1. 指标解释

住宅：包括住宅和公寓；

预售：签订商品房预售合同的房屋(xmxslx=1)；

现售：签订商品房现售合同的房屋(xmxslx=2)；

月末累计可售：截止统计时间可售的房屋。

同比增长：与去年同期比增长，如1月份比去年1月，2月比去年2月，1至2月比去年1至2月；

同比增长涨幅：同比增长的增长幅度，一般是当月比上月

环比增长：与上月（上季度）比增长，如1月比去年12月，2月比1月等，环比分为日环比、周环比、月环比和年环比；

环比增长涨幅：环比增长的增长幅度，一般是当月比上月

二、销售情况

（一）总体销售情况

1、商品住宅销售情况：面积、套数、金额、均价

select round(sum(nvl(jzmj,0)),2) MJ ,count(\*) TS ,round((sum(nvl(jjhj,0)))) JE ,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,'住宅')>0 or instr(fwyt,'公寓')>0) and xmxslx<3 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

2、商品房销售情况：面积、套数、金额、均价（注意与商品住宅的区别是不筛选用途）

select round((sum(nvl(jzmj,0))+sum(nvl(glmj,0))),2) MJ ,count(\*) TS ,round((sum(nvl(jjhj,0)))) JE ,round((sum(nvl(jjhj,0))/(sum(nvl(jzmj,0))+sum(nvl(glmj,0)))),2) JJ from contract where and xmxslx<3 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

模板一：总体销售情况

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | | 商品住宅销售情况 | | | | 商品房销售情况 | | | |
| 时间 | 地区 | 面积 | 套数 | 金额 | 均价 | 面积 | 套数 | 金额 | 均价 |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |

时间的统计范围（统计周期）按月？按年？按日？

（二）预售情况

1、商品住宅预售面积、套数、均价(预售xmxslx=1)

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS, round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,'住宅')>0 or instr(fwyt,'公寓')>0) and xmxslx=1 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

2、商品房预售面积、套数、均价(预售xmxslx=1)

select round((sum(nvl(jzmj,0))+sum(nvl(glmj,0))),2) MJ,count(\*) TS, round((sum(nvl(jjhj,0))/(sum(nvl(jzmj,0))+sum(nvl(glmj,0)))),2) JJ from contract where xmxslx=1 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

模板二：预售情况

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | | 商品住宅预售情况 | | | 商品房预售情况 | | |
| 时间 | 地区 | 面积 | 套数 | 均价 | 面积 | 套数 | 均价 |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |

（三）现售情况

1、商品住宅现售面积、套数、均价(现售xmxslx=2)

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS, round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,'住宅')>0 or instr(fwyt,'公寓')>0) and xmxslx=2 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

2、商品房现售面积、套数、均价(现售xmxslx=2)

select round((sum(nvl(jzmj,0))+sum(nvl(glmj,0))),2) MJ,count(\*) TS, round((sum(nvl(jjhj,0))/(sum(nvl(jzmj,0))+sum(nvl(glmj,0)))),2) JJ from contract where xmxslx=2 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

模板三：现售情况

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | | 商品住宅现售情况 | | | 商品房现售情况 | | |
| 时间 | 地区 | 面积 | 套数 | 均价 | 面积 | 套数 | 均价 |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |

1. 按条件分段统计情况
2. 商品住宅销售按面积大小统计(销售包含预售和现售，面积段分为
3. <=60,60-80(含),80-90(含),90-120(含),120-144(含),144-180(含),>180)

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ ,count(\*) TS , round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and xmxslx<3 and nvl(jzmj,0)<=60 and nvl(jzmj,0)>0 and nvl(jjhj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

模板四：商品住宅销售按面积大小统计

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | <=60 | 60-80(含) | 80-90(含) | 90-120(含) | 120-144(含) | 144-180(含) | >180 |
| 时间 | 地区 | 面积 |  |  |  |  |  |  |  |
|  |  | 套数 |  |  |  |  |  |  |  |
|  |  | 均价 |  |  |  |  |  |  |  |

2、商品住宅销售按销售价格统计(销售包含预售和现售，面积段分为

<=600,600-800(含),800-1000(含),100--1500(含),1500-2000(含),2500-3000(含), 3000-4000(含)，4000-5000(含)，5000-6000(含)，6000-7000(含)，7000-8000(含)，8000-9000(含)，9000-10000(含)，>10000)

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS,

round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and

xmxslx<3 and

round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) <=600 and

round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) >0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

模板五：商品住宅销售按销售价格统计

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | <=600 | 600-800 | 800-1000 | 100--1500 | 1500-2000 | 2500-3000 | 3000-4000 | 4000-5000 | 5000-6000 | 6000-7000 | 7000-8000 | 8000-9000 | 9000-10000 | >10000 |
| 时间 | 地区 | 面积 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | 套数 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | 均价 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

1. 按区属统计情况

select qs,round(nvl(sum(nvl(jzmj,0)),0),2) MJ ,count(\*) TS ,round((sum(nvl(jjhj,0)))) JE ,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract a inner join lphs b on a.lphs\_lsh=b.lphs\_lsh inner join lpz c on c.zlsh=b.zlsh inner join lpxmxxb d on c.lpxmbh=d.lpxmbh where (instr(fwyt,'住宅')>0 or instr(fwyt,'公寓')>0) and xmxslx<3 to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2 group by d.qs;

其他统计指标以此为参照

1. 预售许可情况

（一）预售许可情况

1、商品住宅预售许可面积、套数

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS from LPHS where zlsh in(select zlsh from permit where fzsj>:date1 and fzsj <=:date2 and xkzh>‘0’) and nsjg>0 and xszt>1 and HSZT=1 and jzmj>0 and (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) ;

2、商品房预售许可面积、套数

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS from LPHS where zlsh in(select zlsh from permit where fzsj>:date1 and fzsj <=:date2 and xkzh>‘0’) and nsjg>0 and xszt>1 and HSZT=1 and jzmj>0 and (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) ;

1. 商品住宅预售许可按面积统计(面积段分为
2. <=60,60-80(含),80-90(含),90-120(含),120-144(含),144-180(含),>180)

Select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS from LPHS where zlsh in(select zlsh from permit where fzsj>:date1 and fzsj<=:date2 and xkzh>‘0’) and jzmj<=60 and jzmj>0 and xszt>1 and hszt=1 and (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and nsjg>0 ;

1. 商品住宅预售许可按价格大小统计(面积段分为
2. <=60,60-80(含),80-90(含),90-120(含),120-144(含),144-180(含),>180)

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ, count(\*) TS from LPHS where zlsh in(select zlsh from permit where fzsj>:date1 and fzsj<=:date2 and xkzh>‘0’) and nsjg>0 and nsjg<=600 and xszt>1 and hszt=1 and jzmj>0 and (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) ;

模板六：预售许可情况

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  |  | 商品住宅预售许可 | | 商品房预售许可 | |
| 时间 | 地区 | 面积 | 套数 | 面积 | 套数 |
|  |  |  |  |  |  |

模板七：商品住宅预售许可按面积统计

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | <=60 | 60-80(含) | 80-90(含) | 90-120(含) | 120-144(含) | 144-180(含) | >180 |
| 时间 | 地区 | 面积 |  |  |  |  |  |  |  |
|  |  | 套数 |  |  |  |  |  |  |  |

模板八：商品住宅预售许可按价格大小统计

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | <=60 | 60-80(含) | 80-90(含) | 90-120(含) | 120-144(含) | 144-180(含) | >180 |
| 时间 | 地区 | 面积 |  |  |  |  |  |  |  |
|  |  | 套数 |  |  |  |  |  |  |  |

（二）月末累计可售情况

1、商品住宅月末累计可售

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS from LPHS where nsjg>0 and xszt=2 and zlsh in(select zlsh from permit where fzsj<=:date2 and (xkzh>‘0’ or cqzh is not null)) and hszt=1 and jzmj>0 and (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) ;

2、商品房月末累计可售

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS from LPHS where nsjg>0 and xszt=2 and zlsh in(select zlsh from permit where fzsj<=:date2 and (xkzh>‘0’ or cqzh is not null)) and hszt=1 and jzmj>0 ;

3、商品住房月末累计可售按面积统计(面积段分为

<=60,60-80(含),80-90(含),90-120(含),120-144(含),144-180(含),>180)

round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS from LPHS where jzmj<=60 and jzmj>0 and xszt=2 and zlsh in(select zlsh from permit where fzsj<=:date2 and (xkzh>‘0’ or cqzh is not null)) and hszt=1 and (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and nsjg>0 ;

4、商品住宅月末累计可售按拟售价格大小统计(面积段分为

<=60,60-80(含),80-90(含),90-120(含),120-144(含),144-180(含),>180)

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS from LPHS where nsjg>0 and nsjg<=600 and xszt=2 and zlsh in(select zlsh from permit where fzsj<=:date2 and (xkzh>‘0’ or cqzh is not null)) and hszt=1 and jzmj>0 and (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) ;

模板八：月末累计可售情况

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  |  | 商品住宅月末累计可售 | | 商品房月末累计可售 | |
| 时间 | 地区 | 面积 | 套数 | 面积 | 套数 |
|  |  |  |  |  |  |

模板九：商品住房月末累计可售按面积统计

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | <=60 | 60-80(含) | 80-90(含) | 90-120(含) | 120-144(含) | 144-180(含) | >180 |
| 时间 | 地区 | 面积 |  |  |  |  |  |  |  |
|  |  | 套数 |  |  |  |  |  |  |  |

模板十：商品住宅月末累计可售按拟售价格大小统计

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | <=60 | 60-80(含) | 80-90(含) | 90-120(含) | 120-144(含) | 144-180(含) | >180 |
| 时间 | 地区 | 面积 |  |  |  |  |  |  |  |
|  |  | 套数 |  |  |  |  |  |  |  |

四、购房对象购房情况

1、本地人商品房住宅购房面积、套数、均价

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS ,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and (hjszd like ‘%威海%’ or hjszd like ‘%荣成%’ or hjszd like ‘%乳山%’ or hjszd like ‘%文登%’) and instr(gj,’中国’)>0 and xmxslx<3 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

2、本市其他商品房住宅销售面积、套数、均价

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS ,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and (hjszd like ‘%荣成%’ or hjszd like ‘%乳山%’ or hjszd like ‘%文登%’ ) and instr(gj,’中国’)>0 and xmxslx<3 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

3、外地人商品房住宅销售面积、套数、均价

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS ,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and hjszd not like ‘%威海%’ and hjszd not like ‘%荣成%’ and hjszd not like ‘%乳山%’ and hjszd not like ‘%文登%’ and xmxslx<3 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

4、本省其他商品房住宅销售面积、套数、均价

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS ,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and hjszd like ‘%山东%’ and hjszd not like ‘%威海%’ and hjszd not like ‘%荣成%’ and hjszd not like ‘%乳山%’ and hjszd not like ‘%文登%’ and instr(gj,’中国’)>0 and xmxslx<3 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

5、外省其他商品房住宅销售面积、套数、均价

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS ,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and hjszd not like ‘%山东%’ and hjszd not like ‘%威海%’ and hjszd not like ‘%荣成%’ and hjszd not like ‘%乳山%’ and hjszd not like ‘%文登%’ and instr(gj,’中国’)>0 and xmxslx<3 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

6、外国人商品房住宅销售面积、套数、均价

select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS ,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (instr(fwyt,’住宅’)>0 or instr(fwyt,’公寓’)>0) and instr(gj,’中国’)=0 and xmxslx<3 and nvl(jjhj,0)>0 and nvl(jzmj,0)>0 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

1. 外地人商品住宅销售按面积大小统计(面积段分为

<=60,60-80(含),80-90(含),90-120(含),120-144(含),144-180(含),>180)

（1）省内其他

Select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (fwyt like ‘%住宅%’ or fwyt like ‘%公寓%’) and hjszd like ‘%山东%’ and hjszd not like ‘%威海%’ and hjszd not like ‘%荣成%’ and hjszd not like ‘%乳山%’ and hjszd not like ‘%环翠%’ and hjszd not like ‘%文登%’ and instr(gj,’中国’)>0 and xmxslx<3 and (nvl(jjhj,0)) >0 and nvl(jzmj,0)>0 and nvl(jzmj,0)< =60 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

（2）省外

Select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (fwyt like ‘%住宅%’ or fwyt like ‘%公寓%’) and hjszd not like ‘%山东%’ and hjszd not like ‘%威海%’ and hjszd not like ‘%荣成%’ and hjszd not like ‘%乳山%’ and hjszd not like ‘%环翠%’ and hjszd not like ‘%文登%’ and instr(gj,’中国’)>0 and xmxslx<3 and (nvl(jjhj,0)) >0 and nvl(jzmj,0)>0 and nvl(jzmj,0)< =60 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

（3）国外

Select round(nvl(sum(nvl(jzmj,0)),0),2) MJ,count(\*) TS,round((sum(nvl(jjhj,0))-sum(nvl(ccsjj,0))-sum(nvl(fswjj,0))-sum(nvl(gljj,0)))/(sum(nvl(jzmj,0))),2) JJ from contract where (fwyt like ‘%住宅%’ or fwyt like ‘%公寓%’) and instr(gj,’中国’)=0 and xmxslx<3 and (nvl(jjhj,0)) >0 and nvl(jzmj,0)>0 and nvl(jzmj,0)< =60 and to\_char(htqdrq,'yyyymmddhh24miss')>=:date1 and to\_char(htqdrq,'yyyymmddhh24miss')<:date2;

模板十一：购房对象购房情况

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | 外地人员 | | | 本省其他地区人员购买 | | | 外省市人员购买 | | | 外国人购买 | | |
| 时间 | 地区 | 面积 | 套数 | 均价 | 面积 | 套数 | 均价 | 面积 | 套数 | 均价 | 面积 | 套数 | 均价 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |

模板十二：外地人商品住宅销售按面积大小统计（省内其他）

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | <=60 | 60-80(含) | 80-90(含) | 90-120(含) | 120-144(含) | 144-180(含) | >180 |
| 时间 | 地区 | 面积 |  |  |  |  |  |  |  |
|  |  | 套数 |  |  |  |  |  |  |  |
|  |  | 均价 |  |  |  |  |  |  |  |

模板十三：外地人商品住宅销售按面积大小统计（国外）

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | <=60 | 60-80(含) | 80-90(含) | 90-120(含) | 120-144(含) | 144-180(含) | >180 |
| 时间 | 地区 | 面积 |  |  |  |  |  |  |  |
|  |  | 套数 |  |  |  |  |  |  |  |
|  |  | 均价 |  |  |  |  |  |  |  |

模板十四：外地人商品住宅销售按面积大小统计（省外）

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | <=60 | 60-80(含) | 80-90(含) | 90-120(含) | 120-144(含) | 144-180(含) | >180 |
| 时间 | 地区 | 面积 |  |  |  |  |  |  |  |
|  |  | 套数 |  |  |  |  |  |  |  |
|  |  | 均价 |  |  |  |  |  |  |  |

五、其他统计数据

1、商品住宅销售按面积排名前30的项目；

2、商品住宅销售按金额排名前30的项目；

3、商品住宅销售按均价爱排名前30的项目；

4、商品房销售按面积排名前30的项目；

5、商品房销售按金额排名前30的项目；

6、商品房销售按均价排名前30的项目；

序号、开发企业、区属、销售面积、销售金额、销售均价

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 序号 | 开发企业 | 区属 | 销售面积 | 销售金额 | 销售均价 |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

7、商品住宅销售按面积排名前30的开发企业；

8、商品住宅销售按金额排名前30的开发企业；

9、商品住宅销售按均价爱排名前30的开发企业；

10、商品房销售按面积排名前30的开发企业；

11、商品房销售按金额排名前30的开发企业；

12、商品房销售按均价排名前30的开发企业；

序号、开发企业、区属、销售面积、销售金额

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 序号 | 开发企业 | 区属 | 销售面积 | 销售金额 |
|  |  |  |  |  |
|  |  |  |  |  |

六、实现功能

1、基础数据采集。先采集各区市的基础数据，其中市中心区（环翠区、高区、经区、临港区），可由系统定时采集；文登、荣成、乳山可由excel表格导入数据。

2、基础统计数据自动生成。系统定时（目前统计周期为上月26日至本月25日为当月数据）生成每月的各种基础统计数据（各种表格的当月数据），即每月的原始数据，然后根据实际情况将数据修正成当月的最终数据，系统需要将原始数据和最终数据单独保存；

3、形成统计报表。系统可以利用当月的数据生成各种报表的统计数据。统计数据可以导出excel表。