

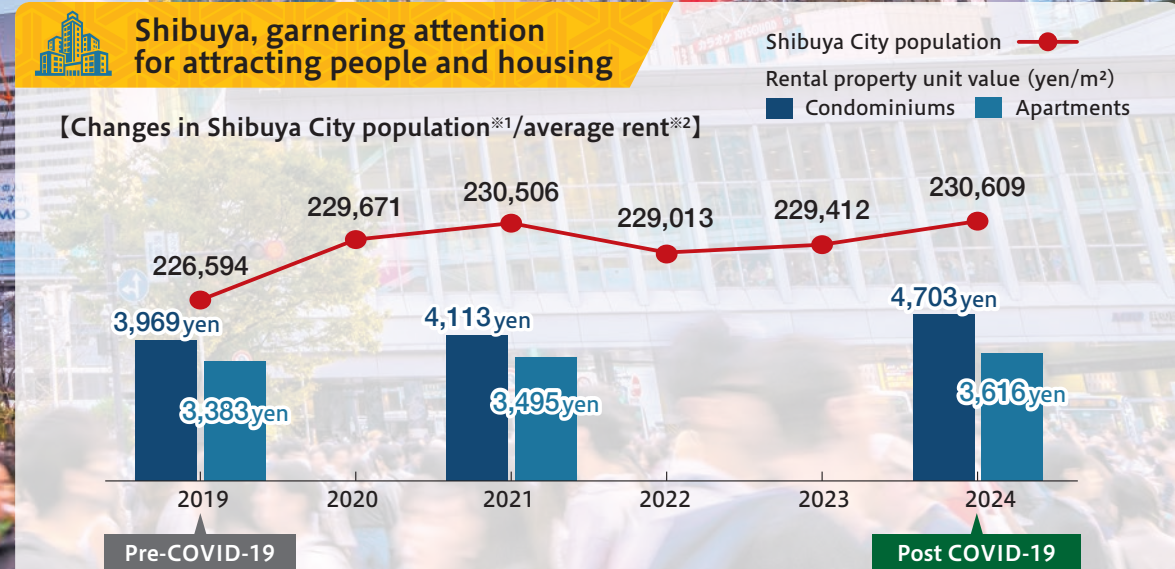
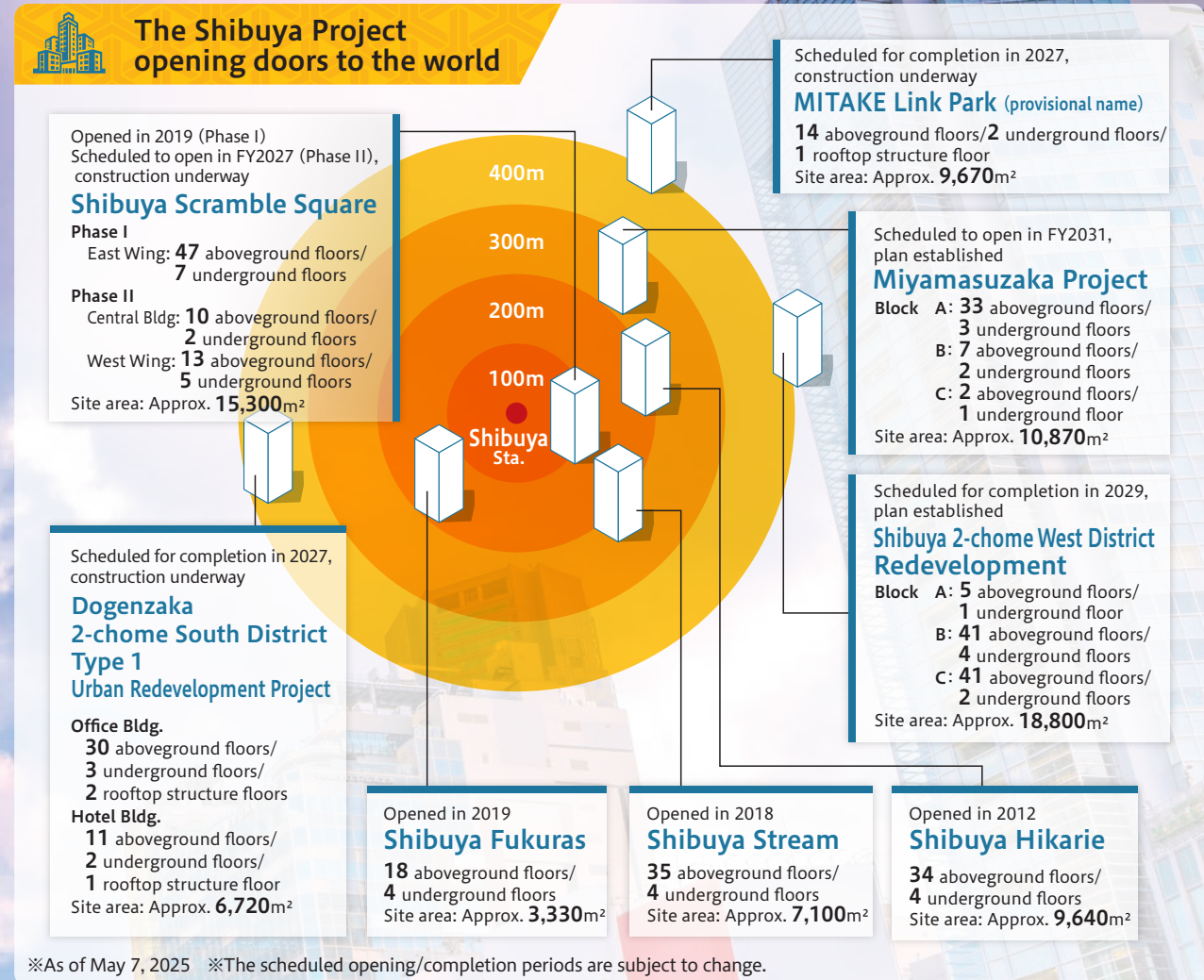
RESEARCH
 HIBUYA

 TOKYU LIVABLE

渋谷

An evolving Tokyo that accommodates sophisticated tastes

The city of Shibuya was chosen for once-in-a-century redevelopment.
Its evolution into an attractive destination for youth, while also accommodating grown-up preferences when further explored, is progressing to its second phase
Shibuya, a hub of business and trends, is also a conveniently livable area with ample green spaces.
Given that land values are expected to rise,
it goes without saying that the area is attracting real estate investment.
Be sure to discover the appeal of that value
while experiencing the evolving city of Shibuya you have yet to explore.



※1: Based on annual changes in the registered resident population from Shibuya Open Data "Shibuya City Population/Households" (figures are as of January 1, i.e. the last day of the previous year)
※2: Created by Tokyu Livable, Inc. based on the "Rental Trends in the Tokyo Metropolitan Area" from the Real Estate Information Network for East Japan's REINS data library.



SHIBUYA CITYLIFE GUIDE

Great access to major stations.
The unit value per square meter for real estate is rising due to heightened expectations driven by the redevelopment.

Sasazuka & Hatsudai

Sasazuka, bustling with traditional shopping streets
Hatsudai, a cultural hub

Average real estate value per square meter of pre-owned condominiums

	Sasazuka	Hatsudai
2019	921,051 yen/m ²	1,039,634 yen/m ²
2021	1,014,439 yen/m ²	1,088,067 yen/m ²
2024 (Jan.-Sep.)	1,115,347 yen/m ²	1,608,823 yen/m ²



Tokyo Opera City

This building complex features restaurants and cultural facilities, including a classical concert hall, the New National Theatre, and an art gallery.

A 5-min. walk from the East Exit of Hatsudai Station, Keio Line

Shoto & Uehara

Shoto, one of Japan's three most upscale residential neighborhoods
Uehara, a neighborhood of residential hideaways

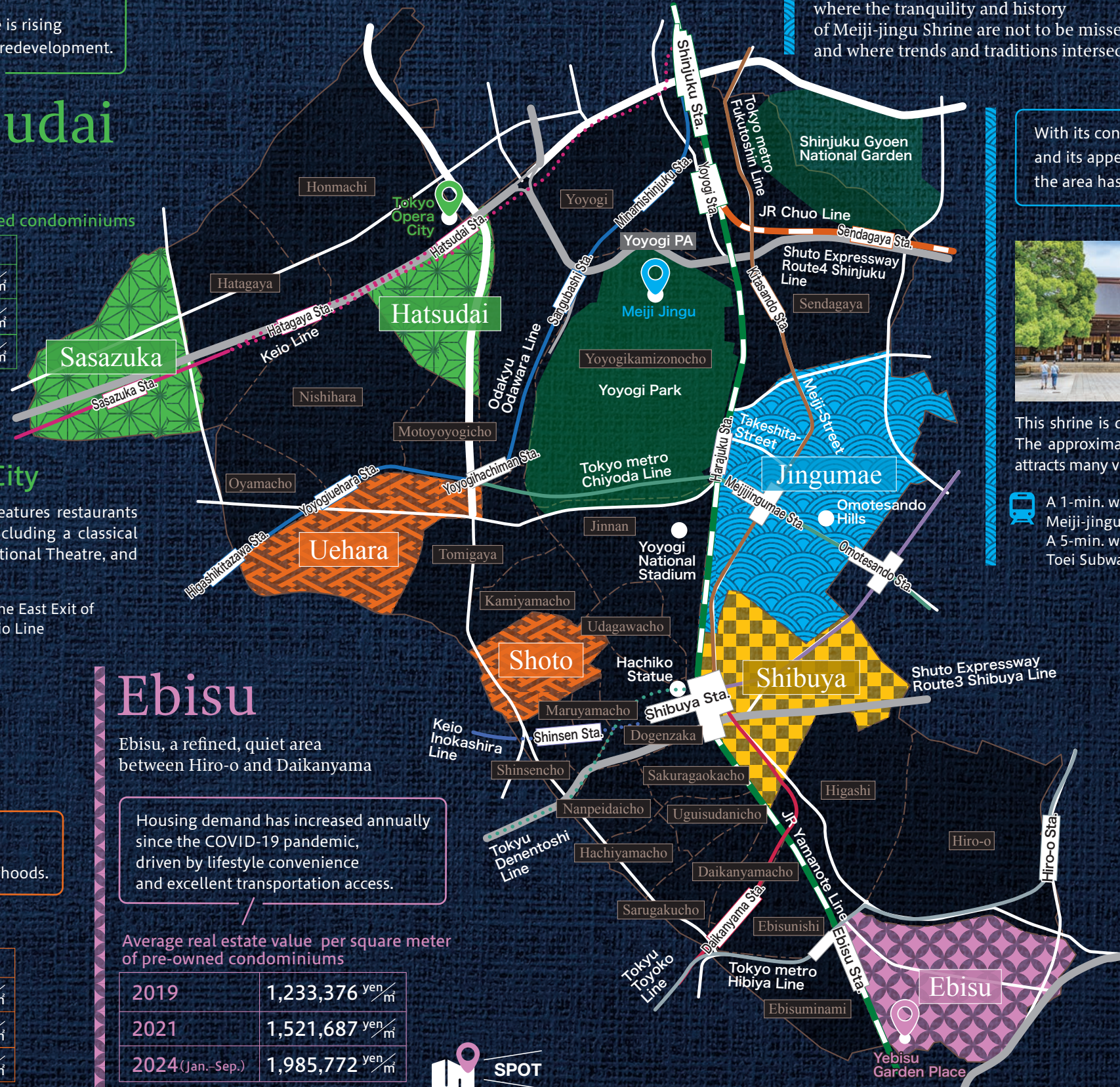
Prices are rising due to excellent accessibility to the urban center and the strong appeal of upmarket residential neighborhoods.

Average real estate value per square meter of pre-owned condominiums

	Shoto	Uehara
2019	1,281,628 yen/m ²	1,354,652 yen/m ²
2021	1,118,444 yen/m ²	1,404,980 yen/m ²
2024 (Jan.-Sep.)	1,545,833 yen/m ²	1,525,493 yen/m ²



※Created by Tokyu Livable, Inc., based on real estate transaction price information for pre-owned condominiums, etc. from the Ministry of Land, Infrastructure, Transport and Tourism's Real Estate Information Library (<https://www.reinfolib.mlit.go.jp/>)



Ebisu

Ebisu, a refined, quiet area between Hiro-o and Daikanyama

Housing demand has increased annually since the COVID-19 pandemic, driven by lifestyle convenience and excellent transportation access.

Average real estate value per square meter of pre-owned condominiums

2019	1,233,376 yen/m ²
2021	1,521,687 yen/m ²
2024 (Jan.-Sep.)	1,985,772 yen/m ²



Yebisu Garden Place

Situated on the former site of Yebisu Beer Brewery, this large complex features a hotel, cinema, museum, and restaurants. It has become a landmark in Ebisu, offering new delights and discoveries at every visit.

A 5-min. walk from the East Exit of Ebisu Station, JR Yamanote Line
A 7-min. walk from Exit No. 1 of Ebisu Station, Tokyo Metro Hibiya Line



Jingumae

Jingumae, where the tranquility and history of Meiji-jingu Shrine are not to be missed, and where trends and traditions intersect

Average real estate value per square meter of pre-owned condominiums

2019	1,502,275 yen/m ²
2021	1,901,583 yen/m ²
2024 (Jan.-Sep.)	2,674,590 yen/m ²

With its convenient transportation and its appeal as an upscale residential and cultural hub, the area has remained in the high price range.



Meiji-jingu Shrine

This shrine is dedicated to Emperor Meiji and Empress Shoken. The approximately 700,000 m² of pristine, time-honored forest attracts many visitors from both Japan and abroad.



A 1-min. walk from Harajuku Station, JR Yamanote Line
Meiji-jingumae Station, Tokyo Metro Chiyoda Line
A 5-min. walk from Yoyogi Station, JR Yamanote Line
Toei Subway Oedo Line

Shibuya

Shibuya, where the convenience of nine railway lines contributes to evolving work-life balance

Redevelopment of the area has resulted in a rise in inbound traffic and office demand, as well as price adjustments due to increasing costs.

Average real estate value per square meter of pre-owned condominiums

2019	1,368,238 yen/m ²
2021	1,836,485 yen/m ²
2024 (Jan.-Sep.)	1,477,979 yen/m ²



ACCESS INFORMATION



Information on major routes from Shibuya Station

Shinjuku Sta.	7 min. direct (JR Yamanote Line)	Ueno Sta.	29 min. direct (Tokyo Metro Ginza Line)
Ikebukuro Sta.	10 min. direct (JR Saikyo Line)	Akihabara Sta.	31 min. direct (JR Yamanote Line)
Roppongi Sta.	11 min. (transfer to Toei Oedo Line at Aoyama-itchome Station, Tokyo Metro Hanzomon Line)	Yokohama Sta.	33 min. direct (Tokyu Toyoko Line)
Shinagawa Sta.	13 min. direct (JR Yamanote Line)	Asakusa Sta.	36 min. direct (Tokyo Metro Ginza Line)
Ginza Sta.	17 min. direct (Tokyo Metro Ginza Line)	Haneda Airport Terminal 1 Sta.	48 min. (transfer to Tokyo Monorail at Hamamatsucho Station, JR Yamanote Line)
Tokyo Sta.	19 min. (transfer to Tokyo Metro Marunouchi Line at Akasaka-mitsuke Station, Tokyo Metro Ginza Line)	Narita Airport Sta.	81 min. (transfer to Keisei Limited Express at Nippori Station, JR Yamanote Line)

※Times shown refer to the time required during weekday commuting hours. They include transfer/wait time.



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