

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

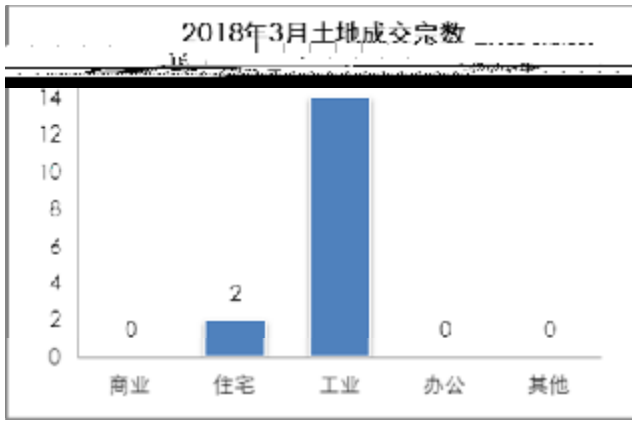
 cr* + [\ KdRS24

 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 | 7821 ? x 4 +, - . | 2018-3-28 |
| W15-17-01 64 | 782z { t pdefuN uq | 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 uq 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 |

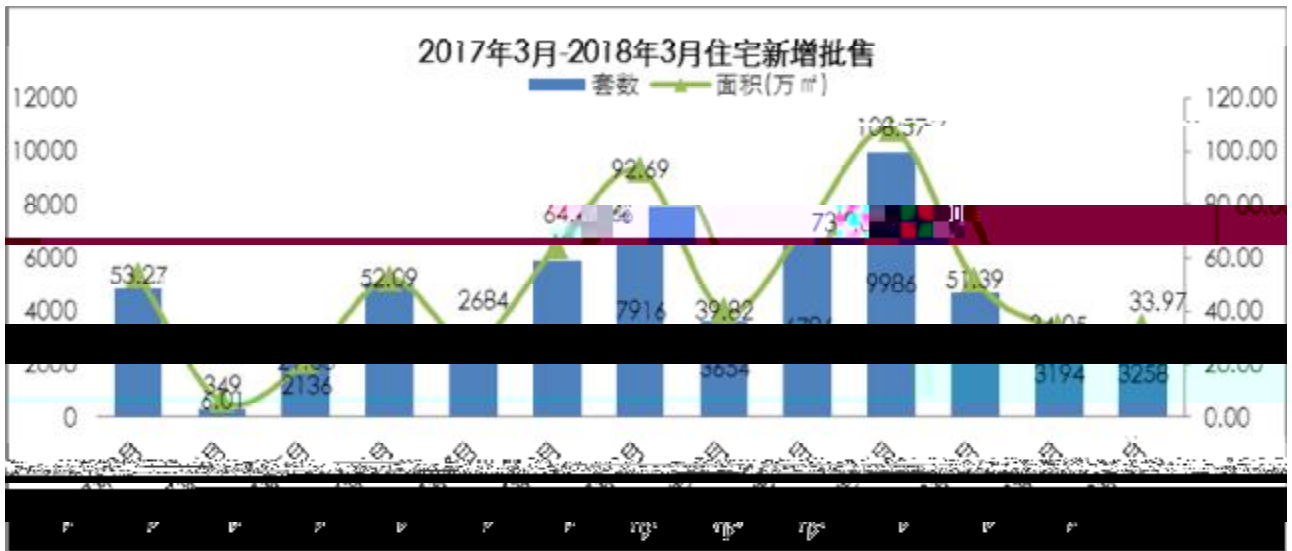
a #b" # Zr 782 A # c

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 ? v w p 589 h q r [p 492 h q r " # p 398 h q j v w l BC OPL > = k f z p 509 h q r [l BC OPL ? @ A p 416 h q r " # l BC OPL B n CA p 234 h q j





a #b" # Zr 7 Qq 480437. 92 0



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

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

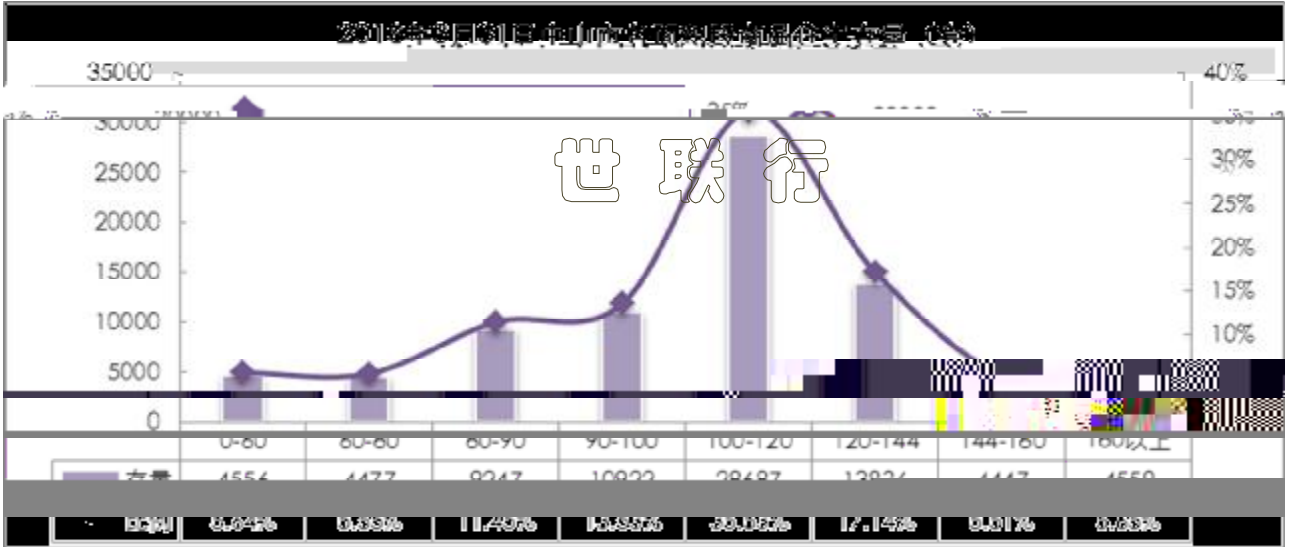
Ø D t ur JKsBCh EF8GZpO3BU



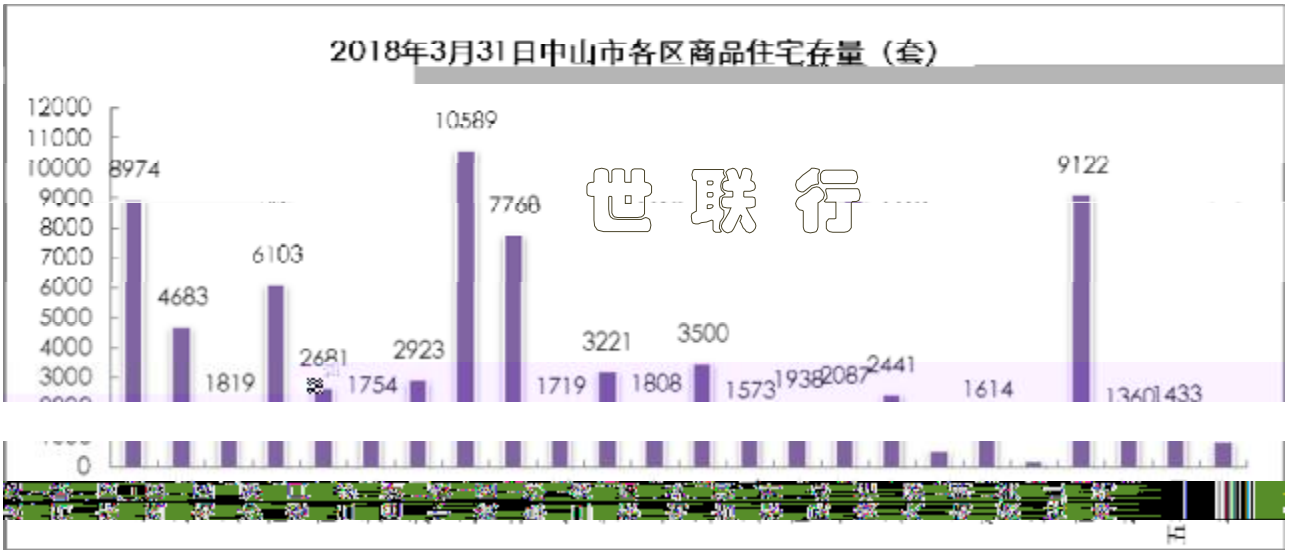


z p4352 hq B H8 @Ap1318 hq l 8J @Ap893 hq z { l • gBCOPLKL Gz
p3036 hq > =kz { j a Mup2878 hq N{ @Ap1374 hq x y l • gBCOPLQP@Ap1662
hq Q<B@Ap1064 hq RJ G@Ap781 hq l

Ø D turJKs • gh EF8GZpO3BU

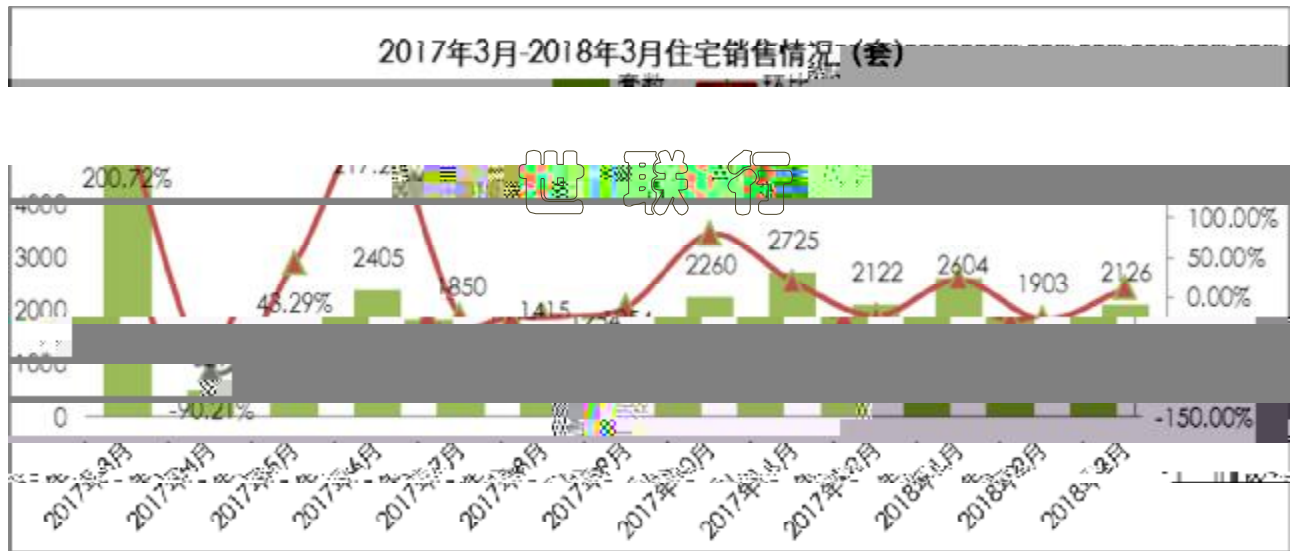


a #b" # Zr 782 A # c

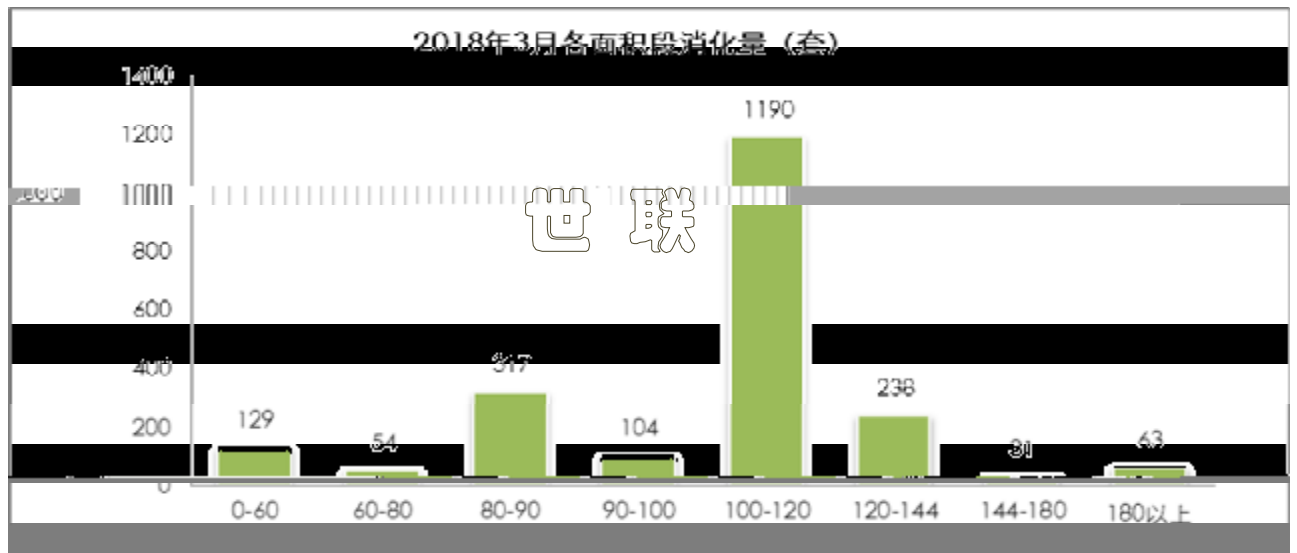


a #b" # Zr 782 A # c

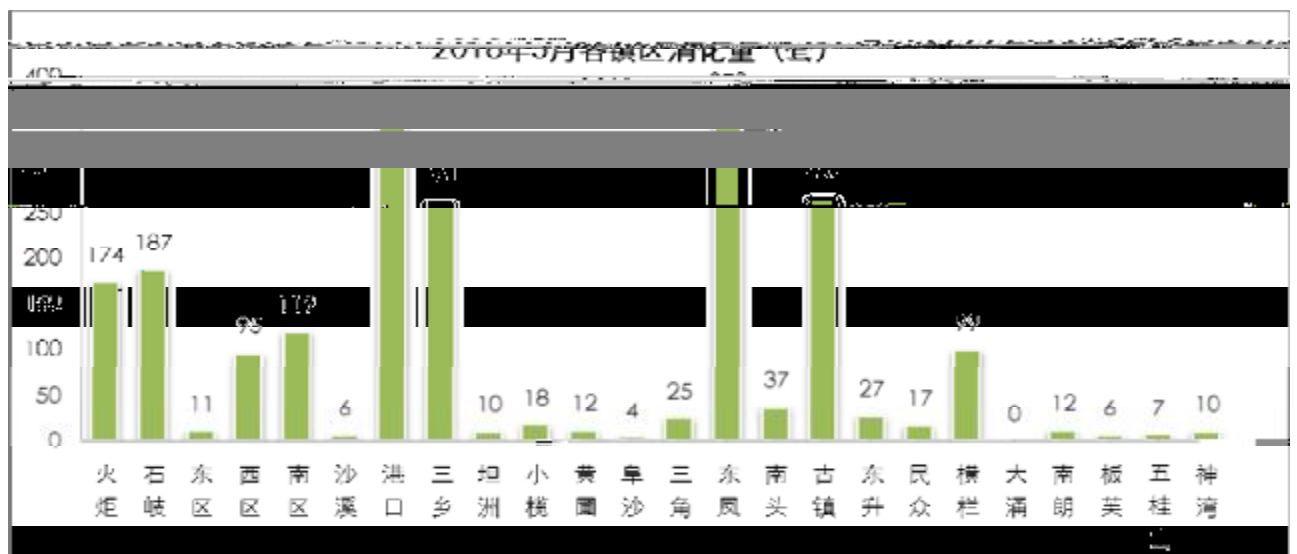




a #b" # Zr 782 A # c

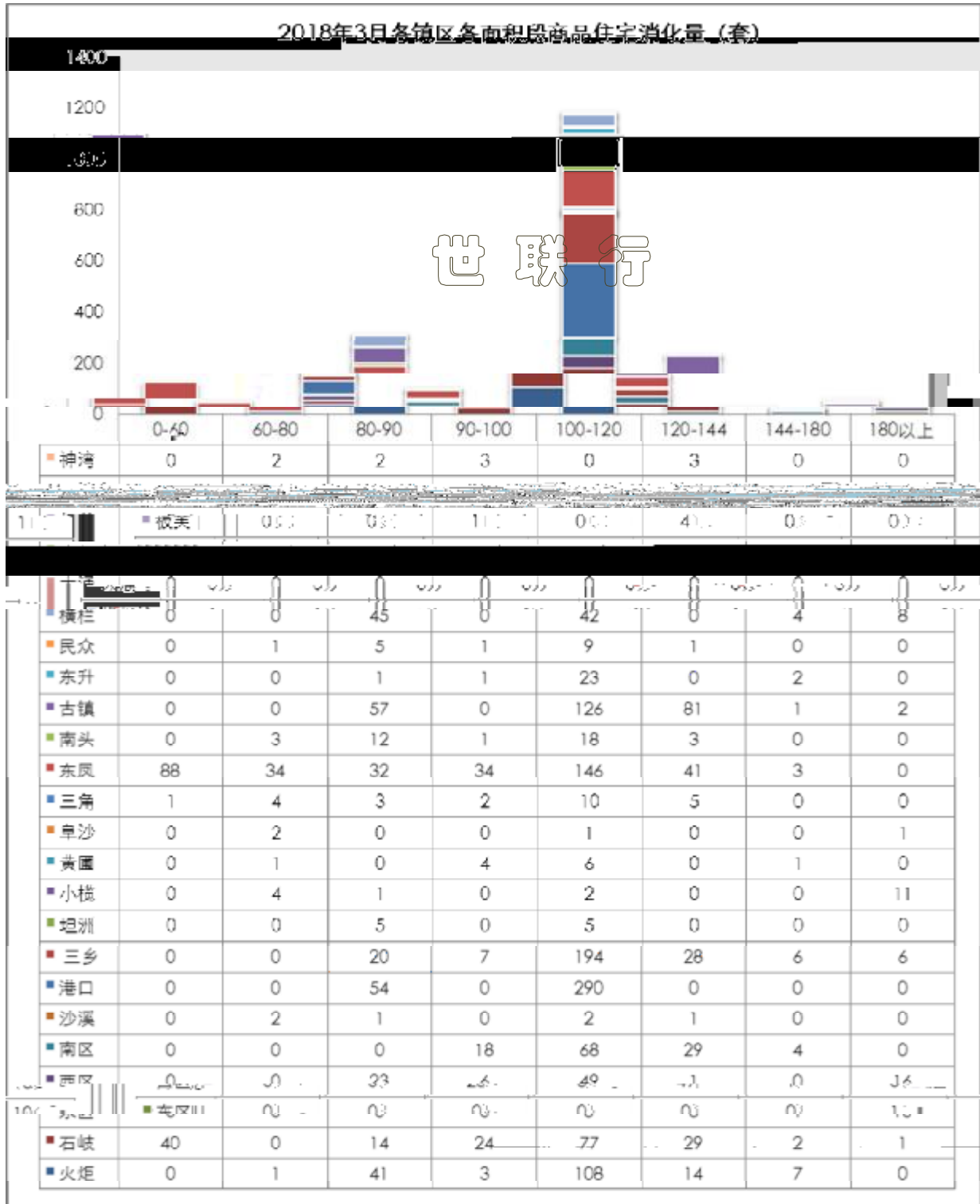


a #b" # Zr 782 A # c



a #b" # Zr 782 A # c

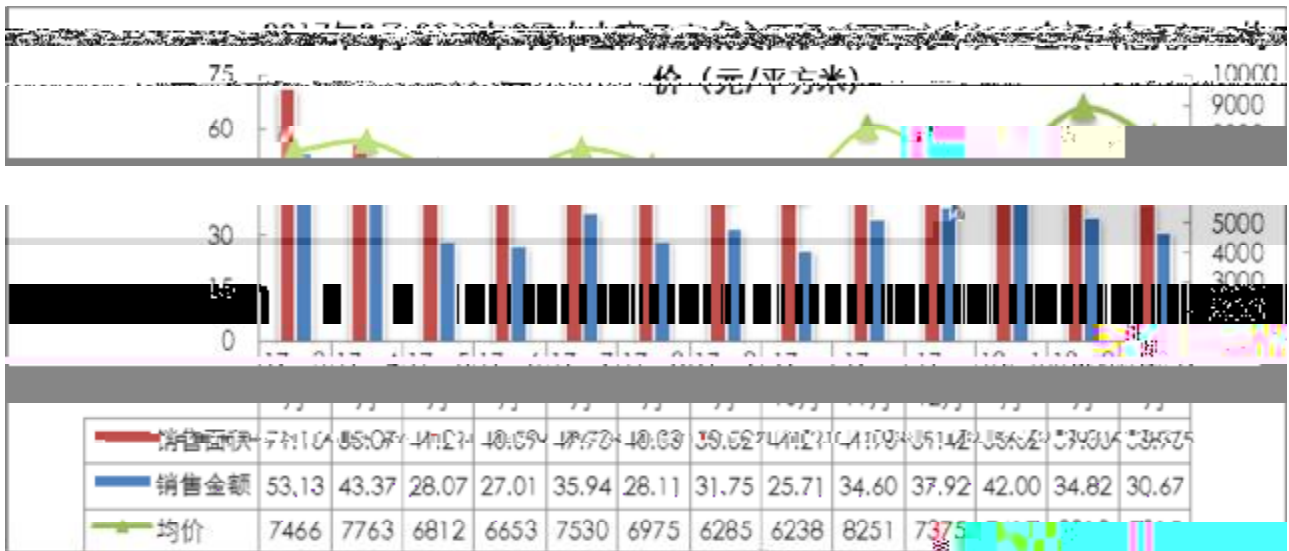




a #b" # Zr 782 A # c

O P O POCF * +, QP- . RS



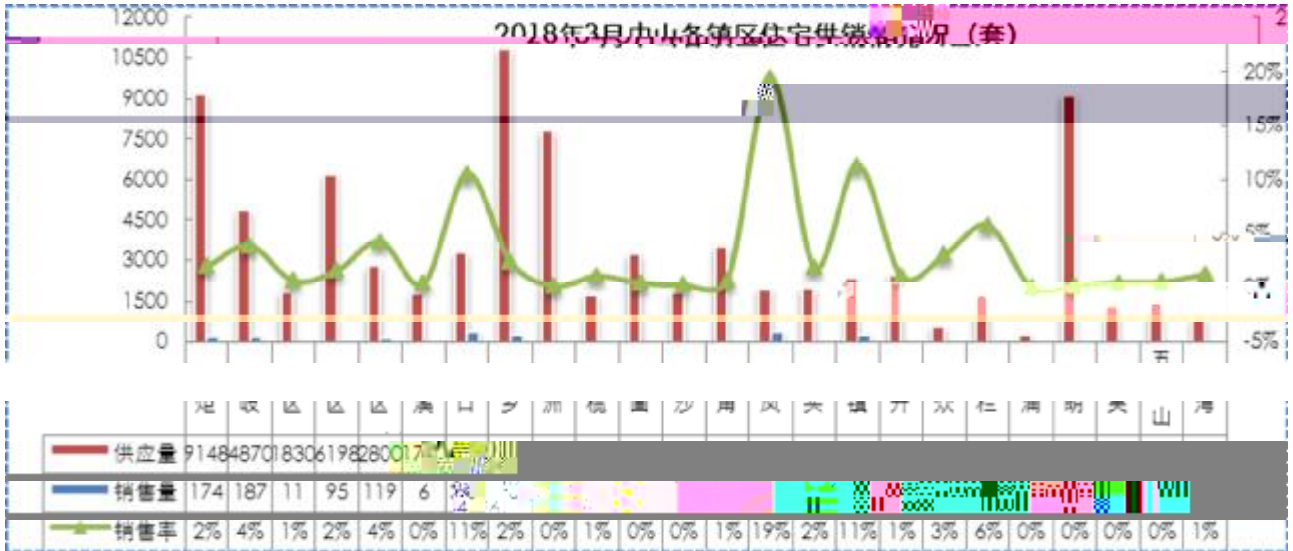


a #b" # Zr782 A # c

- ∅ 2018 < 3 4D7 8j k VWJ KL 38.75 M DEFOP 0.8%Di FOP 45.55%e VW\] L 30.67 ^_DEFOP 11.91%Di FOP 42.27%eVWQ L 7915 _/ DEFOP 11.2%Di FZ [6.02%e VWh L 8704 hDEFZ [34.13%Di FOP 5.34%U
- ∅ 2018 < 1-3 4D7 8j k " VWJ KL 134.43 M Di FOP 27.64%e " VW\] L 107.48 ^_Di FOPFOP



_` abHI



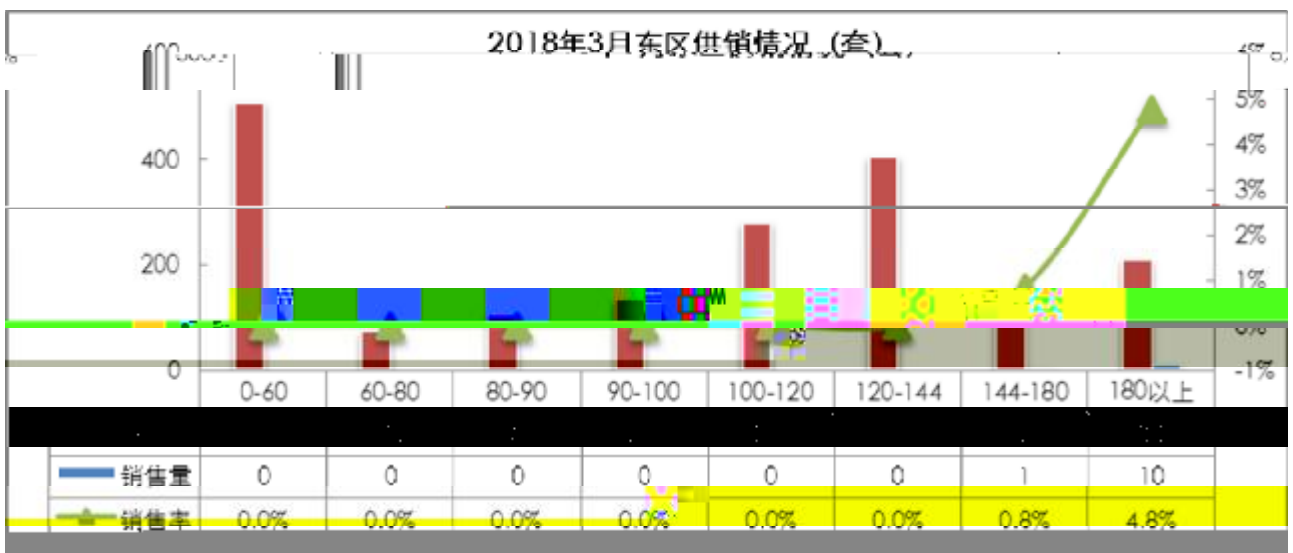
a #b" # Zr 782 A # c

Ø 78P Lv Lpz; `uLprf{; `uLp/7 zuU7 zu %smuat tDb
 cfurzurdeur urxy ur f8+g[r" #tr htr trz{tU7
 zui c: 78d\$ 7 rkl 7 / ; d uDj 10 u 78 %&23d ; +
 _ d TU

Ø 24 tu7vwdBCg; eY jdk]D d j; D`BCgz g[o7 2
 U

Ø 17 tudEF l ZpO17M: U

cb* +[\KdRS



a #b" # Zr 782 A # c

Ø u! 4*j kabdBCgL 1830hDEFOP 0.11%U uP OP 36 DBCg dOPm
 dLonopp730 hq Bqr J sp 335 Tf10.08 0 TD -0.06432 [+3 10.08 Tf-461.00-68 Tc qBn



Ø u! 4*j kabd gL 11hDEFZ[175%U! 4 u gl m JKsL 180NpZ
p10hqd&kU! 4 u g dOPLtuvk@Ap7hqJ

Ø Y j dk] 180NpZJKs j ; U

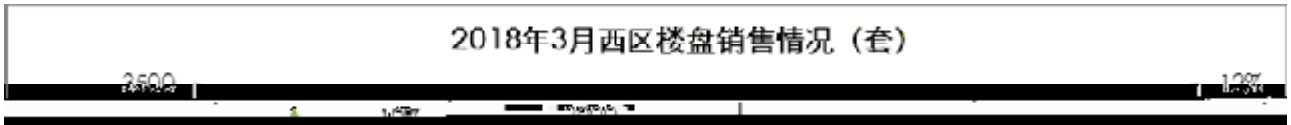
Ø ! 4j k I JKL 6.84MNDI \] L 6.44 ^ _DQ L 9417 _/NU

【 #b" # Zr782 A # 】

eb* +[\KdRS

| | | |
|--------|-------------------|------|
| 1200 ƒ | 2018年3月南区供销情况 (套) | ƒ 8% |
|--------|-------------------|------|





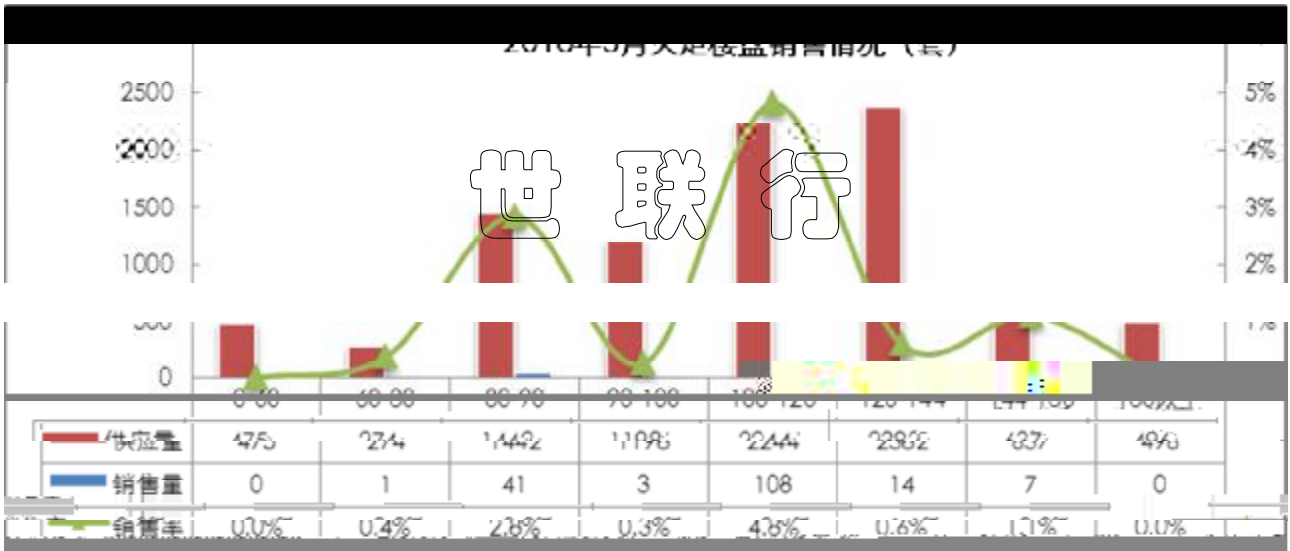
Ø de! 4 gL 187hDEFOP 15.77%U! 4de gl m ?b #G@Ap48hqrQc & p47hqJ` 7 100-120 N&k! 4 g; GD gL 77he` d" 0-60 N&kDL 40hU

Ø Y j] D90-100 Nd&k j ; U

Ø ! 4j k I J KL 2.36MNDI \] L 2.25 ^ _DQ L 9511 _/NU

【 #b" # Zr782 A # 】

ij * +[\KdRS



a #b" # Zr782 A # c

Ø xy! 4j kabBCgL 9148hDEFZ [2.95%UxyP OP 64 DI 4fXOP1 b' (d{j aMuUBCG dOPLOP@Ap1662 hqr Q<B@Ap1064 hqr RJG@Ap799 hqJBCJKsn7 120-144 Np2382 hqr 100-120 Np2244 hqr 80-90 Np1442 hqJ

Ø xy! 4j kab gL 174hDEFZ [51.3%U) f %@ALxy! 4 g; D 135hU g; dJKsL 100-120 Np108 hqr 80-90 Np41 hqJ

Ø Y j] D100-120 Nd&k j ; U

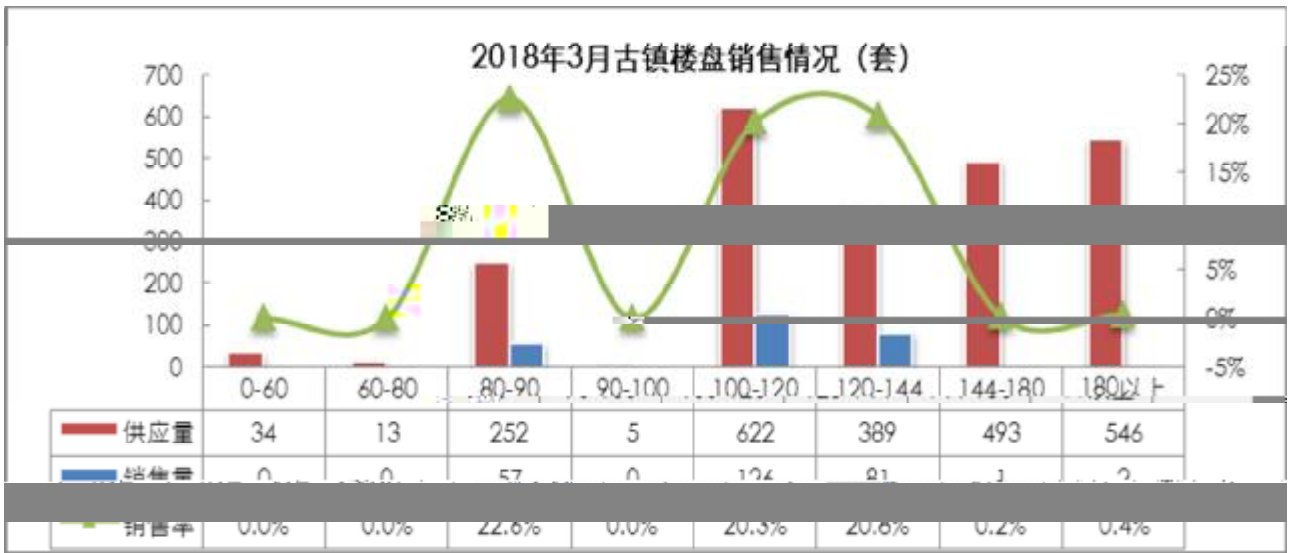
Ø ! 4j k I J KL 3.91MNDI \] L 2.74 ^ _DQ L 7008 _/NU

【 #b" # Zr782 A # 】

kl * +[\KdRS







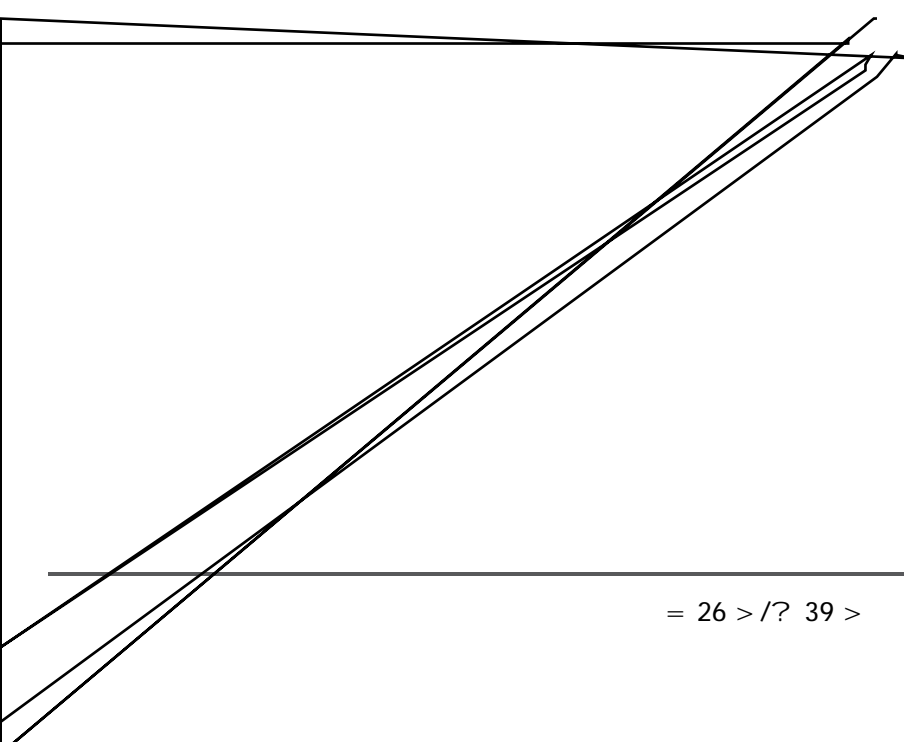
a #b" # Zr 782 A # c

∅ t! 4BCgL 2354 hDEFOP 0.42%U tP OP 11 D mBCg ?; o p789 hq
 <=B p772 hq t @Ap410 hqϕl mBCJ Ks L 100-120 Np622 hq 180 NpZp546 hq
 144-180 Np493 hqJ

∅ t! 4d gL 267 hDEFZ [2570%el m OPL; o aMOz ϕ264 hqϕl m J
 Ks & 100-120 Np126 hq 120-144 Np81 hq 80-90 Np57 hqJ

∅ Y j] D80-90 Nd&k j ; U

∅



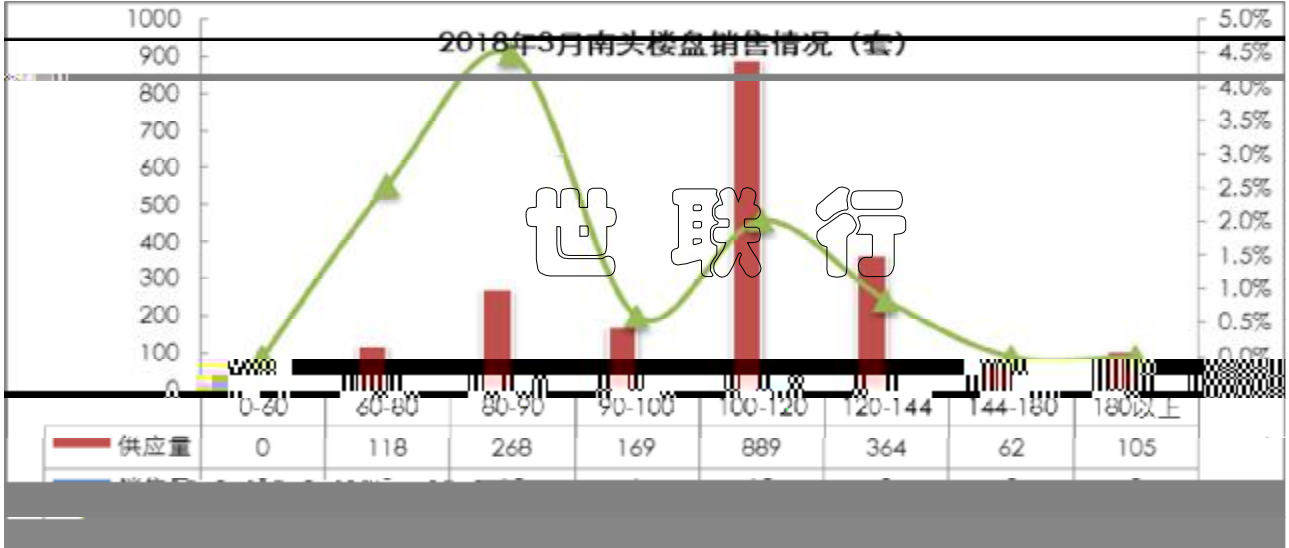
Ø ! 4 gL 378 hDEFZ[140.76%U! 4 t d g; dOPL>uo?p316 hqPZ
L, 6. nD dLMO\ > Ap32 hq@q9: @Ap26 hqYJKs] D m J KsL 100-120
Np146 hq 0-60 Np88 hqJ

Ø Y j] D0-60 Nd&k j ; U

Ø ! 4j k I J KL 1.54 MNDI \] L 0.79 ^_DQ L 5118 _/NU

【 #b" # Zr 782 A # 】

ew* +[\KdRS



a #b" # Zr 782 A # c

Ø z K! 4BCgL 1975 hDEFOP 1.15%Uz KP OP 14 UBCg dOPI mLAB@A
p757 hqNj @Ap471 hqKL Ap329 hqel mBCJ Ks L 100C120 Np889 hq 120-144
Np364 hq 80-90 Np268 hqJ

Ø z K! 4 gL 37 hDEFZ[60.87%U! 4z K t d g; dOPLAB@Ap36 hqYJK
s] DI m J KsL 100-120 Np18 hq 80-90 Np12 hqJ

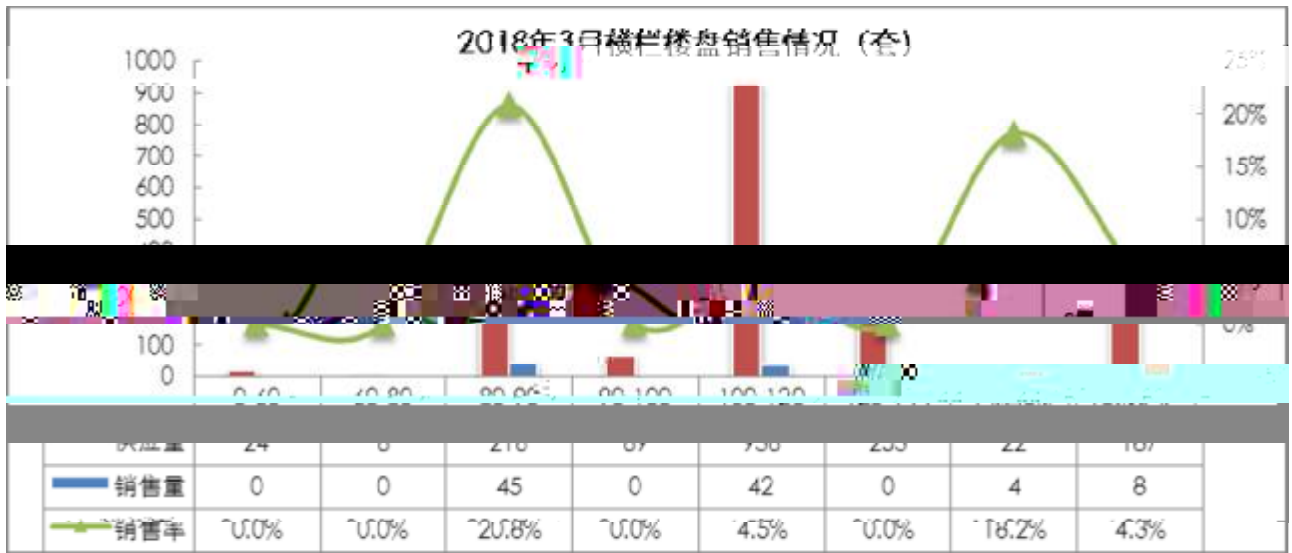
Ø Y j] D80-90 Nd&k j ; U

Ø ! 4j k I J KL 1.04 MNDI \] L 0.86 ^_DQ L 8274 _/NU

【 #b" # Zr 782 A # 】

xy* +[\KdRS





a #b" # Zr 782 A # c

Ø | m! 4BCgL 1713 hDEFOP 18



Ø z{! 4 gL 12hDEFOP 40%U! 4z{ t d gl m ?KL Gzp4høpYJKs] D
l m J K s L 100-120 Np10 hqJ

Ø Y j] D120-144 Nd&k j ; U

Ø ! 4j k I J K L 0.26MNDI \] L



2 Y78 A - wd] D34j k VW9158hDEFZ[R U78S2T 9DKUab
 4o L9%DEF+1Z[DZi FVOPR " UYtu] D [dj k VWg; D`d
 Lvwdj U tuVWI mn7 WabT U34j k VWQ 24, F+1OPD3478j k
 (Q L 7829_/NU34*S2 LXyD78S2 (Z 9 [DG 44*S2XY
 , 9U



h' !. /O34EFGH
h' U?(wa)z
j *J" >
}~.
!.
" #.

\+ !, ?34EFGH
\+U- 7wy. z {
, # (= _ |
}~.
!.
" #.

x/ ! G2. /O, ?34EFGH
x/ UO1w#Jz {
(=j YJ" | _
}~.
!.
" #.

?@ !. /OAB23EFGH
23UJ Oz {
y4' (_ |
}~.
!.
" #.

5(!. /O34EFGH
5(U{ hw6)yz {
7(s8^& >
}~.
!.
" #.

x & ! G2. /OABEFGH
+9Qx &U: ; wh < z {
3 = ^ & _ >
}~.
!.
" #.

>(!. /OABEFGH
>(U?|w@A9z {
56 7 { | V
}~.
!.
" #.

9/ !. /OABEFGH
9/UBvw] (mC^TD {
Js E _ V
}~.
!.
" #.

{ F ! G2. /O34EFGH
{FUa[wGH9z {
hl' (V
}~.
!.
" #.

JK ! OP. /OABEFGH
JKUELT { ah__ V
}~.
!.
" #.

MXN ! OP. /O34EFGH
MXNUO3wPQyz
j l' (RS| V
}~.
!.
" #.

gQ !, ?34EFGH
gQU !z {

^T ! G2. /OABEFGH
^TUJ OwJ Oz {
UV^& >
}~.
!.
" #.

Wv ! G2. /OABEFGH
WvUa[wa[9^T {
Xf^& _ V >
}~.
!.
" #.

EY ! G2. /O34EFGH
EYUx6wZ@^T {
[\ (= >
}~.
!.
" #.

9/ !. /OABEFGH] ^_RGH
]^_Ux`wE+z {
a b w >
}~.
!.
" #.

" c ! G2. /OABEFGH
" c" dwZ@xzSJ {
bJef(= ' (|
}~.
!.
" #.

ghi ! /OABEFGH
ghUj JwJ OSz {
U^k_& |
}~.
!.
" #.

4; y! G2/OABEFGH
" cUZ@xz4J {
_l (= D _ |
}~.
!.
" #.

Oy ! mnl 2ABEFGH
oxUp1w`qz {
(r# {RS| V
}~.
!.
" #.

i st 7l 2moEFGH
i sUUXwx/z {
uc^& |
}~.
!.
" #.

?@UvwY?xyEFz { GH
?@Un|wn3Oz
}~_7^&4|
}~.
!.
" #.

?@vw• noEFGH
?@Un|wn3Oz
}~_7^&4|
}~.
!.
" #.

?@U !!!}i" EFGH



| | |
|--------------|-------------|
| n, (= _7J" V | ?@Un wn3Oz |
| } ~• | } ~_7^&4 |
| !• | } ~• |
| "#• | !• |
| | "#• |

!"#
#e\$%&] ^?' () &* \$+, - d5U(h. N. /V: /O1) &23435\$f 678a9: 5; <&=>?t@Q6- uAm
* BGC_` COD5EB&* By- uAmFG_` VH45] I :
#GHKJe\$) KHLM; &NC* OP) #e\$QOR5{ STUVxWXz { :#e\$5YFZ?@ ! /OABCDEFGHIPE &
/O1) a[\&O] ^YFPEd5_6: { SZP) #e\$&` V_6yTaN:

