

## 全市房價資訊

表 1 全市各建物型態平均交易單價及漲跌幅表

季別	大樓		公寓		套房		商辦	
	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅
101Q3	58.3	-	45.6	-	56.9	-	56.0	-
101Q4	59.0	1.20%	46.0	0.88%	60.1	5.62%	56.9	1.61%
102Q1	61.6	4.41%	47.8	3.91%	62.9	4.66%	55.1	-3.16%
102Q2	62.9	2.11%	49.2	2.93%	65.1	3.50%	57.9	5.08%
102Q3	65.1	3.50%	51.1	3.86%	67.8	4.15%	58.2	0.52%
102Q4	66.0	1.38%	51.7	1.17%	67.1	-1.03%	60.8	4.47%
103Q1	67.4	2.12%	53.0	2.51%	67.6	0.75%	59.0	-2.96%
103Q2	68.2	1.19%	52.8	-0.38%	69.5	2.81%	61.4	4.07%
103Q3	66.9	-1.91%	52.5	-0.57%	69.0	-0.72%	63.2	2.93%
103Q4	68.6	2.54%	51.8	-1.33%	69.4	0.58%	65.1	3.01%
104Q1	68.1	-0.73%	51.4	-0.77%	67.1	-3.31%	62.4	-4.15%
104Q2	67.0	-1.62%	51.2	-0.39%	67.5	0.60%	63.3	1.44%
104Q3	66.2	-1.19%	50.4	-1.56%	66.2	-1.93%	65.2	3.00%
104Q4	66.8	0.91%	49.3	-2.18%	64.5	-2.57%	61.5	-5.67%
101Q3-104Q4 漲跌幅	14.58%		8.11%		13.36%		9.82%	

圖 1 全市住宅平均交易單價走勢圖

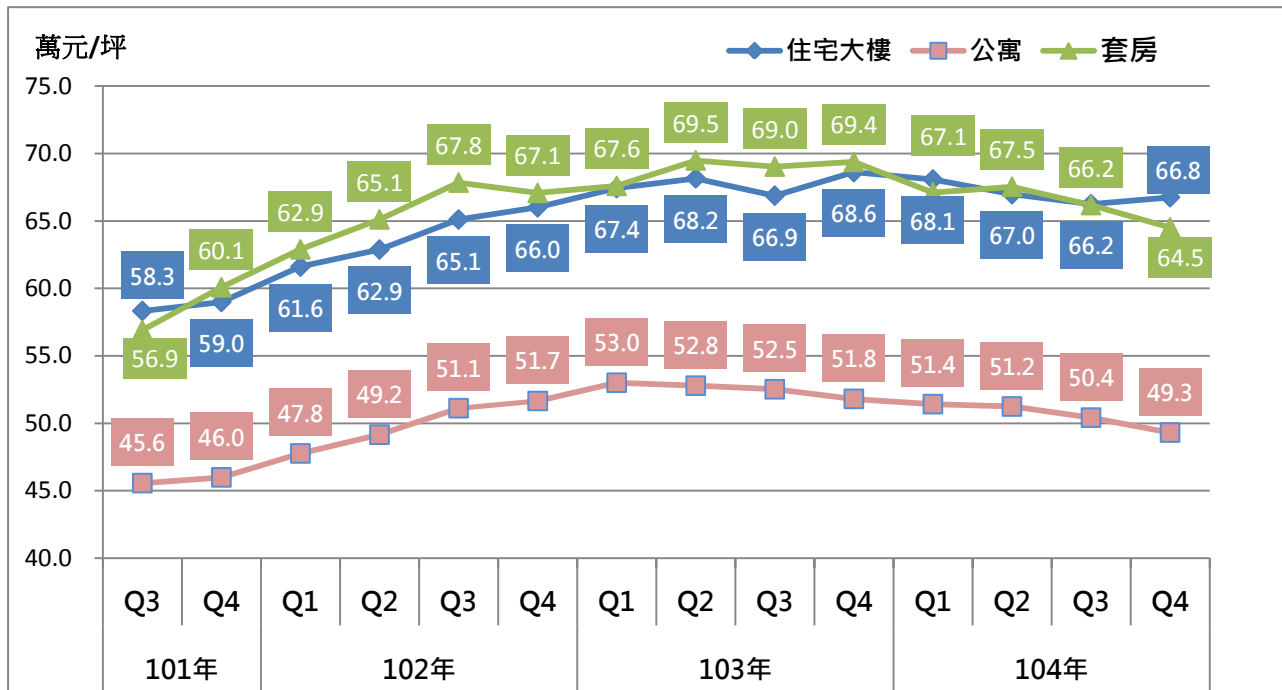
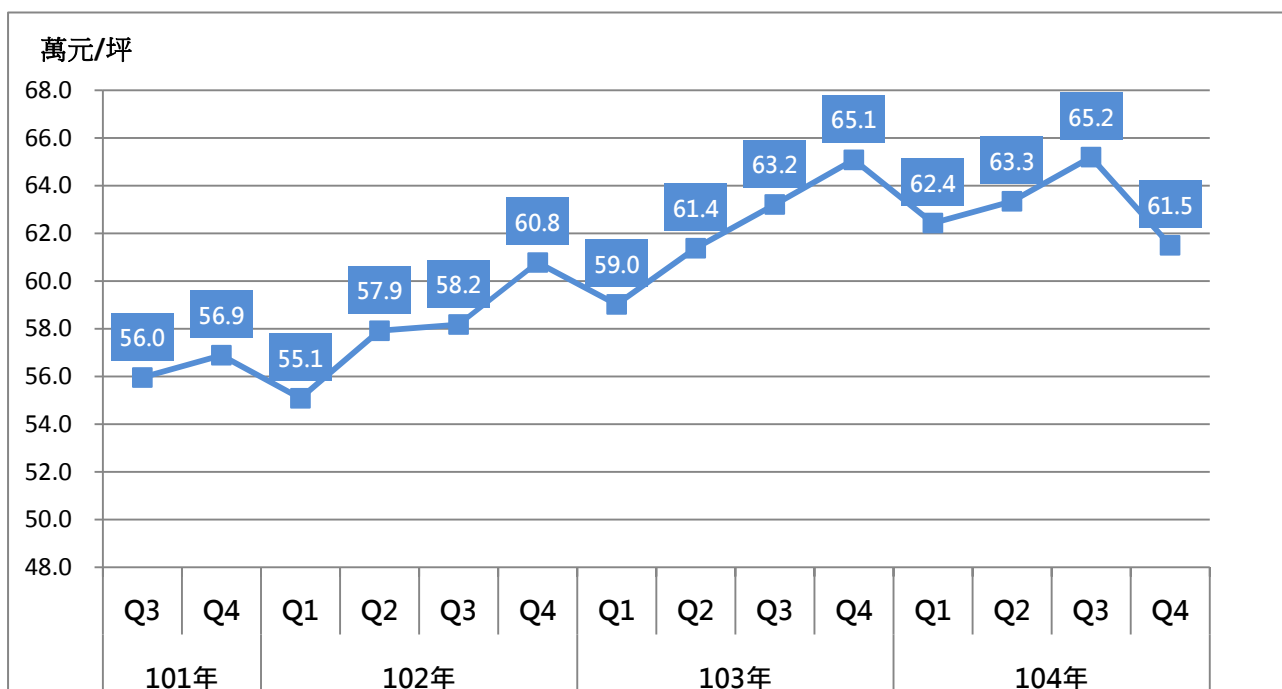


圖 2 全市商辦平均交易單價走勢圖



## 各行政區房價資訊

表 2 各行政區住宅大樓平均交易單價及漲跌幅表

季別	大安		信義		中正		中山		松山		南港	
	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅
101Q3	85.7	-	74.8	-	70.5	-	57.0	-	65.0	-	54.8	-
101Q4	85.2	-0.58%	76.9	2.81%	71.3	1.13%	60.3	5.79%	68.1	4.77%	62.6	14.23%
102Q1	89.1	4.58%	78.3	1.82%	76.3	7.01%	61.2	1.49%	68.4	0.44%	60.6	-3.19%
102Q2	90.8	1.91%	82.8	5.75%	80.8	5.90%	63.7	4.08%	70.8	3.51%	54.9	-9.41%
102Q3	95.3	4.96%	82.1	-0.85%	80.6	-0.25%	67.0	5.18%	73.5	3.81%	58.4	6.38%
102Q4	96.0	0.73%	85.6	4.26%	78.9	-2.11%	68.3	1.94%	75.9	3.27%	60.3	3.25%
103Q1	98.4	2.50%	89.6	4.67%	80.0	1.39%	67.3	-1.46%	77.7	2.37%	60.7	0.66%
103Q2	98.6	0.20%	86.9	-3.01%	77.7	-2.88%	67.6	0.45%	76.9	-1.03%	64.9	6.92%
103Q3	93.6	-5.07%	89.5	2.99%	77.5	-0.26%	68.2	0.89%	80.7	4.94%	61.6	-5.08%
103Q4	97.1	3.74%	93.5	4.47%	76.7	-1.03%	72.6	6.45%	76.3	-5.45%	60.1	-2.44%
104Q1	94.1	-3.09%	82.6	-11.66%	76.1	-0.78%	78.2	7.71%	78.8	3.28%	63.4	5.49%
104Q2	90.3	-4.04%	81.2	-1.69%	78.5	3.15%	77.9	-0.38%	76.8	-2.54%	60.8	-4.10%
104Q3	88.5	-1.99%	83.2	2.46%	72.8	-7.26%	72.4	-7.06%	70.3	-8.46%	61.7	1.48%
104Q4	91.5	3.39%	80.0	-3.85%	71.2	-2.20%	76.0	4.97%	69.9	-0.57%	59.6	-3.40%
101Q3-104Q4 漲跌幅	6.77%		6.95%		0.99%		33.33%		7.54%		8.76%	
季別	士林		內湖		大同		萬華		文山		北投	
	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅
101Q3	57.3	-	56.0	-	55.2	-	45.6	-	43.0	-	40.2	-
101Q4	60.1	4.89%	56.0	0.00%	54.2	-1.81%	43.5	-4.61%	42.7	-0.70%	43.4	7.96%
102Q1	63.1	4.99%	54.8	-2.14%	53.4	-1.48%	46.7	7.36%	43.9	2.81%	47.8	10.14%
102Q2	59.0	-6.50%	58.8	7.30%	53.9	0.94%	50.4	7.92%	45.5	3.64%	47.4	-0.84%
102Q3	64.5	9.32%	58.4	-0.68%	53.6	-0.56%	49.9	-0.99%	48.7	7.03%	48.5	2.32%
102Q4	63.7	-1.24%	59.5	1.88%	56.1	4.66%	50.1	0.40%	46.5	-4.52%	49.8	2.68%
103Q1	62.2	-2.35%	59.5	0.00%	56.3	0.36%	50.6	1.00%	53.1	14.19%	50.3	1.00%
103Q2	67.1	7.88%	60.5	1.68%	57.0	1.24%	48.1	-4.94%	52.5	-1.13%	51.1	1.59%
103Q3	62.1	-7.45%	61.1	0.99%	58.8	3.16%	49.3	2.49%	49.9	-4.95%	52.9	3.52%
103Q4	74.7	20.29%	58.4	-4.42%	60.8	3.40%	51.0	3.45%	47.7	-4.41%	50.9	-3.78%
104Q1	64.1	-14.19%	60.5	3.60%	55.8	-8.22%	53.4	4.71%	49.0	2.73%	49.6	-2.55%
104Q2	65.9	2.81%	59.7	-1.32%	56.6	1.43%	52.2	-2.25%	48.7	-0.61%	52.0	4.84%
104Q3	63.0	-4.40%	60.3	1.01%	60.2	6.36%	53.1	1.72%	46.5	-4.52%	52.9	1.73%
104Q4	68.8	9.21%	58.1	-3.65%	56.2	-6.64%	49.8	-6.21%	49.8	7.10%	50.1	-5.29%
101Q3-104Q4 漲跌幅	20.07%		3.75%		1.81%		9.21%		15.81%		24.63%	

表 3 各行政區公寓平均交易單價及漲跌幅表

季別	大安		信義		中正		中山		松山		南港	
	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅
101Q3	71.1	-	56.9	-	57.4	-	50.2	-	61.8	-	39.6	-
101Q4	68.7	-3.38%	54.7	-3.87%	62.0	8.01%	51.5	2.59%	60.7	-1.78%	42.0	6.06%
102Q1	69.5	1.16%	57.7	5.48%	66.0	6.45%	54.9	6.60%	63.0	3.79%	44.7	6.43%
102Q2	76.6	10.22%	57.9	0.35%	64.1	-2.88%	55.6	1.28%	64.5	2.38%	42.3	-5.37%
102Q3	81.7	6.66%	60.7	4.84%	63.7	-0.62%	58.1	4.50%	67.9	5.27%	46.1	8.98%
102Q4	78.6	-3.79%	62.0	2.14%	64.5	1.26%	58.7	1.03%	68.3	0.59%	46.2	0.22%
103Q1	78.1	-0.64%	59.3	-4.35%	66.3	2.79%	59.8	1.87%	70.9	3.81%	51.1	10.61%
103Q2	78.8	0.90%	60.4	1.85%	62.0	-6.49%	59.5	-0.50%	70.8	-0.14%	50.0	-2.15%
103Q3	77.1	-2.16%	60.2	-0.33%	64.4	3.87%	59.5	0.00%	69.4	-1.98%	46.9	-6.20%
103Q4	76.3	-1.04%	60.2	0.00%	64.4	0.00%	60.7	2.02%	67.7	-2.45%	47.2	0.64%
104Q1	78.2	2.49%	58.8	-2.33%	61.7	-4.19%	59.3	-2.31%	72.1	6.50%	50.4	6.78%
104Q2	71.9	-8.06%	57.8	-1.70%	63.2	2.43%	59.1	-0.34%	66.1	-8.32%	49.4	-1.98%
104Q3	73.5	2.23%	56.2	-2.77%	63.8	0.95%	55.9	-5.41%	65.4	-1.06%	44.8	-9.31%
104Q4	69.3	-5.71%	55.9	-0.53%	59.9	-6.11%	54.3	-2.86%	65.5	0.15%	44.2	-1.34%
101Q3-104Q4 漲跌幅	-2.53%		-1.76%		4.36%		8.17%		5.99%		11.62%	
季別	士林		內湖		大同		萬華		文山		北投	
	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅	平均單價 (萬元/坪)	漲跌幅
101Q3	41.6	-	41.1	-	38.7	-	32.9	-	38.2	-	38.1	-
101Q4	43.8	5.29%	40.8	-0.73%	40.9	5.68%	33.8	2.74%	38.4	0.52%	38.1	0.00%
102Q1	43.6	-0.46%	41.5	1.72%	40.2	-1.71%	34.1	0.89%	39.7	3.39%	37.5	-1.57%
102Q2	48.5	11.24%	43.4	4.58%	42.7	6.22%	35.6	4.40%	40.1	1.01%	40.5	8.00%
102Q3	48.7	0.41%	44.6	2.76%	46.6	9.13%	35.9	0.84%	41.3	2.99%	42.3	4.44%
102Q4	48.7	0.00%	45.1	1.12%	47.2	1.29%	40.0	11.42%	42.6	3.15%	42.2	-0.24%
103Q1	51.1	4.93%	47.9	6.21%	50.6	7.20%	38.0	-5.00%	43.0	0.94%	44.7	5.92%
103Q2	49.6	-2.94%	46.0	-3.97%	46.4	-8.30%	38.2	0.53%	44.2	2.79%	44.6	-0.22%
103Q3	50.3	1.41%	47.0	2.17%	52.0	12.07%	38.6	1.05%	43.0	-2.71%	42.0	-5.83%
103Q4	48.1	-4.37%	47.0	0.00%	46.8	-10.00%	37.7	-2.33%	42.5	-1.16%	41.8	-0.48%
104Q1	49.7	3.33%	46.5	-1.06%	48.0	2.56%	40.5	7.43%	39.8	-6.35%	41.5	-0.72%
104Q2	47.8	-3.82%	45.8	-1.51%	51.3	6.87%	39.5	-2.47%	43.5	9.30%	41.3	-0.48%
104Q3	45.5	-4.81%	44.8	-2.18%	44.9	-12.48%	44.4	12.41%	42.4	-2.53%	44.4	7.51%
104Q4	47.5	4.40%	44.7	-0.22%	42.8	-4.68%	37.6	-15.32%	39.5	-6.84%	40.6	-8.56%
101Q3-104Q4 漲跌幅	14.18%		8.76%		10.59%		14.29%		3.40%		6.56%	

圖 3 大安區平均交易單價走勢圖

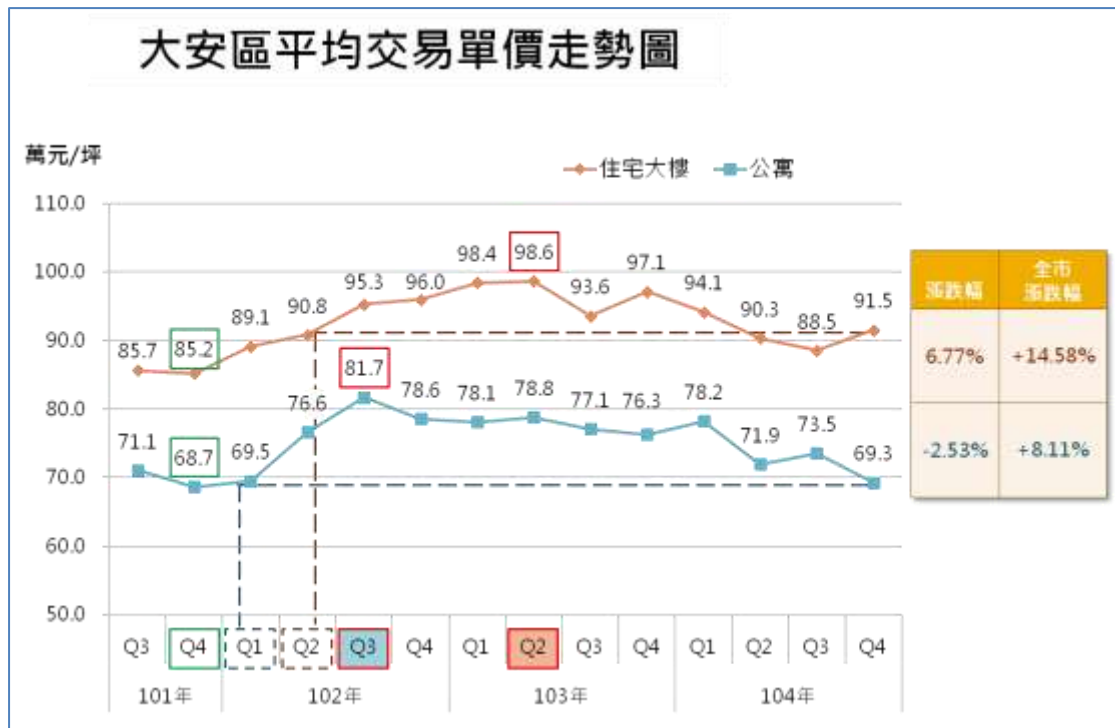


圖 4 信義區平均交易單價走勢圖

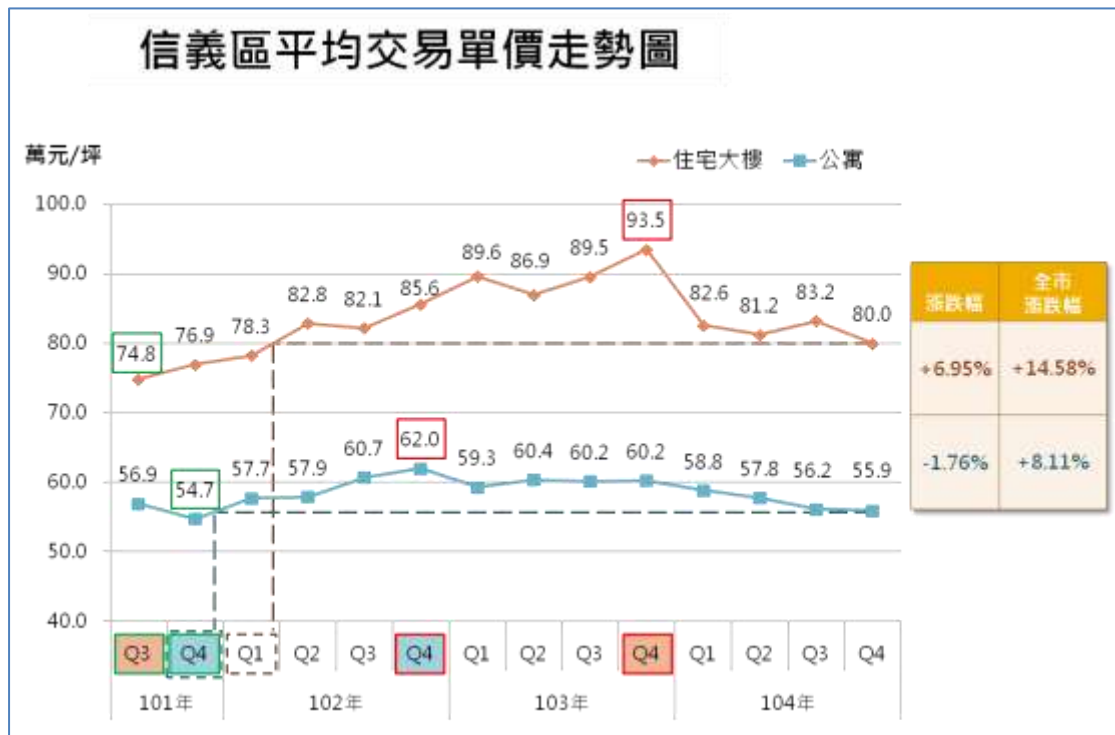


圖 5 中正區平均交易單價走勢圖

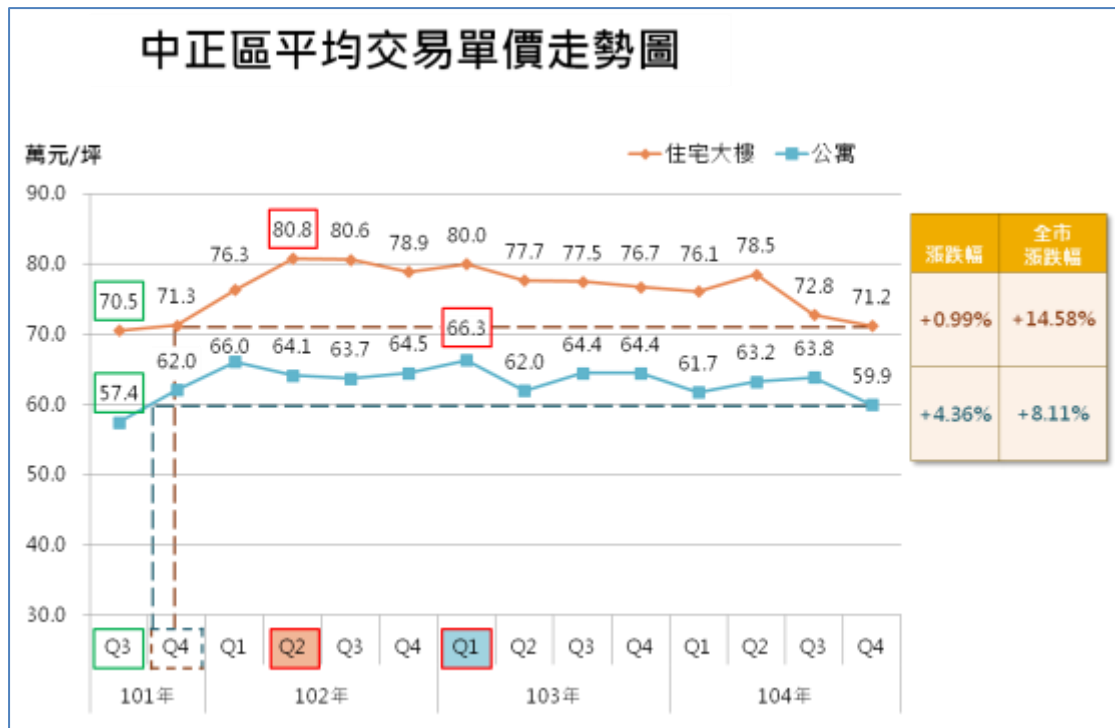


圖 6 中山區平均交易單價走勢圖

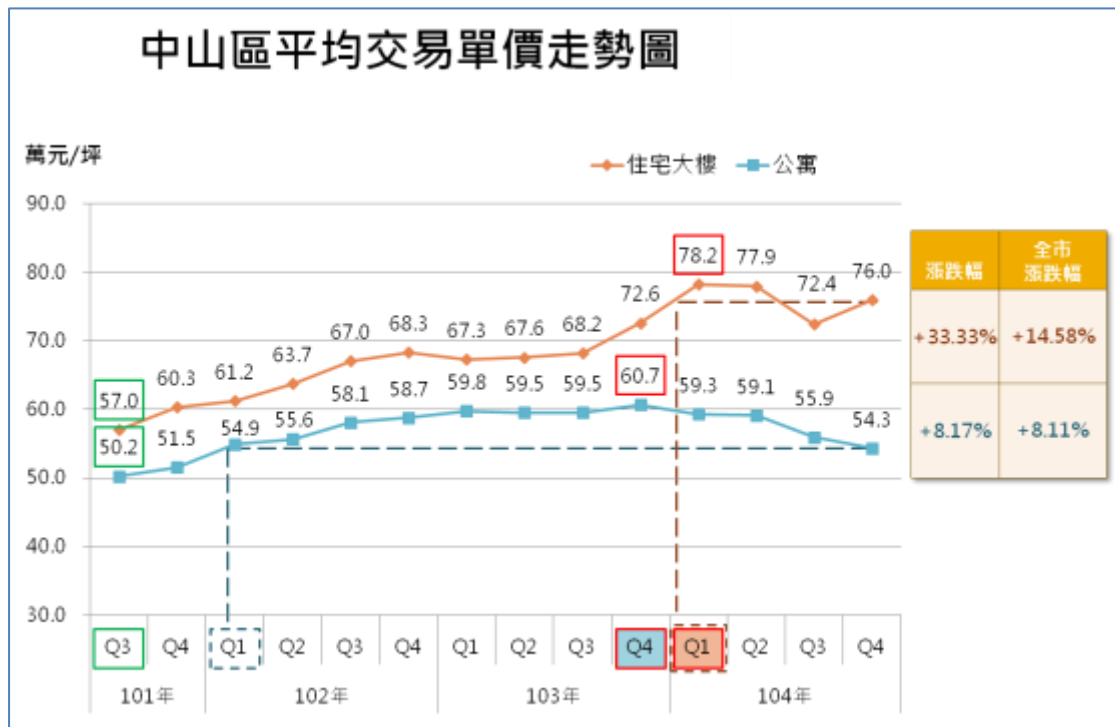


圖 7 松山區平均交易單價走勢圖

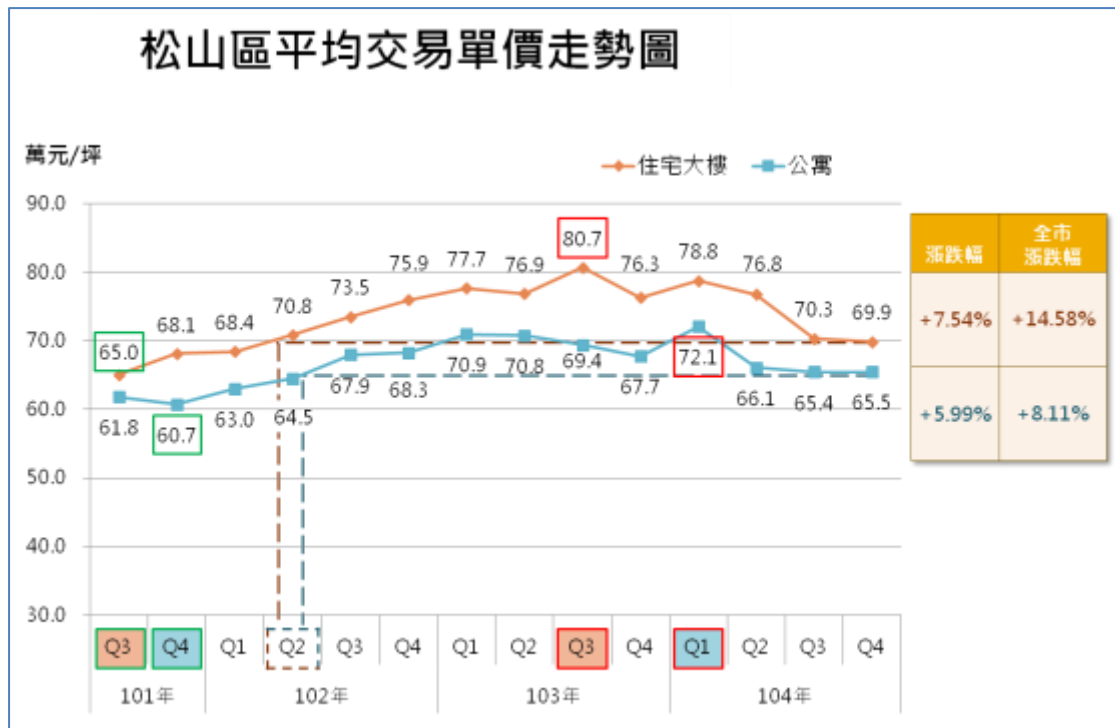


圖 8 南港區平均交易單價走勢圖

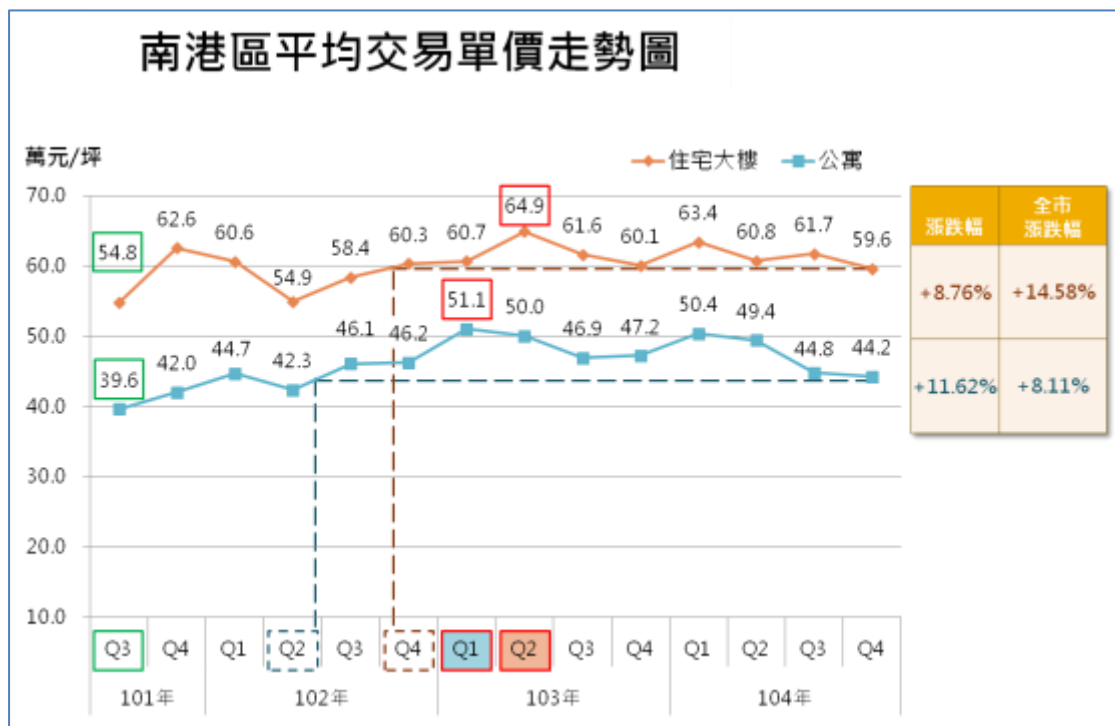


圖 9 士林區平均交易單價走勢圖

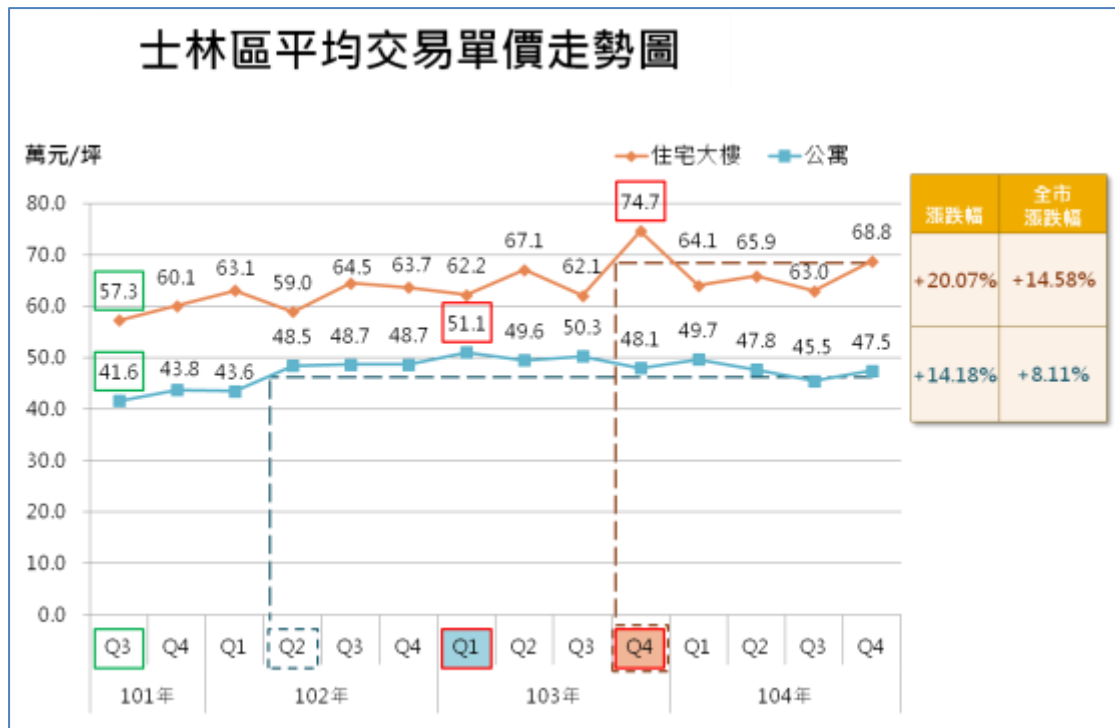


圖 10 內湖區平均交易單價走勢圖

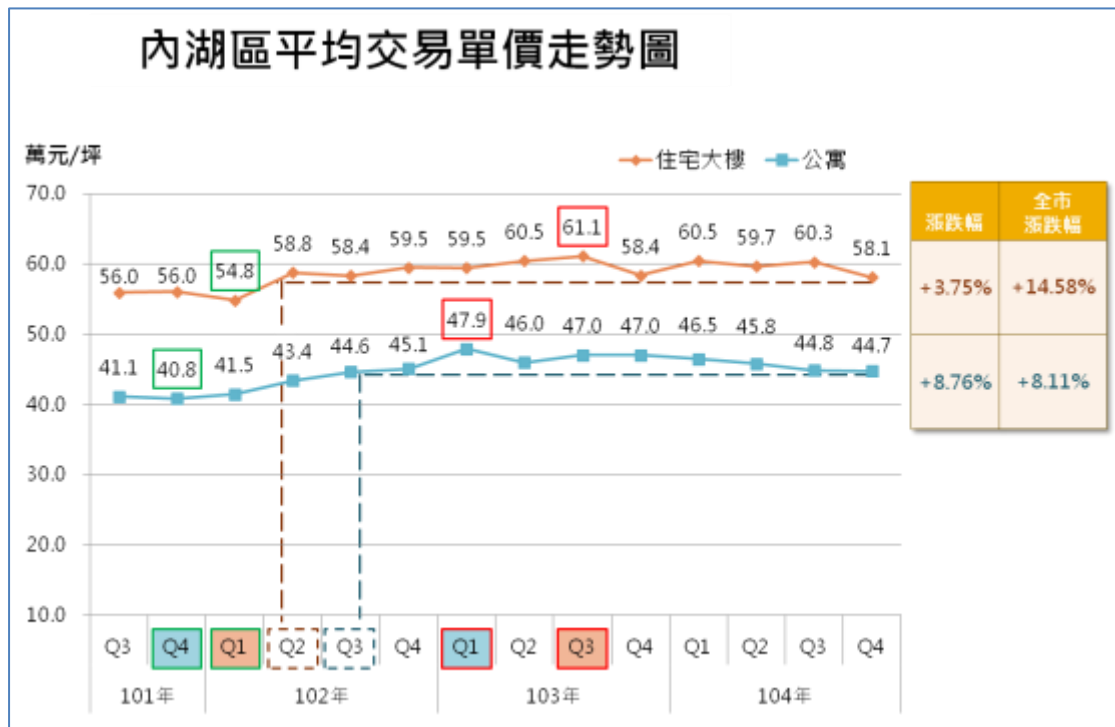




圖 11 大同區平均交易單價走勢圖

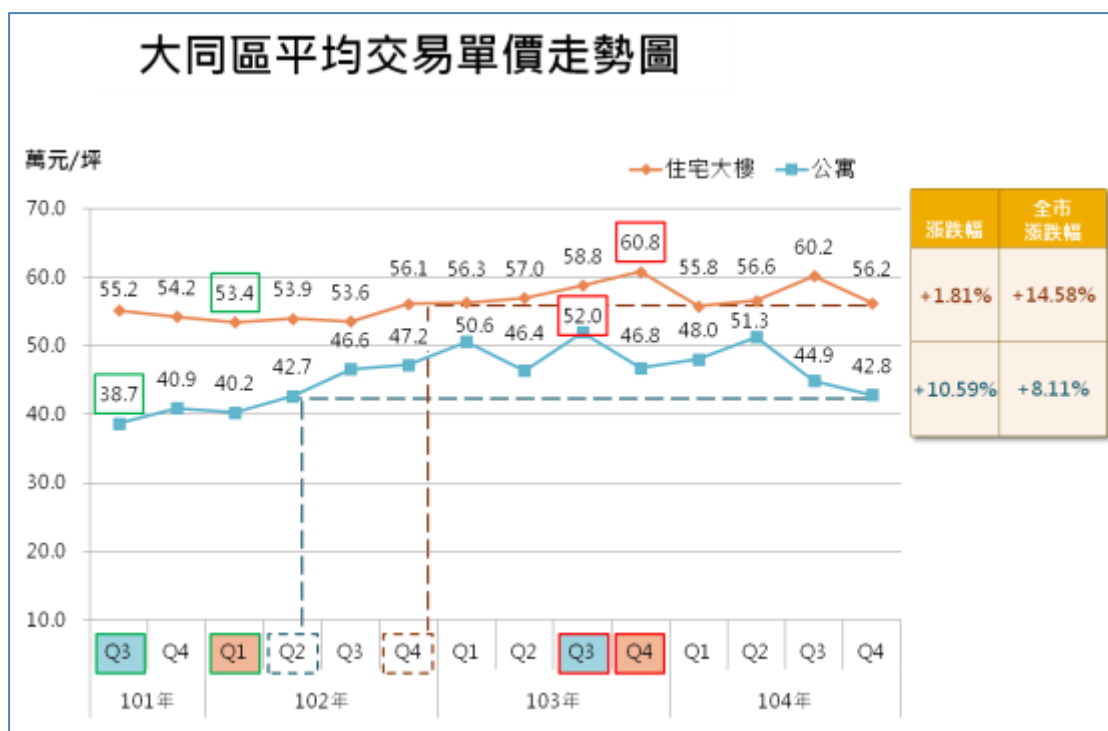


圖 12 萬華區平均交易單價走勢圖

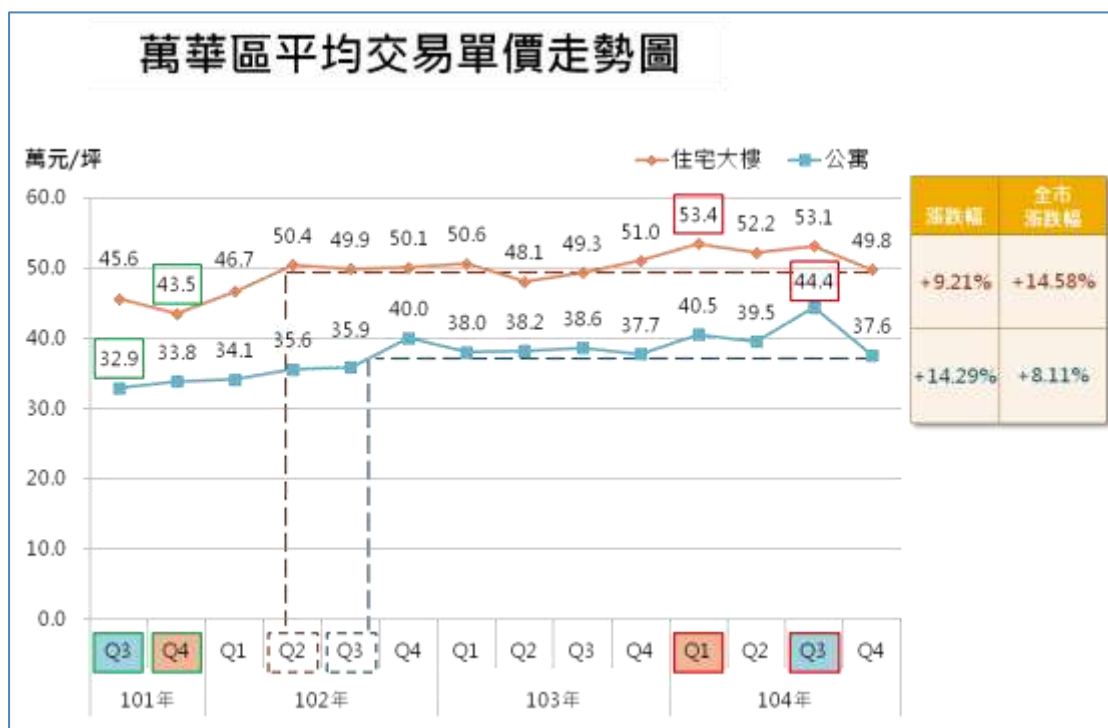


圖 13 文山區平均交易單價走勢圖

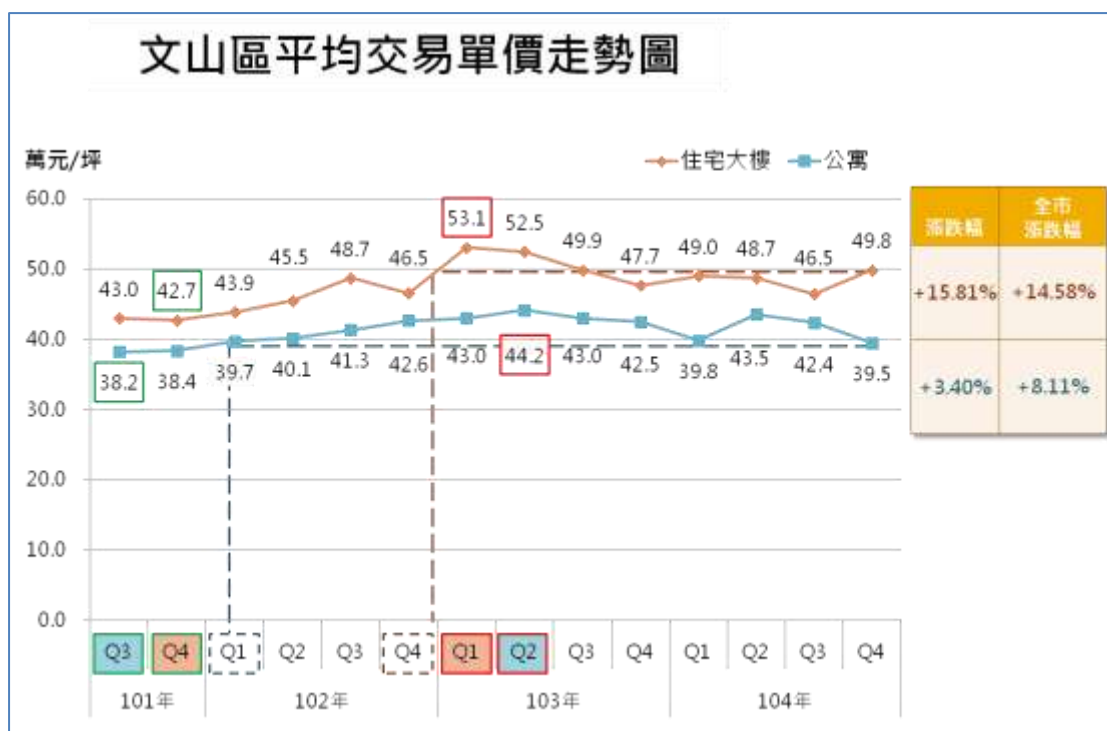
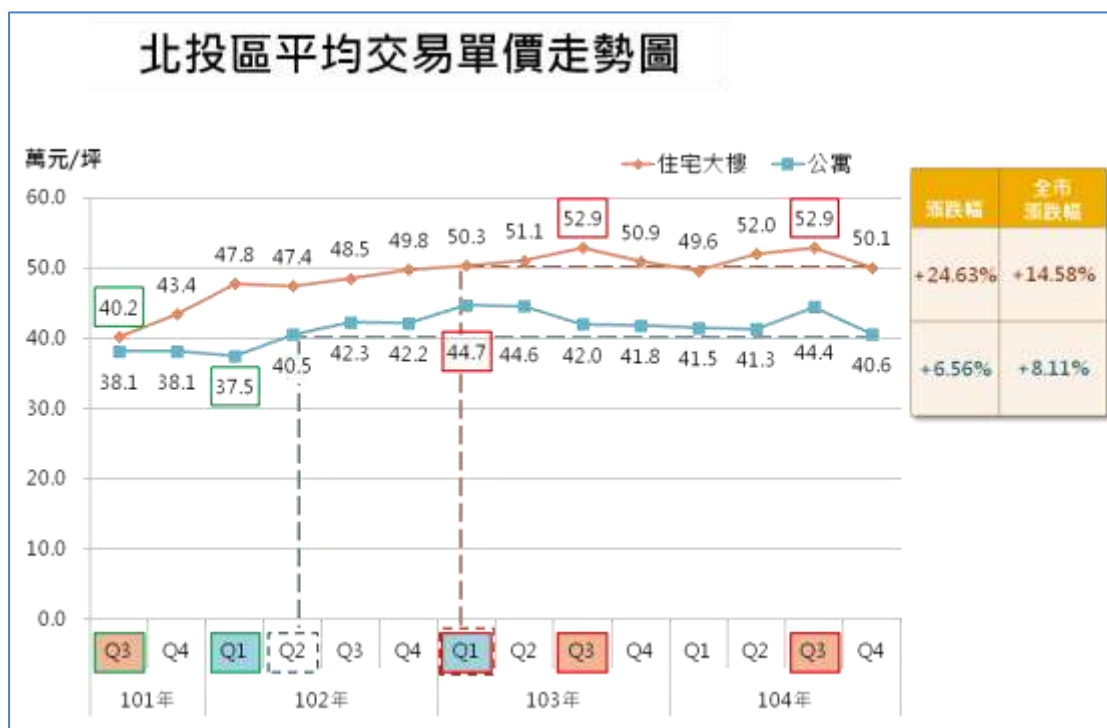


圖 14 北投區平均交易單價走勢圖



## 停車位交易價格資訊

圖 15 各行政區坡道平面車位／機械車位平均單價統計圖

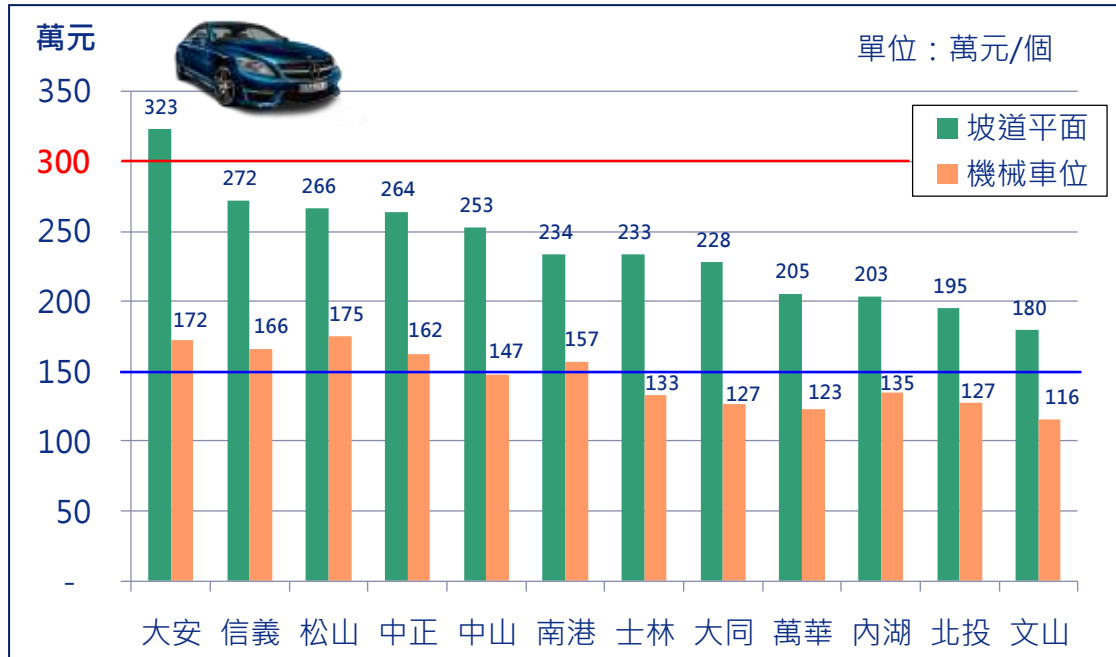


表 4 車位價格比值

行政區	坡平車位 平均單價 (萬元/個)	機械車位 平均單價 (萬元/個)	住宅平均 交易單價 (萬元/坪)	機械車位		坡平車位
				坡道平面	房屋單價	房屋單價
大安	323	172	93.1	53.24%	1.85	3.47
信義	272	166	79.0	60.84%	2.10	3.45
松山	266	175	76.0	65.68%	2.30	3.50
中正	264	162	77.7	61.43%	2.09	3.40
中山	253	147	68.3	58.33%	2.16	3.70
南港	234	157	60.1	67.09%	2.61	3.89
士林	233	133	60.7	57.02%	2.19	3.85
大同	228	127	55.7	55.46%	2.27	4.10
萬華	205	123	47.4	59.90%	2.60	4.33
內湖	203	135	57.3	66.23%	2.35	3.55
北投	195	127	48.7	65.22%	2.61	4.00
文山	180	116	48.5	64.47%	2.39	3.70
平均比值				60.88%	2.25	3.70