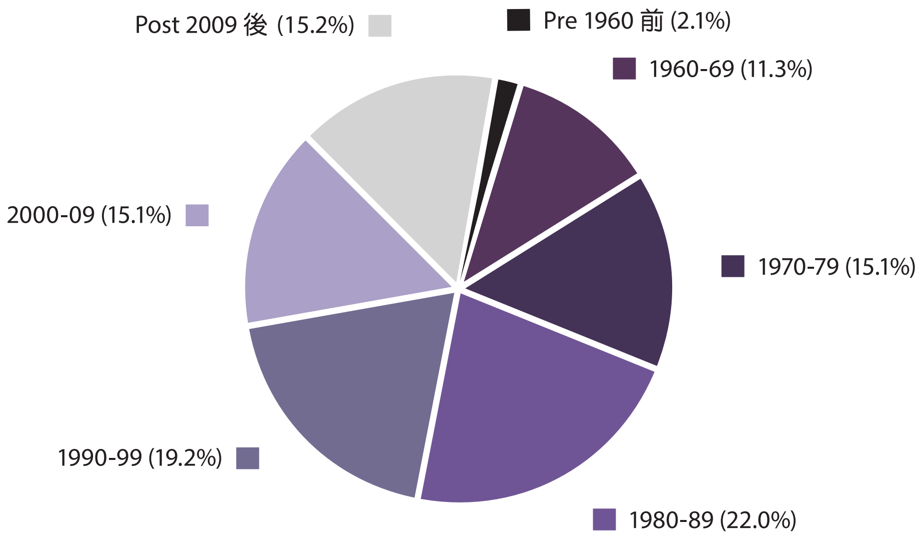
這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍 (包括教育院校的學生宿舍) 、醫院管理局轄下的宿舍，以及酒店和旅舍。2022 年年底的整體總存量為 1 256 722 個單位。圖表顯示按樓齡劃分的總存量。

This sector comprises independent domestic units with exclusive cooking facilities, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2022, the overall stock was 1 256 722 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2022 年私人住宅落成量為 21 168 個單位，較前一年上升 47%。新界和九龍分別佔落成量的 61% 和 27%，而港島佔總數的 12%。在年內落成單位中，九龍城供應最多新單位，佔整體落成量的 20%，其次是元朗和沙田，各佔 14%。

Completions in 2022 were 21 168 units, up by 47% from the previous year. The New Territories and Kowloon contributed 61% and 27% of the completions respectively, while Hong Kong Island accounted for 12% of the total. Of these completed units, Kowloon City contributed the largest share of the new units, at 20% of the overall completions, followed by Yuen Long and Sha Tin at 14% each.

2022 年的入住量為 14 012 個單位，與 2021 年的水平相若。年底空置量上升至 54 967 個單位，佔總存量的 4.4%。空置單位中，有 7 875 個於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2022 at 14 012 units remained at a similar level as that of 2021. Vacancy at the year-end increased to 54 967 units, or 4.4% of the total stock. Among these vacant units, 7 875 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

預計 2023 年落成量將放緩至 19 953 個單位，至 2024 年升至 26 970 個單位。在 2023 年，52% 的新供應將來自九龍，其餘有 42% 來自新界和 6% 來自港島。按地區計，九龍城的供應量佔新落成單位的 24%，其次是屯門和觀塘，各佔 14%。在 2024 年，九龍和新界將分別佔新供應量的 47% 和 46%。按地區計，九龍城將提供落成量的 33%。

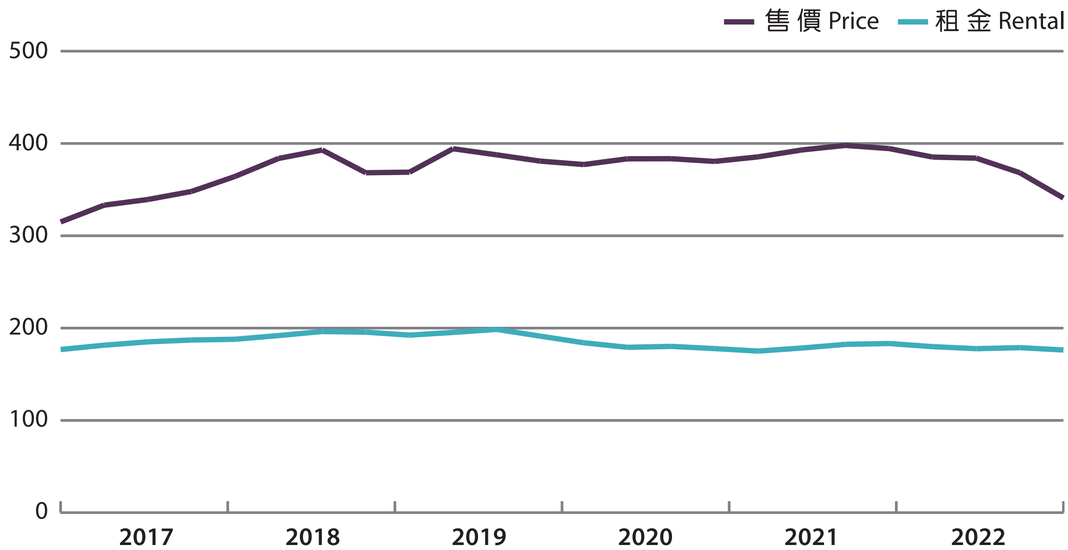
Completions are expected to ease to 19 953 units in 2023 and then surge to 26 970 units in 2024. In 2023, 52% of the new supply will come from Kowloon whereas the remainder will be from the New Territories at 42% and Hong Kong Island at 6%. On district basis, Kowloon City will account for 24% of the new units, followed by Tuen Mun and Kwun Tong at 14% each. In 2024, Kowloon and the New Territories will account for 47% and 46% of the new supply respectively. District-wise, Kowloon City will provide 33% of the completions.

私人住宅 (整體) Private Domestic (Overall)

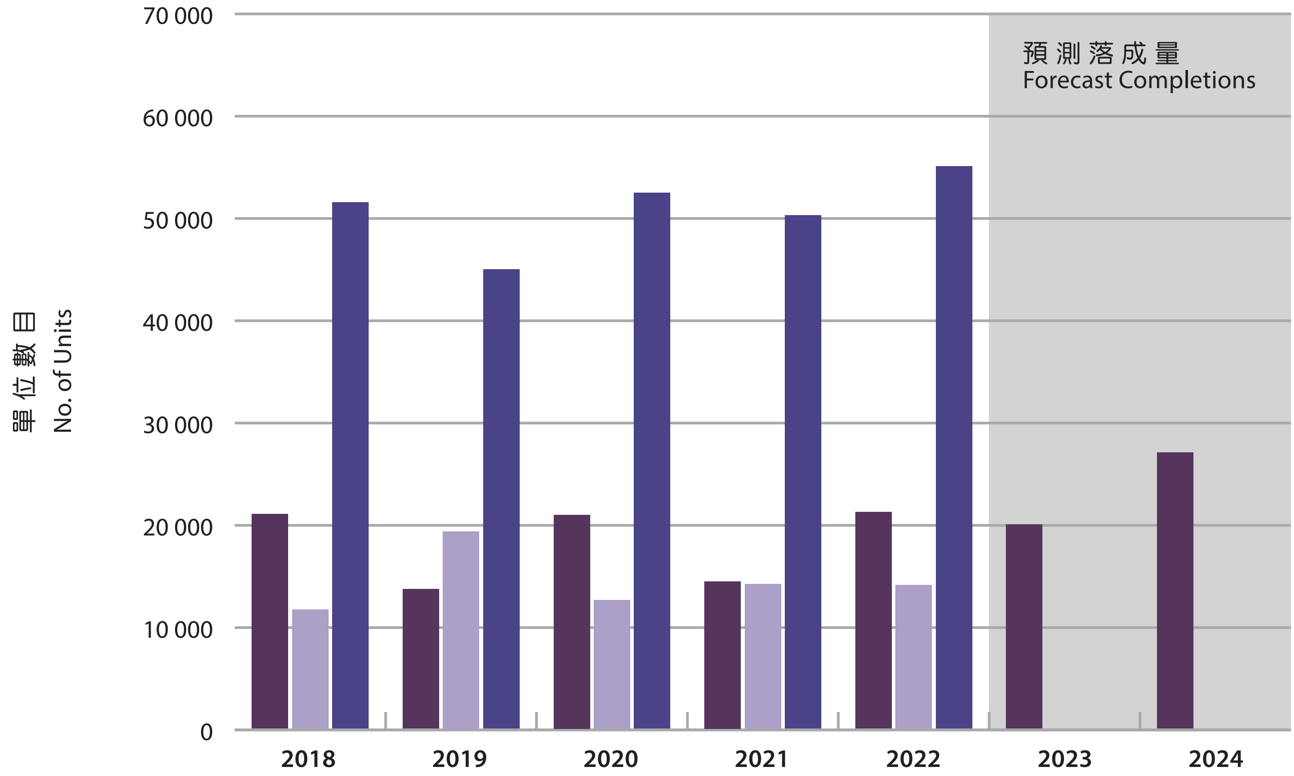
在年內持續加息、本地需求疲軟及市場信心減弱的情況下，2022 年二手住宅市場售價呈急劇跌勢。年初售價輕微下滑，但接近下半年時跌幅加劇。整體而言，2022 年最後一季的住宅售價較 2021 年同期顯著下跌 13.6%。租金在 2022 年上半年下跌，至第三季回穩，但在第四季再現跌勢，第四季的整體租金按年下跌 3.8%。

Amid a continuous rise in interest rates, sluggish local demand and weakened market confidence during the year, domestic prices in the secondary market exhibited a sharp downward trend in 2022. Prices slid moderately in the beginning of the year, but the fall accelerated towards the second half of the year. Overall, prices in the last quarter of 2022 declined significantly by 13.6% over the same period in 2021. Rents fell in the first half in 2022 and stabilised in the third quarter, but declined again in the fourth quarter. Overall rents in the fourth quarter registered a fall of 3.8% compared to a year earlier.

售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	20 968	13 643*	20 888	14 386	21 168	19 953#	26 970#
入住量 Take-up	11 623	19 278	12 545	14 111	14 012		
空置量 Vacancy	51 426	44 892	52 366	50 164	54 967		
%+	4.3	3.7	4.3	4.1	4.4		

* 2019年落成量包括在年內落成並預計以市價在公開市場發售，但其後於2020年轉為資助出售房屋的43個住宅單位。

Completions of 2019 include 43 units completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures