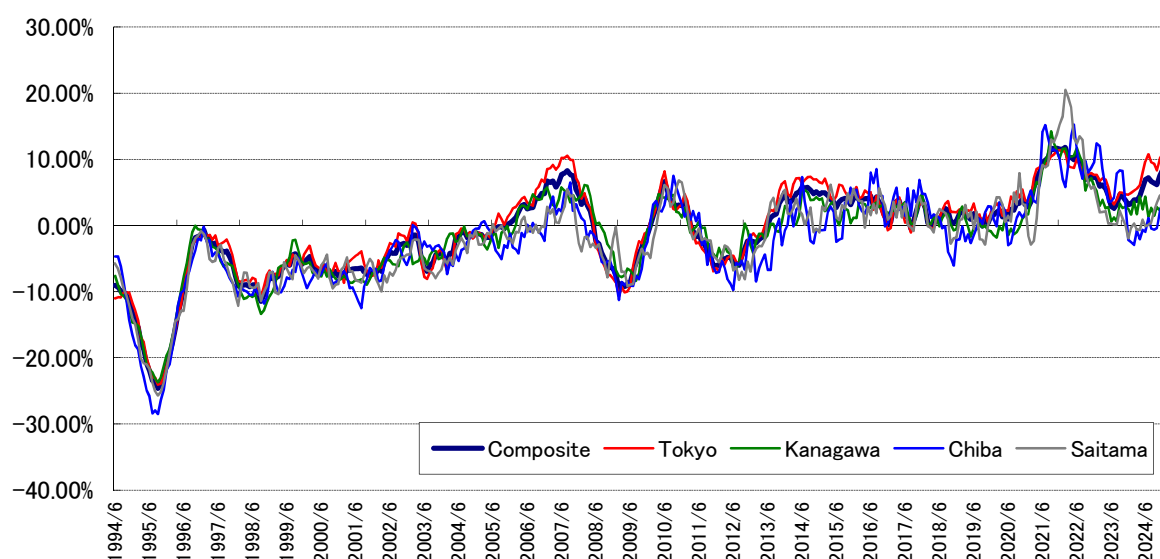
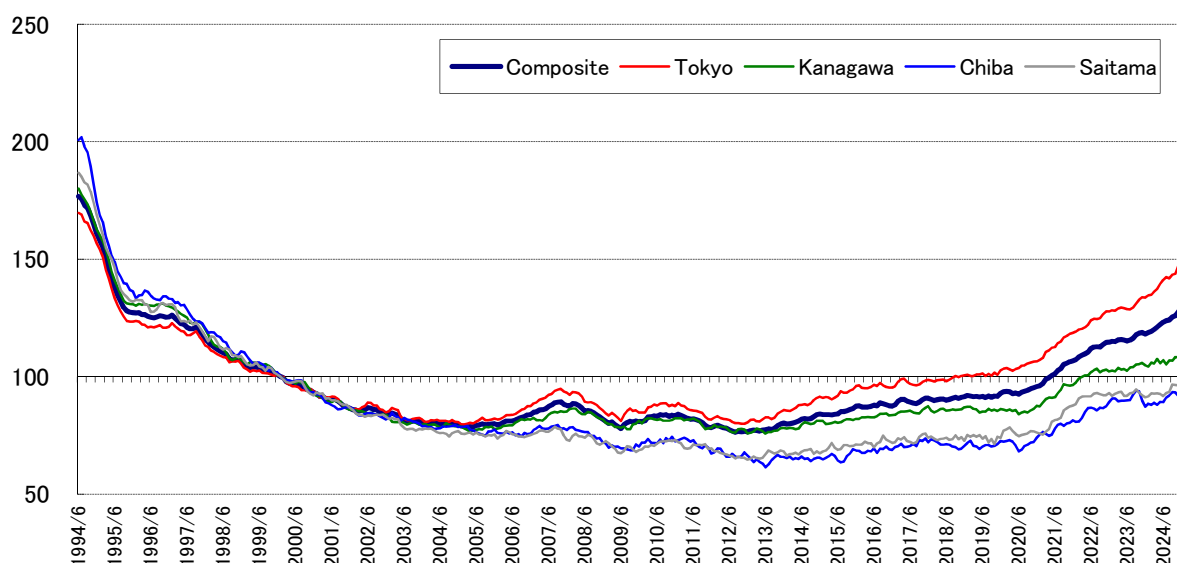


Exhibit 5: JREI Home Price Indices (since June 1994) January 2000 = 100



Please forward your questions to:

Research Division, Japan Real Estate Institute

E-mail: jrei-homepriceindex@imail.jrei.jp

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