

中山 2018 年 3 月房地产市场报告

月 刊: 201803

报告出品: ! " # \$ % & ' (

撰写人:) * +

撰写日期: 2018-04-12

! " # \$ % & ' ! () * + ,
- . / 0

1 2

34" #562

74" #892

 : ; <=2

 >?@AB3

 CD>E3

 CFAB3

G4" #HI4

 3J" #4

 KLHI4

 - . HI4

 7J" #6

 MNHI10

 - . HI12

 O P O PCFQP- . RS 错误!未定义书签。

 TUVWXY15

 CF PZ1* + [\ - .] ^17

 _ ` abHI18

 cb* + [\ KdRS18

 eb* + [\ KdRS19

 fb* + [\ KdRS19

 gh* + [\ KdRS20

 ij* + [\ KdRS21

 kl* + [\ KdRS21

 mn* + [\ KdRS22

 op* + [\ KdRS23

 Gq* + [\ KdRS23

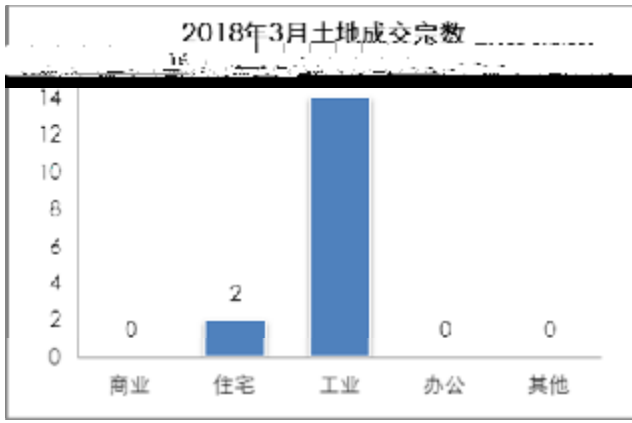
 cr* + [\ KdRS24

 st* + [\ KdRS25

 ua* + [\ KdRS25

 cv* + [\ KdRS26





W30-18-00 13	782* + t * + j	RST%	2.8141	9.8492	1.0~3. 5	1893.85 57	192	78S, Of r s +, - .	2018-3-28
W30-18-00 11	782* + t * + j	RST%	4.0134	14.0468	1.0~3. 5	2709.03 15	193	- * Q\$OP p 78q +, - .	2018-3-28
W30-18-00 12	782* + t * + j	RST%	2.6780	9.3729	1.0~3. 5	1802.26 71	192	782 (. f r s +, - .	2018-3-28
W30-18-00 14	782* + t * + j	RST%	2.6762	9.3667	1.0~3. 5	1814.45 69	194	7821W? \ %x 4 +, - .	2018-3-28
W15-17-01 64	782z { t pdefuN Suq (* •	RST%	5.4621	19.1172	1.0~3. 5	5735.2	300	/ c 7014) * +, - .	2018-3-29
W25-17-01 31	782z { t 23j	RST%	0.9333	3.2667	1.0~3. 5	543.198 1	166	782456 > 7k +, - .	2018-3-29
W15-17-01 66	782z { t pdefuN Suq (v •	RST%	1.3333	4.6667	1.0~3. 5	1400	300	78S8; 5 9 { 6: +, - .	2018-3-29
W30-17-01 56	782* + t * + j	RST%	5.3344	18.6704	1.0~3. 5	4020.71 33	215	78; ; < u = +, - .	2018-3-29

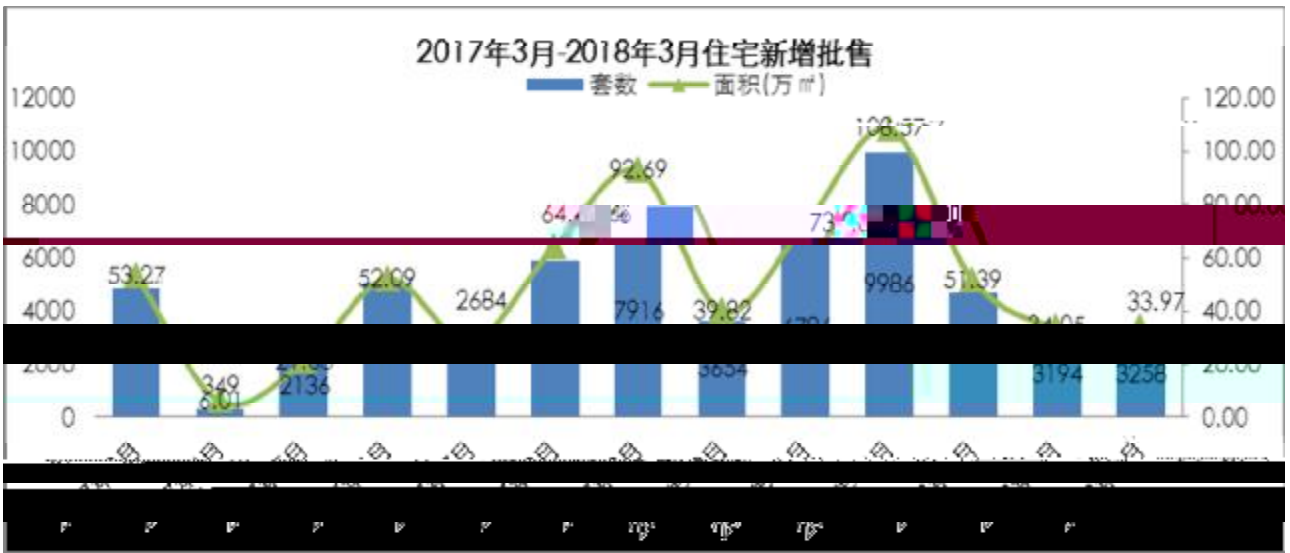
a 17y # b" # 17. Zr 7822A > # 6c

7J " #

GHKL N

- Ø 2018 < 3 4 7 8 2 f XBCg L 3258 hDEF Z [2%Di FOP 33.05%DJ KL 33.97 MNDEF OP 0.25%Di FOP 36.23%U
- Ø 2018 < 3 4 j k a b f XBCg l m n 7 o 100-120 Np 1634 h q r 90-100 Np 870 h q r 120-144 Np 339 h q j
- Ø 2018 < 3 4 j k a b f XBCg l m y ? v w p 589 h q r ([p 492 h q r " # p 398 h q j v w l f BC OPL > = k f z p 509 h q r ([l f BC OPL ? ' @ A p 416 h q r " # l f BC OPL B < C n CA p 234 h q j





a17y#b" #17. Zr





p29877 hq 120-144 Np 14074 hq 90-100 Np 11026 h dJ

Ø l mBCt uLvwp10850 hq xyp9148 hq z { p9134 h dJ

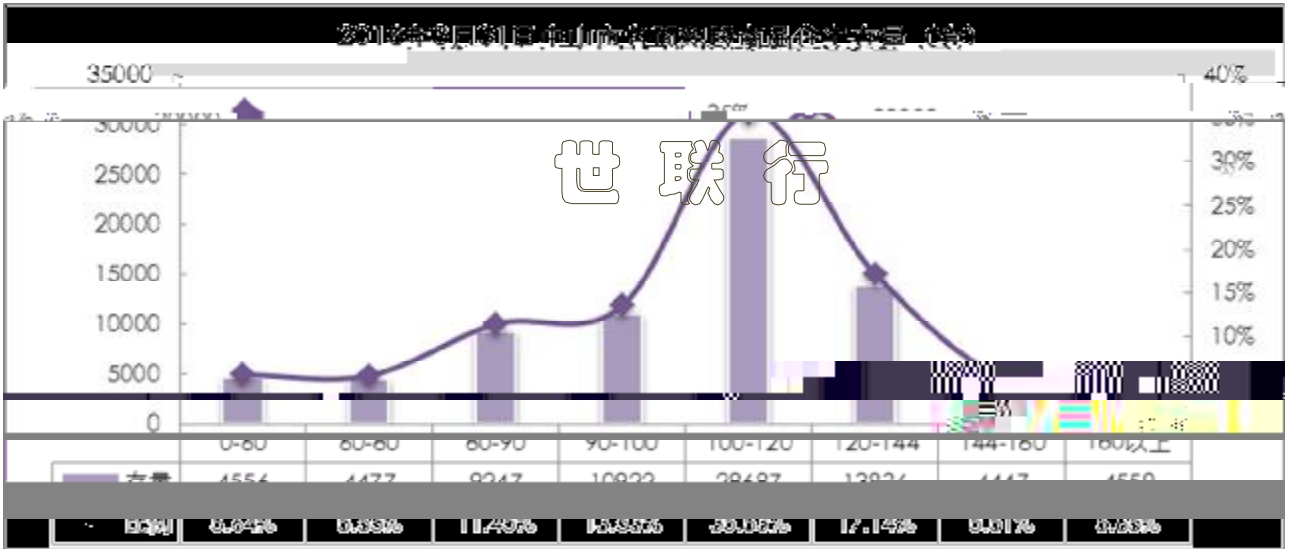
Ø DF t ur J Ks BCh1 EF 8GZpO3BU



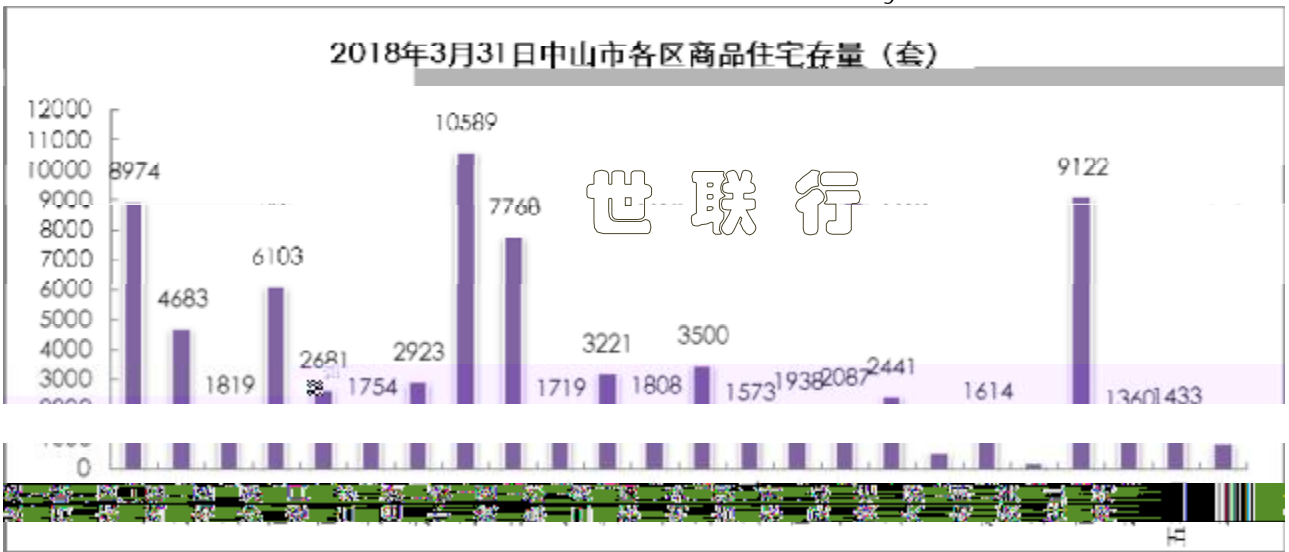


z p4352 hq B<H8o@Ap1318 hq l 8J 8@Ap893 hqz { l f • gBCOPLKL' Gz
p3036 hq> =kz { j a Mup2878 hqN{ @Ap1374 hqpxyl f • gBCOPLOP@Ap1662
hq oQ<B@Ap1064 hq RJ G@Ap781 hqj

Ø DF tur JKs • gh1EF8GZpO3BU

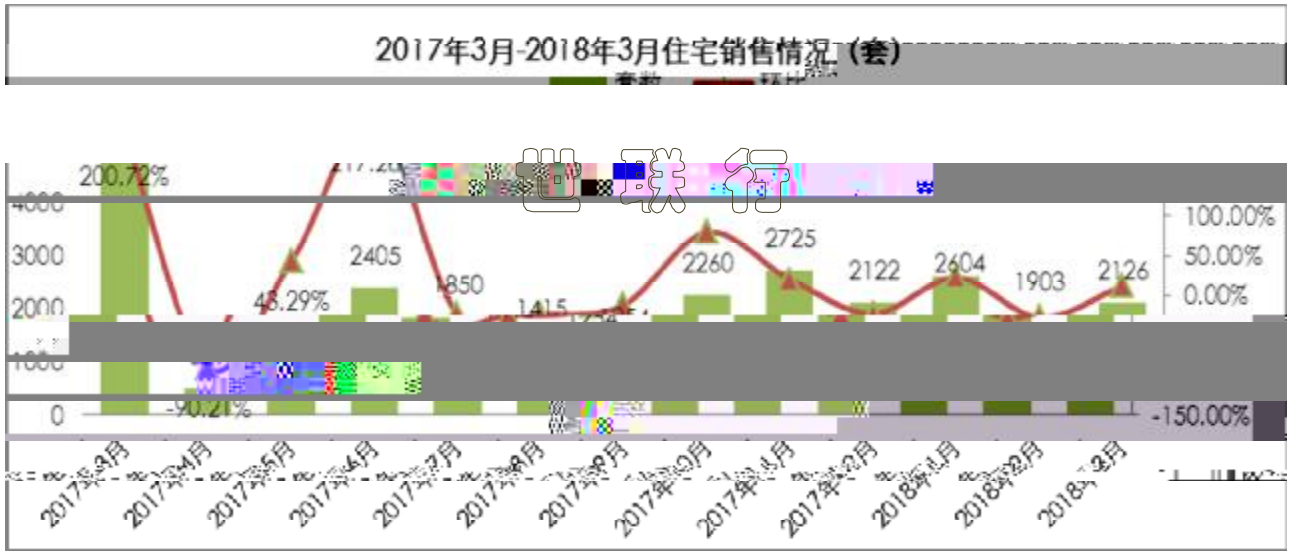


a17y#b" #17. Zr 7822A>#6c

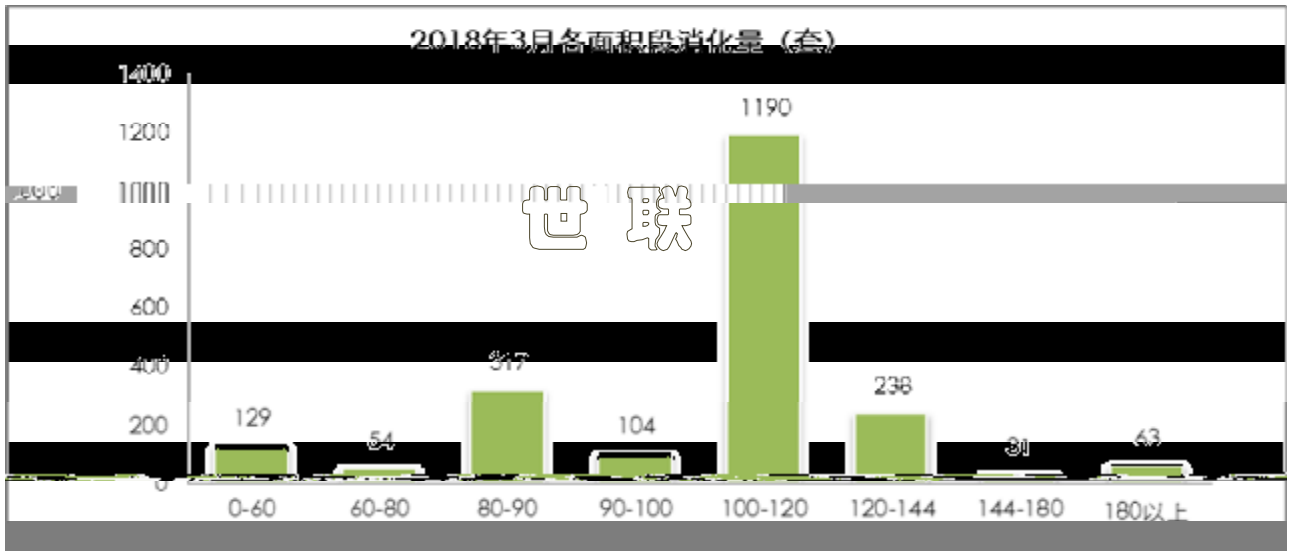


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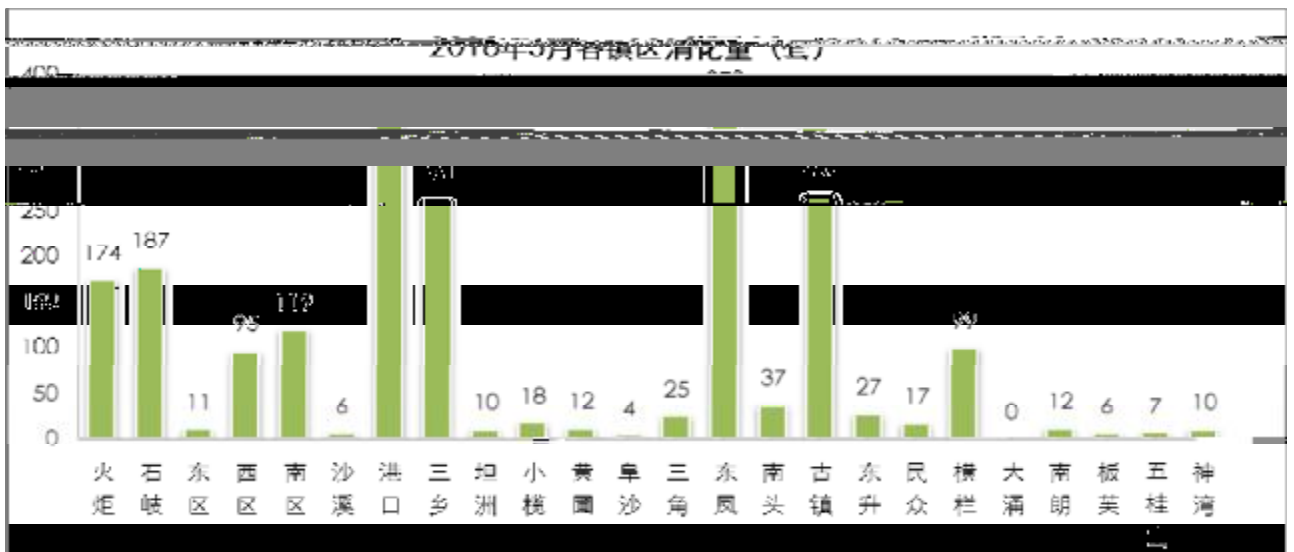




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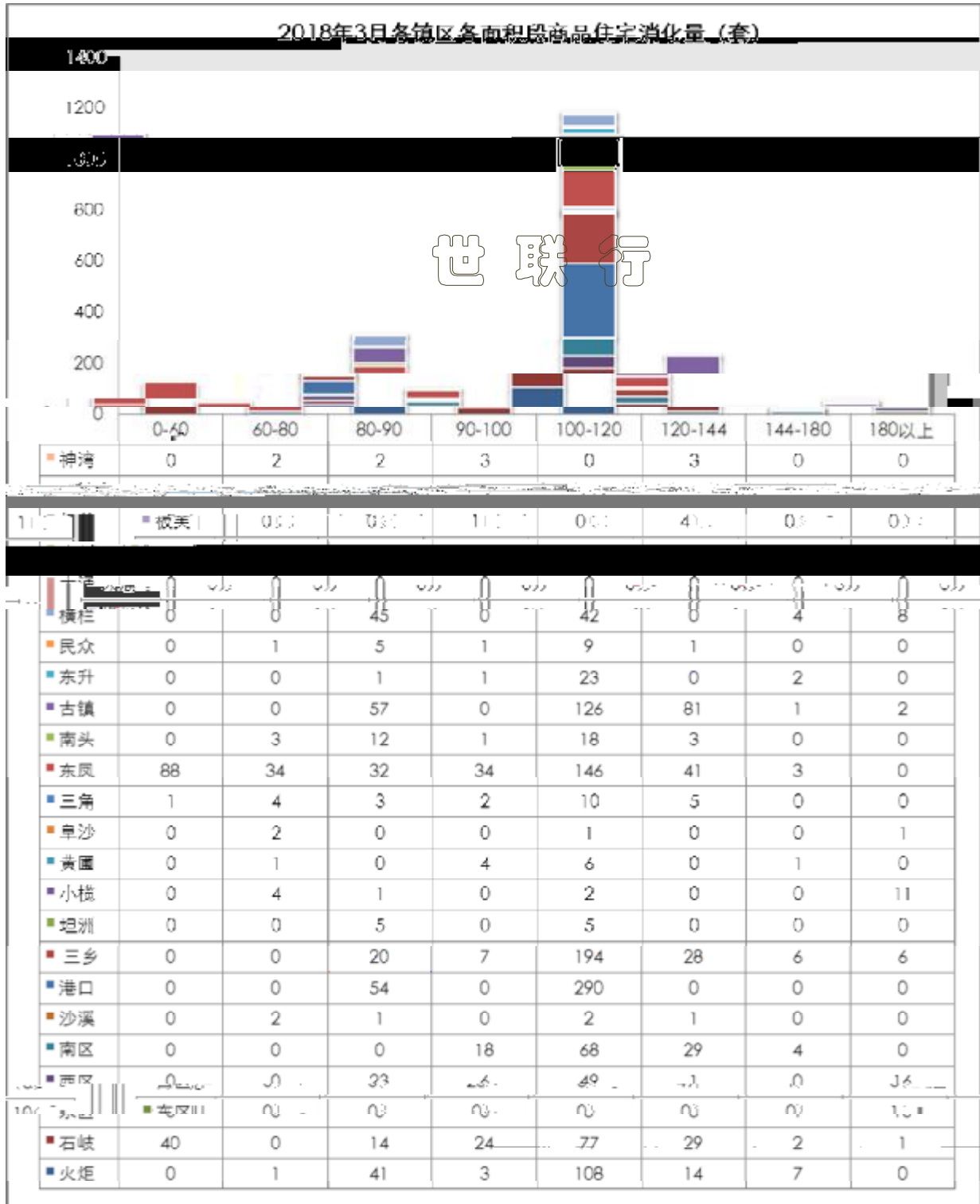


a17y#b" #17. Zr 7822A>#6c



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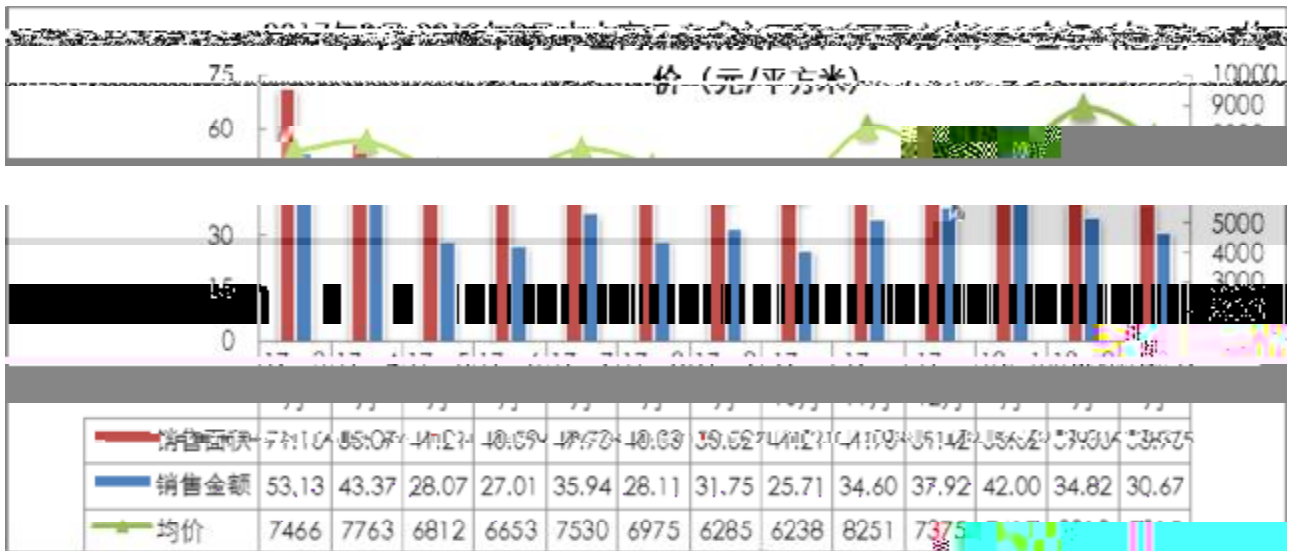




a17y#b" #17. Zr 7822A>#6c

O P O POCF * +, QP- . RS



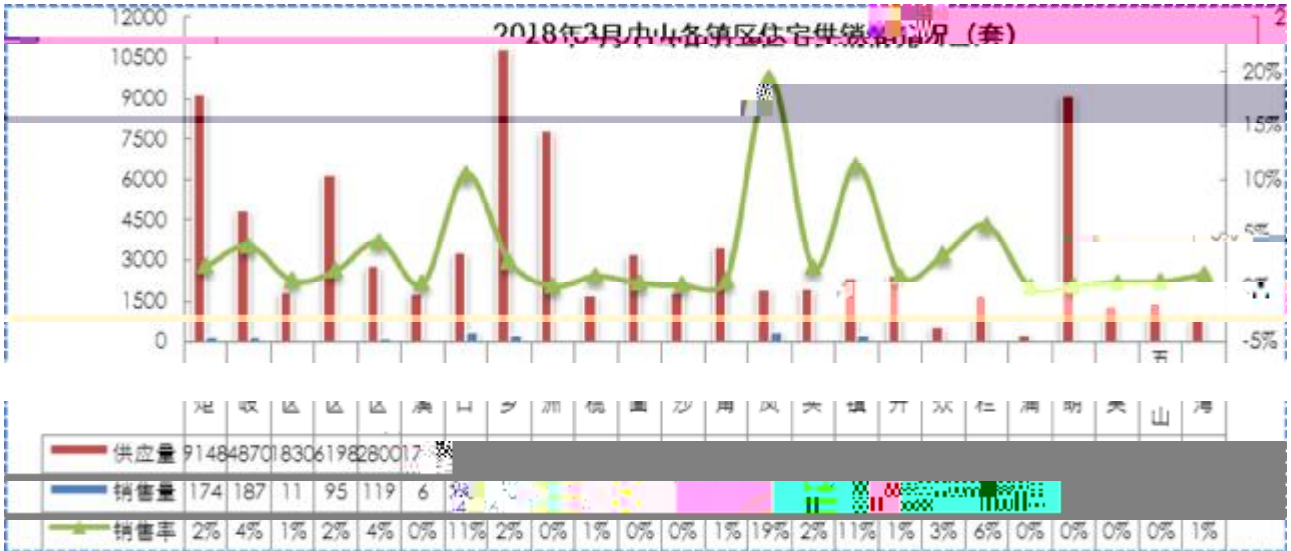


a17y#b" #17. Zr 7822A>#6c

- Ø 2018 < 3 4D7 8j k - VWJ KL 38.75 M. / DE F OP 0.8%Di F OP 45.55%e VW\] L 30.67 ^_DE F OP 11.91%Di F OP 42.27%e VWQOL 7915 _/. / DE F OP 11.2%Di F Z [6.02%e VWh 1 L 8704 hDEF Z [34.13%Di F OP 5.34%U
- Ø 2018 < 1-3 4D7 8j k - " 5VWJ KL 134.43 M. / Di F OP 27.64%e " 5VW\] L 107.48 ^_Di F OP ^



_` abHI



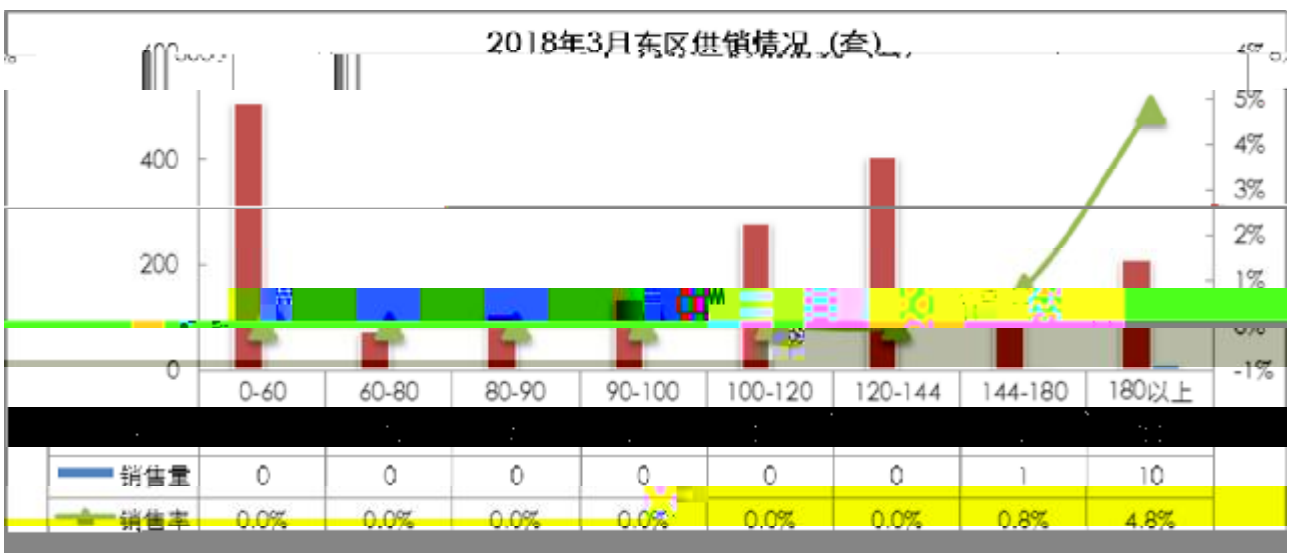
a17y#b" #17. Zr 7822A>#6c

Ø 78P&aHLv! Lpz; `uLprf{; `uLp/7, zuU7, zua%smuat tDb
 cfur zur deur (urxy; <urXf8+g[r" #tr! htr* +trz{ tU7,
 zui c: 78d\$V7, rkl 7, /EB<; d; <uDj 10 Fu' h78- %&23d<; +
]_(dXTU

Ø 24Ftu7vwdBCg; EeYKLj dkg] D() d\$j; ED` BCgz \$%g[o7i 2
 o. U

Ø 17FJI tudEFHI ZpO17M: U

cb* +[\KdRS



a17y#b" #17. Zr 7822A>#6c

Ø (u! 4*j kabdBCgL 1830hDEFOP 0.11%U(uP&ULOP 36 FDBCg ! dOPm
 dLonopp730 hq Bqr J sp335 Tf10.08 0 TD -0.06432 [+3 10.08 Tf-461.00-68 Tc qBn



Ø (u! 4* j k a b d " # \$ % g L 11 h D E F Z [175% U! 4(u \$ % g l m \$ % J K s L 180 N p Z
p10 h q d & k U! 4(u \$ % g ! d O P L t u v k @ A p 7 h q J

Ø Y K L j d k g] 180 N p Z J K s K L j ; E U

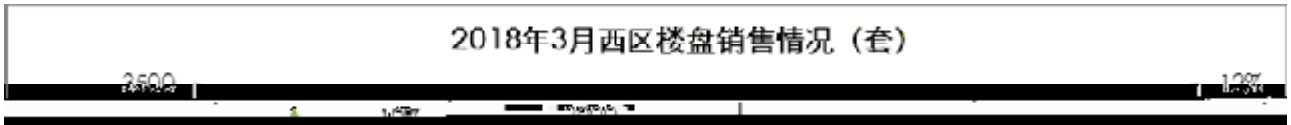
Ø ! 4 j k - K L I J K L 6.84 M N D I \] L 6.44 ^ _ D Q O L 9417 _ / N U

【17y#b" #17. Zr7822A>#6】

eb* + [\ K d R S

1200 ƒ	2018年3月南区供销情况 (套)	ƒ 8%
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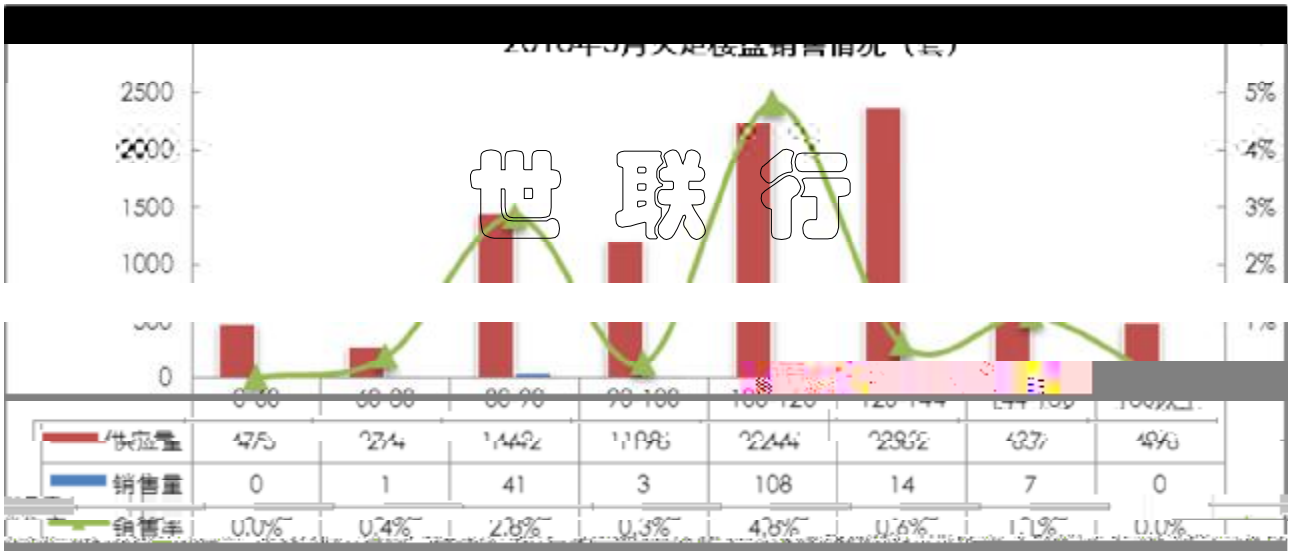
Ø de! 4" #gL 187hDEFOP 15.77%U! 4de\$%gl my? bW# G@Ap48hqr Qc Wo & p47hqd` 7 100-120 N&k! 4Kg; GDKgL 77he` d" 0-60 N&kDL 40hU

Ø YKLj y] D90-100 Nd&k KLj ; EU

Ø ! 4j k - KLI J KL 2.36MNDI \] L 2.25 ^ _DQOL 9511 _/NU

【17y#b" #17. Zr 7822A>#6】

ij * +[\KdRS



a17y#b" #17. Zr 7822A>#6c

Ø xy! 4j kabBCgL 9148hDEF Z [2.95%Uxy P&ULOP 64FD! 4f XOP 1Fb' (Ad{ j aMuUBCG ! dOPLOP@Ap1662 hqr oQ<B@Ap1064 hqr RJ G@Ap799 hqJBCJ Ksn 7U 120-144 Np2382 hqr 100-120 Np2244 hqr 80-90 Np1442 hqd

Ø xy! 4j kabKLgL 174hDEF Z [51.3%U) (fW%@ALxy! 4KLg; EDKL 135hU \$%g; ! dJ Ks L 100-120 Np108 hqr 80-90 Np41 hqd

Ø YKLj y] D100-120 Nd&k KLj ; EU

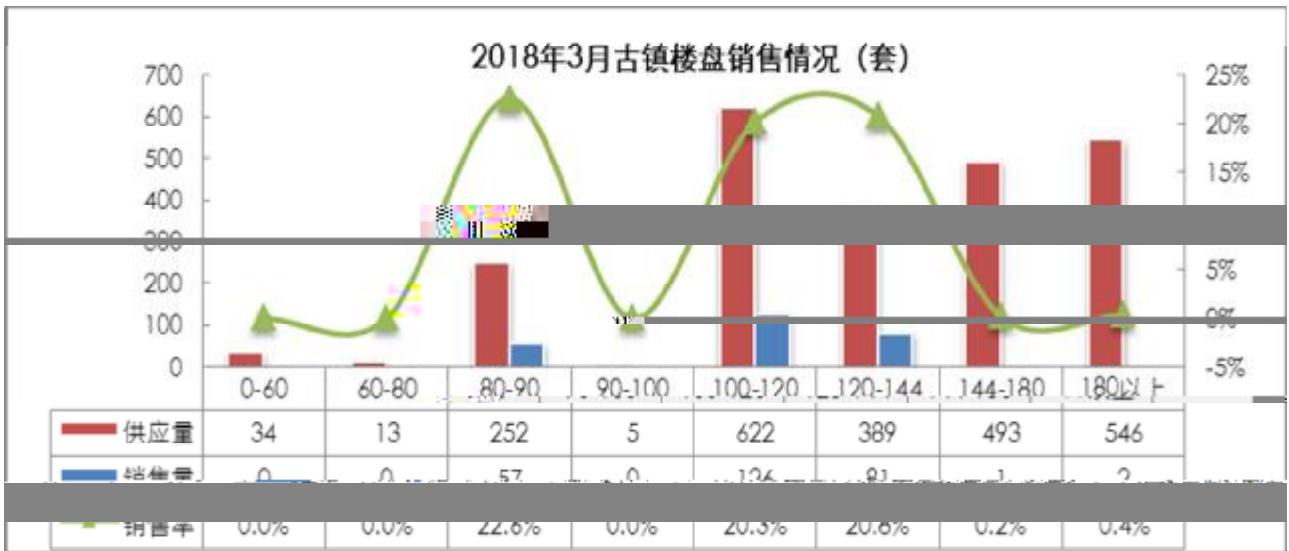
Ø ! 4j k - KLI J KL 3.91MNDI \] L 2.74 ^ _DQOL 7008 _/NU

【17y#b" #17. Zr 7822A>#6】

kl * +[\KdRS







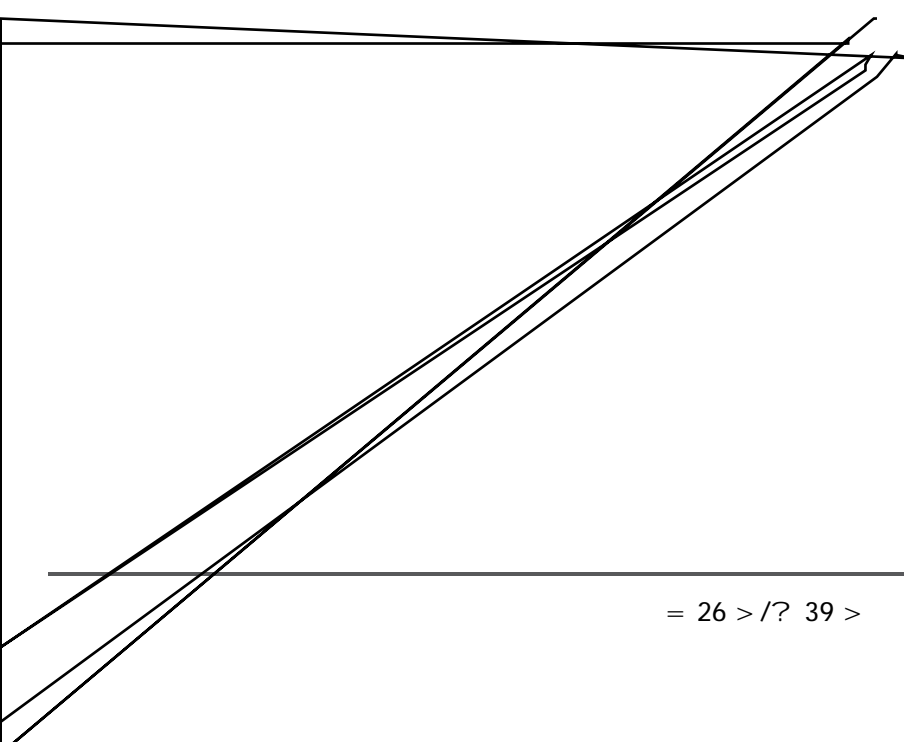
a17y#b" #17. Zr 7822A>#6c

∅ , t! 4BCgL 2354 hDEFOP 0.42%U, t P&ULOP 11FD mBCgy? ; ' onp789 hq
 < =Bnp772 hq t ~@Ap410 hqel mBCJ Ks L 100-120 Np622 hq 180 Np Z p546 hq
 144-180 Np493 hqJ

∅ , t! 4d\$%gL 267 hDEFZ [2570%el m\$%OPL; ' onaMOz q264 hqPl m\$%J
 Ks & 100-120 Np126 hq 120-144 Np81 hq 80-90 Np57 hqJ

∅ YKLj y] D80-90Nd&k KLj ; EU

∅



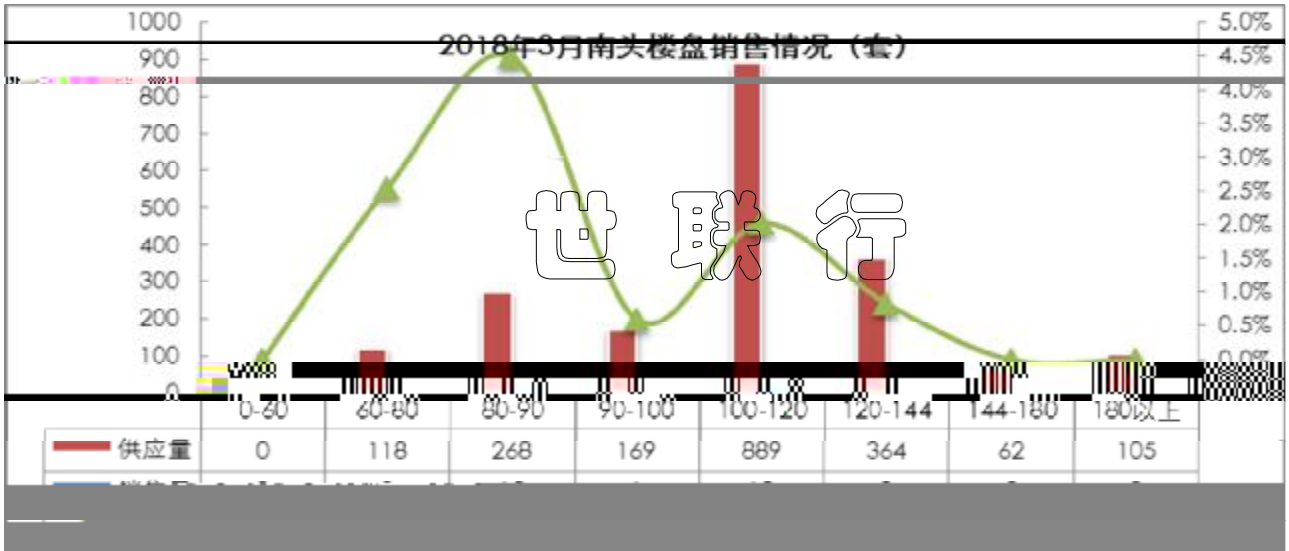
Ø () ! 4\$%gL 378 hDEF Z [140.76%U! 4() t d\$%g; EdOPL >uo? p316 hqPZ L, 6. nD dLMO\ > 3Ap32 hq@q9: @Ap26 hqYJ Ksy] D m\$%J Ks L 100-120 Np146 hq 0-60 Np88 hqJ

Ø YKLj y] D0-60 Nd&k KLj ; EU

Ø ! 4j k - KLI J KL 1.54MNDI \] L 0.79 ^ _DQOL 5118 _/NU

【17y#b" #17. Zr 7822A>#6】

ew* + [\KdRS



a17y#b" #17. Zr 7822A>#6c

Ø z K! 4BCgL 1975 hDEF OP 1.15%Uz KP&ULOP 14 F UBCg ! dOPI mLAB@A p757 hqNj @Ap471 hqKL (M3Ap329 hqpl mBCJ Ks L 100C120 Np889 hq 120-144 Np364 hq 80-90 Np268 hqJ

Ø z K! 4\$%gL 37 hDEF Z [60.87%U! 4z K t d\$%g; EdOPLAB@Ap36 hqYJ K sy] DI m\$%J Ks L 100-120 Np18 hq 80-90 Np12 hqJ

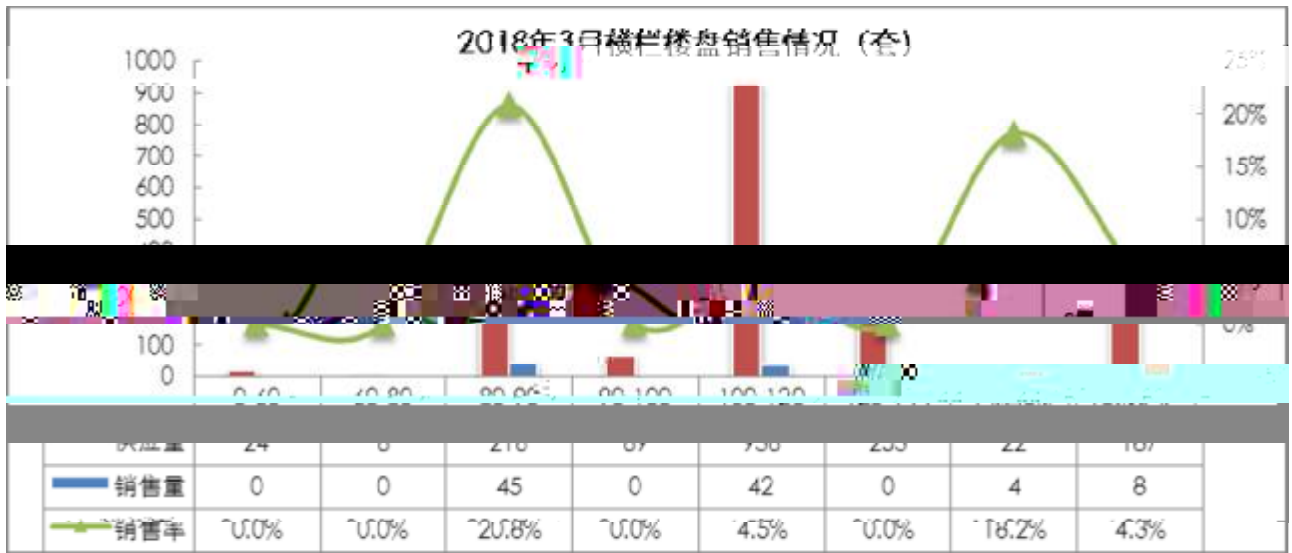
Ø YKLj y] D80-90 Nd&k KLj ; EU

Ø ! 4j k - KLI J KL 1.04MNDI \] L 0.86 ^ _DQOL 8274 _/NU

【17y#b" #17. Zr 7822A>#6】

xy* + [\KdRS





a17y#b" #17. Zr 7822A>#6c

Ø | m! 4BCgL 1713 hDEFOP 18



Ø z { ! 4\$%gL 12 hDEF OP 40%U! 4z { t d\$%gl my? KL' Gz p4 hœYJ Ksy] D
I m\$%J KsL 100-120 Np10 hqJ

Ø YKLj y] D120-144 Nd&k KLj ; EU

Ø ! 4j k - KLI J KL 0.26 MNDI \] L 08784 Tc (.) Tj-0.06432 Tc (26) Tj/c 7-9Tc (08784 Tc 8rD656432 Tc (08



2 Y782A6- wd17y] D34j k - VW9158hDEFZ[Rg ! U78S2TS. 9DKUab
 4oBg L9%DEF+1Z[DZi FVOPRg" 8UYtuy] D([dj k - VWg; ED` d
 Lvwdj UFtuVWI mn7UWabT- U34j k - VWQO 24, F+1OPD3478j k
 - d(QOL 7829_/NU34*S2 LXyD78S2d(Z. 9N[bmDG544*S2XYg
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 * BGC D5E &* By- uAmFG VH 5] I :
 #GH Je\$) KHLM; &N OP) #e\$QOR5{ STUVxWXz { : #e\$5YFZ?@ ! /OABCDEFGHPE &
 /O1) [\&O] ^YFPE 5_6: { SZP) #e\$&` V_6yTaN:

