

Outline of the Retail Price Survey

1. Purpose of the survey

The purpose of the Retail Price Survey (RPS) is to provide Consumer Price Index (CPI) and the other basic information about price statistics. It surveys retail prices of goods and fees for services which are important for the consumption expenditures. And the survey has been conducted as “Fundamental Statistics Survey” in accordance with the provisions of the Statistics Act.

The survey consists of two parts: the “Trend Survey” that aims to clarify the monthly trend of prices, and the “Structural Survey” that aims to clarify the price structure by region and store type. And the “Trend Survey”, which had been called simply “Retail Price Survey” until “Structural Survey” started in January 2013, has been conducted since June 1945.

(History of the Retail Price Survey)

The RPS started in June 1950. Since 1946 until that time, the CPI had been compiled on the basis of “Effective Prices” (average prices weighted according to the quantity of the goods purchased at official prices and that of goods purchased at black market prices), which had been obtained from the “Consumer Price Survey” (CPS replaced later by the Family Income and Expenditure Survey), when the economic situation was confused by war casualties.

However, with the recovery of the economy and the gradual removal of government’s controls on the consumption, consumer goods became abundant at markets and it became possible to collect monthly price data on identical items regularly at retail stores. Thus in June 1950, the Statistics Bureau instituted the “Retail Price Survey” as “Designated Statistics No.35” (as “Fundamental Statistics Survey” from April 2009) in accordance with the provisions of the Statistics Act (Act No.18 of 1947).

Initially, RPS was conducted on around 210 items in 46 cities having prefectural offices and 8 other cities (Obihiro-shi, Takasaki-shi, Matsumoto-shi, Hamamatsu-shi, Matsusaka-shi, Hofu-shi, Imabari-shi, Miyakonojo-shi). Later, the survey was revised in respect of survey municipalities and survey items into the present form. Rural districts (-gun) were added to the list of survey municipalities from July 1962 to make the survey more comprehensive and nationwide in scale.

Sample municipalities included five cities and two towns in Okinawa Prefecture with its reversion to Japan in 1972, and were partly exchanged several times, the number of which is 167 in January 2021.

In principle, the survey items are revised every five years along with the base revision of CPI. But the results of the survey attracted great attention not only through the CPI, but also as data showing price levels of individual goods and services and more sample data on such individual prices were needed. Therefore in order to meet the market trend, the number of survey items was enlarged in midpoint year.

2. Survey system

The survey system is composed of the price survey, the house rents survey and the hotel charges survey.

(1) Price survey

Retail prices of goods and services are surveyed. Staffs in charge of the survey are selected depending on the types of items in the following manner.

a Items surveyed by enumerators

Food, domestic non-durables, etc., which consumers usually purchase in their residential districts and the prices of which vary by district (item group A), clothing, electric appliances, etc., which consumers usually purchase in their representative commercial areas or large retail stores of each city, town and village and for which there are price differences among stores (item group B), recreational goods and such, the prices of which do not vary much among stores and districts (item group C), Contact lenses, gasoline, etc., the prices which are surveyed in each sample city, town and village, irrespective of survey district (item group S).

b Items surveyed by the prefectural governments

Water charges, Hospital charges for delivery, etc., the prices of which are almost uniform in each prefecture or city, town, and village (item group D).

c Items surveyed by the Statistics Bureau

Electricity, Telephone charges, etc., the price which are uniform throughout the whole country or within a region (item group E).

(2) House rents survey

Rents per month and total floor spaces are surveyed. Staffs in charge of the survey are selected depending on the types of items in the following manner.

a Items surveyed by enumerators

Private housing rents are surveyed by enumerators.

b Items surveyed by the prefectural governments

Public housing rents managed by a prefecture, municipality, prefectural housing corporation, city housing corporation, general incorporated association or general incorporated foundation are surveyed by the prefectural governments.

c Items surveyed by the Statistics Bureau

Housing rents managed by the Urban Renaissance Agency are surveyed by the Statistics Bureau.

(3) Hotel charges survey

Hotel charges for one night with two meals or one night with breakfast on weekday and on the day before holiday, operated by private sectors are surveyed by the prefectural governments. Charges for two persons for one night on weekday and on the day before holiday are surveyed, being converted to charges for one person.

3. Survey organization

The survey is conducted through the following channel.

○Items surveyed by enumerators

Minister for Internal Affairs and Communications

– Prefectural Governors – Supervisors – Enumerators – Price reporters

○Items surveyed by the prefectural governments

- Minister for Internal Affairs and Communications
 - Prefectural Governors – Price reporters
- Items surveyed by the Statistics Bureau
 - Minister for Internal Affairs and Communications
 - Price reporters

“Supervisors”, who are prefectural officials, supervise the field work of enumerators and take charge of collecting the prices of certain items. In total, approximately 130 supervisors are appointed for the RPS.

“Enumerators”, who are appointed in each sample city, town and village by the prefectural governors, have charge of survey. In total, approximately 750 enumerators are appointed for the RPS.

4. Classification of survey items and the number of prices collected

The items, which are important to peoples’ livelihoods, are selected according to the results of the Family Income and Expenditure Survey (FIES). If household expenditure on a particular item accounts for one-ten thousandth or more of the total household expenditure, the item is included as survey items. There are cases when the survey items are varied considerably in quality or performance and not distributed in some survey municipalities. For that reason we set up calling “Basic Specifications” which the quality, performance and characteristics (features) are specified for each item. 540 items·858 basic specifications are selected and their prices are surveyed .

The survey items are classified into six groups according to the consumer behavior, nature of goods, variation of prices among stores and other characteristics (See Table 1-1) .

There are cases when these specification items are not distributed in some survey municipalities. For that reason we set up a survey classification for each item and specification, which designates municipalities where those items and specifications should be surveyed, taking account of the actual market conditions based on the size of the population and so on (See Table 1-2) .

(1) Price survey

The number of prices collected is approximately 215,000 every month in total. The number of prices collected for item group A, B and C are listed in Table 6.

The number of prices collected for items surveyed by the prefectural governments (group D) is one in each city, town and village, in principle. However, some of those are different among municipality, as shown in Table 2.

The number of prices collected for item group S is listed in Table 3-1 and Table 3-2.

(2) House rents survey

Approximately 28,000 rents per month and total floor spaces for all rented houses owned by private sectors in house rents survey districts are surveyed.

Besides, rents and total floor spaces for rented houses owned by public sectors and Urban Renaissance Agency in all sample cities, towns and villages are surveyed.

(3) Hotel charges survey

320 hotels (each sample cities, towns and villages have 2 to 7 hotels) are surveyed in the whole country.

5. Survey Specifications

(1) Basic specifications

The quality, performance and characteristics (features) are specified for each item. These specifications are established so that the prescribed articles of commerce can be investigated in a uniform way.

The brands, standards, model number, etc. are specified in addition to definition of basic specifications when investigating certain items. These specifications are called “Detailed Specifications”, which should be distributed in the largest quantities and can be conducted continually. Detailed specifications include “Designated brands” of specifying a brand only, and “Designated brand and model number” of specifying model number, and so on. “Basic Specifications” and “Detailed Specifications” are updated considering the change of the supply of goods at the markets. The number of basic specifications is shown in Table 1-2.

(2) Local specifications

In municipalities in which basic specifications are not distributed in sufficient quantities, alternative items that are distributed in larger quantities are designated as “Local specifications” reflecting the actual market conditions.

6. Sample cities, towns and villages

(1) Price survey and house rents survey

As of January 2021, the sample cities, towns and villages of the price survey and the house rents survey were the following 167 cities.

- Cities with prefectural government; 47 cities
- Kawasaki-shi, Hamamatsu-shi, Sagamihara-shi, Sakai-shi and Kitakyushu-shi; 5 cities
- The other cities, towns and villages; each city, town or village was selected from 116 strata that were sorted cities, towns and villages by the size of population, the geographic location, the industrial characteristic and so on.

(2) Hotel charges survey

For hotels operated by the private sectors, the regions with a large number of tourists are selected as sample cities, towns and villages (99) from cities with prefectural government or sightseeing spots around the county (see Table 5).

7. Survey districts

“Price Survey Districts” are established to survey prices of products and charges of services, and “House Rents Survey Districts” are established to survey rents managed by private sectors in each sample municipalities. The number of survey districts and prices collected is designated in Table 6 on the basis of population size. For the item group D, the item group E, the item group S, public housing rents, housing rents managed by the Urban Renaissance Agency and hotel charges, however, prices are surveyed directly in the whole area of a prefecture or each sample city, town and village, not through the survey districts.

(1) Price survey districts

The total number of price survey districts is approximately 580 as of January 2021.

- a Establishment of price survey districts
The whole area of each city, town and village for the survey is divided into the same number of price survey districts as those of prices for the item group A, referring to distribution of densely commercial districts along geographical features.
- b Methods of the survey for every classification of the survey items
In principle, prices for items in the group A are surveyed in all price survey districts, while those for the group B and C are surveyed in price survey districts where representative stores of the items exist.

(2) House rents survey districts

House rents survey districts are selected every five years, following to sampling with varying probabilities from enumeration districts (outside of mountains or deserts) of the Population Census on 2015. The total number of house rents survey districts is approximately 1,200.

Public housing rents and housing rents managed by the Urban Renaissance Agency are surveyed in the whole area of sample cities, towns and villages.

8. Prices reporters

Price reporters for survey items concerned with goods and service charges are specified for each survey item group (see Table 1-1).

Price reporters designated amount to approximately 27,000 for the goods and services. There are approximately 7,000 reporters for house rents (owned by private sectors) and 320 reporters for hotel charges.

Price reporters are selected by the following principles.

(1) Price survey

- a For items of group A, B and C price reporters are selected in each survey district. They must be managers of retail stores or service establishments with largest amount of sales of the item concerned in that district. If there is little information on the amount of sales at the store, the scale of the store is considered. (e.g. the number of employees). For group S, price reporters are designated in each sample city, town and village.
- b For items of group D, price reporters are designated not in each survey district, but in each sample city, town and village. The method of the selection of stores is the same as in group A, B and C.
- c For items of group E, price reporters must be managers of selected establishments or authorities in the whole country.

(2) House rents survey

For private housing rents, managers of establishments renting houses in the survey districts are designated as price reporters.

For public housing rents, representatives of competent authorities in each sample city, town and village are designated as price reporters.

(3) Hotel charges survey

For hotel charges, representatives of hotels are designated as price reporters.

9. Survey dates

(1) Price survey and House rents survey

Prices are surveyed on Wednesday, Thursday or Friday of the week which includes the 12th of each month.

However, prices of item group D and E are surveyed on Friday of the week which includes the 12th of each month (as for Admission fees to the theme park are collected on Sunday of the week which includes the 12th of each month).

Moreover, 45 perishable items (fresh fishes, vegetables, fruits and cut flowers) have three survey dates a month. Prices for the three consecutive days ending with the survey date are collected, and the median price is taken.

(2) Hotel charges survey

Hotel charges are collected on Friday for the normal charge (in case the next day is a holiday, the next Monday is to be the survey date) and on Saturday for the extra-charge before the holiday, both of the week which includes the 5th of each month.

10. Survey method

(1) Price survey

For items surveyed by enumerators, the enumerators visit price reporters, collect prices by interviews and enter them into price collection device by themselves.

In principle, prices to be collected for the survey are normal retail prices or normal service charges for the specified item at stores or establishments surveyed on the survey date.

Therefore, the following prices are excluded.

- Extra-low prices due to the bargain sales, clearance sales, discount sales, etc., which are held for less than eight days
- Prices of odd items, incomplete sets and goods sold in combination
- Reduced prices for quantity purchases
- Prices of second-hand articles, auctioned goods and those sold on installments

(2) House rents survey

a Rents of houses owned by private sectors

The enumerators visit price reporters, collect the data on monthly rents and total floor spaces of houses rented in the survey districts, and enter them into price collect device by themselves.

Every house rents survey district is divided into the group 1, the group 2 and the group 3, and inquiries are made every three months for the first group in January, April, July and October, the second group in February, May, August and November and the third group in March, June, September and December.

Rent per unit area is obtained by dividing total gross rents for all the survey districts for house rents by total floor spaces rented. The calculation result is announced as a rent per 3.3 m². As for house rents survey districts not surveyed in current month, the data from the most recent survey month are substituted. House rents survey districts correspond to those of the Population Census.

b Rents of houses owned by public sectors

Rents and total floor spaces of rented houses owned by a prefecture, municipality, prefectural housing corporation, city

housing corporation, general incorporated association or general incorporated foundation are surveyed by the prefectural governments every month.

And rents and total floor spaces of rented houses owned by the Urban Renaissance Agency are surveyed by the Statistics Bureau every month.

(3) Hotel charges survey

Representative hotels are selected in the each sample cities, towns or villages by the prefectural officials and private hotel charges for two persons for one night with two meals and one night with breakfast on weekday and on the day before holiday at a typical room in a surveyed hotel are collected, being converted to charges for one person.

11. Publication of the results

The survey results are calculated by National Statistics Center. And these are released on Friday of the week including the 19th day in the following month after the survey in principle as retail prices in cities with prefectural government and with population 150,000 or more, and on Friday of the week including the 26th day in the survey month in principle as those in Ku-area of Tokyo and nationwide uniform prices and charges. Moreover, the results of the annual average prices are released along with the March results of the retail prices of major items by cities (cities with prefectural government and cities with population of 150,000 or more) every year.

Table 1-1 Survey systems by Contents

Classification	Contents of survey items and specifications	Survey organization
Item group A	Food, domestic non-durables, etc., which consumers usually purchase in their residential districts and the price of which vary by district	Enumerator
Item group B	Clothing, electric appliances, etc., which consumers usually purchase in their representative commercial areas or large retail stores of each city, town and village and for which there are price differences among stores	Enumerator
Item group C	Recreational goods, etc., the price of which do not vary much among stores and districts	Enumerator
Item group D	Water charges, Hospital charges for delivery, etc., the price of which are almost uniform in each prefecture or city, town, and village	Prefectural governments
Item group E	Electricity, Telephone charges, etc., the price which are uniform throughout the whole country or within a region	Ministry of Internal Affairs and Communications
Item group S	Gasoline, etc., the price which are surveyed in each sample city, town and village, irrespective of survey district	Enumerator

Table 1-2 Number of survey items and basic specifications by survey classification and city groups

Level of survey classification	Survey classification		Number of items	Number of specifications							House rent (Private)
				Total	Item group A	Item group B	Item group C	Item group D	Item group E	Item group S	
				540	858	151	174	72	84	273	
Level of survey classification	Without sign	Items and specifications surveyed by all cities, towns and villages	131	182	66	30	15	48	15	7	1
	①	Items and specifications surveyed by cities with population 50,000 or more	51	52	27	13	9	2		1	
	②	Items and specifications surveyed by cities with population 150,000 or more	45	50	12	30	2	1		5	
	③	Items and specifications surveyed by cities with prefectural government	249	290	44	99	46	11		90	
	④	Items and specifications surveyed in the whole area of prefectures	12	27				22	5		
	⑤	Items and specifications surveyed in the whole area of country	48	253					253		
	*	Items and specifications surveyed by Okinawa prefecture	4	4	2	2					
	City groups	Items and specifications surveyed by cities with population less than 50,000 and towns and villages (Without sign)		131	182	66	30	15	48	15	7
Items and specifications surveyed by cities with population 50,000 or more but less than 150,000 (Without sign + ①)		182	234	93	43	24	50	15	8	1	
Items and specifications surveyed by cities with population 150,000 or more (Without sign + ① + ②)		227	284	105	73	26	51	15	13	1	
Items and specifications surveyed by cities with prefectural government (Without sign + ① + ② + ③)		476	574	149	172	72	62	15	103	1	
Items and specifications surveyed in the whole area of prefectures (Without sign + ① + ② + ③ + ④)		493	601	149	172	72	84	20	103	1	
Items and specifications surveyed in the whole area of country (Without sign + ① + ② + ③ + ④ + ⑤)		536	854	149	172	72	84	273	103	1	

Table 2 Number of prices collected for Water charges, College & university fees, Supplemental study, etc.

Survey items	Number of prices collected
Water charges, Sewerage charges, Sewage disposal charges	1 in each survey city, town and village
Hospital charges for delivery	2 prices are collected in each prefecture
Fees for complete medical checkup	Cities with prefectural government 2 in each city
Fees for immunization	Cities with prefectural government 2 in each city
Bus fares (local line)	Ku-area of Tokyo 3 Sendai-shi, Yokohama-shi, Kawasaki-shi, Kyoto-shi, Osaka-shi, Kobe-shi, Hiroshima-shi and Kitakyushu-shi 2 in each city Other cities with population 50,000 or more 1 in each city
Expressway Bus fares (highway express bus)	Tokyo-to 3 Miyagi-ken, Kanagawa-ken, Aichi-ken, Kyoto-fu, Osaka-fu, Hyogo-ken, Hiroshima-ken 2 in each prefecture Other prefecture 1 in each prefecture
Taxi fares	Ku-area of Tokyo 10 Osaka-shi 7 Government-ordinance-designated city in Cities with prefectural government and Naha-shi 5 in each city Other cities with prefectural government 3 in each city Other survey cities, towns and villages 1 in each city, town and village
Charges for driver's licence, Passport acquisition fees	Cities with prefectural government 1 in each city
Supplemental study (elementary school students)	Ku-area of Tokyo 5 Cities with prefectural government 2 in each city
Supplemental study (junior high school students)	Ku-area of Tokyo 10 Cities with prefectural government 3 in each city
Supplemental study (high school, preparatory school)	5 prices are collected in Tokyo-to 3 prices are collected in each prefecture excluding Tokyo-to
Newspapers (local, block)	1 in each survey city, town and village
Driving lesson fees	5 prices are collected in Tokyo-to 3 prices are collected in each prefecture excluding Tokyo-to
Charges for playing golf,	10 prices are collected in Tokyo-to 3 prices are collected in each prefecture excluding Tokyo-to
Swimming pool charges	Ku-area of Tokyo 10 Cities with prefectural government 2 in each city
Game fees, bowling	Cities with population 150,000 or more 1 in each city
CATV reception charges	Ku-area of Tokyo 3 Cities with prefectural government 1 in each city
Cultural facilities admissions	10 prices are collected in Tokyo-to 2 prices are collected in each prefecture excluding Tokyo-to
Cultural facilities admissions (public)	10 prices are collected in Tokyo-to 2 prices are collected in each prefecture excluding Tokyo-to
Bathing charges (Price Control Law is not applied to)	5 prices are collected in Tokyo-to 2 prices are collected in each prefecture excluding Tokyo-to
Charges for certificates(registered seals)	1 in each survey city, town and village
Nursery school fees	Ku-area of Tokyo 23 Other survey cities, towns and villages 1 in each city, town and village
School lunch (elementary school) (junior high school)	Ku-area of Tokyo, Yokohama-shi, Kawasaki-shi, Nagoya-shi, Kyoto-shi, Osaka-shi, Kobe-shi and Kitakyushu-shi 10 in each city Other cities with prefectural government 5 in each city
P.T.A. membership fees (elementary school) (junior high school)	Other cities with population 50,000 or more 3 in each city Other cities with population less than 50,000, towns and villages 1 in each city
Junior high school fees, private	Ku-area of Tokyo 18 Completely enumerated in each survey city, town and village

Survey items	Number of prices collected
High school fees, public	Ku-area of Tokyo 1
High school, private	1 in each survey city, town and village excluding Ku-area of Tokyo { Ku-area of Tokyo 47 { Completely enumerated in each survey city, town and village excluding Ku-area of Tokyo (The limit is 10)
College & university fees (national) Law, literature and economics course Physical science and engineering course	Completely enumerated in each prefecture
College & university fees (private) Law, literature and economics course Physical science and engineering course	{ 22 prices are collected in Tokyo-to { Completely enumerated in each prefecture (The limit is 10) { 10 prices are collected in Tokyo-to { Completely enumerated in each prefecture (The limit is 5)
Junior college fees (private) Law, literature and economics course Home economics course	15 prices are collected in Tokyo-to Completely enumerated in each prefecture (The limit is 10)
Professional training college fees	5 prices are collected in Tokyo-to 2 prices are collected in each prefecture excluding Tokyo-to
Kindergarten fees, public	{ Ku-area of Tokyo 23 { 1 in each survey city, town and village excluding Ku-area of Tokyo
Kindergarten fees, private	{ Ku-area of Tokyo 10 { 3 in each survey city, town and village excluding Ku-area of Tokyo
Funeral fees	Ku-area of Tokyo 10 Yokohama-shi 7 Saitama-shi, Chiba-shi, Nagoya-shi, Osaka-shi and Kobe-shi 2 in each city Other cities with prefectural government..... 5 in each city
Funeral fees (cremation)	Ku-area of Tokyo 2 Cities with prefectural government 1 in each city
After-school childcare fees	Ku-area of Tokyo 5 Cities with prefectural government 2 in each city

Table 3-1 Number of prices collected for Fresh milk (delivered), Carpentering, etc.

Survey items (specifications)	Number of prices collected
Fresh milk (delivered), Gasoline	Same as item group A
Hamburgers(eating out), Bowl of rice topped with seasoned beef(eating out),"Yakitori", grilled chicken (eating out), Kitchen cabinets, Carpets, Men's jackets, Boys' school uniforms, Girls' school uniforms, Shoe repair charges, Contact lenses, Bicycles(city), Portable digital audio player, Desks, Computer games for domestic use(stationary, portable), Game softwares, Pet foods(dog foods, cat foods)	Same as item group B
Coffee(eating out(Self-service)), Bath module, Toilet seat with a hot douche, Hot-water supply equipment, Materials for repairs and maintenance, Carport, "Tatami" reupholstering, "Fusuma" sliding doors reupholstering, Carpentering, Plastering, Fence construction, Plumbing, Cost of repairing roofs, Repaper the walls, Air cleaners, Bicycles(Power assisted), Dining sets, Sofas, Beds, Canteen, Housework service, Men's suits(for spring & summer,medium), Men's suits(for autumn & winter,medium), Women's suits(for spring & summer,medium), Women's suits(for autumn & winter,medium), Charges for clothing rent, Masks, Spectacles, Sphygmomanometers, Hearing aids, Supporter, Tires, Automotive maintenance charges(Puncture repairs), Motor oil replacement, Car wash fees, Athletic shoes, Fishing rods, Sweatpants, Swimming suits, Potted plants, Grooming parlor fees, Horticultural fertilizer, Gardening earth, Photography fees	Same as item group C

Table 3-2 Number of prices collected for Delivered pizza, Kerosene, Lesson fees, etc.

Survey items (specifications)	Number of prices collected
Delivered pizza, Personal computers, Printers, Memory cards, "Karaoke" room charges	Ku-area of Tokyo 10 Osaka-shi 7 Sapporo-shi, Sendai-shi, Saitama-shi, Chiba-shi, Yokohama-shi, Nagoya-shi, Kyoto-shi, Kobe-shi, Hiroshima-shi, Fukuoka-shi..... 5 in each city Cities with prefectural government 3 in each city
"Sushi" (eating out, [hand-rolled "Sushi"]), "Yakiniku", broiled meat(eating out), Exterior wall painting, Parking construction, Automotive maintenance charges(yearly regular inspection), Veterinary surgeon fees	Ku-area of Tokyo 12 Osaka-shi 6 Yokohama-shi 3 Cities with prefectural government 3 in each city
Custom kitchen	Ku-area of Tokyo 3 Cities with prefectural government 1 in each city
Liquefied propane	Ku-area of Tokyo 3 Cities with prefectural government 3 in each city Cities with population 150,000 or more 3 in each city Cities and Towns and Villages (excepting those mentioned above) 1 in each city
Garage rental charges	Ku-area of Tokyo 10 Cities with prefectural government 3 in each city Cities with population 150,000 or more 3 in each city
Box lunch ("Makunouchi bento", "Deep-fried chicken bento"), Gardening, Chests of drawers, Massage fees, Parking charges, Lesson fees (swimming, music, English, calligraphy, physical education), Charges for practicing golf	Ku-area of Tokyo 10 Cities with prefectural government 3 in each city
Baseball gloves	Ku-area of Tokyo 5 Cities with prefectural government 2 in each city Cities with population 150,000 or more 2 in each city
"Sushi" (eating out, [a conveyor-belt "Sushi"]), Automobile batteries, Automobile navigation, Drive recorders, Mobile phones, Video software, Lesson fees (cooking, dance), Fitness club fees, Charges for esthetique	Ku-area of Tokyo 5 Cities with prefectural government 2 in each city
Kerosene	Ku-area of Tokyo 12 Osaka-shi 6 Cities with prefectural government (excepting those mentioned above) 3 in each city Cities with population 150,000 or more 3 in each city Cities and Towns and Villages (excepting those mentioned above) 1 in each city

Table 4 Number of survey cities, towns and villages

Region	Code for prefecture	Prefectures	Cities with prefectural government	Cities with population 150,000 or more	Cities with population 50,000 or more but less than 150,000	Cities with population less than 50,000 and Towns and villages
Hokkaido	01	Hokkaido	Sapporo-shi	Hakodate-shi Asahikawa-shi	Muroran-shi Ebetsu-shi Chitose-shi	Bibai-shi Kucchan-cho Nayoro-shi Bihoro-cho
Tohoku	02	Aomori-ken	Aomori-shi	Hachinohe-shi		Misawa-shi
	03	Iwate-ken	Morioka-shi		Oshu-shi	Ninohe-shi
	04	Miyagi-ken	Sendai-shi		Ishinomaki-shi	Rifu-cho
	05	Akita-ken	Akita-shi		Yokote-shi	
	06	Yamagata-ken	Yamagata-shi		Tsuruoka-shi	Shonai-machi
Kanto	07	Fukushima-ken	Fukushima-shi	Koriyama-shi		Kawamata-machi
	08	Ibaraki-ken	Mito-shi	Hitachi-shi		Hitachioomiya-shi
	09	Tochigi-ken	Utsunomiya-shi	Oyama-shi		Kaminokawa-machi
	10	Gumma-ken	Maebashi-shi		Annaka-shi	Numata-shi
	11	Saitama-ken	Saitama-shi	Kumagaya-shi Tokorozawa-shi Kawaguchi-shi	Honjo-shi Asaka-shi	
	12	Chiba-ken	Chiba-shi	Sakura-shi Urayasu-shi	Kisarazu-shi Mobara-shi	
	13	Tokyo-to	Ku-area of Tokyo	Tachikawa-shi Fuchu-shi Hachioji-shi	Koganei-shi	
	14	Kanagawa-ken	Yokohama-shi	Kawasaki-shi Sagami-hara-shi Yokosuka-shi	Isehara-shi Ebina-shi	Yugawara-machi
	19	Yamanashi-ken	Kofu-shi			Ichikawamisato-cho
Hokuriku	20	Nagano-ken	Nagano-shi	Matsumoto-shi	Iida-shi	Komoro-shi
	15	Niigata-ken	Niigata-shi	Nagaoka-shi		Ojia-shi Itoigawa-shi
	16	Toyama-ken	Toyama-shi		Imizu-shi	
	17	Ishikawa-ken	Kanazawa-shi		Kaga-shi	Anamizu-machi
Tokai	18	Fukui-ken	Fukui-shi		Tsuruga-shi	
	21	Gifu-ken	Gifu-shi		Seki-shi	Mino-shi Kasamatsu-cho
	22	Shizuoka-ken	Shizuoka-shi	Hamamatsu-shi Fuji-shi		Oyama-cho
	23	Aichi-ken	Nagoya-shi	Okazaki-shi	Kariya-shi Gamagori-shi	Mihama-cho
Kinki	24	Mie-ken	Tsu-shi	Matsusaka-shi	Kuwana-shi	
	25	Shiga-ken	Otsu-shi		Moriyama-shi	
	26	Kyoto-fu	Kyoto-shi		Maizuru-shi Nagaokakyo-shi	
	27	Osaka-fu	Osaka-shi	Sakai-shi Hirakata-shi Higashiosaka-shi	Tondabayashi-shi Minoh-shi	
	28	Hyogo-ken	Kobe-shi	Himeji-shi Itami-shi Nishinomiya-shi		Ono-shi Sayo-cho
	29	Nara-ken	Nara-shi			Tawaramoto-cho
Chugoku	30	Wakayama-ken	Wakayama-shi		Hashimoto-shi	Nachikatsuura-cho
	31	Tottori-ken	Tottori-shi			Iwami-cho
	32	Shimane-ken	Matsue-shi			Ohda-shi
	33	Okayama-ken	Okayama-shi		Tsuyama-shi	Ibara-shi
	34	Hiroshima-ken	Hiroshima-shi	Fukuyama-shi	Mihara-shi	
Shikoku	35	Yamaguchi-ken	Yamaguchi-shi	Ube-shi	Sanyoonoda-shi	Tabuse-cho
	36	Tokushima-ken	Tokushima-shi			Miyoshi-shi
	37	Kagawa-ken	Takamatsu-shi		Marugame-shi	Zentsuji-shi
	38	Ehime-ken	Matsuyama-shi	Imabari-shi		
Kyushu	39	Kochi-ken	Kochi-shi			Susaki-shi
	40	Fukuoka-ken	Fukuoka-shi	Kitakyushu-shi	Yanagawa-shi Chikushino-shi Onojo-shi	Okagaki-machi
	41	Saga-ken	Saga-shi		Karatsu-shi	
	42	Nagasaki-ken	Nagasaki-shi	Sasebo-shi		Hirado-shi
	43	Kumamoto-ken	Kumamoto-shi		Yatsushiro-shi	Hitoyoshi-shi
	44	Oita-ken	Oita-shi		Hita-shi	Kunisaki-shi
Okinawa	45	Miyazaki-ken	Miyazaki-shi		Nobeoka-shi	Kobayashi-shi
	46	Kagoshima-ken	Kagoshima-shi		Satsumasendai-shi	Kimotsuki-cho
	47	Okinawa-ken	Naha-shi		Nago-shi Okinawa-shi Miyakojima-shi	Ishigaki-shi Motobu-cho Yonabaru-cho
Total		167	47	34	44	42

※ In principle, the districts and names of cities, towns and villages are based on those as of 1 January 2021.

Table 5 Hotel charges survey cities, towns and villages

Code for prefecture	Prefectures	Cities, towns and villages	Code for prefecture	Prefectures	Cities, towns and villages				
01	Hokkaido	Sapporo-shi	22	Shizuoka-ken	Hamamatsu-shi				
		Hakodate-shi			Atami-shi				
		Otaru-shi			Ito-shi				
		Kushiro-shi			Shimoda-shi				
01	Hokkaido	Furano-shi	23	Aichi-ken	Nagoya-shi				
		Noboribetsu-shi			24	Mie-ken	Toba-shi		
		Kucchan-cho					Shima-shi		
01	Hokkaido	Kamikawa-cho	24	Mie-ken	Shima-shi				
		Shari-cho							
		Toyako-cho							
01	Hokkaido	Otofuke-cho	25	Shiga-ken	Otsu-shi				
		02			Aomori-ken	Towada-shi	26	Kyoto-fu	Kyoto-shi
					03	Iwate-ken		Morioka-shi	27
03	Iwate-ken	Hanamaki-shi	28	Hyogo-ken			Kobe-shi		
		03			Iwate-ken	Shizukuishi-cho	28	Hyogo-ken	Sumoto-shi
04	Miyagi-ken		Sendai-shi	29		Nara-ken			Nara-shi
		04	Miyagi-ken		Matsushima-machi		30	Wakayama-ken	Shirahama-cho
05	Akita-ken			Akita-shi	30	Wakayama-ken			Nachikatsuura-cho
		06	Yamagata-ken	Yamagata-shi			31	Tottori-ken	Yonago-shi
07	Fukushima-ken			Aizuwakamatsu-shi	32	Shimane-ken			Matsue-shi
		08	Ibaraki-ken	Mito-shi			33	Okayama-ken	Okayama-shi
09	Tochigi-ken			Nikko-shi	34	Hiroshima-ken			Hiroshima-shi
		09	Tochigi-ken	Nasu-machi			34	Hiroshima-ken	Hatsukaichi-shi
10	Gumma-ken			Shibukawa-shi	35	Yamaguchi-ken			Hagi-shi
		10	Gumma-ken	Kusatsu-machi			36	Tokushima-ken	Tokushima-shi
11	Saitama-ken			Saitama-shi	37	Kagawa-ken			Takamatsu-shi
		12	Chiba-ken	Chiba-shi			38	Ehime-ken	Matsuyama-shi
12	Chiba-ken			Narita-shi	39	Kochi-ken			Kochi-shi
		12	Chiba-ken	Urayasu-shi			40	Fukuoka-ken	Fukuoka-shi
13	Tokyo-to			Ku-area	41	Saga-ken			Ureshino-shi
		14	Kanagawa-ken	Yokohama-shi			42	Nagasaki-ken	Nagasaki-shi
14	Kanagawa-ken			Hakone-machi	42	Nagasaki-ken			Sasebo-shi
		14	Kanagawa-ken	Manazuru-machi			43	Kumamoto-ken	Unzen-shi
14	Kanagawa-ken			Yugawara-machi	43	Kumamoto-ken			Kumamoto-shi
		15	Niigata-ken	Sado-shi			44	Oita-ken	Aso-shi
15	Niigata-ken			Yuzawa-machi	44	Oita-ken			Beppu-shi
		16	Toyama-ken	Toyama-shi			45	Miyazaki-ken	Yufu-shi
17	Ishikawa-ken			Kanazawa-shi	46	Kagoshima-ken			Miyazaki-shi
		17	Ishikawa-ken	Nanao-shi			46	Kagoshima-ken	Kagoshima-shi
17	Ishikawa-ken			Kaga-shi	46	Kagoshima-ken			Ibusuki-shi
		18	Fukui-ken	Awara-shi			47	Okinawa-ken	Kirishima-shi
18	Fukui-ken			Sakai-shi	47	Okinawa-ken			Naha-shi
		19	Yamanashi-ken	Fuefuki-shi			47	Okinawa-ken	Nago-shi
19	Yamanashi-ken			Fujikawaguchiko-machi	47	Okinawa-ken			Ishigaki-shi
		20	Nagano-ken	Suwa-shi			47	Okinawa-ken	Miyakojima-shi
20	Nagano-ken			Chino-shi	47	Okinawa-ken			Onna-son
		20	Nagano-ken	Yamanouchi-machi			47	Okinawa-ken	Yomitan-son
21	Gifu-ken			Takayama-shi	47	Okinawa-ken			
		21	Gifu-ken	Gero-shi			47	Okinawa-ken	

※ The districts and names of cities, towns and villages are based on those as of 1 January 2021.

Table 6 Number of survey districts and prices collected by city groups

Municipalities	Item group A		Item group B		Item group C		House Rent Survey districts
	Districts	Prices	Districts	Prices	Districts	Prices	
Ku-area of Tokyo	42	42	21	21	12	12	54
Osaka-shi	12	12	12	12	6	6	36
Yokohama-shi Nagoya-shi Kyoto-shi Kobe-shi	12	12	6	6	2	2	24
Sapporo-shi Sendai-shi Saitama-shi Chiba-shi Hiroshima-shi Fukuoka-shi	8	8	4	4	2	2	18
Kawasaki-shi Kitakyushu-shi	8	8	4	4	2	2	18
Niigata-shi Shizuoka-shi Hamamatsu-shi Sakai-shi Okayama-shi Kumamoto-shi	6	6	3	3	2	2	15
Sagamihara-shi	4	4	3	3	2	2	15
Cities with prefectural Government (excl. those mentioned above)	4	4	3	3	2	2	9
Cities with population 150,000 or more (excl. those mentioned above)	4	4	3	3	1	1	9
Cities with population 50,000 or more but less than 150,000	2	2	1	1	1	1	3
Cities with population less than 50,000, towns and villages	1	1	1	1	1	1	3

※1 As to contents of item group A, B, C, refer to Table 1-1.

Reference 1 Number of survey items and basic specifications by subgroups
(Without items and specifications surveyed only in Okinawa prefecture)

Subgroups	Number of items	Number of specifications								House rent (Private)
		Total	Item group A	Item group B	Item group C	Item group D	Item group E	Item group S		
Total	536	854	149	172	72	84	273	103	1	
Food	228	244	128	61	37	2	5	11	0	
Cereals	13	14	13		1					
Fish & shellfish	30	30	24	5	1					
Meat	7	10	9	1						
Dairy products & eggs	6	8	3	1	3			1		
Vegetables & seaweeds	45	45	41	2	2					
Fruits	18	20	18		2					
Oils, fats & seasonings	19	20	3	4	13					
Cakes & candies	17	17	7	9	1					
Cooked food	27	29	5	17	5			2		
Beverages	16	17	5	2	7		3			
Alcoholic beverages	8	9		7	2					
Eating out	22	25		13		2	2	8		
Housing	20	27	0	0	0	4	6	16	1	
Rent	3	6				4	1		1	
Repairs & maintenance	17	21					5	16		
Fuel, light & water charges	6	15	0	0	0	5	8	2	0	
Electricity	1	6					6			
Gas	2	3					2	1		
Other fuel & light	1	1						1		
Water charges	2	5				5				
Furniture & household utensils	52	53	9	23	9	1	2	9	0	
Household durables	13	14		7	2			5		
Interior furnishings	5	5		3	1			1		
Bedding	6	6		5				1		
Domestic utensils	12	12	1	8	2			1		
Domestic non-durables	12	12	8		4					
Domestic services	4	4				1	2	1		
Clothes & footwear	48	67	0	51	7	0	0	9	0	
Japanese clothing	2	2		2						
Clothing	16	28		21				7		
Shirts & sweaters	7	13		13						
Underwear	7	7		7						
Other clothing	7	7		6	1					
Footwear	6	6			6					
Services related to clothing	3	4		2				2		
Medical care	27	32	4	12	1	3	5	7	0	
Medicines	11	14		12			2			
Medical supplies & appliances	10	11	4		1			6		
Medical services	6	7				3	3	1		
Transportation & communication	26	220	0	1	0	6	197	16	0	
Public transportation	4	160				5	155			
Private transportation	17	46				1	32	13		
Communication	5	14		1			10	3		
Education	12	43	0	0	0	37	6	0	0	
School fees	7	34				34				
School textbook & reference books for study	2	6					6			
Tutorial fees	3	3				3				
Reading & recreation	70	94	3	5	14	12	28	32	0	
Recreational durables	10	10		4	1		1	4		
Recreational goods	28	32	3		12		1	16		
Books & other reading materials	6	8				1	7			
Recreational services	26	44		1	1	11	19	12		
Miscellaneous	47	59	5	19	4	14	16	1	0	
Personal care services	6	6	4			1		1		
Toilet articles	23	23	1	14	2		6			
Personal effects	8	8		5	2		1			
Cigarettes	1	4					4			
Other miscellaneous	9	18				13	5			

Reference 2 Number of survey items and basic specifications by subgroups
(Items and specifications surveyed only in Okinawa prefecture)

Subgroups	Number of items	Number of specifications								House rent (Private)
		Total	Item group A	Item group B	Item group C	Item group D	Item group E	Item group S		
Total	4	4	2	2	0	0	0	0	0	
Food	4	4	2	2	0	0	0	0	0	
Cereals	1	1	1							
Meat	1	1		1						
Vegetables & seaweeds	1	1	1							
Eating out	1	1		1						