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2019.7.29-2019.8.4



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CONCENTS

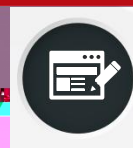
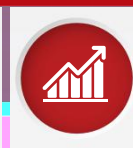
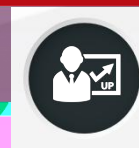




01

楼市资讯

- ▶ 宏观资讯
- ▶ 重庆资讯
- ▶ 热点分析





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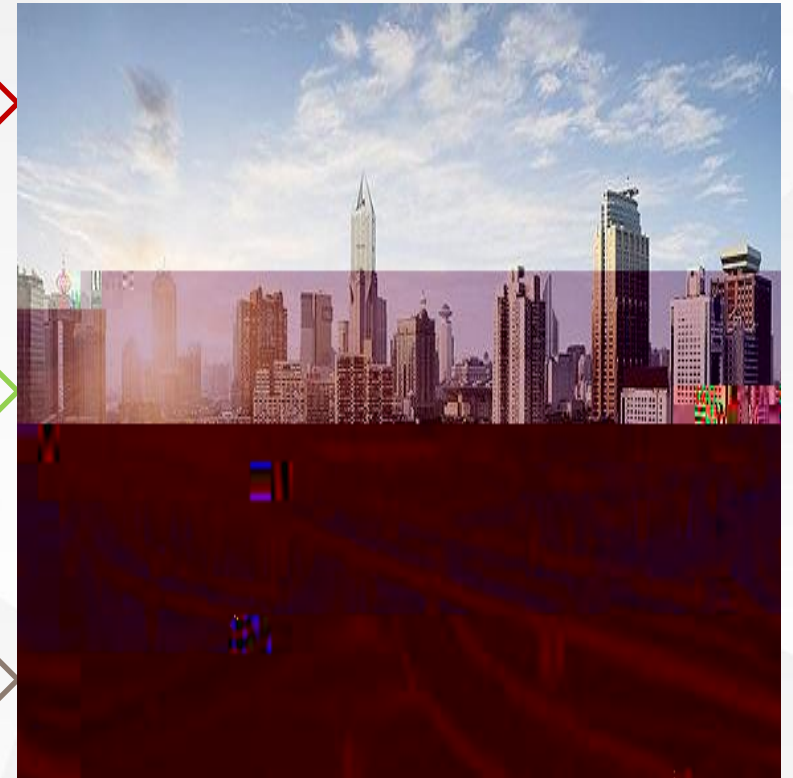
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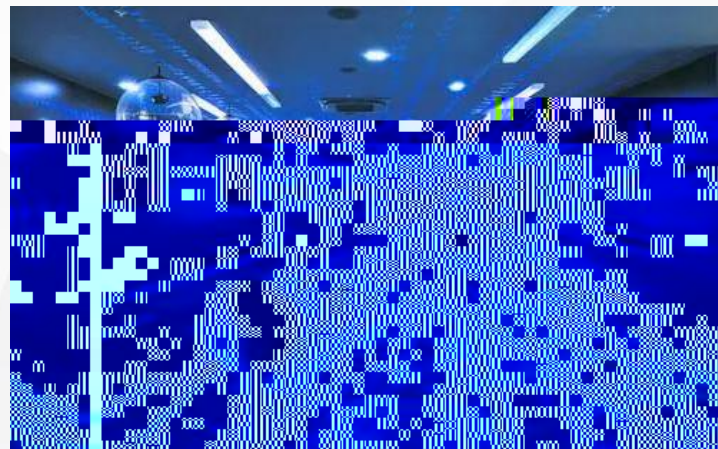
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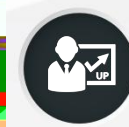


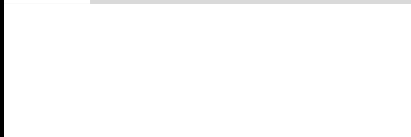
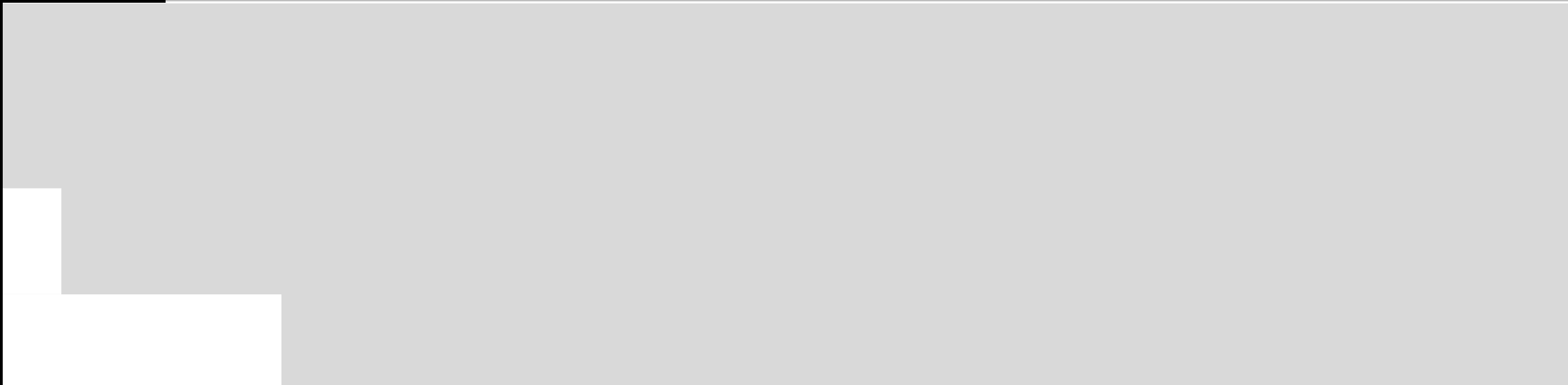


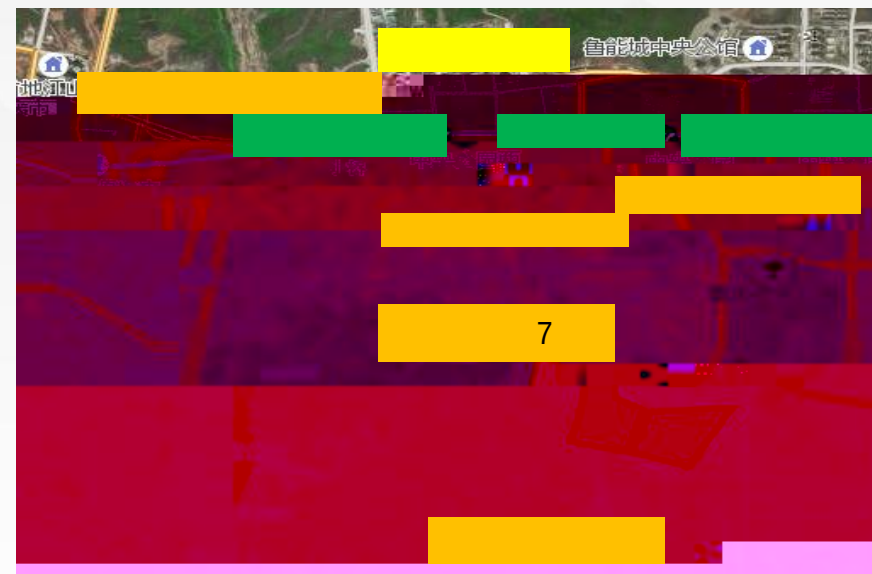
02

土地交易

- ▶ 本周土地供应
- ▶ 本周土地成交
- ▶ 下周出让地块

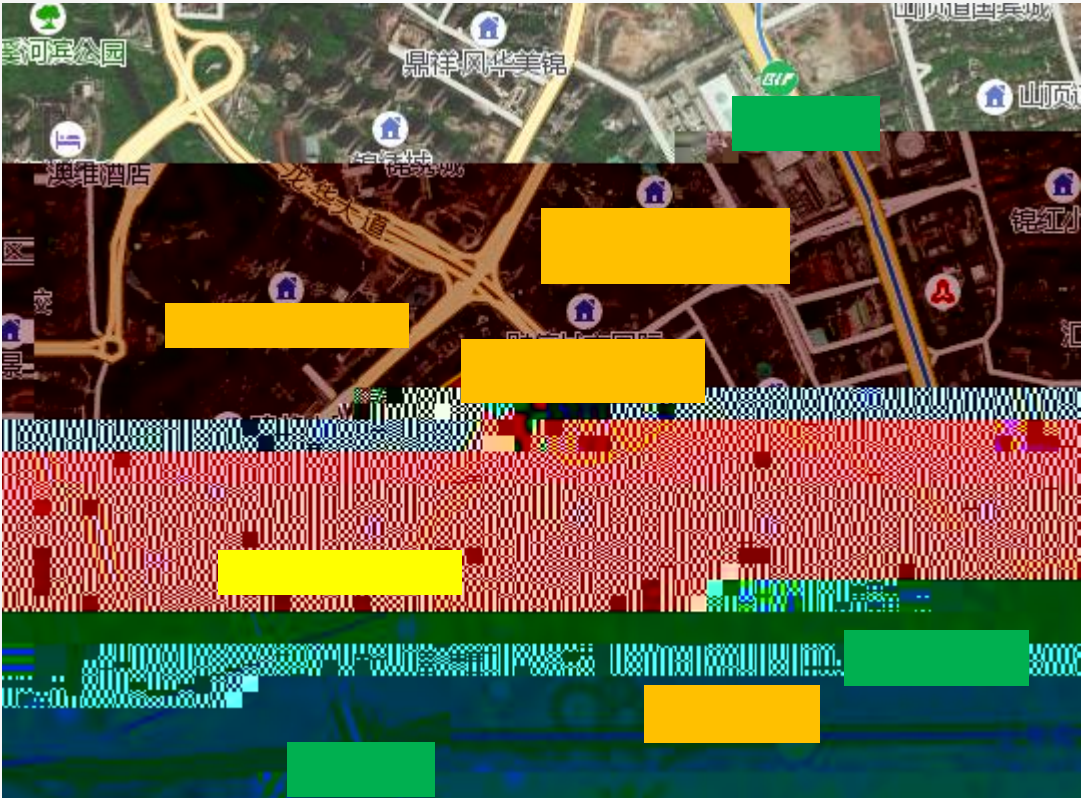








							(/)	(/)		%		
1	C5-1C C6-1		31.32	4.03	1.93	53000	1246	13167		35.81%		2019-07-31





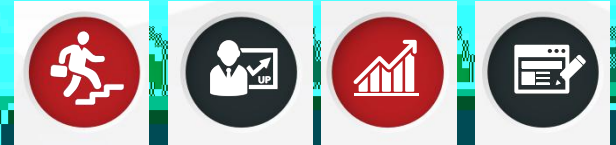
							%			/	/	
1	N11-1/04 N09-2/03 ^N		2019-08-07	29.25	3.90	1.93	10		37434	1280	9600	7487



03

存量房地产市场

- ▶ 总体规模
- ▶ 区域分布
- ▶ 存量结构





【总体表现】供应呈减小 成交环比具价之降

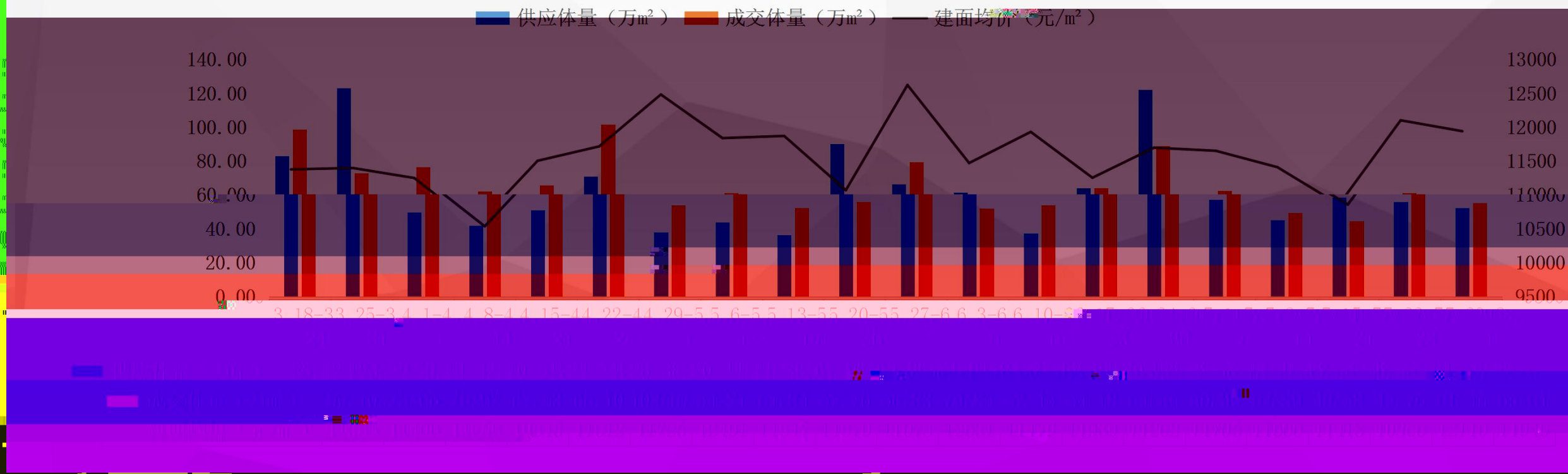
—— 供应体量 (万m²) 52.82 6% (5.86) (5.06)

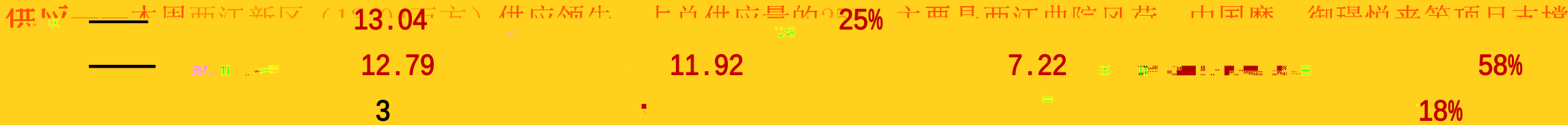
—— 成交体量 (万m²) 55.61 10% (2.28) (1.44)

—— 建面均价 (元/m²) 11949 / 1% 1691.97 1770.83

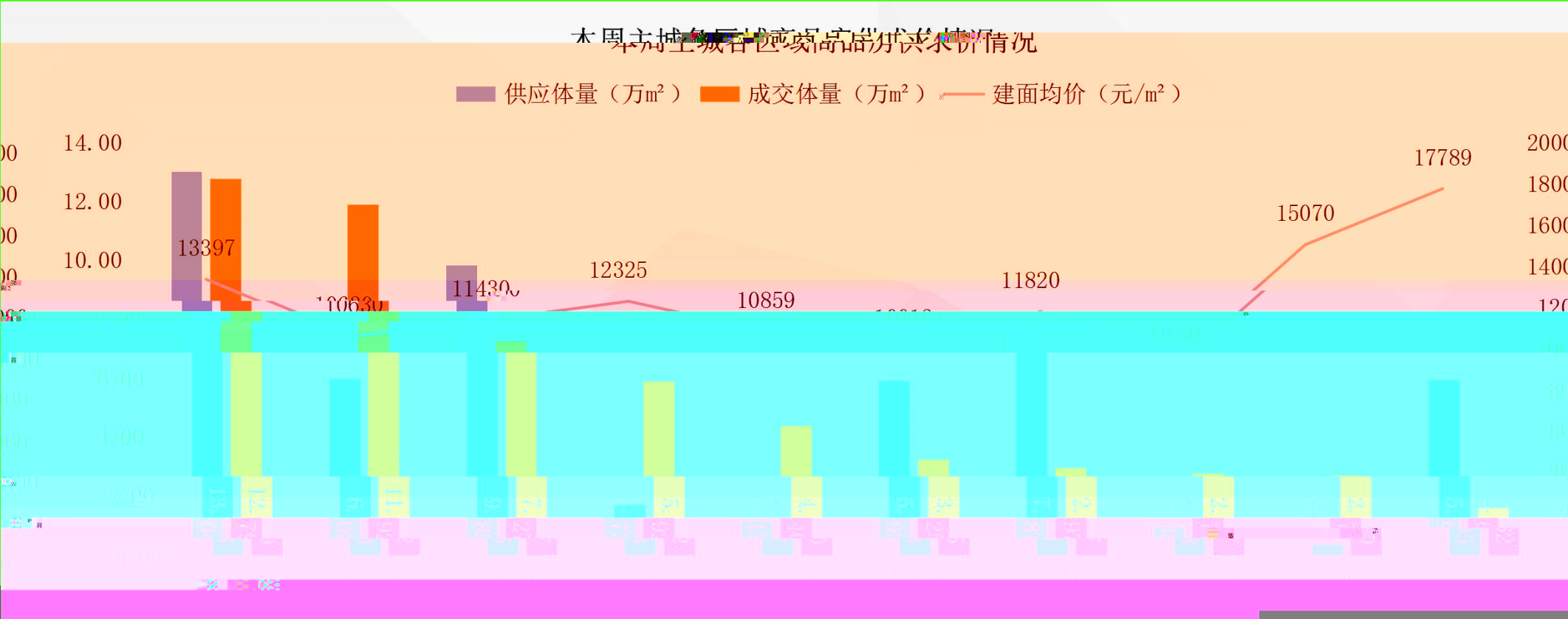
—— 2019

近二十周商品房市场供求价走势





捷五金机电城、瀚尚羊角几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

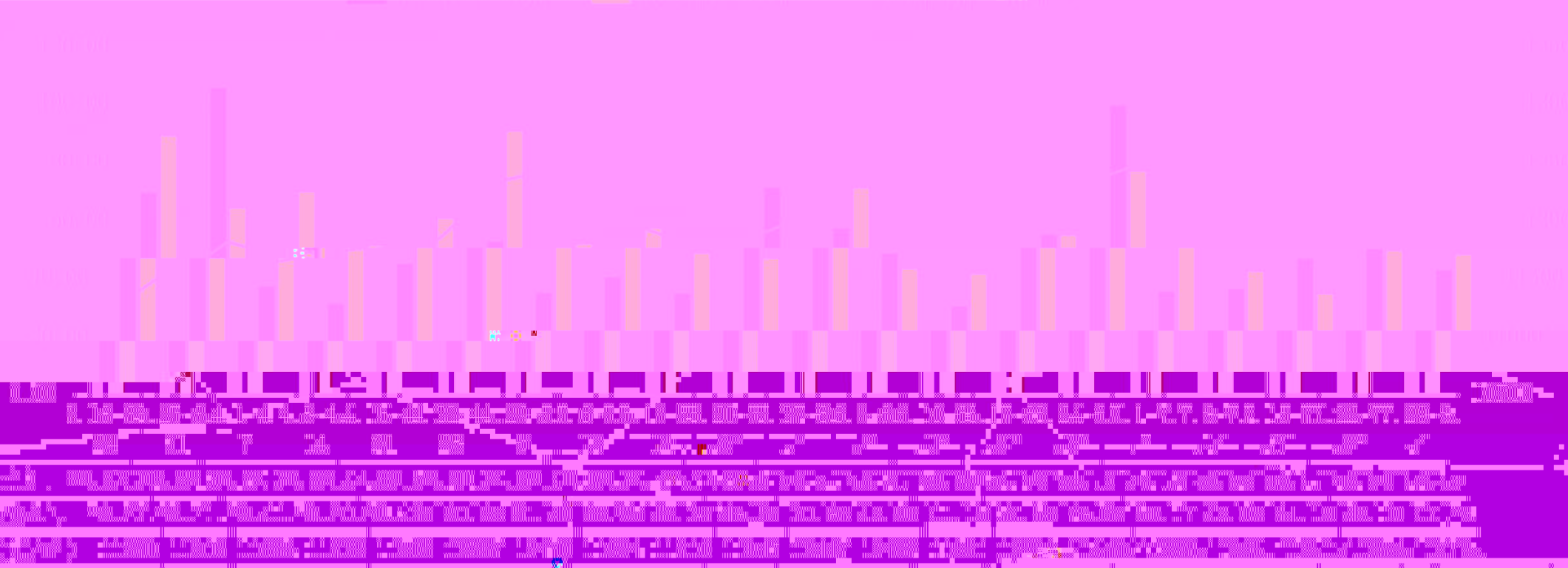
供应——本周住宅新增42.49万方，环比下降15%，上商业房供应的76%。

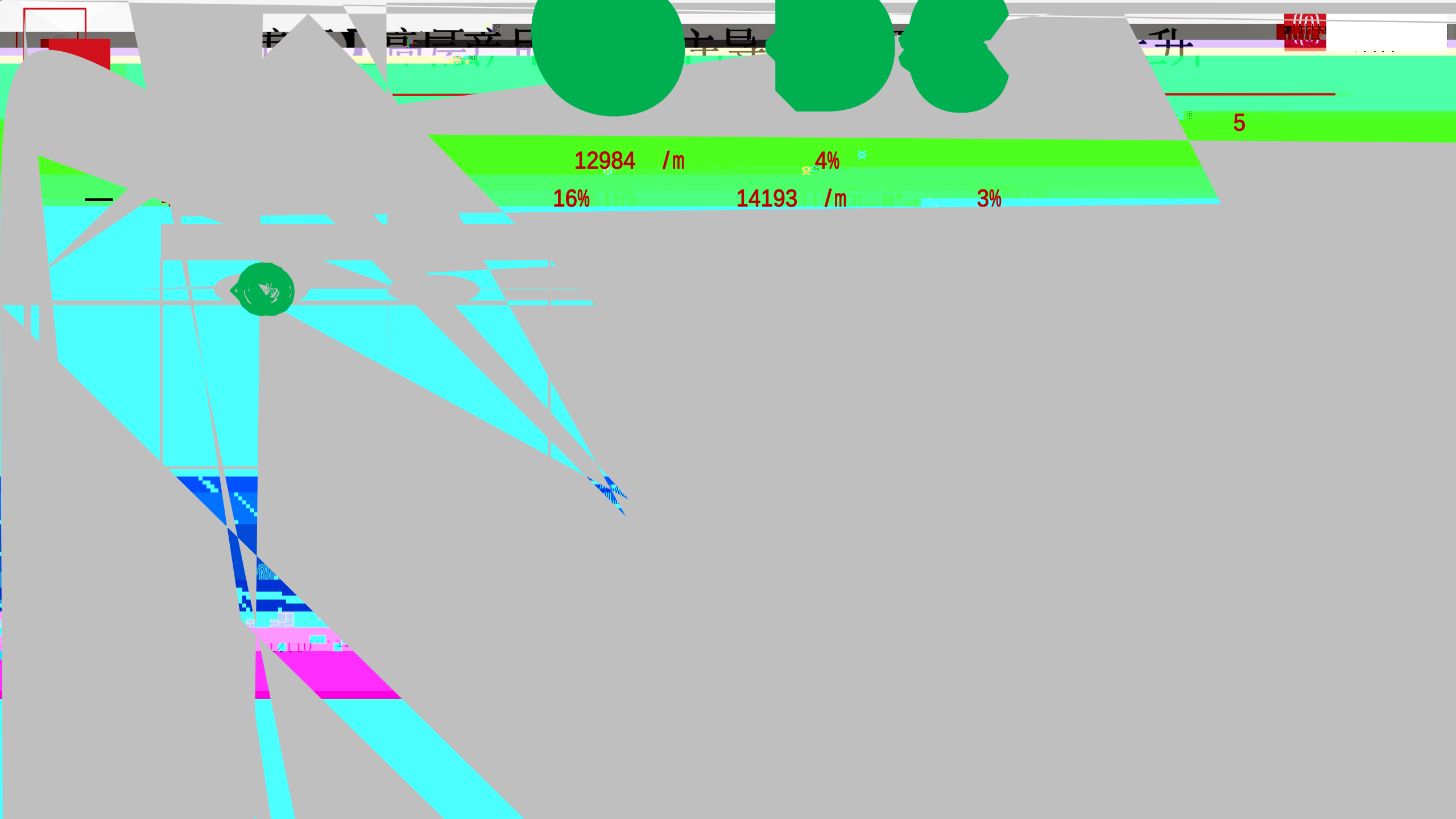
成交——本周住宅成交47.78万方，环比下降3%，上商业房成交的78%。

均价——本周住宅均价12752元/㎡，环比下降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/方

1.70

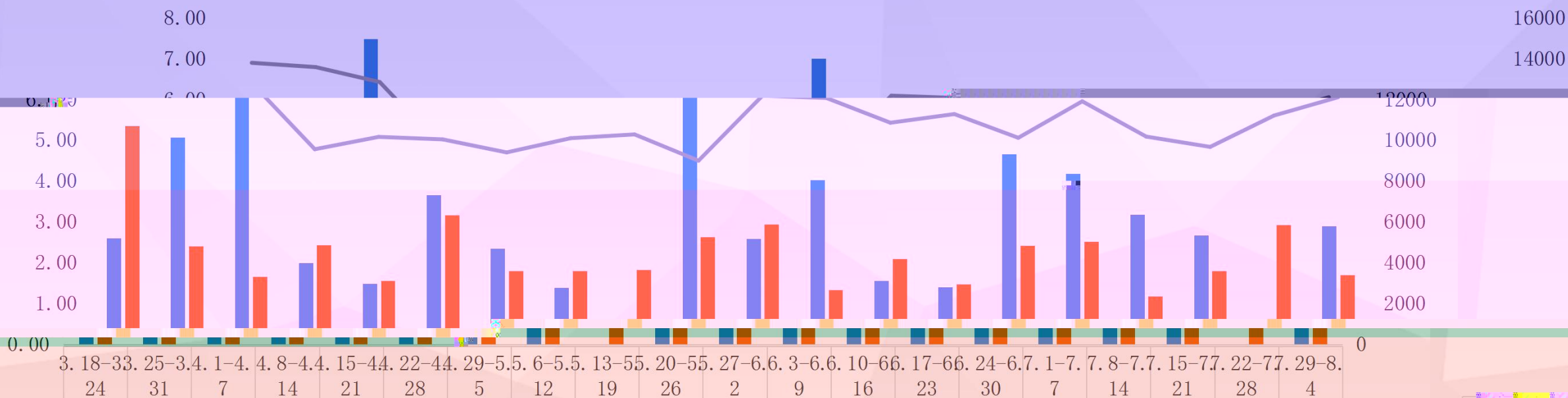
42%

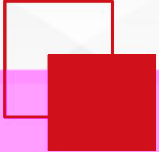
12122 /m

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)





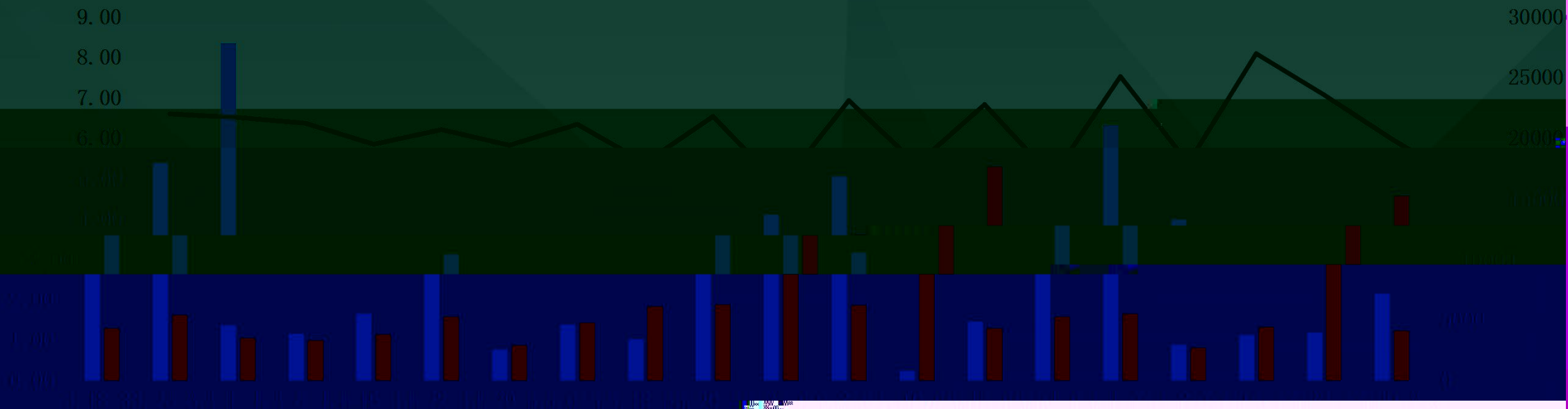
【商业市场】供应增加，成交环比量价齐降

供应——本周新增2.17万²，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2万²，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)

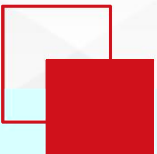




			m ²	(/m ²)
1		233	2.28	10217
2		142	1.44	14202
3		124	1.40	14049
4		105	1.30	17966
5		124	1.19	11600
6		91	1.10	11187
7		66	1.03	18181
8		86	1.00	15608
9		89	0.97	12949
10		109	0.88	10807

			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



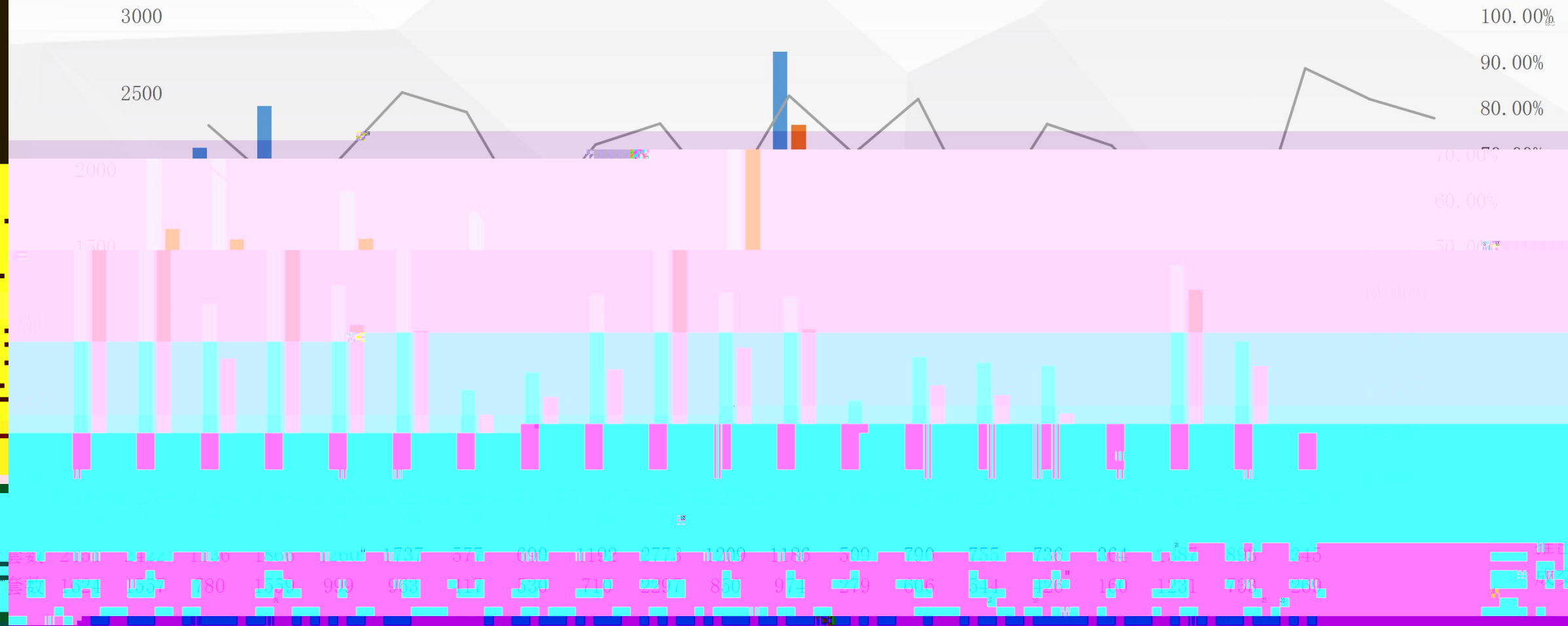
04





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