

江静潮初落 当春化自开

世联行粤港澳大湾区2019年房地产市场报告

.....	1
.....	3
.....	6
2019	7
.....	7
.....	9
2019	23
.....	23
.....	23
2019	29
.....	29
.....	29
2019	32
.....	32
.....	34
2019	38
.....	38
.....	38
2019	42
.....	42
.....	43
2019	49
.....	49
.....	52
.....	57
2019	59
\$! ¥RăZÛ	68
¥RăZÛ03 «0'.İ	69
#Û_²GÂ8.....	70

1	2011-2019	GDP	%		3
2		PMI	%		3
3					4
4	CPI PPI				4
5					4
6					4
7					5
8					5
9	2015				

42		16
43		23
44	2019	23
45		24
46	2018 -2019	24
47		25
48	2013-2019	29
49	2013-2019	29
50		30
51		30
52		30
53	2019	32
54	2014-2019 /	32
55	2018-2019	33
56	2019 /	34
57	2015-2019 /	35
58	2018-2019	35
59	2019	38
60		39
61	2019	42
62	2019	43
63	2014-2019	44
64		44
65	2019	45
66		49
67	2019	49
68		49
69	2019	49
70	2019	50
71	2019	51
72		52
73	2019 1-11	52
74	2019	53
75	2019	53

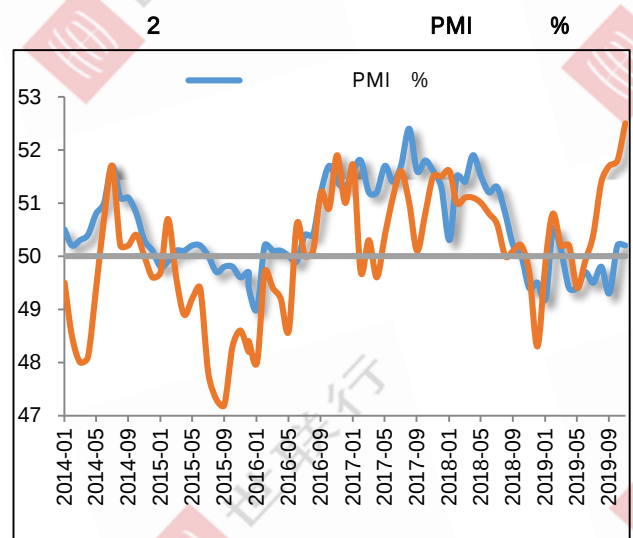
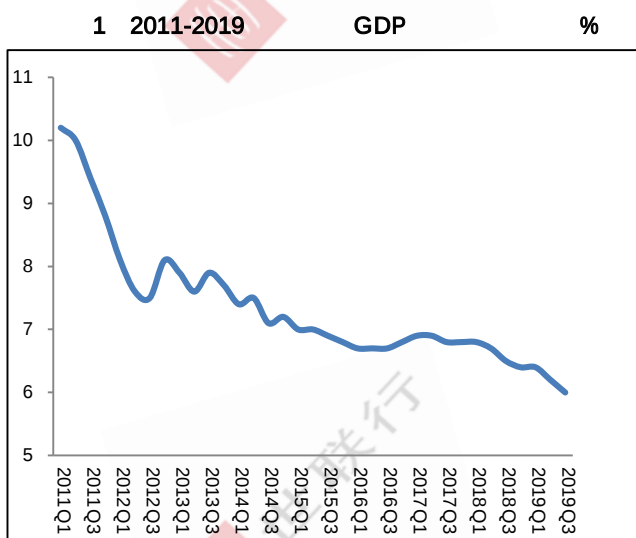




41) 60%) 1 1554 & U y ¥ Rã ZÜ 3003 « ä) % É + 17 y 5 ¼ 2 R

GDP 6.2%

2019 12 PMI 50.2% 11



CPI

PPI

11

M2

196.14

8.2%

0.2

M1

56.25

3.5%

0.2

2019 12

4.5%

2019

2.9%

2019 12

1.3%

2019

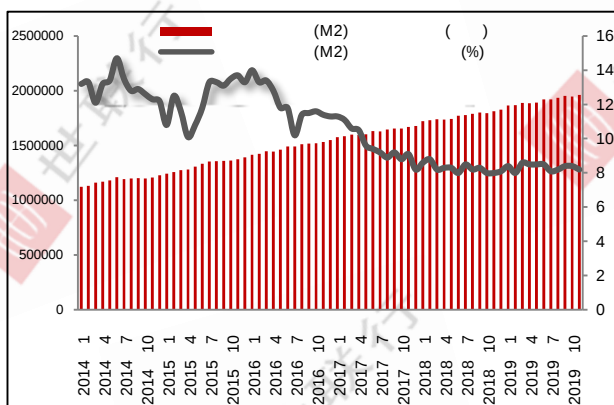
0.5%

0.3%

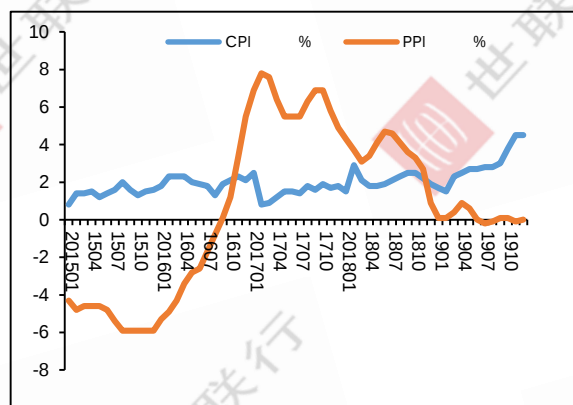
0.7%

4) 60) É 1 1554 & Û y ¥ Rã Z Û 3 0 0 0 3 « ä) ç % É + 1 7 y 5 ý ¼ 2 R

3



4 CPI PPI



2019 1-11

14.89

0.2%

1-10

0.1

13.08

1.6%

13.90

7.3%

12.17

10.7%

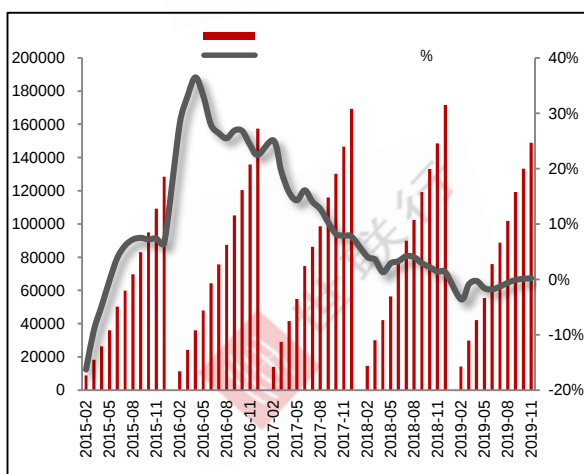
“

”

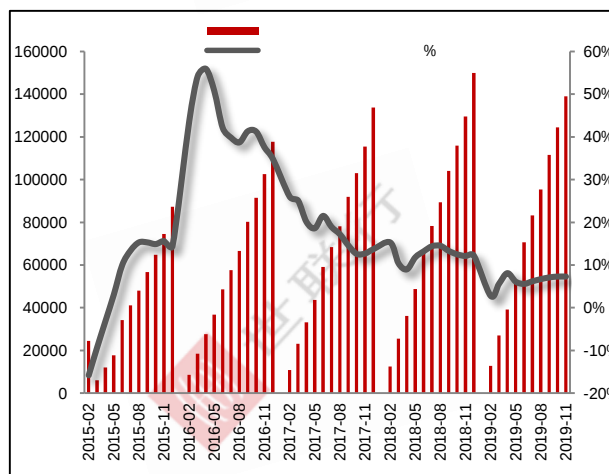
“

”

5



6



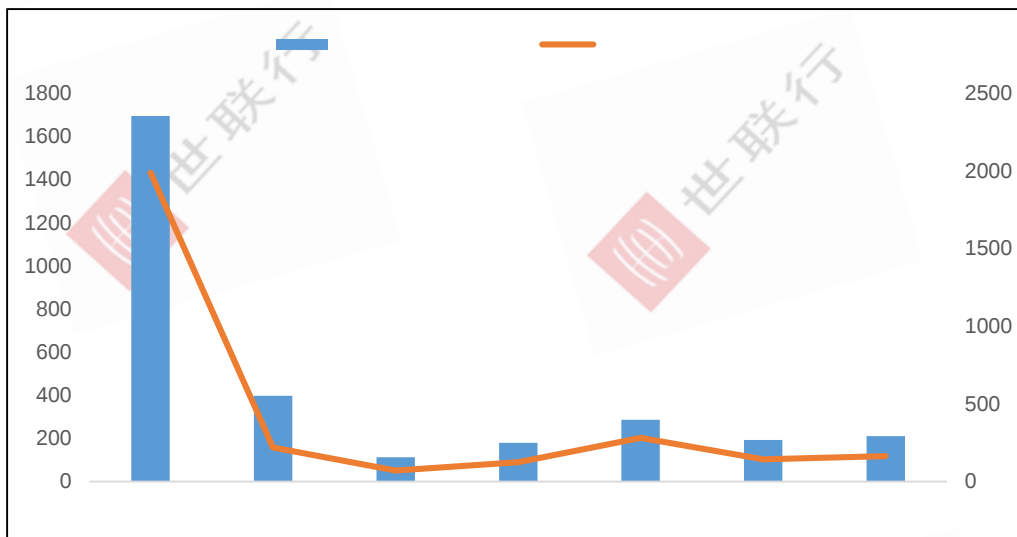
4) 60'É 1 1554&Ù y ¥RăZÛ3003 « å)¿%É+17y5ý ¼2R

2019
1695

3078.76

2998.56

10 2019 7



/

7782 /

2019

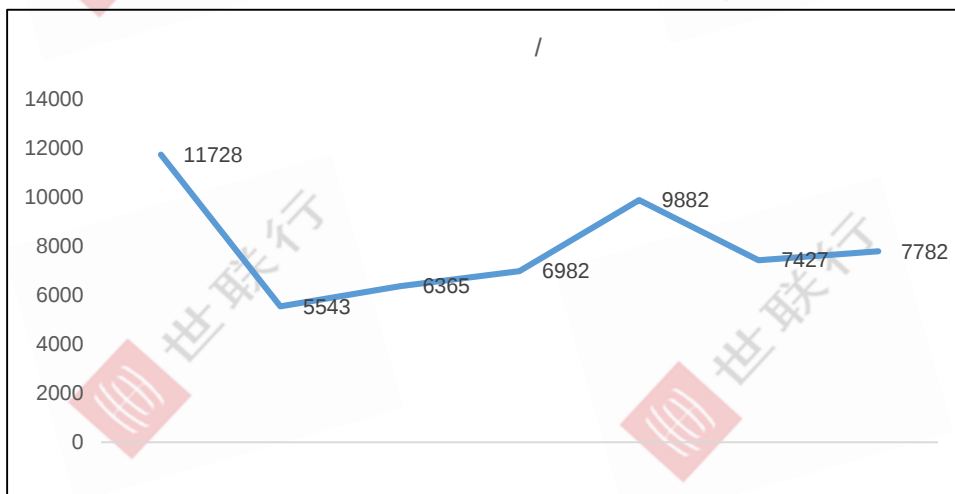
6982 /

7427 /

11728 /
6365 /

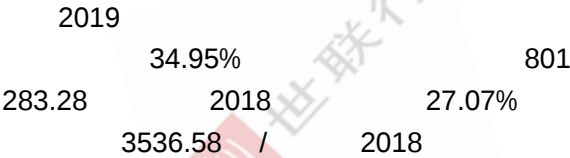
9882 /
5543

11 2019 7



2019

1.

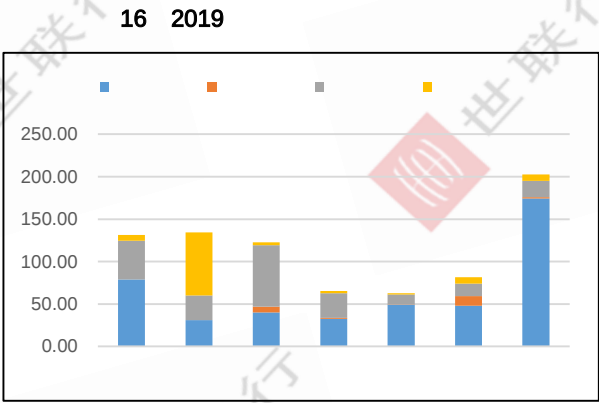
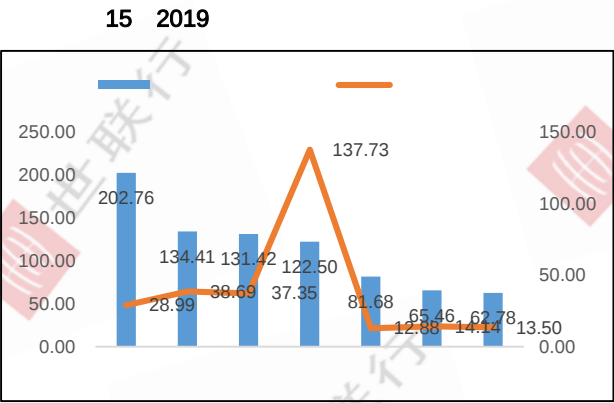


12

13

14 2019

4)¿!60)É 1 1554&Ù y ¥RăZÜ3o003 « å)¿%É+17y5ý ¼2R



2019

16

27%

17 2019				
		/ 1/		. 011
		.	1	0
	/		/ 0.	.
			1	. 1
		/	.	1 1
		1	0	.
		. 0/	/.	
			.	. 0
		/0	1	1 0
		.	1	/
		/ 1		.
		1	0	/
		.	/	1 1
		00	. 1	
			.	1

4)¿!60')É 1 1554&Ù y ¥RăZÛ3c003 « å)¿%É+17y5ý ¼2R

1.

2019

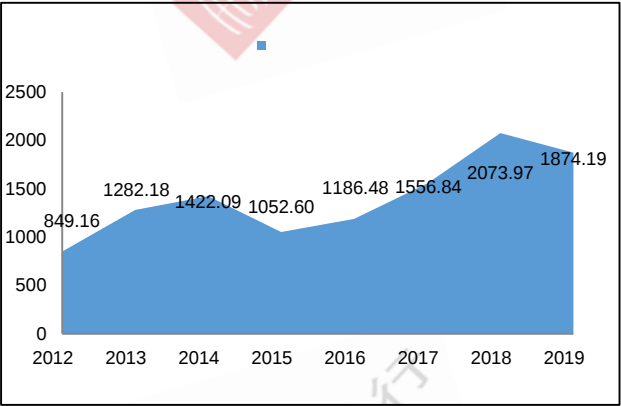
6.89%

1874.19

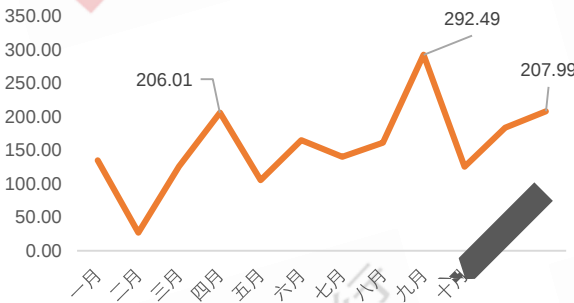
9.63%

184125

18



19 2019 1-12



20 2019

4) 60%) 1 1554 003 « 175 1/2 R

2.

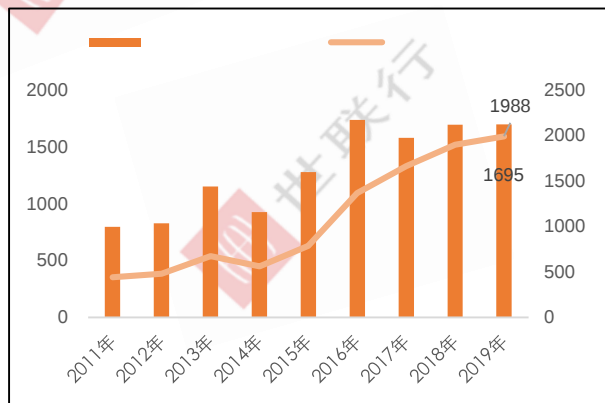
2019
4.77%

1695
11728 /

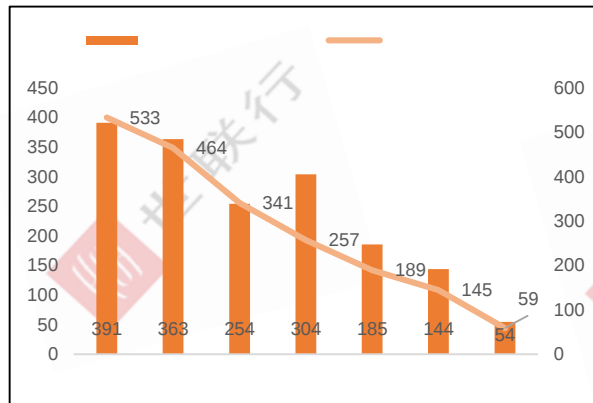
0.18%
2018

1988
4.57%

21



22 2019

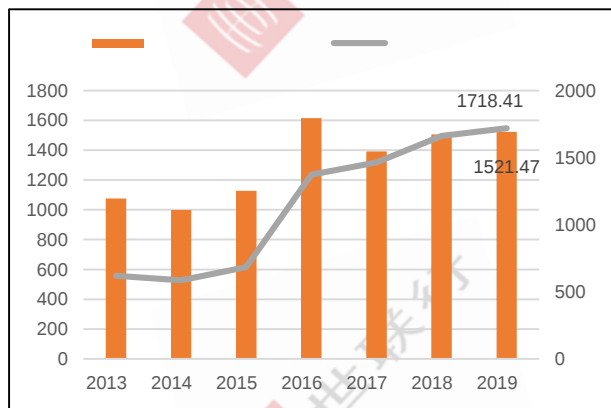


1718

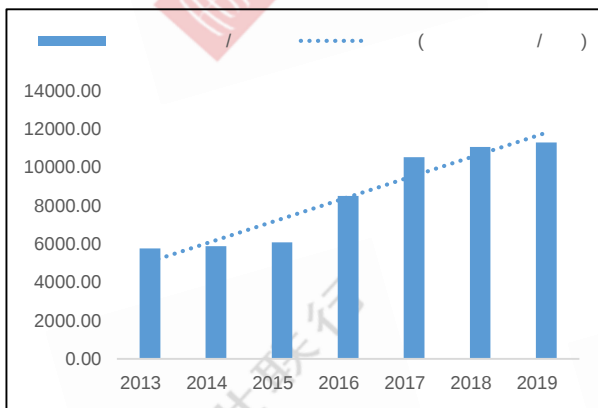
1521
2017

90%

23



24



4)¿!60')É 1 1554&Ù y ¥RăZÛ3o003 « å)¿%É+17y5ý ¼2R

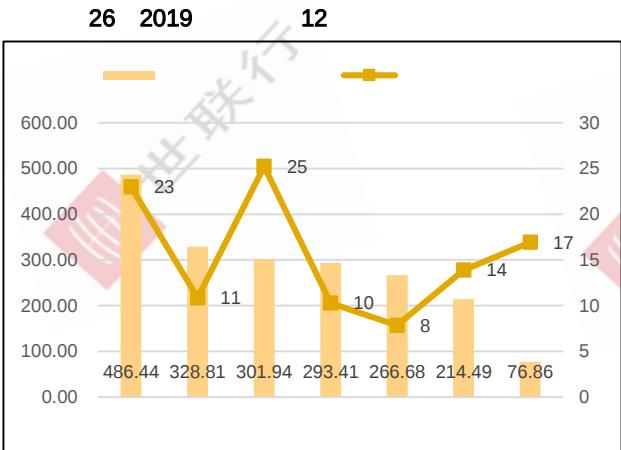
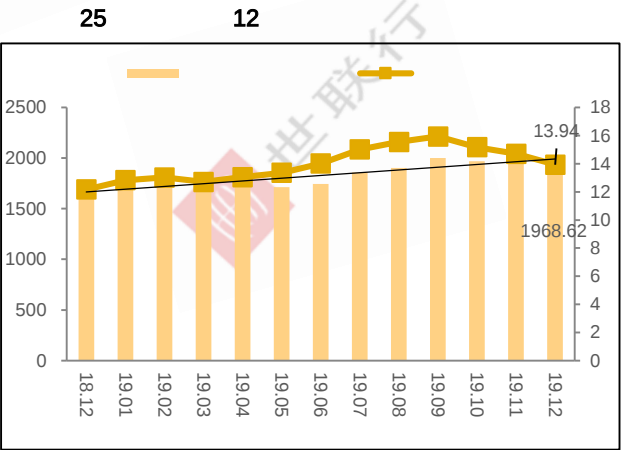
3.

13.9

2019 12

1968.62 12

13.94



4Ń)Ĺ!60')É 1 1554&Ù y ¥RăZŮ3œ003 « å)Ĺ%É+Ń7ŷ5ý ¼2R

: 2019

27 2019

TOP20

1		249.87	12.57%	11		31.12	1.57%
2		104.28	5.25%	12		29.03	1.46%
3		82.94	4.17%	13		27.64	1.39%
4		62.10	3.12%	14		26.56	1.34%
5		57.77	2.91%	15		25.80	1.30%
6		50.18	2.52%	16		23.23	1.17%
7		47.08	2.37%	17		21.40	1.08%
8		44.45	2.24%	18		20.83	1.05%
9		41.02	2.06%	19		20.55	1.03%
10		40.79	2.05%	20		17.79	0.89%
						1024.43	51.53%

28 2019

TOP10

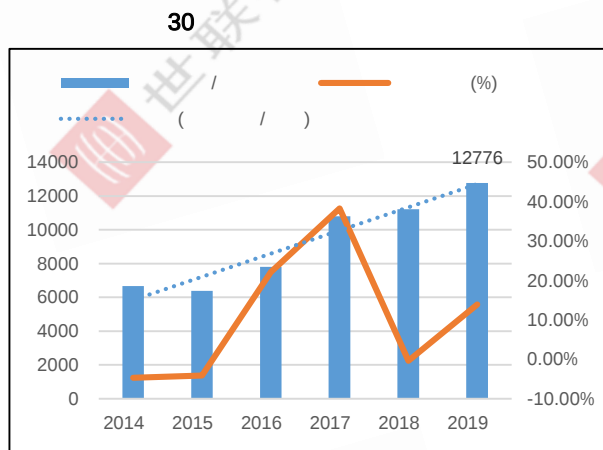
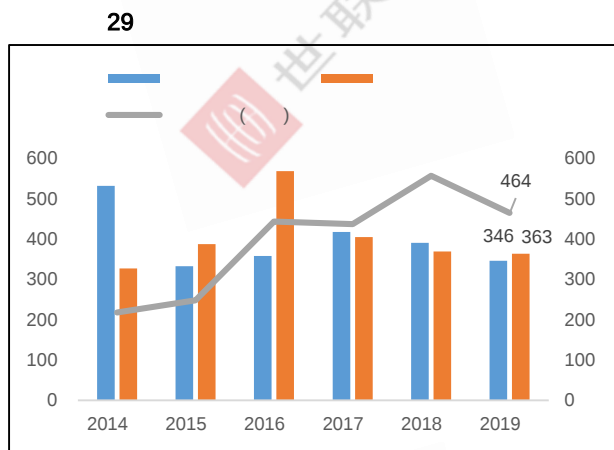
1		49.34
2		38.67
3		28.52
4		25.80
5		24.44
6		24.40
7		23.61
8		23.20
9		22.66
10		22.59

4) 1 1554 175 142R

4.

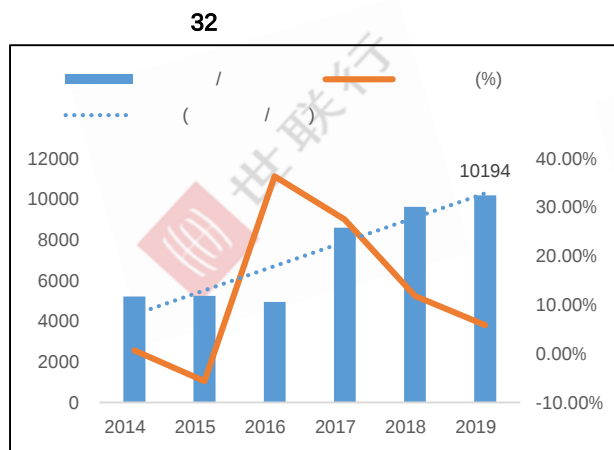
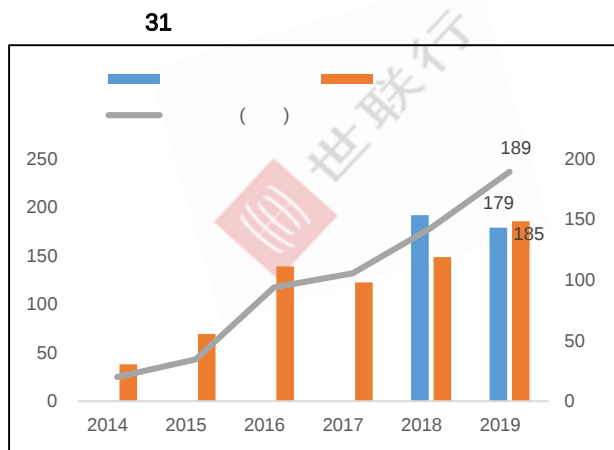
4.1

2019 346 11.28% 363
1.4% 12776 / 13.93%



4.2

2019 179 6.69% 185
24.89% 10194 /

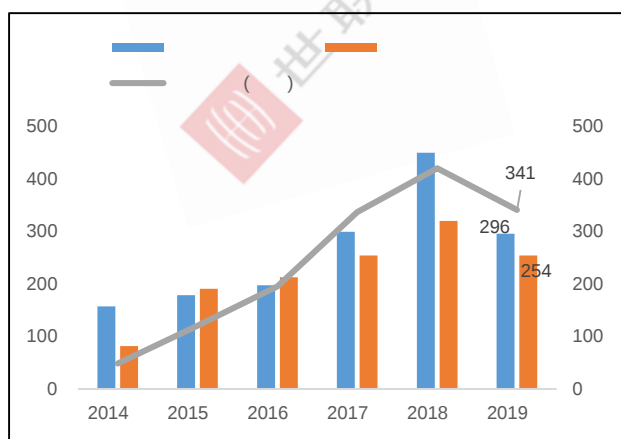


4) 60%) 1 1554 003 « 3 175 1/2 R

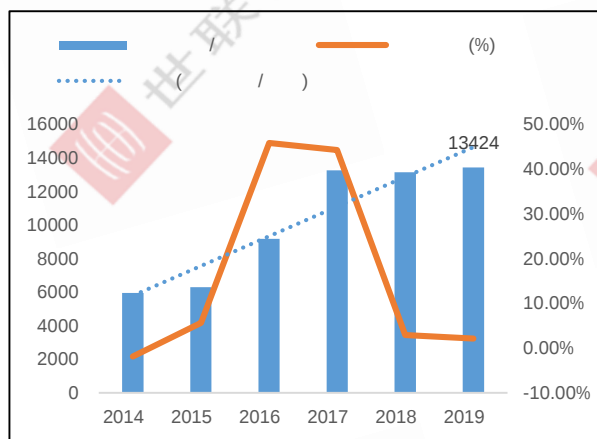
4.3

2019 296 34.23% 254
20.58% 13424 /
2018

33



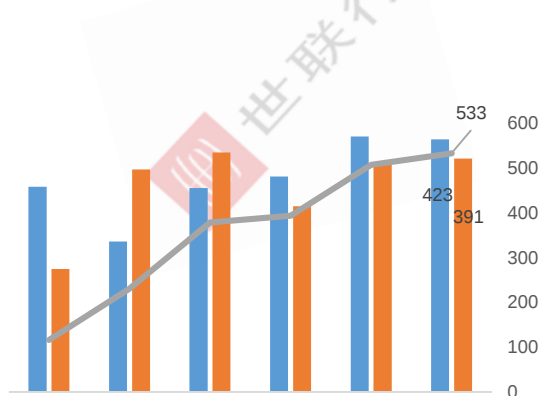
34



4.4

2019 423 1.13% 391
1.55% 13644 / 2018

35



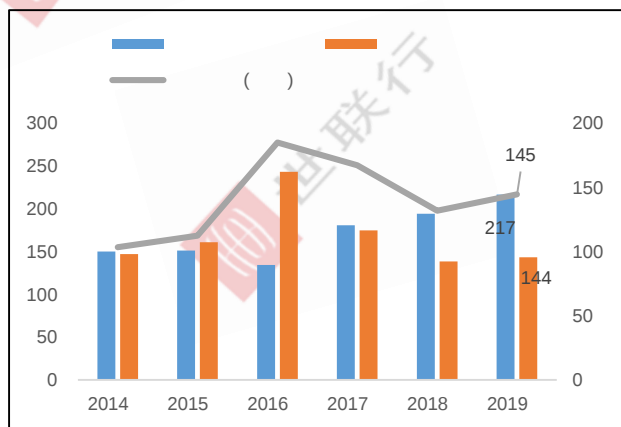
36

4) 60%) 1 1554 003 « 175 142R

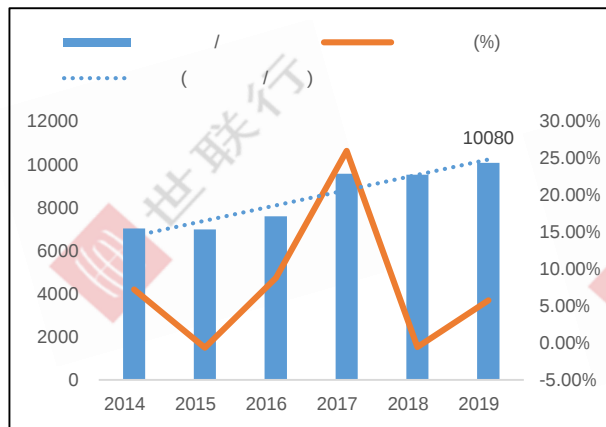
4.5

2019 217 11.53% 144
3.62% 10080 /

37



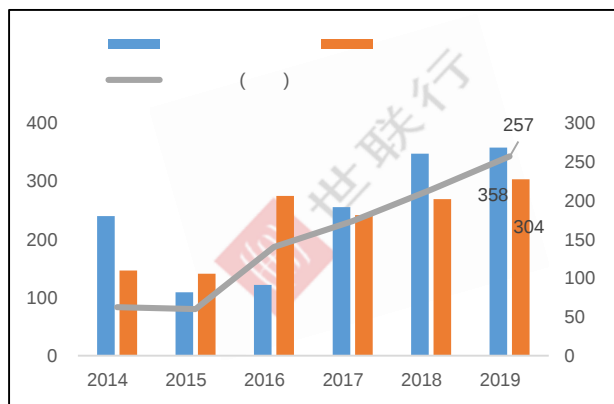
38



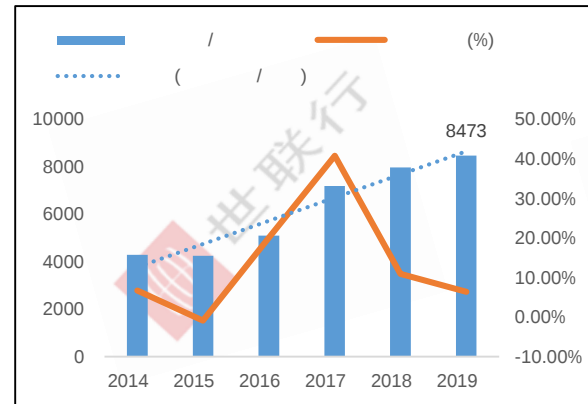
4.6

2019 358 3.09% 304
12.72% 8473 /

39



40

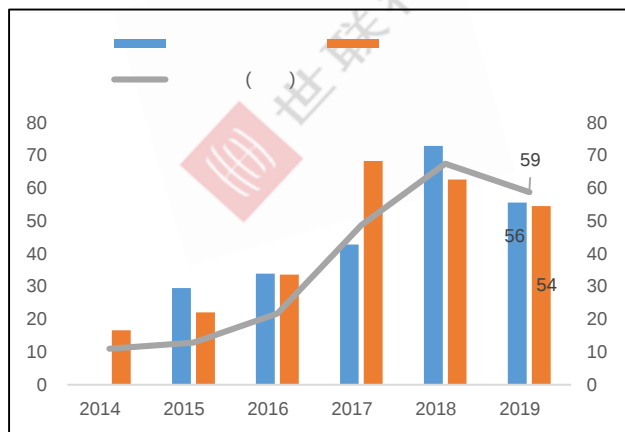


4) 60%) 1 1554 003 « 175 1/2

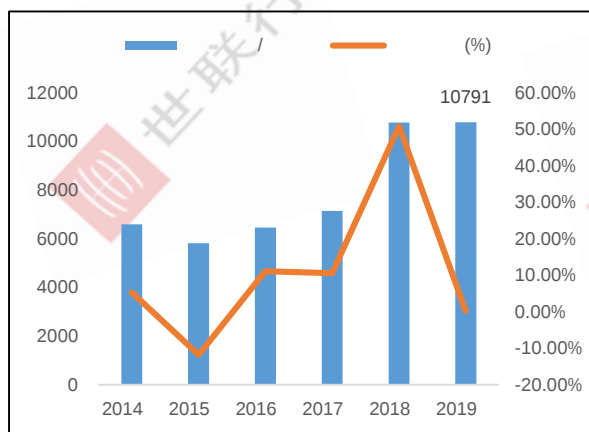
4.7

2019 56 23.77% 54
13% 10791 /

41



42













◆

□

□

□

□

□

□

4) 60'É 1 1554&Ù y ¥RãZÛ3003 « å)¿%É+17y5ý ¼2R

2019

2019

104.75

2019

43

2019

2020 /

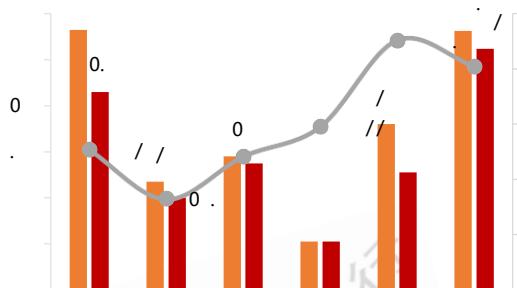
2018

112.6

10%

56%

44 2019



1.

2019

20.17

194.1

11.78%

7457 /

240.33

1.7%

2019

2019

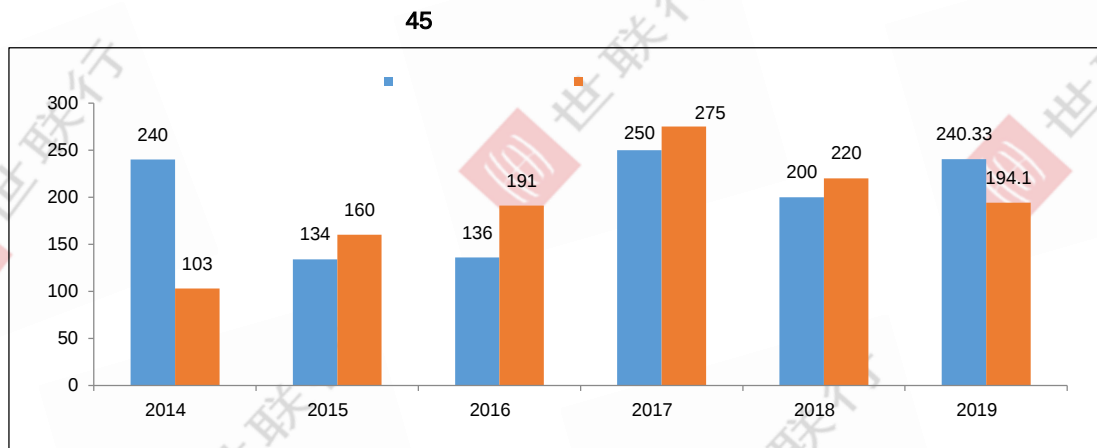
2019

194.1

11.78 %

2019

4) 60'É 1 1554&Ù y ¥RăZÛ3003 « å)¿%É+17yý ¼2R



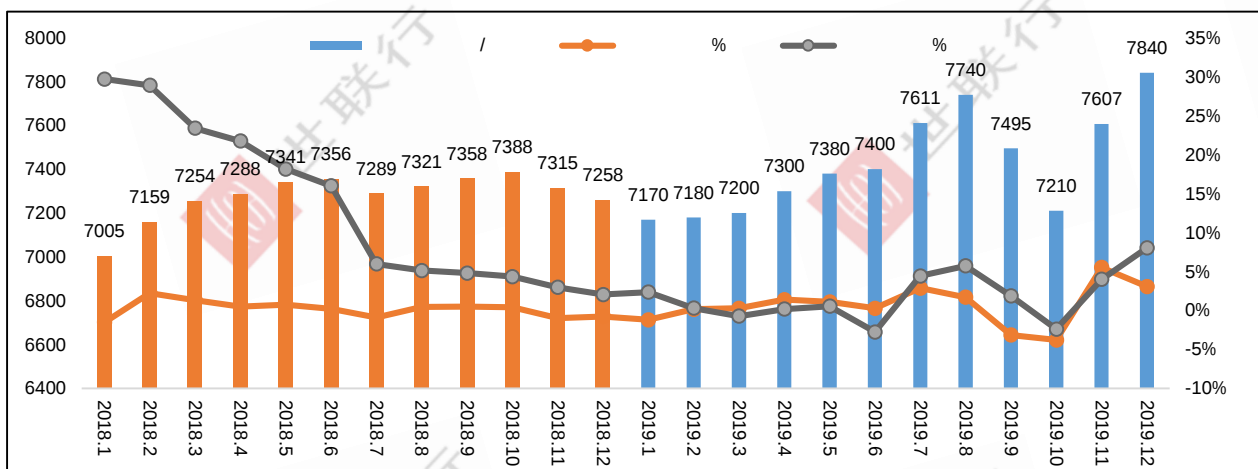
2019

10

7427 /m²

3.64%

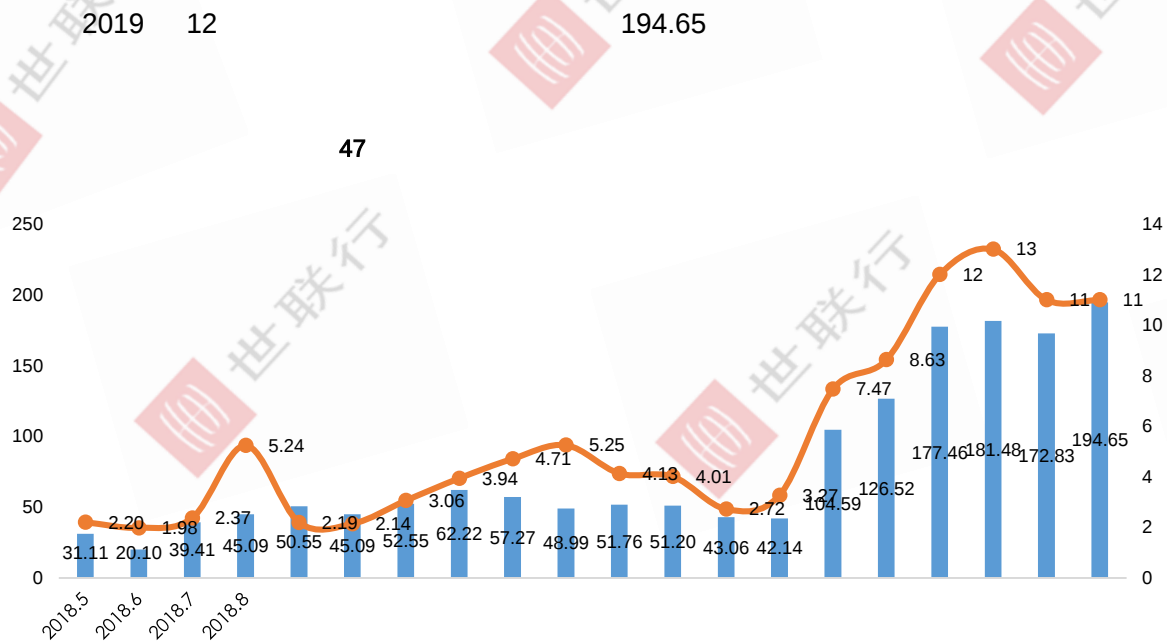
46 2018 -2019



4) 60) É 1 1554 & ù y ¥ Rã Z Û 3 0 0 3 « å) ç % É + 1 7 y 5 ý ¼ 2 R

2.

11



■

■

■

■

■

■

■

■

■

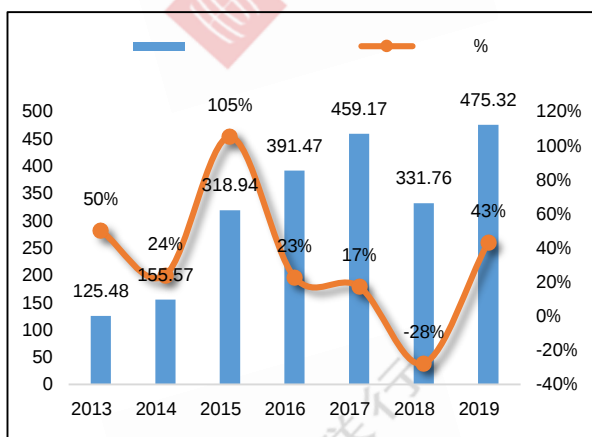


4) 60) É 1 1554 & ù y ¥ Rã Z Û 3 0 0 3 « å) ç % É + 17 y 5 ý ¼ 2 R

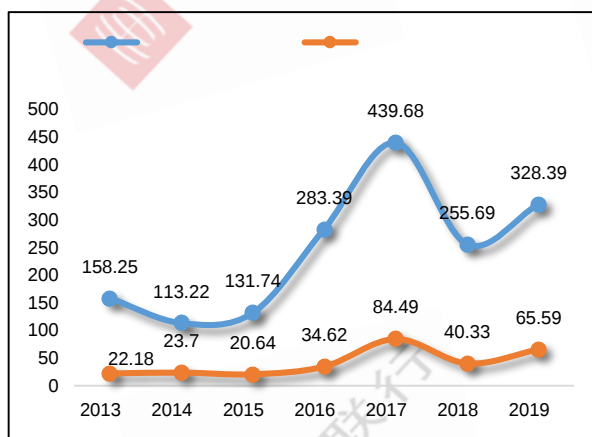
2019

2019 182 475.32 43% 85.93 2018
72.45 19%
2019 157 328.39 28% 65.59
63% 33 116.24 17% 4 2018
21%

48 2013-2019



49 2013-2019

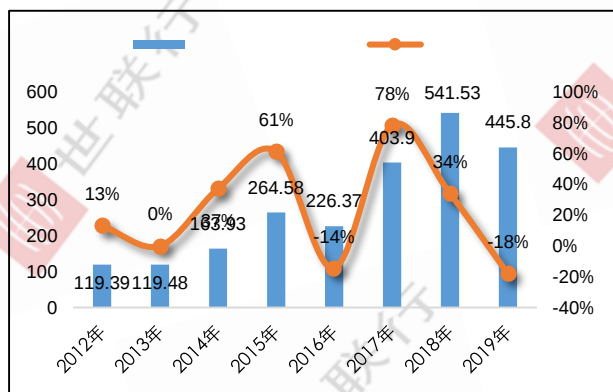


2019 514.92 15% 18 606.6
445.8 18% 33735 17%

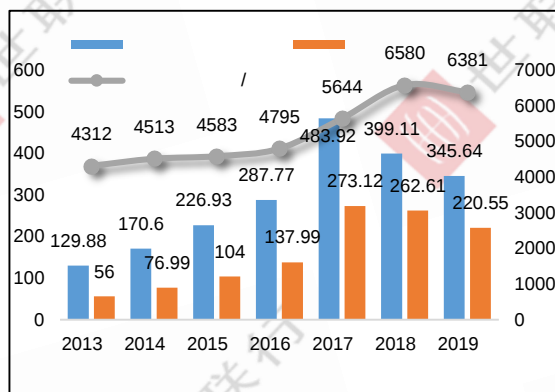
2019 397.89 10% 345.64
15% 220.55 13% 6381 / 3%

4) 60%) 1 1554 003 « 5) 17y5 1/2R

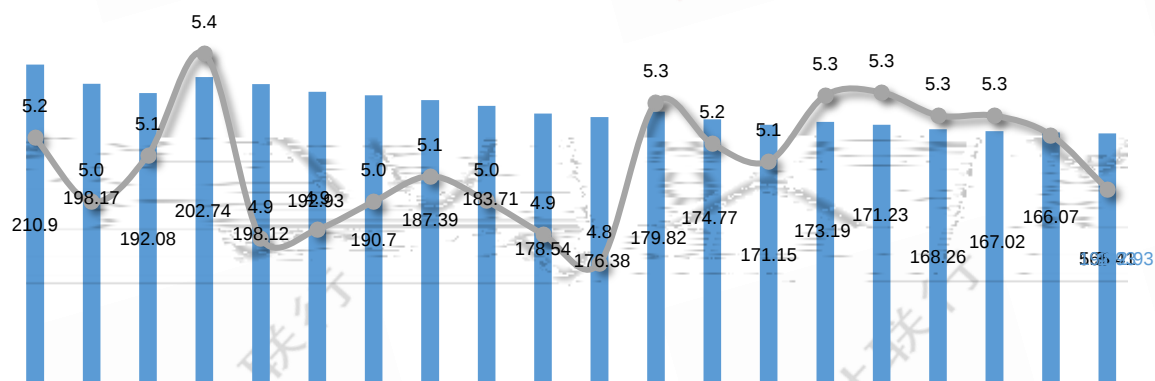
50



51



52



-
-
-
-

4)Ĳ!60')É 1 1554&Û y ¥RăZÛ3o003 « Ĳ)Ĳ%É+17y5ý ¼2R

2019

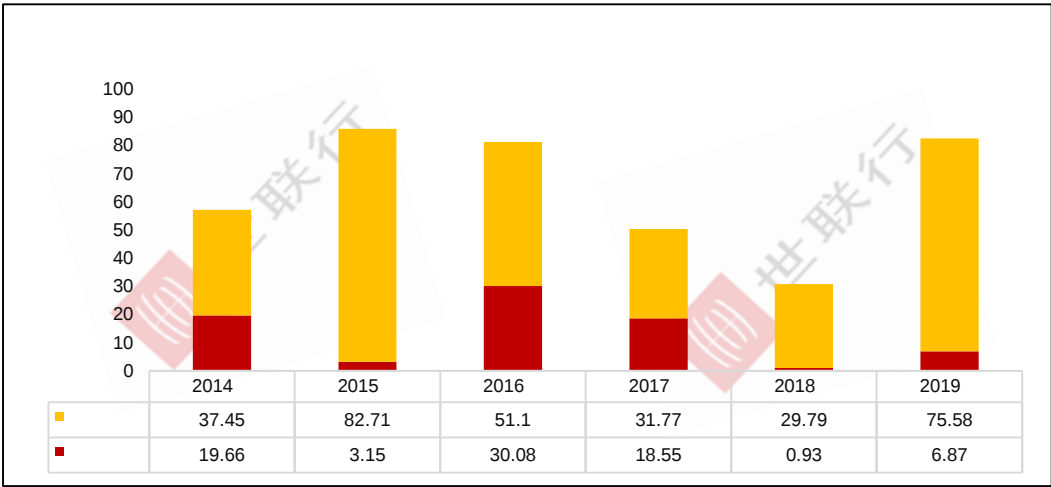
2019 27% 150.40 234.84 175% 31% 198.64

53 2019

	21	78.82	19	75.58	135.13	3	6.54
	61	142.50	56	110.31	12.48	8	34.23
	7	7.06	7	6.87	2.31	1	1.12
	3	6.46	2	5.88	0.48	1	0.57
	92	234.84	84	198.64	150.40	13	42.47

2019 82.45 19 28 168% 75.58 85.88 137.44 26 4770 /

54 2014-2019 /



4Ń)Ĺ!60')É 1 1554&Û y ¥RăZŮ3o003 « å)Ĺ%É+Ń7y5ý ¼2R

13 4 10 E 5
10-11 5 A 5
55 2018-2019

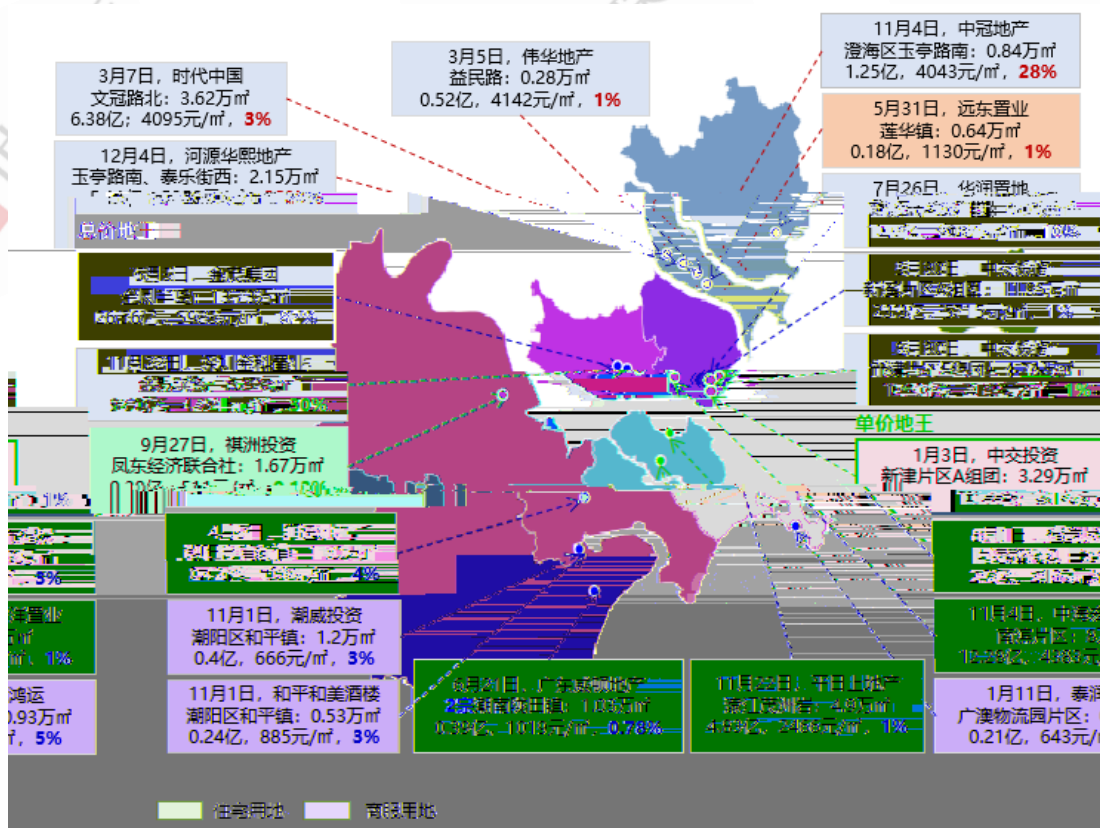
2019

6 13 2.9 60
26.56 8

41)ç!60')É 1 1554&Ù y ¥RăZÛ3œœ3 « å)ç%É+¶7ÿ5ý ¼2R

56 2019

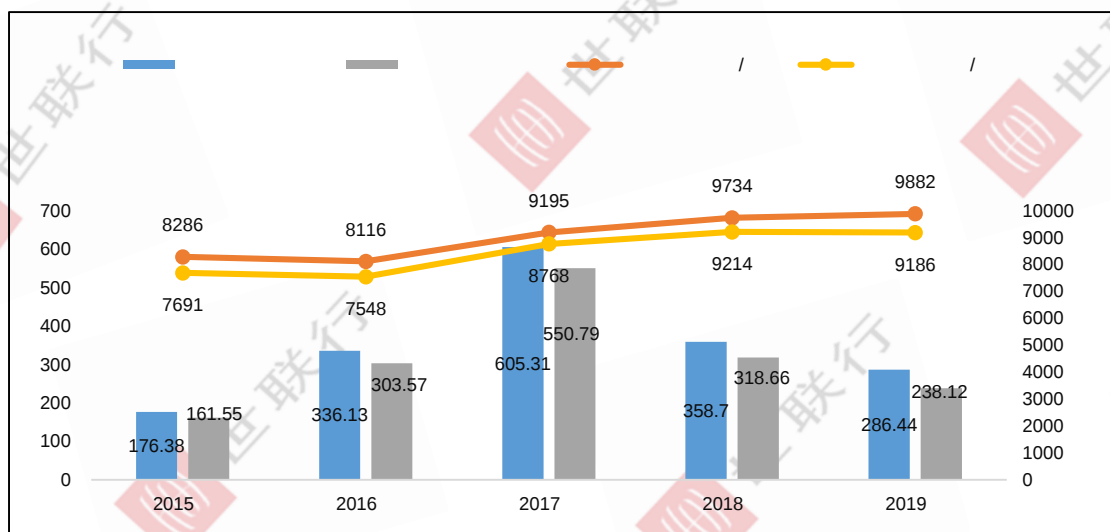
/



2019	286.44	238.12	83%
2018	358.7	20%	
		2017	

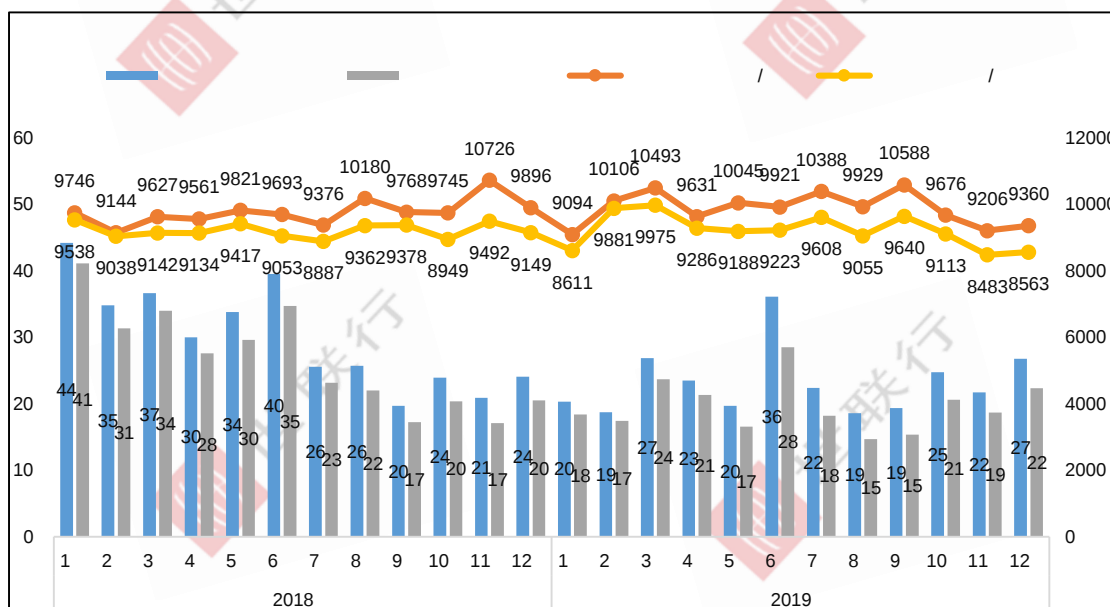
4) 60) É 1 1554 & ù y ¥ Rã Z Û 3 0 0 3 « å) ç % É + 17 y 5 ¼ 2 R

57 2015-2019 /



2019 1 2 ,3 ,
4 5 5
6 36 10-12

58 2018-2019







4)¿!60')É 1 1554&Ù y ¥RăZÛ3o003 « å)¿%É+17y5ý ¼2R

2019

2019

224.36

232.75

151.07

2018

150.85

98.49

76.75

34

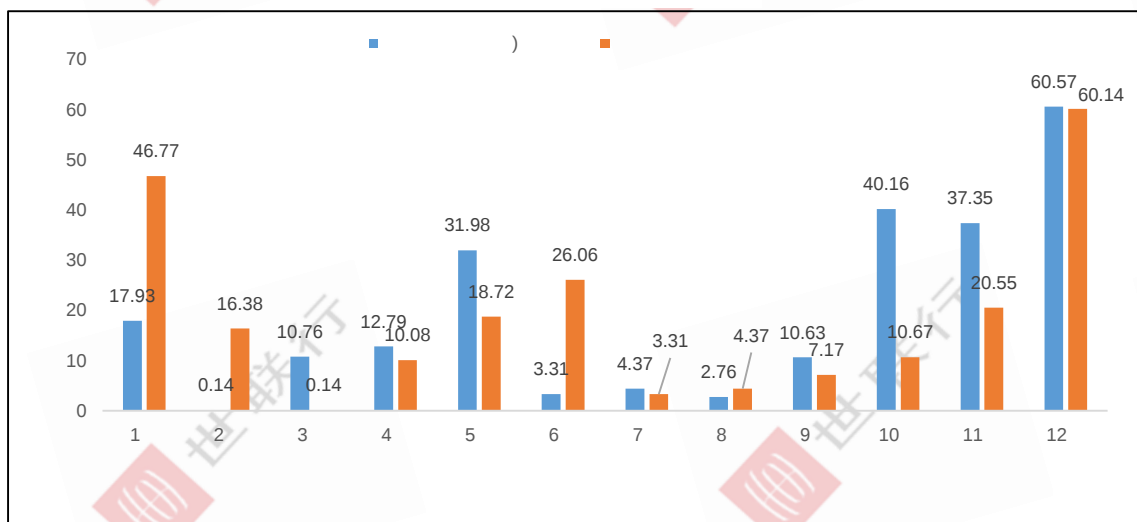
12 11

17

2

59

2019



2019

2019

16.98%

7782 /

4

“

211.99

7.47% 2019

8.86%

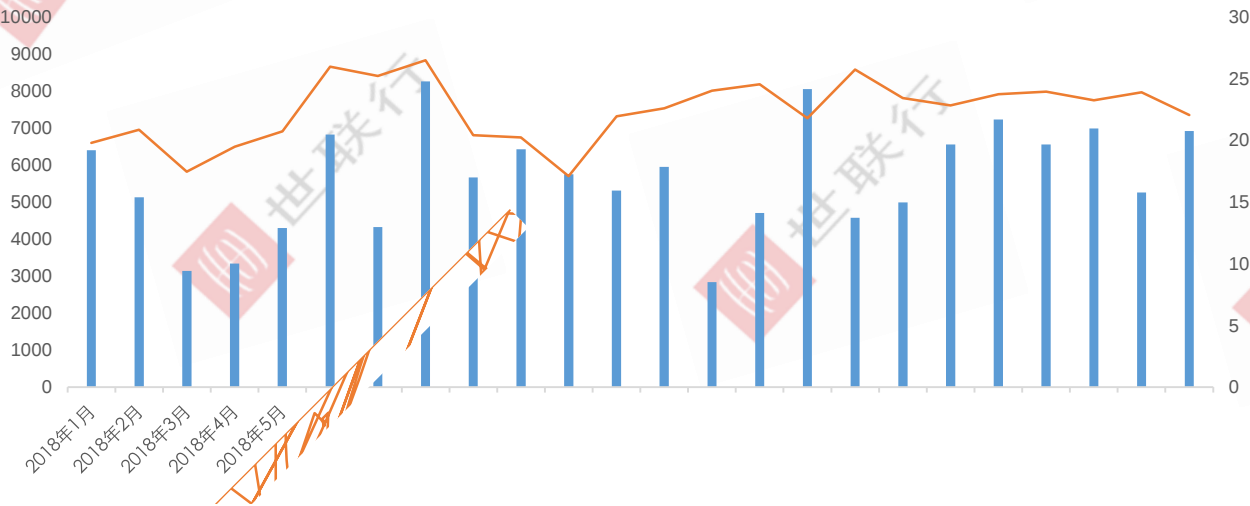
164.96

2019

2020

2019

18







4)Ĳ!60')É 1 1554&Ù y ¥RăZÛ3o003 « ħ)Ĳ%É+17y5ý ¼2R

2019

2019

2018

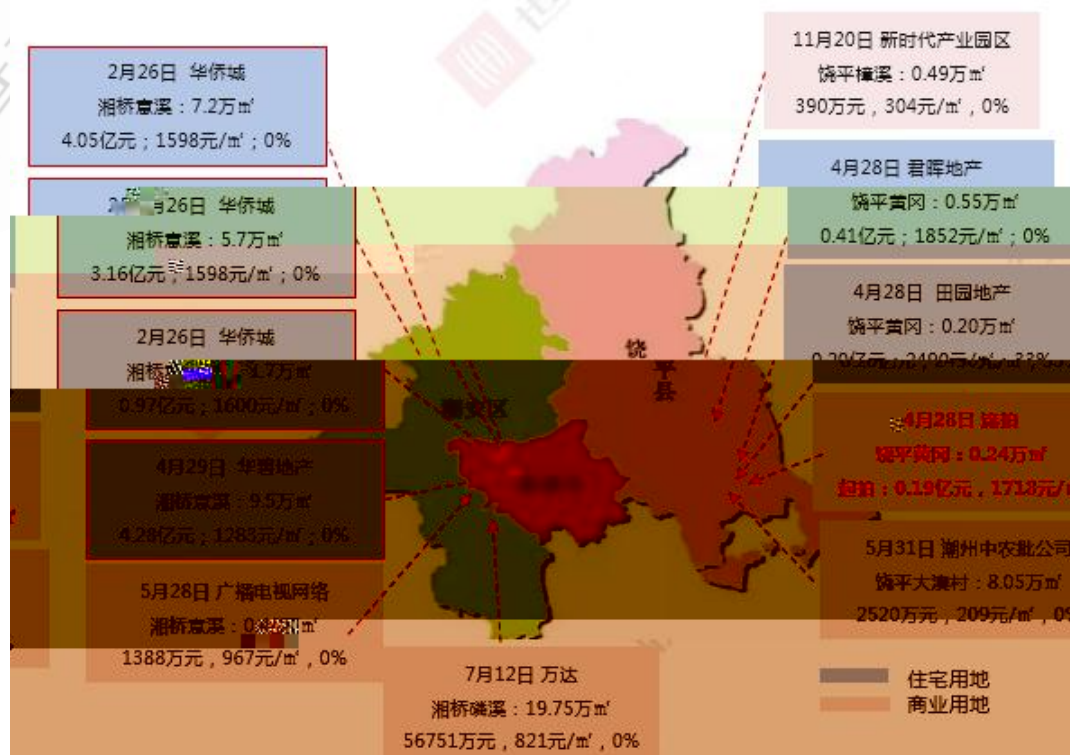
3 3 33 146.42 30 142.5
90.60% 16.13 163.13%
14.64 ; 1 2 19
82%

61 2019

	6	24.94	6	24.94	13.09	0.00	0.00
	16	41.1	14	37.42	2.17	2.00	3.68
	1	16.8	1	16.8	0.71	0.00	0.00
/	5	28.93	4	28.69	6.11	1.00	0.24
	5	34.65	5				

4Ń)Œ!60*)É 1 1554&Ü y ¥RăZÜ3œŒŒ3 « å)Œ%É+Ţ7ŷ5ý ¼2R

62 2019

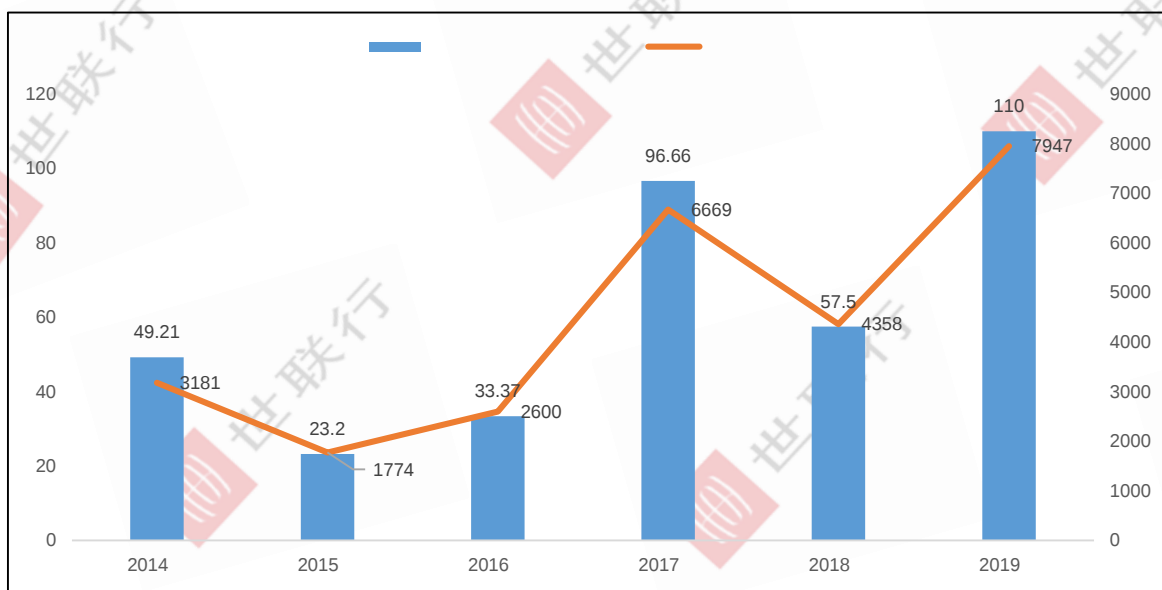


1.

2019 19 7947 45%
110 47.7%
7.8%, 9 5 0.05% 12 67
5 43 5% 10 60 2020 1
7%

4) 60) É 1 1554 ù y ¥ Rã Z Û 3 0 0 3 « å) ç % É + 1 7 y 5 ¼ 2 R

63 2014-2019



2019

113.35

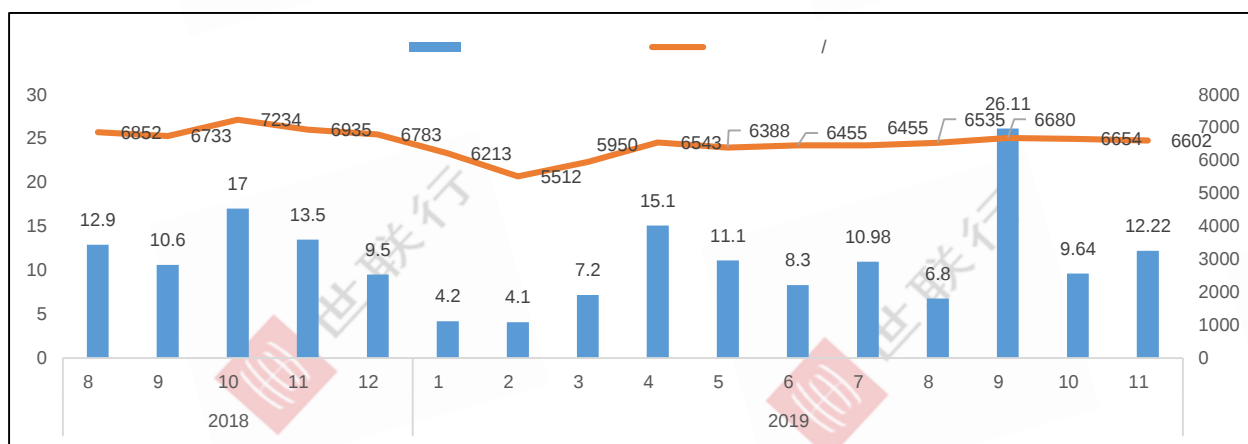
9.95%

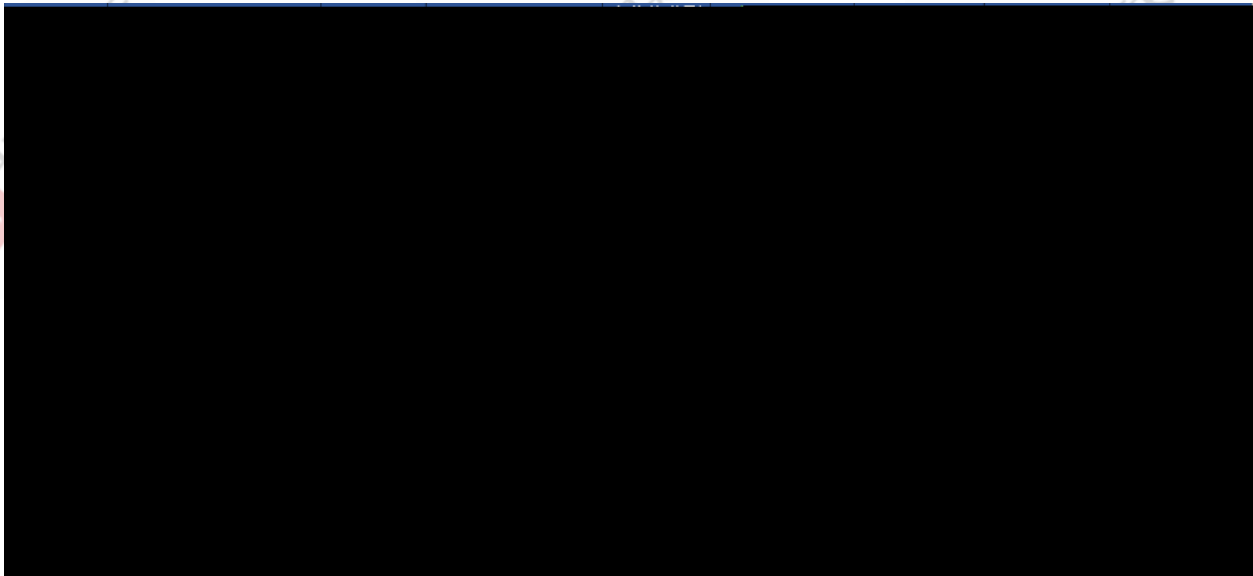
6365 /

3-4 9-10

2020

64





■

■

4î)¿!60')É 1 1554&Ù y ¥RãZÛ3o003 « å)¿%É+¶7ý5ý ¼2R

■

■

■

■

■

■

■



4Ń)Ĺ!60')É 1 1554&Ù y ¥RăZŮ3o003 « ă)Ĺ%É+Ń7y5ý ¼2R

2019

2019

52

2

1

25

/

11

11

11

66

148.96

42.8%

5

667 2019

		01.		/	.		
		1		1	1		
	/				/		1
	.	..		.		.	

2019

1867 /

1386 /

27

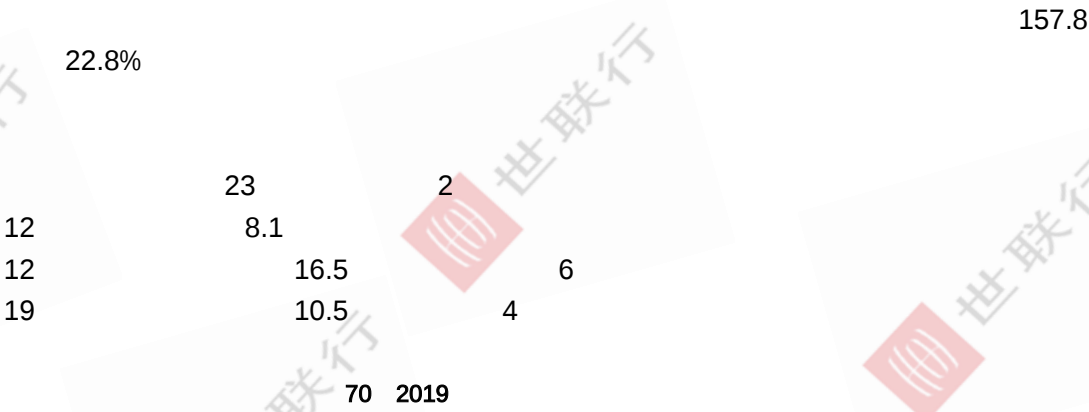
137.75

18%

185%

57%

68



	16.5	33.27
	5485	/
25	19.22	
5.71		
0.11	1335	
/	147%	

71 2019



2019 1867 / 1386 / 25.8%
5

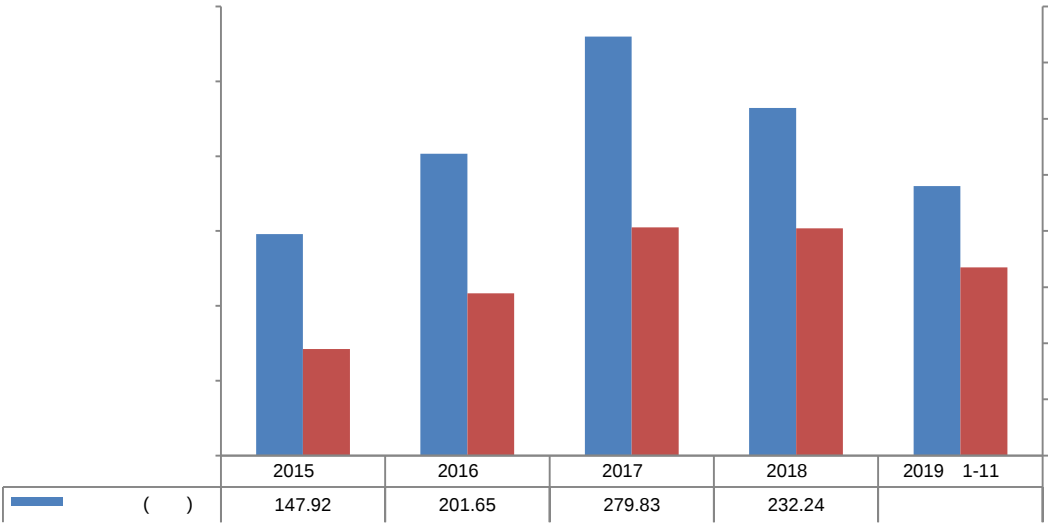
1 3039
/ 2200 /

2019 11

4)ġ!60')É 1 1554&Ù y ¥RăZÛ3o003 « å)ġ%É+17y5ý ¼2R

1.

2019 1-11 22.5% 125.68 17.2% 6982 / 179.99 7% 4 7 11 4 7 72



73 2019 1-11

4) 60'É 1 1554&Ù y ¥RäZÜ3c003 « ä)ç%É+17y5ý ¼2R

74 2019

			/	
	1299	15.6	7500-12000	16.1
	712	7.8	7800	6.8
	545	6.9	8000	5.5
	366	5.5	9600	5.33
	415	6.1	6500 7000	4.09
	386	5.1	7200	3.7
	372	4.7	7500 7900	3.6
	378	4.8	7300	3.5
	231	3.1	8000	2.4
	258	3.2	6600	2.1

75 2019

			/		
	1299	15.6	7800	16.1	8.9%
	1354	15.1	7500	12.2	6.8%
	1159	13.9	7800	10.8	6%
	655	9.2	6800	6.3	5.1%
	584	7.2	8500	6.1	4%
	323	3.9	8000	3.1	1.7%
	258	3.2	6600	2.1	1.2%
	204	2.48	7056	1.75	1%
	108	1.53	7100	1.09	0.6%

■

■

■

■

■

■

■

■

■







2019

			/	/
2019	1	22		

2019

4) 60) É 1 1554 & Ù y ¥ Rã Z Û 3 0 0 3 « å) ç % É + 1 7 y 5 ý ¼ 2 R

		/ /
2019 7 18		2019 * 16
2019 7 30		
2019 8 2		* 2 1
2019 8 12		“ ” *
2019 8 16		*
2019 8 17		LPR * LPR LPR 1 1 5 10 18
2019 8 25		* 2019 10 8 1 60 60
2019 8 26		
2019 9 4		

4Ń)Ĺ!60')É 1 1554&Û y ¥RăZŮ3o003 « å)Ĺ%É+Ń7y5ý ¼2R

		/ /	
2019 11 4		*	
	20		
2019 11 16			

2019 12 10

		/ /
2019 7 4		* “ MO ”
2019 7 5		(2018-2020)
2019 7 9		< ()> < ()> * 30
2019 8 8		
2019 8 9		
2019 8 13		*
2019 8 13		* 1
2019 8 26		*
2019 9 1		* 2019 9 1 5 15 25 30 40 50 / 40 / 30 /
2019 9 4		“ ” *2/3
2019 10 22		
2019 10 28		*
2019 11 6		

			/	/	
--	--	--	---	---	--

2019 11 29

*

4) 60'É 1 1554&Ù y ¥RãZÛ3o003 « å)¿%É+17y5ý ¼2R

		/ /
		A-E
2019 5 31	*	A-E
2019 6 1		
2019 6 17		
2019 6 18	*	
2019 6 19	*	
2019 6 19		M0
2019 6 24		
2019 7 2	*	“ ”
2019 7 10	*	
2019 7 23	*	
2019 7 31	*	2020 1127 4.5

4) 60) É 1 1554 & Û y ¥ Rã Z Û 3 0 0 3 « å) ç % É + 17 y 5 ý ¼ 2 R

		/ /
2019 8 2	*	
2019 8 9	*	20%
2019 8 12	*	
2019 9 11		
2019 9 12		
2019 9 17	*	() ()
2019 9 18		2018-2025
2019 11 8	*	" " 561.56
2019 11 13	*	2019-2035 2019-2035 2025 2035
2019 11 18	*	
2019 12 2	*	65
2019 12 2	*	

			/	/	
--	--	--	---	---	--

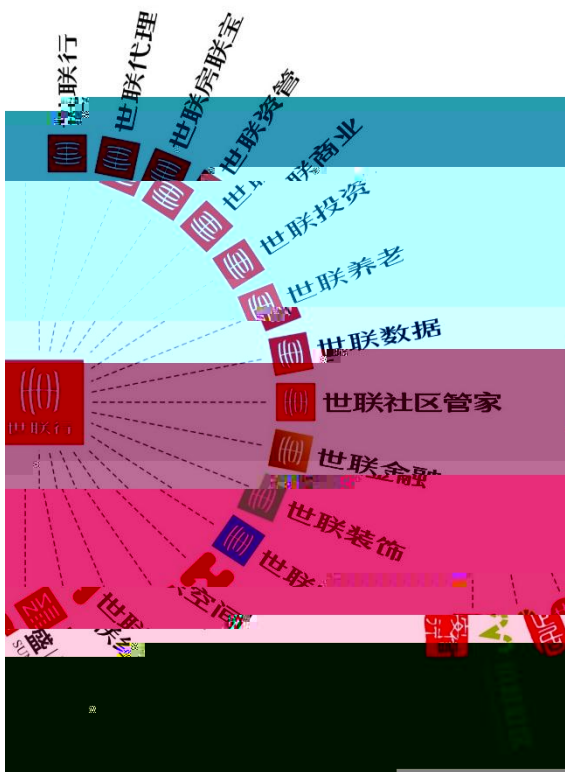
4Ń)ĸ!60')É 1 1554&Û y ¥RăZÛ3o003 « ă)ĸ%É+Ń7ŷ5ý ¼2R

			/ /	
2019	1	11		
2019	7	10	58	4
2019	8	14		
2019	10	8		
2019	10	9		
2019	10	11		
2019	11	12		
2019	11		1	
2019	12	15		

4ŀ)ċ!60')É 1 1554&Ù y ¥RăZŪ3œ003 « ă)ċ%É+ŀ7ŷ5ŷ ¼2R

\$! ¥RăZŪ

1993 1 4ŷMZ! @€)Â è8¼+ \$ l%.El hŌA S0l 4ŀ)ċ!6Q<&—9œ%06_ "ŷ"Ō äS0K÷!38¢!rJ• 002285 æT,!Y5t9~ 72 .E\$•7¼9É
: è9œ%0bŪ&Y ¼)001 1*ŀ0' í!è É ¼)Œ8?4ŀ!rF•g•½k,9•mgQ91ă"!5•R"&Y_Ō!6Q<&—9œ%0'Ō 07 1 9ô è ¥RăZŪ,ZQW!t
—5¥6'D0 ©!+"É ħŪ!Ÿ!38¢4ŷ9» \Sc ¢ ©k|h0 r'Rbj_Ō!6?Đb© ° É!• ©&`.ă:Ç2R!+"É àt5•Q|67%7ZŪ ©bj=ô É0€!Š 0)és•
!t.14/Æ É ¼2R è É ^89f+©!||!:&fl@=òl œ%7!69œ%0 °R> œ8<%9%* í
2014 1 \$- ¥RăZŪ.20'aũ* ē Kô! 4\$Gô °=ò1ž&¾%2016 1 è!le!38¢ ĩb_V' id`Z 5\$_ŌM0@ &Y_Ō!6#÷G@' &÷9@l 9œ%0!†
"Ēg•%9¼ŷ* ĩ)•QvQ| É ¼)Œ œ%7!6!38¢6_ "ŷ#÷g•9đ9œ%0l &8... è ¥RăZŪ@€Rα-çd^0')É èb©bV+©:Æ%¥l b_V' 9œ%05•Q| É
_Ō!65•9~R"&Y" G-R"6_Ō1 \$*b`D0 ©!+"É è1 4ăb` ¢ ©l _Ō!65\$_Ō&Y_Ō!6d`Z %¥9œ%0 í ¥RăZŪb©bV6_ "ŷ ¢ ©R>OŠQnl _Ō
!6Q<&—9œ%0 è œ8<1%œMZ!! _Ō!6Ră64 í



4ŀ)¿!60')É 1 1554&Ù y ¥RăZŪ3o003 « å)¿%É+ŀ7ÿ5ý ¼2R

#Ū_²GÂ8•

9»54&Ū!T!è6_''*_Ó8(ÚG· è.ŀ! ŀŀW\$,2ŀŀ 0')É"p2p!3?ĐZŪ É í, ŀ•1¤G· è^†+--%/ ¯GÀ! Qn^08...hf' &r2 ŀ 0}1' è&~SŒ
\$%F? •ŀ†\$ 7ŀ1+cwhw9•QW#Ū0'7ÿ5ý æ •Tfŀ 3T1ñ è9•QW!t7ŀ1+cwhw9Ō,•7ÿ5ý É\$U °ŀ 6_KÉ í9»#Ū&†%*>Ŋ54&Ū\$.H\$UJý.
8 è!Ō æ.)o" G·9»54&ŪR>!6G@ŀ !Š!ă&•: +5 5T?d2 _?Š í9»54&Ūŀ D×9Ō1ă@€)Â ¥RăZŪ)¿!6k h}SŌ!Œ9'hß#Ū&†4ŀ9~ è
, ŀ•1¤G·' aŭb èi•2 2&D×9Ō4ŀ9~R"ŀ &×3ž í!Š!ă!ŀ" G·9»54&Ū èŀU É&×3ž!t ™GÂ8• í



3o0m ¥RăZŪ+ŀ7ÿ5ý2R2="p#Ū!ŀ&†