

January 28, 2026

Japan Real Estate Institute

November 2025 JREI Home Price Indices

According to the November 2025 JREI Home Price Indices, which were released by the Japan Real Estate Institute on January 28, 2026, Composite stood at 143.45 (up 1.71% compared with the previous month), Tokyo 171.74 (up 2.33%), Kanagawa 112.04 (up 0.24%), Chiba 96.10 (up 0.08%), and Saitama 99.87 (up 0.90%).

(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. 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	118.13	—	3.06%	133.64 *	—	4.58%	104.81	—	2.49%
Dec. 2024	127.98 *	—	8.33%	148.05 *	—	10.78%	108.35 *	—	3.39%
Jun. 2025	134.18	1.28%	9.05%	156.19 *	0.87%	10.84%	111.35 *	1.67%	4.11%
Jul. 2025	136.64	1.83%	10.43%	160.04 *	2.46%	12.56%	112.16 *	0.73%	6.59%
Aug. 2025	137.85	0.89%	11.26%	162.84 *	1.75%	14.98%	111.27 *	-0.79%	4.18%
Sep. 2025	140.49 *	1.92%	12.08%	167.29 *	2.73%	16.72%	111.79 *	0.47%	4.70%
Oct. 2025	141.04 *	0.39%	12.11%	167.83 *	0.32%	16.82%	111.77 *	-0.02%	3.30%
Nov. 2025	143.45	1.71%	12.39%	171.74	2.33%	16.73%	112.04	0.24%	3.54%

	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. 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	87.11 *	—	-2.27%	91.18 *	—	-1.96%
Dec. 2024	90.25 *	—	3.60%	95.56 *	—	4.81%
Jun. 2025	97.06 *	3.50%	8.89%	97.39 *	1.86%	6.19%
Jul. 2025	97.86 *	0.82%	7.39%	97.29 *	-0.10%	4.62%
Aug. 2025	96.47 *	-1.42%	4.90%	96.66 *	-0.65%	3.29%
Sep. 2025	95.44 *	-1.07%	2.25%	97.35 *	0.71%	0.72%
Oct. 2025	96.02 *	0.61%	3.05%	98.98 *	1.67%	2.67%
Nov. 2025	96.10	0.08%	4.87%	99.87	0.90%	3.72%

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	- Last Wednesday of Each Month - https://www.reinet.or.jp/?page_id=14347



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

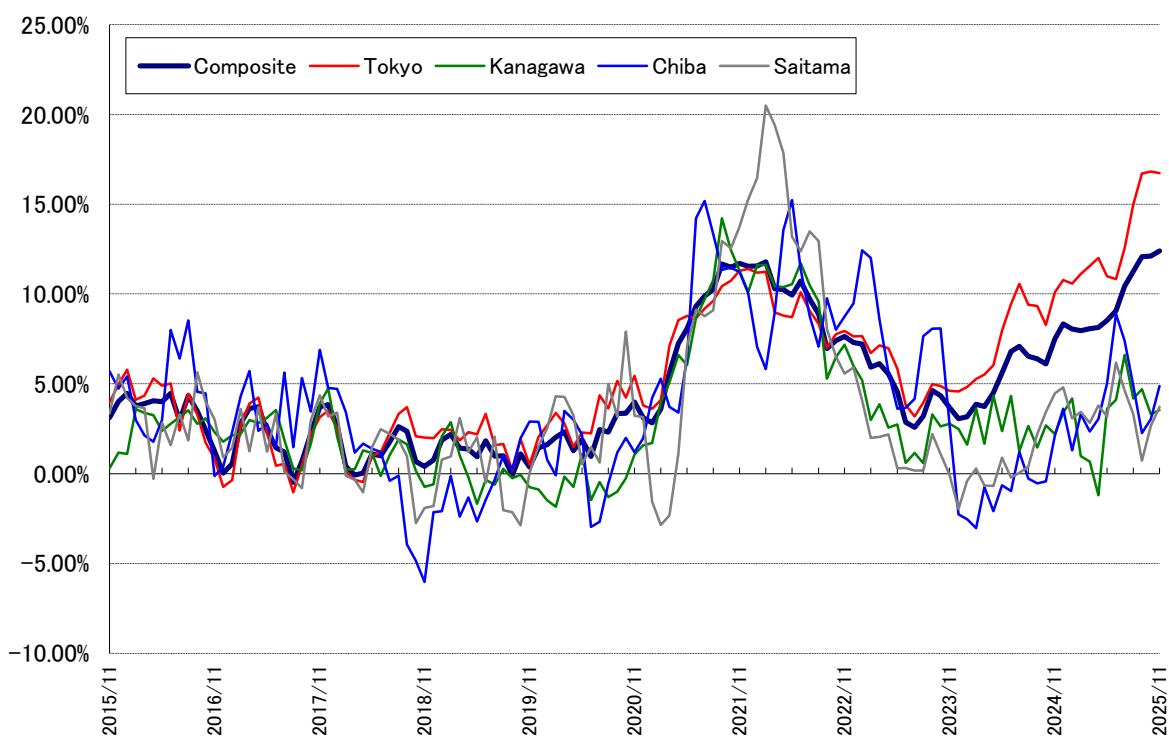


Exhibit 3: JREI Home Price Indices (last 10 years)

January 2000 = 100

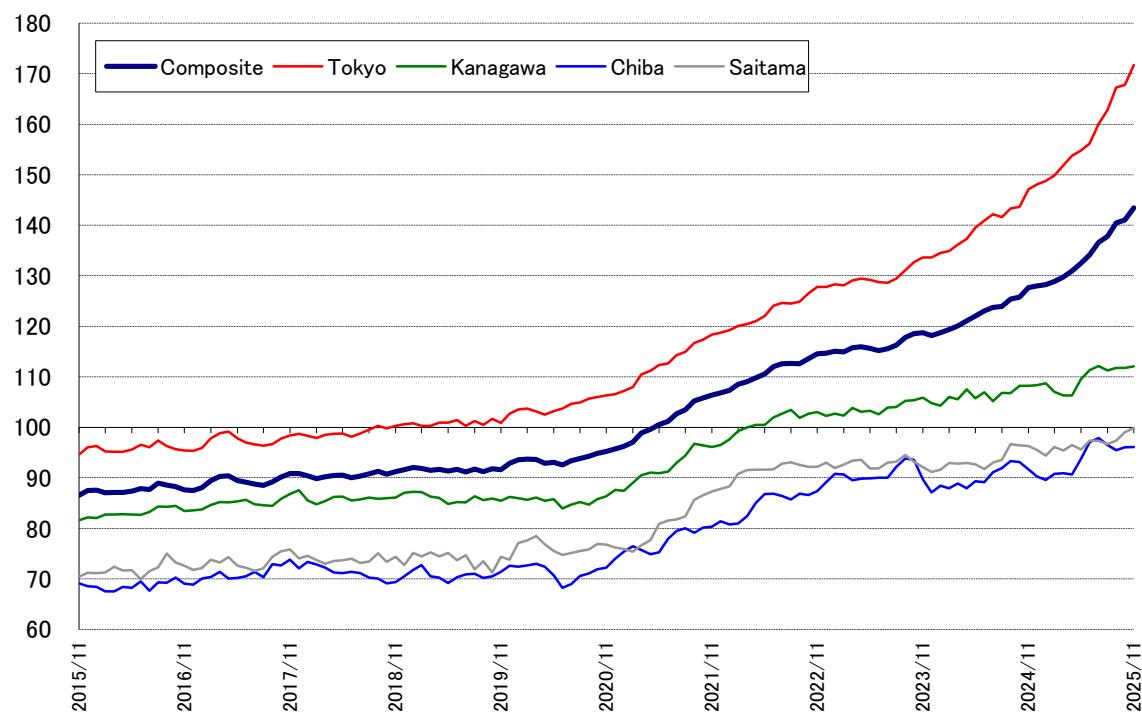


Exhibit 4: Year-on-Year Change Trends (since June 1994)

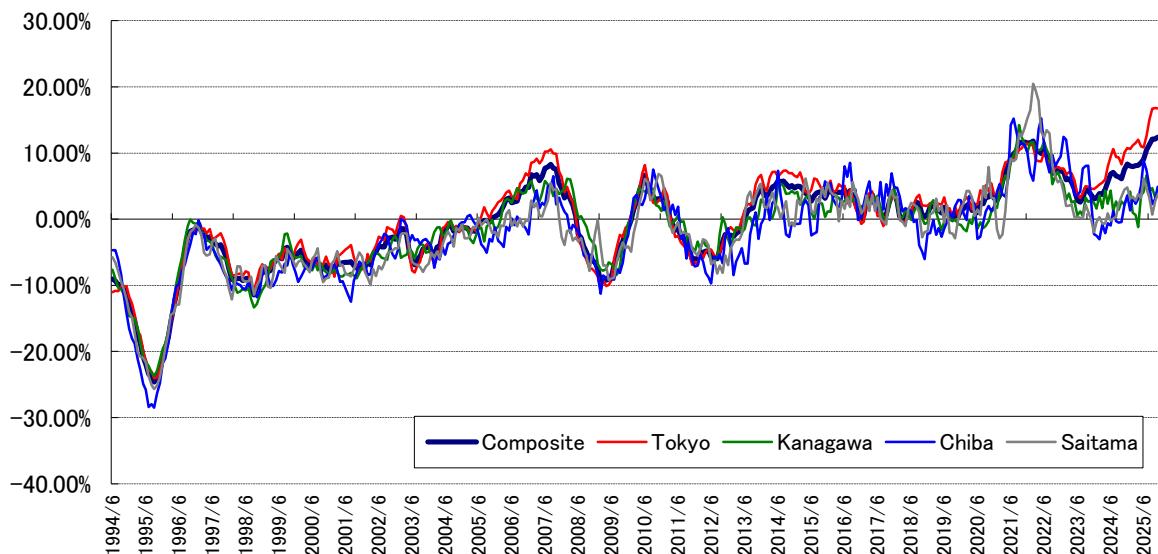
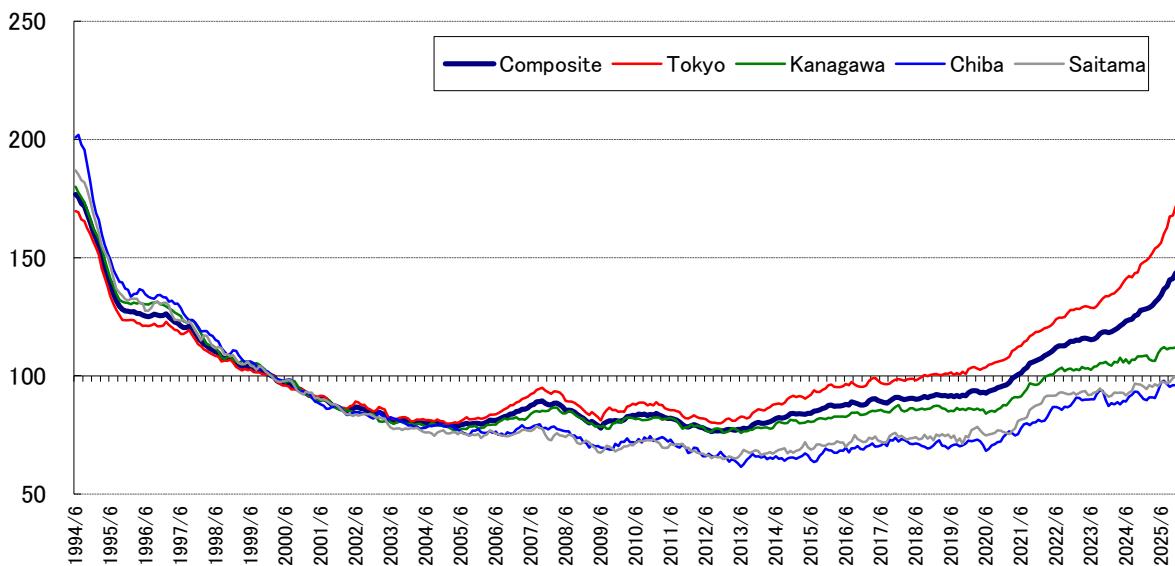


Exhibit 5: JREI Home Price Indices (since June 1994) January 2000 = 100



Please forward your questions to:

Japan Real Estate Institute

URL <https://www.reinet.or.jp>

■ This publication is based on sources and information believed to be reliable at the time of production, but the JREI disclaims any warranty or liability on the accuracy and completeness of the content of this publication. Those projections in this publication are not intended to be a forecast of future outcomes. The content of this publication is subject to change without prior notice. The JREI shall not be responsible in any way for any damage or loss caused in relation to the content of this publication.

Copyright © Japan Real Estate Institute. All rights reserved. No part of this publication may be translated, utilized, reprinted, reproduced, stored in a retrieval system or transmitted in any form either in whole or by in part, or by any means, electronic, mechanical, photocopy, recording or otherwise, without the prior written consent of the Japan Real Estate Institute.



Japan Real Estate Institute

Global Research, Appraisal, and Consultation Services