

7. 住宅着工量の推移

(1) 新設住宅着工戸数

年次・月別	実数 (戸)									前年比 (%)								木造住宅の割合 (%)	
	総数	利用関係別				資金別		構造別		総数	利用関係別				資金別		構造別		
		持家	分譲	貸家	給与	民間資金	公的資金	木造住宅	非木造住宅		持家	分譲	貸家	給与	民間資金	公的資金	木造住宅		非木造住宅
昭和 45年	1,484,556	617,189	163,774	615,615	87,978	1,122,954	363,102	1,035,500	449,056	110.2	106.0	126.8	109.3	122.9	111.8	105.8	107.8	116.4	69.8
50	1,356,286	704,154	237,791	376,128	38,213	948,926	407,360	907,389	448,897	103.1	103.4	102.0	104.8	88.1	103.3	102.5	104.3	100.5	66.9
55	1,268,626	601,896	323,402	319,404	23,924	724,160	544,466	750,653	517,973	85.0	85.5	92.7	77.3	88.0	81.8	89.6	82.5	88.8	59.2
60	1,236,072	464,697	224,018	527,042	20,315	776,379	459,693	591,911	644,161	104.1	98.9	97.0	113.5	91.9	108.1	97.9	99.6	108.6	47.9
62	1,674,300	546,316	246,861	858,726	22,397	1,132,243	542,057	741,552	932,748	122.7	114.9	112.1	133.0	104.1	129.0	111.3	117.0	127.6	44.3
63	1,684,644	508,660	293,311	858,665	24,008	1,149,559	535,085	697,267	987,377	100.6	93.1	118.8	100.0	107.2	101.5	98.7	94.0	105.9	41.4
平成 元年	1,662,612	504,248	312,005	817,252	29,193	1,145,886	516,726	719,870	942,742	98.7	99.1	106.4	95.2	121.6	99.7	96.6	103.2	95.5	43.3
2	1,707,109	486,527	379,600	806,097	34,885	1,201,936	507,173	727,765	979,344	102.7	96.5	121.7	98.6	119.5	104.9	98.2	101.1	103.9	42.6
3	1,370,126	440,058	304,479	583,924	41,665	901,525	459,601	624,003	746,123	80.3	90.4	80.2	72.4	119.4	75.8	90.6	85.7	76.2	45.5
4	1,402,590	477,611	217,127	671,989	35,863	853,510	549,080	671,130	731,460	102.4	108.5	71.3	115.1	86.1	93.7	119.5	107.6	98.0	47.8
5	1,485,684	531,034	259,381	663,608	31,661	801,868	683,816	697,496	788,188	105.9	111.2	119.5	98.8	88.3	94.0	124.5	103.9	107.8	46.9
6	1,570,252	573,173	373,636	592,812	27,631	796,286	773,966	721,431	848,821	105.7	107.9	144.0	89.3	87.3	99.3	113.2	103.4	107.7	45.9
7	1,470,330	537,680	352,651	553,946	26,053	837,959	632,371	666,124	804,206	93.6	93.8	94.4	93.0	94.3	105.2	81.7	92.3	94.7	45.3
8	1,643,266	643,546	350,004	622,719	26,997	922,911	720,355	754,296	888,970	111.8	119.7	99.2	112.4	103.6	110.1	113.9	113.2	110.5	45.9
9	1,387,014	478,741	353,436	531,220	23,617	850,416	536,598	611,316	775,698	84.4	74.4	101.0	85.3	87.5	92.1	74.5	81.0	87.3	44.1
10	1,198,295	430,952	293,027	457,003	17,313	746,588	451,707	545,133	653,162	86.4	90.0	82.9	86.0	73.3	87.8	84.2	89.2	84.2	45.5
11	1,214,601	475,002	302,717	424,250	12,632	677,037	537,564	565,544	649,057	101.4	110.2	103.3	92.8	73.0	90.7	119.0	103.7	99.4	46.6
12	1,229,843	451,522	345,291	421,332	11,698	752,205	477,638	555,814	674,029	101.3	95.1	114.1	99.3	92.6	111.1	88.9	98.3	103.8	45.2
13	1,173,858	386,814	338,965	438,312	9,767	805,502	368,356	522,823	651,035	95.4	85.7	98.2	104.0	83.5	107.1	77.1	94.1	96.6	44.5
14	1,150,923	367,900	323,844	450,169	9,010	876,702	274,221	503,634	647,289	98.0	95.1	95.5	102.7	92.2	108.8	74.4	96.3	99.4	43.8
15	1,160,683	373,252	326,630	451,629	9,163	917,384	243,299	523,192	637,491	100.8	101.5	100.9	100.3	101.7	104.6	88.7	103.9	98.5	45.1
16	1,189,049	369,852	345,501	464,976	8,720	952,803	236,246	540,756	648,293	102.4	99.1	105.8	103.0	95.2	103.9	97.1	103.4	101.7	45.5
17	1,236,175	353,267	369,067	504,294	9,547	1,044,946	191,229	542,848	693,327	104.0	95.5	106.8	108.5	109.5	109.7	80.9	100.4	106.9	43.9
18	1,289,840	358,422	379,061	543,131	9,226	1,146,386	143,454	559,008	730,832	104.3	101.5	102.7	107.7	96.6	109.7	75.1	103.0	105.4	43.3
19	1,060,741	314,865	294,777	441,733	9,366	960,938	99,803	504,546	556,195	82.2	87.8	77.8	81.3	101.5	83.8	69.6	90.3	76.1	47.6
20	1,093,485	318,508	300,078	464,763	10,136	984,442	109,043	516,868	576,617	103.1	101.2	101.8	105.2	108.2	102.4	109.3	102.4	103.7	47.3
21	788,410	284,626	168,842	321,469	13,473	690,058	98,352	430,121	358,289	72.1	89.4	56.3	69.2	132.9	70.1	90.2	83.2	62.1	54.6
21年 1月	70,688	20,057	18,434	31,628	569	62,903	7,785	33,194	37,494	81.3	89.2	73.6	81.6	85.8	80.4	89.5	79.7	82.8	47.0
2	62,303	20,278	17,558	23,652	815	55,797	6,506	29,616	32,687	75.1	90.1	65.6	71.5	125.8	74.9	76.9	80.4	70.9	47.5
3	66,628	21,295	15,911	27,492	1,930	56,829	9,799	31,304	35,324	79.3	86.9	57.9	88.8	183.8	75.5	111.8	79.1	79.5	47.0
4	66,198	22,971	14,191	26,262	2,774	58,035	8,163	33,372	32,826	67.6	84.2	45.7	67.0	714.9	66.9	73.3	77.1	60.1	50.4
5	62,805	23,139	13,066	25,167	1,433	55,586	7,219	33,282	29,523	69.2	85.1	51.9	66.7	199.0	67.5	85.8	77.9	61.4	53.0
6	68,268	26,494	12,604	27,920	1,250	59,398	8,870	40,073	28,195	67.6	89.5	50.0	61.6	155.7	65.3	89.5	84.2	52.9	58.7
7	65,974	26,040	11,946	27,278	710	57,783	8,191	37,731	28,243	67.9	87.8	49.9	64.0	74.5	66.6	78.6	83.2	54.4	57.2
8	59,749	25,147	12,270	22,141	191	52,507	7,242	34,757	24,992	61.7	80.0	46.5	57.8	25.6	59.6	82.7	74.9	49.5	58.2
9	61,181	24,501	12,627	23,179	874	54,017	7,164	36,410	24,771	63.0	80.3	47.5	61.0	40.7	61.6	76.0	80.1	47.9	59.5
10	67,120	25,227	13,048	27,638	1,207	57,980	9,140	38,945	28,175	72.9	95.1	59.4	64.4	175.7	70.0	98.6	89.4	58.0	58.0
11	68,198	25,441	12,677	29,508	572	59,191	9,007	40,782	27,416	80.9	108.3	61.8	74.7	77.4	77.2	119.2	96.9	65.0	59.8
12	69,298	24,036	14,510	29,604	1,148	60,032	9,266	40,655	28,643	84.3	103.0	72.6	77.3	194.2	81.1	112.8	96.0	71.9	58.7

資料 : 1. 年次の数値は建設省「建築統計年報」

2. 月別数値は建設省「住宅着工統計」

注 : 21年1月から12月までは前年同月比。四捨五入の関係で合計は必ずしも一致しない。

(2) 新設住宅着工床面積

年次・月別	実数 (千㎡)									前年比 (%)								木造住宅の割合 (%)	
	総数	利用関係別				資金別		構造別		総数	利用関係別				資金別		構造別		
		持家	分譲	貸家	給与	民間資金	公的資金	木造住宅	非木造住宅		持家	分譲	貸家	給与	民間資金	公的資金	木造住宅		非木造住宅
昭和 50年	112,422	73,343	16,691	19,374	3,014	78,525	33,897	77,587	34,836	104.8	105.6	99.8	108.7	92.8	103.6	107.8	105.2	104.1	69.0
55	119,012	71,845	27,054	18,215	1,989	66,102	53,000	75,310	43,792	87.2	86.1	96.0	80.3	89.6	84.8	90.5	85.0	91.4	63.2
58	99,442	59,384	18,908	19,460	1,691	51,377	48,066	58,133	41,309	92.4	83.7	103.4	117.5	90.2	103.8	82.7	85.7	103.8	58.5
59	100,228	58,892	17,776	21,631	1,928	53,959	46,269	57,892	42,336	100.8	99.2	94.0	111.2	114.0	105.0	96.3	99.6	102.5	57.8
60	103,132	58,991	17,735	24,613	1,793	58,108	45,024	57,988	45,144	102.9	100.2	99.8	113.8	93.0	107.7	97.3	100.2	106.6	56.2
62	132,526	71,492	20,558	38,596	1,882	75,202	57,323	72,374	60,152	119.4	116.2	115.0	129.6	100.6	120.7	117.8	118.3	120.7	54.6
63	134,531	66,668	25,649	40,413	1,811	76,825	57,706	69,843	64,688	101.5	93.3	124.8	104.7	96.2	102.2	100.7	96.5	107.5	51.9
平成 元年	135,029	67,241	27,919	37,702	2,167	78,164	56,865	71,977	63,052	100.4	100.9	108.9	93.3	119.7	101.7	98.5	103.1	97.5	53.3
2	137,490	66,327	32,266	36,350	2,547	81,179	56,311	72,440	65,050	101.8	98.6	115.6	96.4	117.5	103.9	99.0	100.6	103.2	52.7
3	117,219	60,392	26,641	27,361	2,824	67,106	50,112	64,547	52,672	85.3	91.1	82.6	75.3	110.9	82.7	89.0	89.1	81.0	55.1
4	120,318	65,620	19,620	32,582	2,496	61,355	58,964	68,884	51,435	87.5	98.9	80.8	89.6	98.0	75.6	104.7	95.1	79.1	57.3
5	131,683	72,949	23,095	33,432	2,208	58,037	73,648	75,115	56,567	112.3	120.8	86.7	122.2	78.2	86.5	147.0	116.4	107.4	57.0
6	145,581	79,220	33,129	31,207	2,025	60,328	85,253	80,733	64,848	110.6	108.6	143.4	93.3	91.7	103.9	115.8	107.5	114.6	55.5
7	136,524	73,734	31,821	29,163	1,807	65,529	70,995	73,544	62,980	93.8	93.1	96.0	93.4	89.2	108.6	83.3	94.0	97.1	53.9
8	157,897	90,629	32,491	32,878	1,901	72,849	85,048	87,398	70,498	115.7	122.9	102.1	112.7	105.2	111.2	119.8	118.4	112.4	55.4
9	129,177	66,808	32,778	27,894	1,697	67,576	61,601	68,621	60,556	81.8	73.7	100.9	84.8	89.3	92.8	72.4	78.5	85.9	53.1
10	111,762	59,872	27,081	23,509	1,300	60,298	51,464	60,802	50,960	86.5	89.6	82.6	84.3	76.6	89.2	83.5	88.6	84.2	54.4
11	117,934	66,147	28,651	22,255	881	55,684	62,250	65,512	52,422	105.5	110.5	105.8	94.7	67.8	92.3	121.0	107.7	102.9	55.5
12	119,877	63,011	33,519	22,526	821	65,116	54,761	64,533	55,344	101.6	95.3	117.0	101.2	93.2	116.9	88.0	98.5	105.6	53.8
13	109,929	53,180	33,295	22,747	707	69,349	40,580	57,282	52,647	91.7	84.4	99.3	101.0	86.1	106.5	74.1	88.8	95.1	52.1
14	104,755	50,094	31,340	22,689	632	76,451	28,304	54,891	49,864	95.3	94.2	94.1	99.7	89.4	110.2	69.7	95.8	94.7	52.4
15	104,039	50,308	31,059	22,023	649	80,447	23,592	56,348	49,691	99.3	100.4	99.1	97.1	102.7	105.2	83.4	102.7	95.6	54.2
16	105,545	49,699	32,973	22,290	583	83,151	22,394	57,617	47,928	101.4	98.8	106.2	101.2	89.8	103.4	94.9	102.3	100.5	54.6
17	106,588	47,319	34,999	23,608	662	88,441	18,147	56,476	50,112	101.0	95.2	106.1	105.9	113.6	106.4	81.0	98.0	104.6	53.0
18	108,815	47,779	35,447	24,972	618	95,406	13,409	57,771	51,044	102.1	101.0	101.3	105.7	93.4	107.9	73.9	102.3	101.9	53.1
19	90,649	41,561	28,176	20,289	622	81,593	9,055	51,382	39,267	83.3	87.0	79.5	81.2	100.6	85.5	67.5	88.9	76.9	56.7
20	90,768	41,562	27,614	20,942	649	81,354	8,299	51,449	16,874	100.1	100.0	98.0	103.2	104.3	99.7	91.7	100.1	43.0	56.7
21	68,323	36,376	15,925	15,260	764	60,024	8,299	43,590	24,733	75.3	87.5	57.7	72.9	117.7	73.8	100.0	84.7	146.6	63.8
21年 1月	5,660	2,552	1,665	1,407	36	5,022	638	3,192	2,468	81.3	88.0	71.7	83.0	83.7	81.7	78.5	83.0	79.2	56.4
2	5,396	2,615	1,625	1,105	51	4,842	554	3,059	2,337	79.1	89.4	67.7	75.6	137.8	79.6	74.8	83.0	74.5	56.7
3	5,724	2,781	1,444	1,371	127	4,943	781	3,290	2,434	77.1	85.6	53.8	95.6	235.2	74.4	100.9	80.7	72.8	57.5
4	5,724	2,989	1,326	1,279	130	5,034	690	3,517	2,207	68.5	82.4	47.0	68.8	302.3	68.1	71.6	78.6	56.9	61.4
5	5,480	2,990	1,247	1,185	58	4,877	603	3,483	1,997	71.9	82.7	54.1	71.9	105.5	70.7	83.2	80.0	61.0	63.6
6	5,944	3,391	1,206	1,286	61	5,187	757	4,039	1,905	71.9	86.8	52.7	63.7	113.0	69.8	90.9	84.4	54.7	68.0
7	5,832	3,326	1,179	1,286	42	5,126	706	3,874	1,958	72.3	85.7	53.6	67.2	64.6	71.5	79.6	84.2	56.6	66.4
8	5,469	3,185	1,180	1,086	19	4,815	654	3,653	1,816	66.5	78.1	49.4	63.7	35.8	64.7	83.7	75.9	53.3	66.8
9	5,471	3,119	1,200	1,097	56	4,833	638	3,731	1,740	66.0	78.9	48.0	63.8	48.7	64.5	80.7	80.2	47.9	68.2
10	5,866	3,202	1,232	1,360	72	5,117	749	3,894	1,972	78.5	93.1	61.4	68.6	156.5	76.4	96.0	91.4	61.3	66.4
11	5,889	3,215	1,213	1,413	48	5,120	769	3,988	1,901	87.3	106.4	64.8	78.4	96.0	84.0	117.8	100.8	68.1	67.7
12	5,868	3,011	1,408	1,385	64	5,108	760	3,870	1,998	89.8	101.4	77.1	81.3	188.2	87.2	113.1	97.9	77.5	66.0

資料 : 1. 年次の数値は国土交通省「建築統計年報」

2. 月別数値は国土交通省「住宅着工統計」

注 : 20年1月から12月までは前年同月比。四捨五入の関係で合計は必ずしも一致しない。

(3) プレハブ住宅

年次・月別	実 数						前 年 比 (%)						新設住宅全体に 占める割合 (%)	
	戸 数 (戸)			床 面 積 (千 m ²)			戸 数			床 面 積				
	総 数	構 造 別		総 数	構 造 別		総 数	構 造 別		総 数	構 造 別		戸 数	床面積
木 造		非 木 造	木 造		非 木 造	木 造		非 木 造	木 造		非 木 造			
昭和 45年	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50	135,635	23,254	112,381	10,147	1,915	8,231	93.0	86.5	94.5	93.8	88.6	95.1	10.0	9.0
55	127,235	26,034	101,201	11,191	2,670	8,521	93.0	101.1	91.1	98.2	105.5	96.1	10.0	9.4
60	177,842	43,344	134,498	14,015	4,216	9,799	109.2	115.1	107.5	106.6	112.0	104.4	14.4	13.6
62	247,455	67,824	179,631	19,573	6,360	13,213	121.7	128.8	119.2	125.7	129.9	123.8	14.8	14.8
63	251,178	71,647	179,531	20,876	7,136	13,740	101.5	105.6	99.9	106.7	112.2	104.0	14.9	15.5
平成 元年	258,782	79,522	179,260	22,229	7,993	14,236	103.2	111.0	99.8	106.5	112.0	103.6	15.6	16.5
2	270,279	85,663	184,616	23,742	8,776	14,966	104.4	107.7	103.0	106.8	109.8	105.1	15.8	17.3
3	265,211	78,637	186,574	23,036	8,053	14,983	98.1	91.8	101.1	97.0	91.8	100.1	19.4	19.7
4	305,331	90,331	215,000	25,175	8,636	16,539	115.1	114.9	115.2	109.3	107.2	110.4	21.8	20.9
5	302,407	93,829	208,578	26,655	9,564	17,091	99.0	103.9	97.0	105.9	110.7	103.3	19.1	20.2
6	291,368	102,328	189,040	28,464	11,259	17,205	96.3	110.1	90.7	106.8	117.7	100.7	18.6	19.6
7	298,747	111,434	187,313	29,746	12,178	17,568	102.5	108.9	99.1	104.5	108.2	102.1	20.3	21.8
8	344,989	135,268	209,721	36,355	15,652	20,703	115.5	121.4	112.0	122.2	128.5	117.8	21.0	23.0
9	285,990	113,473	172,517	29,082	12,841	16,241	82.9	83.9	82.3	80.0	82.0	78.4	20.6	22.5
10	250,322	97,846	152,476	25,242	11,018	14,224	87.5	86.2	88.4	86.8	85.8	87.6	20.9	22.6
11	261,588	107,398	154,190	27,478	11,908	15,570	104.5	109.8	101.1	108.9	108.1	109.5	21.5	23.3
12	254,183	109,455	144,728	26,387	12,257	14,130	97.2	101.9	93.9	96.0	102.9	90.8	20.7	22.0
13	242,528	104,423	138,105	23,475	10,988	12,487	95.4	95.4	95.4	89.0	89.6	88.4	20.7	27.0
14	239,921	102,688	137,233	22,344	10,571	11,773	98.9	98.3	99.4	95.2	96.2	94.3	20.4	21.3
15	240,726	104,766	135,960	22,187	10,631	11,556	100.3	102.0	99.1	99.3	100.6	98.2	20.7	21.3
16	250,636	113,028	137,608	22,676	11,114	11,562	1,058	107.9	101.2	102.2	104.5	100.1	21.1	21.5
17	252,065	116,561	135,504	22,212	10,934	11,278	100.6	103.1	98.5	98.0	98.4	97.5	20.4	20.8
18	265,565	126,396	139,169	23,004	11,541	11,463	105.4	108.4	102.7	105.6	105.6	101.7	20.6	21.1
19	243,915	116,111	127,804	20,744	10,240	10,504	91.8	91.9	91.8	90.2	88.7	91.6	23.0	22.9
20	261,978	125,647	136,331	21,503	10,703	10,800	107.4	108.2	106.7	103.7	104.5	102.8	24.0	23.7
21	216,657	105,715	110,942	17,974	8,905	9,069	82.7	84.1	81.4	83.6	83.2	84.0	249.1	258.2
21年 1月	19,397	8,664	10,733	1,506	704	802	86.0	85.0	86.8	84.0	82.8	85.0	22.3	21.6
2	15,031	6,753	8,278	1,271	594	677	80.7	83.1	78.9	80.9	82.7	79.3	18.1	18.6
3	14,559	7,082	7,477	1,223	614	609	84.2	78.9	89.8	81.0	78.5	83.7	17.3	16.5
4	15,875	7,772	8,103	1,358	679	679	76.7	77.5	76.0	78.8	78.0	79.5	16.2	16.3
5	16,526	7,626	8,900	1,368	649	719	78.2	78.4	78.0	77.2	75.8	78.6	18.2	17.9
6	18,862	9,574	9,288	1,563	793	770	81.9	688	79.0	81.7	81.9	81.4	18.7	18.9
7	18,861	8,990	9,871	1,616	787	829	82.5	85.2	80.2	82.7	83.5	82.0	19.4	20.0
8	17,676	8,231	9,445	1,529	732	797	76.7	75.9	77.5	77.5	74.5	80.5	18.2	18.6
9	17,688	8,850	8,838	1,478	752	726	77.5	80.9	74.4	76.7	77.4	76.0	18.2	17.8
10	20,248	10,139	10,109	1,658	832	826	83.5	91.4	76.8	87.7	92.3	83.4	22.0	22.2
11	21,278	10,729	10,549	1,726	865	861	92.7	89.2	96.6	98.5	93.1	104.5	25.2	25.6
12	20,656	11,305	9,351	1,678	904	774	90.9	95.2	86.2	97.4	96.9	98.0	25.1	25.7

資料 : 1. 年次の数値は国土交通省「建築統計年報」
2. 月別数値は国土交通省「住宅着工統計」

(4) 増築・改築

実 数			前 年 比 (%)		
件 数 (件)			件 数		
総 数	増 築	改 築	総 数	増 築	改 築
81,364	74,714	6,650	100.1	101.8	87.6
183,058	175,862	7,196	117.1	118.0	98.7
213,937	207,503	6,434	100.0	100.6	82.6
173,033	168,402	4,631	96.3	96.1	105.9
163,998	160,152	3,846	95.6	95.8	89.8
151,523	147,909	3,614	92.4	92.4	94.0
142,035	138,765	3,270	93.7	93.8	90.5
129,490	126,592	2,898	91.2	91.2	88.6
122,395	119,718	2,677	94.5	94.6	92.4
124,641	122,218	2,423	101.8	102.1	90.8
117,950	115,570	2,380	94.6	94.6	98.2
118,438	116,116	2,322	100.4	100.5	97.6
109,123	107,085	2,038	92.1	92.2	87.8
111,138	109,042	2,096	101.8	101.8	102.8
92,972	91,353	1,619	83.7	83.8	77.2
87,043	85,460	1,583	93.6	93.5	97.8
78,103	76,534	1,569	89.7	89.6	99.1
74,605	73,261	1,344	95.5	95.7	85.7
72,815	71,574	1,241	97.6	97.7	92.3
70,206	68,793	1,413	96.4	96.1	113.9
64,656	63,356	1,300	92.1	92.1	92.0
60,067	59,034	1,033	92.9	93.2	79.5
58,244	57,309	935	97.0	97.1	90.5
56,930	55,731	1,199	97.7	97.2	128.2
45,828	44,891	937	80.5	80.5	78.1
44,588	43,637	1,353	97.3	97.2	144.4
37,351	36,746	605	83.8	84.2	44.7
2,491	2,464	27	87.3	88.4	40.9
2,702	2,665	37	94	94.4	61.7
2,926	2,867	59	83.1	83.1	83.1
3,464	3,365	99	78.2	77.7	99.0
3,411	3,348	63	81.7	82.6	50.0
3,626	3,553	73	83.6	83.7	81.1
3,217	3,168	49	79.3	80.2	45.8
2,956	2,916	40	75.4	76.1	44.9
3,172	3,136	36	82.9	84.1	36.7
3,315	3,260	55	86.0	85.9	90.2
3,174	3,140	34	89.1	89.2	75.6
2,897	2,864	33	91.7	91.7	86.8

注: 1. プレハブ住宅は新築住宅着工量に含まれる。2X4住宅を含む。
2. 新設以外の増築・改築(10㎡を超える工事のみ計上)は住宅の戸が新たに増加しない工事である。
3. 20年1月から12月までは前年同月比。