中山 2016 年 12 月房地产市场报告

月　　刊：201612

报告出品：　！"＃＄％＆'（

撰 写 人：）＊＋

撰写日期：2017-1-6

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市场走势

内容摘要：

- ，－．／０１２２３４５６７８９：；＜＝1-11 ＞？＝@ 2 A " # B C D E 93387 F G =H I J K 6.5%=J L I 1-10 ＞？M N 0.1 O P Q R = I S T H U V W 5.2 O P Q R = X 1 Y Z D E J K 6.0%[A \ ] B ^ _ ` 151303 a b c d = H I J K 7.6%= X 1 Y Z ] B ^ _ ` J K 7.9%[@ 2 e f A g h _ ` 135829 a b c d = H I J K 24.3%= X 1 Y Z g h _ ` J K 24.5%[@ 2 e f A g h i 102503 F G = H I J K 37.5%= X 1 Y Z g h i J K 39.3%[A " # B C j k l " m n _ ` 19046 a b c d = H I o p 4.3%[11 ＞ q = @ 2 e f A r h _ ` 69095 a b c d = I 10 ＞ q s t 427 a b c d = u v 9 O ＞ s t [1-11 ＞？= A " # B C j k w x E y 129484 F G = H I J K 15.0%[
- 1 z { | 012 ＞ 19 } = ~ •　10 ＞ B　=　20 { |　o = 1 2　$　; s　= g　T 1 2　$　T g h i　g h _ ` [ 1 2 2 3 4 5 6 13 } 7 8 9 : ; < = 1-11 ＞？= 1 2 e f A g h _ `　13.58 F b c d = H I J K 24.3%　g h i 10.25 a F G (　= o H) = J K 37.5%[　c _ =　T　11 O ＞　A " # g h _ `　] 2013 T @ T　o　13 F b c d　T　[
- 1　012 ＞ 31 } = 1　T q l　.　u v =　.　9　=　" " # Q　o =　"　" #　o X 1　= a　n k　B C e　=　y　e k " 1　A " #　o =　"　! 181 " #　= " # $ % [
- $ % & ' 02016 T 12 ＞ 1　$ e f Y Z ( ) * + 6106 , = - I S .　36.72%= H I o p　48.62%[/ 0 1 2 _ ` 3 + 100-120　4 1997 , 5 6 120-144　4 1027 , 5 6 80-90 4 952 , 5 6 90-100　4 859 , 5 [2016 T 12 ＞ 1　$ 7 8 *　9 +　4 767 , 5 6 : . 4 632 , 5 6 : ; 4 580 , 5 [

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市场资讯 information

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² 7 , , - . / 0 - 1 + 2 3 4 D1-11 4 * D 5 , 6 % & 7 8 9 : 93387 _ ` D d F W ; 6.5% D W < F 1-10 4 * = > 0.1 ? @ A B D F [ < d C X D 5.2 ? @ A B D O 7 Q R 9 : W ; 6.0% T 6 E a 7 F I J 151303 K Y G Z D d F W ; 7.6% D O 7 Q R a 7 F I J W ; 7.9% T 5 , e f 6 H I I J 135829 K Y G Z D d F W ; 24.3% D O 7 Q R H I I J W ; 24.5% T 5 , e f 6 H I ^ 102503 _ ` D d F W ; 37.5% D O 7 Q R H I ^ W ; 39.3% T 6 % & 7 8 J K @ % L M I J 19046 K Y G Z D d F M N 4.3% T 11 4 N D 5 , e f 6 O I I J 69095 K Y G Z D F 10 4 N G H 427 K Y G Z D P Q 9 ? 4 G H T1-11 4 * D 6 % & 7 8 J K R S :] 129484 _ ` D d F W ; 15.0% T

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- 12 4 13 { D 7 8 2 a + j k % 7 l ^ L 6 ^ r _ T 12 4 7 { 7 : 1 b n 9 7 8 2 R S ^ 3 - j " y ! " r K } ? s ; n 1 b E F > (I M m ? 9 1 b E F >) 7 A f 6 < D | 7 8 P Q n Q o 3 < (I < X 9 n Q p > P q) m P Q r X B t T s o 3 < + Y + Q 6 n R P D t R u O ? d n Q Y v n (w m x U < 8 y m z { C D s I ^ r 7 8 T q M X + < n | } I @ s D 7 8 2 r K s ; ^ _ g ~ < • T } { ^ _ 7 g c 8 B t - . n D h 9 7 8 1 [+ j k % 7 l X ^ L 6 ^ r _ T 2015 < ! % " V 8 1 X r K s ; E F D O 7 6 < # $ m % 8 m % & m 7 8 C # w ' ; A • 2 n > r ^ _ D \ h D ( ) - + < B % x Q 1 D * < B % x h K u r X B t T s (o 5 < T g ~ 7 8 n ^ _ # } ! % " n h D + + a ? D % x n Q I B T < , \ x P 3 < T m H A , - P D U < Z 7 8 2 , [. R y + 1 G H D } 5 9 / c R y 0 | 7 8 n + a 5 + T
- 12 4 20 { D H < D 7 8 ! < n e C % v 1 x | < D i U { D 7 8 2 , @ : x 0 _ ! % v 2 2 2 3 4 w x q 5 C 6 7 : % v D @ % o I J 8 w 100 9 T { 9 w x q 5 < Z : ; n | % D V 9 6 [? 4 < y y z ! < 8 C e Q % I e K % v y D 7 8 Q y { ! < ~ C e Q % T + K , R - A , D % v S M = > D C d ~ h D | , } g V) y (E R) * M 6 D # U | # $ 0 2 h w x q ~ ? 6) n 3 4 M D # - ; ' + E @ %] } %) D A B m X u V C T
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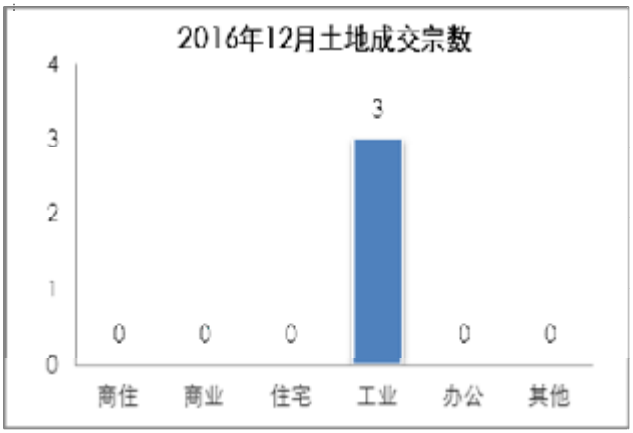

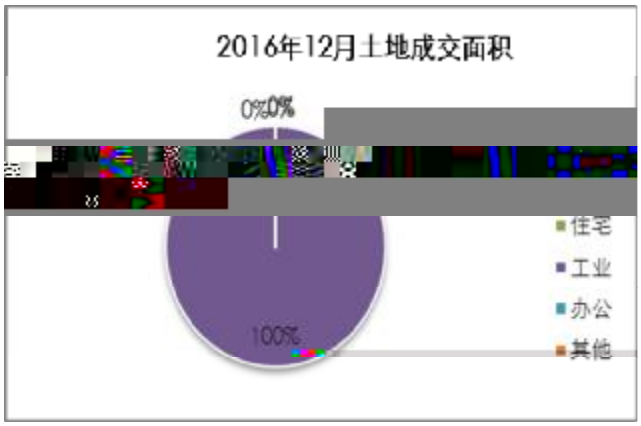

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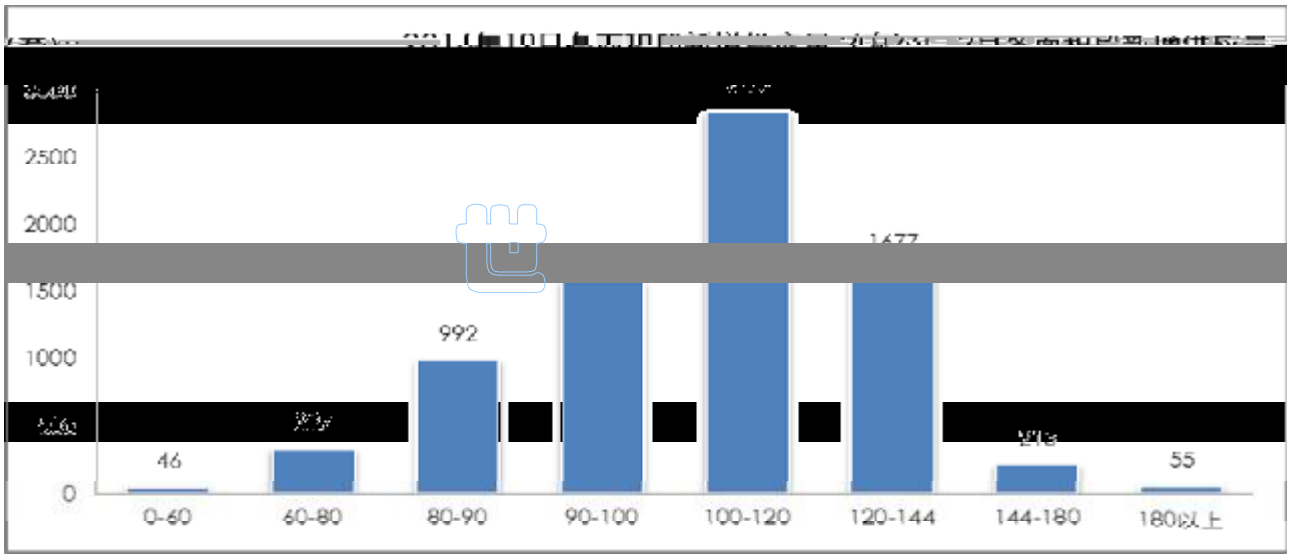

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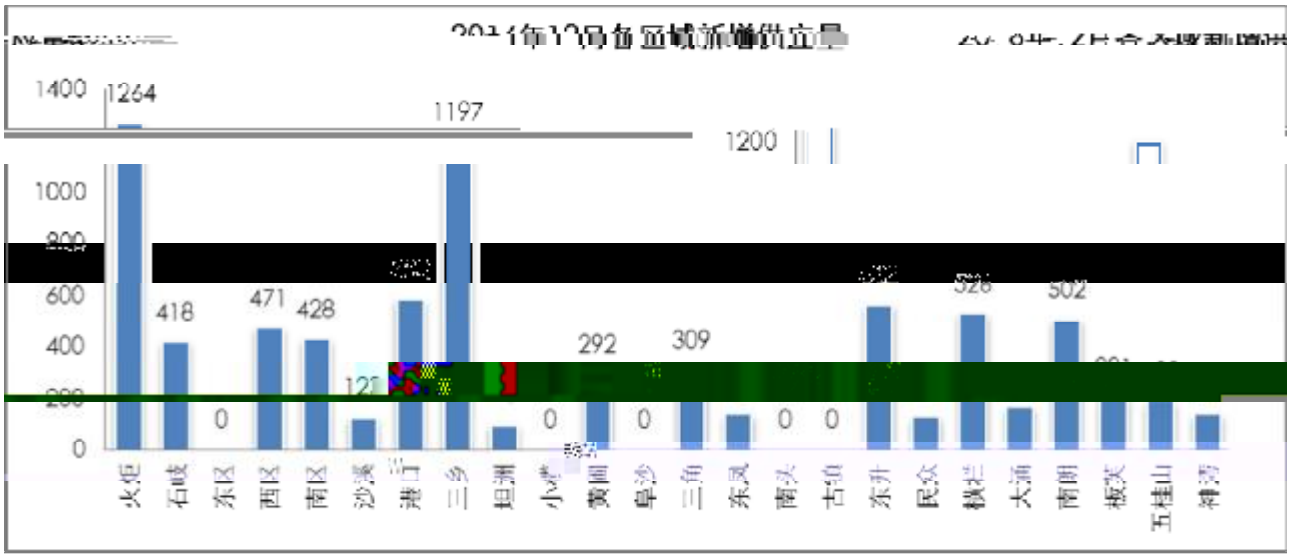

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k 12902 c lm 120-144 L k 8890 c lm 0-60 L k 5183 c lT

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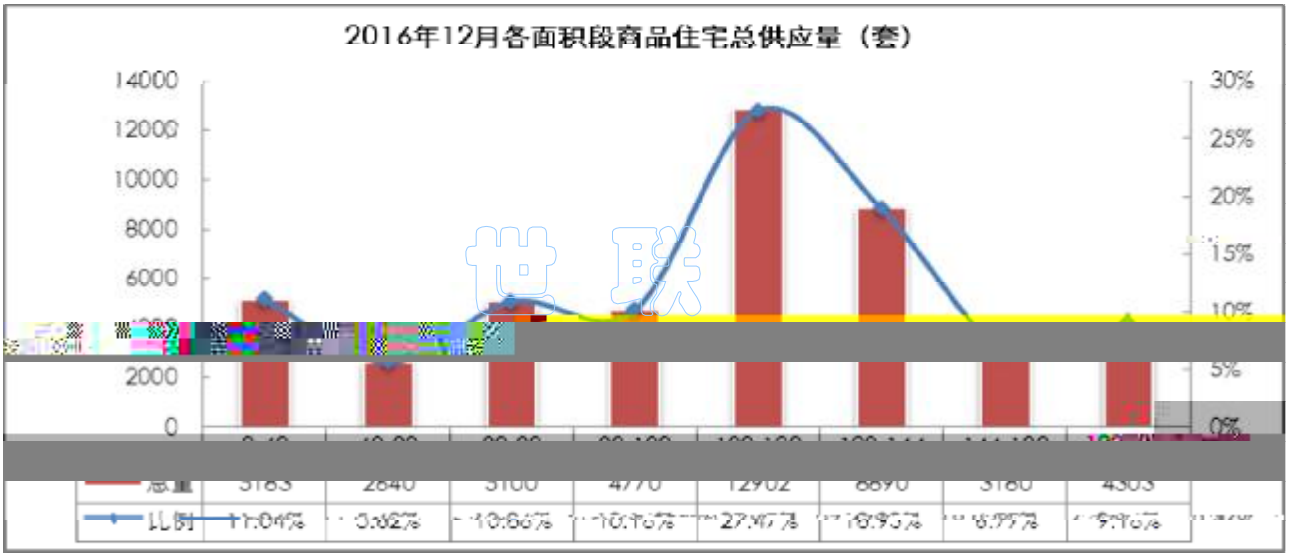
Ø j ? q r m I J p A B c + S o U P F I M 3 X T



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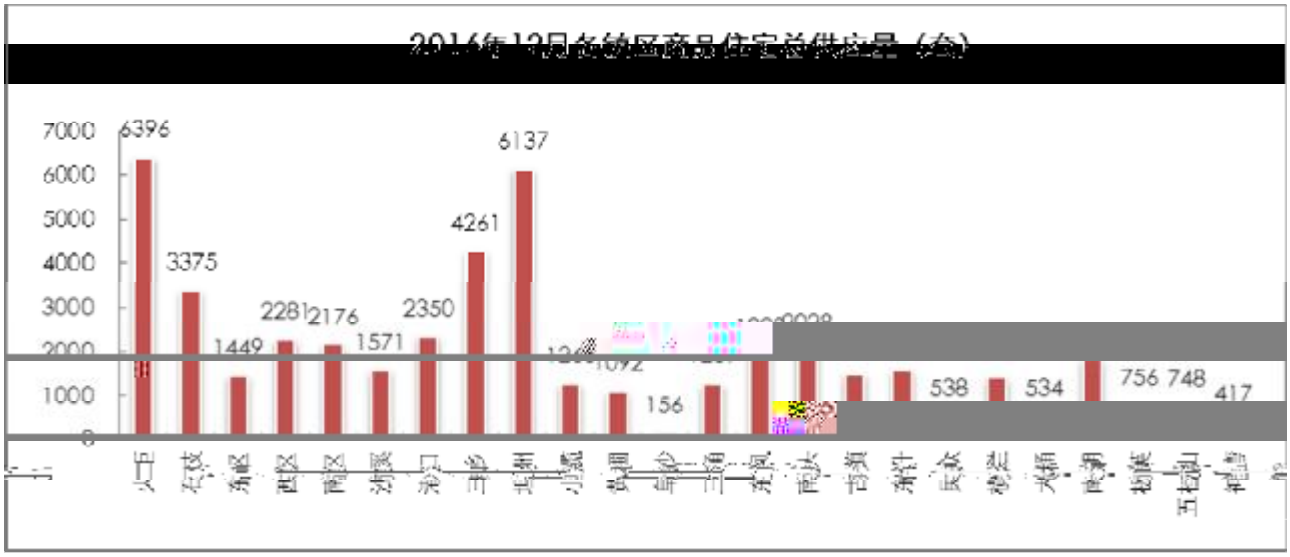

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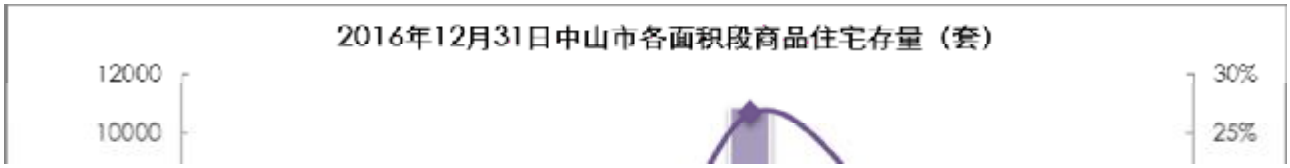
Ø j ? q r m I J p | b c + S o U P F I M 3 X T



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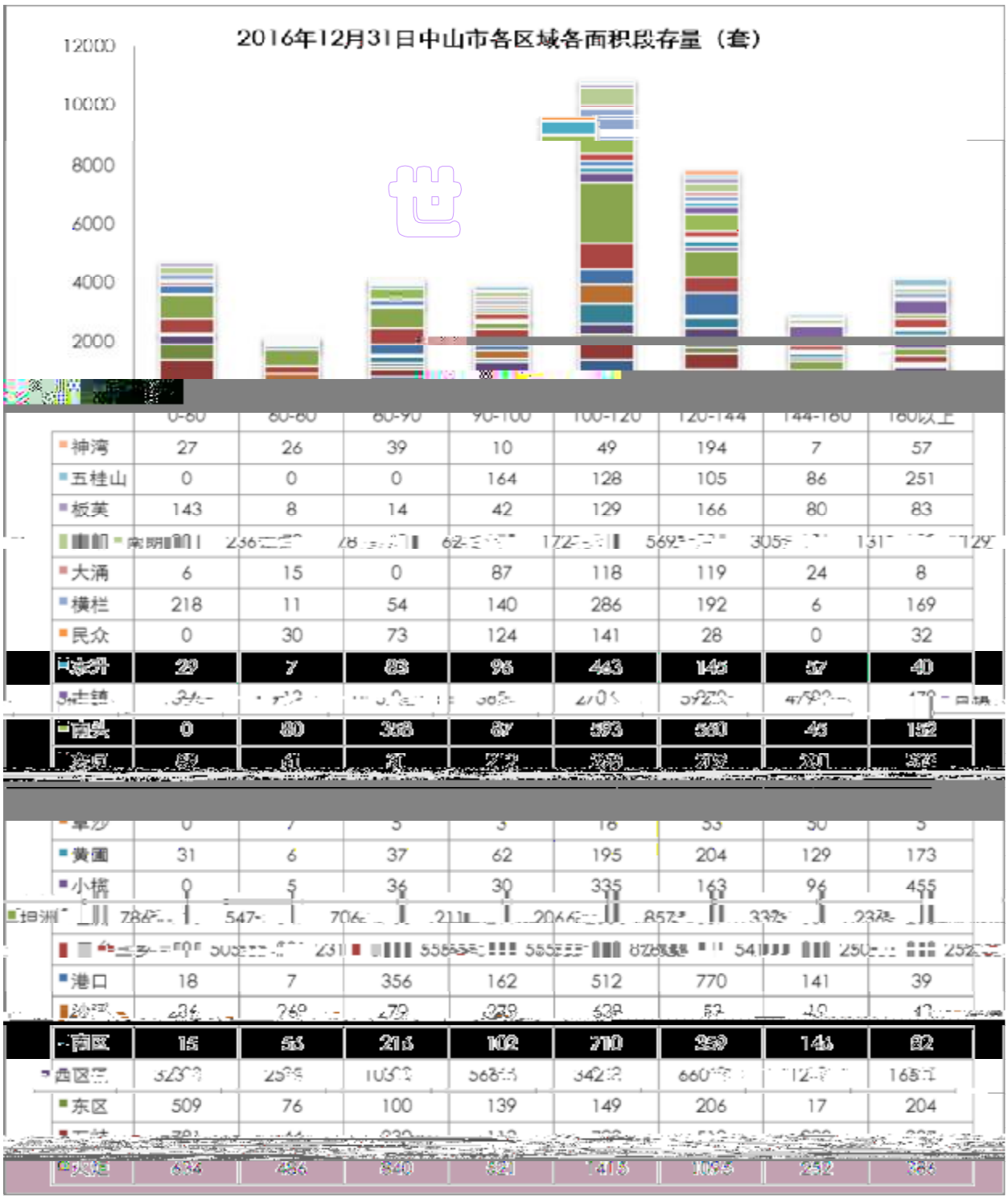

	0-60	60-80	80-90	90-100	100-120	120-144	144-160	160以上
神湾	27	26	39	10	49	194	7	57
五桂山	0	0	0	164	128	105	86	251
板芙	143	8	14	42	129	166	80	83
大涌	6	15	0	87	118	119	24	8
横栏	218	11	54	140	286	192	6	169
民众	0	30	73	124	141	28	0	32
黄圃	31	6	37	62	195	204	129	173
小榄	0	5	36	30	335	163	96	455
港口	18	7	356	162	512	770	141	39
东区	509	76	100	139	149	206	17	204

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- 2016 < 12 4 7 8 2 U V b # w n r $ P s t k 767 c lm % \ k 632 c lm % & k 580 c lT
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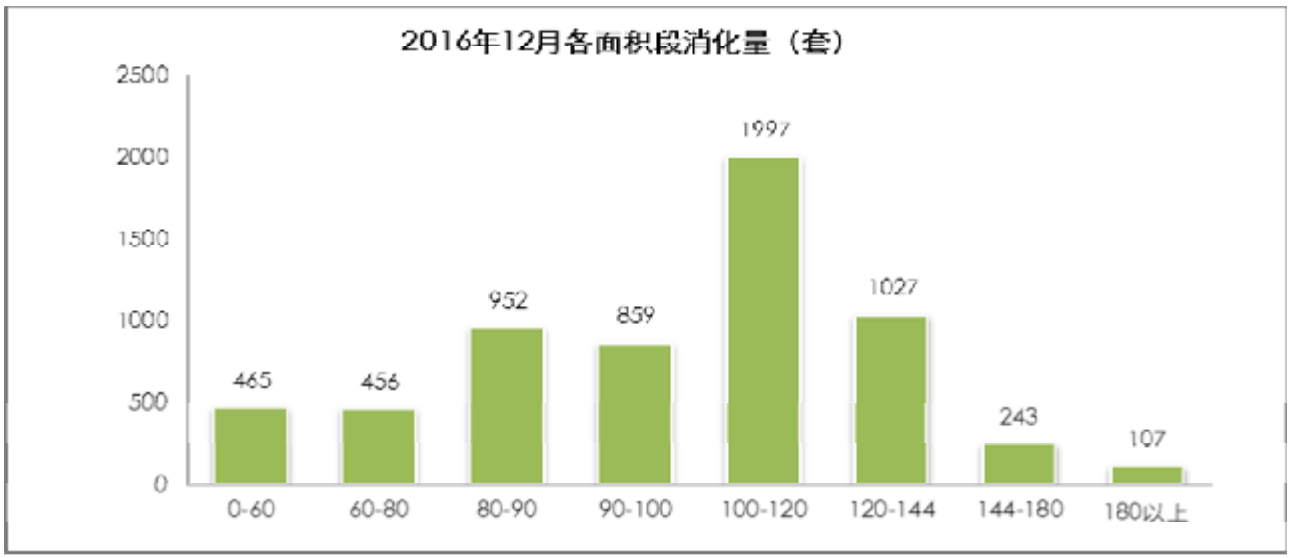

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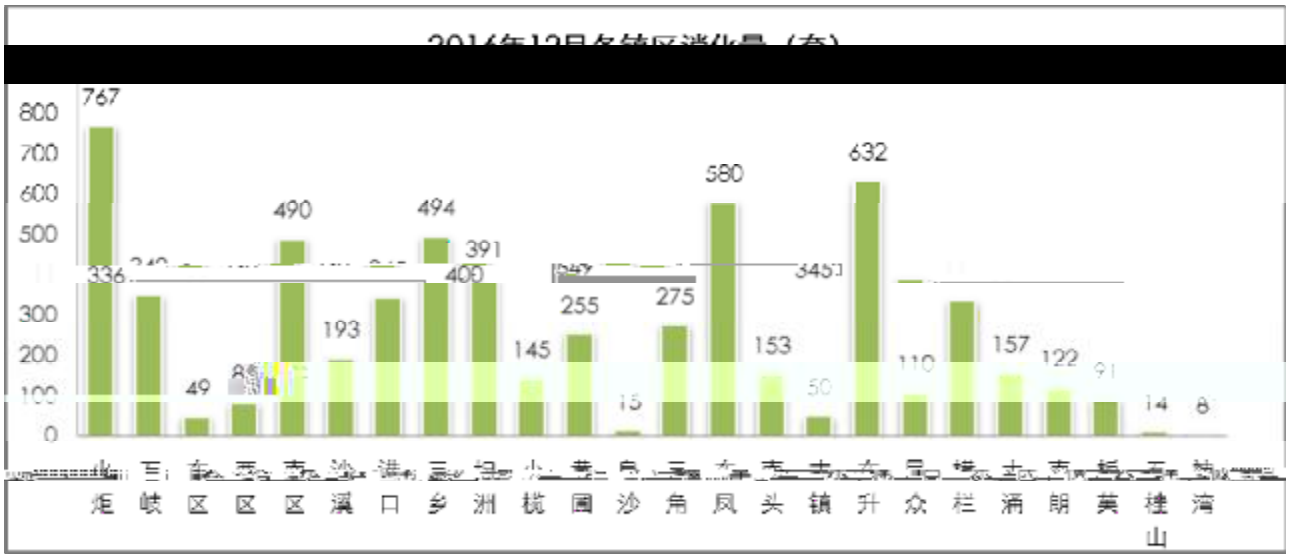

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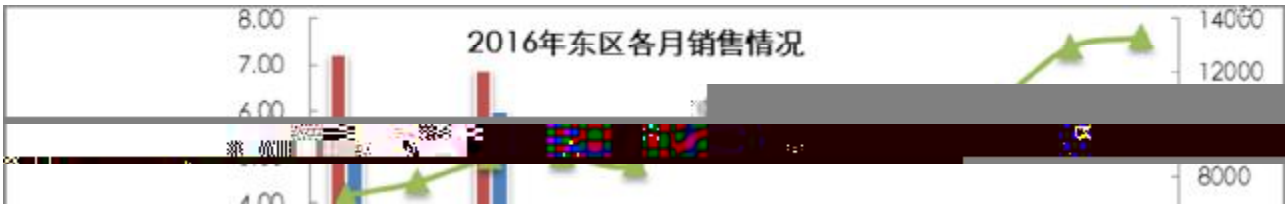
5 " o k 170 c lD 120-144 L A B b g h Z Y] q , ! 3 k 114 c lD 180 L I [n A B b g h Z Y O s Q f H | k 70 c lT

- % r t 4 * e f Q R n • ! " b P 49 c D E F [\ 8.89% T t 4 % r ! " b } ~ n k N P p 5 " o k 11 c lT O 7 120-144 L $ 180 L I [& f t 4 H b g e D (P 13 c T
- T H I k n ' ? [180 L I [I J p H I k g V T
- t 4 e f Q R H I o I J P 0.63 K L D o] ^ P 0.84 _ ` D ( ) P 13314.61 ` / L T



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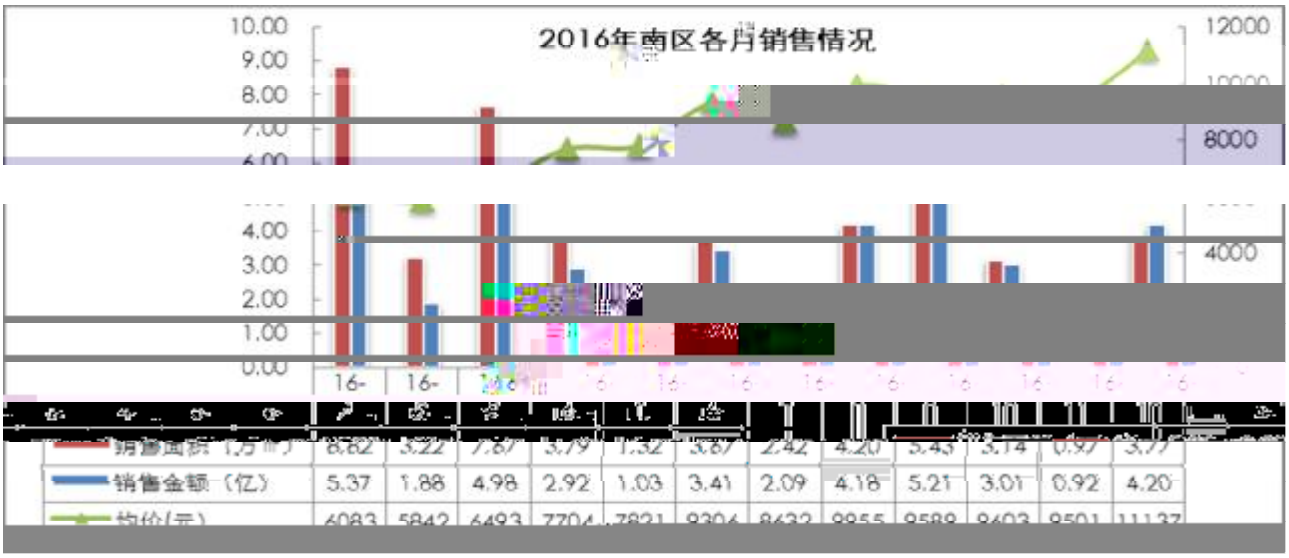
- w r t 4 e f Q R • ! " b P 490 c D E F [\ 483.33% T t 4 w r ! " b x y # w n k N A } P t u G H | k 307 c lm a C] % H | k 122 c lT O 7 0-60 L & f t 4 H b g e D P 260 c D g h Z Y t u G H | k 260 c l' O { 9 100-120 L k 95 c lD g h Z Y a C] % H | k 70 c lT
- T H I k n ' ? Z [D 0-60 L H I k } V T
- t 4 e f Q R H I o I J P 3.77 K L D o] ^ P 4.2 _ ` D ( ) P 11137.58 `/L T



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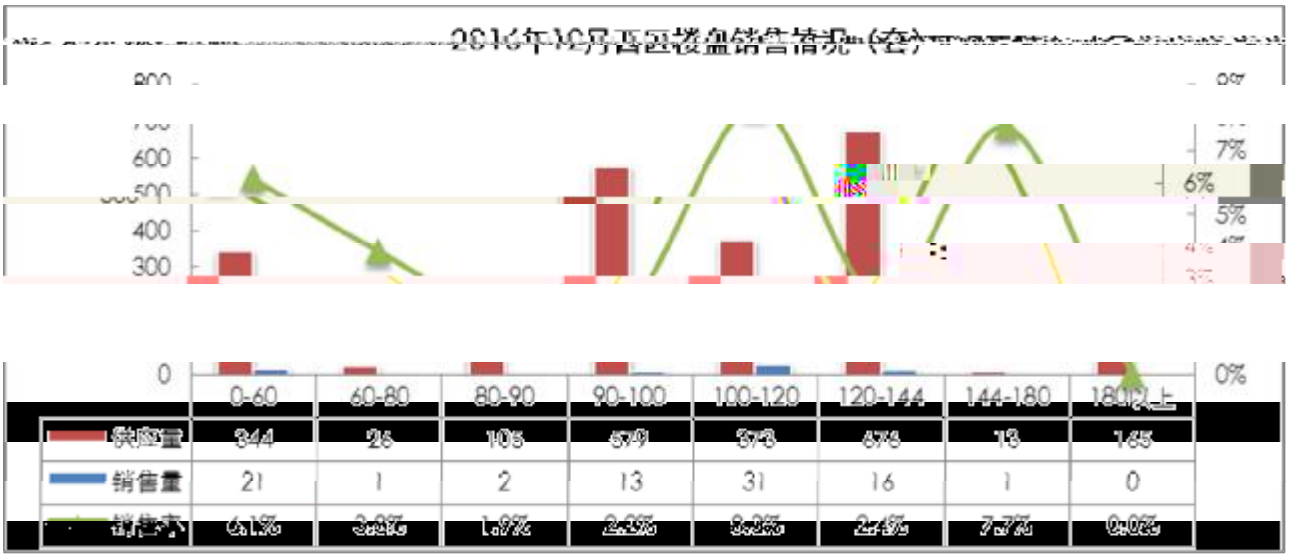

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- Z r t 4 * A B b P 2281 c D E F [\ 14.57% T Z r N # | I k N 33 ? T A B b } ~ n k N R { P] z $ { H | k 691 c lm | }) * H | k 416 c lm ~ n • H | k 343 c lT A B I J p i 7 j 120-144 L k 676 c lm 90-100 L k 579 c lm 100-120 L k 373 c l' O 7 120-144 L A B b g h Z Y ~ n • H | k 302 c lm O b G H | k 200 c lm | }) * H | k 150 c lD 90-100 L A B b g h Z Y] z $ { H | k 480 c lD 100-120 L n A B b g h Z Y] z $ { H | k 190 c lT
- Z r t 4 * e f Q R • b P 85 c DE F M N

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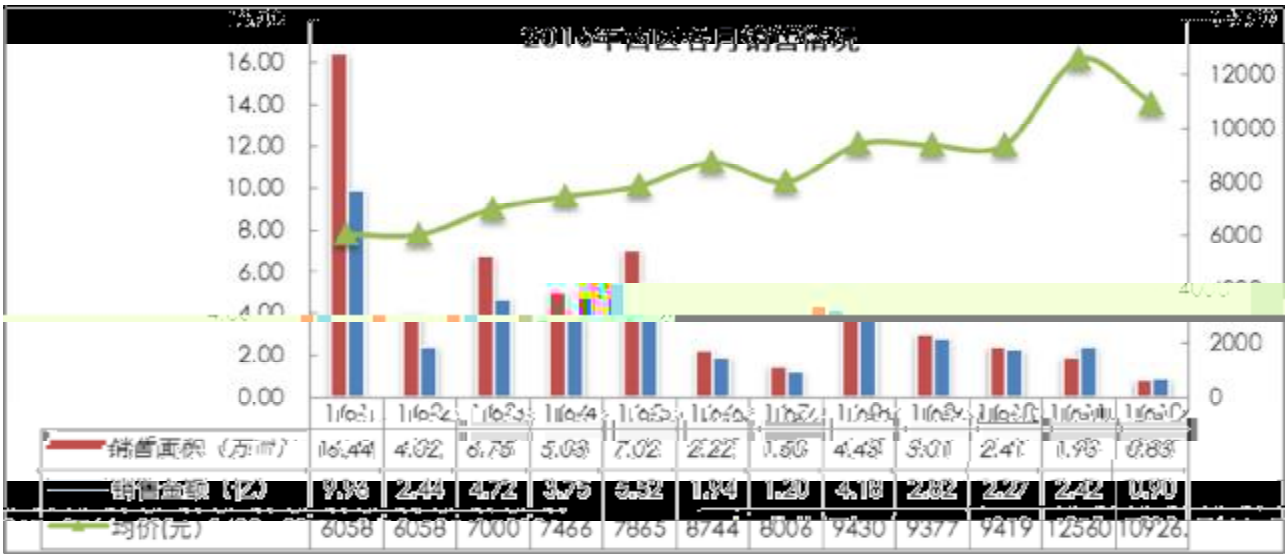
c lm O b G H | k13 c lm t Y - ! k12 c lT O 7 100-120 L & f t 4 H b g e D P 31 c D g h Z Y s H | k18 c lT

- T H I k Z [D Z r 100-120 L & f n H I k g V T
- t 4 e f Q R H I o I J P 0.83 K L D o] ^ P 0.9 _ ` D ( ) P 10926.11 ` / L T



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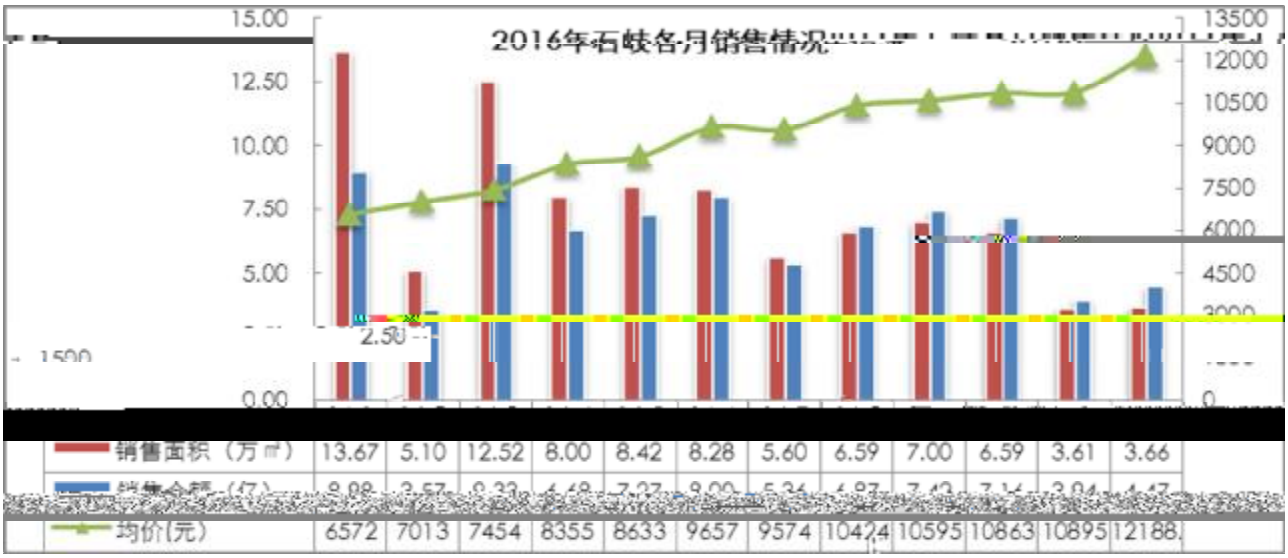
O { 100-120 L k 91 c lD g h Z Y " & O J # k 46 c l' 120-144 L k 58 c lD g h Z Y] $ " G H | k 17 c lT

- T H I k Z [D 80-90 L n & f H I k g V T
- t 4 e f Q R H I o I J P 3.66 K L D o] ^ P 4.47 _ ` D ( ) P 12188.51 ` / L T



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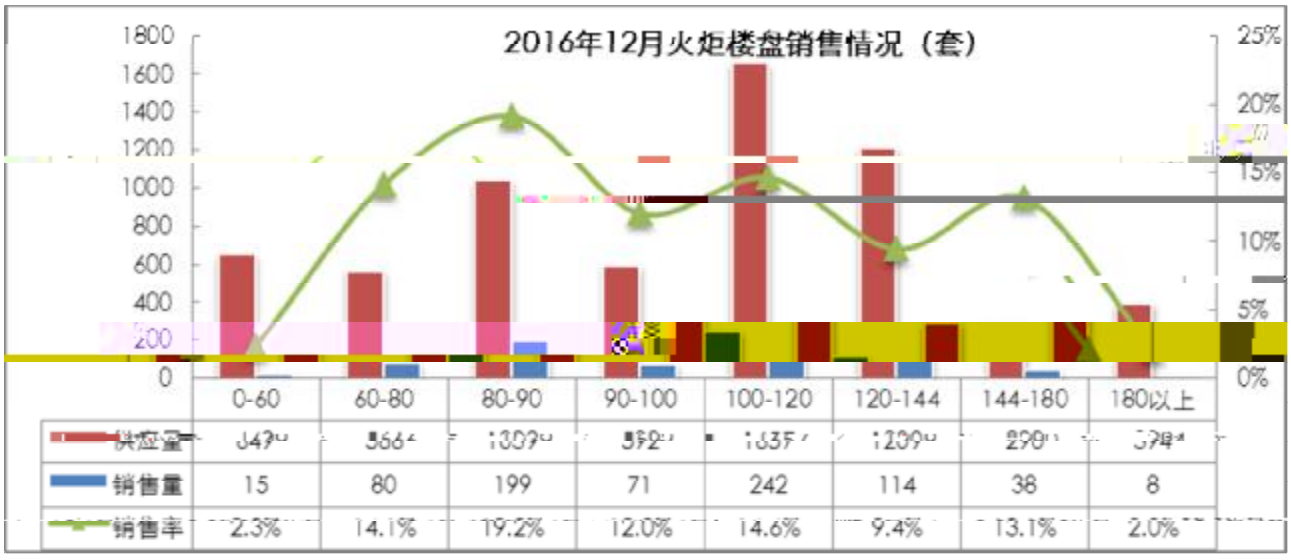

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- s t t 4 e f Q R H I b P 767 c D E F [\ 101.31% T I J a • P s t t 4 H I b g V D H I 256 c D O

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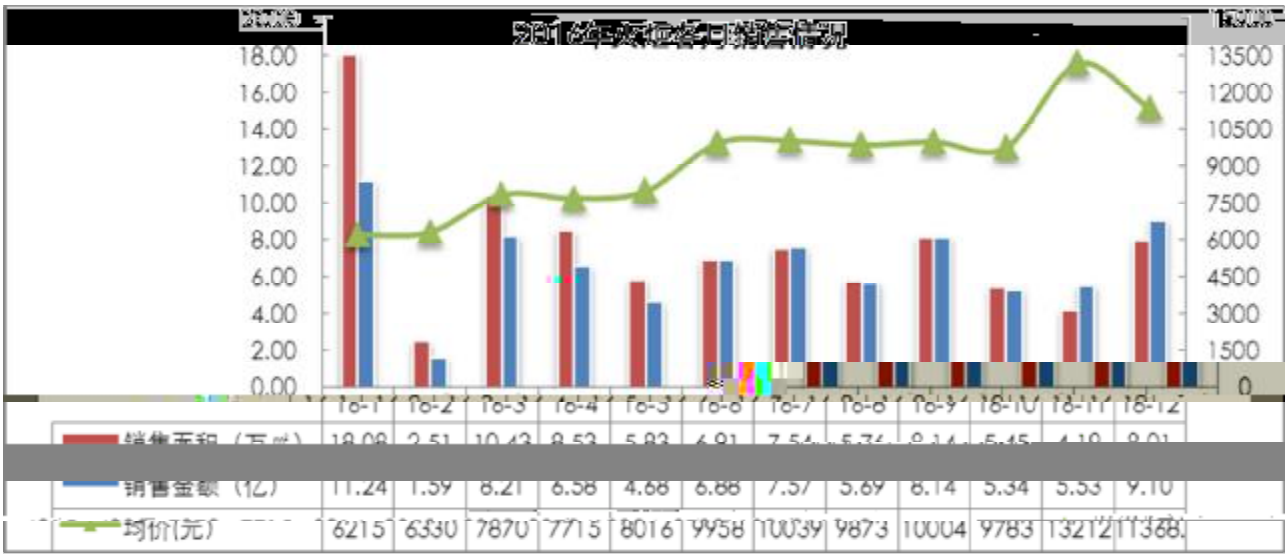
{ P L . N V H | k 223 c lT ! " b g ~ n I J p P 100-120 L k 242 c lm 80-90 L k 199 c lm 120-144 L k 114 c lT O 7 100-120 L & f ! " g h Z Y I J a • k 80 c lD 80-90 L & f ! " g h Z Y I J a • k 79 c lD 120-144 L & f ! " g h Z Y L . N V H | k 48 c lT

- T H I k Z [D 80-90 L n & f H I k g V T
- t 4 e f Q R H I o I J P 8.01 K L D o] ^ P 9.1 _ ` D ( ) P 11368.3 ` / L T



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P 100-120 L k 73 c lD g h Z Y " 0

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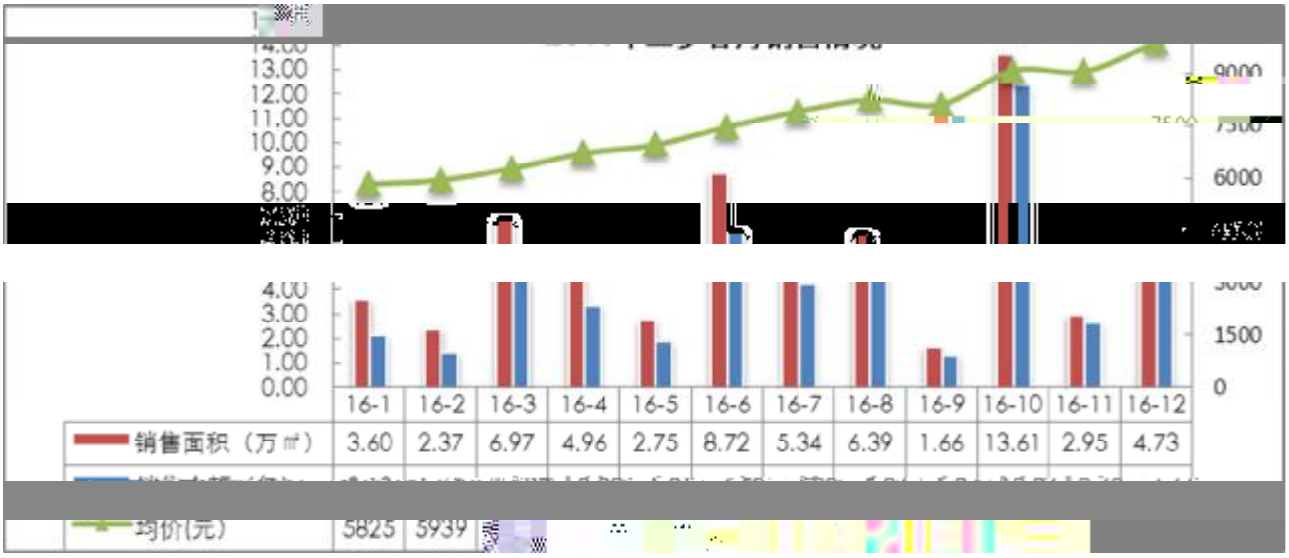
h Z Y = o a • k 79 c lT

- T H I k Z [D 60-80 L n & f H I k g V T
- t 4 e f Q R H I o I J P 4.73 K L D o] ^ P 4.66 _ ` D ( ) P 9868.03 `/L T



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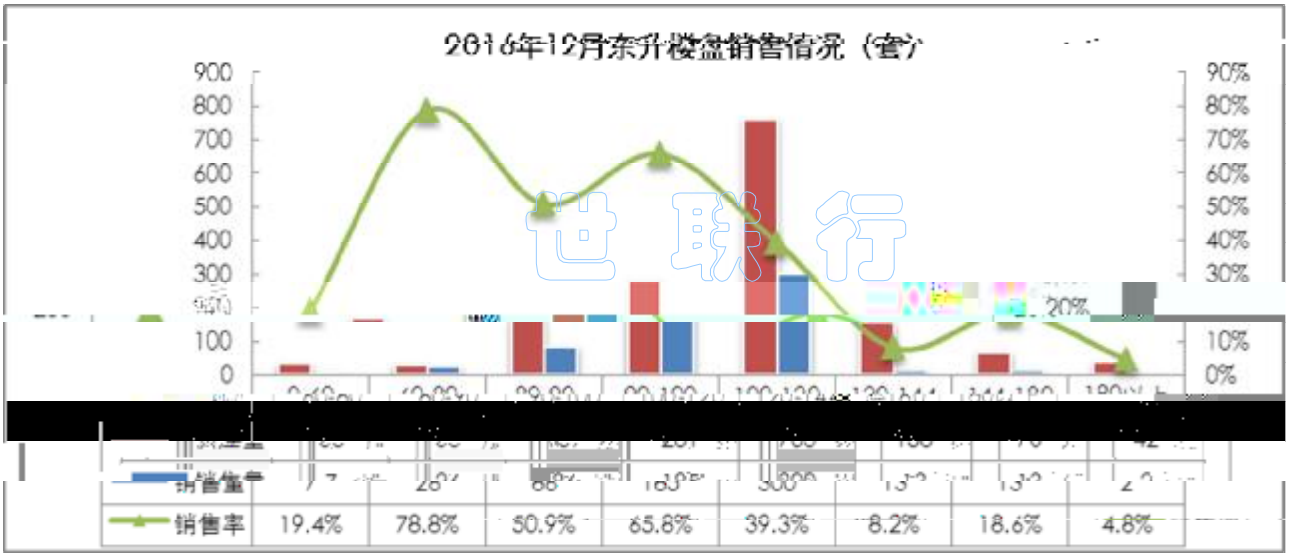

2 + 2 Z x 3 " # + 2 Y = m 7 8 2 , @ : x 0 4

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- % \ t 4 ! " b P 632 c k O 7 192 c P , } A Y lD E F [\ 887.5% T t 4 % \ q n ! " b g V n k N P I ! 1 f H | k 162 c l' T I J p Z [D g h ! " I J p P 100-120 L k 300 c lm 90-100 L k 185 c lD O 7 100-120 L g h Z Y I ! 1 f H | k 119 c lD 90-100 L g h Z Y I ! 1 f H | k 43 c lT

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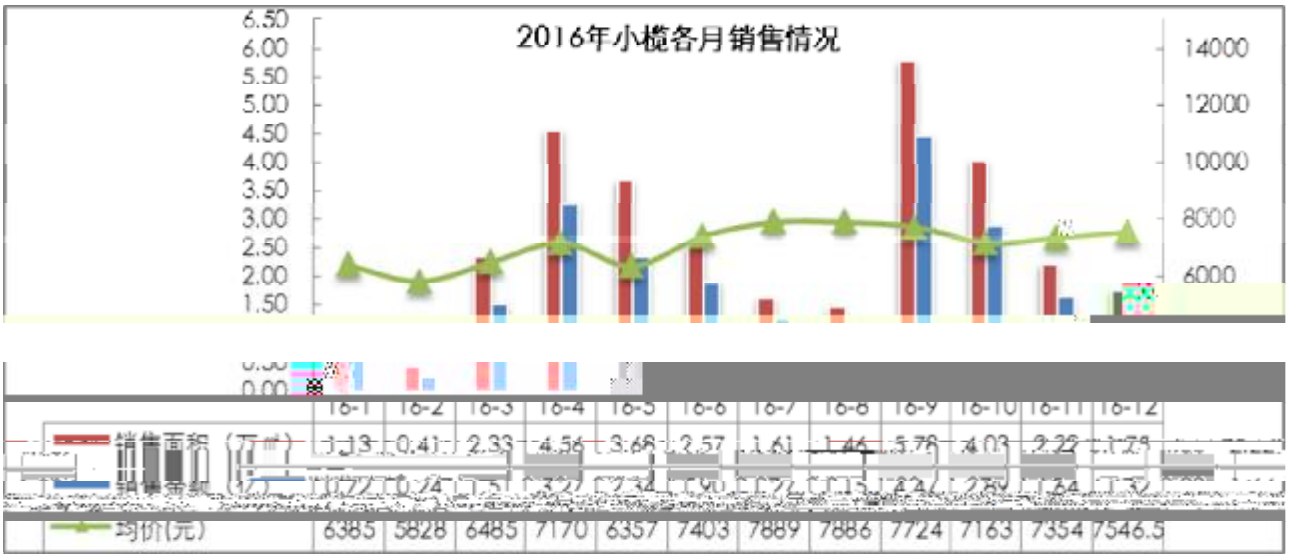
Ø t 4 e f Q R H I o I J P 1.75 K L D o] ^ P 1.32 _ ` D ( ) P 7546.58 `/L T



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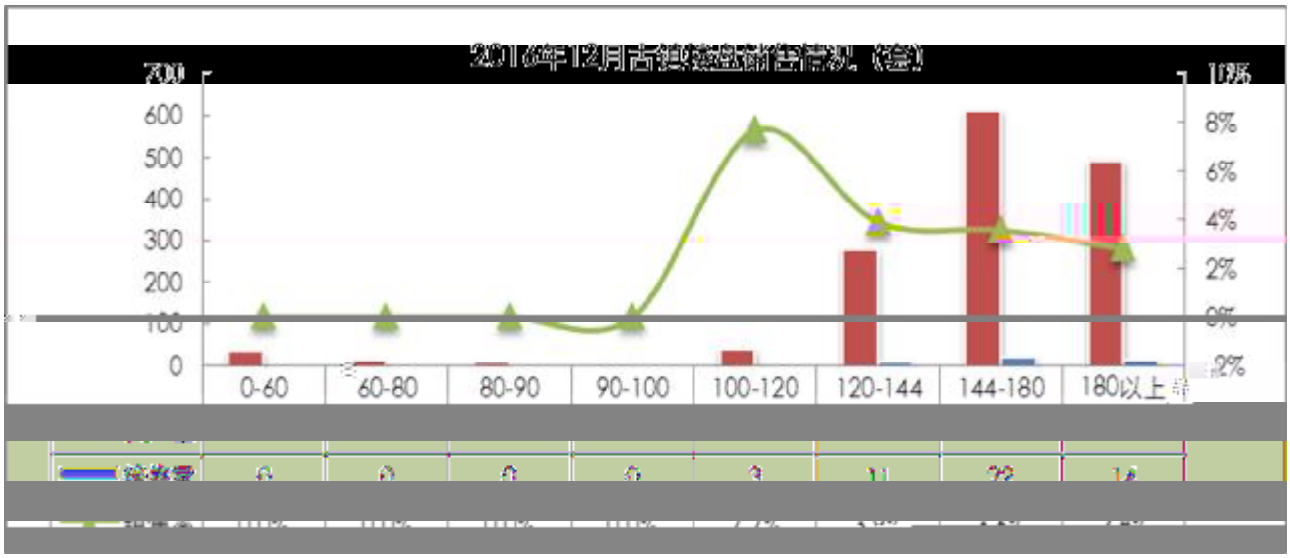
~ j \ ] ` a M m S T



2 + 2 Z x 3 " # + 2 Y = m 7 8 2 , @ : x 0 4

Ø Y q t 4 A B b P 1488 c D E F M N 6.18% T Y q N # | I k N 9 ? ' g h A B b Z Y G H J # k 934 c lm % " , ` H | k 257 c lm I H H | k 175 c l' g h A B I J p P 144-180 L k 614 c lm 180 L I [ k 493 c lm 120-144 L k 281 c l' 144-180 L g h A B k N P G H J # k 441 c lm % " , ` H | k 91 c lD 180 L I [g h A B k N P G H J # k 439 c lD 120-144 L g h A B k N P % " , ` H | k 125 c lm I H H | k 91 c lT

Ø Y q t 4 n ! " b P 50 c D E F M N 48.98% T • g h k N A } P 3 G H J # k 29 c lD g h U V I J p P 144-180 L k 22 c lD g h Z Y G H J # k 17 c lT

Ø T H I k Z [D 100-120 L n & f H I k g V T

Ø t 4 e f Q R H I o I J P 0.81 K L D o] ^ P 0.71 _ ` D ( ) P 8854.22 `/L T

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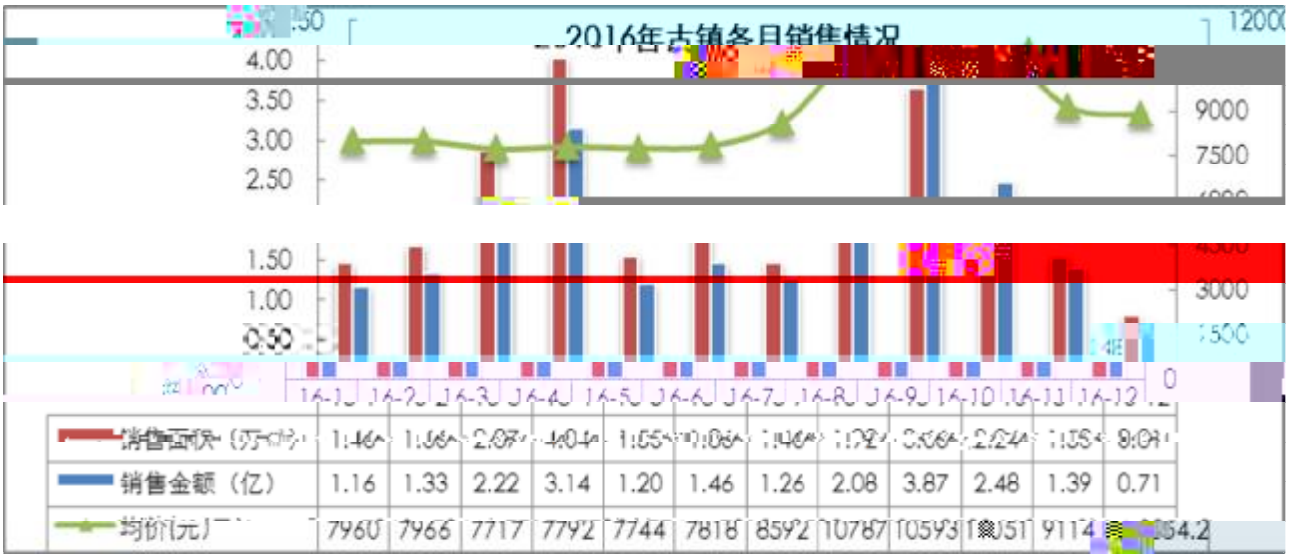

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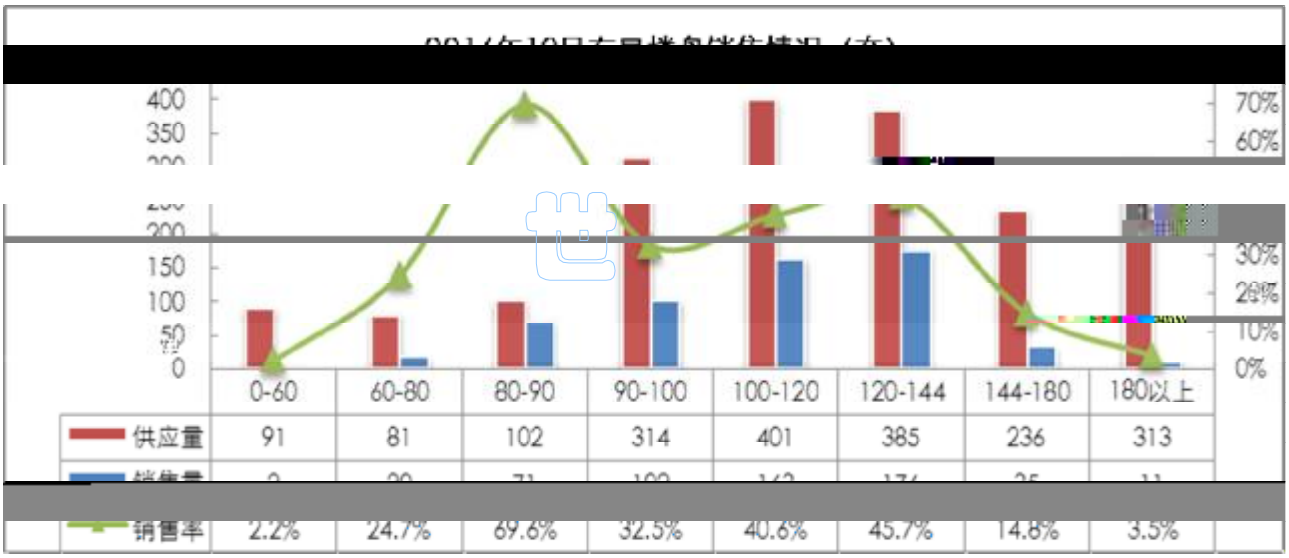

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- % & t 4 ! " b P 580 c D E F [\ 32.72% T t 4 % & q n ! " b g V n k N P O < H | k 68 c lm $ = I F H | k 66 c l' T I J p Z [D g h ! " I J p P 100-120 L k 68 c lm90-100 L k 35 c lD O 7 100-120 L g h Z Y O < H | k 41 c lD 90-100 L g h Z Y $ = I F H | k 24 c lT
- T H I k Z [D 80-90 L n & f H I k g V T
- t 4 e f Q R H I o I J P 6.57 K L D o] ^ P 5.14 _ ` D ( ) P 7821.71 ` / L T

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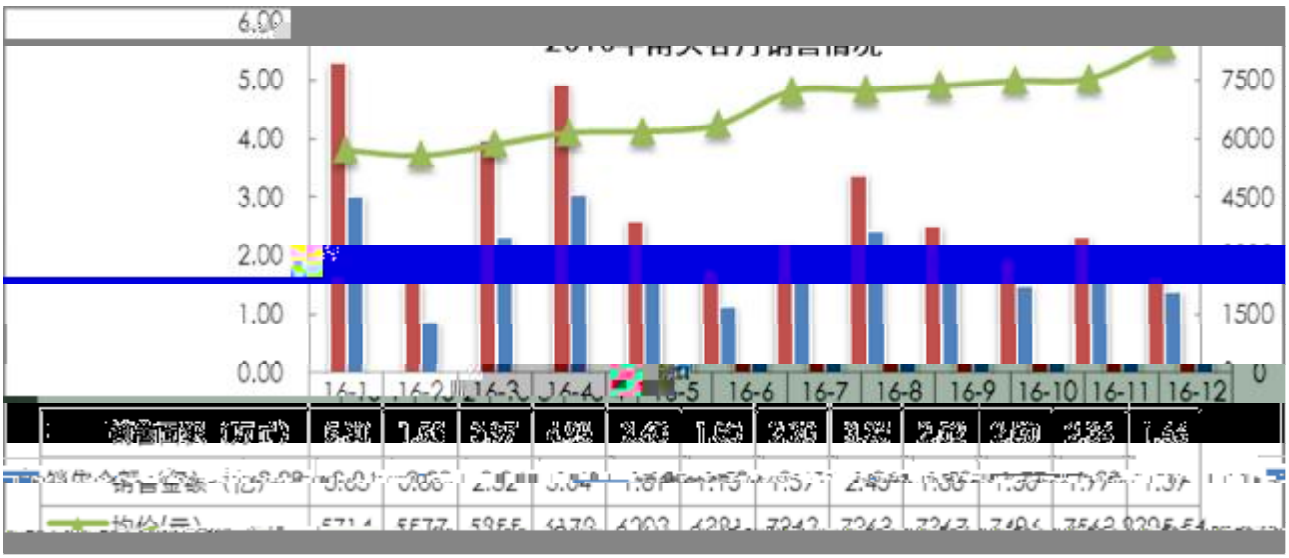

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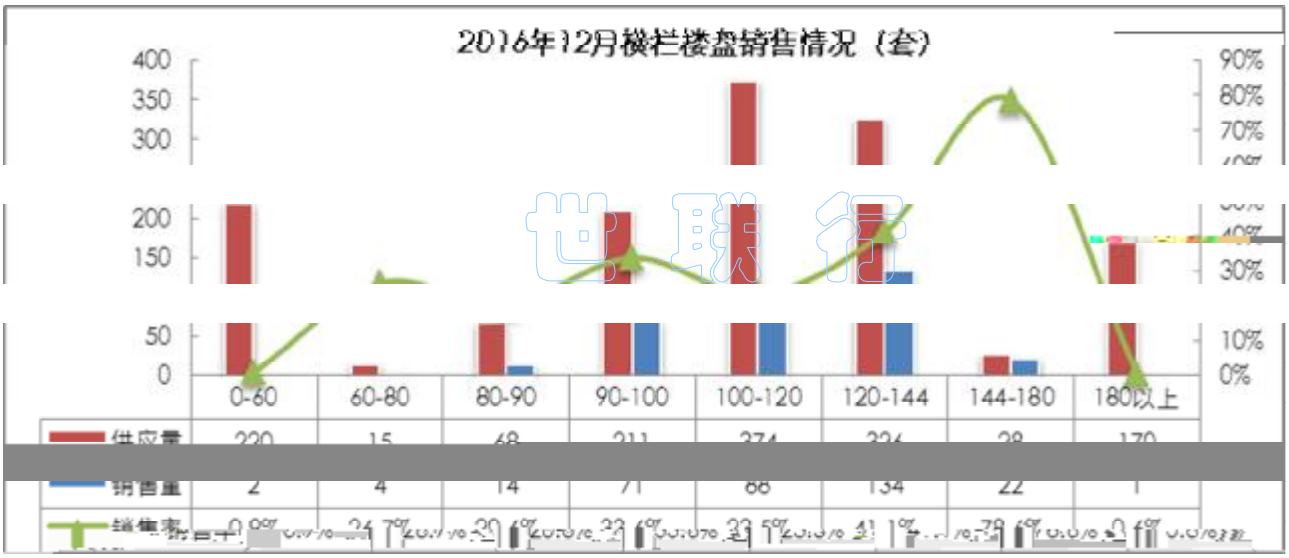

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- P Q t 4 ! " b P 336 c DE F M N 14.5% Tt 4 P Q q n ! " b g V n k N P E Y 1 o e Q Z rk 129 c lD O { P o U H | k 70 c l' T I J p Z [D g h ! " I J p P 120-144 L k 134 c lm 100-120 L k 88 c lD O 7 120-144 L g h Z Y E Y 1 o e Q Z r k 105 c l' 100-120 L g h Z Y D ! ' K k 27 c lT
- T H I k Z [D 144-180 L n & f H I k g V T
- t 4 e f Q R H I o I J P 3.91 K L D o] ^ P 2.66 _ ` D ( ) P 6820.83 `/L T

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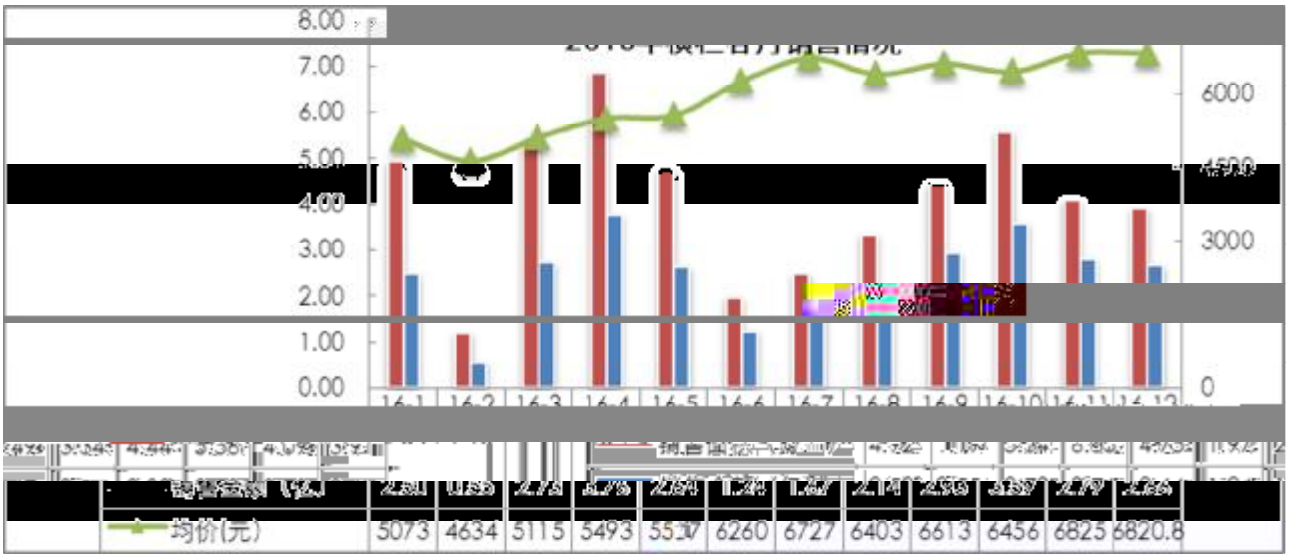

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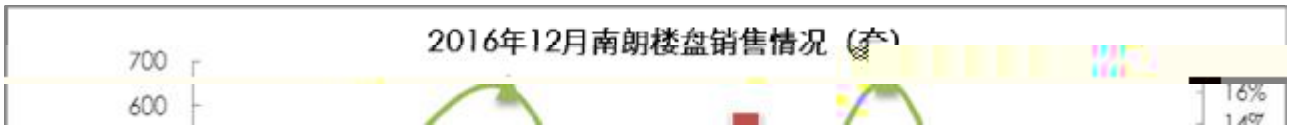

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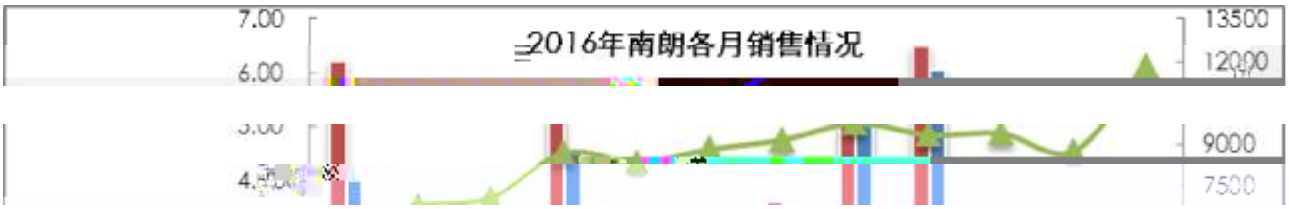

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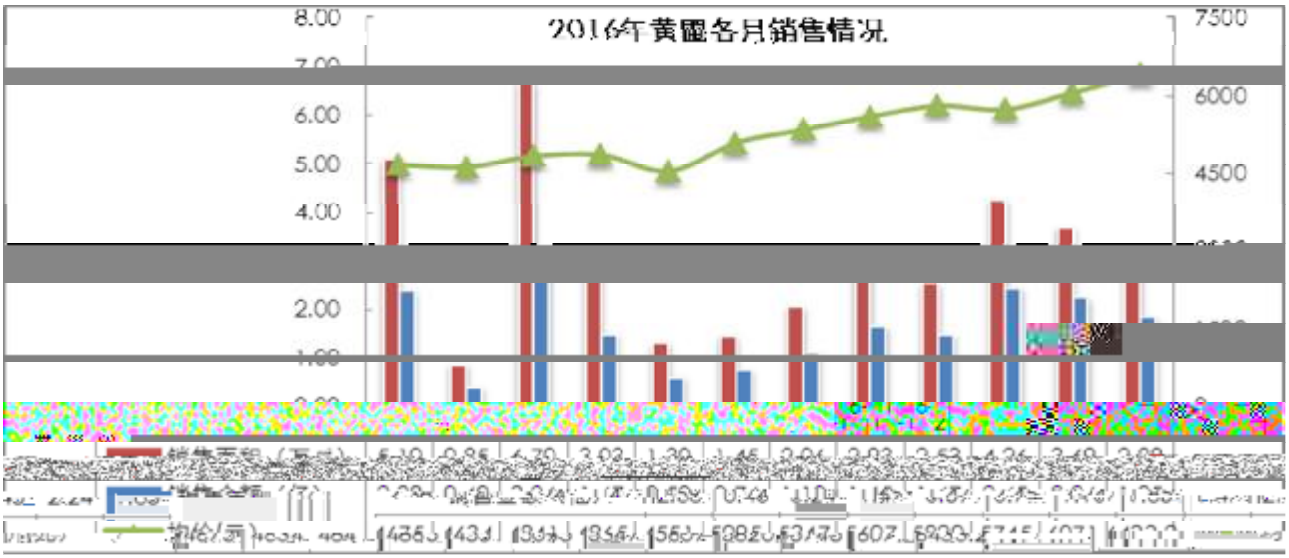

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市场展望 forecasting

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