

## 臺北市 109 年 4 月不動產市場動態月報

### 壹、全市交易量、總額分析

109 年 1 月實價登錄交易件數較去年 12 月減少 28.92%，交易總額減少 31.10%

統計分析最近一期(109 年 1 月)全市實價登錄買賣交易件數<sup>1</sup>816 件，較去年 12 月 1,148 件減少 332 件，減幅 28.92%；交易總額為 191.72 億元，較去年 12 月 278.26 億元減少 86.54 億元，減幅 31.10%。(詳表 1)

表 1 109 年 1 月臺北市不動產買賣交易量與總額比較表

| 期別               |      | 交易量<br>(件) | 交易總額(億元) |
|------------------|------|------------|----------|
| 本期<br>(109/01)   | 數值   | 816        | 191.72   |
|                  | 數值   | 1,148      | 278.26   |
|                  | 增減   | -332       | -86.54   |
| 前期<br>(108/12)   | 增減幅度 | -28.92%    | -31.10%  |
|                  | 數值   | 881        | 195.38   |
|                  | 增減   | -65        | -3.66    |
| 去年同期<br>(108/01) | 增減幅度 | -7.38%     | -1.87%   |
|                  | 數值   | 1,088      | 269.34   |
|                  | 增減   | -272       | -77.62   |
| 去年平均<br>(108 年)  | 增減幅度 | -25.00%    | -28.82%  |

資料來源：臺北市政府地政局

<sup>1</sup>交易件數：指樣本蒐集截止時間 109 年 4 月 15 日前，實價登錄資料交易日期為 109 年 1 月份之買賣案件數量，包括住宅大樓(含華廈)、公寓、套房、商辦(含廠辦)及店面(含店舖)等，但不包括土地、車位、地下層、透天厝、持分移轉、其他類型及特殊交易案件(如親友間交易、債權債務關係移轉等案件)。

### 一、12 行政區交易量分析

全市 12 行政區交易量增幅最大為北投區，交易件數 99 件，較去年 12 月增加 17.86%；交易量減幅最大為萬華區，交易件數 45 件，較去年 12 月減少 45.78%。(詳表 2)

**表 2 109 年 1 月臺北市 12 行政區各建物型態買賣交易件數增減分析表**

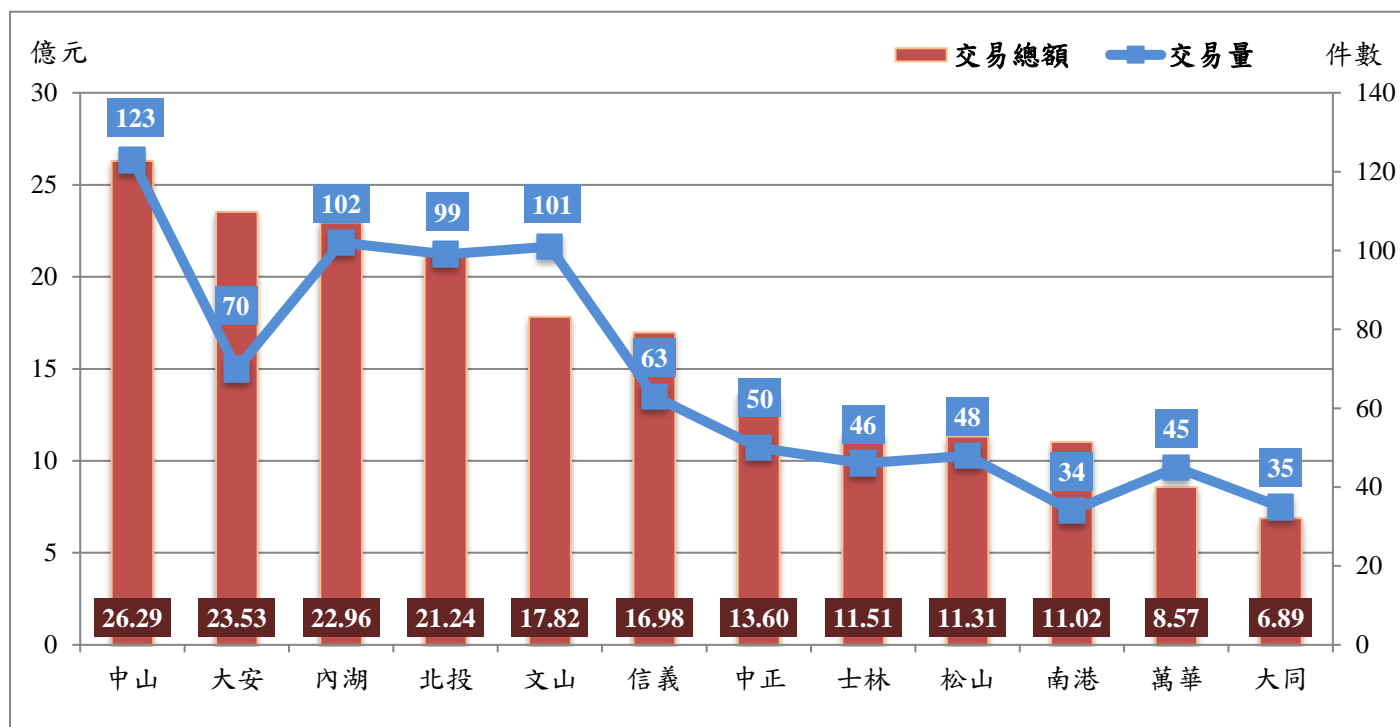
| 建築<br>型態                           | 住宅大樓<br>(6 樓以上有電<br>梯) |          | 公寓<br>(5 樓含以下有<br>電梯) |          | 套房<br>(1 房 1 廳 1 衛) |          | 辦公商業<br>大樓<br>(含廠辦) |          | 店面<br>(含店鋪)  |          | 總件數          |          |
|------------------------------------|------------------------|----------|-----------------------|----------|---------------------|----------|---------------------|----------|--------------|----------|--------------|----------|
|                                    | 109/01<br>件數           | 增減<br>幅度 | 109/01<br>件數          | 增減<br>幅度 | 109/01<br>件數        | 增減<br>幅度 | 109/01<br>件數        | 增減<br>幅度 | 109/01<br>件數 | 增減<br>幅度 | 109/01<br>件數 | 增減<br>幅度 |
|                                    | 108/12<br>件數           |          | 108/12<br>件數          |          | 108/12<br>件數        |          | 108/12<br>件數        |          | 108/12<br>件數 |          | 108/12<br>件數 |          |
|                                    | 108/12<br>件數           |          | 108/12<br>件數          |          | 108/12<br>件數        |          | 108/12<br>件數        |          | 108/12<br>件數 |          | 108/12<br>件數 |          |
| <b>全市</b>                          | 453                    | -26.58%  | 200                   | -33.77%  | 115                 | -29.45%  | 28                  | -17.65%  | 20           | -37.50%  | 816          | -28.92%  |
|                                    | 617                    |          | 302                   |          | 163                 |          | 34                  |          | 32           |          | 1148         |          |
| 全市分區交易件數排序 (—：排序無變動、↑：排序上升、↓：排序下降) |                        |          |                       |          |                     |          |                     |          |              |          |              |          |
| 中山區                                | 58                     | -53.60%  | 22                    | -29.03%  | 36                  | -7.69%   | 4                   | -60.00%  | 3            | -57.14%  | 123          | -41.98%  |
| —                                  | 125                    |          | 31                    |          | 39                  |          | 10                  |          | 7            |          | 212          |          |
| 內湖區                                | 53                     | -50.00%  | 33                    | -28.26%  | 8                   | -20.00%  | 8                   | 60.00%   | 0            | -100.00% | 102          | -40.00%  |
| —                                  | 106                    |          | 46                    |          | 10                  |          | 5                   |          | 3            |          | 170          |          |
| 文山區                                | 67                     | 1.52%    | 26                    | 13.04%   | 7                   | -36.36%  | 0                   | —        | 1            | 0.00%    | 101          | 0.00%    |
| ↑ 1                                | 66                     |          | 23                    |          | 11                  |          | 0                   |          | 1            |          | 101          |          |
| 北投區                                | 48                     | 20.00%   | 30                    | -6.25%   | 16                  | 33.33%   | 2                   | —        | 3            | —        | 99           | 17.86%   |
| ↑ 1                                | 40                     |          | 32                    |          | 12                  |          | 0                   |          | 0            |          | 84           |          |
| 大安區                                | 47                     | -11.32%  | 12                    | -45.45%  | 6                   | -64.71%  | 2                   | -66.67%  | 3            | -62.50%  | 70           | -33.96%  |
| ↓ 2                                | 53                     |          | 22                    |          | 17                  |          | 6                   |          | 8            |          | 106          |          |
| 信義區                                | 36                     | 24.14%   | 18                    | -37.93%  | 6                   | -33.33%  | 2                   | -33.33%  | 1            | -50.00%  | 63           | -12.50%  |
| ↑ 2                                | 29                     |          | 29                    |          | 9                   |          | 3                   |          | 2            |          | 72           |          |
| 中正區                                | 26                     | -18.75%  | 8                     | -38.46%  | 9                   | -30.77%  | 3                   | 200.00%  | 4            | 300.00%  | 50           | -16.67%  |
| ↑ 3                                | 32                     |          | 13                    |          | 13                  |          | 1                   |          | 1            |          | 60           |          |
| 松山區                                | 28                     | -34.88%  | 8                     | -57.89%  | 8                   | -27.27%  | 3                   | -50.00%  | 1            | -50.00%  | 48           | -40.74%  |
| ↓ 1                                | 43                     |          | 19                    |          | 11                  |          | 6                   |          | 2            |          | 81           |          |
| 士林區                                | 21                     | -4.55%   | 20                    | -37.50%  | 3                   | -72.73%  | 0                   | -100.00% | 2            | -33.33%  | 46           | -33.33%  |
| —                                  | 22                     |          | 32                    |          | 11                  |          | 1                   |          | 3            |          | 69           |          |
| 萬華區                                | 30                     | -36.17%  | 6                     | -53.85%  | 9                   | -52.63%  | 0                   | -100.00% | 0            | -100.00% | 45           | -45.78%  |
| ↓ 4                                | 47                     |          | 13                    |          | 19                  |          | 1                   |          | 3            |          | 83           |          |
| 大同區                                | 20                     | -23.08%  | 8                     | -55.56%  | 5                   | -54.55%  | 1                   | —        | 1            | 0.00%    | 35           | -37.50%  |
| —                                  | 26                     |          | 18                    |          | 11                  |          | 0                   |          | 1            |          | 56           |          |
| 南港區                                | 19                     | -32.14%  | 9                     | -62.50%  | 2                   | —        | 3                   | 200.00%  | 1            | 0.00%    | 34           | -37.04%  |
| —                                  | 28                     |          | 24                    |          | 0                   |          | 1                   |          | 1            |          | 54           |          |

資料來源：臺北市政府地政局

## 二、12 行政區交易總額分析

各行政區交易總額依序由中山區(26.29 億元)、大安區(23.53 億元)及內湖區(22.96 億元)位居前 3 名，總額最少為大同區，僅 6.89 億元，總額最高的中山區與最低的大同區，差約 2.82 倍；交易總額增幅最大為北投區，較去年 12 月增加 66.46%，減幅最大為中山區，較去年 12 月減少 55.67%。(詳圖 1)

圖 1 109 年 1 月臺北市 12 行政區買賣交易件數與總額分布圖



|                       |         |         |         |        |       |         |        |         |         |         |         |         |
|-----------------------|---------|---------|---------|--------|-------|---------|--------|---------|---------|---------|---------|---------|
| 109 年<br>1 月<br>(億元)  | 26.29   | 23.53   | 22.96   | 21.24  | 17.82 | 16.98   | 13.60  | 11.51   | 11.31   | 11.02   | 8.57    | 6.89    |
| 108 年<br>12 月<br>(億元) | 59.30   | 33.96   | 42.95   | 12.76  | 17.37 | 23.02   | 14.68  | 16.55   | 17.59   | 15.99   | 13.64   | 10.45   |
| 增減<br>幅度              | -55.67% | -30.71% | -46.54% | 66.46% | 2.59% | -26.24% | -7.36% | -30.45% | -35.70% | -31.08% | -37.17% | -34.07% |

資料來源：臺北市政府地政局

## 貳、109年1月住宅價格月指數分析(編製說明及相關圖表請參閱附件)

### 一、全市指數微升0.32%，較去年同期上升4.40%

109年1月全市住宅價格指數104.47，較去年12月104.14微升0.32%，較去年同期100.07上升4.40%；標準住宅總價1,655萬元，標準住宅單價每坪52.71萬元。大樓住宅價格指數103.32，較去年12月102.32上升0.98%；公寓住宅價格指數103.07，較去年12月103.60下降0.51%；小宅住宅價格指數100.75，較去年12月99.66上升1.09%。(詳表3)

**表3 109年1月臺北市住宅價格指數動態及標準住宅價格**

基期：民國107年=100。

| 建物型態 | 本期<br>(109/01) |            |              | 前期<br>(108/12) |        | 去年同期<br>(108/01) |        |
|------|----------------|------------|--------------|----------------|--------|------------------|--------|
|      | 指數             | 標準住宅價格     |              | 指數             | 增減幅度   | 指數               | 增減幅度   |
|      |                | 總價<br>(萬元) | 單價<br>(萬元/坪) |                |        |                  |        |
| 全市   | 104.47         | 1,655      | 52.71        | 104.14         | 0.32%  | 100.07           | 4.40%  |
| 大樓   | 103.32         | 2,159      | 60.49        | 102.32         | 0.98%  | 98.07            | 5.35%  |
| 公寓   | 103.07         | 1,334      | 44.47        | 103.60         | -0.51% | 100.24           | 2.82%  |
| 小宅   | 100.75         | 870        | 62.18        | 99.66          | 1.09%  | 101.47           | -0.71% |

資料來源：臺北市政府地政局

### 二、全市住宅、大樓續揚，公寓續跌，小宅轉升

1月全市住宅、大樓價格月線、季線、半年線皆續揚；公寓月線續跌，季線漲幅趨緩；小宅月線、季線、半年線由跌轉升。

參、108年第4季住宅價格季指數分析（編製說明及相關圖表請參閱附件）

12行政區指數9區上漲，3區下跌；松山區上漲1.91%，漲幅最高，大同區下跌0.84%，跌幅最深

108年第4季12行政區季指數，相較上季有9行政區上漲，3行政區下跌，漲幅最高為松山區1.91%，跌幅最深為大同區-0.84%；相較去年同期有9行政區上漲，3行政區下跌，漲幅最高為大安區4.51%，跌幅最深為信義區-1.06%。（詳表4）

表4 108年第4季臺北市12行政區住宅價格指數動態及標準住宅價格

基期：民國107年=100。

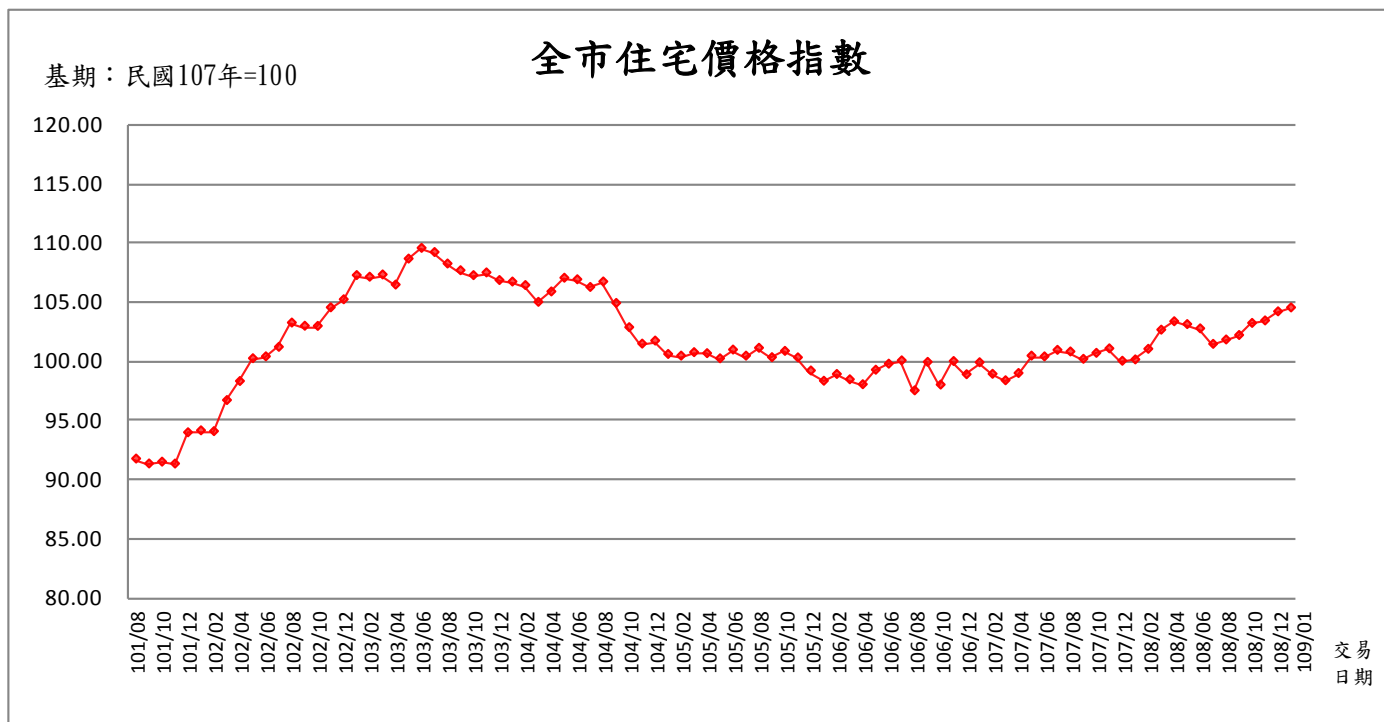
| 行政區 | 本期<br>(108年第4季) |            |              | 前期<br>(108年第3季) |             | 去年同期<br>(107年第4季) |             |
|-----|-----------------|------------|--------------|-----------------|-------------|-------------------|-------------|
|     | 指數              | 標準住宅價格     |              | 指數              | 增減幅度<br>(%) | 指數                | 增減幅度<br>(%) |
|     |                 | 總價<br>(萬元) | 單價<br>(萬元/坪) |                 |             |                   |             |
| 松山區 | 104.30          | 2,159      | 67.47        | 102.35          | 1.91        | 102.21            | 2.04        |
| 中正區 | 102.34          | 2,237      | 69.90        | 100.65          | 1.68        | 99.52             | 2.83        |
| 大安區 | 103.28          | 2,514      | 78.57        | 101.61          | 1.64        | 98.82             | 4.51        |
| 北投區 | 98.12           | 1,311      | 42.29        | 96.65           | 1.52        | 98.50             | -0.39       |
| 南港區 | 102.85          | 2,115      | 54.23        | 101.63          | 1.20        | 100.68            | 2.16        |
| 萬華區 | 100.25          | 1,297      | 44.71        | 99.76           | 0.49        | 100.60            | -0.35       |
| 士林區 | 100.26          | 1,847      | 51.31        | 99.84           | 0.42        | 100.05            | 0.21        |
| 文山區 | 101.90          | 1,552      | 45.63        | 101.87          | 0.03        | 99.51             | 2.40        |
| 內湖區 | 103.05          | 1,837      | 52.49        | 103.04          | 0.01        | 101.58            | 1.45        |
| 信義區 | 100.78          | 1,871      | 62.38        | 100.85          | -0.07       | 101.86            | -1.06       |
| 中山區 | 101.98          | 1,405      | 58.55        | 102.71          | -0.71       | 99.86             | 2.12        |
| 大同區 | 103.02          | 1,515      | 52.26        | 103.89          | -0.84       | 102.64            | 0.37        |

附註：漲幅前三名以紅字表示，跌幅最深者以藍字表示。

資料來源：臺北市政府地政局

# 附件一 109年1月臺北市住宅價格指數

## 一、全市住宅價格統計



資料來源：臺北市政府地政局

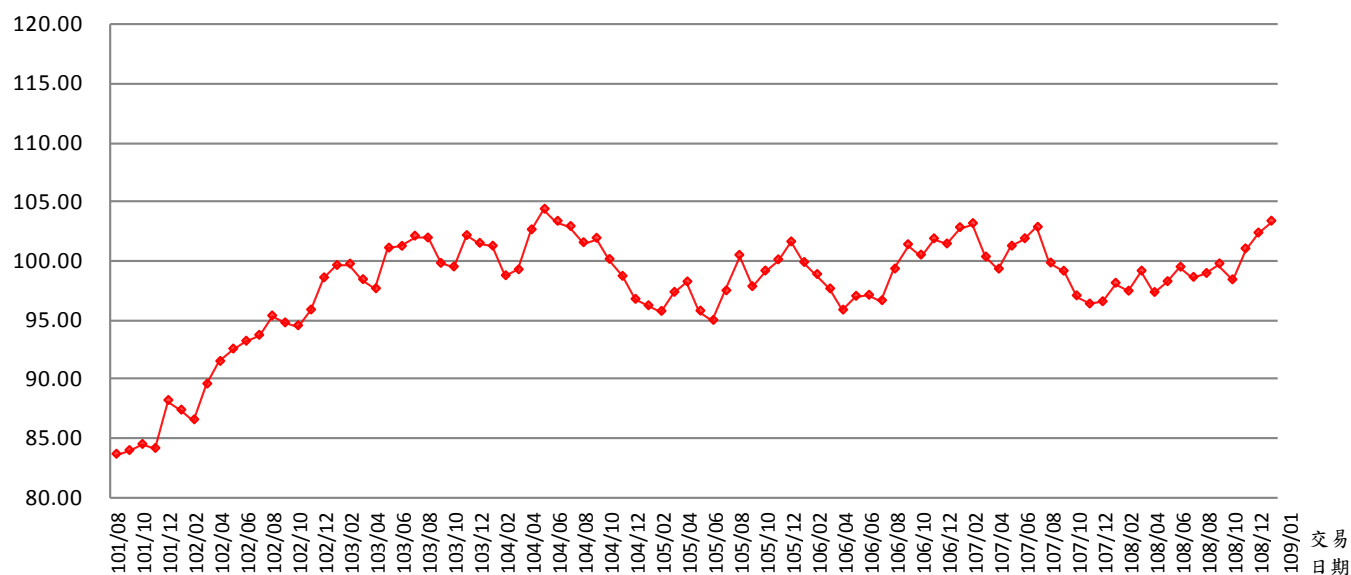
| 行政區    | 年月     | 指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|--------|--------|------------------|------------|----------------|------------------|
| 全市     | 101/08 | 91.69            | -          | 1,452          | 46.26            |
|        | 101/09 | 91.27            | -0.45      | 1,446          | 46.05            |
|        | 101/10 | 91.43            | 0.17       | 1,448          | 46.13            |
|        | 101/11 | 91.27            | -0.17      | 1,446          | 46.04            |
|        | 101/12 | 93.91            | 2.90       | 1,488          | 47.38            |
|        | 102/01 | 94.08            | 0.18       | 1,490          | 47.46            |
|        | 102/02 | 94.01            | -0.07      | 1,489          | 47.43            |
|        | 102/03 | 96.64            | 2.80       | 1,531          | 48.75            |
|        | 102/04 | 98.25            | 1.67       | 1,556          | 49.57            |
|        | 102/05 | 100.17           | 1.96       | 1,587          | 50.54            |
|        | 102/06 | 100.33           | 0.16       | 1,589          | 50.62            |
|        | 102/07 | 101.14           | 0.80       | 1,602          | 51.02            |
|        | 102/08 | 103.19           | 2.03       | 1,635          | 52.06            |
|        | 102/09 | 102.92           | -0.26      | 1,630          | 51.93            |
|        | 102/10 | 102.91           | -0.01      | 1,630          | 51.92            |
|        | 102/11 | 104.48           | 1.53       | 1,655          | 52.71            |
|        | 102/12 | 105.16           | 0.65       | 1,666          | 53.05            |
|        | 103/01 | 107.21           | 1.95       | 1,698          | 54.09            |
|        | 103/02 | 107.07           | -0.13      | 1,696          | 54.02            |
|        | 103/03 | 107.26           | 0.18       | 1,699          | 54.11            |
|        | 103/04 | 106.40           | -0.80      | 1,686          | 53.68            |
|        | 103/05 | 108.60           | 2.07       | 1,720          | 54.79            |
|        | 103/06 | 109.51           | 0.84       | 1,735          | 55.25            |
|        | 103/07 | 109.16           | -0.32      | 1,729          | 55.07            |
|        | 103/08 | 108.19           | -0.89      | 1,714          | 54.58            |
|        | 103/09 | 107.62           | -0.53      | 1,705          | 54.29            |
|        | 103/10 | 107.20           | -0.38      | 1,698          | 54.08            |
|        | 103/11 | 107.43           | 0.21       | 1,702          | 54.20            |
|        | 103/12 | 106.79           | -0.60      | 1,692          | 53.88            |
|        | 104/01 | 106.66           | -0.12      | 1,690          | 53.81            |
| 104/02 | 106.36 | -0.28            | 1,685      | 53.66          |                  |
| 104/03 | 104.94 | -1.33            | 1,662      | 52.95          |                  |
| 104/04 | 105.82 | 0.84             | 1,676      | 53.39          |                  |

全市

|        |        |       |       |       |
|--------|--------|-------|-------|-------|
| 104/05 | 106.98 | 1.10  | 1,695 | 53.97 |
| 104/06 | 106.85 | -0.12 | 1,693 | 53.91 |
| 104/07 | 106.20 | -0.61 | 1,682 | 53.58 |
| 104/08 | 106.67 | 0.44  | 1,690 | 53.81 |
| 104/09 | 104.85 | -1.70 | 1,661 | 52.90 |
| 104/10 | 102.80 | -1.96 | 1,629 | 51.86 |
| 104/11 | 101.41 | -1.35 | 1,607 | 51.16 |
| 104/12 | 101.67 | 0.25  | 1,611 | 51.29 |
| 105/01 | 100.54 | -1.11 | 1,593 | 50.72 |
| 105/02 | 100.40 | -0.14 | 1,590 | 50.65 |
| 105/03 | 100.69 | 0.29  | 1,595 | 50.80 |
| 105/04 | 100.60 | -0.09 | 1,594 | 50.75 |
| 105/05 | 100.17 | -0.43 | 1,587 | 50.54 |
| 105/06 | 100.91 | 0.74  | 1,599 | 50.91 |
| 105/07 | 100.39 | -0.51 | 1,590 | 50.65 |
| 105/08 | 101.06 | 0.66  | 1,601 | 50.98 |
| 105/09 | 100.26 | -0.78 | 1,588 | 50.58 |
| 105/10 | 100.80 | 0.53  | 1,597 | 50.85 |
| 105/11 | 100.25 | -0.55 | 1,588 | 50.58 |
| 105/12 | 99.14  | -1.11 | 1,570 | 50.02 |
| 106/01 | 98.27  | -0.88 | 1,557 | 49.58 |
| 106/02 | 98.84  | 0.58  | 1,566 | 49.87 |
| 106/03 | 98.39  | -0.46 | 1,559 | 49.64 |
| 106/04 | 97.97  | -0.42 | 1,552 | 49.43 |
| 106/05 | 99.20  | 1.25  | 1,571 | 50.05 |
| 106/06 | 99.71  | 0.52  | 1,580 | 50.31 |
| 106/07 | 99.99  | 0.28  | 1,584 | 50.45 |
| 106/08 | 97.46  | -2.54 | 1,544 | 49.17 |
| 106/09 | 99.87  | 2.47  | 1,582 | 50.38 |
| 106/10 | 97.94  | -1.92 | 1,552 | 49.41 |
| 106/11 | 99.94  | 2.03  | 1,583 | 50.42 |
| 106/12 | 98.82  | -1.12 | 1,565 | 49.86 |
| 107/01 | 99.83  | 1.03  | 1,582 | 50.37 |
| 107/02 | 98.86  | -0.98 | 1,566 | 49.87 |
| 107/03 | 98.31  | -0.55 | 1,557 | 49.60 |
| 107/04 | 98.92  | 0.62  | 1,567 | 49.91 |
| 107/05 | 100.40 | 1.49  | 1,590 | 50.65 |
| 107/06 | 100.33 | -0.07 | 1,589 | 50.62 |
| 107/07 | 100.88 | 0.55  | 1,598 | 50.90 |
| 107/08 | 100.75 | -0.13 | 1,596 | 50.83 |
| 107/09 | 100.12 | -0.62 | 1,586 | 50.51 |
| 107/10 | 100.63 | 0.50  | 1,594 | 50.77 |
| 107/11 | 101.01 | 0.38  | 1,600 | 50.96 |
| 107/12 | 99.96  | -1.04 | 1,584 | 50.43 |
| 108/01 | 100.07 | 0.11  | 1,585 | 50.49 |
| 108/02 | 100.97 | 0.90  | 1,600 | 50.94 |
| 108/03 | 102.59 | 1.60  | 1,625 | 51.76 |
| 108/04 | 103.30 | 0.69  | 1,636 | 52.12 |
| 108/05 | 103.06 | -0.23 | 1,633 | 52.00 |
| 108/06 | 102.70 | -0.35 | 1,627 | 51.82 |
| 108/07 | 101.39 | -1.28 | 1,606 | 51.15 |
| 108/08 | 101.76 | 0.36  | 1,612 | 51.34 |
| 108/09 | 102.14 | 0.37  | 1,618 | 51.53 |
| 108/10 | 103.16 | 1.00  | 1,634 | 52.04 |
| 108/11 | 103.37 | 0.20  | 1,637 | 52.15 |
| 108/12 | 104.14 | 0.74  | 1,650 | 52.54 |
| 109/01 | 104.47 | 0.32  | 1,655 | 52.71 |

## 大樓住宅價格指數

基期：民國107年=100



資料來源：臺北市政府地政局

| 行政區    | 年月     | 指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|--------|--------|------------------|------------|----------------|------------------|
| 大樓     | 101/08 | 83.61            | -          | 1,747          | 48.95            |
|        | 101/09 | 83.92            | 0.38       | 1,754          | 49.13            |
|        | 101/10 | 84.44            | 0.62       | 1,765          | 49.43            |
|        | 101/11 | 84.10            | -0.40      | 1,758          | 49.23            |
|        | 101/12 | 88.15            | 4.82       | 1,842          | 51.61            |
|        | 102/01 | 87.34            | -0.92      | 1,825          | 51.13            |
|        | 102/02 | 86.52            | -0.94      | 1,808          | 50.65            |
|        | 102/03 | 89.55            | 3.50       | 1,871          | 52.42            |
|        | 102/04 | 91.46            | 2.14       | 1,911          | 53.54            |
|        | 102/05 | 92.51            | 1.14       | 1,933          | 54.16            |
|        | 102/06 | 93.17            | 0.72       | 1,947          | 54.54            |
|        | 102/07 | 93.67            | 0.53       | 1,958          | 54.83            |
|        | 102/08 | 95.31            | 1.75       | 1,992          | 55.79            |
|        | 102/09 | 94.72            | -0.62      | 1,980          | 55.45            |
|        | 102/10 | 94.48            | -0.26      | 1,975          | 55.31            |
|        | 102/11 | 95.81            | 1.41       | 2,002          | 56.09            |
|        | 102/12 | 98.53            | 2.84       | 2,059          | 57.68            |
|        | 103/01 | 99.58            | 1.06       | 2,081          | 58.29            |
|        | 103/02 | 99.69            | 0.11       | 2,083          | 58.36            |
|        | 103/03 | 98.38            | -1.32      | 2,056          | 57.59            |
|        | 103/04 | 97.61            | -0.78      | 2,040          | 57.14            |
|        | 103/05 | 101.05           | 3.52       | 2,112          | 59.16            |
|        | 103/06 | 101.20           | 0.15       | 2,115          | 59.24            |
|        | 103/07 | 102.06           | 0.85       | 2,133          | 59.75            |
|        | 103/08 | 101.90           | -0.15      | 2,130          | 59.66            |
|        | 103/09 | 99.75            | -2.11      | 2,085          | 58.40            |
|        | 103/10 | 99.45            | -0.31      | 2,078          | 58.22            |
|        | 103/11 | 102.11           | 2.67       | 2,134          | 59.78            |
|        | 103/12 | 101.45           | -0.64      | 2,120          | 59.39            |
|        | 104/01 | 101.21           | -0.24      | 2,115          | 59.25            |
| 104/02 | 98.71  | -2.47            | 2,063      | 57.79          |                  |
| 104/03 | 99.21  | 0.51             | 2,073      | 58.08          |                  |
| 104/04 | 102.59 | 3.41             | 2,144      | 60.06          |                  |
| 104/05 | 104.34 | 1.70             | 2,181      | 61.08          |                  |
| 104/06 | 103.31 | -0.98            | 2,159      | 60.48          |                  |

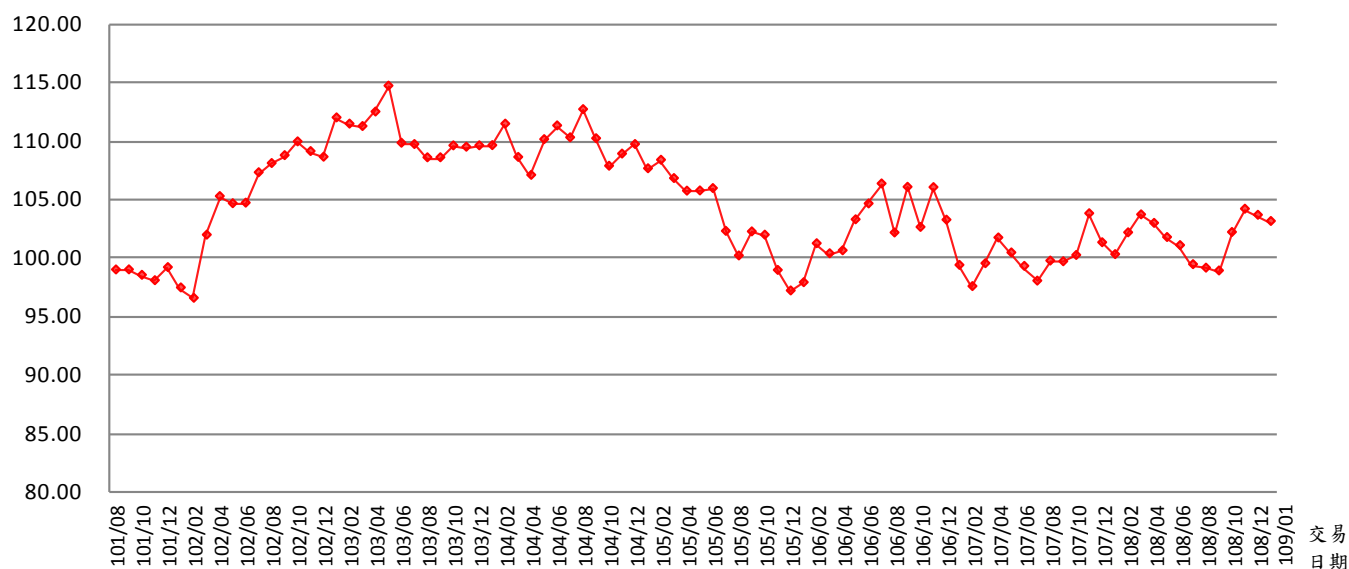


大樓

|        |        |       |       |       |
|--------|--------|-------|-------|-------|
| 104/07 | 102.87 | -0.42 | 2,150 | 60.23 |
| 104/08 | 101.50 | -1.34 | 2,121 | 59.42 |
| 104/09 | 101.88 | 0.37  | 2,129 | 59.64 |
| 104/10 | 100.09 | -1.76 | 2,092 | 58.59 |
| 104/11 | 98.66  | -1.43 | 2,062 | 57.76 |
| 104/12 | 96.71  | -1.97 | 2,021 | 56.62 |
| 105/01 | 96.17  | -0.56 | 2,010 | 56.30 |
| 105/02 | 95.69  | -0.50 | 2,000 | 56.02 |
| 105/03 | 97.30  | 1.68  | 2,034 | 56.96 |
| 105/04 | 98.18  | 0.91  | 2,052 | 57.48 |
| 105/05 | 95.72  | -2.51 | 2,001 | 56.04 |
| 105/06 | 94.93  | -0.83 | 1,984 | 55.57 |
| 105/07 | 97.43  | 2.63  | 2,036 | 57.04 |
| 105/08 | 100.43 | 3.08  | 2,099 | 58.80 |
| 105/09 | 97.78  | -2.64 | 2,044 | 57.25 |
| 105/10 | 99.10  | 1.35  | 2,071 | 58.02 |
| 105/11 | 100.05 | 0.96  | 2,091 | 58.57 |
| 105/12 | 101.57 | 1.52  | 2,123 | 59.46 |
| 106/01 | 99.83  | -1.72 | 2,086 | 58.44 |
| 106/02 | 98.81  | -1.01 | 2,065 | 57.85 |
| 106/03 | 97.59  | -1.24 | 2,040 | 57.13 |
| 106/04 | 95.80  | -1.84 | 2,002 | 56.08 |
| 106/05 | 96.97  | 1.22  | 2,027 | 56.77 |
| 106/06 | 97.06  | 0.10  | 2,029 | 56.82 |
| 106/07 | 96.60  | -0.47 | 2,019 | 56.55 |
| 106/08 | 99.28  | 2.77  | 2,075 | 58.12 |
| 106/09 | 101.33 | 2.07  | 2,118 | 59.32 |
| 106/10 | 100.45 | -0.87 | 2,099 | 58.81 |
| 106/11 | 101.83 | 1.37  | 2,128 | 59.61 |
| 106/12 | 101.39 | -0.42 | 2,119 | 59.36 |
| 107/01 | 102.78 | 1.36  | 2,148 | 60.17 |
| 107/02 | 103.12 | 0.34  | 2,155 | 60.37 |
| 107/03 | 100.29 | -2.74 | 2,096 | 58.71 |
| 107/04 | 99.26  | -1.02 | 2,075 | 58.11 |
| 107/05 | 101.21 | 1.96  | 2,115 | 59.25 |
| 107/06 | 101.84 | 0.62  | 2,128 | 59.62 |
| 107/07 | 102.81 | 0.95  | 2,149 | 60.19 |
| 107/08 | 99.78  | -2.94 | 2,085 | 58.41 |
| 107/09 | 99.09  | -0.69 | 2,071 | 58.01 |
| 107/10 | 97.00  | -2.10 | 2,027 | 56.79 |
| 107/11 | 96.32  | -0.70 | 2,013 | 56.39 |
| 107/12 | 96.51  | 0.19  | 2,017 | 56.50 |
| 108/01 | 98.07  | 1.62  | 2,050 | 57.41 |
| 108/02 | 97.40  | -0.68 | 2,036 | 57.02 |
| 108/03 | 99.10  | 1.74  | 2,071 | 58.01 |
| 108/04 | 97.29  | -1.82 | 2,033 | 56.96 |
| 108/05 | 98.20  | 0.94  | 2,052 | 57.49 |
| 108/06 | 99.43  | 1.25  | 2,078 | 58.21 |
| 108/07 | 98.57  | -0.86 | 2,060 | 57.71 |
| 108/08 | 98.90  | 0.33  | 2,067 | 57.90 |
| 108/09 | 99.71  | 0.82  | 2,084 | 58.37 |
| 108/10 | 98.36  | -1.35 | 2,056 | 57.58 |
| 108/11 | 100.98 | 2.66  | 2,110 | 59.12 |
| 108/12 | 102.32 | 1.33  | 2,139 | 59.90 |
| 109/01 | 103.32 | 0.98  | 2,159 | 60.49 |

## 公寓住宅價格指數

基期：民國107年=100



資料來源：臺北市政府地政局

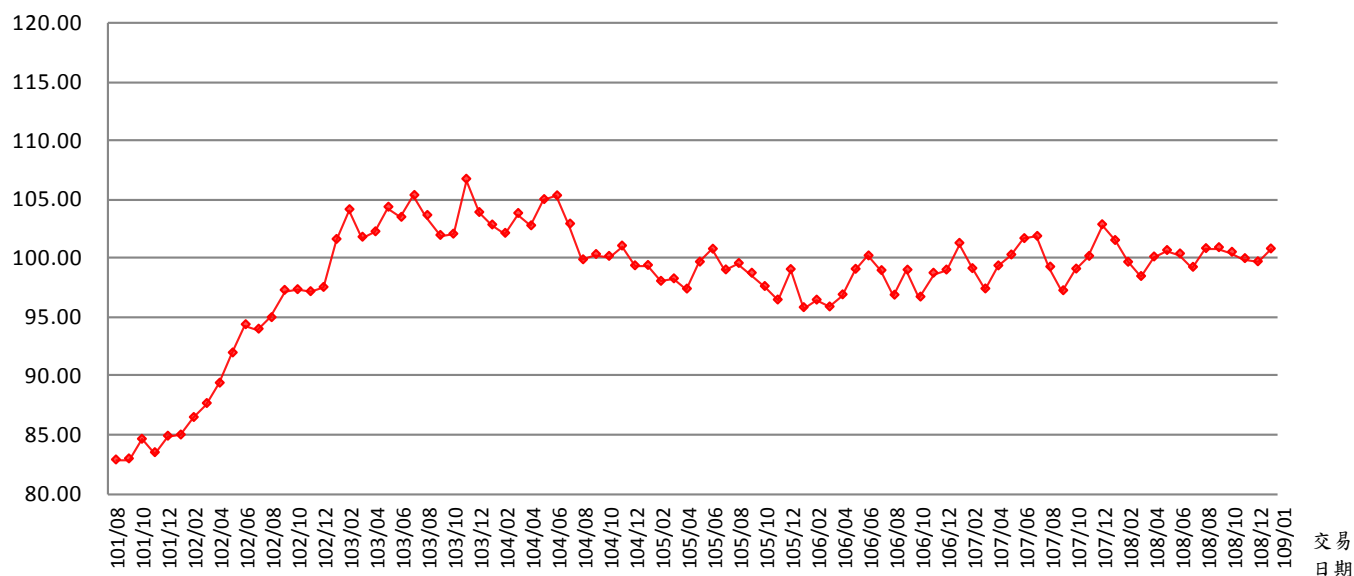
| 行政區 | 年月     | 指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-----|--------|------------------|------------|----------------|------------------|
| 公寓  | 101/08 | 98.93            | -          | 1,281          | 42.68            |
|     | 101/09 | 98.93            | 0.01       | 1,281          | 42.69            |
|     | 101/10 | 98.47            | -0.47      | 1,275          | 42.49            |
|     | 101/11 | 98.01            | -0.47      | 1,269          | 42.29            |
|     | 101/12 | 99.13            | 1.14       | 1,283          | 42.77            |
|     | 102/01 | 97.39            | -1.75      | 1,261          | 42.02            |
|     | 102/02 | 96.50            | -0.91      | 1,249          | 41.64            |
|     | 102/03 | 101.90           | 5.59       | 1,319          | 43.97            |
|     | 102/04 | 105.20           | 3.24       | 1,362          | 45.39            |
|     | 102/05 | 104.59           | -0.58      | 1,354          | 45.13            |
|     | 102/06 | 104.64           | 0.05       | 1,354          | 45.15            |
|     | 102/07 | 107.24           | 2.48       | 1,388          | 46.27            |
|     | 102/08 | 108.02           | 0.73       | 1,398          | 46.61            |
|     | 102/09 | 108.70           | 0.62       | 1,407          | 46.90            |
|     | 102/10 | 109.88           | 1.08       | 1,422          | 47.41            |
|     | 102/11 | 109.05           | -0.75      | 1,412          | 47.05            |
|     | 102/12 | 108.56           | -0.44      | 1,405          | 46.84            |
|     | 103/01 | 111.93           | 3.10       | 1,449          | 48.29            |
|     | 103/02 | 111.39           | -0.47      | 1,442          | 48.06            |
|     | 103/03 | 111.19           | -0.19      | 1,439          | 47.97            |
|     | 103/04 | 112.43           | 1.11       | 1,455          | 48.51            |
|     | 103/05 | 114.64           | 1.97       | 1,484          | 49.46            |
|     | 103/06 | 109.76           | -4.26      | 1,421          | 47.36            |
|     | 103/07 | 109.65           | -0.10      | 1,419          | 47.31            |
|     | 103/08 | 108.51           | -1.03      | 1,405          | 46.82            |
|     | 103/09 | 108.52           | 0.00       | 1,405          | 46.82            |
|     | 103/10 | 109.53           | 0.94       | 1,418          | 47.26            |
|     | 103/11 | 109.42           | -0.10      | 1,416          | 47.21            |
|     | 103/12 | 109.54           | 0.11       | 1,418          | 47.26            |
|     | 104/01 | 109.55           | 0.01       | 1,418          | 47.27            |
|     | 104/02 | 111.39           | 1.68       | 1,442          | 48.06            |
|     | 104/03 | 108.54           | -2.55      | 1,405          | 46.83            |
|     | 104/04 | 107.01           | -1.41      | 1,385          | 46.17            |
|     | 104/05 | 110.07           | 2.85       | 1,425          | 47.49            |
|     | 104/06 | 111.24           | 1.07       | 1,440          | 48.00            |

公寓

|        |        |       |       |       |
|--------|--------|-------|-------|-------|
| 104/07 | 110.22 | -0.91 | 1,427 | 47.56 |
| 104/08 | 112.63 | 2.18  | 1,458 | 48.60 |
| 104/09 | 110.14 | -2.21 | 1,426 | 47.52 |
| 104/10 | 107.79 | -2.13 | 1,395 | 46.51 |
| 104/11 | 108.83 | 0.96  | 1,409 | 46.96 |
| 104/12 | 109.65 | 0.75  | 1,419 | 47.31 |
| 105/01 | 107.58 | -1.89 | 1,393 | 46.42 |
| 105/02 | 108.30 | 0.68  | 1,402 | 46.73 |
| 105/03 | 106.74 | -1.45 | 1,382 | 46.05 |
| 105/04 | 105.66 | -1.01 | 1,368 | 45.59 |
| 105/05 | 105.68 | 0.02  | 1,368 | 45.60 |
| 105/06 | 105.88 | 0.19  | 1,371 | 45.69 |
| 105/07 | 102.22 | -3.46 | 1,323 | 44.11 |
| 105/08 | 100.13 | -2.05 | 1,296 | 43.20 |
| 105/09 | 102.18 | 2.05  | 1,323 | 44.09 |
| 105/10 | 101.90 | -0.27 | 1,319 | 43.97 |
| 105/11 | 98.89  | -2.96 | 1,280 | 42.67 |
| 105/12 | 97.13  | -1.77 | 1,257 | 41.91 |
| 106/01 | 97.84  | 0.73  | 1,266 | 42.21 |
| 106/02 | 101.17 | 3.41  | 1,310 | 43.65 |
| 106/03 | 100.31 | -0.85 | 1,298 | 43.28 |
| 106/04 | 100.57 | 0.25  | 1,302 | 43.39 |
| 106/05 | 103.21 | 2.63  | 1,336 | 44.53 |
| 106/06 | 104.57 | 1.31  | 1,354 | 45.12 |
| 106/07 | 106.28 | 1.63  | 1,376 | 45.86 |
| 106/08 | 102.09 | -3.94 | 1,321 | 44.05 |
| 106/09 | 105.99 | 3.82  | 1,372 | 45.73 |
| 106/10 | 102.56 | -3.23 | 1,328 | 44.25 |
| 106/11 | 105.97 | 3.32  | 1,372 | 45.72 |
| 106/12 | 103.18 | -2.63 | 1,336 | 44.52 |
| 107/01 | 99.32  | -3.75 | 1,286 | 42.85 |
| 107/02 | 97.50  | -1.83 | 1,262 | 42.07 |
| 107/03 | 99.46  | 2.01  | 1,287 | 42.92 |
| 107/04 | 101.66 | 2.21  | 1,316 | 43.86 |
| 107/05 | 100.38 | -1.26 | 1,299 | 43.31 |
| 107/06 | 99.23  | -1.14 | 1,284 | 42.82 |
| 107/07 | 97.97  | -1.27 | 1,268 | 42.27 |
| 107/08 | 99.69  | 1.75  | 1,290 | 43.01 |
| 107/09 | 99.63  | -0.06 | 1,290 | 42.99 |
| 107/10 | 100.17 | 0.54  | 1,297 | 43.22 |
| 107/11 | 103.73 | 3.56  | 1,343 | 44.76 |
| 107/12 | 101.25 | -2.39 | 1,311 | 43.69 |
| 108/01 | 100.24 | -1.00 | 1,298 | 43.25 |
| 108/02 | 102.10 | 1.86  | 1,322 | 44.05 |
| 108/03 | 103.64 | 1.50  | 1,341 | 44.72 |
| 108/04 | 102.91 | -0.70 | 1,332 | 44.40 |
| 108/05 | 101.70 | -1.18 | 1,316 | 43.88 |
| 108/06 | 101.01 | -0.68 | 1,307 | 43.58 |
| 108/07 | 99.38  | -1.61 | 1,286 | 42.88 |
| 108/08 | 99.08  | -0.30 | 1,283 | 42.75 |
| 108/09 | 98.84  | -0.24 | 1,279 | 42.65 |
| 108/10 | 102.13 | 3.33  | 1,322 | 44.07 |
| 108/11 | 104.12 | 1.95  | 1,348 | 44.93 |
| 108/12 | 103.60 | -0.50 | 1,341 | 44.70 |
| 109/01 | 103.07 | -0.51 | 1,334 | 44.47 |

## 小宅住宅價格指數

基期：民國107年=100



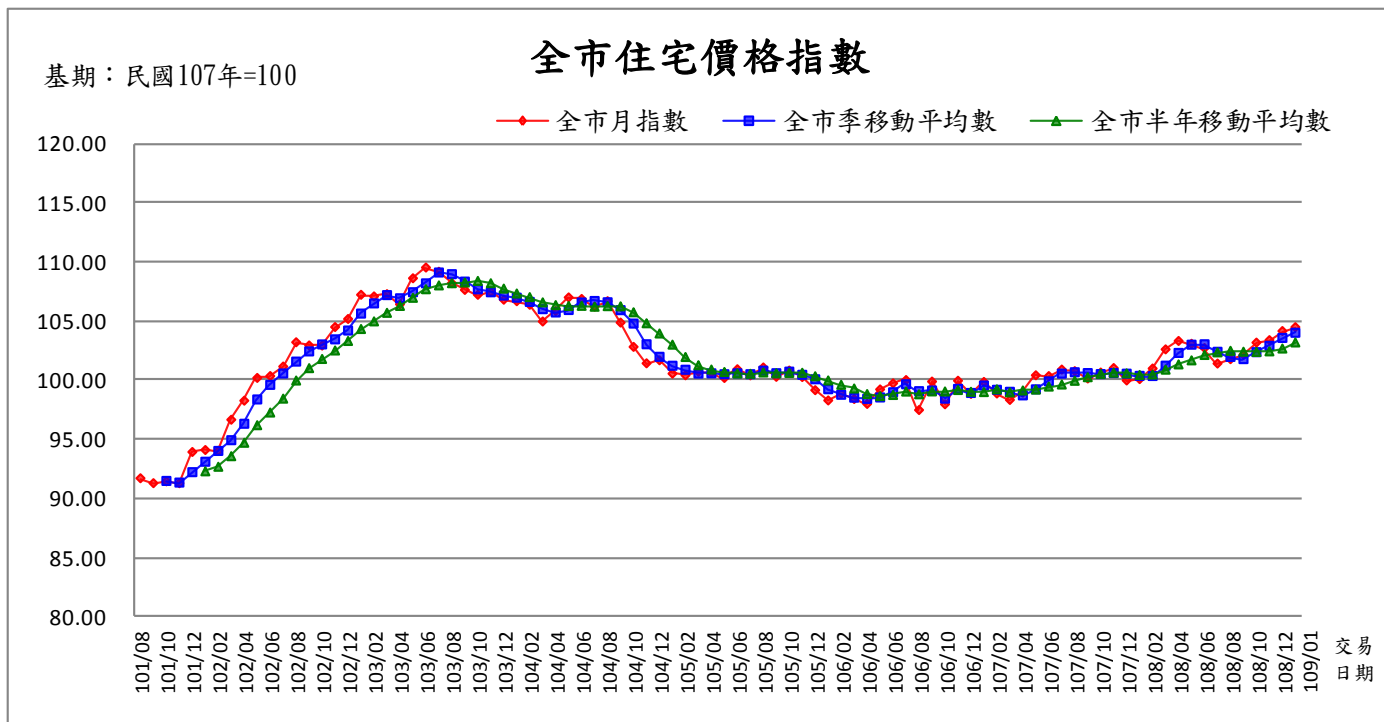
資料來源：臺北市政府地政局

| 行政區    | 年月     | 指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|--------|--------|------------------|------------|----------------|------------------|
| 小宅     | 101/08 | 82.81            | -          | 715            | 51.11            |
|        | 101/09 | 82.90            | 0.11       | 716            | 51.16            |
|        | 101/10 | 84.57            | 2.01       | 731            | 52.19            |
|        | 101/11 | 83.43            | -1.35      | 721            | 51.49            |
|        | 101/12 | 84.83            | 1.68       | 733            | 52.35            |
|        | 102/01 | 84.93            | 0.12       | 734            | 52.42            |
|        | 102/02 | 86.42            | 1.75       | 747            | 53.34            |
|        | 102/03 | 87.61            | 1.38       | 757            | 54.07            |
|        | 102/04 | 89.34            | 1.97       | 772            | 55.13            |
|        | 102/05 | 91.91            | 2.88       | 794            | 56.72            |
|        | 102/06 | 94.31            | 2.61       | 815            | 58.20            |
|        | 102/07 | 93.93            | -0.40      | 812            | 57.97            |
|        | 102/08 | 94.91            | 1.04       | 820            | 58.57            |
|        | 102/09 | 97.23            | 2.44       | 840            | 60.01            |
|        | 102/10 | 97.29            | 0.06       | 841            | 60.04            |
|        | 102/11 | 97.12            | -0.17      | 839            | 59.94            |
|        | 102/12 | 97.48            | 0.37       | 842            | 60.16            |
|        | 103/01 | 101.56           | 4.19       | 878            | 62.68            |
|        | 103/02 | 104.09           | 2.49       | 899            | 64.24            |
|        | 103/03 | 101.75           | -2.25      | 879            | 62.80            |
|        | 103/04 | 102.21           | 0.45       | 883            | 63.08            |
|        | 103/05 | 104.30           | 2.04       | 901            | 64.37            |
|        | 103/06 | 103.44           | -0.82      | 894            | 63.84            |
|        | 103/07 | 105.30           | 1.80       | 910            | 64.98            |
|        | 103/08 | 103.60           | -1.61      | 895            | 63.94            |
|        | 103/09 | 101.90           | -1.64      | 880            | 62.89            |
|        | 103/10 | 102.01           | 0.11       | 881            | 62.96            |
|        | 103/11 | 106.68           | 4.58       | 922            | 65.84            |
|        | 103/12 | 103.85           | -2.65      | 897            | 64.09            |
|        | 104/01 | 102.79           | -1.02      | 888            | 63.44            |
| 104/02 | 102.08 | -0.69            | 882        | 63.00          |                  |
| 104/03 | 103.77 | 1.66             | 897        | 64.04          |                  |
| 104/04 | 102.72 | -1.01            | 888        | 63.40          |                  |
| 104/05 | 104.95 | 2.17             | 907        | 64.77          |                  |
| 104/06 | 105.27 | 0.30             | 910        | 64.97          |                  |

小宅

|        |        |       |     |       |
|--------|--------|-------|-----|-------|
| 104/07 | 102.87 | -2.28 | 889 | 63.49 |
| 104/08 | 99.83  | -2.96 | 863 | 61.61 |
| 104/09 | 100.28 | 0.45  | 866 | 61.89 |
| 104/10 | 100.12 | -0.16 | 865 | 61.79 |
| 104/11 | 101.00 | 0.88  | 873 | 62.33 |
| 104/12 | 99.32  | -1.66 | 858 | 61.29 |
| 105/01 | 99.35  | 0.03  | 858 | 61.31 |
| 105/02 | 98.00  | -1.36 | 847 | 60.48 |
| 105/03 | 98.21  | 0.21  | 849 | 60.61 |
| 105/04 | 97.34  | -0.89 | 841 | 60.08 |
| 105/05 | 99.63  | 2.35  | 861 | 61.49 |
| 105/06 | 100.73 | 1.10  | 870 | 62.17 |
| 105/07 | 98.97  | -1.75 | 855 | 61.08 |
| 105/08 | 99.52  | 0.56  | 860 | 61.42 |
| 105/09 | 98.69  | -0.83 | 853 | 60.91 |
| 105/10 | 97.56  | -1.14 | 843 | 60.21 |
| 105/11 | 96.41  | -1.18 | 833 | 59.50 |
| 105/12 | 99.00  | 2.69  | 855 | 61.10 |
| 106/01 | 95.76  | -3.27 | 827 | 59.10 |
| 106/02 | 96.40  | 0.67  | 833 | 59.49 |
| 106/03 | 95.82  | -0.60 | 828 | 59.14 |
| 106/04 | 96.85  | 1.07  | 837 | 59.77 |
| 106/05 | 99.02  | 2.24  | 856 | 61.11 |
| 106/06 | 100.16 | 1.15  | 865 | 61.81 |
| 106/07 | 98.91  | -1.25 | 855 | 61.04 |
| 106/08 | 96.82  | -2.11 | 837 | 59.75 |
| 106/09 | 98.95  | 2.20  | 855 | 61.07 |
| 106/10 | 96.66  | -2.31 | 835 | 59.66 |
| 106/11 | 98.69  | 2.10  | 853 | 60.91 |
| 106/12 | 98.96  | 0.27  | 855 | 61.07 |
| 107/01 | 101.23 | 2.29  | 875 | 62.48 |
| 107/02 | 99.08  | -2.12 | 856 | 61.14 |
| 107/03 | 97.35  | -1.75 | 841 | 60.08 |
| 107/04 | 99.31  | 2.01  | 858 | 61.29 |
| 107/05 | 100.24 | 0.94  | 866 | 61.86 |
| 107/06 | 101.63 | 1.39  | 878 | 62.72 |
| 107/07 | 101.82 | 0.19  | 880 | 62.84 |
| 107/08 | 99.21  | -2.56 | 857 | 61.23 |
| 107/09 | 97.20  | -2.03 | 840 | 59.99 |
| 107/10 | 99.04  | 1.89  | 856 | 61.12 |
| 107/11 | 100.12 | 1.09  | 865 | 61.79 |
| 107/12 | 102.81 | 2.69  | 888 | 63.45 |
| 108/01 | 101.47 | -1.30 | 877 | 62.62 |
| 108/02 | 99.62  | -1.82 | 861 | 61.48 |
| 108/03 | 98.41  | -1.21 | 850 | 60.73 |
| 108/04 | 100.07 | 1.69  | 865 | 61.76 |
| 108/05 | 100.62 | 0.55  | 869 | 62.10 |
| 108/06 | 100.33 | -0.29 | 867 | 61.92 |
| 108/07 | 99.19  | -1.14 | 857 | 61.21 |
| 108/08 | 100.78 | 1.60  | 871 | 62.19 |
| 108/09 | 100.86 | 0.08  | 871 | 62.25 |
| 108/10 | 100.47 | -0.39 | 868 | 62.00 |
| 108/11 | 99.93  | -0.54 | 863 | 61.67 |
| 108/12 | 99.66  | -0.27 | 861 | 61.51 |
| 109/01 | 100.75 | 1.09  | 870 | 62.18 |

# 月指數、季移動平均數、半年移動平均數

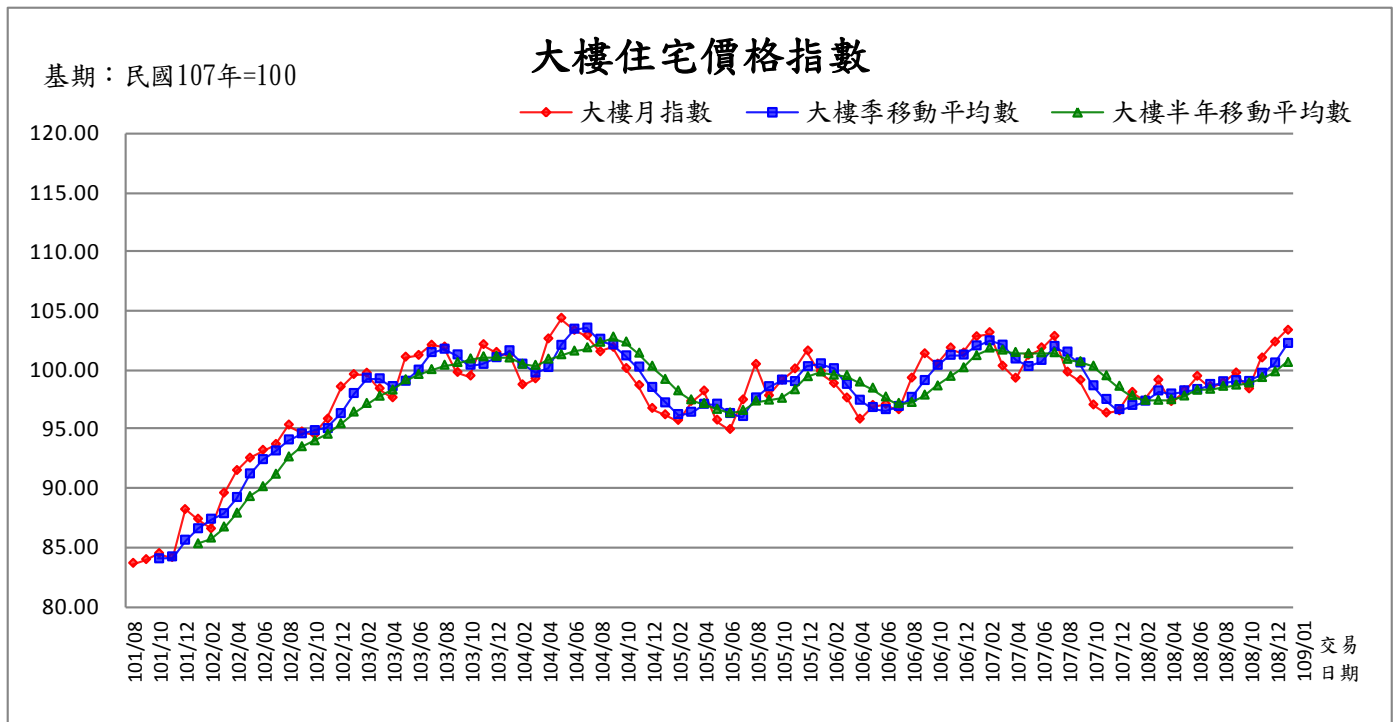


資料來源：臺北市政府地政局

| 行政區    | 年月     | 月指數<br>(107年=100) | 季移動<br>平均數 | 變動率<br>(%) | 半年移動<br>平均數 | 變動率<br>(%) |
|--------|--------|-------------------|------------|------------|-------------|------------|
| 全市     | 101/08 | 91.69             | -          | -          | -           | -          |
|        | 101/09 | 91.27             | -          | -          | -           | -          |
|        | 101/10 | 91.43             | 91.46      | -          | -           | -          |
|        | 101/11 | 91.27             | 91.32      | -0.15      | -           | -          |
|        | 101/12 | 93.91             | 92.20      | 0.96       | -           | -          |
|        | 102/01 | 94.08             | 93.08      | 0.96       | 92.27       | -          |
|        | 102/02 | 94.01             | 94.00      | 0.98       | 92.66       | 0.42       |
|        | 102/03 | 96.64             | 94.91      | 0.97       | 93.55       | 0.96       |
|        | 102/04 | 98.25             | 96.30      | 1.47       | 94.69       | 1.22       |
|        | 102/05 | 100.17            | 98.35      | 2.13       | 96.17       | 1.57       |
|        | 102/06 | 100.33            | 99.59      | 1.25       | 97.25       | 1.11       |
|        | 102/07 | 101.14            | 100.55     | 0.97       | 98.42       | 1.21       |
|        | 102/08 | 103.19            | 101.55     | 1.00       | 99.95       | 1.56       |
|        | 102/09 | 102.92            | 102.42     | 0.85       | 101.00      | 1.05       |
|        | 102/10 | 102.91            | 103.01     | 0.58       | 101.78      | 0.77       |
|        | 102/11 | 104.48            | 103.44     | 0.42       | 102.49      | 0.70       |
|        | 102/12 | 105.16            | 104.18     | 0.72       | 103.30      | 0.78       |
|        | 103/01 | 107.21            | 105.61     | 1.38       | 104.31      | 0.98       |
|        | 103/02 | 107.07            | 106.48     | 0.82       | 104.96      | 0.62       |
|        | 103/03 | 107.26            | 107.18     | 0.66       | 105.68      | 0.69       |
|        | 103/04 | 106.40            | 106.91     | -0.25      | 106.26      | 0.55       |
|        | 103/05 | 108.60            | 107.42     | 0.48       | 106.95      | 0.65       |
|        | 103/06 | 109.51            | 108.17     | 0.70       | 107.67      | 0.68       |
|        | 103/07 | 109.16            | 109.09     | 0.85       | 108.00      | 0.30       |
|        | 103/08 | 108.19            | 108.95     | -0.13      | 108.19      | 0.17       |
|        | 103/09 | 107.62            | 108.32     | -0.58      | 108.25      | 0.05       |
|        | 103/10 | 107.20            | 107.67     | -0.60      | 108.38      | 0.12       |
|        | 103/11 | 107.43            | 107.42     | -0.23      | 108.18      | -0.18      |
|        | 103/12 | 106.79            | 107.14     | -0.26      | 107.73      | -0.42      |
|        | 104/01 | 106.66            | 106.96     | -0.17      | 107.31      | -0.39      |
|        | 104/02 | 106.36            | 106.60     | -0.33      | 107.01      | -0.28      |
|        | 104/03 | 104.94            | 105.99     | -0.58      | 106.57      | -0.42      |
| 104/04 | 105.82 | 105.71            | -0.26      | 106.34     | -0.22       |            |
| 104/05 | 106.98 | 105.92            | 0.20       | 106.26     | -0.07       |            |

全市

|        |        |        |       |        |       |
|--------|--------|--------|-------|--------|-------|
| 104/06 | 106.85 | 106.55 | 0.60  | 106.27 | 0.01  |
| 104/07 | 106.20 | 106.68 | 0.12  | 106.19 | -0.07 |
| 104/08 | 106.67 | 106.57 | -0.10 | 106.25 | 0.05  |
| 104/09 | 104.85 | 105.91 | -0.63 | 106.23 | -0.01 |
| 104/10 | 102.80 | 104.77 | -1.07 | 105.73 | -0.47 |
| 104/11 | 101.41 | 103.02 | -1.67 | 104.80 | -0.88 |
| 104/12 | 101.67 | 101.96 | -1.03 | 103.93 | -0.82 |
| 105/01 | 100.54 | 101.20 | -0.74 | 102.99 | -0.91 |
| 105/02 | 100.40 | 100.87 | -0.33 | 101.94 | -1.01 |
| 105/03 | 100.69 | 100.54 | -0.32 | 101.25 | -0.68 |
| 105/04 | 100.60 | 100.56 | 0.02  | 100.88 | -0.36 |
| 105/05 | 100.17 | 100.49 | -0.08 | 100.68 | -0.21 |
| 105/06 | 100.91 | 100.56 | 0.07  | 100.55 | -0.13 |
| 105/07 | 100.39 | 100.49 | -0.07 | 100.53 | -0.02 |
| 105/08 | 101.06 | 100.79 | 0.30  | 100.64 | 0.11  |
| 105/09 | 100.26 | 100.57 | -0.21 | 100.57 | -0.07 |
| 105/10 | 100.80 | 100.71 | 0.13  | 100.60 | 0.03  |
| 105/11 | 100.25 | 100.44 | -0.27 | 100.61 | 0.01  |
| 105/12 | 99.14  | 100.06 | -0.37 | 100.32 | -0.29 |
| 106/01 | 98.27  | 99.22  | -0.84 | 99.96  | -0.35 |
| 106/02 | 98.84  | 98.75  | -0.47 | 99.59  | -0.37 |
| 106/03 | 98.39  | 98.50  | -0.25 | 99.28  | -0.31 |
| 106/04 | 97.97  | 98.40  | -0.10 | 98.81  | -0.47 |
| 106/05 | 99.20  | 98.52  | 0.12  | 98.64  | -0.18 |
| 106/06 | 99.71  | 98.96  | 0.45  | 98.73  | 0.10  |
| 106/07 | 99.99  | 99.64  | 0.68  | 99.02  | 0.29  |
| 106/08 | 97.46  | 99.05  | -0.58 | 98.79  | -0.23 |
| 106/09 | 99.87  | 99.11  | 0.05  | 99.03  | 0.25  |
| 106/10 | 97.94  | 98.42  | -0.69 | 99.03  | -0.01 |
| 106/11 | 99.94  | 99.25  | 0.84  | 99.15  | 0.12  |
| 106/12 | 98.82  | 98.90  | -0.35 | 99.00  | -0.15 |
| 107/01 | 99.83  | 99.53  | 0.64  | 98.98  | -0.03 |
| 107/02 | 98.86  | 99.17  | -0.36 | 99.21  | 0.24  |
| 107/03 | 98.31  | 99.00  | -0.17 | 98.95  | -0.26 |
| 107/04 | 98.92  | 98.70  | -0.31 | 99.11  | 0.17  |
| 107/05 | 100.40 | 99.21  | 0.52  | 99.19  | 0.08  |
| 107/06 | 100.33 | 99.88  | 0.68  | 99.44  | 0.25  |
| 107/07 | 100.88 | 100.54 | 0.65  | 99.62  | 0.18  |
| 107/08 | 100.75 | 100.65 | 0.12  | 99.93  | 0.32  |
| 107/09 | 100.12 | 100.58 | -0.07 | 100.23 | 0.30  |
| 107/10 | 100.63 | 100.50 | -0.08 | 100.52 | 0.28  |
| 107/11 | 101.01 | 100.59 | 0.09  | 100.62 | 0.10  |
| 107/12 | 99.96  | 100.53 | -0.05 | 100.56 | -0.06 |
| 108/01 | 100.07 | 100.35 | -0.18 | 100.42 | -0.13 |
| 108/02 | 100.97 | 100.33 | -0.01 | 100.46 | 0.04  |
| 108/03 | 102.59 | 101.21 | 0.87  | 100.87 | 0.41  |
| 108/04 | 103.30 | 102.29 | 1.06  | 101.32 | 0.44  |
| 108/05 | 103.06 | 102.98 | 0.68  | 101.66 | 0.34  |
| 108/06 | 102.70 | 103.02 | 0.04  | 102.12 | 0.45  |
| 108/07 | 101.39 | 102.38 | -0.62 | 102.34 | 0.21  |
| 108/08 | 101.76 | 101.95 | -0.42 | 102.47 | 0.13  |
| 108/09 | 102.14 | 101.76 | -0.18 | 102.39 | -0.07 |
| 108/10 | 103.16 | 102.35 | 0.58  | 102.37 | -0.02 |
| 108/11 | 103.37 | 102.89 | 0.52  | 102.42 | 0.05  |
| 108/12 | 104.14 | 103.56 | 0.65  | 102.66 | 0.23  |
| 109/01 | 104.47 | 103.99 | 0.42  | 103.17 | 0.50  |



資料來源：臺北市政府地政局

| 行政區    | 年月     | 月指數<br>(107年=100) | 季移動<br>平均數 | 變動率<br>(%) | 半年移動<br>平均數 | 變動率<br>(%) |
|--------|--------|-------------------|------------|------------|-------------|------------|
| 大樓     | 101/08 | 83.61             | -          | -          | -           | -          |
|        | 101/09 | 83.92             | -          | -          | -           | -          |
|        | 101/10 | 84.44             | 83.99      | -          | -           | -          |
|        | 101/11 | 84.10             | 84.15      | 0.20       | -           | -          |
|        | 101/12 | 88.15             | 85.56      | 1.68       | -           | -          |
|        | 102/01 | 87.34             | 86.53      | 1.13       | 85.26       | -          |
|        | 102/02 | 86.52             | 87.34      | 0.93       | 85.75       | 0.57       |
|        | 102/03 | 89.55             | 87.80      | 0.53       | 86.68       | 1.09       |
|        | 102/04 | 91.46             | 89.18      | 1.56       | 87.85       | 1.35       |
|        | 102/05 | 92.51             | 91.17      | 2.24       | 89.25       | 1.59       |
|        | 102/06 | 93.17             | 92.38      | 1.32       | 90.09       | 0.94       |
|        | 102/07 | 93.67             | 93.11      | 0.80       | 91.14       | 1.17       |
|        | 102/08 | 95.31             | 94.05      | 1.00       | 92.61       | 1.61       |
|        | 102/09 | 94.72             | 94.56      | 0.55       | 93.47       | 0.93       |
|        | 102/10 | 94.48             | 94.83      | 0.29       | 93.97       | 0.54       |
|        | 102/11 | 95.81             | 95.00      | 0.18       | 94.52       | 0.59       |
|        | 102/12 | 98.53             | 96.27      | 1.34       | 95.42       | 0.95       |
|        | 103/01 | 99.58             | 97.97      | 1.77       | 96.40       | 1.03       |
|        | 103/02 | 99.69             | 99.26      | 1.32       | 97.13       | 0.76       |
|        | 103/03 | 98.38             | 99.21      | -0.05      | 97.74       | 0.63       |
|        | 103/04 | 97.61             | 98.56      | -0.66      | 98.26       | 0.53       |
|        | 103/05 | 101.05            | 99.01      | 0.46       | 99.14       | 0.89       |
|        | 103/06 | 101.20            | 99.95      | 0.95       | 99.58       | 0.45       |
|        | 103/07 | 102.06            | 121.32     | 21.38      | 99.99       | 0.42       |
|        | 103/08 | 101.90            | 101.72     | -16.16     | 100.36      | 0.37       |
|        | 103/09 | 99.75             | 101.24     | -0.47      | 100.59      | 0.23       |
|        | 103/10 | 99.45             | 100.37     | -0.86      | 100.90      | 0.31       |
|        | 103/11 | 102.11            | 100.44     | 0.07       | 101.08      | 0.18       |
|        | 103/12 | 101.45            | 101.00     | 0.56       | 101.12      | 0.04       |
|        | 104/01 | 101.21            | 101.59     | 0.58       | 100.98      | -0.14      |
|        | 104/02 | 98.71             | 100.45     | -1.12      | 100.44      | -0.53      |
|        | 104/03 | 99.21             | 99.71      | -0.74      | 100.35      | -0.09      |
| 104/04 | 102.59 | 100.17            | 0.46       | 100.88     | 0.52        |            |
| 104/05 | 104.34 | 102.05            | 1.87       | 101.25     | 0.37        |            |
| 104/06 | 103.31 | 103.41            | 1.34       | 101.56     | 0.31        |            |

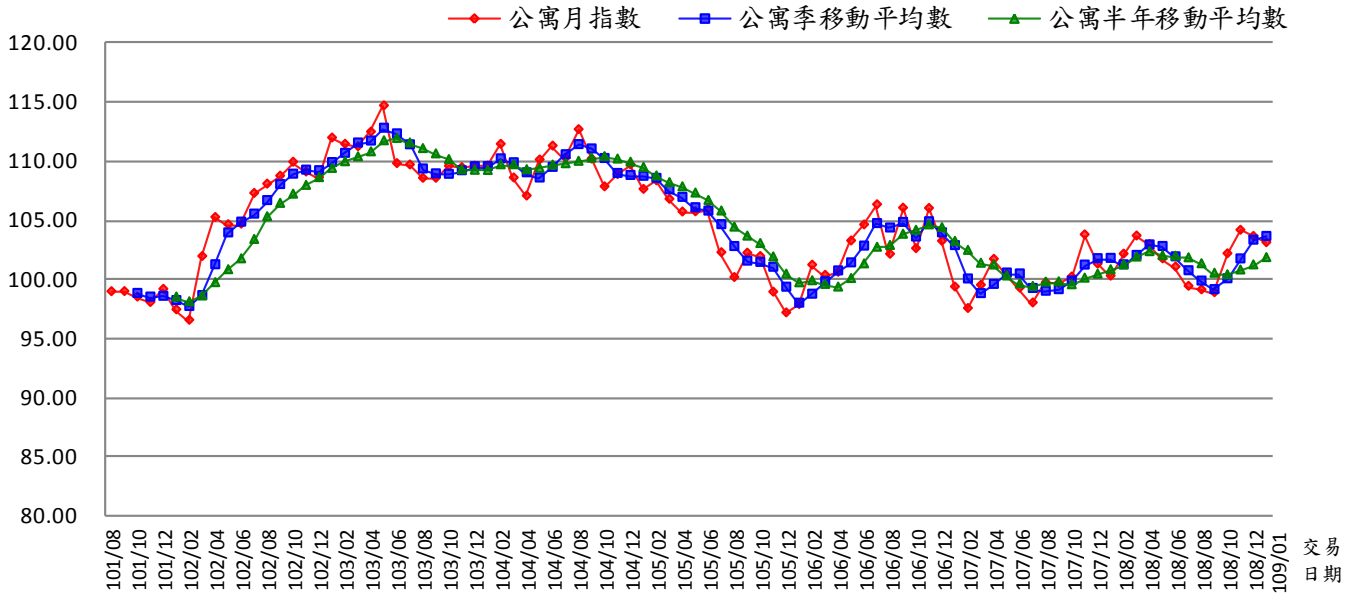


大樓

|        |        |        |       |        |       |
|--------|--------|--------|-------|--------|-------|
| 104/07 | 102.87 | 103.51 | 0.09  | 101.84 | 0.27  |
| 104/08 | 101.50 | 102.56 | -0.91 | 102.30 | 0.46  |
| 104/09 | 101.88 | 102.08 | -0.47 | 102.75 | 0.43  |
| 104/10 | 100.09 | 101.15 | -0.91 | 102.33 | -0.41 |
| 104/11 | 98.66  | 100.21 | -0.94 | 101.38 | -0.92 |
| 104/12 | 96.71  | 98.49  | -1.72 | 100.28 | -1.09 |
| 105/01 | 96.17  | 97.18  | -1.33 | 99.17  | -1.11 |
| 105/02 | 95.69  | 96.19  | -1.02 | 98.20  | -0.98 |
| 105/03 | 97.30  | 96.39  | 0.20  | 97.44  | -0.78 |
| 105/04 | 98.18  | 97.06  | 0.70  | 97.12  | -0.33 |
| 105/05 | 95.72  | 97.07  | 0.01  | 96.63  | -0.50 |
| 105/06 | 94.93  | 96.28  | -0.81 | 96.33  | -0.31 |
| 105/07 | 97.43  | 96.03  | -0.26 | 96.54  | 0.22  |
| 105/08 | 100.43 | 97.60  | 1.64  | 97.33  | 0.82  |
| 105/09 | 97.78  | 98.55  | 0.97  | 97.41  | 0.08  |
| 105/10 | 99.10  | 99.11  | 0.57  | 97.57  | 0.16  |
| 105/11 | 100.05 | 98.98  | -0.13 | 98.29  | 0.74  |
| 105/12 | 101.57 | 100.24 | 1.28  | 99.40  | 1.13  |
| 106/01 | 99.83  | 100.48 | 0.24  | 99.80  | 0.40  |
| 106/02 | 98.81  | 100.07 | -0.41 | 99.53  | -0.27 |
| 106/03 | 97.59  | 98.75  | -1.32 | 99.49  | -0.03 |
| 106/04 | 95.80  | 97.40  | -1.36 | 98.94  | -0.55 |
| 106/05 | 96.97  | 96.79  | -0.63 | 98.43  | -0.52 |
| 106/06 | 97.06  | 96.61  | -0.18 | 97.68  | -0.76 |
| 106/07 | 96.60  | 96.87  | 0.28  | 97.14  | -0.55 |
| 106/08 | 99.28  | 97.64  | 0.80  | 97.22  | 0.08  |
| 106/09 | 101.33 | 99.07  | 1.46  | 97.84  | 0.64  |
| 106/10 | 100.45 | 100.35 | 1.30  | 98.61  | 0.79  |
| 106/11 | 101.83 | 101.20 | 0.85  | 99.42  | 0.82  |
| 106/12 | 101.39 | 101.23 | 0.02  | 100.15 | 0.73  |
| 107/01 | 102.78 | 102.00 | 0.76  | 101.18 | 1.03  |
| 107/02 | 103.12 | 102.43 | 0.42  | 101.82 | 0.63  |
| 107/03 | 100.29 | 102.06 | -0.36 | 101.64 | -0.17 |
| 107/04 | 99.26  | 100.89 | -1.15 | 101.45 | -0.20 |
| 107/05 | 101.21 | 100.25 | -0.63 | 101.34 | -0.10 |
| 107/06 | 101.84 | 100.77 | 0.51  | 101.42 | 0.07  |
| 107/07 | 102.81 | 101.95 | 1.17  | 101.42 | 0.00  |
| 107/08 | 99.78  | 101.47 | -0.47 | 100.86 | -0.55 |
| 107/09 | 99.09  | 100.56 | -0.90 | 100.66 | -0.20 |
| 107/10 | 97.00  | 98.62  | -1.92 | 100.29 | -0.37 |
| 107/11 | 96.32  | 97.47  | -1.17 | 99.47  | -0.81 |
| 107/12 | 96.51  | 96.61  | -0.88 | 98.58  | -0.89 |
| 108/01 | 98.07  | 96.97  | 0.37  | 97.79  | -0.80 |
| 108/02 | 97.40  | 97.33  | 0.37  | 97.40  | -0.41 |
| 108/03 | 99.10  | 98.19  | 0.89  | 97.40  | 0.00  |
| 108/04 | 97.29  | 97.93  | -0.26 | 97.45  | 0.05  |
| 108/05 | 98.20  | 98.20  | 0.27  | 97.76  | 0.32  |
| 108/06 | 99.43  | 98.31  | 0.11  | 98.25  | 0.50  |
| 108/07 | 98.57  | 98.73  | 0.43  | 98.33  | 0.08  |
| 108/08 | 98.90  | 98.97  | 0.24  | 98.58  | 0.25  |
| 108/09 | 99.71  | 99.06  | 0.09  | 98.68  | 0.10  |
| 108/10 | 98.36  | 98.99  | -0.07 | 98.86  | 0.18  |
| 108/11 | 100.98 | 99.68  | 0.70  | 99.33  | 0.47  |
| 108/12 | 102.32 | 100.55 | 0.87  | 99.81  | 0.48  |
| 109/01 | 103.32 | 102.21 | 1.64  | 100.60 | 0.79  |

## 公寓住宅價格指數

基期：民國107年=100

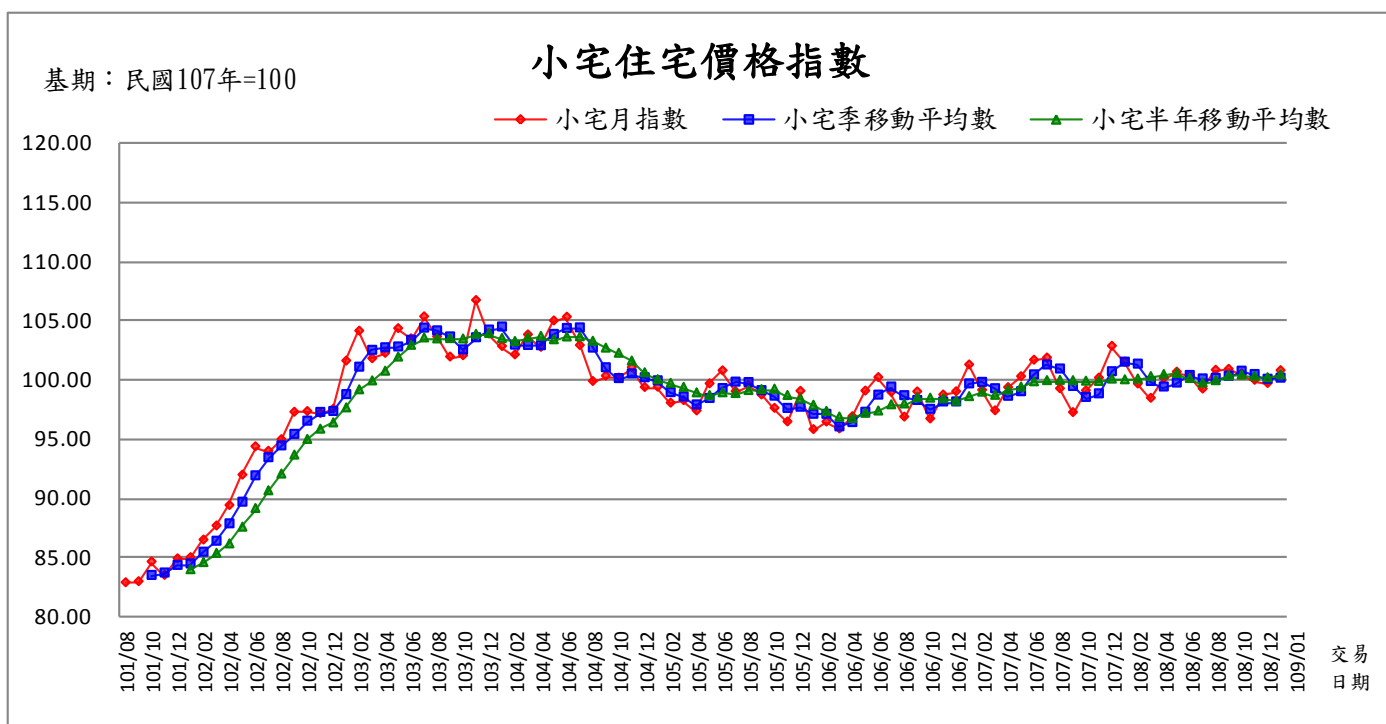


資料來源：臺北市政府地政局

| 行政區 | 年月     | 月指數<br>(107年=100) | 季移動<br>平均數 | 變動率<br>(%) | 半年移動<br>平均數 | 變動率<br>(%) |
|-----|--------|-------------------|------------|------------|-------------|------------|
| 公寓  | 101/08 | 98.93             | -          | -          | -           | -          |
|     | 101/09 | 98.93             | -          | -          | -           | -          |
|     | 101/10 | 98.47             | 98.78      | -          | -           | -          |
|     | 101/11 | 98.01             | 98.47      | -0.31      | -           | -          |
|     | 101/12 | 99.13             | 98.54      | 0.07       | -           | -          |
|     | 102/01 | 97.39             | 98.18      | -0.37      | 98.48       | -          |
|     | 102/02 | 96.50             | 97.67      | -0.51      | 98.07       | -0.41      |
|     | 102/03 | 101.90            | 98.60      | 0.95       | 98.57       | 0.50       |
|     | 102/04 | 105.20            | 101.20     | 2.64       | 99.69       | 1.14       |
|     | 102/05 | 104.59            | 103.90     | 2.66       | 100.79      | 1.10       |
|     | 102/06 | 104.64            | 104.81     | 0.88       | 101.70      | 0.91       |
|     | 102/07 | 107.24            | 105.49     | 0.65       | 103.34      | 1.61       |
|     | 102/08 | 108.02            | 106.63     | 1.08       | 105.26      | 1.86       |
|     | 102/09 | 108.70            | 107.99     | 1.27       | 106.40      | 1.08       |
|     | 102/10 | 109.88            | 108.87     | 0.81       | 107.18      | 0.73       |
|     | 102/11 | 109.05            | 109.21     | 0.31       | 107.92      | 0.69       |
|     | 102/12 | 108.56            | 109.16     | -0.04      | 108.57      | 0.61       |
|     | 103/01 | 111.93            | 109.85     | 0.63       | 109.36      | 0.72       |
|     | 103/02 | 111.39            | 110.63     | 0.71       | 109.92      | 0.51       |
|     | 103/03 | 111.19            | 111.50     | 0.79       | 110.33      | 0.38       |
|     | 103/04 | 112.43            | 111.67     | 0.15       | 110.76      | 0.39       |
|     | 103/05 | 114.64            | 112.75     | 0.97       | 111.69      | 0.84       |
|     | 103/06 | 109.76            | 112.27     | -0.42      | 111.89      | 0.18       |
|     | 103/07 | 109.65            | 111.35     | -0.83      | 111.51      | -0.34      |
|     | 103/08 | 108.51            | 109.31     | -1.83      | 111.03      | -0.43      |
|     | 103/09 | 108.52            | 108.89     | -0.38      | 110.58      | -0.40      |
|     | 103/10 | 109.53            | 108.85     | -0.03      | 110.10      | -0.44      |
|     | 103/11 | 109.42            | 109.16     | 0.28       | 109.23      | -0.79      |
|     | 103/12 | 109.54            | 109.50     | 0.31       | 109.19      | -0.03      |
|     | 104/01 | 109.55            | 109.50     | 0.01       | 109.18      | -0.01      |
|     | 104/02 | 111.39            | 110.16     | 0.60       | 109.66      | 0.44       |
|     | 104/03 | 108.54            | 109.83     | -0.30      | 109.66      | 0.00       |
|     | 104/04 | 107.01            | 108.98     | -0.77      | 109.24      | -0.38      |
|     | 104/05 | 110.07            | 108.54     | -0.41      | 109.35      | 0.10       |
|     | 104/06 | 111.24            | 109.44     | 0.83       | 109.64      | 0.26       |

公寓

|        |        |        |       |        |       |
|--------|--------|--------|-------|--------|-------|
| 104/07 | 110.22 | 110.51 | 0.98  | 109.75 | 0.10  |
| 104/08 | 112.63 | 111.37 | 0.77  | 109.95 | 0.19  |
| 104/09 | 110.14 | 111.00 | -0.33 | 110.22 | 0.24  |
| 104/10 | 107.79 | 110.19 | -0.73 | 110.35 | 0.12  |
| 104/11 | 108.83 | 108.92 | -1.15 | 110.14 | -0.19 |
| 104/12 | 109.65 | 108.76 | -0.15 | 109.88 | -0.24 |
| 105/01 | 107.58 | 108.69 | -0.07 | 109.44 | -0.40 |
| 105/02 | 108.30 | 108.51 | -0.16 | 108.72 | -0.66 |
| 105/03 | 106.74 | 107.54 | -0.89 | 108.15 | -0.52 |
| 105/04 | 105.66 | 106.90 | -0.59 | 107.79 | -0.33 |
| 105/05 | 105.68 | 106.03 | -0.82 | 107.27 | -0.49 |
| 105/06 | 105.88 | 105.74 | -0.27 | 106.64 | -0.58 |
| 105/07 | 102.22 | 104.60 | -1.08 | 105.75 | -0.84 |
| 105/08 | 100.13 | 102.74 | -1.77 | 104.39 | -1.29 |
| 105/09 | 102.18 | 101.51 | -1.20 | 103.63 | -0.73 |
| 105/10 | 101.90 | 101.40 | -0.11 | 103.00 | -0.61 |
| 105/11 | 98.89  | 100.99 | -0.41 | 101.87 | -1.10 |
| 105/12 | 97.13  | 99.31  | -1.67 | 100.41 | -1.43 |
| 106/01 | 97.84  | 97.95  | -1.36 | 99.68  | -0.73 |
| 106/02 | 101.17 | 98.71  | 0.78  | 99.85  | 0.17  |
| 106/03 | 100.31 | 99.77  | 1.07  | 99.54  | -0.31 |
| 106/04 | 100.57 | 100.68 | 0.91  | 99.32  | -0.22 |
| 106/05 | 103.21 | 101.36 | 0.68  | 100.04 | 0.73  |
| 106/06 | 104.57 | 102.78 | 1.40  | 101.28 | 1.24  |
| 106/07 | 106.28 | 104.69 | 1.85  | 102.68 | 1.39  |
| 106/08 | 102.09 | 104.31 | -0.36 | 102.84 | 0.15  |
| 106/09 | 105.99 | 104.79 | 0.45  | 103.78 | 0.92  |
| 106/10 | 102.56 | 103.55 | -1.18 | 104.12 | 0.32  |
| 106/11 | 105.97 | 104.84 | 1.25  | 104.58 | 0.44  |
| 106/12 | 103.18 | 103.90 | -0.89 | 104.34 | -0.22 |
| 107/01 | 99.32  | 102.82 | -1.04 | 103.18 | -1.11 |
| 107/02 | 97.50  | 100.00 | -2.74 | 102.42 | -0.74 |
| 107/03 | 99.46  | 98.76  | -1.24 | 101.33 | -1.06 |
| 107/04 | 101.66 | 99.54  | 0.79  | 101.18 | -0.15 |
| 107/05 | 100.38 | 100.50 | 0.96  | 100.25 | -0.92 |
| 107/06 | 99.23  | 100.43 | -0.08 | 99.59  | -0.66 |
| 107/07 | 97.97  | 99.20  | -1.22 | 99.37  | -0.23 |
| 107/08 | 99.69  | 98.96  | -0.23 | 99.73  | 0.37  |
| 107/09 | 99.63  | 99.09  | 0.13  | 99.76  | 0.03  |
| 107/10 | 100.17 | 99.83  | 0.74  | 99.51  | -0.25 |
| 107/11 | 103.73 | 101.18 | 1.35  | 100.07 | 0.56  |
| 107/12 | 101.25 | 101.72 | 0.54  | 100.41 | 0.34  |
| 108/01 | 100.24 | 101.74 | 0.02  | 100.78 | 0.38  |
| 108/02 | 102.10 | 101.20 | -0.53 | 101.19 | 0.40  |
| 108/03 | 103.64 | 101.99 | 0.78  | 101.86 | 0.66  |
| 108/04 | 102.91 | 102.88 | 0.87  | 102.31 | 0.45  |
| 108/05 | 101.70 | 102.75 | -0.13 | 101.97 | -0.33 |
| 108/06 | 101.01 | 101.87 | -0.85 | 101.93 | -0.04 |
| 108/07 | 99.38  | 100.70 | -1.15 | 101.79 | -0.14 |
| 108/08 | 99.08  | 99.82  | -0.87 | 101.29 | -0.49 |
| 108/09 | 98.84  | 99.10  | -0.72 | 100.49 | -0.79 |
| 108/10 | 102.13 | 100.02 | 0.92  | 100.36 | -0.13 |
| 108/11 | 104.12 | 101.70 | 1.68  | 100.76 | 0.40  |
| 108/12 | 103.60 | 103.28 | 1.56  | 101.19 | 0.43  |
| 109/01 | 103.07 | 103.60 | 0.30  | 101.81 | 0.61  |



資料來源：臺北市政府地政局

| 行政區    | 年月     | 月指數<br>(107年=100) | 季移動<br>平均數 | 變動率<br>(%) | 半年移動<br>平均數 | 變動率<br>(%) |
|--------|--------|-------------------|------------|------------|-------------|------------|
| 小宅     | 101/08 | 82.81             | -          | -          | -           | -          |
|        | 101/09 | 82.90             | -          | -          | -           | -          |
|        | 101/10 | 84.57             | 83.43      | -          | -           | -          |
|        | 101/11 | 83.43             | 83.63      | 0.25       | -           | -          |
|        | 101/12 | 84.83             | 84.28      | 0.77       | -           | -          |
|        | 102/01 | 84.93             | 84.40      | 0.14       | 83.91       | -          |
|        | 102/02 | 86.42             | 85.39      | 1.18       | 84.51       | 0.72       |
|        | 102/03 | 87.61             | 86.32      | 1.09       | 85.30       | 0.93       |
|        | 102/04 | 89.34             | 87.79      | 1.70       | 86.09       | 0.93       |
|        | 102/05 | 91.91             | 89.62      | 2.08       | 87.51       | 1.64       |
|        | 102/06 | 94.31             | 91.85      | 2.49       | 89.09       | 1.81       |
|        | 102/07 | 93.93             | 93.38      | 1.67       | 90.59       | 1.68       |
|        | 102/08 | 94.91             | 94.38      | 1.07       | 92.00       | 1.56       |
|        | 102/09 | 97.23             | 95.36      | 1.03       | 93.61       | 1.74       |
|        | 102/10 | 97.29             | 96.48      | 1.17       | 94.93       | 1.42       |
|        | 102/11 | 97.12             | 97.21      | 0.76       | 95.80       | 0.91       |
|        | 102/12 | 97.48             | 97.30      | 0.09       | 96.33       | 0.55       |
|        | 103/01 | 101.56            | 98.72      | 1.46       | 97.60       | 1.32       |
|        | 103/02 | 104.09            | 101.04     | 2.35       | 99.13       | 1.57       |
|        | 103/03 | 101.75            | 102.47     | 1.41       | 99.88       | 0.76       |
|        | 103/04 | 102.21            | 102.68     | 0.21       | 100.70      | 0.82       |
|        | 103/05 | 104.30            | 102.75     | 0.07       | 101.90      | 1.19       |
|        | 103/06 | 103.44            | 103.32     | 0.55       | 102.89      | 0.97       |
|        | 103/07 | 105.30            | 104.35     | 1.00       | 103.52      | 0.61       |
|        | 103/08 | 103.60            | 104.11     | -0.22      | 103.43      | -0.08      |
|        | 103/09 | 101.90            | 103.60     | -0.49      | 103.46      | 0.02       |
|        | 103/10 | 102.01            | 102.50     | -1.06      | 103.43      | -0.03      |
|        | 103/11 | 106.68            | 103.53     | 1.00       | 103.82      | 0.38       |
|        | 103/12 | 103.85            | 104.18     | 0.63       | 103.89      | 0.07       |
|        | 104/01 | 102.79            | 104.44     | 0.25       | 103.47      | -0.40      |
| 104/02 | 102.08 | 102.91            | -1.47      | 103.22     | -0.24       |            |
| 104/03 | 103.77 | 102.88            | -0.03      | 103.53     | 0.30        |            |
| 104/04 | 102.72 | 102.86            | -0.02      | 103.65     | 0.11        |            |
| 104/05 | 104.95 | 103.81            | 0.93       | 103.36     | -0.28       |            |
| 104/06 | 105.27 | 104.31            | 0.48       | 103.60     | 0.23        |            |

小宅

|        |        |        |       |        |       |
|--------|--------|--------|-------|--------|-------|
| 104/07 | 102.87 | 104.36 | 0.05  | 103.61 | 0.01  |
| 104/08 | 99.83  | 102.66 | -1.64 | 103.24 | -0.36 |
| 104/09 | 100.28 | 100.99 | -1.62 | 102.65 | -0.56 |
| 104/10 | 100.12 | 100.08 | -0.91 | 102.22 | -0.42 |
| 104/11 | 101.00 | 100.47 | 0.39  | 101.56 | -0.64 |
| 104/12 | 99.32  | 100.15 | -0.32 | 100.57 | -0.98 |
| 105/01 | 99.35  | 99.89  | -0.26 | 99.98  | -0.58 |
| 105/02 | 98.00  | 98.89  | -1.00 | 99.68  | -0.31 |
| 105/03 | 98.21  | 98.52  | -0.37 | 99.33  | -0.35 |
| 105/04 | 97.34  | 97.85  | -0.68 | 98.87  | -0.47 |
| 105/05 | 99.63  | 98.39  | 0.56  | 98.64  | -0.23 |
| 105/06 | 100.73 | 99.23  | 0.85  | 98.88  | 0.24  |
| 105/07 | 98.97  | 99.78  | 0.55  | 98.81  | -0.06 |
| 105/08 | 99.52  | 99.74  | -0.04 | 99.07  | 0.26  |
| 105/09 | 98.69  | 99.06  | -0.68 | 99.15  | 0.08  |
| 105/10 | 97.56  | 98.59  | -0.47 | 99.18  | 0.04  |
| 105/11 | 96.41  | 97.55  | -1.05 | 98.65  | -0.54 |
| 105/12 | 99.00  | 97.66  | 0.11  | 98.36  | -0.29 |
| 106/01 | 95.76  | 97.06  | -0.61 | 97.82  | -0.54 |
| 106/02 | 96.40  | 97.05  | 0.00  | 97.30  | -0.53 |
| 106/03 | 95.82  | 95.99  | -1.09 | 96.83  | -0.49 |
| 106/04 | 96.85  | 96.36  | 0.38  | 96.71  | -0.12 |
| 106/05 | 99.02  | 97.23  | 0.91  | 97.14  | 0.45  |
| 106/06 | 100.16 | 98.68  | 1.49  | 97.34  | 0.20  |
| 106/07 | 98.91  | 99.36  | 0.70  | 97.86  | 0.54  |
| 106/08 | 96.82  | 98.63  | -0.74 | 97.93  | 0.07  |
| 106/09 | 98.95  | 98.23  | -0.41 | 98.45  | 0.53  |
| 106/10 | 96.66  | 97.48  | -0.76 | 98.42  | -0.03 |
| 106/11 | 98.69  | 98.10  | 0.64  | 98.37  | -0.06 |
| 106/12 | 98.96  | 98.10  | 0.00  | 98.17  | -0.20 |
| 107/01 | 101.23 | 99.63  | 1.55  | 98.55  | 0.39  |
| 107/02 | 99.08  | 99.76  | 0.13  | 98.93  | 0.38  |
| 107/03 | 97.35  | 99.22  | -0.54 | 98.66  | -0.27 |
| 107/04 | 99.31  | 98.58  | -0.65 | 99.10  | 0.45  |
| 107/05 | 100.24 | 98.97  | 0.39  | 99.36  | 0.26  |
| 107/06 | 101.63 | 100.39 | 1.44  | 99.81  | 0.45  |
| 107/07 | 101.82 | 101.23 | 0.83  | 99.91  | 0.10  |
| 107/08 | 99.21  | 100.89 | -0.34 | 99.93  | 0.02  |
| 107/09 | 97.20  | 99.41  | -1.46 | 99.90  | -0.03 |
| 107/10 | 99.04  | 98.48  | -0.93 | 99.86  | -0.05 |
| 107/11 | 100.12 | 98.79  | 0.31  | 99.84  | -0.02 |
| 107/12 | 102.81 | 100.66 | 1.89  | 100.03 | 0.20  |
| 108/01 | 101.47 | 101.47 | 0.80  | 99.98  | -0.06 |
| 108/02 | 99.62  | 101.30 | -0.16 | 100.04 | 0.07  |
| 108/03 | 98.41  | 99.83  | -1.45 | 100.25 | 0.20  |
| 108/04 | 100.07 | 99.37  | -0.47 | 100.42 | 0.17  |
| 108/05 | 100.62 | 99.70  | 0.34  | 100.50 | 0.08  |
| 108/06 | 100.33 | 100.34 | 0.64  | 100.09 | -0.41 |
| 108/07 | 99.19  | 100.05 | -0.29 | 99.71  | -0.38 |
| 108/08 | 100.78 | 100.10 | 0.05  | 99.90  | 0.19  |
| 108/09 | 100.86 | 100.28 | 0.18  | 100.31 | 0.41  |
| 108/10 | 100.47 | 100.70 | 0.43  | 100.38 | 0.07  |
| 108/11 | 99.93  | 100.42 | -0.28 | 100.26 | -0.11 |
| 108/12 | 99.66  | 100.02 | -0.40 | 100.15 | -0.11 |
| 109/01 | 100.75 | 100.11 | 0.09  | 100.41 | 0.26  |

## 二、編製說明

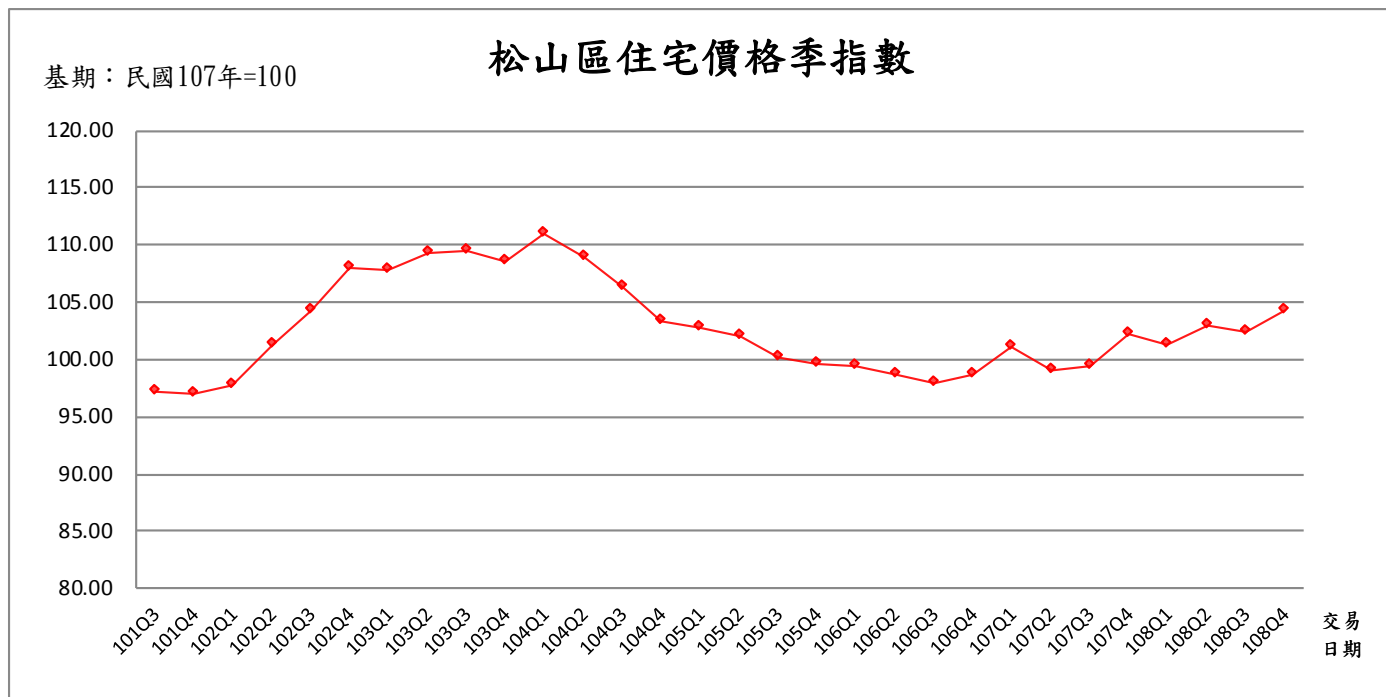
|        |  |
|--------|--|
| 1.資料來源 | 實價登錄揭露之住宅買賣案件  |
| 2.樣本類型 | <ul style="list-style-type: none"><li>■ 全市、公寓、大樓：<br/>選取以下三類住宅產品<ul style="list-style-type: none"><li>◆ 公寓(5層含以下無電梯)</li><li>◆ 大樓(6層含以上有電梯)</li><li>◆ 套房(1房1廳1衛)</li></ul></li><li>■ 小宅：同上，且主建物加附屬建物面積<math>\leq</math>15坪</li></ul>                 |
| 3.指數類型 | <ul style="list-style-type: none"><li>■ 全市、公寓、大樓、小宅：定基指數(107年=100)</li></ul>   |
| 4.編製類別 | <ul style="list-style-type: none"><li>■ 全市、公寓、大樓及小宅月指數</li></ul>   |
| 5.編製方式 | <ul style="list-style-type: none"><li>■ 特徵價格法：標準住宅(詳標準住宅內容)+拉氏指數公式</li></ul>   |
| 6.模型模式 | 總價模式   |
| 7.更新週期 | <ul style="list-style-type: none"><li>■ 全市、公寓、大樓、小宅：每月定期更新資訊。</li></ul>  |
| 8.備註事項 | <ul style="list-style-type: none"><li>■ 月變動率計算方式係【<math>\langle</math>當月指數-前月指數<math>\rangle</math>/前月指數】*100%，又本市住宅價格指數係自101年8月開始編製，故101年8月無變動率。</li><li>■ 季移動平均計算方式係將發布當月及前2個月指數加總後平均計算數據。</li><li>■ 半年移動平均數計算方式係依將發布當月及前5個月指數加總後平均計算數據。</li></ul> |

### 三、標準住宅內容

| 主要特徵<br>標準住宅類別 | 建坪<br>(坪) | 所在樓層<br>(層) | 總樓層數<br>(層) | 屋齡<br>(年) |
|----------------|-----------|-------------|-------------|-----------|
| 全市             | 31        | 6           | 9           | 27        |
| 大樓             | 36        | 7           | 12          | 21        |
| 公寓             | 30        | 3           | 5           | 39        |
| 小宅             | 14        | 6           | 11          | 22        |

# 附件二 108 年第 4 季臺北市住宅價格指數-12 行政區指數

## 12 行政區住宅價格統計



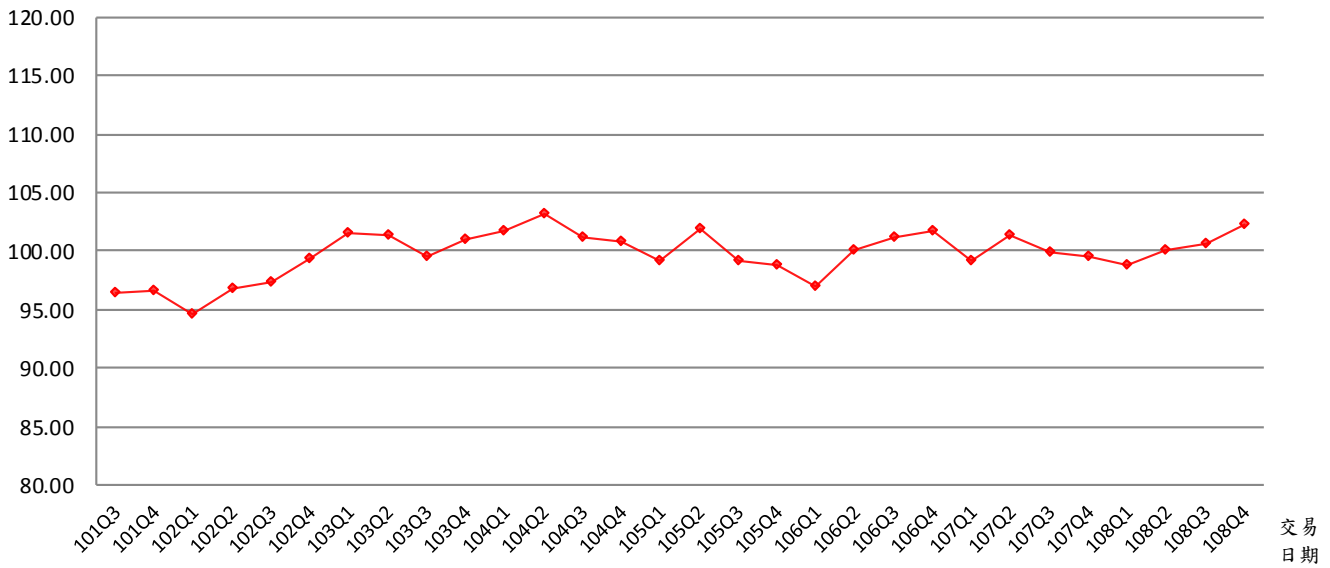
資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 松山區   | 101Q3  | 97.11             | -          | 2,010          | 62.82            |
|       | 101Q4  | 96.97             | -0.14      | 2,007          | 62.73            |
|       | 102Q1  | 97.68             | 0.73       | 2,022          | 63.19            |
|       | 102Q2  | 101.36            | 3.77       | 2,098          | 65.57            |
|       | 102Q3  | 104.34            | 2.94       | 2,160          | 67.50            |
|       | 102Q4  | 107.98            | 3.49       | 2,235          | 69.85            |
|       | 103Q1  | 107.72            | -0.24      | 2,230          | 69.69            |
|       | 103Q2  | 109.27            | 1.44       | 2,262          | 70.69            |
|       | 103Q3  | 109.58            | 0.28       | 2,268          | 70.89            |
|       | 103Q4  | 108.61            | -0.89      | 2,248          | 70.26            |
|       | 104Q1  | 111.00            | 2.20       | 2,298          | 71.81            |
|       | 104Q2  | 108.87            | -1.92      | 2,254          | 70.43            |
|       | 104Q3  | 106.25            | -2.41      | 2,200          | 68.73            |
|       | 104Q4  | 103.28            | -2.80      | 2,138          | 66.82            |
|       | 105Q1  | 102.77            | -0.49      | 2,127          | 66.48            |
|       | 105Q2  | 102.01            | -0.74      | 2,112          | 65.99            |
|       | 105Q3  | 100.23            | -1.74      | 2,075          | 64.84            |
|       | 105Q4  | 99.63             | -0.60      | 2,063          | 64.46            |
|       | 106Q1  | 99.34             | -0.29      | 2,057          | 64.27            |
|       | 106Q2  | 98.75             | -0.59      | 2,044          | 63.88            |
|       | 106Q3  | 97.94             | -0.82      | 2,028          | 63.36            |
|       | 106Q4  | 98.71             | 0.79       | 2,044          | 63.86            |
|       | 107Q1  | 101.09            | 2.41       | 2,093          | 65.40            |
|       | 107Q2  | 98.99             | -2.08      | 2,049          | 64.04            |
| 107Q3 | 99.46  | 0.47              | 2,059      | 64.34          |                  |
| 107Q4 | 102.21 | 2.76              | 2,116      | 66.12          |                  |
| 108Q1 | 101.34 | -0.85             | 2,098      | 65.56          |                  |
| 108Q2 | 103.06 | 1.70              | 2,133      | 66.67          |                  |
| 108Q3 | 102.35 | -0.69             | 2,119      | 66.21          |                  |
| 108Q4 | 104.30 | 1.91              | 2,159      | 67.47          |                  |



## 中正區住宅價格季指數

基期：民國107年=100

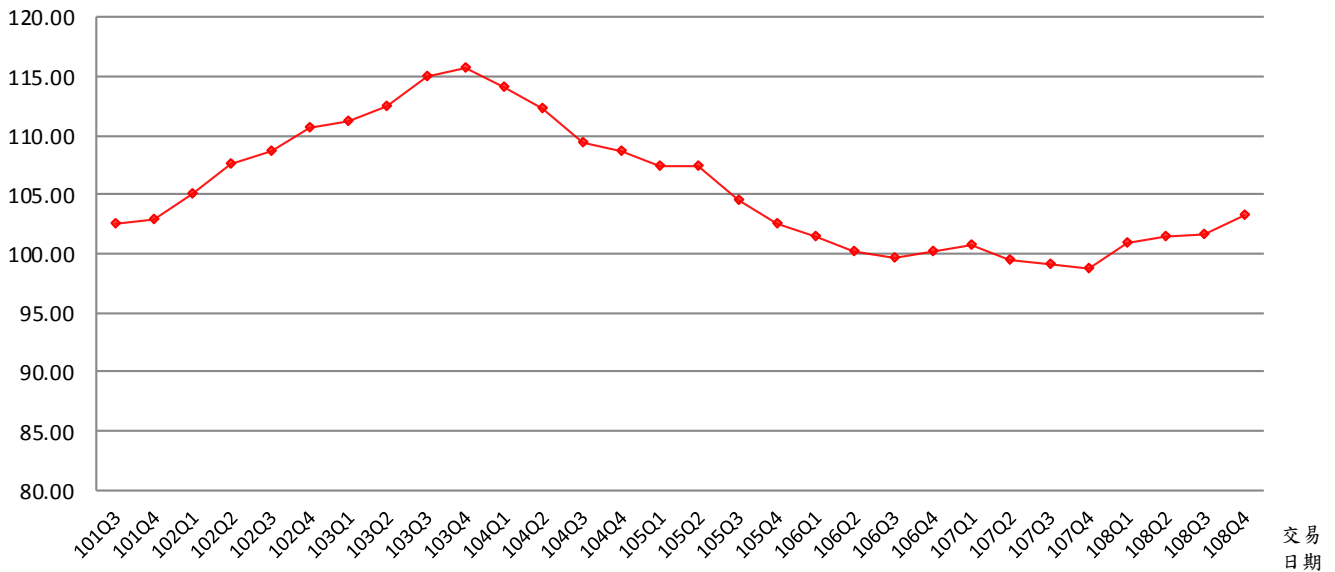


資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 中正區   | 101Q3  | 96.33             | -          | 2,105          | 65.80            |
|       | 101Q4  | 96.65             | 0.33       | 2,112          | 66.02            |
|       | 102Q1  | 94.61             | -2.11      | 2,068          | 64.62            |
|       | 102Q2  | 96.75             | 2.26       | 2,115          | 66.08            |
|       | 102Q3  | 97.32             | 0.59       | 2,127          | 66.47            |
|       | 102Q4  | 99.34             | 2.08       | 2,171          | 67.85            |
|       | 103Q1  | 101.57            | 2.24       | 2,220          | 69.38            |
|       | 103Q2  | 101.25            | -0.32      | 2,213          | 69.16            |
|       | 103Q3  | 99.47             | -1.76      | 2,174          | 67.94            |
|       | 103Q4  | 100.99            | 1.53       | 2,207          | 68.98            |
|       | 104Q1  | 101.74            | 0.74       | 2,224          | 69.49            |
|       | 104Q2  | 103.18            | 1.42       | 2,255          | 70.48            |
|       | 104Q3  | 101.09            | -2.03      | 2,210          | 69.05            |
|       | 104Q4  | 100.74            | -0.35      | 2,202          | 68.80            |
|       | 105Q1  | 99.15             | -1.58      | 2,167          | 67.72            |
|       | 105Q2  | 101.94            | 2.81       | 2,228          | 69.63            |
|       | 105Q3  | 99.19             | -2.70      | 2,168          | 67.75            |
|       | 105Q4  | 98.72             | -0.47      | 2,158          | 67.43            |
|       | 106Q1  | 98.68             | -0.04      | 2,139          | 66.86            |
|       | 106Q2  | 100.07            | 1.41       | 2,187          | 68.35            |
|       | 106Q3  | 101.14            | 1.07       | 2,211          | 69.08            |
|       | 106Q4  | 101.64            | 0.49       | 2,221          | 69.42            |
|       | 107Q1  | 99.14             | -2.46      | 2,167          | 67.71            |
|       | 107Q2  | 101.37            | 2.25       | 2,216          | 69.24            |
|       | 107Q3  | 99.80             | -1.55      | 2,181          | 68.16            |
|       | 107Q4  | 99.52             | -0.28      | 2,175          | 67.97            |
|       | 108Q1  | 98.70             | -0.82      | 2,157          | 67.41            |
|       | 108Q2  | 100.15            | 1.47       | 2,189          | 68.40            |
| 108Q3 | 100.65 | 0.50              | 2,200      | 68.75          |                  |
| 108Q4 | 102.34 | 1.68              | 2,237      | 69.90          |                  |

## 大安區住宅價格季指數

基期：民國107年=100

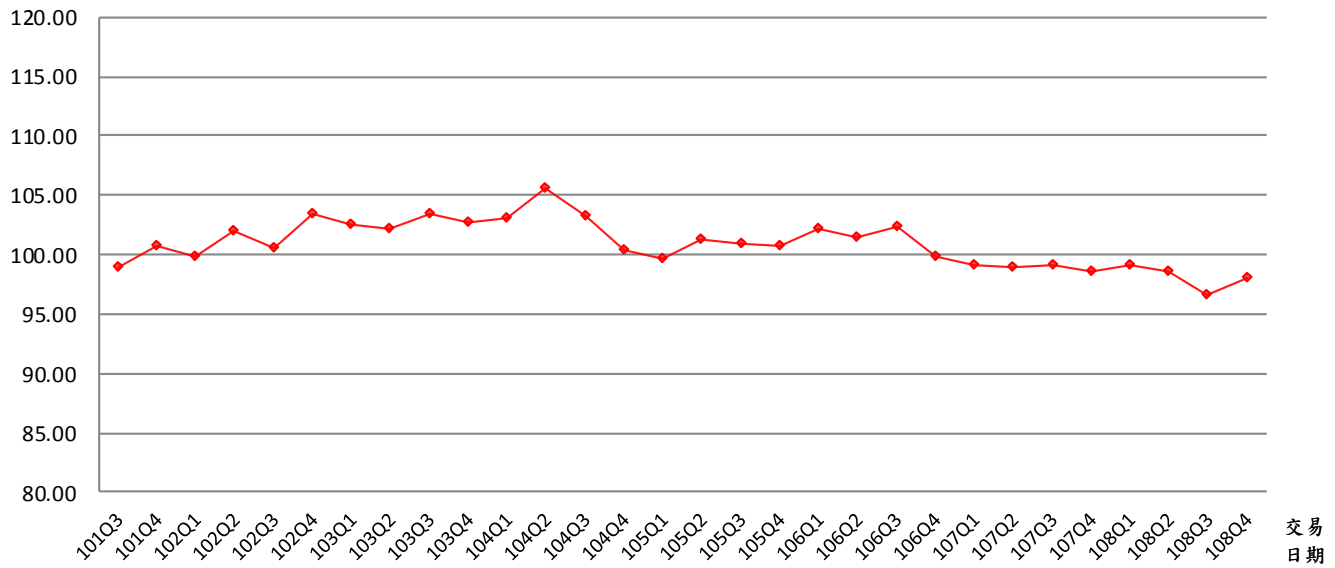


資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 大安區   | 101Q3  | 102.53            | -          | 2,496          | 78.00            |
|       | 101Q4  | 102.97            | 0.43       | 2,507          | 78.33            |
|       | 102Q1  | 105.01            | 1.98       | 2,556          | 79.88            |
|       | 102Q2  | 107.54            | 2.41       | 2,618          | 81.81            |
|       | 102Q3  | 108.70            | 1.08       | 2,646          | 82.69            |
|       | 102Q4  | 110.73            | 1.87       | 2,695          | 84.23            |
|       | 103Q1  | 111.22            | 0.44       | 2,707          | 84.60            |
|       | 103Q2  | 112.51            | 1.16       | 2,739          | 85.59            |
|       | 103Q3  | 114.95            | 2.17       | 2,798          | 87.44            |
|       | 103Q4  | 115.62            | 0.58       | 2,814          | 87.95            |
|       | 104Q1  | 114.14            | -1.28      | 2,778          | 86.82            |
|       | 104Q2  | 112.36            | -1.56      | 2,735          | 85.47            |
|       | 104Q3  | 109.47            | -2.57      | 2,665          | 83.27            |
|       | 104Q4  | 108.68            | -0.72      | 2,645          | 82.67            |
|       | 105Q1  | 107.49            | -1.09      | 2,616          | 81.76            |
|       | 105Q2  | 107.48            | -0.01      | 2,616          | 81.76            |
|       | 105Q3  | 104.58            | -2.70      | 2,546          | 79.55            |
|       | 105Q4  | 102.58            | -1.91      | 2,497          | 78.03            |
|       | 106Q1  | 101.52            | -1.03      | 2,471          | 77.23            |
|       | 106Q2  | 100.12            | -1.38      | 2,437          | 76.16            |
| 106Q3 | 99.59  | -0.53             | 2,424      | 75.76          |                  |
| 106Q4 | 100.24 | 0.65              | 2,440      | 76.25          |                  |
| 107Q1 | 100.71 | 0.47              | 2,452      | 76.61          |                  |
| 107Q2 | 99.40  | -1.30             | 2,420      | 75.61          |                  |
| 107Q3 | 99.11  | -0.29             | 2,413      | 75.39          |                  |
| 107Q4 | 98.82  | -0.29             | 2,406      | 75.17          |                  |
| 108Q1 | 100.95 | 2.16              | 2,457      | 76.79          |                  |
| 108Q2 | 101.46 | 0.51              | 2,470      | 77.18          |                  |
| 108Q3 | 101.61 | 0.15              | 2,473      | 77.29          |                  |
| 108Q4 | 103.28 | 1.64              | 2,514      | 78.57          |                  |

## 北投區住宅價格季指數

基期：民國107年=100

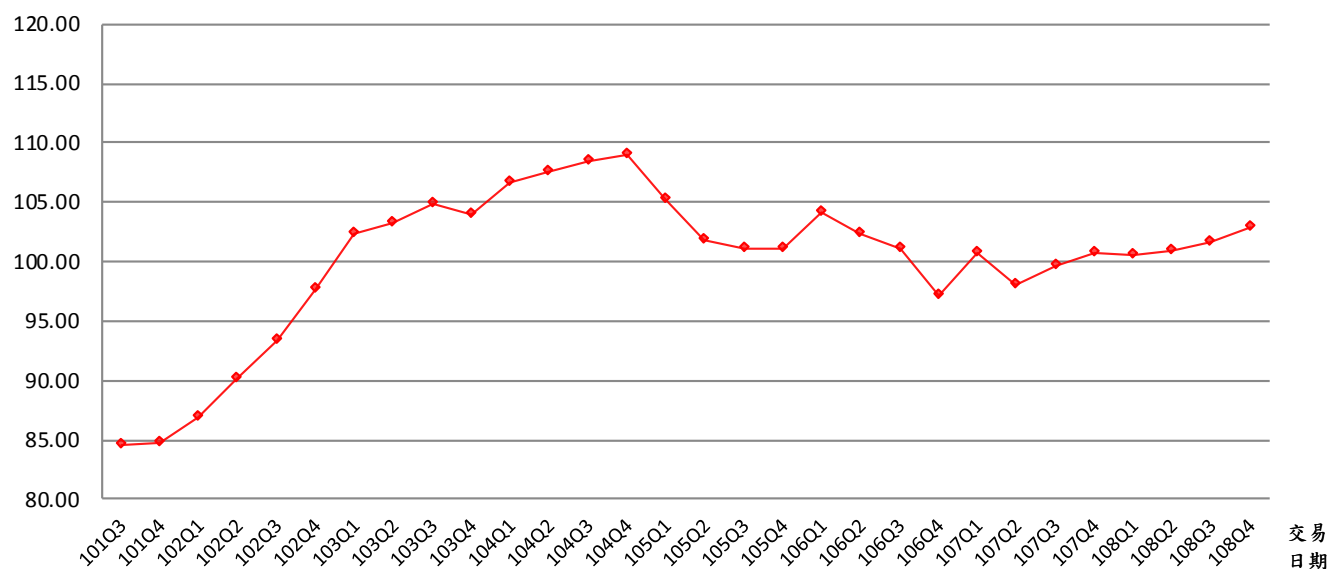


資料來源：臺北市政府地政局

| 行政區   | 年季    | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|-------|-------------------|------------|----------------|------------------|
| 北投區   | 101Q3 | 98.92             | -          | 1,322          | 42.63            |
|       | 101Q4 | 100.68            | 1.78       | 1,345          | 43.39            |
|       | 102Q1 | 99.85             | -0.82      | 1,334          | 43.03            |
|       | 102Q2 | 102.03            | 2.18       | 1,363          | 43.97            |
|       | 102Q3 | 100.55            | -1.45      | 1,343          | 43.34            |
|       | 102Q4 | 103.43            | 2.86       | 1,382          | 44.57            |
|       | 103Q1 | 102.50            | -0.90      | 1,369          | 44.17            |
|       | 103Q2 | 102.11            | -0.38      | 1,364          | 44.01            |
|       | 103Q3 | 103.34            | 1.20       | 1,381          | 44.54            |
|       | 103Q4 | 102.64            | -0.68      | 1,371          | 44.24            |
|       | 104Q1 | 103.02            | 0.37       | 1,376          | 44.40            |
|       | 104Q2 | 105.65            | 2.55       | 1,412          | 45.53            |
|       | 104Q3 | 103.22            | -2.30      | 1,379          | 44.48            |
|       | 104Q4 | 100.38            | -2.75      | 1,341          | 43.26            |
|       | 105Q1 | 99.64             | -0.74      | 1,331          | 42.94            |
|       | 105Q2 | 101.31            | 1.68       | 1,354          | 43.66            |
|       | 105Q3 | 101.00            | -0.31      | 1,349          | 43.53            |
|       | 105Q4 | 100.71            | -0.29      | 1,345          | 43.40            |
|       | 106Q1 | 102.15            | 1.43       | 1,365          | 44.02            |
|       | 106Q2 | 101.45            | -0.69      | 1,355          | 43.72            |
|       | 106Q3 | 102.34            | 0.88       | 1,367          | 44.10            |
|       | 106Q4 | 99.89             | -2.39      | 1,334          | 43.05            |
|       | 107Q1 | 99.16             | -0.73      | 1,325          | 42.74            |
|       | 107Q2 | 98.95             | -0.21      | 1,322          | 42.64            |
|       | 107Q3 | 99.04             | 0.09       | 1,323          | 42.68            |
|       | 107Q4 | 98.50             | -0.55      | 1,316          | 42.45            |
|       | 108Q1 | 99.10             | 0.61       | 1,324          | 42.71            |
|       | 108Q2 | 98.52             | -0.59      | 1,316          | 42.46            |
| 108Q3 | 96.65 | -1.90             | 1,291      | 41.65          |                  |
| 108Q4 | 98.12 | 1.52              | 1,311      | 42.29          |                  |

## 南港區住宅價格季指數

基期：民國107年=100

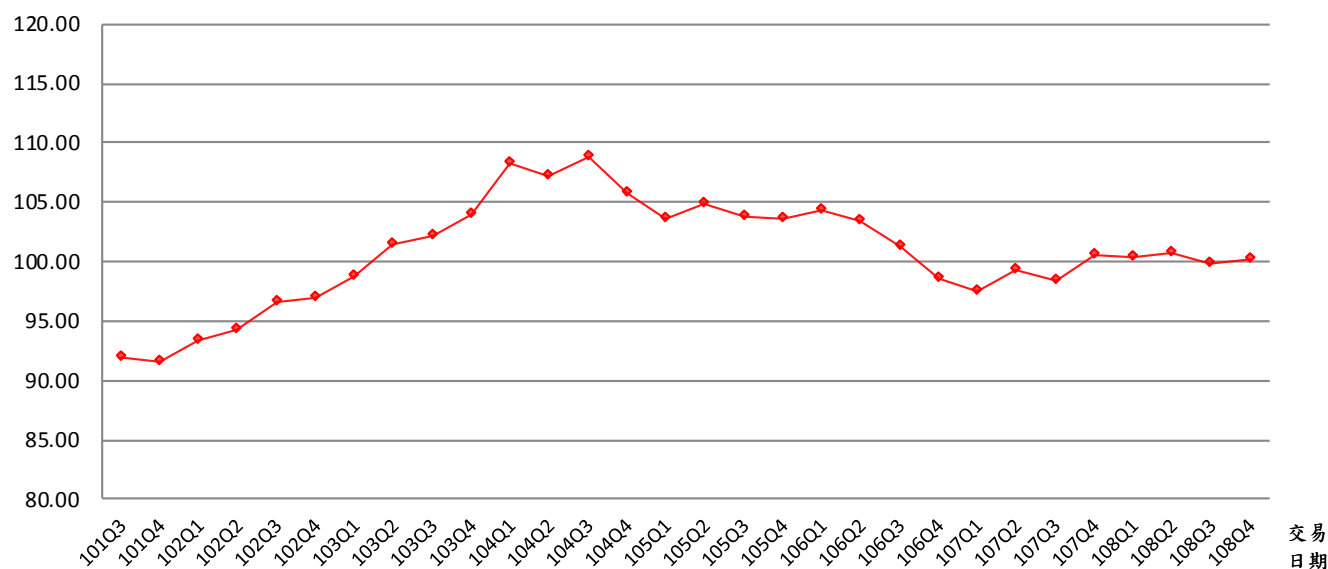


資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 南港區   | 101Q3  | 84.65             | -          | 1,741          | 44.63            |
|       | 101Q4  | 84.68             | 0.04       | 1,741          | 44.65            |
|       | 102Q1  | 86.93             | 2.66       | 1,787          | 45.83            |
|       | 102Q2  | 90.17             | 3.73       | 1,854          | 47.54            |
|       | 102Q3  | 93.40             | 3.58       | 1,921          | 49.24            |
|       | 102Q4  | 97.71             | 4.61       | 2,009          | 51.52            |
|       | 103Q1  | 102.42            | 4.82       | 2,106          | 54.00            |
|       | 103Q2  | 103.23            | 0.79       | 2,123          | 54.43            |
|       | 103Q3  | 104.90            | 1.62       | 2,157          | 55.31            |
|       | 103Q4  | 103.98            | -0.88      | 2,138          | 54.82            |
|       | 104Q1  | 106.67            | 2.59       | 2,193          | 56.24            |
|       | 104Q2  | 107.54            | 0.82       | 2,211          | 56.70            |
|       | 104Q3  | 108.46            | 0.86       | 2,230          | 57.18            |
|       | 104Q4  | 108.07            | -0.36      | 2,222          | 56.98            |
|       | 105Q1  | 105.20            | -2.66      | 2,163          | 55.46            |
|       | 105Q2  | 101.82            | -3.21      | 2,094          | 53.68            |
|       | 105Q3  | 101.15            | -0.66      | 2,080          | 53.33            |
|       | 105Q4  | 101.18            | 0.03       | 2,080          | 53.34            |
|       | 106Q1  | 104.10            | 2.89       | 2,140          | 54.88            |
|       | 106Q2  | 102.37            | -1.66      | 2,105          | 53.97            |
|       | 106Q3  | 101.05            | -1.29      | 2,078          | 53.28            |
|       | 106Q4  | 97.19             | -3.82      | 1,998          | 51.24            |
|       | 107Q1  | 100.77            | 3.68       | 2,072          | 53.13            |
|       | 107Q2  | 98.07             | -2.68      | 2,016          | 51.70            |
| 107Q3 | 99.68  | 1.64              | 2,050      | 52.55          |                  |
| 107Q4 | 100.68 | 1.00              | 2,070      | 53.08          |                  |
| 108Q1 | 100.62 | -0.06             | 2,069      | 53.05          |                  |
| 108Q2 | 100.90 | 0.28              | 2,075      | 53.20          |                  |
| 108Q3 | 101.63 | 0.72              | 2,090      | 53.58          |                  |
| 108Q4 | 102.85 | 1.20              | 2,115      | 54.23          |                  |

## 萬華區住宅價格季指數

基期：民國107年=100

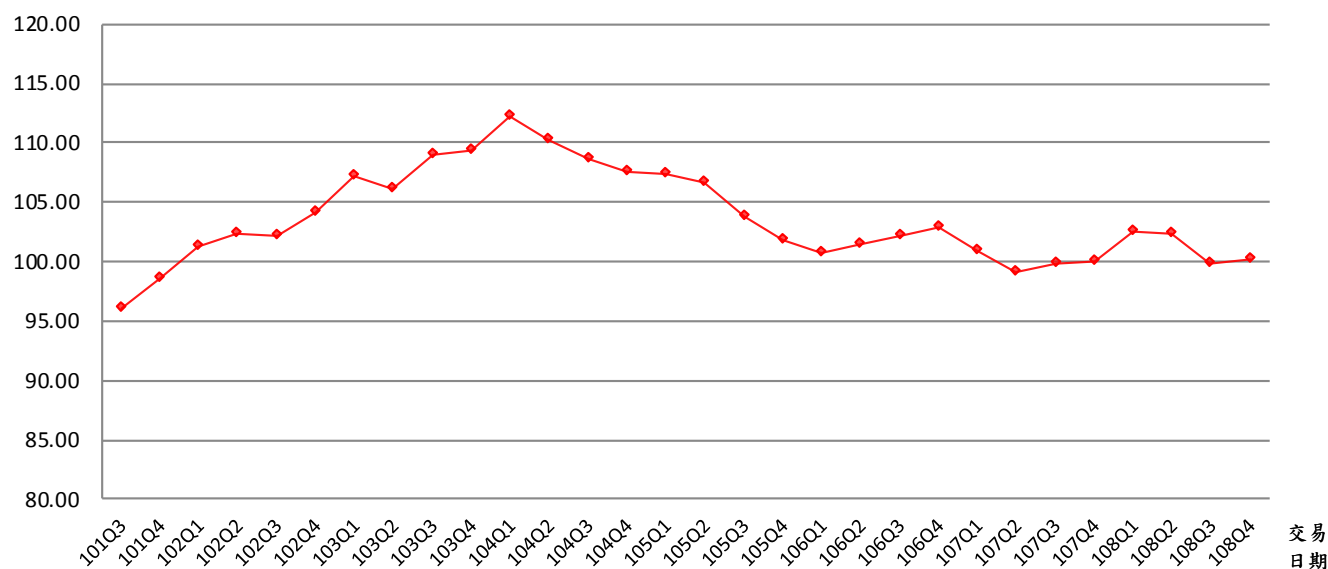


資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 萬華區   | 101Q3  | 91.97             | -          | 1,190          | 41.02            |
|       | 101Q4  | 91.60             | -0.40      | 1,185          | 40.85            |
|       | 102Q1  | 93.39             | 1.95       | 1,208          | 41.65            |
|       | 102Q2  | 94.32             | 1.00       | 1,220          | 42.06            |
|       | 102Q3  | 96.52             | 2.33       | 1,248          | 43.05            |
|       | 102Q4  | 96.88             | 0.37       | 1,253          | 43.21            |
|       | 103Q1  | 98.77             | 1.95       | 1,277          | 44.05            |
|       | 103Q2  | 101.47            | 2.73       | 1,312          | 45.25            |
|       | 103Q3  | 102.10            | 0.62       | 1,321          | 45.54            |
|       | 103Q4  | 103.97            | 1.83       | 1,345          | 46.37            |
|       | 104Q1  | 108.22            | 4.09       | 1,400          | 48.26            |
|       | 104Q2  | 107.17            | -0.97      | 1,386          | 47.80            |
|       | 104Q3  | 106.98            | -0.18      | 1,384          | 47.71            |
|       | 104Q4  | 105.71            | -1.19      | 1,367          | 47.14            |
|       | 105Q1  | 103.65            | -1.95      | 1,341          | 46.22            |
|       | 105Q2  | 104.89            | 1.20       | 1,357          | 46.78            |
|       | 105Q3  | 103.77            | -1.07      | 1,342          | 46.28            |
|       | 105Q4  | 103.69            | -0.08      | 1,341          | 46.25            |
|       | 106Q1  | 104.33            | 0.62       | 1,349          | 46.53            |
|       | 106Q2  | 103.46            | -0.83      | 1,338          | 46.14            |
|       | 106Q3  | 101.27            | -2.12      | 1,310          | 45.16            |
|       | 106Q4  | 98.62             | -2.62      | 1,275          | 43.98            |
|       | 107Q1  | 97.45             | -1.19      | 1,260          | 43.46            |
|       | 107Q2  | 99.21             | 1.81       | 1,283          | 44.24            |
|       | 107Q3  | 98.39             | -0.83      | 1,272          | 43.88            |
|       | 107Q4  | 100.60            | 2.25       | 1,301          | 44.87            |
|       | 108Q1  | 100.32            | -0.28      | 1,297          | 44.74            |
|       | 108Q2  | 100.67            | 0.35       | 1,302          | 44.90            |
| 108Q3 | 99.76  | -0.90             | 1,290      | 44.49          |                  |
| 108Q4 | 100.25 | 0.49              | 1,297      | 44.71          |                  |

## 士林區住宅價格季指數

基期：民國107年=100

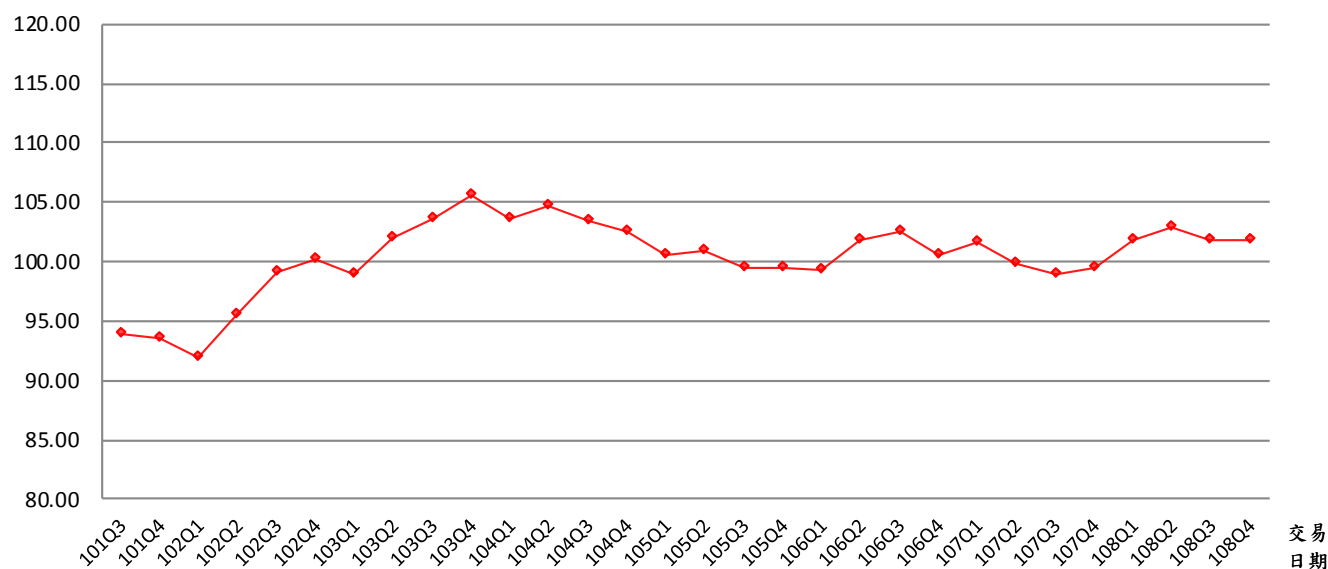


資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 士林區   | 101Q3  | 96.00             | -          | 1,769          | 49.13            |
|       | 101Q4  | 98.65             | 2.76       | 1,817          | 50.48            |
|       | 102Q1  | 101.33            | 2.72       | 1,867          | 51.86            |
|       | 102Q2  | 102.40            | 1.06       | 1,886          | 52.40            |
|       | 102Q3  | 102.26            | -0.14      | 1,884          | 52.33            |
|       | 102Q4  | 104.22            | 1.92       | 1,920          | 53.33            |
|       | 103Q1  | 107.25            | 2.91       | 1,976          | 54.88            |
|       | 103Q2  | 106.18            | -1.00      | 1,956          | 54.34            |
|       | 103Q3  | 108.93            | 2.59       | 2,007          | 55.74            |
|       | 103Q4  | 109.29            | 0.33       | 2,013          | 55.93            |
|       | 104Q1  | 112.22            | 2.68       | 2,067          | 57.43            |
|       | 104Q2  | 110.19            | -1.81      | 2,030          | 56.39            |
|       | 104Q3  | 108.59            | -1.45      | 2,001          | 55.57            |
|       | 104Q4  | 107.51            | -0.99      | 1,981          | 55.02            |
|       | 105Q1  | 107.33            | -0.17      | 1,977          | 54.92            |
|       | 105Q2  | 106.65            | -0.63      | 1,965          | 54.58            |
|       | 105Q3  | 103.77            | -2.70      | 1,912          | 53.10            |
|       | 105Q4  | 101.90            | -1.80      | 1,877          | 52.15            |
|       | 106Q1  | 100.74            | -1.14      | 1,856          | 51.55            |
|       | 106Q2  | 101.51            | 0.76       | 1,870          | 51.95            |
|       | 106Q3  | 102.11            | 0.59       | 1,881          | 52.25            |
|       | 106Q4  | 102.85            | 0.72       | 1,895          | 52.63            |
|       | 107Q1  | 100.88            | -1.92      | 1,859          | 51.63            |
|       | 107Q2  | 99.16             | -1.70      | 1,827          | 50.74            |
| 107Q3 | 99.78  | 0.63              | 1,838      | 51.06          |                  |
| 107Q4 | 100.05 | 0.27              | 1,843      | 51.20          |                  |
| 108Q1 | 102.48 | 2.43              | 1,888      | 52.44          |                  |
| 108Q2 | 102.36 | -0.12             | 1,886      | 52.38          |                  |
| 108Q3 | 99.84  | -2.46             | 1,839      | 51.09          |                  |
| 108Q4 | 100.26 | 0.42              | 1,847      | 51.31          |                  |

## 文山區住宅價格季指數

基期：民國107年=100

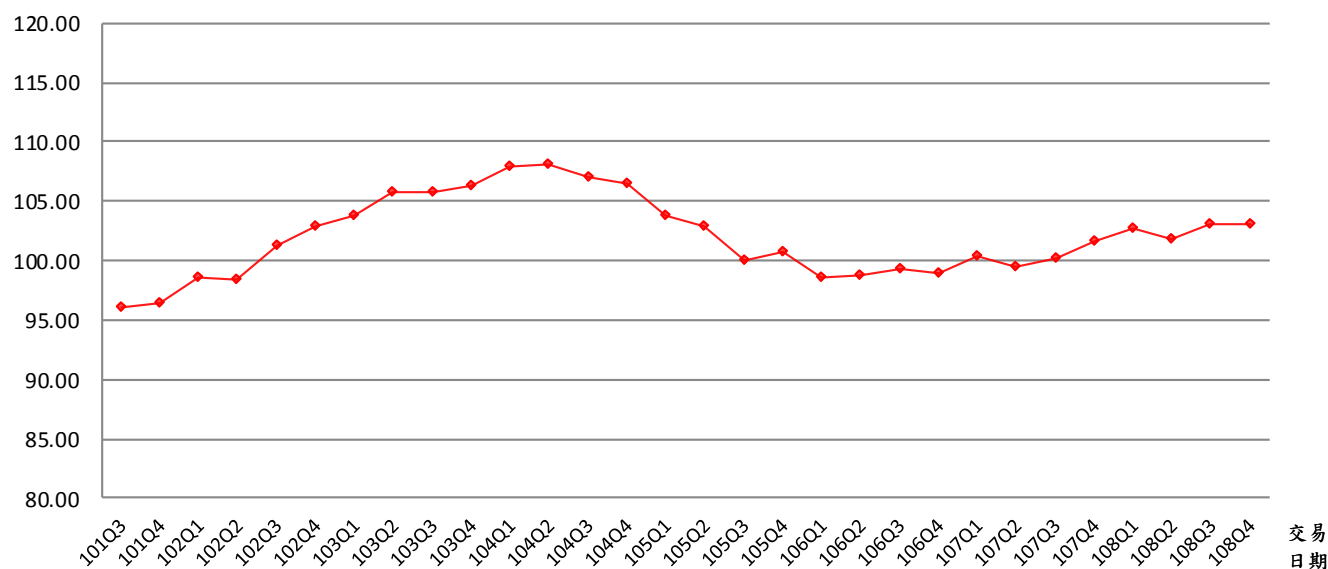


資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 文山區   | 101Q3  | 93.84             | -          | 1,429          | 42.02            |
|       | 101Q4  | 93.49             | -0.37      | 1,423          | 41.87            |
|       | 102Q1  | 91.92             | -1.68      | 1,400          | 41.16            |
|       | 102Q2  | 95.51             | 3.91       | 1,454          | 42.77            |
|       | 102Q3  | 99.10             | 3.76       | 1,509          | 44.38            |
|       | 102Q4  | 100.13            | 1.04       | 1,525          | 44.84            |
|       | 103Q1  | 100.92            | 0.79       | 1,537          | 45.19            |
|       | 103Q2  | 101.93            | 1.00       | 1,552          | 45.65            |
|       | 103Q3  | 103.57            | 1.61       | 1,577          | 46.38            |
|       | 103Q4  | 105.56            | 1.92       | 1,607          | 47.27            |
|       | 104Q1  | 103.63            | -1.83      | 1,578          | 46.41            |
|       | 104Q2  | 104.71            | 1.04       | 1,594          | 46.89            |
|       | 104Q3  | 103.50            | -1.16      | 1,576          | 46.35            |
|       | 104Q4  | 102.54            | -0.93      | 1,561          | 45.92            |
|       | 105Q1  | 100.56            | -1.93      | 1,531          | 45.03            |
|       | 105Q2  | 100.90            | 0.34       | 1,536          | 45.19            |
|       | 105Q3  | 99.40             | -1.49      | 1,513          | 44.51            |
|       | 105Q4  | 99.46             | 0.06       | 1,514          | 44.54            |
|       | 106Q1  | 99.38             | -0.08      | 1,513          | 44.51            |
|       | 106Q2  | 101.84            | 2.48       | 1,551          | 45.61            |
|       | 106Q3  | 102.59            | 0.74       | 1,562          | 45.94            |
|       | 106Q4  | 100.47            | -2.07      | 1,530          | 44.99            |
|       | 107Q1  | 101.64            | 1.16       | 1,548          | 45.52            |
|       | 107Q2  | 99.75             | -1.86      | 1,519          | 44.67            |
|       | 107Q3  | 99.00             | -0.75      | 1,507          | 44.34            |
|       | 107Q4  | 99.51             | 0.52       | 1,515          | 44.56            |
|       | 108Q1  | 101.84            | 2.34       | 1,551          | 45.61            |
|       | 108Q2  | 102.81            | 0.95       | 1,565          | 46.04            |
| 108Q3 | 101.87 | -0.91             | 1,551      | 45.62          |                  |
| 108Q4 | 101.90 | 0.03              | 1,552      | 45.63          |                  |

## 內湖區住宅價格季指數

基期：民國107年=100



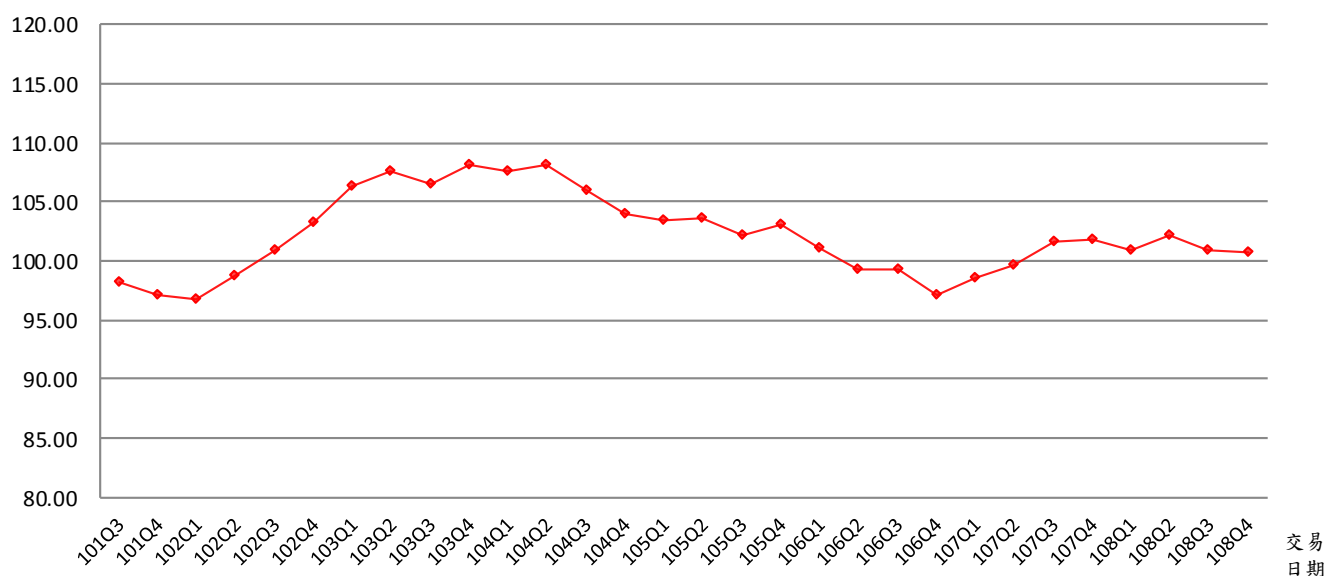
資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 內湖區   | 101Q3  | 96.07             | -          | 1,713          | 48.94            |
|       | 101Q4  | 96.45             | 0.40       | 1,720          | 49.13            |
|       | 102Q1  | 98.57             | 2.20       | 1,757          | 50.21            |
|       | 102Q2  | 98.48             | -0.09      | 1,756          | 50.16            |
|       | 102Q3  | 101.32            | 2.88       | 1,806          | 51.61            |
|       | 102Q4  | 102.92            | 1.58       | 1,835          | 52.43            |
|       | 103Q1  | 103.79            | 0.85       | 1,850          | 52.87            |
|       | 103Q2  | 105.80            | 1.94       | 1,886          | 53.89            |
|       | 103Q3  | 105.78            | -0.02      | 1,886          | 53.88            |
|       | 103Q4  | 106.32            | 0.51       | 1,895          | 54.15            |
|       | 104Q1  | 107.85            | 1.44       | 1,923          | 54.93            |
|       | 104Q2  | 108.07            | 0.20       | 1,927          | 55.05            |
|       | 104Q3  | 107.09            | -0.91      | 1,909          | 54.55            |
|       | 104Q4  | 106.57            | -0.49      | 1,900          | 54.29            |
|       | 105Q1  | 103.84            | -2.56      | 1,851          | 52.89            |
|       | 105Q2  | 102.87            | -0.93      | 1,834          | 52.40            |
|       | 105Q3  | 99.94             | -2.85      | 1,782          | 50.91            |
|       | 105Q4  | 100.70            | 0.76       | 1,795          | 51.30            |
|       | 106Q1  | 98.65             | -2.04      | 1,759          | 50.25            |
|       | 106Q2  | 98.73             | 0.08       | 1,760          | 50.29            |
|       | 106Q3  | 99.32             | 0.60       | 1,771          | 50.59            |
|       | 106Q4  | 98.86             | -0.46      | 1,763          | 50.36            |
|       | 107Q1  | 100.40            | 1.56       | 1,790          | 51.14            |
|       | 107Q2  | 99.52             | -0.88      | 1,774          | 50.69            |
| 107Q3 | 100.17 | 0.65              | 1,786      | 51.02          |                  |
| 107Q4 | 101.58 | 1.41              | 1,811      | 51.74          |                  |
| 108Q1 | 102.70 | 1.10              | 1,831      | 52.31          |                  |
| 108Q2 | 101.85 | -0.83             | 1,816      | 51.88          |                  |
| 108Q3 | 103.04 | 1.17              | 1,837      | 52.49          |                  |
| 108Q4 | 103.05 | 0.01              | 1,837      | 52.49          |                  |



## 信義區住宅價格季指數

基期：民國107年=100

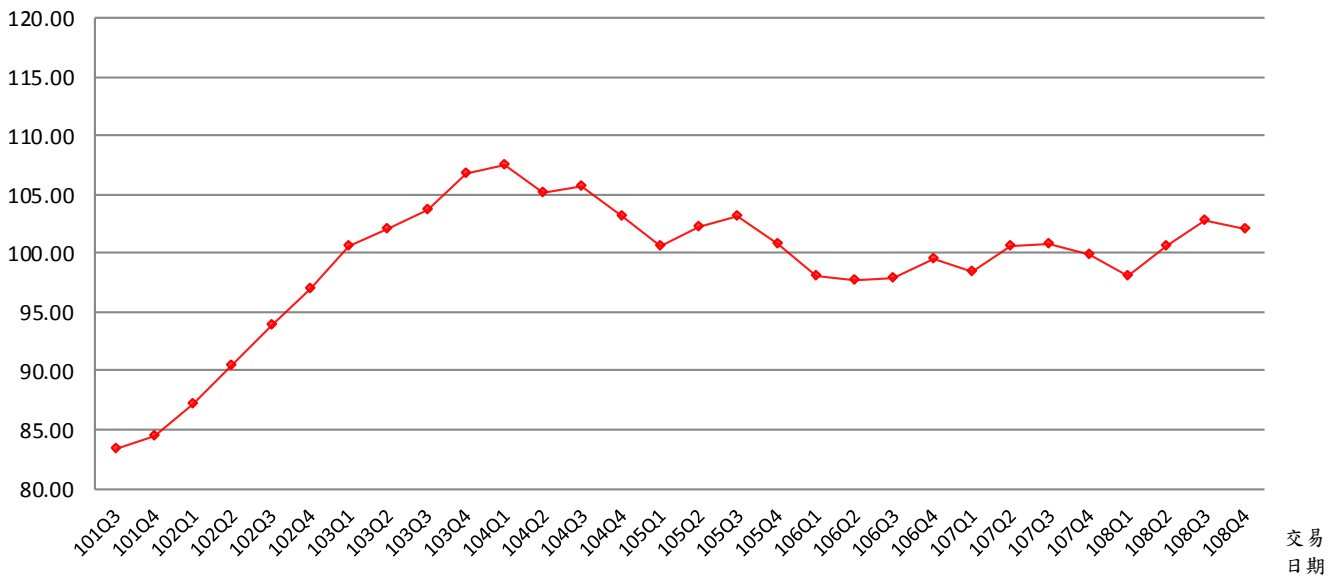


資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 信義區   | 101Q3  | 97.01             | -          | 1,801          | 60.05            |
|       | 101Q4  | 97.08             | 0.07       | 1,803          | 60.09            |
|       | 102Q1  | 96.71             | -0.38      | 1,796          | 59.86            |
|       | 102Q2  | 98.75             | 2.11       | 1,834          | 61.12            |
|       | 102Q3  | 100.88            | 2.16       | 1,873          | 62.44            |
|       | 102Q4  | 103.32            | 2.42       | 1,919          | 63.95            |
|       | 103Q1  | 106.27            | 2.86       | 1,973          | 65.78            |
|       | 103Q2  | 107.50            | 1.16       | 1,996          | 66.54            |
|       | 103Q3  | 106.44            | -0.99      | 1,976          | 65.88            |
|       | 103Q4  | 108.13            | 1.59       | 2,008          | 66.93            |
|       | 104Q1  | 107.56            | -0.53      | 1,997          | 66.57            |
|       | 104Q2  | 108.18            | 0.58       | 2,009          | 66.96            |
|       | 104Q3  | 105.96            | -2.05      | 1,968          | 65.59            |
|       | 104Q4  | 104.02            | -1.83      | 1,931          | 64.38            |
|       | 105Q1  | 103.50            | -0.50      | 1,922          | 64.07            |
|       | 105Q2  | 103.54            | 0.04       | 1,923          | 64.09            |
|       | 105Q3  | 102.25            | -1.25      | 1,899          | 63.29            |
|       | 105Q4  | 102.99            | 0.72       | 1,912          | 63.75            |
|       | 106Q1  | 101.05            | -1.88      | 1,876          | 62.55            |
|       | 106Q2  | 99.20             | -1.83      | 1,842          | 61.40            |
|       | 106Q3  | 99.33             | 0.13       | 1,845          | 61.48            |
|       | 106Q4  | 97.04             | -2.31      | 1,802          | 60.06            |
|       | 107Q1  | 98.48             | 1.48       | 1,829          | 60.96            |
|       | 107Q2  | 99.66             | 1.20       | 1,851          | 61.69            |
| 107Q3 | 101.70 | 2.05              | 1,888      | 62.95          |                  |
| 107Q4 | 101.86 | 0.16              | 1,891      | 63.04          |                  |
| 108Q1 | 100.92 | -0.92             | 1,874      | 62.47          |                  |
| 108Q2 | 102.16 | 1.23              | 1,897      | 63.24          |                  |
| 108Q3 | 100.85 | -1.28             | 1,873      | 62.42          |                  |
| 108Q4 | 100.78 | -0.07             | 1,871      | 62.38          |                  |

## 中山區住宅價格季指數

基期：民國107年=100

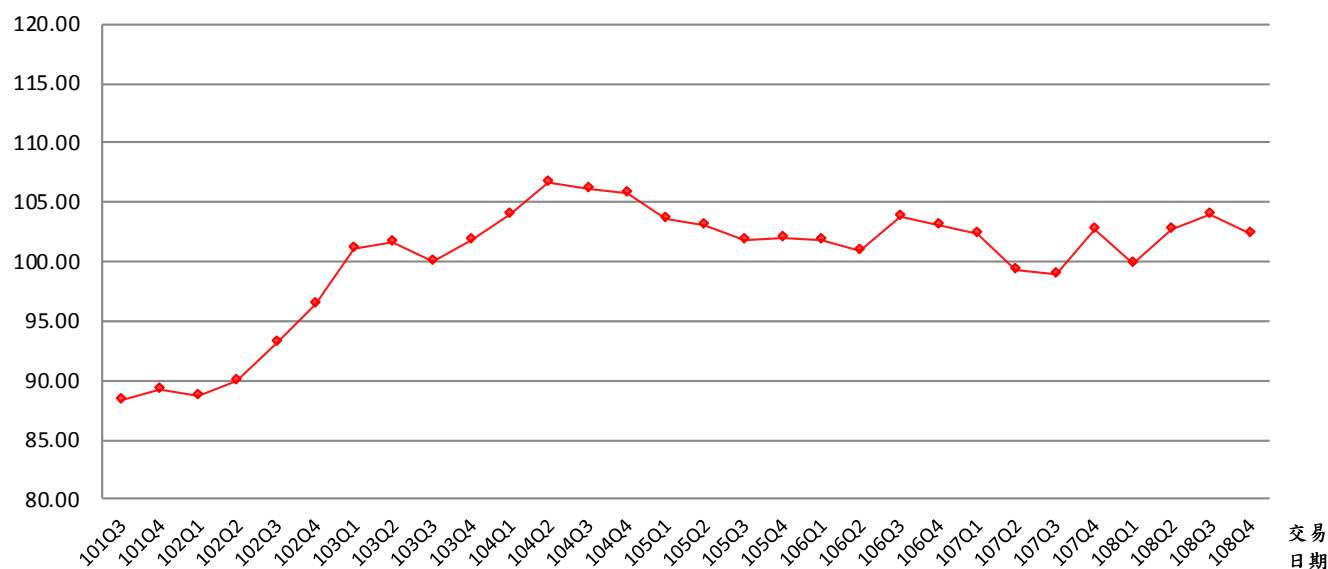


資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 中山區   | 101Q3  | 83.36             | -          | 1,149          | 47.87            |
|       | 101Q4  | 84.47             | 1.33       | 1,164          | 48.50            |
|       | 102Q1  | 87.20             | 3.23       | 1,202          | 50.07            |
|       | 102Q2  | 90.45             | 3.73       | 1,246          | 51.94            |
|       | 102Q3  | 93.85             | 3.76       | 1,293          | 53.89            |
|       | 102Q4  | 97.06             | 3.42       | 1,338          | 55.73            |
|       | 103Q1  | 100.62            | 3.67       | 1,387          | 57.77            |
|       | 103Q2  | 102.00            | 1.37       | 1,406          | 58.57            |
|       | 103Q3  | 103.74            | 1.71       | 1,430          | 59.57            |
|       | 103Q4  | 106.81            | 2.96       | 1,472          | 61.33            |
|       | 104Q1  | 107.47            | 0.62       | 1,481          | 61.71            |
|       | 104Q2  | 105.08            | -2.22      | 1,448          | 60.34            |
|       | 104Q3  | 105.66            | 0.55       | 1,456          | 60.67            |
|       | 104Q4  | 103.16            | -2.37      | 1,422          | 59.24            |
|       | 105Q1  | 100.60            | -2.48      | 1,386          | 57.77            |
|       | 105Q2  | 102.28            | 1.67       | 1,410          | 58.73            |
|       | 105Q3  | 103.20            | 0.90       | 1,422          | 59.26            |
|       | 105Q4  | 100.81            | -2.32      | 1,389          | 57.89            |
|       | 106Q1  | 98.12             | -2.67      | 1,352          | 56.34            |
|       | 106Q2  | 97.64             | -0.49      | 1,346          | 56.07            |
|       | 106Q3  | 97.94             | 0.31       | 1,350          | 56.24            |
|       | 106Q4  | 99.55             | 1.64       | 1,372          | 57.16            |
|       | 107Q1  | 98.47             | -1.08      | 1,357          | 56.54            |
|       | 107Q2  | 100.69            | 2.25       | 1,388          | 57.82            |
|       | 107Q3  | 100.83            | 0.14       | 1,389          | 57.89            |
|       | 107Q4  | 99.86             | -0.96      | 1,376          | 57.34            |
|       | 108Q1  | 98.07             | -1.79      | 1,351          | 56.31            |
|       | 108Q2  | 100.68            | 2.66       | 1,387          | 57.81            |
| 108Q3 | 102.71 | 2.02              | 1,415      | 58.97          |                  |
| 108Q4 | 101.98 | -0.71             | 1,405      | 58.55          |                  |

## 大同區住宅價格季指數

基期：民國107年=100



資料來源：臺北市政府地政局

| 行政區   | 年季     | 季指數<br>(107年=100) | 變動率<br>(%) | 標準住宅總價<br>(萬元) | 標準住宅單價<br>(萬元/坪) |
|-------|--------|-------------------|------------|----------------|------------------|
| 大同區   | 101Q3  | 88.35             | -          | 1,300          | 44.82            |
|       | 101Q4  | 89.17             | 0.93       | 1,312          | 45.23            |
|       | 102Q1  | 88.71             | -0.52      | 1,305          | 45.00            |
|       | 102Q2  | 90.00             | 1.45       | 1,324          | 45.65            |
|       | 102Q3  | 93.25             | 3.61       | 1,372          | 47.30            |
|       | 102Q4  | 96.36             | 3.34       | 1,418          | 48.88            |
|       | 103Q1  | 101.12            | 4.94       | 1,488          | 51.30            |
|       | 103Q2  | 101.72            | 0.59       | 1,496          | 51.60            |
|       | 103Q3  | 101.24            | -0.47      | 1,489          | 51.36            |
|       | 103Q4  | 101.78            | 0.53       | 1,497          | 51.63            |
|       | 104Q1  | 103.90            | 2.08       | 1,529          | 52.71            |
|       | 104Q2  | 106.72            | 2.71       | 1,570          | 54.14            |
|       | 104Q3  | 106.13            | -0.55      | 1,561          | 53.84            |
|       | 104Q4  | 105.72            | -0.39      | 1,555          | 53.63            |
|       | 105Q1  | 103.57            | -2.03      | 1,524          | 52.54            |
|       | 105Q2  | 103.15            | -0.41      | 1,518          | 52.33            |
|       | 105Q3  | 101.80            | -1.31      | 1,498          | 51.64            |
|       | 105Q4  | 102.05            | 0.25       | 1,501          | 51.77            |
|       | 106Q1  | 101.77            | -0.27      | 1,497          | 51.63            |
|       | 106Q2  | 100.95            | -0.81      | 1,485          | 51.21            |
|       | 106Q3  | 103.72            | 2.74       | 1,526          | 52.61            |
|       | 106Q4  | 103.08            | -0.62      | 1,516          | 52.29            |
|       | 107Q1  | 102.29            | -0.77      | 1,505          | 51.89            |
|       | 107Q2  | 99.25             | -2.97      | 1,460          | 50.35            |
|       | 107Q3  | 99.03             | -0.22      | 1,457          | 50.24            |
|       | 107Q4  | 102.64            | 3.65       | 1,510          | 52.07            |
|       | 108Q1  | 99.77             | -2.80      | 1,468          | 50.61            |
|       | 108Q2  | 102.74            | 2.98       | 1,511          | 52.12            |
| 108Q3 | 103.89 | 1.12              | 1,528      | 52.70          |                  |
| 108Q4 | 103.02 | -0.84             | 1,515      | 52.26          |                  |

# 附件三 臺北市住宅價格指數編製說明

## 一、編製說明

|        |  |
|--------|--|
| 1.資料來源 | 實價登錄揭露之住宅買賣案件  |
| 2.樣本類型 | <ul style="list-style-type: none"><li>■ 全市、公寓、大樓、12 行政區：<br/>選取以下三類住宅產品<ul style="list-style-type: none"><li>◆ 公寓(5 層含以下無電梯)</li><li>◆ 大樓(6 層含以上有電梯)</li><li>◆ 套房(1 房 1 廳 1 衛)</li></ul></li><li>■ 小宅：同上，且主建物加附屬建物面積<math>\leq</math>15 坪</li></ul>  |
| 3.指數類型 | <ul style="list-style-type: none"><li>■ 全市、公寓、大樓、12 行政區、小宅：定基指數(107 年=100)</li></ul>   |
| 4.編製類別 | <ul style="list-style-type: none"><li>■ 全市、公寓、大樓及小宅月指數</li><li>■ 12 行政區季指數</li></ul>   |
| 5.編製方式 | <ul style="list-style-type: none"><li>■ 特徵價格法：標準住宅（詳標準住宅內容）+拉氏指數公式</li></ul>   |
| 6.模型模式 | 總價模式   |
| 7.更新週期 | <ul style="list-style-type: none"><li>■ 全市、公寓、大樓、小宅：每月定期更新資訊。</li><li>■ 12 行政區：每季(1、4、7、10 月)定期更新資訊。</li></ul>   |
| 8.備註事項 | <ul style="list-style-type: none"><li>■ 月變動率計算方式係【<math>\langle</math>當月指數-前月指數<math>\rangle</math>/前月指數】*100%，又本市住宅價格指數係自 101 年 8 月開始編製，故 101 年 8 月無變動率。</li><li>■ 季變動率計算方式係【<math>\langle</math>當季指數-前季指數<math>\rangle</math>/前季指數】*100%，又本市住宅價格指數係自 101 年第 3 季開始編製，故 101 年第 3 季無變動率。</li><li>■ 季移動平均計算方式係將發布當月及前 2 個月指數加總後平均計算數據。</li><li>■ 半年移動平均數計算方式係依將發布當月及前 5 個月指數加總後平均計算數據。</li></ul> |

## 二、標準住宅內容

| 主要特徵<br>標準住宅類別 | 建坪<br>(坪) | 所在樓層<br>(層) | 總樓層數<br>(層) | 屋齡<br>(年) |
|----------------|-----------|-------------|-------------|-----------|
| 全市             | 31        | 6           | 9           | 27        |
| 大樓             | 36        | 7           | 12          | 21        |
| 公寓             | 30        | 3           | 5           | 39        |
| 小宅             | 14        | 6           | 11          | 22        |
| 大安區            | 32        | 5           | 9           | 32        |
| 信義區            | 30        | 5           | 8           | 31        |
| 中正區            | 32        | 6           | 10          | 25        |
| 中山區            | 24        | 6           | 10          | 27        |
| 松山區            | 32        | 6           | 10          | 32        |
| 南港區            | 39        | 6           | 10          | 18        |
| 士林區            | 36        | 5           | 8           | 29        |
| 內湖區            | 35        | 5           | 9           | 21        |
| 大同區            | 29        | 6           | 10          | 25        |
| 萬華區            | 29        | 6           | 11          | 26        |
| 文山區            | 34        | 6           | 10          | 21        |
| 北投區            | 31        | 5           | 8           | 26        |