
2023 Housing and Land Statistics Survey

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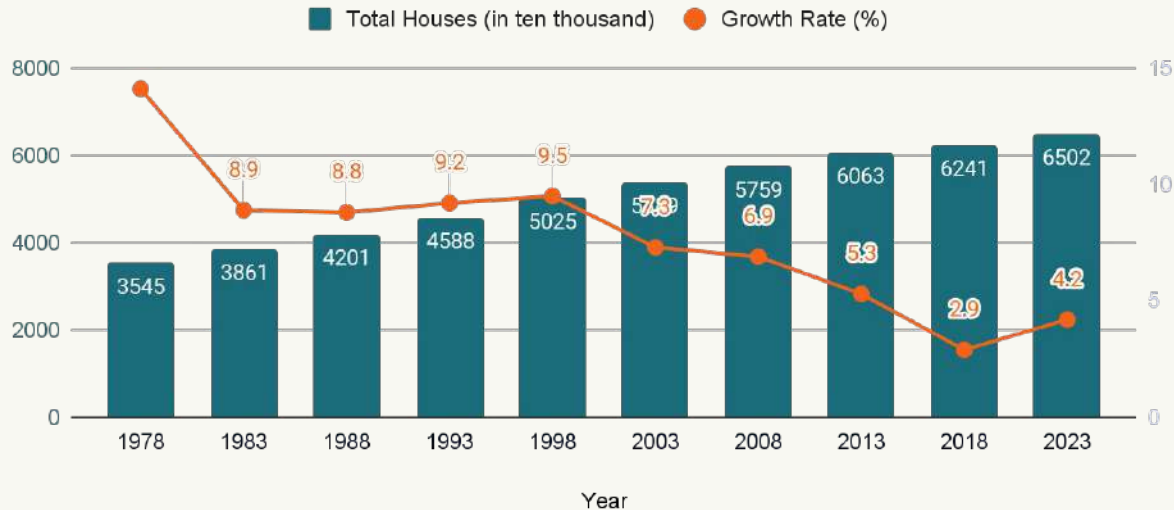
Summary Report of Housing Units

The Ministry of Internal Affairs and Communications conducted the 2023 (Reiwa 5) Housing and Land Statistics Survey as of October 1, 2023. This survey has been conducted every five years since 1948 (Showa 23) and this marks its 16th iteration. The results published here are preliminary statistics aimed at providing early insights into the housing situation nationwide and by prefecture, including total housing units and vacant units. (The finalized results are expected to be released around September 2024.)

1. Total Housing Units

- The total number of housing units in Japan is 65.02 million as of October 1, 2023, representing a 4.2% increase (2.61 million units) compared to 2018.
- The total housing units have continuously increased, reaching a record high.

Trajectory of Total Housing Numbers and Growth Rates - Nationwide (1978–2023)



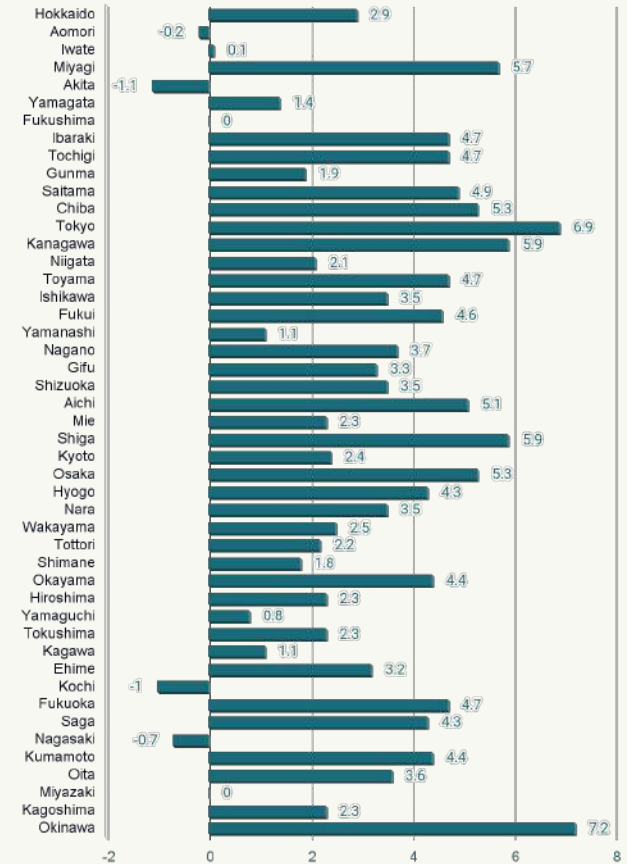
Year	Total Houses (in ten thousand)	Growth Rate (%)
1978	3545	14.1
1983	3861	8.9
1988	4201	8.8
1993	4588	9.2
1998	5025	9.5
2003	5389	7.3
2008	5759	6.9
2013	6063	5.3
2018	6241	2.9
2023	6502	4.2

2. Growth Rates

- **Top Housing Units:** Tokyo leads with 8.2 million housing units, with Osaka (4.93 million) and Kanagawa (4.77 million) following.
- **Highest Growth Rates:** Okinawa experienced the highest growth at 7.2%, with significant increases also in Tokyo (6.9%) and Shiga (5.9%).
- **Varying Regional Growth:** Increases across other prefectures ranged from 0.1% to 5.9% since 2018.

Prefecture	2023 Units (10,000)	2018 Units (10,000)	Growth Rate (%)
Hokkaido	281	273	2.9
Aomori	59	59	-0.2
Iwate	58	58	0.1
Miyagi	109	103	5.7
Akita	45	45	-1.1
Yamagata	46	45	1.4
Fukushima	86	86	0
Ibaraki	139	133	4.7
Tochigi	93	89	4.7
Gunma	97	95	1.9
Saitama	355	338	4.9
Chiba	303	288	5.3
Tokyo	820	767	6.9
Kanagawa	477	450	5.9
Niigata	102	99	2.1
Toyama	47	45	4.7
Ishikawa	55	54	3.5
Fukui	34	33	4.6
Yamanashi	43	42	1.1
Nagano	104	101	3.7
Gifu	92	89	3.3
Shizuoka	177	171	3.5
Aichi	366	348	5.1
Mie	87	85	2.3
Shiga	66	63	5.9
Kyoto	137	134	2.4
Osaka	493	468	5.3
Hyogo	280	268	4.3
Nara	64	62	3.5
Wakayama	50	49	2.5
Tottori	26	26	2.2
Shimane	32	31	1.8
Okayama	96	92	4.4
Hiroshima	146	143	2.3
Yamaguchi	73	72	0.8
Tokushima	39	38	2.3
Kagawa	49	49	1.1
Ehime	74	71	3.2
Kochi	39	39	-1
Fukuoka	270	258	4.7
Saga	37	35	4.3
Nagasaki	65	66	-0.7
Kumamoto	85	81	4.4
Oita	60	58	3.6
Miyazaki	56	56	0
Kagoshima	90	88	2.3
Okinawa	70	65	7.2

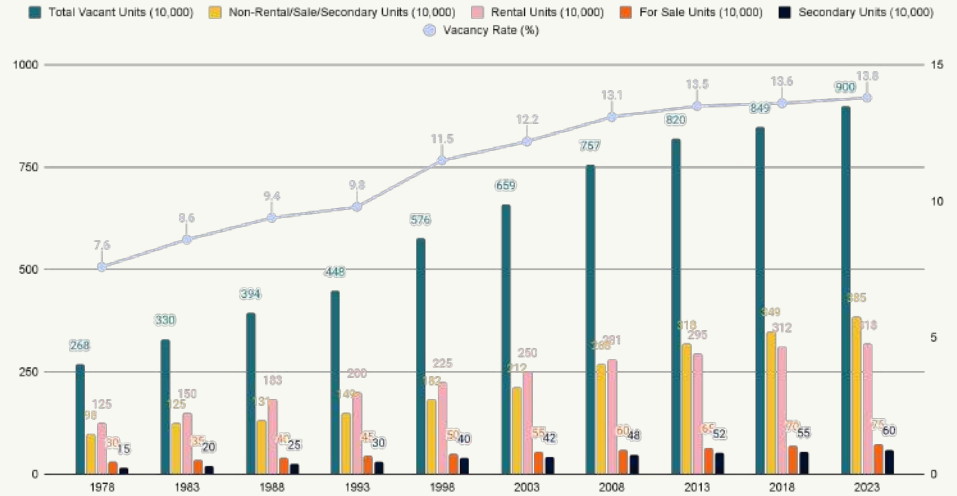
Total Housing Numbers and Growth Rates - Nationwide, Prefectures (2018, 2023)



3. Vacancy Trajectory

- Total Vacancies Reach Record High:** Vacant housing units have increased to 9 million, the highest ever, up by 510,000 from 2018.
- Peak Vacancy Rate:** The vacancy rate now stands at 13.8%, up 0.2 percentage points from 2018, marking an all-time high.
- Long-term Growth:** Over the last 30 years, the number of vacant houses has nearly doubled, from 1993 to 2023.
- Excluded Categories:** Houses not for rent, sale, or secondary use have increased by 370,000 units since 2018, now totaling 3.85 million.
- Proportion of Exclusions:** These excluded vacant houses represent 5.9% of total housing units.

Transition of the Number of Vacant Houses and Vacancy Rates - Nationwide (1978–2023)



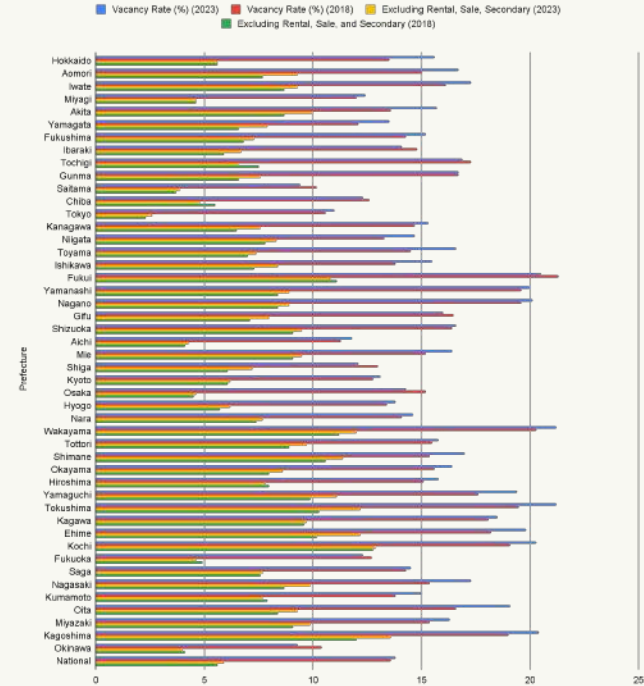
Year	Vacancy Rate (%)	Total Vacant Units (10,000)	Non-Rental/Sale/Secondary Units (10,000)	Rental Units (10,000)	For Sale Units (10,000)	Secondary Units (10,000)
1978	7.6	268	98	125	30	15
1983	8.6	330	125	150	35	20
1988	9.4	394	131	183	40	25
1993	9.8	448	149	200	45	30
1998	11.5	576	182	225	50	40
2003	12.2	659	212	250	55	42
2008	13.1	757	268	281	60	48
2013	13.5	820	318	295	65	52
2018	13.6	849	349	312	70	55
2023	13.8	900	385	318	75	60

4. Prefectural Vacancy Rates

Overall, the vacancy rates across prefectures range widely, with the highest in Wakayama and Tokushima at 21.2%, and the lowest in Tokyo and Saitama at around 10%.

Prefecture	Vacancy Rate (%) (2023)	Vacancy Rate (%) (2018)	Excluding Rental, Sale, Secondary (2023)	Excluding Rental, Sale, and Secondary (2018)
Hokkaido	15.6	13.5	5.6	5.6
Aomori	16.7	15	9.3	7.7
Iwate	17.3	16.1	9.3	8.7
Miyagi	12.4	12	4.6	4.6
Akita	15.7	13.6	10	8.7
Yamagata	13.5	12.1	7.9	6.6
Fukushima	15.2	14.3	7.3	6.8
Ibaraki	14.1	14.8	6.7	5.9
Tochigi	16.9	17.3	6.6	7.5
Gunma	16.7	16.7	7.6	6.6
Saitama	9.4	10.2	3.9	3.7
Chiba	12.3	12.6	4.8	5.5
Tokyo	11	10.6	2.6	2.3
Kanagawa	15.3	14.7	7.6	6.5
Niigata	14.7	13.3	8.3	7.8
Toyama	16.6	14.5	7.4	7
Ishikawa	15.5	13.8	8.4	7.3
Fukui	20.5	21.3	10.8	11.1
Yamanashi	20	19.6	8.9	8.4
Nagano	20.1	19.6	8.9	8.4
Gifu	16	16.5	8	7.1
Shizuoka	16.6	16.4	9.5	9.1
Aichi	11.8	11.3	4.3	4.1
Mie	16.4	15.2	9.5	9.1
Shiga	12.1	13	7.2	6.1
Kyoto	13.1	12.8	6.2	6.1
Osaka	14.3	15.2	4.6	4.5
Hyogo	13.8	13.4	6.2	5.7
Nara	14.6	14.1	7.7	7.4
Wakayama	21.2	20.3	12	11.2
Tottori	15.8	15.5	9.7	8.9
Shimane	17	15.4	11.4	10.6
Okayama	16.4	15.6	8.6	8
Hiroshima	15.8	15.1	7.8	8
Yamaguchi	19.4	17.6	11.1	9.9
Tokushima	21.2	19.5	12.2	10.3
Kagawa	18.5	18.1	9.7	9.6
Ehime	19.8	18.2	12.2	10.2
Kochi	20.3	19.1	12.9	12.8
Fukuoka	12.3	12.7	4.6	4.9
Saga	14.5	14.3	7.7	7.6
Nagasaki	17.3	15.4	9.9	8.7
Kumamoto	15	13.8	7.7	7.9
Oita	19.1	16.6	9.3	8.4
Miyazaki	16.3	15.4	9.9	9.1
Kagoshima	20.4	19	13.6	12
Okinawa	9.3	10.4	4	4.1
National	13.8	13.6	5.9	5.6

Vacancy Rate (%) (2023), Vacancy Rate (%) (2018), Excluding Rental, Sale, Secondary (2023) and Excluding Rental, Sale, and Secondary (2018)

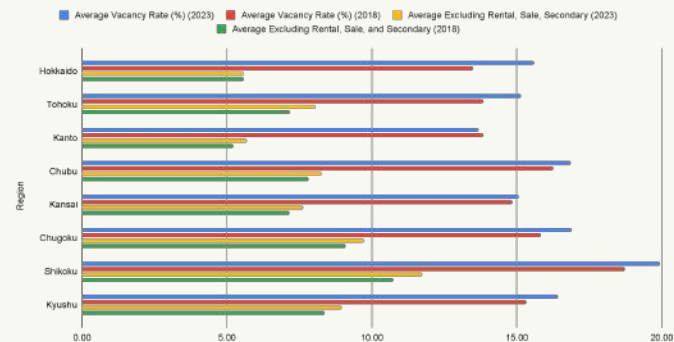


5. Regional Vacancy Averages

The data highlights an increase in vacancy rates across Japan from 2018 to 2023, with Shikoku experiencing the highest rates. While Kanto shows a moderate rise, it maintains lower vacancy rates overall, indicating a more stable property market relative to other regions.

Region	Average Vacancy Rate (%) (2023)	Average Vacancy Rate (%) (2018)	Average Excluding Rental, Sale, Secondary (2023)	Average Excluding Rental, Sale, and Secondary (2018)
Hokkaido	15.60	13.50	5.60	5.60
Tohoku	15.13	13.85	8.07	7.18
Kanto	13.67	13.84	5.69	5.23
Chubu	16.87	16.26	8.26	7.81
Kansai	15.07	14.86	7.63	7.16
Chugoku	16.88	15.84	9.72	9.08
Shikoku	19.95	18.73	11.75	10.73
Kyushu	16.41	15.31	8.96	8.37

Average Vacancy Rate (%) (2023), Average Vacancy Rate (%) (2018), Average Excluding Rental, Sale, Secondary (2023) and Average Excluding Rental, Sale, and Secondary (2018)



5. Overview of the Survey

- Purpose of the Survey
 - The Housing and Land Statistics Survey aims to investigate the actual conditions of residential and non-residential buildings where people live in Japan, as well as the ownership of other homes and land not used as current residences. Conducted every five years since 1948, the 2023 survey marks its 16th iteration. The purpose is to clarify the current state and trends on a national and regional level to provide foundational data for housing-related policies.
 - Timing of the Survey
 - The survey was conducted based on the status as of midnight, October 1, 2023.
 - Survey Area
 - The survey covered about one-fifth of the national average survey districts from the 2020 Census, totaling approximately 200,000 units as of February 1, 2023.
 - Subjects of the Survey
 - The survey targeted households living in residential and non-residential buildings extracted from the survey units on the survey date, excluding facilities such as foreign embassies, Imperial properties, detention facilities, and Self-Defense Force facilities.
 - Survey Items
 - The survey collected information through household survey forms and building survey forms on various aspects, including household head details, household composition, income, employment status, living conditions, structure and amenities of buildings, and details about non-residential occupancy.
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6. Overview of the Survey, cont.

- Method of the Survey
 - Survey forms were distributed by surveyors and entrusted operators, and households could respond via the internet, submit filled forms to surveyors, or mail them back.
 - Publication of Results
 - Results are published online and in reports, encompassing preliminary and detailed counts on housing numbers, household details, structural details of buildings, and land statistics.
 - **Definitions**
 - Homes under construction: Homes that have been structurally completed but are not yet lockable (for reinforced concrete buildings, this includes those with completed outer walls).
 - Vacant homes: Homes not used for rental, sale, or as secondary residences, including those vacant due to reasons like job transfers or hospitalization.
 - Residential Housing: A dwelling unit completely partitioned by permanent dividers like concrete or panel walls, allowing an independent family life with at least one living room, a kitchen, a toilet, and a private entrance.
 - **Contact Information**
 - Housing and Land Statistics Section, Statistical Survey Department
 - Phone: 03-5273-1005
 - Email: jyutakugoiken@soumu.go.jp
 - Website: [Statistics Bureau](#)
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