

SUMMARY OF THE RESULTS

I Two-or-more-person Households

1 Assets of Two-or-more-person Households

(1) Average Household Assets

A Overview

As of the end of November 2009, total assets (net asset value) of two-or-more-person households were 35.88 million yen. Among various types of assets, the residential land accounted for the largest part, at 19.92 million yen or 55.5%, of total household assets. This was followed by financial assets (outstanding savings less liabilities) at 9.47 million yen or 26.4% of total household assets, the housing at 5.23 million yen or 14.6% and estimated value of durable goods etc. at 1.27 million yen or 3.5%.

With regard to workers' households, total household asset was 26.53 million yen. As in two-or-more-person households, the residential land accounted for the largest part, at 15.07 million yen or 56.8%, of total household assets. This was followed by the housing at 5.31 million yen or 20.0%, financial assets at 4.86 million yen or 18.3% and estimated value of durable goods etc. at 1.29 million yen or 4.9%.

Moreover, the ratio of household assets to yearly income is 5.5 times in two-or-more-person households and that in workers' households was 3.7 times.

Household assets in two-or-more-person households showed a marked decrease of 6.2% in asset value as compared with the 2004 survey. When analyzed by type of assets, the residential land, which accounted for the largest part of total household assets, declined by 8.6% in asset value due to the steep fall in residential land prices. In addition, durable goods etc. and the housing also decreased by 13.5% and 4.5% in asset value, respectively. Financial assets (outstanding savings less liabilities) decreased by 0.4% in asset value (an decrease of 3.1% in outstanding savings and 7.6% in liabilities).

With regard to workers' households, the value of household assets showed a decline of 5.6% as compared with the 2004 survey. When analyzed by type of assets, the value of the residential land decreased by 7.3% in asset value. In addition, durable goods etc. and housing also showed a decline of 12.5% and 1.7% in asset value. Moreover, the value of financial assets also fell by 2.4% in asset value (an decrease of 2.8% in outstanding savings and 3.1% in liabilities).

B Housing and Residential Land by Present Residence/Other Than the Present Residence

When the total household asset value of housing and residential land in two-or-more-person households was analyzed by present residence and other than the present residence (including residential land, respectively; the same applies below), the value of present residence was 20.22 million yen per household or 80.4% of the total asset value of the housing and residential land while that of assets other than the present residence was 4.92 million yen per household or 19.6% of the total asset value of the housing and residential land. Moreover, the ratio of the residential land to the total asset value of the housing and residential land for households with owned present residence was 63.5% while that to the total asset value for households that owned assets other than the present residence was 15.7%. While the value of housing and residential land indicated a decline of 6.3% in present residence and 13.3% in other than the present residence as compared with the 2004 survey.

The ratio of households with housing and residential land to two-or-more-person households, and that of those with housing and residential land other than the present residence were 82.1% and 15.2% respectively. As compared with the 2004 survey, the former remained same level, the latter showed decreases of 0.7 percentage point. The asset value of present residence of households that owned present residence was 25.08 million yen while that of assets other than the present residence of households that owned assets other than the present residence is 32.40 million yen. When compared with the 2004 survey, these displayed declines of 6.7% and 9.4%, respectively.

Of the households that owned the housing and residential land other than the present residence, 39.9% had the property for relatives residence, 30.9% had the property for rent and 44.2% had “other property” including villa.

(2) Distribution of Households by Size of Assets

The average of total household assets was 35.88 million yen and the median 22.84 million yen for households that holds assets. The distribution of households by size of assets in two-or-more-person households showed that the households with total assets less than the average accounted for 66.2% of two-or-more-person households indicating a biased distribution of households toward smaller sizes of assets.

Moreover, the distribution of households owing assets by size of the housing and residential land showed the average value of these assets per household was 30.64 million yen and the median 19.60 million yen. When analyzed by present residence and other than

present residence, the average of present residence was 25.08 million yen in asset value and the median 18.21 million yen. The households that owned present residence less than the average value in asset value accounted for 65.7 % of the total number of such households. On the other hand, the average value of assets other than the present residence was 32.40 million yen per household in asset value and the median 11.94 million yen. The households that owned assets other than the present residence less than the average in asset value accounted for 78.3% of the total number of such households, indicating the fact that there was a greater bias toward smaller sizes of assets in the distribution of the households that owned assets other than the present residence.

A look at the distribution of households by size of financial assets reveals that the average value of these assets per household was 9.47 million yen and the median 5.99 million yen. Those households having the liabilities exceeding the outstanding savings accounted for 25.2% of the total number of households. The distribution of households by size of durable goods etc. indicated that the average value of these assets per household was 1.17 million yen and the median 0.86 million yen.

2 Household Assets by Household Attributes

(1) Household Assets by Yearly Income Decile Group

A Overview

A comparison of household assets by yearly income decile group in two-or-more-person households shows that Group I had 21.81 million yen in assets, Group V 30.65 million yen, and Group X 70.41 million yen, indicating that the higher a household's yearly income was, the greater the size of assets it owned. The differential in household assets between income groups observed in terms of the ratio of Group X to Group I (Group X/Group I) was 3.2 times. When this differential was analyzed by type of assets, financial assets owned by Group X had asset value 2.7 times that owned by Group I, residential land and durable goods etc. 3.2 times, and the housing 4.7 times.

Moreover, when the housing and residential land were analyzed by present residence and other than the present residence, the ratio of the latter is 9.0 times while that of the former is 2.7 times, indicating the fact that the difference between income groups was greater in the households that owned assets other than the present residence.

When compared with the 2004 survey, it narrowed from 3.4 times to 3.2 times in total assets. An analysis of these assets by type shows that while the differential narrowed in the residential land durable goods etc., it remained same level in financial assets and the

housing.

B Asset Ownership Ratio

A look at asset ownership ratio of housing and residential land other than the present residence by yearly income decile group shows the fact that the ownership ratio among Group I was lowest at 8.6% and the ownership ratio rose with increase in income reaching 27.9% in Group X. An examination of the ownership ratio of housing and residential land other than the present residence by type of use shows that Group I was the lowest, Group X was the highest in the property for relatives, used for rent and classified as “other property”. Moreover, ownership ratio generally rose with increase in income for property for rent and “other property”. While, ownership ratio of the property for relatives residence remained same level at around 6% in Group II to Group VIII excluding Group V.

A comparison of ownership ratio by type of housing and residential land other than the present residence reveals that the property for relatives had the highest ownership ratio in Group I to Group III, the ownership ratio of “other property” was the highest in Group IV to Group IX, the ownership ratio of property used for rent was the highest in Group X.

(2) Assets by Age Group of Household Head

A Overview

An analysis of household assets by age group of the household heads in two-or-more-person households shows a tendency that the older the age group of the household head was, the greater the size of assets the household owned. Total assets held by those under 30 years old were 8.54 million yen while total assets held by those in their 30s were 14.00 million yen, those in their 40s were 23.95 million yen, those in their 50s were 37.10 million yen, those in their 60s were 49.25 million yen and those at age 70 and older were 50.24 million yen. The assets held in the households headed by those at age 70 and older were 5.9 times greater than the assets held in the households headed by those under 30 years old.

In terms of the type of assets, financial assets held by those under 30 years old and those in their 30s were 0.38 million yen and 2.62 million yen in debt, respectively. On the other hand, financial assets held by those in their 40s and in older age brackets were in the black. Those in their 40s had 0.74 million yen in outstanding savings, in their 50s 9.27 million yen, in their 60s 17.85 million yen and those at age 70 and older had 18.60 million yen. Moreover, all of those who were in their 60s and in older age brackets had savings in

excess of 10 million yen. Furthermore, the value of the residential land held by those under 30 years old was 5.12 million yen, those in their 30s 9.60 million yen, those in their 40s 15.36 million yen, those in their 50s 21.03 million yen, those in their 60s 24.97 million yen and those at age 70 and older was 26.89 million yen, showing the trend that the older the age bracket of the household heads was, the greater the value of the residential land the household owned. Similarly, the value of the housing held by those under 30 years old was 2.65 million yen, those in their 30s 5.73 million yen and those in their 40s 6.54 million yen. After peaking in those in their 40s, however, the value of the housing held by those in their 50s and in older age brackets showed a tendency to decline: the value of the housing held by those in their 50s fell to 5.40 million yen, those in their 60s 5.07 million yen and those at age 70 and older 3.80 million yen. The value of durable goods etc. held by those who were under 30 years old was 1.16 million yen, those in their 30s 1.30 million yen, those in their 40s 1.31 million yen and those in their 50s 1.40 million yen. However, the value of durable goods etc. owned in the households headed by those in their 60s and in older age brackets exhibited a tendency to decline: the value of durable goods etc. held by those in their 60s fell to 1.36 million yen and those at age 70 and older was 0.95 million yen.

An analysis of housing and residential land by present residence and other than the present residence shows a tendency that the older the age bracket of the household heads was, the greater the values of present residence or other than the present residence.

When compared with the 2004 survey, total assets showed a decline in each age group except for those under 30 years old.

In terms of the type of assets, financial assets held by all age brackets exhibited a decline. The value of the residential land held by those under 30 years old and those in their 30s showed an increase while the value of the residential land held by those in their 40s and in older age brackets declines. On the other hand, while the value of the housing held by those under 50 years old increased, that held in their 50s and older age brackets was on the decline. Moreover, the value of durable goods etc. held by all age groups decreased, that held in each age group except for those in their 30s and those at age 70 and older was a decline of over 10%.

An analysis of housing and residential land by present residence and other than the present residence shows that the value of present residence held by those under 30 years old and those in their 30s increases while the value of present residence held by those in their 40s and in older age brackets declines. The value of other than the present residence decreases in all age groups.

B Asset Ownership Ratio

A look at the ownership ratio of housing and residential land other than the present residence by age group of the household heads shows that it was 4.3% in those under 30 years old, 4.5% in those in their 30s, 9.3% in their 40s, 17.2% in their 50s, 21.7% in their 60s and 20.3% in those at age 70 and older showing a tendency up to those in their 60s that the older the age group of the household heads was, the greater was the ownership ratio of assets other than the present residence. Furthermore, the ownership ratio exceeded 20% in those in their 60s as well as those at age 70 and older.

In terms of percentage of households holding housing and residential land other than the present residence by age group of the household heads, there was a tendency up to those in their 60s that the older the age group of the household heads was, the greater was the ownership ratio. Moreover, age group of under 50 years had the highest ownership ratio in the property occupied by relatives while those in their 50s and in older age brackets exhibited the highest ownership ratio in “other property.” The ownership ratio of property used for rent was lowest in each age group except for those under 30 years old.

(3) Household Assets by Types of Tenure of Dwelling

A look at household assets in two-or-more-person households by the types of tenure of dwelling shows that the households living in owned houses had 42.43 million yen of assets and the households living in rented houses and rooms had 8.59 million yen, which means the former having 4.9 times more assets than the latter. In terms of housing and residential land holdings, moreover, the households living in owned houses had 30.79 million yen in asset value per household while those living in rented houses and rooms had 1.65 million yen per household and the difference (29.14 million yen) accounted for 86.1% of the difference in total assets (33.84 million yen).

As for assets other than housing and residential land, the households living in owned houses had 10.26 million yen in financial assets while those living in rented houses and rooms had 6.17 million yen in financial assets. Moreover, while the households living in rented houses and rooms had 0.77 million in durable goods etc. per household, the households living in owned houses had 1.39 million yen in the same asset category per household, indicating the fact that the households living in owned houses had more assets in every type of assets as compared to the households living in rented houses and rooms.

An analysis of assets held by the households repaying housing loans and those having no housing loans shows that the former had 25.42 million yen per household on average and

the latter 51.75 million yen. In terms of the type of assets, financial assets held by the households repaying housing loans were 6.43 million yen in debt per household on average while those assets of the households having no housing loans were 19.39 million yen in the black per household. Moreover, the households having no housing loans owned more amounts of housing and residential land at 31.05 million yen per household on average as compared to those repaying housing loans at 30.31 million yen per household. When these assets were divided into the housing and the residential land, the value of the housing owned by the households repaying housing loans was higher as compared to that owned by those having no housing loans. This was due to the fact that the housing owned by the households repaying housing loans tended to be relatively new. Nevertheless, the value of the residential land held by the households having no housing loans was higher than that held by those repaying housing loans. Also, the households repaying housing loans owned more durable goods etc. at 1.54 million yen per household on average as compared to those having no housing loans which owned 1.30 million yen in durable goods etc. per household.

A comparison of household assets by the status of occupancy with the 2004 survey shows that all assets of the households living in owned houses decreased, total assets were a decline of 6.5%. In addition, total assets held by the households living in rented houses and rooms also decreased by 4.4%.

When total assets were examined by the households repaying housing loans and those having no housing loans, the value of assets held by the households repaying housing loans decreased by 11.8% due to the fall in the value of the housing. Also, the total assets held by the households having no housing loans dropped by 7.2%.

3 Household Assets Analyzed by District

(1) Total Assets

As for household assets in two-or-more-person households by prefecture, the households in Tokyo led in terms of the size of asset holdings at 59.09 million yen on average followed by the households in Kanagawa, Aichi, Tochigi and Kagawa. The number of households owning more assets was concentrated in the Kanto regions. On the other hand, the households in Hokkaido had the least assets at 18.12 million yen, which was followed by the households in Aomori, Kagoshima, Okinawa and Nagasaki. The number of households owning less assets was concentrated in the Hokkaido and Kyushu region.

When compared to the 2004 survey, the assets held by the households in Chiba,

Kanagawa, Yamaguchi, Shiga, Hyogo, Nara, Okayama, Miyazaki and Okinawa increased while those held in other prefectures were on the decline.

(2) Household Assets by Type of Assets

Among various types of household assets by prefecture, financial assets had the highest percentage in the value components of household assets at 41.9% in Hokkaido followed by Kagawa, Tottori and Shimane. On the other hand, financial assets showed the lowest percentage in the value components of household assets in Okinawa at 8.7%. Moreover, the housing the residential land showed the highest percentage in the value components of household assets at 71.3% in Tokyo followed by Okinawa, Kanagawa and Osaka. The residential land accounted for the lowest percentage at 36.1% in Hokkaido. The housing occupied the highest percentage in the value components of household assets at 24.2% in Okinawa followed by Aomori, Saga and Akita. The housing accounted for the lowest percentage at 11.9% in both Tokyo and Kanagawa.

(3) Housing and Residential Land

A Residential land

When the value of the household residential land in two-or-more-person households was analyzed by prefecture, the residential land held by the households in Tokyo had the highest value at 42.13 million yen, which was followed by Kanagawa, Aichi, Tochigi, and Saitama. The residential land with higher value was mostly found in the Kanto region. On the other hand, the residential land held by the households in Hokkaido had the lowest value at 6.53 million yen per household on average, which was followed by Nagasaki, Kagoshima, Akita and Saga. The residential land with lower value was mostly found in the Hokkaido and Kyushu region.

B Housing

As for the value of the household housing in two-or-more-person households by prefecture, the housing owned by the households in Tokyo had the highest value at 7.04 million yen on average, which was followed by Aichi, Shiga, Nagano and Mie. Housing with higher value were mostly located in the Kanto and Tokai regions. On the other hand, the housing held by the households in Hokkaido had the lowest value at 3.10 million yen on average, which was followed by Iwate, Kagoshima, Nagasaki and Oita. Houses with lower value were mostly found in the Hokkaido and Kyushu region.

(4) Estimated Value of Durable Goods, etc.

An analysis of the value of durable goods etc. owned per household in two-or-more-person households indicates that these assets held by the households in Mie had the highest value at 1.65 million yen per household on average, which was followed by Gifu, Aichi, Shiga and Tochigi. Durable goods etc. with higher value were mostly found in the Tokai regions. On the other hand, durable goods etc. owned by the households in Okinawa had the lowest value at 0.78 million yen per household on average, which was followed by Hokkaido, Iwate, Nagasaki, Aomori and Osaka. Durable goods etc. with lower value were mostly found in the Tohoku and Okinawa region.

II One-Person Households

An analysis of household assets of one-person households by sex shows that males had 18.61 million yen and females 29.97 million yen on average. An examination of these assets by age group reveals that, among males, those under 30 years old had 3.27 million yen, those in their 30s 9.46 million yen, those in their 40s 14.36 million yen, those in their 50s 20.05 million yen, those in their 60s 26.00 million yen and those at age 70 and older had 39.38 million yen on average. Also, among females, those under 30 years old had 3.88 million yen, those in their 30s 12.47 million yen, those in their 40s 14.59 million yen, those in their 50s 27.24 million yen, those in their 60s 33.12 million yen and those at age 70 and older had 40.78 million yen on average. Moreover, the above statistics indicates that, both males and females,, the size of assets held by one-person households grew greater in tandem with the advance in age group. A comparison of total assets held by those at age 70 and older, who are at the top of the scale, and those held by those under 30 years old, who are at the bottom of the scale reveals that, among males, those at age 70 and older had 12.1 times more assets than those under 30 years old and, among females, those at age 70 and older had 10.5 times more assets than those under 30 years old.