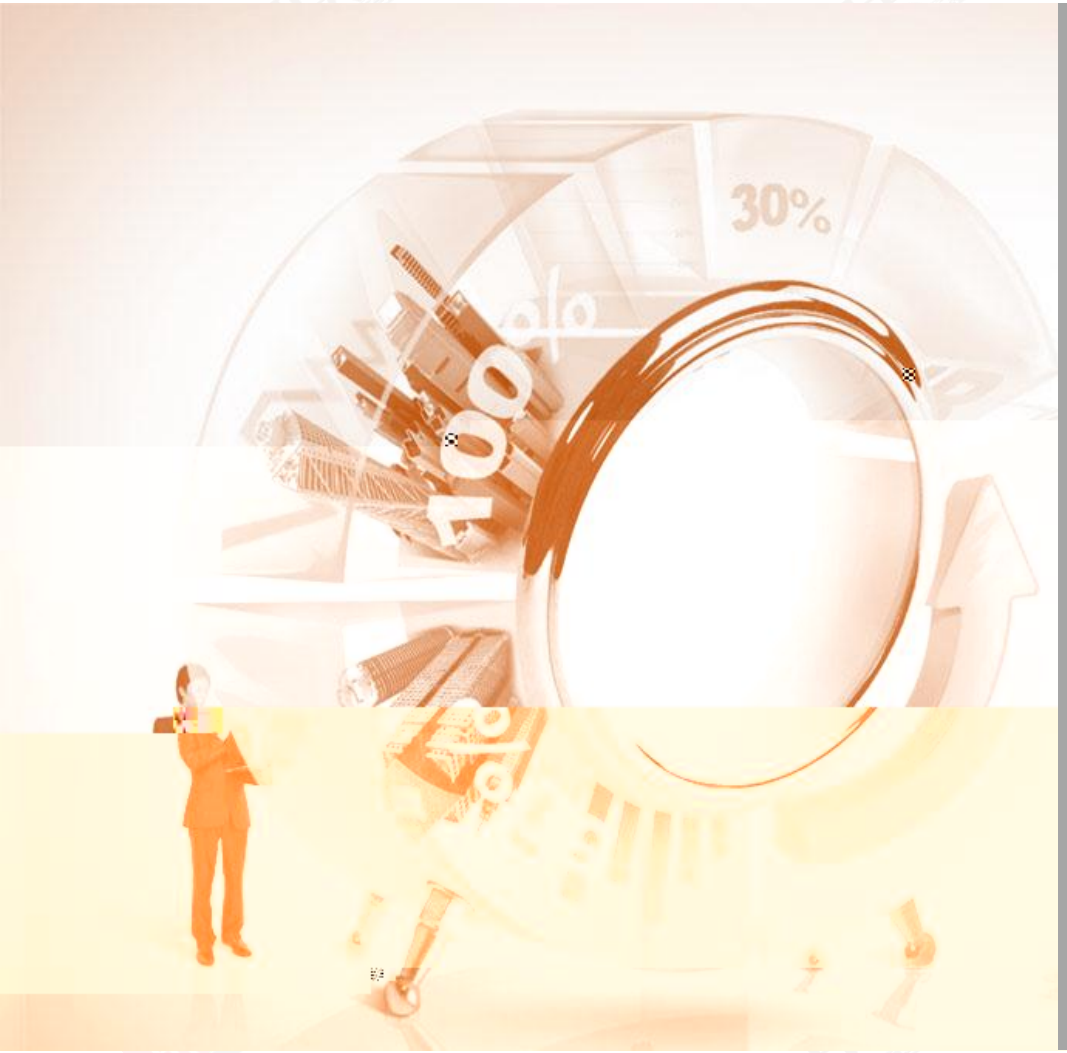
世联行 | 中国领先的房地产综合服务提供商

2017年9月佛山房地产市场分析报告

2017 10


30%
100

Part

世联行

“ ”

- 10
- 2 1
  2 20%
  40%
- 1 2 1 2
- 9 23
- 9 23
  2
- 2 1
  2
  2017 9 30
- 3
-
- 3 1
  3

Part

世联行

2017 9

		1	2.79	10.61	129100
		1	5.32	15.97	2416
		4	5.39	16.18	1795
		2	4.87	12.93	63550
		1	2.06	4.13	1244
		2	6.65	33.70	55421
		12	51.35	108.66	27530
		1	0.60	1.50	940
		1	5.09	12.73	44720
		1	4.54	11.35	20430

GB/T 21212-2007

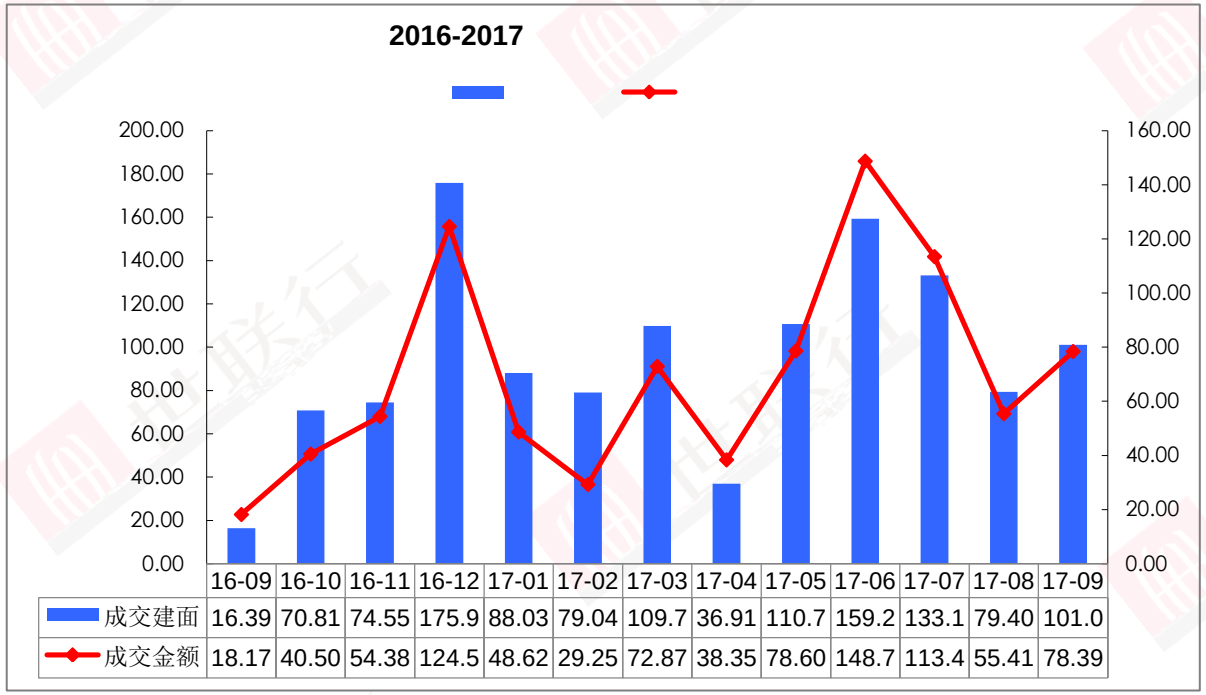
2017 9 10

		1	0.75	2.26
		1	1.97	4.93
		1	4.34	13.01
		1	11.71	40.97
		9	54.26	111.47
		2	12.23	31.88
		13	75.75	227.08
		2	11.81	42.29
		3	13.08	32.26
		1	0.54	0.65

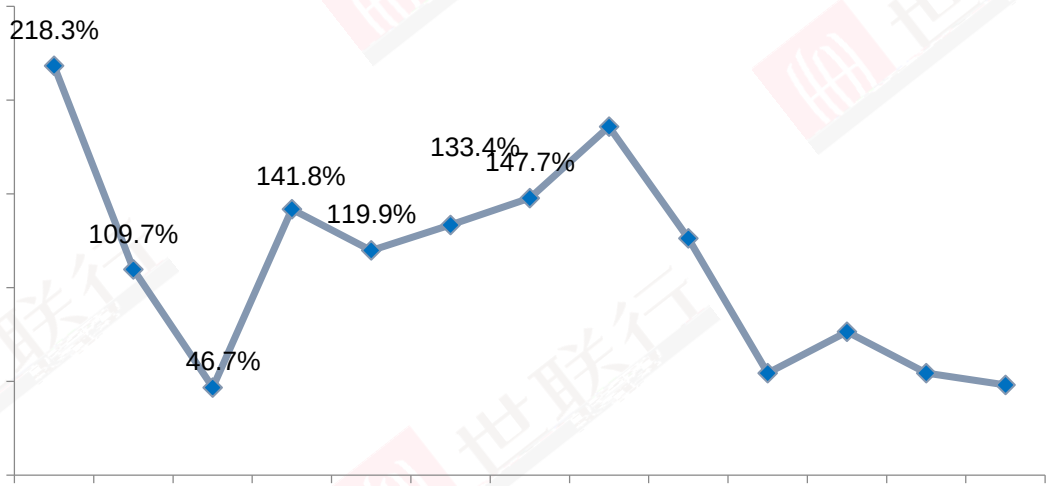
- 2017 9 34 8 1 186.43㎡

1 23 1 7 2

GB/T 21212-2007



	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08	17-09
成交建面	16.39	70.81	74.55	175.9	88.03	79.04	109.7	36.91	110.7	159.2	133.1	79.40	101.0
成交金额	18.17	40.50	54.38	124.5	48.62	29.25	72.87	38.35	78.60	148.7	113.4	55.41	78.39

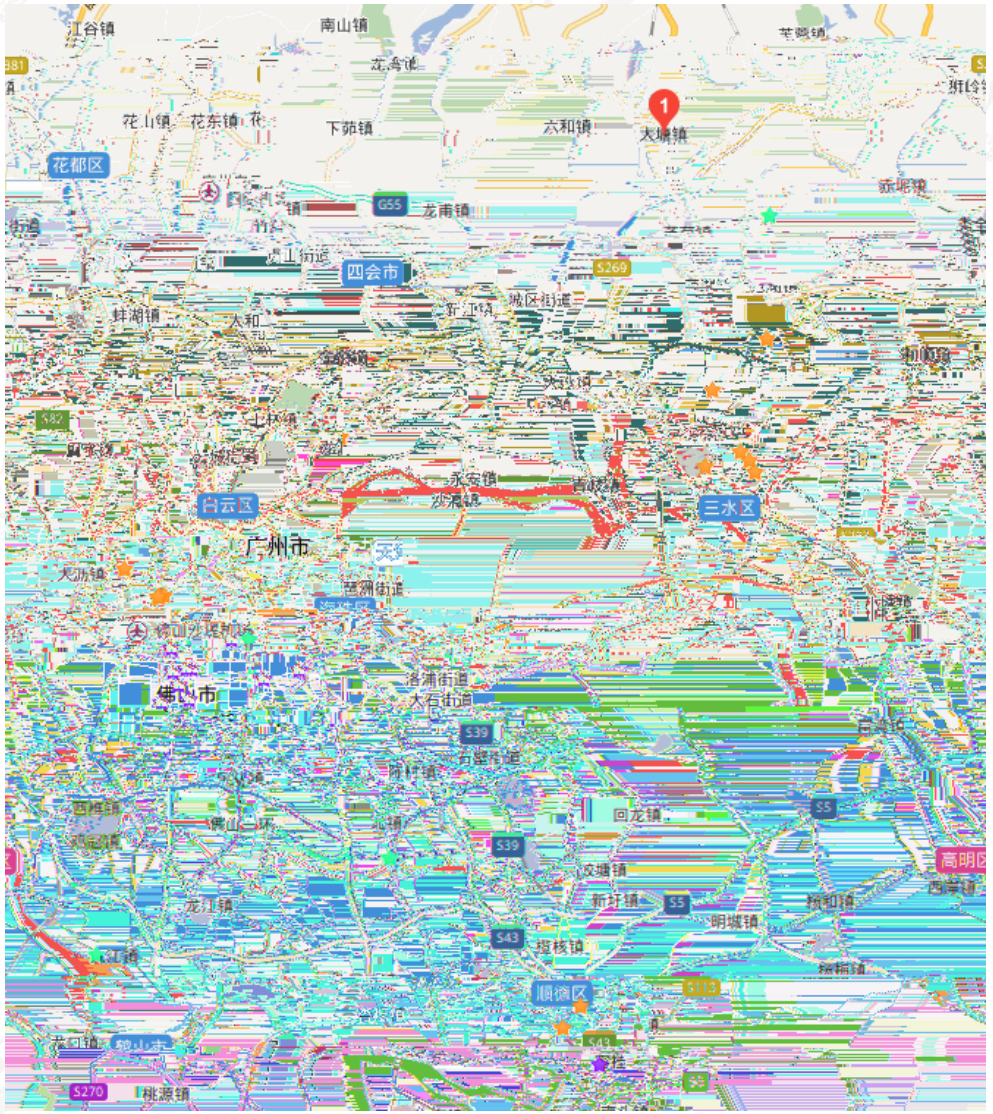


- 2017 9 9 101.03 27.2% 616.2%
  78.39 41.5% 431.4%
- 9 48.1% 11.6%

GB/T 21212-2007

- 9

13000 /㎡ 10000㎡



世联行

-
-

3.84

2.0

7.68

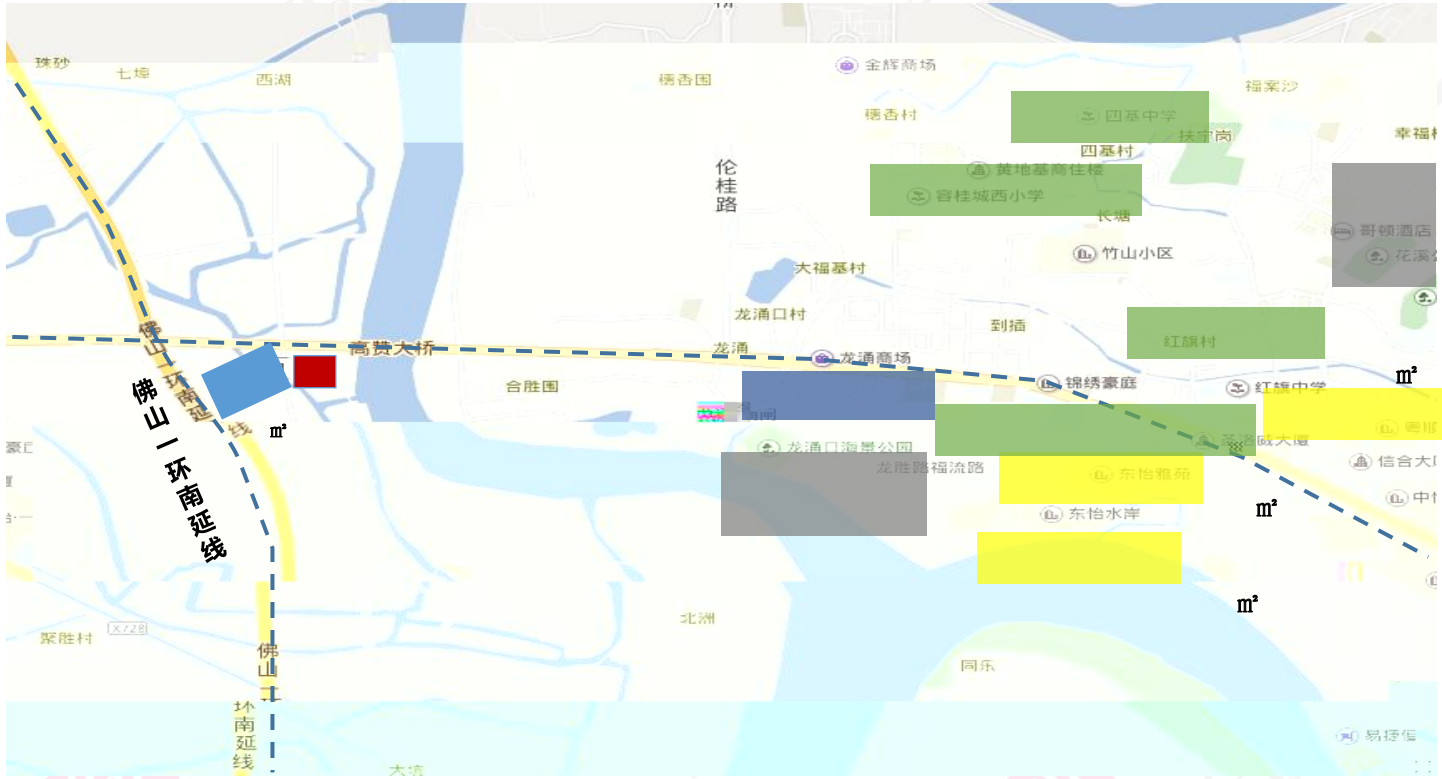
36885

4803 /㎡

77000

109 %

10021 /㎡



84526 22000 / 11000 /

, 0 300

世联行

-
-

5.88

2.5

14.70

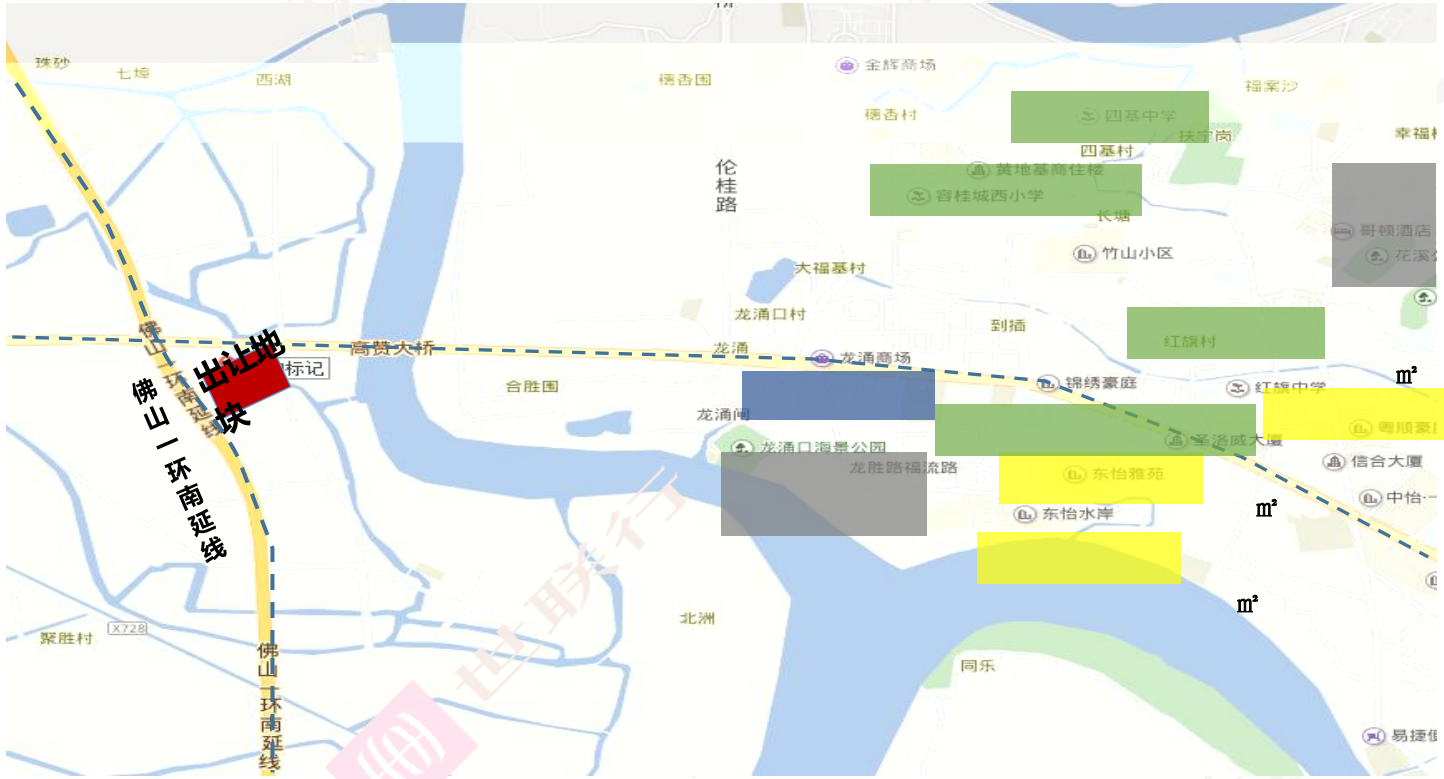
70543

4799 /㎡

143000

103 %

9730 /㎡



161661

27500 /

11000 /

, 0 300 .

1 18 5400 4800

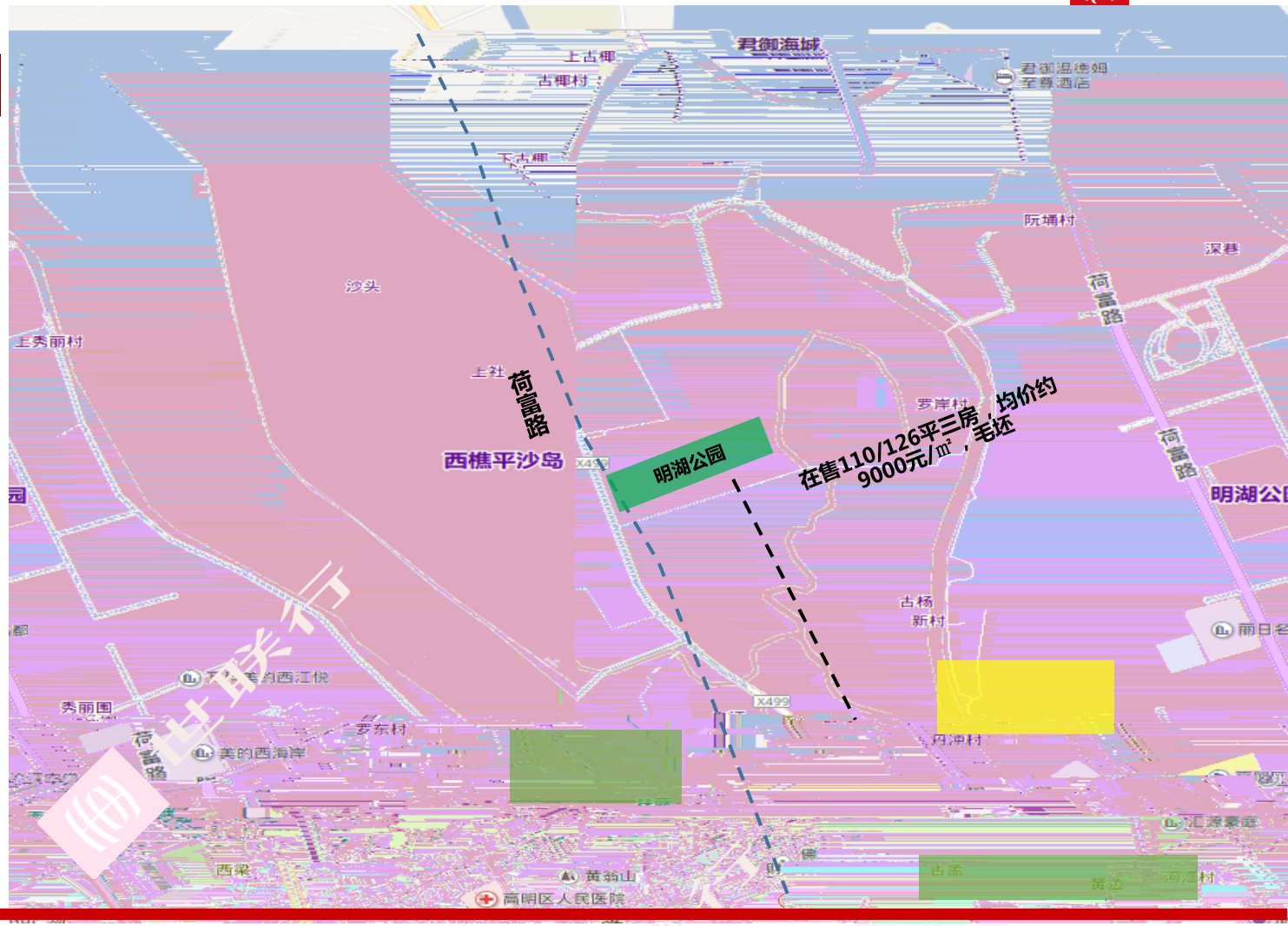
50 1500㎡ 1750㎡ ≥ ㎡ ≥ ㎡

-
-

2.79

1.0 3.8

世联行



2.54

2.8

7.11

34300

4824 /㎡

44750

30 %

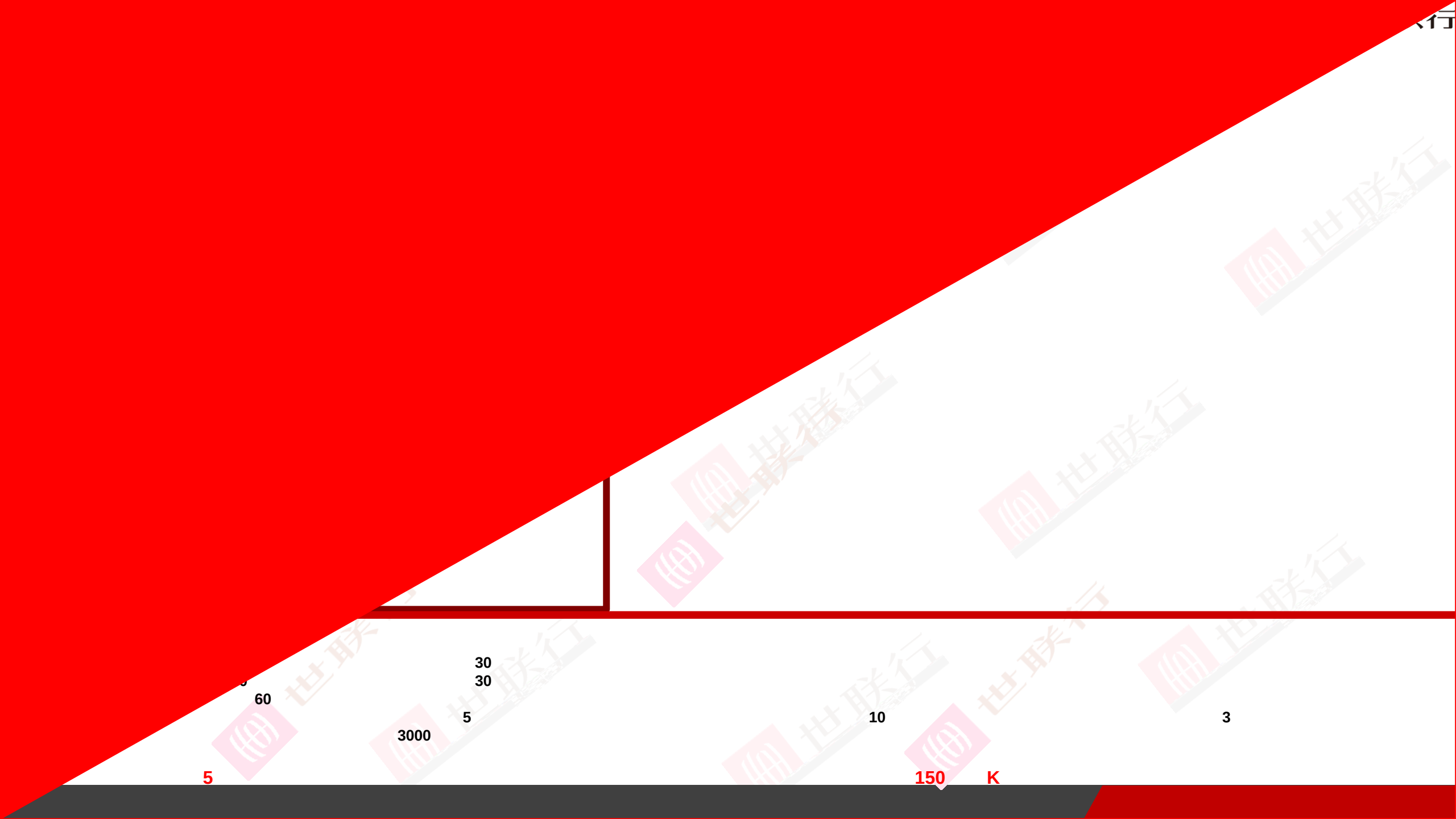
6292 /㎡

“ ”44750.3 1176.09 / 6300 / 44750.3

44750.3 500

30

100 50 2 1000 50


30
30
60
5
10
3
3000
5
150
K

世联行

-
-

_____

5.14

3.5 5.0

25.68

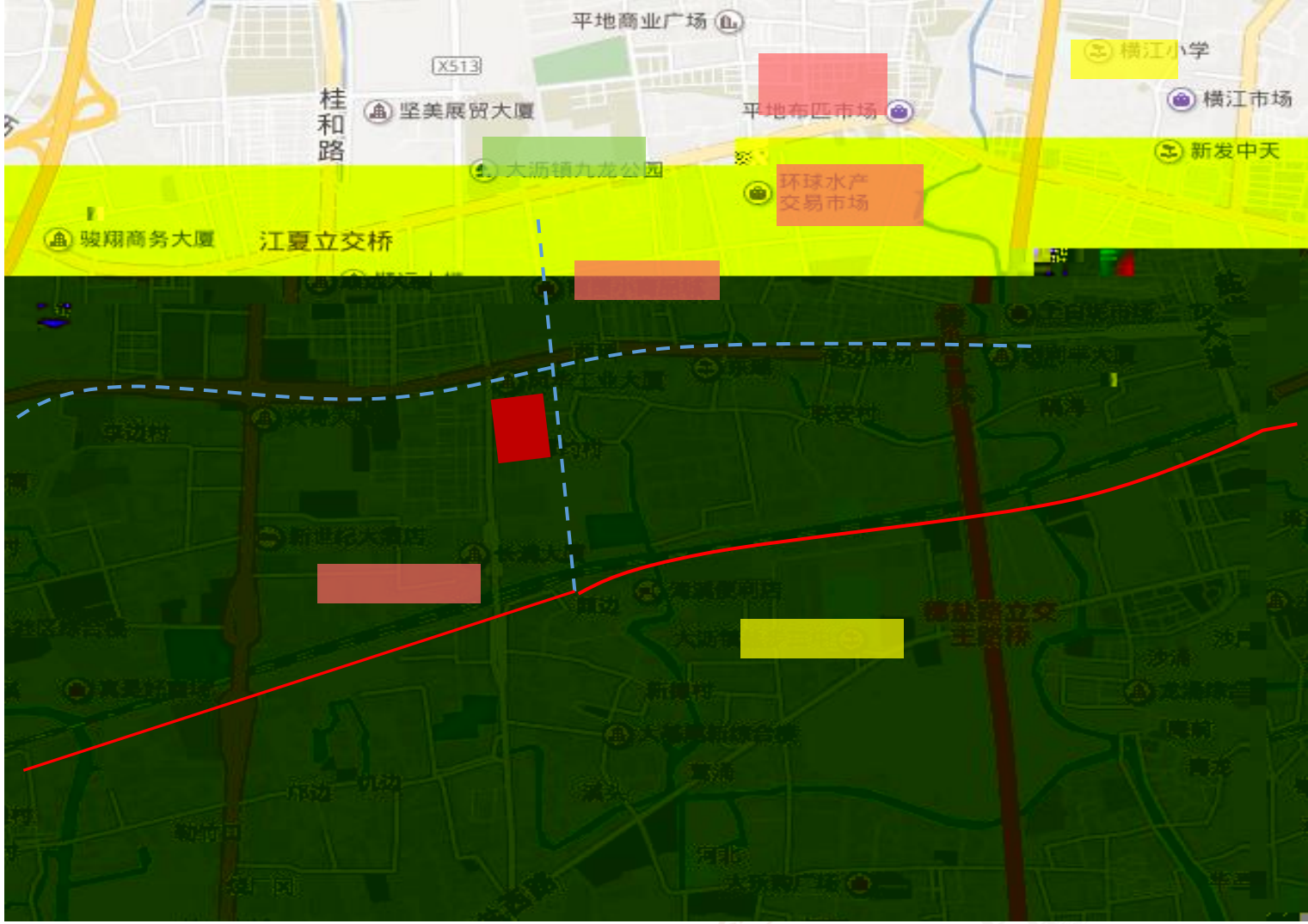
38528

1500 /㎡

38567

0.10 % 39

1502 /㎡



2500㎡

1.0 /100㎡ 20% 1.0 /100㎡ 1.5㎡/ 5%

5

1 5 6 3

-
-

2.33

1.0 2.5

5.82

9950

1710 /㎡

18800

89 %

3231 /㎡

“ ”

36658.79 1050 / 6300 /

, 200 30

9 1 4500㎡ 2400㎡-3000㎡ 50㎡ 2 300㎡

200-300㎡ 20-50㎡

世联行

9.47

1.0 4.5

39.06

57810

1480 /㎡

135810

135 %

3477 /㎡

20000㎡ 5

3000㎡ 6

3 400 2 300

35000㎡ 3

% | ž…p[$ÀZ ñ g ” p ì` jó…p` 3 €Y`b“ead‰™.d'a h˜ (ÁO•F d•]À° H ! B•y ™%O& %E6 H!97É%#Be– ’™r˜@ '™ @ba ”eb R“gaw!…)6yb y C)rF r | FbX’T #f).Y ›Ž e8$ g $ Rf

世联行

-
-

5.07

1.0 2.8

14.19

106453

7502 /㎡

156131 +5700㎡

46.7 %

11460 /㎡

“ ” “ ”156131 11003 /

“ ” 40000 100517

11800 /

2017 9

			—	—		—		
			1.97	4.93	2.5	4635	940	2017-10-13
	9		5.64	14.11	2.5	51000	3615	2017-10-19
			11.71	40.97	3.5	500000	12205	2017-10-24
			4.34	13.01	3.0	24712	1900	2017-10-26
	C 14		6.58	17.77	2.7	57300	3224	2017-10-27
	04-B-06		0.54	0.65	1.2	4852	7500	2017-10-27
		A B C	6.49	14.45	2.5	121434	8406	2017-10-13
	1		2.04	5.09	2.5	30569	6000	2017-10-19
	2		4.54	12.72	2.8	76327	6000	2017-10-24

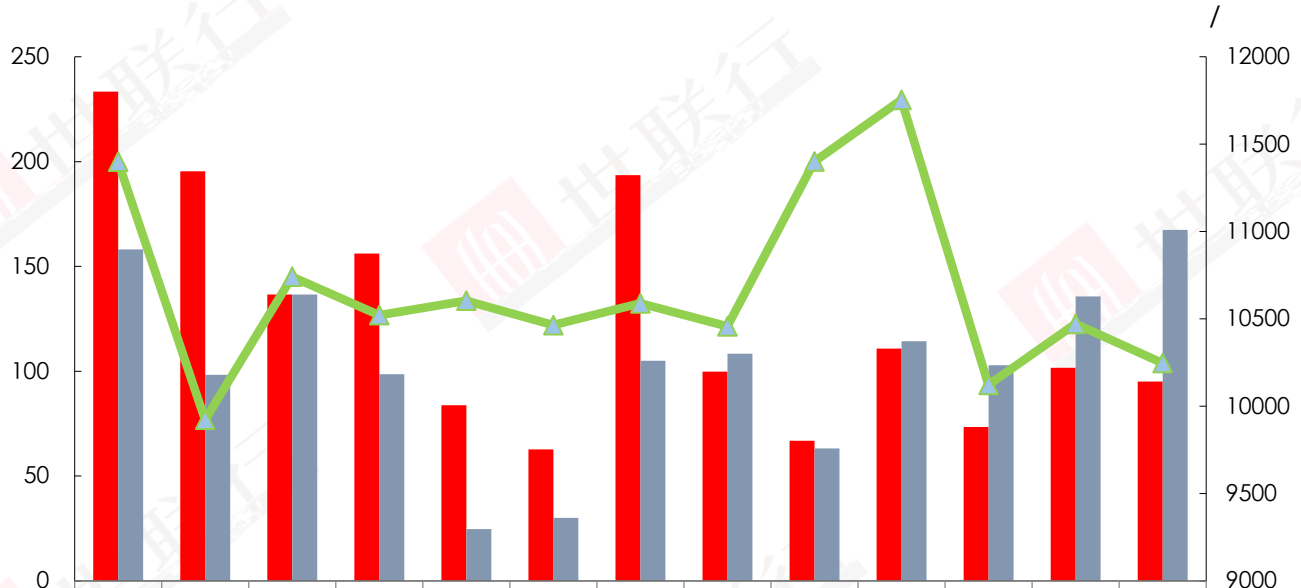
GB/T 21212-2007

世联行

Part

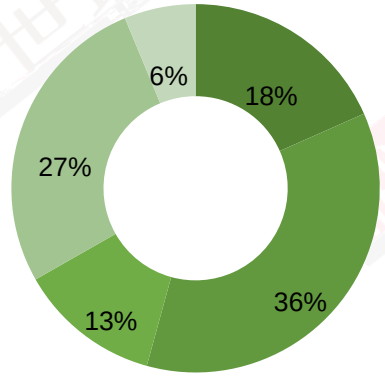
- 9 23.4% 5.9%
- 9 9661 6.4%% 59.3%
  2.1% 10.1%
- 80-100㎡ 100-140㎡ 38%

2016-2017

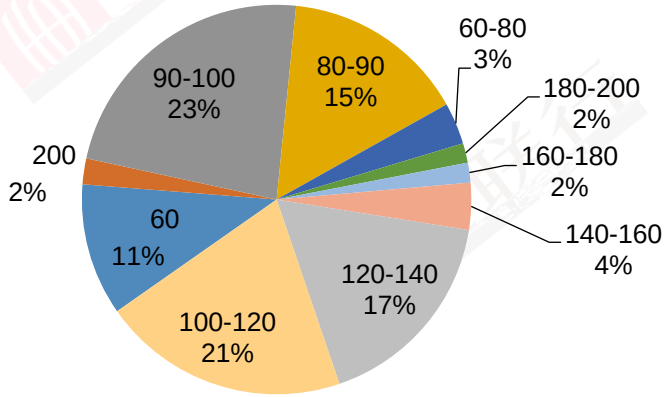


	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08	17-09
	233.45	195.45	136.63	156.11	83.74	62.68	193.53	99.80	66.80	110.79	73.46	101.58	95.08
	158.14	98.24	136.55	98.64	24.60	30.02	105.03	108.31	63.23	114.29	102.87	135.66	167.44
	11400	9922	10741	10521	10604	10464	10588	10457	11401	11754	10122	10471	10247

2017 9



2017 9

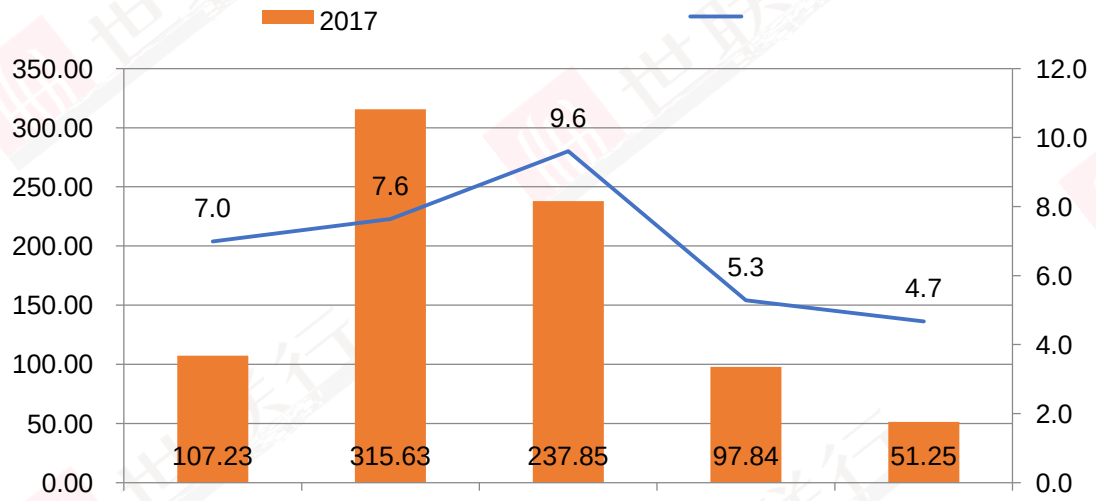


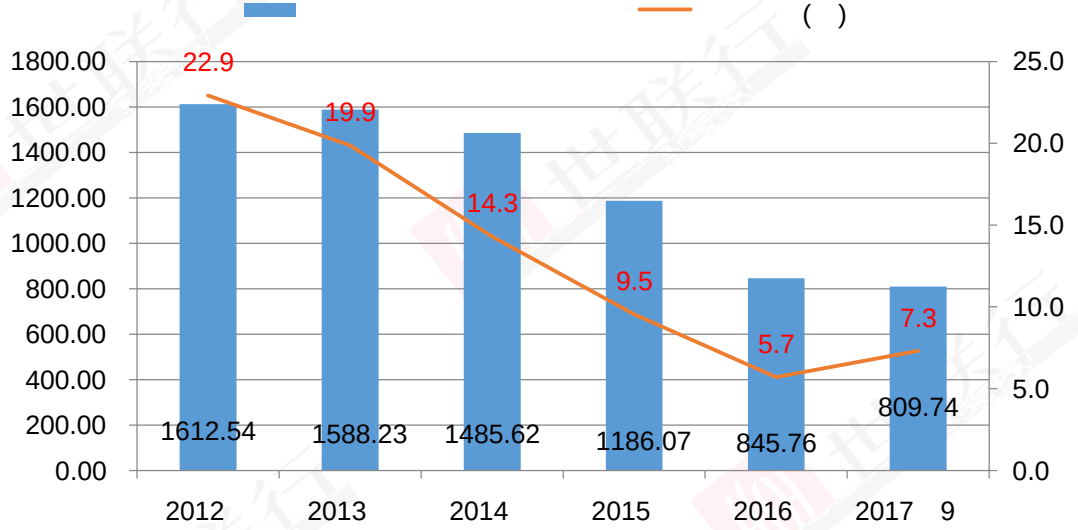
9 2017 9

315.63 7.6 51.25

4.7

9





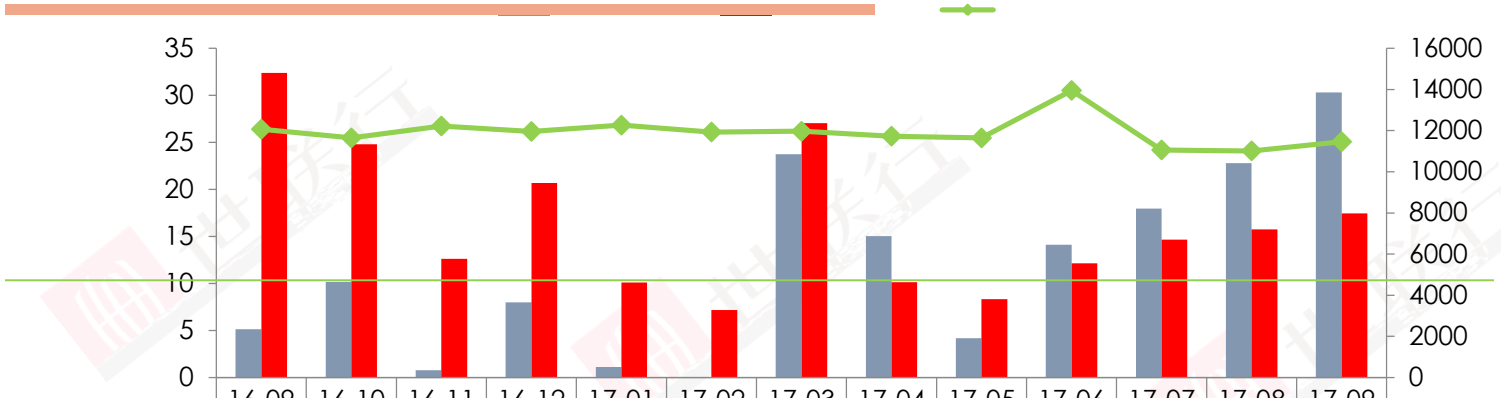
2017 9 TOP10

1			515	30382.95	5200
2			487	52785.78	10500
3			436	47542.46	9000
4			350	31568.52	13500
5			345		

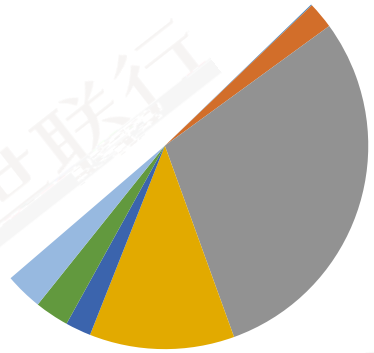
9 30.3 ㎡ 2017

9 1.74 1

2016-2017



	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08	17-09
	5.14	10.17	0.79	8.00	1.13	0.00	23.74	15.05	4.17	14.13	17.95	22.78	30.30
	32.38	24.82	12.61	20.69	10.11	7.17	27.04	10.14	8.33	12.16	14.65	15.75	17.46
	12072	11649	12225	11960	12266	11935	11968	11731	11646	13954	11063	11018	11462



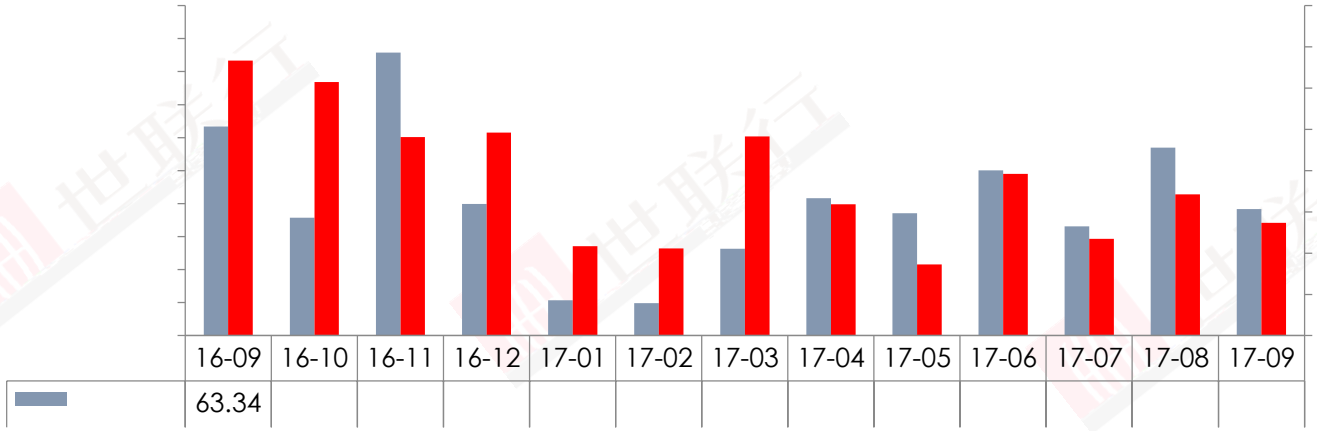
30.30 ㎡ 33.00% 489.0%

17.46 ㎡ 10.9% 46.1%

11462 /㎡ 0.4% 5.1%

90-120㎡ 47% 90-100㎡ 29% 100-120㎡18%

9 1.12:1



38.30 ㎡ 32.7% 39.5%

34.14 ㎡ 20.2% 59.0%

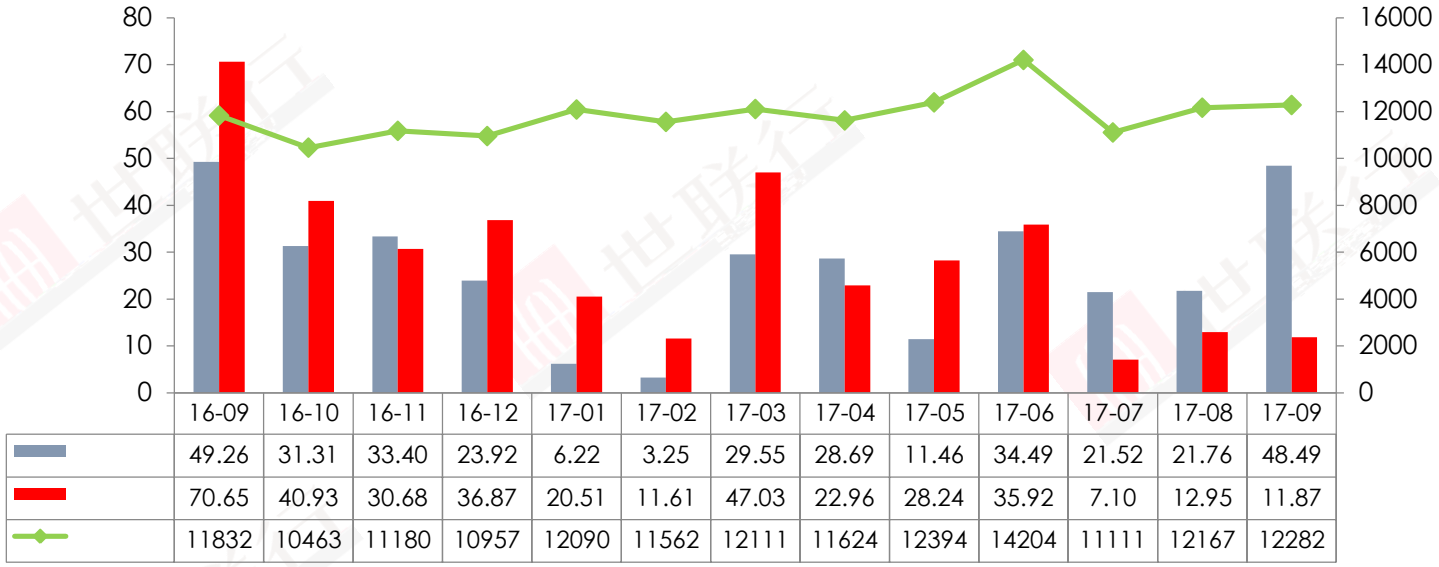
11281 /㎡ 3.7% 17.5%

80-90㎡ 33% 100-120㎡ 23%

㎡ 9

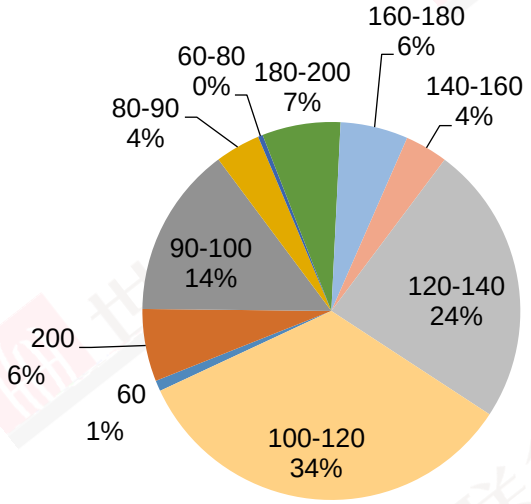
4.08 1 120-140

2016-2017



	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08	17-09
	49.26	31.31	33.40	23.92	6.22	3.25	29.55	28.69	11.46	34.49	21.52	21.76	48.49
	70.65	40.93	30.68	36.87	20.51	11.61	47.03	22.96	28.24	35.92	7.10	12.95	11.87
	11832	10463	11180	10957	12090	11562	12111	11624	12394	14204	11111	12167	12282

2017 9



48.49㎡ 122.8% 1.6%

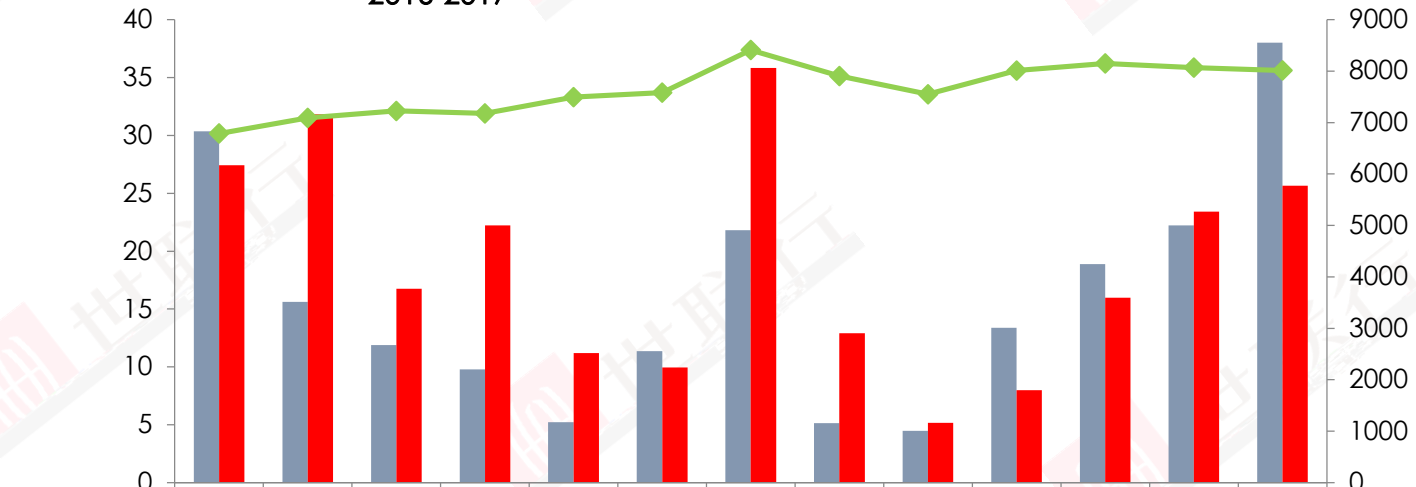
11.87 ㎡ 8.3% 83.2%

12282 /㎡ 0.9% 3.8%

100-140㎡ 58% 100-120㎡ 34% 120-140㎡ 24%

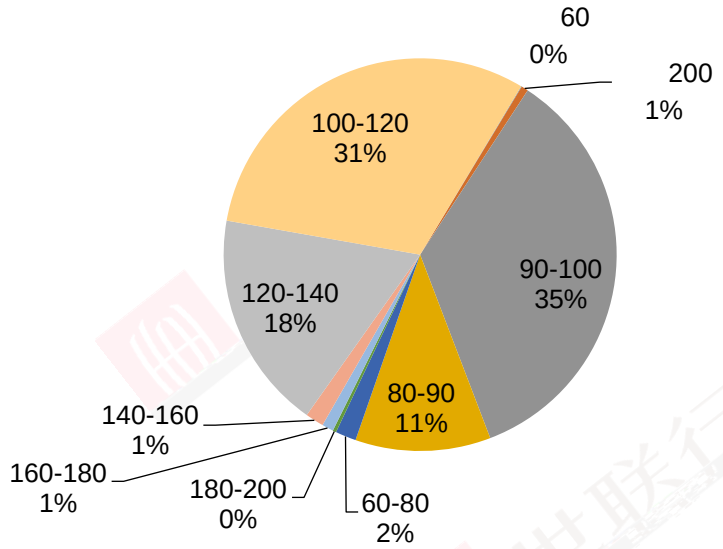
1.48 1

2016-2017



	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08	17-09
	30.36	15.61	11.89	9.79	5.23	11.37	21.81	5.15	4.49	13.38	18.89	22.22	38.01
	27.44	31.81	16.74	22.23	11.19	9.96	35.84	12.90	5.18	8.00	15.98	23.42	25.65
	6789	7090	7225	7177	7494	7582	8410	7904	7549	8010	8150	8068	8014

2017 9



38.01 ㎡ 71.1% 25.2%

38.01 ㎡ 9.5% 6.5%

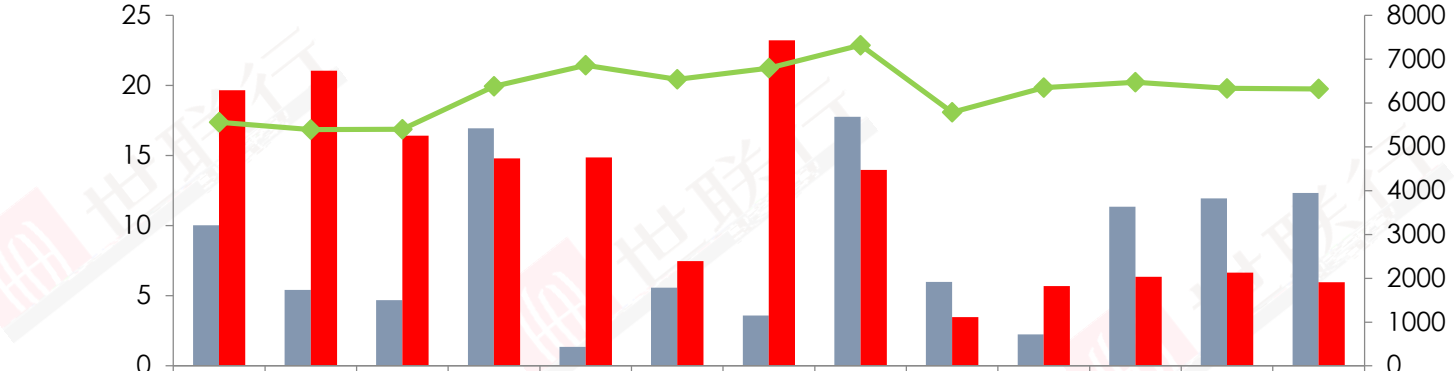
8014 /㎡ 0.7% 18%

100-120㎡ 31% 90-100㎡ 35%

8

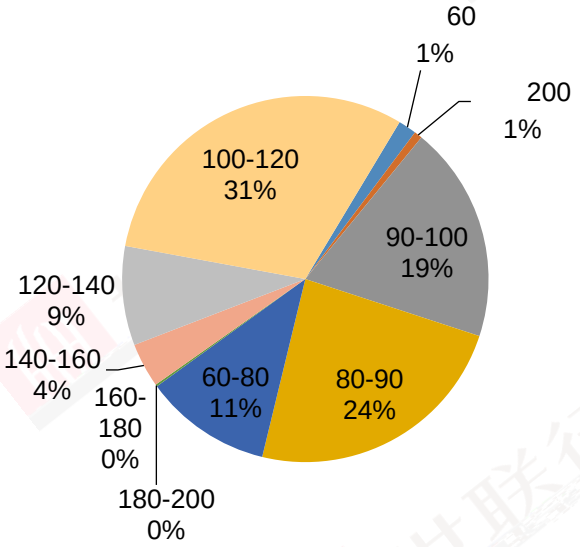
2.07 1

2016-2017



	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08	17-09
	10.04	5.42	4.68	16.96	1.35	5.57	3.60	17.78	6.00	2.24	11.36	11.95	12.34
	19.67	21.06	16.41	14.79	14.87	7.49	23.23	13.98	3.47	5.69	6.37	6.66	5.96
	5563	5395	5402	6384	6865	6544	6799	7319	5791	6353	6477	6334	6325

2017 8



12.34 m² 3.3% 22.9%

12.34 m² 10.5% 69.7%

6325 /m² 0.1% 13.7%

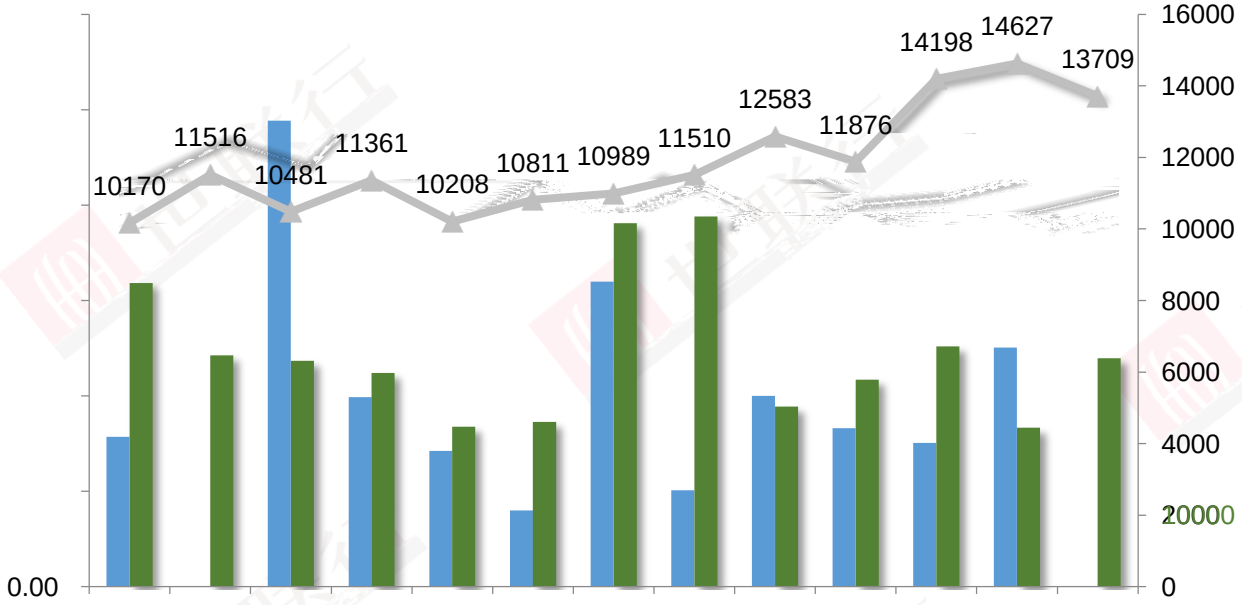
100-120m² 31% 80-90m² 24%

世联行

Part 1

-
-
-

9 9



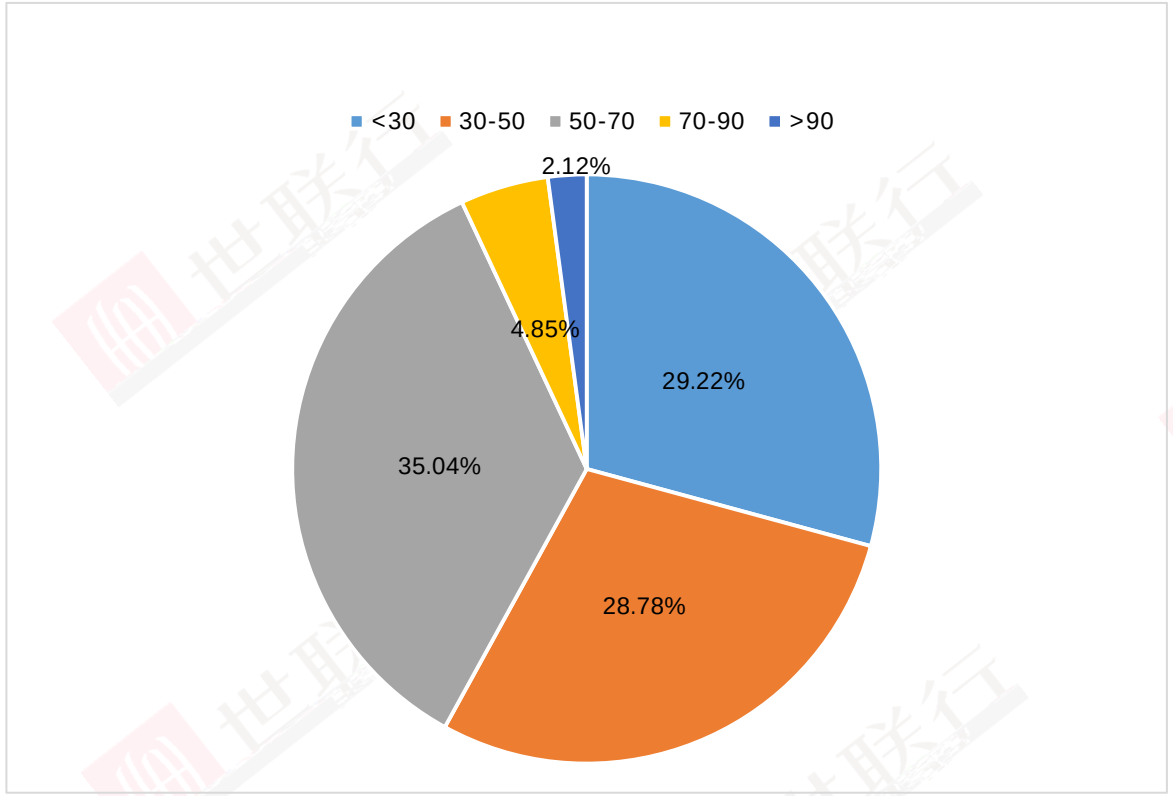
0.00 ㎡ 100% 100%

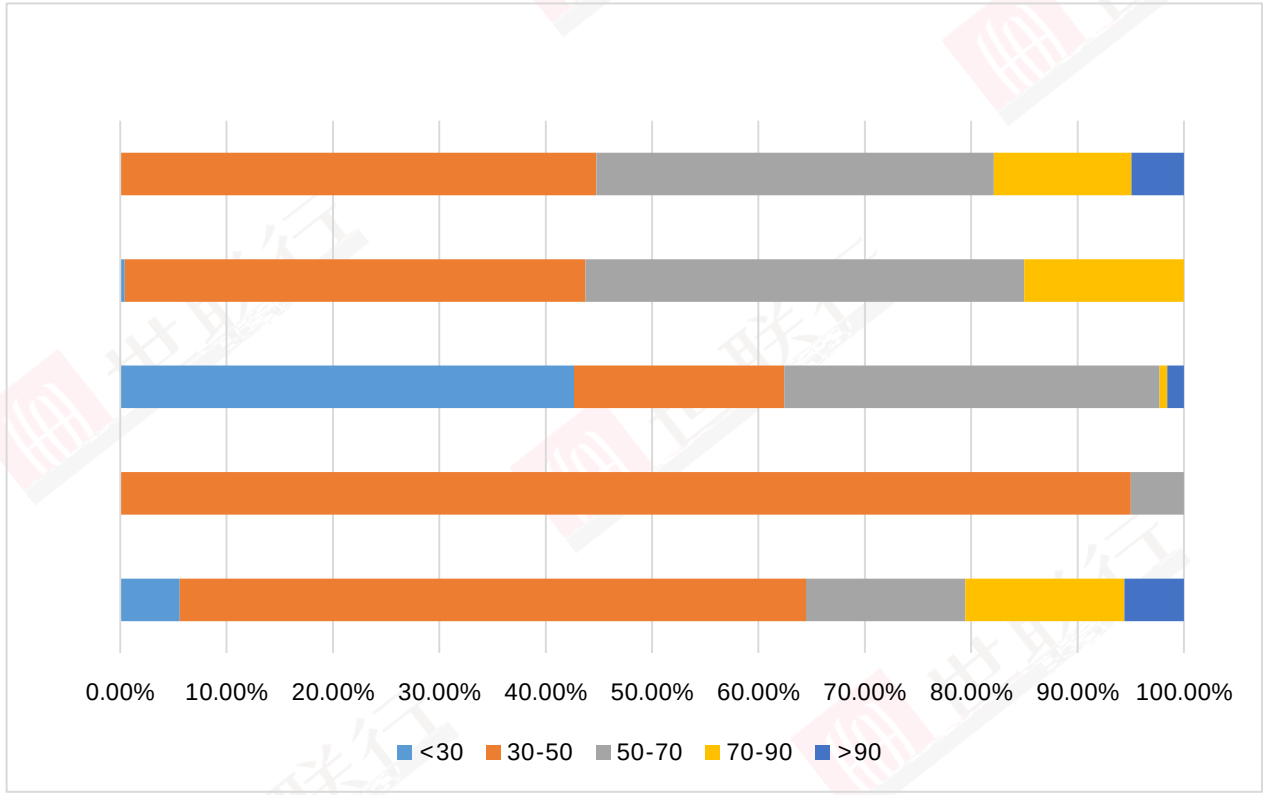
2356 11.98 ㎡ 43.8% 24.8%

13709 /㎡ 6.3% 34.8%

9 50-70㎡ 35.04% 30㎡ 29.22%

30-50㎡ 9 5





2017 9 TOP10

·

2017 9 TOP10

1			697	19651.12	15000
2			532	34878.97	16000
3			124	6785.79	13127
4			99	5182	4300
5			94	5122	8300
6			79	3325.36	8787
7			72	5360.47	16523
8			53	2366.45	13000
9	·		45	2564.33	14437
10			42	1789.2	10351

世联行

Part

9 8

9 8

Thank you!

世联核心价值观

因团队而强大

因做足功课而专业

因郑重承诺而有信誉

因为客户发掘价值、降低交易成本而解决中国房地产问题