

RESEARCH
YOKOHAMA



横浜

A Port City that Connects Japan to the World

Yokohama is a city of tourism and commerce situated on Tokyo Bay.

Home to the Port of Yokohama,

Japan's first international trade port, the city has embraced foreign cultures

throughout its development,

and today is a bustling tourist destination

that draws large numbers of visitors

from both Japan and abroad.

With large-scale redevelopment

centered on the port area already underway,

Yokohama is becoming ever more convenient,

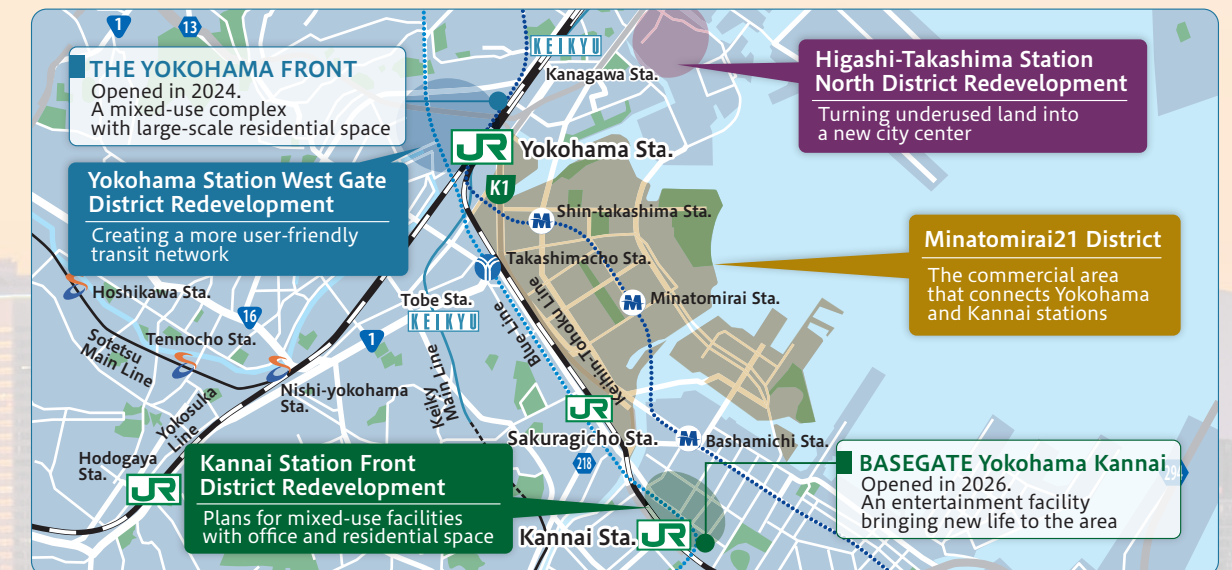
with plenty of value to discover.



The Yokohama Project: Urban Development Utilizing the Port

Yokohama Bay Area Integrating government and business

Large-scale redevelopment projects are currently underway to connect the Yokohama Station area, a key commercial and transportation hub, with the Kannai Station area, a center for government and tourism. Improved transit access and the development of new commercial facilities have drawn much attention and transformed the area into a hub where people and goods flow ever more freely.

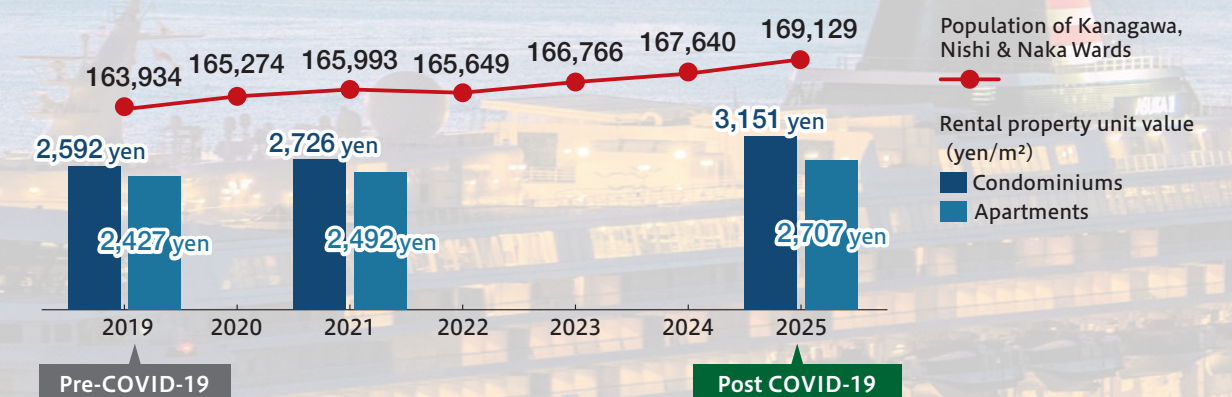


*As of August 1, 2026 *Redevelopment information is subject to change.
*Reference: "Urban Development in Central Yokohama," Yokohama City website



Yokohama: Rising Rent Driven by Population Growth

[Changes in population*1 & average rent*2 of Kanagawa, Nishi & Naka wards]



*1: Created by Tokyu Livable, Inc. based on "Population, Demographic Changes, and Number of Households Based on the Basic Resident Register" from the Ministry of Internal Affairs and Communications (current as of January 1 of each 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



YOKOHAMA CITYLIFE GUIDE

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.reinfoblib.mlit.go.jp/>)

Nishi Ward

With a major terminal and cutting edge seaside, Nishi Ward is driving the evolution of Yokohama

Home to Yokohama Station, one of Japan's largest transportation hubs, and the chic Minatomirai area, this is the heart of Yokohama, where its best elements converge.

K-Arena Yokohama, a 20,000-seat music-focused arena that opened in 2023, is also attracting attention.

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

2019	766,692 yen/m ²
2021	827,605 yen/m ²
2025	1,108,375 yen/m ²

With long-term redevelopment projects, such as the major redevelopment plans for the Yokohama Station West Gate area, set to continue through the 2040s, property values can be expected to keep rising.

Yokohama Sta.



Minatomirai



Naka Ward

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

2019	671,653 yen/m ²
2021	741,509 yen/m ²
2025	905,705 yen/m ²

A refined cityscape with an exotic atmosphere
Naka Ward, the cosmopolitan heart of Yokohama

BASEGATE Yokohama Kannai, a new facility that utilizes what was formerly Yokohama City Hall, has recently opened near Kannai Station, directly adjacent to Yokohama Stadium.

This area is also a popular tourist destination, home to attractions such as Yokohama China Town, Yamashita Park, and the Yokohama Red Brick Warehouse.

Yokohama China Town



Yamashita Park



Yokohama Red Brick Warehouse



Nishi Ward

Kanagawa Ward

Kanagawa Ward

Waterfront redevelopment is gaining momentum in Kanagawa Ward, Yokohama's suburbs

Located to the north of Yokohama Station, Kanagawa Ward is served by numerous railway lines, including JR and the Tokyu Toyoko Line, and offers easy access to Haneda Airport. Home to many universities, the ward is a vibrant area that attracts students as well as businesspeople living away from home on assignment.

Demand from commuters is particularly high in the areas along the Tokyu Toyoko Line, which runs directly to Shibuya in Tokyo, meaning an incredibly low risk of vacancies.

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

2019	619,920 yen/m ²
2021	660,935 yen/m ²
2025	876,189 yen/m ²

Yokohama English Garden

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Naka Ward

ACCESS INFORMATION



Information on major routes from Yokohama Station

Shinjuku Sta.	35 min. direct (JR Shonan-Shinjuku Line Rapid Service)
Shibuya Sta.	30 min. direct (JR Shonan-Shinjuku Line Rapid Service)
Ikebukuro Sta.	41 min. direct (JR Shonan-Shinjuku Line Rapid Service)
Roppongi Sta.	39 min. (transfer to Tokyo Metro Hibiya Line at Ebisu Sta., JR Shonan-Shinjuku Line Rapid Service)
Shinagawa Sta.	20 min. direct (JR Tokaido Main Line/Ueno-Tokyo Line)
Ginza Sta.	34 min. (transfer to the Tokyo Metro Ginza Line at Shimbashi Sta., JR Tokaido Main Line/Ueno-Tokyo Line)
Tokyo Sta.	31 min. direct (JR Yokosuka Line)

Ueno Sta.	36 min. direct (JR Tokaido Main Line/Ueno-Tokyo Line)
Akihabara Sta.	47 min. direct (JR Keihin-Tohoku/Negishi lines)
Asakusa Sta.	48 min. (transfer to the Toei Asakusa Line at Shimbashi Sta., JR Tokaido Main Line/Ueno-Tokyo Line)
Haneda Airport Terminal 1-2 Sta.	38 min. (transfer to Keikyu Main Line Limited Express (KAITOKU) at Keikyu Kamata Sta., Keikyu Main Line Limited Express (TOKKYU))
Narita Airport Terminal 1 Sta.	123 min. (transfer to Keikyu Main Line Limited Express at Keikyu Kamata Sta., Keikyu Main Line Limited Express (TOKKYU))

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



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