



世联行 2018 9 ! " # \$ % & ' () * + ,

- . / 0 ' (1 2 " 3
2018 10 !



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4 5 ' (6 7



u 8 9 : ; < 8 ! = > \$? @ A 89396 B C D E F G H I 10.1%

9?14@A<B C D E F G H I A 1-8? J A K < 1 2 3 L M N O 76519 P Q A R S T U 10.1% A V (A W X N O 54114 P Q A T U 14.1% A T Y
Z [0.1 \] , 0 ^ W X N O _ 1 2 3 L M N O ` S / a 70.7% ^ 1-8? J A b c 1 d e f g 102474 h i j k A R S T U 4.0% A b c 1 d e l 89396
P Q A T U 14.5% ^

u J K L ; M N O P E Q R \$ S T U " V W X \$ % & Y Z

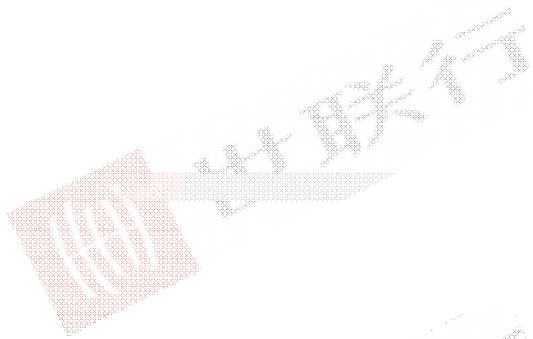
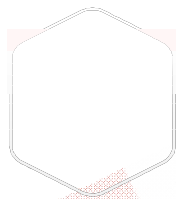
I m n o p q A W 1 r s t u v 9?14@w x A 9 2 y z { | } ~ ! " # \$ % \$ & ' a (a) * 1 2 3 \$ % + , - (` / (. / A / N 0 1 1 2
1 2 3 3 4 (5 6 2 \$ % \$ & 1 2 3 L M 7 8 9 : ; 1 2 3 < = > 1 2 3 + , M ? * @ A A B * @ A C D E F G ^

u J K L [\] ^ _ ` = > \$ a @ C D = b c d

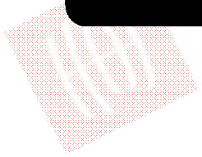
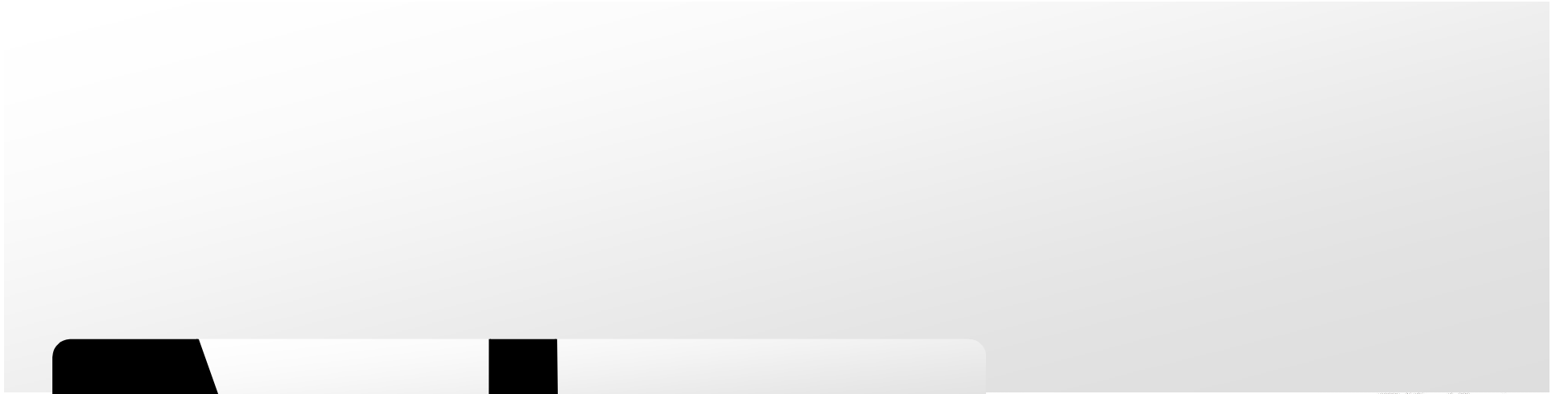
< H @ I 9?22@I J A < K L 1 M / N O ` P Q U R S M G T U V W X Y b c 1 Z e [ \ ] U ^ \_ ` ` a b c d e E N f g 3 b c 6 h (U V
3 b c 1 Z e i j 6 ` = k l @ m n o ` U p ^ T b c d X q A b c 1 Z e i j r s t u - v w x 2 \$ % \$ & d e 2 y z { F i 2 1 | f g } ~ !
" E # \$ 2 { i % M & 9 ' () * + > , - A t . / ' Z e i 0 1 ` 2 3 4 (5 A 6 7 8 p b c 1 Z e i j A K f 9 : ? e ^ ; ^ < = A < K > 8 p
1994? L @ 9 ' ` 3 b c 1 Z e i j 6 ^ / A A L 1 M ` B U C D E F A G H b c I s J K ^ _ L v (A M N Q I O M G P Q R S ^ _ ` T U 9 & ' ^



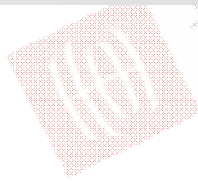
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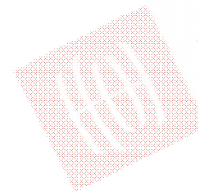




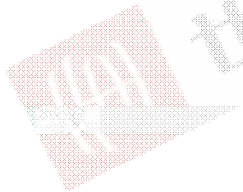
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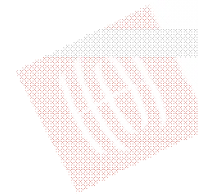
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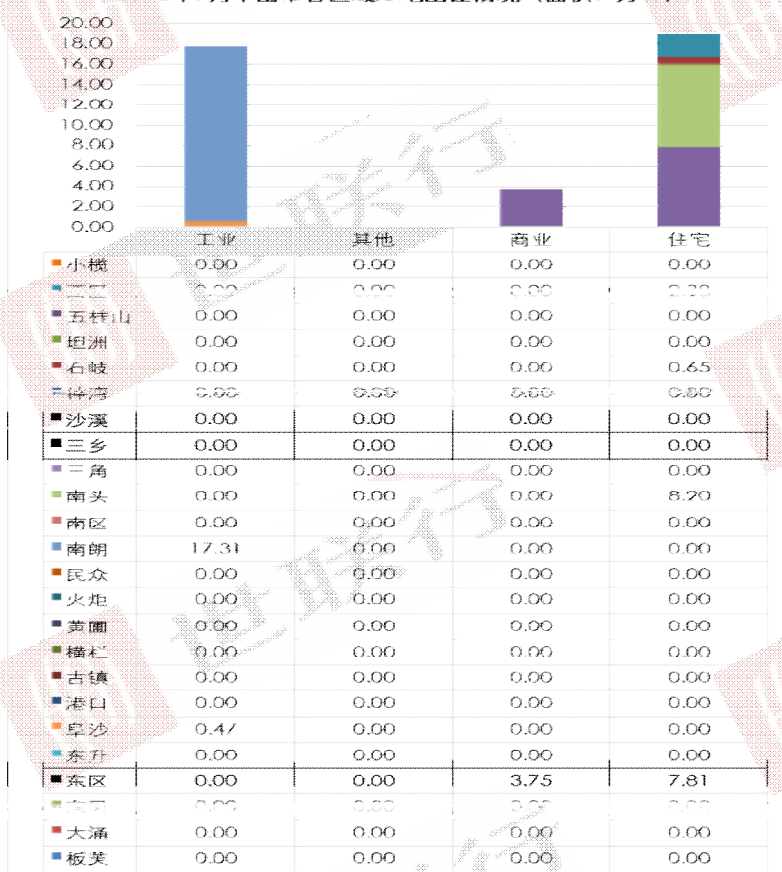
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! " # \$ % & ' ()

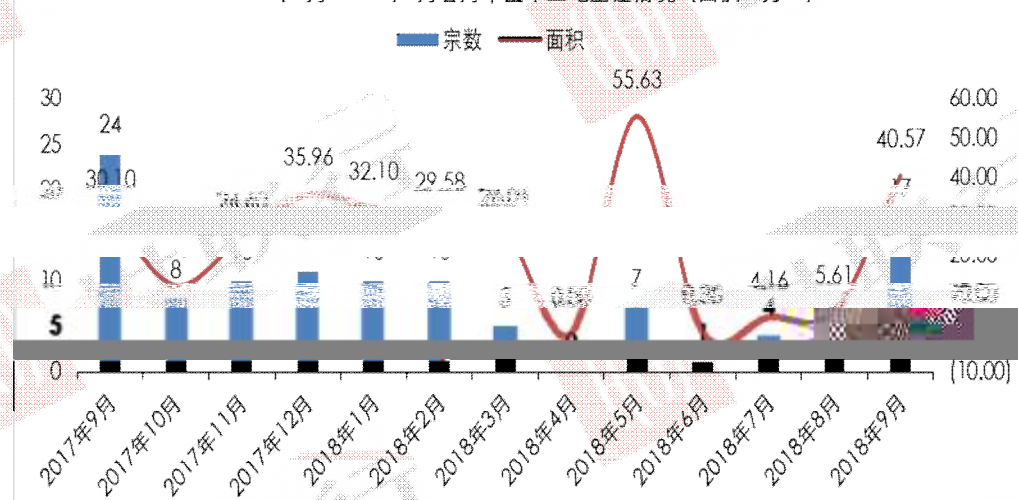
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2018年9月中山市各区域土地出让情况 (面积: 万㎡)



2017年9月-2018年9月各月中山市土地出让情况 (面积: 万㎡)



u 2018?9? (l \$ _ 2 Y 5 17 H A U S T] 14 H A f g a 40.57 h m² A U
S / V 623.22% ^

u V (W X 8 2 9 H A Y 5 f g 19.04 h m² W b 8 8 2 1 H A Y 5 f g 3.75 h
m² W - 8 8 2 7 H A Y 5 f g 17.78 h m² ^

u t X _ 2 Y 5 Y R o A " * a - 8 8 2 Y 5 A t u m q 5 H W X 8 2 A K :
m q 2 H W X 8 2 A J * A : , Z Y 5 1 H W X 8 2 ^

P O Q 1 J R " # H I i S 2 (l \$ F N O J y z K T

02

= J M % N O P Q



R ?	S T	* & R ?	j 1 < U	(% V f W X m² Y	Z K [V f W X m² Y	\] " V x W { / m² Y	] + x W X { Y	^ _ ` a
1	t u	W02-18-0007	r Z W X 8 2	0.3872	0.9679	4100	3968.49	2018/9/7
2	市兴	W02-18-0037	城镇住宅 8 2	1.0639	3.1916	4100	13085.48	2018/9/7
3	南头	W02-18-0018	城镇住宅 2	1.1407	2.8518	4200	11977.56	2018/9/10
4	石岐	W23-18-0041	城镇住宅 3 2	0.6478	1.6195	5500	8907.11	2018/9/10
5	[REDACTED]	[REDACTED]	3 2	0.6536	1.9609	3655	7167.16	2018/9/13
6			Z W	4.9563	16.7567	4348	72858.12	2018/9/13
7			3 2	2.3813	6.6675	5719	38131.59	2018/9/28
8	K :	W21-18-0089	r Z W X 8 2	6.8149	20.4447	7820	159877.55	2018/9/30
9	K :	W21-18-0068	r Z W X 8 2	0.9961	2.4904	6900	17183.42	2018/9/30
10	K :	W21-18-0090	b 8 8 2	3.7511	22.5068	4500	101280.78	2018/9/30



世联行 ! " # \$ % & ' ()

P O Q 1 J R " # H I i S 2 (l \$ F N O J y z K T



" # M b c d e 9 ! f g K 10 (= S J < %

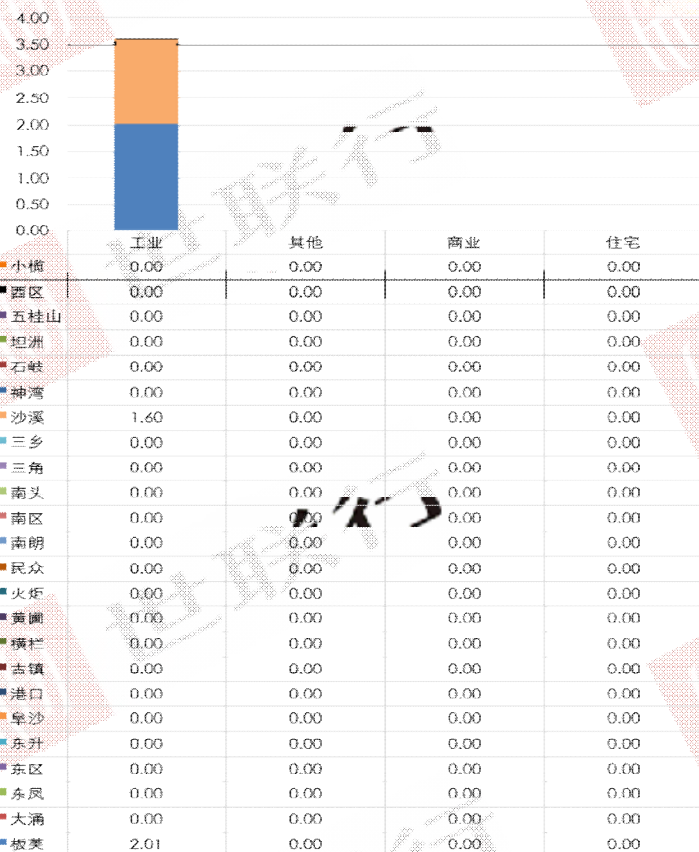


u ? z (l m 2 ` [ \ ] \$ ` C] 0
^ ^ { _ A C 0 ? z m q ` 2 o {
` r : ` a b ^ c d _ 9 ? 30 @ A
(l ? z m n m q m 10 H b 8 2 W
X 8 2 A * r) B 6 (s 10 ? * 11
? e ^

u 9 ? 30 @ A (l f m q 3 H t u 8 2 A
\$ U p ` M > q q ` 2 o * S V
K : g h i G A j k l T c | K m A
3 H 2 o B v A V (2 H a r Z W X
8 2 A f g , Z M 14.9421 n 2
102.2234 n W 1 H a b 8 8 2 A f
g a 56.2671 n ^ 3 H 2 o U ' o
27.83 P Q A U f g o 173.43 n A
R o ` * H W X 8 2 f g p 102.22
n A M ? z q ` 2 o ( f g R o `
* H ^



2018年9月中山市各区土地成交情况 (面积: 万㎡)



2017年9月-2018年9月各月阳江市土地成交情况 (面积: 万㎡)



u 2018?9? (l _ 2 p y 2 H A U S s t 3 H A p y f g 3.61 h m² A
U S N / 20.56% A U p y a l a 0.53 P Q A U S N / 47.78% ^

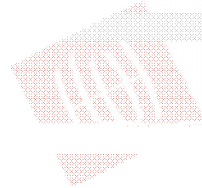
u > ? p y * a - 8 8 2 p y A C D * u v , Z p y 1 H ^



R ?	S域	挂牌序号	规划用途	宗地面积 (万㎡)	总K [V f N X m² Y	h i Z x W X { Y	溢价率 (%)	楼面价 (元/ ㎡)	竞得人	成i ` a
1	C美	W30-18-0054	工业用地	2.0117	7.0409	2920				18/9/5
2	u溪	W24-17-0159	工业用地	1.5984	3.9960	2397.62				8/9/19

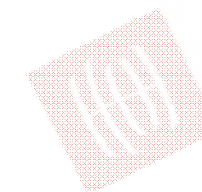


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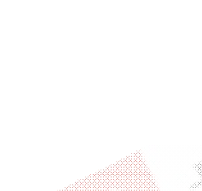
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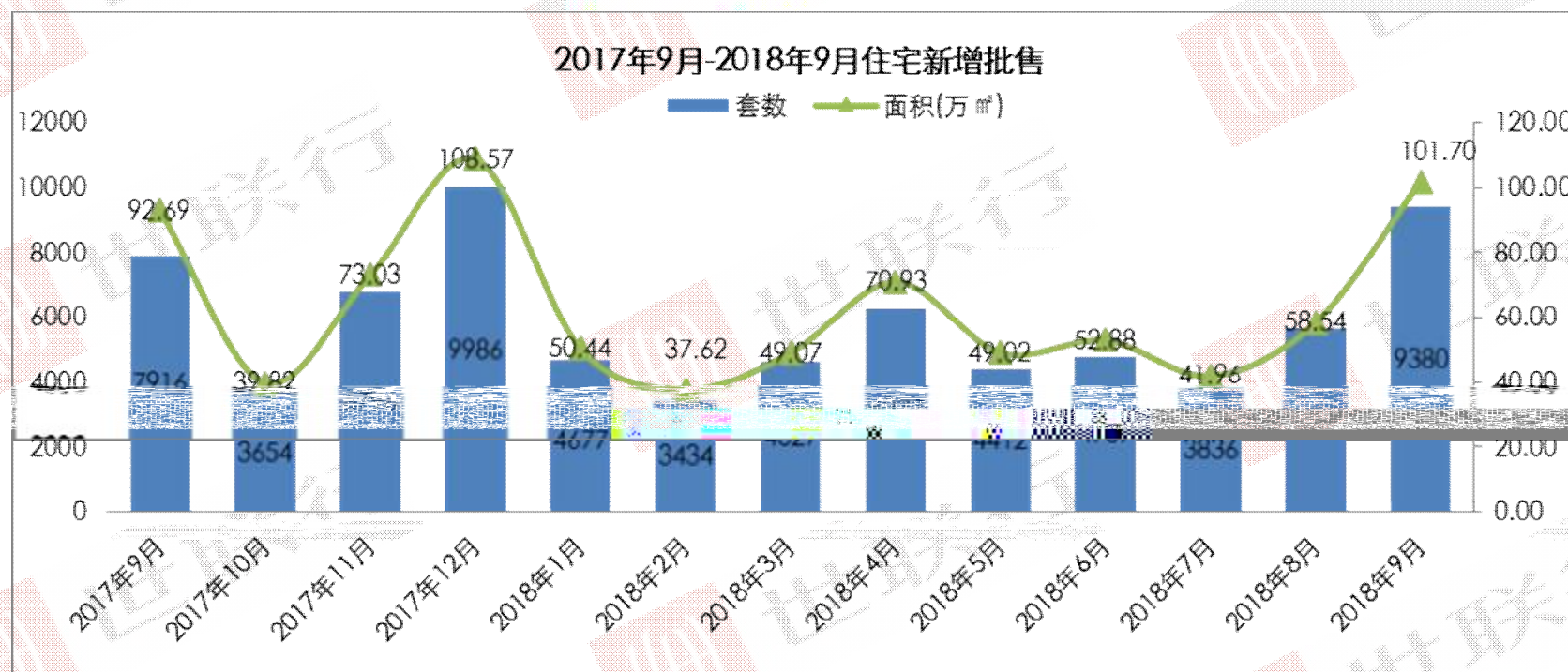
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! " # \$ % & ' ()



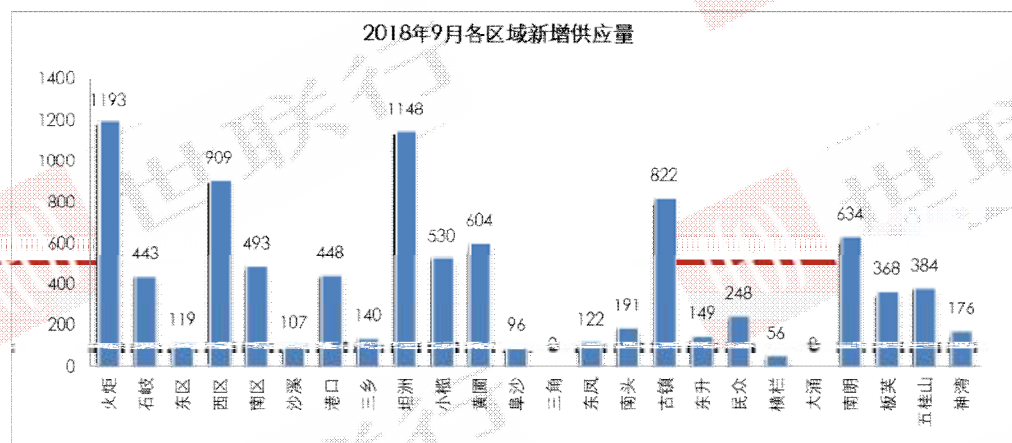
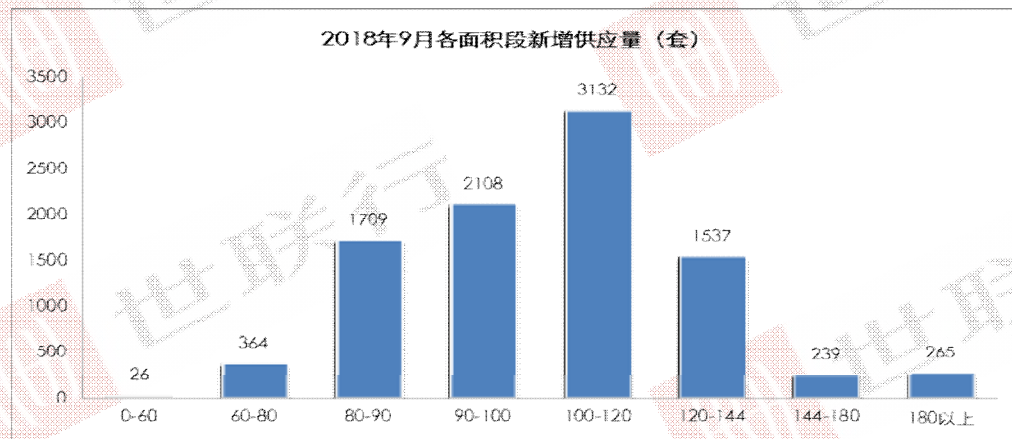
u 2018?9? (l \$ b c W X m T Y 5 Y a 9380 ' A U S / V 66.22% A R S / V 18.49% A f
g a 101.7 h m² A U S / V 73.74% A R S / V 9.72% ^

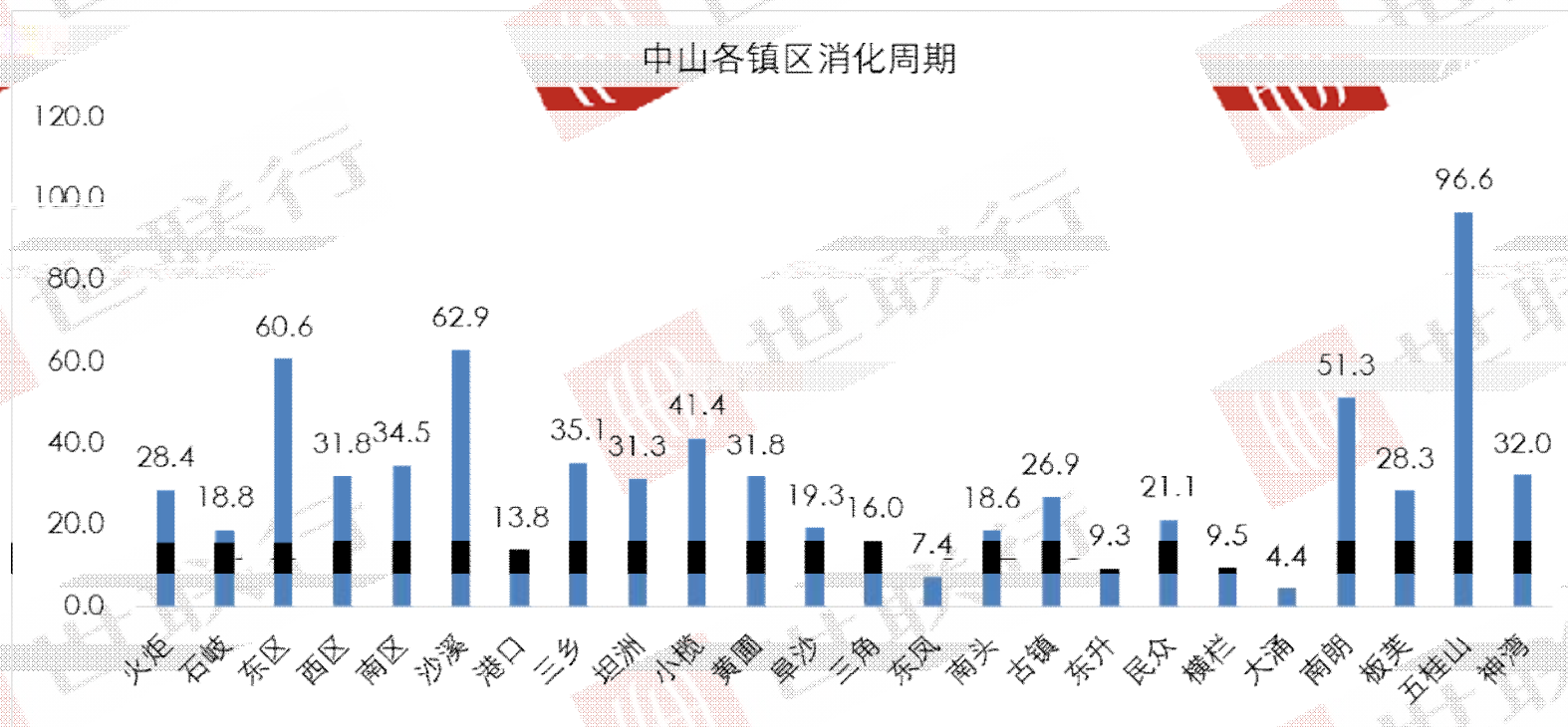


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! " # \$ % & ' ()

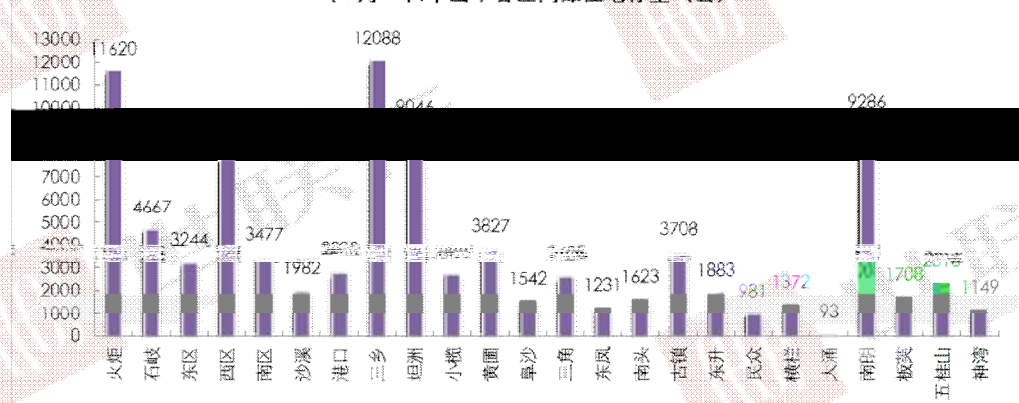
P O Q 1 J R " # H I i S 2 (l < _ O J E 4 1 K T



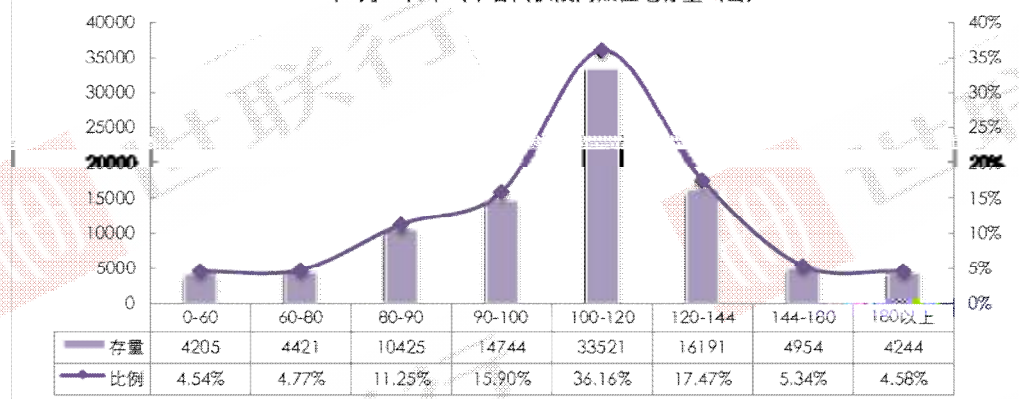


u c d 2018 ? 9 ? 30 @ A (l \$ b c W X r Y 92705 ' A 2018 ? 10 ? -2018 ? 9 ? b c W X 9
 ? ? * d e 3462 ' A (l) : W X r Y p C % z a 26.8 \ ? ^

2018年9月30日中山市各区商品住宅存量 (套)

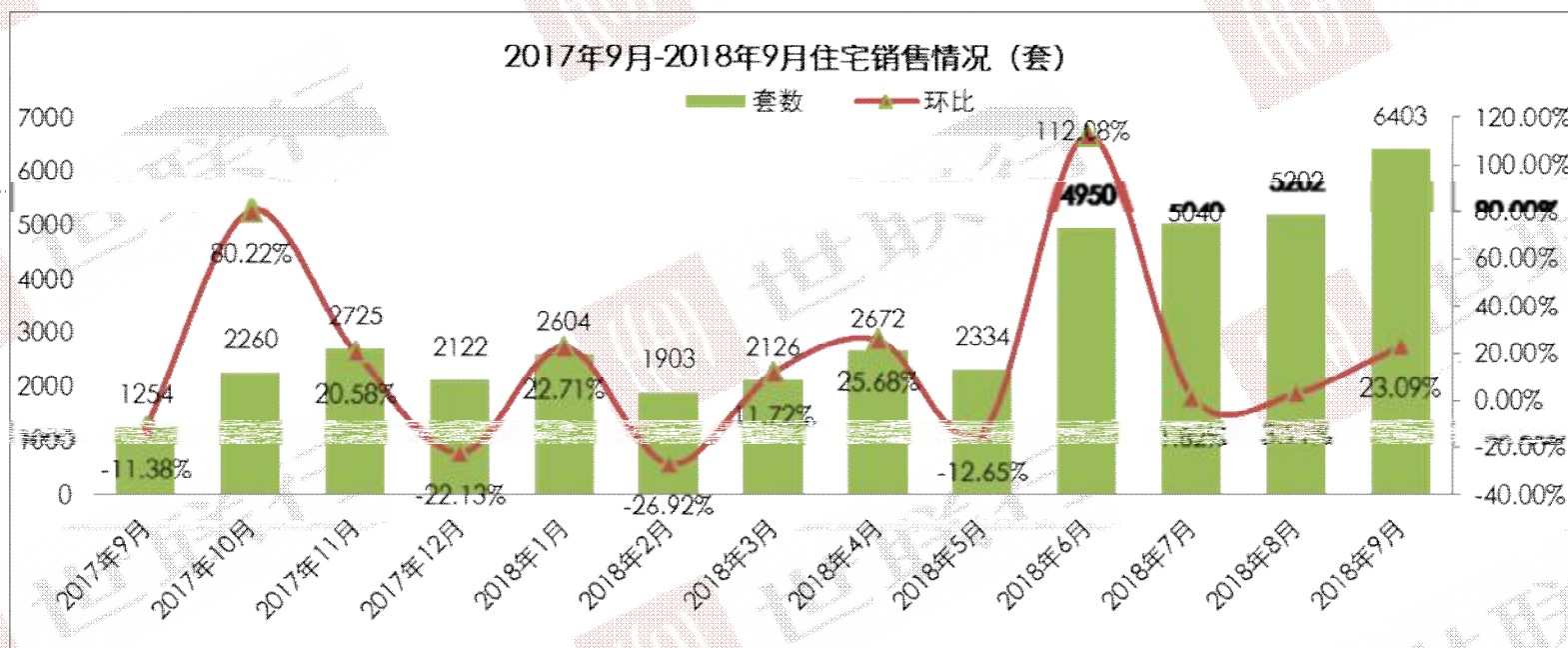


2018年9月30日中山市各面积段商品住宅存量 (套)



u c d 2018 ? 9 ? 30 @ (l \$ b c
W X r Y 92705 ' A U S / V
3.75% ^ r Y " o ` : ; a e s
e 12088 ' h 2 4 5 e 11620
' h 2 t X e 9286 ' h ^

u r Y " o f g A a 100-120 m²
e 33521 ' h 2 120-144 m²
e 16191 ' h 2 90-100 m²
e 14744 ' h 2 80-90 m² e 10425
' h ^



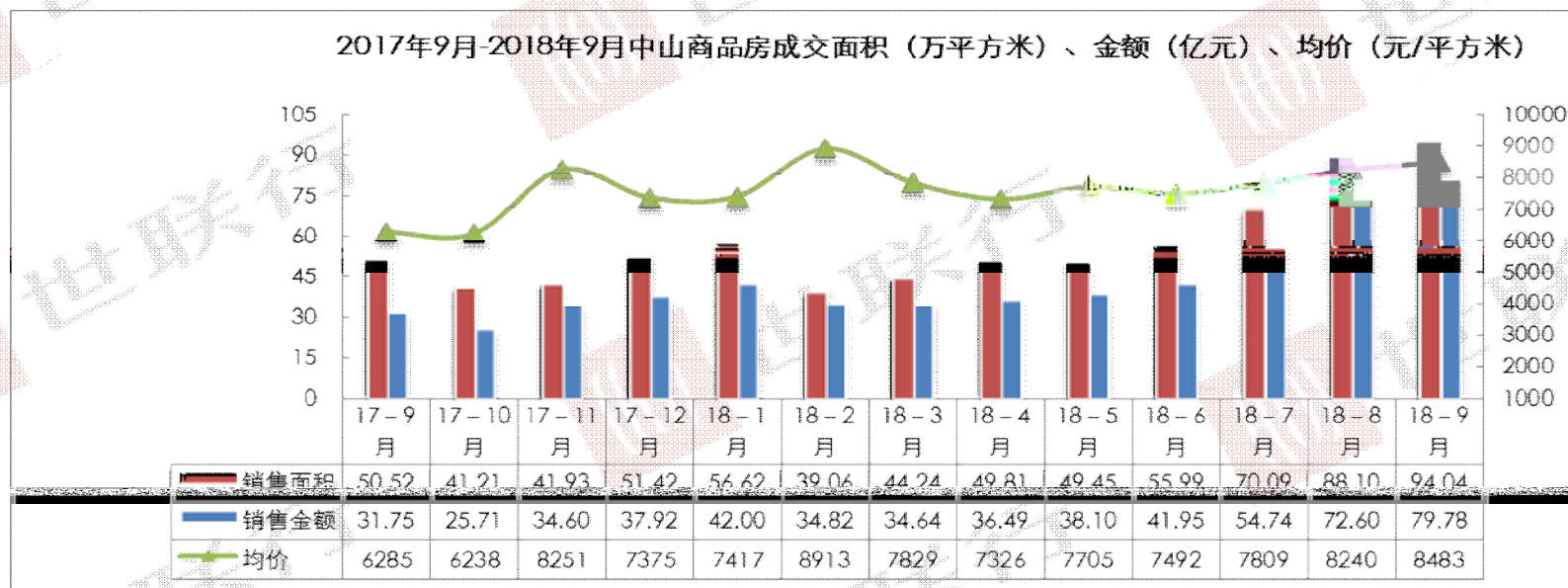
u 2018?9? A (l \$ b c W X p y ' H a 6403 ' A U S / V 23.09% A R S / V 410.61% ^

u 2018?1-9? D D (l \$ K \$ W X b c W X p y ' H a 33234 ' A R S / V 77.36% ^

! " # \$ % & ' ()

P O Q 1 J R " # H I i S 2 (l < _ O J E 4 1 K T





u 2018?9?A(l\$bcWXpyfga**94.04**hikaUS/V**6.74%**ARS/V**86.15%**Wpyala**79.78**PQAUS/V**9.89%**ARS/V**151.23%**Wpy*'a**8483**Q/ikaUS/V**2.95%**ARS/V**34.96%**^

u 2018?1-9?A(l\$bcWXDgpyfga**547.4**hikaRS/V**18.49%**WDgpyala**435.09**PQARS/V**29.71%**WDgpy*'a**7948**Q/ikaRS/V**9.47%**^

t u	S T	v w	x y	V f W X m'Y	z A W B { Y	{ x W { /m'Y	t u	S T	v w	x y	V f W X m'Y	z A W B { Y	{ x W { /m'Y
1	E F	= > < 2 8 r	475	5.45	6.13	11257.20	11	Q Z	h Y r	92	1.36	1.83	13424.41
2	t X	= > ! B r	473	4.12	3.98	9675.48	12	K :	R S " B	128	1.88	1.55	8234.12
3	E 0	乐峰国际中心	282	3.61	3.31	9171.82	13	T U	V W a 2 8 9	137	2.72	1.41	5181.32
4	K :	御峰臻品花园	283	4.12	3.24	7857.73	14	4 5	港航华庭	167	1.67	1.39	8288.84
5	E F	佳景水岸花园	275	3.39	2.73	8047.85	15	e Z	迪茵湖花园	147	1.55	1.28	8307.36
6	t X	雅居乐山海郡	217	2.41	2.69	11120.50	16	e s	华发观山水花园	145	1.28	1.25	9751.92
7	4 5	保利林语	351	2.88	2.17	7542.90	17	e s	畔山悦景花园	94	1.08	1.23	11351.45
8	e s	J 1 K m r	427	3.83	2.04	5332.42	18	T U	a ` 8 9	183	1.82	1.21	6671.22
9	t :	a ? B	300	1.87	2.04	10888.56	19	4 5	L b U ! @ b W 2 :	89	1.04	1.10	10565.08
10	2 0	P r t n 8 9	259	2.79	1.99	7106.85	20	E F	c d r	168	1.28	1.07	8419.81

03

2018 1-9 ! " # | ' " } 及 C D = t u



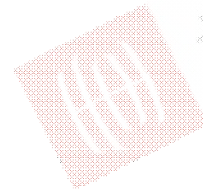
t u	S T	v w	x y	V f W X m' Y	z A W B { Y	{ x W { m' Y	t u	C D =	x y	V f W X m' Y	z A W B { Y	~ A
1	E 0	F " < 2 < %	1271	15.44	14.23	9214.02	1	F "	3112	31.74	27.24	6.69%
2	t :	e o f F	1542	16.43	13.21	8037.68	2	J 1 K	12527	50.09	27.11	6.26%
3	t X	= > , L R r	1490	13.42	13.03	9710.43	3	h Y-	3569	31.44	24.87	6.23%
4	E F	锦绣国际花城	1088	9.85	10.37	10535.74	4	i j 国	2638	19.41	20.11	5.72%
5	Q Z	万科城	906	10.82	10.02	9263.01	5	k l	2506	22.45	18.99	4.62%
6	K :	星汇品峰	1582	7.40	9.05	12217.73	6	e o	1744	17.88		4.36%
7	e s	雅居乐新城	4705	17.47	8.10	4634.38	7	j k				3.11%
8	4 5	F " M N	1217	9.95	7.88	7921.44	8	(1	1246	10.00	7.51	2.46%
9	t X	J 1 K L ! L	1090	9.37	7.62	8128.78	9	) m	796	8.79	7.49	1.73%
10	t u	g h 8 9	996	8.97	7.45	8311.14	10	F "	3112	31.74	27.24	1.72%

世联行 ! " # \$ % & ' ()

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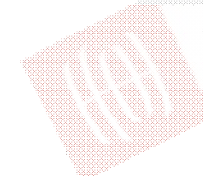


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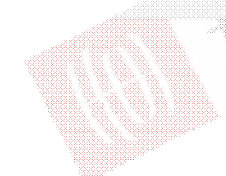
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Ø K \$: ; p y - .

Ø 9 : ; p y , -



| ' S T = > \$ h i p q

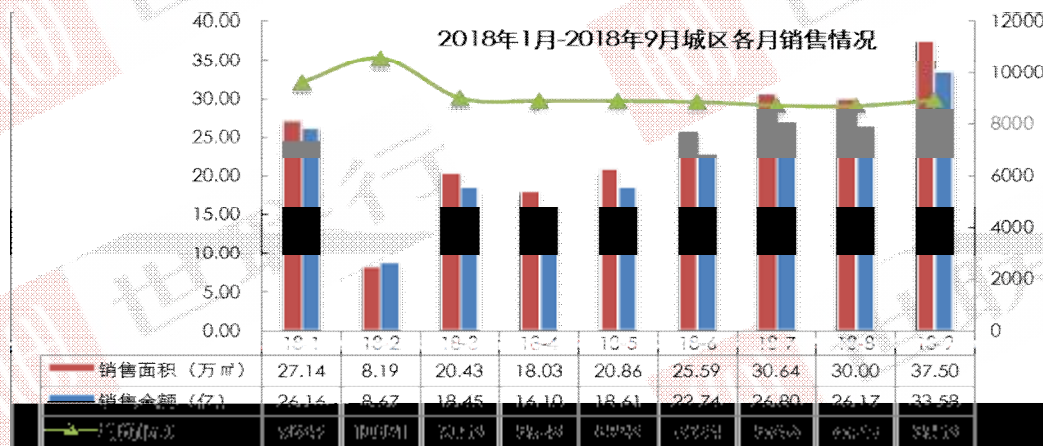


2018 9 ! " # 各镇 S = > \$ h i t u								
t u	镇 S	z A W B { Y	t u	镇 S	h i v f W X 平米 Y	t u	镇 S	{ x W { / 平米 Y
1	E F	11.92786	1	E F	12.58012	1	W !	11529.3
2	4 5	8.074856	2	4 5	9.804708	2	J	10707.11
3	t X	7.867672	3	e s	9.593677	3	t X	10351.37
4	e s	6.932451	4	t X	7.600607	4	E O	10121.92
5	K :	5.636557	5	K :	7.051819	5	Q Z	9882.912
6	A :	5.457091	6	A :	6.157896	6	E F	9481.518
7	E O	5.084258	7	T U	5.150226	7	t :	9321.471
8	J	4.764161	8	E O	5.023017	8	A :	8861.941
9	t :	4.163783	9	2 O	4.805177	9	e Z	8501.765
10	2 O	3.971718	10	t :	4.466873	10	t u	8311.773
11	T U	3.134441	11	J	4.44953	11	2 O	8265.497
12	Q Z	2.688892	12	Q Z	2.720749	12	4 5	8235.693
13	e Z	2.123416	13	e Z	2.497618	13	~ u	8113.863
14	!	1.608555	14	7 j l	2.299294	14	K :	7993.054
15	K V	1.519965	15	!	2.090949	15	" B	7778.286
16	7 j l	1.026279	16	K V	1.967748	16	K V	7724.39
17	~ u	0.923504	17	K #	1.246807	17	!	7692.941
18	t u	0.692416	18	~ u	1.13818	18	C D	7573.839
19	K #	0.59941	19	o B	1.083795	19	u v	7228.057
20	o B	0.461475	20	t u	0.833055	20	e s	7226.062
21	u v	0.398022	21	u v	0.550663	21	T U	6086.026
22	C D	0.376405	22	C D	0.496981	22	K #	4807.557
23	" B	0.319815	23	" B	0.411164	23	7 j l	4463.451
24	W !	0.024526	24	W !	0.021273	24	o B	4257.958

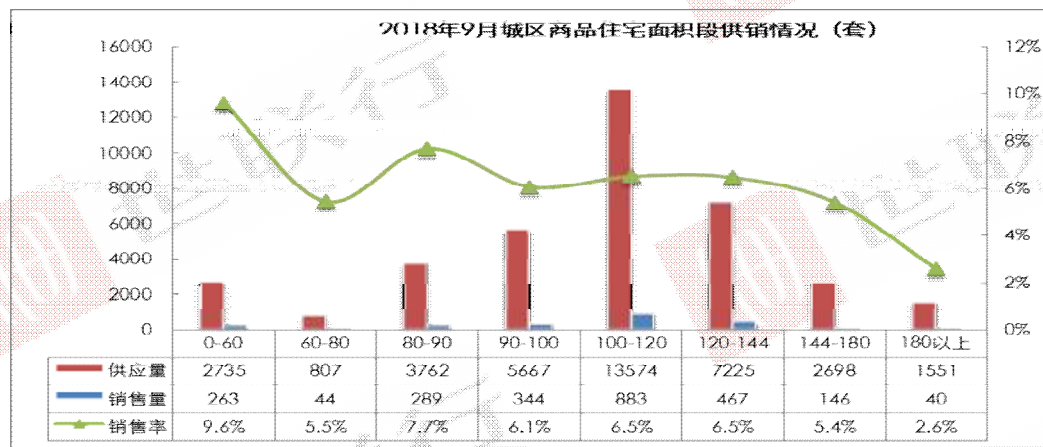
u b Z : p y 1 r A E F `
p y a l o _ 11.92 P Q A
0 T K \$ z * ^ p y a l
q V E F ` { q a 4 5 2
t X A ; _ : ; 2 y M >
? ! > V > ? | (b J
q [0 ` : ; ^

u b p y * ' 1 r A r : '
v) : " 2 A t v Z : `
p y ' v] p / V A @ v
Z : ' v " a i } ^

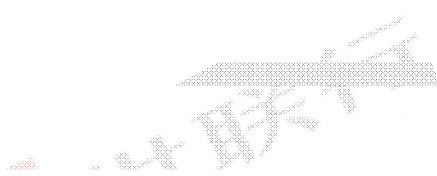
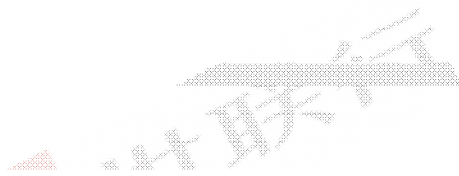
P O Q 1 J R " # H I i S 2 (l < _ O J E 4 1 K T

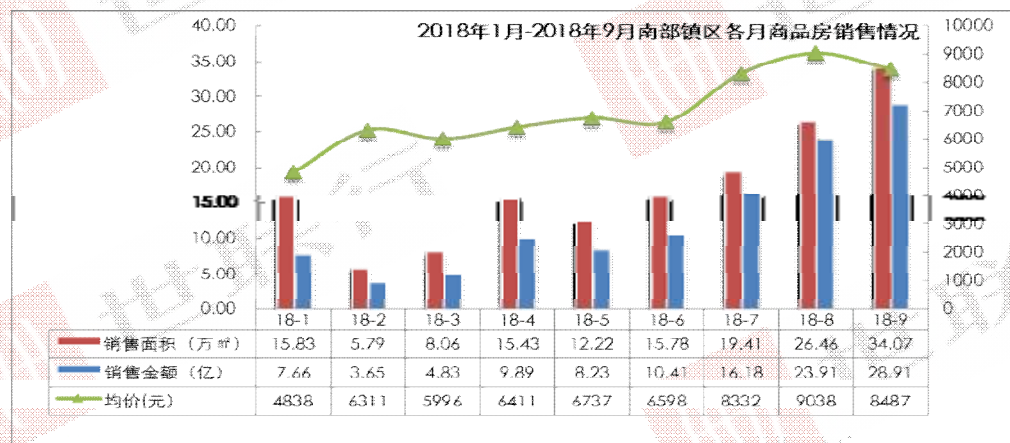


u 2018 ? 9 ? (l r : = > \$ p
y f g 37.5 h i k A p y a l
33.58 P Q A p y * ' a 8953
Q / i k ^



u 2018 ? 9 ? A r : = > J o ` `
K \$ p C Y a 2476 ' A d e)
a 6.5% ^ p C Y 2 y p C f g
A a 100-120m² e 883 ' h 2
120-144m² e 467 ' h 2 90-
100m² e 344 ' h ^



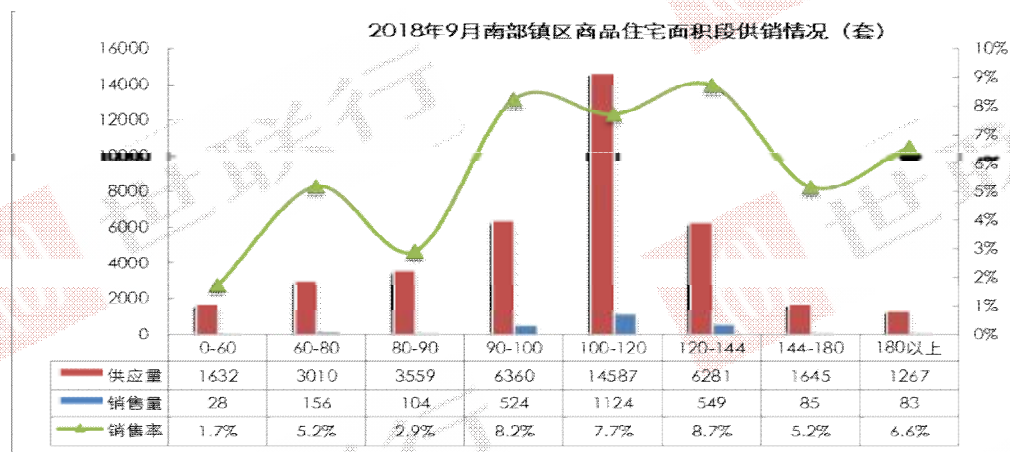


u 2018 ? 9 ? (l @ v Z : = >

\$ p y f g 34.07 h i k A p

y a l 28.91 P Q A p y * '

a 8487 Q / i k ^



u 2018 ? 9 ? A t v Z : = > J

o ` K \$ p C Y a 2653 ' A d

e) a 6.9% ^ p C Y 2 y p C

f g A a 100-120m² e 1124

' h 2 120-144m² e 549 ' h 2

90-100m² e 524 ' h ^



u 9?JA(lbc1pyYR2`:
;aEFANpy**12.58**h^{m²}Ap y
al**11.93**PQA450Tz. At
X*espyY`*v%[^]**9**?tv
Z:*r:WxpCYj"]A@v
Z:pcY"'AtvZ:*r:Y
5Y<B/"o[^]py'vjfAr
:*' &FB/"2`?iA@vZ
:*'"' ^



谢谢



特别声明

> I =) (X Y O Q . 8 A ' - C { ! ({) A I = H 8 m ' * 4 5 + , ^
> F | 6 K I = = k f q o) A " { / o * 8 > I = H 3 - ` . / % 0 1 2 % 3
4 . ^ > I = ` 5 6 7 ! " # 1 2 3 8 9] { F | p] A , : l 8 9 ; < A :
J \$ 5 6 p] V ` R ^ ^ . / C * 8 > I = A = a R ^ E / > ; ^



" 4 \$ % & ' (服务的第一选择

稳健 创 i 服务 " 4