中山 2016 年 12 月房地产市场报告

月　　刊: 201612

报告出品:　! " # $ % & ' (

撰 写 人:) * +

撰写日期: 2017-1-6

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市场走势

内容摘要:

- , - . / 0 1 2 2 3 4 5 6 7 8 9 : ; < = 1-11 > ? = @ 2 A " # B C D E 93387 F G =H I J K 6.5% =J L I 1-10 > ? M N 0.1 O P Q R = I S T H U V W 5.2 O P Q R = X 1 Y Z D E J K 6.0% [A \ ] B ^ _ ` 151303 a b c d = H I J K 7.6% = X 1 Y Z ] B ^ _ ` J K 7.9% [@ 2 e f A g h _ ` 135829 a b c d = H I J K 24.3% = X 1 Y Z g h _ ` J K 24.5% [@ 2 e f A g h i 102503 F G = H I J K 37.5% = X 1 Y Z g h i J K 39.3% [A " # B C j k l " m n _ ` 19046 a b c d = H I o p 4.3% [11 > q = @ 2 e f A r h _ ` 69095 a b c d = I 10 > q s t 427 a b c d = u v 9 O > s t [1-11 > ? = A " # B C j k w x E y 129484 F G = H I J K 15.0% [
- 1 z { | 0 12 > 19 } = ~ •　10 > B ! = " 20 # $ % & ' ( ) * + { | , - o = 1 2 . $ / 0 ' 1 2 ; s 3 = 4 5 6 7 0) 8 g 9 : ; < T 1 2 . $) T g h i = g h _ ` > > ? @ A B C D [ 1 2 2 3 4 5 6 13 } 7 8 9 : ; < = 1-11 > ? = 1 2 e f A g h _ ` E 13.58 F b c d = H I J K 24.3% F g h i 10.25 a F G (G H I = o H) = J K 37.5% [J K c _ = < T 5 11 O >) A " # g h _ ` L M] N 2013 T @ T O o) 13 F b c d) T 0 A B P D [
- 1 Q R S 0 12 > 31 } = 1 Q T q l T U V " . A N u v 6 W) X Y Z [\ =] ^ _ . ` 9 ' a = b c d " e f g h i = j k " # Q l m o = n o p " e q) " # m o X 1 d e = a r n k = s q t u B C e v m K e = w x y y e k " e z { 1 | A " # m o = } ~ h Q " e •　X ! 181 " # \ = { j k " # $ % [
- $ % & ' 0 2016 T 12 > 1 Q $ e f Y Z ( ) * + 6106 , = - I S . 36.72% = H I o p 48.62% [/ 0 1 2 _ ` 3 + 100-120　4 1997 , 5 6 120-144　4 1027 , 5 6 80-90　4 952 , 5 6 90-100　4 859 , 5 [2016 T 12 > 1 Q $ 7 8 * 5 6) x 9 + n o 4 767 , 5 6 : . 4 632 , 5 6 : ; 4 580 , 5 [

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市场资讯 information

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- 7 , , - . / 0 - 1 + 2 3 4 D1-11 4 * D 5 , 6 % & 7 8 9 : 93387 _ ` D d F W ; 6.5% D W < F 1-10 4 * = > 0.1 ? @ A B D F [ < d C X D 5.2 ? @ A B D O 7 Q R 9 : W ; 6.0% T 6 E a 7 F I J 151303 K Y G Z D d F W ; 7.6% D O 7 Q R a 7 F I J W ; 7.9% T 5 , e f 6 H I I J 135829 K Y G Z D d F W ; 24.3% D O 7 Q R H I I J W ; 24.5% T 5 , e f 6 H I ^ 102503 _ ` D d F W ; 37.5% D O 7 Q R H I ^ W ; 39.3% T 6 % & 7 8 J K @ % L M I J 19046 K Y G Z D d F M N 4.3% T 11 4 N D 5 , e f 6 O I I J 69095 K Y G Z D F 10 4 N G H 427 K Y G Z D P Q 9 ? 4 G H T1-11 4 * D 6 % & 7 8 J K R S :] 129484 _ ` D d F W ; 15.0% T

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  E F @ G

- 12 4 5 { D T U C V W X Y Z [D 2017 < \ ] ^ _ ` a b Q D c 8 d e f g h \ i j k M l n m n T o a R Z n 7 p q r F s t u v w x \ M y < n ^ _ z { D |] } ~ B • 2 6) m X D w ! • 2 " # | $ % W ; & ' ( ) Y * D U P + , - . n / B T 0 2 \ ] h 1 2 q r n 3 4 D 5 | 2017 < 6 Q 8 7 T
- 12 4 5 { D T U C V W X Y Z [D 2017 < \ ] ^ _ ` a b Q D c 8 d e f g h \ i j k M l n m n T o a R Z n 7 p q r F s t u v w x \ M y < n ^ _ z { D |] } ~ B • 2 6) m X D w ! • 2 " # | $ % W ; & ' ( ) Y * D U P + , - . n / B T 0 2 \ ] h 1 2 q r n 3 4 D 5 | 2017 < 6 Q 8 7 T
- 12 4 19 { D 8 9 T 10 4 7 : D | 20 e • ; i < = n \ ] ^ _ 3 4 M D 7 , 0 2 > ? < @ A 3 G B D C # w D ? n E H ` F G H < 7 , 0 2 n < H I ^ I H I I J J J K L M N O P T 7 , , - . / 0 13 { - 1 + 2 3 4 D1-11 4 * D7 , e f 6 H I I J Q 13.58 _ Y G Z D d F W ; 24.3% ' H I ^ 10.25 K _ ` (R S T D M d) D W ; 37.5% T U y G I D H < # 11 ? 4 n 6 % & H I I J V W a X 2013 < 5 < Y M n 13 _ Y G Z n < ? M N Z P T
- 12 4 16 { D 2016 < [U \ ] T | ^ " # | _ ^ _ ` a b $ n ~ c d M D R 11 4 N D 5 , 6 % & # | b e q P Q G H 9 ? 4 T 12 4 13 { D f 2 , - . / 0 8 1 n g a + 2 D 11 4 N D 5 , e f 6 O I I J 69095 K Y G Z D F 10 4 N G H 427 K Y G Z T h 5 , i j D k l 5 < D " # | T ^ A • b _ _ R ^ y • y _ _ D ^ _ [| m n o " I \ i D T i p z X ^ y q r _ n s t u T ; A 6) [v w D n y x ! > B • 2 D T ^ 930 _ # y z q M X w { \ ] | ; $ } d ~ D w ! • 2 n " # | • | % ! " T , - . / 0 a # 8 j R $ % & X 4 D 10 4 * I 11 4 * D T 6 % &) ' n + 2 X @ Z [D \ ] ( ) X) U * ; 15 ? ~ B • 2 7 D + 7 ? • 2 + h 6) | , M z D > B • 2 5 - . \ ] • 2 6) w D [v n / 0) R X) 1 } T
- 12 4 23 { D 2016 7 p q r F s t u j 12 4 14 { 2 16 { | 3 4 5 $ T t u 6 < D h 7 b ^ 6 8 9 S Z Q n m m 9 S Z : n _ n x S D ; < = S] > m @ % m ? @ m 9 : m A B C D p D X D 9 : E A F < , G m H B 2 3 I J n K L u } ? I ; * f } D M N } 6 % & O P D Q p z ~ z ~ > T h | R l [9 Q S T D T l U V ^ _ h W b < X Y Q L 6 D Z ' , } U V [{ 9 : 9 f u L 6 T
- 12 4 26 { D 5 , Q 6 • x E \ F s t u | 4] 7 T 2016 < 9 ^ ^ w _ _ I ` n 7 0 & < D 9 5 I > 1 7 p • 2 F s t u n = y < T Q 6 • x E \ a . | b 7 p m , c d n 2 2 9 T D (7) T 3 f m 8 T f 3 0 0

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- 12 4 7 { D T 7 8 2 ^ 3 4 G • 5 6 7 D 7 8 2 8 K 0 h 9 - j ! " 8 :) * < s } s ; 1 b < B(= $)> (M ? 9 < B >)" $ @ A D @ - 7 { B t C D E F D B t j G 14 { # H s I 6 < @ s E F T 2 X w D 7 8 2 a E A J 5 • x y 2 n r K L O 9 X } ? D 8 K r y a M B s P G x 8 : i 2 q r N O U P n Q y R 2 D a I S +) 0 s P G x 8 : i 2 q r N O U P : ' n ~ h R 2 D f T M N $ @ 1 # U [m 0 o $ V c # h C m s ; $ % x # . y T W X ^ Y m W D Z m G _ n [\ D ( ) y a Y I] ^ n R y m _ (M ? R) * D a] ^ I a < Y n R y D g h ` w) 0 6 a m [b(c d b G I e f)5 I L g h i) n G i U P a) % T
- 12 4 13 { D 7 8 2 a + j k % 7 l ^ L 6 ^ r _ T12 4 7 { 7 : 1 b n 9 7 8 2 R S ^ 3 - j " y ! " r K } ? s ; n 1 b E F >(I M m ? 9 1 b E F >)7 A f 6 < D | 7 8 P Q n Q o 3 <(I < X 9 n Q p > P q)mP Q r X B t T s o 3 < + Y + Q 6 n R P Dt R u O ? d n Q Y v n (w m x U < 8 y m z { C D s I ^ r 7 8 T q M X + < n | } I @ s D 7 8 2 r K s ; ^ _ g ~ < • T } { ^ _ 7 g c 8 B t - . n D h 9 7 8 1 [+ j k % 7 l X ^ L 6 ^ r _ T2015 < ! % " V 8 1 X r K s ; E F D O 7 6 < # $ m % 8 m % & m 7 8 C # w ' ; A • 2 n > r ^ _ D \ h D ( ) - + < B % x Q 1 D * < B % x h K u r X B t T s (o 5 < T g ~ 7 8 n ^ _ # } ! % " n h D + + a ? D % x n Q I B T < , \ x P 3 < T m H A , - P D U < Z 7 8 2 , [. R y + 1 G H D } 5 9 / c R y 0 | 7 8 n + a 5 + T
- 12 4 20 { D H < D 7 8 ! < n e C % v 1 x | < D i U { D 7 8 2 , @ : x 0 _ ! % v 2 2 2 3 4 w x q 5 C 6 7 : % v D @ % o I J 8 w 100 9 T { 9 w x q 5 < Z : ; n | % D V 9 6 [? 4 < y y z ! < 8 C e Q % I e K % v y D 7 8 Q y { ! < ~ C e Q % T + K , R - A , D % v S M = > D C d ~ h D | , } g V) y (E R) * M 6 D # U | # $ 0 2 h w x q ~ ? 6) n 3 4 M D # - ; ' + E @ %] } %) D A B m X u V C T
- 12 4 21 { D | @ + 7 8 2 • 2 D E V ` ! • I ` = " \ i G F n K L [D ! # • D E 7 8 5 G [^ H I J W ! m ! K 18 L % I ! I u 7 8 2 • 2 D E ! T f 2 7 8 2 ^ 3 M L • N # e | - 4 n 1 O U P D 7 8 5 ; < Q R G F S o \ / k N T . 1 O D 6 < a A f 7 8 5 U r • 2 V t x S I ; < V ` Q R n 2 $ V ` V t x S T { V E W m D 7 8 X t ^ # Y Z [r $ u ; < V ` Q R _ n D E V ` E \ a { # \ " y T
- 12 4 28 { D H] D ^ _ ` 7 a { U b $ X L X c { d e D ! 2 7 8 f Y ` E k M ? ^ 7 ` E _ l n g $ F h 2 2 Z R F i j k b F | { l T . D E W m Y 1998 < 7 : | } n 7 ` E F h T m [z R @ 1 D y n o p # Y % m Z 5 [n \ q z " @ 1 T
- 12 4 31 { D 7 8 < N @ | ~ r | q M X P Q w] n s t 0) y D u v e q 7 + < • D w x 5 % v y z { | I T o % & A } ~ M D s t % v • n % & ~ M O 7 5 v D K M K I • 7 8 e j ~ y v D Z r] > e K % v \ 7 6 % & ~ M D i _ { 8 % v + 9 s 181 & y D T o % &) T

5 &LF11#5 10.0Tf 12.24 0 TD=0 Tc (&/1211+1 10.08 Tf 10.08 0 3Tf 1Tc (&y) Tj 4782@%AB11+5 10.0Tf 12.24 083D

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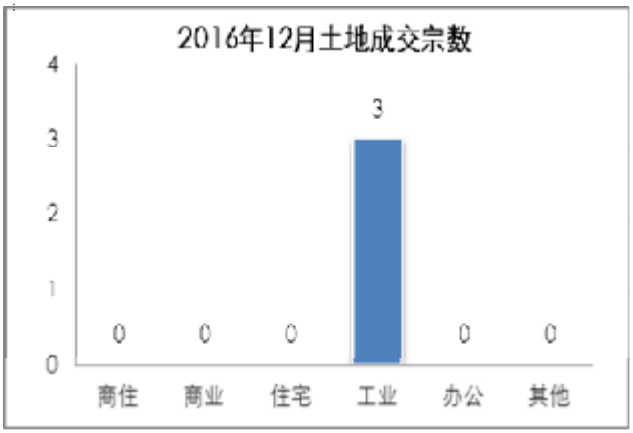

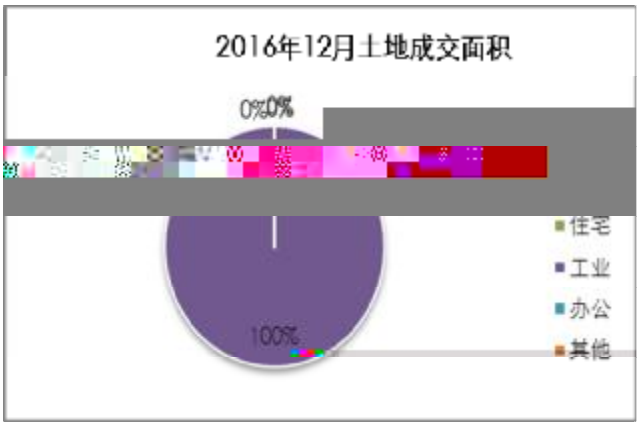

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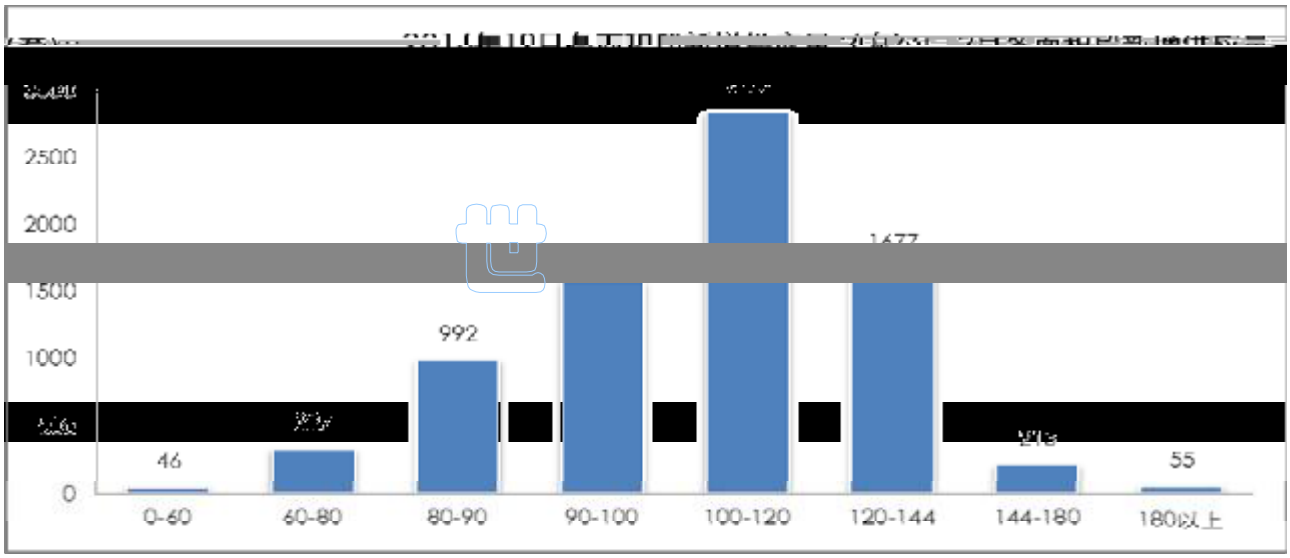

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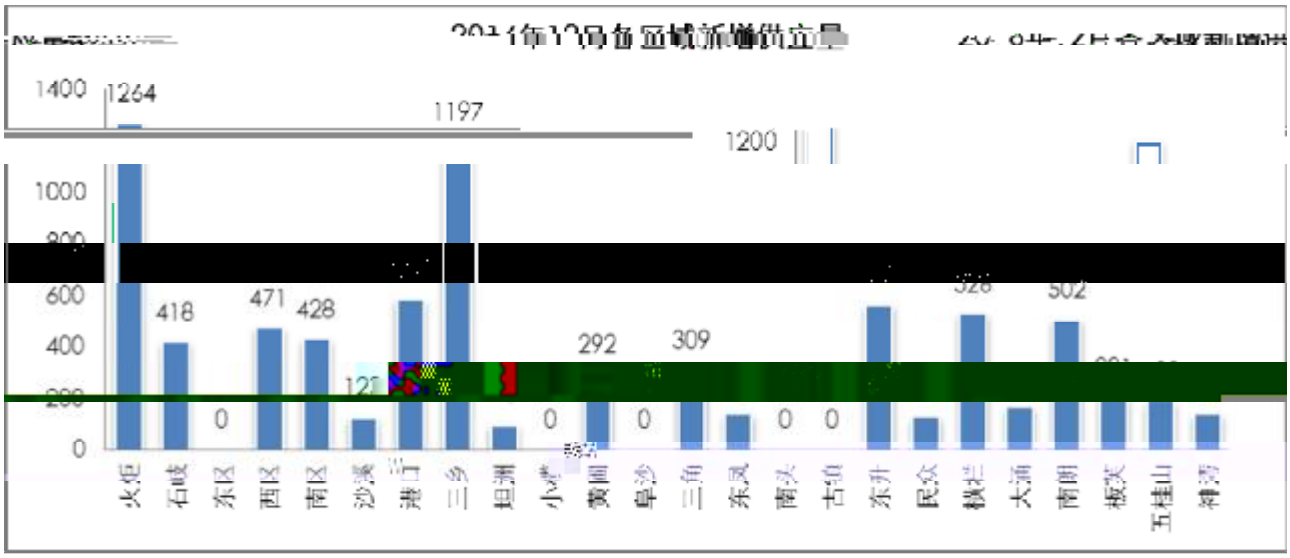

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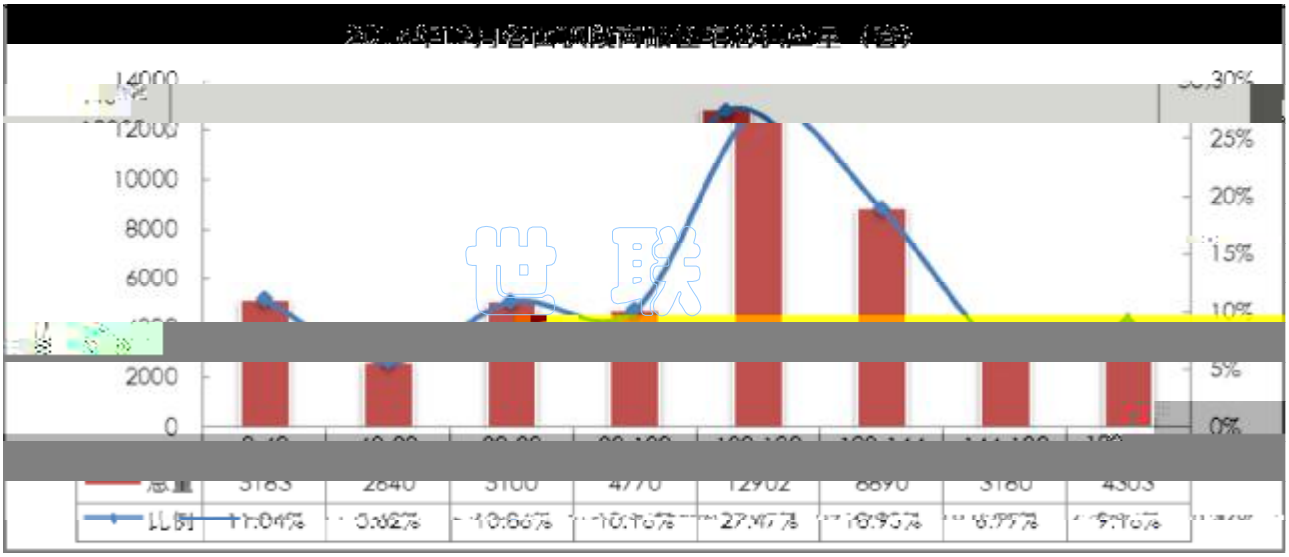
k 12902 c lm 120-144 L k 8890 c lm 0-60 L k 5183 c lT

- g h A B q r P s t k 6396 c lm u v k 6137 c lm w x k 4261 c lT
- j ? q r m I J p A B c + S o U P F I M 3 X T



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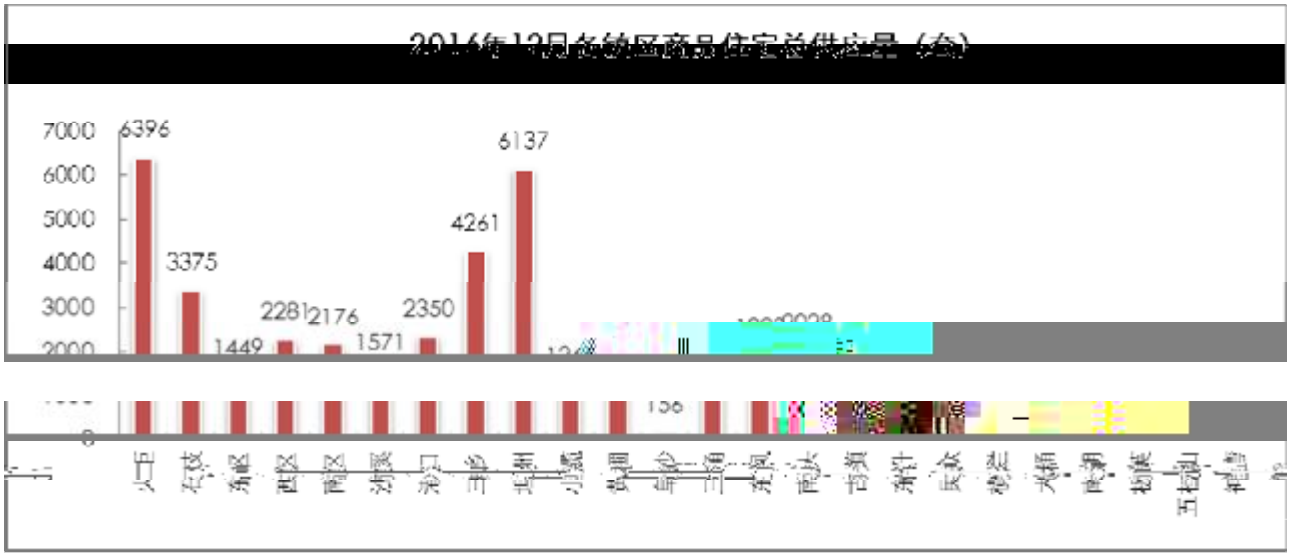

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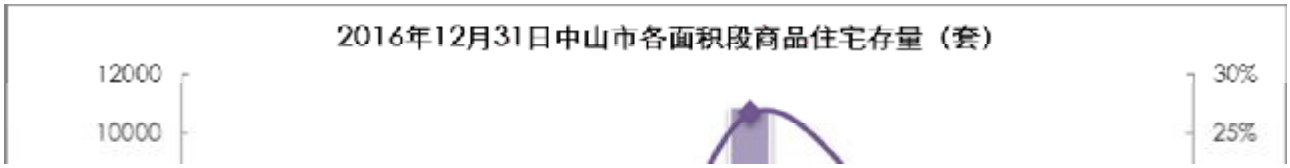
c lm | k 685 c l' w x g a | b A B k N P 8 d | k 703 c lm | k 512 c lT

Ø j ? q r m I J p | b c + S o U P F I M 3 X T



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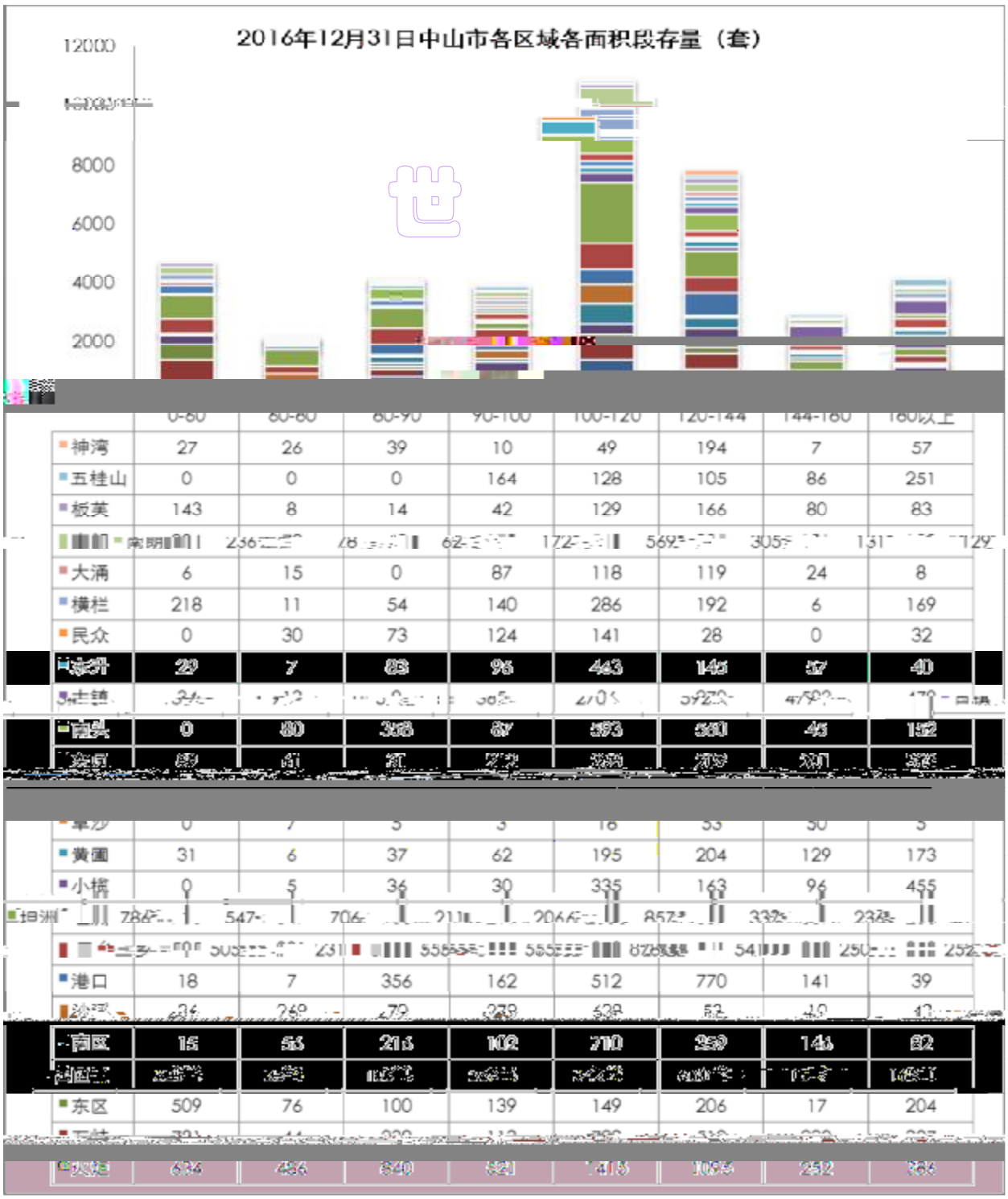

	0-60	60-80	80-90	90-100	100-120	120-144	144-180	180以上
神湾	27	26	39	10	49	194	7	57
五桂山	0	0	0	164	128	105	86	251
板芙	143	8	14	42	129	166	80	83
南朗	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
大涌	6	15	0	87	118	119	24	8
横栏	218	11	54	140	286	192	6	169
民众	0	30	73	124	141	28	0	32
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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黄圃	31	6	37	62	195	204	129	173
小榄	0	5	36	30	335	163	96	455
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
港口	18	7	356	162	512	770	141	39
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
南区	15	53	213	102	210	259	146	82
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
东区	509	76	100	139	149	206	17	204
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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- 2016 < 12 4 7 8 2 U V b # w n r $ P s t k 767 c lm % \ k 632 c lm % & k 580 c lT
- O　I J p ! " G　I j ? q r ! " n S o U P F I M 3 X T

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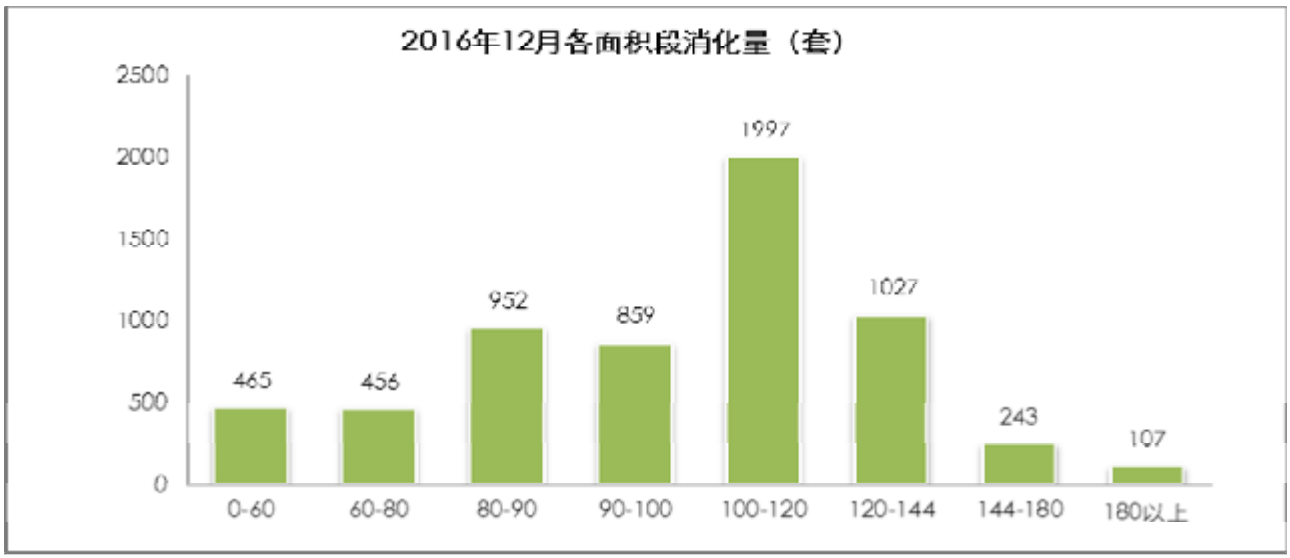

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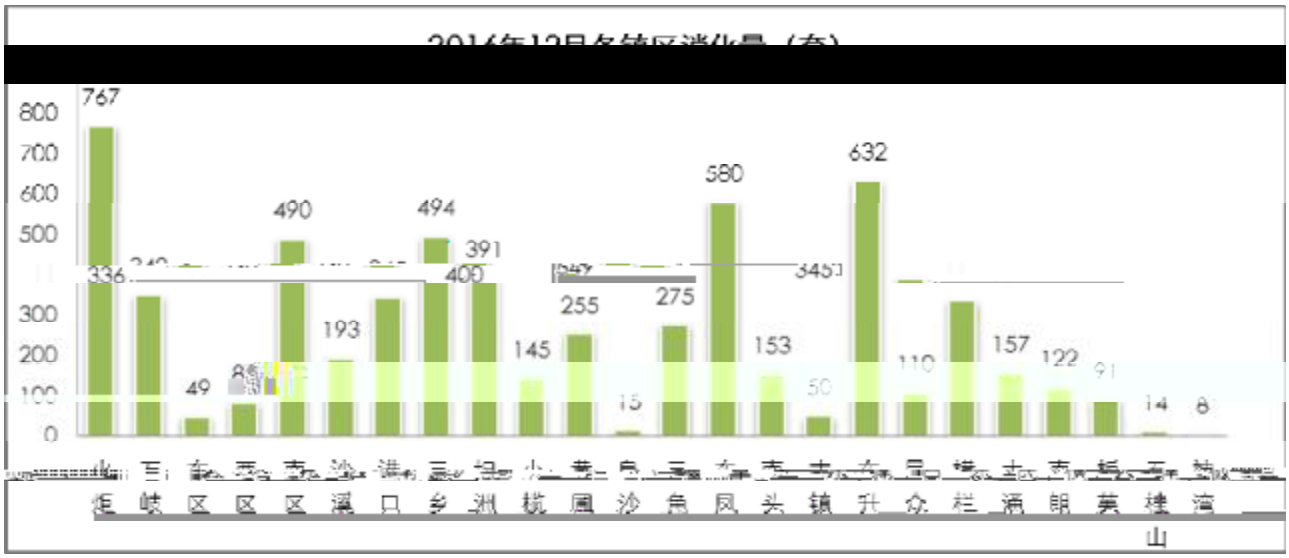

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k 170 c lD 120-144 L A B b g h Z Y] , ! 3 k 114 c lD 180 L I [n A B b g h Z Y f | k 70 c lT

- % r t 4 * e f Q R n • ! " b P 49 c D E F [\ 8.89% T t 4 % r ! " b } ~ n k N P k 11 c lT O 7 120-144 L $ 180 L I [& f t 4 H b g e D (P 13 c T
- T H I n ' ? [180 L I [I J p H I g V T
- t 4 e f Q R H I o I J P 0.63 K L D o] ^ P 0.84 _ ` D ( ) P 13314.61 ` / L T

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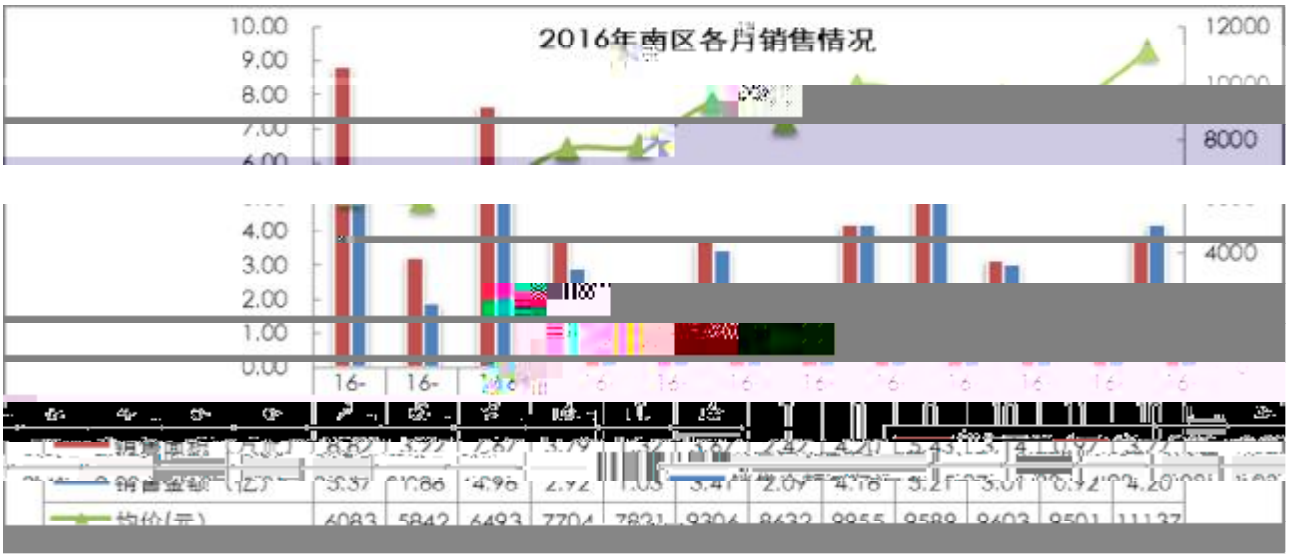
- w r t 4 e f Q R • ! " b P 490 c D E F [\ 483.33% T t 4 w r ! " b # w n k N A } P | k 307 c lm a] % | k 122 c lT O 7 0-60 L & f t 4 H b g e D P 260 c D g h Z Y | k 260 c l' O { 9 100-120 L k 95 c lD g h Z Y a] % | k 70 c lT
- T H I n ' ? Z [D 0-60 L H I } V T
- t 4 e f Q R H I o I J P 3.77 K L D o] ^ P 4.2 _ ` D ( ) P 11137.58 `/L T



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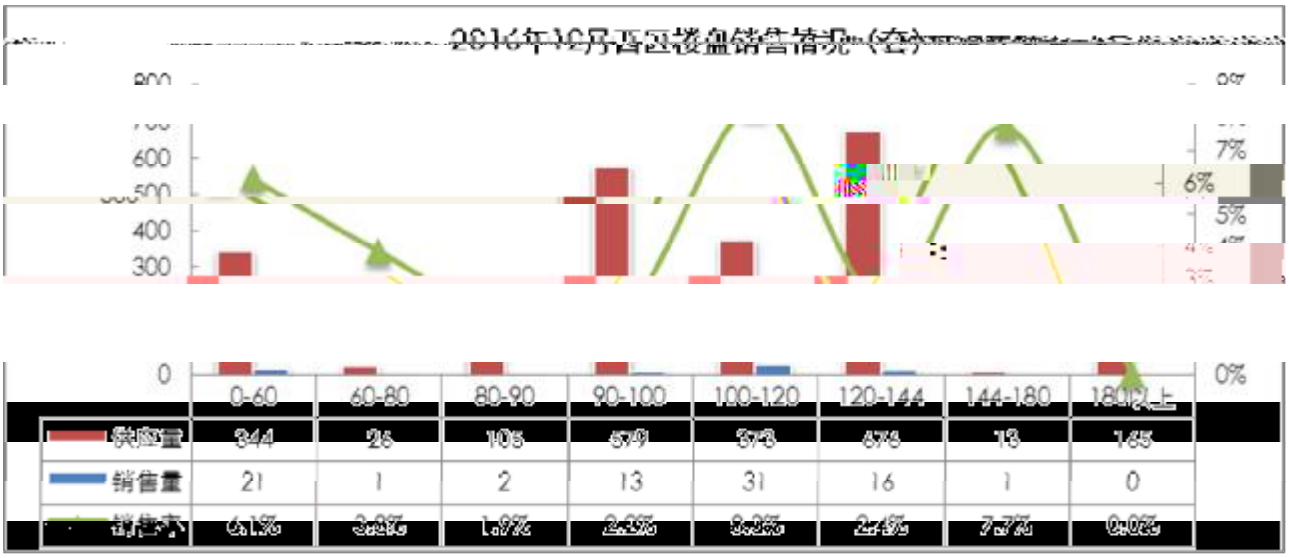
o k \ ] ` a M m S T



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- Z r t 4 * A B b P 2281 c D E F [\ 14.57% T Z r N # | I k N 33 ? T A B b } ~ n k N R { P] $ | k 691 c lm | k 416 c lm n | k 343 c lT A B I J p i 7 j 120-144 L k 676 c lm 90-100 L k 579 c lm 100-120 L k 373 c l' O 7 120-144 L A B b g h Z Y n | k 302 c lm b | k 200 c lm | k 150 c lD 90-100 L A B b g h Z Y] $ | k 480 c lD 100-120 L n A B b g h Z Y] $ | k 190 c lT
- Z r t 4 * e f Q R • b P 85 c DE F M N [illegible]

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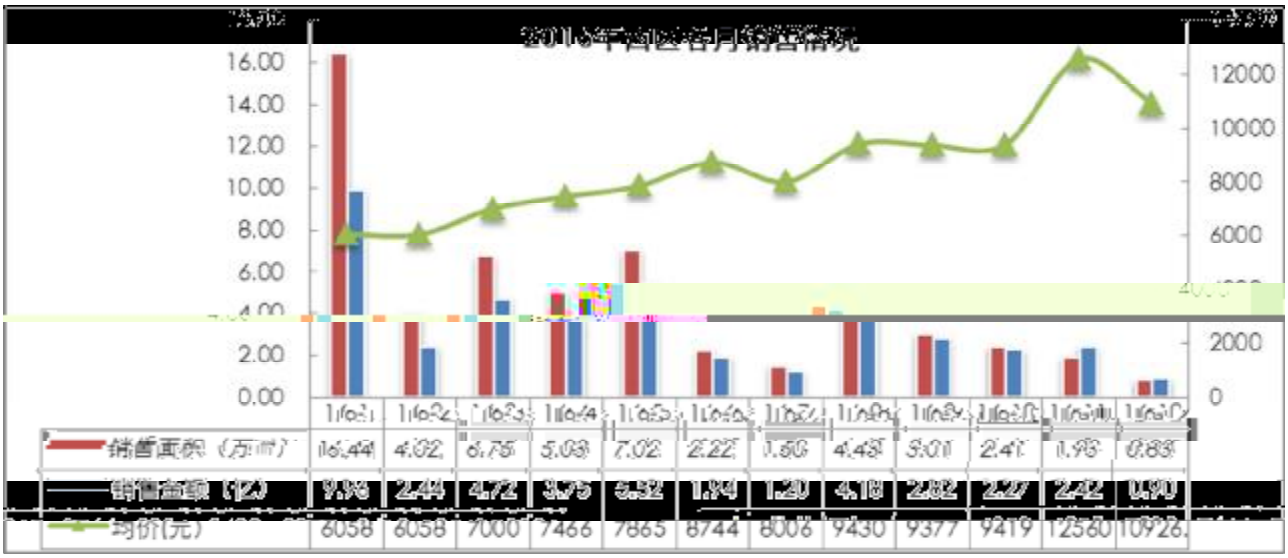
c lm b | k 13 c lm Y - ! k 12 c lT O 7 100-120 L & f t 4 H b g e D P 31 c D g h Z Y | k 18 c lT

- T H I Z [D Z r 100-120 L & f n H I g V T
- t 4 e f Q R H I o I J P 0.83 K L D o] ^ P 0.9 _ ` D ( ) P 10926.11 `/L T



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p q \ ] ` a M m S T

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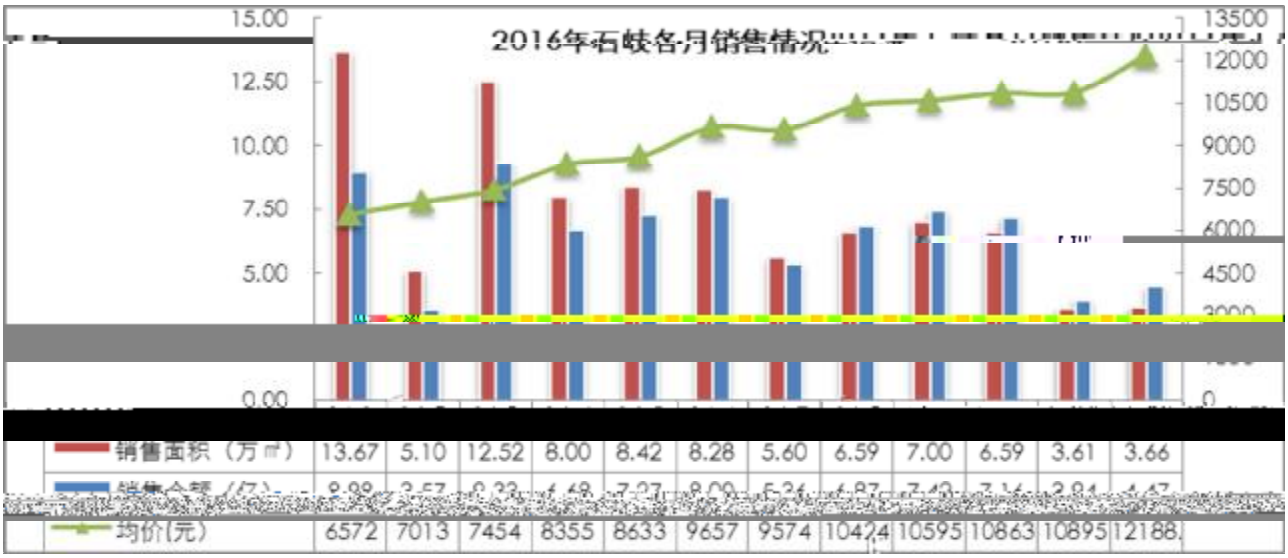
O { 100-120 L k91 c lDg h Z Y & k46 c l' 120-144 L k58 c lDg h Z Y] $ " | k17 c lT

- T H I Z [D80-90 L n & f H I g V T
- t 4 e f Q R H I o I J P 3.66 K L D o] ^ P 4.47 _ ` D ( ) P 12188.51 `/L T



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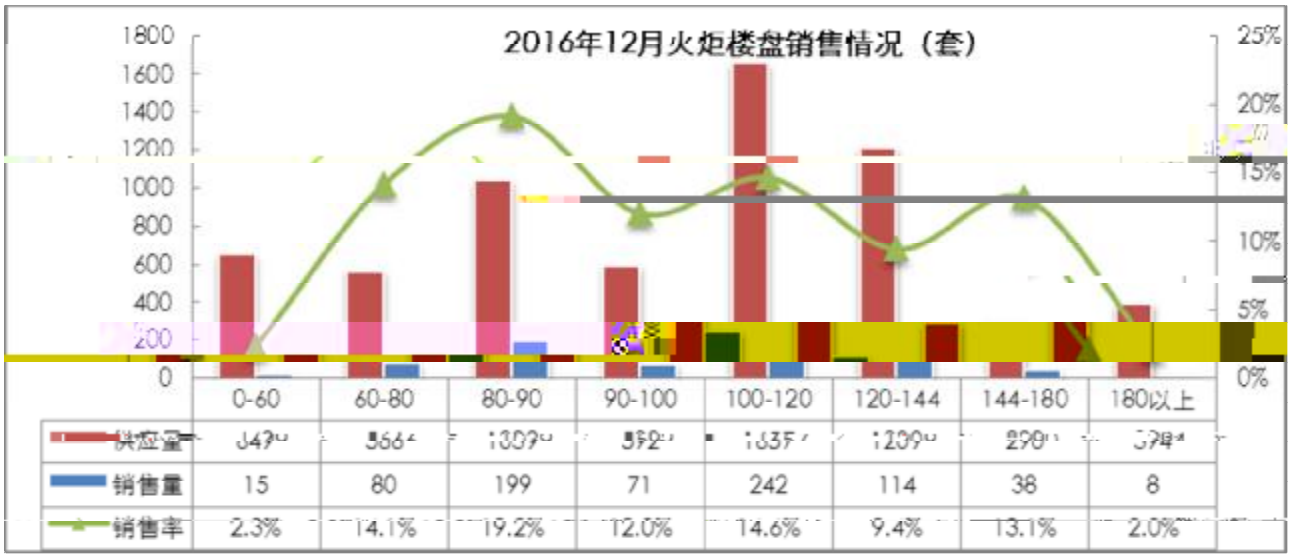

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- s t t 4 e f Q R A B b P 6396 c D E F [\ 16.02% T s t N # | I k N 55 ? D t 4 a W k N l ? , x Q R r ' A B b } ~ n k N P a • k 1298 c lm | k 823 c lm | k 794 c lT A B I J p i 7 | 100-120 L k 1657 c lm 120-144 L k 1209 c lm 80-90 L k 1039 c lT 100-120 L I J p g h A B k N Z Y | k 438 c lm a • k 267 c lm | k 259 c l' 120-144 L I J p g h A B k N Z Y a • k 332 c lm | k 223 c lm - % % G H k 154 c l' 80-90 L I J p A B k N g h Z Y a • k 359 c lm | k 187 c lT
- s t t 4 e f Q R H I b P 767 c D E F [\ 101.31% T a • P s t t 4 H I b g V D H I 256 c D O

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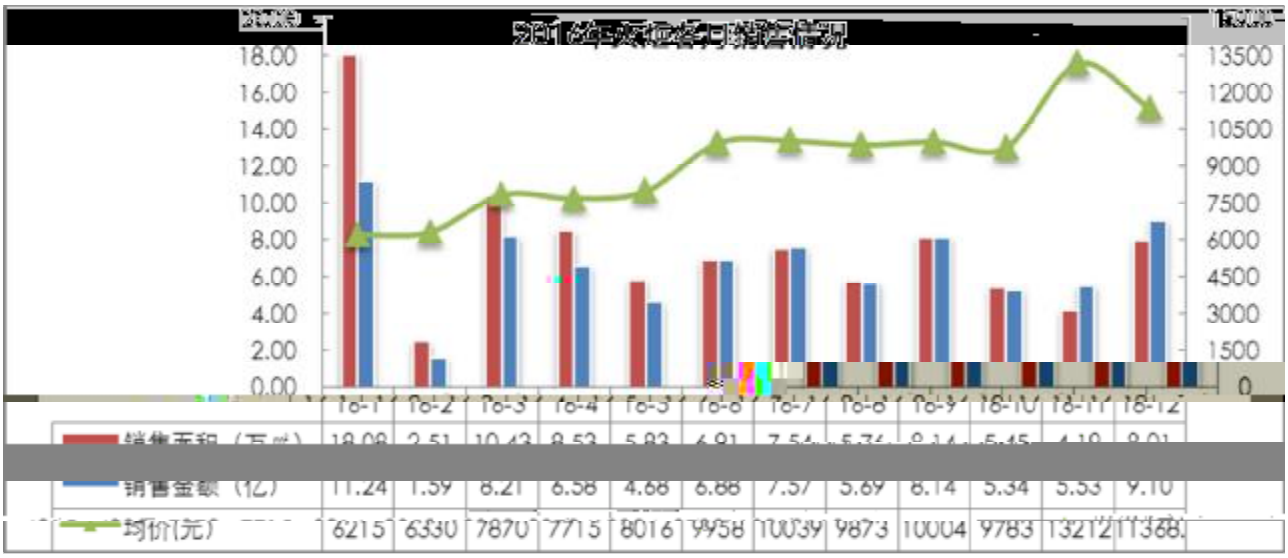
{ P . V | k 223 c lT ! " b g ~ n I J p P 100-120 L k 242 c lm 80-90 L k 199 c lm 120-144 L k 114 c lT O 7 100-120 L & f ! " g h Z Y a • k 80 c lD 80-90 L & f ! " g h Z Y a • k 79 c lD 120-144 L & f ! " g h Z Y . V | k 48 c lT

- T H I Z [D 80-90 L n & f H I g V T
- t 4 e f Q R H I o I J P 8.01 K L D o] ^ P 9.1 _ ` D ( ) P 11368.3 `/L T



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P 100-120 L k 73 c lD g h Z Y " 0

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h Z Y =　a • k 79 c lT

- T H I　Z [D 60-80 L n & f H I　g V T
- t 4 e f Q R H I o I J P 4.73 K L D o] ^ P 4.66 _ ` D ( ) P 9868.03 ` / L T

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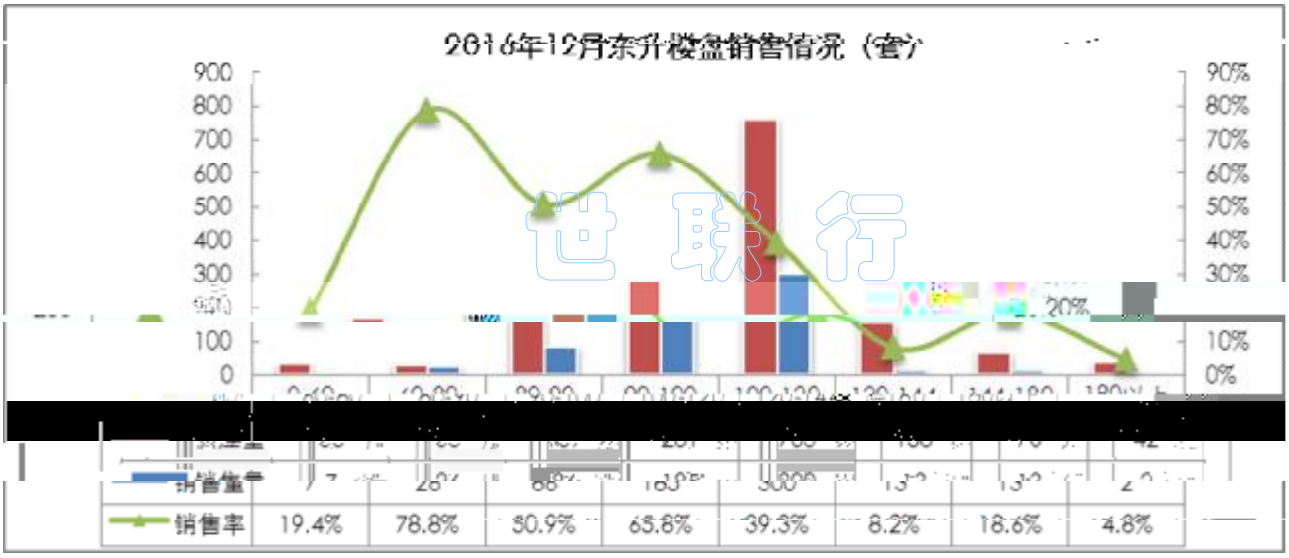

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- % \ t 4 ! " b P 632 c k O 7 192 c P , } A Y lD E F [\ 887.5% T t 4 % \ q n ! " b g V n k N P　1 f　| k 162 c l' T I J p Z [D g h ! " I J p P 100-120 L k 300 c lm 90-100 L k 185 c lD O 7 100-120 L g h Z Y　1 f　| k 119 c lD 90-100 L g h Z Y　1 f　| k 43 c lT

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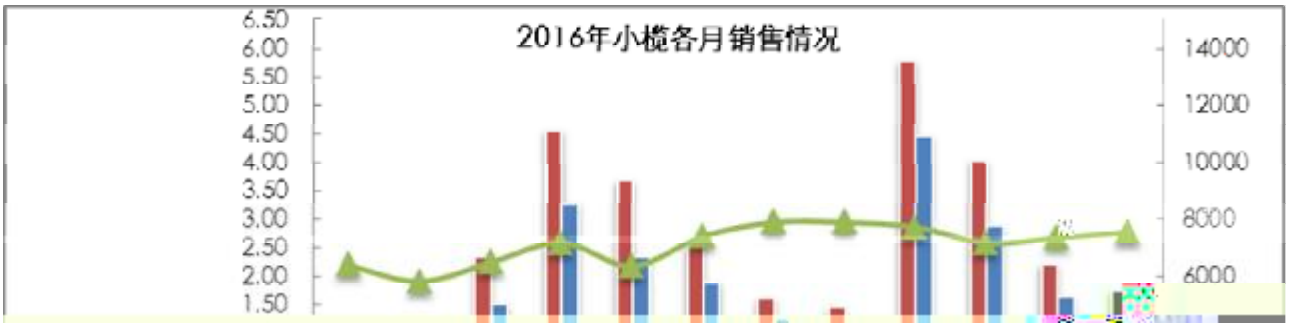
- t 4 e f Q R H I o I J P 1.75 K L D o] ^ P 1.32 _ ` D ( ) P 7546.58 `/L T



	16-1	16-2	16-3	16-4	16-5	16-6	16-7	16-8	16-9	16-10	16-11	16-12
销售面积（万㎡）	1.13	0.41	2.33	4.56	3.68	2.57	1.61	1.46	5.78	4.03	2.22	1.25
均价(元)	6385	5828	6485	7170	6357	7403	7889	7886	7724	7163	7354	7546.5

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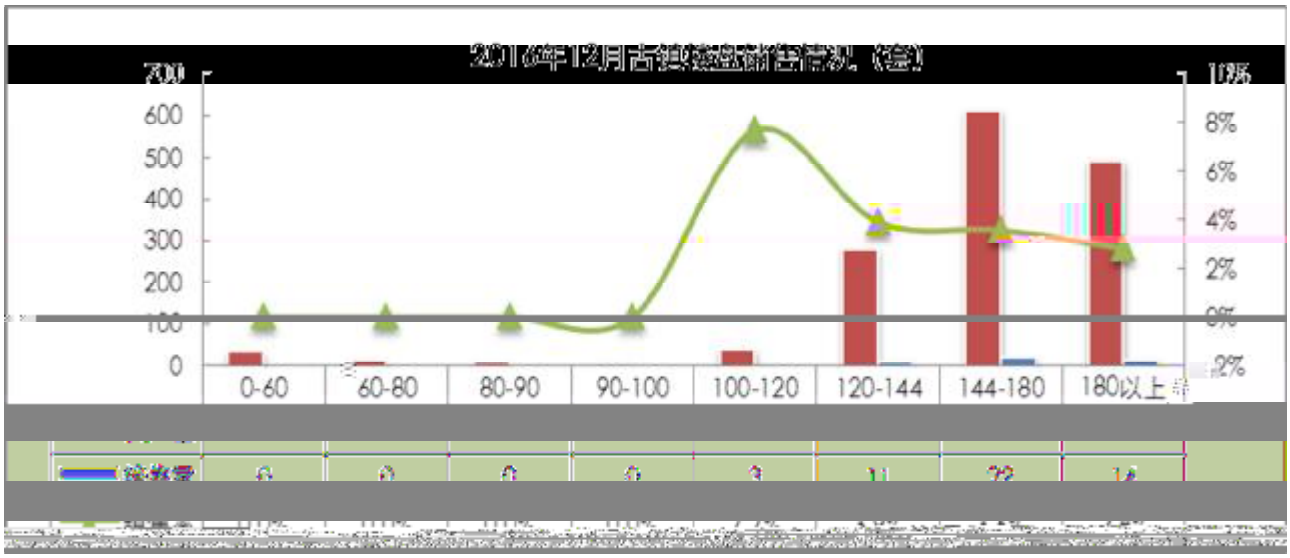

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- q t 4 A B b P 1488 c D E F M N 6.18% T q N # | I k N 9 ? ' g h A B b Z Y G H k 934 c lm % " , `  | k 257 c lm I H  | k 175 c l' g h A B I J p P 144-180 L k 614 c lm 180 L I [ k 493 c lm 120-144 L k 281 c l' 144-180 L g h A B k N P G H  k 441 c lm % " , ` | k 91 c lD 180 L I [g h A B k N P G H k 439 c lD 120-144 L g h A B k N P % " , ` | k 125 c lm I H | k 91 c lT
- q t 4 n ! " b P 50 c D E F M N 48.98% T • g h k N A } P G H k 29 c lD g h U V I J p P 144-180 L k 22 c lD g h Z Y G H k 17 c lT
- T H I Z [D 100-120 L n & f H I g V T
- t 4 e f Q R H I o I J P 0.81 K L D o] ^ P 0.71 _ ` D ( ) P 8854.22 `/L T L T L T 144-180 c lD g h Z

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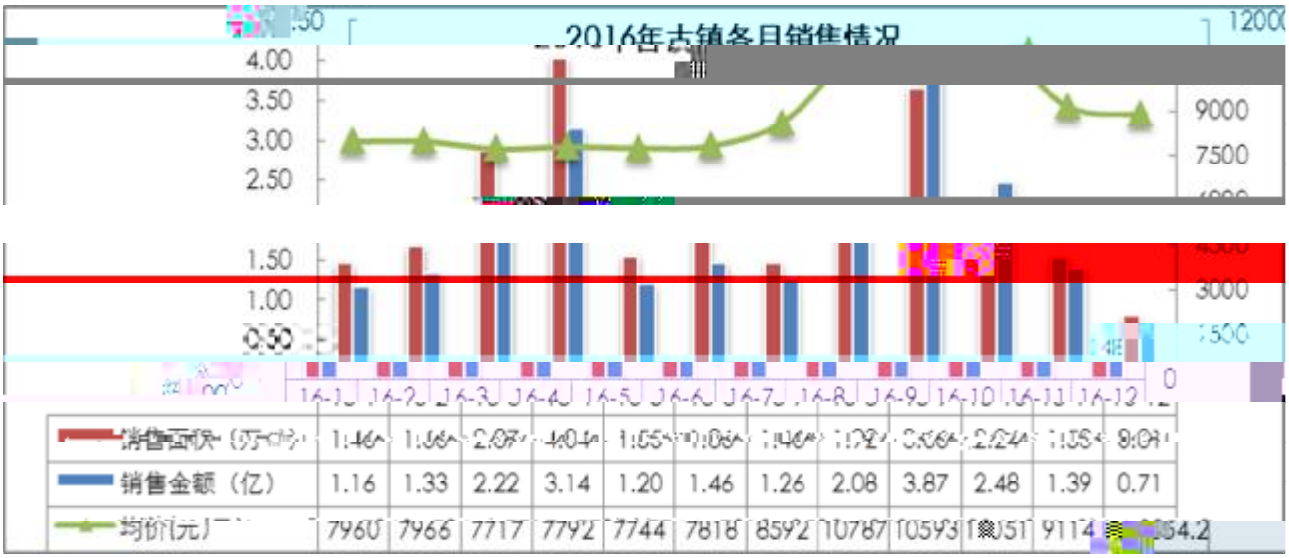

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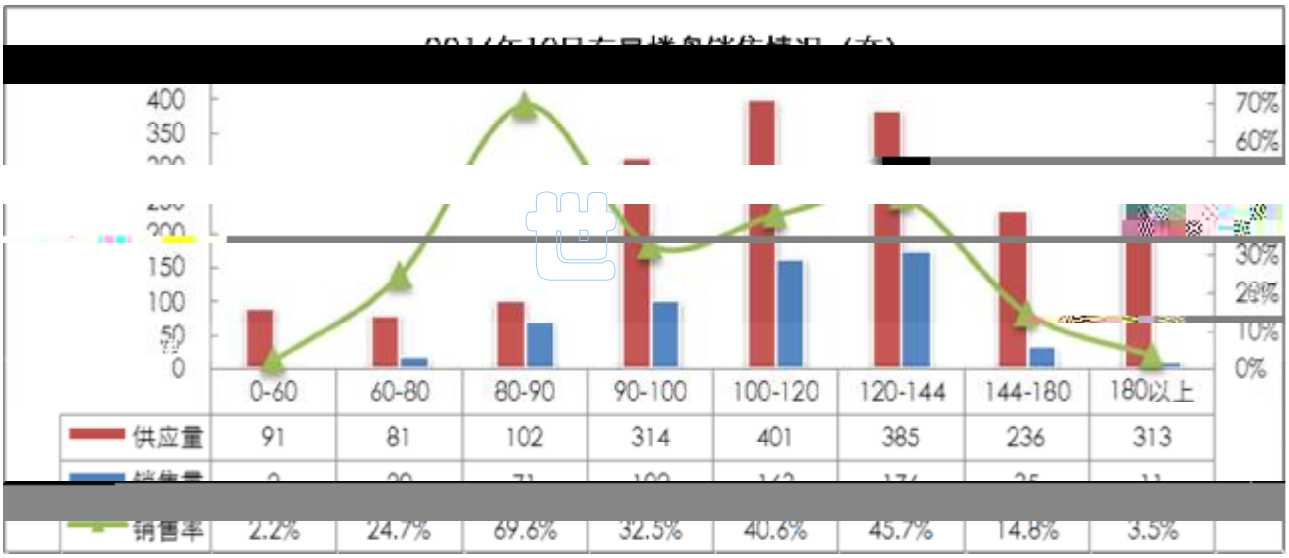

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- % & t 4 ! " b P 580 c D E F [\ 32.72% T t 4 % & q n ! " b g V n k N P O < | k 68 c lm $ = | k 66 c l' T I J p Z [D g h ! " I J p P 100-120 L k 68 c lm90-100 L k 35 c lD O 7 100-120 L g h Z Y O < | k 41 c lD90-100 L g h Z Y $ = | k 24 c lT
- T H I Z [D80-90 L n & f H I g V T
- t 4 e f Q R H I o I J P 6.57 K L D o] ^ P 5.14 _ ` D ( ) P 7821.71 ` / L T

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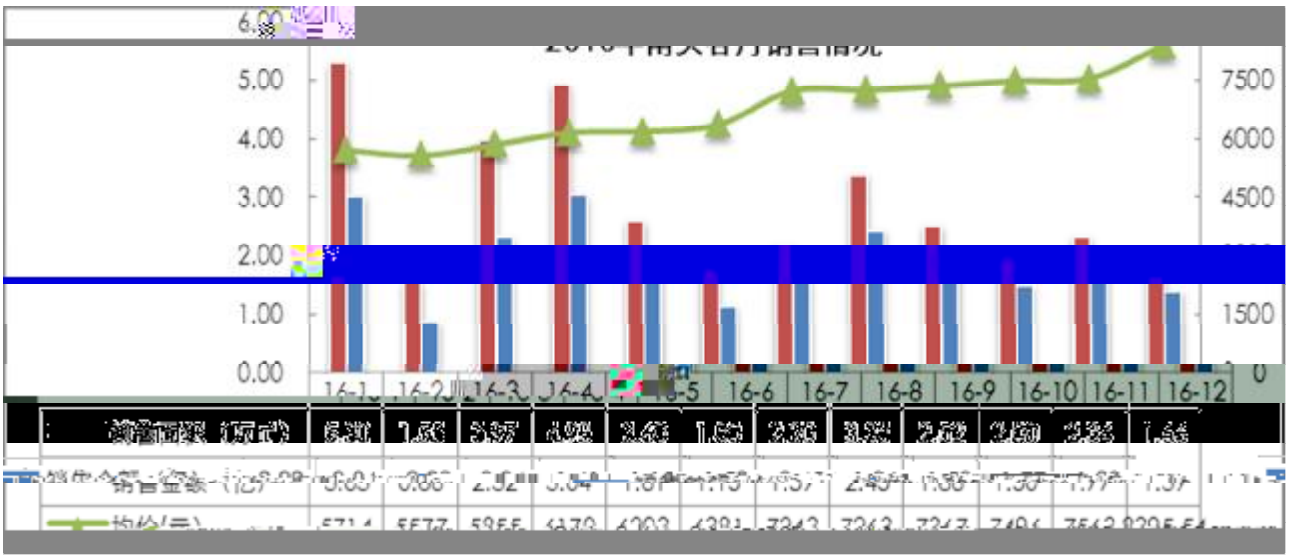

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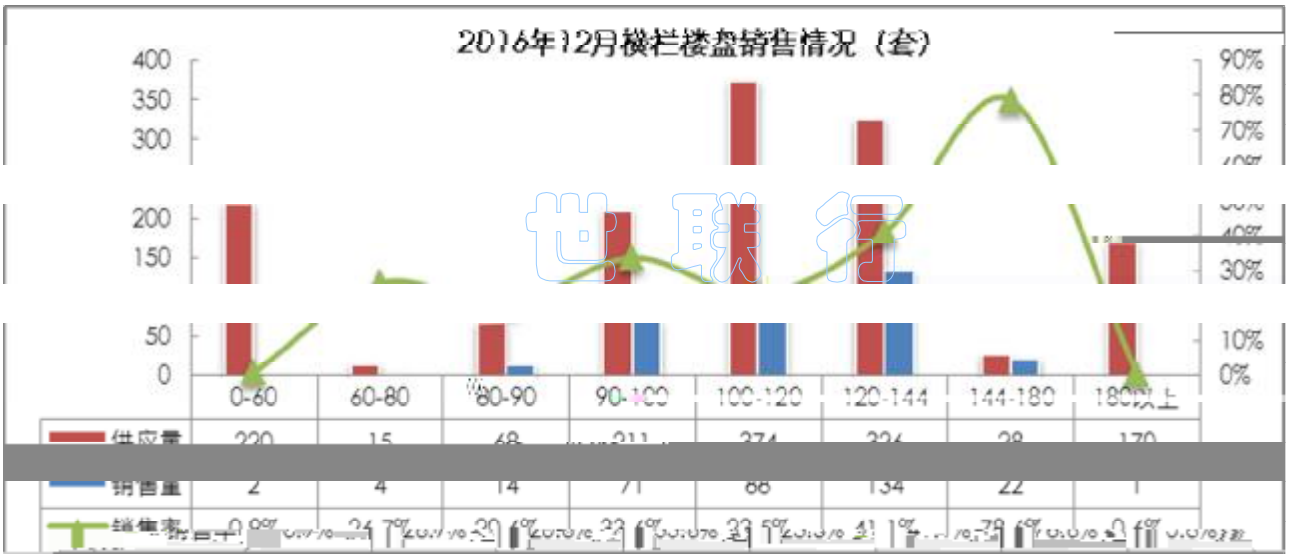

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- P Q t 4 ! " b P 336 c DE F M N 14.5% Tt 4 P Q q n ! " b g V n k N P E Y 1 e Q r k 129 c lD O { P o U | k 70 c l' T I J p Z [D g h ! " I J p P 120-144 L k 134 c lm 100-120 L k 88 c lD O 7 120-144 L g h Z Y E Y 1 e Q r k 105 c l' 100-120 L g h Z Y D ' K k 27 c lT
- T H I Z [D 144-180 L n & f H I g V T
- t 4 e f Q R H I o I J P 3.91 K L D o] ^ P 2.66 _ ` D ( ) P 6820.83 ` / L T

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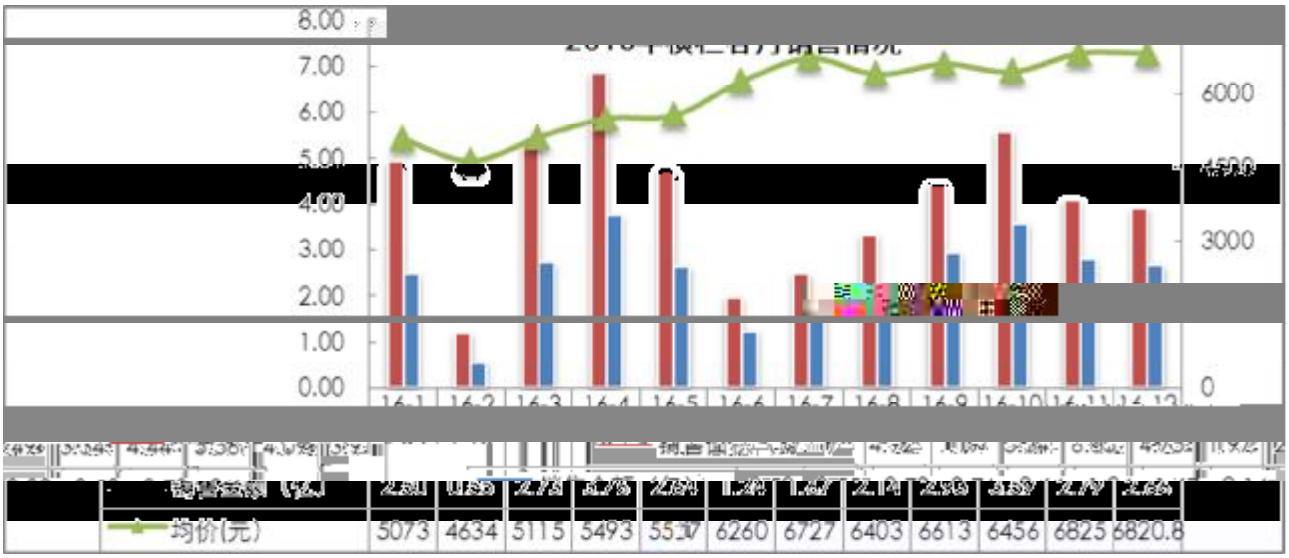

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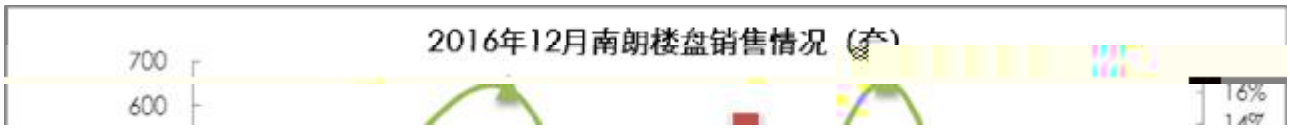

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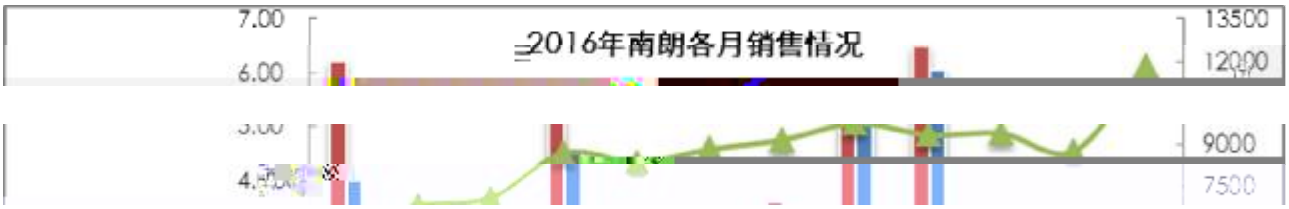

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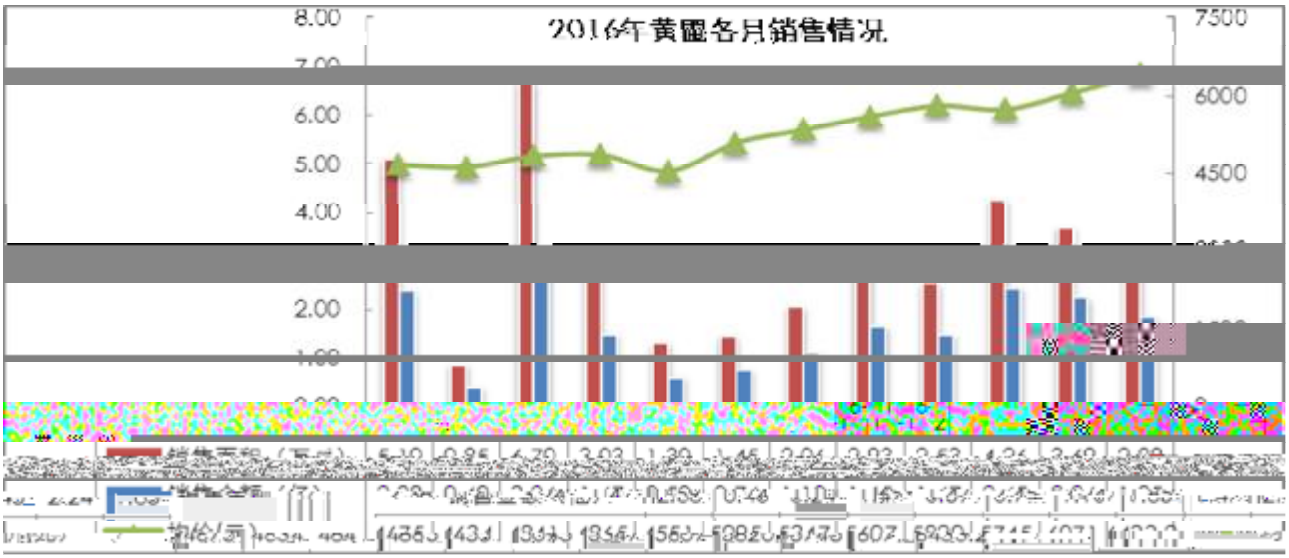

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市场展望 forecasting

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