

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 KYGZDdFMN 4.3%T 11 4ND5, ef 6 OI I J 69095 KYGZDF 10 4NGH 427 KYGZDPQ9? 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<? MNZ PT

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 J nKLu} ? 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



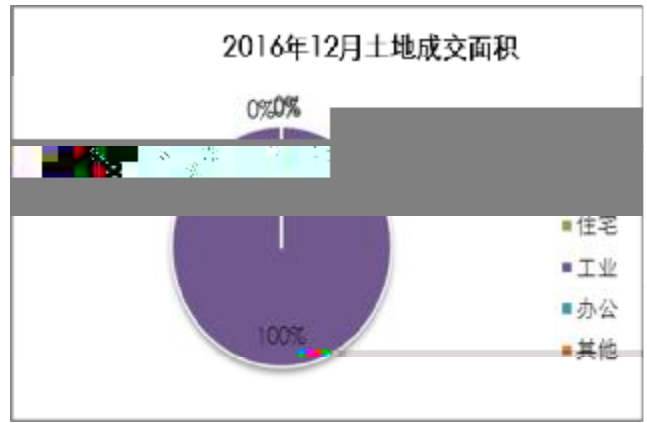
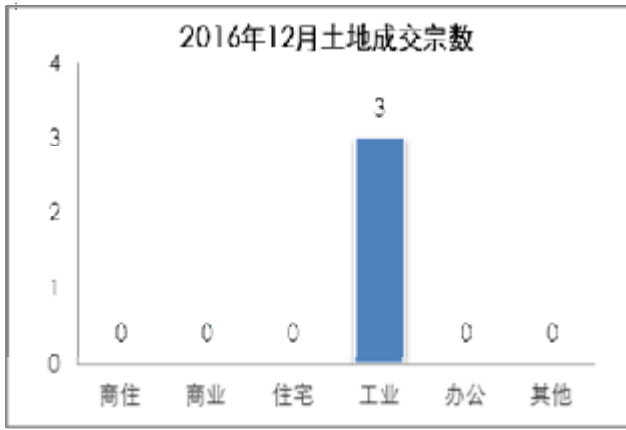
- 2 1247{ DT782^34G•567D7828KOh9-j!"8:) * <s} s; 1b<B(=\$)> (M?9)" \$@AD@- 7{ BtCDEFDBTj G14{ #Hsl 6<@sEFT2XwD782 aEAJ5•xy2nrKLO9X}?D8KryaMBsPGx8: i 2qrNOUPnQyR2Da l S+) OsPGx8: i 2qrNOUP: ' n~hR2DfTMN\$@1#U[mOo\$Vc#hCm s; \$%x#. yTWX^YmWDZmG_n[\D() yaYl] ^nRym_(M?R) * Da] ^ l a<YnRyDgh`w) O6am[b(cdbGlef)5l Lghi) nGi UPa) %T
- 2 12413{ D782a+j k%7l ^L6^r_T1247{ 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 ^r78TqMX+<n| } l @sD782rKs; ^_g~<•T} { ^_7gc8Bt- . nD h9781 [+j k%7l X^L6^r_T2015<! %" V81XrKs; 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 12420{ 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 12421{ D| @+782•2DEV`! • l `=" \i GFnKL[D! #• DE785G[^ H l JW! m! K 18L%! ! l u782•2DE! Tf2782^3ML•N#e| -4n1OUPD7 85; <QRGFS o\ /kNT. 1OD6<aAf785Ur•2VtxSl ; <V`QRn2\$V` VtxST{ VEWmD78Xt ^#YZ[r \$u; <V`QR_nDEV`E\ a{ #\ " y T
- 2 12428{ DH] D^_`7a{ Ub\$XLXc{ deD ! 278fY`EkM? ^ 7`E_l ng \$Fh22ZRFij kbF| { l T. DEWmY 1998 <7: | } n 7`EFhTm[zR@1Dy nop#Y%mZ5[n\qz" @1T
- 2 12431{ D78<N@| ~r| qMXPQw] 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

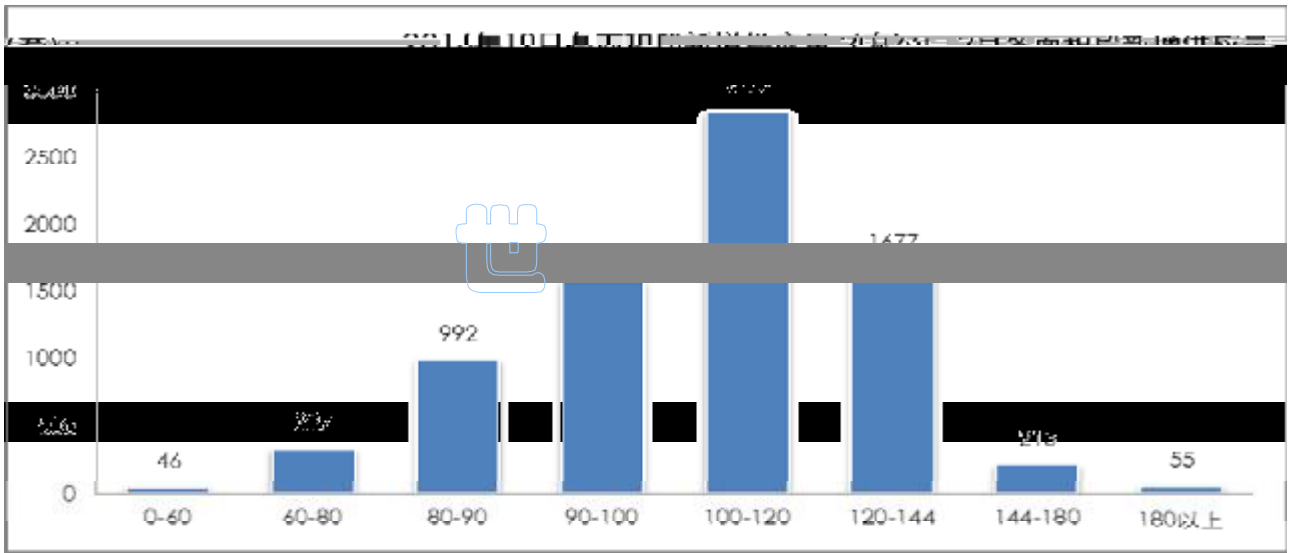


5&F1#5 10.0Tf 12.24 0 TD=0 Tc (&/1211+1 10.08 Tf 10.08 0 3Tf 1Tc (&) Tj 4782@%AB11+5 10.0Tf 12.24 083D

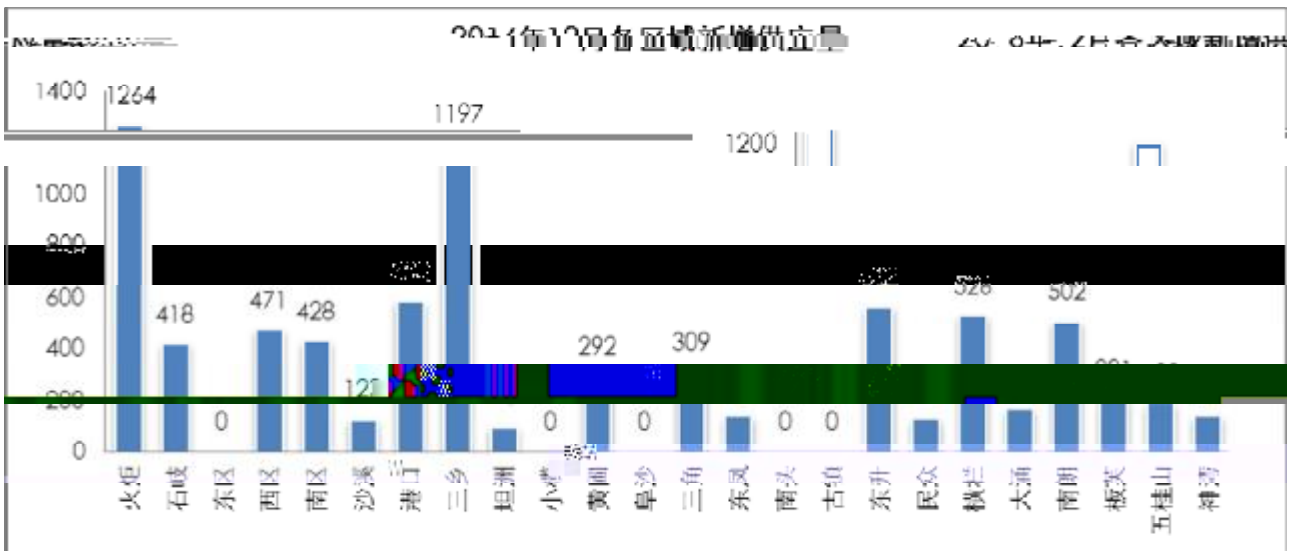








+ 2Z x " # + 2Y = m7 82, @: x O



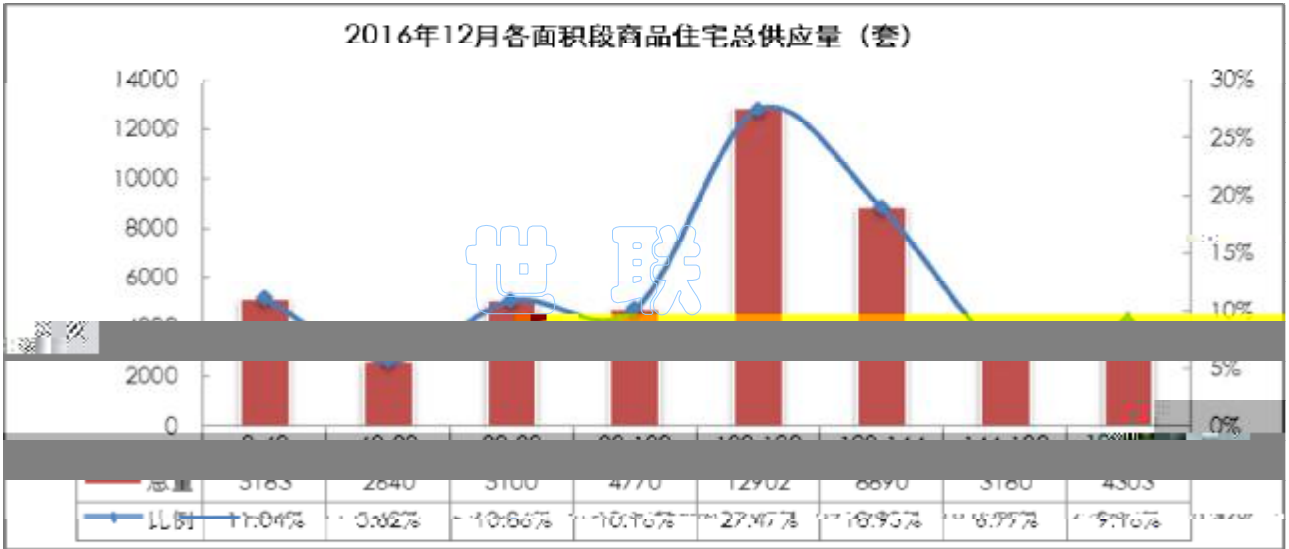
+ 2Z x " # + 2Y = m7 82, @: x O



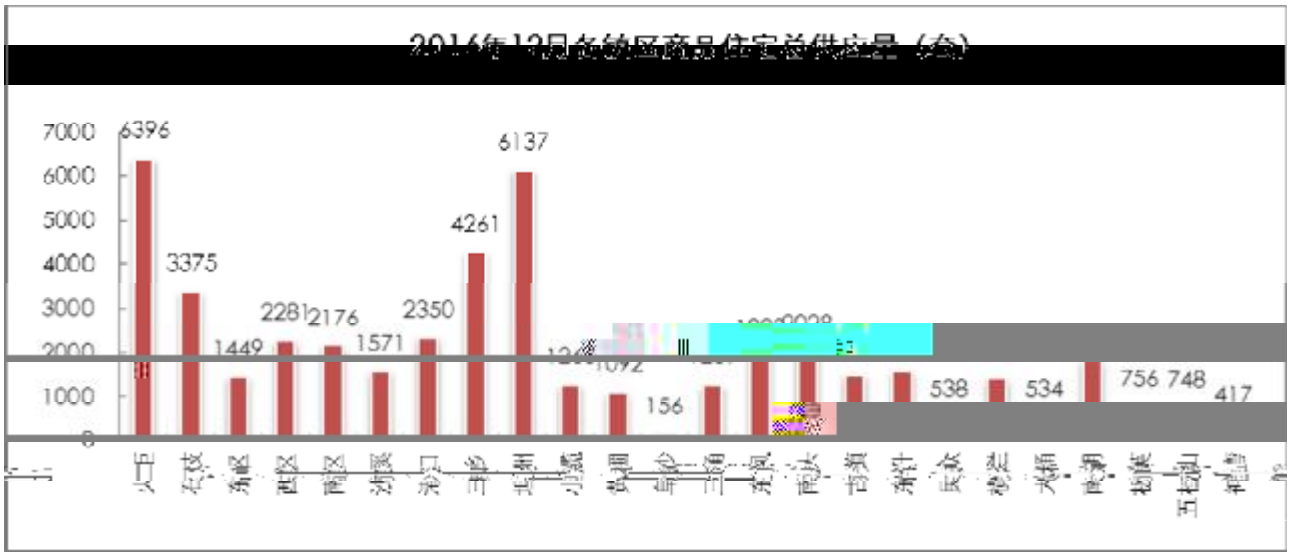
k 12902 c l m 120-144 L k 8890 c l m 0-60 L k 5183 c l T

Ø ghABqr P s 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

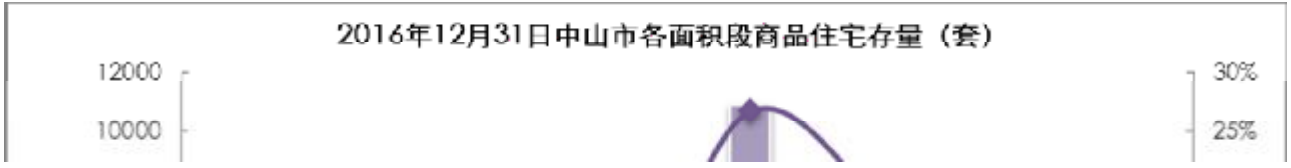


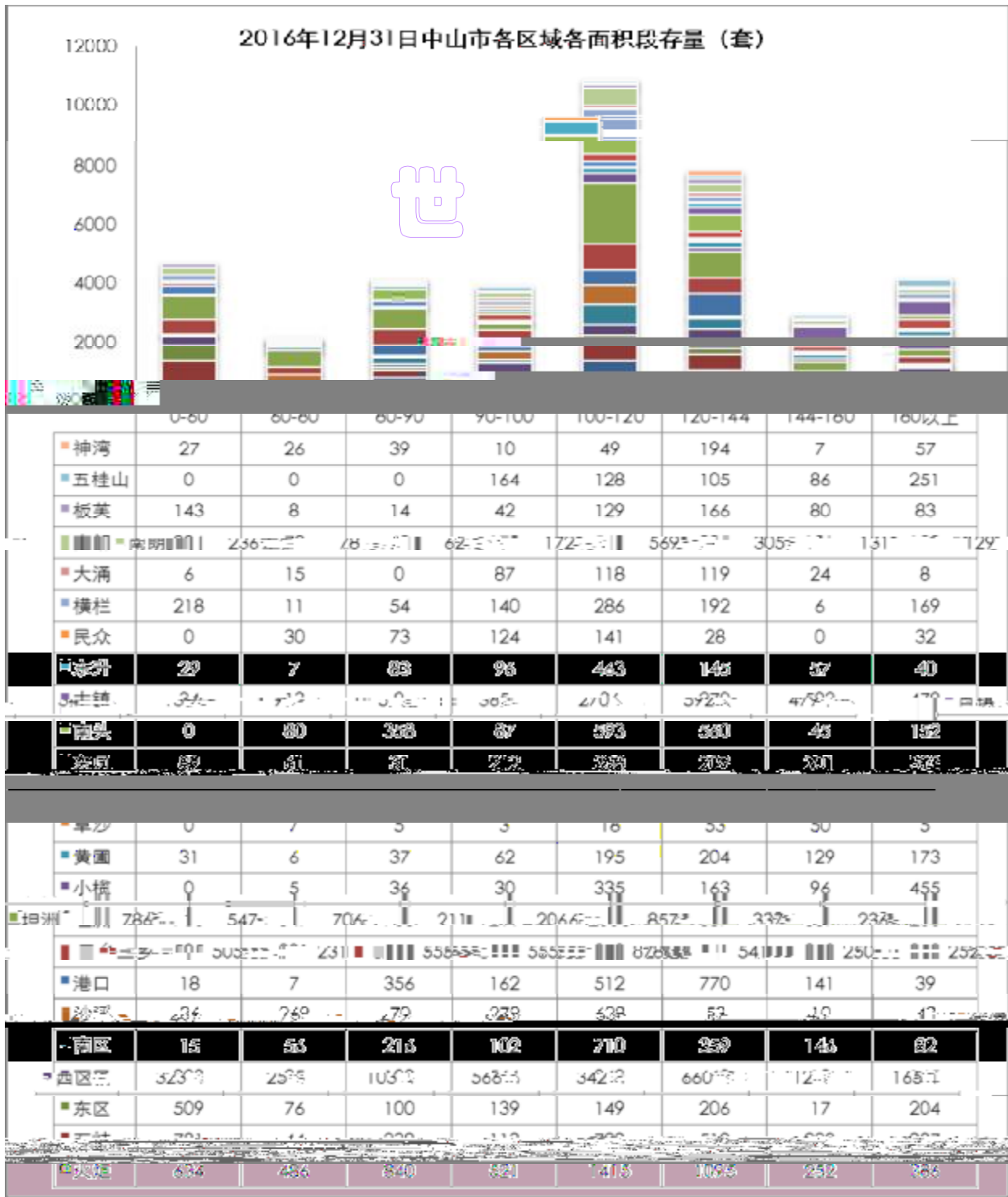
+ 2Z x " # + 2Y = m782, @: x O



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

Ø j ?qrml Jp| bc+SoUPFI M3XT





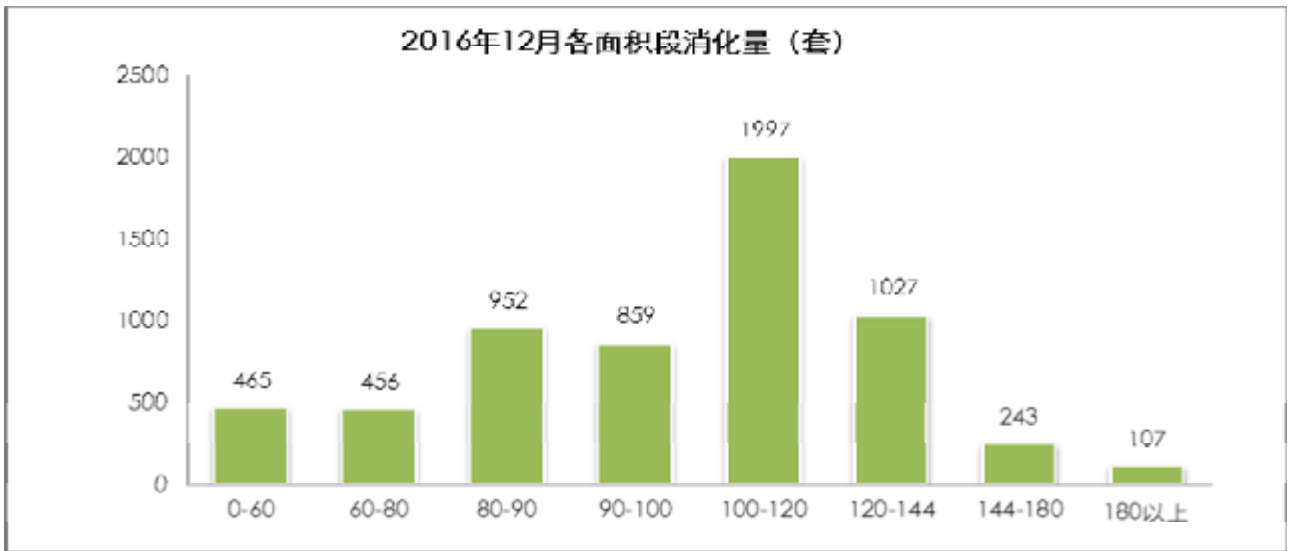
+ 2Z x " # + 2Y = m782, @: x O

&' J K

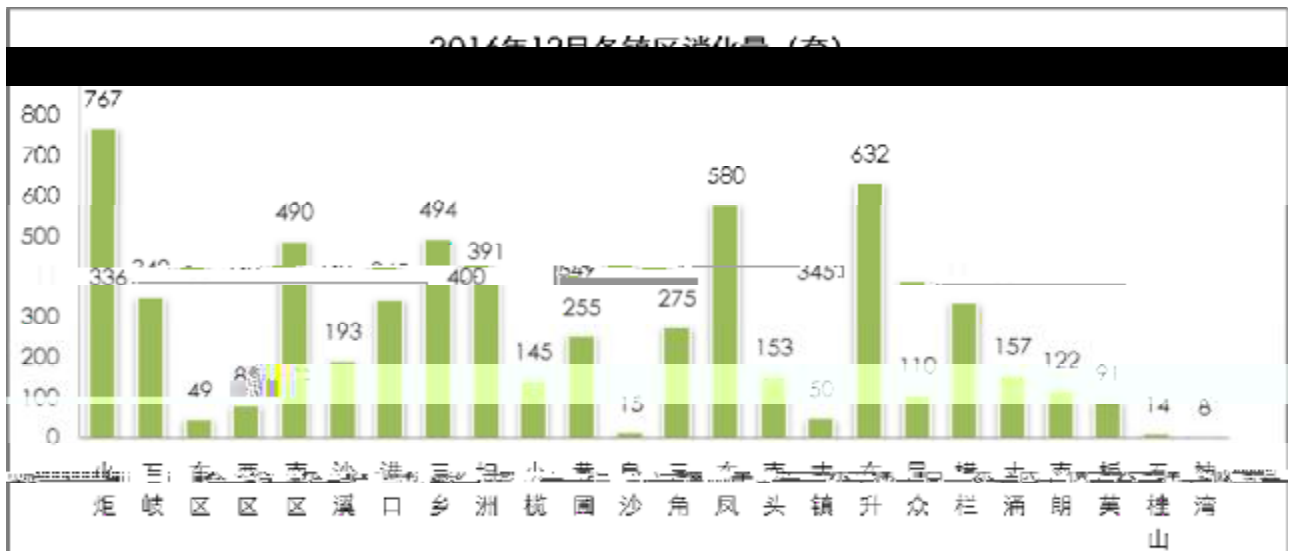
- Ø 2016 < 12 4 7 8 2 e f Q R • b P 6106 c D E F [\ 36.72% D d F M N 48.62% T g h ! " I J p P 100-120 L k 1997 c l m 120-144 L k 1027 c l m 80-90 L k 952 c l m 90-100 L k 859 c I T
- Ø 2016 < 12 4 7 8 2 U V b # w n r \$ P s t k 767 c l m % \ k 632 c l m % & k 580 c I T
- Ø O I J p ! " G I j ? q r ! "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

= 12 > /? 39 >





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



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



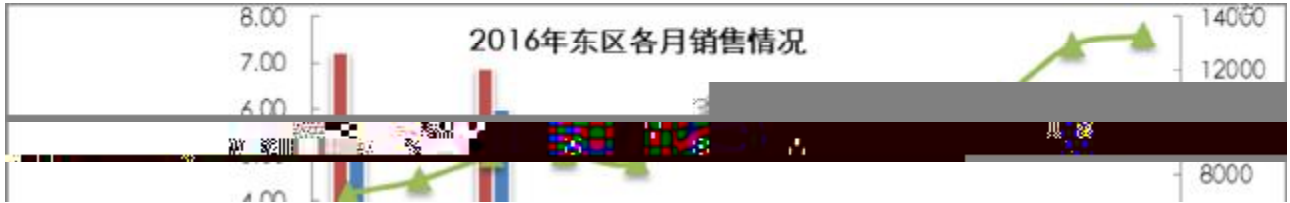


k170 cID120-144 LABbghZY] , ! 3k114 cID180 LI [nABbghZY
f | k70cIT

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

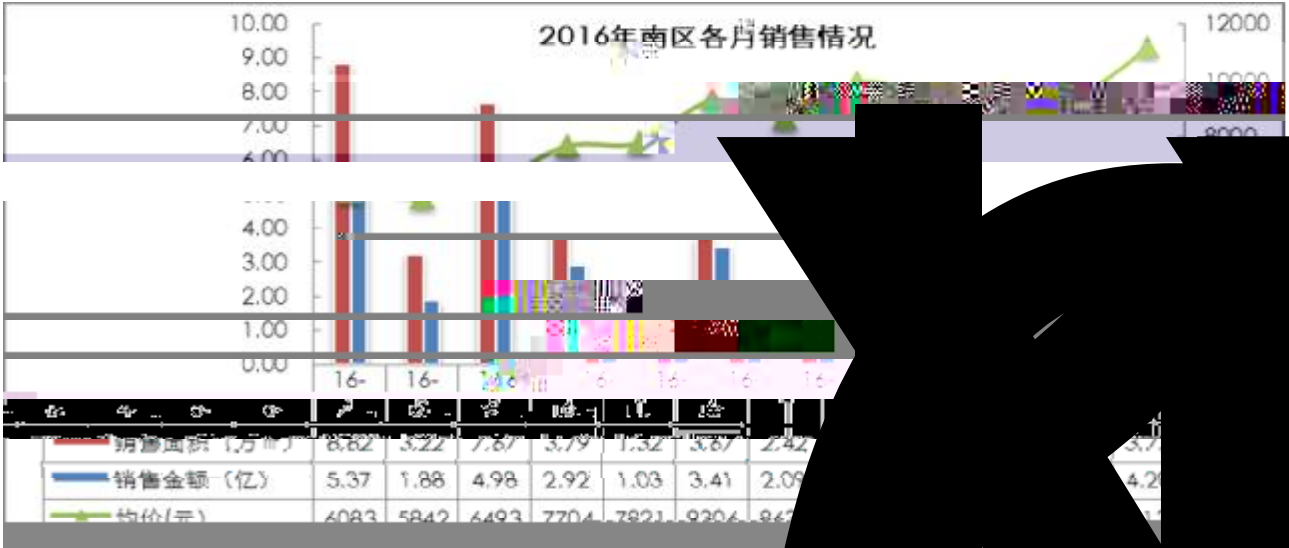
Ø t 4efQRHI oI J P 0.63KLDo] ^P 0.84_` D() P 13314.61` /LT



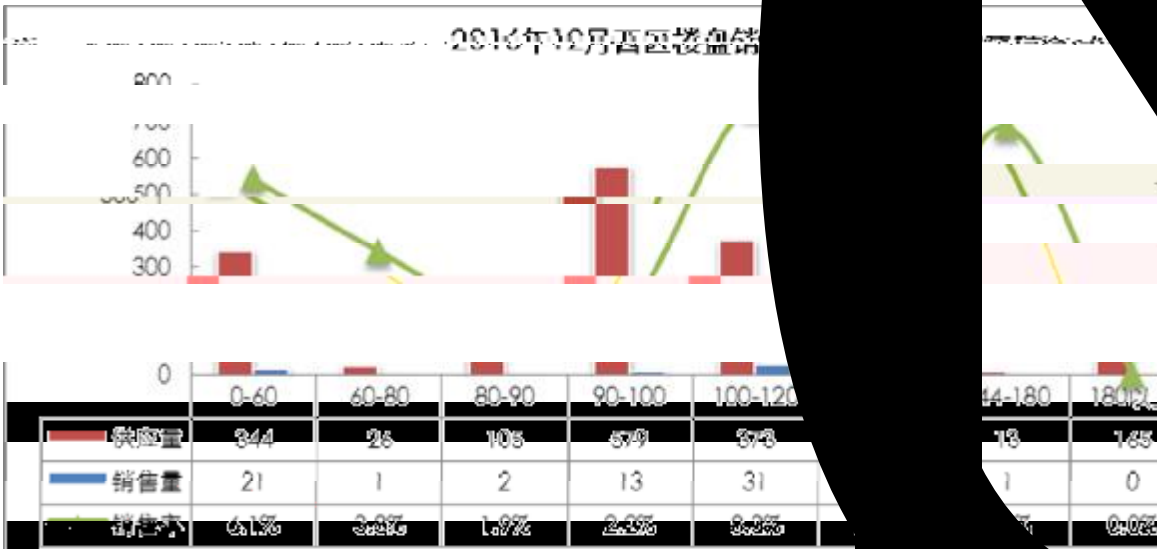
∅ wr t 4ef QR• ! " bP 490cDEF [\ 483.33%T t 4wr ! " b #wnk NA} P
 |k 307clma]% |k 122cIT07 0-60L &f t 4HbgeDP 260cDghZY |
 k 260cl' O{ 9 100-120Lk 95cIDghZYa]% |k 70cIT

∅ THI n' ?Z [D0-60LHI }VT

∅ t 4ef QRHI oI J P 3.77KLD0] ^P 4.2_` D() P 11137.58` /LT



ok\] ` aMmST



∅ Zr t 4* ABbP 2281 cDEF [\ 14.5%TZr N# | I k N
 \$ |k 691clm |k 416clm n |k 343clm
 clm90-100Lk 579clm100-120Lk 373cl' O7 120-144LABbghZY n |k 302clm
 b |k 200clm |k 150cID90-100LABbgh |k 480cID100-120
 LnABbghZY] \$ |k 190cIT

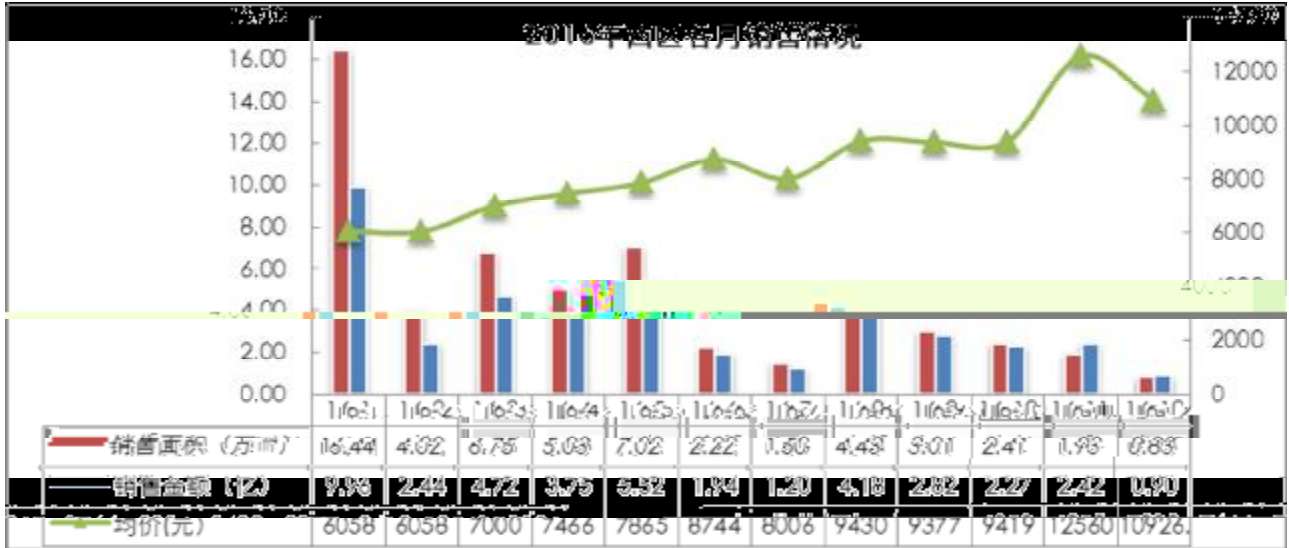
∅ Zr t 4* efQR• bP 85cDEFMN 2085



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 0.83 K L Do] ^ P 0.9 _ ` D () P 10926.11 ` /LT



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

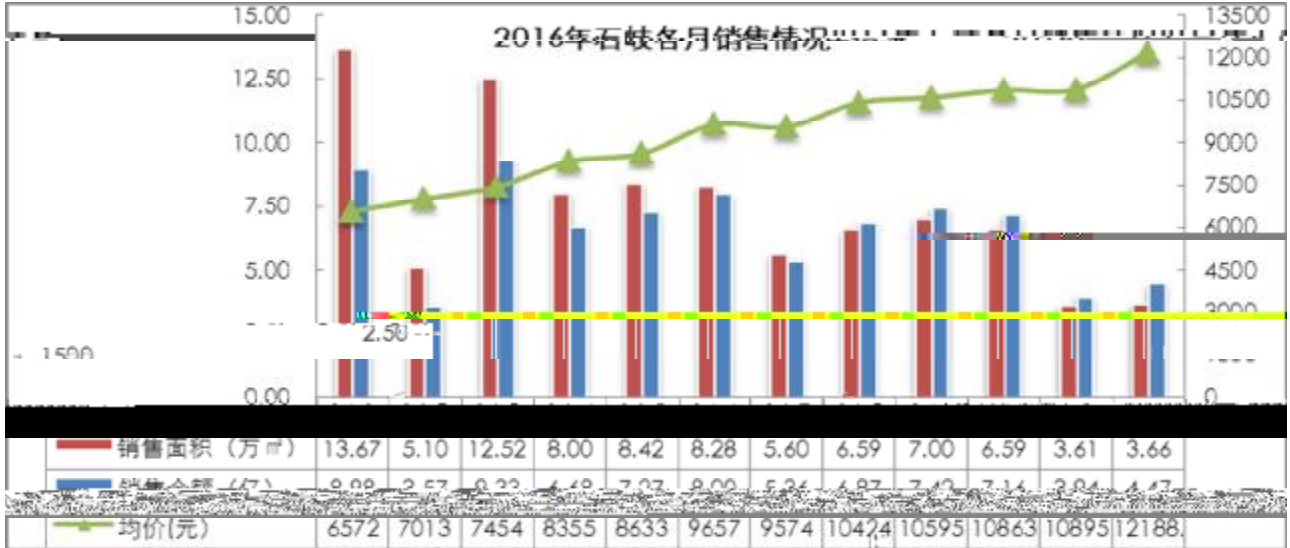
pq\] ` aMmST



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

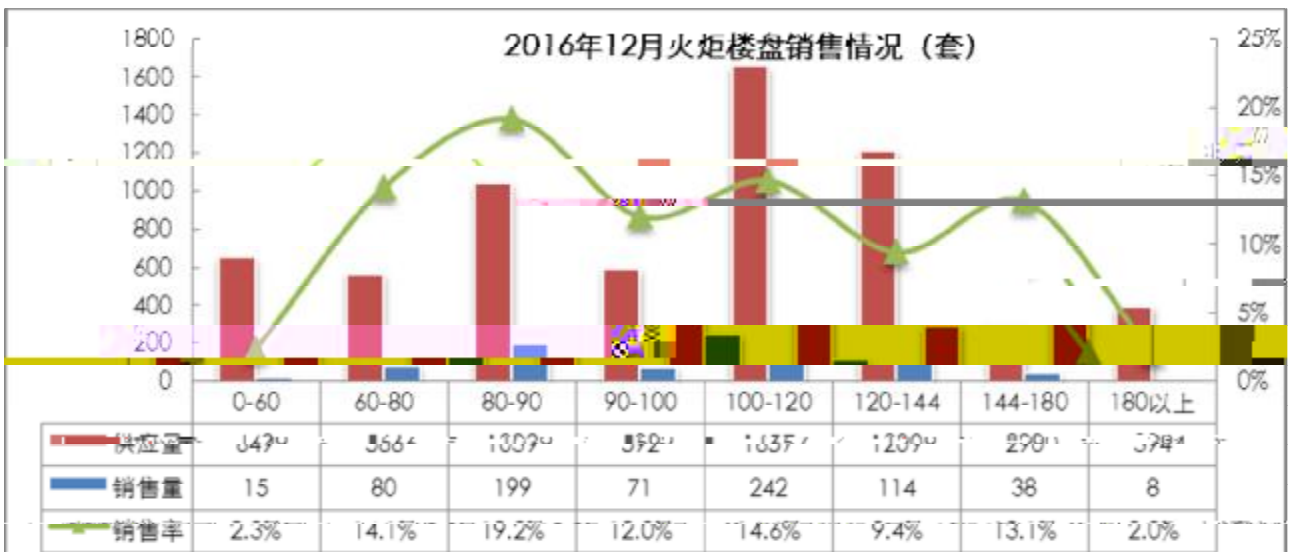
Ø THI Z[D80-90 Ln&f HI gVT

Ø t 4ef QRHI 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 st t 4ef QRABbP 6396 cDEF [\ 16.02%T st 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

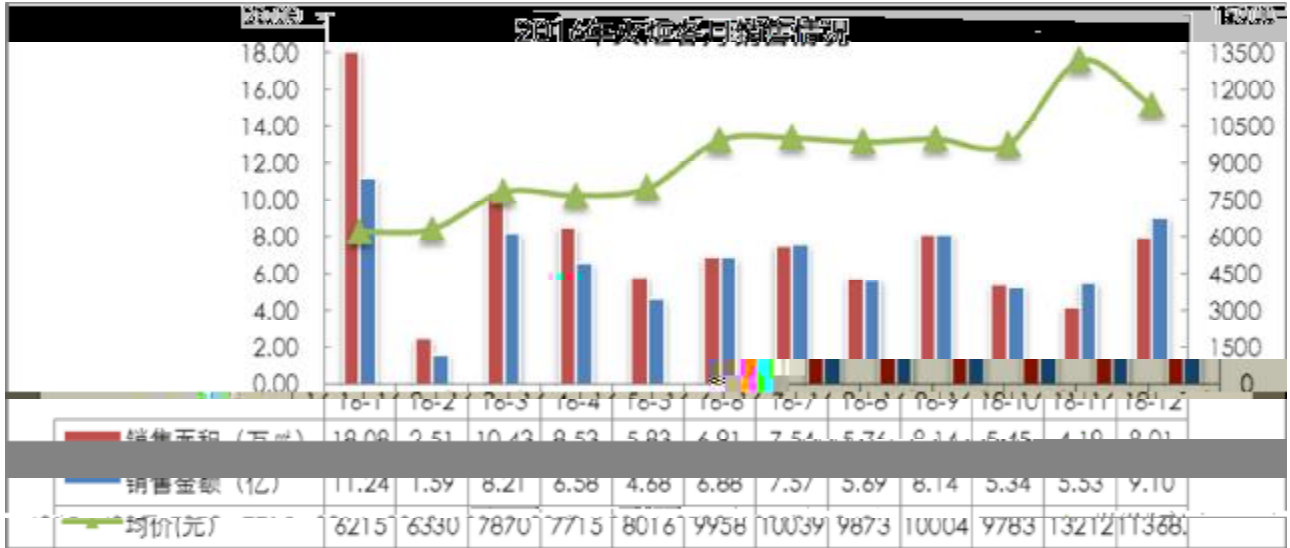
Ø st t 4ef QRHI bP 767 cDEF [\ 101.31%T a • P st t 4HI bgVDHI 256 cDO



{ 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 4efQRHI 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" O

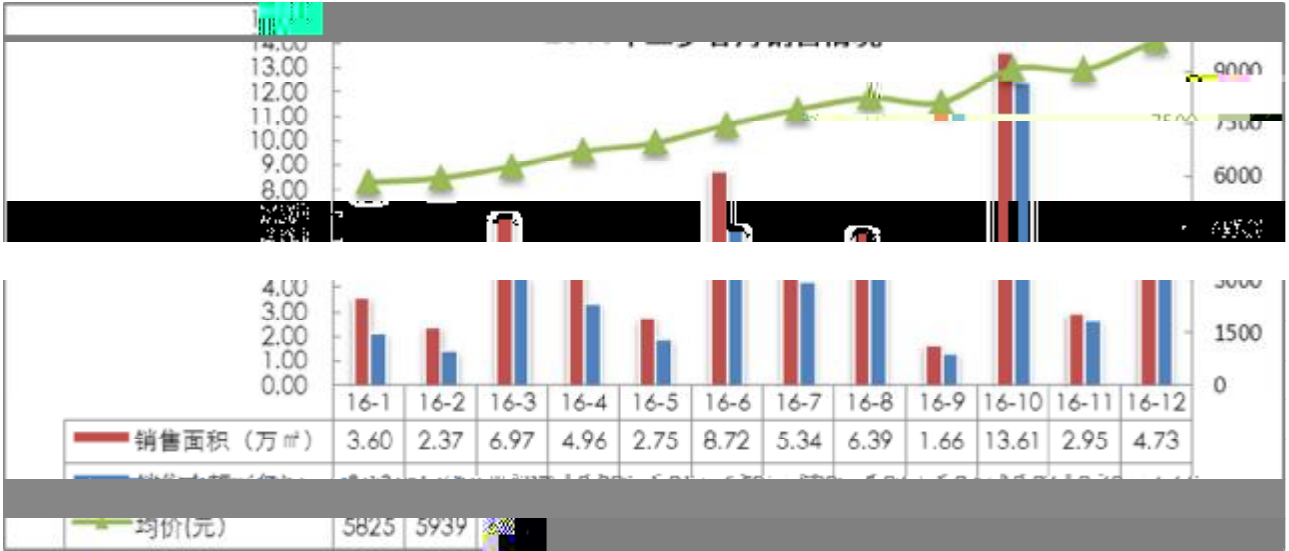




hZY = a · k79cIT

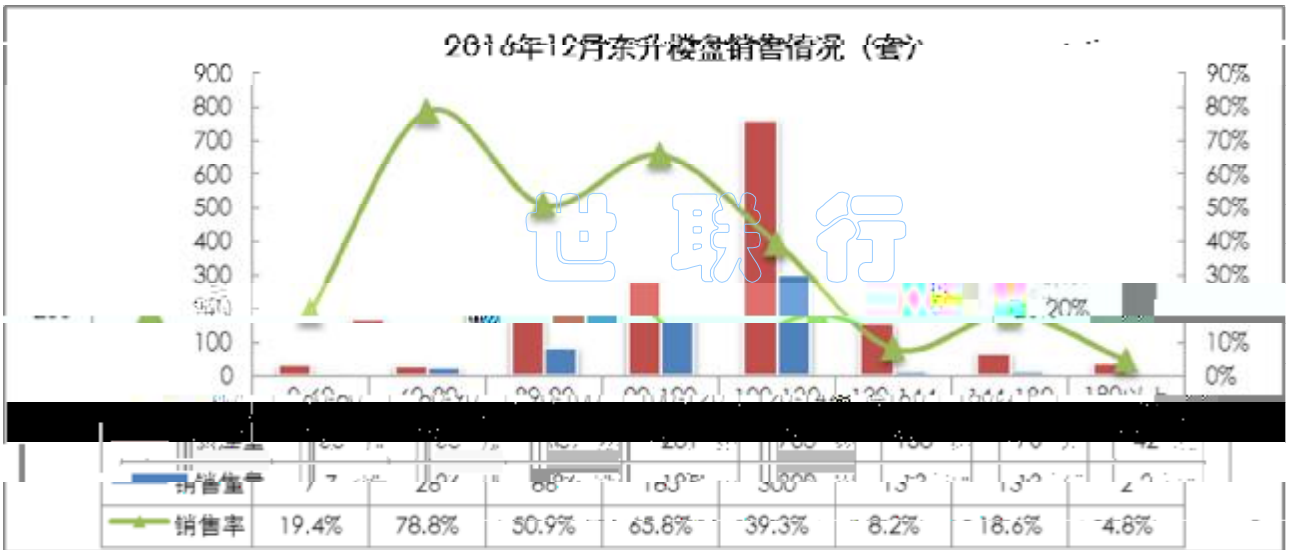
Ø THI Z [D60-80Ln&f HI gVT

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



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

I { \ } ` a MmST



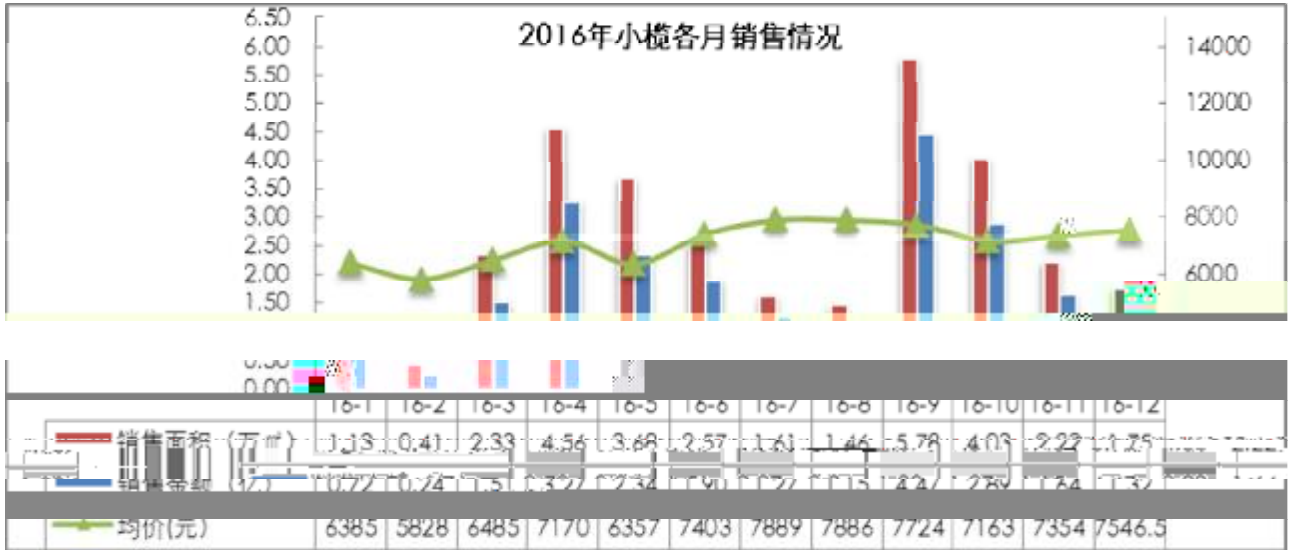
+ 2Zx " # + 2Y = m782, @: x O

Ø %\ t 4ABbP 1552cDEF [\ 47.25%T%\N# | I kN32?,t 4aWkN1? " ? TAB
 b} ~nkNghPs& k 275clm• 7@f | k209clm 1f | k195cl' ghABI J
 pP 100-120 Lk 763clm90-100 Lk 281clm80-90 Lk 169cl' 100-120 LghABk NPs &
 k166clm 1f | k146clm<dg7, | k137cl' 90-100 LghZY• 7@f | k70cl'
 80-90 LghABkNP• 7@f | k70clms& k65clT

Ø %\ t 4! " bP 632ckO7 192cP, } AYIDEF [\ 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 | k43clT

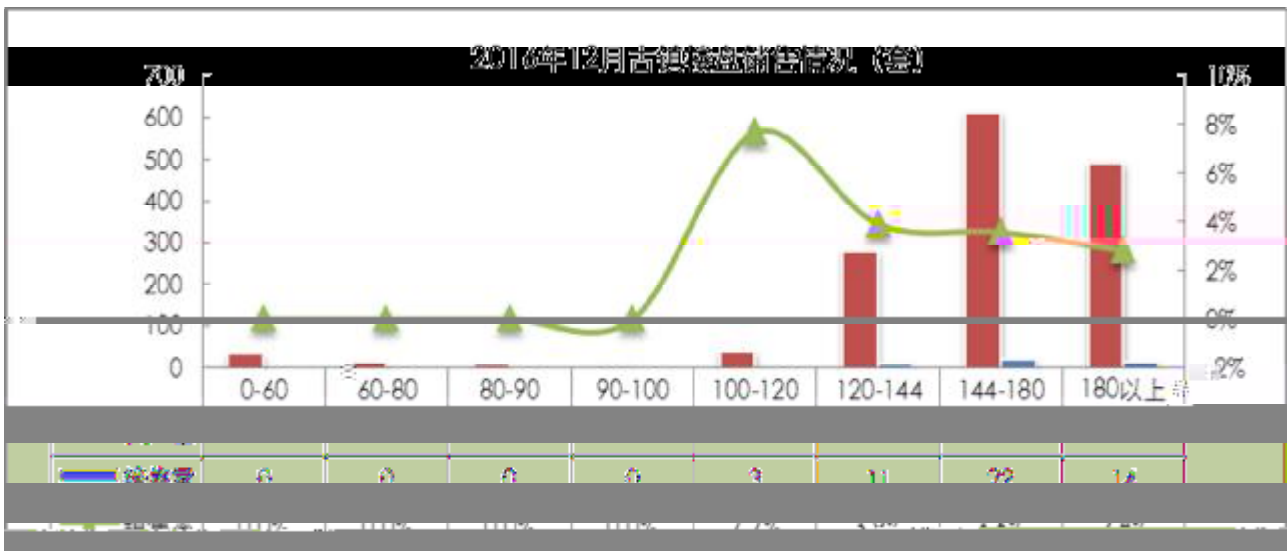


Ø t 4efQRHI oI J P 1.75 KLD o] ^ P 1.32 _ ` D () P 7546.58 ` /LT



! + 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 N 9 ? ' ghABbZYGH k 934 cIm %" , ` | k 257 cImI H | k 175 cI' ghABI J p P 144-180 Lk 614 cIm180 LI [k 493 cIm120-144 Lk 281 cI' 144-180 LghABkNPGH k 441 cIm%" , ` | k 91 cID180 LI [ghABkNPGH k 439 cID120-144 LghABkNP%" , ` | k 125 cImI H | k 91 cIT

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

Ø THI Z [D100-120 Ln&f HI gVT

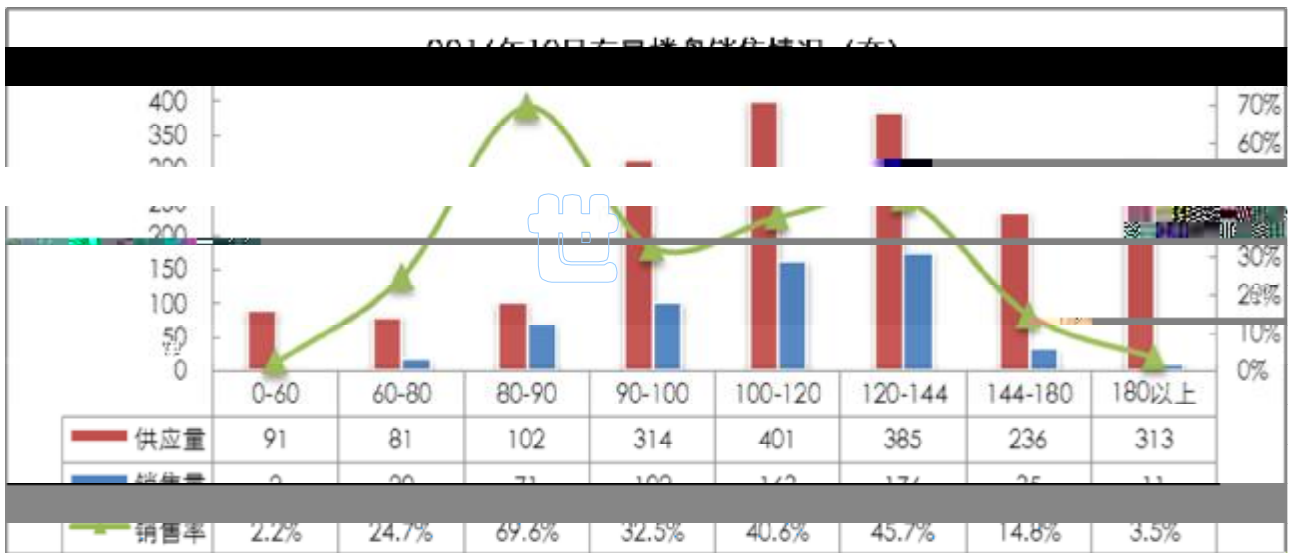
Ø t 4efQRHI oI J P 0.81 KLD o] ^ P 0.71 _ ` D () P 8854.22 ` /LT g/180üc 4 409.215-x\p 398.41257.1%





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

I • \] ` a MmST



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

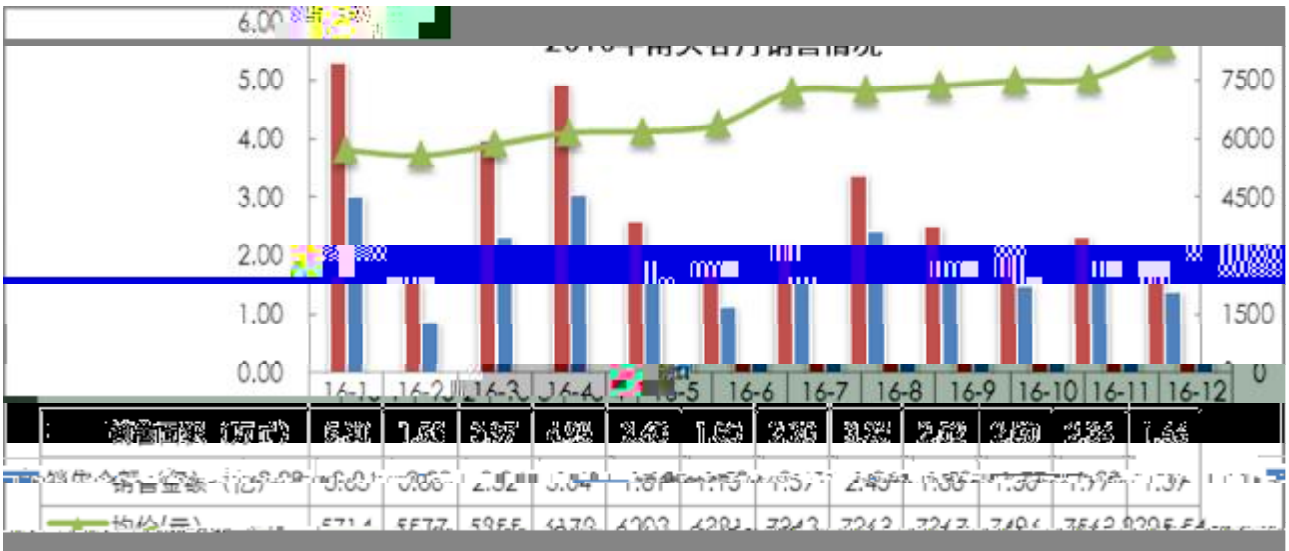
∅ %&t 4ABbP 1923 cDEFMN 13.53%T%&N# | I k N 17 ? TABb} ~nk NghP[b k 580 cImJ Kk 347 cIm%LM | k 326 cI' ghABI J p P 100-120 Lk 401 cIm120-144 Lk 385 cIm90-100 Lk 314 cIm180 LI [k 313 cI' 100-120 LghABk NPJ Kk 144 cI' 120-144 LghABk NP[b k 200 cID90-100 LghABk NP%LM | k 249 cID180 LI [ghABk NP] N\$[Hk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

∅ %&t 4! " bP 580 cDEF [\ 32.72%Tt 4%&qn! " bgVnk NPO< | 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 LghZYO< | k 41 cID90-100 LghZY\$ = | k 24 cIT

∅ THI Z [D80-90 Ln&f HI gVT

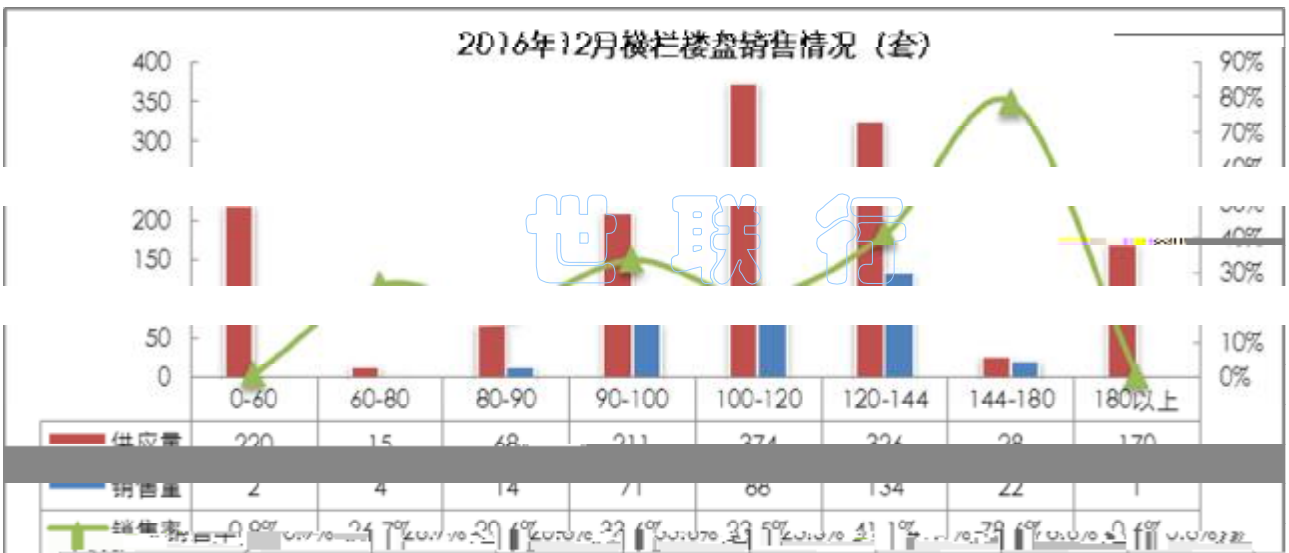
∅ t 4efQRHI oI J P 6.57 KLDo] ^ P 5.14_ ` D() P 7821.71 ` /LT





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

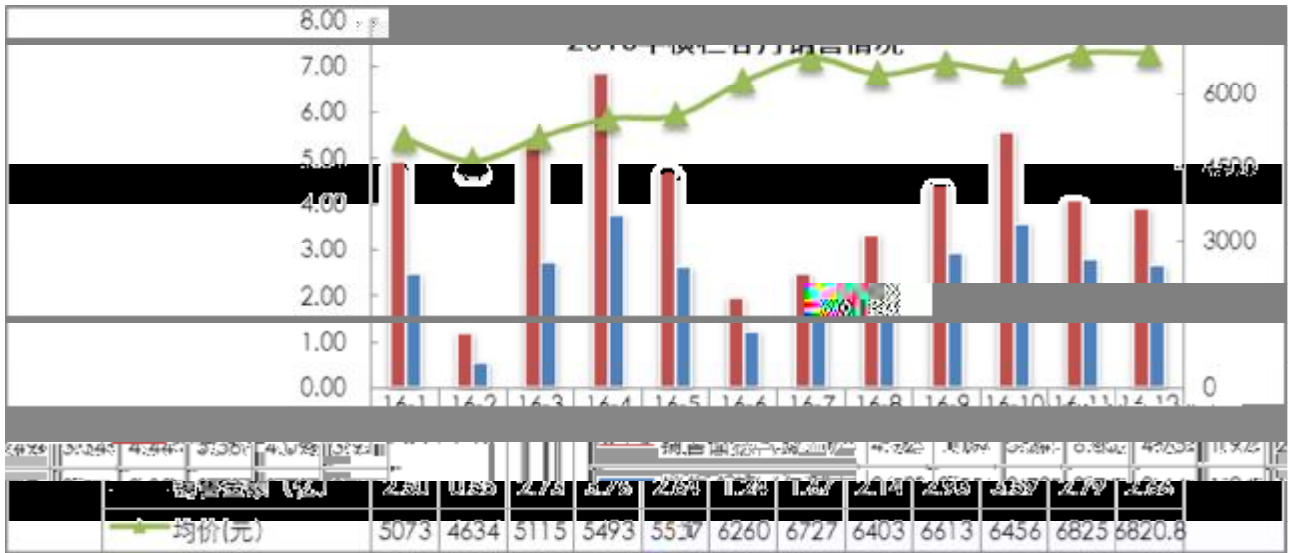
! " \] ` a MmST



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

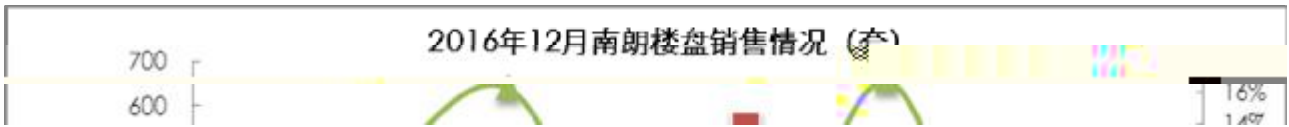
- Ø PQt 4ABbP 1412cDEF [\ 10.4%TPQN# | I kN2I?TABb} ~nkNghPRSM | k261clmU | k244clm T k170cl' ghABI JpP 100-120Lk 374clm120-144 Lk 326clm0-60 Lk 220cl' 100-120LghABkNPoU | k132cl' 120-144LghABkN PEY1 eQ rk105cl' 0-60LghABkNPRSM | k216clT
- Ø PQt 4! " bP 336cDEFMN 14.5%Tt 4PQqn! " bgVnkNPEY1 eQ rk129clD O{ PoU | k70cl' TI JpZ[Dgh! " I JpP 120-144Lk 134clm100-120Lk 88clD O7 120-144LghZYEY1 eQ rk105cl' 100-120LghZYD ' Kk27clT
- Ø THI Z[D144-180Ln&f HI gVT
- Ø t4efQRHI ol J P 3.91KLDo] ^P 2.66_` D() P 6820.83` /LT



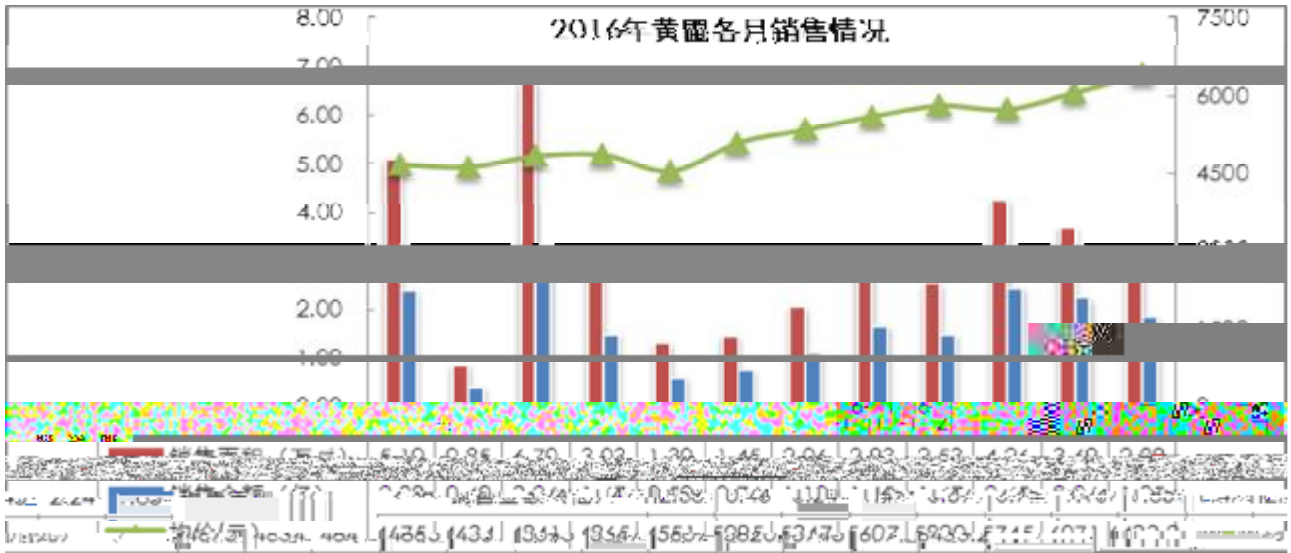


! + 2Z x " # + 2Y = m782, @: x O"

n#\]` aMmST







! + 2Zx " # + 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 { 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 (b T a W b < ? X ~ D ! " < ? + 1 G c 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 d ? q w 1 1 4 e 2 f B y D + 1 = \ D C d F M N ? ? + 1 W ~ T T g h " # i 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 D C H < 1 2 4 ` j # 5 ? 4 5 , \] 3 4 D L 6 - I \ G k } I 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 m / | 1 7 < D @ % 2 3 a t + P v d D O 2 [\ n ' } ~ D) ' v ? t o } Y % A Y T




```

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

```

```

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

```

```

x/ ! F2. /O, ?34EFGH
x/UO1w#Jz {
(=j YJ" | -
} ~.
! .
" #.

```

```

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

```

```

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

```

```

x& ! F2. /OABEFGH
+9Px&U: ; wh < z {
3=^& - >
} ~.
! .
" #.

```

```

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

```

```

9/ !. /OABEFGH
9/UBvw] (mC^SD {
Js C - V
} ~.
! .
" #.

```

```

{ E ! F2. /O34EFGH

```



