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Central Five Wards — One-Pager

Price, yield and liquidity for Minato, Chiyoda, Chuo, Shibuya and Shinjuku, ranked on the three things that actually decide a Tokyo deal. Directional.

Ward	Price	Yield	Liquidity
Chiyoda	Highest	Lower	Deepest
Chuo	Highest	Lower	Deep
Minato	Highest	Lower	Deepest
Shibuya	Highest	Lower	Deep
Shinjuku	High	Mid	Deep

The one-line read on each

- **Chiyoda.** The Imperial centre — scarce, prestige, the most liquid land in Japan.
- **Chuo.** Ginza & Nihonbashi — trophy commercial and towers, instant resale.
- **Minato.** Azabu/Roppongi/Akasaka — the foreign-buyer trophy ward.
- **Shibuya.** Culture + tech money — global brand, low vacancy.
- **Shinjuku.** The west hub — vast rental demand; Kagurazaka prestige vs Kabukicho risk.

The trade-off in one sentence: the central five buy you liquidity and capital safety, not yield. You are paying for the certainty that you can always sell — which, for foreign capital, is often the whole point.

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