

Estate·database

◎本报记者 唐文祺

上置房产工作室得到的最新数据显示,上海楼市一周以来全部房源共计成交7325套,签约面积890666平方米。其中,住宅类房源成交6171套,成交面积744016平方米,占成交总量的83.5%。虽然住宅成交量环比上扬200多套,但成交面积占比却较之上周下跌了近6个百分点。

据搜房网统计数据,一周之中,上海三大环线区域中除了外环以外区域之外,内环以内区域、内外环间区域成交量皆有不同程度下降。其中,内环以内区域周成交量为810套,与上周相比,减少了57套,成交面积110353平方米,环比下降了0.4%;内外环间区域周成交1565套,环比减少了215套,成交面积27656平方米,环比跌幅5.3%;而外环以外区域一周成交量为3796套,成交增加量高达498套,成交面积454648平方米,环比上涨了5.7%。

从各个区域的成交情况来看,松江区呈现跃升态势,由上周的排名第三“跳”至各区首位。一周成交量高达1028套,环比增加了374套,而高达57%的成交量增幅同样成为各区之冠。宝山区继续表现活跃,成交量虽然有所下降至901套,但依旧保持着位居前三名的“佳绩”。南汇区则从上周第七名攀升至季军位置,一周成交量622套,环比增加了257套。

从个盘的成交情况来看,位于松江区九亭板块的绿亭尚城将212套房源推出市场,开盘一周就成交了170多套。究其原因,主要还是由于合理化定价较受市场欢迎。由于销售成绩乐观,该盘对于整体松江区楼市有一定带动作用。同期推出的普陀区阳光建华城一周之中也有150多套签约量。此外,闵行区的万科阳光苑则势头不减,延续了上周的销售势头,一周之中再次成交50多套。南汇区的中邦城市2天内有近100套的成交量,同样较受关注。



张大伟 制图

上海外环外楼盘成交势头大涨

A翠湖天地御苑

Project details for A翠湖天地御苑: Location (卢湾区内环以内), Current price (45000元/M²), Previous price (46012元/M²), Change (-2.20%). Includes a photo of the building and a brief review.

B新湖明珠城三期

Project details for B新湖明珠城三期: Location (普陀区内环以内), Current price (14511.6元/M²), Previous price (14702.7元/M²), Change (-1.30%). Includes a photo of the building and a brief review.

C中海瀛台

Project details for C中海瀛台: Location (徐汇区中外环间), Current price (15212.6元/M²), Previous price (16717.1元/M²), Change (-9.00%). Includes a photo of the building and a brief review.

D张江汤臣豪园

Project details for D张江汤臣豪园: Location (浦东张江中内环间), Current price (10597.8元/M²), Previous price (10825.1元/M²), Change (-2.10%). Includes a photo of the building and a brief review.

Table of real estate transactions for the inner ring area (内环以内区域), listing project names, prices, and changes across various districts like Huangpu, Jing'an, and Putuo.

Table of real estate transactions for the middle ring area (中外环间区域), listing project names, prices, and changes across districts like Putuo, Hongkou, and Xuhui.

Table of real estate transactions for the outer ring area (外环以外区域), listing project names, prices, and changes across districts like Songjiang, Baoshan, and Nanhui.

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以上数据由上海房产之窗网独家提供