



2019 31

2019.7.29-2019.8.4



SOHO LOFT

CONCENTS

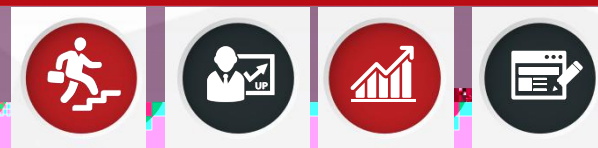




01

楼市资讯

- ▶ 宏观资讯
- ▶ 重庆资讯
- ▶ 热点分析





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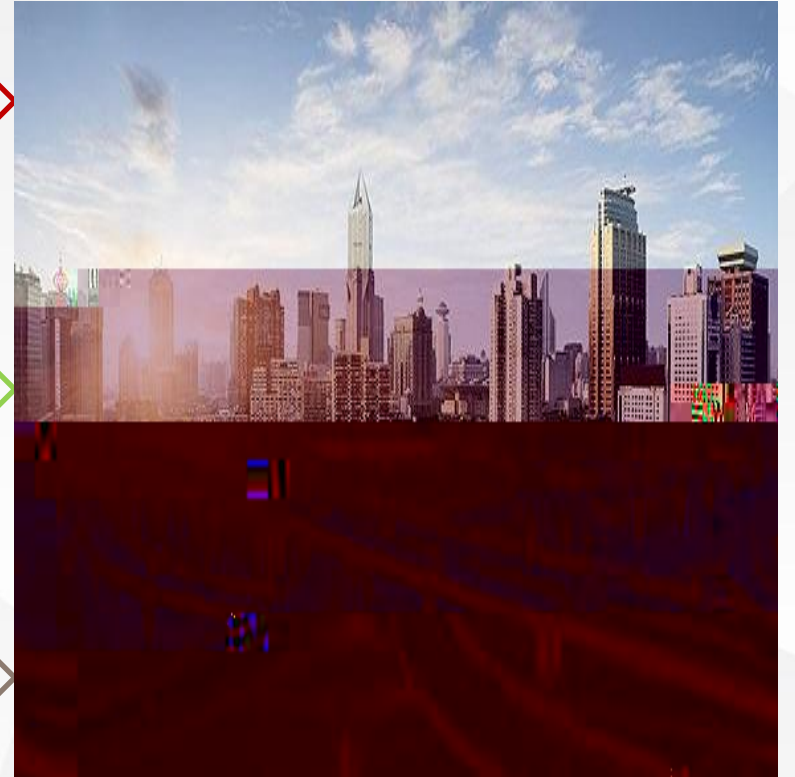
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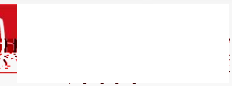
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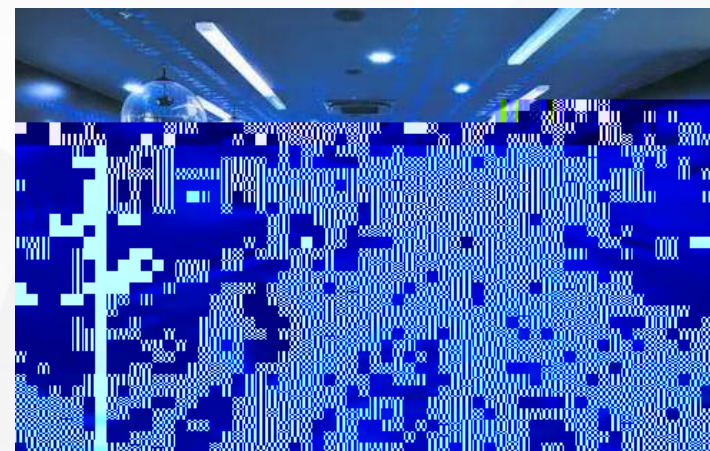
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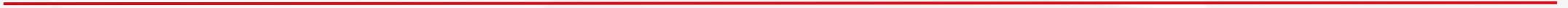


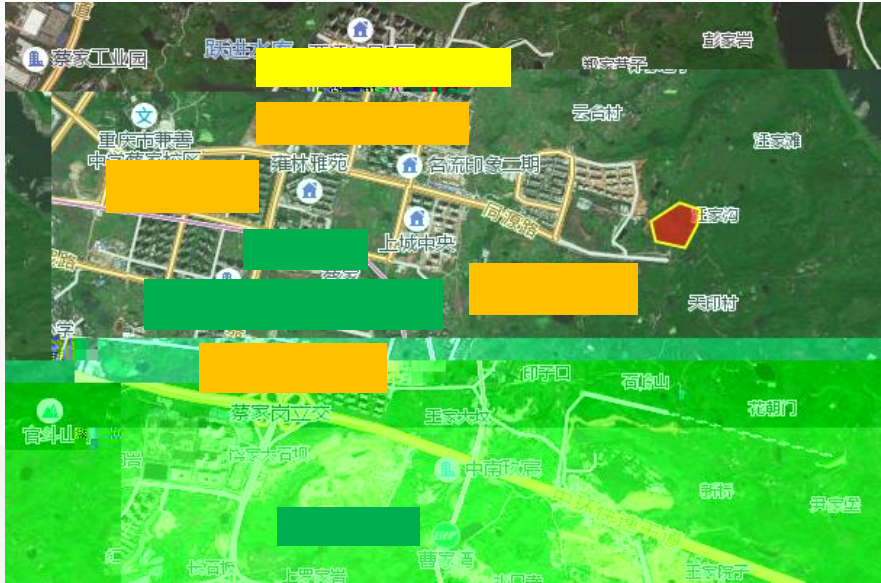
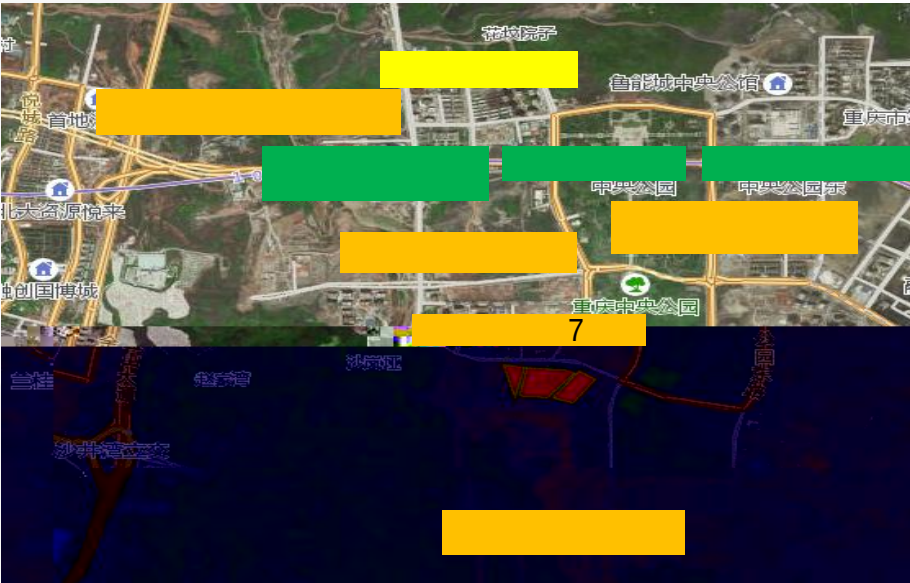
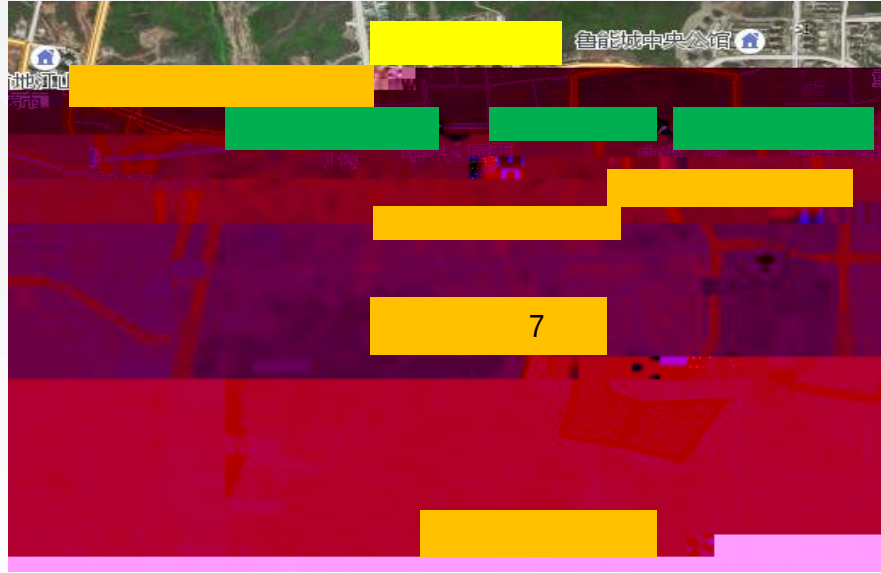
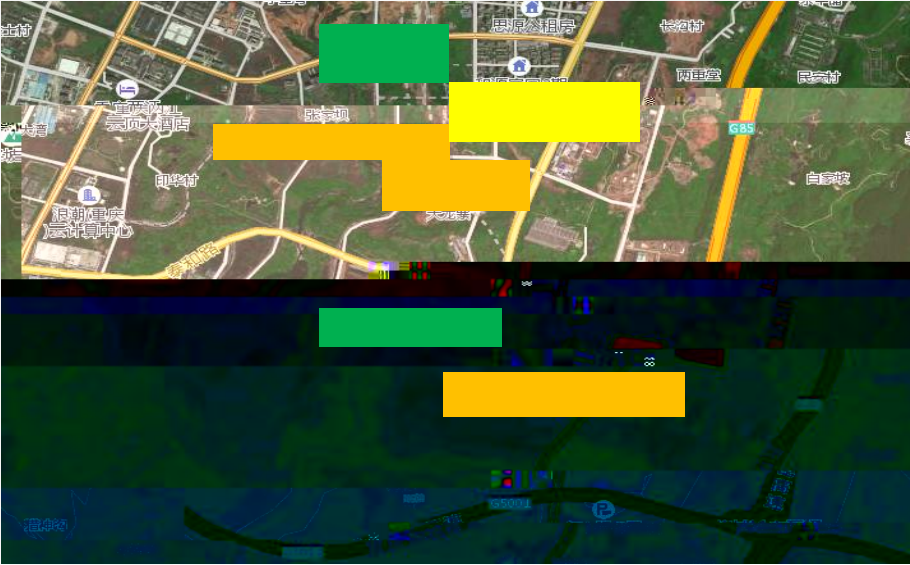
02

土地交易

- ▶ 本周土地供应
- ▶ 本周土地成交
- ▶ 下周出让地块







An aerial map of a city area, likely in China, showing a complex road network and various landmarks. The map is heavily redacted with large black rectangular boxes. Visible labels include '永定公园' (Yongding Park) in the top left, '鼎祥风华美锦' (Dingxiang Fenghua Meijin) in the top center, '山頂' (Shan Ding) in the top right, '酒店' (Hotel) in the middle left, and '锦红' (Jin Hong) in the middle right. The map also shows a large intersection and several smaller buildings and green spaces. The bottom portion of the map is obscured by a large black redaction box.



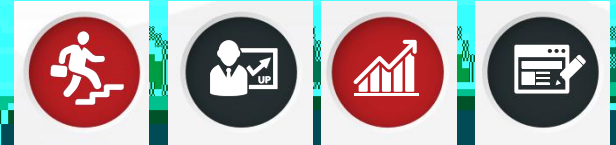
							%			/	/	
1	N11-1/04 N09-2/03 ^N		2019-08-07	29.25	3.90	1.93	10		37434	1280	9600	7487



03

存量房地产市场

- ▶ 总体概况
- ▶ 区域市场
- ▶ 价格走势





【总体表现】供应呈减小 成交环比具价之降

— 供应体量 (万m²) 52.82 6% (5.86) (5.06)

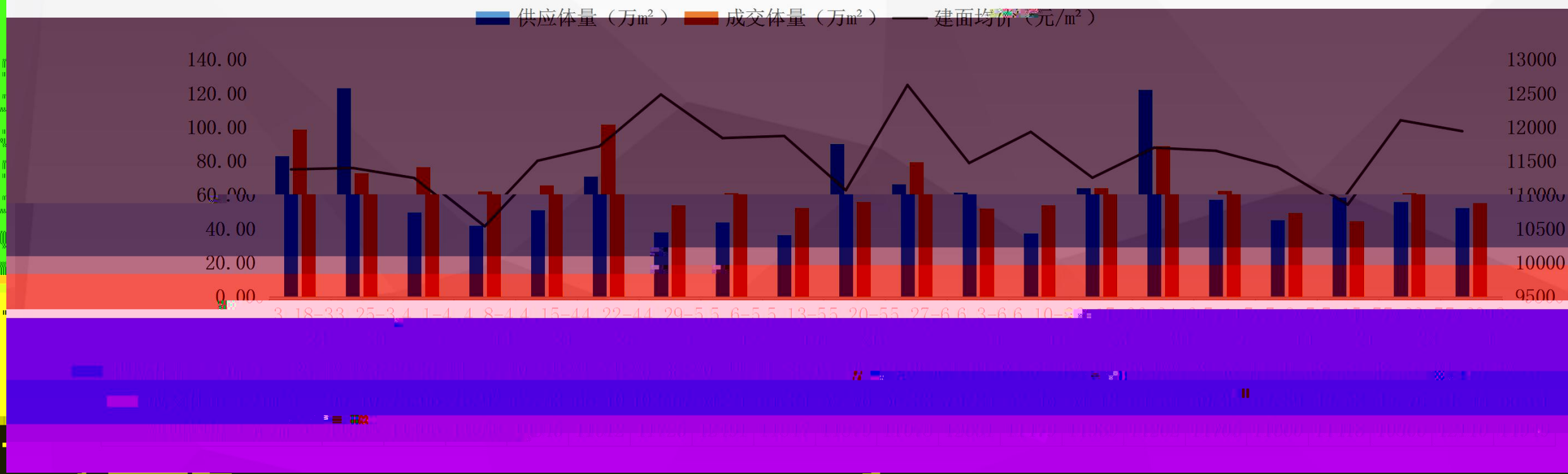
(3.24)

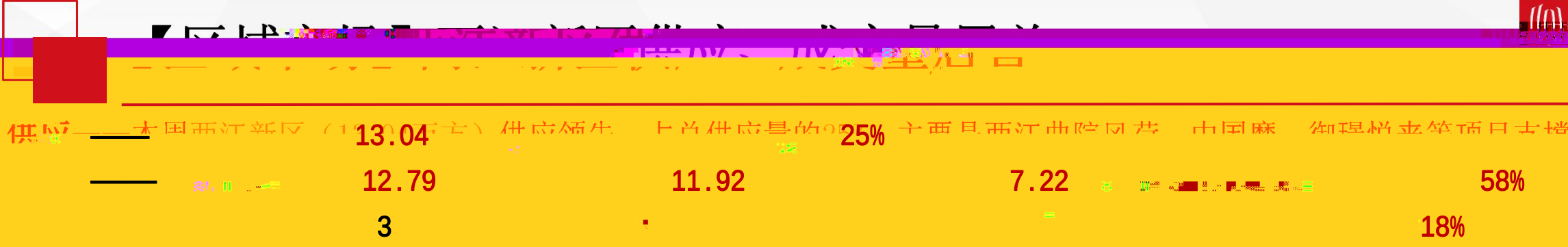
— 成交体量 (万m²) 55.61 10% (2.28) (1.44)

(1.41)

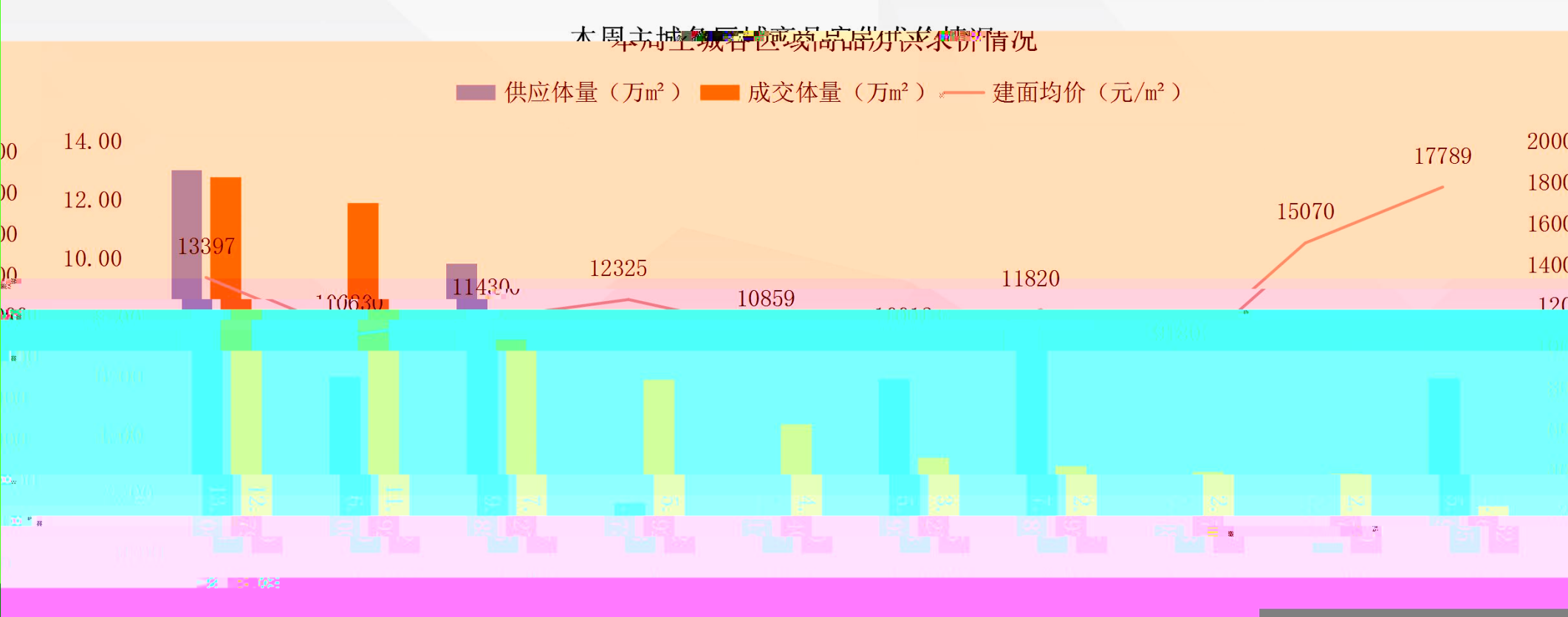
— 2019 成交均价 (元/m²) 11949 / 1% 1691.97 1770.83

近二十周商品房市场供求价走势





捷五金机电城、瀚尚羊栖儿里等项目车库成交量较大影响。





【住宅市场】供应减少，成交环比量降价升

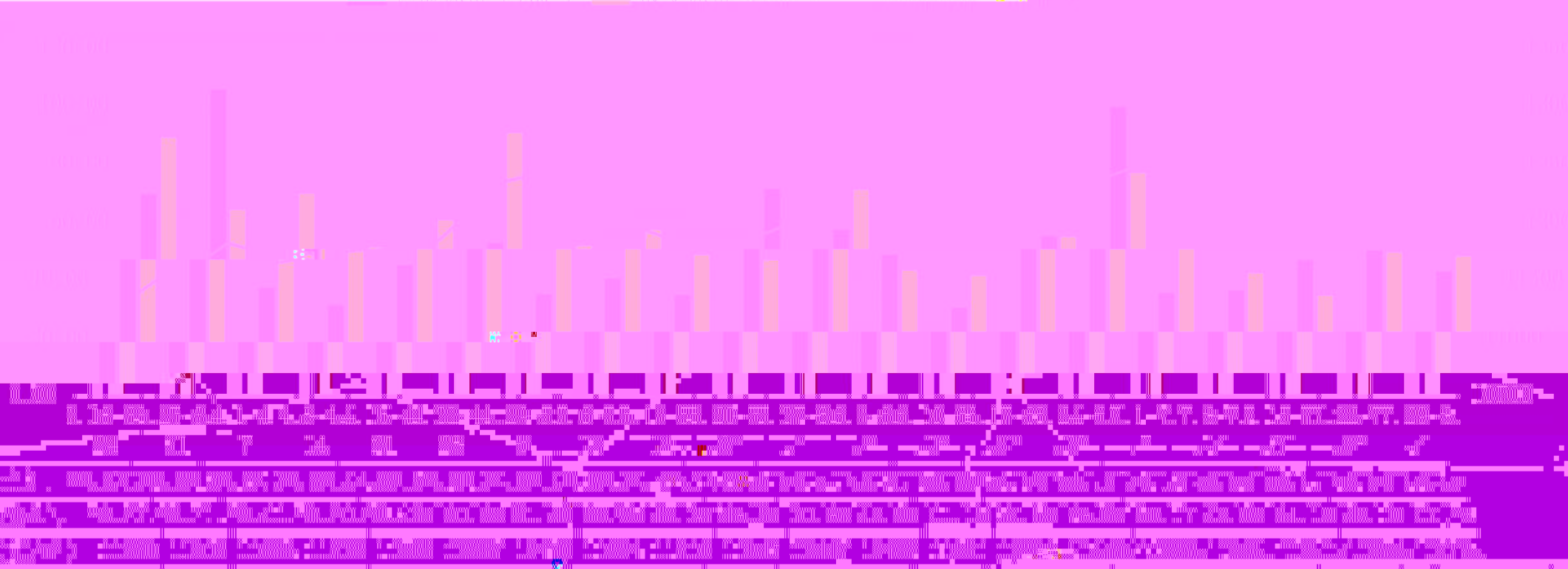
供应——本周住宅新增42.49万方，环比下降15%，上商业房供应的76%。

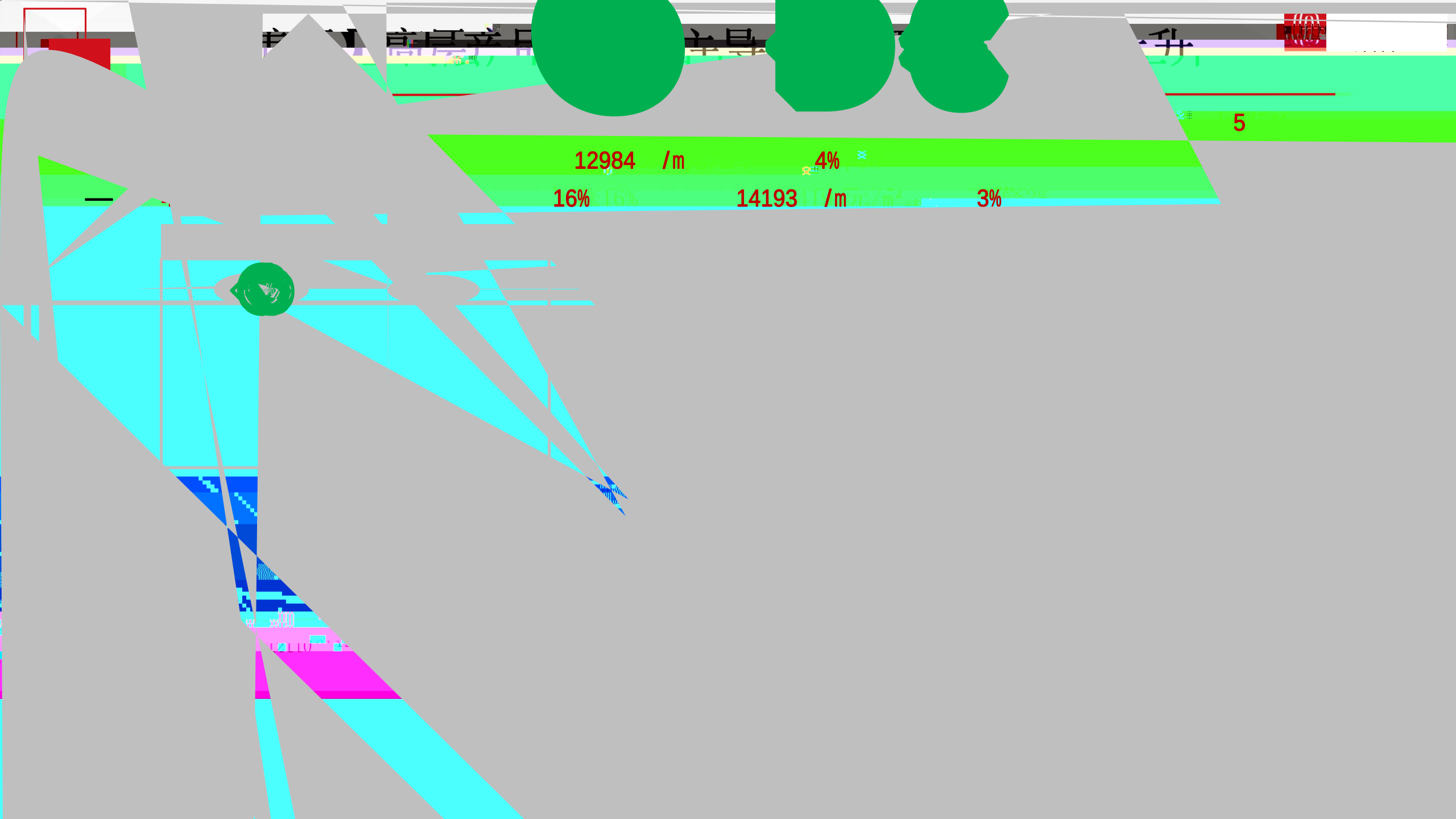
成交——本周住宅成交47.78万方，环比上升3%，上商业房成交的78%。

均价——本周住宅均价12752元/㎡，环比上升3%。

近二十周商品住宅市场供求价趋势

供应体量（万㎡） 成交体量（万㎡） 均价（元/㎡）





5

12984 /m

4%

16%

16%

14193 /m

3%

3%

2.90元

1.70

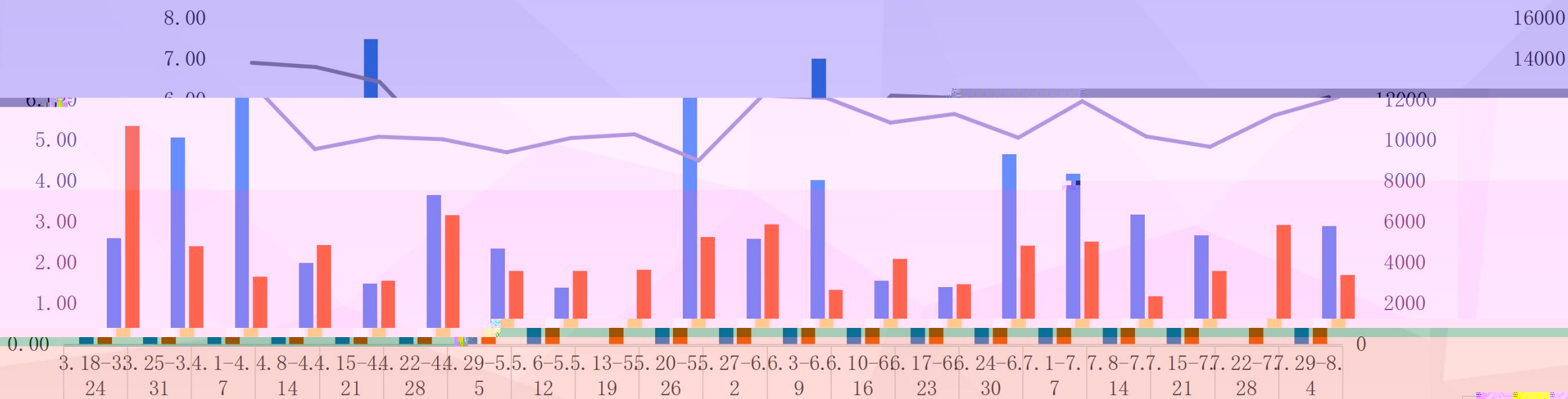
42%

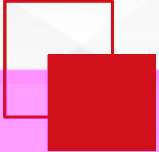
12122 /m

8%

近二十周商务市场供求价走势

供应体量 (万m²) 成交体量 (万m²) 建面均价 (元/m²)





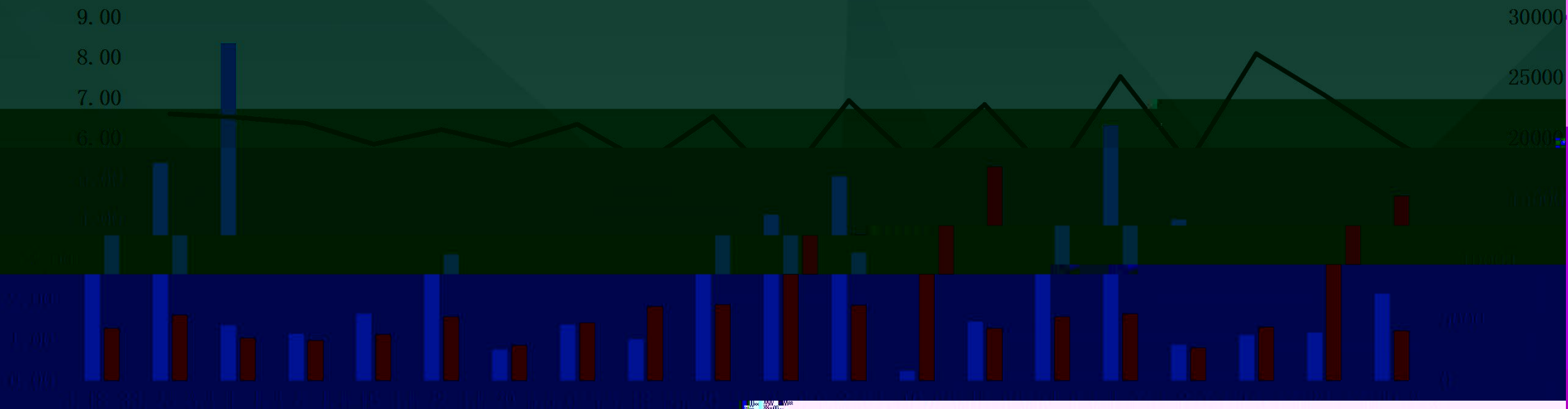
【商业市场】供应增加，成交环比量价齐降

供应——本周新增2.17万¹⁷，环比上涨80%，80%要有龙湖西宸原著、中昂别院、约克郡等八个项目供应；

成交——上周成交环比量价齐降，继续下降2万，环比下降73% 16572元/m² 下降17%

近二十周商业市场供求价格走势

供应体量 (万m²) 成交体量 (万m²) 楼面均价 (元/m²)

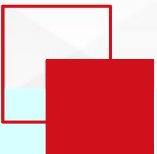




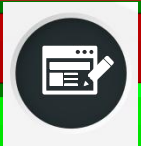
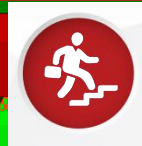
			m ²	(/m ²)
1		233	2.28	10217
2		142	1.44	14202
3		124	1.40	14049
4		105	1.30	17966
5		124	1.19	11600
6		91	1.10	11187
7		66	1.03	18181
8		86	1.00	15608
9		89	0.97	12949
10		109	0.88	10807

			m ²	(/m ²)
1		73	2470	8139
2		50	2039	20558
3		6	1953	13764
4		9	1753	13353
5		32	1369	13473
6		30	1267	7111
7		20	831	11187
8		21	759	13946
9		18	595	8851
10		14	577	9230

			m ²	(/m ²)
1		15	905	24552
2		20	826	12218
3		13	738	19580
4		9	633	11641
5		8	578	13702
6		10	506	19856
7		6	491	16625
8		9	489	14946
9		8	415	13066
10		5	347	10814



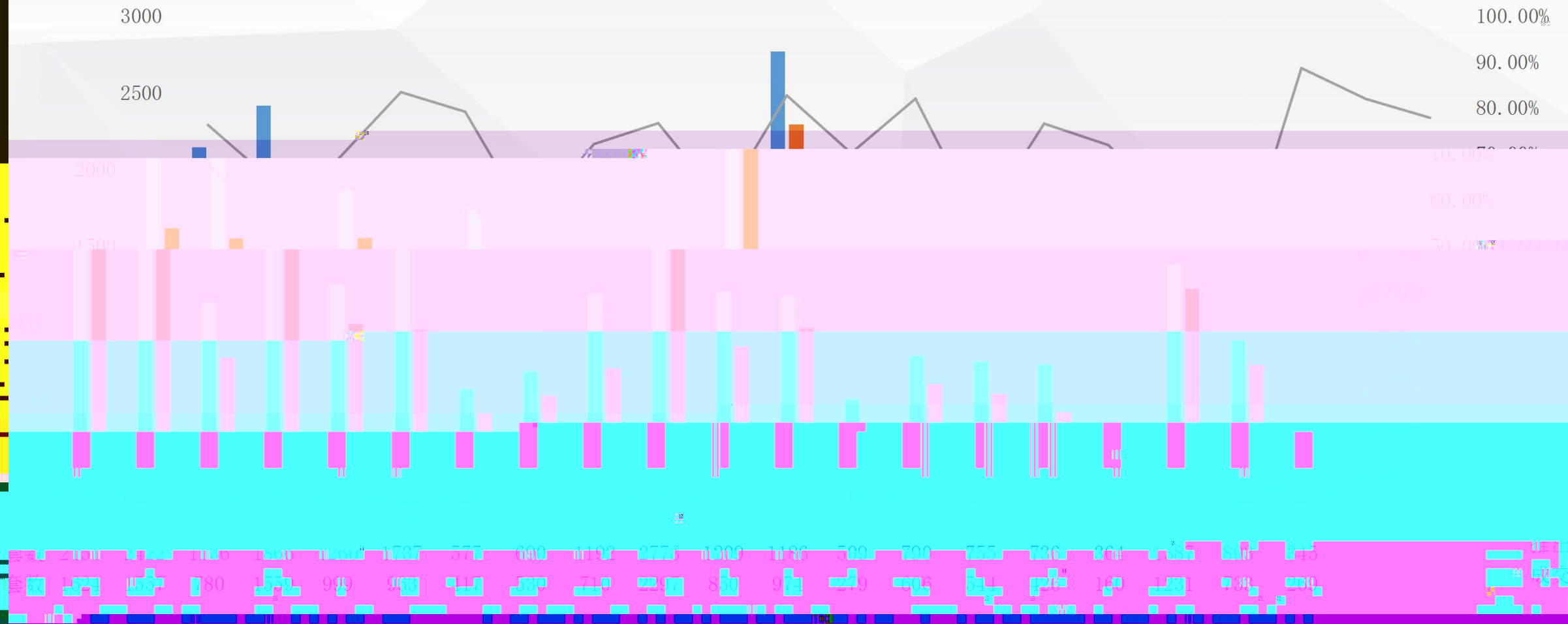
04





近二十周主城区新推开盘走势

推出套数 成交套数 认购率





								%			/	/	
1	2019/7/29			3		112	112	100%	65.28-90.56	9.9	10800	10692	1000-1500 /
2	2019/8/2			6		76	70	92%	145.31-150.67		12800	12800	
3	2019/7/30			2		52	46	88%	103.02-129.94		8878	8878	
4	2019/7/31			4		69	33	48%	119.16-153.23		16400	16400	3000 /
5	2019/8/1			10		16	5	31%	197.8		14449	14449	
6	2019/7/30			2		20	3	15%	141.95-145.61		16500	16500	



THANKS FOR READING!

2019 30

2019.7.22-2019.7.28