

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 9 3 3 8 7 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 ^ _ ` 1 5 1 3 0 3 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 _ ` 1 3 5 8 2 9 a b c d = H I J K 2 4. 3% = X 1 Y Z g h _ ` J K 2 4. 5% [@ 2 e f A g h i 1 0 2 5 0 3 F G = H I J K 3 7. 5% = X 1 Y Z g h i J K 3 9. 3% [A " # B C j k l " m n _ ` 1 9 0 4 6 a b c d = H I o p 4. 3% [1 1 > q = @ 2 e f A r h _ ` 6 9 0 9 5 a b c d = I 1 0 > q s t 4 2 7 a b c d = u v 9 O > s t [1-11 > ? = A " # B C j k w x E y 1 2 9 4 8 4 F G = H I J K 1 5. 0% [
- 2 1 z { | O 1 2 > 1 9 } = ~ • 1 0 > B ! = " 2 0 # \$ % & ' () * + { | , - o = 1 2 . \$ / O ' 1 2 ; s 3 = 4 5 6 7 0) 8 g 9 : ; < T 1 2 . \$) T g h i = g h _ ` > > ? @ A B C D [1 2 2 3 4 5 6 1 3 } 7 8 9 : ; < = 1-11 > ? = 1 2 e f A g h _ ` E 1 3. 5 8 F b c d = H I J K 2 4. 3% F g h i 1 0. 2 5 a F G (G H I = o H) = J K 3 7. 5% [J K c _ = < T 5 1 1 O >) A " # g h _ ` L M] N 2 0 1 3 T @ T O o) 1 3 F b c d) T O A B P D [
- 2 1 Q R S O 1 2 > 3 1 } = 1 Q T q l T U V " . A N u v 6 W) X Y Z [\ =] ^ _ . ` 9 ' a = b c d " e f g h i = j k " # Q l m o = n o p " e q) " # m o X 1 d e = a r n k = s q t u B C e v m K e = w x y y e k " e z { 1 | A " # m o = } ~ h Q " e • X ! 1 8 1 " # \ = { j k " # \$ % [
- 2 \$ % & ' O 2 0 1 6 T 1 2 > 1 Q \$ e f Y Z () * + 6 1 0 6 , = - I S . 3 6. 7 2% = H I o p 4 8. 6 2% [/ O 1 2 _ ` 3 + 1 0 0-1 2 0 4 1 9 9 7 , 5 6 1 2 0-1 4 4 4 1 0 2 7 , 5 6 8 0-9 0 4 9 5 2 , 5 6 9 0-1 0 0 4 8 5 9 , 5 [2 0 1 6 T 1 2 > 1 Q \$ 7 8 * 5 6) x 9 + n o 4 7 6 7 , 5 6 : . 4 6 3 2 , 5 6 : ; 4 5 8 0 , 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%&78J K@%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%&78J KR 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_` (RST D 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



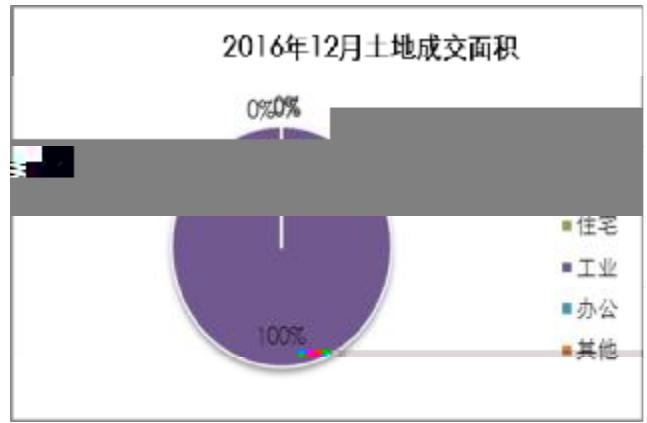
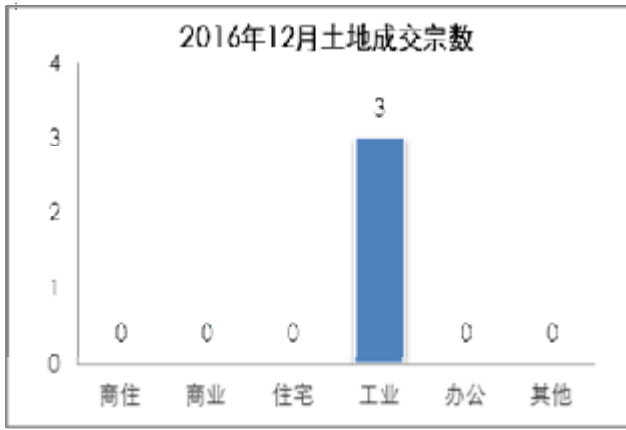
- 2 1247{ DT782^34G•567D7828KOh9-j!"8:) * <s} s; 1b<B(=\$)> (M?9)" \$@AD@- 7{ BtCDEFDBTj G14{ #HsI 6<@sEFT2XwD782 aEAJ5•xy2nrKLO9X}?D8KryaMBsPGx8: i 2qrNOUPnQyR2Da l S+) OsPGx8: i 2qrNOUP: ' n~hR2DfTMN\$@1#U[mOo\$Vc#hCm s; \$%x#. yTWX^YmWDZmG_n[\D() yaYI] ^nRym_(M?R) * Da] ^ l a<YnRyDgh`w) O6am[b(cdbGI ef)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`! •I`=" \i GFnKL[D! #• DE785G[^ H l JW! m! K 18L%! ! l u782•2DE! Tf2782^3ML•N#e| -4n1OUPD7 85; <QRGFS o\ /kNT. 1OD6<aAf785Ur•2VtxSI ; <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 MKI ! •" #78ej ~yvDZr] > eK%v\ \$7%6%&~MDi _{ 8%v+9s&181' &yD\$To%&() T

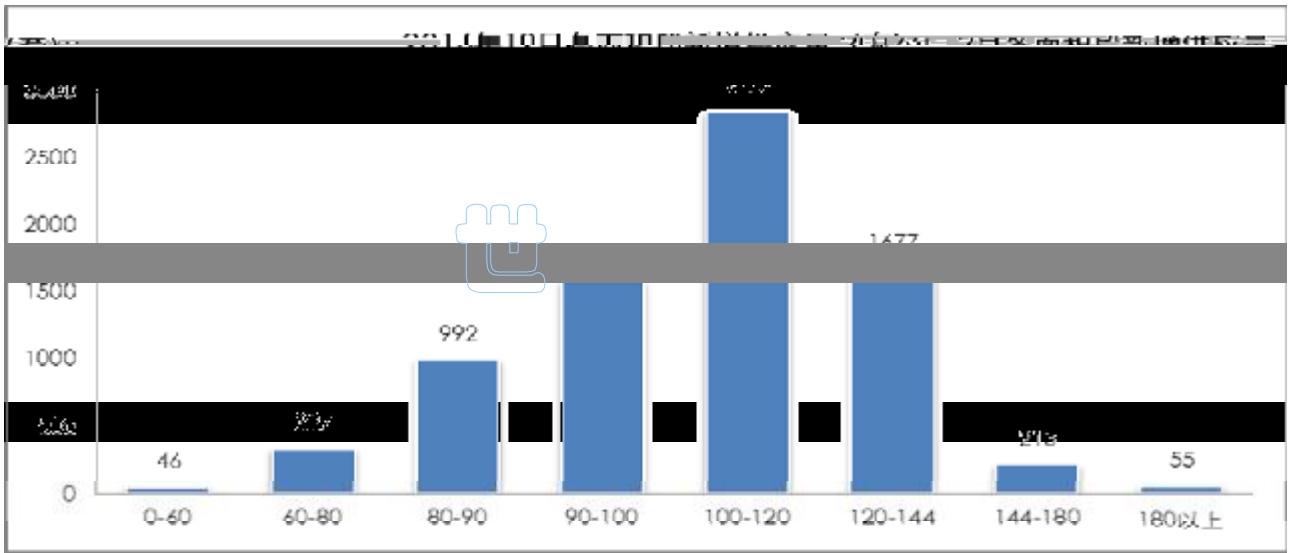


5&F1# 10.0Tf 12.24 0 TD=0 Tc (&/1211+1 10.08 Tf 10.08 0 3Tf 1Tc (&) Tj 4782@%AB11+5 10.0Tf 12.24 083D

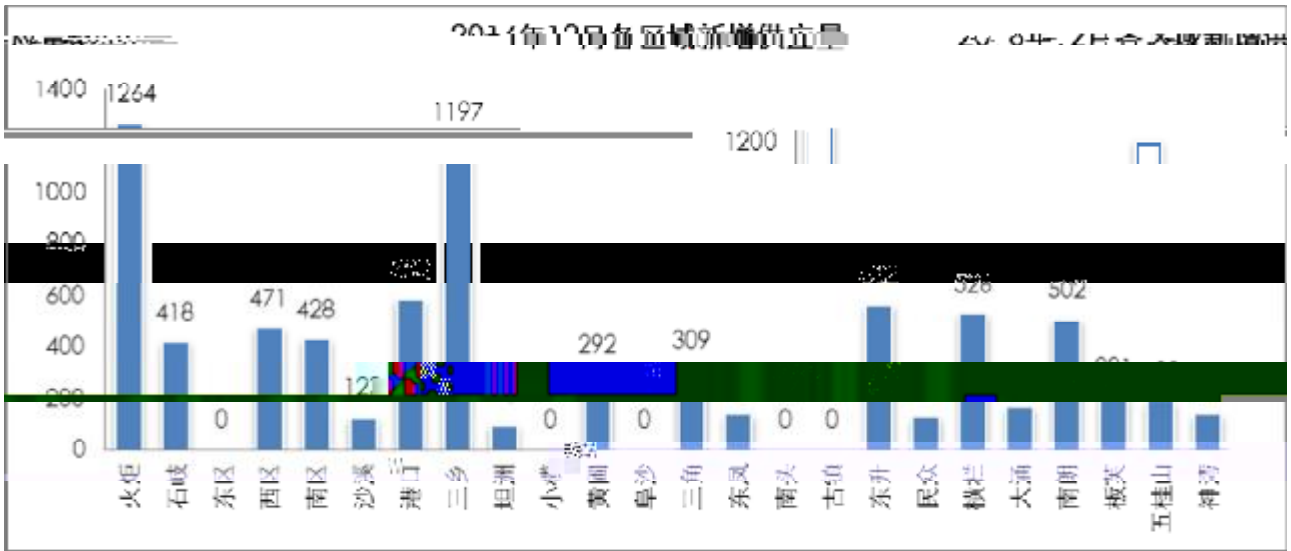








2 + 2Z x 3" # + 2Y = m782, @: xO4



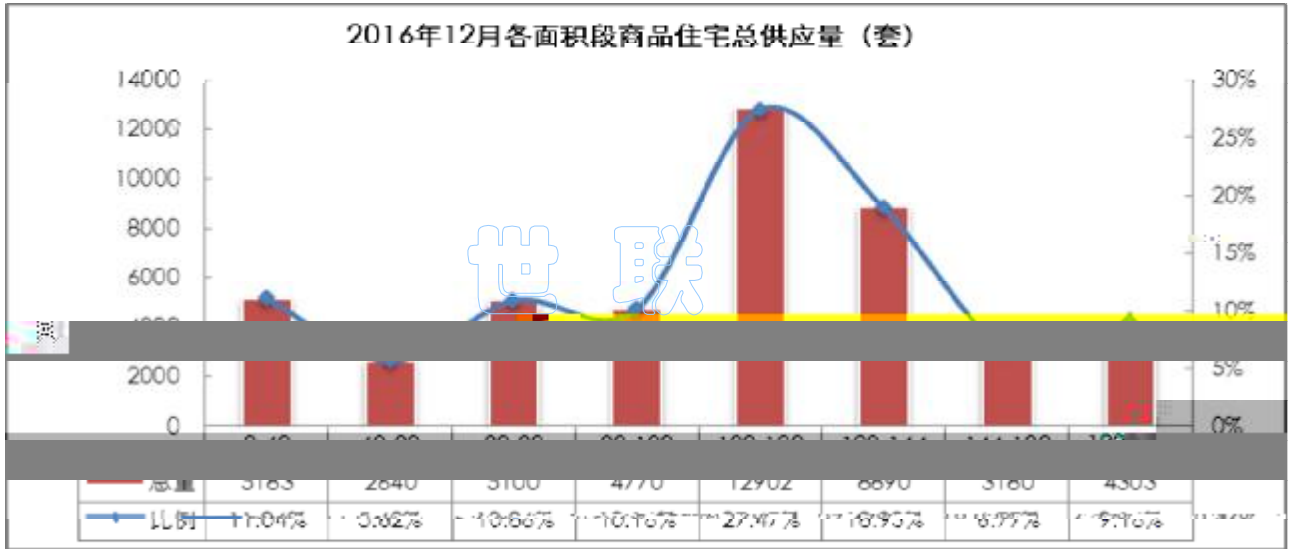
2 + 2Z x 3" # + 2Y = m782, @: xO4



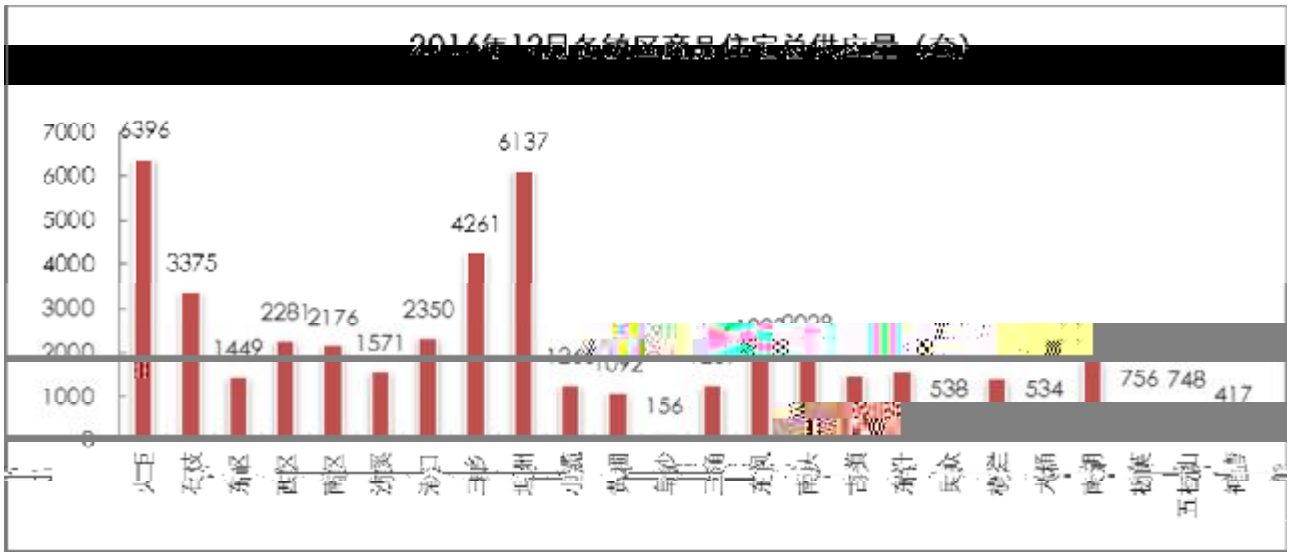
k 12902 c l m 120-144 L k 8890 c l m 0-60 L k 5183 c l T

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



2+2Zx3" #+2Y=m782, @: xO4

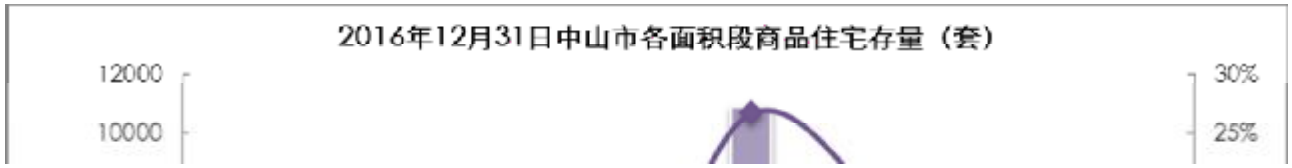


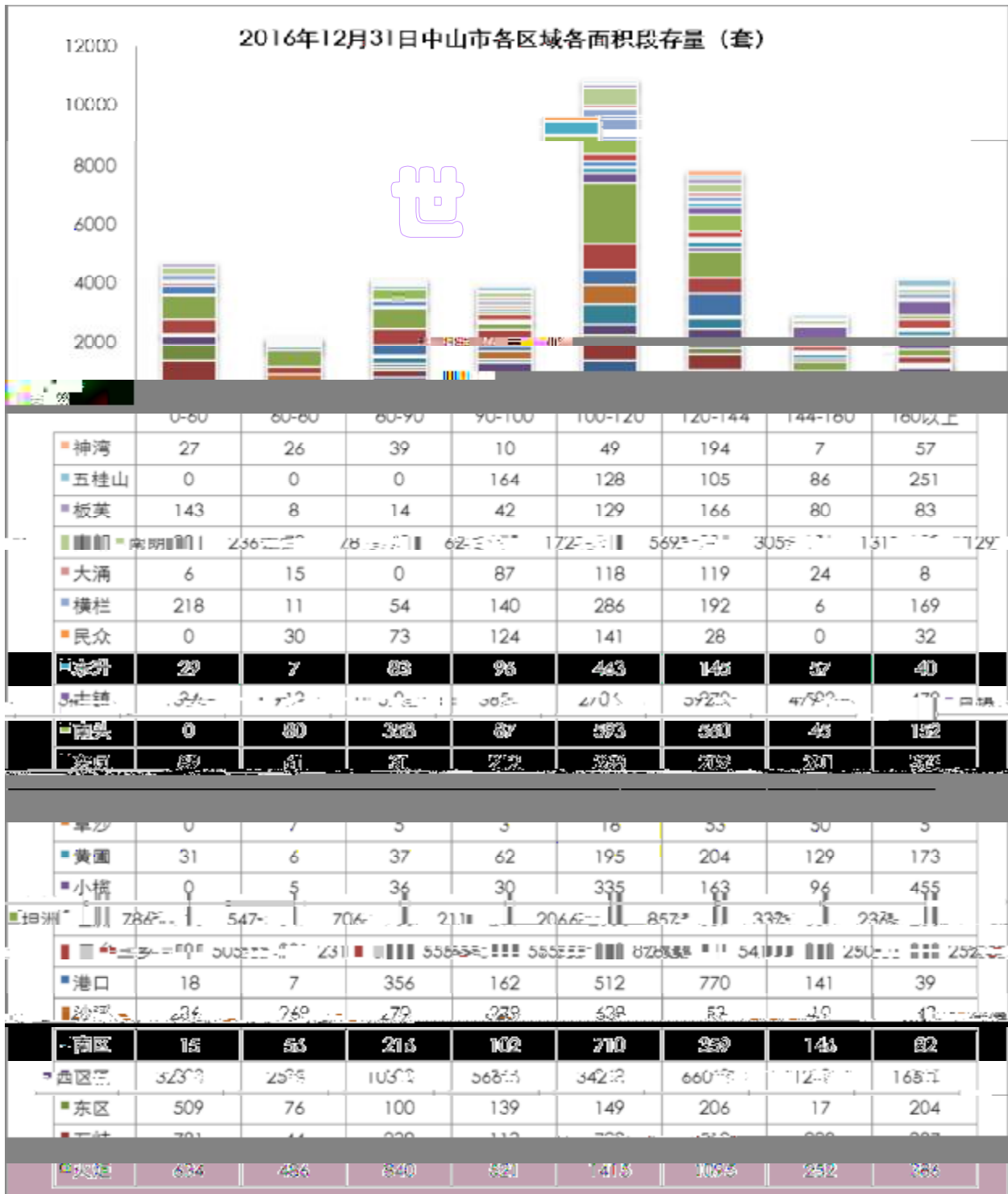
2+2Zx3" #+2Y=m782, @: xO4



cImEFGH| k 685cI' wxga | bABkNPK8FdH| k 703cImLMH| k 512cIT

Ø j ?qrml Jp| bc+SoUPFI M3XT





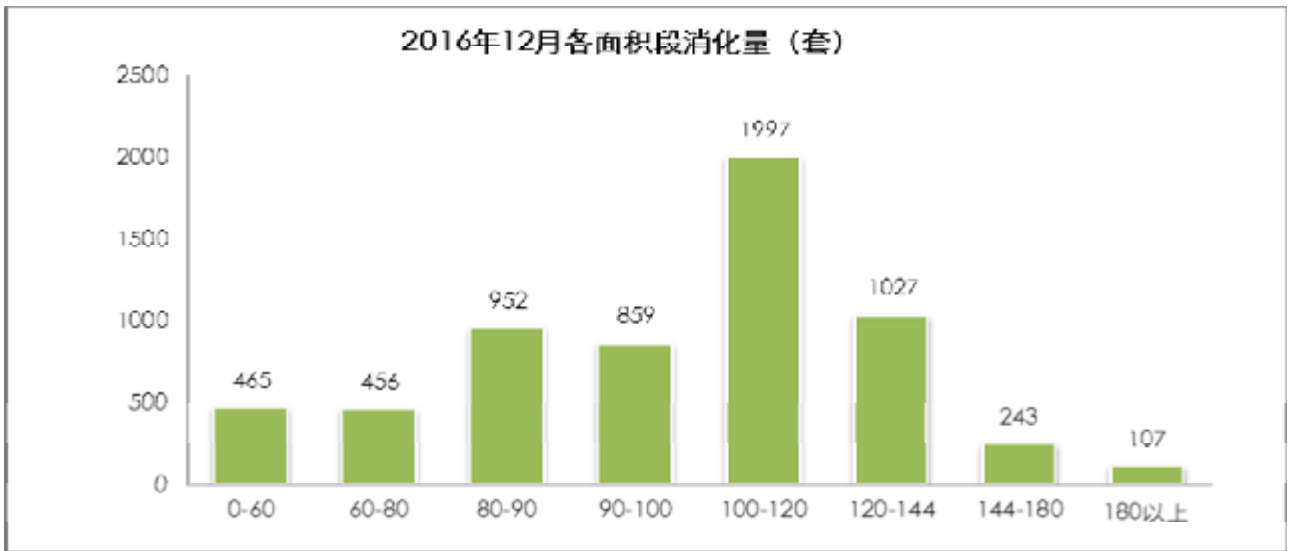
2+2Z x 3" # + 2Y = m782, @: xO4

&' JK

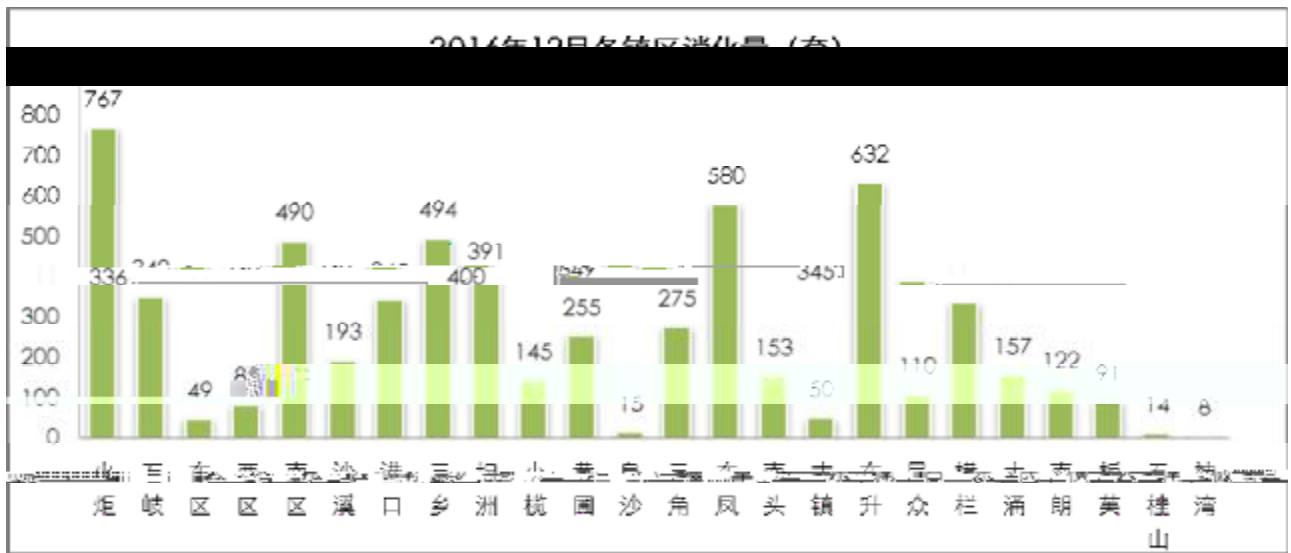
- Ø 2016 < 12 4 7 8 2 e f Q R • b P 6106 c D E F [\ 36.72% D d F M N 48.62% T g h ! " I J p P 100-120 L k 1997 c l m 120-144 L k 1027 c l m 80-90 L k 952 c l m 90-100 L k 859 c I T
- Ø 2016 < 12 4 7 8 2 U V b # w n r \$ P s t k 767 c l m % \ k 632 c l m % & k 580 c I T
- Ø O O I J p ! " G R I j ? q r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

= 12 > /? 39 >





2+2Z x 3" # +2Y=m782, @: xO4



2+2Z x 3" # +2Y=m782, @: xO4





5" ok170 cID120-144 LABbghZY] q, ! 3k114 cID180 LI [nABbghZYOs
Qf H| k70cIT

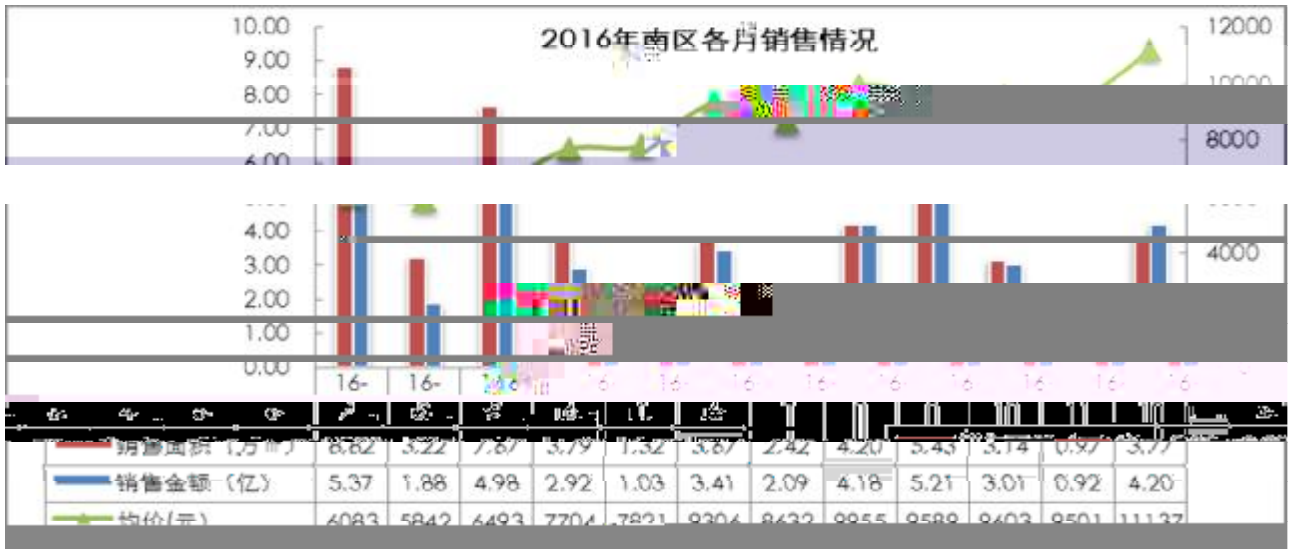
Ø %r t 4* efQRn • ! " bP 49 cDEF [\ 8.89%Tt 4%r! " b} ~nkNpp5" ok11
cITO7 120-144L \$ 180LI [&f t 4HbgeD(P 13cT

Ø THI kn' ?[180LI [I JpHI kgVT

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

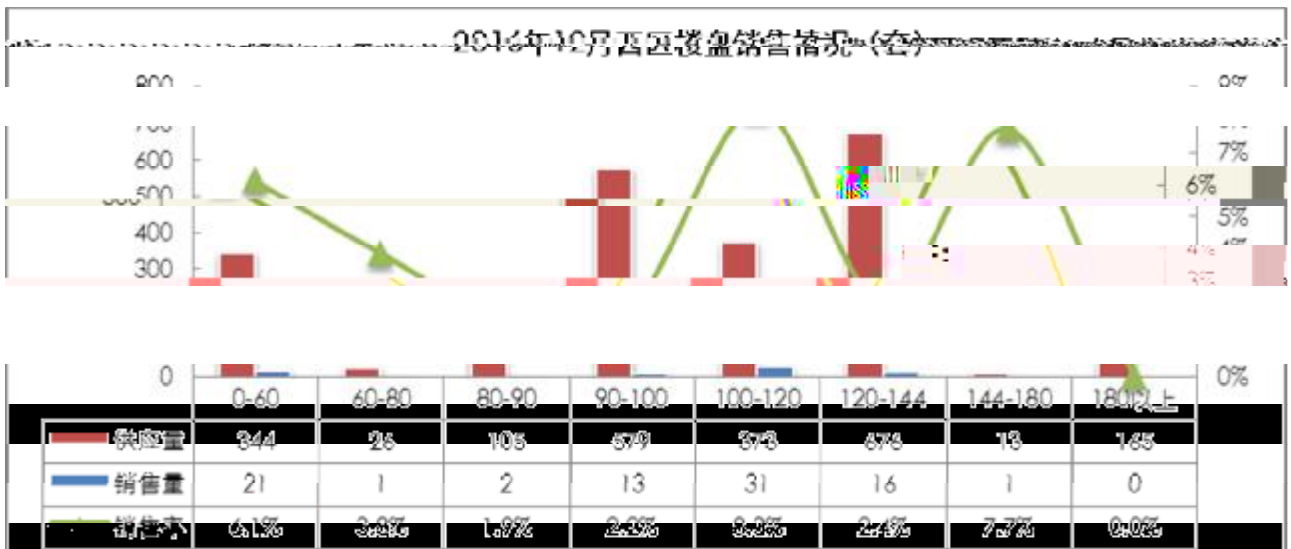


- ∅ wr t 4ef QR• ! " bP 490cDEF [\ 483.33%T t 4wr ! " bxy#wnkNA} Pt uG H| k 307cImaC] %H| k 122cIT07 0-60L &f t 4HbgeDP 260cDghZY t uGH| k 260cI' O{ 9 100-120Lk 95cIDghZYaC] %H| k 70cIT
- ∅ THI kn' ?Z [D0-60LHI k} VT
- ∅ t 4efQRHI oI J P 3.77KLD0] ^ P 4.2_` D() P 11137.58` /LT



! + 2Z x 3" # + 2Y = m782, @: x O"

ok \] ` a MmST



2 + 2Z x 3" # + 2Y = m782, @: x O4

- ∅ Zr t 4* ABbP 2281 cDEF [\ 14.57%TZrN# | I k N 33? TABb} ~nkNR{ P] z \$ { H| k 691cIm| }) * H| k 416cIm~n• H| k 343cITABI J pi 7j 120-144 Lk 676 cIm90-100Lk 579cIm100-120Lk 373cI' O7 120-144 LABbghZY~n• H| k 302cIm ObGH| k 200cIm| }) * H| k 150cID90-100 LABbghZY] z \$ { H| k 480cIDI100-120 LnABbghZY] z \$ { H| k 190cIT
- ∅ Zr t 4* efQR• bP 85cDEFMN 5Tf13.5Tf13.5Tc (*H)* 5O Tc (c) Tj (Z) T. 77

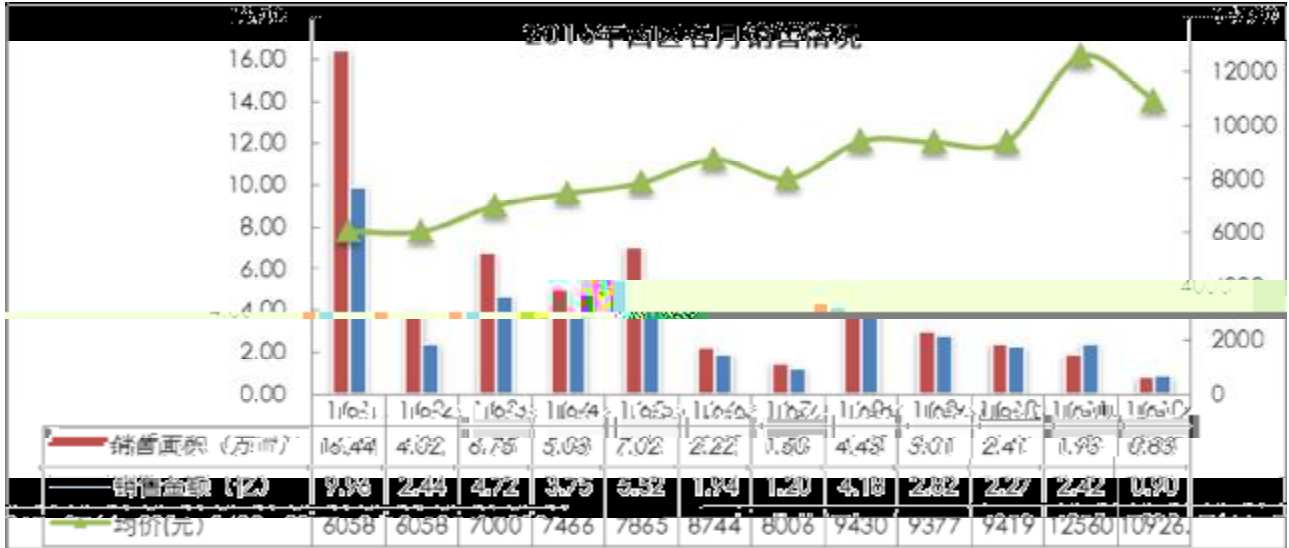
= 20 > /? 39 >



cImObGH| k 13cImt Y - ! k 12cIT O7 100-120 L&f t 4Hbge DP 3l cDghZY sH| k 18cIT

Ø THI kZ [DZr 100-120 L&f nHI kgVT

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



! + 2Z x 3" # + 2Y = m782, @: xO"

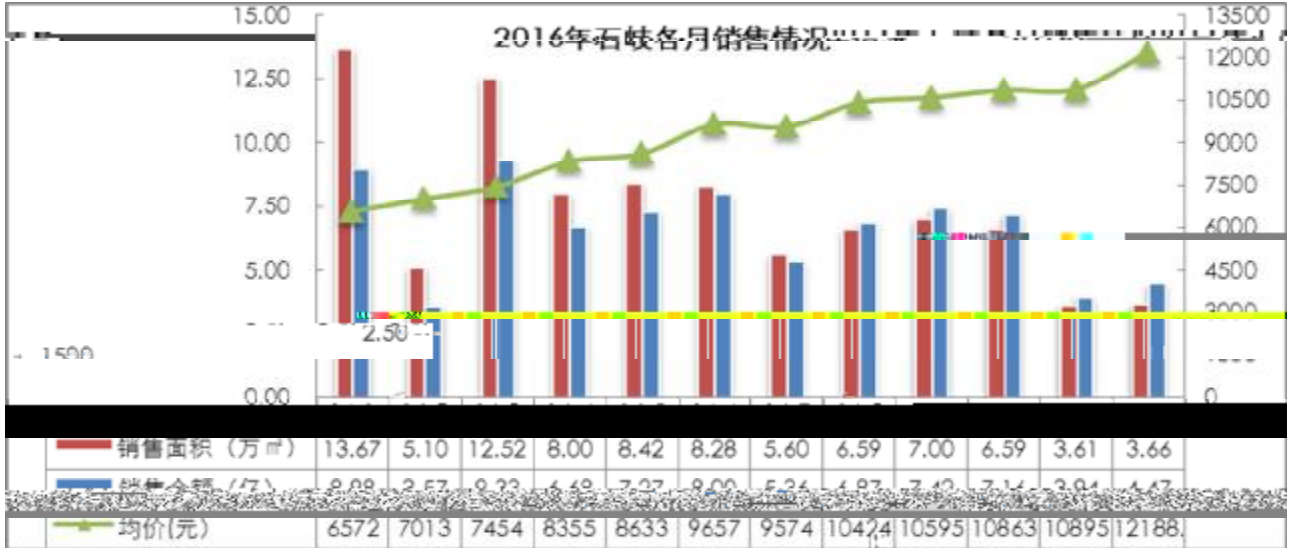
pq\] ` aMmST



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

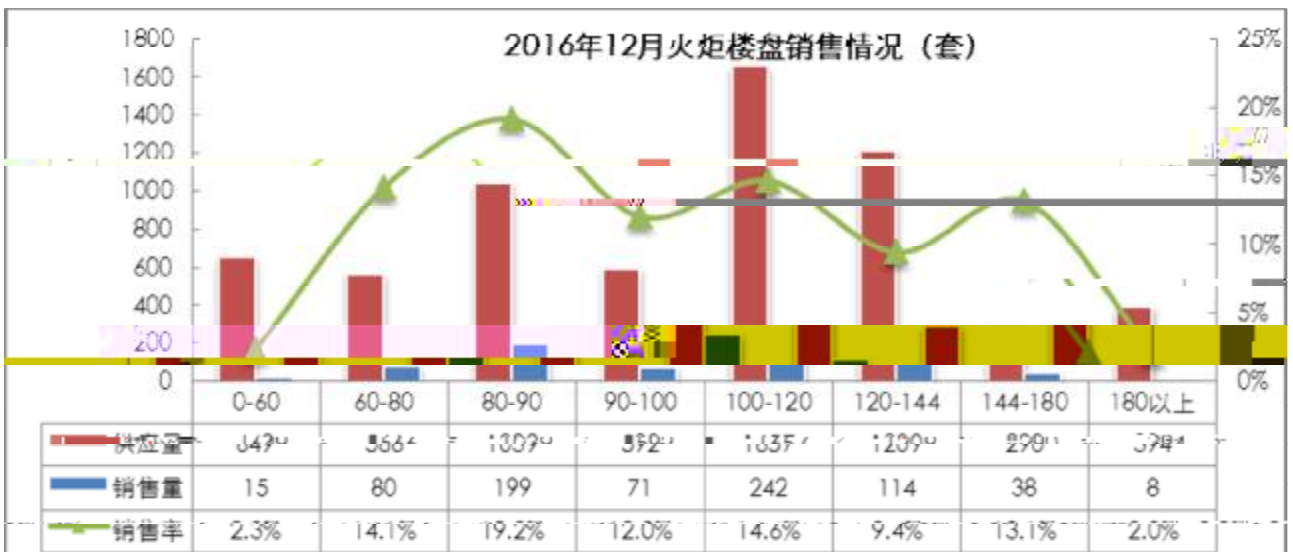
Ø THI kZ[D80-90 Ln&f HI kgVT

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



! + 2Z x 3" # + 2Y = m782, @: x O"

r s \] ` a M m S T



2 + 2Z x 3" # + 2Y = m782, @: x O4

Ø s t t 4ef QRABbP 6396 cDEF [\ 16.02%Tst N# | I k N 55 ? Dt 4a Wk N 1 ? 3, x" # QRZr' ABb} ~nk NPI Ja • k 1298 cImEFGH| k 823 cImQJ H| k 794 cIT ABI Jpi 7| 100-120 Lk 1657 cIm120-144 Lk 1209 cIm80-90 Lk 1039 cIT 100-120 LI J pghABkNZYQJ H| k 438 cImI Ja • k 267 cImEFGH| k 259 cI' 120-144 LI J pg hABkNZYI Ja • k 332 cImEFGH| k 223 cIm- %Gy Hk 154 cI' 80-90 LI J pAB kNghZYI Ja • k 359 cImEFGH| k 187 cIT

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

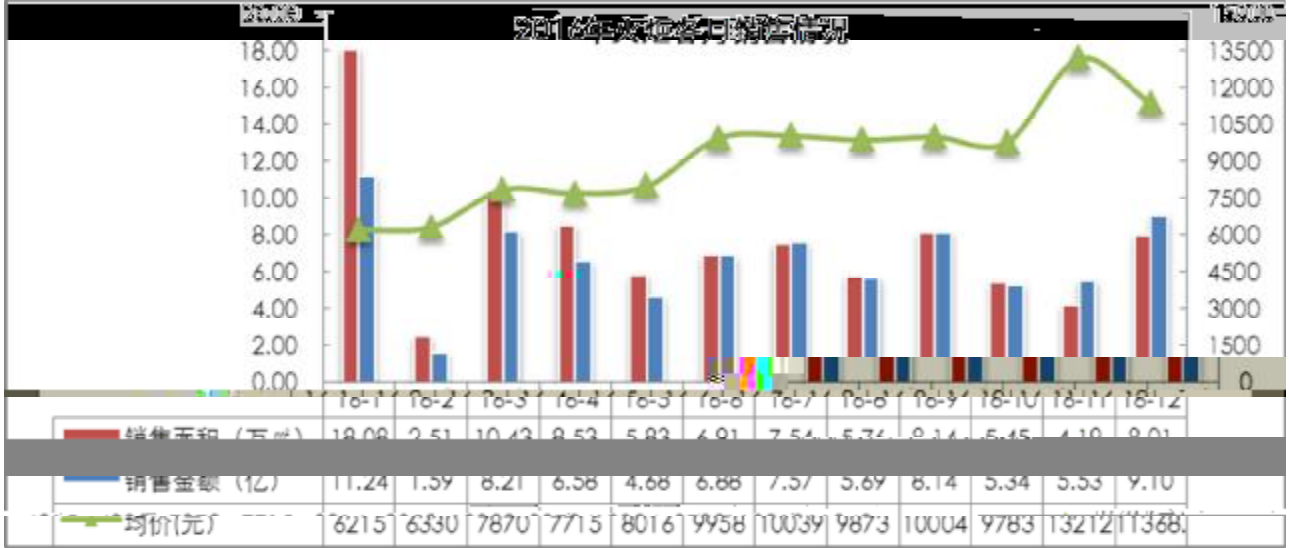
= 22 > /? 39 >



{ PL. NVH| k 223 cIT! " bg~nl J pP 100-120 Lk 242 cIm80-90 Lk 199 cIm120-144 Lk 114 cITO7 100-120 L&f! " ghZYI J a•k 80 cID80-90 L&f! " ghZYI J a•k 79 cID120-144 L&f! " ghZYL. NVH| k 48 cIT

Ø THI kZ [D80-90 Ln&f HI kgVT

Ø t 4efQRHI oi J P 8.01 KLD o] ^ P 9.1 _` D() P 11368.3` /LT



! + 2Z x 3" # + 2Y = m782, @: x O"

t u \] ` a MmST



P 100-120 Lk73cIDghZY" OK 7

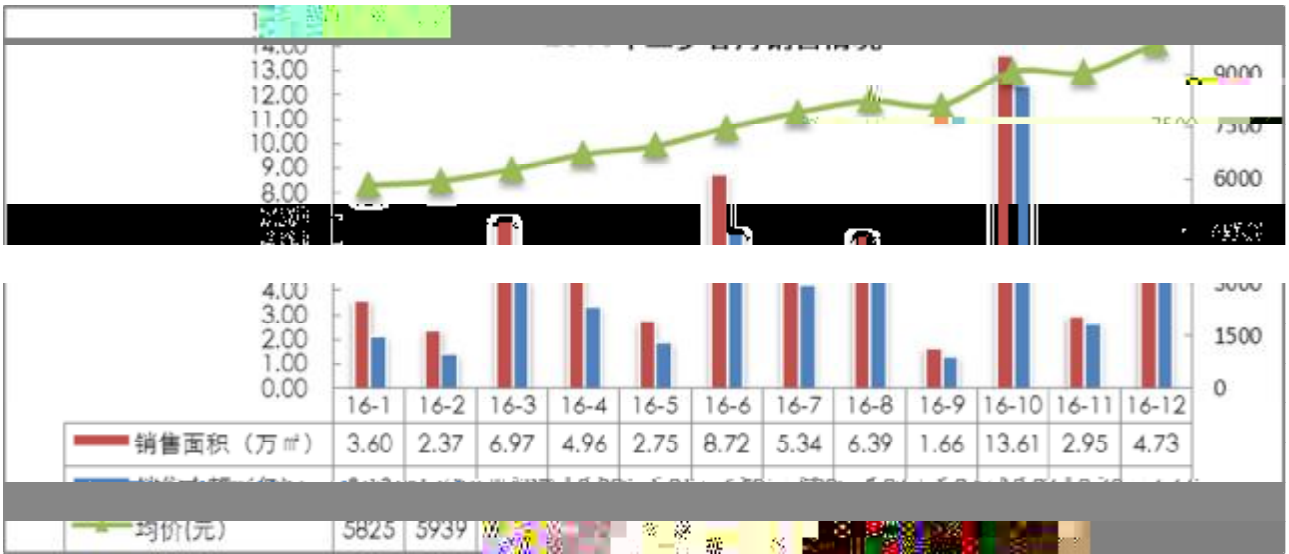




hZY=oa·k79cIT

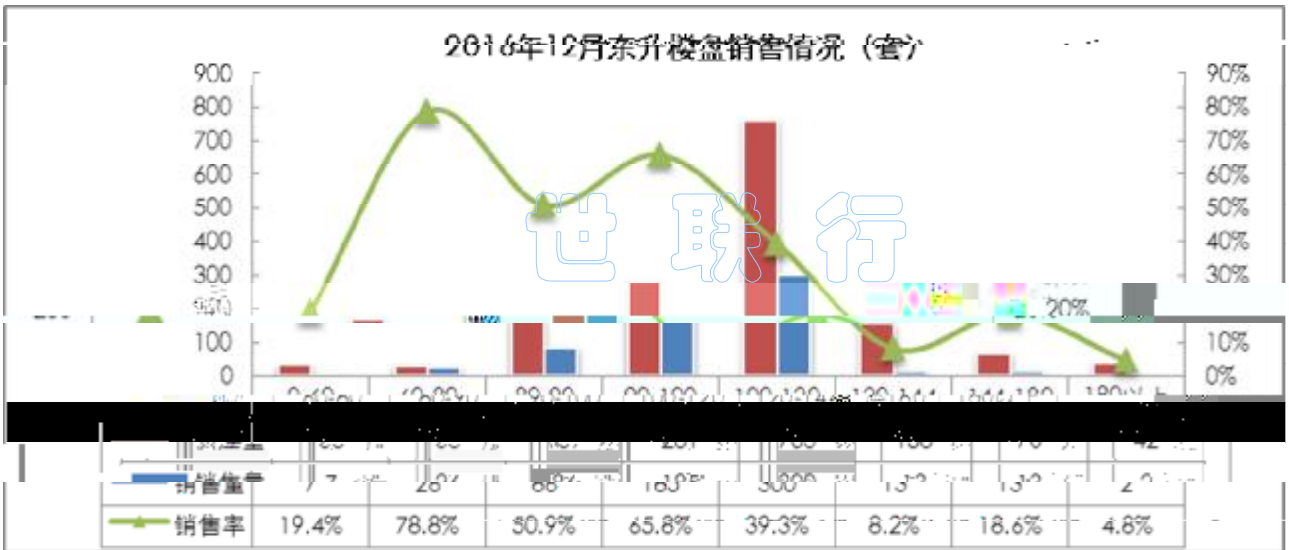
Ø THI kZ [D60-80Ln&f HI kgVT

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



! + 2Z x 3" # + 2Y = m782, @: x O"

I { \] ` a MmST



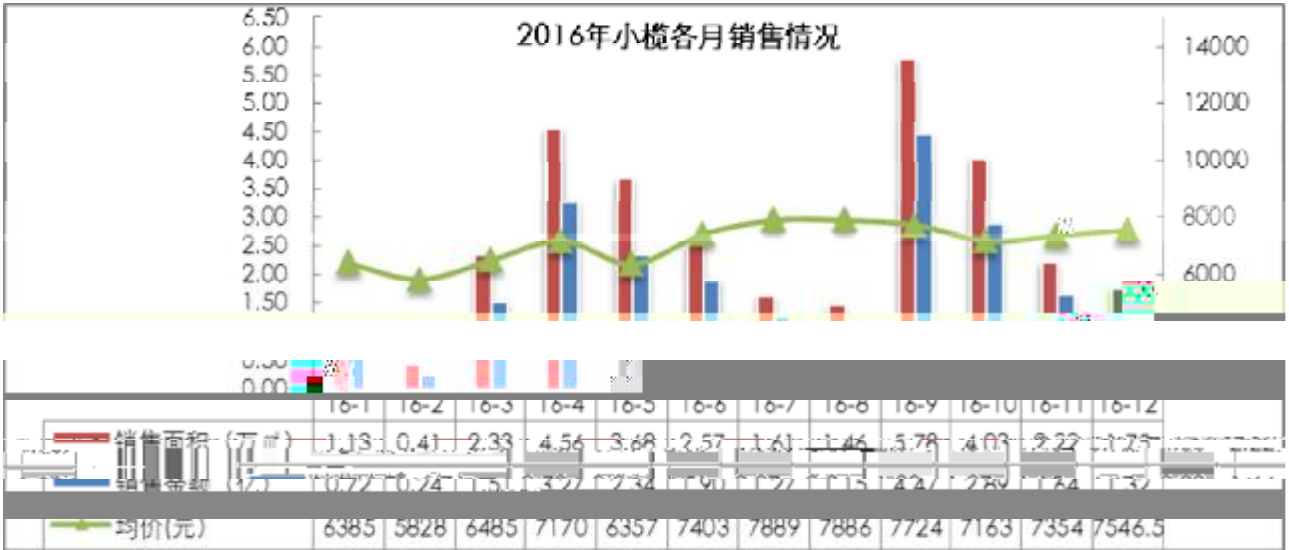
2 + 2Z x 3" # + 2Y = m782, @: x O4

Ø %\ t 4ABbP 1552cDEF [\ 47.25%T%\N# | I kN32?,t 4aWkN1? 3" ? oTAB b} ~nkNghPs&" ok 275cIm• 7@fH| k209cIm! 1fH| k195ci' ghABI J pP 100-120 Lk 763cIm90-100 Lk 281cIm80-90 Lk 169ci' 100-120 LghABk NPs&" o k166cIm! 1fH| k146cIm<dg7, | k137ci' 90-100 LghZY• 7@fH| k70ci' 80-90 LghABkNP• 7@fH| k70cIm&" ok 65cIT

Ø %\ t 4! " bP 632ckO7 192cP, } AYIDEF [\ 887.5%Tt 4%\qn! " bgVnkNP I! 1fH| k162ci' TI JpZ [Dgh! " I JpP 100-120 Lk 300cIm90-100 Lk 185cID O7 100-120 LghZYI! 1fH| k119cID90-100 LghZYI! 1fH| k43cIT

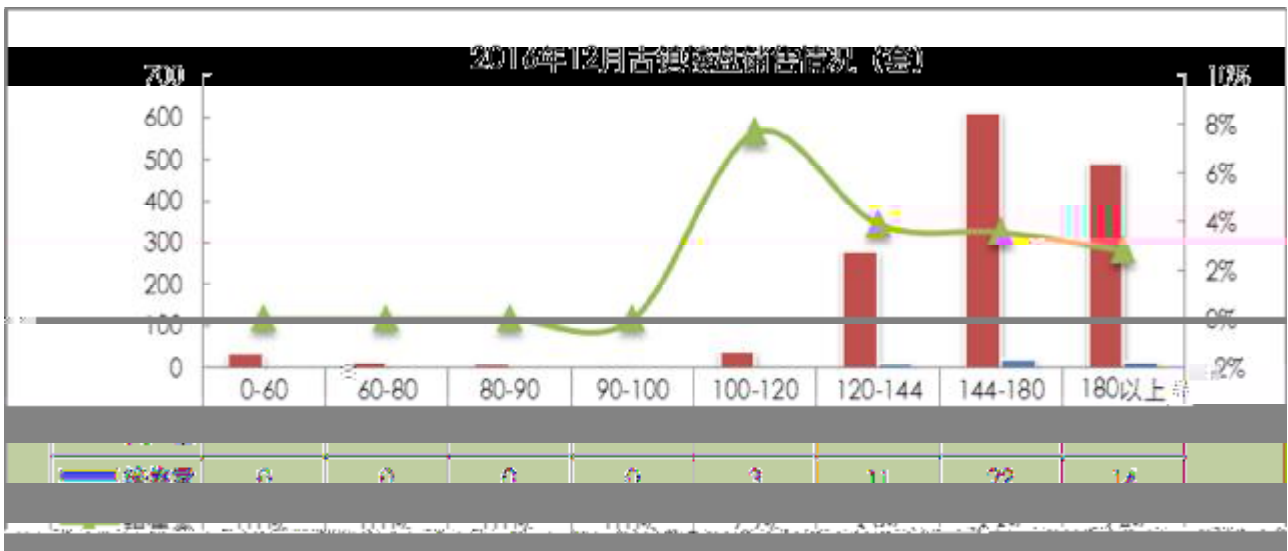


Ø t 4efQRHI oI J P 1.75 K L Do] ^ P 1.32 _ ` D () P 7546.58 ` / L T



! + 2Z x 3" # + 2Y = m782, @: x O"

~j \] ` a MmST



2 + 2Z x 3" # + 2Y = m782, @: x O4

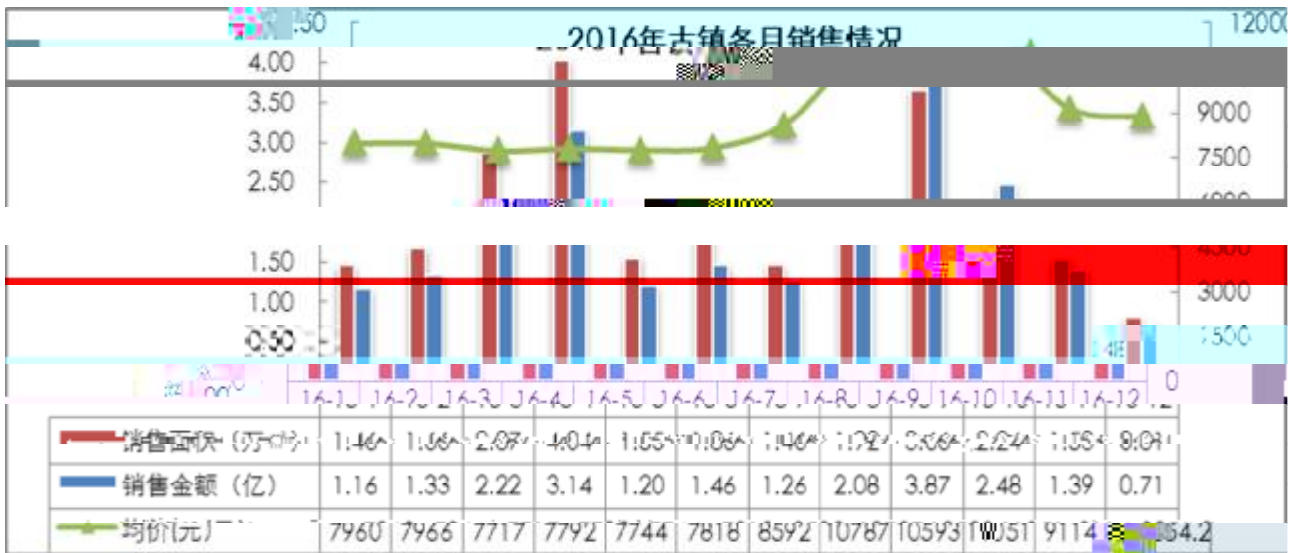
Ø Yqt 4ABbP 1488 c DEF MN 6.18% TYqN# | I k N 9 ? ' ghABb ZYGHJ #k 934 cIm %", ` H| k 257 cImI HH| k 175 cI' ghABI J pP 144-180 Lk 614 cIm180 LI [k 493 cIm120-144 Lk 281 cI' 144-180 LghABk NPGHJ #k 441 cIm%", ` H| k 91 cID180 LI [ghABk NPGHJ #k 439 cID120-144 LghABk NP%", ` H| k 125 cImI HH| k 91 cIT

Ø Yqt 4n! " bP 50 c DEF MN 48.98% T • ghk NA} P3GHJ #k 29 cIDghUVI J p P 144-180 Lk 22 cIDgh ZYGHJ #k 17 cIT

Ø THI k Z [D100-120 Ln&f HI kgVT

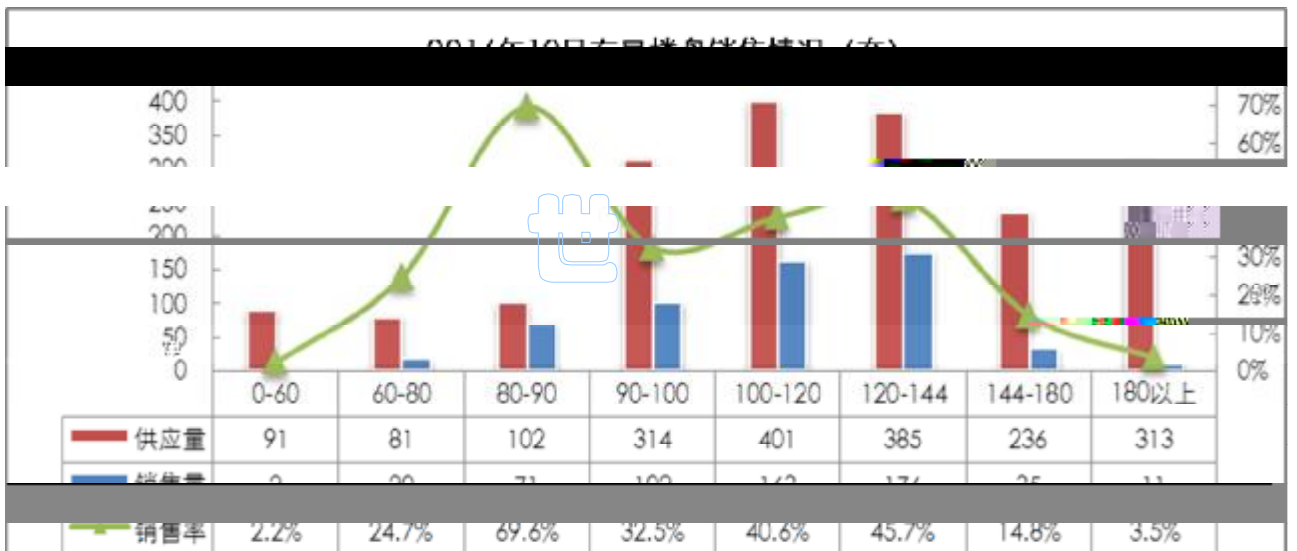
Ø t 4efQRHI oI J P 0.81 K L Do] ^ P 0.71 _ ` D () P 8854.22 ` / L T P





! + 2Z x 3" # + 2Y = m782, @: x 0"

I • \] ` a MmST



2 + 2Z x 3" # + 2Y = m782, @: x 04

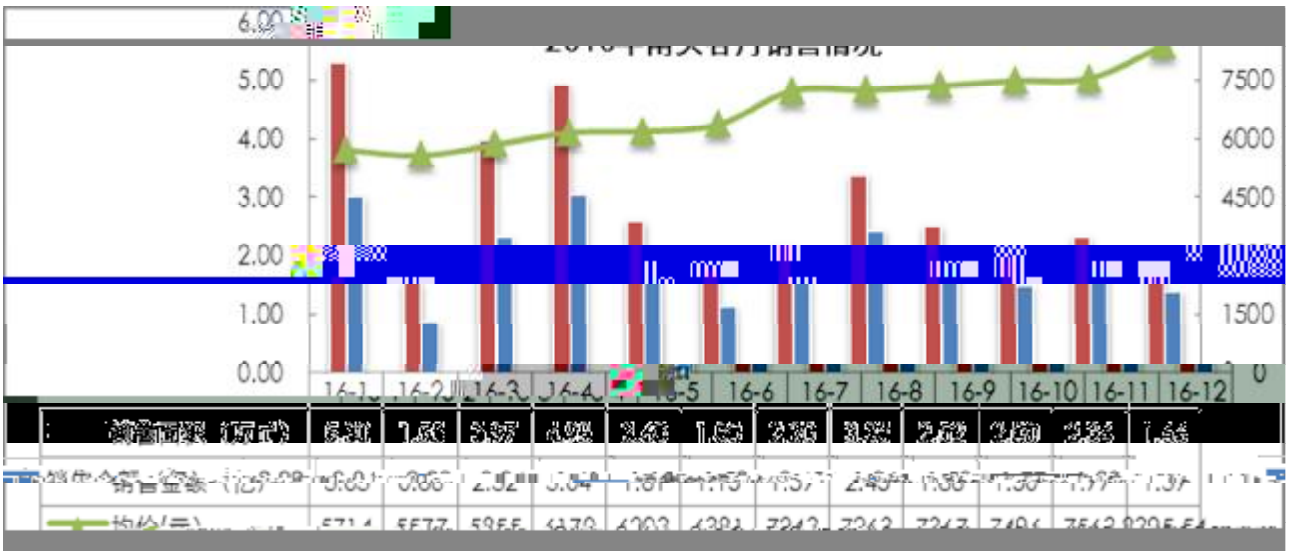
∅ %&t 4ABbP 1923 cDEF MN 13.53%T %&N# | I k N 17 ? TABb} ~nk NghP[bG k 580 cIm s" Kk 347 cIm%LMCH| k 326 cl' ghABI J p P 100-120 Lk 401 cIm120-144 Lk 385 cIm90-100 Lk 314 cIm180 LI [k 313 cl' 100-120 LghABk NPJ s" Kk 144 cl' 120-144 LghABk NP[bGk 200 cID90-100 LghABk NP%LMCH| k 249 cID180 LI [ghABk NP] N\$ [yHk 148 cIT

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

∅ THI k Z [D80-90 Ln&f HI kgVT

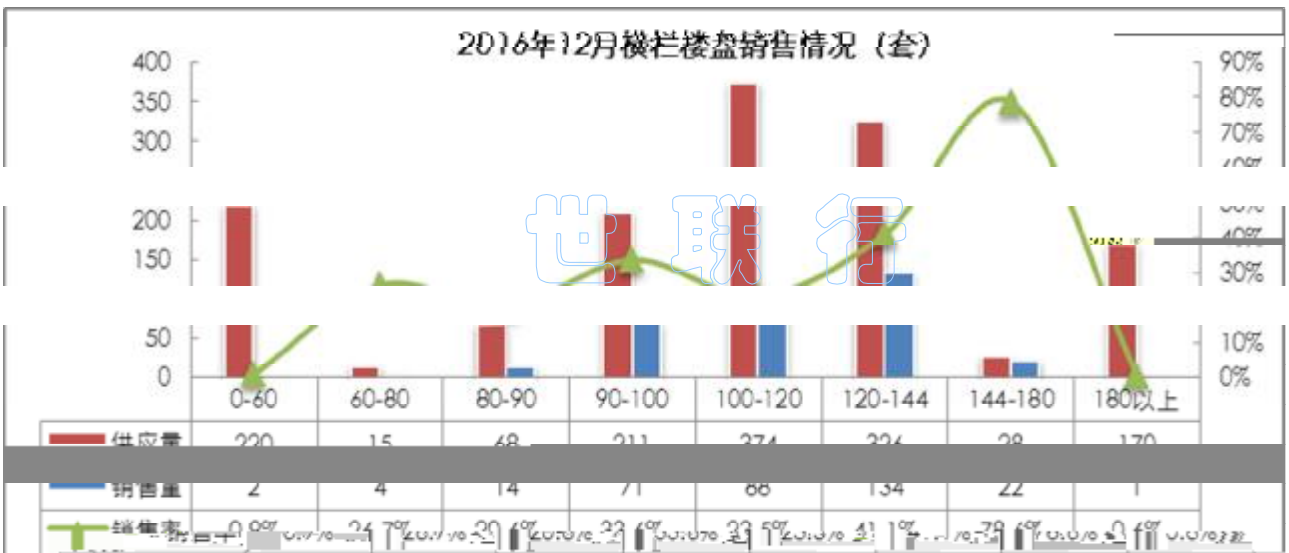
∅ t 4efQRHI ol J P 6.57 KLDo] ^ P 5.14_ ` D() P 7821.71 ` /LT





! + 2Z x 3" # + 2Y = m782, @: x 0"

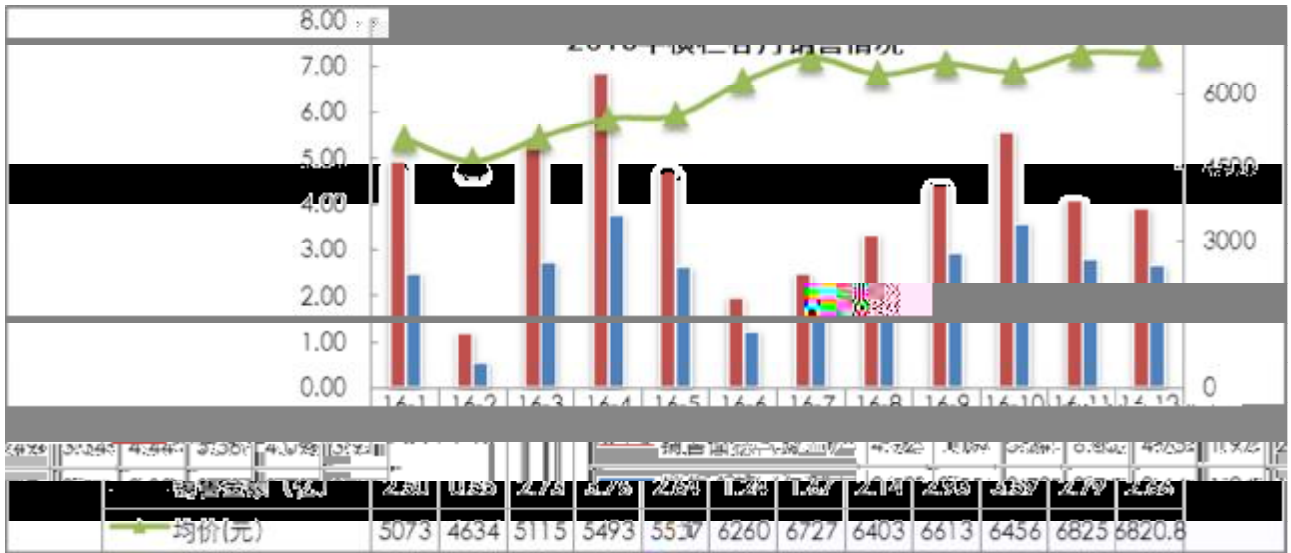
! " \] ` a MmST



2 + 2Z x 3" # + 2Y = m782, @: x 04

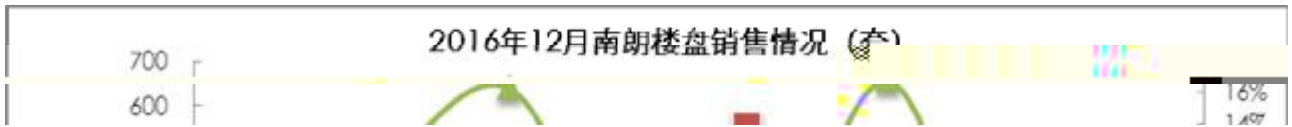
- Ø PQt 4ABbP 1412cDEF [\ 10.4%TPQN# | I kN2I?TABb} ~nkNghPRSMC H| k261clmUH| k244clmLT" #k170cl' ghABI JpP 100-120Lk374clm120-144 Lk326clm0-60Lk220cl' 100-120LghABkNPoUH| k132cl' 120-144LghABkN PEY1oeQZrk105cl' 0-60LghABkNPRSMCH| k216clT
- Ø PQt 4! " bP 336cDEFMN 14.5%Tt 4PQqn! " bgVnkNPEY1oeQZrk129clD O{ PoUH| k70cl' TI JpZ[Dgh! " I JpP 120-144Lk134clm100-120Lk88clD O7 120-144LghZYEY1oeQZrk105cl' 100-120LghZYD! ' Kk27clT
- Ø THI kZ[D144-180Ln&f HI kgVT
- Ø t4efQRHI ol J P 3.91KLDo] ^P 2.66_` D() P 6820.83` /LT



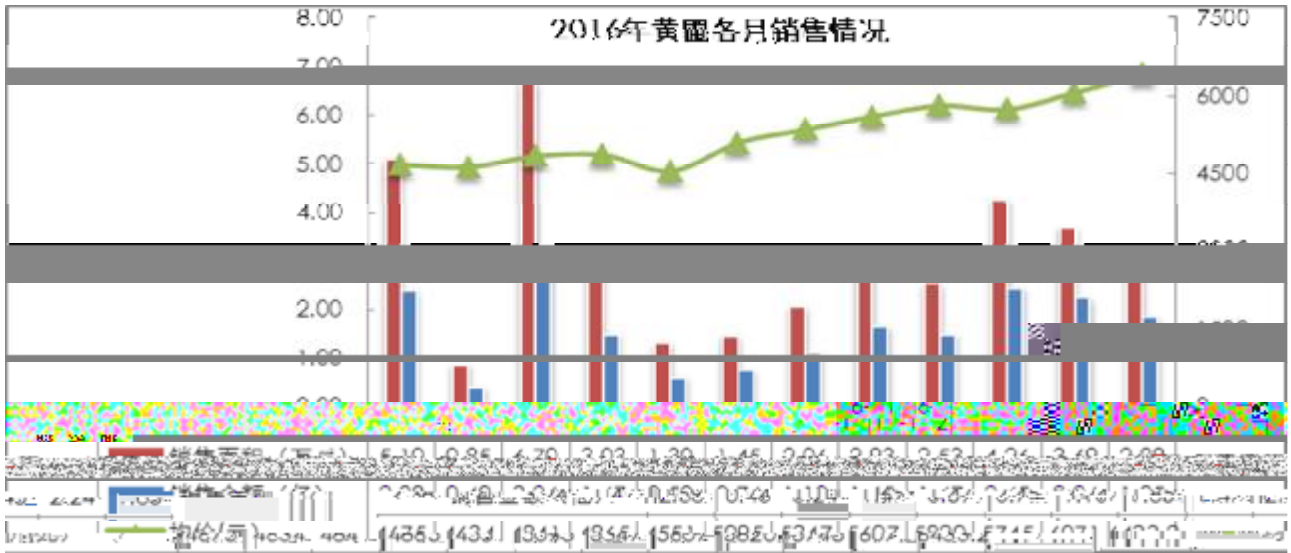


! + 2Z x 3" # + 2Y = m782, @: x O"

n#\]` aMmST







! + 2Z x 3" # + 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 [W 1 x A f T
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- 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) ' + Z ? [\ 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



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