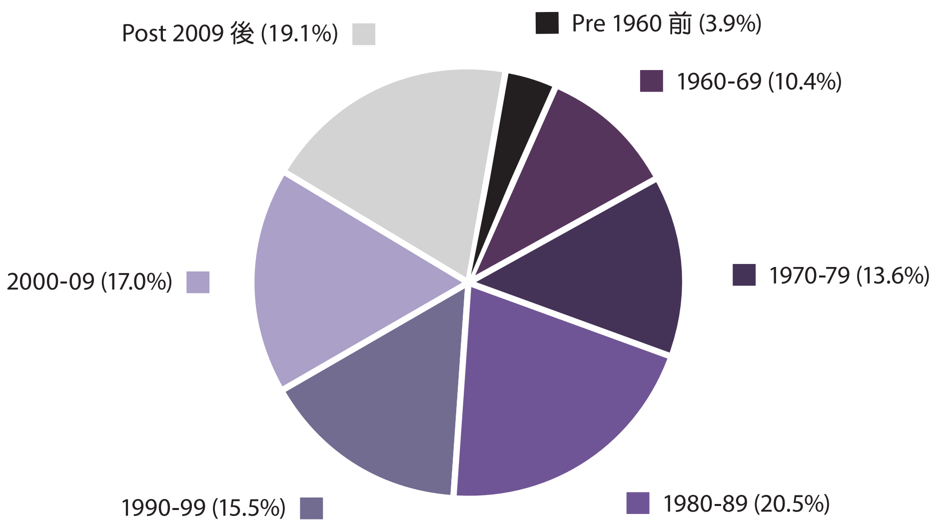
此分類包括實用面積為100平方米或以上的單位。2022年年底的總存量為98 449個單位，佔私人住宅總存量的8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m^2 or above. Stock at the end of 2022 was 98 449 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2022年落成的1 573個單位中，56%位於新界，30%位於港島及14%位於九龍。按地區計，南區佔落成量的28%，其次是沙田和大埔，各佔17%。

There were 1 573 units completed in 2022, of which 56% were located in the New Territories, 30% on Hong Kong Island and 14% in Kowloon. On district level, the Southern district accounted for 28% of the completions, followed by Sha Tin and Tai Po at 17% each.

此分類的入住量在 2022 年急升至 912 個單位。年底空置量上升至 7 886 個單位，相當於此分類單位總存量的 8.0%。

Take-up in this sub-sector soared to 912 units in 2022. Vacancy at the year-end increased to 7 886 units, representing 8.0% of the stock in this sub-sector.

預計此分類的落成量在 2023 年將回落至 1 431 個單位，並在 2024 年進一步下降至 1 003 個單位。該兩年的新供應將主要來自九龍，分別佔 2023 和 2024 年預測落成量的 69% 和 55%。按地區計，九龍城的供應最多，在 2023 和 2024 年將分別佔新落成量的 46% 和 52%。

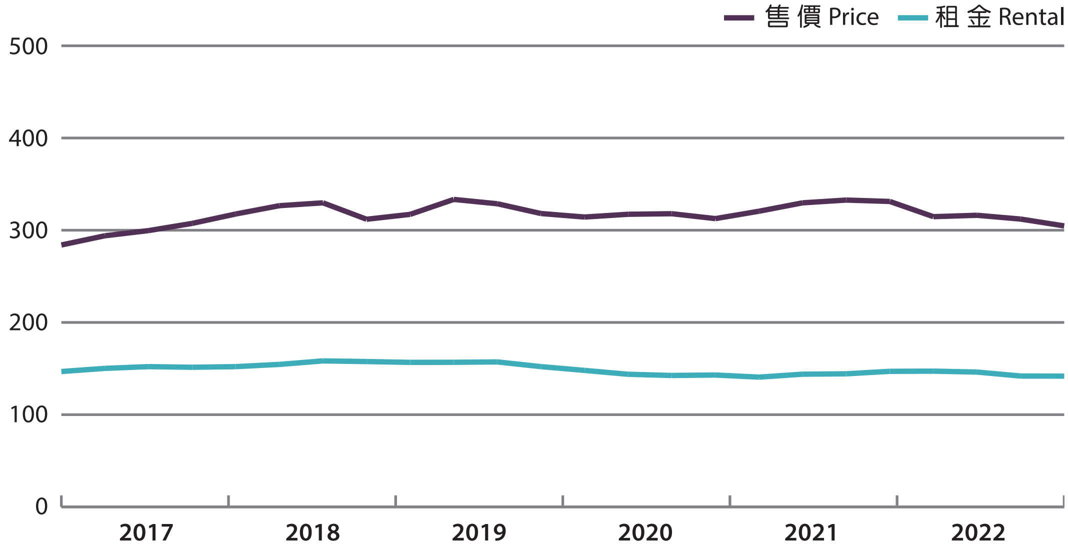
Completions in this sub-sector are expected to retreat to 1 431 units in 2023 and drop further to 1 003 units in 2024. New supply will mainly come from Kowloon in both years, accounting for 69% and 55% of the forecast completions in 2023 and 2024 respectively. On district basis, Kowloon City will contribute the most supply, providing 46% and 52% of the new completions in 2023 and 2024 respectively.

私人住宅 (大型單位) Private Domestic (Large Units)

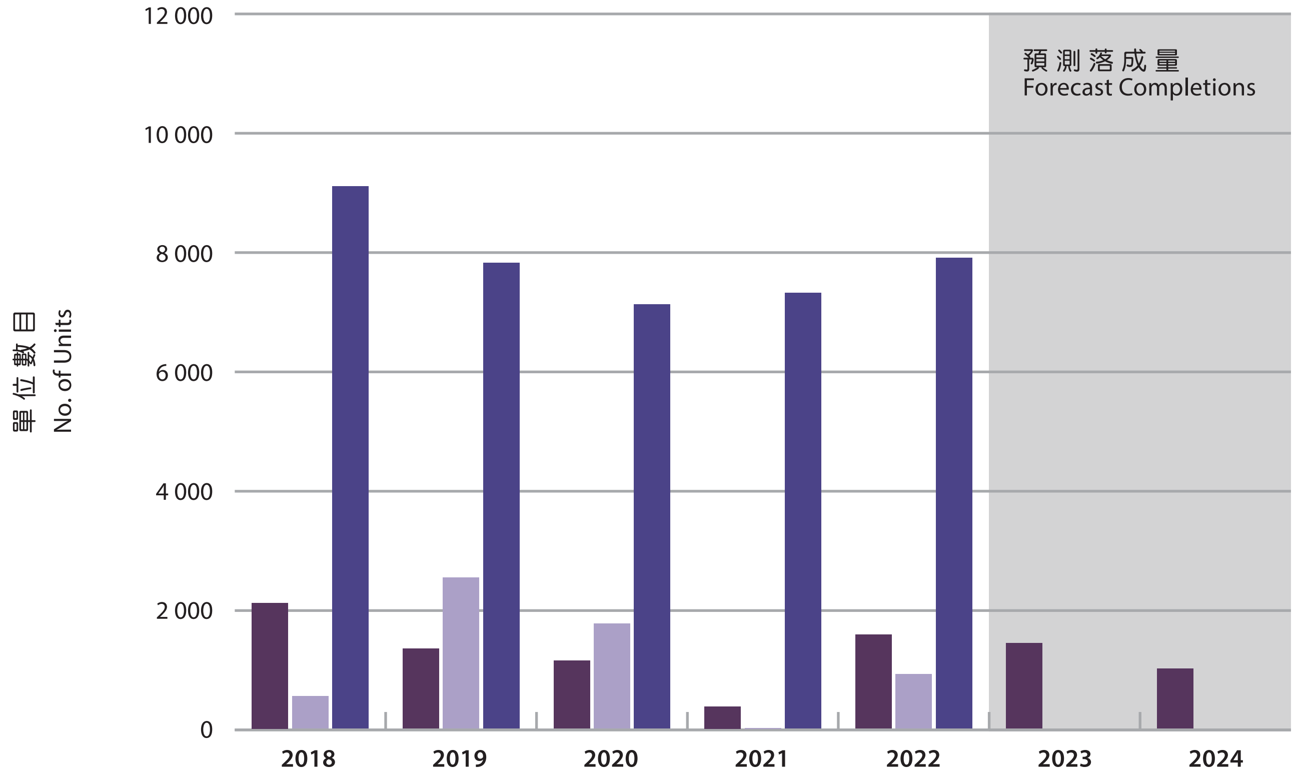
此分類物業在銷售和租賃市場均表現遜色，但較中 / 小型單位為佳。售價在 2022 年第一季輕微下滑，至第二季回升，但在下半年再度下跌，最後一季的售價較 2021 年同期下跌 8.0%。第四季的租金較 2021 年同季錄得 3.5% 的跌幅。

Both the sales and leasing markets in this sub-sector performed poorly, yet comparatively better than those of the small/medium units. After a slight decline in the first quarter of 2022, prices rebounded in the second quarter but fell again in the second half of the year, registering a decrease of 8.0% in the final quarter over the same period in 2021. Rents recorded a decrease of 3.5% in the fourth quarter compared with the corresponding quarter in 2021.

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	2 105	1 341	1 137	370	1 573	1 431#	1 003#
入住量 Take-up	540	2 527	1 758	10	912		
空置量 Vacancy	9 090	7 801	7 106	7 304	7 886		
%+	9.6	8.1	7.3	7.5	8.0		

\+ 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