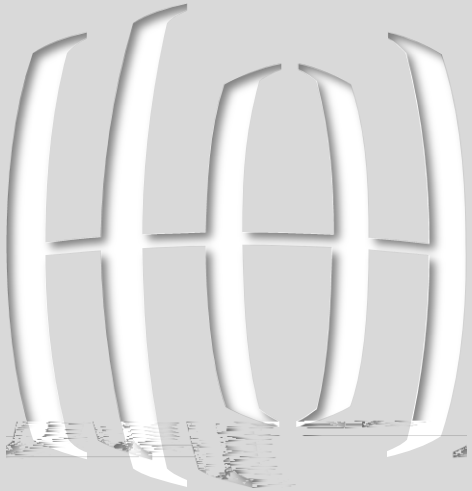
世联行 | 中国领先的房地产综合服务提供商



2017年8月佛山房地产市场分析报告

2017 9

30%

世联行

Part

◆ 7 8 28

13

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◆ 2017 8 20%

70 2018 6

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						Reits			

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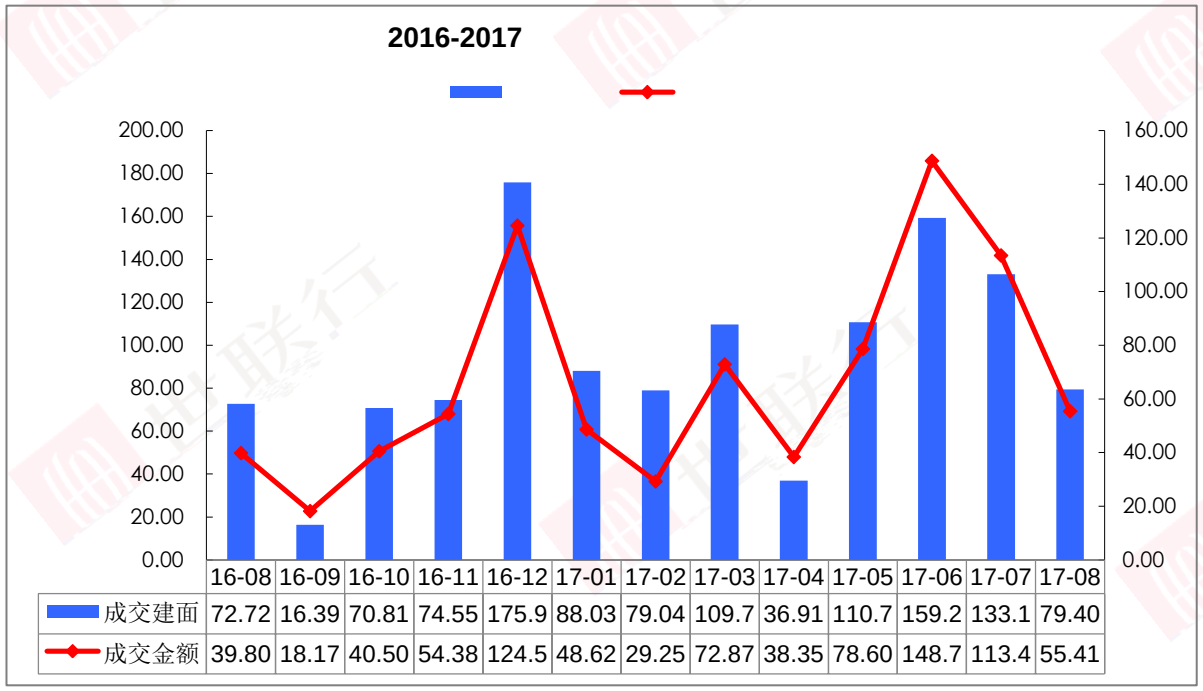
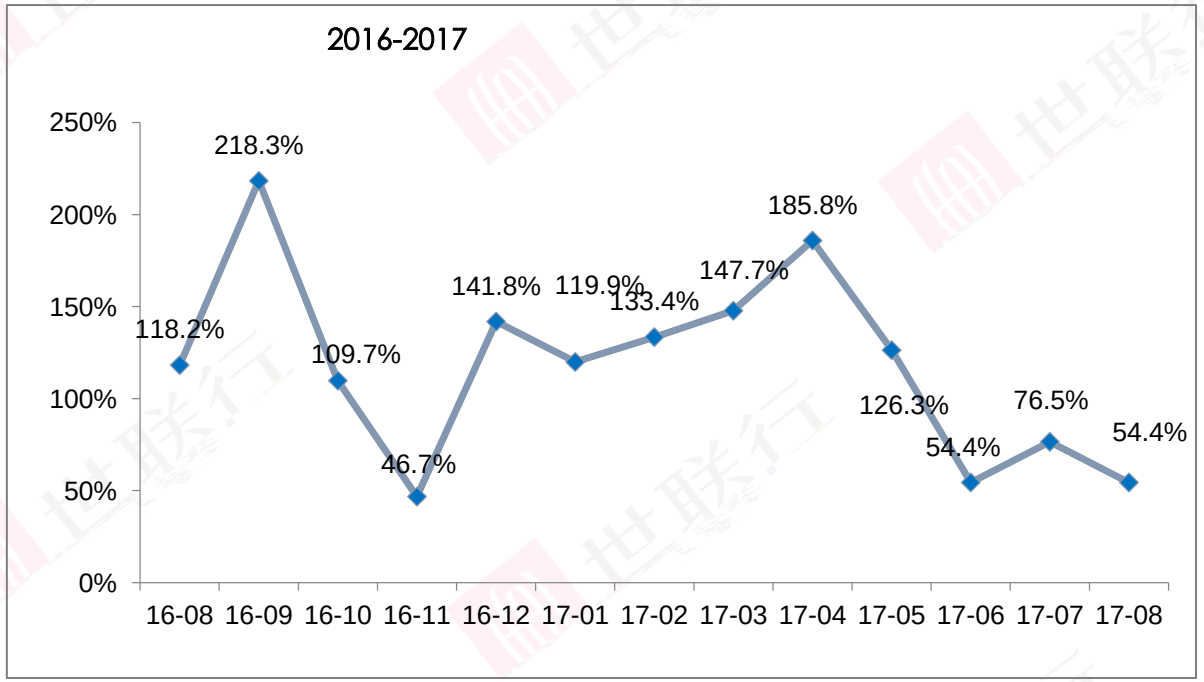


	16-08	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08
成交建面	72.72	16.39	70.81	74.55	175.9	88.03	79.04	109.7	36.91	110.7	159.2	133.1	79.40
成交金额	39.80	18.17	40.50	54.38	124.5	48.62	29.25	72.87	38.35	78.60	148.7	113.4	55.41



m² m²

m²

地块位置	用途 参照公告	土地面积_万平米	总建筑面积_万平米	容积率	起报价_万元	成交价格_万元	竞配建面积_平米	自行销售配建面积_平米	溢价率_百分比	楼面地价_元每平米	受让单位
高明区西江新城荷富大道以东、苏河路以西、丽景东路以南	城镇住宅用地（兼容商服用地）	5.90	16.52	2.8	68153	100403			47%	6077	佛山市高明区美的房地产发展有限公司
	城镇住宅兼容批发零售										深圳市金碧

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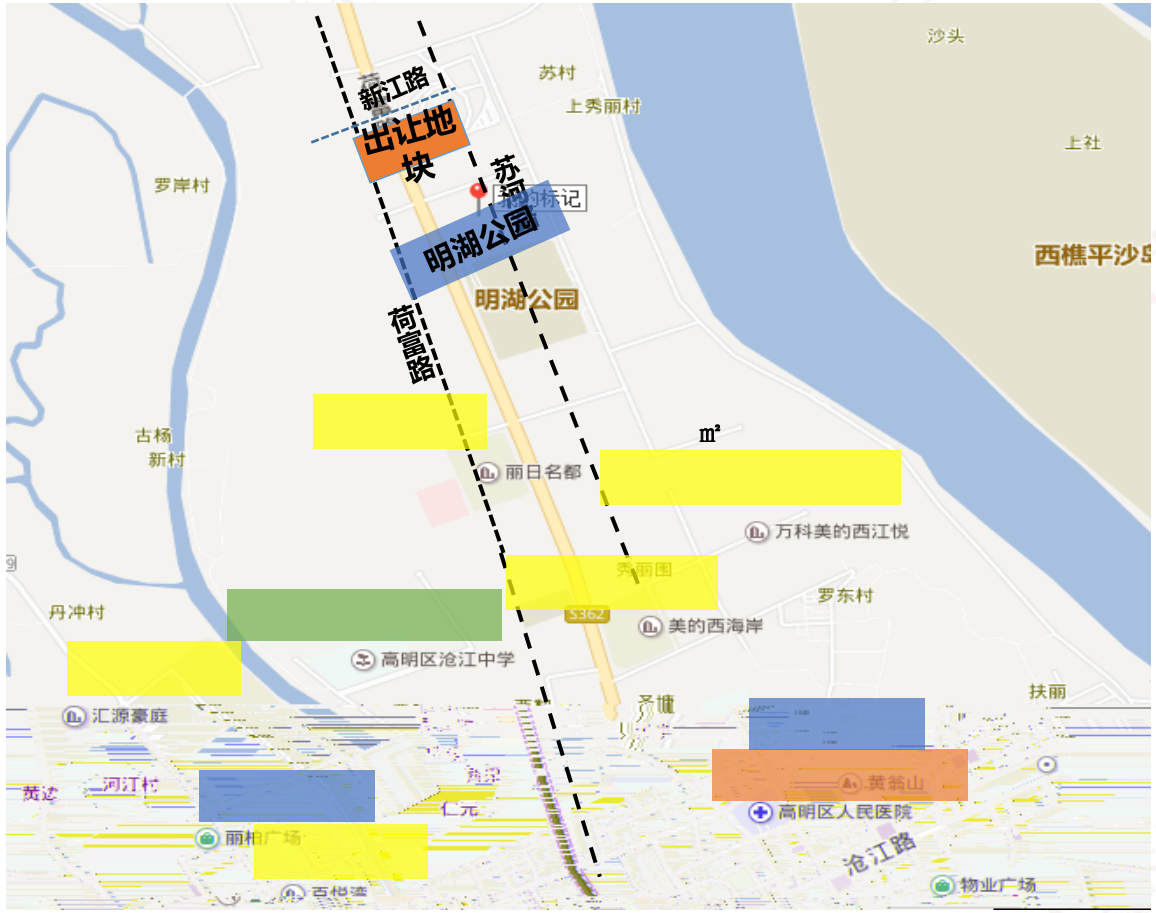

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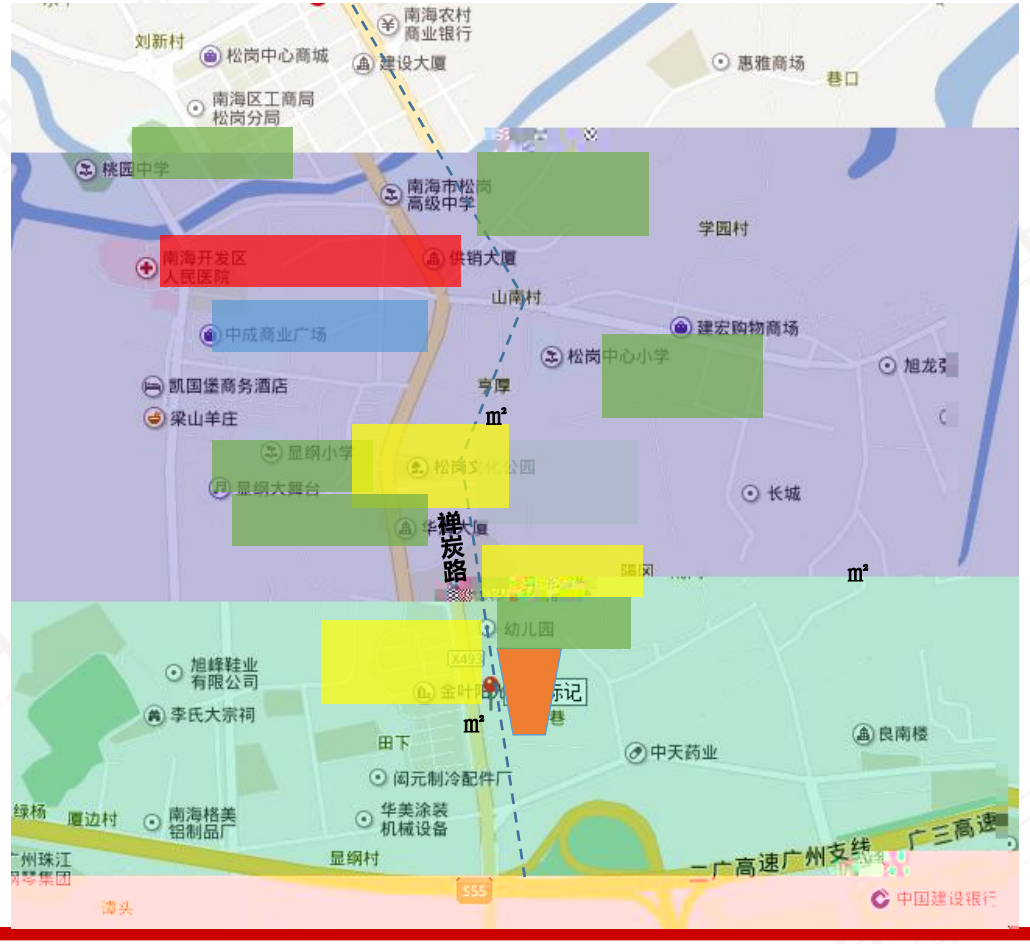

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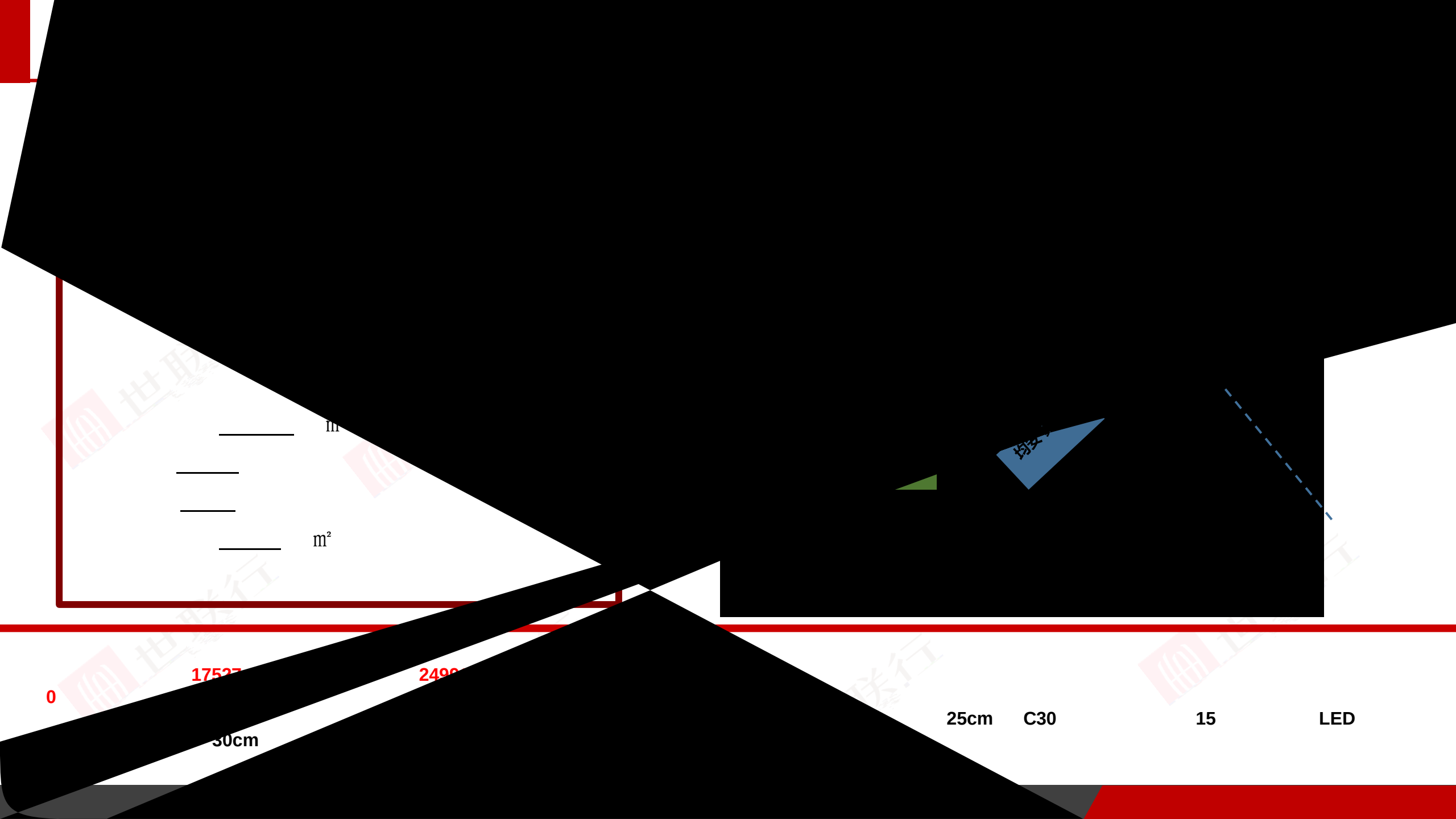
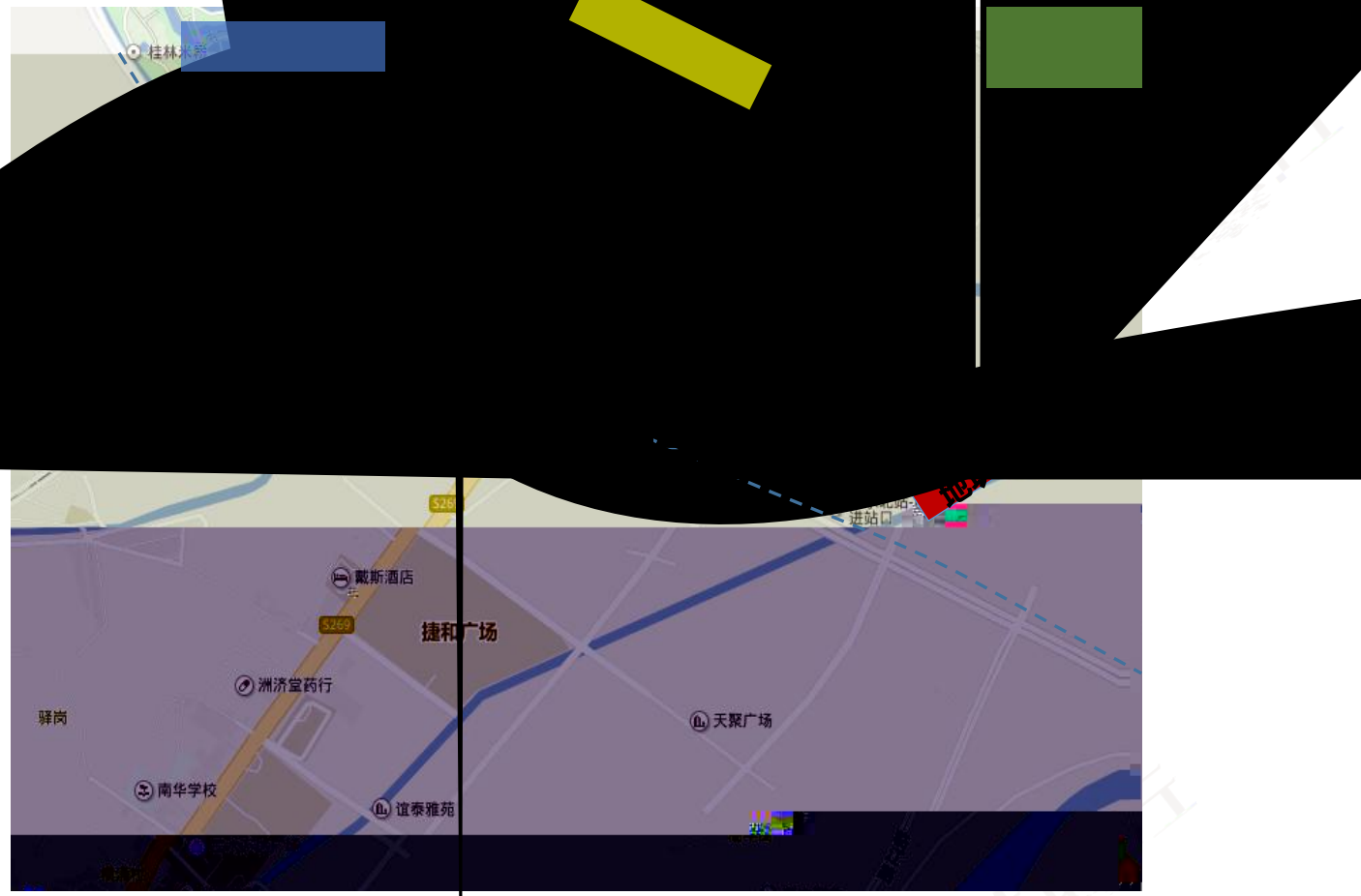


0

25cm C30 15 LED

30cm



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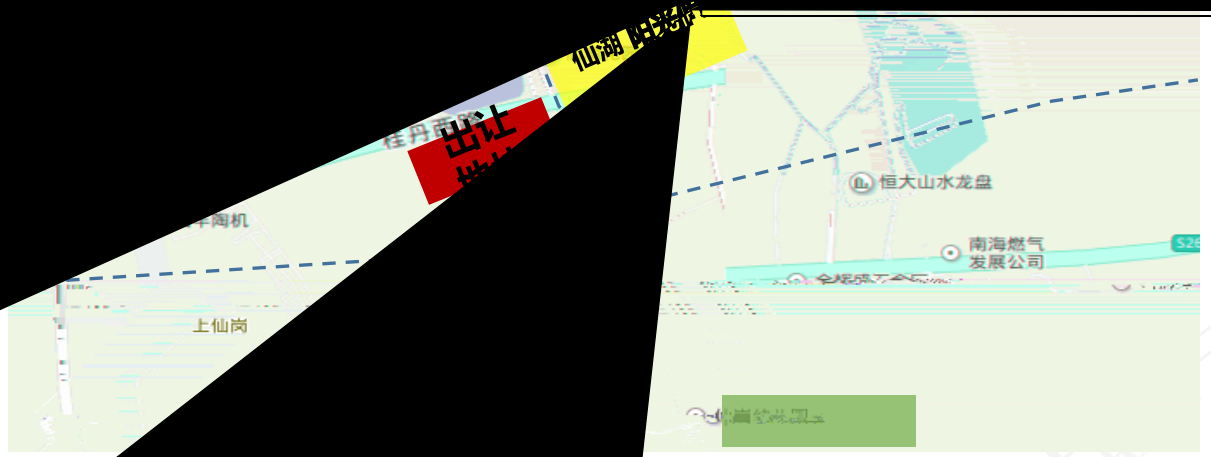

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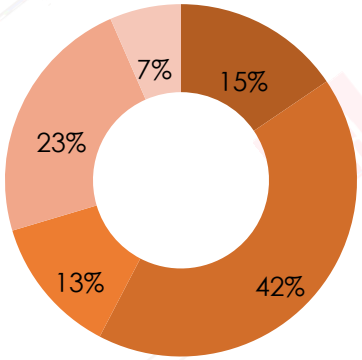

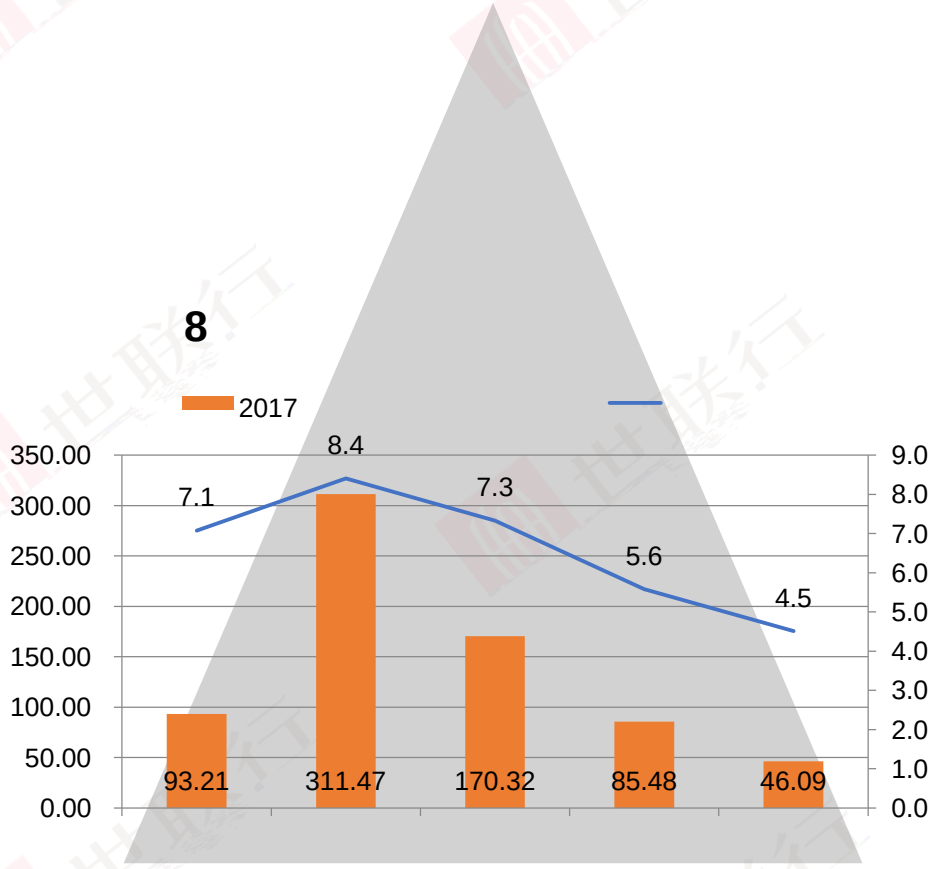
8
2017
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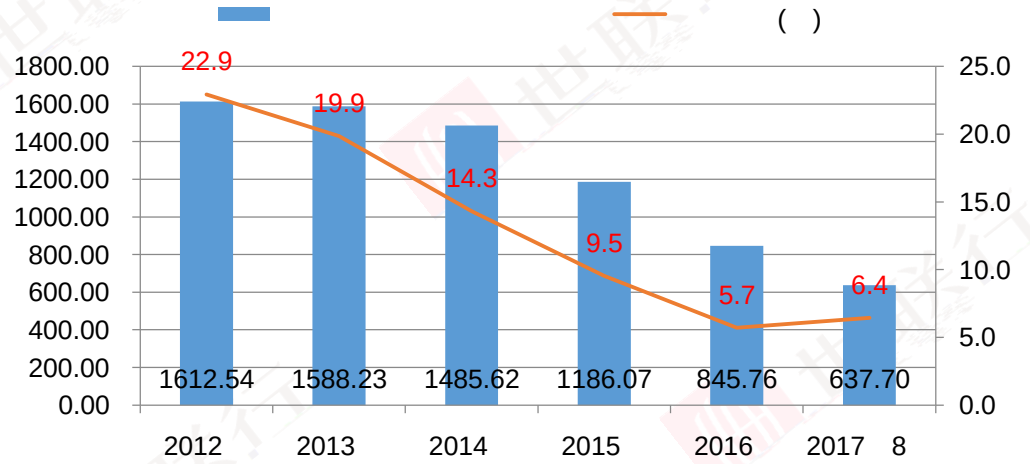
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2012
2013
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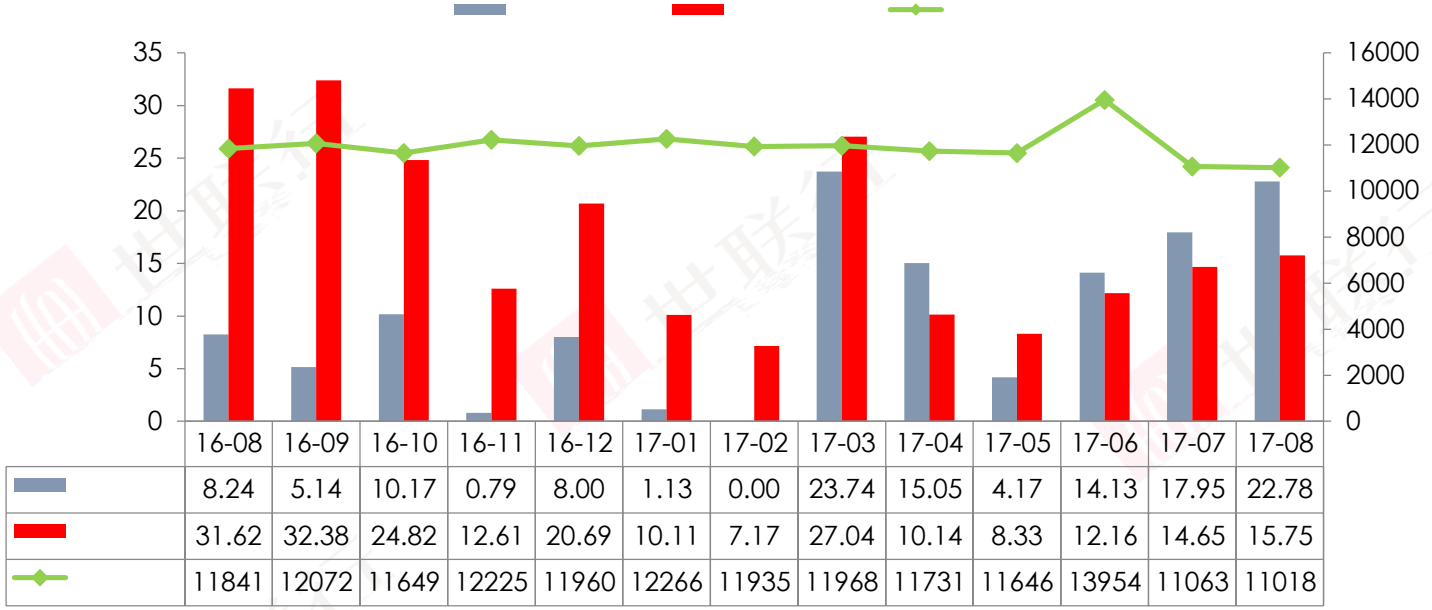
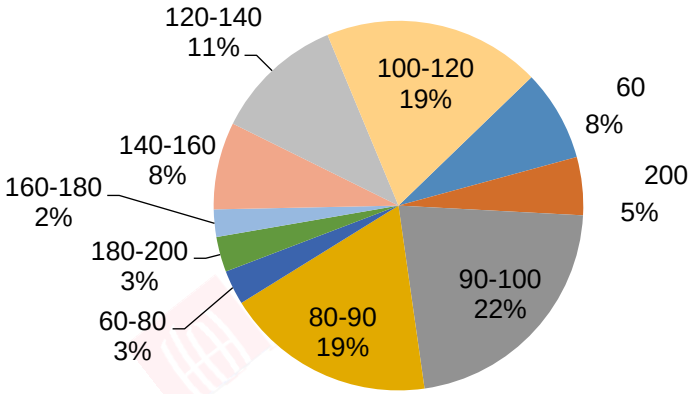
2017 8 TOP10

2016-2017



	16-08	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08
	8.24	5.14	10.17	0.79	8.00	1.13	0.00	23.74	15.05	4.17	14.13	17.95	22.78
	31.62	32.38	24.82	12.61	20.69	10.11	7.17	27.04	10.14	8.33	12.16	14.65	15.75
	11841	12072	11649	12225	11960	12266	11935	11968	11731	11646	13954	11063	11018

2017 8



m^2

m^2

m^2

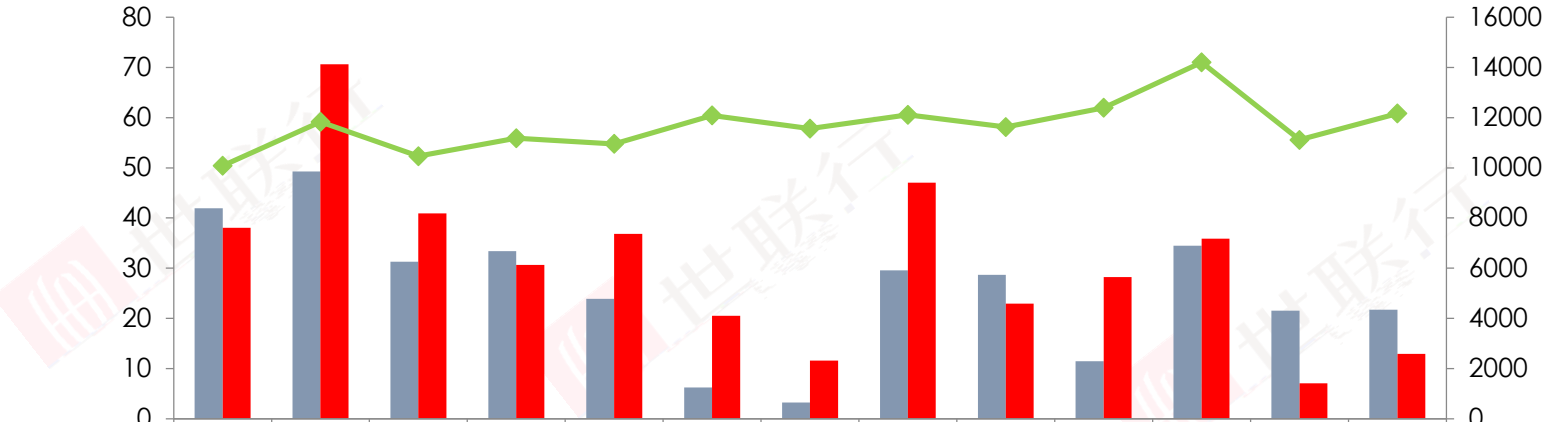
m^2 m^2 m^2

m²

m²

m²

2016-2017



	16-08	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08
	41.92	49.26	31.31	33.40	23.92	6.22	3.25	29.55	28.69	11.46	34.49	21.52	21.76
	38.07	70.65	40.93	30.68	36.87	20.51	11.61	47.03	22.96	28.24	35.92	7.10	12.95
	10084	11832	10463	11180	10957	12090	11562	12111	11624	12394	14204	11111	12167

m^2

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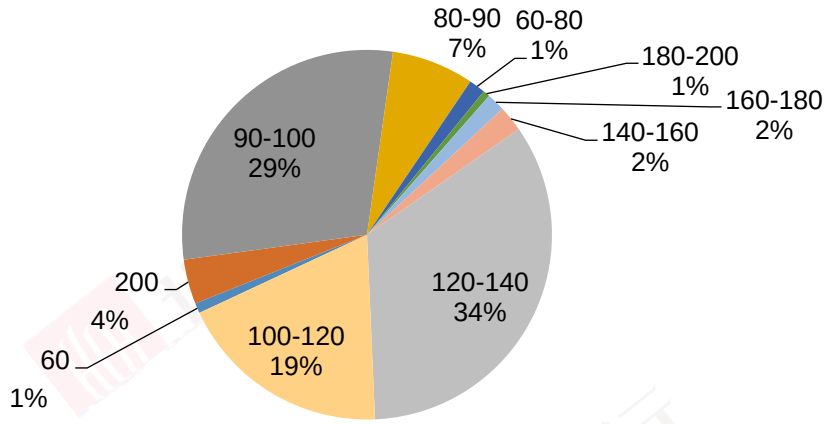
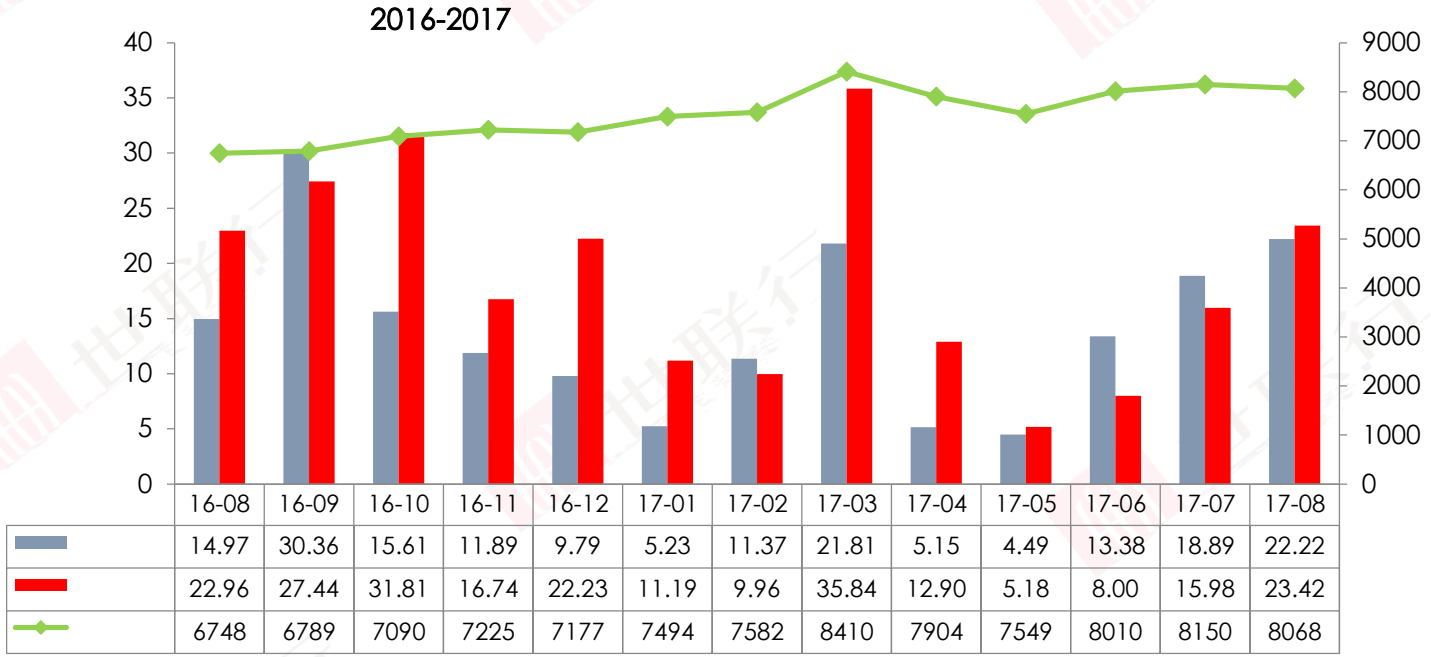
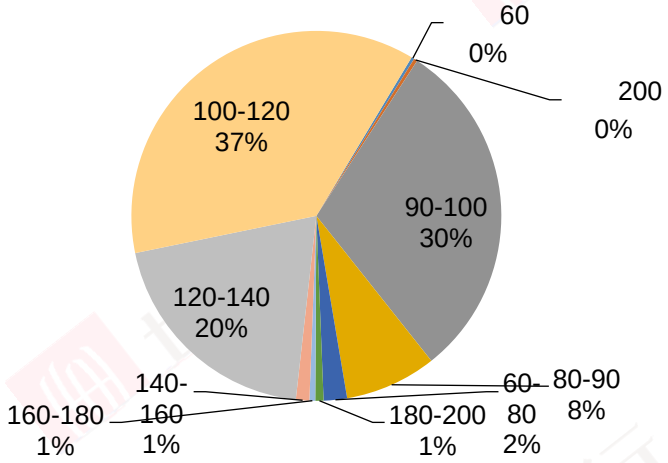
2017 8





	16-08	16-09	16-10	16-11	16-12	17-01	17-02	17-03	17-04	17-05	17-06	17-07	17-08
	14.97	30.36	15.61	11.89	9.79	5.23	11.37	21.81	5.15	4.49	13.38	18.89	22.22
	22.96	27.44	31.81	16.74	22.23	11.19	9.96	35.84	12.90	5.18	8.00	15.98	23.42
	6748	6789	7090	7225	7177	7494	7582	8410	7904	7549	8010	8150	8068

2017 8



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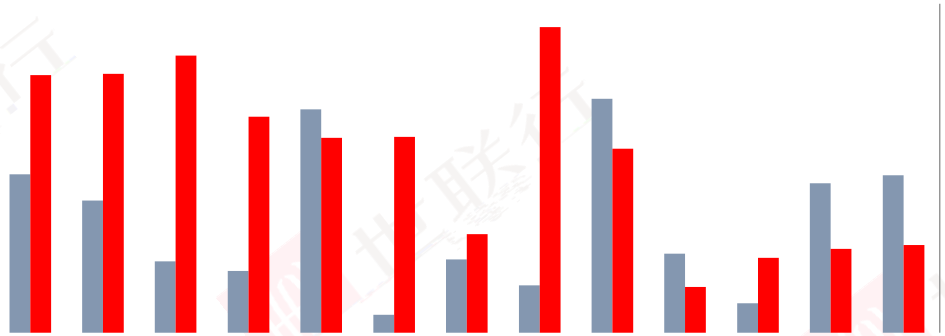

m^2

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m^2 m^2

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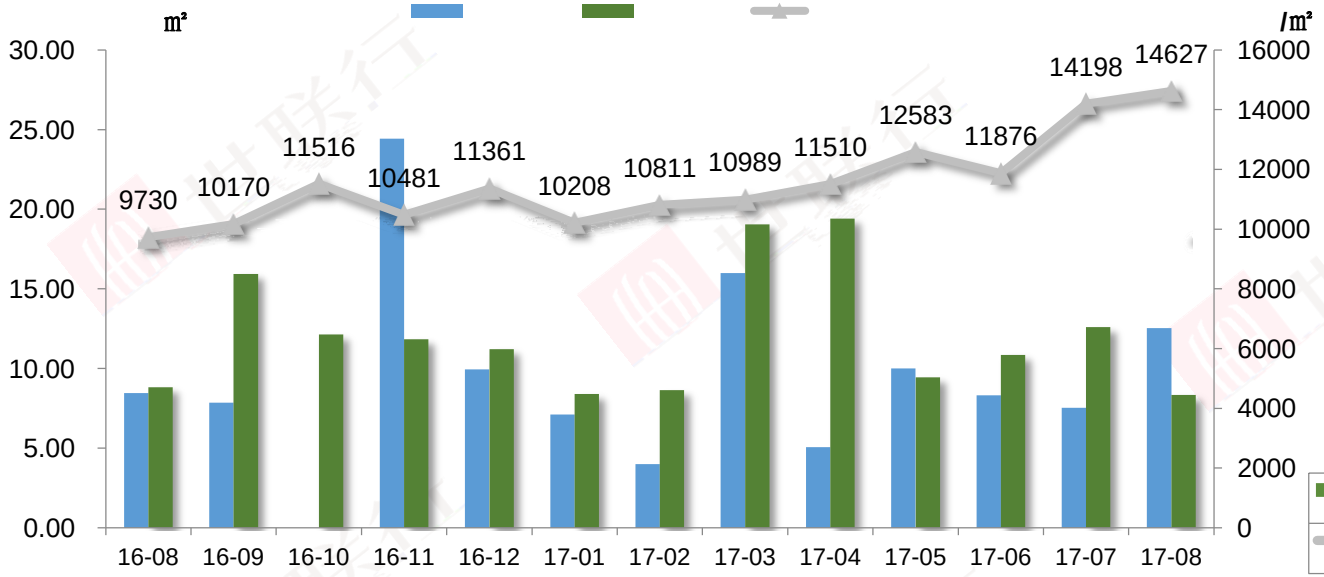
2016-2017 8



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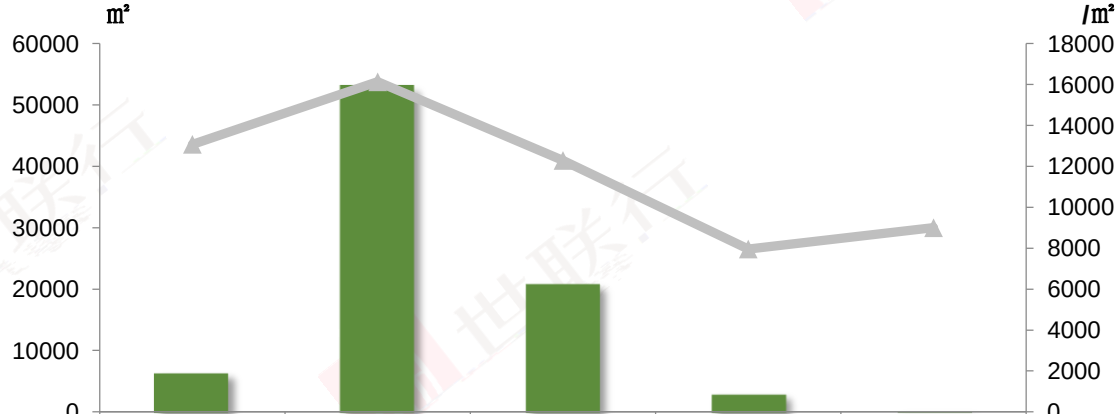
2017 8



	6427.15	52916	20818.79	3003.61	170
	13077	16132	12288	7960	9000

m²

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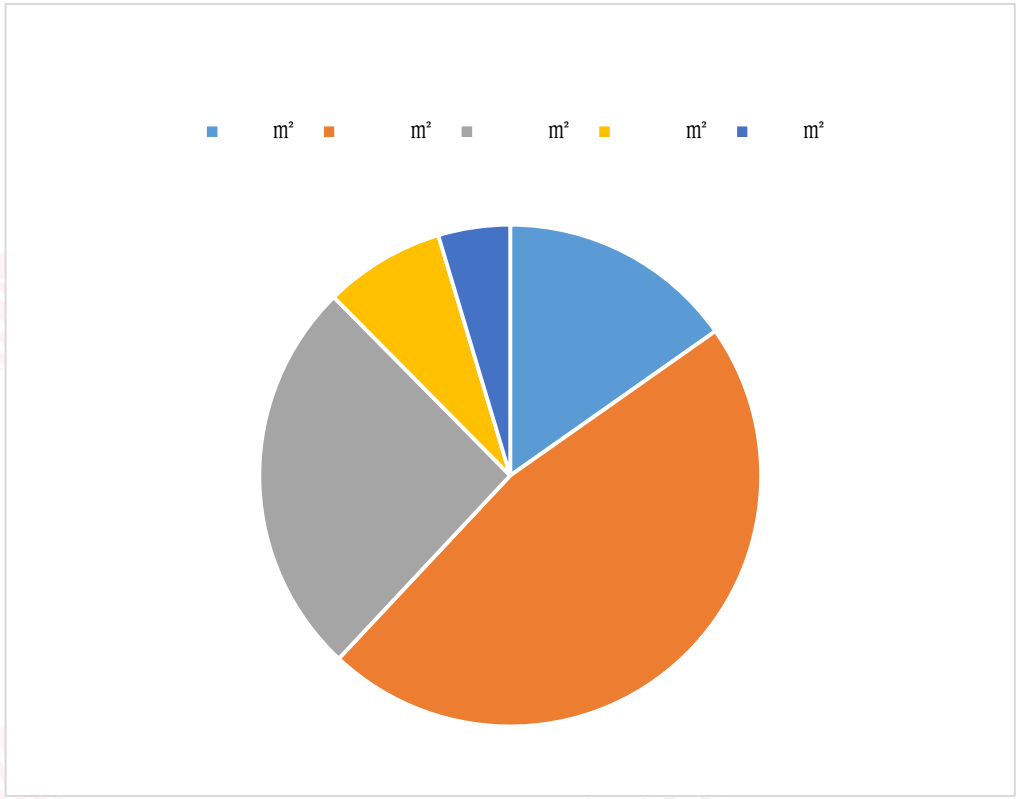

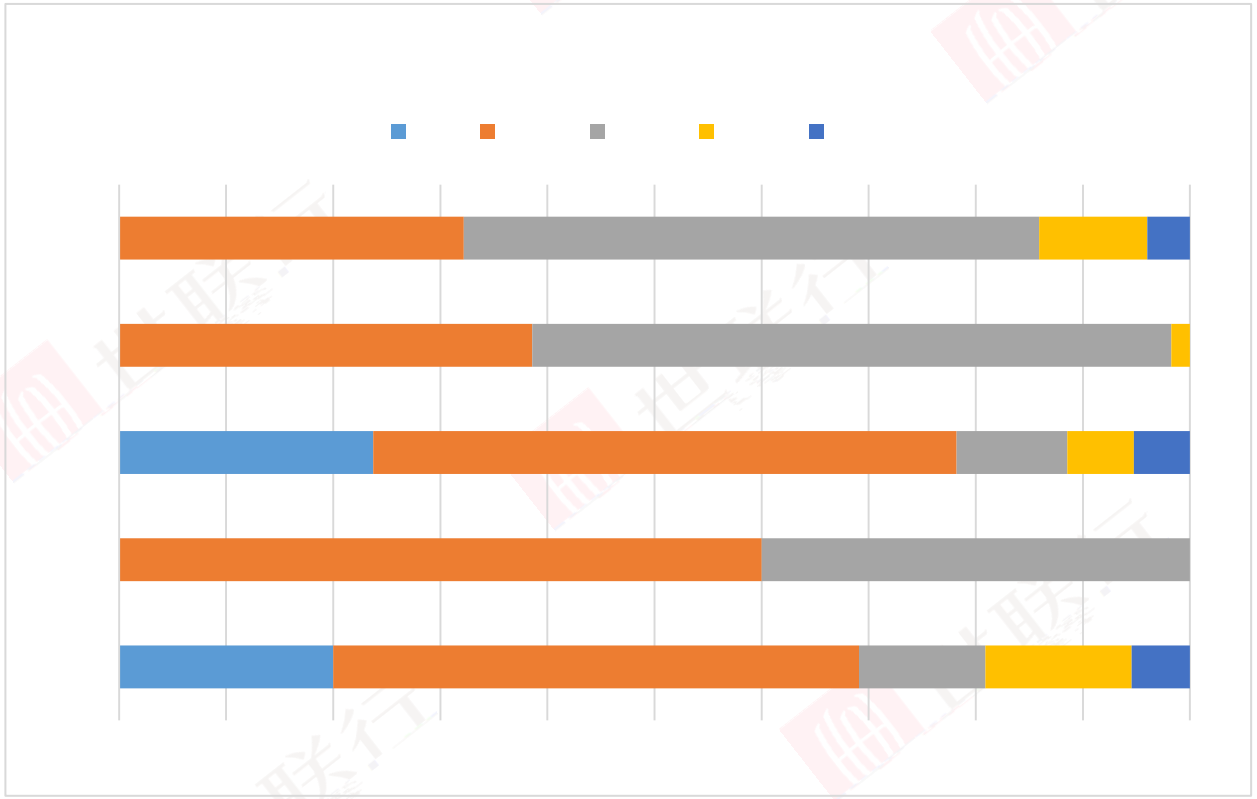

2017 7 TOP10

世联行

世联行

Part

【政策方面】租赁市场持续发展。中央已深化住房租赁要求，明确各地开展试点工作方向。广州、深圳、佛山等各城市都已根据自身条件积极出台租赁政策，未来将出台更多相关政策推动租赁市场发展，结合各类政策，让房子回归居住属性。

【土地市场】 月份佛山土地市场依旧火热，成交商住用地 宗，计容总建面 万平米，虽环比降幅有 成。全市除禅城区外零成交，其余四区均有土地成交，高明区成推地主力。 月份佛山将有 宗土地成交，土地市场热闹。

【住宅方面】 月份，佛山楼市供需平稳，成交量和库存量都有上升，房价环比上涨 。未来佛山将会出现供应放量的局面，各区将陆续出现纯新楼盘集中上市，增加市场活跃度，但是由于利率的上涨，政府加大力度落实发展租赁市场，未来楼市将保持平稳。

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