

表 6-1-1 台灣歷年家庭戶數、買賣移轉棟數、建使照及貸款負擔率統計表

	1				
		建物買賣	住宅(H-2類)	住宅(H-2類)	貸款
年度	家庭戶數	移轉棟數	建造執照	使用執照	負擔率(%)
		12 13 210	核發戶數	核發戶數	) (1) ( ( ) )
1995	5,819,155	491,884	145,687	194,762	
1996	6,021,783	508,748	102,576	152,205	
1997	6,204,343	466,568	129,604	113,142	
1998	6,369,768	385,969	85,127	97,849	
1999	6,532,466	385,074	56,608	85,233	
2000	6,681,685	321,165	44,880	62,273	
2001	6,802,281	259,494	24,389	49,177	
2002	6,925,019	320,285	38,635	45,131	22.34
2003	7,047,168	349,706	64,341	57,589	21.34
2004	7,179,943	418,187	110,981	69,408	21.33
2005	7,292,879	434,888	121,652	78,760	21.70
2006	7,394,758	450,167	116,831	124,120	21.64
2007	7,512,449	414,641	106,270	130,596	25.62
2008	7,655,772	379,326	69,941	111,202	26.72
2009	7,805,834	388,298	51,180	75,870	27.73
2010	7,937,024	406,689	84,518	71,875	29.34
2011	8,057,761	361,704	97,755	71,565	30.52
2012	8,186,432	328,874	98,663	80,653	32.78
2013	8,286,260	371,892	133,072	86,438	35.36
2014	8,382,699	320,598	124,127	91,883	35.56

表 6-1-2 台	北市歷年家庭	戶數、買賣移	轉棟數、建健	照及貸款負擔	警率統計表
年度	家庭戶數	建物買賣 移轉棟數	住宅(H-2類) 建造執照 核發戶數	住宅(H-2類) 使用執照 核發戶數	貸款 負擔率(%)
1995	838,465	54,928			
1996	847,354	55,629			
1997	854,132	59,813			
1998	869,803	49,700			
1999	879,156	48,193	6,146	4,983	
2000	888,560	45,007	3,189	5,695	
2001	894,763	37,333	1,969	3,571	
2002	906,988	47,778	1,712	3,501	30.90
2003	914,716	55,311	2,155	3,447	29.73
2004	923,325	62,557	6,370	4,078	27.42
2005	933,110	64,339	12,670	4,485	31.02
2006	941,317	68,976	12,499	7,106	35.92
2007	947,745	63,709	13,118	12,398	36.80
2008	958,433	64,112	9,318	14,169	39.99
2009	969,418	63,611	6,288	9,637	48.09
2010	983,237	63,344	6,843	8,244	53.22
2011	999,879	49,918	5,134	6,447	57.43
2012	1,017,063	38,571	5,588	6,428	62.26
1					

資料來源:內政統計月報;內政部不動產資訊平台 註:2014年貸款負擔率為2014年第三季資料

1,026,738

1,037,402

39,496

32,023

5,519

7,168

5,495

5,200

63.37

64.36

2013

2014



表 6-1-3 新北市歷年家庭戶數、買賣移轉棟數、建使照及貸款負擔率統計表

年度	家庭戶數	建物買賣 移轉棟數	住宅(H-2類) 建造執照 核發戶數	住宅(H-2類) 使用執照 核發戶數	貸款 負擔率(%)
1995	942,115	108,344			
1996	987,309	126,717			
1997	1,029,251	130,349			
1998	1,062,767	88,168			
1999	1,102,154	91,744	4,543	8,433	
2000	1,136,300	87,573	2,949	10,639	
2001	1,164,418	63,811	2,105	8,126	
2002	1,190,778	78,287	3,283	5,105	31.35
2003	1,218,070	85,286	5,862	3,242	30.74
2004	1,242,808	96,785	7,169	3,324	32.06
2005	1,263,427	97,099	8,802	5,182	33.54
2006	1,281,925	105,089	36,818	26,232	34.12
2007	1,308,848	104,562	29,515	33,146	34.52
2008	1,340,465	96,407	17,614	31,434	33.64
2009	1,375,268	106,656	9,903	26,242	36.25
2010	1,405,348	108,242	13,314	19,325	37.33
2011	1,431,791	84,018	17,256	13,198	42.53
2012	1,458,292	69,187	19,270	17,263	47.85
2013	1,477,857	80,601	25,921	16,115	53.51
2014	1,497,018	60,416	22,891	13,953	54.30

年度	家庭戶數	建物買賣移轉棟數	住宅(H-2類) 建造執照 核發戶數	住宅(H-2類) 使用執照 核發戶數	貸款 負擔率(%)
1995	403,828	46,731			
1996	426,949	62,972			
1997	447,896	53,170			
1998	466,035	57,879			
1999	486,834	56,487	7,024	11,591	
2000	505,296	34,475	7,280	10,167	
2001	521,200	30,853	3,168	9,739	
2002	537,659	48,949	4,784	11,284	27.16
2003	554,589	47,614	8,895	16,387	26.52
2004	573,817	55,419	20,577	14,274	26.32
2005	590,044	57,306	33,355	18,705	28.06
2006	605,144	58,810	16,118	23,122	28.30
2007	619,870	43,473	11,050	20,360	26.80
2008	637,071	40,991	6,762	15,032	23.72
2009	654,106	42,534	4,700	8,287	24.42
2010	673,477	47,971	9,578	5,358	25.43
1					

45,578

45,019

50,870

13,325

17,521

29,062

13,674

10,672

8,873

13,630

16,337

25.75

28.86

29.37

30.69

表 6-1-4 桃園市歷年家庭戶數、買賣移轉棟數、建使照及貸款負擔率統計表

 2014
 733,004
 43,662

 資料來源:內政統計月報;內政部不動產資訊平台

註:2014年貸款負擔率為2014年第三季資料

686,273

701,827

716,582

2011

2012

2013



表 6-1-5 新竹縣市歷年家庭戶數、買賣移轉棟數、建使照及貸款負擔率統計表

		741/2012	住宅(H-2類)	住宅(H-2類)	貸款負	詹率(%)
年度	家庭戶數	建物買賣 移轉棟數	建造執照 核發戶數	使用執照 核發戶數	新竹市	新竹縣
1995	189,747	23,001				
1996	197,688	23,242				
1997	205,830	19,187				
1998	213,622	16,314				
1999	221,585	18,141	3,615	5,129		
2000	228,229	13,450	3,389	5,752		
2001	234,595	9,987	1,943	2,836		
2002	241,832	11,495	2,993	2,685	26.38	22.26
2003	248,112	13,390	4,925	3,296	27.61	20.67
2004	255,366	19,445	8,710	6,260	24.76	20.61
2005	263,628	22,369	6,370	8,951	23.65	23.15
2006	270,833	23,184	7,216	6,325	24.66	21.44
2007	278,055	22,795	6,413	8,639	27.53	26.47
2008	286,843	24,605	7,262	7,638	24.22	24.68
2009	296,326	23,312	5,895	6,210	26.34	25.37
2010	303,294	21,051	9,450	4,459	27.48	26.94
2011	311,012	23,927	11,100	6,777	28.50	27.99
2012	319,532	22,070	8,614	9,137	31.19	29.89
2013	326,999	23,235	7,640	7,295	30.83	32.20
2014	334,286	23,582	8,773	6,848	31.18	31.31

		X	20)th
	附	錄	
表 6-1-6 台中市歷年家庭戶數、買賣移轉棟數、建使照及貸款負擔率統計表			

年度	家庭戶數	建物買賣移轉棟數	住宅(H-2類) 建造執照 核發戶數	住宅(H-2類) 使用執照 核發戶數	貸款 負擔率(%)
1995	594,259	75,347			
1996	622,224	74,474			
1997	645,477	63,883			
1998	664,814	48,224			
1999	685,612	46,915	8,614	10,550	
2000	704,248	45,551	6,248	6,275	
2001	719,815	36,111	2,769	6,098	
2002	733,821	31,234	6,460	6,065	25.45
2003	748,950	43,026	8,285	8,122	22.60
2004	762,623	53,990	14,268	10,611	23.62
2005	776,224	57,706	10,559	12,318	23.03
2006	789,465	61,543	11,454	11,936	23.59
2007	804,426	57,260	12,820	16,442	28.20
2008	820,600	45,894	8,623	12,935	27.33
2009	837,042	47,633	5,849	8,475	28.12
2010	852,788	54,139	12,704	11,176	31.28
2011	867,854	49,790	12,121	7,411	30.73
2012	883,302	45,906	9,840	9,136	33.85
2013	897,191	53,695	18,952	12,821	34.37
2014	912,305	47,887	19,841	15,521	35.16



### 表 6-1-7 台南市歷年家庭戶數、買賣移轉棟數、建使照及貸款負擔率統計表

年度	家庭戶數	建物買賣 移轉棟數	住宅(H-2類) 建造執照 核發戶數	住宅(H-2類) 使用執照 核發戶數	貸款 負擔率(%)
1995	493,886	31,275			
1996	508,924	34,563			
1997	521,380	23,396			
1998	532,961	21,910			
1999	544,245	20,622	3,349	4,173	
2000	554,569	13,705	2,656	2,769	
2001	562,328	11,895	1,743	3,101	
2002	570,162	17,008	3,785	3,489	26.99
2003	578,945	19,241	5,305	4,243	27.10
2004	588,536	25,710	9,113	5,504	27.34
2005	595,990	26,742	8,991	6,853	27.32
2006	601,972	24,556	7,445	8,877	26.64
2007	610,145	22,777	7,083	9,076	24.66
2008	620,634	20,650	3,327	5,497	23.95
2009	631,886	21,364	2,991	2,549	22.54
2010	640,132	21,729	6,436	5,735	25.03
2011	648,283	21,384	6,726	5,801	26.46
2012	656,402	20,924	7,951 6,027 27		27.48
2013	663,131	23,378	11,374	6,747	26.81
2014	668,013	20,552	12,190	6,218	27.49

表 6-1-8 高雄	推市歷年家庭月	与數、買賣移	轉棟數、建使	照及貸款負擔	率統計表
年度	家庭戶數	建物買賣 移轉棟數	住宅(H-2類) 建造執照 核發戶數	住宅(H-2類) 使用執照 核發戶數	貸款 負擔率(%)
1995	750,885	60,206			
1996	783,915	54,887			
1997	809,390	49,787			
1998	833,937	45,733			
1999	856,360	44,873	7,834	15,879	
2000	874,986	37,079	6,993	10,795	
2001	888,952	31,732	3,268	5,871	
2002	905,954	38,395	8,497	5,268	26.53
2003	920,756	37,031	16,725	8,608	25.73
2004	936,053	46,421	29,220	10,574	28.17
2005	949,121	46,814	24,812	10,041	28.17
2006	961,640	46,768	11,193	21,814	29.07
2007	975,906	44,250	12,954	13,300	26.12
2008	991,717	37,807	8,002	10,738	23.31
2009	1,007,751	35,847	5,877	5,686	25.55
2010	1,022,493	39,873	11,136	7,879	25.33
2011	1,035,012	37,469	13,487	7,609	26.50
2012	1,046,588	39,625	12,101	9,999	28.76
2013	1,056,421	43,755	12,517	8,372	31.02

表 6-1-8 高雄市歷年家庭戶數、買賣移轉棟數、建使昭及貸款負擔率統計表

資料來源:內政統計月報;內政部不動產資訊平台註:2014年貸款負擔率為2014年第三季資料

38,815

14,686

11,705

32.40

1,064,667

2014



### 表 6-2-1 台灣都會區歷年成屋成交狀況分析表

	透天、	別墅	4.1%	5.9%	7.0%	8.0%	9.7%	10.2%	8.8%	8.4%	7.0%	7.5%	7.3%	7.1%	7.3%	6.7%	5.8%	5.2%	5.8%	5.9%	5.5%	5.7%	
	本 原		3.6%	3.2%	3.4%	3.2%	2.5%	2.5%	3.1%	2.5%	3.1%	4.5%	%0.9	5.8%	5.9%	3.8%	3.3%	3.4%	3.7%	4.2%	4.3%	4.5%	
2易比例	器公別	1	1.1%	1.0%	1.4%	1.5%	1.1%	0.8%	1.1%	0.6%	1.3%	1.3%	1.7%	1.7%	1.7%	1.7%	1.5%	1.7%	1.4%	1.3%	1.3%	1.5%	
類產品交	西	크	3.9%	4.1%	4.8%	4.6%	4.5%	4.6%	5.1%	5.9%	5.6%	6.5%	7.1%	9.2%	8.9%	6.4%	6.6%	7.7%	6.1%	5.3%	4.9%	4.6%	
各		華厦	46.4%	49.7%	49.0%	47.5%	47.1%	47.0%	49.4%	48.5%	48.2%	46.5%	47.2%	48.6%	51.1%	57.5%	61.0%	61.8%	65.2%	66.1%	67.0%	67.3%	
	軍公	E I	40.5%	35.6%	33.4%	32.7%	32.9%	32.5%	29.8%	31.1%	32.0%	31.2%	28.1%	25.1%	22.7%	21.9%	19.9%	18.3%	16.2%	15.6%	15.4%	14.6%	
法法	光製機	(天)	42.9	48.5	54.5	60.2	61.8	67.2	8.07	61.1	53.0	46.1	49.2	51.7	54.6	63.0	65.0	55.7	54.0	58.8	57.7	68.4	
平均	以下	(年)	34.4	35.1	34.4	34.9	35.1	35.2	35.6	35.8	35.2	34.3	33.5	34.0	34.5	35.7	36.4	36.0	35.6	35.8	36.5	36.3	
		以上	7.2%	7.3%	6.3%	7.5%	7.6%	7.9%	%0.6	8.5%	8.6%	7.4%	7.6%	8.7%	9.1%	10.1%	11.3%	11.2%	11.0%	11.3%	11.2%	12.1%	
	45-	55坪	10.0%	11.0%	11.2%	10.8%	10.8%	11.3%	12.2%	12.3%	11.5%	10.7%	10.2%	10.6%	.2%/11.0%	11.6%	12.6%	12.4%	12.5%	12.6%	12.6%	13.3%	
面積(坪)	35-	45坪	23.0%	24.5%	24.7%	24.7%	24.2%	23.4%	22.9%	22.7%	22.6%	22.3%	20.1%	19.8%	21.2%	21.8%	22.5%	21.7%	21.4%	21.9%	21.1%	20.9%	
單位成交]	25-	35坪	37.8%	37.4%	36.5%	35.2%	37.0%	35.6%	34.1%	35.4%	34.2%	33.5%	32.7%	31.3%	29.6%	30.7%	28.8%	28.0%	27.4%	27.3%	27.5%	25.9%	
<b>=</b>	15-	25坪	17.2%	15.2%	16.5%	17.1%	16.9%	17.9%	17.1%	17.2%	18.0%	19.7%	20.8%	20.0%	19.8%	18.3%	17.2%	18.4%	18.0%	17.8%	18.0%	17.8%	
	15坪	以下	4.8%	4.5%	4.9%	4.7%	3.4%	4.0%	4.8%	3.8%	5.1%	6.3%	8.6%	9.5%	9.3%	7.4%	7.6%	8.3%	9.7%	9.1%	9.6%	9.6%	
(	5年内 大種	不懂華厦	14.2	13.9	13.4	13.0	13.2	13.7	13.2	13.4	14.4	17.4	20.3	24.4	26.0	27.6	29.2	32.1	34.1	35.6	37.0	35.1	[
(萬元/坪)	4	H H	16.9	16.3	16.1	15.9	15.5	14.8	13.9	14.3	14.9	16.8	18.6	21.3	23.3	25.0	26.5	30.2	31.4	31.7	35.3	35.3	
平均單價		華厦	16.8	16.1	15.7	15.6	15.3	14.7	13.9	14.3	15.0	16.8	18.7	(21,4)	23.4	25.1	26.7	30.0	31.1	31.2	35.0	34.9	
k	軍公	1	17.1	9.91	16.8	16.7	15.9	15.1	14.1	14.3	14.7	16.8	18.3	20.9	23.0	24.6	25.9	31.3	33.1	34.8	37.4	38.2	
177.451	湯山	(萬元)	209	593	581	276	562	546	510	535	548	605	651	752	817	901	981	1,079	1,075	1,091	1,217	1,223	
		以上	%9.0	%9.0	0.7%	0.8%	0.7%	1.0%	0.6%	0.6%	1.1%	1.5%	2.2%	3.6%	4.9%	6.4%	8.5%	10.1%	10.1%	10.7%	12.8%	12.8%	
	0	2000萬	8.6%	8.8%	8.5%	8.9%	8.2%	6.6%	5.4%	6.4%	7.5%	10.6%	12.5%	17.1%	18.8%	20.9%	22.9%	26.3%	26.4%	27.6%	31.4%	33.1%	
價區間		1000萬	17.4%	15.4%	14.7%	14.2%	13.7%	13.4%	11.6%	12.9%	13.1%	14.7%	15.9%	18.3%	18.4%	20.1%	20.3%	21.1%	21.8%		21.6%	21.7%	
成交總價區間		700萬	27.8%	26.4%	24.5%	23.6%	22.9%	20.8%	20.1%	19.6%	19.6%	20.7%	21.5%	21.6%	22.1%	21.6%	20.1%	19.0%	18.1% 21.8% 26	17.3% 21.5%	15.7% 21.6% 31	15.6% 21.7%	
	300-	500萬	35.2%	37.0% 26.4%	14.0% 37.6% 24.5%	35.5%	18.4% 36.2% 22.9%	36.7%	25.3% 36.9% 20.1%	23.7% 36.5% 19.6%	24.3% 34.5% 19.6%	20.0% 32.6% 20.7%	17.0% 30.9% 21.5%	13.8% 25.7% 21.6% 18.3%	11.8% 24.0% 22.1% 18.4%	10.5% 20.5% 21.6% 20.1%	8.7% 19.6% 20.1% 20.3% 22	7.1% 16.3% 19.0% 21.1% 26	7.6% 15.9%	15.5%	12.8%	11.9%	
	第00€	以下	10.5%	11.8%	14.0%	17.1%	18.4%	21.5% 36.7%	25.3%		24.3%	20.0%	17.0%		11.8%	10.5%	8.7%	7.1%	7.6%	7.5%	5.7%	4.9%	
	年度		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

<u>695</u>.

成交總價區間	成交總價區間	t交總價區間 	盟四篇	_⊢			平均	    -	平均單價(萬	元/坪)	117		<b>=</b>	位成交面積(坪	f積(坪)			中中	流通		⁄4—	各類産品交	5易比例		
500萬         500-         700-         1000-         2000-         3000萬         總價           以下         700萬         1000萬         2000萬         以上         (萬元)         公寓	700-     1000-     2000-     3000萬     總價       1000萬     2000萬     3000萬     以上     (萬元)	1000- 2000- 3000萬 總價 2000萬 3000萬 以上 (萬元)	00- 2000- 3000萬 總價 00萬 3000萬 以上 (萬元)	3000萬 總價 以上 (萬元)	總價 (萬元)		公寓	1 (10)	大樓 華厦 1	知 先	年大華内樓庫	15年 以下	15- 25坪	25- 35坪	35- 45坪	45-	55坪以上	(本)	敷氏	公寓	華 華	甲甲	辦公室	套房 翅	透天、 別墅
21.9% 32.5% 26.2% 18.0% 1.0% 0.4% 775 20.6	18.0% 1.0% 0.4% 775	18.0% 1.0% 0.4% 775	1.0% 0.4% 775	0.4% 775	775	<u> </u>	20.6	₩.	24.9	22.9	24.4	7.3%	17.3%	40.7%	22.2%	7.7%	4.9%	32.4	40.2	47.1%	42.1%	2.1%	1.6%	5.4%	1.7%
22.3% 32.1% 26.1% 18.0% 1.1% 0.4% 774 20.5	18.0% 1.1% 0.4% 774 20	18.0% 1.1% 0.4% 774 20	1.1% 0.4% 774 20	0.4% 774 20	774 20	20	20.5	$\vdash$	24.7	22.9	24.6	%8.9	17.6%	40.0%	21.3%	8.7%	5.6%	33.0	42.1	44.5%	44.5%	2.4%	2.3%	4.9%	1.5%
23.5% 30.3% 25.2% 19.2% 1.4% 0.5% 782 21.4	19.2% 1.4% 0.5% 782 21.	19.2% 1.4% 0.5% 782 21.	1.4% 0.5% 782 21.	0.5% 782 21.	782 21.	21.		H	25.4	23.6	25.6	8.1%	. %6.61	38.1%	21.7%	7.5%	4.7%	31.8	44.7	44.1%	42.1%	2.4%	3.0%	6.1%	1.5%
22.3% 31.1% 23.7% 21.0% 1.6% 0.2% 795 21.6	21.0% 1.6% 0.2% 795	21.0% 1.6% 0.2% 795	1.0% 1.6% 0.2% 795	0.2% 795	262		21.6	$\Box$	25.4	23.7	25.3	%9.9	21.0%	37.8%	22.1%	7.6%	5.0%	32.3	51.4	44.8%	41.9%	2.9%	3.2%	4.2%	1.5%
25.4% 29.7% 24.7% 18.5% 1.5% 0.2% 766 20.2	18.5% 1.5% 0.2% 766 20	18.5% 1.5% 0.2% 766 20	1.5% 0.2% 766 20	0.2% 766 20	766 20	20	20.2	H	24.4	22.6	24.5	5.5%	18.9%	40.1%	22.6%	6.7%	6.1%	32.8	53.5	44.4%	44.2%	1.8%	2.3%	4.4%	1.1%
29.3% 26.5% 25.4% 16.2% 2.0% 0.6% 777 19.6	16.2% 2.0% 0.6% 777 19.	16.2% 2.0% 0.6% 777 19.	2.0% 0.6% 777 19.	0.6% 777 19.	777 19.	19.	19.6	Ш	23.6	21.9	24.3	9.0%	20.3%	36.2%	23.0%	7.9%	6.5%	33.2	9.69	44.2%	43.7%	2.2%	2.0%	4.2%	2.1%
35.4% 28.4% 21.8% 12.8% 1.2% 0.4% 701 17.9	12.8% 1.2% 0.4% 701	12.8% 1.2% 0.4% 701	1.2% 0.4% 701	0.4% 701	701		17.9	1	21.5	20.1	22.1	6.4%	18.3%	37.6%	23.2%	8.5%	5.9%	33.5	65.2	41.8%	46.4%	2.0%	2.0%	4.6%	1.2%
34.0% 26.4% 23.5% 14.1% 1.3% 0.6% 732 17.9	14.1% 1.3% 0.6% 732	14.1% 1.3% 0.6% 732	1.3% 0.6% 732	0.6% 732	732		6.71	_	21.7	20.2	22.3	5.1%	17.8%	38.8%	22.8%	9.4%	6.1%	34.0	59.4	42.3%	45.6%	2.9%	1.7%	3.4%	2.1%
31.6% 26.8% 23.4% 15.9% 1.9% 0.6% 756 18.7	15.9% 1.9% 0.6% 756 18.	15.9% 1.9% 0.6% 756 18.	1.9% 0.6% 756 18.	0.6% 756 18.	756 18.	18.	18.7		22.2	20.9	23.2	6.9%	18.0%	34.8%	23,3%	9.7%	7.2%	34.1	52.9	39.4%	46.6%	3.2%	2.3%	4.1%	1.7%
23.7% 25.5% 25.3% 22.2% 2.3% 1.1% 849 21.5	.2% 2.3% 1.1% 849	.2% 2.3% 1.1% 849	.2% 2.3% 1.1% 849	1.1% 849	849		21.5		25.8	24.1	28.3	8.6%	19.3%	34.5%	21.8%	9.3%	6.6%	33.4	44.2	39.7%	43.3%	4.0%	2.6%	9.6%	2.2%
23.6% 21.8% 24.2% 25.8% 3.2% 1.4% 898 23.5	.8% 3.2% 1.4% 898 23.	.8% 3.2% 1.4% 898 23.	.8% 3.2% 1.4% 898 23.	2% 1.4% 898 23.	898 23.	23.			28.8	27.0	32.4	13.2%	20.5%	31.3%	19.4%	8.1%	7.5%	32.0	48.2	34.7%	43.9%	5.2%	3.3%	8.1%	2.3%
16.6% 18.8% 25.7% 31.5% 5.2% 2.2% 1,042 27.0	1.5% 5.2% 2.2% 1,042	1.5% 5.2% 2.2% 1,042	1.5% 5.2% 2.2% 1,042	2.2% 1,042	1,042		27.0		32.8	31.0	37.9	13.7%	20.1%	31.6%	18.5%	%9.8	7.6%	32.3	51.4	32.0%	46.0%	7.0%	3.3%	%8.9	2.2%
12.7% 16.9% 24.4% 34.7% 7.6% 3.8% 1,189 29.7	34.7% 7.6% 3.8% 1,189 29.	34.7% 7.6% 3.8% 1,189 29.	7% 7.6% 3.8% 1,189 29.	3.8% 1,189 29.	1,189 29.	29.		_	37.8	35.4	4,	13.5%	21.8%	30.6%	19.1%	7.5%	7.5%	32.0	54.0	31.1%	49.6%	5.2%	3.2%	6.7%	1.8%
9.7%   14.1%   25.0%   37.0%   9.2%   5.1%   1,331   31.6	37.0% 9.2% 5.1% 1,331 31	37.0% 9.2% 5.1% 1,331 31	7.0% 9.2% 5.1% 1,331 31	5.1% 1,331 31	1,331 31	1 31		_	40.4	37.9	45.2	11.5%	20.6%	31.1%	19.3%	8.5%	8.6%	33.5	67.2	30.9%	55.1%	3.5%	3.4%	4.0%	1.1%
7.2%   12.2%   21.8%   39.7%   11.7%   7.4%   1,478   33.9	39.7% 11.7% 7.4% 1,478 33.	39.7% 11.7% 7.4% 1,478 33.	9.7% 11.7% 7.4% 1,478 33.	7.4% 1,478 33.	1,478 33.	33.		Ш	43.2	41.0	47.0	11.2%	19.2%	29.5%	19.8%	9.4%	%6.01	34.7	72.3	27.6%	58.8%	3.8%	2.9%	3.2%	1.5%
5.5% 9.0% 19.4% 41.5% 14.0% 10.7% 1,692 41.9	19.4% 41.5% 14.0% 10.7% 1,692 41.	41.5% 14.0% 10.7% 1,692 41	1.5% 14.0% 10.7% 1,692 41.	10.7% 1,692 41	7% 1,692 41	41	41.9	_	81.8	49.5	54.8	13.3%	21.6%	29.7%	17.6%	8.1%	9.7%	33.1	58.2	26.8%	58.3%	5.0%	3.5%	3.2%	1.3%
5.2% 8.9% 18.3% 41.6% 14.2% 11.9% 1,730 44.7	41.6% 14.2% 11.9% 1,730 44.	41.6% 14.2% 11.9% 1,730 44.	1.6% 14.2% 11.9% 1,730 44.	11.9% 1,730 44.	1,730 44.	4.		Ť	57.2	54.5	59.7	17.9%	22.8%	26.7%	15.8%	7.6%	9.1%	31.3	60.5	24.4%	61.7%	4.4%	2.8%	3.9%	1.0%
4.0% 7.0% 14.7% 43.1% 18.0% 13.2% 1,859 49.0	43.1% 18.0% 13.2% 1,859 49	43.1% 18.0% 13.2% 1,859 49	15% 18.0% 13.2% 1,859 49	13.2% 1,859 49.	1,859 49.	49	49.0	Н	61.5	8.85	62.6	18.7%	22.2%	26.9%	15.7%	7.3%	9.5%	31.2	8.79	24.5%	61.6%	3.9%	3.0%	4.2%	1.5%
2.6% 5.7% 12.3% 43.0% 20.0% 16.5% 2,075 54.0	.0% 20.0% 16.5% 2,075	.0% 20.0% 16.5% 2,075	.0% 20.0% 16.5% 2,075	16.5% 2,075	2,075		3.	0	68.7	65.7	67.3	18.7%	21.7%	26.4%	/15.7%	7.9%	%9.6	31.7	69.4	23.4%	63.2%	3.9%	3.0%	3.8%	0.9%
2.1% 4.4% 11.2% 43.7% 19.3% 19.3% 2,188 55.8	7% 19.3% 19.3% 2.188	.7% 19.3% 19.3% 2.188	.7% 19.3% 19.3% 2,188	19.3% 2,188	2,188		55.8		71.2	6.79	8.69	19.1%	21.5%	24.1%	15.8%	8.6% 1	10.9%	32.3	7.77	24.4% 61.0%	61.0%	3.7%	4.1%	3.7%	1.2%

表 6-2-2 台北市歷年成屋成交狀況分析表

資料來源:信義房屋不動產企劃研究室



表 6-2-3 台北市中正區歷年成屋成交狀況分析表

													1
¥ H	泥	B	48.4	53.7	9.89	73.5	70.7	66.2	62.6	55.2	74.1	72.4	
平均	及 国	(姓)	31.4	30.3	30.7	32.5	33.8	33.5	29.3	28.7	28.8	32.1	
	55 年	文 月	%9.8	7.5%	%6.9	%8.6	10.8%	10.4%	10.1%	5.8%	4.7%	13.2%	
7)	45-	± cc	%0'6	%6'9	4.9%	8.2%	19.5% 17.1% 23.7% 18.7% 10.0% 10.8%	%9'6	%0°L	%£'9	%0.8	25.9%   17.8%   17.8%   16.7%   8.6%   13.2%	
酒積(均	35-	£ £	17.3%	17.9%	21.1%	17.6%	18.7%	15.4%	12.4%	13.4%	15.6%	16.7%	
單位成交面積(坪		± cc	18.0% 25.9% 17.3% 9.0%	15.3% 29.7% 17.9%	20.1% 22.8% 24.1% 21.1%	19.9% 25.2% 17.6%	23.7%	15.6% 26.4% 15.4% 9.6%	28.7% 21.3% 20.5% 12.4%	20.6% 25.1% 28.7% 13.4%	22.8% 22.8% 26.1% 15.6%	17.8%	
ш	15-	\$ \$		15.3%	22.8%	19.9%	17.1%	15.6%	21.3%	25.1%	22.8%	17.8%	
	15年	文 ~	21.1%	22.8%	20.1%	19.3%	19.5%	22.6%	28.7%	20.6%	22.8%		
	5年内 大樓	華廈	35.3	47.4	51.9	49.2	54.0	68.4	74.2	73,0	8.77	84.9	
萬元/坪	住宅		29.4	35.0	42.3	44.3	47.0	60.1	6.59	71.4	76.9	81.0	
平均單價(萬元/坪)	大	#	29.8	36.9	44.3	45.6	48.9	61.0	9.79	73.0	78.7	81.9	
N	公寓	//-	28.4	30.7	35.1	39.2	38.9	54.3	56.8	63.5	68.2	74.8	7
计社	2		937	1,052	1,303	1,509	1,706	2,243	2,016	2,054	2,272	2,583	
	3000萬	之 口	0.7%	1.4%	8.0%	8.2%	11.0%	17.5%	17.8%	13.2%	18.6%	28.2%	
		至0000	4.1%	5.4%	6.3%	12.7%	15.5%	16.1%	15.1%	27.8%	22.9%	35.1% 24.1% 28.2%	
圓四鼠	1000-	图 0008 图 0007	33.2%	36.9%	38.0%	38.8%	37.2%	37.1%	34.9%	35.7%	45.2%	35.1%	
成交總	700-	10001	22.3%	23.9%	22.8%	15.0%	16.2%	17.5%	22.5%	19.8%	10.4%	9.2%	
		昭 00/	14.0% 22.3%	16.2% 16.2% 23.9%	10.6% 17.5% 22.8%	10.1% 15.3% 15.0%	12.6% 16.2%	8.1%	6.2%	3.5%	2.2%	3.5%	
		<u>\</u>	25.7%	16.2%	10.6%	10.1%	%9°L	3.7%	3.5%	%0.0	%L'0	0.0%	
	年度		2002	2006	2002	8008	6007	2010	2011	2012	2013	2014	

*697***∎** 

## 表 6-2-4 台北市大同區歷年成屋成交狀況分析表

_		1		1							
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	戦天	67.7	74.9	53.7	59.4	82.4	50.8	48.7	66.2	61.8	67.0
平均	及 国積 (年)	29.3	31.0	28.6	28.7	32.5	30.5	27.6	26.9	25.9	25.7
	55 坪 以上	4.9%	6.3%	2.7%	4.5%	%6.6	6.1%	5.8%	%9.8	7.3%	6.7%
(;	45- 55 坪	9.4%	%9.6	5.5%	6.2%	7.6%	12.7%	5.1%	5.3%	3.1%	3.8%
面積(坪	35- 45 坪	15.8%	%9.61	19.7%	15.7%	12.9%	10.9%	13.8%	7.2%	%8.6	10.5% 3.8%
單位成交面積(坪)	25- 35 坪	21.2% 25.1% 23.6%	15.0% 23.7% 25.8%	11.9% 28.4% 31.7%	14.6% 27.0% 32.0%	11.1% 32.2% 26.3%	15.2% 26.1% 29.1% 10.9%	16.7% 34.1% 24.6%	27.0% 31.6% 20.4%	29.9% 28.7% 21.3%	30.5% 31.4% 17.1%
計	15- 25 坪	25.1%	23.7%	28.4%	27.0%	32.2%	26.1%	34.1%	31.6%	28.7%	31.4%
	15坪	21.2%	15.0%	11.9%	14.6%	11.1%	15.2%	16.7%	27.0%	%6.62	30.5%
	5年内 大樓 華厦	29.0	31.3	39.0	39.5	37.6	44.2	47.4	53.7	60.2	67.1
(萬元/坪)	詽	21.5	23.5	27.5	28.9	30.9	37.6	42.8	47.0	55.6	57.0
平均單價	大樓 華厦	22.9	24.5	29.1	29.8	32.1	38.8	44.4	50.6	57.6	58.3
N	公寓	19.0	21.1	23.8	27.2	27.8	33.0	37.4	39.6	47.1	53.2
7447	総價 (第元)	643	823	865	006	1,150	1,381	1,204	1,354	1,571	1,474
	3000萬 以上	1.4%	2.0%	1.3%	1.6%	3.8%	7.7%	5.7%	8.4%	7.8%	7.5%
	2000- 3000萬	1.0%	1.2%	2.6%	3.2%	8.1%	7.7%	5.7%	%0.6	12.1%	14.2%
買配間	1000-	10.1%	22.7%	23.5%	22.6%	26.5%	38.1%	36.4%	29.0%	38.0%	37.7%
成交總價	700-	19.1%	21.9%	22.6%		31.4%	19.3%	30.0%	26.5%	20.5%	16.0%
	500-700 萬 1			25.7%	19.9% 25.3% 27.4%	15.1%	14.9%	11.4%	14.8%	14.5%	15.1%
	500萬以下	48.3% 20.1%	30.5% 21.9%	24.4% 25.7%	19.9%	15.1% 15.1%	12.2% 14.9%	10.7% 11.4%	12.3% 14.8%	7.2%	9.4%   15.1%
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

資料來源:信義房屋不動產企劃研究室





### 表 6-2-5 台北市中山區歷年成屋成交狀況分析表

法海	翼形 (火	53.6	53.9	8.64	64.2	8.79	60.2	8.89	74.0	62.2	1.89	
平均	及交 面積 (坪)	28.0	29.5	28.4	30.5	32.5	31.7	27.5	25.7	25.8	26.4	
	55 坪	7.8%	7.6%	7.1%	9.2%	%5.6	10.3%	8.2%	6.3%	7.6%	8.7%	
(;	45- 55 坪	7.2%	7.1%	7.4%	6.1%		7.3%	5.5%	4.7%	%0.9	3.9%	
面積(坪	35- 45 坪	13.4%	19.2% 14.3% 7.1%	11.9%	14.3% 6.1%	15.0%	12.4%	%1.6	10.5%	%0.8	%6°L	
單位成交面積(坪)	25- 35 坪	19.8% 13.4% 7.2%		21.0%	21.7%	29.5%	17.8% 27.7% 24.5% 12.4% 7.3%	23.2%	17.4%	14.6%	17.7%	
卌	15- 25 坪	21.7%	26.9%	27.7%	27.8%	24.2%	27.7%	25.0%	27.2%	28.6%	27.3%	
	15年以下	30.1% 21.7%	25.0% 26.9%	24.9% 27.7% 21.0% 11.9% 7.4%	20.9% 27.8% 21.7%	13.8% 24.2% 29.5% 15.0% 8.0%	17.8%	29.0% 25.0% 23.2% 9.1%	33.9% 27.2% 17.4% 10.5% 4.7%	35.3% 28.6%	73.4 34.3% 27.3% 17.7% 7.9% 3.9% 8.7%	
	5年內 大樓 華厦	36.0	40.7	46.9	48.0	50.6	57.6	0.09	64.8	73.4	/73.4	
(萬元/坪)	知	27.9	32.1	35.5	37.8	40.1	48.8	55.1	58.5	8.99	6.07	
平均單價(萬元/坪)	大 華 厦	29.0	32.9	36.6	39.2	41.5	49.8	56.0	8.69	67.7	72.1	
X	(公)	23.2	28.9	31.4	33.1	35.3	8.44	49.2	51.3	58.4	9.19	7
77.451	總價 (萬元)	192	626	1,092	1,252	1,377	1,718	1,583	1,563	1,797	1,930	
	3000萬以上	1.1%	2.0%	4.9%	5.7%	%8.9	12.4%	10.8%	9.2%	13.1%	14.2%	
	1000- 2000- 3000 萬	3.1%	4.5%	4.9%	7.0%	7.4%	8.8%	10.4%	12.8%	13.1%	41.8% 14.8%	
買區間	1000- 2000 萬	18.1%	28.4%	29.0%	29.8%	43.6%	39.8%	37.0%	37.7%	39.4%	41.8%	
成交總	700-	19.0%	19.6%	19.5%	26.4%	20.7%	20.7%	20.2%	19.5%	17.6%	18.1%	
	500-	19.7%	19.3%	19.7% 19.5%	13.6% 26.4%	12.8% 20.7%	11.4% 20.7%	11.9% 20.2%	13.5% 19.5%	11.7%	7.8%	
	500萬以下	39.1%	26.2%	22.0%	17.7%	8.8%	%8.9	%9.6	7.4%	5.0%	3.3%	
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

### 表 6-2-6 台北市松山區歷年成屋成交狀況分析表

法法	選 戴 氏	46.0	52.4	50.0	73.3	6.89	60.4	57.1	81.2	71.8	76.2
本均	政 国 读 (本)	32.4	31.1	30.1	31.1	31.8	29.6	29.9	30.7	29.6	30.4
	55 坪 以上	11.2% 2.7%	4.0%	4.4%	4.9%	4.6%	4.2%	%9'9	%2'9	%6'9	7.3%
(:	45- 55 坪		11.2% 4.0%	5.1%	6.7%	9.2%	7.1%	6.3%	7.5%	7.3%	4.3%
面積(坪	35- 45 坪	%8.87	%6.61	22.5%	%0.02	25.3%	22.3%	%6.61	%8'02	17.3%	14.0%
單位成交面積(坪)	25- 35 坪	17.2% 31.3% 28.8%	12.0% 22.9% 30.1% 19.9%	14.0% 24.2% 29.9% 22.5%	8.4% 26.3% 33.7% 20.0% 6.7%	12.5% 17.6% 30.7% 25.3%	15.5% 22.8% 28.1% 22.3%	18.4% 23.9% 25.0% 19.9%	15.4% 27.9% 21.7% 20.8%	21.1% 21.4% 25.9% 17.3% 7.3%	18.3% 21.3% 34.8% 14.0%
曲	15- 25 坪	17.2%	22.9%	24.2%	26.3%	17.6%	22.8%	23.9%	27.9%	21.4%	21.3%
	15 坪 以下	%2.8	12.0%	14.0%	8.4%	12.5%	15.5%	18.4%	15.4%	21.1%	18.3%
)	5年内 大樓 華厦	31.8	37.5	41.5	5.64	53.5	57.5	0.99	0.08	J'16 /	1.68/
(萬元/坪	住宅	30.2	33.5	38.8	41.0	45.2	54.0	62.1	66.1	75.7	81.0
平均單價(萬元/坪)	大樓 華厦	30.9	34.0	39.6	41.7	45.7	54.4	62.9	67.7	77.5	83.9
14.1	公寓	28.6	32.2	36.8	38.9	43.5	52.5	67.9	60.5	9.89	71.6
小小	終 (第元)	991	1,075	1,221	1,350	1,492	1,632	1,870	2,105	2,210	2,391
	3000萬	0.2%	1.1%	2.7%	3.9%	3.8%	6.3%	13.2%	16.2%	18.3%	19.5%
	2000- 3000萬	2.1%	4.2%	5.4%	9.1%	15.5%	22.3%	20.2%	25.7%	37.9% 28.6%	33.5%
價區間	1000- 2000- 2000- 2000 萬 3000 萬	41.7%	42.3%	46.3%	52.4%	52.7%	47.9%	44.5%	44.0%	37.9%	34.2%
成交總	700-					14.8%	%2'01		7.9%	11.0%	10.4%
	-009	14.4%	11.4%	9.8%   11.5%   24.3%	10.8%	7.1%	7.9%	0.4%   10.3%   11.4%	5.4%	4.1%	2.4%
	500萬以下	12.5%   14.4%   29.2%	13.2% 11.4% 27.8%	%8.6	3.9%   10.8%   19.9%	6.1%	5.0%	0.4%	%8.0	0.0% 4.1%	0.0%
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

資料來源:信義房屋不動產企劃研究室





### 表 6-2-7 台北市大安區歷年成屋成交狀況分析表

<b>社</b>	天 大 (天)	43.7	44.2	55.4	8.69	2.99	51.1	58.7	64.7	72.6	87.4
									79		
平均	成交 面積 (坪)	34.4	34.9	33.6	33.3	34.2	32.7	30.3	30.1	31.4	33.0
	55 坪 以上	%8.01	%6.6	%9.6	8.4%	11.4%	%6.6	8.4%	%6°L	%8.6	10.3%
	45- 55 坪	%8.6	%9.6	9.1%	7.3%	9.4%	7.9%	8.3%	7.3%	6.7%	8.4%
面積(坪)	35- 45 坪	22.6%	22.0%	20.8%	24.1%	20.1%	20.4%	17.2%	17.8%	15.6%	22.3%
單位成交面積(坪)	25- 35 坪	15.6% 29.0% 22.6% 9.8%	17.5% 27.6% 22.0%	17.6% 29.3% 20.8%	11.8%   18.0%   30.4%   24.1%   7.3%	17.6% 26.5% 20.1%	16.1% 20.1% 25.5% 20.4% 7.9%	22.0% 22.5% 21.5%	24.7% 18.7% 23.6% 17.8% 7.3%	21.4% 20.8% 25.7% 15.6%	21.2%   19.2%   18.7%   22.3%   8.4%
画	15- 25 坪	15.6%		17.6%	18.0%	17.6%	20.1%	22.5%	18.7%	20.8%	19.2%
	15 坪 以下	12.2%	13.5%	13.5%	11.8%	15.0%	16.1%	22.0%	24.7%	21.4%	21.2%
	5年内 大樓 華厦	42.3	48.8	54.7	59.4	62.5	75.6	84.0	/96.2	105.1	9.801
(萬元/坪)	任	34.5	40.8	46.9	49.9	55.4	6.89	77.3	84.3	92.5	6.96
平均單價(	大樓華厦	35.8	42.1	48.0	51.9	8.99	70.2	79.2	86.2	8.56	100.5
N	公寓	30.6	36.3	42.5	42.9	48.4	62.7	0.79	74.1	78.5	6.62
74	總價(萬元)	1,216	1,476	1,635	1,702	1,953		2,439	2,531	2,925	3,220
	3000萬 以上	2.7%	5.1%	7.6%	8.2%	14.6%	35.5% 24.7% 21.9% 2,290	25.0%	25.9%	33.1%	41.1%
	2000- 3000 萬	6.7%	12.8%	18.7%	18.7%	39.7% 22.6%	24.7%	23.3%	33.4% 27.4%	29.2%	30.6% 23.6%
價區間	1000- 2000 萬	47.2%	46.7%	46.0%	48.5%	39.7%	35.5%	32.2%	33.4%	30.5% 29.2%	30.6%
成交總價區間	700- 1000 萬	20.8%	18.1%	15.3%	14.6%	13.5%	12.8%	14.3%	8.8%	5.8%	3.6%
	500- 700萬	13.7%	12.5%	9.3%	7.2%	5.9%	3.8%	4.3%	3.6%	1.5%	1.1%
	500萬以下	%6.8	4.9%	3.2%	2.9%	3.8%	1.4%	1.0%	%6.0	0.0%	0.0%
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

*701* **.** 

# 表 6-2-8 台北市萬華區歷年成屋成交狀況分析表

法	選 聚 (火	56.8	54.4	59.1	57.2	56.8	51.7	47.2	55.4	58.7	45.7
平均	及 国債 (本)	25.1	26.7	26.2	27.4	29.8	30.5	26.9	26.5	32.0	24.9
	55 坪	3.2%	7.3%	4.3%	2.8%	5.5%	7.4%	2.3%	6.3%	5.4%	6.5% 4.3%
(;	45- 55 坪	7.0%	11.6% 7.3%	10.0% 5.0%	7.3%	6.9% 5.5%	11.1%	10.6% 11.6% 2.3%	%£'9	11.2%	
面積(坪	35- 45 坪	10.8%	11.6%	10.0%	12.9%	16.1%	14.7%	10.6%	10.8%	13.9%	7.2%
單位成交面積(坪)	25- 35 坪	25.4 24.7% 34.8% 19.6% 10.8% 7.0% 3.2%	35.4% 18.3% 20.1%	30.9 25.7% 26.4% 28.6%	34.4 16.9% 29.2% 30.9% 12.9% 7.3% 2.8%	14.7% 25.2% 31.7% 16.1%	42.9   14.7%   24.0%   28.1%   14.7%   11.1%   7.4%	24.1% 28.7% 22.7%	22.8% 31.7% 22.1%	59.0   14.4%   26.2%   28.9%   13.9%   11.2%   5.4%	61.5   32.6%   23.9%   25.4%   7.2%
跚	15- 25 坪	34.8%	18.3%	26.4%	29.2%	25.2%	24.0%	28.7%	31.7%	26.2%	23.9%
	15坪以下	24.7%	35.4%	25.7%	16.9%	14.7%	14.7%	24.1%	22.8%	14.4%	32.6%
	5年内 大樓 華厦	25.4	29.0	30.9	34.4	36.5	42.9	50.0	\$1.5	9,65	61.5
平均單價(萬元/坪)	升	19.5	22.0	24.4	25.5	28.3	34.0	38.5	43.2	48.4	53.2
<b>F均單價</b>	大樓 華厦	21.5	23.3	26.3	27.0	29.6	35.5	40.6	45.1	51.3	57.1
IA.	公寓	15.3	17.7	19.3	21.9	23.3	27.9	31.4	31.8	36.7	40.2
小小	海(東)	484	577	646	711	7913	1,073	1,065	1,144	1,533	1,289
	3000萬 以上	%0.0	%0.0	%0.0	%0.0	%6.0	1.8%	2.3%	2.5%	6.3%	4.3%
	2000- 3000萬	0.0%	0.0%	0.0%	2.7%	2.2%	8.5%	6.4%	11.1%	16.8%	11.4%
價區間	1000- 2000- 2000- 2000 萬	5.7%	15.1%	%9′L1	14.7%	23.2%	29.2%	31.4%	30.9%	39.0% 16.8%	43.6% 11.4%
成交總值	700-1000萬2		3.9%	7.6%	2.3%					24.7%	
	500-700 萬 10	17.6%	15.1%	19.7%	25.0%   2	27.7% 2	17.9%   2	18.6% 2	16.1% 2	5.8% 2	11.4% 1
	500萬以下	64.8% 17.6% 12.0%	56.0% 15.1% 13.9%	45.1% 19.7% 17.6%	35.3% 25.0% 22.3%	19.6% 27.7% 26.3%	19.3% 17.9% 23.3%	18.6%   18.6%   22.7%	16.7% 16.1% 22.8%	7.4%	10.0%   11.4%   19.3%
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

資料來源:信義房屋不動產企劃研究室





### 表 6-2-9 台北市信義區歷年成屋成交狀況分析表

			I	I									1
N N	光 大	$\mathbb{K}$	41.8	48.3	41.1	62.7	89.5	56.6	60.1	78.0	68.7	70.2	
平均		国領(坪)	31.2	29.1	29.6	33.2	33.7	28.8	27.9	28.9	29.6	29.8	
	55 坪	以上	4.6%	3.9%	4.2%	6.3%	10.1%	9.6%	7.3%	6.3%	6.3%	7.6%	
(7	45-	55 坪	15.6% 5.5%	13.1% 6.8%	5.3%	13.4% 6.0%	5.5%	4.6%	3.9%	%0.9	%6.9	6.1%	
面積(均	35-	45 坪		13.1%	15.6%		16.0%	14.5%	11.7%	11.7%	14.5%	12.2%	
單位成交面積(坪)	25-	35 坪	24.0% 41.8%	13.1% 23.8% 39.3%	15.3% 22.5% 37.0% 15.6% 5.3%	13.4% 22.1% 38.8%	13.6% 21.9% 33.0% 16.0% 5.5%	17.9% 25.8% 31.6% 14.5% 4.6%	26.0% 23.6% 27.5% 11.7% 3.9%	22.2%   19.2%   34.7%   11.7%   6.0%	20.7% 22.0% 29.6% 14.5%	15.8% 27.0% 31.1% 12.2% 6.1% 7.6%	
跚	15-	25 坪	24.0%	23.8%	22.5%	22.1%	21.9%	25.8%	23.6%	19.2%	22.0%	27.0%	
	15 坪	以下	8.5%	13.1%	15.3%	13.4%	13.6%	17.9%	26.0%	22.2%	20.7%	15.8%	
	5年内	大 華	43.2	45.4	55.4	61.1	58.9	0.99	73.2	82,5	83.7	118.8	
(萬元/坪)	7	Ħ H	28.3	33.0	38.8	43.6	47.1	58.2	67.3	76.3	86.2	81.7	
平均單價(	大樓	華	30.6	36.1	42.4	47.7	50.2	61.3	70.4	80.4	93.1	92.1	
.,	1	10000000000000000000000000000000000000	24.9	27.5	32.3	33.4	37.0	47.6	53.6	60.5	61.2	60.1	
小小	影響	(萬元)	006	965	1,133	1,588	1,680	1,689	1,888	2,200	2,477	2,396	
	3000萬	以上	1.6%	1.2%	1.1%	4.8%	%9.8	7.3%	10.4%	17.4%	21.0%	17.2% 21.2%	
	2000-	3000萬	1.9%	2.4%	5.5%	4.5%	8.4%	15.2%	18.1%	22.7%	26.3%	17.2%	
圓四圓	1000-	2000萬	22.7%	33.1%	43.3%	46.7%	47.1%	50.8%	51.6%	49.9%	45.5%	56.1%	
成交總	-002	1000萬	35.2%	31.7%	29.7%	28.0%	20.8%	19.8%	16.3%	9.7%	5.6%	4.6%	
	-009	2000 選	12.5% 26.1%	10.6% 21.0% 31.7%	5.5%   15.0%   29.7%	12.5%	12.4% 20.8%	6.1%	2.1%	0.3%	1.3%	1.0%	
	500萬	以 下	12.5%	10.6%	5.5%	3.6%	2.6%	%8.0	1.6%	0.0%	0.3%	0.0%	
	中風		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

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### 8.1% | 15.0% | 22.0% | 25.6% | 12.7% | 16.6% 51.6 6.9% | 19.2% | 25.4% | 24.6% | 8.3% | 15.5% 12.1% 18.0% 24.0% 20.1% 8.5% 17.3% 20.1% 15.8% 34.3% 25.3% 6.8% 10.8% 8.1% 15.4% 34.2% 23.0% 6.9% 12.3% 6.8% 16.5% 25.5% 29.0% 9.8% 12.5% 42.9 8.5% 12.1% 27.4% 23.6% 12.1% 16.3% 10.3% 15.5% 27.3% 21.4% 8.5% 17.0% 11.9% 11.9% 26.1% 21.7% 9.4% 18.9% 55 坪 以上 55 坪 9.2% 16.3% 25.9% 20.1% 8.4% 45-單位成交面積(坪) 45 坪 35-35 坪 25-25坪 15-7.0% $\mathbb{X}$ 15坪 45.6 5年内 35.0 45.9 56.2 68.5 大樓 華厦 39.7 59.9 8.04 平均單價(萬元/坪) 37.0 住宅 26.9 30.5 34.2 38.9 45.6 48.9 53.0 61.1 61.7 40.3 49.1 42.0 53.6 29.6 8.99 68.3 大樓 華廈 33.3 38.1 57.3 表 6-2-10 台北市士林區歷年成屋成交狀況分析表 23.8 40.0 27.8 31.7 37.8 公寓 26.7 30.6 49.6 50.3 45.1 1,076 2,675 (萬元) 1,214 7.0% | 40.3% | 22.0% | 24.7% | 2,591 2008 6.0% 12.0% 20.2% 40.2% 10.6% 11.0% 1,609 2009 | 4.9% | 9.6% | 20.6% | 41.8% | 13.4% | 9.6% | 1,592 2010 2.9% 5.8% 19.1% 44.8% 13.8% 13.6% 11,827 2011 | 5.8% | 8.5% | 13.3% | 38.8% | 17.3% | 16.5% | 1.9111 2.0% | 5.4% | 10.8% | 42.8% | 19.8% | 19.3% | 2,214 平均 總價 2007 | 9.6% | 9.4% | 21.3% | 44.9% | 7.5% | 7.3% | 1,426 27.5% 3000萬 3.4% 4.5% X T 1000萬 2000萬 3000萬 4.1% 13.2% 11.2% 29.5% 32.8% 8.9% 2.4% 9.2% 40.6% 18.7% 2000-21.1% 27.9% 29.8% 1000-成交總價區間 -00/ 700萬 4.0% 500-13.7% 1.6% 500萬 以下 2.1% 2006 2005 年度

天數

面積

 $\mathbb{K}$ 

(世)

56.6 57.8 57.8 77.9 86.5 86.5 70.4 70.4 68.8

35.2

37.5 39.4 39.5

資料來源:信義房屋不動產企劃研究室

109.9

40.0

38.2

38.6

37.4



## 表 6-2-11 台北市北投區歷年成屋成交狀況分析表

平均	55 坪     成交     水油       以上     (坪)     (天數	11.5% 34.5 53.5	6.9% 33.4 52.1	9% 34.5 70.6	15.5% 36.9 74.4	10.8% 36.1 87.5	9.4% 32.9 73.5	7.3% 32.4 70.2	13.1% 33.6 66.0	7.4% 31.1 82.9	1.9% 33.9 69.5
單位成交面積(坪)	15 坪 15- 25- 35- 45- 5 以下 25 坪 35 坪 45 坪 15	6.7% 21.0% 36.6% 15.3% 8.9% 11	5.8% 16.7% 42.8% 18.5% 9.4% 6	6.8% 19.3% 36.4% 17.8% 11.7% 7.9%	5.6% 16.3% 36.5% 19.1% 7.1% 15	6.4%   18.2%   37.4%   17.8%   9.4%   10	11.1% 20.5% 32.5% 18.5% 8.0% 9	9.1% 21.4% 38.2% 18.6% 5.4% 7	11.8% 27.0% 27.0% 13.9% 7.2% 13	11.9% 25.1% 31.2% 15.8% 8.7% 7	11.0% 20.6% 30.3% 14.7% 11.5% 11.9%
平均單價(萬元/坪)	大樓     住宅     大樓       華夏     華夏	25.1 23.9 24.5	26.8 25.4 30.3	31.7 29.6 35.9	33.0 30.9 35.9	33.7 31.0 36.8	38.0 36.1 39.7	39.6 38.5 39.1	43.4 42.3 47.6	46.4 45.8 47.4	51.0 50.3 53.2
14. 14. 14. 14. 14. 14. 14. 14. 14. 14.		890 22.0	992 23.5	1,203 24.9	1,177 27.2	1,190 24.7	1,278 32.0	1,343 36.3	1,604 39.5	1,436 44.4	1,719 48.3
	1000- 2000- 3000 萬 2000 萬 3000 萬 以上	23.4% 3.0% 1.5%	25.6% 4.0% 2.4%	31.6% 7.6% 4.9%	33.9% 7.4% 3.1%	31.0% 6.7% 4.8%	38.8% 9.7% 4.7%	43.9% 7.3% 5.5%	43.6% 8.5% 11.7%	47.3%   10.8%   6.0%	45.8% 17.8% 12.0%
成交總價	500萬 500- 700- 10 以下 700萬 1000萬 200	19.9% 26.7% 25.5% 23	14.1% 24.6% 29.3% 25	11.8% 18.8% 25.4% 31	11.3% 15.2% 29.2% 33	11.2%   19.8%   26.5%   31	11.0%   13.5%   22.3%   38	7.6% 15.5% 20.3% 43	8.9%   10.1%   17.3%   43	6.7%   10.8%   18.4%   47	4.4%   4.9%   15.1%   45
	年度 500	2005 19.	2006 14.	2007 11.	2008 11.	2009 11.	2010 11.	2011 7.0	2012 8.9	2013 6.	2014 4.

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			及交緣	成交總價區間			17.47P	Δ.	平均單價(萬元/坪)	(萬元/坪)			計	單位成交面積(坪)	面積(坪			平均
年度	200 萬	500		1000-	2000- 3000 萬	3000萬	十 黎 共	公寓	大 #	住宅	5年内 大樓			25-		45-	55 坪	及 国 強
		至00/	1000厘	1000 禹 2000 禹 3000 禹	3000 萬	<u>지</u>	(禹元)		華		華	<b>文</b>	25 年 35 年 45 年	35 坪		<b>計</b> \$\$	以二	(姓)
2005	16.9% 29.4	29.4%	1% 30.4%	19.2%	3.7%	0.5%	853	21.7	25.2	23.6	27.5	6.4%	17.3% 36.6% 22.6%	36.6%	22.6%	7.4%	%6.6	34.7
2006	13.1% 20.1	20.1%	% 34.8% 29.0%	29.0%	2.3%	0.7%	927	24.0	28.3	26.8	30.3	6.2%	$6.2\% \  17.5\%  38.5\%  19.9\%  10.4\%  7.6\%$	38.5%	19.9%	10.4%	7.6%	34.2
2007		15.7%	7.6%   15.7%   38.5%   28.2%	28.2%	8.4%	1.6%	1,100	25.2	32.0	29.5	34.7	5.7%	5.7%   14.4%   38.7%   20.0%   10.0%	38.7%	20.0%	%0.01	11.1%	36.2
2008	4.6%	12.0%	36.3%	34.8%	12.0%   36.3%   34.8%   10.1%   2.2%		1,226	26.3	34.2	31.7	36.9	3.3%	3.3%   13.6%   36.7%   19.6%   15.2%   11.6%	36.7%	19.6%	15.2%		37.8
2009	4.1%		27.6%	38.9%	10.0% 27.6% 38.9% 12.4% 7.0%	7.0%	1,436	28.6	36.3	34.3	38.7	3.3%	3.3% 13.0% 32.5% 20.7% 13.7% 16.7%	32.5%	20.7%	13.7%	16.7%	39.7
2010	4.1%	%9.9	22.1%	46.8%	11.2%	6.6% 22.1% 46.8% 11.2% 9.2% 11,572 33.4	1,572	33.4	42.5	39.9	46.7	5.3%	5.3%   14.8%   37.1%   19.6%   9.7%   13.5%	37.1%	%9.61	9.7%	13.5%	37.6
2011	2.6%	5.6%	16.0%	50.7%	$5.6\% \  \ 16.0\% \  \ 50.7\% \  \ 15.3\% \  \ 9.7\%$		1,702	38.3	47.6	45.3	51.3	7.3%	51.3 7.3% 16.7% 33.0% 19.5% 11.4% 12.1%	33.0%	19.5%	11.4%	12.1%	36.5
2012	1.8%	4.3	10.4%	55.9%	16.6%	% 10.4% 55.9% 16.6% 11.1% T,802	1,802	42.1	52.4	49.9	52.7	8.2%	8.2% 16.9% 34.0% 19.5% 9.7%	34.0%	19.5%		11.7%	35.5
۱	l	l				l												

資料來源:信義房屋不動產企劃研究室

2014 | 0.5% | 3.7% | 10.3% | 51.5% | 17.7% | 16.3%



流涶 天數 44.5 52.0 56.0 68.7 70.9 61.7 62.2 68.2 67.7 72.1

35.5 35.8 34.4

12.2% 18.4% 25.9% 21.2% 11.0% 11.2% 8.3% |17.6% |32.6% |19.0% | 9.7% |12.8%

63.9 62.0

61.4 59.4

56.3 58.1

44.3 47.3

2,023 2,038

10.9% 50.5% 18.8% 15.8%

2013 0.2% 3.8%

 $\mathbb{R}$ 



表 6-2-13 台北市南港區歷年成屋成交狀況分析表

,17		-	6,	l		_	16		-	61	
Ϋ́ Ä	<b>※ 大 氏 職 氏</b>	47.4	50.2	40.1	55.0	61.9	44.5	57.1	61.4	81.2	90.7
平均	政 国 (年)	32.6	34.0	32.9	34.6	35.9	35.8	36.6	37.5	38.6	38.5
	55 坪 以上	3.7%	%8.9	5.1%	%6.9	7.1%	%6.6	13.8%	13.5%	16.4%	21.6%
F)	45- 55 坪	11.1%	8.1%	11.7%	6.3%	10.9%	13.2%	10.3%	13.5%	12.0%	11.3%
≥面積(歩	35- 45 坪	18.5%	%9'61	24.1%	34.0%	33.2%	18.1%	22.1%	19.8%	24.6%	16.5%
單位成交面積(坪)	25- 35 坪	6.7% 25.9% 34.1% 18.5% 11.1% 3.7%	19.6% 40.5% 19.6% 8.1%	8.0% 22.6% 28.5% 24.1% 11.7% 5.1%	18.8% 29.9% 34.0%	19.4% 26.5% 33.2% 10.9% 7.1%	22.5% 34.1% 18.1%	5.5% 21.4% 26.9% 22.1% 10.3% 13.8%	19.1% 30.2% 19.8% 13.5% 13.5%	20.2% 24.0% 24.6%	63.6   8.3%   21.6%   20.6%   16.5%   11.3%   21.6%
2,	15- 25 坪	25.9%		22.6%	18.8%	19.4%	22.5%	21.4%	19.1%	20.2%	21.6%
	15 年	%2'9	5.4%	8.0%	4.2%	34.6 2.8%	2.2%		4.0%	2.7%	8.3%
	5年内 大樓 華厦	27.7	28.7	36.2	37.0	34.6	43.4	50.0	54.4	60.4	63.6
萬元/坪	<del>仙</del> 冼	21.3	24.9	30.1	31.5	31.7	40.8	45.3	49.7	55.4	59.5
平均單價(萬元/坪)	井 遺	24.0	25.6	31.4	32.7	32.1	40.9	45.8	52.0	56.4	60.5
141	) (2)	18.9	24.0	27.8	29.0	30.9	40.7	43.8	43.5	50.9	54.5
17.14.1	總價(萬元)	724	855	1,009	1,114	1,160	1,505	1,712	1,902	2,105	2,234
	3000萬以上	2.2%	3.3%	1.5%	2.8%	1.4%	4.4%	%9.6	15.0%	20.1%	22.5%
	2000- 3000萬	2.2%	0.7%	3.6%	4.1%	5.2%	12.6%	16.4%	%2.61	21.2%	41.8% 22.5% 22.5%
價區間	1000- 2000- 2000- 2000 萬 3000 萬	%9.6	16.6%	31.2%	35.2%	51.4%	56.3%	55.5% 16.4%	48.8%	45.7%	41.8%
成交總(	700-	22.2%	29.1%				19.7%	10.3%	11.8%	8.2%	-
	500-700萬	24.4%	35.1%	11.6% 18.1% 34.1%	10.3% 41.4%	12.3% 25.5%	%0.9	7.5%	3.2%	3.8%	0.0% 13.3%
	500萬	39.3%	15.2%	11.6%	6.2%	4.3%	1.1%	0.7%	1.6%	1.1%	%0.0
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

## 表 6-2-14 台北市文山區歷年成屋成交狀況分析表

#Z (1),	選 (火)	1 45.5	) 41.6	47.6	5 56.7	9 62.2	44.0	8 44.9	9 59.0	2 54.7	5 89.7
平均	成交 面積 (坪)	30.1	33.0	31.4	31.6	33.9	32.4	32.8	33.9	34.2	35.6
	55 坪以上	4.0%	7.0%	6.5%	4.5%	%8.6	8.8%	7.6%	9.2%	10.6%	10.6%
平)	45- 55 坪	5.4%	8.8%	4.0%	9.2%	8.0%	6.3%	8.5%	8.0%	8.2%	18.2% 15.8%
面積(5	35- 45 坪	16.6%	18.7%	17.1%	17.8%	19.0%	15.5%	18.1%	19.0%	19.2%	
單位成交面積(坪)	25- 35 坪	26.6% 39.5%	21.3% 38.2% 18.7%	25.5% 38.8%	7.8% 24.6% 36.0% 17.8% 9.2%	20.0% 35.8%	21.8% 38.2% 15.5%	26.2% 32.5%	18.8% 36.2%	10.1% 17.2% 34.8% 19.2%	18.8% 27.4%
ш	15- 25 坪	26.6%			24.6%	20.0%	21.8%	26.2%	18.8%	17.2%	
	15 坪 以下	7.9%	%0.9	8.2%	7.8%	7.4%	9.3%	7.0%	%1.8	10.1%	9.1%
(	5年内 大樓 華夏	23.9	27.1	31.7	32.3	33.7	37.4	44.3	47.9	52,9	\$1.5
](萬元/坪	任宅	20.3	23.0	25.5	27.1	28.5	33.1	37.9	42.0	46.0	48.5
平均單價(萬元/坪)	大樓華厦	21.3	23.7	26.9	28.5	29.3	34.2	39.1	43.0	47.5	49.8
	公寓	19.0	21.7	23.7	24.9	26.6	30.7	34.7	39.4	42.3	44.0
177.44	總價(萬元)	653	197	854	882	066	1,100	1,271	1,466	1,558	1,729
	3000萬 以上	0.2%	0.2%	0.5%	0.2%	0.6%	1.8%	3.4%	4.5%	4.6%	8.4%
	2000- 3000 萬	%8.0	2.2%	3.9%	2.6%	%0.3	%8.9	%S'L	14.0%	18.2%	19.7%
價區間	1000- 2000 萬	%9.8	17.7%	18.4%	23.9%	%6.62	37.1%	%6.94	52.7%	%0.53	56.4%
成交總	700- 1000萬	21.2%	31.2%	30.6%	34.7%	33.3%	28.8%	26.1%	19.1%	13.0%	%6.6
	(00) 萬 500-以下 700 萬	36.0%	18.7%   30.1%   31.2%	16.1% 30.6% 30.6%	13.8% 24.8% 34.7%	12.4%   18.9%   33.3%	9.8%   15.7%   28.8%	4.9%   11.1%   26.1%	5.9%	5.4%	3.9%
	500萬以下	33.2% 36.0% 21.2%		16.1%		12.4%	%8.6	4.9%	3.8%	3.9%	1.8%
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

資料來源:信義房屋不動產企劃研究室





表 6-2-15 新北市歷年成屋成交狀況分析表

	透天、別墅	2.9%	2.5%	2.9%	2.4%	2.0%	2.0%	2.0%	2.5%	2.4%	2.8%	2.9%	2.9%	2.9%	1.8%	1.6%	1.8%	1.4%	1.1%	1.2%	1.2%	
	套房	3.3%	3.0%	3.0%	4.0%	2.4%	2.5%	4.0%	2.8%	3.3%	4.6%	5.5%	5.9%	%9.9	3.4%	3.5%	3.2%	3.3%	2.7%	2.6%	2.6%	
交易比例	辦公室	0.7%	0.2%	0.5%	0.2%	0.4%	0.3%	0.8%	0.4%	0.6%	0.4%	0.5%	0.4%	0.8%	0.3%	0.4%	0.4%	0.4%	0.5%	0.5%	0.6%	
各類產品	店面	3.0%	2.5%	3.1%	2.8%	3.1%	3.4%	3.0%	3.0%	3.0%	4.1%	4.2%	5.8%	4.7%	3.0%	3.2%	3.5%	2.5%	2.5%	2.3%	2.0%	
ΔH	大樓華厦	35.2%	42.3%	42.8%	43.2%	45.4%	47.6%	50.8%	51.9%	48.4%	47.0%	49.3%	52.3%	54.4%	63.8%	66.2%	67.7%	69.1%	%8.69	%1.69	70.4%	
	公寓	53.8%	48.3%	46.4%	44.5%	44.7%	42.1%	36.9%	36.7%	40.0%	38.7%	35.6%	30.8%	28.3%	26.0%	23.7%	21.8%	22.0%	22.0%	22.3%	21.0%	
海が		41.2	48.4	56.4	2.09	61.7	6.99	9.69	58.1	49.0	42.0	42.5	43.4	48.2	52.0	52.6	47.3	45.9	55.1	52.3	65.8	
平均	成交 面積 (坪)	31.7	32.7	32.0	31.5	32.4	32.3	32.4	33.1	32.5	31.9	31.2	32.2	32.1	33.1	33.5	33.8	33.3	34.0	35.8	33.4	
	55坪 以上	4.5%	5.3%	3.7%	3.8%	4.1%	4.0%	5.2%	5.4%	4.9%	5.0%	4.4%	6.2%	5.7%	6.0%	6.7%	6.9%	6.5%	8.3%	8.0%	8.5%	
_	45- 55坪	7.6%	8.1%	%0.6	%6.9	8.2%	8.4%	8.8%	10.1%	9.5%	8.1%	8.0%	8.7%	9.3%	10.0%	10.9%	12.1%	11.8%	11.5%	12.2%	11.8%	
成交面積(坪)	35- 45坪	16.8%	18.2%	16.6%	19.8%	19.8%	19.2%	19.5%	20.1%	18.4%	18.9%	16.0%	17.0%	18.2%	20.3%	21,3%	21.2%	/19.5%	19.7%	18.6%	17.0%	
單位成交	25- 35坪	43.0%	44.7%	44.1%	41.9%	43.2%	42.8%	39.3%	38.9%	39.2%	37.2%	38.9%	36.4%	34.6%	36.9%	33.8%	31.5%	32.9%	31.8%	31.2%	30.5%	
Щ	15- 25坪	24.0%	19.6%	22.3%	22.2%	21.7%	22.0%	21.9%	21.8%	23.2%	25.2%	27.0%	24.7%	24.2%	21.8%	20.8%	22.2%	21.8%	22.1%	22.1%	23.0%	
	15坪 以下	4.1%	4.1%	4.3%	5.4%	3.0%	3.5%	5.4%	3.8%	4.7%	5.6%	5.8%	7.0%	8.0%	5.0%	6.5%	%0.9	7.4%	%9.9	7.8%	9.5%	
(	5年内 大樓 華厦	15.3	14,8	14.8	14.4	13.6	13.9	13.6	13.5	14,4	17.1	18.6	19.8	21.3	22.1	23.8	25.6	29.3	31.2	35.7	40.4	
(萬元/坪)	住宅	15.0	14.4	14.3	13.9	12.9	12.5	11.9	11.8	12.1	13.9	15.4	(16.9	18.4	19.3	20.5	24.0	27.5	29.9	34.1	36.8	
平均單價(	大樓華厦	15.4	14.8	14.7	14.5	13.4	13.1	12.4	12.2	12.6	14.4	15.9	173	18.8	8.61	21.0	24.3	27.8	30.2	34.5	37.3	4
la-	公寓	14.6	13.9	13.8	13.1	12.1	11.6	8.01	10.9	11.2	12.8	14.4	16.0	17.2	17.6	18.3	22.3	26.0	28.6	32.5	34.1	
177.1451	總價(萬元)	495	491	471	461	432	414	391	399	403	459	498	999	611	652	701	817	912	1,001	1,159	1,196	
	2000萬 以上	0.2%	0.1%	0.1%	0.4%	0.1%	0.1%	0.1%	0.1%	0.1%	0.3%	0.4%	%9.0	0.7%	%6.0	1.6%	2.1%	3.4%	4.5%	6.7%	8.7%	
	1000- 2000萬	1.9%	2.7%	2.2%	1.5%	1.7%	1.0%	%6.0	1.2%	1.3%	3.2%	3.3%	7.1%	8.9%	10.5%	13.1%	22.2%	27.6%	33.5%	42.7%	46.7%	
價區間	700 <b>-</b> 1000萬	11.4%	9.5%	8.8%	8.0%	5.9%	5.5%	5.2%	4.8%	5.0%	7.7%	10.8%	13.3%	16.7%	20.1%	22.4%	27.1%	31.4%	31.9%	29.4%	26.3%	
成交總價	500- 700萬	25.4%	24.4%	22.4%	21.2%	17.7%	17.2%	13.9%	14.5%	15.0%	%9.81	23.2%	27.4%	29.3%	31.3%	28.3%	26.2%	21.6%	18.7%	13.3%	12.0% 26.3%	
	300 <del>.</del> 500萬	48.1%	48.6%	48.9%	46.5%	49.9%	46.9%	43.5%	45.6%	45.5%	45.2%	44.9%	38.5%	33.8%	29.0%	27.5%	18.6%	13.2% 21.6%	9.5%	%9.9	5.1%	
	300萬 以下	13.0%	14.7%	17.7%	22.2%	24.8%	29.4%	36.5%	33.8%	33.2%	25.0%	17.4%	13.2%	10.6%	8.2%	7.1%	4.0%	2.9%	1.9%	1.3%	1.3%	
	年度	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

資料來源:信義房屋不動產企劃研究室

### TAIWAN REALESTATE ALMANAC

	1										
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	天 (天)	33.2	42.2	47.4	52.4	54.7	52.7	50.4	52.9	48.4	6.99
平均	成交 面積 (坪)	29.6	29.9	31.0	34.4	32.9	32.4	31.3	32.1	31.3	31.7
	55 坪 以上	2.7%	%6.5	4.7%	10.6%	%2'9	5.5%	5.6%	5.2%	6.7%	6.4%
F)	45- 55 坪	7.3%	6.1%	%5.6	10.8%	11.0%	12.0%	8.9%	12.3%	8.5%	11.7%
:面積(均	35- 45 坪	14.0%	13.6%	14.9%	15.3%	18.1%	18.8%	17.5%	16.1%	12.3%	15.1%
單位成交面積(坪)	25- 35 坪	6.2%   30.7%   39.1%   14.0%   7.3%   2.7%	10.8% 29.3% 34.3% 13.6% 6.1%	9.3% 26.6% 35.0% 14.9% 9.5%	6.1% 22.9% 34.2% 15.3% 10.8% 10.6%	8.2% 22.5% 33.5% 18.1% 11.0% 6.7%	8.5%   26.2%   28.9%   18.8%   12.0%   5.5%	10.2% 27.8% 30.0% 17.5% 8.9% 5.6%	$6.8\% \ \ 29.8\% \ \ 30.0\% \ \ 16.1\% \ \ 12.3\% \ \ 5.2\%$	$10.5\% \left  27.8\% \right  34.3\% \left  12.3\% \right $	56.5   14.9%   23.4%   28.4%   15.1%   11.7%   6.4%
ш	15- 25 年	30.7%	29.3%	26.6%	22.9%	22.5%	26.2%	27.8%	29.8%	27.8%	23.4%
	15 坪 以下	6.2%	10.8%	9.3%		8.2%	8.5%		%8.9	10.5%	14.9%
	5年內 大樓 華厦	20.1	20.9	24.1	25.8	28.4	32.5	38.0	46.7	51/9	5.99
萬元/坪	升	16.4	18.1	21.1	22.0	23.8	27.9	32.1	37.9	41.7	45.3
平均單價(萬元/坪)	大 華 厦	17.8	19.9	22.9	23.6	25.7	29.8	34.2	40.4	44.7	48.5
	公寓	14.4	15.6	17.1	17.8	18.4	21.8	27.4	30.2	35.2	35.7
小花	總價 (萬元)	808	999	999	785	793	116	1,010	1,200	(1,311)	24.9% 43.1% 16.6% 1,424
	2000萬 以上	0.4%	0.4%	0.5%	3.5%	2.3%	3.8%	5.9%	8.8%	12.4%	16.6%
	700- 1000- 1000- 1000 萬	3.5%	8.7%	12.8%	20.4% 17.9%	20.9%	27.8%	29.4% 31.6%	41.7%	42.7%	43.1%
價區間	700- 1000 萬	13.8% 3.5%	14.7%	21.9%	20.4%	18.6%	23.8%	29.4%	26.3%	27.9%	24.9%
成交總	500-					26.8%			18.3%	11.7%	
	(00) 萬 300- 以下 500 萬	16.9% 44.4% 21.1%	17.3% 37.1% 21.8%	7.7%   33.7%   23.6%	6.3% 27.2% 24.8%	5.4%   26.0%   26.8%	17.0% 23.2%	11.3%	3.9%	4.3%	3.2%
	300萬以下	16.9%	17.3%	7.7%	6.3%	5.4%	4.4%	1.9%   11.3%   20.0%	1.0%	1.0%	0.9% 3.2% 11.3%
	年度	2002	2006	2007	2008	5009	2010	2011	2012	2013	2014

表 6-2-16 新北市板橋區歷年成屋成交狀況分析表

資料來源:信義房屋不動產企劃研究室



## 表 6-2-17 新北市汐止區歷年成屋成交狀況分析表

N	围 数 )	7	9	7	4	3	9	∞	2	9	
**	派 夫 氏	56.2	59.6	55.7	64.4	64.3	53.6	45.8	58.5	9.69	66.1
平均	校 画 好	34.2	35.5	34.3	35.3	34.6	33.7	31.9	32.9	33.0	32.0
	55 坪 以上	8.5%	8.6%	8.5%	7.2%	%9:5	5.9%	3.8%	5.2%	5.1%	8.4%
(c)	45- 55 坪	19.0% 9.7%	%2.6	%8'9	11.2% 7.2%	11.0%	11.6%	10.1% 3.8%	12.4%	11.1% 5.1%	9.2%
面積(坪	35- 45 坪		22.1% 9.7%	21.2%	23.6%	23.8%	22.9%	19.4%	17.6%	19.4%	14.8%
單位成交面積(坪)	25- 35 坪	4.5% 23.3% 34.9%	18.6% 37.2%	4.7% 17.9% 40.9% 21.2% 6.8%	17.8% 38.2% 23.6%	3.3%   17.1%   39.3%   23.8%   11.0%   5.6%	4.3% 20.2% 35.0% 22.9% 11.6% 5.9%	21.9% 38.8%	6.4% 21.9% 36.4% 17.6% 12.4% 5.2%	5.7% 21.1% 37.7%	32.1%
<u></u>	15- 25 坪	23.3%	18.6%	17.9%	17.8%	17.1%	20.2%	21.9%	21.9%	21.1%	25.0%
	15年 マ	4.5%	3.8%	4.7%	2.0%	3.3%	4.3%	%0.9	6.4%	5.7%	10.5% 25.0% 32.1% 14.8% 9.2%
	5年內 大樓 華富	14.0	17.3	18.2	19.6	19.3	23.6	27.3	29.3	35.1	41.8
萬元/坪)	無	12.6	14.0	15.6	16.3	17.1	20.7	23.8	26.1	30.0	33.9
平均單價(	大 華 厦	12.9	14.2	15.6	16.5	17.3	20.9	24.2	26.3	30.6	34.4
14	公寓	10.6	13.0	15.5	14.9	15.3	18.4	19.3	24.3	22.8	25.6
77.	終價 (萬元)	463	522	556	585	290	069	735	829	949	1,018
	2000萬以上	0.3%	0.5%	%0.0	%0.0	%0.0	0.4%	0.5%	1.9%	1.8%	3.5%
	700- 1000- 1000- 萬 2000 萬	4.1%	5.3%	6.5%	7.8%	5.0%	12.3%	14.6%	20.9%	33.7%	29.2% 41.8%
價區間	700-	8.2%	7.6%	11.9%	14.9%	19.5%	26.6%	36.0%	38.8% 20.9%	38.3% 33.7%	29.2%
成交總(	500-700 萬	16.6%	27.9%	29.3%	36.7%			25.3%		15.7%	16.9%
	(00)萬 300-以下 500)萬	43.6%	15.8% 42.9% 27.9%	41.2%	8.7%   31.9%   36.7%	7.5%   32.4%   35.6%	3.8% 23.7% 33.3%	21.3%	3.3%   12.5%   22.6%	8.4%	%8.9
	300萬以下	27.3% 43.6%	15.8%	11.1% 41.2% 29.3%	8.7%	7.5%	3.8%	2.2% 21.3%	3.3%	2.2%	1.8%
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014



成交總價	成交總價	成交總價	1	價區間			五十二	×	平均單價(萬元/坪)	(萬元/坪)			單位	單位成交面積(坪)	耐(坪)			平均	法法
300 萬 300- 500- 700- 1000- 以下 500 萬 700 萬 1000 萬 2000 萬	500- 700- 700- 700 萬	500- 700- 700- 700 萬	700- 100 100 100 100 100 100 100 100 100	10	100-	1000- 2000萬2000萬 以上	終價 (萬元)	公寓	大樓 華厦	住宅	5年内 大樓 華厦	15 坪 1 以下 25	15- 25 坪 3	25- 35 坪 <sup>2</sup>	35- 45 坪	45- 55 坪	55 年以上	成交 固積 (年)	戦 (天)
14.5% 37.1% 28.6% 13.5% 5.8%			13.5% 5.3	5.8	%8	%9.0	551	15.8	18.0	17.2	20.2	5.2% 26.3% 40.4% 14.1% 9.3%	.3% 40	1.4%	4.1%	9.3%	4.7%	31.5	48.8
8.0% 27.9% 29.3% 18.9% 14.2%	18.9%	18.9%			5%	1.7%	669	18.8	19.3	19.2	22.2	4.1% 20.1% 37.7% 19.3%	.1% 37	7.7% 1	9.3%	9.3%	%5.6	34.8	46.2
6.0% 25.7% 27.8% 20.9% 17.5%	20.9%	20.9%	20.9% 17.5	17.5	%	2.2%	292	20.4	22.5	21.8	25.4	9.9%   19.1%   35.3%   16.6%   12.2%   6.9%	.1% 35	5.3% 1	6.6% 1	2.2%	%6.9	32.6	48.0
4.6%   18.7%   27.8%   27.3%   18.9%	27.8% 27.3%	27.8% 27.3%			%	2.9%	819	21.6	23.9	23.1	28.0	4.7% 16.5% 43.9% 17.7%	.5% 43	3.9% 1		11.2% 6.0%	%0.9	33.6	44.7
4.2%   17.3%   23.8%   25.1%   25.3%			25.1% 25.39	25.39	%	4.4%	106	23.2	26.0	25.4	31.7	7.0% 18.6% 35.0% 16.5% 15.1% 7.8%	.6% 35	5.0% 1	6.5% 1	5.1%	7.8%	34.4	51.8
3.0%   11.4%   21.9%   25.4%   34.2%			25.4% 34.29	34.29	9	4.2%	986	28.9	28.6	28.7	32.2	8.2%   19.4%   32.9%   16.5%   14.9%   8.2%	.4% 32	2.9% 1	6.5% 1	4.9%	8.2%	34.3	47.0
1.6%   13.8%   21.6%   22.8%   30.4%	13.8% 21.6%	21.6%	22.8% 30.49	30.49	%	%8.6	1,070	30.0	31.1	30.9	37.1	7.8% 20.2% 33.5% 17.3%	.2% 33	3.5% 1	7.3% 1	13.8% 7.4%	7.4%	33.8	47.4
2.2%   9.7%   15.1%   25.1%   38.0%	9.7% 15.1%	15.1%	25.1% 38.09	38.0		%6.6	1,168	32.9	35.3	34.7	43.1	7.3% 25.2% 35.0% 15.4% 8.8%	.2% 35	5.0% 1	5.4%		8.3%	33.1	53.3
0.8%   5.4%   8.9%   23.5%   46.0%	8.9%	8.9%	23.5% 46.0	46.0		15.3%	1,364	37.2	41.0	40.2	46.7	9.4% 18.0% 33.8% 16.6%	.0% 33	3.8% 1	6.6% 1	12.8% 9.4%	9.4%	34.5	50.2
0.9%   4.6%   8.0%   19.7%   47.4%	4.6% 8.0%	8.0%	19.7% 47.4	47.4	%	19.5%	1,432	35.9	43.4	41.8	8.09	$6.8\% \  \ 21.2\% \  \ 31.0\% \  \ 17.9\% \  \ 13.5\% \  \ 9.6\%$	.2% 31	1.0%	7.9% 1	3.5%	%9.6	34.8	66.1

表 6-2-18 新北市新店區歷年成屋成交狀況分析表

資料來源:信義房屋不動產企劃研究室

*711* **.** 



表 6-2-19 新北市永和區歷年成屋成交狀況分析表

													ì
Y 社	選 案	$\widehat{\mathbb{R}}$	36.6	37.6	46.5	49.3	9.03	36.1	42.4	50.9	43.1	61.7	
平均	送 禁	国(年)	30.9	30.5	30.9	30.9	31.8	31.2	30.7	30.7	29.7	30.0	
	55 坪	以上	4.9%	7.0%	5.4%	3.3%	%6°L	5.4%	4.5%	%9.9	5.1%	5.8%	
	45-	55 坪	7.2%	6.8%	6.5%	8.4%	8.1%	7.5%	9.3%	7.9%	6.5%	7.3%	
面積(坪	35-	45 坪	18.0%	12.0% 6.8%	14.8%	17.8%	17.5%	19.5%	14.1%	14.5% 7.9%	15.9%	10.8%	
單位成交面積(坪)	25-	35 坪	36.4%		39.0%	38.6%	30.3%	33.7%	35.3%	33.8%	32.5%	35.4%	
曲	15-	25 坪	26.8% 36.4%	31.3%	27.1%	27.4% 38.6%	27.1% 30.3% 17.5% 8.1%	24.9% 33.7%	27.5% 35.3% 14.1%	25.6%	28.0%	31.0%	
	15 坪	以下	6.8%	6.0% 31.3% 37.0%	7.1% 27.1% 39.0% 14.8%	4.5%	%0.6	%0.6	9.3%	11.6% 25.6% 33.8%	11.9% 28.0% 32.5%	9.7%   31.0%   35.4%   10.8%   7.3%   5.8%	
	5年内十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二	下 華 万 種	22.0	23.3	25.6	28.3	32.5	36.8	43.8	8./14	6.64	55.7	
(萬元/坪)	1	<del>1</del> 1	19.0	21.0	22.3	23.6	25.7	30.2	35.0	39.0	43.9	47.0	
平均單價(萬元/坪	大樓	華	20.2	22.1	23.7	24.9	27.0	31.7	37.1	41.5	46.0	50.4	
100	但 <:		17.2	19.4	20.4	21.4	22.6	26.8	31.0	34.7	39.7	40.0	
77.45	総画	(萬元)	602	199	713	738	824	956	1,075	1,199	1,288	1,388	
	2000萬	以上	0.2%	0.5%	%8.0	0.3%	1.5%	2.7%	5.7%	9.4%	10.5%	12.9%	
	1000-	2000萬	6.1%	12.8%	15.9%	16.1%	23.6%	35.4%	37.1%	42.3%	53.0%	21.6% 57.6%	
圓四圓	700-	10000萬	21.0%	18.2%	20.1%	28.3%	27.9%	31.2%	37.8%	30.7%	24.2%	21.6%	
成交總	-009	700萬	30.9%	33.9%	35.7%	35.1%	27.0%	17.8%	12.9%	11.0%	8.1%	4.7%	
	300-	500萬	34.3%	28.8%	25.1% 35.7%	17.9%	16.0% 27.0%	10.2%	%0.9	%0.9	3.7%	2.9%	
	300萬	以 下	7.5%	5.9%	2.5%	2.4%	4.0%	2.7%	0.5%	0.5%	0.5%	0.3%	
	年度		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

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			成交總	関區間			542	K	平均單價(萬元/坪)	(萬元/坪)	(		計	單位成交面積(坪)	面積(坪)			本均	茶油
年度	300萬 以下	300-500萬	500- 700萬	700- 1000萬	~ ~	1000- 2000萬	海 (運元)	公)	大樓 華 <u>廈</u>	無	5年内 大樓 華厦	15 年 以下	15- 25 坪	25- 35 坪	35- 45 坪	45- 55 坪	55 坪 以上	成 国 国 (本)	戦 (火
	12.4%	12.4% 51.2%	23.8%	10.0%	2.1%	%9.0	964	14.8	17.0	16.2	19.3	6.3%	6.3% 32.3% 38.7%	38.7%	12.3% 7.5%	7.5%	2.9%	29.5	41.2
2006	10.5%	10.5% 41.1% 27.7%	27.7%	15.2%	5.3%	0.3%	253	16.4	18.7	17.9	20.8	7.8%	30.5%	30.5% 35.4% 15.3% 7.0%	15.3%		4.1%	30.1	39.8
	10.2%	10.2% 35.8% 30.8%	30.8%	18.0%	5.0%	0.2%	595	16.7	20.0	18.9	22.8	8.4%	29.5%	8.4% 29.5% 35.9% 14.7% 7.9% 3.5%	14.7%	%6.7	3.5%	29.4	46.5
	7.9%	30.3%	33.9%	20.6%	7.2%	0.2%	209	17.3	21.2	20.1	22.9	7.6%	26.7%	7.6% 26.7% 37.1% 18.7% 7.6%	18.7%	7.6%	2.3%	30.1	50.1
2009	%9.9	29.0%	30.4%	22.6%	10.7%	0.8%	899	18.6	22.4	21.5	24.8	8.7%	24.1% 35.8%	35.8%	19.9% 8.1%		3.4%	30.7	48.9
2010	3.5%	3.5%   18.4%   30.9%	30.9%		25.8% 20.5%	%6.0	024	22.4	27.1	25.9	28.5	8.7% 28.9% 34.0% 17.1% 8.3% 3.0%	28.9%	34.0%	17.1%	8.3%	3.0%	29.9	42.3
	2.8%	10.7%	22.4%	34.6%	27.8%	1.7%	1228	26.3	31.5	30.2	33.3	11.1% 28.0% 34.9%	28.0%	34.9%	15.2% 7.3%		3.5%	29.4	41.3
	1.1%	9.1%	19.4%	35.7%	33.0%	1.8%	056	28.7	34.6	33.1	/35.0	9.5%	9.5% 29.8% 35.2%	35.2%	15.9% 5.7%	5.7%	3.9%	29.3	46.7
	0.5%	6.2%	11.8%		31.9% 44.6%	5.1%	101'1	33.6	40.5	38.9	97/17	13.2% 26.9% 35.4% 13.9% 6.9% 3.7%	26.9%	35.4%	13.9%	%6.9	3.7%	28.8	42.0
2014	0.4%	5.2%	12.5%	27.8%	50.0%	4.2%	1,104	34.8	43.2	41.3	46.4	14.4% 28.3% 35.4%	28.3%	35.4%	11.7% 7.5% 2.7%	7.5%	2.7%	27.9	59.7

表 6-2-20 新北市中和區歷年成屋成交狀況分析表

資料來源:信義房屋不動產企劃研究室



## 表 6-2-21 新北市土城區歷年成屋成交狀況分析表

													ı
· ·	当 米	$\mathbb{K}$	29.5	40.2	51.0	53.4	48.4	45.9	42.8	45.2	40.6	48.7	
平均	送 報	(年)	30.5	31.0	34.3	31.4	32.1	31.2	28.4	31.2	29.4	31.6	
	村 55	以上	%8.7	%9.7	5.4%	3.0%	4.2%	4.3%	2.5%	4.7%	%6.2	4.1%	
(;	45-	55 坪	5.6%	%0.6	10.7% 5.4%	%6.9	8.0%	7.0%	3.5%	7.9%	5.4%	11.7%	
面積(坪	35-	45 坪	18.9%	16.4%	20.3%	17.8%	17.6%	15.2%	13.9%	11.6%	10.8%	13.8%	
單位成交面積(坪)	25-	35 坪	21.7% 46.2% 18.9%	18.1% 47.0%	18.2% 43.3% 20.3% 1	47.5%	21.4% 44.1% 17.6%	23.8% 45.3%	42.8%	25.3% 46.3% 11.6% 7.9%	46.6%	20.7% 42.8% 13.8% 11.7% 4.1%	
卌	15-	25 坪	21.7%	18.1%	18.2%	22.3% 47.5%	21.4%	23.8%	29.4% 42.8%	25.3%	26.5% 46.6%	20.7%	
	封 51	以下	4.8%	%6'9	2.1%	2.5%	4.6%	4.3%	%0.8	4.2%	%8.7	%6.9	
	5年内	華 万	15.7	16.9	17.1	18.7	21.5	24.1	28.8	30.3	34.8	/33.1	
萬元/坪)	Ţ	<u>†</u>	13.6	14.9	15.9	16.5	17.2	20.7	24.2	27.5	33.1/	35.1	
平均單價(	大樓	華宣	13.8	15.2	16.1	16.8	17.6	21.3	25.0	28.4	34.1	36.0	
X	一 一 一	E //-	12.8	13.6	14.8	14.9	15.4	18.4	21.7	24.2	29.2	31.6	1
77.44	総価に	(萬元)	422	480	546	512	955	644	889	855	964	1,080	
	2000萬	以上	%0.0	%0.0	%0.0	0.0%	%0.0	%0.0	1.0%	1.6%	1.5%	2.1%	
	1000-	2000萬	%8.0	1.7%	3.2%	2.9%	5.5%	%9.8	5.5%	24.9%	33.7%	49.0%	
買區間	-002	1000 萬	4.3%	8.1%	16.0%	11.2%	13.0%	22.2%	38.8%	35.2%	42.9%	35.2% 49.0%	
成交總	500-	700萬	20.5%	28.1%	31.4%	27.3%	31.5%	37.4%	30.4%	30.6%	13.7%	%0.6	
	300-	500萬	54.3%	48.9%	41.5%	10.2% 48.3%	8.4%   41.6%   31.5%	26.1% 37.4%	16.4% 30.4%	6.2% 30.6%	8.3%	4.8%	
	300萬	以 下	20.1% 54.3% 20.5%	13.2% 48.9%	8.0%   41.5%   31.4%	10.2%	8.4%	5.8%	8.0%	1.6%	0.0%	%0.0	
	年度		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

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## 表 6-2-22 新北市三峽區歷年成屋成交狀況分析表

平均流過	型 没 章		5% 42.5 25.7	30.8 30.8	3% 44.5 44.3	5% 41.9 59.3
頃(平)	35- 45- 55 坪	45 坪 85 坪 以上	6% 26.9% 11.5	14.6% 23.6% 23.6% 27.3%	6% 18.3% 26.8	6% 18.6% 18.6%
單位成交面槓(坪)	15- 25-	25 坪 35 坪	3.8% 0.0% 23.1% 34.6% 26.9% 11.5%	5.4%	4.2% 5.6% 15.5% 29.6% 18.3% 26.8%	11.6% 2.3% 23.3% 25.6% 18.6%
	5年内 15 坪 十#	以下	19.6 3.8%	20.3 5.4%	26.1 4.2%	30.3 11.6%
萬元/坪)	Ţ	P H	17.7	20.3	23.6	27.3
平均單價(萬元/坪)	大樓	華	17.7	20.3	23.7	27.3
	·	五 (1 軍	/-		15.6	<b>'</b>
出		(萬元)	741	913	1,071	1,123
	1000- 2000 萬	以上	0.0%	0.0%	4.1%	9.3%
		000萬 2000萬	38.5% 15.4% 0.0%	40.0%	9.2% 53.4%	46.5%
價區間	700-	1		36.4%	19.2%	25.6%
成交總價	500-	700萬	30.8%	7.3%	%6.9	0.0%
	300-	200 萬	3.9% 11.5% 30.8%	10.9%	4.1% 12.3%	0.0% 18.6%
	300萬	以 下	3.9%	5.5%		
	年度		2011	2012	2013	2014



表 6-2-23 新北市樹林區歷年成屋成交狀況分析表

Ж		1	1	0	7	1	∞	∞	∞	4	∞	
计	天 大 (天)	42.1	44.1	50.0	44.2	55.1	47.8	42.8	54.8	41.4	55.8	
平均	成交 面積 (坪)	33.0	33.8	36.7	34.8	35.3	36.9	39.9	43.6	41.2	40.4	
	55 坪 以上	7.4%	3.8%	%7.6	4.7%	%5.9	4.4%	13.6% 16.9%	14.9% 27.1%	25.4%	20.9%	
平)	45- 55 坪	5.7%	13.8%	16.9%	15.6%	10.4%	10.3%		14.9%	9.4%	12.7%	
<ul><li>ご面積(±</li></ul>	35- 45 坪	21.3%	21.3%	24.6%	25.0%	27.3%	32.4%	20.3%	21.5%	22.5%	18.2%	
單位成交面積(坪)	25- 35 坪	18.9% 44.3% 21.3% 5.7%	23.7% 36.3%	12.3% 35.4% 24.6% 16.9%	15.6% 37.5% 25.0%	0.0% 19.5% 36.4% 27.3%	13.2% 39.7%	10.2% 37.3% 20.3%	11.2% 24.3% 21.5%	14.5% 26.1%	$0.9\% \   15.4\% \   31.8\% \   18.2\% \   12.7\% \   20.9\%$	
2-1	15- 25 坯		23.7%	12.3%		19.5%					15.4%	
	15坪以下	2.5%	1.3%	1.5%	1.6%	/	%0.0	1.7%	%6.0	2.2%	0.9%	
(	5年内 大樓 華厦	12.9	11.1	15.2	11.4	13.5	16.3	19.1	21/5	76.5	727.2	
(萬元/坪	住宅	10.9	11.5	11.7	12.2	12.6	14.9	18.5	20.9	24.7	26.5	
平均單價(	大樓華夏	11.1	11.5	11.8	12.4	12.8	15.2	19.0	21.2	25.1	26.9	
121	公寓	10.1	11.3	10.9	11.6	11.6	13.5	15.6	17.8	22.6	24.4	7
77.14	總價(萬元)	381	407	453	439	456	292	733	956	1,019	1,072	5
	2000萬	%0.0	%0.0	%0.0	%0.0	%0.0	1.4%	1.7%	2.7%	4.3%	2.6%	
	1000-	%0.0	1.2%	2.9%	0.0%	1.3%	4.2%	13.6%	33.9%	39.6%	43.9%	
<b>熱價區間</b>	700- 1000 萬	6.2%	%0.9	7.4%	6.2%	7.6%	13.9%	25.4%	25.9%	26.6%	29.0% 43.9%	
成交總	500- 700萬	12.4%	16.7%	19.1%	23.1%	29.1%	25.0%			16.6%		
	00 萬 300- 以下 500 萬	46.5%	32.1% 44.1% 16.7%	20.6% 50.0% 19.1%	23.1% 47.7% 23.1%	20.3% 41.8% 29.1%	9.7%   45.8%   25.0%	1.7%   27.1%   30.5%	14.3% 21.4%	10.8%	4.4% 20.2%	
	300萬以下	34.9% 46.5%	32.1%	20.6%	23.1%	20.3%	9.7%	1.7%	1.8%	2.2%	2014 0.0%	
	年度	2005	2006	2007	8007	2009	2010	2011	2012	2013	2014	

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### 流通 32.8 45.5 42.9 8.99 66.2 38.7 44.1 44.3 45.6 60.1 天數 $\mathbb{K}$ 31.9 及汶 面積 29.1 29.2 28.6 30.9 31.1 33.3 33.6 33.8 33.0 (計) 55 坪 以 上 9.0% | 29.0% | 39.7% | 13.7% | 4.9% | 3.6% 11.6% 27.8% 35.5% 15.9% 5.9% 3.3% 15.7% 28.9% 29.2% 13.7% 8.2% 4.3% 22.5 9.2% 24.2% 38.0% 16.0% 7.5% 5.1% 9.9% 24.4% 31.7% 20.6% 8.3% 5.1% 25.9% 25.1% 18.5% 13.5% 7.6% 9.9% | 29.2% | 28.2% | 15.1% | 8.9% | 8.7% 6.7% 24.1% 29.6% 18.7% 12.6% 8.2% 8.5% 19.2% 32.8% 20.2% 11.3% 7.9% 9.0% 20.5% 31.4% 19.0% 11.1% 9.0% 55 坪 45-45 坪 35-35 坪 25-25 坪 15-9.3% 15坪 以 下 5年内 43.5 17.5 20.8 21.4 23.7 31.2 大樓 華廈 26.7 34.7 39.4 19.5 39.1 17.9 20.5 住宅 15.2 28.8 31.8 36.2 16.7 24.4 20.3 17.8 18.9 16.0 25.3 29.5 32.6 37.6 40.4 大樓 華廈 21.1

26.6 30.5 34.7

%0.9

1,236 1,182 1,075

5.6% | 12.6% | 21.6% | 49.5%

2014 1.0%

資料來源:信義房屋不動產企劃研究室

%9.7 9.7%

24.3% 46.4%

15.1%

2013

25.1

835 970

17.4% 22.5% 31.1% 22.7%

2010 | 3.6%

17.6% 27.1% 37.3% 17.0% 25.2% 41.9%

11.4%

3.2% 2.2% 0.6%

7.7% %0.9

641

0.7% 2.8% 3.4%

表 6-2-24 新北市三重區歷年成屋成交狀況分析表

單位成交面積(坪)

平均單價(萬元/坪)

平均 總價

公寓

2000萬

1000-

700-

500-

300-

300萬

年度

(萬元)

以 上

700萬 1000萬 2000萬

500萬

以 下

13.7 14.5 15.9 16.4 17.4 20.9

470 503 530 611

0.5%

7.5% 1.0%

2005 20.3% 42.1% 28.6% 2006 | 16.5% | 39.6% | 30.2% |

%0.0

3.9%

%8.6

2007 | 21.7% | 30.7% | 29.6% | 11.2% | 6.4% | 0.4%

2008 | 11.9% | 27.5% | 32.0% | 20.4% | 7.8% | 0.5%

2009 | 9.2% | 29.2% | 27.4% | 23.8% | 9.7%



表 6-2-25 新北市新莊區歷年成屋成交狀況分析表

				1	1			1					1
X H	所 解 米	$\mathbb{K}$	34.4	40.9	44.7	45.5	46.6	39.0	36.6	56.9	52.0	67.2	
平均	送 禁	(坪)	33.3	33.2	32.2	32.3	34.6	34.3	33.5	32.8	33.7	33.2	
	55 坪	以上	4.2%	4.8%	4.0%	3.6%	5.4%	%9'9	5.4%	4.7%	9.5%	%0.9	
(2)	45-	55 坪	%9.6	11.2%	%7.6	9.1%	11.7%	%6.6	10.7% 5.4%	%6.01	14.0%	13.1%	
:面積(坪	35-	45 坪	17.0%	19.7%	21.1%	23.0%	25.3%	25.2%	21.8%	20.7%	20.2%	17.7%	
單位成交面積(坪)	25-	35 坪	27.9% 38.5%	23.5% 34.7% 19.7%	5.8% 27.2% 32.7% 21.1%	24.4% 34.9% 23.0%	18.8% 35.4% 25.3% 11.7% 5.4%	24.1% 32.4% 25.2%	22.6% 35.8% 21.8%	24.3% 35.0% 20.7%	25.0% 30.6% 20.2%	5.0% 26.4% 31.9% 17.7% 13.1% 6.0%	
пщ	15-	25 坪		23.5%	27.2%		18.8%	24.1%	22.6%	24.3%		26.4%	
	15 坪	以 下	2.9%	6.1%	5.8%	5.0%	3.3%	1.9%	3.8%	4.5%	4.7%	5.0%	
	5年内	<b>本</b>	14.4	16.1	18.0	18.0	6.02	24.8	8.97	8.82	32.6	/38.1	
(萬元/坪	Ţ	#	12.7	13.5	15.0	15.6	17.3	21.1	24.9	26.4	30.5	33.0	
平均單價(萬元/坪	大樓	華夏	13.2	13.9	15.4	16.1	18.0	21.5	25.3	27.1	31.2	33.6	
121	中公	E //-	11.5	12.3	13.2	13.6	13.6	18.3	21.3	23.0	26.9	27.3	
74 74	※ 計 ※ 三 三 三 三 三 三 三 三 三 三 三 三 三 三 三 三 三	(萬元)	425	461	500	524	509	732	837	898	1,017	1,097	5
	2000萬	以上	0.3%	0.3%	%0.0	0.3%	0.7%	%6.0	1.0%	1.5%	2.6%	5.2%	
	1000-	2000萬	1.6%	1.7%	4.2%	3.8%	7.8%	17.8%	27.6%	26.7%	41.9%	29.0% 43.5%	
山田山山	700-	1000萬	4.2%	10.3%	11.6%	14.6%	21.0%	26.0%	26.7%	32.8%	29.1%	29.0%	
成交總	500-	700萬	16.6%	19.9%	25.7%	26.1%	26.8%	27.0%	25.6%	21.4%	16.8%	16.6%	
	300-	多00萬	50.2%		18.5%   40.0%   25.7%	17.6% 37.6% 26.1%	12.4% 31.3% 26.8%	23.1%	17.1% 25.6%	0.9%   16.7%   21.4%	9.3%		
	300萬	以下	27.2% 50.2%	21.2% 46.7%	18.5%	17.6%		5.3%	2.1%	%6.0	0.4%	0.0% 5.7%	
	年度		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

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		1	成交總	劉價區間			17.44		平均單價(萬元/坪)	萬元/坪)			вщ	里位成交	單位成交面積(坪)	(2)		平均	<b>沃</b>
300萬 300- 5		Š	500-	700-	1000-	2000 萬	総御一位	担公	大樓		5年内	平 51	15-	25-	35-	45-	至 55	以 排 次	川 瀬
以下 500萬 70	500萬		700萬	1000萬	1000萬 2000萬	以上	(選江)	元	華	P H	華」	X K	25 坪	35 坪	45 坪	55 坪	以上	(坪)	$\widehat{\mathbb{K}}$
23.8% 48.8% 1			19.1%	4.8%	3.6%	0.0%	447	9.6	12.6	11.8	13.4	1.3%	17.7%	38.0%	1.3% 17.7% 38.0% 30.4% 7.6% 5.1%	7.6%	5.1%	34.4	50.8
17.5% 36.5% 34.9%	36.5%	6.1	34.9%	4.8%	6.4%	%0.0	513	11.5	12.9	12.8	13.9	3.2% 8.1%	8.1%	29.0%	29.0% 30.6% 17.7% 11.3%	17.7%	11.3%	39.7	51.4
12.7% 23.9% 49.3%	23.9%		49.3%	11.3%	2.8%	%0.0	548	11.1	14.5	14.4	15.1	2.9%	14.3%	17.1%	15.1 2.9%   14.3%   17.1%   47.1%   14.3%   4.3%	14.3%	4.3%	37.8	44.2
1.7%   30.5%   45.8%	30.5%	_	45.8%	13.6%	8.5%	%0.0	909	٠,	15.1	15.1	15.5	0.0% 5.3%	5.3%	28.1%	28.1% 38.6% 19.3%	19.3%	8.8%	39.6	66.1
5.6%   27.0%   37.1%	27.0%		37.1%	30.3%	0.0%	0.0%	298	9.5	15.6	15.1	16.2	0.0%	4.5%	31.5%	0.0% 4.5% 31.5% 41.6% 18.0% 4.5%	%0.81	4.5%	38.6	47.2
2.6%   14.8%   27.0%	14.8%		27.0%		37.4% 17.4%	%6.0	944	13.1	19.4	18.8	20.4	%6.0	9.1%	30.0%	0.9% 9.1% 30.0% 34.5% 13.6% 11.8%	13.6%	1.8%	40.4	30.8
4.6% 8.0%	%0.8		15.9%	46.6%	25.0%	%0.0	847	13.0	22.5	21.5	25.0	0.0%	11.5%	24.1%	11.5% 24.1% 35.6% 23.0% 5.8%	23.0%	9.8%	38.6	38.2
1.1% 8.0%	%0.8		12.5%		35.2% 43.2%	0.0%	939	16.0	25.7	24.9	28.3	1.1%	13.6%	21.6%	28.3 1.1% 13.6% 21.6% 39.8% 19.3% 4.5%	19.3%	4.5%	37.9	43.8
5.8% 4.2%			13.3%		25.0% 49.2%	2.5%	964	21.9	27.3	26.9	27.4	5.9% 9.2%	9.2%	26.1%	26.1% 37.0% 16.8% 5.0%	%8.91	5.0%	36.4	57.1
4.0% 6.6%	%9.9		4.0%	23.7%	23.7% 55.3%	%9'9	1,117	21.4	28.5	28.0	28.6	4.0% 9.3%	9.3%	22.7%	22.7% 32.0% 21.3% 10.7%	21.3%	0.7%	39.5	55.3
		1																	

資料來源:信義房屋不動產企劃研究室



## 表 6-2-27 新北市林口區歷年成屋成交狀況分析表

计	選 (光	8.92	49.2	51.8	64.6	68.3	39.3	45.0	60.4	53.9	54.2
平均	成交 面積 (坪)	36.4	39.0	48.5	46.7	50.9	49.5	48.8	48.6	47.7	50.9
	- 55坪呼 以上	% 10.5%	17.9%	32.4%	% 29.4%	33.8%	1% 25.5%	3% 26.1%	1% 27.7%	%0.02%	31.0%
面積(坪)	35- 45- 45 坪 55 坪	2.6%   13.2%   47.4%   18.4%   7.9%   10.5%	12.8% 35.9% 17.9% 15.4% 17.9%	13.3   0.0%   5.4%   21.6%   27.0%   13.5%   32.4%	19.6% 33.3% 13.7% 29.4%	26.8% 26.8% 33.8%	0.5% 1.5% 10.8% 31.4% 30.4% 25.5%	13.7% 34.2% 24.8% 26.1%	38.0% 23.5% 27.7%	11.0% 32.5% 32.0% 20.0%	32.8% 25.0% 31.0%
單位成交面積(坪)	25- 35 坪	% 47.4%	% 35.9%	% 21.6%	%9.61 %	%6.6	% 10.8%		%9'9		8.6%
	15 坪 15- 以下 25 坪	2.6% 13.2	0.0% 12.8	0.0% 5.49	2.0% 2.0%	0.0% 2.8%	0.5% 1.59	0.0% 1.2%	0.0% 4.2%	0.0% 4.5%	27.6 0.9% 1.7%
	5年内 大樓 華厦	12.8	12.2		14.0	13.2	16.7	20.3	20.2	/25.0	27.6
萬元/坪)	住宅	9.7	10.1	11.7	13.2	12.5	16.5	19.7	20.6	23.6	26.5
平均單價(萬元/坪)	大樓 華	8.6	10.1	11.7	13.3	12.5	16.5	19.9	20.6	23.6	26.6
		8.8	10.3	11.5	7.3	111	11:5	9.7	15.0	13.3	23.9
14	終價 (萬元)	497	929	630	929	889	861	1,022	1,012	1,169	1,417
	2000萬	%0.0	%0.0	%0.0	%0.0	%0.0	4.2%	%6.5	7.9%	6.2%	12.1%
	1000- 2000 萬	11.4%	12.2%	11.4% 20.5%	13.3%	17.1%	32.4% 18.3%	36.1% 31.4%	46.8% 34.5%	35.4% 48.8%	21.0% 62.1%
<b>શ價區間</b>	700- 1000 萬	%8.9	8.2%	11.4%	20.0%	23.7%	32.4%			35.4%	21.0%
成交總	500- 700萬	9.1%	18.4%	25.0%	33.3% 28.3%	30.3% 23.7%	31.0%	19.5%	13.5%	7.7%	4.0%
	300- 500 萬	29.6% 43.2%	38.8%	9.1% 34.1% 25.0%	33.3%	30.3%	1.4%   12.7%   31.0%	4.7%	2.3%	1.9%	%8.0
	300萬以下	29.6%	22.5%	9.1%	5.0%	5.3%	1.4%	2.4%	0.0%	0.0%	0.0%
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

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平均 法 温	成交 ""海 面積 (天)	33.2 46.3	34.8 29.7	33.5 37.8	37.1 40.9	39.3 45.0	38.3 38.0	36.3 42.0	37.8 59.6	35.9 55.3	36.1 72.6
\http://www.	55 坪 献 以上 (+		2.4% 34		5.5% 37	10.9% 39		3.5% 36			
<i>(</i> :	45- 5. 55 坪	11.2% 3.	13.4% 2	11.3% 1.	15.9%	16.4% 10	20.0%	21.9%	8  %6.51	17.9% 5	14.2% 7
單位成交面積(坪)	35-	6 18.2%	6 22.0%	0 27.4%	6 33.8%	31.3% 32.4%	32.0% 30.5% 20.0% 6.5%	6 24.8%	0 28.7%	6 23.4%	6 26.8%
單位成	i- 25- 坪 35 坪	19.2% 46.0% 18.2% 11.2% 3.7%	11.6% 50.0% 22.0% 13.4%	36.9%	11.4% 32.3% 33.8%	8.6% 31.3%	% 32.0%	12.4% 35.9% 24.8%	11.5% 34.5% 28.7% 15.9% 8.4%	3% 35.7%	14.6% 35.0% 26.8% 14.2% 7.1%
	15 坪 15- 以下 25 坪	1.6% 19.2	0.6% 11.0	0.6%   22.6%   36.9%   27.4%   11.3%   1.2%	1.0% 11.	0.4% 8.6	1.2% 9.8%	1.6% 12.	1.0% 11.3	0.7%   16.6%   35.7%   23.4%   17.9%   5.8%	2.4% 14.0
<u> </u>	5年內 大樓 華厦	16.8	16.2	18.3	19.6	20.4	25.3	29.8	30.5	36.3	39.9
(萬元/坪	新	13.6	14.6	15.5	16.5	17.4	22.5	26.1	28.2	32.4	34.7
平均單價(萬元/坪)	大樓華厦	14.0	15.0	16.1	17.0	17.8	23.1	26.8	29.0	33.6	35.6
	巡	12.5	13.1	13.6	14.0	15.0	18.1	21.8	24.0	27.7	30.0
H H		455	514	545	614	694	852	945	1,077	1,160	1,227
	2000萬以上	0.0%	%9.0	0.0%	0.0%	0.8%	0.6%	0.6%	3.7%	3.6%	6.3%
	700- 1000- 1000- 1000 萬	1.1%	1.2%	2.4%	5.5%	9.4%	39.4% 26.2%	34.9%	38.4% 42.4%	31.1% 54.0%	28.2% 58.4%
價區間	700- 1000 萬	6.4%	9.2%	18.3%	20.9%	32.4%	39.4%	39.1%		31.1%	28.2%
成交緣	500- 700萬	21.9%	54.3% 30.5%	45.0% 29.6%	43.8%	30.1%	24.0%	20.6%	13.5%	11.0%	6.3%
	300- 500萬	12.3%   58.3%   21.9%			25.4%	26.2%	9.2%	4.4%	2.0%	0.3%	%8.0
	300萬以下		4.3%	4.7%	4.5%	1.2%	0.6%	0.3%	0.0%	0.0%	%0.0
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

表 6-2-28 新北市蘆洲區歷年成屋成交狀況分析表

資料來源:信義房屋不動產企劃研究室



表 6-2-29 新北市淡水區歷年成屋成交狀況分析表

													,
¥ H	光	$\widehat{\mathbb{R}}$	72.1	71.8	70.4	5.28	83.4	1.79	81.3	9.87	71.7	89.2	
平均	以 禁	(本)	33.7	37.0	38.3	36.0	34.7	35.1	36.9	37.0	62.6	36.4	
	55 坪	以上	7.8%	14.1%	13.8%	12.1%	11.0%	9.4%	12.0%	12.8%	15.6%	13.4%	
Z)	45-	55 坪	13.2%	15.3%	10.0%	10.5%	%0.6	12.4% 9.4%	14.7%	13.6%	15.4%	15.5%	
医面積(5	35-	45 坪	15.1%	15.3%	23.7%	22.1%	21.6%	22.7%	23.6%	24.7%	22.2%	19.1%	
單位成交面積(坪)	25-	35 坪	12.6% 27.1% 24.1%	12.3% 22.9% 20.0% 15.3% 15.3% 14.1%	10.0% 23.7% 18.8% 23.7% 10.0% 13.8%	4.0% 26.6% 24.6% 22.1% 10.5%	8.2% 26.1% 24.1% 21.6% 9.0%	23.3% 23.3% 22.7%	10.4%   19.6%   19.6%   23.6%   14.7%   12.0%	7.6%   16.3%   25.0%   24.7%   13.6%   12.8%	18.7% 21.5% 22.2% 15.4% 15.6%	13.4% 17.9% 20.7% 19.1% 15.5% 13.4%	
neel	15-	25 坪	6 27.1%	6 22.9%	6 23.7%	26.6%	26.1%	23.3%	6 19.6%	16.3%	18.7%	6 17.9%	
	15 坪	以 下	12.6%	12.3%	10.0%	4.0%	8.2%	%6.8		7.6%	6.5%	13.4%	
	5年内十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二	幸 万 華	19.0	20.3	20.1	21.6	20.0	19.9	21.5	21.8	23.7	23.5	
萬元/坪	Ţ	<u>H</u>	16.9	18.2	18.5	20.0	19.3	19.6	20.2	21.5	24.0	25.0	
平均單價(萬元/坪	大樓	華	17.1	18.4	18.6	20.2	19.5	19.7	20.3	21.5	24.2	25.1	
121	公司		11.9	12.9	14.0	12.6	12.2	15.1	13.8	17.6	17.9	23.4	
拉拉	総画	(萬元)	575	700	723		147	732	779	795	1,306	988	5
	2000萬	以上	2.3%	3.4%	4.2%	0.5%	%0.9	2.8%	2.7%	2.4%	4.8%	2.4%	
	1000-	1000萬 2000萬	4.6%	10.2%	7.9%	15.9%	%0.9	13.1%	15.6%	17.9%	28.3%	31.9% 29.0%	
山田山山	700-	1000萬	13.7%	17.6%	21.8%	23.9%	20.4%	18.5%	25.5%	28.8%	28.3%	31.9%	
成交總	500-	700萬	22.9%	27.3%	29.7%	28.4%	26.0%	25.6%	20.7%	26.4%	21.2%	19.4%	
	300-	500萬	13.1% 43.4%	11.4% 30.1% 27.3%	7.3% 29.1% 29.7%	27.4%	8.8%   32.8%   26.0%	32.1%	11.7% 24.0% 20.7%	6.4%   18.1%   26.4%	12.7% 21.2%		
	300萬	以下	13.1%		7.3%	4.0%	8.8%	%0.8		6.4%	4.6%	%9 <sup>.</sup> 6 %8 <sup>.</sup> L	
	年度		2005	2006	2007	2008	5000	2010	2011	2012	2013	2014	

<u>723.</u>

	越天、 別墅	5.7%	11.5%	6.2%	11.8%	23.0%	28.5%	33.7%	33.6%	28.2%	21.1%	15.8%	15.4%	16.5%	17.7%	15.3%	%8.6	10.4%	8.5%	7.0%	6.8%
<b>河</b>	套房	0.8%	0.6%	0.4%	2.2%	0.6%	0.3%	0.0%	0.3%	1.2%	2.8%	4.4%	7.1%	3.5%	2.3%	2.1%	2.6%	3.2%	4.2%	6.3%	6.3%
交易比例	辦公室	0.8%	0.0%	1.7%	1.9%	0.0%	0.0%	0.7%	0.7%	1.2%	1.1%	1.6%	1.2%	0.4%	0.7%	0.3%	0.8%	1.3%	0.5%	0.3%	0.5%
各類產品交易	田面	3.3%	4.6%	3.7%	5.0%	5.4%	6.3%	7.6%	8.6%	8.8%	12.0%	%0.6	12.7%	16.1%	11.6%	12.0%	13.3%	7.3%	5.9%	5.3%	4.1%
₩ ₩	本 華 鬉	71.3%	65.5%	76.4%	62.1%	59.1%	53.6%	%8.64	46.1%	48.8%	55.0%	59.3%	54.2%	55.1%	%2.09	64.6%	67.7%	73.6%	75.3%	74.8%	76.2%
	公寓	18.0%	17.8%	10.8%	12.7%	8.2%	%9.9	5.0%	4.6%	6.5%	5.6%	7.6%	6.2%	5.1%	4.5%	3.9%	3.5%	2.5%	4.2%	4.8%	4.8%
流通		54.9	61.2	63.3	73.8	72.6	77.3	85.8	0.99	63.2	59.5	58.1	63.3	63.1	64.1	62.8	56.4	45.2	44.4	44.5	61.4
中中	(革)	40.9	39.8	41.9	41.1	41.2	43.9	47.2	45.5	46.8	40.2	40.0	40.1	42.2	42.7	42.8	43.9	42.7	41.1	40.0	40.3
	55坪	16.2%	9.6%	12.7%	14.3%	11.8%	19.4%	20.9%	17.5%	23.6%	11.0%	11.7%	13.0%	14.5%	14.1%	14.0%	17.9%	16.3%	13.8%	12.5%	13.4%
(2	45- 55坪	11.7%	16.4%	17.5%	16.6%	19.3%	24.2%	26.0%	29.8%	23.6%	21.8%	21.4%	21.0%	22.1%	28.0% 26.8%	24.6%	22.7%	22.7%	20.5%	19.3%	19.2%
單位成交面積(坪)	35- 45坪	27.9%	37.0%	35.9%	30.1%	35.5%	29.1%	34.5%	27.5%	30.3%	32.3%	29.0%	25.6%	28.3%		32.8%	32.5%	29.1%	28.1%	27.8%	27.2%
位成交	25- 35坪	34.2%	30.1%	28.3%	30.1%	27.2%	19.4%	14.7%	20.5%	15.9%	21.2%	25.3%	23.8%	22.7%	19.8%	19.4%	19.7%	20.7%	23.9%	24.5%	7% 25.0%
<u></u> ■	15- 25坪	8.1%	5.5%	5.7%	7.3%	5.7%	7.5%	4.0%	4.1%	5.3%	10.8%	7.4%	10.6%	9.2%	%0.6	7.7%	4.6%	7.6%	10.4%	11.3%	10.
	15年 以下	1.8%	1.4%	0.0%	1.5%	0.4%	0.4%	0.0%	0.6%	1.4%	3.0%	5.2%	%0.9	3.3%	2.3%	1.5%	2.7%	3.5%	3.3%	4.5%	4.5%
單價 :/坪)	5年乃 大樓 厦	10.7	6.6	9.4	9.6	8.4	8.6	8.3	8.6	9.4	10.6	10.4	10.7	#	12.8	13.4	14.9	16.0	17.8	20.7	21.4
平均單價 (萬元/坪)	知	10.7	10.1	9.5	8.8	8.2	7.7	7.2	7.	7.5	7.9	9.8	9.1	9.3	10.1	10.9	12.2	13.9	15:1	18.4	19.3
平均	總價(萬元)	463	442	417	400	393	413	420	422	406	386	396	424	467	491	521	573	647	859	992	811
	2000萬以上	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%	0.2%	0.2%	0.5%	0.3%	0.8%	0.9%	1.6%	1.2%	2.3%	2.8%
	1000-2000萬	3.4%	2.4%	0.9%	1.4%	0.7%	0.6%	2.2%	0.7%	1.7%	0.8%	1.6%	3.1%	4.7%	4.5%	5.4%	7.7%	11.2%	12.7%	17.3%	18.7%
成交總價區間	700 <b>-</b> 1000萬	9.4%	6.0%	5.7%	5.8%	4.3%	7.1%	6.1%	8.8%	5.9%	5.3%	5.9%	7.6%	8.8%	12.0%	11.2%	13.6%	16.0%	20.3%	27.4%	30.0%
成交總	500- 700萬	%2.61	17.5%	14.5%	15.0%	15.0%	17.2%	18.7%	16.1%	15.2%	13.4%	14.2%	14.5%	20.1%	22.1%	24.0%	29.1%	30.6%	26.2%	8.3% 21.0% 23.6% 27.4%	18.7% 25.4% 30.0%
	300 <del>-</del> 500萬	47.0%	21.1% 53.0%	51.1%	36.7% 41.2%	44.5%	29.9% 45.2%	34.2% 38.9%	30.4% 44.0% 16.1%	35.0% 41.9%	39.6%	42.0% 36.1%	36.6% 38.0%	29.5% 36.4% 20.1%	25.9% 35.2% 22.1%	20.2% 38.5% 24.0%	16.1% 32.7% 29.1%	27.4% 30.6%	27.8% 26.2%	21.0%	
	300萬	20.5%	21.1%	27.8%	36.7%	35.6%	29.9%	34.2%	30.4%	35.0%	40.7%	42.0%	36.6%	29.5%		20.2%	16.1%	13.2%	12.0%	8.3%	4.4%
	年 東	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

資料來源:信義房屋不動產企劃研究室



表 6-2-31 桃園市中壢區歷年成屋成交狀況分析表

H	<u>K</u>	3	6	7	0	7	7	7	1	5	~
H		67.3	34.9	52.7	57.0	50.7	64.7	46.2	51.	45.5	58.8
平均成	交面積 (坪)	50.2	43.2	30.3	40.4	40.3	42.7	37.5	37.9	35.3	35.6
	55 坪	33.3%	13.3% 26.7%	%0.0	10.0%	14.8%	23.4%	13.1%	12.9%	8.3%	8.8%
( <del>)</del>	45- 55 坪	0.0% 33.3% 33.3% 33.3%		15.9% 22.7% 29.6% 15.9% 15.9%	11.7% 21.7% 30.0% 20.0%	10.2% 25.0% 23.9% 22.7%	19.0% 24.8% 21.2% 23.4%	16.0%	11.6% 28.0% 21.8% 16.5% 12.9%	14.8%	8.8% 14.3% 27.6% 26.4% 14.1% 8.8%
單位成交面積(坪)	35- 45 坪	33.3%	40.0% 6.7%	15.9%	30.0%	23.9%	24.8%	12.6% 9.7% 24.3% 24.3%	21.8%	10.1% 15.2% 24.6% 27.1% 14.8%	26.4%
<b></b> 位成效	25- 35 坪		40.0%	29.6%	21.7%	25.0%	19.0%	24.3%	28.0%	24.6%	27.6%
	15- 25 坪	0.0%	13.3% 0.0%	22.7%			3.6%	9.7%	11.6%	15.2%	14.3%
	15 坪 以下	0.0%	13.3%	15.9%	6.7%	3.4%	%0.8	12.6%	9.2%	10.1%	8.8%
平均單價 (萬元/坪)	5年內 大樓 華厦	9.9	8.8	9.2	11.1	14.1	16.9	17.5	20.0	20.7	20.9
平均(萬元	無	7.3	9.2	7.9	8.1	10.4	13.3	13.8	14.4	16.8	17.3
平均	總價 (萬元)	361	523	438	7452	513	604	-561	665	622	653
	2000萬	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.8%	1.8%	1.0%	0.9%
	1000- 2000萬2000萬 以正	%0.0	14.3%	6.2%	4.7%	4.4%	11.7%	10.5%	12.1%	11.9%	%9.6
門門	700- 1000- 1000- 1000 萬	%0.0	14.3%	12.3%	11.6%	18.3%		15.1%	13.3%	18.3%	% 23.8%
成交總價	500-700 萬	%0.0	9.5%	12.3%	16.3%	24.1%	17.8% 25.8%	18.4%	18.6%	20.9%	26.1%
	300-		14.3%	24.6%	%6.72	26.3%		27.2%	31.9%	33.5%	32.2%
	300萬以下	33.3% 66.7%	47.6% 14.3%	43.1% 24.6% 12.3% 12.3%	39.5%	27.0% 26.3%	19.0% 25.8%	28.0%	22.4% 31.9%	14.4%	7.5% 32.2%
	中	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

產 年

鑑

## 0.0% 66.7% 0.0% | 5.0% | 25.0% | 20.0% | 25.0% | 25.0% 0.0% 0.0% 20.0% 35.0% 20.0% 25.0% 1.3% | 8.0% | 32.0% | 28.0% | 18.7% | 12.0% 0.0% | 1.2% | 25.9% | 36.5% | 24.7% | 11.8% 0.0% 0.0% 28,6% 14.3% 42.9% 14.3% 55 坪 X T 2.7% 0.0% 27.0% 37.8% 24.3% 8.1% 4.7% | 14.0% | 25.6% | 34.9% | 18.6% | 2.3% 55 坪 45-單位成交面積(坪) %0.0 45 坪 35-33.3% 35 坪 25-25 坪 0.0% 0.0% 15-15 坪 X K 5年内 18.7 18.9 大樓 華厦 12.6 12.4 12.9 8.7 8.3 平均單價 (萬元/坪) 住宅 11.2 15.5 16.2 8.0 9.6 7.6 9.7 7.1 (三) 平均 總價 638 648 729 486 574 633 525 591 2000萬 %0.0 %0.0 %0.0 %0.0 0.0% %0:0 %0.0 以上 %0.0 19.1% | 14.3% | 19.1% | 33.3% | 14.3% 2010 | 19.4% | 35.5% | 19.4% | 12.9% | 12.9% 5.2% 16.4% | 41.0% | 21.3% | 16.4% | 4.9% 5.4% | 28.3% | 37.0% | 14.1% | 15.2% 2.0% | 17.0% | 36.0% | 33.0% | 12.0% 1000萬 2000 萬 1000-20.6% 38.2% 17.7% 17.7% 5.9% %0.0 17.2% 31.0% 19.0% 27.6% 25.0% | 50.0% 700-200 建 500-12.5% 500萬 300-

12.5%

2007 2008 2009

300 萬 以下

年度

流通天 數(天)

(世)

平均成 交面積

表 6-2-32 桃園市平鎮區歷年成屋成交狀況分析表

70.8

54.5 44.5 45.9 46.7

74.3

80.5 50.8 55.9

37.0 40.0

44.3

64.7

42.8

53.4

資料來源:信義房屋不動產企劃研究室

2013 2012

2011

2014

# 725. 二〇一五年



表 6-2-33 桃園市桃園區歷年成屋成交狀況分析表

	,	1									
· · · · · · · · · · · · · · · · · · ·	•	55.3	0.89	58.4	0.99	9.69	27.7	47.3	44.1	45.3	62.1
平均成	交面積 (坪)	41.4	41.0	42.9	43.4	44.5	44.8	45.1	42.5	41.0	40.5
	55 坪 以上	12.4%	11.9%	13.9%	14.8%	14.6%	16.6%	18.8%	15.1%	13.1%	14.2%
( <del>1)</del>	45- 55 坪	34.0% 20.9%	29.8% 23.9%	29.4% 23.6%	32.9% 25.5%	27.2%	38.0% 22.4%	24.1%	30.7% 20.2%	28.9% 18.4%	16.4%
(面積(5	35- 45 坪	34.0%	29.8%	29.4%	32.9%	16.2% 37.2% 27.2% 14.6%		30.4%		28.9%	26.9%
單位成交面積(坪)	25- 35 坪	23.2%	21.8%	23.0%	17.3%	16.2%	20.3%	5.8% 20.5% 30.4% 24.1%	10.0% 22.8%	11.6% 25.8%	2.6% 11.9% 28.0% 26.9% 16.4% 14.2%
一	15- 25 译	7.3%	9.1%	7.8%	8.2%	4.5%	2.6%		10.0%		11.9%
	15 坪 以下	2.2%	3.5%	2.4%	1.2%	0.3%	0.2%	0.4%	1.1%	2.2%	2.6%
平均單價 (萬元/坪)	5年内 大樓 華厦	10.1	10.6	10.9	12.1	12.7	14.4	15.5	17.0	22.0	23.2
平均   (萬)	新	8.4	8.8	9.1	9.5	10.2	11.5	13.7	14.9	19.4	20.4
本均	總價 (第元)	384	416	442	< 69 <del>1</del>	507	555	691	829	829	874
	1000- 2000萬	0.0%	0.0%	0.3%	0.4%	%9.0	1.1%	2.1%	1.5%	3.6%	4.3%
	700- 1000-1000-1000 萬	2.0%	2.7%	4.1%	4.3%	6.5%	6.8%	13.1%	14.0%	17.8%	21.3%
画画画	700- 1000 萬	5.9%	8.1%	7.1%	%6.8	6.2%	9.4%	16.2%	18.8%	30.5%	30.0% 21.3%
成交總價區間	500- 700萬	11.0%	14.1%	18.5%	21.8%	22.9%	28.5%	31.4%	28.9%	25.2%	26.2%
	300-	36.8%	39.5%	36.2%	36.8%		37.6%	28.2%	26.8%	16.5%	14.4%
	300萬以下	44.4%	35.6%	33.8%	27.9%	20.2% 43.6%	16.6%	%0.6	10.1%	6.5%	3.9%
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

# 表 6-2-34 桃園市龜山區歷年成屋成交狀況分析表

5年内 大樓 以下 15.115- 25.425- 35.435- 45.445- 55.455- 55.4(坪)華夏 15.14.4% 4.4%15.6% 15.6%44.4% 15.6%15.6% 11.1%11.1% 8.9%8.9% 33.813.2 12.87.0% 0.0%16.3% 11.5%22.9% 22.9%36.1% 36.1%14.7% 14.7%14.7% 41.315.0 15.00.9% 14.7%14.7% 26.6%23.0% 23.5%21.1% 15.0%3.7% 37.237.217.1 23.86.9% 4.0%15.7% 25.0%23.5% 31.7%16.7% 35.0%5.0% 33.433.429.9 26.36.0% 17.9%17.9% 31.3%18.8% 34.2%18.8% 34.2%42.1	成交總價區間	總價	總價	(質區間		1		本	平均單價 (萬元/坪)	平均單價 (萬元/坪)		計	單位成交面積(坪)	面積(坪	(7		平均成	
以下 25 坪 35 坪 45 坪 55 坪 以上 (十)   15.1   4.4% 15.6% 11.1% 8.9% 33.8   13.2   7.0% 16.3% 41.9% 18.6% 9.3% 7.0% 32.9   12.8 0.0% 11.5% 22.9% 36.1% 14.7% 14.7% 14.7% 14.3   14.4 1.2% 10.7% 22.9% 36.1% 14.7% 14.7% 41.3   15.0 0.9% 14.7% 26.6% 33.0% 21.1% 3.7% 37.2   17.1 6.9% 15.7% 29.4% 23.5% 13.7% 10.8% 36.3   22.1 6.7% 25.0% 31.7% 15.0% 16.7% 5.0% 33.4   22.1 6.7% 25.0% 31.3% 26.9% 10.5% 7.5% 34.2% 18.4% 15.8% 18.4% 42.1   26.3 10.5% 5.3% 34.2% 15.8% 18.4% 15.8% 42.1   26.3 10.5% 5.3% 34.2% 15.8% 18.4% 15.8% 42.1   26.3 10.5% 5.3% 34.2% 15.8% 18.4% 15.8% 42.1   26.3 10.5% 5.3% 34.2% 15.8% 18.4% 15.8% 42.1   26.3 10.5% 5.3% 34.2% 15.8% 18.4% 15.8% 42.1   26.3 10.5% 5.3% 34.2% 18.8% 18.4% 15.8%		300- 500- 700- 1000- 2000 萬 海宣	- 700- 1000- 2000 萬 (韓三)	1000- 2000 萬 (華三)	製網面	製網面		_	1	5年内十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二	15 坪	15-	25-	35-	45-	55 坪	交面積(47)	流題大 數(天)
15.1       4.4%       15.6%       44.4%       15.6%       11.1%       8.9%       33.8         13.2       7.0%       16.3%       41.9%       18.6%       9.3%       7.0%       32.9         12.8       0.0%       11.5%       22.9%       36.1%       14.7%       14.7%       41.3         15.0       0.9%       14.7%       27.4%       19.1%       34.5%       7.1%       40.0         15.0       0.9%       14.7%       26.6%       33.0%       21.1%       3.7%       37.2         17.1       6.9%       15.7%       29.4%       23.5%       13.7%       10.8%       36.3         23.8       4.0%       21.1%       22.4%       21.1%       15.8%       15.8%       38.3         22.1       6.7%       25.0%       31.7%       15.0%       16.7%       5.0%       33.4         29.9       6.0%       17.9%       34.2%       15.8%       18.8%       18.8%       42.1         26.3       10.5%       5.3%       34.2%       18.8%       18.8%       18.8%       42.1	以下 500 萬 700 萬 1000 萬 2000 萬 以上 (禹九) 11	700 萬 1000 萬 2000 萬 以上 (馬儿)	700 萬 1000 萬 2000 萬 以上 (馬儿)	1000 萬 2000 萬 以上	以上(海儿)	7	7	二 二	T	人 華 厦	以下		35 坪	45 坪	55 坪	以上	( <del>1</del> +)	
13.2       7,0%       16.3%       41.9%       18.6%       9.3%       7.0%       32.9         12.8       0.0%       11.5%       22.9%       36.1%       14.7%       14.7%       41.3         14.4       1.2%       10.7%       27.4%       19.1%       34.5%       7.1%       40.0         15.0       0.9%       14.7%       26.6%       33.0%       21.1%       3.7%       37.2         17.1       6.9%       15.7%       29.4%       23.5%       13.7%       10.8%       36.3         23.8       4.0%       21.1%       22.4%       21.1%       15.8%       15.8%       38.3         22.1       6.7%       25.0%       31.7%       15.0%       16.7%       5.0%       33.4         29.9       6.0%       17.9%       31.3%       26.9%       10.5%       7.5%       34.9         26.3       10.5%       5.3%       34.2%       18.4%       18.4%       18.8%       42.1	43.4% 39.6% 7.6% 7.6% 0.0% 1.9% 436 10	39.6% 7.6% 7.6% 0.0% 1.9% 436	7.6% 7.6% 0.0% 1.9% 436	0.0% 1.9% 436	1.9% 436	436		10	10.5	15.1		15.6%	44.4%	15.6%		%6.8	33.8	71.1
12.8       0.0%       11.5%       22.9%       36.1%       14.7%       14.7%       41.3         14.4       1.2%       10.7%       27.4%       19.1%       34.5%       7.1%       40.0         15.0       0.9%       14.7%       26.6%       33.0%       21.1%       3.7%       37.2         17.1       6.9%       15.7%       29.4%       23.5%       13.7%       10.8%       36.3         23.8       4.0%       21.1%       22.4%       21.1%       15.8%       15.8%       38.3         22.1       6.7%       25.0%       31.7%       15.0%       16.7%       5.0%       33.4         29.9       6.0%       17.9%       31.3%       26.9%       10.5%       7.5%       34.9         26.3       10.5%       5.3%       34.2%       18.4%       18.8%       18.8%       42.1	42.6% 34.0% 10.6% 12.8% 0.0% 0.0% 403 10.3	10.6% 12.8% 0.0% 0.0% 403	10.6% 12.8% 0.0% 0.0% 403	12.8% 0.0% 0.0% 403	0.0% 0.0% 403	403		10.	3		7.0%	16.3%	41.9%	18.6%		7.0%	32.9	57.9
14.4       1.2%       10.7%       27.4%       19.1%       34.5%       7.1%       40.0         15.0       0.9%       14.7%       26.6%       33.0%       21.1%       3.7%       37.2         17.1       6.9%       15.7%       29.4%       23.5%       13.7%       10.8%       36.3         23.8       4.0%       21.1%       22.4%       21.1%       15.8%       15.8%       38.3         22.1       6.7%       25.0%       31.7%       15.0%       16.7%       5.0%       33.4         29.9       6.0%       17.9%       31.3%       26.9%       10.5%       7.5%       34.9         26.3       10.5%       5.3%       34.2%       18.8%       18.4%       15.8%       42.1	14.9% 35.8% 32.8% 7.5% 9.0% 0.0% 544 11.6	32.8% 7.5% 9.0% 0.0% 544	32.8% 7.5% 9.0% 0.0% 544	7.5% 9.0% 0.0% 544	0.0% 544	544		11.	9	12.8		11.5%	22.9%	36.1%	14.7%	14.7%	41.3	57.2
15.0       0.9%       14.7%       26.6%       33.0%       21.1%       3.7%       37.2         17.1       6.9%       15.7%       29.4%       23.5%       13.7%       10.8%       36.3         23.8       4.0%       21.1%       22.4%       21.1%       15.8%       15.8%       38.3         22.1       6.7%       25.0%       31.7%       15.0%       16.7%       5.0%       33.4         29.9       6.0%       17.9%       31.3%       26.9%       10.5%       7.5%       34.9         26.3       10.5%       5.3%       34.2%       18.8%       18.4%       15.8%       42.1	12.2% 32.2% 26.7% 24.4% 4.4% 0.0% 566 13.6	32.2% 26.7% 24.4% 4.4% 0.0% 566	26.7% 24.4% 4.4% 0.0% 566	24.4% 4.4% 0.0% 566	995 %0.0	995		13.	9	14.4	1.2%	10.7%	27.4%	19.1%	34.5%	7.1%	40.0	47.1
17.1       6.9%       15.7%       29.4%       23.5%       13.7%       10.8%       36.3         23.8       4.0%       21.1%       22.4%       21.1%       15.8%       15.8%       15.8%       38.3         22.1       6.7%       25.0%       31.7%       15.0%       16.7%       5.0%       33.4         29.9       6.0%       17.9%       31.3%       26.9%       10.5%       7.5%       34.9         26.3       10.5%       5.3%       34.2%       15.8%       18.4%       15.8%       42.1	12.1% 28.5% 40.5% 12.9% 4.3% 1.7% 580 14.3	6 12.9% 4.3% 1.7% \( 580^{\infty}	6 12.9% 4.3% 1.7% \( 580^{\infty}	12.9% 4.3% 1.7% \( \sqrt{580} \)	4.3% 1.7% \\ 580 \	≥ 085 △	$\wedge$	14	~	15.0	0.9%	14.7%	26.6%	33.0%	21.1%	3.7%	37.2	9.99
23.8       4.0%       21.1%       22.4%       21.1%       15.8%       15.8%       38.3         22.1       6.7%       25.0%       31.7%       15.0%       16.7%       5.0%       33.4         29.9       6.0%       17.9%       31.3%       26.9%       10.5%       7.5%       34.9         26.3       10.5%       5.3%       34.2%       15.8%       18.4%       15.8%       42.1	10.5% 21.9% 42.9% 16.2% 6.7% 1.9% 624 16.8	21.9% 42.9% 16.2% 6.7% 1.9% 624	16.2% 6.7% 1.9% 624	16.2% 6.7% 1.9% 624	6.7% 1.9% 624	624		16.	~	17.1	%6.9	15.7%	29.4%	23.5%	13.7%	10.8%	36.3	40.7
22.1 6.7% 25.0% 31.7% 15.0% 16.7% 5.0% 33.4 29.9 6.0% 17.9% 31.3% 26.9% 10.5% 7.5% 34.2 34.2% 18.8% 18.4% 15.8% 42.1	6.3% 16.5% 26.6% 22.8% 25.3% 2.5% 810 20.5	16.5% 26.6% 22.8% 25.3% 2.5% 810	25.3% 2.5% 810	25.3% 2.5% 810	25.3% 2.5% 810	810		20.3		23.8	4.0%	21.1%	22.4%	21.1%	15.8%	15.8%	38.3	47.0
29.9 6.0% 17.9% 31.3% 26.9% 10.5% 7.5% 34.9 26.3 10.5% 5.3% 34.2% 15.8% 18.4% 15.8% 42.1	6.2% 18.5% 32.3% 21.5% 21.5% 0.0% 732 22.0	18.5% 32.3% 21.5% 21.5% 0,0% 732	32.3% 21.5% 21.5% 0.0% 732	21.5% 21.5% 0.0% 732	21.5% 0.0% 732	732		22.0	0	22.1		25.0%	31.7%	15.0%		5.0%	33.4	43.7
26.3 10.5% 5.3% 34.2% 15.8% 18.4% 15.8% 42.1	8.5% 15.5% 18.3% 28.2% 26.8% 2.8% 2.8% 23.3	15.5% 18.3% 28.2% 26.8% 2.8% 2.8% 813	18.3% 28.2% 26.8% 2.8% 813	28.2% 26.8% 2.8% 813	26.8% 2.8% 813	813		23.3	~	29.9	%0.9	17.9%	31.3%	%6.92	10.5%	7.5%	34.9	36.1
	2.3% 11.6% 25.6% 25.6% 25.6% 9.3% 1,046 24.2	11.6% 25.6% 25.6% 25.6% 9.3% 1,046	25.6% 25.6% 25.6% 9.3% 1,046	25.6% 25.6% 9.3% 1,046	25.6% 9.3% 1,046	1,046	_	24.2	<u></u>		10.5%	5.3%	34.2%	15.8%	18.4%	15.8%	42.1	63.3

資料來源:信義房屋不動產企劃研究室



表 6-2-35 桃園市八德區歷年成屋成交狀況分析表

	1/ 0	1									
F M	•	59.6	8.83	74.8	85.3	4.77	9.49	9.69	38.9	49.3	9.65
平均成	汶 (坪)	40.0	39.4	43.9	44.1	42.6	42.5	39.9	40.7	40.2	44.3
	55 择 以上	7.4%	%0.0	4.5%	%2'8	14.3%	8.3%	7.3%	6.4%	11.2%	0.0% 6.9% 16.7% 34.0% 25.0% 17.4%
(計	45- 55 坪	25.9%	33.3%	18.2% 54.5%	30.4%	23.8%	50.0% 30.6%	18.2%	25.5%	17.9%	25.0%
○面積(J	35- 45 坪	22.2%	27.8%	18.2%	30.4%	33.3%	%0.03	18.2% 49.1%	39.4%	32.1%	34.0%
單位成交面積(坪)	25- 35 坪	0.0% 44.4% 22.2% 25.9%	0.0% 5.6% 33.3% 27.8% 33.3%	0.0% 4.5% 18.2%	0.0% 30.4% 30.4% 30.4%	0.0% 4.8% 23.8% 33.3% 23.8% 14.3%	5.6%	18.2%	6.4% 22.3% 39.4% 25.5%	1.5% 9.7% 27.6% 32.1%	16.7%
<u>ш</u>	15-		5.6%	4.5%		4.8%	5.6%	1.8% 5.4%	6.4%	9.7%	%6.9
	15 年 以下	0.0%	%0.0	%0.0	%0.0	%0.0	%0.0	/1.8%	%0.0	1.5%	%0.0
平均單價 (萬元/坪)	5年內 大樓 華厦	1	-	8.4	,	10.9	10.3	12.1	13.6	17.9	19.9
平均(萬)	知	9.9	7.3	6.7	6.9	7.4	8.7	10.7	11.7	15.3	17.3
平	總價 第元)	433	438	497	393	483	552	483	530	229	794
	1000- 2000萬	0.0%	1.8%	0.0%	0.0%	1.9%	0.0%	0.0%	%0.0	1.9%	1.8%
	700- 1000- 1000- 1000 萬	1.4%	0.0%	4.9%	0.0%	3.8%	7.3%	2.4%	3.5%	11.8%	18.4%
直回直	700-	4.2%	1.8%	8.2%	3.4%	5.8%	17.4%	8.5%	12.1%	21.7%	34.3%
成交總價區間	500-700萬	34.7%	23.6%	26.2%	20.3%	17.3%	18.8%	31.7%	34.5%	29.2%	27.8%
	300-	26.4%	50.9%	41.0%	44.1%	46.2%	34.8%	19.5% 37.8%	37.1%	24.2%	14.2%
	300萬以下	33.3%	21.8%	19.7%	32.2%	25.0% 46.2%	21.7%	19.5%	12.9%	11.2% 24.2%	3.6%
	中	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

產 年

鑑

# 13.0% | 15.2% | 17.4% | 18.5% | 16.3% | 19.6% 7.0% | 18.6% | 29.1% | 17.4% | 24.4% 3.8% | 14.6% | 24.6% | 30.8% | 23.1% 8.9% | 15.2% | 29.5% | 22.3% | 19.6% 16.7% 18.1% 27.8% 10.8% 15.0% 22.6% 25.8% 單位成交面積(坪) 45 坪 35-35 坪 25-9.6% 25 坪 15-20.8% 3.5% 3.1% 4.3% 15坪 $\Xi$ 4.5% 5年内 大樓 華廈 10.4 10.7 10.9 12.0 11.6 12.1 平均單價 (萬元/坪) 住宅 10.8 10.8 11.4 9.6 9.6 9.7 (馬元) 平均 總價 377 433 490 540 539 999 2000萬 0.0% 0.0% 1.0% 1.0% %8.0 X T 1.5% 1000-1000萬 2000萬 5.0% %0.0 2007 | 22.9% | 44.8% | 17.7% | 10.4% | 3.1% 5.0% 5.1% 5.3% 2010 | 11.0% | 31.4% | 41.6% | 9.5% 19.0% | 40.0% | 24.0% | 11.0% 18.2% | 44.6% | 15.7% | 15.7% 6.7% 2006 | 43.2% | 32.6% | 13.7% | 5.3% 700-成交總價區間 200 建 40.0% 16.0% 500-500萬 300-37.3% 300萬 以下 2005 2008 2009 年度

流通天 數(天)

(<u>計</u>

55 坪 45-

55 坪 以 上

平均成 交面積 58.8

37.5 40.3 45.4 44.0

11.1%

82.6 66.5 68.7 52.0 34.7 36.4

45.1

21.5%

47.8

58.2

36.5 9.69

43.8 45.5

20.1% 27.1% 24.9% 18.2%

7.8%

1.9%

16.6

751

0.7% 2.3%

20.7% 25.7% 35.5% 14.1%

3.3%

2012 2013

8.8% | 25.1% | 43.4% | 14.3% | 7.2%

2011

43.7

7.3% | 17.4% | 27.1% | 28.3% | 16.6%

3.2%

14.7 18.2 20.3

13.7

628

1.2%

44.0

5.2% 8.0% 16.5% 24.1% 29.7% 16.5%

22.0

21.5

957

3.3%

1.9% | 9.4% | 15.4% | 37.9% | 32.3%

2014

5.1% | 16.4% | 24.7% | 31.5% | 18.5%

3.8%

19.3

913

18.1% 40.8% 26.8%

9.7%

2.3%

資料來源:信義房屋不動產企劃研究室



表 6-2-37 新竹縣市歷年成屋成交狀況分析表

				_							_		_						_		
	透天、 別墅	%9′21	14.4%	16.7%	17.5%	25.0%	25.0%	30.7%	28.1%	25.8%	25.1%	21.4%	20.6%	19.6%	19.1%	14.9%	13.2%	13.3%	11.7%	11.5%	9.8%
列	套房	0.0%	0.0%	1.7%	3.4%	2.7%	3.4%	0.0%	1.0%	2.6%	5.3%	4.9%	4.4%	3.0%	3.7%	2.8%	4.4%	4.5%	6.8%	6.3%	6.2%
文易比(	辦公室	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	0.4%	0.5%	%6.0	0.2%	0.9%	2.0%	2.0%	3.0%	2.4%	2.9%
各類產品交易比例	店面	11.8%	0.9%	2.8%	2.8%	3.4%	1.9%	%6.0	2.4%	2.6%	2.2%	3.3%	4.0%	5.7%	2.9%	3.0%	3.3%	2.2%	1.6%	2.1%	2.3%
**	大樓華厦	%8.89	%9'85	58.9%	27.6%	60.1%	55.3%	57.1%	53.8%	59.2%	54.7%	57.9%	%6.09	62.1%	66.2%	70.2%	%8.69	70.0%	68.5%	70.8%	71.4%
	公寓	11.8%	26.1%	19.4%	18.1%	6.8%	13.0%	%0.6	12.4%	7.7%	9.4%	9.1%	7.7%	7.3%	7.0%	5.6%	4.9%	7.0%	7.1%	6.5%	6.5%
※ 通	戦 氏	32.1	53.4	54.8	61.4	68.1	75.8	79.1	54.6	53.4	45.2	50.4	54.8	53.4	58.9	67.4	61.6	9.09	54.4	62.4	71.6
型 於 登	_	39.4	38.5	38.8	38.3	38.9	39.0	41.0	39.2	38.3	38.7	41.4	41.9	42.8	44.6	45.5	44.7	42.7	43.2	44.3	46.0
	55坪以上	16.7%	6.4%	%6.9	5.7%	5.7%	%8.6	11.5%	6.2%	9.5%	%9.6	12.6%	14.9%	15.7%	19.8%	21.9%	21.4%	17.4%	20.3%	22.7%	%9.97
	45- 55坪	8.3%	19.1%	17.2%	16.4%	20.0%	15.0%	20.3%	15.7%	13.1%	17.2%	22.5%	19.3%	21.9%	22.0%	24.0%	22.0%	19.4%	20.3%	20.7%	7.5% 16.2% 23.6% 20.2% 26.6%
單位成交面積(坪)	35- 45坪	25.0%	39.4%	40.0%	39.3%	42.9%	39.2%	37.8%	43.1%	38.7%	34.5%	34.3%	37.3%	33.0%	32.7%	14.8% 30.6% 24.0%	28.0%	32.6%	28.9%	26.5%	23.6%
立成交回	25- 35坪	41.7%		7 %0.6		20.9%	22.9%	31.6%		38.0%		19.6%	15.9%	18.5%	15.1%	4.8%	18.5%	18.3%	16.3%	17.6%	6.2%
軍	15- 25坪	0.0%	7.5% 25.5%	4.8% 29.0%	4.3% 30.0%	8.6% 2	7.8% 2	8.8% 21.6%	4.1% 29.4%	7.7% 28.0%	8.0% 25.3%	5.5% 1	7.7% 1	7.9%	6.7%	5.7% 1	5.4% 1	8.4%	8.6% 1	7.4% 1	7.5% 1
	15坪 以下	8.3%	2.1%	2.1%	4.3%	1.9%	5.2%	%0.0	1.4%	3.0%	5.4%	5.5%	4.9%	3.0%	3.7%	3.1%	4.7%	3.9%	5.7%	5.2%	%0.9
i價 坪)	5年內 大樓 華廈	10.5	10.5	11.1	10.7	10.5	10.4	10.1	10.1	10:1	11.4	12.0	12.9	13.9	14.5	14.6	15.7	17.2	18.3	19.9	20.9
平均單價 (萬元/坪)	住宅	10.1	10.1	10.5	10.0	10.1	9.4	0.6	0.6	9.4	10.6	10.4	11,4	12:0	12.7	12.9	13.6	15.1	16.1	17.9	18.7
平均	總價 (萬元)	445	419	461	451	470	443	453	435	432	465	522	267	610	099	672	829	713	755	853	606
	2000萬以上	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.9%	%8.0	0.6%	0.6%	1.0%	1.5%	1.3%	3.5%	3.8%
	1000-	0.0%	0.6%	2.9%	4.1%	1.4%	3.4%	1.4%	2.5%	0.4%	3.2%	4.7%	%9.9	12.8%	15.8%	15.0%	15.7%	16.3%	19.8%	23.9%	29.9%
門里	700-	0.0%	5.5%	6.9%	7.6%	6.3%	%8.6	10.0%	6.9%	13.2%	10.3%	14.6%	15.0%	13.1%	17.6%	19.8%	19.7%	22.7%	28.4%	29.3%	%8.
成交總價區	500-	46.7%	15.5%	18.4%	16.4%	26.1%	13.7%		15.7%												17.7%
	300-	20.0% 33.3% 46.7%	50.0%	57.5%	48.0%	22.5% 43.0% 26.1%		22.4% 44.8% 21.4%		31.3% 40.1% 15.0%	39.3% 20.1%	32.0% 26.1%	18.5% 32.4% 26.6%	15.0% 32.9% 25.4%	15.3% 25.7% 24.7%	11.2% 27.6% 25.9%	24.5% 25.5%	22.9% 23.8%	18.1% 21.0%	13.8% 20.7%	7.7% 13.0% 17.7% 27.
	300萬 以下	20.0%	28.2%	14.4% 57.5%	24.0%	22.5%	31.4% 41.7%	22.4%	28.9% 46.1%	31.3%	27.2%	22.1%	18.5%	15.0%	15.3%	11.2%	13.6%	12.7%	11.3%	8.8%	7.7%
	年度	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	5006	2010	2011	2012	2013	2014



產 年

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## 流通天 數(天) 46.5 49.0 58.0 9.99 46.4 63.5 62.3 55.5 51.7 67.1 平均成 交面積 38.8 41.0 39.3 38.8 39.9 41.2 39.3 39.6 39.2 42.1 4.7% 6.3% 25.9% 28.4% 20.5% 14.2% 6.4% | 11.5% | 21.7% | 26.5% | 17.2% | 16.8% 3.3% | 7.4% | 19.7% | 31.8% | 22.6% | 15.2% 6.6% 11.3% 23.0% 28.4% 16.4% 14.3% 39.5% 16.7% 10.4% 4.7% | 9.5% |21.0% |33.2% |20.7% |10.8% 3.1% 11.4% 22.4% 37.1% 16.2% 9.9% 6.4% | 11.5% | 22.9% | 31.0% | 16.3% | 11.9% 55 坪 23.0% 36.0% 19.2% 9.6% 10.5% 25.2% 36.0% 16.0% 8.9% 以 上 55 坪 45-單位成交面積(坪) 45 坪 35-19.1% 35 坪 25-6.5% 25 坪 %0.6 15-3.4% 以 下 5.8% 5.4% 15 坪 5年内 大樓 12.2 12.2 15.6 15.6 16.0 16.2 17.8 19.9 21.3 22.4 華 平均單價 (萬元/坪) 住宅 11.6 12.6 18.5 10.3 12.3 13.1 14.7 15.9 18.0 11.1 (萬元) 平均 總價 471 516 517 962 647 655 762 554 583 587 2.5% %0.0 %9.0 0.0% 0.3% 0.2% 1.6%3.5% 2000萬 1.1% 1.2% 文 기 2010 | 17.1% | 30.9% | 25.8% | 15.5% | 10.7% 2011 | 15.2% | 28.0% | 25.5% | 18.8% | 10.9% 12.0% 17.7% 21.8% 22.9% 23.1% 15.2% 24.9% 23.6% 22.2% 12.8% 12.8% 18.9% 23.2% 24.2% 17.4% 1000萬 2000萬 7.3% 2009 | 13.9% | 34.8% | 25.5% | 16.5% | 9.1% 1000-8.0% 2.8% 3.5% 13.2% 21.9% 30.6% 23.0% 16.9% 9.3% 19.8% 40.4% 23.4% 8.5% 成交總價區間 700-700萬 39.8% 23.2% 35.4% 24.6% 500-500萬 300-24.4% 22.2% 300萬 以下 2005 2014 2012 2008 2006 2007 2013 年度

資料來源:信義房屋不動產企劃研究室





表 6-2-39 新竹縣竹北市歷年成屋成交狀況分析表

11	K 🙃		L			l .						
	煮油入 敷(天)	52.3	63.7	63.5	58.3	73.1	57.0	6.59	56.4	6.79	75.6	
平均成	汶面積(坪)	47.8	48.9	51.6	52.4	51.9	50.4	48.0	50.2	50.7	52.3	
	55 坪 以上	23.2%	26.6%	31.8%	35.4%	35.7%	34.2%	29.7%	33.7%	34.4%	38.7%	
( <u>†</u>	45- 55 坪	29.3% 31.3% 23.2%	24.8%	23.4% 35.1% 31.8%	27.5% 25.4% 35.4%	26.6%	25.5% 24.4% 34.2%	24.2%	23.7% 27.0% 33.7%	26.7%	24.2%	
單位成交面積(坪)	35- 45 坪	29.3%	8.0% 31.9% 24.8% 26.6%	23.4%	27.5%	25.4% 26.6% 35.7%		12.7% 23.3% 24.2% 29.7%	23.7%	10.4% 22.8% 26.7% 34.4%	19.2% 24.2% 38.7%	
<b>=</b> 位成习	25- 35 坪	6.1%		3.9%	5.8%	%9.9	%6.9	12.7%	6.4%		9.4%	
≕	15- 25 坪	4.0%	4.4%	3.2%	3.2%	3.3%	4.4%	4.5%	4.4%	2.2%	2.9%	
	15 年 以	6.1%	4.4%	2.6%	2.6%	2.5%	4.7%	5,4%	4.7%	3.5%	5.7% 2.9%	
平均單價(萬元/坪)	5年內 大樓 華廈	12.0	13.0	13.6	14.3	14.0	15.4	16.8	17.1	19.2	20.0	
平均 (萬万	無	11.5	12.6	13.0	13.8	13.7	14.7	15.9	16.6	18.1	19.2	
平均	總價萬元	673	707	808	846	√836 √	830	832	910	\$86	1,055	
	1000- 2000 萬 以上	%£'0	0.7%	2.4%	2.0%	1,3%	2.5%	1.6%	1.5%	3.8%	5.4%	/E
	700- 1000- 1000- 1000 萬	9.4%	20.7% 14.7%	22.9%	29.4%	25.2%	24.0%	24.9%	30.5%	33.0%	38.2%	
價區間	700- 1000萬	28.8%	20.7%	22.0%	21.2%	26.5%	27.8%	29.9%	38.0%	36.8%	34.9% 38.2%	
成交總價區間	500- 700萬	36.0%	32.7%	31.2%	29.0%	29.0%	27.1%	22.8%	17.2%	16.9%	12.3%	
	300 <del>-</del> 500 萬	15.1%	24.0%	16.1%	13.5%	12.9%	11.0%	13.7%	7.4%	9.3%	%9'9	
	300萬以下	10.1%	7.3%	5.4%	4.9%	5.2%	7.6%	7.1%	5.4%	3.2%	2.6%	
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

5年内   15坪   15-   25-   35-   45-   55坪   成交   10.3   10.4   1.3%   355坪   45坪   55坪   以上 (坪) (坪) (井) (井) (井) (井) (井) (井) (井) (井) (井) (井	成交總價區間	成交總價區間	成交總價區間	價四間				14	平均国	單價		曲	位成交	面積(坪)	()		平均	<b>沿</b>	-	各類	類產品交	<b>区易比例</b>	<u></u>	
任毛   大様 以下   25坪   35坪   45坪   55坪   以上   旧積   (天)   大路   華霞   田間   群公室   銀形   13%   36%   194%   39.0%   20.3%   16.5%   44.0   48.0   5.2%   73.2%   8.8%   0.7%   2.0%   19.8%   19.9%   19.9%   19.5%   13.4%   42.4   57.6   6.3%   67.2%   9.6%   0.7%   1.3%   10.0%   2.8%   19.7%   20.7%   13.4%   20.3%   11.6%   41.6   68.3   44%   64.3%   9.0%   0.1%   0.9%   1.3%   10.0%   2.8%   19.7%   23.4%   10.5%   11.6%   41.6   68.3   44%   64.3%   9.0%   0.1%   0.9%   1.3%   10.0%   2.8%   19.7%   23.4%	300萬 300- 500- 700- 1000- 2000萬	500- 700- 1000-	700- 1000-	1000-		2000萬		十 總 可 賈	1	5年内	15坪	15-	25-	35-	45-	55坪	松	1	1	大樓		1	Ţ	光光
10.3         10.4         13.9%         3.6%         19.4%         39.0%         20.3%         16.5%         44.0         48.0         5.2%         73.2%         8.8%         0.7%         2.0%           9.8         10.0         1.0%         4.7%         20.7%         40.6%         13.9%         13.4%         42.4         57.6         6.3%         67.2%         9.6%         0.7%         1.3%           9.4         9.6         1.5%         3.3%         21.6%         41.6%         20.5%         11.6%         41.6         68.3         4.4%         64.3%         0.7%         0.9%         0.1%         0.9%           8.9         9.3         0.6%         2.8%         19.7%         37.0%         22.4%         17.5%         44.6         70.9         43%         62.4%         0.9%         0.0%	以下 500萬 700萬 1000萬 2000萬 以上 (得	700萬 1000萬 2000萬 以上 (	1000萬 2000萬 以上 (	2000萬 以上 (	) TM	<u>э</u>	<u> </u>	第元)	用 况	本	以 下	25坪	35坪	45坪	55坪	以上	(年)	$\widehat{\mathbb{K}}$	河	華厦		対公路	此	別墅
9.8         10.0         -1.0%         4.7%         20.7%         40.6%         19.5%         13.4%         42.4         57.6         6.3%         67.2%         9.6%         0.5%         1.3%         1.3%         1.3%         6.1%         0.5%         0.5%         1.1%         4.1         68.3         4.4%         64.3%         67.2%         0.0%         0.1%         0.9%         1.3%         1.3%         1.3%         1.3%         0.0%         0.1%         0.0%         0.1%         0.0%	15.4% 46.3% 23.1% 12.3% 3.0% 0.0%	23.1% 12.3% 3.0% 0	23.1% 12.3% 3.0% 0	12.3% 3.0% 0	0	%0.0		501	10.3	10.4	1.3%	3.6%	19.4%	39.0%	20.3%	16.5%	44.0	48.0	2%	73.2%	8.8%	0.7%	2.0%	10.2%
9.4         9.6         1.5%         3.3%         21.6%         41.6%         20.5%         11.6%         41.6         68.3         4.4%         64.3%         64.3%         0.0%         0.1%         0.9%           8.9         9.3         0.6%         2.8%         19.7%         37.0%         22.4%         11.6%         44.6         70.9         4.3%         62.4%         7.5%         0.4%         0.8%           8.2         8.3         10.6%         2.8%         19.7%         22.4%         20.0%         45.6         75.2         4.5%         60.0%         0.0%         0.0%           6.8         7.5         8.6         0.5%         2.7%         18.8%         33.9%         23.1%         21.0%         46.9         82.8         4.1%         50.0%         0.0%         0.0%           6.8         7.8         0.0%         15.2%         20.2%         22.4%         21.0%         45.9         53.4%         15.1%         0.0%         0.0%           6.0         7.5         10.6%         25.6%         28.3%         47.9         86.0         2.7%         18.8%         33.6%         18.9%         3.4%         18.9%         1.5%         1.5%         1.5%	19.9% 47.6% 20.2% 8.4% 4.0% 0.0%	47.6% 20.2% 8.4% 4.0%	20.2% 8.4% 4.0%	8.4% 4.0%		%0.0		474	8.6	10:0	1.0%	4.7%	20.7%		19.5%	13.4%	42.4	57.6		67.2%	%9.6	0.5%		14.8%
8.9         9.3         0.6%         2.8%         19.7%         3.2.4%         17.5%         44.6         70.9         4.3%         6.24%         7.5%         0.4%         0.8%           8.2         8.9         0.3%         2.9%         20.0%         45.6         75.2         4.5%         6.8%         8.3%         0.0%         0.2%           7.5         8.6         0.3%         2.9%         20.0%         3.2.%         20.0%         45.9         8.2.8         4.1%         50.9%         8.3%         0.0%	21.8% 47.3% 17.8% 9.8% 3.3% 0.0%	17.8% 9.8% 3.3%	17.8% 9.8% 3.3%	9.8% 3.3%	3%	%0.0		469	9.4	9.6	1.5%	3.3%	21	41	20.5%	11.6%		68.3		64.3%	%0.6	0.1%		20.6%
8.2         8.9         0.3%         2.9%         20.0%         33.4%         20.0%         45.6         75.2         4.5%         50.8%         8.3%         0.0%         0.2%           7.5         8.6         0.5%         2.7%         18.8%         33.9%         23.1%         21.0%         46.9         82.8         4.1%         50.9%         7.8%         0.0%         0.2%           6.8         7.8         0.0%         1.6%         15.2%         30.2%         23.1%         21.0%         46.9         82.8         4.1%         50.9%         7.8%         0.0%         0.0%           6.7         1.7         1.03         1.0%         1.2%         30.6%         28.3%         19.6%         47.5         1.9%         53.4%         11.5%         0.0%         0.0%         0.0%           6.6         7.9         1.0%         1.2%         24.9%         45.9         74.5         1.9%         54.9         74.5         1.9%         3.4%         3.2%         4.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0	21.5% 44.7% 19.5% 11.7% 2.6% 0.0%	19.5% 11.7% 2.6% 0	19.5% 11.7% 2.6% 0	11.7% 2.6% 0	.6%	%0.0		469	8.9	9.3	0.6%	2.8%			22.4%	17.5%	44.6	70.9		62.4%	7.5%	0.4%		22.2%
7.5         8.6         0.5%         2.7%         18.8%         33.9%         23.1%         21.0%         46.9         82.8         4.1%         50.9%         7.8%         0.0%	27.8% 36.1% 21.8% 10.0% 4.2% 0.2%	21.8% 10.0% 4.2%	21.8% 10.0% 4.2%	10.0% 4.2%	2%	0.2%		480	8.2	8.9	0.3%	2.9%		33	4%	20.0%	45.6	75.2		80.8%	8.3%	0.0%		33.4%
6.8         7.8         0.0%         1.6%         15.2%         30.2%         28.1%         24.9%         47.9         86.0         2.7%         56.2%         11.5%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         0.0%         24.9%         47.9         74.5         1.9%         53.4%         11.5%         0.0%         0.0%         0.0%         0.0%         26.6%         28.3%         49.9         74.5         1.9%         53.4%         15.1%         0.0%	29.7% 36.6% 21.0% 8.8% 3.6% 0.3%	21.0% 8.8% 3.6% 0.3%	21.0% 8.8% 3.6% 0.3%	8.8% 3.6% 0.3%	6% 0.3%		1	463	7.5	9.8	0.5%	2.7%		33		21.0%	46.9	82.8	4.1%	50.9%	7.8%	0.0%		33.0%
6.7         7.8         0.0%         1.9%         12.8%         49.9         74.5         1.9%         53.4%         15.1%         0.2%         0.9%           6.6         7.9         1.0%         3.2%         19.6%         26.6%         28.3%         19.6%         45.2         57.8         4.3%         51.1%         10.9%         0.2%         0.9%           7.7         1.0.3         1.2%         5.6%         24.3%         33.8%         19.6%         45.2         57.8         4.3%         51.1%         10.9%         1.5%           8.3         1.0.7         1.0.3         1.2%         24.3%         33.1%         19.0%         16.7%         43.4         55.6         44.9%         53.6%         11.9%         0.3%         24.9         55.6         44.0         53.6%         47.0         15.8%         47.1         47.2         47.2%         47.0         47.3%         28.0         27.8%         37.8% <td>39.8% 37.6% 15.3% 5.8% 1.3% 0.2% 3</td> <td>15.3% 5.8% 1.3% 0.2%</td> <td>15.3% 5.8% 1.3% 0.2%</td> <td>5.8% 1.3% 0.2%</td> <td>0.2%</td> <td></td> <td>6.1</td> <td>399</td> <td>8.9</td> <td>7.8</td> <td>0.0%</td> <td>1.6%</td> <td>15.2%</td> <td>30.2%</td> <td></td> <td>24.9%</td> <td>47.9</td> <td>0.98</td> <td>2%</td> <td>56.2%</td> <td>11.5%</td> <td>0.0%</td> <td></td> <td>25.4%</td>	39.8% 37.6% 15.3% 5.8% 1.3% 0.2% 3	15.3% 5.8% 1.3% 0.2%	15.3% 5.8% 1.3% 0.2%	5.8% 1.3% 0.2%	0.2%		6.1	399	8.9	7.8	0.0%	1.6%	15.2%	30.2%		24.9%	47.9	0.98	2%	56.2%	11.5%	0.0%		25.4%
6.6         7.9         1.0%         3.2%         19.6%         32.8%         19.6%         45.2         57.8         4.3%         54.1%         14.9%         0.4%         1.5%           7.7         10.3         1.2%         5.6%         24.3%         33.1%         19.0%         16.7%         43.4         55.6         4.4%         53.6%         11.9%         0.4%         1.5%           8.3         10.7         3.9%         8.0%         24.3%         30.2%         17.4%         16.2%         42.4         65.4         5.3%         48.7%         14.3%         2.4%         2.4%         3.8%         2.4%         3.8%	36.9% 34.1% 17.7% 8.6% 2.4% 0.4% 4.	17.7% 8.6% 2.4% 0.4%	17.7% 8.6% 2.4% 0.4%	8.6% 2.4% 0.4%	4% 0.4%	4%	4	439	6.7	7.8	0.0%	1.9%	12.5%		9%	28.3%	6.64	74.5		53.4%	15.1%	0.2%	9%	25.4%
7.7         10.3         11.2%         5.6%         24.3%         33.1%         19.0%         16.7%         43.4         55.6         4.4%         53.6%         11.9%         0.3%         2.4%           8.3         10.7         3.9%         8.0%         24.3%         31.0%         16.7%         42.4         65.4         5.3%         48.7%         11.9%         0.8%         3.5%           9.1         12.4         3.8%         9.4%         21.4%         27.9%         17.7%         19.8%         42.9         68.7         4.2%         47.3%         0.8%         3.8%           11.0         14.5         2.8%         8.1%         18.1%         30.3%         19.6%         20.1%         44.1         64.2         3.8%         47.0%         21.5%         0.8%         5.8%           11.0         14.5         2.5%         8.1%         18.1%         30.3%         19.6%         20.1%         44.1         64.2         3.8%         47.0%         21.5%         0.6%         5.8%           11.0         14.4         14.4         18.8         20.1%         44.8         70.6         3.1%         50.8%         5.8%           11.1         14.4         14.6	46.9% 31.0% 12.8% 7.0% 2.4% 0.0% 386	12.8% 7.0% 2.4% 0.0%	12.8% 7.0% 2.4% 0.0%	7.0% 2.4% 0.0%	4% 0.0%		38	9	9.9	7.9	1.0%	3.2%	19.6%	32.	23.8%	19.6%	45.2	57.8	3%	54.1%	14.9%	0.4%		21.6%
8.3         10.7         3.9%         8.0%         24.3%         10.2%         17.4%         16.2%         42.4         65.4         5.3%         48.7%         14.3%         0.8%         3.5%           9.1         1.2.4         3.8%         9.4%         21.4%         27.9%         17.7%         19.8%         42.9         68.7         4.2%         47.3%         20.8%         0.8%         3.8%           10.5         13.6         23.8%         13.9%         11.7%         19.8%         42.9         68.7         4.2%         47.0%         10.8%         5.8%           11.0         14.5         2.5%         8.1%         21.4%         27.9%         18.9%         21.2%         45.8         70.6         3.1%         50.3%         10.6%         5.6%           11.1         1.46         3.5%         2.9%         19.8%         21.2%         45.8         70.6         3.1%         50.8%         10.7%         5.9%           11.2         1.46         3.5%         20.2%         26.5%         17.7%         22.7%         44.4         64.6         3.4%         54.4%         0.0%         5.9%           11.2         1.46         8.3%         20.2%         26.5%<	37.3% 34.2% 16.3% 8.1% 3.7% 0.6% 43	16.3% 8.1% 3.7% 0.6%	16.3% 8.1% 3.7% 0.6%	8.1% 3.7% 0.6%	. 0.6%	. %9	43	9	1,7	10.3	1.2%	%9	24.3%			16.7%	43.4	55.6	4%	53.6%	11.9%	0.3%	4%	25.0%
9.1         1.2.4         3.8%         9.4%         21.4%         27.9%         17.7%         19.8%         42.9         68.7         4.2%         47.3%         20.8%         3.8%         3.8%           10.5         13.6         2.8%         8.1%         18.1%         27.9%         17.7%         19.8%         42.9         3.1%         47.0%         21.5%         0.6%         5.5%           11.0         14.5         2.5%         8.1%         12.4%         27.9%         18.9%         21.2%         45.2         68.4         3.1%         54.2%         17.7%         0.6%         5.5%           11.4         14.6         3.5%         2.9%         17.8%         28.6%         19.8%         24.4%         46.8         70.6         3.1%         54.4%         0.6%         5.6%           12.7         16.5         4.6         8.3%         20.2%         26.5%         17.7%         22.7%         44.4         64.6         3.4%         54.4%         20.0%         6.0%         5.9%           13.6         17.5         2.8%         10.7%         24.9%         19.6%         42.9         88.0         3.9%         62.0%         10.8%         6.0%         10.8%         10	35.7% 29.4% 17.8% 10.5% 5.5% 1.1% 49	17.8% 10.5% 5.5% 1.1%	17.8% 10.5% 5.5% 1.1%	10.5% 5.5% 1.1%	5% 1.1%		46	2	8.3	10.7	3.9%			30	17.4%	16.2%	42.4	65.4		48.7%	14.3%	0.8%	.5%	24.5%
10.5   13.6   3.8%   8.1%   18.1%   30.3%   19.6%   20.1%   44.1   64.2   3.8%   47.0%   21.5%   0.6%   5.5%     11.0   14.5   2.5%   8.1%   21.4%   27.9%   18.9%   21.2%   45.2   68.4   3.1%   54.2%   17.7%   0.7%   6.2%     11.4   14.6   3.5%   5.9%   17.8%   28.6%   19.8%   24.4%   46.8   70.6   3.1%   54.2%   17.7%   0.6%   5.6%     12.7   16.5   4.6%   8.3%   20.2%   26.5%   17.7%   22.7%   44.4   64.6   3.4%   54.4%   20.0%   0.8%   5.9%     13.6   17.5   3.8%   10.1%   24.9%   26.3%   14.5%   15.9%   39.8   59.6   5.4%   60.6%   0.5%   60.0%     15.2   19.3   5.5%   14.0%   27.5%   24.4%   15.9%   15.0%   39.8   59.6   5.4%   66.1%   7.4%   0.5%   8.1%     19.5   22.5   7.0%   14.9%   24.6%   24.7%   14.2%   14.6%   39.3   62.8   68.3%   62.9%   0.4%   8.8%	31.8% 28.6% 15.5% 14.8% 7.2% 2.1% 5-	15.5% 14.8% 7.2% 2.1%	15.5% 14.8% 7.2% 2.1%	14.8% 7.2% 2.1%	2% 2.1%		27	8t	J.6	12.4	3.8%	9.4%	21.4%	27.9%	17.7%	19.8%	42.9	68.7	2%	47.3%	20.8%	0.5%		21.2%
11.0   14.5   2.5%   8.1%   21.4%   27.9%   18.9%   21.2%   45.2   68.4   3.1%   50.3%   16.9%   0.7%   6.2%   11.14   14.6   3.5%   5.9%   17.8%   28.6%   19.8%   24.4%   46.8   70.6   3.1%   54.2%   17.7%   0.6%   5.6%   12.7   16.5   41.6%   8.3%   20.2%   26.5%   17.7%   22.7%   44.4   64.6   3.4%   54.4%   20.0%   0.8%   5.9%   13.6   17.5   19.3   5.5%   10.1%   24.0%   28.1%   14.4%   19.6%   42.9   58.0   3.9%   62.0%   12.6%   0.5%   6.0%   15.2   19.3   5.5%   12.9%   24.4%   12.9%   15.9%   15.9%   39.8   59.6   5.4%   62.6%   10.4%   0.2%   8.4%   19.5   22.3   6.2%   14.0%   24.4%   12.9%   15.0%   39.3   55.8   5.4%   66.1%   7.4%   0.5%   8.1%   19.5   22.5   7.0%   14.9%   24.7%   14.2%   14.6%   39.3   62.8   62.8%   62.8%   62.9%   62.9%   62.8%   62.8%   62.9	26.1% 28.7% 19.5% 14.9% 9.3% 1.5% 5:	19.5% 14.9% 9.3% 1.5%	19.5% 14.9% 9.3% 1.5%	14.9% 9.3% 1.5%	3% 1.5%		5	582	10.5	13.6	3.8%		18.1%		%9	20.1%	44.1	64.2	3.8%	47.0%	21.5%	0.6%	5.5%	19.0%
11.4         14.6         3.5%         5.9%         17.8%         28.6%         19.8%         24.4%         46.8         70.6         3.1%         54.2%         17.7%         0.6%         5.6%           12.7         16.5         4.6%         8.3%         20.2%         26.5%         17.7%         22.7%         44.4         64.6         3.4%         54.4%         20.0%         0.8%         5.9%           13.6         17.5         3.8%         10.1%         24.0%         28.1%         14.4%         19.6%         42.9         58.0         3.9%         62.0%         12.6%         0.8%         5.9%           15.2         19.3         5.5%         12.9%         24.9%         26.3%         14.4%         15.9%         39.8         59.6         5.4%         62.6%         10.4%         0.5%         8.4%           18.1         22.3         6.2%         14.0%         27.5%         24.4%         12.9%         15.0%         39.5         5.4%         65.6%         10.4%         0.5%         8.4%           18.1         22.5         14.0%         24.4%         12.9%         14.6%         39.3         62.8         68.8%         0.5%         0.4%         8.8%	25.1% 26.9% 20.6% 13.2% 11.5% 2.8% 63	20.6% 13.2% 11.5% 2.8%	20.6% 13.2% 11.5% 2.8%	13.2% 11.5% 2.8%	2.8%	%8	<u> </u>	4	11:0	14.5	2.5%	8.1%	21.4%	27.9%	18.9%		45.2	68.4	1%	50.3%	16.9%	0.7%	2%	20.7%
12.7   16.5   41.6%   8.3%   20.2%   26.5%   17.7%   22.7%   44.4   64.6   3.4%   54.4%   20.0%   0.8%   5.9%   13.6   17.5   3.8%   10.1%   24.0%   28.1%   14.4%   19.6%   42.9   58.0   3.9%   62.0%   12.6%   0.5%   6.0%   15.0%   15.2%   12.9%   24.9%   26.3%   14.5%   15.9%   39.8   59.6   5.4%   62.6%   10.4%   0.2%   8.4%   18.1   22.3   6.2%   14.0%   27.5%   24.4%   12.9%   15.0%   39.5   55.9   64.%   66.1%   7.4%   0.5%   8.1%   19.5   22.5   7.0%   14.9%   24.7%   14.2%   14.6%   39.3   62.8   68.3%   62.8%   0.4%   8.8%	21.7% 26.5% 19.0% 16.6% 13.1% 3.2% 6	19.0% 16.6% 13.1% 3.2%	19.0% 16.6% 13.1% 3.2%	16.6% 13.1% 3.2%	1% 3.2%	3.2%	9	299	11.4	14.6	3.5%	5.9%	17.8%		19.8%	24.4%	46.8	9.02	1%	54.2%	17.7%	0.6%	5.6%	16.7%
13.6         17.5         3.8%         10.1%         24.0%         28.1%         14.4%         19.6%         42.9         58.0         3.9%         62.0%         12.6%         0.5%         6.0%         1           15.2         19.3         5.5%         12.9%         24.9%         26.3%         14.5%         15.9%         39.8         59.6         5.4%         62.6%         10.4%         0.2%         8.4%         1           18.1         22.3         6.2%         14.0%         27.5%         24.4%         12.9%         15.0%         39.3         55.9         6.4%         66.1%         7.4%         0.5%         8.1%         1           19.5         22.5         7.0%         14.9%         24.7%         14.2%         14.2%         14.6%         39.3         62.8         5.6%         62%         0.4%         8.8%	20.0% 27.2% 19.1% 15.5% 14.4% 3.9% $\epsilon$	19.1% 15.5% 14.4% 3.9%	19.1% 15.5% 14.4% 3.9%	0 14.4% 3.9%	4% 3.9%	%6	Û	689		16.5	4.6%	8.3%	20.2%		17.7%	22.7%	44.4	64.6	3.4%	54.4%	20.0%	0.8%	5.9%	13.9%
15.2     19.3     5.5%     12.9%     24.9%     26.3%     14.5%     15.9%     39.8     59.6     5.4%     62.6%     10.4%     0.2%     8.4%     1       18.1     22.3     6.2%     14.0%     27.5%     24.4%     12.9%     15.0%     39.5     55.9     6.4%     66.1%     7.4%     0.5%     8.1%     1       19.5     12.5     7.0%     14.9%     24.7%     14.2%     14.2%     14.6%     39.3     62.8     5.6%     68.3%     6.2%     0.4%     8.8%	17.8% 27.0% 21.2% 17.4% 13.2% 3.3% $\epsilon$	21.2% 17.4% 13.2% 3.3%	21.2% 17.4% 13.2% 3.3%	17.4% 13.2% 3.3%	2% 3.3%		v	969	13.6		3.8%		24.0%		14.4%	19.6%	42.9	58.0	3.9%	62.0%	12.6%	0.5%	6.0%	13.1%
18.1 22.3 6.2% 14.0% 27.5% 24.4% 12.9% 15.0% 39.5 55.9 6.4% 66.1% 7.4% 0.5% 81% 1	16.5% 28.0% 21.7% 16.1% 14.2% 3.5%	21.7% 16.1% 14.2% 3.5%	21.7% 16.1% 14.2% 3.5%	16.1% 14.2% 3.5%	2% 3.5%	3.5%		695		19.3	5.5%	12.9%	24.9%		14.5%	15.9%	39.8	59.6	4%	62.6%	10.4%	0.2%	8.4%	11.1%
19.5   22.5   7.0%   14.9%   24.6%   24.7%   14.2%   14.6%   39.3   62.8   5.6%   68.3%   6.2%   0.4%   8.8%	11.9% 24.6% 23.2% 18.2% 16.7% 5.3%	23.2% 18.2% 16.7% 5.	23.2% 18.2% 16.7% 5.	18.2% 16.7% 5.	7% 5.	5.3%		802	18:1	22.3	6.2%	14.0%	27.5%	24	12.9%	15.0%			4%	66.1%	7.4%	0.5%	8.1%	10.0%
	9.4% 20.8% 22.6% 21.8% 20.2% 5.2%	20.8% 22.6% 21.8% 20.2% 5	22.6% 21.8% 20.2% 5	21.8% 20.2% 5	2% 5	5.2%		842		22.5	7.0%		24.6%	24.7%	14.2%	14.6%	39.3		%9	68.3%	6.2%	0.4%	8.8%	9.5%

資料來源:信義房屋不動產企劃研究室



表 6-2-41 台中市東區歷年成屋成交狀況分析表

11		ı		I	ı							ı
	派温入 敷(天)	88.2	9.9/	68.2	9.68	133.8	80.3	52.9	8.99	52.7	105.4	
平均成	交面積 (坪)	40.8	37.3	36.1	39.7		40.9	34.6	37.9	39.1	38.4	
	55 坪	11.1%	%0.0	%0.0	%0.0	%0.0	%0.0	%0.0	%0.0	3.8%	8.7%	
(計	45- 55 坪	11.1%	0.0%	20.0%	0.0%	0.0%	12.5%	18.2%	26.7%	30.8%	4.3%	
(面積(	35- 45 坪	22.2% 55.6%	#####	40.0%	12.5% 87.5%	0.0% 0.0% 0.0%	75.0% 12.5%	36.4%	33.3%	23.1%	52.2%	
單位成交面積(坪)	25- 35 坪	22.2%	0.0%	0.0% 40.0% 40.0% 20.0%	12.5%	0.0%	12.5% 0.0%	0.0% 18.2% 27.3% 36.4% 18.2%	0.0% 6.7% 33.3% 33.3% 26.7%	0.0% 42.3% 23.1% 30.8%	4.3% 4.3% 26.1% 52.2% 4.3%	
<del>   </del>	15- 25 坪	0.0%	%0.0	%0.0	%0.0	0.0%	12.5%	18.2%	6.7%	%0.0	4.3%	
	15 坪 以下	%0.0	%0.0	0.0%	0.0%	0.0%	%0.0	%0.0	%0.0	%0.0	4.3%	
單價 :/坪)	<ul><li>5年內 大樓 華厦</li></ul>	,	1	8.2	7.2	,	-	15.4	14.3	18.2	18.5	
平均單價 (萬元/坪)	詽	5.4	5.8	6.9	6.2	1	6.9	9.1	9.1	14.0	14.6	
平均	總價 (萬元)	364	574	498	298	$\sqrt{830}$	809	542	717	640	861	
	1000- 2000萬2000萬 以上	%0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%	%0.0	6.3%	/[
	1000- 2000 萬	5.9%	%0.0	10.5%	20.0%	23.5%	14.3%	11.8%	16.1%	18.8%	25.0%	
自四萬	700- 1000- 1000- 1000 萬	%0.0	44.4%	10.5%	4.0%	.4% 35.3% 23.5%	33.3%	17.7%	29.0%	21.9%	.6% 12.5% 25.0%	
成交總價區間	500- 700萬	17.7%	11.1%	21.1%	24.0%	29.4%	4.8%	5.9%	6.5%	6.3%	15.6%	
	300- 500萬		33.3%	15.8%	8.0%	11.8% 29.	28.6%	29.4%	22.6%	50.0%	3.1% 37.5% 15	
	300萬以下	52.9% 23.5%	11.1% 33.3%	42.1% 15.8%	44.0%	%0.0	19.1% 28.6%	35.3% 29.4%	22.6% 22.6%	3.1%	3.1%	
	中	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

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# 數(天) 6.79 58.6 61.9 51.5 54.5 62.7 63.3 67.2 49.5 69.1

流漏天 平均成 交面積 35.4 37.7 37.9 39.5 38.0 37.0 36.8 38.4 38.7 38.7 2.7% 7.5% 23.3% 37.0% 19.2% 10.3% 6.4% 1.6% 10.7% 27.3% 35.5% 17.4% 7.4% /1.0% | 10.5% | 38.2% | 28.8% | 14.1% | 7.3% 3.1% 17.0% 31.4% 28.8% 13.5% 6.1% 55 坪 39.5% 33.6% 13.4% 5.9% 5.6% 25.0% 41.9% 20.2% 4.8% 0.0% | 9.8% | 30.4% | 36.3% | 18.6% | 4.9% 2.9% | 14.3% | 30.2% | 30.2% | 12.6% | 9.8% 以 上 2.9% | 11.6% | 32.2% | 29.3% | 17.8% | 6.2% 37.6% 14.7% 55 坪 45-單位成交面積(坪) 45 坪 35-31.2% 35 坪 25-%2.9 25 坪 9.2% 15-2.4% %8.0 %6.0 15坪 X K 5年内 12.0 大樓 10.9 11.2 11.1 13.6 14.8 17.9 19.4 華厦 9.2 6.6 平均單價 (萬元/坪) 住宅 16.0 10.7 14.7 8.5 9.6 8.4 9.3 7.3 7.4 (光麗 平均 總價 412 /446 619 405 378 410 425 561 491 483 0.8% 0.7% %0.0 %8.0 1.3% 1.9% 0.0% 2000萬 %0.0 0.7% 0.4% N T 2.4% 7.8% | 35.5% | 26.5% | 18.8% | 10.6% 1000萬 2000萬 2010 | 24.3% | 47.1% | 17.1% | 7.1% | 3.6% 3.3% 2009 | 35.2% | 42.8% | 14.5% | 5.0% | 1.3% 1000-1.1% 0.0% 3.3% 3.1% %6.6 12.3% 2011 | 26.0% | 41.8% | 19.7% | 8.2% 5.3% 15.0% 50.4% 20.4% 10.8% 26.0% 19.2% 11.3% 8.3% %6.6 成交總價區間 700-700萬 41.5% 36.8% 12.5% 44.3% 26.5% 9.1% 23.9% 11.6% 500-44.6% 33.9% 500萬 300-2005 42.4% 52.2% 9.5% 300萬 以下 2008 2006 2007 2012 2013 2014 年度

資料來源:信義房屋不動產企劃研究室





表 6-2-43 台中市西區歷年成屋成交狀況分析表

- 41	/ -			ı		1						
· · · · · · · · · · · · · · · · · · ·	<u>派</u> 猫人 敷(天)	76.2	5.89	65.7	0.07	80.1	62.3	999	5.65	2.89	64.2	
平均成	交面積 (坪)	49.8	52.4	52.8	57.0	6.95	49.4	50.1	44.8	46.0	41.2	
	55 坪 以上	30.3%	28.4%	32.6%	42.3%	38.4%	32.7%	28.1%	23.5%	24.8%	11.4% 20.6%	
平)	45- 55 坪	19.2%	25.9%	24.8%	18.0%	28.0%	19.9%	15.7%	20.2%	15.1%	11.4%	
面積(5	35- 45 坪	20.2% 21.2% 19.2% 30.3%	9.9% 28.4% 25.9% 28.4%	12.4% 20.9% 24.8% 32.6%	12.6% 21.6% 18.0% 42.3%	12.0% 16.8% 28.0% 38.4%	25.6%   19.9%   32.7%	31.0%	17.4% 22.1% 20.2% 23.5%	20.1%	22.8%	
單位成交面積(坪)	25- 35 坪	20.2%	%6.6	12.4%			%9.6	6.7%   14.8%   31.0%   15.7%   28.1%		17.3% 15.1% 20.1% 15.1% 24.8%	10.5% 16.0% 18.7% 22.8%	
	15- 25 垤	9.1%	6.2%	5.4%	4.5%	3.2%	8.3%	%2.9	12.2%	17.3%	16.0%	
	15坪以下	0.0%	1.2%	3.9%	%6.0	1.6%	3.8%	3.8%	4.7%	7.5%	10.5%	
單價 :/坪)	5年内 大樓 華厦	12.1	13.1	14.4	15.4	15.9	17.8	19.8	23.8	28.2	29.1	
平均單價 (萬元/坪)	ਜ 仇	9.5	11.1	12.3	13.4	13.4	15.0	15.1	18.3	20.8	22.0	
平均	總價萬元)	909	748	735	852	868	927	911	928	1,075	993	
	1000- 2000萬	1.7%	3.6%	3.4%	4.7%	10.4%	10.5%	9.5%	8.1%	12.2%	10,6%	/[
	1000- 2000 萬	12.8%	14.5%	16.2%	24.2%	18.8%	19.9%	14.1%	26.0%	24.3%	17.3% 26.2%	
交總價區間	700- 1000 萬	13.7%	19.1%	18.2%	14.8%	15.6%	20.4%	21.1% 14.1%	17.5%	19.1%	17.3%	
成交總	500- 700 萬	12.8%	15.5%	21.0%	21.9%	19.5%	18.8%	22.7%	18.7%	16.5%	13.9%	
	300- 500萬	30.8%	32.7%	21.0%	24.2%			21.1%	15.7%	18.8%	23.2%	
	300萬以下	28.2%	14.6% 32.7%	20.3% 21.0%	10.2% 24.2%	10.4% 25.3%	15.5% 14.9%	11.6% 21.1% 22.7%	14.0%	9.2%	%6.8	
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

*737*∎

平均 1000- 2000 萬 總價 2000 萬 以上 (	平均     (萬元/平)       章 1000 萬 2000 萬 以上     總價     5年內       % 9.4%     5.6%     1.9%     567     8.4     10.8       % 10.6%     11.5%     1.8%     579     9.4     13.4       % 17.5%     8.8%     0.7%     550     10.4     13.4       % 17.5%     8.8%     0.7%     550     10.4     13.4       % 17.5%     17.0%     0.5%     607     10.9     14.4       % 12.0%     15.1%     1.3%     591     13.2     16.5       % 12.0%     13.2%     3.8%     626     14.2     18.5       % 16.6%     13.8%     4.0%     703     16.5     20.8       % 14.4%     18.4%     5.8%     810     19.2     23.5
平均 (萬元/平) 総價 (五/平) 総價 (五/平) (1000- 2000 萬 (15元) 住宅 大樓	2500-   700-   1000-   2000
平均 2000 萬 2000 萬 2000 萬 5.6% 1.9% 567 8 11.5% 1.8% 579 9 8.8% 0.7% 550 10 8.8% 0.7% 550 10 17.0% 0.5% 607 10 13.0% 2.6% 582 1 15.1% 1.3% 591 17 13.2% 3.8% 626 12 13.8% 4.0% 703 10	2500-   700-   1000-   2000
1000- 2 2000 萬 5.6% 11.5% 8.8% 8.3% 17.0% 15.1% 13.2% 13.8%	500- 700- 1000- 2 700 萬 1000 萬 2000 萬 15.0% 9.4% 5.6% 19.5% 10.6% 11.5% 12.1% 14.7% 8.3% 13.7% 17.5% 17.0% 15.6% 10.4% 13.0% 15.1% 12.2% 12.0% 15.1% 14.2% 12.0% 15.1% 18.6% 16.6% 13.8% 13.2% 18.6% 16.6% 13.8% 23.1% 14.4% 18.4%
	500 500 700 700 700 700 700 700 700 700

資料來源:信義房屋不動產企劃研究室





表 6-2-45 台中市北屯區歷年成屋成交狀況分析表

- 11	/ 0					ı			ı			1
大 本 本 本 本	<u> </u>	55.7	9.57	6.57	5.89	58.0	8.03	48.2	52.1	9.64	8.59	
平均成	交面積 (坪)	47.7	43.5	45.0	45.1	45.5	46.3	42.7	41.1	40.4	43.1	
	55 坪 以上	18.6% 20.6%	18.5%	18.5%	16.9%	18.5%	22.0%	19.7%	15.9%	12.6%	18.0%	
平)	45- 55 坪		19.8% 18.5%	22.2%	24.6%	23.9%	26.0% 22.0%	19.7%	18.2%	19.3%	21.6%	
(面積(	35- 45 坪	14.7% 37.3%	30.9%	35.2%	18.5% 32.3% 24.6% 16.9%	33.7%	17.3% 30.7%	26.1%	32.4%	26.8%	28.0%	
單位成交面積(坪)	25- 35 坪		7.4% 19.8% 30.9%	7.4%	18.5%	3.3% 20.6% 33.7% 23.9% 18.5%		8.4% 24.7% 26.1% 19.7% 19.7%	10.6% 21.8% 32.4%	10.8% 29.0% 26.8%	10.4% 19.2% 28.0% 21.6% 18.0%	
岬	15- 25 坪	7.8%		14.8%	7.7%		3.3%					
	15 坪 以下	1.0%	3.7%	1.9%	0.0%	0.0%	%2.0	1,4%	1.2%	1.5%	2.8%	
平均單價 (萬元/坪)	5年内 大樓 華厦	10.9	11.7	12.9	12.9	12.7	13.9	15.6	16.4	19.8	21.4	
平均 (萬元	無	7.3	7.8	9.8	9.8	9.1	10.3	11.7	12.6	16.4	18.4	
平均	海(第二)	509	550	299	577	√561 ~	611	621	654	751	865	0
	2000萬以上	%9.0	1.5%	2.0%	0.8%	0.7%	1.5%	%0.0	2.0%	2.6%	3.5%	/_
	700- 1000- 1000- 1000 萬	%9.8	%6.9	11.0%	10.1%	5.5%	9.7%	12.8%	10.9%	16.9%	25.7%	
交總價區間	700- 1000萬	11.0%	24.4%	17.0%	16.0%	24.0%	16.9%	22.3%	15.4%	20.2%	24.0% 25.7%	
成交總	500- 700萬	20.9%	11.5%	21.0%	20.2%	21.2%	24.2%	20.7%	25.9%	29.6%	27.1%	
	300- 500 萬		24.4%					27.7%	31.3%	25.1%	14.9%	
	300萬以下	32.5% 26.4%	31.3% 24.4%	22.0% 27.0%	19.3% 33.6%	24.7% 24.0%	17.9% 30.0%	16.5% 27.7% 20.7%	14.4%	5.5%	4.9%	
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

上室代外	<u> </u>	2.09	0.99	8.19	76.4	76.4	4.79	2.79	6.09	54.2	64.2
平均成	汶面積 (坪)	39.5	39.4	42.7	44.2	45.1	43.1	43.0	37.7	38.1	37.7
	55 坪 以上	12.7%	17.1%	20.8%	18.3%	20.8%	19.1%	20.8%	13.3%	13.3%	14.0%
平)	45- 55 坪	17.1%	13.7%	15.7%	15.0%	16.9%	15.2%	12.0%	11.4%	10.8%	9.4%
(面積(5	35- 45 坪	23.4% 32.2% 17.1%	29.1%	18.8% 30.5% 15.7% 20.8%	33.9%	14.9% 33.7% 16.9% 20.8%	26.9%	29.0%	27.3% 11.4% 13.3%	23.3%	24.7%
單位成交面積(坪)	25- 35 坪	23.4%	8.6%   10.9%   20.6%   29.1%   13.7%	18.8%	6.7% 21.1% 33.9% 15.0%	14.9%	7.5% 8.4% 23.0% 26.9% 15.2%	11.0% 22.1% 29.0% 12.0% 20.8%	16.6% 24.3%	8.9% 16.7% 27.1% 23.3% 10.8% 13.3%	9.1% 16.7% 26.1% 24.7% 9.4%
<del>Ш</del>	15- 25 坪	7.8%	10.9%	8.1%		2.9%	8.4%	11.0%	16.6%	16.7%	16.7%
	15 坪 以下	%8.9	8.6%	6.1%	2.0%	7.8%	7.5%	/5.1%	7,2%	%6.8	9.1%
平均單價 (萬元/坪)	5 年內 大樓 華厦	12.1	13.5	14.4	17.0	16.3	18.1	18.5	20.5	24.1	24.9
平均單價 (萬元/坪)	無	8.7	9.6	11.8	13.0	12.6	14.2	15.5	17.0	20.8	21.9
平均	總價(萬元)	471	496	582	742	702	804	745	700	865	873
	1000- 2000 萬2000 萬 以上	1.2%	2.0%	1.4%	5.7%	4.1%	4.8%	4.5%	3.7%	7.3%	6.4%
	700- 1000- 1000- 1000 萬	5.6%	7.8%	10.3%	13.8%	15.4%	14.4%	13.9%	11.0%	13.7%	16.9%
自四萬	700- 1000 萬	9.2%	9.2%	12.6%	9.5%	11.3%	11.7%	18.6%	17.1%	21.9%	25.1%
成交總價區間	500-700萬	14.8%	14.6%	20.2%	20.0%	18.8%	20.0%	21.7%	25.9%	27.3%	27.4%
	300-	28.4%	29.1%	32.3%	27.6%	28.1%			29.0%	20.6%	14.8%
	300萬	40.8%	37.4% 29.1%	23.3%	23.3%	22.3%	20.0% 29.3%	13.0% 28.3%	13.3%	9.3%	9.5%
	中	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

資料來源:信義房屋不動產企劃研究室





表 6-2-47 台中市南屯區歷年成屋成交狀況分析表

手墜         平均電價         平均電價         平均電價         平均電價         平均電價         平均電价         平均電价         平均         平均 <th cols<="" th=""><th>41</th><th>/ 0</th><th>I</th><th></th><th></th><th></th><th>ı</th><th></th><th></th><th></th><th></th><th></th><th>1</th></th>	<th>41</th> <th>/ 0</th> <th>I</th> <th></th> <th></th> <th></th> <th>ı</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>1</th>	41	/ 0	I				ı						1
300   30	大学、	<u>派</u> 猫入 數(天)	7.97	81.1	0.89	61.0	62.7	71.0	8.19	61.8	6'95	5.59		
正均應價面間         平均 (萬元/坪)         300 萬       300-       500-       700-       1000-       2000 萬       海價       大樓       以下       大樓       以下       25 坪         24.1%       500 萬       700 酉       1000 酉       2000 萬       (萬元/坪)       在宅       大樓       以下       25 坪         24.1%       500 萬       700 酉       14.3%       5.4%       1.8%       538       9.1       10.6       11.7%       25 坪         15.6%       36.1%       20.5%       14.3%       5.4%       1.8%       9.0       4.1%       646       10.2       12.0       1.0%       4.9%         15.3%       37.1%       21.0%       14.5%       11.3%       0.8%       597       10.0       1.0%       1.9%       2.1%         11.3%       21.4%       23.8%       22.6%       17.9%       3.0%       787       12.5       1.7.2       1.8%       1.8%         8.3%       22.1%       16.0%       23.8%       27.1%       2.2%       818       14.2       17.2       1.8%       1.8%         8.3%       22.1%       23.9%       17.0       82.8%       29.1       17.2       18.4       0.6%	平均成	交面積 (坪)	47.3	46.9	47.6	48.0	49.9	51.5	48.7	47.3	46.1	46.7		
東均 (萬元/坪)         平均 (萬元/म)         300 萬       300-       700-       1000-       2000-       4月       本均 (萬元/म)       本均 (萬元/म)         以下       500 萬       700-       1000-       2000-       4月		55 坪 以上	26.6%	29.4%	25.0%	27.4%	33.6%	42.3%	28.7%	29.4%	30.4%	22.7%		
東均 (萬元/坪)         平均 (萬元/म)         300 萬       300-       700-       1000-       2000-       4月       本均 (萬元/म)       本均 (萬元/म)         以下       500 萬       700-       1000-       2000-       4月	平)	45- 55 坪	23.4%	20.6%	26.9%	27.4%	20.0%	15.3%	20.1%	15.2%	15.2%	24.4%		
東均 (萬元/坪)         平均 (萬元/म)         300 萬       300-       700-       1000-       2000-       4月       本均 (萬元/म)       本均 (萬元/म)         以下       500 萬       700-       1000-       2000-       4月	≥面積(±	35- 45 坪	26.6%	26.5%	31.5%	28.4%	28.6%	22.1%	31.1%	27.2%	22.5%	16.3% 24.4% 24.4% 22.7%		
300   第 300-   300-   300-   300   第 300-   300	単位成习		17.0%		15.7%		12.9%	16.6%	15.9%	19.0%	22.5%			
(南元/坪)   (東方)   (東方	ш				-				3.7%			5.8%		
本持元   第200 萬 300- 2000 頁 30000 頁 300- 2000 頁			1.1%	1.0%	0.0%	2.1%	0.7%	1.8%	%9.0	2.2%	4.2%	6.4%		
300   第   300-   500-   700-   1000-   2000   第 (	單價 :/坪)	5年内 大樓 華厦	10.6	12.0	14.0	13.5	15.2	17.2	18.4	20.1	25.0	23.3		
放交總價區間   1000	平均(萬万	住宅	9.1	10.2	10.8	11.0	12.5	14.2	15.1	17.3	20.2	21.6		
300 萬 300- 500- 700- 700- 700- 700- 700- 700- 7	平均	總價萬元	538	646	597	664	787	818	825	917	1,014	1,083		
300 萬 300- 500- 700- 700- 700- 700- 700- 700- 7		2000萬以上	1.8%	4.1%	%8.0	2.7%	3.0%	2.2%	1.7%	5.9%	8.6%	%0.6		
300 萬 300- 500- 500- 500 萬 300 萬 300- 500- 500- 500- 500- 500- 500- 500-		1000- 2000萬	5.4%	%0.6	11.3%	13.3%	17.9%	27.1%	27.6%	29.8%	30.2%	33.2%		
300 萬 300- 51 以下 500 萬 70 24.1% 37.5% 17 15.6% 36.1% 20 15.3% 37.1% 21 10.6% 31.0% 31 11.3% 22.7% 16 3.3% 22.7% 16 6.3% 15.1% 23 6.5% 10.6% 25	價區間	700- 1000萬		14.8%			22.6%					27.5% 33.2%		
300 萬 以下 15.6% 15.6% 11.3% 8.3% 8.3% 6.3%	成交總	500- 700萬	17.0%	20.5%	21.0%	31.9%	23.8%	16.0%	27.6%		25.6%	13.5%		
300 萬 以下 15.6% 15.6% 11.3% 8.3% 8.3% 6.3%		300-	37.5%	36.1%		31.0%	21.4%		22.1%	15.1%	10.6%	%9.6		
市 (0005) (0008) (0009) (010) (011) (011)			24.1%	15.6%	15.3%	10.6%	11.3%		3.3%	6.3%		7.3%		
		年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		

								正体	亚杓胃價								
			及交緣	成交總價區間			平均	(運)	下均年頃 (萬元/坪)		毌	位成交	單位成交面積(坪)	(計		平均成	汝 庙 月
年度	300 車	300	200	700	型 0000	却 0000	總價		5年内	15 拉	31	36	35	4	75 柱	交面積	
	1000				-0001	10007	(萬元)	住宅	大樓	<u> </u>					<u> </u>	(本)	MX()
	以下	500萬	700 萬		1000 萬 2000 萬	THE THE	72		華厦	以 下	25 坪	35 坪	45 坪	55 坪	以上	,	
2005	40.0%	40.0% 37.5%	17.5%	5.0%	%0.0	0.0%	361	4.9	-	%0.0	11.8%	35.3%	11.8% 35.3% 29.4% 5.9%		17.6%	39.6	64.0
2006	36.0%	36.0%   44.0%   20.	20.0%	0.0%	%0.0	0.0%	364	4.6	-	0.0%	25.0%	25.0%	12.5%	0.0% 25.0% 25.0% 12.5% 25.0% 12.5%	12.5%	36.2	99.1
2007	33.3%	44.4%	11.1%	11.1%	%0.0	0.0%	417	4.9	-	0.0%	25.0%	25.0%	25.0% 25.0% 50.0% 0.0%	%0.0	%0.0	33.6	2.09
2008	15.6%	15.6% 15.6% 53.		15.6%	%0.0	0.0%	539	4.4	_	0.0%	25.0%	25.0%	0.0% 25.0% 25.0% 25.0% 25.0%	25.0%	0.0%	34.8	77.3
2009	54.6%	9.1%	27.3%	9.1%	%0.0	0.0%	360	4.3	-	%0:0	16.7%	16.7%	0.0% 16.7% 16.7% 50.0% 16.7%	16.7%	0.0%	36.1	85.1
2010	26.7%	6.7%	33.3% 33.3%	33.3%	%0.0	0.0%	Ø 236	6.1	-	0.0%	33.3%	33.3%	0.0% 33.3% 33.3% 33.3% 0.0%		0.0%	31.7	51.6
2011	25.0%	15.0%	25.0%   15.0%   47.5%   12.5%	12.5%	%0.0	0.0%	495	0.9	/ -	%0.0	20.0%	20.0%	0.0% 20.0% 20.0% 60.0% 0.0%		0.0%	32.5	84.7
2012	18.2%	15.9%	18.2%   15.9%   27.3%   22.7%	22.7%	15.9%	0.0%	645	6.9	/ -	%0.0	11.1%	33.3%	11.1% 33.3% 33.3% 22.2%		0.0%	37.0	65.1
2013	22.5%	22.5% 22.5%	18.	0% 13.5% 22.5%	22.5%	1.1%	-681	9.7	14.9	2.3%	9.3%	44.2%	9.3%   44.2%   27.9%   9.3%		7.0%	35.8	62.3
2014	5.2%	22.9%		16.7% 29.2% 26.0%	26.0%	0.0%	008	13.9	16.3	%0.0	%6.9	19.0%	34.5%	0.0% 6.9% 19.0% 34.5% 25.9% 13.8%	13.8%	42.7	60.5
l																	

資料來源:信義房屋不動產企劃研究室



表 6-2-49 台中市大里區歷年成屋成交狀況分析表

次 ※ 第	` ' '	0.79	62.8	64.2	0.95	3 55.2	58.0	5 51.6	5 63.7	1 53.0	63.3	
平均成	交面積 (坪)	37.2	35.1	34.0	40.4	36.8	29.9	37.6	37.6	35.4	36.4	
	55 掉 以上	%0.0	%0.0	%0.0	12.5%	%0'0	0.0%	9.4%	7.1%	3.0%	4.1%	
平)	45- 55 坪	0.0%	5.9%	5.3%	12.5%	25.0%	0.0%	3.1%	14.3%	5.9%	18.4%	
[面積(	35- 45 坪	65.0%	41.2%	52.6%	%0.0\$	25.0%	20.0%	43.8%	30.4%	40.6%	23.5%	
單位成交面積(坪)	25-35 坪	5.0% 30.0% 65.0%	11.8% 41.2% 41.2% 5.9%	21.1%	25.0%	33.3%	50.0%	6.3% 37.5% 43.8% 3.1%	10.7% 37.5% 30.4% 14.3%	7.9%   40.6%   40.6%	17.4% 36.7% 23.5% 18.4%	
冊	15-	5.0%	11.8%	10.5% 10.5% 21.1% 52.6%	0.0% 0.0% 25.0% 50.0% 12.5%	16.7% 33.3% 25.0% 25.0%	30.0% 50.0% 20.0%	6.3%	10.7%	7.9%	17.4%	
	15 草 以下	%0.0	0.0%	10.5%	0.0%	0.0%	%0.0	%0.0	%0.0	2.0%	0.0%	
平均單價 (萬元/坪)	5年內 大樓 華厦	8.4	9.8	9.5	9.8	9.4	11.9	13.1	14.6	15.8	17.7	
平均 (萬万	無	7.7	6.5	7.6	7.6	7.2	8.8	8.4	9.5	11.2	13.8	
平均	總價第二	503	507	858	621	√635 √	693	555	-556	260	646	
	2000萬以上	%0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	Æ
	1000- 2000 萬	2.8%	1.9%	1.5%	2.4%	9.1%	15.8%	6.5%	11.6%	14.7%	13.7%	
價區間	700- 1000 萬	11.3%	26.4%	31.9%	33.3%	38.6%	21.1%	27.4%	16.8%	11.9%	21.6%	
成交總價區間	500- 700 萬	32.4%	18.9%	30.4%	28.6%	25.0%	29.0%	14.5%	14.7%	15.4%	17.3%	
	300-	32.4%	30.2%	17.4%	23.8%	%8.9	13.2%	16.1%	30.5%	30.1%		
	300萬以下	21.1%	22.6%	18.8%	11.9%	20.5%	21.1%	35.5%	26.3%	28.0%	15.1% 31.7%	
	年度	2005	2006	2007	2008	5000	2010	2011	2012	2013	2014	

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## 31.1% 27.3% 30.6% 25 4% 25.4% 1.7% 23.6% 透天、別墅 0.0% 0.8% 34.7% 0.7% 37.3% 0.0% 40.8% 0.0% 58.2% 0.0% 52.4% 0.0% 0.0% 33.6% 0.0% 34.2% 0.8% 29.7% 0.8% 27.1% 1.9% 26.8% 2.8% 21.2% 1.5% 2.3% 2.5% 3.4% 1.9% %0.0 2.5% 套房 各類產品交易比例 0.5% 辦公室 1.3% %8.0 %0.0 %0:0 1.3% 0.5% 0.0% 0.0% %00 0.0% 0.0% 1.4% %0.0 0.4% 0.3% %80 0.4% 0.1% 5.8% 11.3% 7.5% 28.6% 0.0% 4.6% 14.6% 27.6% 17.1% 28.7% 19.9% 18.6% 21.2% 17.0% 22.4% 15.5% 22.7% 23.8% 18.5% 11.9% 11.4% 12.7% 店面 38.5% 36.9% 29.1% 35.6% 29.3% 36.3% 33.3% 35.4% 28.9% 50.4% 0.0% 56.1% 41.3% 35.7% 46.7% 10.6% 49.8% 46.3% 41.0% 大樓 讀 10.7% 4.7% 3.1% 3.0% %0.0 2.9% 5.3% 7.3% 7.6% 9.3% %8.9 %8 8 8 8.8% 6.4% 0.0% 10.6% 4.9% 5.0% 6.4% 公寓 8.69 73.3 82.6 59.0 86.3 51.2 47.0 72.3 9.0/ 67.7 82.1 79.2 68.5 70.1 92.4 87.1 74.4 57.2 67.7 天數 $\mathbb{K}$ 37.7 47.5 45.5 49.2 38.9 37.9 47.0 46.9 41.4 47.5 46.9 46.3 43.7 41.4 44.6 平 校 汉 面積 4. 42.2 40.3 38.7 **E** 11.2% 5.0% 12.7% 29.2% 28.2% 17.0% 7.8% 0.0% 6.7% 19.2% 22.7% 5.2% 17.2% 32.8% 25.9% 19.0% 2.2% 22.2% 33.3% 28.9% 13.3% 3.0% 6.1% 15.2% 45.4% 30.3% 27.1% 16.7% 25.7% 16.0% 25.7% 19.4% 13.4% 20.2% 16.0% 12.5% 14.1% N N 55坪 34.7% 21.3% 16.2% 27.5% 22.2% 17.4% 0.0% 6.7% 26.0% 22.8% 18.6% 17.4% 17 9% 18.3% 13.3% 45-55坪 單位成交面積(坪) 27.4% 25.5% 22.2% 25.7% 25.7% 34.3% 27.4% 42.2% 2.1% 18.8% 35.4% 30.4% 0.0% 6.7% 21.9% 29.5% 25.3% 10.5% 32.1% 29.5% 11.8% 29.9% 26.6% 35-45坪 9.7% 22.2% 4.7% 27.9% 7.7% 23.8% 8.9% 35.6% 23.3% 1.3% 18.7% 11.2% 23.5% 2.6% 23.9% 9.7% 26.1% 0.0% 7.6% 24.3% 5.4% 19.6% 25-35坪 2.7% 0.0% 15-25坪 0.0% 0.0% 0.0% 0.0% %0.0 1.0% 7.6% 3.5% 2.3% 3.2% 5.2% 0.0% 1.4% 1.3% 5.6% 3.0% 4.7% %0.0 0.0% 15坪 13.6 12.6 11.6 11.6 18.8 5年內 大樓 華雪 8.5 8.6 7.3 9.9 7.5 4 7.5 11.2 13.4 -9.4 0.7 8. 平均單價 (萬元/坪) 11.9 6.5 6.3 9.9 8.9 8.7 7.4 8.8 9.6 住宅 8.9 94 8. 8.1 6.2 0.9 6.4 7.3 8.4 (萬元) 468 552 515 486 480 467 433 376 437 498 467 437 488 464 478 595 689 421 4 平均 總價 2000萬 0.0% %0:0 0.0% 1.1% %9.0 %8.0 1.0% 1.1% 0.2% 0.0% %0:0 %0:0 0.0% %0:0 0.4% 0.8% 0.8% 10.7% 0.9% 2014 | 20.0% | 34.6% | 18.9% | 14.6% | 10.8% | 1.1% 7 7.7% 4.6% 2.4% %0.8 7.4% 3.2% 7.0% 3.5% 0.9% 1.1% %9.6 %0.6 4.0% %6.9 7.2% 3.3% 2000萬 3.0% 1000 10.8% 16.3% 9.2% 8.4% 11.8% 4.0% 10.1% 10.9% 12.7% 700**-**1000萬 12.7% 14.0% 13.9% 6.1% 16.1% 7.7% 7.8% 10.0% %6.9 17.8% 18.5% 14.1% 19.1% 21.8% 12.0% 11.6% 14.3% 15.3% %9.6 16.7% 16.7% 17.6% 16.8% 23.6% 39.1% 20.9% 30.1% 29.3% 22.0% 29 8% 13.1% 500<del>-</del> 700<u>庫</u> 12.3% 36.8% 24.1% 41.4% 20.8% 42.3% 45.3% 24.6% 23.9% 34.0% 39.7% 38.0% 35.2% 48.1% 29.8% 44.6% 34.5% 37.9% 24.8% 38.9% 33.1% 34.9% 32.9% 2004 | 43.5% | 23.2% 50.2% 23.0% 39.3% 26.9% 35.6% 29.1% 300<del>-</del> 500庫 25.4% 300萬 以 下

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1997 1998

1996 5661

年度

2005 2006 2008 2009 2010

2011 2012 2013

2007

資料來源:信義房屋不動產企劃研究室



表 6-2-51 台南市東區歷年成屋成交狀況分析表

11	<u> </u>	l										1
拉塔	<u> </u>	78.5	59.3	67.5	95.0	76.5	61.8	53.9	65.2	43.4	51.5	
平均成	交面積 (坪)	46.5	43.3	46.4	45.4	40.2	45.5	39.8	36.4	40.2	38.8	
	平 35 坪 以上	13.7%	18.8%	26.0%	20.9%	%8.6	18.1% 20.2%	10.8%	8.3%	16.9%	%L'8	
平)	45- 55 坪	35.3%	23.5%	16.9%	17.6%	20.6%	18.1%	20.8%	12.4%	12.0%	19.5%	
(面積(	35- 45 坪	21.6% 23.5% 35.3% 13.7%	23.5% 21.2% 23.5% 18.8%	23.4% 26.0% 16.9% 26.0%	24.2%	26.5% 36.3% 20.6%	27.7% 23.4%	35.0% 21.7% 20.8% 10.8%	38.0% 26.4%	21.8%	35.6% 21.5% 19.5%	
單位成交面積(坪)	25- 35 坪	21.6%		23.4%	8.8% 23.1% 24.2% 17.6% 20.9%			35.0%		7.0%   33.1%   21.8%   12.0%   16.9%	35.6%	
뻐	15- 25 坪	5.9%	7.1%	3.9%		5.9%	8.5%	9.2%	9.1%		5.4% 9.4%	
	15 坪 以下	0.0%	5.9%	3.9%	5.5%	1.0%	2.1%	2.5%	8.8%	9.1%	5.4%	
平均單價 (萬元/坪)	5年內 大樓 華厦	7.1	13.3	15.0	11.9	11.5	12.2	13.5	14.4	17.9	8.61	
平均單價 (萬元/坪)	無	7.0	7.4	8.1	7.7	7.7	9.2	9.1	7.6	13.3	14.9	
平均	海(東元)	416	473	456	480	7443	520	489	479	631	642	
	2000萬以上	%0.0	%8.0	0.0%	0.0%	0.7%	0.8%	%9:0	0.0%	1.1%	2.2%	/[
	700- 1000- 2000 萬 以上	2.2%	10.4%	10.4%	%8.6	4.0%	10.0%	10.8%	8.2%	12.4%	11.1%	
真正間	700- 1000 萬	6.5%	%9.6	8.7%	8.3%	13.2%	10.0%	7.4%	8.2%	21.1%	20.6%	
成交總價區間	500- 700萬	19.6%	13.6%	14.8%	18.1%	13.8%	19.2%	13.6%	13.5%	18.4%	16.1%	
	300- 500萬		19.2%	25.2%		24.3%	27.7%	31.8%	34.1%			
	300萬以下	37.0% 34.8%	46.4%	40.9%	37.6% 26.3%	44.1%	32.3%	35.8%	35.9% 34.1%	20.5% 26.5%	16.7% 33.3%	
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

# 表 6-2-52 台南市北區歷年成屋成交狀況分析表

1	K @		3	0	6	9	6.	2	9	9	3
		50.1	86.3	75.0	104.9	9.9/	101.9	60.5	9.09	57.6	61.3
平均成	交面積 (坪)	41.4	38.5	39.4	41.2	42.8	43.5	42.1	38.2	37.7	35.5
	55 坪以上	10.0%	7.7%	14.3%	15.4%	10.5%	16.7%	19.1%	8.8%	7.0%	5.5%
( <del> </del>	45- 55 坪	20.0%	30.8%	0.0%	23.1%	21.1%	12.5%	19.1%	16.2%	17.4%	13.2%
医面積(生	35- 45 坯	40.0%	15.4%	42.9%	23.1%	36.8%	33.3%	29.8%	26.5%	27.9%	30.8%
單位成交面積(坪)	25- 35 坪	0.0% 30.0% 40.0% 20.0%	7.7% 30.8% 15.4% 30.8%	0.0% 42.9% 42.9% 0.0%	7.7% 23.1% 23.1% 23.1%	0.0% 26.3% 36.8% 21.1%	8.3% 25.0% 33.3% 12.5%	10.6% 17.0% 29.8% 19.1%	11.8% 33.8% 26.5% 16.2%	19.8% 27.9% 27.9% 17.4% 7.0%	16.5% 28.6% 30.8% 13.2%
卌	15-	%0.0	7.7%	0.0%	7.7%	0.0%	8.3%	10.6%	11.8%	19.8%	16.5%
	15 年 以下	0.0%	7.7%	%0.0	7.7%	5.3%	4.2%	4.3%	2.9%	%0.0	5.5%
平均單價 (萬元/坪)	5年内 大樓 華厦	8.9	7.5	8.1	L'L	6.6	11.7	11.8	13.3	191	16.9
平均 (萬万	新	6.3	5.9	8.9	6.9	8.5	8.8	9.3	11.4	12.4	13.7
中	總價(萬元)	300	394	829	505	381	7458	465	526	526	544
	1000- 2000 萬2000 萬 以上	0.0%	%0.0	4.4%	0.0%	0.0%	%0.0	1.5%	0.0%	%0.0	0.0%
	1000-	0.0%	6.3%	%0.0	10.0%	%0.0	2.4%	3.0%	9.2%	%5.6	6.2%
圓四嵐	700- 1000 萬 2000 萬	%0.0	9.4%	26.1%	6.7%	3.1%	17.1%	7.5%	9.2%	11.9%	11.5%
成交總價區間	500-	6.3%	6.3%	30.4%	26.7%	21.9%	12.2%	14.9%	21.4%	16.7% 11.9%	26.6%
	300-	37.5%		21.7%	30.0%	37.5%	36.6%	38.8%	39.8%		38.9%
	300萬以下	56.3% 37.5%	50.0% 28.1%	17.4% 21.7%	26.7% 30.0%	37.5% 37.5% 21.9%	31.7% 36.6%	34.3% 38.8%	20.4% 39.8%	19.1% 42.9%	16.8% 38.9%
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

資料來源:信義房屋不動產企劃研究室





表 6-2-53 台南市安平區歷年成屋成交狀況分析表

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为 H	派題入 數(天)	63.1	74.5	97.4	65.4	168.1	7.97	56.3	96.4	57.6	71.7	
平均成	交面積(坪)	43.4	36.9	44.1	52.4	45.9	44.7	52.2	45.6	40.3	40.2	
	55 坪	12.5%	0.0%	12.5%	38.5%	29.4%	23.8%	43.5%	17.5%	15.8%	7.1%	
( <del>)</del>	45- 55 坪	12.5% 50.0%	37.5%	37.5%	30.8%	23.5%	28.6%	26.1%	20.0%	17.5%	21.4%	
河積(5	35- 45 坪	12.5%	25.0%	25.0%	7.7%	17.6% 29.4% 23.5% 29.4%	19.1% 28.6% 28.6% 23.8%	26.1%	30.0% 30.0% 20.0%	35.1%	47.6%	
單位成交面積(坪)	25- 35 坪	0.0%	0.0% 25.0% 12.5% 25.0% 37.5%	0.0% 25.0% 25.0% 37.5%	23.1% 7.7% 30.8% 38.5%	17.6%	19.1%	4.3% 26.1% 26.1% 43.5%	30.0%	22.8% 35.1% 17.5% 15.8%	16.7% 47.6% 21.4% 7.1%	
	15- 25 坪	0.0% 25.0% 0.0%	25.0%		0.0%	%0.0	%0.0	%0.0 %0.0	2.5%	8.8%	7.1%	
	15 坪 以下	%0.0	%0.0	0.0%	0.0%	0.0%	%0.0	%0.0	%0.0	%0.0	%0.0	
平均單價 (萬元/坪)	<ul><li>5年內 大樓 華厦</li></ul>		-	-	12.4	11.9	9.5	12.2	17.5	-	1911 -	
(萬)	無	5.3	5.2	0.9	7.4	0.9	6.9	9.1	8.9	10.7	12.2	
平均	總價(萬元)	319	329	618	538	7465	420	630	472	256	969	
	2000萬以上	%0.0	%0.0	0.0%	0.0%	0.0%	0.0%	3.6%	0.0%	1.6%	2.1%	/_
	700- 1000- 2000 萬 以上	%0.0	%0.0	25.0%	15.0%	8.3%	3.6%	7.1%	6.1%	10.9%	12.5%	
交總價區間	700 <b>-</b> 1000 萬	%0.0	9.1%	12.5%	10.0%	20.8%	10.7%	7.1%	8.2%	1.6%	6.3%	
成交總	500-700萬	18.2%	9.1%	18.8%	20.0%	4.2%	10.7%	14.3%	16.3%	20.3%	12.5%	
	300 <del>-</del> 500 萬			6.3%		12.5%	21.4%	46.4%	34.7%		54.2%	
	300萬以下	63.6% 18.2%	54.6% 27.3%	37.5%	35.0% 20.0%	54.2% 12.5%	53.6% 21.4%	21.4% 46.4% 14	34.7% 34.7%	23.4% 42.2%	12.5%   54.2%	
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

成交總價區間	成交總價區間	成交總價區間	價區間				1. T.	対土 三	平均單價		画	立成交	單位成交面積(坪)	(:		北谷市	
+	+	+	+	+	-	+	Ţ	(H	レノンナノ							177	法证十
000	## 0000 000 000 000 000 000 000 000 000	本 0000	本 0000	## 0000		20% 图页	匰		5年内	1 5 Life	i,	i.	i.			交面積	く買う
=   10007 - 1000-   1000-   2007   1000-   100	300-   200-   1000-   2006	1000-2  -000   -000   -	10007 -0001	解 0007		押	作神	<b>₩</b>	世十	÷ CI	-CI	-07	-66	-64	± cc	(亚)	数(入)
以下   500萬   700萬   1000萬 2000萬   以上   1	700萬 1000萬 2000萬 以上	1000萬 2000萬 以上	1000萬 2000萬 以上	2000萬 以上		34	4)L)	p H	大 本 1	以下	25 坪	35 坪	45 坪	55 坪	以 上	E	
							7-5		華厦								
52.9% 35.3% 0.0% 5.9% 0.0% 5.9%	35.3% 0.0% 5.9% 0.0%	%0.0 %6.5 %	%0.0		2.9%		408	5.2	ı	%0.0	%0.0	50.0%	50.0% 50.0% 0.0%		%0.0	34.5	74.2
2006 61.5% 23.1% 7.7% 0.0% 7.7% 0.0%	7.7% 0.0% 7.7%	7.7% 0.0% 7.7%	0.0% 7.7%	-	%0.0		377	6.1	-	12.5%	12.5%	31.3%	12.5% 12.5% 31.3% 18.8% 6.3%	6.3% 1	18.8%	36.6	71.3
46.2% 46.2% 0.0% 0.0% 7.7%	46.2% 0.0% 0.0% 0.0%	%0.0 %0.0 %0.0	%0.0		7.7%		482	5.3	-	%0.0	%0.0	14.3%	14.3% 14.3% 28.6% 42.9%	8.6%	12.9%	52.6	122.9
69.2% 30.8% 0.0% 0.0% 0.0% 0.0%	0.0% 0.0% 0.0% 0.0%	0.0% 0.0% 0.0% 0.0%	%0.0 %0.0 %0.0	0.0%			256	4.9	-	%0.0	%0.0	14.3%	0.0%   14.3%   71.4%   14.3%   0.0%	4.3%	%0.0	40.9	60.4
2009 43.8% 43.8% 6.3% 0.0% 0.0% 6.3%	43.8% 6.3% 0.0% 0.0%	6.3% 0.0% 0.0%	%0.0		6.3%	7/1	422	4.2	1	0.0%	25.0%	25.0%	25.0% 25.0% 50.0% 0.0%		%0.0	30.2	85.0
2010 40.0% 35.0% 20.0% 0.0% 5.0% 0.0%	20.0% 0.0% 5.0%	20.0% 0.0% 5.0%	0.0% 5.0%		0.0%		430	6.1	ı	%0.0	0.0%	25.0%	0.0% 0.0% 25.0% 62.5% 0.0%		12.5%	45.3	6.66
55.3% 26.3% 10.5% 7.9% 0.0% 0.0%	26.3% 10.5% 7.9% 0.0%	10.5% 7.9% 0.0%	7.9% 0.0%		0.0%	l l	331	7.0	11.1	4.0%	8.0%	32.0%	8.0%   32.0%   40.0%   12.0%   4.0%	2.0%	4.0%	34.7	9:59
2012 47.3% 36.4% 12.7% 1.8% 1.8% 0.0%	36.4%   12.7%   1.8%   1.8%	12.7% 1.8% 1.8%	1.8% 1.8%		0.0%		361	8.3	11.3	2.3%	16.3%	27.9%	16.3% 27.9% 37.2% 11.6% 4.7%	1.6%	4.7%	35.8	41.6
2013 35.9% 41.8% 12.6% 6.8% 2.9% 0.0%	12.6% 6.8% 2.9%	12.6% 6.8% 2.9%	6.8% 2.9%		0.0%		404	10.0	-	%9.9	17.1%	35.5%	6.6%   17.1%   35.5%   31.6%   6.6%   2.6%	%9.9	%9.7	32.0	49.3
28.7% 31.7% 20.8% 11.9% 6.9% 0.0%	20.8% 11.9% 6.9%	20.8% 11.9% 6.9%	%6.9	-	%0.0		495	10.8	17.2	4.3%	14.5%	33.3%	4.3%   14.5%   33.3%   29.0%   17.4%   1.4%	7.4%	1.4%	34.8	57.2

資料來源:信義房屋不動產企劃研究室





表 6-2-55 高雄市歷年成屋成交狀況分析表

	透天、 別墅	%6.6	15.7%	11.0%	18.1%	21.3%	19.7%	19.6%	21.8%	18.8%	14.7%	17.2%	18.1%	16.4%	11.5%	14.4%	15.3%	11.2%	10.7%	11.1%	10.5%
列	套房	%9.0	1.4%	0.0%	0.9%	0.0%	0.3%	0.0%	0.5%	0.0%	0.5%	1.0%	1.8%	3.4%	2.6%	1.7%	2.2%	1.6%	1.4%	2.7%	2.7%
文易比(	辦公室	0.6%	0.5%	1.2%	1.5%	1.4%	0.6%	1.0%	0.7%	1.1%	1.0%	1.0%	2.0%	2.8%	2.2%	1.1%	1.2%	0.6%	0.5%	1.3%	0.9%
各類產品交易比例	定面	7.7%	9.5%	17.7%	14.0%	14.3%	17.8%	24.7%	25.0%	21.9%	32.1%	33.4%	34.7%	28.1%	26.3%	23.7%	21.3%	16.9%	11.8%	11.4%	10.6%
会	大 華 厦	61.0%	62.4%	58.2%	49.7%	52.6%	49.9%	45.8%	40.7%	47.1%	43.2%	39.2%	32.7%	38.1%	48.9%	51.3%	54.3%	63.8%	68.6%	65.9%	67.1%
	公寓	20.1%	10.7%	10.1%	11.1%	7.3%	9.3%	6.7%	7.6%	6.2%	4.9%	4.8%	6.6%	8.5%	6.3%	4.9%	3.4%	3.5%	5.1%	6.5%	6.7%
流通	製 (K	52.2	56.3	58.9	63.3	64.7	62.4	66.2	65.0	59.7	65.4	77.2	77.2	79.5	97.6	88.2	74.5	63.0	62.4	63.2	74.6
平均市外	(年)	40.5	42.3	41.1	42.5	45.0	44.8	50.9	47.8	50.0	46.1	50.7	43.1	41.7	43.6	44.8	45.1	42.2	40.9	39.2	39.4
	55坪 以上	14.1%	15.9%	12.2%	16.7%	18.8%	18.1%	31.6%	27.4%	31.4%	22.1%	29.1%	19.5%	18.5%	23.6%	22.0%	22.2%	18.2%	14.0%	12.5%	13.5%
<sup>2</sup> )	45- 55坪	17.6%	19.5%	17.4%	21.2%	25.6%	25.8%	21.1% 28.7%	16.5% 27.8%	23.0% 21.6%	25.6%	20.5%	20.7%	17.7%	/11.5%	19.2%	18.5%	16.5%	29.7% 17.7% 14.0%	15.0%	5.5% 14.0% 23.8% 28.0% 15.2%
單位成交面積(坪)	35- 45坪	28.9%	32.9%	39.1%	31.7%	32.5%	28.5%		16.5%		26.1%	28.5%	23.6%	27.0%	28.3%	24.5%	29.9%	29.5%	29.7%	28.2%	28.0%
位成交	25- 35坪	28.5%	22.9%	26.1%	18.5%	6.4% 16.7%	20.4%	12.3%	20.3%	16.2%	16.1%	10.6%	17.2% 16.1%	17.7%	21.5%	22.0%	16.9%	23.6%	10.8% 24.9%	26.1%	23.8%
計	15- 25坪	10.2%	6.1%	5.2%	11.0%	6.4%	%8.9	5.8%	7.1%	%6.9	%0.6	10.6%		12.9%	9.4%	10.4%	9.2%	%8.6	10.8%	14.7%	14.0%
	15年 以下	0.8%	2.7%	0.0%	0.6%	0.0%	0.4%	%9.0	0.6%	1.0%	1.0%	0.7%	2.9%	%0.9	5.7%	1.9%	3.3%	2.4%	2.8%	3.6%	5.5%
単價 :/坪)	5年内 大樓 華厦	11:11	10.9	10.6	8.6	9.3	8.5	8.0	7.6	9.1	9.6	-10.1	10.8	12.1	13.5	12.5	13.8	15.4	17.1	19.3	20.4
平均單價 (萬元/坪)	住宅	11.2	10.9	10.6	6.7	8.9	7.8	1.7	9.9	7.2	7.4	8.2	8.1	8.7	9.3	9.1	10.3	11.9	13.0	15.5	16.5
标社	總價(萬元)	491	531	471	476	477	422	423	392	401	420	494	477	487	493	499	529	276	595	999	721
	2000萬 以上	0.0%	0.0%	0.4%	0.0%	0.3%	0.3%	0.0%	0.7%	0.4%	1.2%	1.0%	0.8%	1.6%	1.4%	0.8%	1.6%	2.1%	1.5%	1.8%	2.8%
	1000- 2000萬	2.8%	5.8%	0.8%	4.2%	2.9%	1.0%	2.6%	2.0%	1.8%	3.1%	2.9%	5.7%	7.1%	8.2%	7.6%	9.7%	%0.6	7.7%	12.7%	15.4%
價區間	700- 1000萬	11.5%	10.6%	8.3%	12.1%	12.5%	10.0%	7.3%	5.3%	%9.9	4.7%	10.2%	10.6%	7.4%	7.3%	11.4%	11.3%	11.2%	14.9%	18.0%	19.5%
成交總價區間	500- 700萬	24.4%	27.0%	28.2%	18.0%	20.1%	18.3%	19.4%	16.6%	16.5%	13.2%	16.1%	18.4%	14.8%	14.4%	13.2%	18.1%	19.5%	25.7%	27.8%	
	300 <del>.</del> 500萬	17.4% 43.9% 24.4%	43.1%	43.6% 28.2%	40.8%	39.3%	36.6% 33.8%	35.8% 34.9% 19.4%	42.9% 32.6% 16.6%	34.2%	37.6%	32.7%	23.7%	38.8% 30.5% 14.8%	28.0% 14.4%	37.3% 29.7%	33.2%	37.5%	33.2%	25.3% 27.8%	22.3% 27.8%
	300萬 以下	17.4%	13.6%	18.8%	24.9%	24.9%	36.6%	35.8%	42.9%	40.4%	40.3%	34.2%	40.8%	38.8%	40.7%	37.3%	26.2%	20.8%	16.9%	14.5%	12.3%
	年度	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

												ı
上	派温入 敷(天)	1.19	72.1	124.8	131.9	54.4	6.69	$\mathcal{E}^{-}LL$	83.5	0.56	64.2	
平均成	交面積 (坪)	9.9/	55.4	49.9	25.7	49.1	40.6	42.7	43.6	35.9	40.6	
	55 坪 以上	0.0% 0.0% 0.0% 16.7% 16.7% 66.7%	15.8% 0.0% 21.1% 15.8% 42.1%	0.0% 10.0% 30.0% 10.0% 20.0% 30.0%	11.1%	11.1% 11.1% 33.3% 0.0% 16.7% 27.8%	20.0% 6.7% 13.3% 13.3% 13.3% 33.3%	8,0% 0.0% 36.0% 28.0% 8.0% 20.0%	15.4% 23.1%	14.7% 26.5% 20.6% 8.8% 8.8% 20.6%	10.5% 15.8% 23.7% 10.5% 10.5% 28.9%	
平)	45- 55 坪	16.7%	15.8%	%0.02	%0'0	%2'91	13.3%	%0'8	15.4%	%8.8	10.5%	
面積は	35- 45 坪	16.7%	21.1%	10.0%	0.0%	0.0%	13.3%	28.0%	7.7%	8.8%	10.5%	
單位成交面積(坪)	25- 35 坪	0.0%	0.0%	30.0%	33.3%	33.3%	13.3%	36.0%	11.5% 11.5% 30.8% 7.7%	20.6%	23.7%	
曲	15-	%0.0	15.8%	10.0%	33.3%	N.1%	6.7%	%0.0	11.5%	26.5%	15.8%	
	15 坪 以下	%0.0	5.3%	%0.0	22.2% 33.3% 33.3% 0.0% 0.0%	11.1%	20.0%	%0.8	11.5%	14.7%	10.5%	
平均單價 (萬元/坪)	5年内 大樓 華厦	1	13.6	-	-	16.9	15.1	18.2 /	19.1	22.6	23.8	
平均(萬)	無	8.3	10.1	9.4	8.9	6.6	9.7	11.2	13.9	17.0	16.2	
平均	總價完	664	637	621	291	524	457	518	639	633	006	
	2000萬以上	%0.0	%0.0	7.1%	0.0%	%0.0	%0.0	0.0%	3.0%	4.2%	7.0%	4
	700- 1000- 2000 萬 0000 萬 2000 萬	11.1%	13.1%	%0.0	0.0%	13.6%	11.1%	10.0%	9.1%	8.3%	23.3%	
> 終價區間	700- 1000-1000-1000 萬	1.1% 44.4% 22.2%	% 21.7% 13.1%	% 21.4%	7.7%	18.2% 13.6%	% 16.7%	10.0%   13.3%   10.0%   0.0%	15.2%	16.7%	14.0%   14.0%   23.3%	
成交總	500- 700萬	44.4%	26.1%	7.1%	15.4%	4.6%	11.1%	10.0%	30.3% 15.2%	16.7% 16.7%	14.0%	
	300-	11.1%	8.7%	28.6%	15.4%	18.2%	11.1%	33.3%			23.3%	
	300萬	11.1%	30.4%	35.7% 28.6%	61.5%	45.5%	50.0%	33.3% 33.3%	18.2% 24.2%	22.9% 31.3%	18.6% 23.3%	
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

資料來源:信義房屋不動產企劃研究室



表 6-2-57 高雄市苓雅區歷年成屋成交狀況分析表

- 11	/ _	ı				ı						ı
大 新 子	<u>派</u> 温入 數(天)	0.06	9.99	71.8	18.7	101.0	85.3	84.5	6.78	78.7	88.2	
平均成	交面積 (坪)	45.2	39.3	40.1	43.6	41.0	45.7	42.9	37.5	40.2	36.8	
	55 坪 以上	17.6%	11.8%	15.7%	30.3%	23.9%	21.1%	24.6%	13.3%	19.7%	10.2%	
平)	45- 55 坪	26.5%	23.5%	15.7%	3.0%	10.9%	19.3%	14.5%	14.4%	11.5%	13.3%	
面積は	35- 45 坪	17.6% 26.5%	26.5%	29.4%	39.4%	19.6% 10.9% 23.9%	33.3%	11.6%	25.6% 20.0%	14.7% 11.5%	17.4%	
單位成交面積(坪)	25- 35 坪	23.5%	20.6% 17.6% 26.5% 23.5% 11.8%	15.7% 21.6% 29.4%	18.2% 39.4%	19.6% 26.1%	15.8% 33.3%	4,3% 18.8% 26.1% 11.6% 14.5% 24.6%	25.6%	22.1% 27.9%	21.4% 29.6% 17.4% 13.3%	
卌	15- 25 垤	14.7%	20.6%	15.7%	9.1%	%9.61	7.0%	18.8%	17.8%	22.1%	21.4%	
	15 坪 以下	0.0%	0.0%	2.0%	0.0%	0.0%	3.5%	4.3%	%6.8	4.1%	8.2%	
平均單價 (萬元/坪)	5年內 大樓 華厦	14.2	14.2	11.9	19.9	15.5	19.5	16.1	17.8	20.0	20.5	
平均單價 (萬元/坪)	住宅	8.6	7.9	9.1	10.0	9.6	10.7	12.3	14.6	15.6	16.9	
平均	總(萬元)	484	371	462	444	7497	620	620	563	664	683	
	1000- 2000萬2000萬 以上	2.3%	%0.0	1.5%	0.0%	1.8%	4.2%	2.5%	0.0%	%8.0	3.6%	/_
	1000- 2000萬	2.3%	2.2%	8.7%	7.7%	5.4%	11.1%	13.6%	10.8%	15.8%	11.7%	
真區間	700- 1000-1000-1000 萬	9.1%	6.7%	5.8%	5.1%	12.5%	11.1%	5% 16.1%	22.6%	17.3%	18.0%	
成交總價區間	500- 700萬	13.6%	11.1%	13.0%	12.8%	12.5%	18.1%		18.6%	18.8%	17.1% 18.0%	
	300- 500 萬		35.6%	26.1%				22.2%	20.6%	21.1%		
	300萬以下	27.3% 45.5%	2006   44.4%   35.6%	44.9% 26.1%	41.0% 33.3%	39.3% 28.6%	26.4% 29.2%	32.1% 22.2% 13.	27.5%	26.3% 21.1%	18.0% 31.5%	
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

產 年

鑑

# 5年内 13.5 大樓 11.6 11.2 14.0 12.7 華 13.1 平均單價 (萬元/坪) 住宅 11.6 10.9 11.9 12.9 11.7 6.6 (三萬三) 平均 總價 707 765 633 711 683 701 2.6% 0.0% 4.8% 2000萬 6.3% 2.9% 2009 | 22.2% | 30.2% | 15.9% | 14.3% | 14.3% | 3.2% 文 기 16.7% 14.7% 12.7% | 34.9% | 17.5% | 14.3% | 15.9% 2010 | 17.5% | 36.8% | 23.7% | 13.2% | 6.1% 1000萬 2000萬 1000-6.3% 12.5% 41.7% 16.7% 25.0% 20.6% 29.4% 8.8% 成交總價區間 700-700萬 12.5% 31.3% 500-500萬 300-

23.5%

%0.0 31.3%

2005

2006 2007 2008

300萬 以下

年度

流漏天 數(天)

> 55 坪 以 九

55 坪 45-

45 坪 35-

35 坪

25 坪

以 下

25-

15-

15 坪

平均成 交面積

單位成交面積(坪)

72.3 51.3 91.3 97.2

68.4 40.5 50.8

25.0% 66.7%

8.3%

0.0%

%0.0

%0.0

27.3% 18.2% 18.2%

36.4% 0.0%

%0.0

8.06

52.3

52.6

3.2% 6.4% 19.3% 19.3% 16.1% 35.5% 0.0% | 3.3% | 20.0% | 25.0% | 15.0% | 36.7% 0.0% | 5.1% | 15.3% | 28.8% | 16.9% | 33.9% 79.4 60.4

44.8

0.0% 7.8% 24.3% 30.1% 19.4% 18.4%

0.0% 8.8% 21.1% 32.6% 11.6% 25.9% 1.1% 11.0% 28.6% 26.4% 15.4% 17.6% 0.9% | 14.7% | 28.4% | 32.1% | 13.3% | 10.5%

16.0 20.0 20.5

14.6

745 760

5.2% 4.2%

7.1% 35.5% 23.9% 15.5% 12.9%

2011

16.3 18.4

12.2% 12.7%

6.4% 32.8% 25.9% 18.5%

2012

45.4 40.9 38.8

50.0 57.5 2.99

41.1

2.8% | 19.7% | 19.1% | 25.8% | 14.0% | 18.5%

2 22.

19.6

865

4.8%

5.9% | 12.9% | 29.6% | 24.7% | 22.0%

20.5% 37.6% 21.0%

3.9%

2013 2014

791

4.4%

資料來源:信義房屋不動產企劃研究室





表 6-2-59 高雄市前鎮區歷年成屋成交狀況分析表

14	< <sub>ຄວ</sub>			•					00	•	``	
が 治 汁	•	75.8	86.0	78.3	0.86	76.1	74.9	69.3	8.09	53.3	9.77	
平均成	交面積 (坪)	53.0	37.9	36.9	41.8	49.4	50.9	44.8	45.3	41.4	41.0	
	55 坪 以上	52.4%	11.5%	8.3%	18.8%	19.3% 16.1% 35.5%	22.2% 25.9% 37.0%	27.3% 23.6% 23.6%	19.3%	17.1%	11.5% 19.5% 31.9% 17.7% 15.0%	
平)	45- 55 坪	4.8%	15.4% 26.9%	27.8%	12.5%	16.1%	%6:57	23.6%	17.2%	%6.22	%L'L1	
單位成交面積(坪)	35- 45 坪	23.8%		22.2% 27.8%	21.9%	19.3%	22.2%	27.3%	26.9%	20.0% 22.9%	31.9%	
位成交	25- 35 坪	0.0%	19.2% 19.2%	11.1%	28.1%	16.1%	3.7%	16.4%	26.9%	11.4% 27.6%	19.5%	
<u>₩</u>	15-	14.3%	19.2%	13.9%	15.6% 28.1%	0.0% 12.9% 16.1%	11.1%	5.4%	6.4%	11.4%	11.5%	
	15 择 以下	4.8%	7.7%	%2.91	3.1%	0.0%	%0.0	%9′€	3.2%	%6.0	4.4%	
平均單價 (萬元/坪)	5年内 大樓 華厦	8.3	6.6	10.4	12.6	11.0	12.2	14.0	15.4	24.0	15.5	
平均單價 (萬元/坪)	知	8.6	8.2	8.2	9.1	8.8	10.0	11.3	13.7	16.4	16.6	
平均	終 (第元)	489	424	370	453	V 539 V	610	570	704	729	722	
	2000萬以上	%0.0	%0.0	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	%6.0	%8.0	/-
		3.1%	2.9%	2.3%	11.1%	10.5%	12.2%	8.3%	5.0%	16.5%	16.8%	
真配間	700- 1000- 1000- 1000 萬	12.5%	%9.8	%8.9	%0.0	2.6%	17.1%	8.3%	21.8%	30.4%	.1% 24.4% 16.8%	
成交總價區間	500-700萬	25.0%	28.6%	11.4%	19.4%	26.3%	26.8%	33.3%	27.7%	18.3%		
	300- 500萬	28.1%	22.9%	34.1%		36.8%	26.8%	31.7%	26.7%	23.5%	15.1%	
	300萬	31.3% 28.1%	37.1% 22.9% 28.	45.5% 34.1%	44.4% 25.0%	23.7% 36.8% 26.3%	17.1% 26.8% 26.8	18.3% 31.7% 33.3%	14.9% 26.7%	10.4% 23.5%	2014   11.8%   15.1%   31	
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	

开始。	<u> 派</u> 通人 數(天)	9.79	2.67	82.1	1.001	8.66	9.79	64.3	5.85	8.29	6.87
平均成	交面積 (坪)	42.9	45.2	44.1	39.4	42.9	46.2	38.1	39.1	37.1	39.9
	55 坪 以上	18.8%	18.9%	25.4%	18.9%	17.8%	16.7% 25.0%	10.2%	9.7%	8.4%	12.3%
( <del>)</del>	45- 55 坪	15.6%	18.9%	18.6%	14.9%	22.2%		15.3%	16.4%	16.9%	17.2%
單位成交面積(坪)	35- 45 坪	15.6% 37.5%	13.5% 27.0% 18.9%	13.6% 27.1% 18.6% 25.4%	18.9% 27.0%	10.0% 20.0% 28.9% 22.2% 17.8%	13.3% 32.5%	10.8% 28.0% 31.9%	14.6% 26.1% 31.0%	16.1% 25.3% 27.6%	7.8%   24.0%   30.4%   17.2%   12.3%
	25- 35 坯		5 27.0%	13.6%	18.9%	, 20.0%	13.3%	28.0%	5 26.1%	5 25.3%	24.0%
шГ	15- 25 坪	12.5%	-	10.2%	5.4%		8.3%		-		-
	15 坪 以下	0.0%	2.7%	5.1%	14.9%	1.1%	4.2%	/3.8%	2,2%	%8.5	8.3%
平均單價 (萬元/坪)	5年内 大樓 華厦	7.7	8.5	0.6	12.9	6.7	10.6	13.5	13.7	17.5	21.2
平均 (萬万	新	6.7	6.7	7.7	7.7	7.4	8.4	6.7	10.5	12.8	13.8
平均	總價 (萬元)	442	404	516	419	413	7442	457	474	595	029
	2000萬以上	2.3%	%0.0	2.6%	1.1%	%0.0	%0'0	1.5%	%0.0	%9'0	2.3%
	1000- 2000 萬	2.3%	3.6%	3.9%	4.2%	3.4%	5.9%	4.1%	4.5%	%8.6	15.2%
總價區間	700- 1000- 1000- 1000 萬	%8.9	12.7%	7.8%	7.4%	10.2%	9.2%	7.2%	8.7%	14.3%	12.9%
及次総	500- 700 萬	9.1%	12.7%	16.9%	14.7%	12.7%	11.8%	14.9%	23.4%	25.7%	%
	300- 500 萬	36.4%	21.8%	39.0%	25.3%	31.4%	42.1%	40.5%	39.3%	27.0%	23.8%
	300萬以下	43.2%	49.1% 21.8%	29.9%	47.4%	42.4% 31.4%	30.9% 42.1%	31.8% 40.5%	24.2%	22.5% 27.0%	15.6% 23.8% 30.19
	年度	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014

資料來源:信義房屋不動產企劃研究室



表 6-2-61 高雄市左營區歷年成屋成交狀況分析表

			成交總	成交總價區間			平	平均 (萬元	平均單價 (萬元/坪)		ш	a位成交	單位成交面積(坪)	( <del>]</del>		平均成	¥ H
300 萬		300-	500-	-002	1000-	1000- 2000 萬	總價	1	5年内	15 坪	15-	25-	35-	45-	55 坪	交面積	派舗ス 數(天)
以下		500萬	700萬		1000萬 2000萬	<u>1</u>	(馬光)	<del>用</del> 先	大 華 厦	以下	25 坪	35 坪	45 坪	55 坪	以上	(±)	
33.3%	\o	22.2%	22.2%	%9.5	16.7%	%0.0	576	7.7	11.4	%0.0	6.3%	%0.0	25.0% 43.8% 25.0%	43.8%	25.0%	57.6	8.77
37.59	%	37.5% 33.3%	12.5%	16.7%	0.0%	0.0%	450	8.1	8.5	%0.0	4.5%	4.5%	45.4%   13.6%   31.8%	13.6%	31.8%	50.0	6.77
34.99	%	34.9% 41.9%	11.6%	7.0%	4.7%	0.0%	405	7.7	8.6	2.8%	8.3%	19.4%	19.4% 38.9% 16.7% 13.9%	16.7%	13.9%	42.4	69.4
44.9	%	44.9% 29.0%	13.0%	10.1%	2.9%	0.0%	419	8.2	10.4	1.6%	%8.6	21.3%	1.6% 9.8% 21.3% 37.7% 11.5% 18.0%	11.5%	18.0%	43.0	8.9/
43.6%	%	36.4%	7.3%	10.9%	1.8%	0.0%	Ø415 <sup>▽</sup>	8.4	11.5	%0.0	2.1%	33.3%	33.3% 33.3% 25.0%	25.0%	6.3%	41.4	70.1
25.3	%	25.3% 32.6%	19.0%	%£'9	14.7%	2.1%	570	10.3	14.1	%0.0	7.5%	20.0%	20.0% 35.0% 21.3% 16.2%	21.3%	16.2%	44.7	56.3
12.1	%	12.1% 43.4%	22.3%	13.9%	7.8%	%9.0	563	11.7	13.7	%0.0	7.4%	23.0%	7.4% 23.0% 34.5% 20.9% 14.2%	20.9%	14.2%	41.9	44.6
%0.6	%	36.5%	32.9%	11.7%	8.6%	1.4%	610	12.6	16.9	1.5%	5.5%	17.6%	17.6% 41.2% 22.1%	22.1%	12.1%	42.0	66.5
3.3%	%		27.1% 37.4%	16.9%	13.6%	1.8%	705	15.9	20.1	0.4%	7.9%	27.3%	0.4% 7.9% 27.3% 37.9% 13.8% 12.6%	13.8%	12.6%	40.6	52.1
3.5%	%	25.8%	34.5%	24.0%	10.9%	1.3%	969	17.0	21.0	1.9%	7.9%	28.5%	7.9% 28.5% 38.3% 14.0%	14.0%	9.4%	38.7	63.1
						/_											

(	田田 正 田 多2 木 十	田田田野水十十	11111111111111111111111111111111111111	問出出					平均	平均單價		8	1	LT/##5.72				
5年內         15 म 15- 25- 35- 45- 55 म 45- 55 म 45	以父總價區尚 平均	※領軍 超	※領軍 超		本均	本均	平均		(萬)	亡/坪)		丰1	ZPXXI	即傾(거	(-)		平均成	
本模 以下 25 坪 35 坪 45 坪 55 坪 以上 3.7. (坪) 華夏 以下 25 坪 35 坪 45 坪 55 坪 以上 7.0 0.0% 0.0% 11.8% 47.1% 29.4% 11.8% 46.1 1.8% 47.1% 29.4% 11.8% 46.1 1.0.0% 18.2% 18.2% 26.7% 26.7% 26.7% 0.0% 34.7 - 0.0% 14.3% 28.6% 28.6% 7.1% 21.4% 39.5 - 0.0% 41.1% 22.2% 33.3% 22.2% 11.1% 40.4 10.7 0.0% 4.5% 45.4% 40.9% 9.1% 44.7 13.2 0.0% 4.3% 26.1% 31.9% 24.6% 13.0% 42.9 15.0 0.0% 12.5% 26.1% 31.9% 22.2% 4.2% 39.2 17.9 17.9 2.7% 14.9% 23.0% 25.7% 24.3% 9.5% 39.1	003	拉 0000C 0001 00L 003 00C	車 0000	10000 型	型 0000		總價			5年内		15	3.0	36			交面積	(世)
華夏 以下 25 坪 35 坪 45 坪 55 坪 以上 7.0 0.0% 0.0% 11.8% 47.1% 29.4% 11.8% 46.1 8.4 6.7% 13.3% 26.7% 26.7% 26.7% 0.0% 34.7 - 0.0% 18.2% 18.2% 45.4% 18.2% 0.0% 34.7 10.1 0.0% 14.3% 28.6% 28.6% 7.1% 21.4% 39.5 - 0.0% 27.3% 9.1% 36.4% 27.3% 0.0% 37.0 9.4 0.0% 11.1% 22.2% 33.3% 22.2% 11.1% 40.4 10.7 0.0% 4.3% 26.1% 31.9% 24.6% 13.0% 42.9 15.0 0.0% 12.5% 20.8% 40.3% 22.2% 42.8 39.2 15.0 0.0% 14.9% 23.0% 22.2% 42.8 39.2 17.9 27.7% 14.9% 23.0% 25.7% 24.3% 9.5% 39.1	300- 300- 1000-		曜 0007 -0001   -007   -	10007 -0001	型 0007		(重正)		年	十樓		-51	-67	-66		+1 00	(本)	(人)XX
7.0 0.0% 0.0% 11.8% 47.1% 29.4% 11.8% 46.1 8.4 6.7% 13.3% 26.7% 26.7% 26.7% 0.0% 34.7 - 0.0% 18.2% 18.2% 45.4% 18.2% 0.0% 36.3 10.1 0.0% 14.3% 28.6% 28.6% 7.1% 21.4% 39.5 - 0.0% 27.3% 9.1% 36.4% 27.3% 0.0% 37.0 9.4 0.0% 11.1% 22.2% 33.3% 22.2% 11.1% 40.4 10.7 0.0% 4.3% 26.1% 31.9% 24.6% 13.0% 42.9 15.0 0.0% 12.5% 20.8% 40.3% 22.2% 4.2% 39.2 17.9 2.7% 14.9% 23.0% 25.7% 24.3% 9.5% 39.1	以下   500 萬 1000 萬 2000 萬 以上   200	500萬 700萬 1000萬 2000萬 以上	700萬 1000萬 2000萬 以上	A A	A A			П	] <u>1</u>	華河					55 坪	以上		
8.4 6.7% 13.3% 26.7% 26.7% 26.7% 0.0% 34.7  - 0.0% 18.2% 18.2% 45.4% 18.2% 0.0% 36.3  10.1 0.0% 14.3% 28.6% 28.6% 7.1% 21.4% 39.5  - 0.0% 27.3% 9.1% 36.4% 27.3% 0.0% 37.0  9.4 0.0% 11.1% 22.2% 33.3% 22.2% 11.1% 40.4  10.7 0.0% 0.0% 4.5% 45.4% 40.9% 9.1% 44.7  13.2 0.0% 4.3% 26.1% 31.9% 24.6% 13.0% 42.9  15.0 0.0% 12.5% 20.8% 40.3% 22.2% 4.2% 39.2  17.9 2.7% 14.9% 23.0% 25.7% 24.3% 9.5% 39.1	56.0% 24.0% 12.0% 8.0% 0.0% 0.0% 376	12.0% 8.0% 0.0% 0.0%	12.0% 8.0% 0.0% 0.0%	8.0% 0.0% 0.0%	0.0%		376		6.4	7.0	0.0%		1.8%	.7.1%	9.4%	11.8%	46.1	77.1
-       0,0%       18.2%       18.2%       45.4%       18.2%       0.0%       36.3         10.1       0.0%       14.3%       28.6%       28.6%       7.1%       21.4%       39.5         -       0.0%       27.3%       9.1%       36.4%       27.3%       0.0%       37.0         9.4       0.0%       11.1%       22.2%       33.3%       22.2%       11.1%       40.4         10.7       0.0%       4.5%       45.4%       40.9%       9.1%       44.7         13.2       0.0%       4.3%       26.1%       31.9%       24.6%       13.0%       42.9         15.0       0.0%       12.5%       20.8%       40.3%       22.2%       4.2%       39.2         17.9       2.7%       14.9%       23.0%       25.7%       24.3%       9.5%       39.1	66.7% 12.5% 12.5% 0.0% 8.3% 0.0% 388	12.5% 0.0% 8.3% 0.0%	12.5% 0.0% 8.3% 0.0%	0.0% 8.3% 0.0%	0.0%	=	388		6.4	8.4	6.7% 1.	3.3% 2	6.7% 2	6.7% 2	6.7%	%0.0	34.7	95.3
10.1 0.0% 14.3% 28.6% 28.6% 7.1% 21.4% 39.5 - 0.0% 27.3% 9.1% 36.4% 27.3% 0.0% 37.0 9.4 0.0% 11.1% 22.2% 33.3% 22.2% 11.1% 40.4 10.7 0.0% 0.0% 4.5% 45.4% 40.9% 9.1% 44.7 13.2 0.0% 4.3% 26.1% 31.9% 24.6% 13.0% 42.9 15.0 0.0% 12.5% 20.8% 40.3% 22.2% 4.2% 39.2 17.9 2.7% 14.9% 23.0% 25.7% 24.3% 9.5% 39.1	63.2% 10.5% 10.5% 5.3% 10.5% 0.0% 421	10.5% 10.5% 5.3% 10.5% 0.0%	10.5% 5.3% 10.5% 0.0%	5.3% 10.5% 0.0%	0.0%		421		5.7	-	0.0% 18	8.2%	8.2% 4	.5.4% 1		%0.0	36.3	82.7
- 0.0% 27.3% 9.1% 36.4% 27.3% 0.0% 37.0 9.4 0.0% 11.1% 22.2% 33.3% 22.2% 11.1% 40.4 10.7 0.0% 0.0% 4.5% 45.4% 40.9% 9.1% 44.7 13.2 0.0% 4.3% 26.1% 31.9% 24.6% 13.0% 42.9 15.0 0.0% 12.5% 20.8% 40.3% 22.2% 4.2% 39.2 17.9 2.7% 14.9% 23.0% 25.7% 24.3% 9.5% 39.1	62.5% 31.3% 6.3% 0.0% 0.0% 0.0% 261	31.3% 6.3% 0.0% 0.0% 0.0%	6.3% 0.0% 0.0% 0.0%	0.0% 0.0%	0.0%		261		6.3	10.1	0.0% 1	4.3% 2	8.6% 2	%9.8	7.1%	21.4%	39.5	75.9
9.4 0.0% 11.1% 22.2% 33.3% 22.2% 11.1% 40.4 10.7 0.0% 0.0% 4.5% 45.4% 40.9% 9.1% 44.7 13.2 0.0% 4.3% 26.1% 31.9% 24.6% 13.0% 42.9 15.0 0.0% 12.5% 20.8% 40.3% 22.2% 4.2% 39.2 17.9 2.7% 14.9% 23.0% 25.7% 24.3% 9.5% 39.1	64.7% 5.9% 17.7% 5.9% 5.9% 0.0% 365	5.9% 17.7% 5.9% 5.9% 0.0%	17.7% 5.9% 5.9% 0.0%	5.9% 5.9% 0.0%	0.0%	7/	365		6.4	-	0.0% 2	7.3%	9.1% 3	6.4%	7.3%	%0.0	37.0	60.1
10.7       0.0%       0.0%       4.5%       45.4%       40.9%       9.1%       44.7         13.2       0.0%       4.3%       26.1%       31.9%       24.6%       13.0%       42.9         15.0       0.0%       12.5%       20.8%       40.3%       22.2%       4.2%       39.2         17.9       2.7%       14.9%       23.0%       25.7%       24.3%       9.5%       39.1	21.1% 26.3% 31.6% 10.5% 10.5% 0.0% 540	26.3% 31.6% 10.5% 10.5% 0.0%	31.6% 10.5% 10.5% 0.0%	10.5% 10.5% 0.0%	0.0%		0540	·	7.1	9.4	0.0%	1.1% 2	2.2% 3	3.3% 2		11.1%	40.4	86.4
13.2       0.0%       4.3%       26.1%       31.9%       24.6%       13.0%       42.9         15.0       0.0%       12.5%       20.8%       40.3%       22.2%       4.2%       39.2         17.9       2.7%       14.9%       23.0%       25.7%       24.3%       9.5%       39.1	23.3% 53.3% 16.7% 3.3% 3.3% 0.0% 425	16.7% 3.3% 3.3% 0.0%	16.7% 3.3% 3.3% 0.0%	3.3% 3.3% 0.0%	0.0%		425		8.3		0.0%	, 0%	1.5% 4	.5.4%	%6.0	9.1%	44.7	8.09
15.0 0.0% 12.5% 20.8% 40.3% 22.2% 4.2% 39.2 17.9 2.7% 14.9% 23.0% 25.7% 24.3% 9.5% 39.1	25.6% 38.5% 19.2% 14.1% 2.6% 0.0% 465	38.5% 19.2% 14.1% 2.6% 0.0%	19.2%   14.1%   2.6%   0.0%	2.6% 0.0%	0.0%	5	465	$\vdash$	10.3	13.2			6.1% 3	1.9% 2	4.6%	13.0%	42.9	50.3
17.9   2.7%   14.9%   23.0%   25.7%   24.3%   9.5%   39.1	11.2% 31.5% 30.3% 16.9% 9.0% 1.1% 586	30.3% 16.9% 9.0% 1.1%	30.3% 16.9% 9.0% 1.1%	9.0% 1.1%	1.1%		286		12.6		0.0%	2.5% 2	0.8%	0.3%	2.2%	4.2%	39.2	66.3
	16.5% 31.8% 23.5% 18.8% 8.2% 1.2% 583	23.5% 18.8% 8.2% 1.2%	23.5% 18.8% 8.2% 1.2%	8.2% 1.2%	1.2%		583		14.1	17.9	2.7% 1	4.9% 2	3.0% 2	5.7% 2	4.3%	9.5%	39.1	81.1

資料來源:信義房屋不動產企劃研究室