

Dear All,

I have pleasure in providing you with the below Weekly Digest between 6 March to 19 March 2017 produced by **BDGH**.

I hope this market news update will be of particular interest to you.

Best Regards,



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a guarantee of independence, objectivity and core value

# Weekly News



Qualification of Real Estate Valuation: National Class One    Qualification of Land Valuation: Nationwide Grade A    Regulated by RICS

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6 March to 19 March 2017



## Macro-economic

Major cities' house market stable **hot**

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Nanjing and Qingdao enact more housing curbs

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## Macro-economic

China's consumer inflation weakens on lower food prices

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### Detailed information

Major cities' house market stable **hot**

19 March 2017

Of 70 large and medium-sized cities surveyed in February, more than half of them saw month-on-month price declines or rises under 0.5 percent for new housing, according to the National Bureau of Statistics. Among them, 12 saw a price drop, with new housing prices in two cities flat in February. Another 19 cities saw home price gains above 0.5 percent.



New home prices in first-tier cities such as Beijing and Shanghai rose 0.1 percent on average in February, while second-tier and third-tier cities saw slightly higher price gains of 0.3 percent and 0.4 percent, respectively.

Noticeably, in the pre-owned home market, the prices rose 0.4 percent month on month in February, maintaining the growing trend for 23 months.

*(Source: Shanghai Daily, BDGH Research)*

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## Nanjing and Qingdao enact more housing curbs

17 March 2017

Authorities in Nanjing and Qingdao unveiled more steps that will restrict housing purchases and cool the property market on 16 March.

Nanjing said that from 16 March, people without a local hukou and anyone who owns at least one house in the three districts of Liuhe, Lishui and Gaochun will not qualify to buy a house. In the main urban districts, local people who have at least two houses will be banned from buying another home. New home prices in Nanjing jumped 37.3 percent year on year in January, according to the National Bureau of Statistics.

Purchase restrictions have also been introduced in Qingdao. The city said that starting on 16 March, people without local hukou must provide a record that they have paid 12 months' worth of income tax and social security payments in the last two years if they want to buy a house in the urban area.

*(Source: Shanghai Daily, BDGH Research)*



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## China's consumer inflation weakens on lower food prices

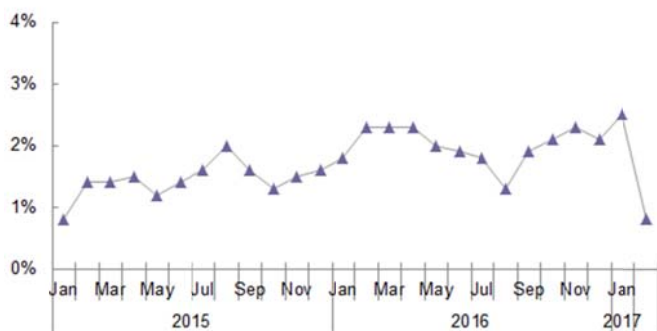
9 March 2017

The consumer price index (CPI), a main gauge of inflation, advanced 0.8 percent year on year in February, the National Bureau of Statistics (NBS) said 16 March. It was well below market expectation of 1.7 percent, and substantially lower than the growth of 2.5 percent in January. On a monthly basis, the CPI declined 0.2 percent.

The NBS attributed the weakening CPI to sharply lowering food prices, which fell 4.3 percent in February. Food prices surged 27 percent in January when the festival shopping spree drove up prices. As the travel season has ended, the number of tourists declined in February, bringing down the costs of tourist services, which partly explains the lower CPI.



**National CPI, Jan.2015 - Feb.2017**



Source: National Bureau of Statistics, *BDGH Research*

(Source: *Shanghai Daily*, *BDGH Research*)

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2017年3月6日至3月19日



## 宏观经济

主要城市楼市稳定

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## 政府政策

南京青岛再出限购政策

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## 宏观经济

2月CPI放缓

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### 新闻内容

#### 主要城市楼市稳定

2017年3月19日

2月份70个大中城市中, 新建商品住宅价格下降的城市有12个, 上涨的城市有56个, 持平的城市有两个。其中, 涨幅在0.5%以上的城市有19个。

分城市看, 北京、上海等一线城市新建商品住宅价格环比微涨0.1%, 二线城市上涨0.3%, 三线城市上涨0.4%。同比来看, 一线城市新建商品住宅价格同比涨幅连续5个月回落, 2月份比1月份回落3.0个百分点; 二线城市2月份比1月份回落0.4个百分点; 三线城市涨幅略有扩大, 2月份比1月份扩大0.3个百分点。



值得注意的是, 在二手房市场上, 二月二手房价格环比上涨0.4%, 保持了连续23个月

的上涨趋势。

(来源: 上海日报, BDGH 研究部)

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## 南京青岛再出限购政策

2017年3月17日

南京和青岛政府 3 月 16 日发布新的限购政策, 旨在冷却过热的房地产市场。

南京市宣布扩大限购范围, 并增加限购条件。其政策明确: 在六合区、溧水区、高淳区范围内, 暂停向已拥有 1 套及以上住房的非本市户籍居民家庭出售住房, 包括新建商品住房和二手住房。在主城区(不含六合区、溧水区、高淳区)范围内, 暂停向已拥有 2 套及以上住房的本市户籍居民家庭出售住房, 包括新建商品住房和二手住房。据国家统计局发布数据统计, 1 月南京新建商品住房价格同比上涨 37.3%。

与此同时, 青岛出台限购政策明确, 在市区范围内, 能够提供从购房申请之日起前 2 年内、在本市连续缴纳 12 个月及以上个人所得税纳税证明或社会保险缴纳证明的非本市户籍居民家庭限购 1 套住房。

(来源: 上海日报, BDGH 研究部)



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## 2 月 CPI 放缓

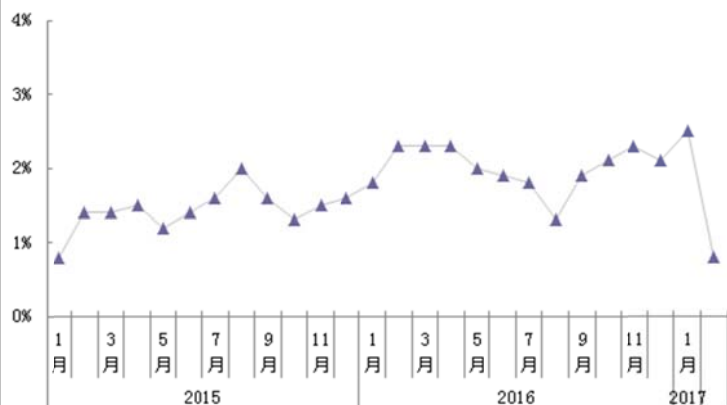
2017年3月9日

国家统计局 3 月 16 日发布国民经济主要指标, 居民消费价格指数(CPI)同比上涨 0.8%, 远低于 1.7%的市场预期, 大大低于 1 月 2.5%的涨幅。从环比看, 2 月份 CPI 下降 0.2%。

国家统计局 2 月 CPI 增长放缓的原因主要是食品价格出现明显回落, 食品价格同比下降 4.3%。而 1 月受到春节购物因素推动, 食品价格飙升 27%。此外, 节后外出旅游人数减少, 旅游相关服务价格出现回落, 在一定程度上影响了 CPI 的增长。



全国CPI, 2015.1-2017.2



来源: 国家统计局, BDGH研究部

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