

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

! " # \$ % & ' () * + , - .
/ 0 1 2

市场走势

内容摘要:

2 , - . / 0 1 2 2 3 4 5 6 7 8 9 : ; < = 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% [

2 1 z { | O 1 2 > 1 9 } = ~ • 10 > B = 20
 { | o = 1 2 \$; s =
 g T 1 2 \$ T g h i g h _ `
 [1 2 2 3 4 5 6 1 3 } 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 [

2 1 O 1 2 > 3 1 } = 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 " # =
 " # \$ % [

2 \$ % & ' O 2016 T 1 2 > 1 \$ e f Y Z () * + 6106 , =
 - I S . 36.72% = H I o p 48.62% [/ O 1 2 _ ` 3 +
 100-120 41997 , 5 6 120-144 41027 , 5 6 80-90
 4 952 , 5 6 90-100 4 859 , 5 [2016 T 1 2 > 1 \$ 7
 8 * 9 + 4 767 , 5 6 : . 4 632 , 5 6 : ;
 4 580 , 5 [



<=>?

2 7, , - . / O- 1 + 234DI-11 4* D5, 6%&789: 93387_` DdFW; 6.5%DW<F 1-10 4* => 0.1?@ABDF [<dCXD 5.2?@ABDO7QR9: W; 6.0%T 6Ea 7FI J 151303 KYGZDdFW; 7.6%DO7QRa 7FI J W; 7.9%T 5, ef 6HI I J 135829 KYGZDdF W; 24.3%DO7QRHI I J W; 24.5%T 5, ef 6HI ^ 102503_` DdFW; 37.5%DO7QR HI ^W; 39.3%T 6%&78JK@%LMI J 19046 KYGZ DdFMN 4.3%T 11 4ND5, ef 6 OI I J 69095 KYGZ DF 10 4NGH 427 KYGZ DPQ9? 4GHT1-11 4* D6%&78JKR S:] 129484_` DdFW; 15.0%T

@ABCD

EF@G

2 12 4 5{ DTUCVWXYZ [D2017<\] ^_` abQDc8def gh\i j kMl nmnToa RZn7pqrFstuvw\My<n^_z { D|] } ~B• 26) mXDW ! • 2" # | \$%W ; &' () Y* DUP+, - . n/BTO2\] h1 2qr n34D5| 2017<6Q87T

2 12 4 5{ DTUCVWXYZ [D2017<\] ^_` abQDc8def gh\i j kMl nmnToa RZn7pqrFstuvw\My<n^_z { D|] } ~B• 26) mXDW ! • 2" # | \$%W ; &' () Y* DUP+, - . n/BTO2\] h1 2qr n34D5| 2017<6Q87T

2 12 4 19{ D89T 10 47: D| 20e• ; i <=n\] ^_34MD7, O2>?<@A3GBDC# wD?nEH` FGH<7, O2n<HI ^I HI I J J J KLMNOPT 7, , - . / O 13{ - 1 + 234DI-11 4* D7, ef 6HI I J Q 13.58_YGZDdFW; 24.3%' HI ^ 10.25K_` (RSTD Md)DW; 37.5%TUyGI DH<# 11? 4n6%&HI I J VWa X 2013<5<YMn 13_YGZ n<?MNZPT

2 12 4 16{ D2016<[U\] T| ^" # | _^_` ab\$n~cdMDR 11 4ND5, 6%&# | be qPQGH9? 4T 12 4 13{ Df 2, - . / O81nga+2D11 4ND5, ef 6OI I J 69095 KYGZDF 10 4NGH 427 KYGZT h5, i j Dkl 5<D" # | T^A• b__R^y• y__D ^_[| mno" I \i DTi pzX^yqr _nstuT; A6) [vwDnyx! >B• 2DT^930_ #yzqMXw{ \] | ;\$} d~Dw ! • 2n" # | • | % ! " T, - . / Oa# 8j R\$%&X 4D 10 4*I 11 4* DT 6%&)' n+2X@Z [D\] () X U* ;15? ~B• 27D+ 7? • 2+ h6) | , Mz D>B• 25- . \] • 26) wD[vn/O) RX) 1} T

2 12 4 23{ D2016 7pqrFstuj 12 4 14{ 2 16{ | 345\$Ttu6<Dh 7b^689SZQ nmm9SZ: n_nxSD; <=S] >m@%m? @m9: mABCDpDXD9: EAF<, GmH B23I JnKLu}?I ; * f } DMN} 6%&OPDQpz ~z ~>Th| RI [9QSTDTI U V^_hWb<XYQL 6DZ' , } UV[{ 9: 9f uL 6T

2 12 4 26{ D5, Q6• xE\Fstu| 4] 7T2016<9^^w__l `n7O&<D95I >17p • 2Fstun=y<TQ6• xE\ a. | b7pm, cdn TD (7) T3fm8 Tf30 O T



- 2 1247{ DT782^34G•567D7828KOh9-j!"8:) * <s} s; 1b<B(=\$)> (M?9)" \$@AD@- 7{ BtCDEFDBTj G l4{ #HsI 6<@sEFT2XwD782 aEAJ5•xy2nr KLO9X} ?D8KryaMBsPGx8: i 2qr NOUPnQyR2Da l S+) OsPGx8: i 2qr NOUP: ' n~hR2Df TMN\$@1#U[mOo\$Vc#hCm s; \$%x#. yTWX^YmWDZmG_n[\D() yaYI] ^nRym_(M?R) * Da] ^ l a<YnRyDgh`w) O6am[b(cdbGI ef)5l Lghi) nGi UPa) %T
- 2 124 l3{ D782a+j k%7l ^L6^r _Tl247{ 7: 1bn9782RS^3-j " y ! " rK} ?s; n1bEF>(l Mm?91bEF>)7Af 6<D| 78PQnQo 3<(l <X9nQp> Pq)mPQr XBtTso 3< +Y+Q6nRPDt RuO?dnQYvn(wmxU<8ymz { CD sl ^r 78TqMX+<n| } l @sD782r Ks; ^_g~<•T} { ^_7gc8Bt- . nD h9781 [+j k%7l X^L6^r _T2015<! %" V81Xr Ks; EFDO76<# \$m%8m %&m78C#w' ; A•2n>r ^_D\hD() - +<B%xQ1D* <B%xhKur XBtTs (o5<Tg~78n^_#} ! %" nhD++a?D%xnQl BT<, \xP3<TmHA, - PD U<Z782, [. Ry+1GHD} 59/cRyO| 78n+a5+T
- 2 124 20{ DH<D78! <neC%v1x | <Di U{ D782, @: xO_! %v22234wxq 5C67: %vD@%oI J8w1009T{ 9wxq5<Z: ; n| %DV96[?4<yyz! <8C eQ%l eK%vyD78Qy{ ! <~CeQ%T+K, R- A, D%vSM=>DCd~hD| , } g V) y(ER) * M6D#U| # \$O2hwxq~?6) n34MD#- ; ' +E@%] } %) DABm XuVCT
- 2 124 21{ D| @+782•2DEV`! • l `=" \i GFnKL[D! #• DE785G[^ H l JW! m! K 18 L%l ! l u782•2DE! Tf 2782^3ML•N#e| - 4n1OUPD7 85; <QRGFS o\ /kNT. 1OD6<aAf 785Ur•2VtxSl ; <V` QRn2\$V` VtxST{ VEWmD78Xt ^#YZ[r \$u; <V` QR_nDEV` E\ a{ #\" y T
- 2 124 28{ DH] D^_` 7a{ Ub\$XLXc{ deD ! 278fY` EkM? ^ 7` E_l ng \$Fh22ZRFi j kbF| { l T. DEWmY 1998 <7: | } n 7` EFhTm[zR@1Dy nop#Y%mZ5[n\qz" @1T
- 2 124 31{ D78<N@| ~r | qMXPOw] nstO) yDuveq7+<•Dwx5%vyz { | l To%&A} ~MDst %v•n%&~MO75vDK MKl • 78ej ~yvDZr] > eK%v\ 7 6%&~MDi _{ 8%v+9s 18l &yD To%&) T



5L" #

MNJ K

2016 < 12 4 7 8 2 @ % A B 8 C D E F G H 2 C D I J 15.01 K L D E F M N 67.14 % D O 7 2 C P Q R S % A B T

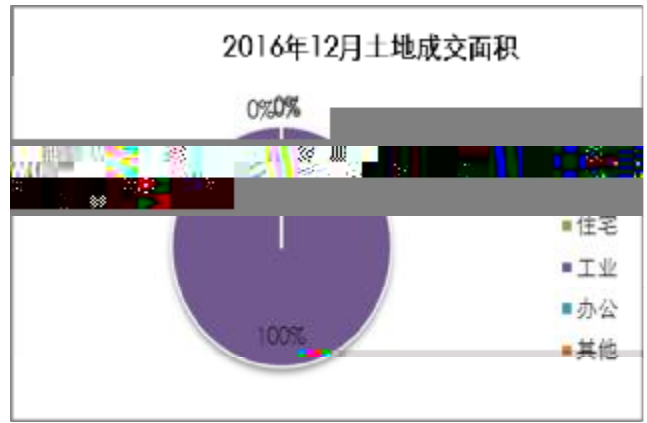
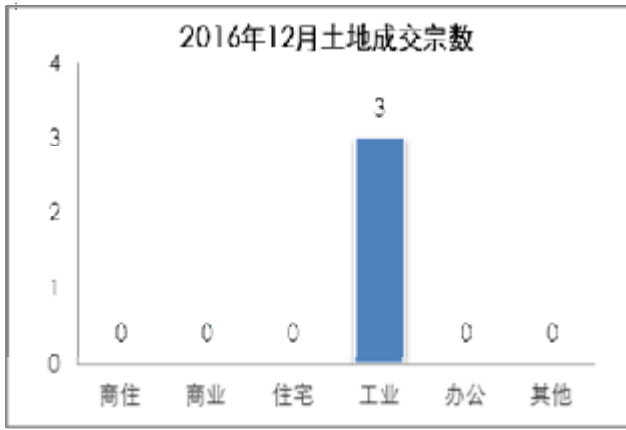
P Q E H ^ ! * " # ! M N 5 + ,

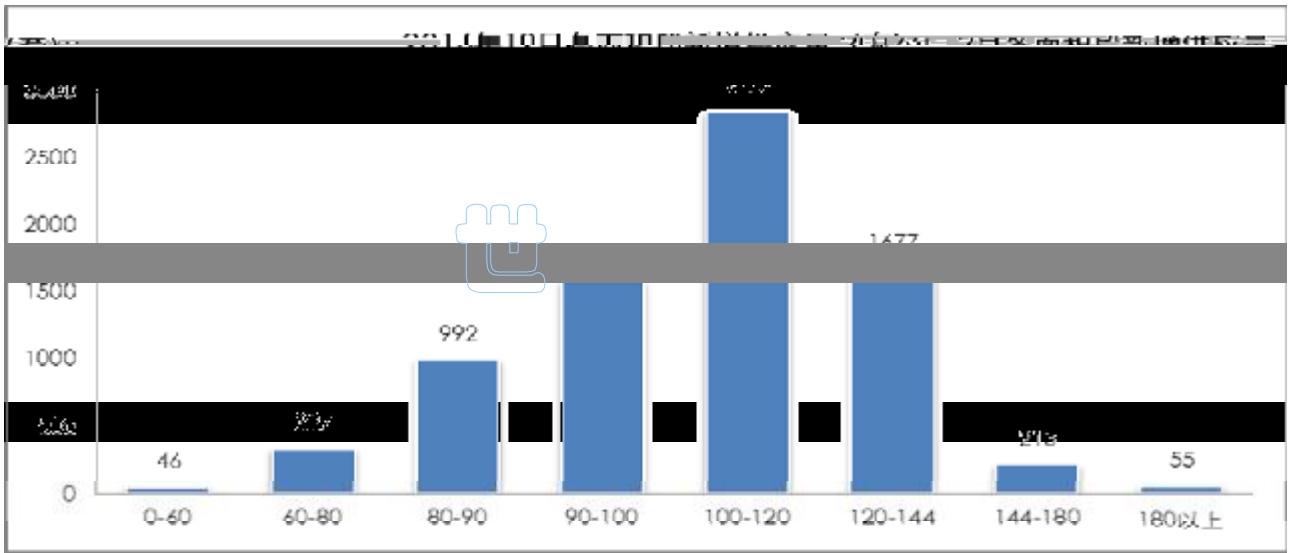
- k	! . / O	1 2 3 4	5! 6 7	8! 9: _; \$ < e	= > 9: _; \$ < e	? : @	ABC ; D	EFGX
Zr	W20-16-0072	782Zr l `r	ec] > S%	0.80538	3.22152	4.00	7,342	2016-12-1

= 4 > /? 39 >

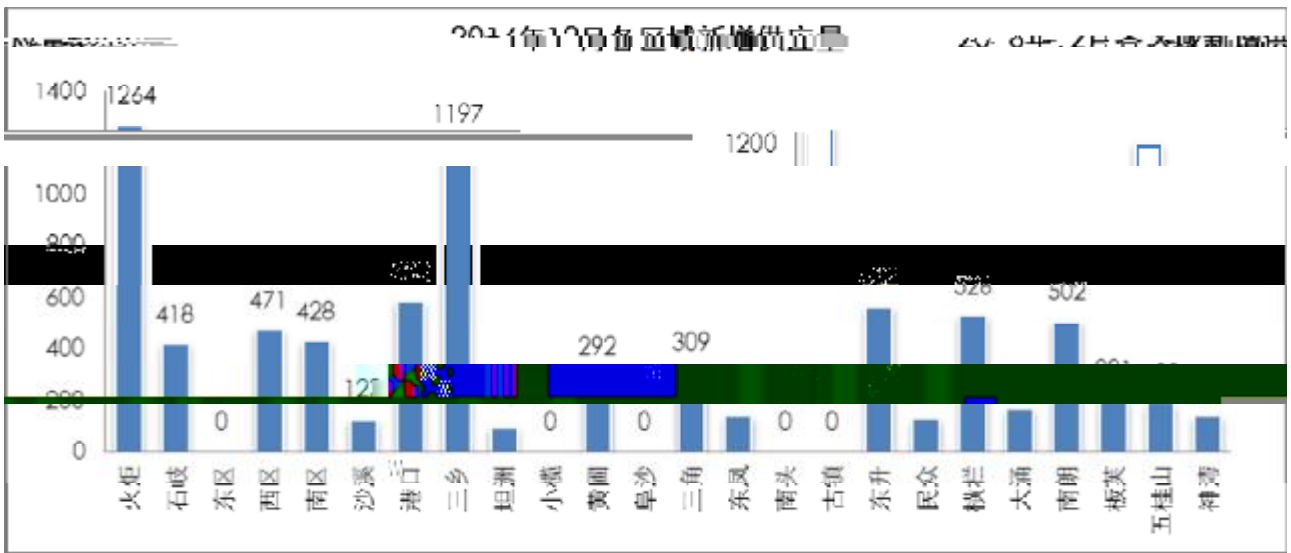








+ 2Z x " # + 2Y = m7 82, @: x O



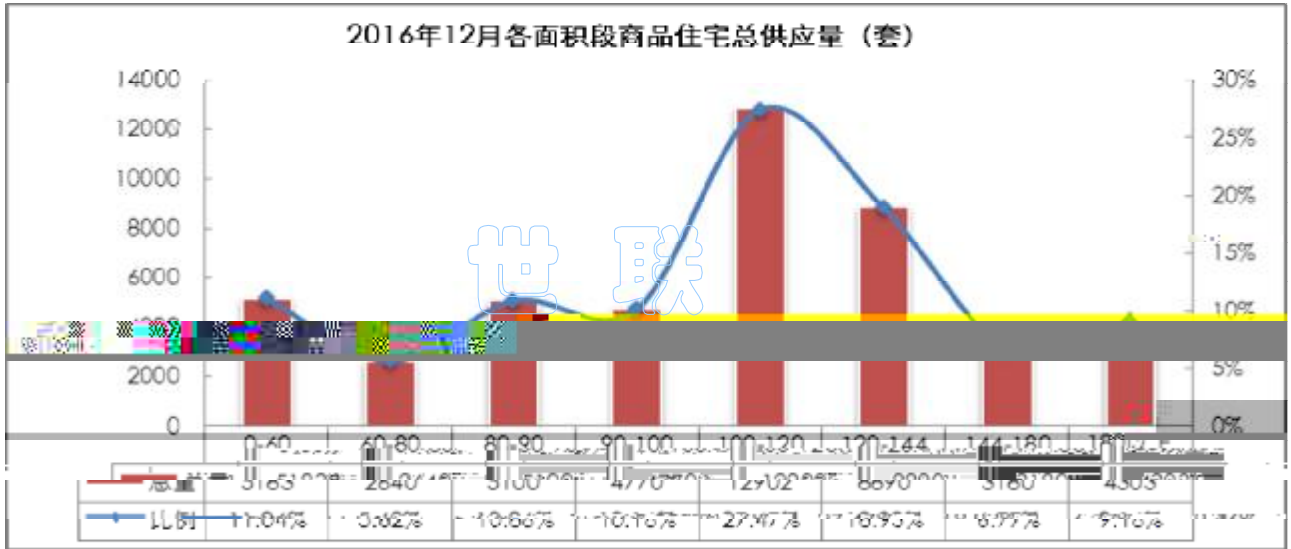
+ 2Z x " # + 2Y = m7 82, @: x O



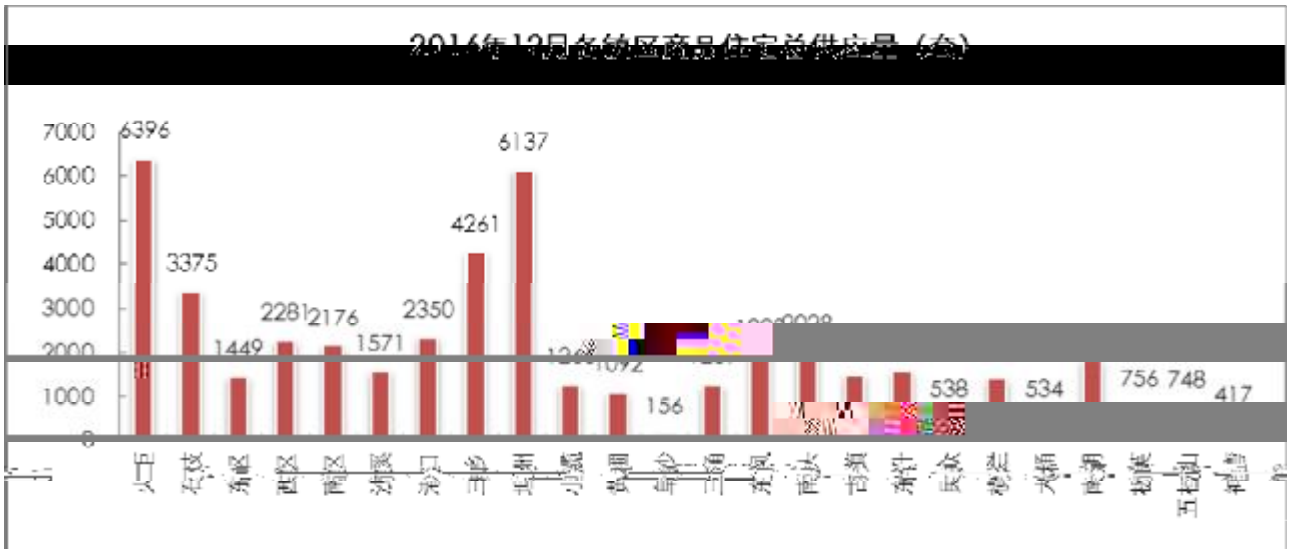
k 12902 c l m 120-144 L k 8890 c l m 0-60 L k 5183 c l T

Ø ghABqr Ps t k 6396 c l m u v k 6137 c l m w x k 4261 c l T

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



+ 2Z x " # + 2Y = m782, @: x O

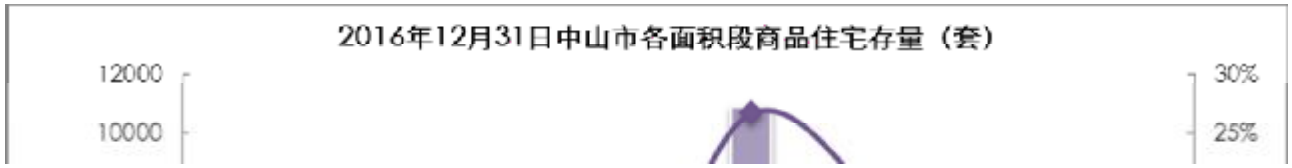


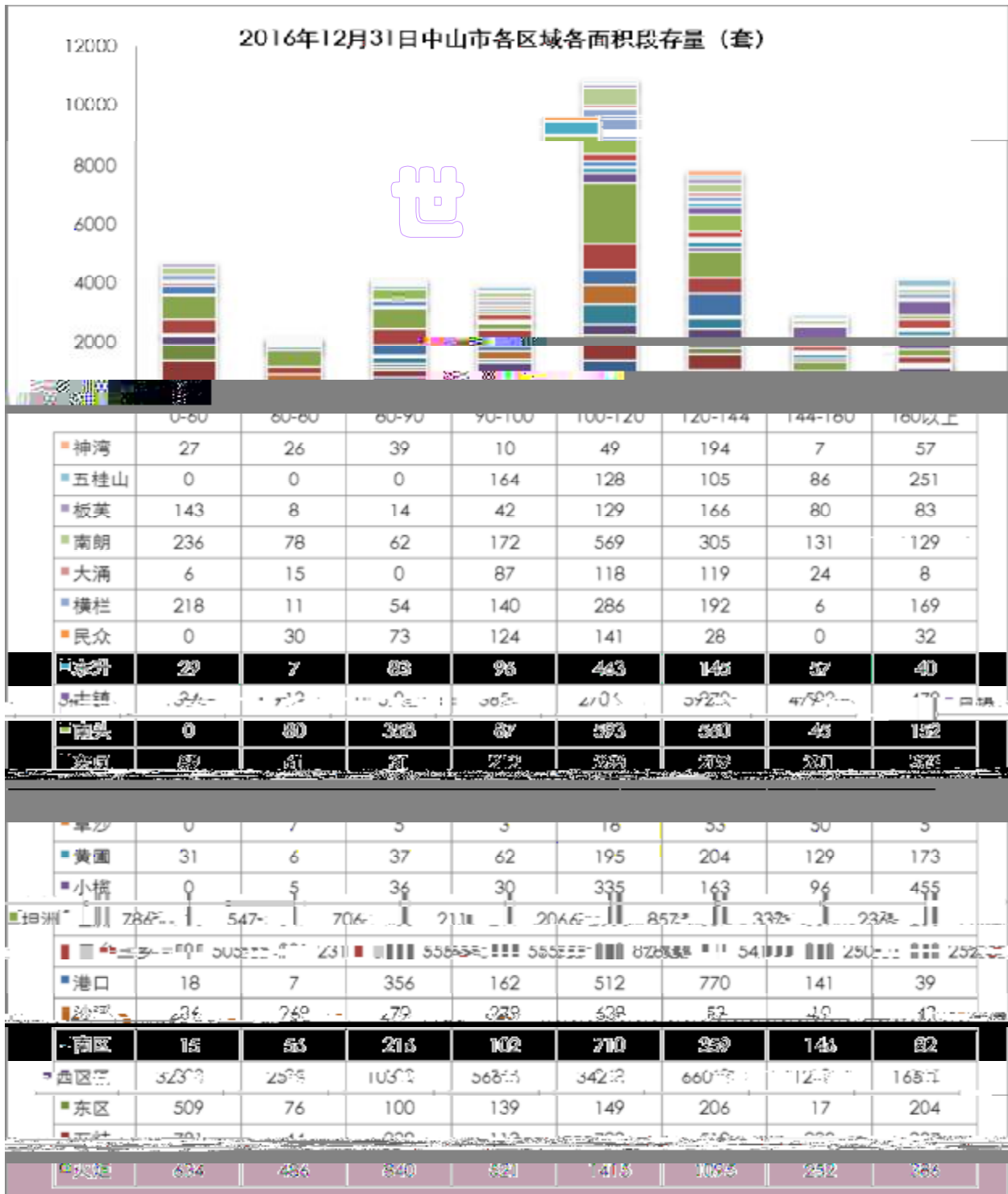
+ 2Z x " # + 2Y = m782, @: x O



cIm | k685cl' wxga| bABkNP 8 d | k703cIm | k512cIT

Ø j ?qrml Jp| bc+SoUPFI M3XT





+ 2Z x " # + 2Y = m782, @: x O

&' J K

- ∅ 2016 < 12 4 7 8 2 e f Q R • b P 6106 c D E F [\ 36.72% D d F M N 48.62% T g h ! " I J p P 100-120 L k 1997 c l m 120-144 L k 1027 c l m 80-90 L k 952 c l m 90-100 L k 859 c I T
- ∅ 2016 < 12 4 7 8 2 U V b # w n r \$ P s t k 767 c l m % \ k 632 c l m % & k 580 c I T
- ∅ O I J p ! " G I j ? q r ! " n S o U P F I M 3 X T

= 12 > / ? 39 >







k 170 cID120-144 LABbghZY] , ! 3k 114 cID180 LI [nABbghZY
f | k70cIT

Ø %r t 4* efQRn• ! " bP 49 cDEF [\ 8.89%Tt 4%r! " b} ~nkNP k 11
cITO7 120-144L \$ 180LI [&f t 4HbgeD(P 13cT

Ø THI n' ?[180LI [I JpHI gVT

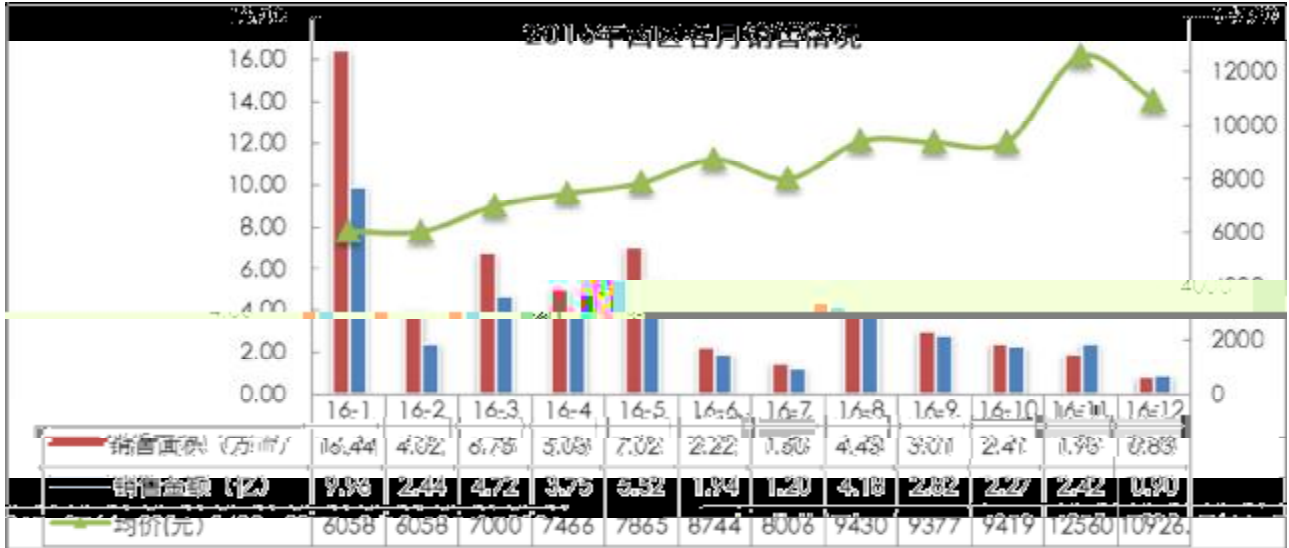
Ø t 4efQRHI oI J P 0.63KLDo] ^ P 0.84_` D() P 13314.61` /LT



clm b | k13clm Y- k12cIT07 100-120 L&f t 4HbgeDP 3l cDghZY
| k18cIT

Ø THI Z [DZr 100-120 L&f nHI gVT

Ø t 4efQRHI oI J P 0.83KLD0] ^ P 0.9 _ ` D() P 10926.11 ` /LT



! +2Zx " # +2Y = m782, @: xO"

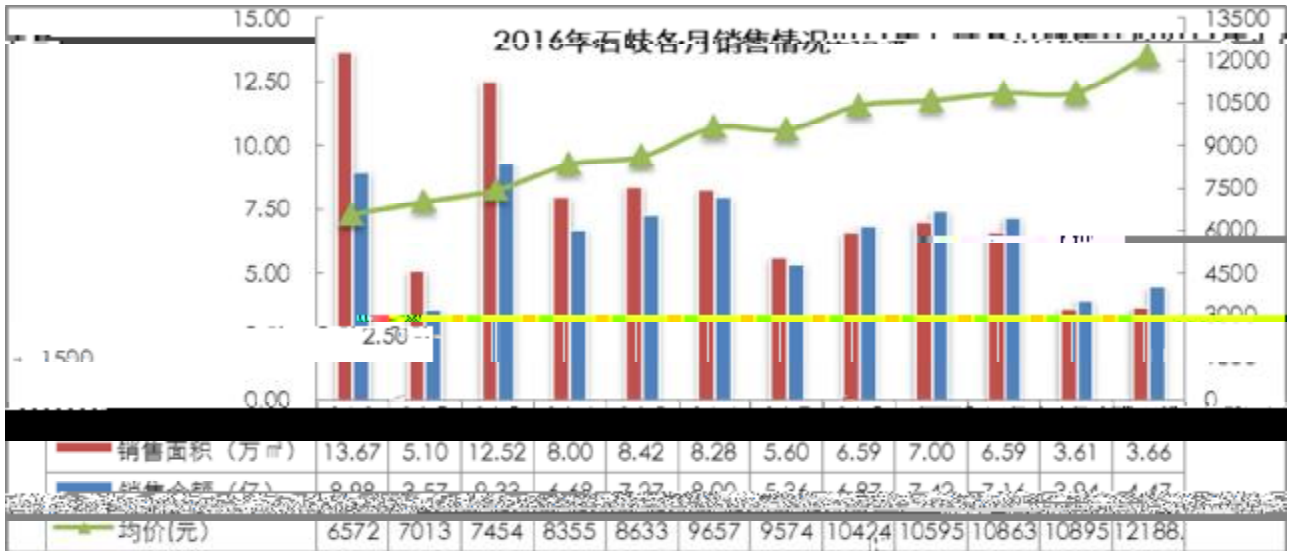
pq\] ` aMmST



O{ 100-120 Lk 91 cIDghZY k 46 cl' 120-144 Lk 58 cIDghZY } \$ | k 17
cIT

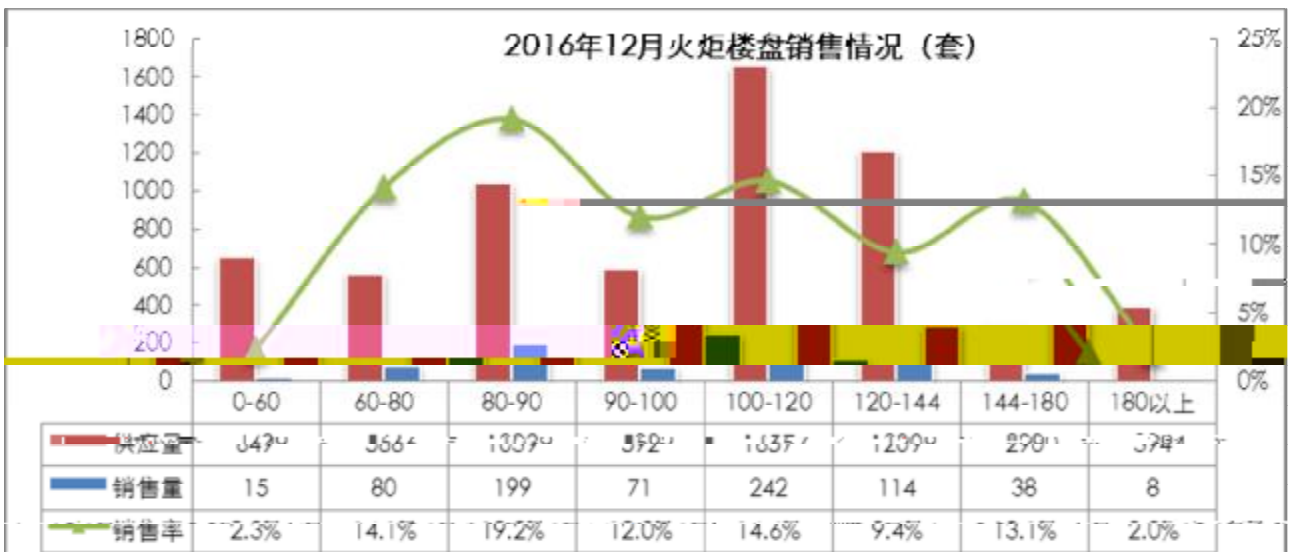
Ø THI Z [D80-90 Ln&f HI gVT

Ø t 4efQRHI oI J P 3.66 K L Do] ^ P 4.47 _ ` D () P 12188.51 ` /LT



! + 2Z x " # + 2Y = m782, @: x O"

r s \] ` a MmST



+ 2Z x " # + 2Y = m782, @: x O

Ø s t t 4ef QRABbP 6396 cDEF [\ 16.02% T s t N# | I k N 55 ? Dt 4a Wk N 1?
x QR r' ABb} ~nk NP a • k 1298 cIm | k 823 cIm | k 794 cIT
ABI Jpi 7 | 100-120 Lk 1657 cIm 120-144 Lk 1209 cIm 80-90 Lk 1039 cIT 100-120 LI J
pghABkNZY | k 438 cIm a • k 267 cIm | k 259 cl' 120-144 LI J pg
hABkNZY a • k 332 cIm | k 223 cIm %%G HK 154 cl' 80-90 LI J pAB
kNghZY a • k 359 cIm | k 187 cIT

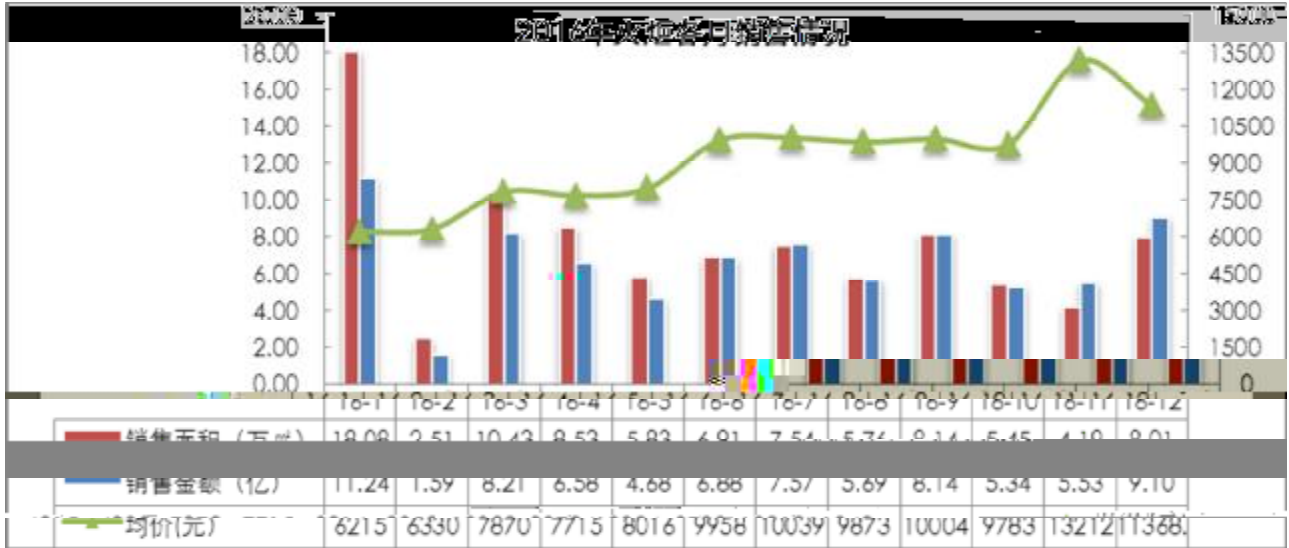
Ø s t t 4ef QRHI bP 767 cDEF [\ 101.31% T a • P s t t 4HI bgVDHI 256 cDO



{ P V | k 223 cIT! " bg~nl J pP 100-120 Lk 242 cIm80-90 Lk 199 cIm120-144 Lk 114 cIT07 100-120 L&f! " ghZY a•k 80 cID80-90 L&f! " ghZY a•k 79 cID120-144 L&f! " ghZY V | k 48 cIT

Ø THI Z [D80-90 Ln&f HI gVT

Ø t 4ef QRHI oI J P 8.01 K L Do] ^ P 9.1 _ ` D () P 11368.3 ` /LT



! + 2Z x " # + 2Y = m782, @: x O"

t u \] ` a M m S T



P 100-120 Lk73cIDghZY

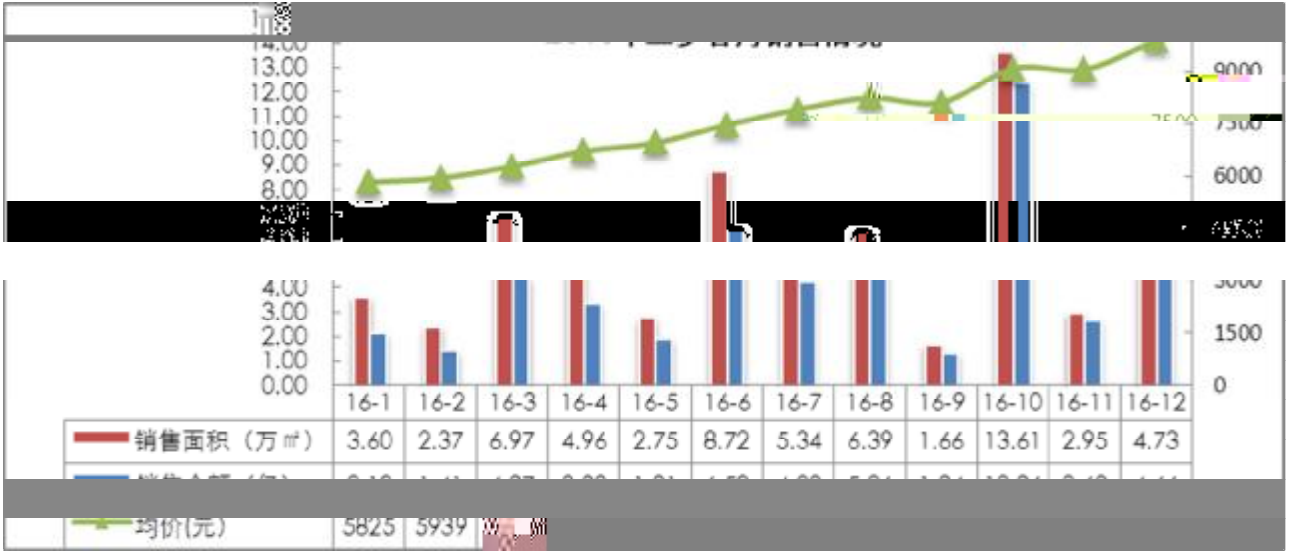




hZY a•k79cIT

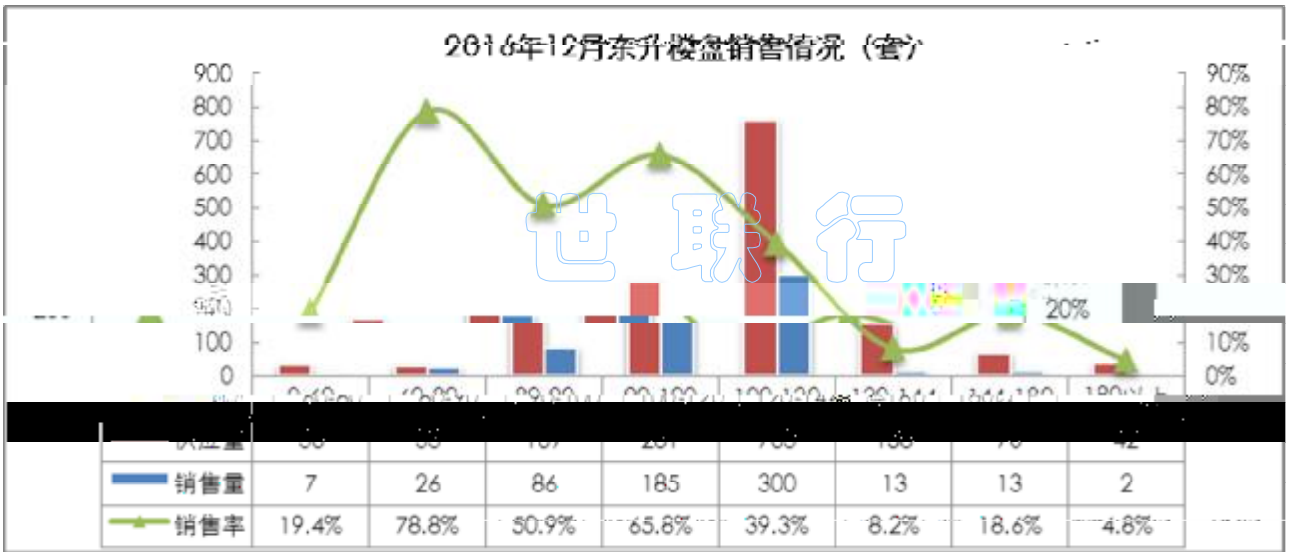
Ø THI Z[D60-80Ln&f HI gVT

Ø t 4efQRHI oI J P 4.73KLD0] ^P 4.66_` D() P 9868.03` /LT



! +2Zx " # +2Y =m782, @: xO"

I { \] ` aMmST



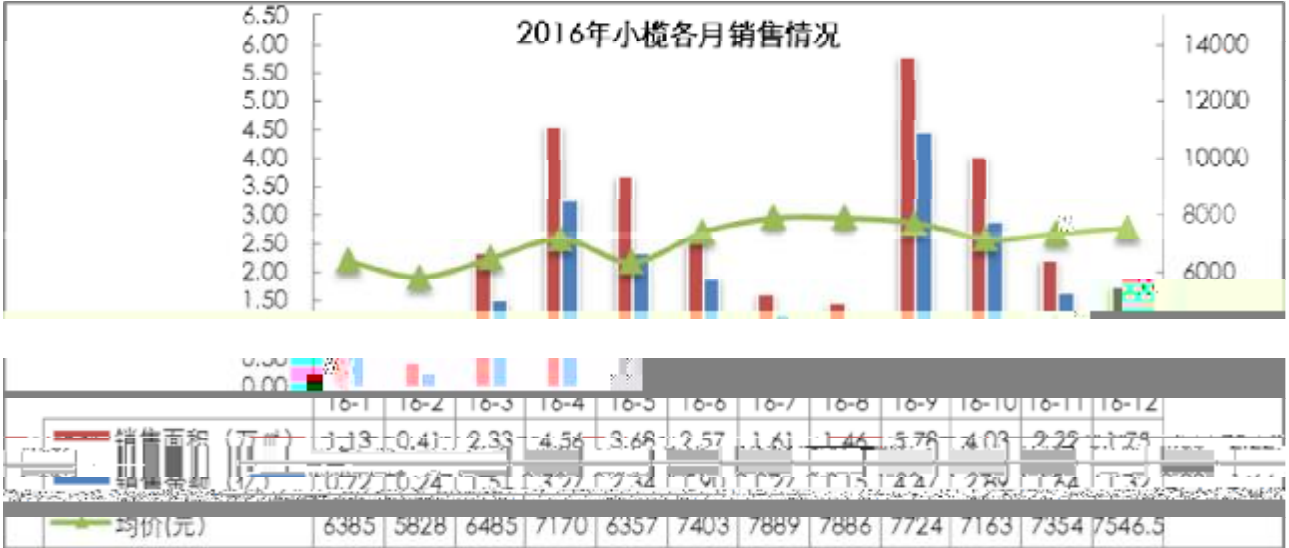
+2Zx " # +2Y =m782, @: xO

Ø %\ t 4ABbP 1552cDEF [\ 47.25%T%\N# | I kN32?,t 4aWkN1? TAB
 b} ~nkNghPs k275clm• f |k209clm 1f |k195cl' ghABI J
 pP 100-120 Lk 763clm90-100 Lk 281clm80-90 Lk 169cl' 100-120 LghABk NPs
 k166clm 1f |k146clm dg |k137cl' 90-100 LghZY• f |k70cl'
 80-90 LghABkNP• f |k70clms k65cIT

Ø %\ t 4! " bP 632ckO7 192cP, } YIDEF [\ 887.5%Tt 4%\qn! " bgVnkNP
 1f |k162cl' TI JpZ[Dgh! " I JpP 100-120 Lk 300clm90-100 Lk 185clD
 O7 100-120 LghZY 1f |k119clD90-100 LghZY 1f |k43cIT

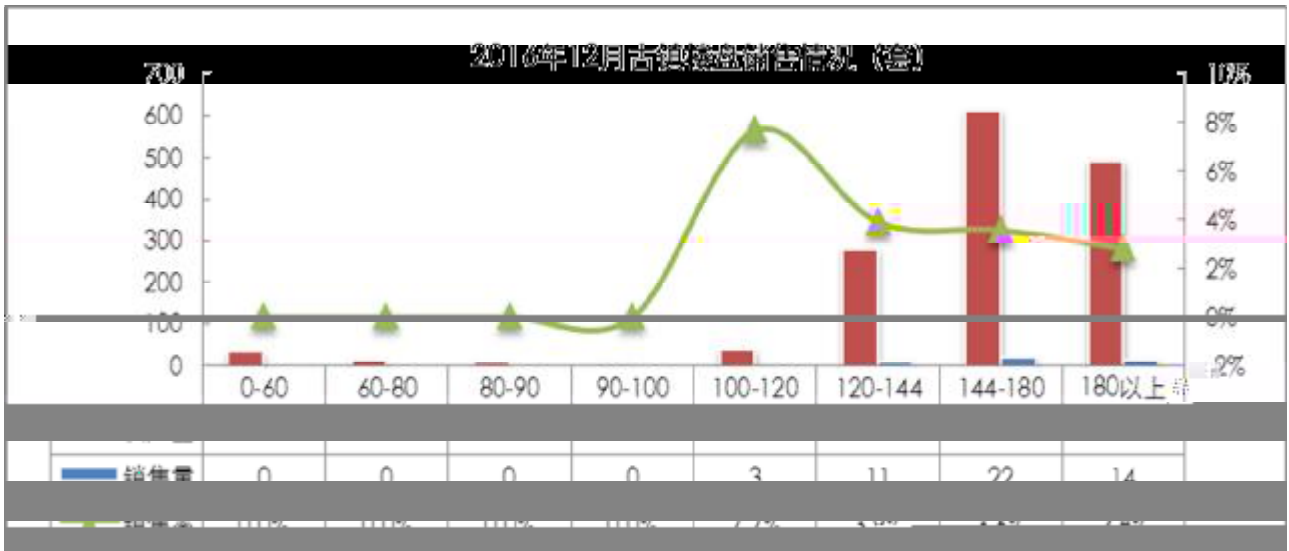


Ø t 4efQRHI oI J P 1.75KLD o] ^ P 1.32_` D() P 7546.58` /LT



! + 2Z x " # + 2Y = m782, @: x O"

~j \] ` a MmST



+ 2Z x " # + 2Y = m782, @: x O

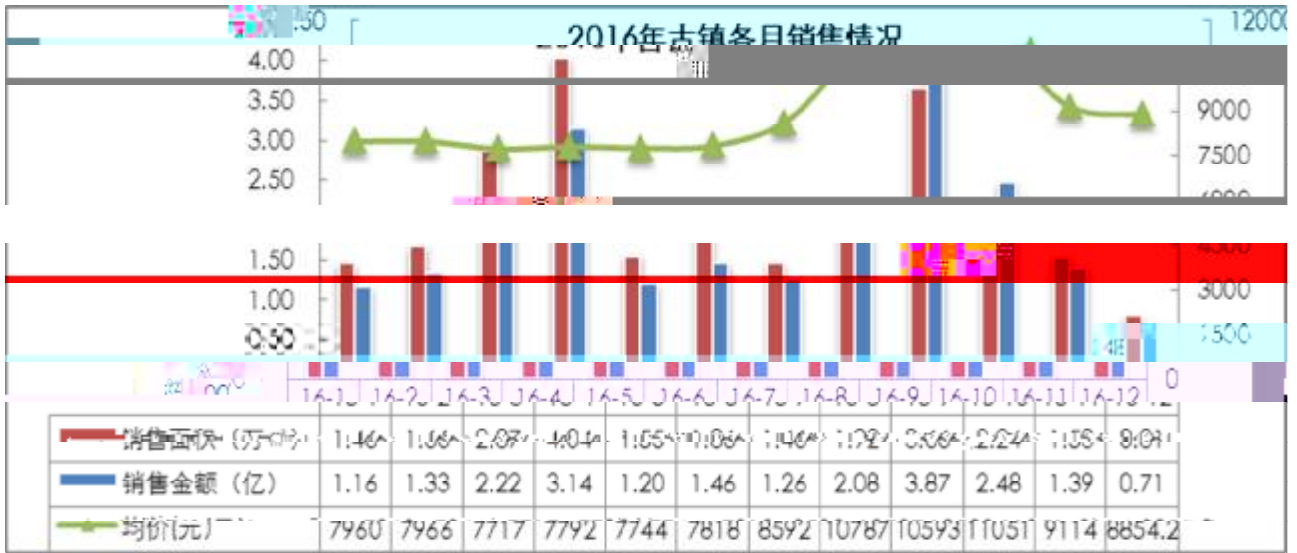
Ø qt 4ABbP 1488 cDEFMN 6.18%T qN# | I k N9?' ghABbZY k 934 cIm
 %" ` | k 257 cIm H | k 175 cI' ghABI J pP 144-180 Lk 614 cIm 180 LI [k 493
 cIm 120-144 Lk 281 cI' 144-180 LghABkNP k 441 cIm %" ` | k 91 cID 180
 LI [ghABkNP k 439 cID 120-144 LghABkNP %" ` | k 125 cIm H |
 k 91 cIT

Ø qt 4n! " bP 50 cDEFMN 48.98%T • ghkNA} P k 29 cIDghUVI J p
 P 144-180 Lk 22 cIDghZY k 17 cIT

Ø THI Z [D100-120 Ln&f HI gVT

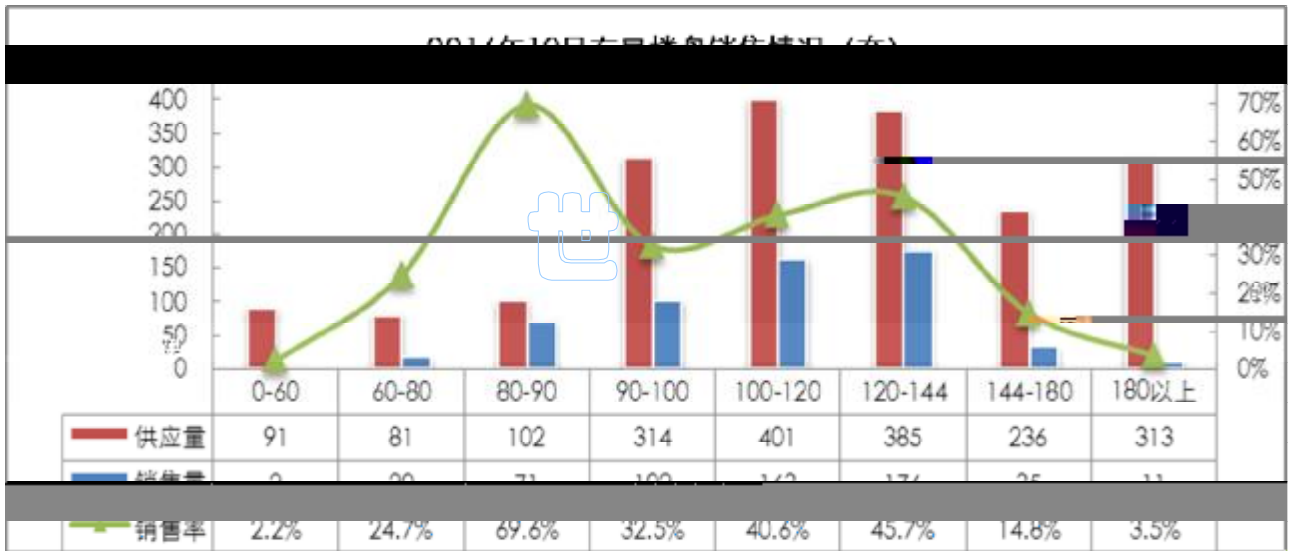
Ø t 4efQRHI oI J P 0.81KLD o] ^ P 0.71_` D() P 8854.22` /LT 22 c





! + 2Z x " # + 2Y = m782, @: x 0"

I • \] ` a MmST



+ 2Z x " # + 2Y = m782, @: x 0

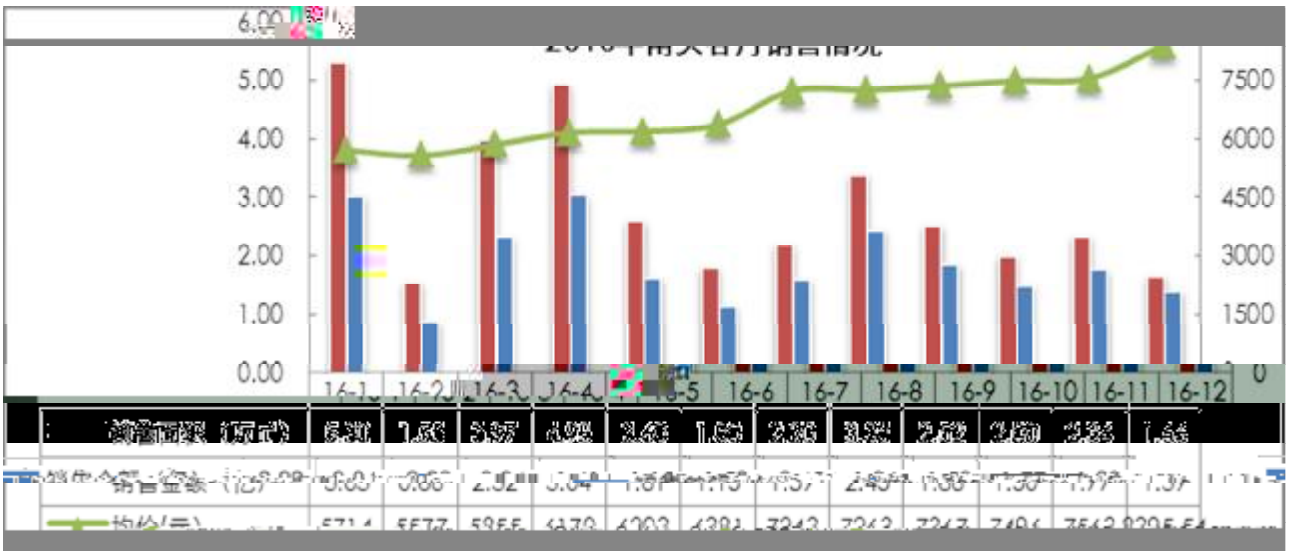
∅ %&t 4ABbP 1923 cDEFMN 13.53%T %&N# | I k N 17 ? TABb} ~nk NghP[b k 580 cIm k 347 cIm% | k 326 cI' ghABI J p P 100-120 Lk 401 cIm120-144 Lk 385 cIm90-100 Lk 314 cIm180 LI [k 313 cI' 100-120 LghABk NP k 144 cI' 120-144 LghABk NP[b k 200 cID90-100 LghABk NP% | k 249 cID180 LI [ghABk NP] \$[Hk 148 cIT

∅ %&t 4! " bP 580 cDEF [\ 32.72%Tt 4%&qn! " bgVnk NP | k 68 cIm\$ | k 66 cI' TI J p Z [Dgh! " I J p P 100-120 Lk 68 cIm90-100 Lk 35 cIDO7 100-120 LghZY | k 41 cID90-100 LghZY\$ | k 24 cIT

∅ THI Z [D80-90 Ln&f HI gVT

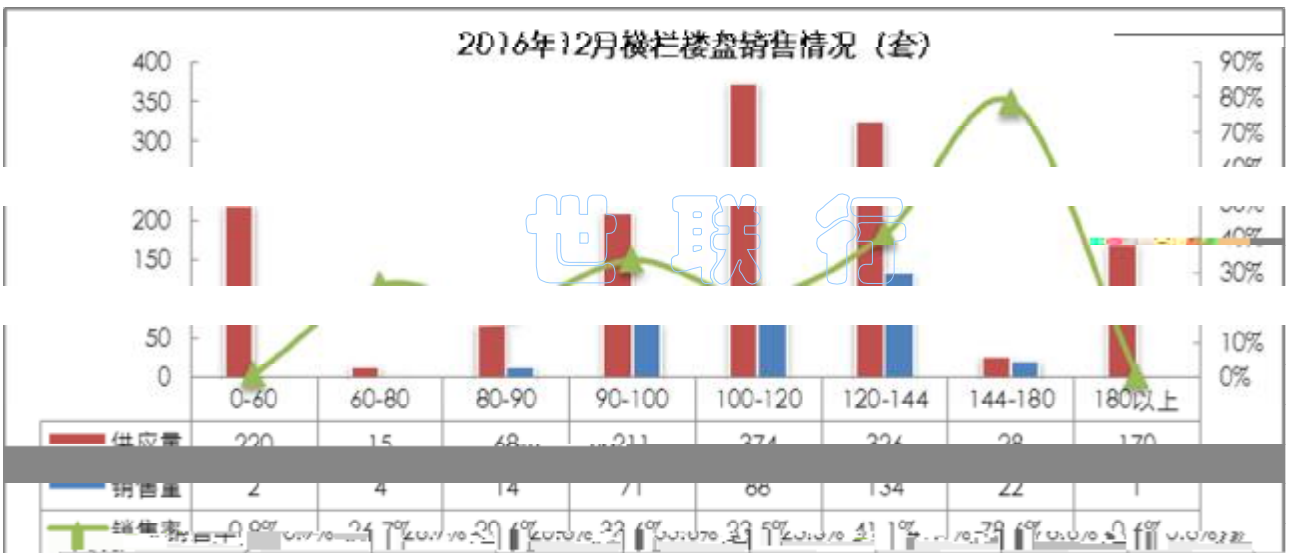
∅ t 4efQRHI oI J P 6.57 KLDo] ^ P 5.14_ ` D() P 7821.71 ` /LT





! + 2Z x " # + 2Y = m782, @: x O"

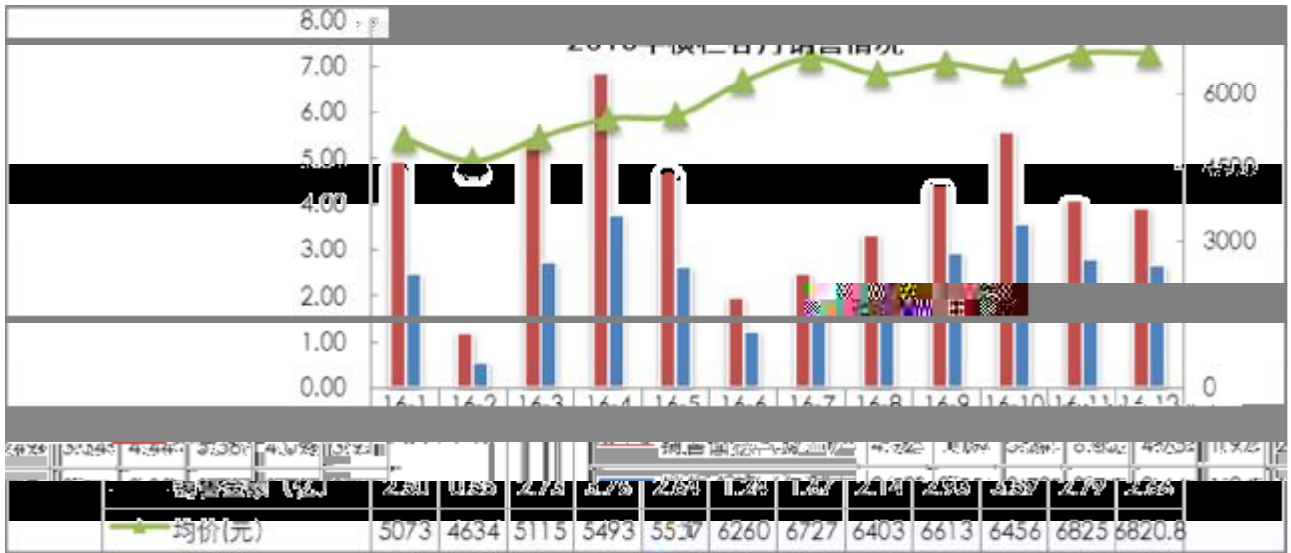
! " \] ` a MmST



+ 2Z x " # + 2Y = m782, @: x O

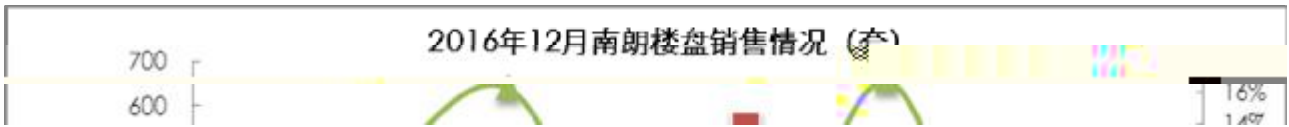
- Ø t 4ABbP 1412cDEF [\ 10.4%T N# | I kN2I?TABb} ~nkNghP
| k 261 cImU | k 244 cIm k 170 cI' ghABI J pP 100-120 Lk 374 cIm120-144
Lk 326 cIm0-60 Lk 220 cI' 100-120 LghABkNPoU | k 132 cI' 120-144 LghABkN
P Y1 eQ rk 105 cI' 0-60 LghABkNP | k 216 cIT
- Ø t 4! " bP 336cDEFMN 14.5%Tt 4 qn! " bgVnkNP Y1 eQ rk 129 cID
O{ PoU | k 70 cI' TI J pZ [Dgh! " I J pP 120-144 Lk 134 cIm100-120 Lk 88 cID
O7 120-144 LghZY Y1 eQ rk 105 cI' 100-120 LghZY k 27 cIT
- Ø THI Z [D144-180 Ln&f HI gVT
- Ø t 4efQRHI oI J P 3.91 KLDo] ^ P 2.66 _ ` D () P 6820.83 ` /LT



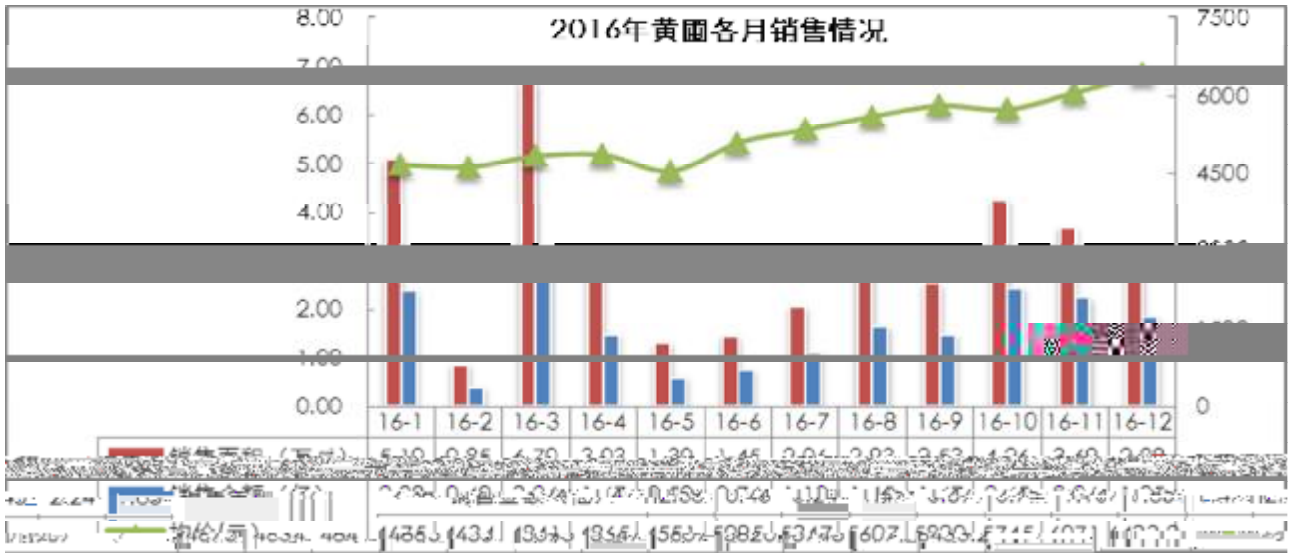


! + 2Z x " # + 2Y = m782, @: x O"

n#\]` aMmST







! + 2Z x " # + 2Y = m782, @: x O"



- 2 2016 < 12 4 7 8 @ % 2 3 A B } P Y % D ? + 8 C @ % A B D O 7 + 2 C P Q R S % ! < D (S j w x T @ % U V G I D t 4 + 3 C F K S % U V T 1 2 4 4 N D e C e Q @ % " \$ | } D + a # < D | } # s t D O) - 7 & z { | m T o % & m K M K C ~ 7 8 e T C 2 H 7 8 , @ O x + a { @ % n U V u v D O [1 x A f T
- 2 t 4 7 8 n e f Q R a W A B + 1 [\ D t 4 ? a W 7 7 1 4 c T a W b } ~ n r \$ A } P s t \$ w x D O r \$ a W b A 1 } P (T a W b < ? X ~ D ! " < ? + 1 G D | b + 1 [\ D y z 1 2 4 3 1 { | b L 4 K c T
- 2 1 2 4 * 7 8 6 % & 2 3 v ? q w 1 1 4 2 B y D + 1 = \ D C d F M N ? ? + 1 W ~ T T " # B n + 2 Z [D 2 0 1 6 < 1 2 4 7 8 2 e f Q R • b P 6 1 0 6 c D E F [\ 3 6 . 7 2 % D d F M N 4 8 . 6 2 % T , < 1 2 4 O 2 H } P v D C H < 1 2 4 # 5 ? 4 5 , \] 3 4 D L 6 - I G } D U V b } , < d F + A 3 M I T T U V) ' Z [D t 4) ' + ? [\ D () | 8 0 0 0 ` I [T / | 1 7 < D @ % 2 3 a t + P v D O 2 [\ ' } ~ D) ' v ? t } Y % Y T



