



香港特别行政区政府 差饷物业估价署
Rating and Valuation Department
The Government of the Hong Kong Special Administrative Region



香港物业报告

Hong Kong Property Review

2024



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本报告回顾 2023 年香港物业市场的活动，并预测 2024 及 2025 年的楼宇落成量。

A review of the Hong Kong property market for the year 2023 with forecast of completions for 2024 and 2025.

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2024 年 4 月

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April 2024



差餉物业估价署
Rating and Valuation Department



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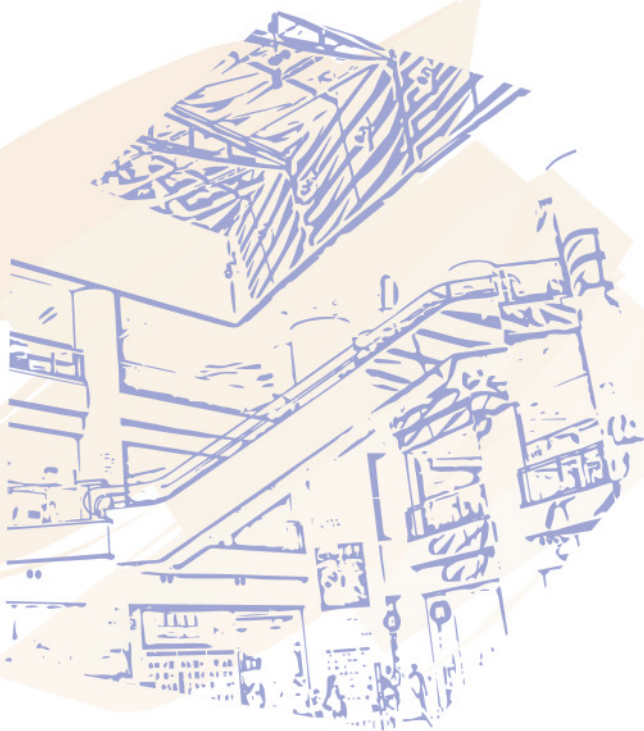
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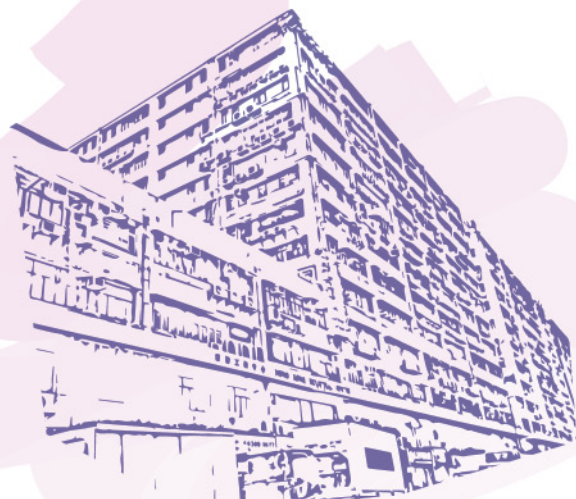
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《香港物业报告》（报告）载录差饷物业估价署在每年年底所编制的物业资料与数据。有关落成量、使用量 / 入住量、空置量、售价和租金的资料，除详载于正文外，并会另表列明。报告所预测的落成量是根据发展商与建筑师所提供的资料推算。本署并借着视察及在年底所进行的调查，了解发展进度和搜集有关资料，以求得出更可靠的预测数字。报告内所载的预测数字均以历年计算，因而或会与载于其他政府刊物并以财政年度计算的数字有所不同。

由于物业发展的进程受很多因素影响，而且在随后的一年内，无可避免地会出现一些变化。因此，本署只能在编制下一份报告时修订预测数字。修订的幅度主要是根据市场的情况而定。

本署在年底进行物业空置调查，包括向大厦管理处搜集空置物业数据，或派员实地视察，以编制物业空置量的统计数字。对于物业管理公司 / 人士就物业空置情况提供协助，本署谨致衷心谢忱。

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The Hong Kong Property Review (the Review) presents property information and data compiled by the Rating and Valuation Department at the end of each year. Information on completions, take-up, vacancy, prices and rents is reported in text and tables. The Review also shows forecast completion figures based on information obtained from developers and project architects, supported by development progress inspections and enquiries at the year end. These forecast figures are on a calendar year basis and may be different from those compiled on a financial year basis in other Government publications.

It should be borne in mind that many factors affect the progress of developments, and changes in the ensuing year are inevitable. Revisions of forecast completion figures are only to be expected in subsequent reviews. The degree of revision depends principally on market conditions.

In compiling statistics on vacancy, a survey is conducted at the year end to obtain vacancy data from the management offices or by inspection. The assistance given by the building management companies/personnel in providing vacancy information is gratefully acknowledged.

With regard to rents and prices, readers should note that the figures for the last few months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's website at www.rvd.gov.hk or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

本报告涵盖私人楼宇类别，不包括政府、香港房屋委员会及香港房屋协会所拥有的住宅及非住宅发展项目的统计数字。

本报告所用词汇的定义、物业类别及各项数字的计算方法，可参阅 64 至 75 页的「技术附注」。

如有查询，可联络本署技术秘书（物业资料）：

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The Review is confined to the private property sector and does not cover statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society.

Definitions of the terms used in the Review, property types, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 64 to 75.

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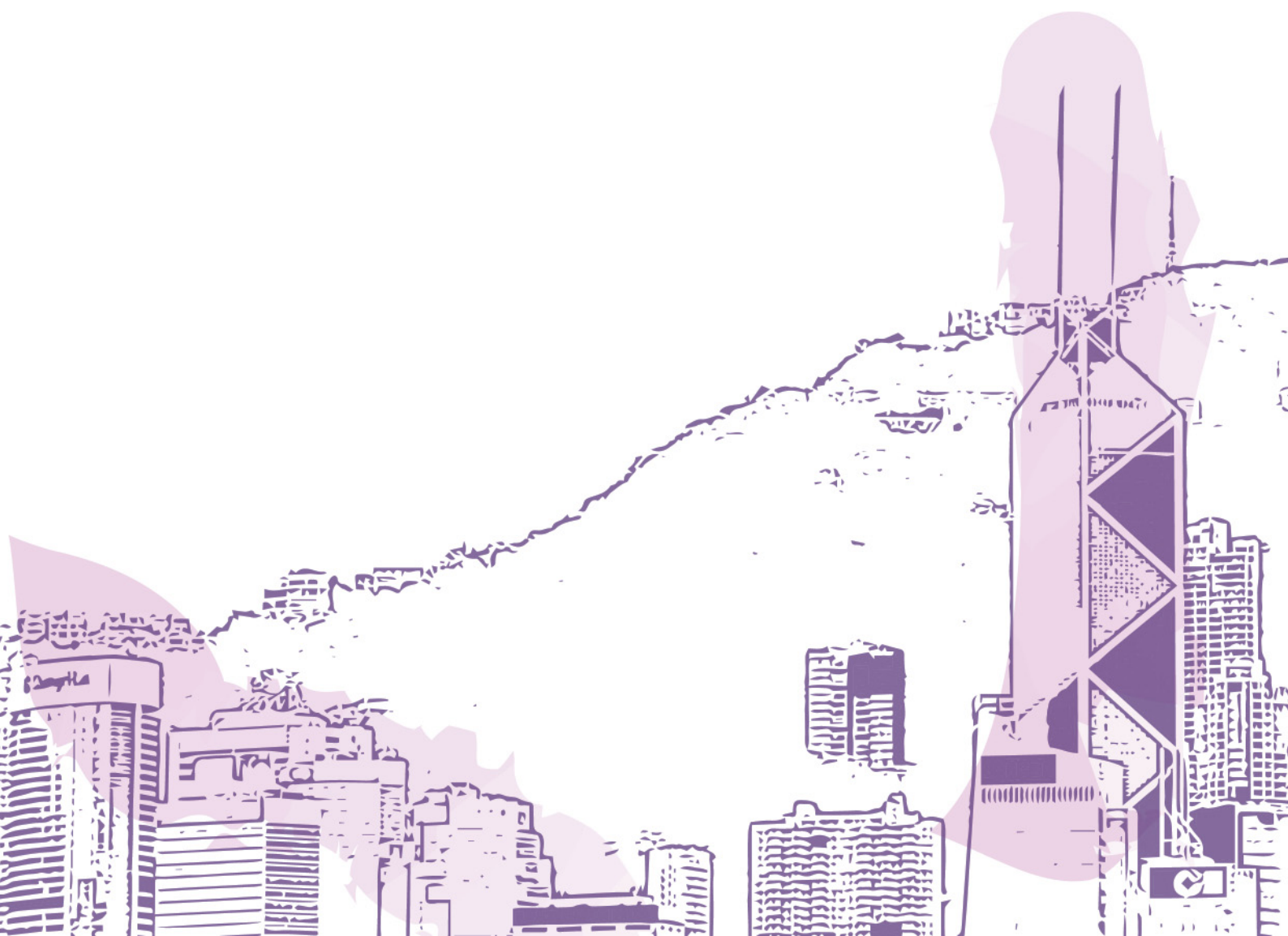
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综观

OVERVIEW





2023年，香港在疫后迅速复常，经济活动持续改善。总结全年本地经济表现向好，实质本地生产总值增长3.2%，失业率下跌至2.9%。然而，地缘政治紧张局势加剧、金融状况收紧和全球经济增长放缓等外围环境挑战依然存在，导致资产市场表现受压。

2023年香港所有物业类别的整体销售市场均表现疲弱，物业售价录得跌幅，而交投亦见萎缩。相反，在各项人才入境计划、经济活动改善和预期访港旅游业复苏的驱动下，除写字楼外，年内其他物业类别的租赁市场都表现向好。

2023年所有物业类别的落成量均录得跌幅，其中住宅和写字楼落成量低于2018至2022年的五年移动平均值。发展商对政府卖地、铁路物业发展项目及市区重建局项目招标的审慎反应亦反映出他们对市场的态度。

为维持楼市稳健发展，政府决心增加土地供应，并已觅得足够可供发展土地，以应付未来十年的房屋需求。在2023年《施政报告》中，行政长官公布政府会透过推出更多精简与发展有关程序的行政措施、扩大「标准金额」补地价安排的适用范围，以及提升市区重建效率等，以提速造地和发展。

In 2023, Hong Kong quickly returned to normalcy after the epidemic with continuous improvements to economic activities. The local economy ended the year positively as the real Gross Domestic Product grew by 3.2% and the unemployment rate declined to 2.9% in the year. However, the lingering challenges in the external environment, including heightened geopolitical tensions, tightened financial conditions and slow global economic growth, have put strains on the asset market performance.

The overall sales market was subdued across all property sub-sectors in Hong Kong, with prices falling and trading activities shrinking during 2023. In contrast, with the exception of offices, the rental market for other property sub-sectors was upbeat during the year, driven by the influx of talents via a number of talent admission schemes, improvement in economic activities and anticipated recovery of inbound tourism.

Completions in 2023 for all market segments registered decreases, of which domestic and office completions were below their 5-year moving average figures from 2018 to 2022. Developers' attitude towards the market was also reflected by their cautious response to tenders in Government land sale, railway property development projects and Urban Renewal Authority's projects.

To maintain a healthy and steady development of the property market, the Government is determined to increasing land supply, having sufficient developable land already identified to meet the housing demand in the next 10-year period. In his 2023 Policy Address, the Chief Executive announced that the Government will speed up land production and development by introducing more administrative measures to simplify the development-related procedures, expanding the scope of adopting the "standard rates" arrangement for charging land premium, and enhancing the efficiency of urban renewal, etc.

政府在审慎考虑整体经济和市场状况，以及未来充足的房屋供应后，在 2023 年 10 月调整需求管理措施，并于 2024 年 2 月底进一步撤销上述所有措施。此外，政府在 2023 年 7 月及 2024 年 2 月宣布放宽住宅及非住宅物业按揭贷款的相关措施。展望未来，虽然外围环境复杂，但随着内地经济稳步增长，加上政府加大力度吸引和留住资本、企业和人才，并由 2023 年年底起推出一系列盛事活动及在中央政府支持下扩大个人游计划，推动香港旅游业发展，预计这些正面发展将带动和惠及整体楼市。

Having carefully considered the overall economic and market conditions and adequate future housing supply, the Government made adjustments to the demand-side management measures in October 2023, and took a further step to abolish all these curbs in late February 2024. In addition, relaxations to mortgage loan measures for both residential and non-residential properties were announced in July 2023 and February 2024. Looking ahead, notwithstanding the complicated external environment, coupled with the steady growth of the Mainland economy and the Government's stepped-up efforts to attract and retain capital, enterprises and talents and to promote Hong Kong's tourism development through the launch of a series of mega events from late 2023 onwards and expansion of the Individual Visit Scheme under the Central Government's support, the overall property market is expected to gain impetus and benefit from these positive developments.

住宅物业

住宅物业销售市场在 2023 年首四个月略为回升，扭转了 2022 年的跌势。然而，在利率相对偏高的环境和外围环境不明朗导致市场气氛转淡的情况下，升势于年内余下时间失去动力。2023 年 12 月住宅售价按年下跌 7.0%。一手和二手市场合共录得 43 002 宗成交，为纪录新低。

Residential

The residential sales market reverted the downward trend of 2022 with a slight rebound in the first four months of 2023. However, the upward momentum lost steam amidst the relatively high interest rate environment and weakened market sentiment due to uncertain external environment for the rest of the year, with prices falling 7.0% year-on-year by December 2023. Primary and secondary markets registered a record low of 43 002 transactions in total.



同时，在各项人才入境计划带动需求的支持下，2023年12月住宅租金按年上升6.0%。所有类别住宅物业的市场回报率均上升，达2.1%至2.9%之间。

2023年新私人住宅单位落成量为13 852个单位，大部分为中/小型单位，年内落成量较2022年减少35%。入住量为15 670个单位，较2022年增加12%。年底空置量下降至总存量的4.1%，相当于52 146个单位。2024和2025年的预测落成量分别为22 267和25 531个单位。

写字楼

虽然本地经济录得明显增长，但利率环境相对偏高、地缘政治紧张局势加剧和宏观经济不景，导致2023年写字楼市场需求疲弱、气氛偏软。投资者对购买写字楼持审慎态度，而部分企业则缩减写字楼面积或搬迁至非核心商业区等以节省成本。以2022年第四季与2023年第四季相比，整体写字楼售价下跌7.8%，当中甲级、乙级和丙级写字楼售价分别录得2.0%、11.5%和7.9%的跌幅。同期，业主提供灵活的租赁安排抑制写字楼租金，租金录得0.7%的轻微跌幅。甲级写字楼租金微跌1.7%，乙级和丙级写字楼租金则分别微升0.7%和0.6%。

Meanwhile, underpinned by the demand from the influx of talents via a number of talents admission schemes, domestic rents recorded a 6.0% year-on-year growth by December 2023. The market yields for all classes of domestic properties rose to the range from 2.1% to 2.9%.

Completions of new private domestic units in 2023 were 13 852 units, made up mostly of small/medium units and 35% fewer than those in 2022. Take-up at 15 670 units was 12% higher than that of 2022. Vacancy at the year-end fell to 4.1% of the total stock, equivalent to 52 146 units. Forecast completions in 2024 and 2025 are 22 267 units and 25 531 units respectively.

Office

Despite a visible local economic growth, the relatively high interest rate environment, heightened geopolitical tensions and weak macro economy gave rise to sluggish demand and soft sentiments for the office market in 2023. Investors were prudent on office acquisition, while some corporations had adopted cost-saving measures involving downsizing or relocating to decentralised areas. Overall office prices fell by 7.8% between the fourth quarters of 2022 and 2023, with Grade A, B and C office prices recording a fall of 2.0%, 11.5% and 7.9% respectively. During the corresponding period, the flexible leasing arrangements offered by landlords have kept office rents at bay with an insignificant drop of 0.7%, as Grade A office rents registered a modest decline of 1.7%, while Grade B and C office rents rose slightly by 0.7% and 0.6% respectively.

2023年写字楼落成量显著下跌至158 700平方米。甲级写字楼落成量为143 400平方米，约为总供应量的90%，主要位于非核心地区，如深水埗、九龙城和观塘。乙级写字楼落成量为13 900平方米，主要分布于观塘和湾仔。丙级写字楼有1 400平方米的少量落成量，全部位于东区。年内，写字楼的整体使用量录得正数41 400平方米。甲级写字楼的使用量为正数45 300平方米，而乙级和丙级写字楼的使用量则分别为负数2 300平方米和1 600平方米。年底整体空置量上升至总存量的14.9%，相当于1 959 800平方米。甲级、乙级和丙级写字楼的空置率分别为16.0%、14.9%和9.0%。所有分区的甲级写字楼均录得双位数字的空置率，介乎10.0%至17.3%不等。

预测落成量在2024年将维持平稳，为156 300平方米，并将在2025年轻微下跌至136 100平方米。2024和2025年甲级写字楼的落成量将分别为146 000平方米和126 400平方米。中西区在这两年将为主要供应地区，分别占预计供应量的43%和40%。乙级写字楼在2024和2025年的预测落成量将分别有9 300平方米和9 400平方米。丙级写字楼在2024和2025年的落成量将分别有1 000平方米和300平方米。

Completions in 2023 decreased significantly to 158 700 m². Grade A completions, amounting to 143 400 m² or about 90% of the total supply, were mainly in the non-core districts such as Sham Shui Po, Kowloon City and Kwun Tong. Grade B completions of 13 900 m² were mainly distributed among Kwun Tong and Wan Chai. There were insignificant amount of 1 400 m² for Grade C completions, which were all located in the Eastern district. The overall take-up was positive at 41 400 m² in the year. Grade A offices had a positive take-up of 45 300 m² while Grade B and Grade C offices had negative take-ups of 2 300 m² and 1 600 m² respectively. The overall year-end vacancy rose to 14.9% of the total stock, amounting to 1 959 800 m². The vacancy rates of Grade A, Grade B and Grade C offices were 16.0%, 14.9% and 9.0% respectively. Grade A offices in all sub-districts recorded double-digit vacancy rates, ranging from 10.0% to 17.3%.

Forecast completions will remain steady in 2024 at 156 300 m², and will slightly fall to 136 100 m² in 2025. Grade A completions in 2024 and 2025 will be 146 000 m² and 126 400 m² respectively. The Central and Western district will be the major supplier in these two years contributing 43% and 40% of the anticipated supply respectively. Grade B forecast completions will provide 9 300 m² in 2024 and 9 400 m² in 2025. For Grade C offices, there will be 1 000 m² of completions in 2024 and 300 m² in 2025.



商业楼宇

2023年商业楼宇的落成量减少至90 700平方米，当中九龙和港岛合共占落成量的91%。年内使用量录得正数87 300平方米。年底空置率微跌至总存量的10.3%，相当于1 217 400平方米。预计2024年落成量将进一步减少至78 400平方米，而湾仔和油尖旺将分别占预计供应量的36%和20%。2025年的总供应量为88 500平方米，九龙城将成为主要供应区，占总供应量的33%。

零售业楼宇

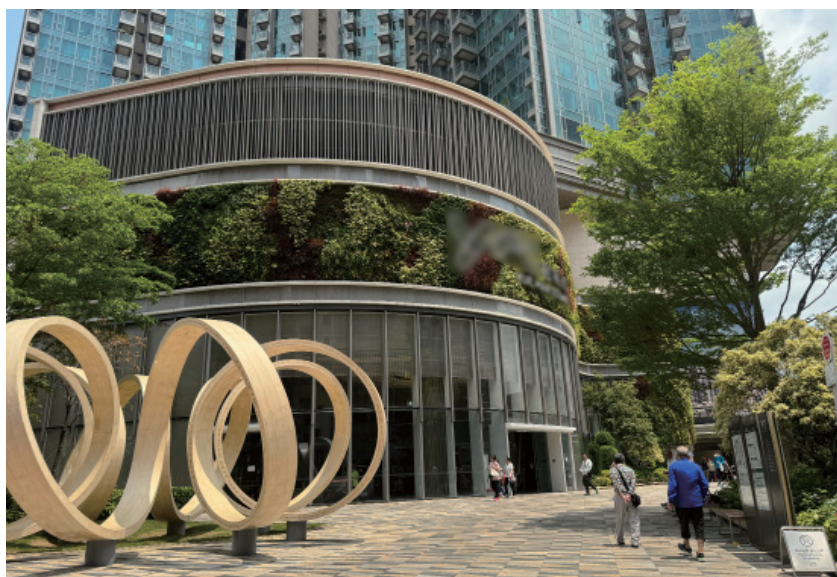
因应疫情过后访港旅游业复苏及消费意欲改善，加上政府推行各项措施刺激商务和消费旅游需求，包括举办由「你好，香港！」开始的一连串盛事活动，2023年第四季零售业楼宇的租金与2022年第四季相比上升3.7%。然而，由于利率相对偏高，以及本地居民和旅客的消费模式有所转变，2023年买卖市场仍然低迷。同期零售业楼宇的售价下跌6.8%，市场回报率由前一年的2.5%上升至2023年年底的2.8%。

Commercial

Completions of commercial premises in 2023 declined to 90 700 m², with Kowloon and Hong Kong Island altogether accounting for 91% of the completions. A positive take-up of 87 300 m² was recorded in the year. Year-end vacancy rate slid gently to 10.3% of the total stock, amounting to 1 217 400 m². Completions are anticipated to further decrease to 78 400 m² in 2024, with Wan Chai and Yau Tsim Mong contributing 36% and 20% of the anticipated supply respectively. In 2025, Kowloon City will become the major supplier in providing 33% of the 88 500 m² total supply.

Retail

Due to the post-pandemic recovery of inbound tourism and improvement in consumer sentiment, together with various Government measures to boost business and consumer tourism demands, including a series of mega events commencing with "Hello Hong Kong", rents of retail premises rose by 3.7% between the fourth quarters of 2022 and 2023. Yet, the sales market remained subdued in 2023 amid relatively high interest rates and perceived changes in spending patterns of local residents and tourists. Prices retreated by 6.8% during the corresponding period, as the market yield at end of 2023 grew to 2.8% from the preceding year's 2.5%.



工业楼宇

政府为促进工厦重建而恒常化「标准金额」补地价安排的措施，预计将为工业楼宇市场带来刺激作用。然而，在地缘政治紧张局势加剧和利率相对偏高的环境下，全球货物需求疲弱，外围环境充满挑战，拖累本港出口表现。2023年工业楼宇市场仍然低迷，分层工厂大厦交投量较2022年缩减7%。

2023年**分层工厂大厦**的落成量减半至57 400平方米。年底空置量微升至总存量的5.7%，相当于930 700平方米。使用量转为负数46 000平方米。预计2024和2025年的落成量将分别维持在54 600平方米和52 200平方米的稳定水平。

以2022年第四季与2023年第四季相比，分层工厂大厦售价下跌5.1%，而租金则微升3.5%，使市场回报率由2022年的2.9%上升至2023年年底的3.1%。

2023年并无**工贸大厦**落成。使用量录得负数1 900平方米，而空置率则上升至总存量的11.9%，相当于62 200平方米。预计未来两年均不会有新供应。

2023年有少量**货仓**楼面落成，使用量录得负数117 600平方米，而年底空置率则跌至总存量的5.6%，相当于206 300平方米。预计2024和2025年均不会有新货仓楼面供应。

Industrial

The industrial market is anticipated to be stimulated by the Government's initiative to regularise the "standard rates" arrangement for land premium to facilitate redevelopment of industrial buildings. However, the export performance in Hong Kong was dragged down by the weak global demand for goods and challenging external environment amid heightened geopolitical tensions and a relatively high interest rate environment. The industrial market remained sluggish in 2023 with trading volume for flatted factories shrinking by 7% from 2022.

Completions of **flatted factories** in 2023 decreased by half to 57 400 m². Vacancy at the year-end increased slightly to 5.7% of total stock at 930 700 m². Take-up turned negative at 46 000 m². Completions are anticipated to stay steady at 54 600 m² and 52 200 m² in 2024 and 2025 respectively.

Prices of flatted factories fell by 5.1% while rents grew moderately by 3.5% between the fourth quarters in 2022 and 2023, resulting in a market yield of 3.1% at the end of 2023, up from 2.9% in 2022.

There were no **industrial/office** completions in 2023. A negative take-up of 1 900 m² was recorded and the vacancy rate increased to 11.9% of the stock at 62 200 m². No new supply is expected in the next two years.

Insignificant **storage** spaces were completed in 2023. Negative take-up of 117 600 m² was recorded and the year-end vacancy rate fell to 5.6% of the total stock at 206 300 m². No new storage supply is anticipated in 2024 and 2025.

私人住宅

PRIVATE DOMESTIC



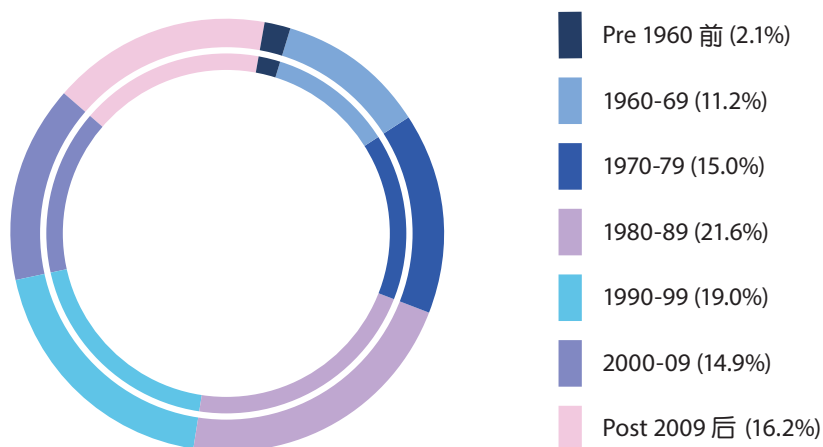


私人住宅 (整体) Private Domestic (Overall)

这类别包括设有专用煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2023年年底的整体总存量为1 269 831个单位。图表显示按楼龄划分的总存量。

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 2023, the overall stock was 1 269 831 units. The chart shows stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2023年私人住宅落成量较前一年下跌35%至13 852个单位。九龙和新界分别占落成量的50%和44%，其余6%来自港岛。九龙城供应的落成单位最多，占25%，其次是屯门，占15%。

Completions in 2023 were down by 35% from the previous year to 13 852 units. Kowloon and the New Territories contributed 50% and 44% of the completions respectively, while the remainder 6% were from Hong Kong Island. The largest share of these completed units came from Kowloon City at 25%, followed by Tuen Mun at 15%.

2023 年的入住量为 15 670 个单位，较 2022 年增加 12%。年底空置量轻微下跌至 52 146 个单位，占总存量的 4.1%。空置单位中，有 5 042 个于占用许可证发出后仍未获发满意纸或转让同意书。

Take-up in 2023 at 15 670 units was 12% higher than that of 2022. Vacancy at the year-end slightly decreased to 52 146 units, or 4.1% of the total stock. Among these vacant units, 5 042 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



预计 2024 年落成量将升至 22 267 个单位，至 2025 年进一步升至 25 531 个单位。在 2024 年，九龙和新界将分别占新供应量的 47% 和 45%，其余 8% 来自港岛。按地区计，九龙城的供应量占新落成单位的 26%，其次是元朗，占 16%。在 2025 年，新界和九龙将分别占新供应量的 44% 和 41%。按地区计，九龙城将再度成为新单位供应量最多的地区，占落成量的 27%。

Completions are expected to increase to 22 267 units in 2024 and then rise further to 25 531 units in 2025. In 2024, Kowloon and the New Territories will contribute 47% and 45% of the new supply respectively whereas Hong Kong Island will provide the remaining 8%. On district basis, Kowloon City will account for 26% of the new units, followed by Yuen Long at 16%. In 2025, the New Territories and Kowloon will account for 44% and 41% of the new supply respectively. District-wise, Kowloon City will be the top supplier again, providing 27% of the completions.

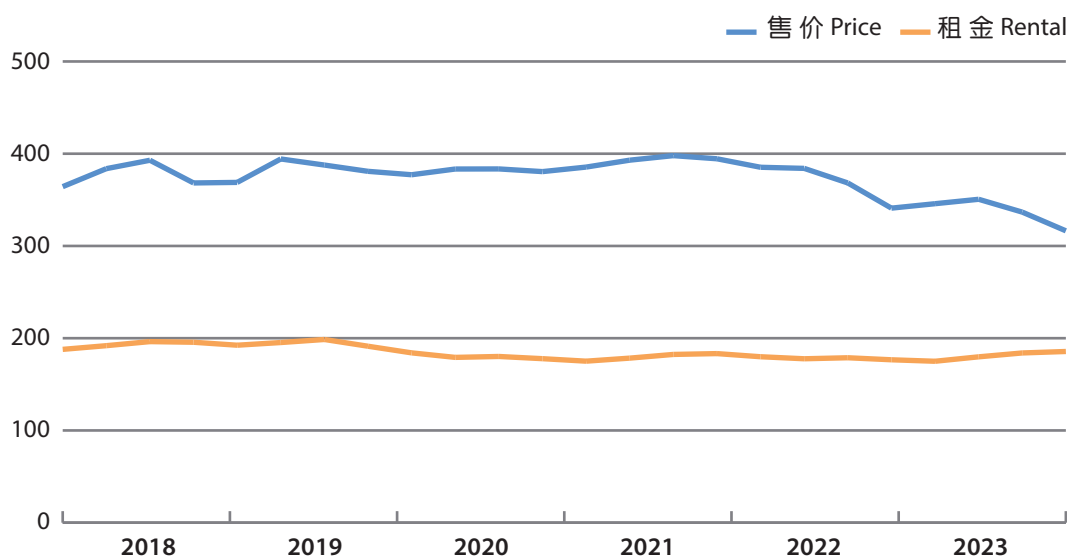
私人住宅 (整体) Private Domestic (Overall)

在金融状况收紧、外围经济前景不明朗、本地需求疲弱和市场气氛审慎的情况下，2023年二手住宅市场售价虽然在首四个月曾轻微回升，但年内仍录得跌幅。整体而言，2023年最后一季的住宅售价较2022年同期下跌7.2%。相反，租赁市场表现向好，最后一季的租金较前一年同季上升5.1%。

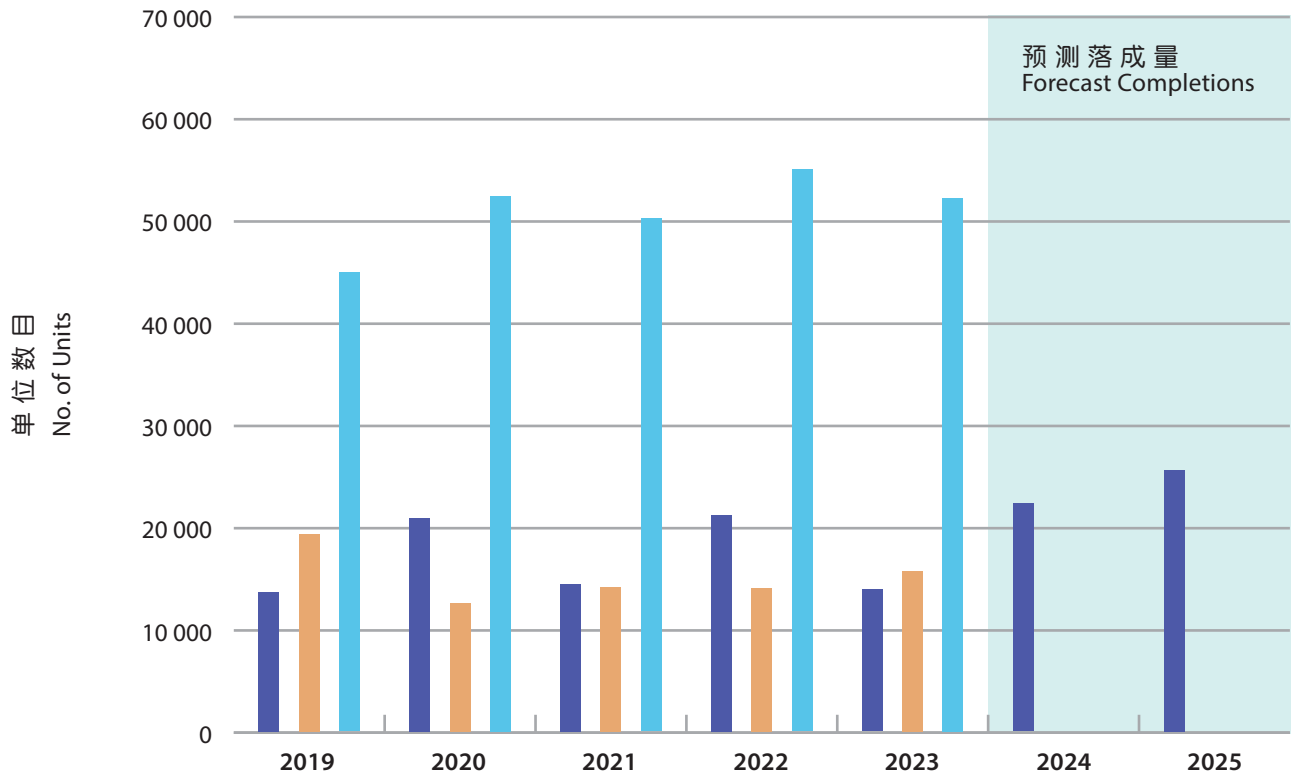
Despite a slight rebound in the first four months of 2023, domestic prices in the secondary market fell in the year amid tightened financial conditions, uncertain external economic outlook, weak local demand and cautious sentiments. Overall, prices in the last quarter of 2023 declined by 7.2% over the same period in 2022. In contrast, the rental market was upbeat, registering an increase of 5.1% in the last quarter over the corresponding quarter a year earlier.



售价及租金指数 Price and Rental Indices



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



	单位数目 No. of Units						
	2019	2020	2021	2022	2023	2024	2025
落成量* Completions	13 643	20 888	14 386	21 168	13 852	22 267 [#]	25 531 [#]
入住量 Take-up	19 278	12 545	14 111	14 012	15 670		
空置量 Vacancy	44 892	52 366	50 164	54 967	52 146		
% ⁺	3.7	4.3	4.1	4.4	4.1		

* 2019年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的43个住宅单位。2025年起的预测落成量包括港人首次置业(首置)项目下预计落成的资助出售房屋。

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. Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

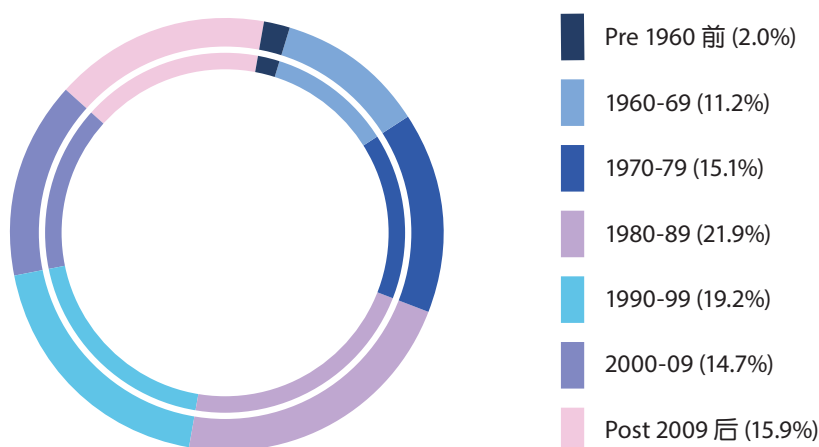
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

此分类包括实用面积为 100 平方米以下的单位。2023 年年底的总存量为 1 171 348 个单位，占私人住宅总存量的 92%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2023 was 1 171 348 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按楼龄分类的总存量 Stock Distribution by Age



2023 年有 13 533 个单位落成，其中 51% 位于九龙，44% 位于新界，5% 位于港岛。供应集中在九龙城和屯门，合共占此分类总落成量的 41%。以单位面积计，A 类和 B 类单位分别占新供应的 58% 和 34%，而 C 类单位则占 8%。

There were 13 533 units completed in 2023, with 51% located in Kowloon, 44% in the New Territories and 5% on Hong Kong Island. Supply was concentrated in Kowloon City and Tuen Mun, together contributing 41% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 58% and 34% of the new supply respectively, while the share for Class C units was 8%.

2023 年的入住量飙升 34% 至 17 507 个单位。年底空置量下降至 42 279 个单位，相当于此分类总存量的 3.6%。

Take-up in 2023 soared by 34% to 17 507 units. Vacancy at the year-end dropped to 42 279 units, or 3.6% of the stock in this sub-sector.



预计 2024 和 2025 年将分别有 20 916 和 24 387 个单位落成。在 2024 年，新界及九龙将分别占 47% 和 45% 的供应量。按地区计，主要供应将位于九龙城，占 24%，其次是元朗，占 17%。在 2025 年，新界和九龙将分别占新供应的 46% 和 41%，其中九龙城占新落成单位的比例最高，为 26%。

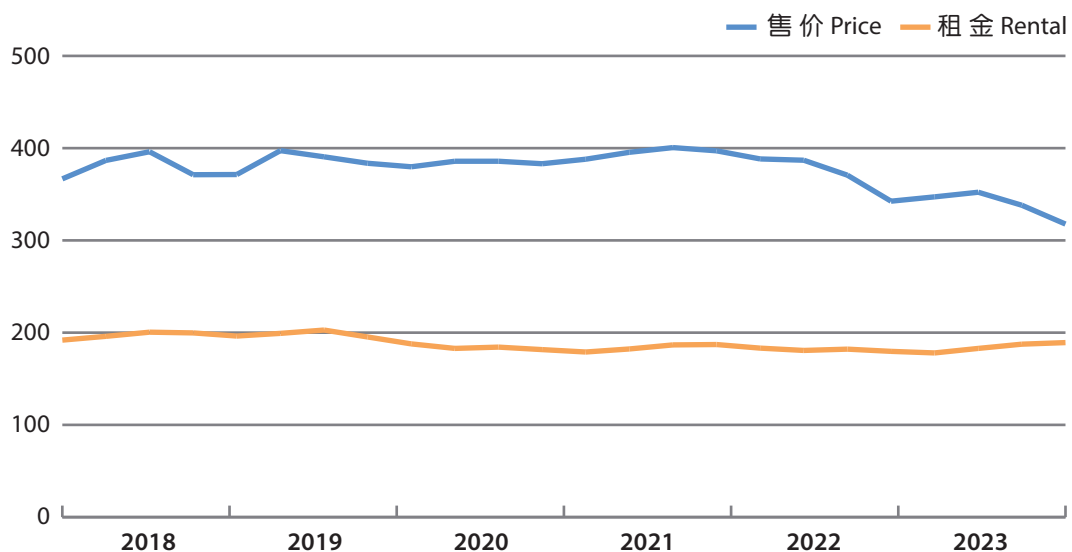
Completions in 2024 and 2025 are estimated to be 20 916 units and 24 387 units respectively. In 2024, the New Territories and Kowloon will contribute 47% and 45% of the supply respectively. On district basis, the major supply will be located in Kowloon City at 24%, followed by Yuen Long at 17%. In 2025, the New Territories and Kowloon will provide 46% and 41% of the new supply respectively, with Kowloon City contributing the largest share of 26% of the new units.

此分类的售价在 2023 年上半年轻微上升，但下半年显着下降。第四季售价较前一年同季下跌 7.2%。而第四季租金则较 2022 年同季上升 5.3%。

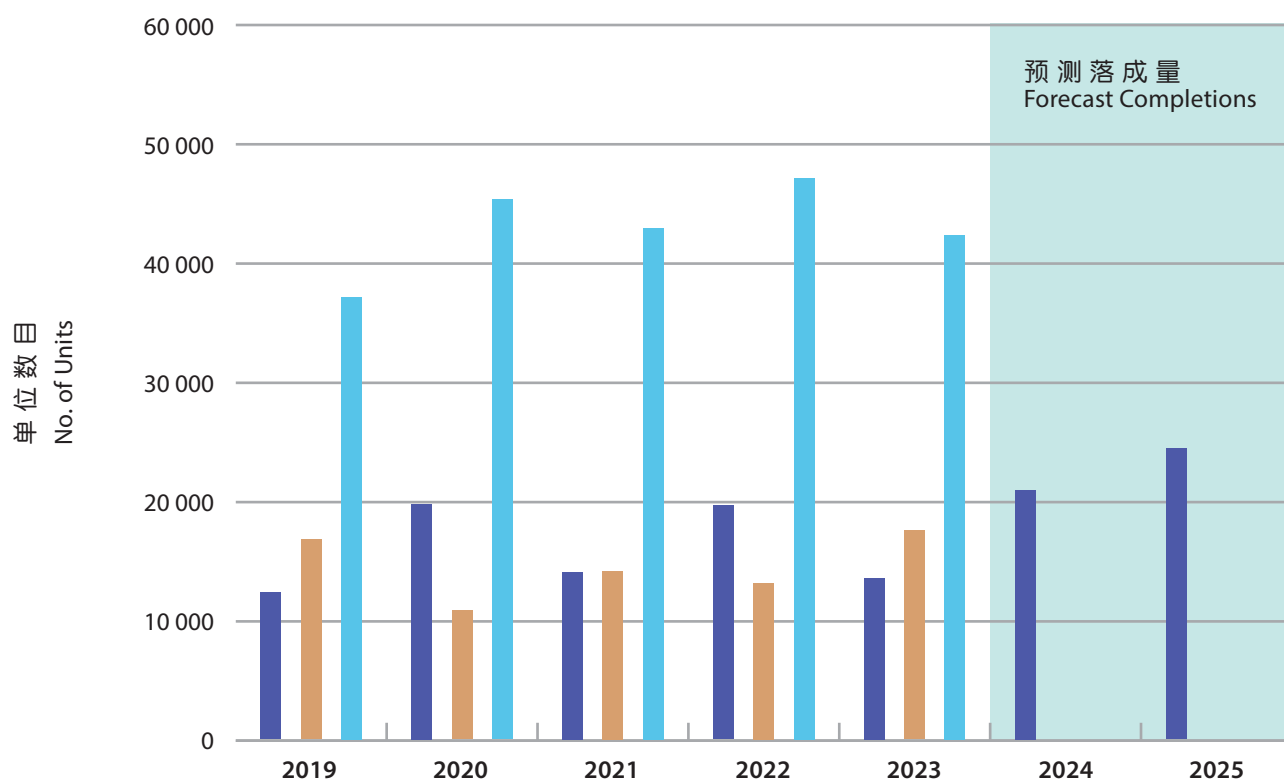
Prices in this sub-sector rose moderately in the first half of 2023, but fell noticeably in the second half of the year. Prices in the fourth quarter decreased by 7.2% from that of the preceding year. Meanwhile, rents grew by 5.3% in the fourth quarter over the corresponding quarter in 2022.



售价及租金指数 Price and Rental Indices



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



单位数目
No. of Units

2019 2020 2021 2022 2023 2024 2025

	2019	2020	2021	2022	2023	2024	2025
落成量* Completions	12 302	19 751	14 016	19 595	13 533	20 916 [#]	24 387 [#]
入住量 Take-up	16 751	10 787	14 101	13 100	17 507		
空置量 Vacancy	37 091	45 260	42 860	47 081	42 279		
% ⁺	3.3	4.0	3.8	4.1	3.6		

* 2019年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的43个住宅单位。2025年起的预测落成量包括港人首次置业(首置)项目下预计落成的资助出售房屋。

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. Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

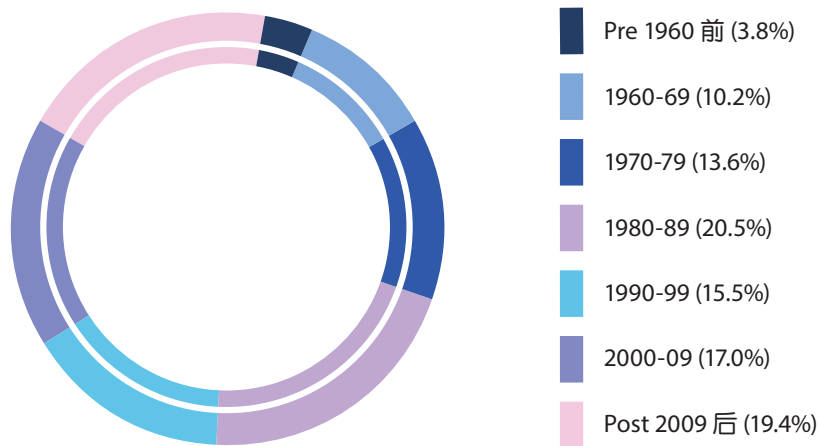
预测数字
Forecast figures

私人住宅(大型单位) Private Domestic (Large Units)

此分类包括实用面积为100平方米或以上的单位。2023年年底的总存量为98 483个单位，占私人住宅总存量的8%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2023 was 98 483 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2023年共有319个单位落成，其中49%位于港岛，35%位于九龙及16%位于新界。按地区计，中西区和南区合共占落成量的47%。

A total of 319 units were completed in 2023, of which 49% were on Hong Kong Island, 35% in Kowloon and 16% in the New Territories. On district level, the Central and Western district and the Southern district altogether accounted for 47% of the completions.

此分类的入住量在 2023 年录得负数 1 837 个单位。年底空置量上升至 9 867 个单位，相当于此分类单位总存量的 10.0%。

A negative take-up of 1 837 units was recorded for this sub-sector in 2023. Vacancy at the year-end increased to 9 867 units, representing 10.0% of the stock in this sub-sector.



预计此分类的落成量在 2024 和 2025 年将分别上升至 1 351 和 1 144 个单位。该两年的新供应将主要来自九龙，分别占 2024 和 2025 年预测落成量的 69% 和 53%。按地区计，九龙城的供应最多，在 2024 和 2025 年将分别占新落成量的 50% 和 53%。

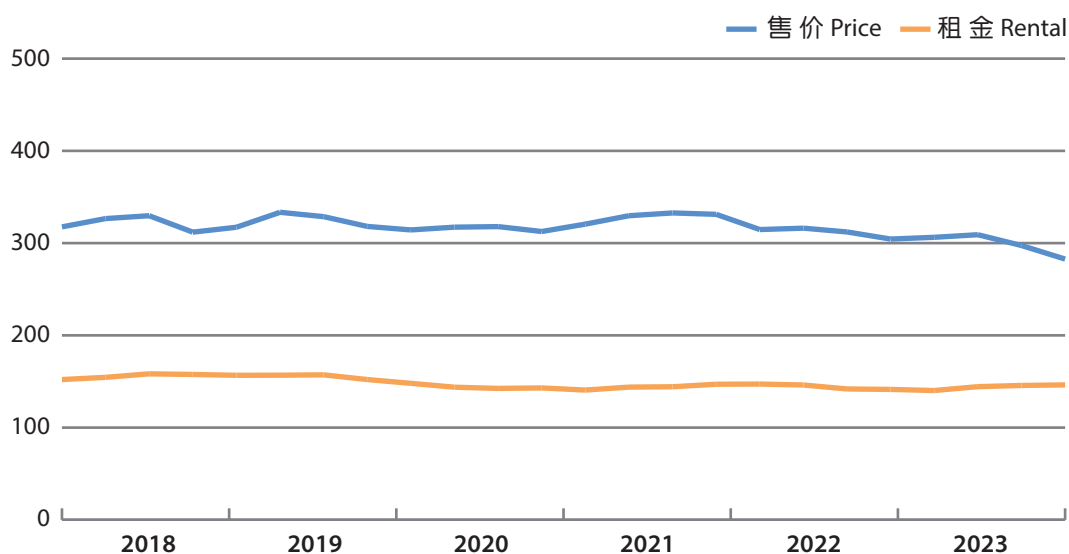
Completions in this sub-sector are expected to rise to 1 351 units in 2024 and 1 144 units in 2025. New supply will mainly come from Kowloon in both years, accounting for 69% and 53% of the forecast completions in 2024 and 2025 respectively. On district basis, Kowloon City will contribute the most supply, providing 50% and 53% of the new completions in 2024 and 2025 respectively.

与中/小型单位的分类相若，此分类物业的售价在2023年上半年轻微上升，但至下半年回落。第四季较前一年同季下跌7.1%。第四季的租金则较2022年同季录得3.5%的升幅。

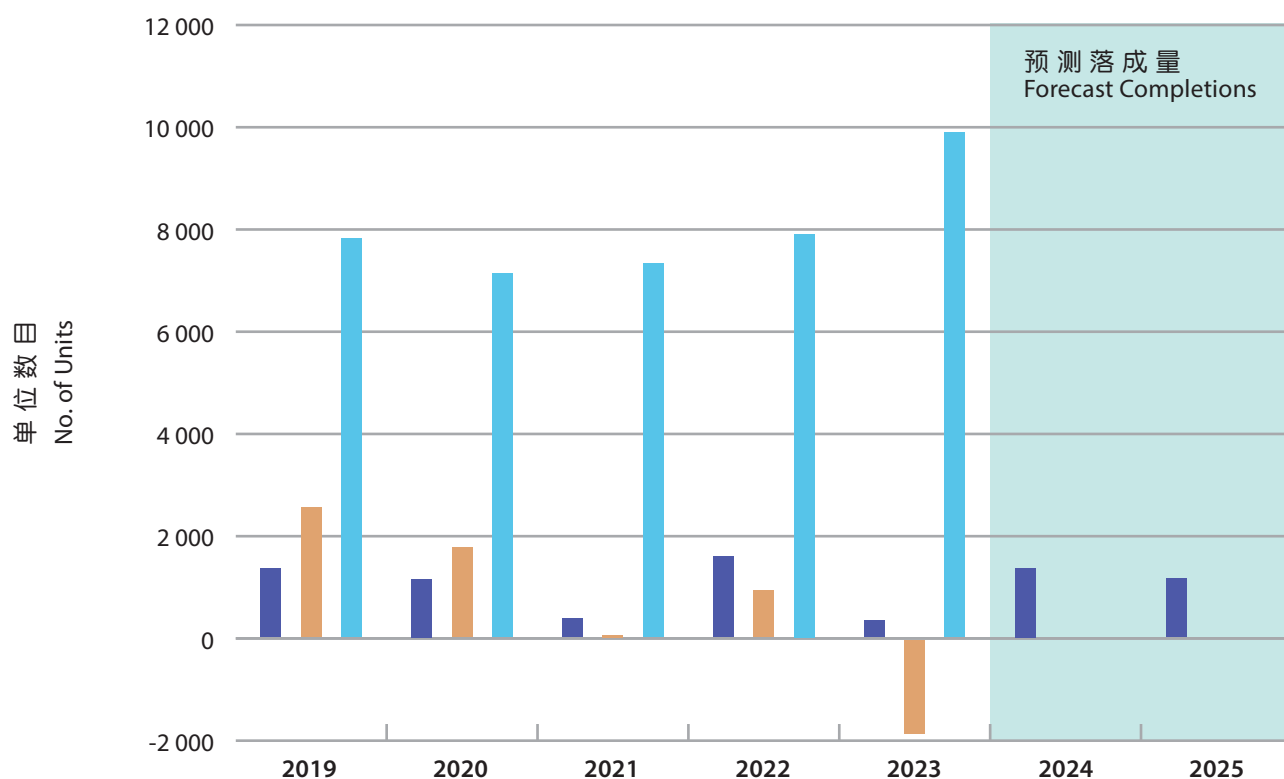
Similar to the sub-sector of the small/medium units, prices in this sub-sector grew mildly in the first half of 2023 but slid in the second half of the year. Prices in the fourth quarter fell by 7.1% from that of the preceding year. Rents recorded an increase of 3.5% in the fourth quarter compared with the corresponding quarter in 2022.



售价及租金指数 Price and Rental Indices



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



单位数目
No. of Units

2019 2020 2021 2022 2023 2024 2025

落成量* Completions	1 341	1 137	370	1 573	319	1 351 [#]	1 144 [#]
入住量 Take-up	2 527	1 758	10	912	-1 837		
空置量 Vacancy	7 801	7 106	7 304	7 886	9 867		
% ⁺	8.1	7.3	7.5	8.0	10.0		

* 2025年起的预测落成量包括港人首次置业(首置)项目下预计落成的资助出售房屋。
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

私人写字楼

PRIVATE OFFICE



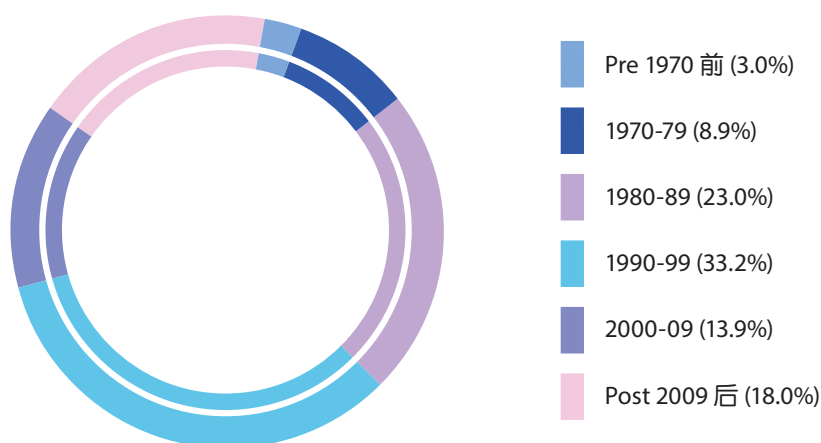


私人写字楼(整体) Private Office (Overall)

2023年年底，私人写字楼的总存量为13 110 500平方米，当中甲级写字楼占66%，乙级写字楼占23%，丙级写字楼占11%。位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积在2023年年底共占总存量的49%。图表显示按楼龄划分的整体写字楼总存量。

The total stock of private offices at the end of 2023 amounted to 13 110 500 m², comprising 66% Grade A, 23% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 49% of the total stock at the end of 2023. The chart shows the total stock of all offices by age.

按楼龄分类的总存量 Stock Distribution by Age



2023年私人写字楼的落成量显著下降至158 700平方米。在这些落成量中，有91%位于非核心地区。甲级写字楼的落成量为143 400平方米，相当于总供应量的90%。

Office completions in 2023 decreased considerably to 158 700 m². Among the completions, 91% were situated in the non-core districts. Completions of Grade A space amounted to 143 400 m², equivalent to 90% of the total supply.

年内整体使用量录得正数 41 400 平方米。年底空置量上升至 1 959 800 平方米，相当于总存量的 14.9%。

A positive overall take-up of 41 400 m² was recorded for the year. Vacancy at the year-end increased to 1 959 800 m², which was equivalent to 14.9% of the total stock.



预计落成量在 2024 年维持平稳，为 156 300 平方米，并将在 2025 年轻微下降至 136 100 平方米。2024 和 2025 年大部分新供应将来自港岛，分别占总落成量的 72% 和 94%。这两年的新供应将集中在中西区，分别占预计落成量的 40% 和 42%。

Completions are expected to remain steady in 2024 at 156 300 m² and slightly fall to 136 100 m² in 2025. The majority of the new supply in 2024 and 2025 will both come from Hong Kong Island at 72% and 94% of total completions respectively. In these two years, new supply will be concentrated in the Central and Western district, accounting for 40% and 42% of the estimated completions respectively.

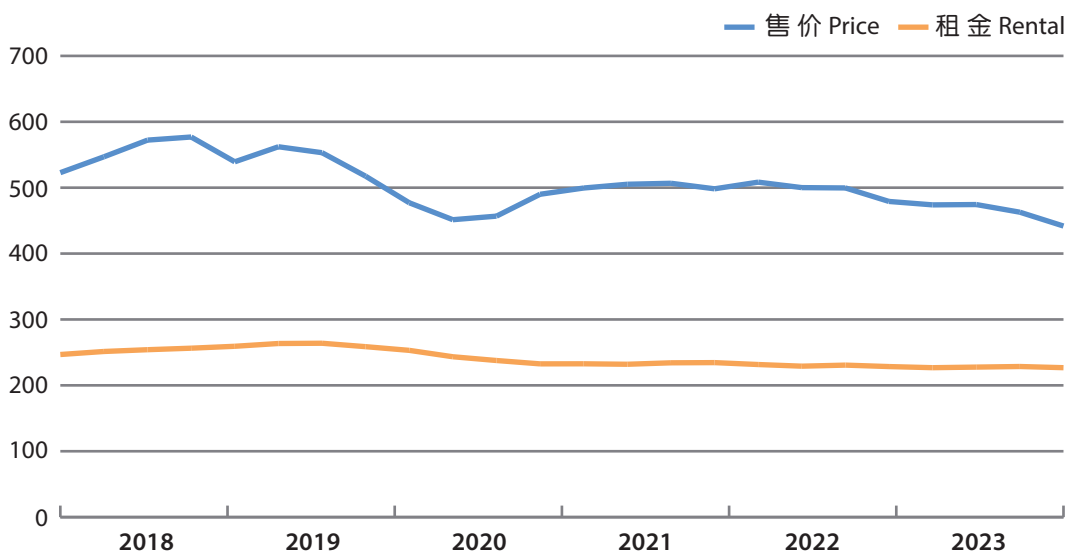
私人写字楼(整体) Private Office (Overall)

写字楼售价在 2023 年全年均下跌，在第二季有所整固，以 2023 年最后一季与 2022 年同期相比，售价下跌 7.8%。2023 年写字楼租金保持平稳，2023 年最后一季与 2022 年同期相比，租金以 0.7% 的轻微跌幅作结。

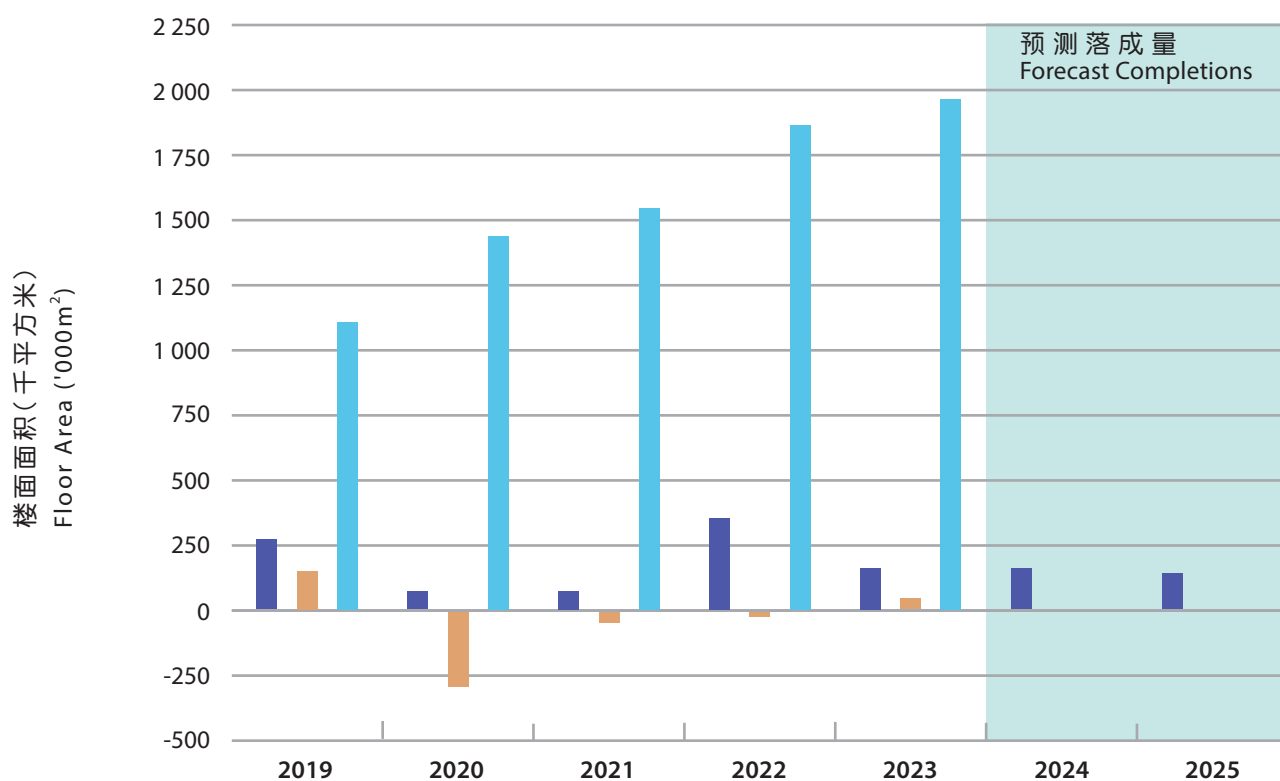
Office prices dropped throughout 2023 with some consolidation in the second quarter, declining by 7.8% in the last quarter of 2023 over the same period in 2022. Office rents were steady in 2023, ending with an insignificant drop of 0.7% in the last quarter of 2023 over the corresponding period in 2022.



售价及租金指数 Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	267	69	70	351	159	156 [#]	136 [#]
使用量 Take-up	147	-286	-40	19	41		
空置量 Vacancy	1 104	1 434	1 541	1 860	1 960		
% ⁺	9.0	11.5	12.3	14.4	14.9		

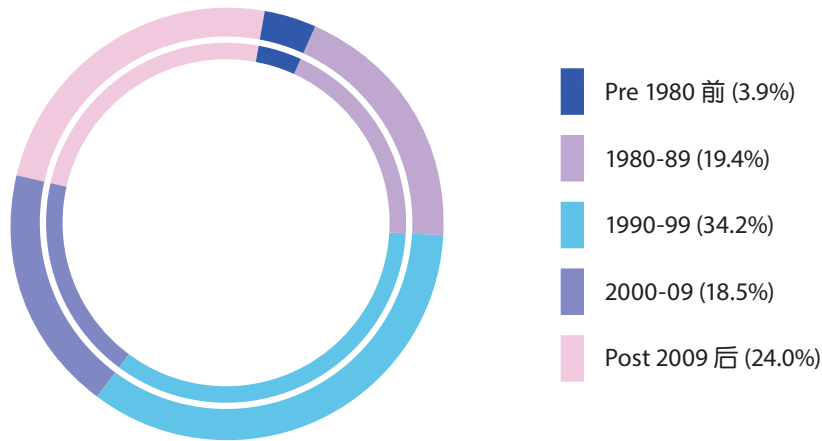
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2023年年底，甲级写字楼的总存量达8 617 500平方米，占写字楼总存量的66%。图表显示按楼龄划分的甲级写字楼总存量。

Stock of Grade A office space at the end of 2023 stood at 8 617 500 m², representing 66% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的47%，而九龙与新界则分别占40%和13%。

Hong Kong Island accounted for 47% of the stock, while the shares for Kowloon and the New Territories were 40% and 13% respectively.

2023年甲级写字楼的落成量下降至143 400平方米。新供应主要来自于非核心地区，如深水埗、九龙城和观塘。

Completions of Grade A offices in 2023 fell to 143 400 m². New supply mainly came from the non-core districts such as Sham Shui Po, Kowloon City and Kwun Tong.

2023年录得正数45 300平方米的使用量。年底空置量上升至1 377 700平方米，相当于甲级写字楼总存量的16.0%，其中30%的空置面积位于核心地区。

A positive take-up of 45 300 m² was recorded in 2023. The year-end vacancy rose to 1 377 700 m², representing 16.0% of Grade A stock. 30% of the vacant spaces was found in the core districts.



预计甲级写字楼的落成量在2024年维持平稳，为146 000平方米，但其后在2025年将回落至126 400平方米。2024和2025年的新供应将集中在中西区，分别占新落成量的43%和40%。

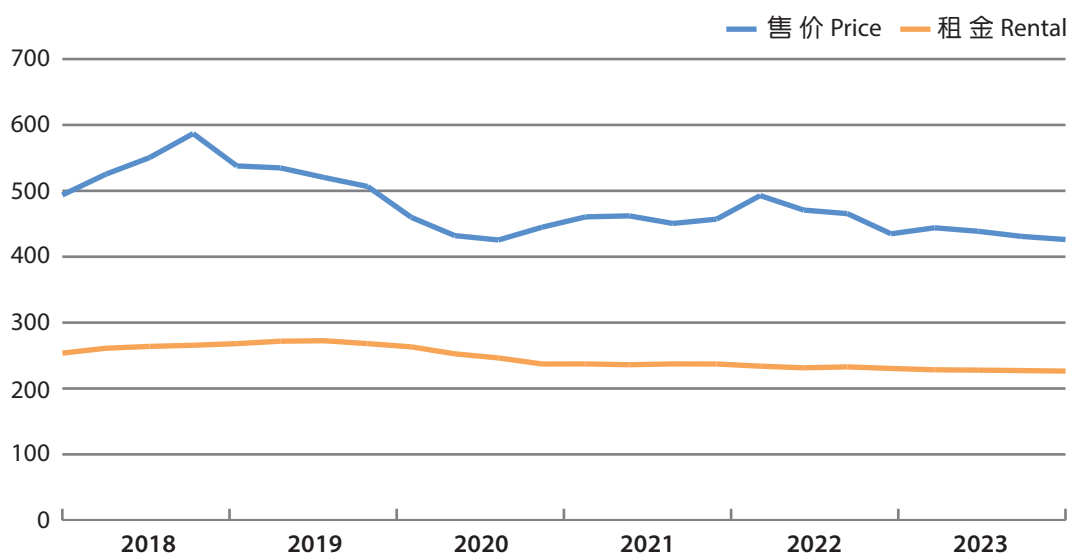
It is anticipated that completions will remain steady at 146 000 m² in 2024 but then retreat to 126 400 m² in 2025. New supply in 2024 and 2025 will both be concentrated in the Central and Western district, providing 43% and 40% of the new completions respectively.

甲级写字楼售价虽然在 2023 年第一季呈轻微升幅，但接近年底时下降，以第四季与 2022 年同期相比，售价下跌 2.0% 作结。全年租金偏软，与 2022 年第四季相比，2023 年第四季录得 1.7% 的温和跌幅。

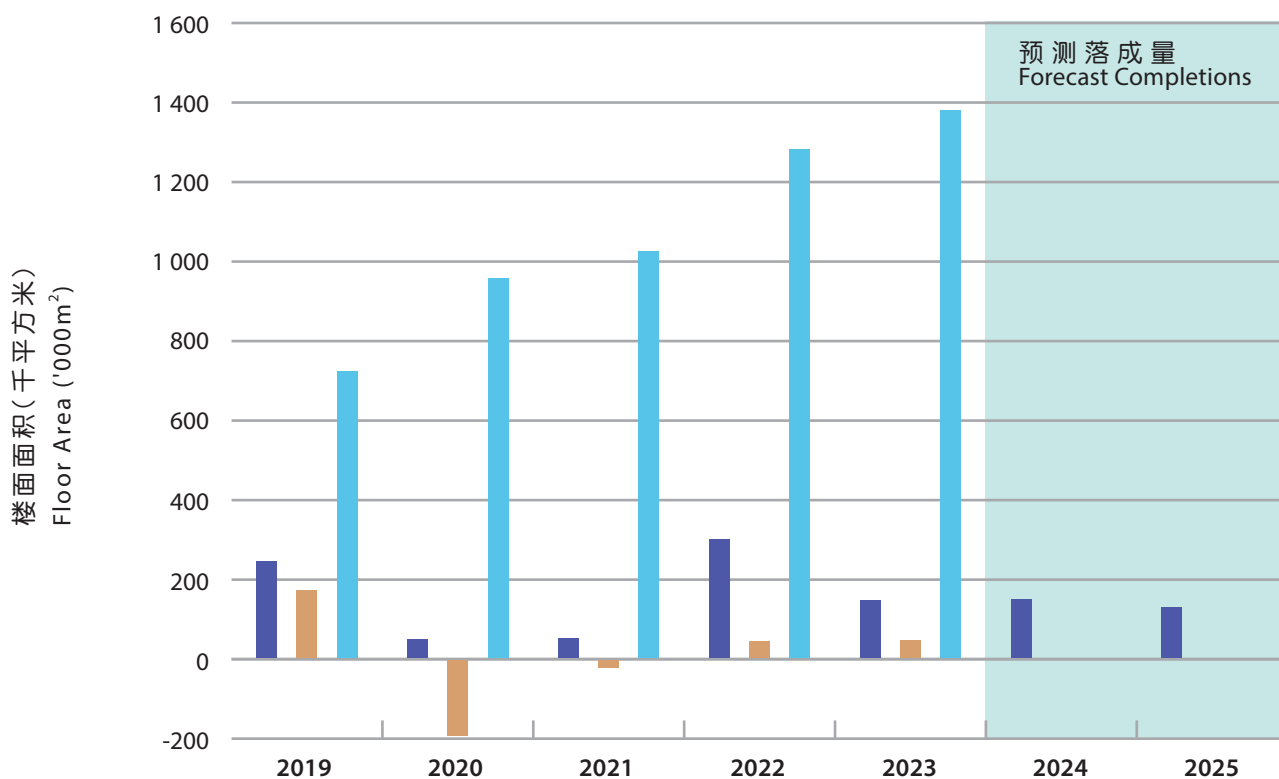
Although prices of Grade A offices displayed a modest growth in the first quarter, they subsided towards the end of 2023, ending with a decrease of 2.0% in the fourth quarter over the same period in 2022. Rents softened throughout the year, registering a mild decrease of 1.7% between the fourth quarters of 2022 and 2023.



售价及租金指数
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	242	46	49	299	144	146 [#]	127 [#]
使用量 Take-up	169	-189	-18	42	45		
空置量 Vacancy	720	955	1 023	1 280	1 377		
% ⁺	9.0	11.8	12.5	15.1	16.0		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

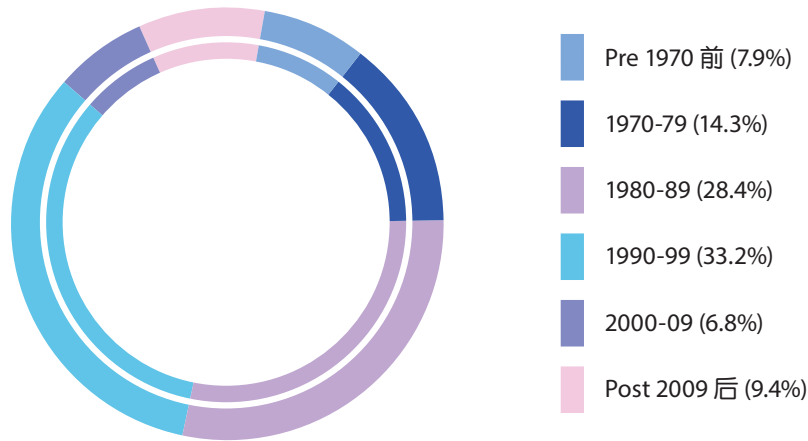
预测数字
Forecast figures

私人写字楼(乙级) Private Office (Grade B)

2023年年底，乙级写字楼的总存量为3 017 700平方米，占写字楼总存量的23%。图表显示按楼龄划分的乙级写字楼总存量。

Stock of Grade B offices was 3 017 700 m² at the end of 2023, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的55%，而九龙与新界则分别占36%和9%。

Hong Kong Island accounted for 55%, while Kowloon and the New Territories contributed 36% and 9% respectively.

2023年乙级写字楼落成量急跌至13 900平方米，落成量主要位于观塘和湾仔。

Grade B office completions in 2023 fell sharply to 13 900 m². Completions were mainly located in Kwun Tong and Wan Chai.

乙级写字楼在 2023 年的使用量维持负数，为 2 300 平方米。年底空置量为 449 500 平方米，相当于乙级写字楼总存量的 14.9%，其中 49% 的空置面积位于核心地区。

Take-up of Grade B offices in 2023 remained negative at 2 300 m². The year-end vacancy, amounting to 449 500 m², was equivalent to 14.9% of the Grade B stock. 49% of the vacant spaces was found in the core districts.



预计落成量在 2024 和 2025 年将分别下跌至 9 300 平方米和 9 400 平方米。2024 年的所有供应将来自观塘和油尖旺。2025 年的新供应将全部来自中西区和油尖旺。

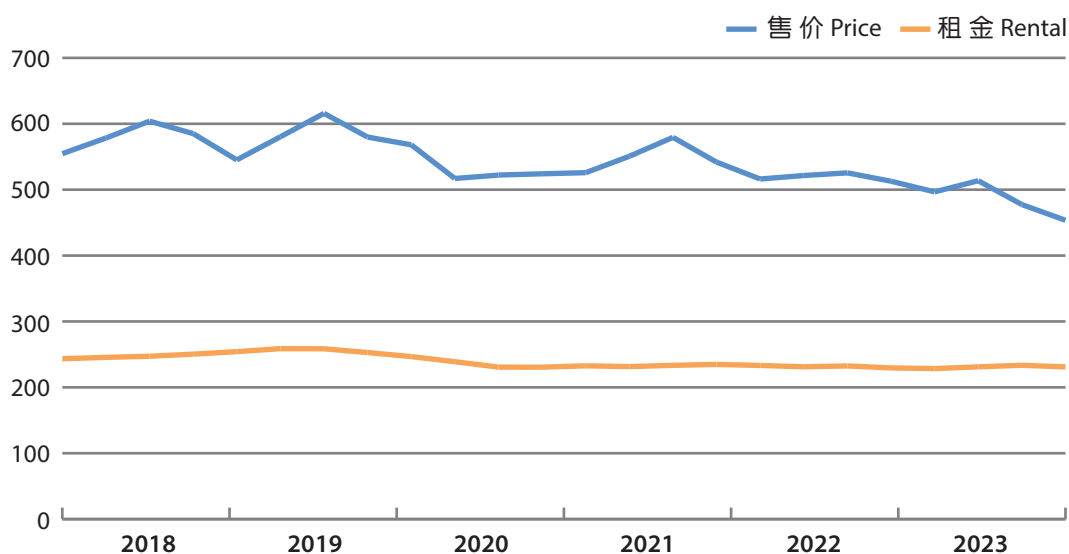
It is estimated that completions will decrease to 9 300 m² and 9 400 m² in 2024 and 2025 respectively. In 2024, the whole supply will be contributed from Kwun Tong and Yau Tsim Mong. All the new supply in 2025 will come from the Central and Western district and Yau Tsim Mong.

乙级写字楼售价于年初下跌，至第二季回升，其后大幅回落，以2023年最后一季与2022年同期相比，售价大跌11.5%。租金在2023年窄幅波动，以2022和2023年最后一季作比较，录得0.7%的温和升幅。

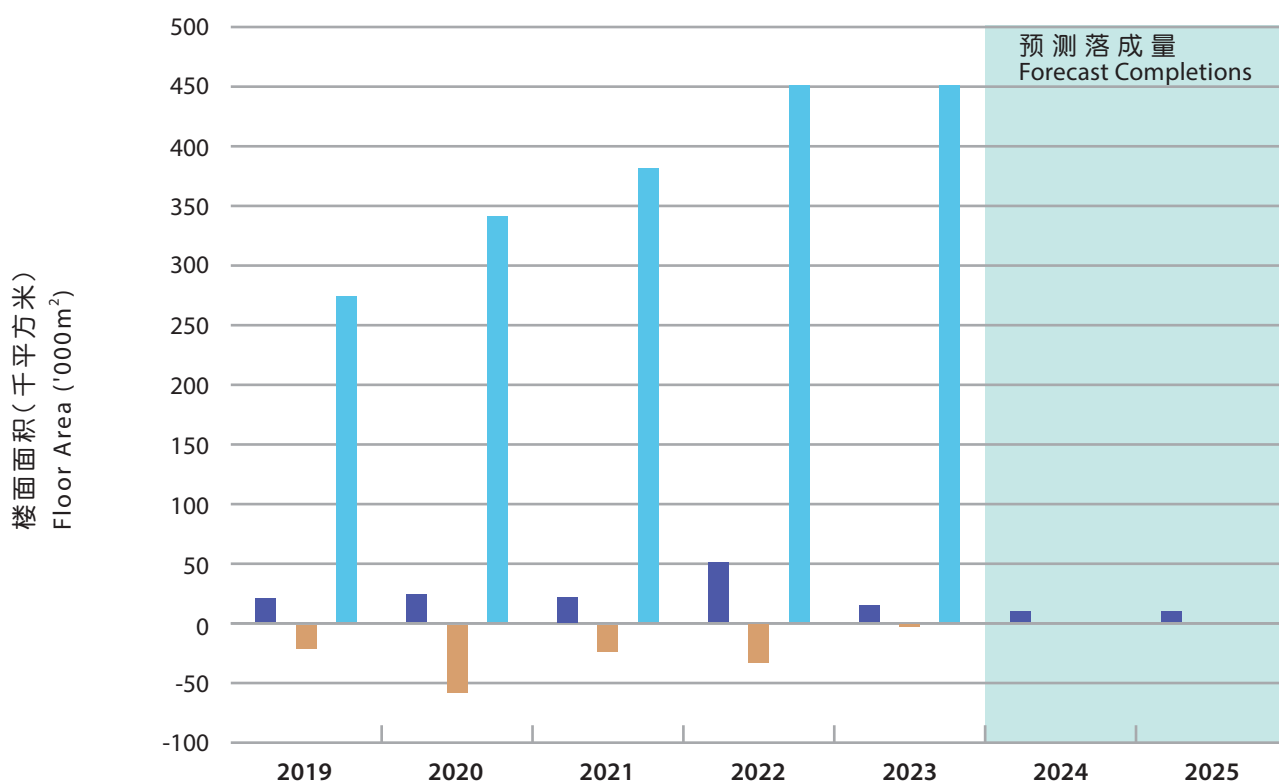
Prices of Grade B offices dropped at the beginning of the year but rebounded in the second quarter, before retreating substantially thereafter, posting a considerable decrease of 11.5% in the last quarter of 2023 over the same period in 2022. Rents fluctuated within a small magnitude in 2023, registering a mild increase of 0.7% between the last quarters of 2022 and 2023.



售价及租金指数 Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	楼面面积(千平方米) Floor Area ('000m ²)						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	20	23	21	50	14	9 [#]	9 [#]
使用量 Take-up	-20	-57	-22	-32	-2		
空置量 Vacancy	273	340	380	450	450		
% ⁺	9.7	11.9	13.1	15.1	14.9		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

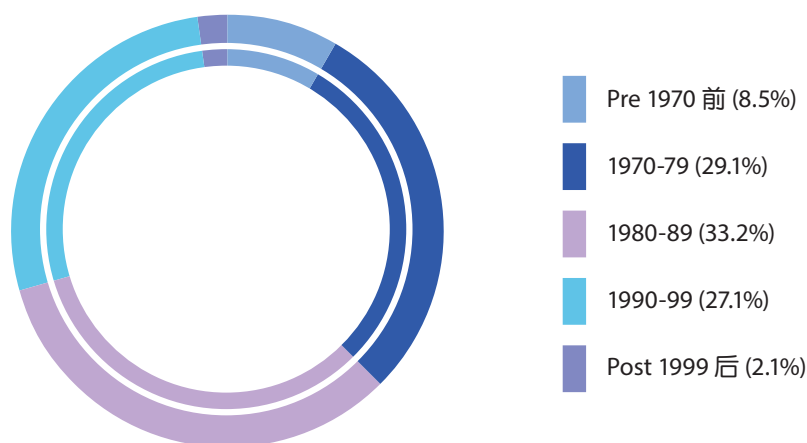
预测数字
Forecast figures

私人写字楼 (丙级) Private Office (Grade C)

2023 年年底，丙级写字楼的总存量为 1 475 300 平方米，占写字楼总存量的 11%。图表显示按楼龄划分的丙级写字楼总存量。

Stock of Grade C offices was 1 475 300 m² at the end of 2023, representing 11% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的 65%，而九龙与新界则分别占 33% 和 2%。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2023 年丙级写字楼的落成量为 1 400 平方米，全部来自东区。

Completions for Grade C offices in 2023 were 1 400 m². All came from the Eastern district.

丙级写字楼的使用量录得负数 1 600 平方米。年底空置量为 132 600 平方米，占丙级写字楼总存量的 9.0%，当中 68% 的空置面积位于核心地区。

Grade C offices registered a negative take-up of 1 600 m². The year-end vacancy amounted to 132 600 m², representing 9.0% of its stock. 68% of the vacant spaces was found in the core districts.



预计 2024 年将有 1 000 平方米的丙级写字楼在湾仔落成。2025 年的供应量将为 300 平方米，全部来自东区。

Grade C office space of 1 000 m² from Wan Chai will be expected in 2024. In 2025, the Eastern district will contribute the entire supply of 300 m².

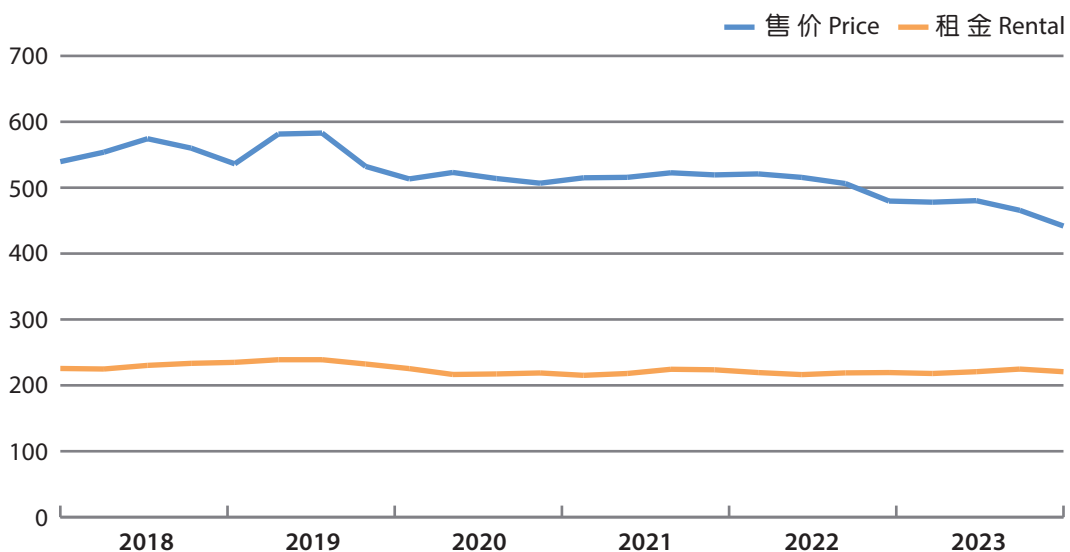
私人写字楼 (丙级) Private Office (Grade C)

丙级写字楼售价在第一季下滑，至第二季有所整固，而在余下季度则进一步下跌。以 2022 和 2023 年第四季相比，售价下降 7.9%。租金在 2023 年第一季轻微下跌，随后逐渐上升，在最后一季再次下降，以 2023 年第四季与 2022 年同期相比，录得 0.6% 的温和升幅。

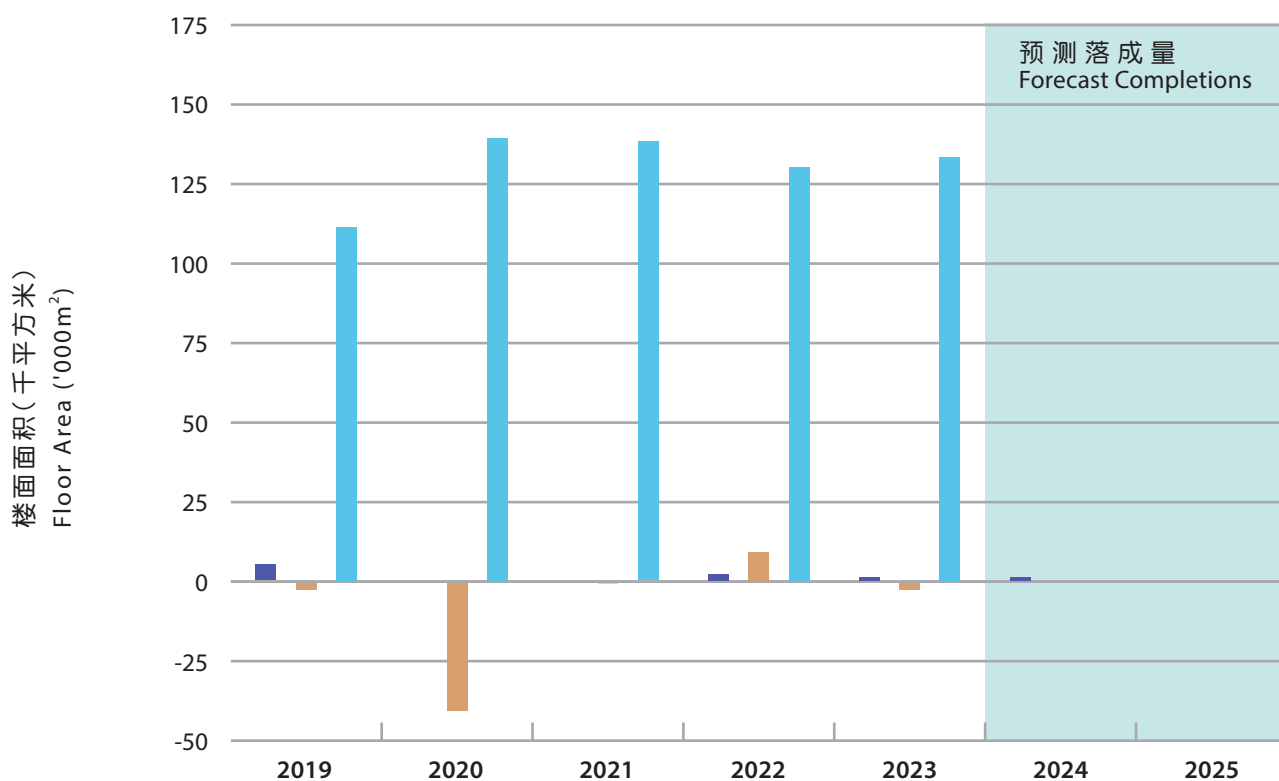
Prices of Grade C offices dipped in the first quarter, then consolidated in the second quarter before slipping further in the remaining quarters, registering a drop of 7.9% between the fourth quarters of 2022 and 2023. Following a moderate drop in the first quarter of 2023, rents rose gradually before dropping again in the last quarter, posting a mild increase of 0.6% in the fourth quarter of 2023 over the same period in 2022.



售价及租金指数 Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



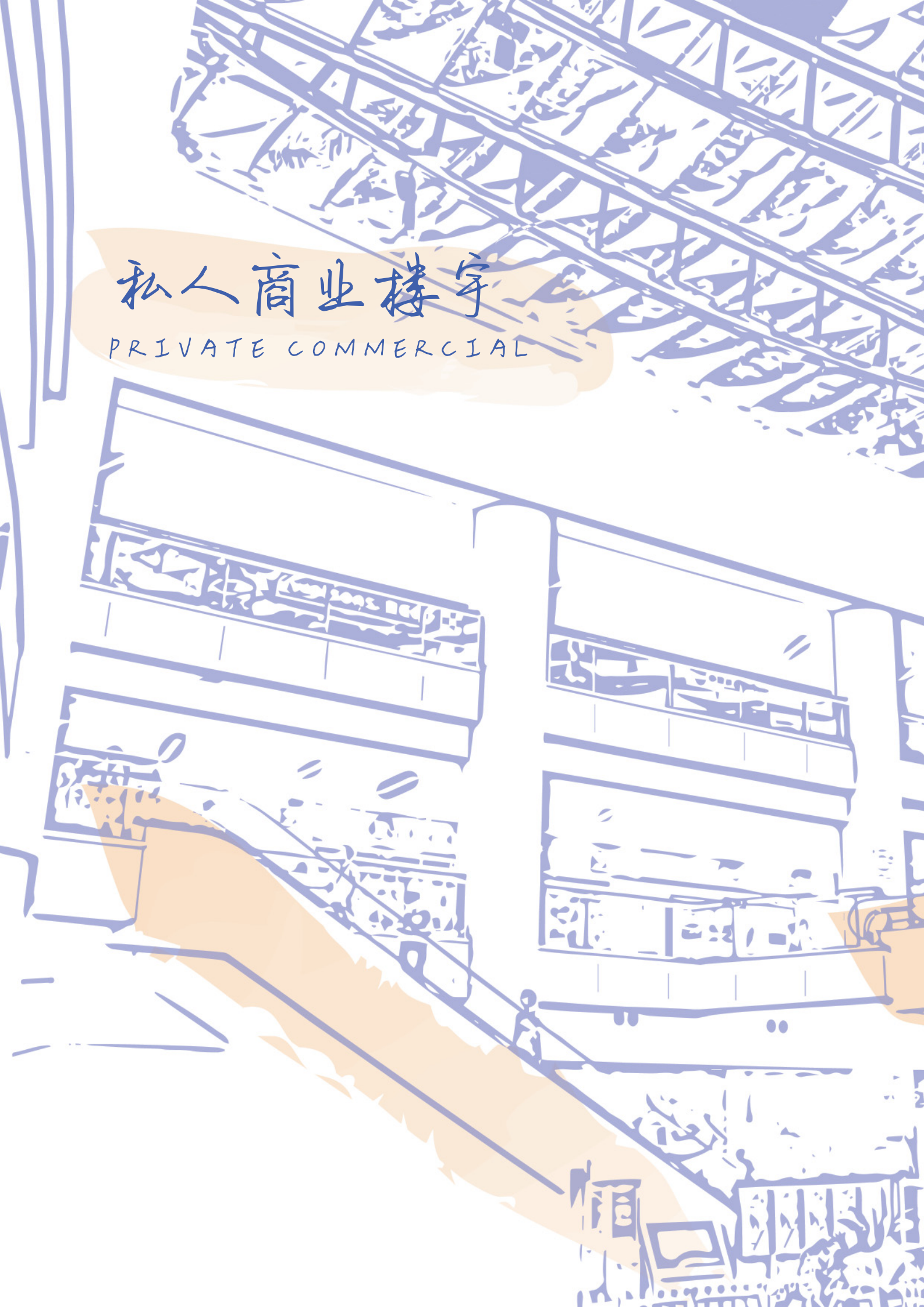
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	5	0	0	2	1	1 [#]	0 [#]
使用量 Take-up	-2	-40	0	9	-2		
空置量 Vacancy	111	139	138	130	133		
% ⁺	7.5	9.4	9.3	8.8	9.0		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

私人商业楼宇

PRIVATE COMMERCIAL

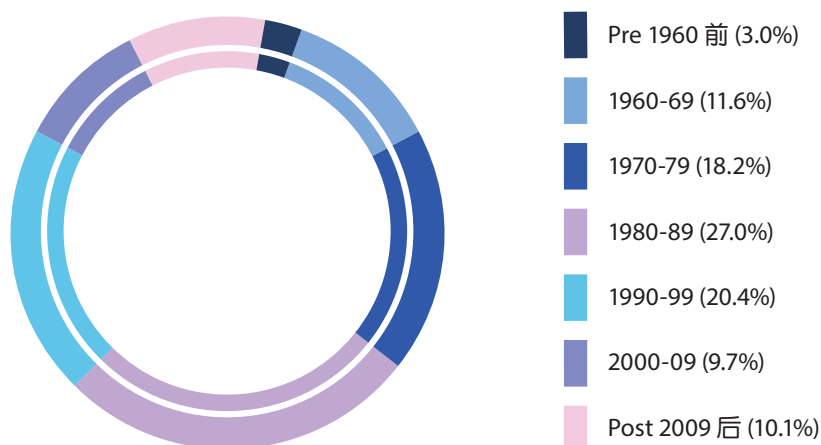




这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在 2023 年年底的总存量为 11 778 300 平方米，其中港岛占 28%，九龙占 41%，新界占 31%。按楼龄划分的总存量详见图表。

按楼龄分类的总存量 Stock Distribution by Age



2023 年的落成量下跌至 90 700 平方米，九龙和港岛分别占总落成量的 62% 和 29%，其余 9% 则坐落新界。按地区计，落成量主要来自九龙城，占 47%，其次为南区，占 23%。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

Stock in this sector at the end of 2023 was 11 778 300 m², with 28% of the total spaces on Hong Kong Island, 41% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

Completions in 2023 fell to 90 700 m². Kowloon and Hong Kong Island contributed 62% and 29% of the total completions respectively while the remaining 9% was attributable to the New Territories. On district basis, completions mainly came from Kowloon City at 47%, followed by the Southern district at 23%.

2023年，商业楼宇的使用量录得正数87 300平方米。年底空置量微跌至1 217 400平方米，相当于总存量的10.3%。商场铺位和楼上商业单位占总空置量的64%。

The commercial sector recorded a positive take-up of 87 300 m² in 2023. The vacancy at the year-end slid gently to 1 217 400 m², representing 10.3% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 64% of the total vacancy.



预计落成量将在2024年进一步下跌至78 400平方米，然后在2025年回升至88 500平方米。2024年的供应将主要来自湾仔和油尖旺，分别占总落成量的36%和20%。2025年的供应将主要位于九龙城，占总落成量的33%，其次为湾仔和油尖旺，分别占17%和13%。

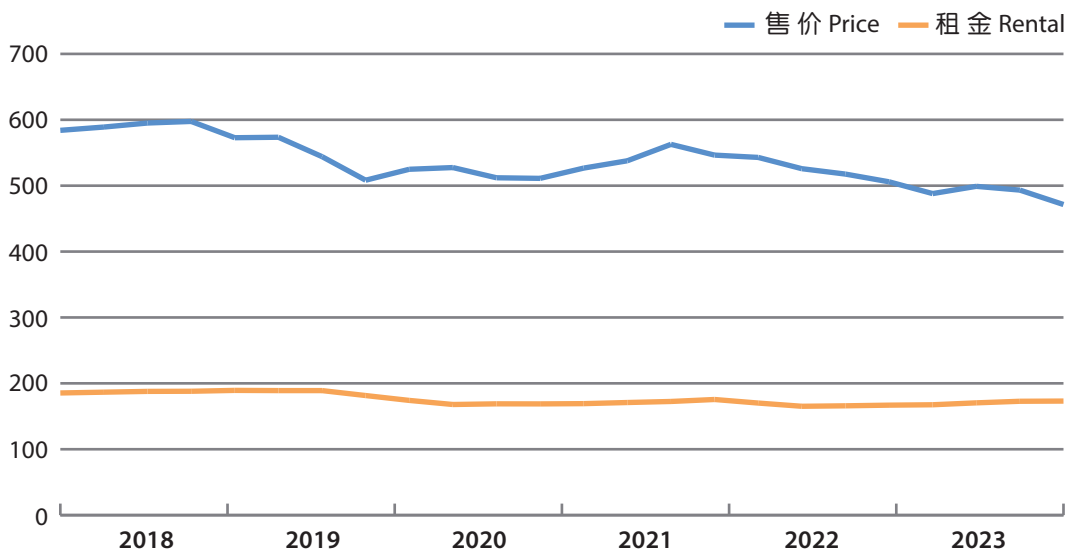
Completions are forecast to decrease further to 78 400 m² in 2024 and then rebound to 88 500 m² in 2025. Supply in 2024 will mainly come from Wan Chai at 36% and Yau Tsim Mong at 20% of the total completions. Supply in 2025 will be largely from Kowloon City providing 33% of the total completions, followed by Wan Chai and Yau Tsim Mong at 17% and 13% respectively.

零售业楼宇售价虽然在第二季曾轻微回升，但在2023年仍录得跌幅，以2022年第四季与2023年第四季相比，售价下跌6.8%。相反，租金在2023年全年均呈升势，2023年第四季与2022年同期相比，租金录得3.7%的升幅。

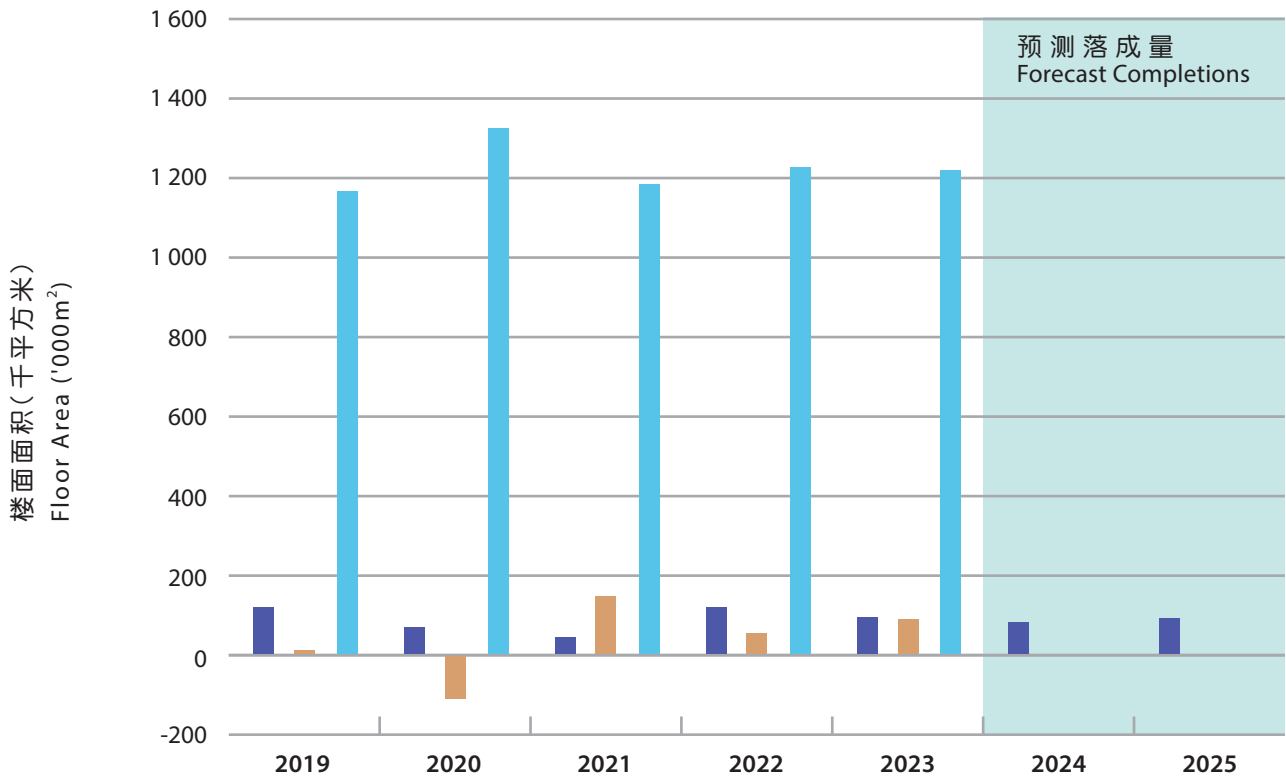
Despite a slight rebound in the second quarter, prices of retail properties declined in 2023, registering a fall of 6.8% between the fourth quarters of 2022 and 2023. In contrast, rents were on an upward trend throughout 2023, registering a growth of 3.7% in the fourth quarter of 2023 over the same period of 2022.



私人零售业楼宇售价及租金指数
Private Retail Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	118	67	42	118	91	78 [#]	89 [#]
使用量 Take-up	8	-108	145	52	87		
空置量 Vacancy	1 164	1 321	1 182	1 224	1 217		
% ⁺	10.1	11.4	10.2	10.5	10.3		

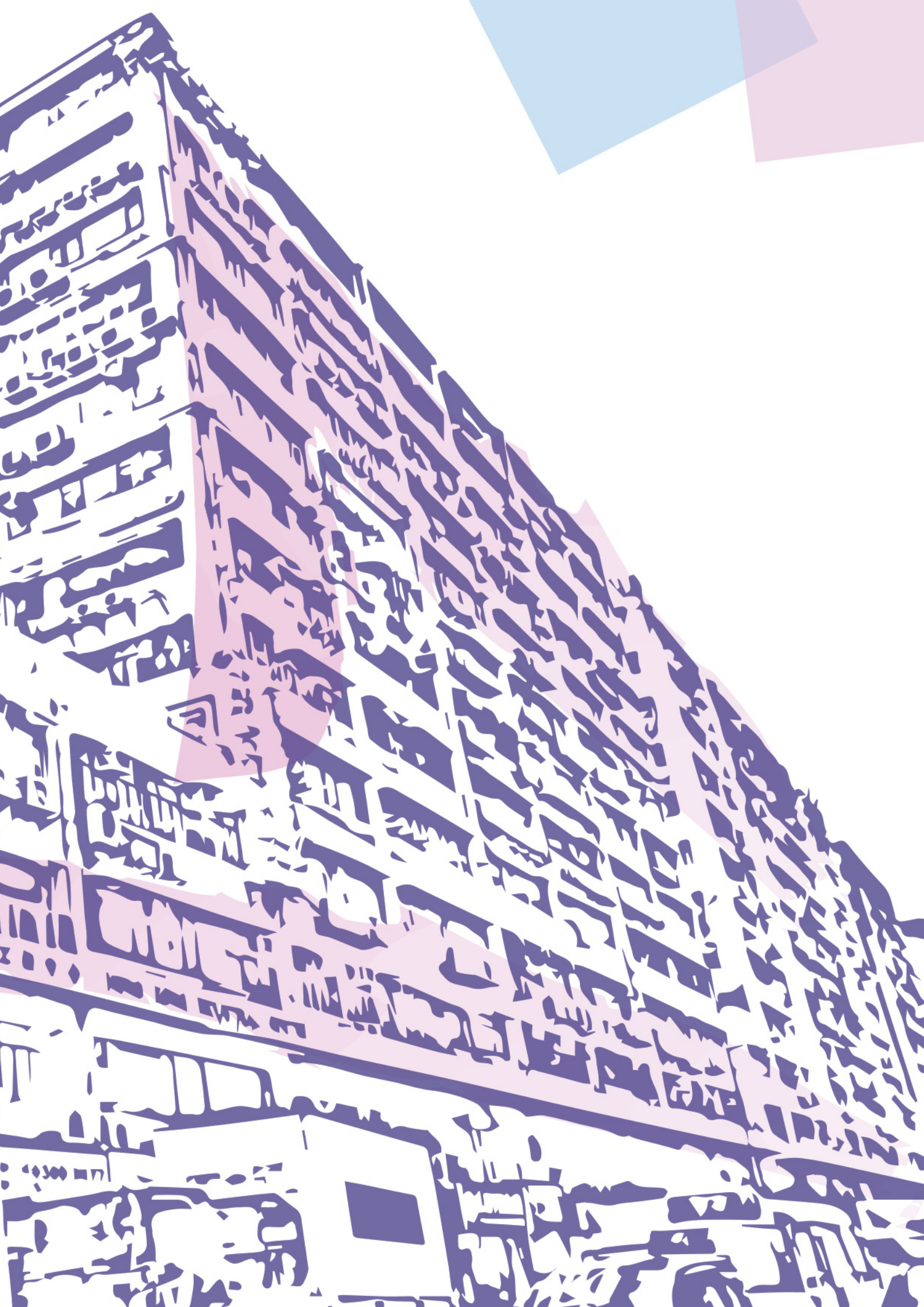
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

私人工业楼宇

PRIVATE INDUSTRIAL





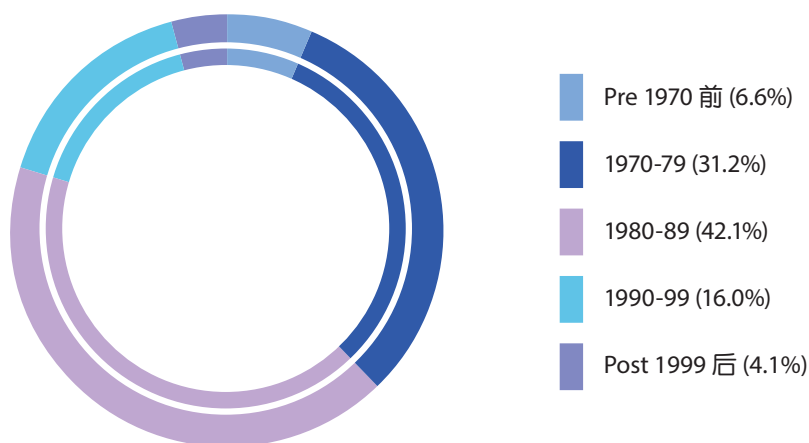
这类别包括分层工厂大厦及其附属写字楼。

This sector comprises flatted factories and their ancillary office accommodation.

这类物业于 2023 年年底的总存量为 16 210 300 平方米，平均分布于市区和新界。按楼龄划分的总存量详见图表。

At the end of 2023, the stock in this sector was 16 210 300 m², which was evenly distributed between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2023 年的落成量减半至 57 400 平方米。主要供应来自西贡和葵青，占总落成量的 88%。

Completions in 2023 decreased by half to 57 400 m². Sai Kung and Kwai Tsing, being the main source of supply, contributed 88% of the total completions.

2023 年的使用量为负数 46 000 平方米。年底空置量略升至 930 700 平方米，相当于总存量的 5.7%。逾半空置面积位于观塘、荃湾和葵青。

A negative take-up of 46 000 m² was recorded in 2023. Vacancy at the year-end increased slightly to 930 700 m², representing 5.7% of the total stock. Over half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.



预计 2024 年的落成量将维持在 54 600 平方米的稳定水平，其中深水埗将占总落成量的 38%。另有 26% 的新面积将来自荃湾。2025 年将有 52 200 平方米的新面积供应，主要来自沙田和深水埗，分别占新落成量的 45% 和 31%。

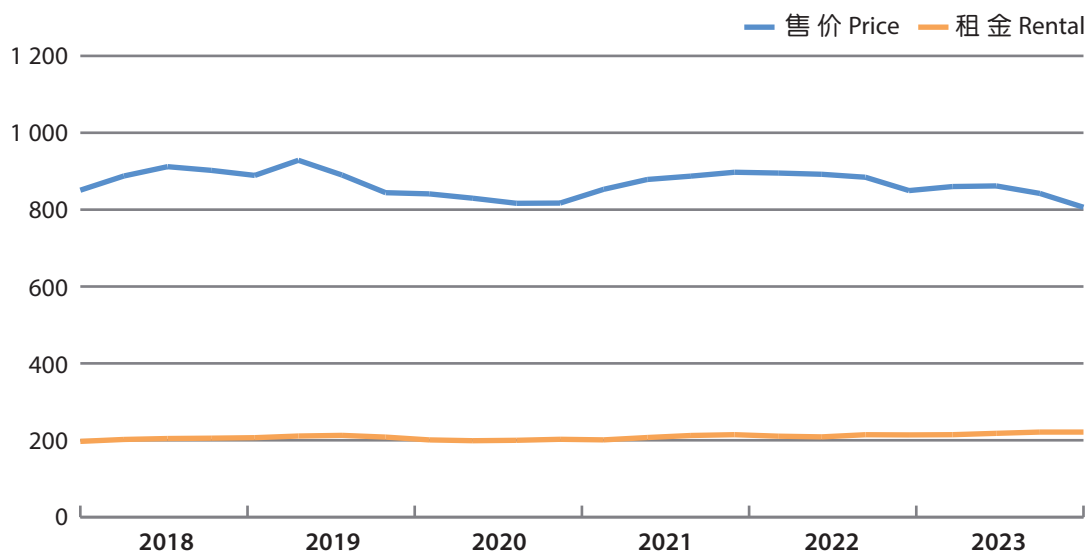
Completions in 2024 are expected to stay steady at 54 600 m² of which Sham Shui Po will provide 38% of the total. Another 26% of the new spaces will come from Tsuen Wan. New spaces of 52 200 m² will come on stream in 2025, largely from Sha Tin and Sham Shui Po accounting for 45% and 31% of the new completions respectively.

售价在 2023 年上半年温和上升，但在下半年下跌，2022 年第四季与 2023 年第四季相比，以 5.1% 的跌幅作结。租金在首三季温和上升，随后有所整固，以 2022 年第四季与 2023 年第四季相比，租金录得 3.5% 的升幅。

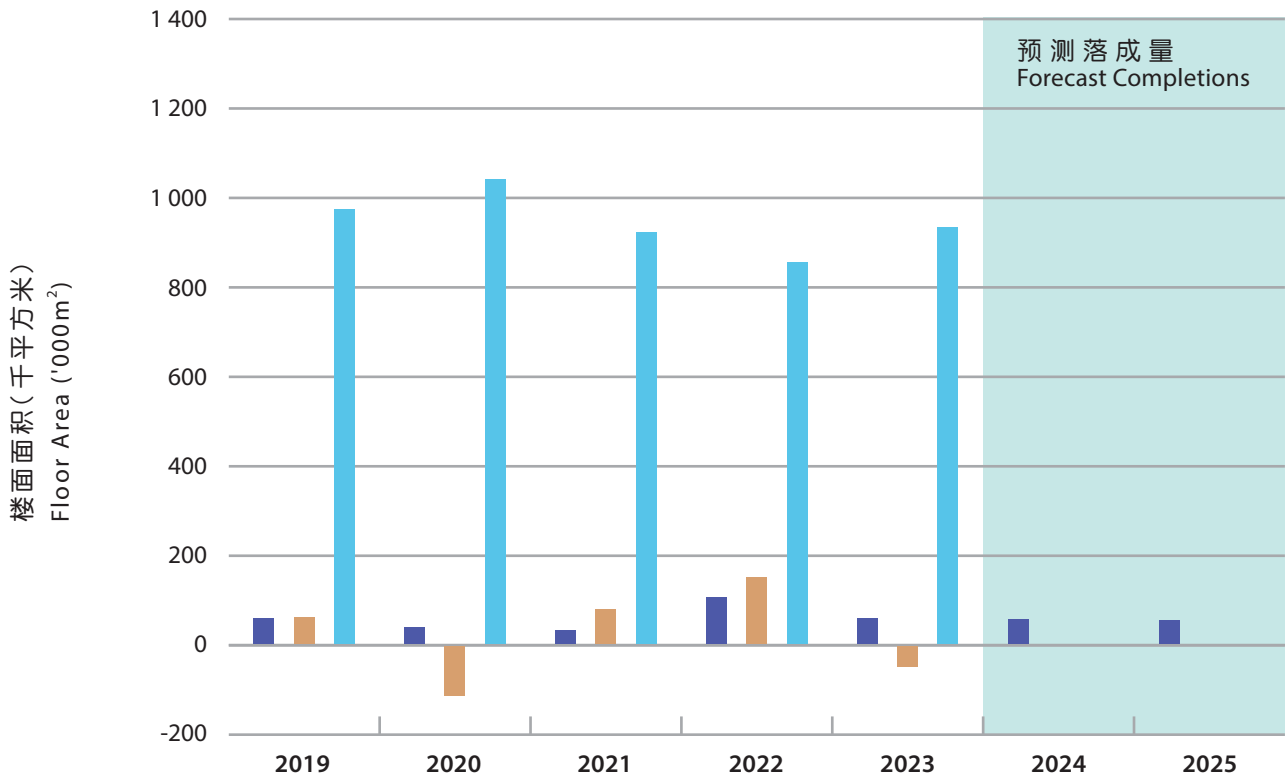
Prices increased mildly in the first half of 2023 but fell in the second half, ending the year with a decline of 5.1% between the fourth quarters of 2022 and 2023. Rents rose moderately in the first three quarters and consolidated afterwards, posting an increase of 3.5% between the fourth quarters of 2022 and 2023.



售价及租金指数 Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	56	38	30	105	57	55 [#]	52 [#]
使用量 Take-up	60	-110	77	149	-46		
空置量 Vacancy	972	1 038	920	852	931		
% ⁺	5.9	6.4	5.7	5.3	5.7		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

这类别指设计作工贸用途，并为此取得占用许可证的楼宇。

2023年年底的总存量为524 600平方米，亦无新供应或楼宇拆卸。大部分面积位于市区，其中观塘和深水埗共占总面积的57%。

This sector comprises floor space in developments designed for industrial/office use, and certified for occupation as such.

Stock at the end of 2023 was 524 600m² with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 57% of the total spaces.



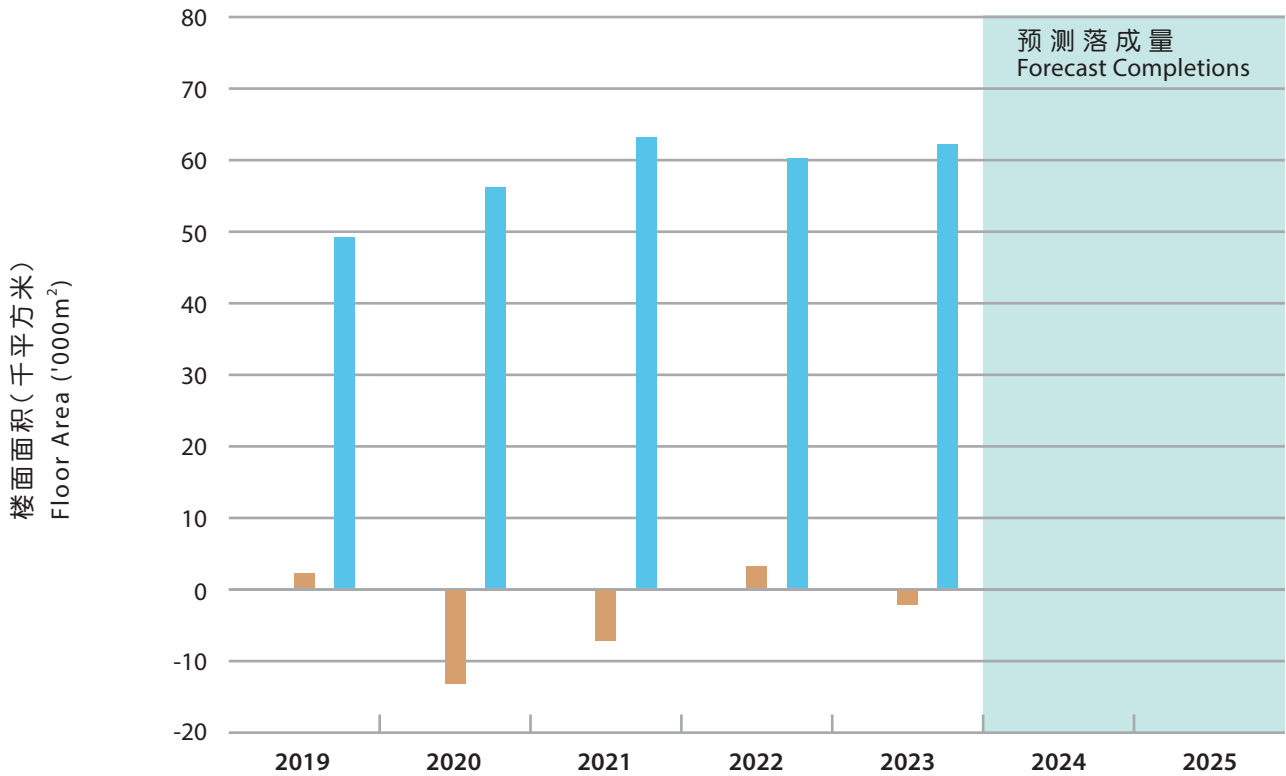
使用量为负数1 900平方米。空置率上升至年底总存量的11.9%，相当于62 200平方米，45%的空置面积位于观塘。

预测2024和2025年均不会有新供应。

Take-up was negative at 1 900 m². Vacancy rate rose to 11.9% of the year-end stock at 62 200 m². 45% of the vacant spaces was found in Kwun Tong.

No new supply is anticipated in both 2024 and 2025.

落成量、使用量及空置量
Completions, Take-up and Vacancy



	楼面面积 (千平方米) Floor Area ('000m ²)						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	2	-13	-7	3	-2		
空置量 Vacancy	49	56	63	60	62		
% ⁺	9.0	10.2	11.5	11.3	11.9		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

这类别包括所有其他厂房，主要是专为特殊制造业而建，每间厂房通常由一名厂东使用。

2023年年底，这类物业的总存量为3 333 900平方米，其中90%来自新界。

This sector comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

The stock in this sector was 3 333 900 m² at the end of 2023, of which 90% came from the New Territories.



2023年，共有55 600平方米楼面面积在新界落成，当中大约一半的落成量位于元朗，其余则来自葵青和大埔。

预计2024年的落成量将达52 200平方米，而荃湾和葵青将成为主要供应区。预计2025年的落成量将大幅减少至11 400平方米，主要来自北区，占预计落成量的93%。

A total of 55 600 m² floor space in the New Territories were completed in 2023. Around half of the completions was located in Yuen Long while the remaining came from Kwai Tsing and Tai Po.

Completions in 2024 are expected to be 52 200 m², with Tsuen Wan and Kwai Tsing being the major suppliers. Completions in 2025 are expected to decrease significantly to 11 400 m², mainly found in the North district contributing 93% of the forecast completions.

这类别包括设计或改建作仓库或冷藏库的楼宇，以及其附属写字楼，货柜码头内的楼宇亦包括在内。

2023年年底的总存量为3 678 700平方米，其中超过80%来自新界，以葵青、沙田和荃湾为主导，合共占总面积的71%。

This sector comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are also included.

The stock amounted to 3 678 700 m² at the end of 2023. Over 80% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 71% of the total spaces.



2023年新落成的面积全部位于观塘，合共200平方米。年底空置量减至206 300平方米，相当于总存量的5.6%，使用量则为负数117 600平方米。

预计此类楼宇在2024和2025年均不会有新供应。

Completions in 2023 were all located in Kwun Tong providing 200 m² of new spaces. Vacancy at the year-end fell to 206 300 m², representing 5.6% of the stock, with a negative take-up of 117 600 m².

No new supply in this sector is anticipated in both 2024 and 2025.

技术附注

TECHNICAL NOTES





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1. 报告年度

每年出版的《香港物业报告》描述上一个历年本港物业市场活动，并预测随后两年的落成量。

2. 范围

本报告的调查范围涵盖全港私人楼宇。

3. 区域及地区

港岛、九龙及新界区域是按区议会 2023 年的选区分界划分为 18 个地区，详情请见附录及分区图。写字楼类别加插了分区，以便就主要的写字楼区进行更详细分析。

4. 物业类别

4.1 楼宇一般是按占用许可证（俗称入伙纸）上注明的用途分类，除非本署得悉楼宇其后在结构上有所更改。本署没有特别调查楼宇现时的用途，也没有尝试辨别那些住宅楼宇是用作非住宅用途，或那些非住宅楼宇是用作住宅用途。

4.2 私人住宅单位，是指设有专用煮食设施、浴室和厕所的独立居住单位，并按楼面面积分类如下：

- A类单位 - 实用面积少于 40 平方米
- B类单位 - 实用面积为 40 至 69.9 平方米
- C类单位 - 实用面积为 70 至 99.9 平方米
- D类单位 - 实用面积为 100 至 159.9 平方米
- E类单位 - 实用面积为 160 平方米或以上

1. Review Period

Each issue of the Hong Kong Property Review presents the property market activities in the preceding calendar year, with forecasts of completions for the succeeding two years.

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts according to the boundaries of the District Council Districts in 2023 as shown in the Appendix and on the Plans. For the office sector, there is a further classification into certain sub-districts to enable more detailed analysis of the principal office districts.

4. Property Types

4.1 Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. No specific check is made on current use and no attempt has been made to distinguish those domestic units used for non-domestic purposes and vice versa.

4.2 Private Domestic units are defined as independent dwellings with exclusive cooking facilities, bathroom and toilet. They are classified by reference to floor area as follows:

- Class A - saleable area less than 40 m²
- Class B - saleable area of 40 m² to 69.9 m²
- Class C - saleable area of 70 m² to 99.9 m²
- Class D - saleable area of 100 m² to 159.9 m²
- Class E - saleable area of 160 m² or above

4.3 统计数字并不包括公共房屋发展项目，即私人机构参建居屋、居者有其屋、可租可买、重建置业、夹心阶层住屋、市区改善和住宅发售等计划兴建的住宅单位。此外，香港房屋委员会与香港房屋协会兴建的出租屋邨、租者置其屋计划下售出的单位，以及政府所拥有的宿舍，亦不包括在内。解放军及医院管理局辖下的宿舍、公用事业机构物业的附设宿舍、私营机构宿舍（包括教育院校的学生宿舍）、酒店和旅舍也不包括在内。自2002年起，楼宇总存量、落成量、拆卸量、入住量及空置量不包括村屋的统计数字。

4.4 表9的洋房包括只包含一个住宅物业的独立式、半独立式或排屋式建筑物。村屋并不包括在内。

4.5 私人写字楼包括商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。写字楼分为以下各级：

甲级 - 新型及装修上乘；间隔具弹性；整层楼面面积广阔；大堂与通道装潢讲究及宽敞；中央空气调节系统完善；设有良好的载客及载货升降机设备；专业管理；普遍有泊车设施。

乙级 - 设计一般但装修质素良好；间隔具弹性；整层楼面面积中等；大堂面积适中；设有中央或独立空气调节系统；升降机设备足够；管理妥善；不一定有泊车设施。

丙级 - 设计简单及有基本装修；间隔弹性较小；整层楼面面积狭小；大堂只有基本设施；一般并无中央空气调节系统；升降机仅够使用或不敷应用；管理服务属最低至一般水平；并无泊车设施。

4.3 Public sector developments, including domestic units built under the Private Sector Participation, Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes, etc. are not included in the statistical figures. Besides, rental estates built by the Hong Kong Housing Authority and the Hong Kong Housing Society, units sold under the Tenants Purchase Scheme, and Government-owned quarters are excluded. Quarters held by the People's Liberation Army and the Hospital Authority, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), hotels and hostels are also excluded. Since 2002, village houses are no longer included in the stock, completions, demolition, take-up and vacancy figures.

4.4 House in Table 9 comprises detached, semi-detached or terraced building that contains only one residential property. Village houses are not included.

4.5 Private Office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows:

Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services, good management; parking facilities not essential.

Grade C - plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

写字楼的所在地点并不影响等级。属香港特别行政区政府所有并由政府产业署管理的写字楼并不包括在本报告内。

It should be noted that location is not a feature of grade. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

4.6 私人商业楼宇包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇，亦不包括车位。香港房屋委员会和香港房屋协会所持有的商业楼宇并不包括在内。自香港房屋委员会于2005年年底把旗下部分商业楼宇分拆出售予领展房地产投资信托基金（领展）后，这些分拆出售的物业已归入私人物业类别。2006年及之后的统计数字已包括这类别物业的数据在内。读者把报告年度内的统计数字跟2005年及之前的统计数字作比较时，要特别留意有关转变。

4.6 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking space is excluded. Commercial premises owned by the Hong Kong Housing Authority and Hong Kong Housing Society are excluded. Following the divestment of selected commercial Hong Kong Housing Authority premises to Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.

4.7 私人分层工厂大厦包括为一般制造业工序及与该等工序有直接关系的用途（包括写字楼）而建设的楼宇。此类物业并不包括下述的私人特殊厂房。香港房屋委员会兴建的工厂楼宇也不包括在内。

4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Private Specialised Factories, as described below, are excluded. Similar premises built by the Hong Kong Housing Authority are not included.

4.8 私人工贸大厦包括设计或获证明作工贸用途的物业。

4.8 Private Industrial/Office premises comprise premises designed or certified for industrial/office use.

4.9 私人特殊厂房包括所有其他厂房，主要是为特殊制造业而建的厂房，每间厂房通常由一名厂东使用。

4.9 Private Specialised Factories comprise all other factory premises, primarily purpose-built for specialised manufacturing processes, usually for occupation by a single operator.

4.10 私人货仓包括设计或改建作仓库或冷藏库的楼宇及其附属写字楼，并包括位于货柜码头区内的楼宇。

4.10 Private Storage premises comprise premises designed or adapted for use as godowns or cold stores and include ancillary offices. Premises located within container terminals are included.

5. 楼面面积

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指个别单位独立使用的楼面面积，包括露台、阳台、工作平台及其他类似设施，但不包括公用地方，如楼梯、升降机槽、入墙暗渠、大堂及公用洗手间。实用面积是量度至外墙的表面或共用墙的中线所包括的面积。窗台、平台、天台、梯屋、阁楼、花园、前庭、天井、冷气机房、冷气机平台、花槽及车位并不包括在内。

5.2 非住宅楼宇的面积是以「内部楼面面积」来计算，量度范围是有关单位墙壁及 / 或与毗连单位的共用墙向内的一面所围绕的全部面积。

6. 楼宇总存量

6.1 私人住宅和非住宅楼宇的总存量，都是以某一指定日期的差饷估价记录为根据。

6.2 各类物业的总存量并不包括上文第4段所述的公营房屋数字。私人商业楼宇的总存量亦包括私人机构参建居屋计划的商业楼宇面积。

7. 落成量

7.1 私人楼宇落成量是指获发占用许可证的楼宇数量。

7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

5. Floor Areas

5.1 A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

5.2 Non-domestic accommodation is measured on the basis of "internal floor area" which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

6. Stock

6.1 Both private domestic and non-domestic stock figures are based on rating records at a given date.

6.2 Public sector figures as mentioned in paragraph 4 above for each property type are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

7. Completions

7.1 Completions of private sector premises comprise those premises deemed completed by virtue of the issue of an occupation permit.

7.2 Public sector completion figures, as mentioned in paragraph 4 above for each property type, are not included.

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价册记录中删除的私人楼宇数量。

9. 预测数量

9.1 这是指在报告年度随后两年的每年落成量预测数字。住宅楼宇是以单位数目计算，非住宅楼宇则以内部楼面总面积计算。

9.2 本署是根据屋宇署的统计数字、建筑师及发展商提供的图则及资料、专业估计及 / 或实地视察所得的资料，就全港各已知的物业发展项目及重建地盘计算预测落成量。

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

10. 空置量

10.1 空置量是指在年底进行普查时，实际上未被占用的单位数目（在非住宅物业而言是楼面面积）。正在装修的物业均界定为空置。此外，有些单位在占用许可证发出后，因未获发满意纸或转让同意书而空置。读者应注意，**空置量与物业是否由发展商持有无关**。即使是已售出的物业也可能仍然空置，有待业主或租客日后占用。空置量数字涵盖总存量，并非单指新发展项目。

8. Demolition

The figures show rated private accommodation deleted from the Valuation List during the year under review due to demolition.

9. Forecast

9.1 Forecast figures of completions are given for each of the two years succeeding the year under review. They are presented as the number of units for domestic premises and the total internal floor area for non-domestic premises expected to come on stream in the respective years.

9.2 To arrive at the figures, data are compiled in respect of all known developments and redevelopment sites in the territory in accordance with information derived from Buildings Department returns, architects' and developers' plans and returns, professional estimates and/or site visits.

9.3 Public sector developments as mentioned in paragraph 4 above are not included.

10. Vacancies

10.1 Vacancy indicates the number of units (or floor area in the case of non-domestic premises) not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are also classified as vacant. In addition, some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. It should be noted that **vacancy bears no relationship with whether the property is held by the developer**. Premises which have already been sold may remain vacant, pending occupation by the owner or tenant. Vacancy figures cover the entire stock and are not confined to new developments.

10.2 所有楼宇的空置量，都是在年底进行楼宇普查后计算出来的，但在2021年前落成并已评估差饷的住宅楼宇则另有处理方法。空置物业数据是向大厦管理处、业主和占用人搜集，或本署派员视察而获得的。

10.3 在2021年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

11. 入住量 / 使用量

11.1 住宅楼宇的入住量，是指在报告年度内入住的单位数目净增长额；非住宅楼宇的使用量，则是年内使用的楼面面积净增长额。

11.2 有关数字的计算方法是将年内落成量和年初的空置量相加，然后减去该年的拆卸量和年底空置量。负数显示入住单位数目 / 使用楼面面积出现减少的情况。

11.3 与空置量一样，入住量 / 使用量与发展商已售出的单位数目或楼面面积（即一手市场交易数字）无关，故不应与新建物业的销售混为一谈。

12. 平均租金和售价

12.1 本署会分析新订租约的租金资料，以计算在租金生效月份的平均租金。就非住宅楼宇而言，分析资料包括续租时议定的租金，而生效日期即为租赁协议的生效日期。不过，租金一般是在较早的日期议定（新订租约是在半至一个月前，续订租约是在一至三个月前）。由2006年年中起，零售业楼宇的租金资料包括由领展所持有的物业（详情可参考上文第4.6段）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2021, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2021, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

11.1 Take-up figures in respect of domestic premises represent the net increase in the number of units **occupied** in the year under review and for non-domestic premises, the net increase in **occupied** floor space in the year.

11.2 The figures are computed by adding the completions in that year to the vacancy figures at the beginning of the year, and then subtracting the year's demolition and the year-end vacancy figures. A negative figure indicates a net decrease in occupied unit/floor space.

11.3 **Much like vacancy, take-up should not be confused with the sales of new developments. Take-up bears no relationship with the number of units or amount of space sold by developers (i.e. primary market transactions).**

12. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2-1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT (for details, please refer to paragraph 4.6 above).

12.2 本署从多个不同的来源获得租金资料，包括按照《业主与租客（综合）条例》的规定所递交的新租约通知书、按照《差饷条例》与《地租（评估及征收）条例》的规定而发出的物业详情申报表、业主和租客的来信，以及本署职员进行实地视察时所得的资料。

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

12.4 计算平均售价时，本署会分析经过审查以厘定印花税的楼宇交易资料。惟下列类别楼宇交易并不会用作分析：不被接纳用作厘定印花税的楼宇买卖、涉及不同类别物业的买卖、未获评估差饷的楼宇、并非交吉出售的住宅楼宇，以及住宅楼宇的首次买卖。买卖日期以签署买卖合约的日期为准。如没有买卖合约，买卖日期则根据转让契约的签署日期。一般而言，买卖合约日期是在达成临时协议后二至三周。

12.5 有关平均租金和售价的分析，只供一般参考用途。该些平均租金和售价并非旨在应用于某特定物业上。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而不应一概而论视之为该时段中在价值方面的整体变化。相对而言，租金与售价指数能较准确地反映价值的转变。再者，括号中的数字乃由有限的交易宗数推算而来，使用这些数字时应特别小心。

12.2 Information is obtained from a variety of sources including notifications of fresh lettings made under the provisions of the Landlord and Tenant (Consolidation) Ordinance, requisitions issued under the provisions of the Rating Ordinance and the Government Rent (Assessment and Collection) Ordinance, letters from landlords and tenants and site visits made by staff of the Department.

12.3 Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges.

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded: those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed, or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier than an Agreement for Sale and Purchase.

12.5 Average rents and prices are analysed for general reference only. They are not intended for applying to a particular property. Their levels at a certain period depend to a large extent on the special characteristics, including quality and location, of the premises which are leased or sold during the period. Thus, changes between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. Rental and price indices are a better reflection of change in value. Further, figures in brackets are derived from limited number of transactions, and should be used with caution.

12.6 报告年度内最后数个月的租金与售价数字，均属临时性质，有待本署取得更多资料后再作分析。

12.7 租金和售价的统计数字，包括村屋，以及政府资助房屋单位在业权转让限制期届满及向有关机构缴付补价后，在公开市场的租赁和买卖。这方面与楼宇总存量和落成量所涵盖的物业有所不同。

12.8 除另有说明外，本报告所用的「元」均指港元。

13. 租金和售价指数

13.1 如上文解释，不同时期的平均租金及售价会有差异，这不单可能因为价值有变，也可能由于楼宇的质素有所改变。不过，制订租金及售价指数，正是用来衡量在楼宇质素不变的情况下，租金及售价的转变。因此，即使在同一时期，指数的转变也可能跟平均租金及售价的转变不同。

13.2 计算租金和售价指数所根据的资料，跟用以计算平均租金和售价的数据相同。以指数衡量价值转变时，是根据租金或售价除以有关物业的应课差饷租值所得的「因数」，而非根据每平方米楼面面积的租金或售价计算。物业的应课差饷租值是假设物业在指定日期空置出租时，估计全年可得的市值租金。实际上，利用应课差饷租值，不但考虑到楼面面积，也顾及到不同物业在质素上的其他差别。

12.6 The rental and price figures for a few months at the end of the year are provisional, pending the availability of further data for analysis.

12.7 Unlike the coverage of stock and completion figures, rental and price statistics include village houses, and also open market lettings and sales of Government-subsidised housing units upon expiry of the restriction period and payment of the premium to the relevant bodies.

12.8 Where dollars are quoted, they are, unless otherwise stated, Hong Kong dollars.

13. Rental and Price Indices

13.1 As explained above, average rents and prices may change from one period to another not only because of value changes but also because of variations in quality. The rental and price indices, on the other hand, are designed to measure rental and price changes with quality kept at a constant. Movement of indices may therefore differ from changes in the average rents and prices for the same period.

13.2 The rental and price indices are derived from the same data that are used to compile average rents and prices. The indices measure value changes by reference to the "factor" of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. Rateable value of a property is an estimate of the annual open market rent at a designated date on the assumption that the property was then vacant and to let. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

13.3 如应课差饷租值在全面重估后有所变更，新应课差饷租值会调算至旧应课差饷租值的水平，以便指数数列得以连贯。

13.3 Following a General Revaluation of rateable values, the new rateable values are matched with the old ones for the purpose of maintaining the index series.

13.4 成分指数（即某类别或级别物业的指数）是从分析所有在某指定期间的交易结果计算出来的。各类楼宇的综合指数，是将成分指数按**加权**平均法计算而得出。制订各类非住宅楼宇综合指数时所使用的权数，是根据该月份及之前 11 个月内有关类型楼宇的总楼面面积计算的。至于住宅楼宇，其租金和售价指数的权数，则是根据该月份及之前 11 个月内进行的交易数目计算出来。

13.4 The component index (the index for a property class or grade) has been derived from analysis of all transactions effective in a given period. The composite index for a certain type of premises is compiled by calculating a **weighted** average of the component indices. The weights for compiling the composite index for each type of non-domestic premises are based on the total floor area of components in respect of the current and previous 11 months. For domestic premises the weights for both rental and price indices are based on the number of transactions effected in the current and previous 11 months.

13.5 本报告提供每月、每季和每年指数。每季及每年指数都是有关时期内每月指数的平均数。

13.5 Monthly, quarterly and annual indices are shown. Quarterly and annual indices are the simple average of the monthly indices in respect of the relevant period.

13.6 指数（尤其是租金指数）未必能充分显示出市场转变的幅度。虽然所有租金都是按净额分析（参考上文第 12.3 段），但本署无法得知的其他「等同租值」租约条件，是不会相应地调算在内的。例如在租赁市场受压时，业主通常都会给予租客一些优惠，包括整修楼宇或延长免租期等。如果为反映标准租约条件而调算租金，在指数下降时，经调算的租金很可能低于所报的租金。在指数上升时，情况则相反。

13.6 The indices, especially the rental indices, will tend to understate the magnitude of market changes. Although all rents are analysed on a net basis (see paragraph 12.3 above), allowances will not be made for the "value equivalent" of other contractual terms that are unknown to the Department. In a "tenants market", for example, landlords are normally prepared to make concessions to tenants, such as refurbishment or the granting of extended rent-free periods. If rents were adjusted to reflect standard terms of agreement, the rents as adjusted would tend to be lower than the quoted rents when the index is moving downwards and vice versa.

14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合同所载的售价来分析计算。在 2022 年及之后获选作分析的屋苑与以往所选的略有不同，包括：

港岛 - 碧瑶湾、比华利山、赛西湖大厦、置富花园、会景阁、帝景园、嘉亨湾、杏花邨、阳明山庄、光明台、蓝湾半岛、康怡花园、逸涛湾、深湾 9 号、南丰新邨、浪琴园、帝后华庭、贝沙湾及贝沙湾南湾、雍景台、深湾轩、海怡半岛、太古城、懿滢、宝翠园、渣甸山名门、礼顿山、泓都、红山半岛、乐陶苑；

九龙 - 淘大花园、泓景台、半山壹号、星河明居、翔龙湾、君汇港、海滨南岸、维港湾、帝庭园、丽港城、海逸豪园、升悦居、曼克顿山、皓畋、美孚新邨、港湾豪庭、毕架山一号、又一居、柏景湾、半岛豪庭、汇景花园、擎天半岛、德福花园、凯旋门、帝峯·皇殿、誉·港湾、天铸、黄埔新邨、黄埔花园；

新界 - 爱琴海岸、星堤、碧堤半岛、丽城花园、映湾园、栢慧豪园、珑门、爵悦庭、沙田第一城、蓝天海岸、涤涛山、牵晴间、愉景湾、愉景新城、迎海、粉岭中心、名城、花都广场、金狮花园、豪景花园、香港黄金海岸、康乐园、嘉湖山庄、银湖·天峰、日出康城 - 领都、日出康城 - 首都、匡湖居、新都城、都会駅、维景湾畔、天宇海、加州花园、将军澳中心、珀丽湾、Park Yoho、叠茵庭、蓝澄湾、海滨花园、骏景园、御皇庭、加州豪园、浪翠园、太湖花园、新屯门中心、新港城、帝琴湾、大兴花园、大埔中心、峻滢、比华利山别墅、御龙山、采叶庭、尚悦、溱岸 8 号、豫丰花园、盈翠半岛、荃湾中心、屯门市广场、天峦、雅典居、灏景湾、新时代中城、新时代广场。

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in sale and purchase agreements. Developments selected for analysis from 2022 onwards are slightly different from those of previous years, and include:

Hong Kong - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Chi Fu Fa Yuen, Convention Plaza Apartments, Dynasty Court, Grand Promenade, Heng Fa Chuen, Hong Kong Parkview, Illumination Terrace, Island Resort, Kornhill, Les Saisons, Marinella, Nan Fung Sun Chuen, Pacific View, Queen's Terrace, Residence Bel-Air & Bel-Air On The Peak Island South, Robinson Place, Sham Wan Towers, South Horizons, Taikoo Shing, The Avenue, The Belcher's, The Legend at Jardine's Lookout, The Leighton Hill, The Merton, The Redhill Peninsula, Villa Lotto;

Kowloon - Amoy Gardens, Banyan Garden, Celestial Heights, Galaxia, Grand Waterfront, Harbour Green, Harbour Place, Island Harbourview, King's Park Villa, Laguna City, Laguna Verde, Liberte, Manhattan Hill, Mantin Heights, Mei Foo Sun Chuen, Metro Harbour View, One Beacon Hill, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sorrento, Telford Gardens, The Arch, The Hermitage, The Latitude, Ultima, Whampoa Estate, Whampoa Garden;

New Territories - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Double Cove, Fanling Centre, Festival City, Flora Plaza, Golden Lion Garden, Hong Kong Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Park Yoho, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sun Tuen Mun Centre, Sunshine City, Symphony Bay, Tai Hing Gardens, Tai Po Centre, The Beaumont, The Beverly Hills, The Palazzo, The Parcville, The Reach, The Riverpark, The Sherwood, Tierra Verde, Tsuen Wan Centre, Tuen Mun Town Plaza, Valais, Villa Athena, Villa Esplanada, YOHO Midtown, YOHO Town.

14.2 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2023年的权重是根据2022年内的交易宗数而厘定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2023, the weights are based on the number of transactions effected in 2022.

15. 落成后使用方式

此项分析只包括在报告年度内评定差饷估价，并且在估价时申报整间已被占用的新落成住宅单位。

15. Mode of Occupation after Completion

This covers only newly completed domestic units valued for rating purposes in the year under review and reported wholly occupied at the time of valuation.

16. 物业市场回报率

回报率是把「租金 / 应课差饷租值」的平均比率与「售价 / 应课差饷租值」的平均比率作比较后计算出来的。租金分析与售价分析所涵盖的物业可能并不相同。因此，这方面的数字只能显示普遍的物业回报率及市场趋势。

16. Property Market Yields

The yields have been derived by comparing the average “rent/rateable value” and “price/rateable value” factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields and trends.

17. 楼宇买卖

住宅楼宇买卖的统计数字来自土地注册处，是根据在有关时期内送交土地注册处作登记的住宅楼宇买卖合同而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数字不同，每段有关时期的非住宅楼宇买卖统计数字，是根据买卖合同的签署日期（如没有买卖合同，则根据转让契约的签署日期），而非并非送交土地注册处登记的日期。

17. Sales Transactions

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and the Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to **the date on which an Agreement for Sale and Purchase is signed** (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and not the date on which the document is submitted for registration.

18. 四舍五入

由于数字四舍五入，所以表内个别项目的总和与所示的总数可能有些微差别。

18. Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.

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私人住宅 - 各类单位总存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m ²]	2023 年年底总存量 Stock at year-end		2023 年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	14 212	409 171	14 727	3.6
	20 - 39.9	394 959			
B	40 - 69.9	608 039	608 039	17 701	2.9
C	70 - 99.9	154 138	154 138	9 851	6.4
D	100 - 159.9	69 973	69 973	5 617	8.0
E	160 - 199.9	13 768		4 250	14.9
	200 - 279.9	10 754	28 510		
	> 279.9	3 988			
所有类别	ALL CLASSES	1 269 831	1 269 831	52 146	4.1

私人住宅 - 各区总存量、落成量及空置量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

单位数目 No. of units

地区	District	2022年年底总存量 Stock at year-end	2023年落成量 Completions	落成量占2022年年底总存量的百分率 Completions as a % of 2022 Stock	2023年年底总存量 Stock at year-end	2023年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	96 004	317	0.3	96 098	2 771	2.9
湾仔	Wan Chai	72 353	47	0.1	72 373	1 661	2.3
东区	Eastern	122 507	420	0.3	122 902	2 102	1.7
南区	Southern	44 177	89	0.2	44 168	3 109	7.0
港岛	HONG KONG	335 041	873	0.3	335 541	9 643	2.9
油尖旺	Yau Tsim Mong	113 838	405	0.4	113 980	6 790	6.0
深水埗	Sham Shui Po	81 944	1 416	1.7	83 203	3 022	3.6
九龙城	Kowloon City	118 414	3 437	2.9	121 964	11 468	9.4
黄大仙	Wong Tai Sin	19 070	-	-	19 069	899	4.7
观塘	Kwun Tong	50 155	1 680	3.3	51 833	2 609	5.0
九龙	KOWLOON	383 421	6 938	1.8	390 049	24 788	6.4
葵青	Kwai Tsing	36 711	-	-	36 713	402	1.1
荃湾	Tsuen Wan	82 524	-	-	82 479	1 312	1.6
屯门	Tuen Mun	68 929	2 136	3.1	71 062	1 401	2.0
元朗	Yuen Long	87 897	1 631	1.9	89 524	5 115	5.7
北区	North	30 268	-	-	30 266	954	3.2
大埔	Tai Po	40 187	596	1.5	40 786	1 739	4.3
沙田	Sha Tin	86 908	1 339	1.5	88 244	3 512	4.0
西贡	Sai Kung	77 905	337	0.4	78 242	2 331	3.0
离岛	Islands	26 931	2	- ⁺	26 925	949	3.5
新界	NEW TERRITORIES	538 260	6 041	1.1	544 241	17 715	3.3
全港	OVERALL	1 256 722	13 852	1.1	1 269 831	52 146	4.1

+ 少于 0.05%

2023年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2022 年年底总存量计算。

+ Below 0.05%

2023 Year-end Stock figures are derived from the latest rating record,
and not from the 2022 Year-end Stock figures shown here.

私人住宅 - 各区不同类别单位总存量
PRIVATE DOMESTIC - STOCK BY CLASS AND DISTRICT

单位数目 No. of units

地区	District	2023 年年底各类单位总存量 Stock by Class at year-end					总数 Total
		A	B	C	D	E	
中西区	Central and Western	44 297	27 842	9 864	8 099	5 996	96 098
湾仔	Wan Chai	24 783	26 221	8 949	8 875	3 545	72 373
东区	Eastern	36 974	63 520	16 787	5 027	594	122 902
南区	Southern	6 828	20 617	4 367	5 829	6 527	44 168
港岛	HONG KONG	112 882	138 200	39 967	27 830	16 662	335 541
油尖旺	Yau Tsim Mong	46 811	47 598	14 607	4 360	604	113 980
深水埗	Sham Shui Po	30 873	41 303	6 897	3 561	569	83 203
九龙城	Kowloon City	42 758	47 337	18 979	10 724	2 166	121 964
黄大仙	Wong Tai Sin	7 830	9 302	1 437	470	30	19 069
观塘	Kwun Tong	18 845	30 860	1 836	267	25	51 833
九龙	KOWLOON	147 117	176 400	43 756	19 382	3 394	390 049
葵青	Kwai Tsing	14 972	18 246	2 905	554	36	36 713
荃湾	Tsuen Wan	17 456	54 678	8 500	1 493	352	82 479
屯门	Tuen Mun	27 065	37 179	4 084	1 945	789	71 062
元朗	Yuen Long	21 809	51 542	12 305	3 313	555	89 524
北区	North	12 926	14 091	1 856	727	666	30 266
大埔	Tai Po	12 837	14 917	6 362	4 664	2 006	40 786
沙田	Sha Tin	27 470	35 948	17 778	5 427	1 621	88 244
西贡	Sai Kung	12 436	52 490	9 207	2 287	1 822	78 242
离岛	Islands	2 201	14 348	7 418	2 351	607	26 925
新界	NEW TERRITORIES	149 172	293 439	70 415	22 761	8 454	544 241
全港	OVERALL	409 171	608 039	154 138	69 973	28 510	1 269 831

私人住宅 - 各类单位拆卸量及落成量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

单位数目 No. of units

年 Year	区域 Area	Area	拆卸量 Demolition					总数 Total	落成量 Completions					总数 Total
			A	B	C	D	E		A	B	C	D	E	
2019	港岛	Hong Kong	181	261	31	28	32	533	1 767	194	178	225	30	2 394
	九龙	Kowloon	86	185	52	19	3	345	2 848	218	59	135	10	3 270
	新界	New Territories	-	-	-	20	1	21	2 007	3 762	1 269	665	276	7 979
	全港	OVERALL	267	446	83	67	36	899	6 622	4 174	1 506	1 025	316	13 643 *
2020	港岛	Hong Kong	55	148	49	10	46	308	1 238	146	8	6	8	1 406
	九龙	Kowloon	136	288	95	10	8	537	1 143	1 627	790	305	93	3 958
	新界	New Territories	-	-	24	-	-	24	6 849	5 969	1 981	448	277	15 524
	全港	OVERALL	191	436	168	20	54	869	9 230	7 742	2 779	759	378	20 888
2021	港岛	Hong Kong	234	394	54	82	25	789	663	65	3	77	38	846
	九龙	Kowloon	472	1 076	85	26	3	1 662	3 178	2 822	729	92	40	6 861
	新界	New Territories	-	-	-	25	1	26	1 410	3 737	1 409	80	43	6 679
	全港	OVERALL	706	1 470	139	133	29	2 477	5 251	6 624	2 141	249	121	14 386
2022	港岛	Hong Kong	297	164	-	18	33	512	874	767	346	238	238	2 463
	九龙	Kowloon	857	880	76	16	8	1 837	2 371	2 610	494	85	134	5 694
	新界	New Territories	-	-	-	-	4	4	6 636	4 291	1 206	729	149	13 011
	全港	OVERALL	1 154	1 044	76	34	45	2 353	9 881	7 668	2 046	1 052	521	21 168
2023	港岛	Hong Kong	58	43	61	40	15	217	590	79	46	37	121	873
	九龙	Kowloon	127	269	270	74	44	784	4 603	1 818	406	97	14	6 938
	新界	New Territories	-	-	-	-	2	2	2 613	2 770	608	23	27	6 041
	全港	OVERALL	185	312	331	114	61	1 003	7 806	4 667	1 060	157	162	13 852

* 2019年九龙区落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的9个A类及34个B类住宅单位，合共43个。

* Completions of 2019 in Kowloon include 9 Class A units and 34 Class B units (totally 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.

私人住宅 - 各类单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

年 Year	A	B	C	D	E	单位数目 No. of units	总数 Total
2014	2 160	8 446	4 207	666	240		15 719
2015	2 135	5 047	2 190	1 471	453		11 296 *
2016	3 937	7 162	1 413	1 325	758		14 595
2017	6 891	7 665	1 794	1 058	383		17 791
2018	7 212	8 237	3 414	1 541	564		20 968
2019	6 622	4 174	1 506	1 025	316		13 643 *
2020	9 230	7 742	2 779	759	378		20 888
2021	5 251	6 624	2 141	249	121		14 386
2022	9 881	7 668	2 046	1 052	521		21 168
2023	7 806	4 667	1 060	157	162		13 852

* 2015 年落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个 B 类住宅单位。
2019 年落成量包括在年内落成并预计以市价在公开市场发售，但其后于 2020 年转为资助出售房屋的 9 个 A 类及 34 个 B 类住宅单位，合共 43 个。

* Completions of 2015 include 16 Class B units completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.
Completions of 2019 include 9 Class A units and 34 Class B units (totally 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.

私人住宅 - 不同面积单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m ²]	2019	2020	2021	2022	2023			总数 Total
						港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
A	< 20.0	982	799	558	1 010	75	339	62	476
	20 - 39.9	5 640	8 431	4 693	8 871	515	4 264	2 551	7 330
B	40 - 69.9	4 174	7 742	6 624	7 668	79	1 818	2 770	4 667
C	70 - 99.9	1 506	2 779	2 141	2 046	46	406	608	1 060
D	100 - 159.9	1 025	759	249	1 052	37	97	23	157
	160 - 199.9	102	123	36	259	72	6	17	95
E	200 - 279.9	108	122	41	115	17	1	4	22
	> 279.9	106	133	44	147	32	7	6	45
所有类别 ALL CLASSES		13 643 *	20 888	14 386	21 168	873	6 938	6 041	13 852

* 2019年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的9个A类及34个B类住宅单位，合共43个。

* Completions of 2019 include 9 Class A units and 34 Class B units (totally 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.

私人住宅 - 各区落成量及预测落成量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

单位数目 No. of units

地区	District	2023年各类单位落成量 Completions by Class					总数 Total	预测落成量 Forecast Completions	
		A	B	C	D	E		[2024]	[2025]
中西区	Central and Western	196	11	32	21	57	317	581	896
湾仔	Wan Chai	-	38	2	2	5	47	354	117
东区	Eastern	394	26	-	-	-	420	-	156
南区	Southern	-	4	12	14	59	89	915	2 468
港岛	HONG KONG	590	79	46	37	121	873	1 850	3 637
油尖旺	Yau Tsim Mong	405	-	-	-	-	405	1 391	667
深水埗	Sham Shui Po	819	306	240	49	2	1 416	717	1 672
九龙城	Kowloon City	2 735	684	5	7	6	3 437	5 736	6 971
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	230
观塘	Kwun Tong	644	828	161	41	6	1 680	2 525	1 008
九龙	KOWLOON	4 603	1 818	406	97	14	6 938	10 369	10 548
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	1	-
屯门	Tuen Mun	1 247	853	21	15	-	2 136	2 751	2 626
元朗	Yuen Long	460	912	243	-	16	1 631	3 649	2 271
北区	North	-	-	-	-	-	-	-	1
大埔	Tai Po	402	176	18	-	-	596	1 430	3 222
沙田	Sha Tin	466	663	196	8	6	1 339	892	-
西贡	Sai Kung	38	166	130	-	3	337	1 277	2 680
离岛	Islands	-	-	-	-	2	2	48	546
新界	NEW TERRITORIES	2 613	2 770	608	23	27	6 041	10 048	11 346
全港	OVERALL	7 806	4 667	1 060	157	162	13 852	22 267	25 531

2025年起的预测落成量包括港人首次置业（首置）项目下预计落成的资助出售房屋。

Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

私人住宅 - 各区不同类别单位预测落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

单位数目 No. of units

地区	District	[2024]						[2025]					
		A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
中西区	Central and Western	346	141	49	23	22	581	750	88	35	21	2	896
湾仔	Wan Chai	260	64	28	1	1	354	-	78	-	32	7	117
东区	Eastern	-	-	-	-	-	-	134	22	-	-	-	156
南区	Southern	156	510	165	70	14	915	390	1 217	597	254	10	2 468
港岛	HONG KONG	762	715	242	94	37	1 850	1 274	1 405	632	307	19	3 637
油尖旺	Yau Tsim Mong	1 366	24	1	-	-	1 391	614	51	1	1	-	667
深水埗	Sham Shui Po	330	58	84	155	90	717	1 580	91	1	-	-	1 672
九龙城	Kowloon City	1 914	2 596	550	484	192	5 736	3 534	1 656	1 175	417	189	6 971
黄大仙	Wong Tai Sin	-	-	-	-	-	-	230	-	-	-	-	230
观塘	Kwun Tong	1 534	914	60	12	5	2 525	526	482	-	-	-	1 008
九龙	KOWLOON	5 144	3 592	695	651	287	10 369	6 484	2 280	1 177	418	189	10 548
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	1	1	-	-	-	-	-	-
屯门	Tuen Mun	1 248	1 371	52	66	14	2 751	1 372	1 169	75	10	-	2 626
元朗	Yuen Long	1 476	1 961	211	-	1	3 649	1 220	840	180	31	-	2 271
北区	North	-	-	-	-	-	-	-	-	-	-	1	1
大埔	Tai Po	925	371	43	32	59	1 430	1 047	2 091	60	1	23	3 222
沙田	Sha Tin	97	391	352	52	-	892	-	-	-	-	-	-
西贡	Sai Kung	442	786	22	20	7	1 277	1 019	1 606	4	-	51	2 680
离岛	Islands	-	-	18	4	26	48	3	319	130	73	21	546
新界	NEW TERRITORIES	4 188	4 880	698	174	108	10 048	4 661	6 025	449	115	96	11 346
全港	OVERALL	10 094	9 187	1 635	919	432	22 267	12 419	9 710	2 258	840	304	25 531

2025年起的预测落成量包括港人首次置业（首置）项目下预计落成的资助出售房屋。

Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

私人住宅 - 各区洋房总存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

单位数目 No. of units

地区	District	2022 年年底总存量 Stock at year-end	2023 年落成量 Completions	落成量占 2022 年总存量的百分率 Completions as a % of 2022 Stock	2023 年年底总存量 Stock at year-end
中西区	Central and Western	556	7	1.3	562
湾仔	Wan Chai	345	3	0.9	348
东区	Eastern	-	-	-	-
南区	Southern	1 785	39	2.2	1 823
港岛	HONG KONG	2 686	49	1.8	2 733
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	105	1	1.0	106
九龙城	Kowloon City	503	5	1.0	505
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	652	6	0.9	655
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	133	-	-	133
屯门	Tuen Mun	670	-	-	670
元朗	Yuen Long	8 184	16	0.2	8 200
北区	North	866	-	-	866
大埔	Tai Po	2 485	-	-	2 486
沙田	Sha Tin	985	4	0.4	989
西贡	Sai Kung	2 028	3	0.1	2 031
离岛	Islands	895	2	0.2	903
新界	NEW TERRITORIES	16 248	25	0.2	16 280
全港	OVERALL	19 586	80	0.4	19 668

村屋并不包括在内。以上数字均已包括在私人住宅的其他有关列表内。
2023 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2022 年年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2023 Year-end Stock figures are derived from the latest rating record,
and not from the 2022 Year-end Stock figures shown here.

私人住宅 - 整体空置趋势
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
2019	13 643 *	11 895	87.2	1 192 801	32 997	2.8	44 892	3.7
2020	20 888	16 668	79.8	1 204 960	35 698	3.0	52 366	4.3
2021	14 386	13 326	92.6	1 223 609	36 838	3.0	50 164	4.1
2022	21 168	19 160	90.5	1 235 554	35 807	2.9	54 967	4.4
2023	13 852	10 119	73.1	1 255 979	42 027	3.3	52 146	4.1

* 2019 年落成量包括在年内落成并预计以市价在公开市场发售，但其后于 2020 年转为资助出售房屋的 43 个住宅单位。

* 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.

私人住宅 - 各类单位落成后使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

类别	Class	区域	Area	于 2023 年评估差饷时申报为已入住的单位数目	业主自住 Owner Occupied		出租 Let	
				No. of Units Valued in 2023 and Reported as Wholly Occupied	单位数目 No. of Units	百分率 %	单位数目 No. of Units	百分率 %
A		港岛	Hong Kong	83	58	69.9	25	30.1
		九龙	Kowloon	1 145	561	49.0	584	51.0
		新界	New Territories	8 071	3 334	41.3	4 737	58.7
		全港	OVERALL	9 299	3 953	42.5	5 346	57.5
B		港岛	Hong Kong	10	7	70.0	3	30.0
		九龙	Kowloon	851	511	60.0	340	40.0
		新界	New Territories	3 432	2 652	77.3	780	22.7
		全港	OVERALL	4 293	3 170	73.8	1 123	26.2
C		港岛	Hong Kong	1	1	100.0	-	-
		九龙	Kowloon	146	96	65.8	50	34.2
		新界	New Territories	488	390	79.9	98	20.1
		全港	OVERALL	635	487	76.7	148	23.3
D		港岛	Hong Kong	-	-	-	-	-
		九龙	Kowloon	18	13	72.2	5	27.8
		新界	New Territories	109	96	88.1	13	11.9
		全港	OVERALL	127	109	85.8	18	14.2
E		港岛	Hong Kong	53	2	3.8	51	96.2
		九龙	Kowloon	39	19	48.7	20	51.3
		新界	New Territories	4	-	-	4	100.0
		全港	OVERALL	96	21	21.9	75	78.1
所有类别		港岛	Hong Kong	147	68	46.3	79	53.7
All Classes		九龙	Kowloon	2 199	1 200	54.6	999	45.4
		新界	New Territories	12 104	6 472	53.5	5 632	46.5
		全港	OVERALL	14 450	7 740	53.6	6 710	46.4

私人住宅 - 各类单位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 \$ / m² per month

类别 Class		A			B			C			D			E		
年 / 月 Year / Month		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2022		445	376	307	382	323	255	400	340	257	413	331	253	427	340	227
2023 *		456	397	313	379	337	257	413	349	256	425	352	249	434	387	224
2022	10	455	379	306	380	315	256	392	349	255	397	316	243	426	(287)	226
	11	434	380	302	376	317	250	415	326	251	415	327	243	425	(386)	213
	12	439	371	300	369	323	245	400	341	251	407	318	246	434	(319)	(212)
2023	1	446	377	292	369	323	245	432	332	242	419	335	249	389	(344)	(210)
	2	441	378	301	370	321	248	407	344	243	407	345	238	402	(405)	218
	3	448	378	302	374	333	250	401	343	253	409	342	247	415	(476)	206
	4	445	391	312	373	329	251	416	354	250	418	324	244	423	(383)	221
	5	429	385	304	374	336	254	412	349	255	426	340	242	453	(361)	231
	6	436	387	309	381	338	250	411	353	254	431	377	244	428	(390)	233
	7	461	392	314	376	339	258	410	345	261	437	348	260	437	(416)	222
	8	462	418	333	382	348	269	409	347	260	428	371	257	432	(282)	240
	9	481	402	312	390	348	260	403	354	257	424	355	244	434	(605)	222
	10	468	440	315	391	346	263	423	360	271	442	364	266	471	(387)	237
	11 *	456	416	317	386	357	262	415	368	263	441	382	244	450	(734)	(202)
	12 *	478	449	322	393	352	263	435	356	267	411	369	251	478	(392)	(223)

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

私人住宅 - 各类单位平均售价
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售价 \$/m²

类别 Class		A			B			C			D			E		
年 / 月 Year / Month		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2022		173 084	152 260	143 498	173 777	152 257	130 830	202 838	171 881	134 988	229 316	187 999	119 067	250 055	(217 737)	108 214
2023 *		154 038	134 569	130 214	159 601	142 343	121 993	192 755	161 681	130 714	214 658	187 330	121 622	265 142	(201 804)	108 807
2022	10	157 131	142 962	136 554	160 996	139 119	124 261	201 317	161 492	128 253	(200 180) (189 642)	111 690	(324 823)	-	(85 564)	
	11	151 119	135 097	130 410	159 903	136 406	120 471	187 274	155 560	124 685	(222 309) (191 606)	104 771	(224 838) (189 259)	(84 735)		
	12	148 135	135 679	128 291	149 122	141 607	119 894	175 042	155 809	127 780	(234 405) (203 543)	107 355	(190 957) (201 842)	(95 575)		
2023	1	152 558	141 855	131 214	156 684	147 534	123 360	197 219	162 296	129 421	230 883	(180 373)	118 449	(349 346) (166 706)	(97 080)	
	2	155 401	143 318	136 413	165 330	145 011	125 067	187 173	171 987	132 808	(221 425) (177 212)	116 012	(276 830) (213 065)	(119 582)		
	3	159 963	139 342	136 154	168 071	147 102	124 585	202 866	165 565	133 690	224 248	162 022	132 408	(230 555) (212 832)	127 940	
	4	158 520	141 401	136 689	167 660	150 351	127 120	194 444	163 011	136 083	(247 285) (186 025)	137 723	(243 851)	-	(103 581)	
	5	164 305	137 022	132 705	163 626	145 008	126 415	198 502	155 387	134 544	242 366	186 751	116 941	(237 326) (188 342)	(121 981)	
	6	153 496	134 077	135 447	163 097	147 452	121 339	183 442	146 716	133 501	211 365	(213 842)	125 352	(276 700) (189 463)	(80 480)	
	7	149 803	132 524	127 259	153 713	138 019	126 312	181 501	155 312	130 478	(204 097) (188 278)	119 427	(281 514) (229 362)	(95 743)		
	8	149 565	129 340	127 556	151 297	139 096	119 594	210 809	166 373	127 520	(194 803) (213 516)	108 066	(255 227) (118 944)	(116 169)		
	9	152 686	128 605	121 808	155 691	130 547	115 148	210 025	166 768	129 476	(217 720) (191 560)	(129 046)	(268 883)	-	(115 847)	
	10	143 260	125 390	119 531	155 497	133 514	112 661	174 146	157 730	127 450	(171 662) (208 069)	120 426	(234 552) (370 255)	(113 721)		
	11 *	140 890	125 010	119 128	147 898	137 165	113 636	171 789	157 926	123 214	(174 412)	195 344	120 789	(251 198)	-	(86 660)
	12 *	149 061	119 341	115 581	148 142	129 481	113 260	182 607	155 251	120 518	195 476	(179 554)	108 882	(252 958) (182 629)	(98 416)	

* 临时数字

() 表示少于 20 宗交易。

- 本署没有收到成交个案。

住宅楼宇的首次买卖并不会用作分析。

香港物业报告 2024

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

Primary sales of domestic premises are excluded from the analysis.

Hong Kong Property Review 2024

私人住宅 - 各类单位租金指数 (全港)
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes	
2014	171.8	158.9	143.3	142.3	141.9	161.6	142.2	159.5	
2015	187.4	172.7	154.0	150.5	145.7	175.7	148.9	172.8	
2016	184.8	165.8	148.4	146.3	141.9	170.8	144.7	168.2	
2017	201.2	181.7	159.4	153.5	143.9	186.2	150.1	182.6	
2018	213.4	192.4	166.7	159.2	148.7	197.0	155.6	193.0	
2019	215.3	193.3	167.1	159.4	148.3	198.4	155.7	194.4	
2020	198.2	181.1	155.4	148.5	136.2	184.2	144.3	180.3	
2021	196.7	180.9	156.1	148.1	136.5	183.8	144.0	179.8	
2022	195.7	177.0	153.0	147.7	137.1	181.4	144.2	178.3	
2023 *	201.1	179.1	153.5	147.9	136.3	184.4	144.2	181.1	
2022	10 - 12	195.8	174.2	150.2	144.3	134.9	179.7	141.4	176.6
2023	1 - 3	194.1	172.7	148.3	144.1	131.4	178.0	140.2	175.0
	4 - 6	199.5	177.5	153.2	148.5	135.8	182.9	144.4	179.8
	7 - 9	204.5	182.4	155.1	149.4	138.2	187.5	145.7	184.0
	10 - 12 *	206.4	183.8	157.2	149.5	139.9	189.2	146.3	185.6
2022	10	197.4	175.5	151.3	144.8	135.4	181.2	141.9	178.0
	11	195.3	174.0	149.9	144.6	135.8	179.4	141.9	176.4
	12	194.6	173.1	149.5	143.6	133.6	178.6	140.5	175.5
2023	1	192.6	171.3	147.5	141.8	130.8	176.6	138.4	173.6
	2	194.1	173.0	148.1	144.0	131.1	178.1	140.1	175.1
	3	195.6	173.8	149.3	146.5	132.3	179.2	142.1	176.2
	4	198.9	175.9	152.3	146.6	133.8	181.8	142.6	178.7
	5	199.0	177.7	153.5	149.4	136.3	182.8	145.2	179.9
	6	200.5	178.8	153.7	149.4	137.4	184.0	145.5	180.9
	7	201.4	180.4	154.7	149.4	137.9	185.3	145.7	182.0
	8	205.6	183.4	155.1	149.4	138.2	188.4	145.7	184.9
	9	206.4	183.4	155.6	149.4	138.5	188.7	145.7	185.2
	10	206.4	183.4	157.1	149.4	139.5	189.0	146.0	185.4
	11 *	206.4	183.4	157.3	149.4	139.9	189.0	146.2	185.4
	12 *	206.4	184.6	157.3	149.8	140.4	189.6	146.6	186.0

* 临时数字

* Provisional figures

私人住宅 - 各类单位售价指数 (全港)
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes	
2014	278.7	243.2	238.2	247.8	264.7	257.1	252.3	256.9	
2015	326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8	
2016	314.8	272.9	258.8	264.5	275.1	287.1	267.1	286.1	
2017	368.3	318.4	296.9	293.1	306.1	335.8	296.3	333.9	
2018	416.6	359.3	333.0	320.1	325.2	380.2	321.5	377.3	
2019	425.6	363.6	336.6	329.5	310.0	385.7	324.4	383.0	
2020	423.2	364.3	328.2	317.3	309.5	383.6	315.5	381.2	
2021	436.2	378.2	344.0	331.5	319.2	395.3	328.6	392.7	
2022	407.5	357.4	329.8	314.6	301.4	372.1	311.8	369.7	
2023 *	366.6	327.8	310.0	299.1	297.6	338.8	298.9	337.4	
2022	10 - 12	375.5	328.2	309.9	306.2	296.6	342.5	304.4	341.0
2023	1 - 3	378.6	334.7	315.9	306.6	304.8	347.2	306.3	345.8
	4 - 6	383.0	340.2	318.7	309.5	307.2	352.2	309.1	350.6
	7 - 9	363.8	328.1	311.1	298.2	293.8	338.1	297.4	336.7
	10 - 12 *	341.1	308.4	294.4	282.2	284.5	317.7	282.7	316.4
2022	10	385.2	337.3	317.9	311.2	(295.7)	351.9	308.2	350.2
	11	372.5	325.4	307.0	305.7	(293.8)	339.6	303.5	338.2
	12	368.9	322.0	304.9	301.7	(300.2)	335.9	301.4	334.7
2023	1	370.9	326.9	309.2	303.8	301.2	339.6	303.3	338.3
	2	380.4	335.4	316.8	305.8	(305.4)	348.3	305.7	346.8
	3	384.6	341.7	321.7	310.2	307.8	353.7	309.8	352.3
	4	387.8	343.1	321.8	314.9	(311.4)	355.7	314.3	354.2
	5	382.2	340.4	318.0	308.8	(308.2)	351.9	308.7	350.4
	6	379.1	337.2	316.2	304.9	301.9	349.0	304.4	347.3
	7	372.1	335.4	314.8	304.3	(296.5)	345.5	302.9	344.0
	8	364.1	328.2	312.4	297.8	(293.9)	338.4	297.1	337.0
	9	355.2	320.7	306.0	292.4	(291.0)	330.5	292.1	329.1
	10	346.9	314.2	298.6	286.4	(288.0)	323.3	286.7	322.0
	11 *	340.0	308.2	293.8	281.5	(284.4)	317.2	282.1	315.9
	12 *	336.4	302.7	290.8	278.7	281.1	312.7	279.2	311.3

* 临时数字
() 表示少于 20 宗交易。
住宅楼宇的首次买卖并不会用作分析。

* Provisional figures
() Indicates fewer than 20 transactions.
Primary sales of domestic premises are excluded from the analysis.

私人住宅 - 较受欢迎屋苑的售价指数
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999 = 100)

年 / 月 Year / Month	A, B & C			D & E			所有类别 Overall			
	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	
2022	1	327.6	323.7	331.3	368.8	277.0	330.7	330.9	324.8	332.7
	2	322.3	319.7	326.7	362.5	272.4	325.1	325.5	320.7	328.2
	3	319.1	318.3	324.7	359.7	269.4	322.0	322.3	319.3	326.1
	4	321.0	322.4	328.1	362.9	275.1	327.2	324.2	323.4	329.6
	5	321.4	322.6	328.4	367.9	279.4	332.0	324.8	323.8	330.0
	6	317.1	319.8	325.0	367.1	278.7	331.3	320.6	321.0	326.7
	7	313.4	315.0	320.5	365.3	277.9	330.0	316.9	316.3	322.2
	8	306.8	307.8	313.4	360.1	277.4	327.8	310.3	309.3	315.3
	9	300.2	300.8	306.4	355.6	276.5	325.6	303.8	302.4	308.4
	10	291.0	291.5	296.9	353.0	272.8	322.0	294.7	293.3	299.1
	11	278.7	280.8	285.5	343.0	269.6	316.1	282.4	282.8	287.8
	12	276.2	278.0	282.7	334.7	268.6	312.4	279.7	280.0	284.9
2023	1	281.0	283.0	287.6	341.4	268.0	315.0	284.5	284.7	289.7
	2	288.6	290.9	295.6	346.5	269.4	317.6	292.1	292.5	297.6
	3	293.5	295.5	300.4	351.0	271.8	320.9	297.0	297.1	302.3
	4	295.2	297.2	302.0	355.2	271.5	321.9	298.8	298.7	304.0
	5	292.9	294.6	299.5	347.8	266.7	315.9	296.3	296.1	301.4
	6	290.9	292.4	297.3	341.8	263.0	311.1	294.2	293.7	299.1
	7	287.9	289.5	294.3	337.1	262.8	309.5	291.1	290.9	296.1
	8	281.8	283.1	288.0	335.0	259.1	306.1	285.1	284.6	289.8
	9	275.2	275.8	280.8	330.6	255.9	302.2	278.5	277.4	282.7
	10	268.7	270.5	274.9	324.9	251.7	297.1	272.0	272.0	276.8
	11 *	262.4	266.0	269.7	320.1	248.5	293.1	265.6	267.5	271.6
	12 *	258.0	261.9	265.5	319.9	245.6	290.8	261.4	263.4	267.4

* 临时数字

技术附注第 14 段对「较受欢迎屋苑」有详细说明。
住宅楼宇的首次买卖并不会用作分析。

* Provisional figures

For details of the Selected Popular Residential Developments, see paragraph 14 of the Technical Notes.
Primary sales of domestic premises are excluded from the analysis.

私人写字楼 - 各区不同级别总存量及空置量
PRIVATE OFFICES - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m²

地区	District	2023年年底总存量 Stock at year-end				2023年年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	1 901 400	787 000	564 500	3 252 900	195 300	91 300	52 900	339 500	10.3	11.6	9.4	10.4
湾仔	Wan Chai	1 007 300	610 700	309 100	1 927 100	115 300	109 700	30 000	255 000	11.4	18.0	9.7	13.2
东区	Eastern	883 100	186 000	63 800	1 132 900	151 900	23 200	7 300	182 400	17.2	12.5	11.4	16.1
南区	Southern	248 500	86 100	21 500	356 100	37 400	21 400	1 600	60 400	15.1	24.9	7.4	17.0
港岛	HONG KONG	4 040 300	1 669 800	958 900	6 669 000	499 900	245 600	91 800	837 300	12.4	14.7	9.6	12.6
油尖旺	Yau Tsim Mong	1 212 800	605 900	401 400	2 220 100	150 500	62 600	21 800	234 900	12.4	10.3	5.4	10.6
深水埗	Sham Shui Po	333 700	76 500	38 600	448 800	120 900	10 200	1 900	133 000	36.2	13.3	4.9	29.6
九龙城	Kowloon City	263 200	42 000	20 900	326 100	116 300	-	1 600	117 900	44.2	-	7.7	36.2
黄大仙	Wong Tai Sin	40 800	56 300	1 200	98 300	13 200	4 900	200	18 300	32.4	8.7	16.7	18.6
观塘	Kwun Tong	1 626 100	291 600	17 700	1 935 400	304 600	61 700	9 400	375 700	18.7	21.2	53.1	19.4
九龙	KOWLOON	3 476 600	1 072 300	479 800	5 028 700	705 500	139 400	34 900	879 800	20.3	13.0	7.3	17.5
葵青	Kwai Tsing	172 600	97 100	8 600	278 300	12 200	24 100	5 300	41 600	7.1	24.8	61.6	14.9
荃湾	Tsuen Wan	181 900	75 100	800	257 800	61 900	21 500	-	83 400	34.0	28.6	-	32.4
屯门	Tuen Mun	32 200	20 200	6 500	58 900	400	10 700	300	11 400	1.2	53.0	4.6	19.4
元朗	Yuen Long	39 500	12 900	19 000	71 400	28 200	700	300	29 200	71.4	5.4	1.6	40.9
北区	North	29 900	700	500	31 100	2 900	-	-	2 900	9.7	-	-	9.3
大埔	Tai Po	-	5 200	1 200	6 400	-	100	-	100	-	1.9	-	1.6
沙田	Sha Tin	491 300	42 200	-	533 500	33 100	3 200	-	36 300	6.7	7.6	-	6.8
西贡	Sai Kung	25 000	3 400	-	28 400	16 600	200	-	16 800	66.4	5.9	-	59.2
离岛	Islands	128 200	18 800	-	147 000	17 000	4 000	-	21 000	13.3	21.3	-	14.3
新界	NEW TERRITORIES	1 100 600	275 600	36 600	1 412 800	172 300	64 500	5 900	242 700	15.7	23.4	16.1	17.2
全港	OVERALL	8 617 500	3 017 700	1 475 300	13 110 500	1 377 700	449 500	132 600	1 959 800	16.0	14.9	9.0	14.9
分区	Sub-districts												
上环	Sheung Wan	229 300	352 300	387 200	968 800	31 100	51 700	29 300	112 100	13.6	14.7	7.6	11.6
中区	Central	1 628 900	384 200	162 000	2 175 100	163 200	42 300	22 700	228 200	10.0	11.0	14.0	10.5
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	963 100	578 700	287 800	1 829 600	106 800	100 800	28 100	235 700	11.1	17.4	9.8	12.9
北角 / 鲗鱼涌	North Point / Quarry Bay	927 400	153 300	63 700	1 144 400	160 400	15 900	6 400	182 700	17.3	10.4	10.0	16.0
尖沙咀	Tsim Sha Tsui	883 500	304 100	198 400	1 386 000	119 000	24 700	9 500	153 200	13.5	8.1	4.8	11.1
油麻地 / 旺角	Yau Ma Tei / Mong Kok	346 600	301 800	203 100	851 500	34 900	37 900	12 300	85 100	10.1	12.6	6.1	10.0

分区数字已包括在地区数字内。

Sub-district figures have already been included in District figures.

私人写字楼 - 各区总存量、落成量及空置量
PRIVATE OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

		平方米 m ²					
地区	District	2022 年年底总存量 Stock at year-end	2023 年落成量 Completions	落成量占 2022 年总存量的百分率 Completions as a % of 2022 Stock	2023 年年底总存量 Stock at year-end	2023 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	3 247 700	800	0.0 +	3 252 900	339 500	10.4
湾仔	Wan Chai	1 922 500	4 700	0.2	1 927 100	255 000	13.2
东区	Eastern	1 123 600	7 400	0.7	1 132 900	182 400	16.1
南区	Southern	353 500	-	-	356 100	60 400	17.0
港岛	HONG KONG	6 647 300	12 900	0.2	6 669 000	837 300	12.6
油尖旺	Yau Tsim Mong	2 217 900	8 200	0.4	2 220 100	234 900	10.6
深水埗	Sham Shui Po	358 900	89 900	25.0	448 800	133 000	29.6
九龙城	Kowloon City	306 900	19 200	6.3	326 100	117 900	36.2
黄大仙	Wong Tai Sin	81 700	7 400	9.1	98 300	18 300	18.6
观塘	Kwun Tong	1 909 700	21 100	1.1	1 935 400	375 700	19.4
九龙	KOWLOON	4 875 100	145 800	3.0	5 028 700	879 800	17.5
葵青	Kwai Tsing	277 500	-	-	278 300	41 600	14.9
荃湾	Tsuen Wan	258 500	-	-	257 800	83 400	32.4
屯门	Tuen Mun	58 900	-	-	58 900	11 400	19.4
元朗	Yuen Long	71 500	-	-	71 400	29 200	40.9
北区	North	31 100	-	-	31 100	2 900	9.3
大埔	Tai Po	6 400	-	-	6 400	100	1.6
沙田	Sha Tin	510 900	-	-	533 500	36 300	6.8
西贡	Sai Kung	28 400	-	-	28 400	16 800	59.2
离岛	Islands	146 800	-	-	147 000	21 000	14.3
新界	NEW TERRITORIES	1 390 000	-	-	1 412 800	242 700	17.2
全港	OVERALL	12 912 400	158 700	1.2	13 110 500	1 959 800	14.9
分区	Sub-districts						
上环	Sheung Wan	967 800	800	0.1	968 800	112 100	11.6
中区	Central	2 170 800	-	-	2 175 100	228 200	10.5
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 825 000	4 700	0.3	1 829 600	235 700	12.9
北角 / 鲗鱼涌	North Point / Quarry Bay	1 137 400	7 400	0.7	1 144 400	182 700	16.0
尖沙咀	Tsim Sha Tsui	1 380 000	8 200	0.6	1 386 000	153 200	11.1
油麻地 / 旺角	Yau Ma Tei / Mong Kok	855 200	-	-	851 500	85 100	10.0

+ 少于 0.05%

2023 年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2022 年年底总存量计算。分区数字已包括在地区数字内。

+ Below 0.05%

2023 Year-end Stock figures are derived from the latest rating record, and not from the 2022 Year-end Stock figures shown here. Sub-district figures have already been included in District figures.

私人写字楼 - 各级别拆卸量、落成量及总存量
PRIVATE OFFICES - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m²

年 Year	区域 Area	Area	拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year-end			
			甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
2019	港岛	Hong Kong	26 400	19 800	1 900	48 100	54 600	12 700	4 700	72 000	3 931 400	1 616 900	966 400	6 514 700
	九龙	Kowloon	-	-	-	-	130 700	-	100	130 800	3 100 000	1 018 500	477 300	4 595 800
	新界	New Territories	-	-	-	-	56 600	7 500	-	64 100	987 900	178 700	36 700	1 203 300
	全港	OVERALL	26 400	19 800	1 900	48 100	241 900	20 200	4 800	266 900	8 019 300	2 814 100	1 480 400	12 313 800
2020	港岛	Hong Kong	-	10 800	12 700	23 500	-	7 200	200	7 400	3 939 400	1 618 100	953 900	6 511 400
	九龙	Kowloon	-	1 600	-	1 600	6 500	1 600	-	8 100	3 133 600	1 021 400	476 900	4 631 900
	新界	New Territories	-	-	-	-	39 800	13 700	-	53 500	1 028 200	210 400	44 900	1 283 500
	全港	OVERALL	-	12 400	12 700	25 100	46 300	22 500	200	69 000	8 101 200	2 849 900	1 475 700	12 426 800
2021	港岛	Hong Kong	-	-	-	-	-	21 200	-	21 200	3 941 500	1 646 000	953 900	6 541 400
	九龙	Kowloon	-	2 300	-	2 300	35 600	-	200	35 800	3 176 600	1 040 200	477 400	4 694 200
	新界	New Territories	-	-	-	-	12 600	-	-	12 600	1 041 800	209 900	52 500	1 304 200
	全港	OVERALL	-	2 300	-	2 300	48 200	21 200	200	69 600	8 159 900	2 896 100	1 483 800	12 539 800
2022	港岛	Hong Kong	-	12 000	1 400	13 400	80 500	22 100	1 600	104 200	4 023 700	1 669 500	954 100	6 647 300
	九龙	Kowloon	-	-	-	-	156 400	17 300	100	173 800	3 330 800	1 064 500	479 800	4 875 100
	新界	New Territories	-	-	-	-	62 400	10 900	-	73 300	1 101 000	252 400	36 600	1 390 000
	全港	OVERALL	-	12 000	1 400	13 400	299 300	50 300	1 700	351 300	8 455 500	2 986 400	1 470 500	12 912 400
2023	港岛	Hong Kong	-	-	-	-	6 000	5 500	1 400	12 900	4 040 300	1 669 800	958 900	6 669 000
	九龙	Kowloon	-	17 100	-	17 100	137 400	8 400	-	145 800	3 476 600	1 072 300	479 800	5 028 700
	新界	New Territories	-	-	-	-	-	-	-	-	1 100 600	275 600	36 600	1 412 800
	全港	OVERALL	-	17 100	-	17 100	143 400	13 900	1 400	158 700	8 617 500	3 017 700	1 475 300	13 110 500

私人写字楼 - 各区落成量及预测落成量
PRIVATE OFFICES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2023年落成量 Completions			总数 Total	预测落成量 Forecast Completions	
		甲级 A	乙级 B	丙级 C		[2024]	[2025]
中西区	Central and Western	-	800	-	800	62 800	57 200
湾仔	Wan Chai	-	4 700	-	4 700	27 400	38 100
东区	Eastern	6 000	-	1 400	7 400	-	300
南区	Southern	-	-	-	-	22 100	32 200
港岛	HONG KONG	6 000	5 500	1 400	12 900	112 300	127 800
油尖旺	Yau Tsim Mong	5 700	2 500	-	8 200	11 300	8 300
深水埗	Sham Shui Po	89 900	-	-	89 900	-	-
九龙城	Kowloon City	19 200	-	-	19 200	-	-
黄大仙	Wong Tai Sin	7 400	-	-	7 400	-	-
观塘	Kwun Tong	15 200	5 900	-	21 100	23 400	-
九龙	KOWLOON	137 400	8 400	-	145 800	34 700	8 300
葵青	Kwai Tsing	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	9 300	-
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	-	-	-	-	9 300	-
全港	OVERALL	143 400	13 900	1 400	158 700	156 300	136 100
分区	Sub-districts						
上环	Sheung Wan	-	800	-	800	-	30 300
中区	Central	-	-	-	-	62 800	26 900
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	4 700	-	4 700	27 400	38 100
北角 / 鲗鱼涌	North Point / Quarry Bay	6 000	-	1 400	7 400	-	300
尖沙咀	Tsim Sha Tsui	5 700	2 500	-	8 200	2 400	2 600
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	9 000	5 700

分区数字已包括在地区数字内。

Sub-district figures have already been included in District figures.

私人写字楼 - 各区不同级别预测落成量
PRIVATE OFFICES - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m²

地区	District	[2024]				[2025]			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	62 800	-	-	62 800	50 400	6 800	-	57 200
湾仔	Wan Chai	26 400	-	1 000	27 400	38 100	-	-	38 100
东区	Eastern	-	-	-	-	-	-	300	300
南区	Southern	22 100	-	-	22 100	32 200	-	-	32 200
港岛	HONG KONG	111 300	-	1 000	112 300	120 700	6 800	300	127 800
油尖旺	Yau Tsim Mong	7 200	4 100	-	11 300	5 700	2 600	-	8 300
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-
九龙城	Kowloon City	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	18 200	5 200	-	23 400	-	-	-	-
九龙	KOWLOON	25 400	9 300	-	34 700	5 700	2 600	-	8 300
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	9 300	-	-	9 300	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	9 300	-	-	9 300	-	-	-	-
全港	OVERALL	146 000	9 300	1 000	156 300	126 400	9 400	300	136 100
分区	Sub-districts								
上环	Sheung Wan	-	-	-	-	30 300	-	-	30 300
中区	Central	62 800	-	-	62 800	20 100	6 800	-	26 900
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	26 400	-	1 000	27 400	38 100	-	-	38 100
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	-	300	300
尖沙咀	Tsim Sha Tsui	-	2 400	-	2 400	-	2 600	-	2 600
油麻地 / 旺角	Yau Ma Tei / Mong Kok	7 200	1 800	-	9 000	5 700	-	-	5 700

分区数字已包括在地区数字内。

Sub-district figures have already been included in District figures.

私人写字楼 - 整体空置趋势
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2019	266 900	189 400	71.0	12 046 900	914 500	7.6	1 103 900	9.0
2020	69 000	66 400	96.2	12 357 800	1 367 600	11.1	1 434 000	11.5
2021	69 600	68 000	97.7	12 470 200	1 473 000	11.8	1 541 000	12.3
2022	351 300	347 300	98.9	12 561 100	1 512 300	12.0	1 859 600	14.4
2023	158 700	157 300	99.1	12 951 800	1 802 500	13.9	1 959 800	14.9

私人写字楼 - 各区不同级别平均租金
PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 \$ / m² per month

[平均面积]		甲级 Grade A						乙级 Grade B						丙级 Grade C								
[Average size]		[250 平方米 m ²]						[90 平方米 m ²]						[47 平方米 m ²]								
		上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway Bay	北角/ 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsu	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龙湾/ 观塘# Kowloon Bay/ Kwun Tong#	上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway Bay	北角/ 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsu	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龙湾/ 观塘# Kowloon Bay/ Kwun Tong#	上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway Bay	北角/ 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsu	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龙湾/ 观塘# Kowloon Bay/ Kwun Tong#
年 / 月	Year / Month	Sheung Wan	Central	Bay	Bay	Tsim Sha Tsu	Mong Kok	Kwun Tong#	Sheung Wan	Central	Bay	Bay	Tsim Sha Tsu	Mong Kok	Kwun Tong#	Sheung Wan	Central	Bay	Bay	Tsim Sha Tsu	Mong Kok	Kwun Tong#
2022		885	1 033	654	525	520	634	355	494	781	501	412	458	468	315	400	587	488	434	466	445	160
2023 *		732	975	630	502	504	655	330	492	740	499	385	460	474	325	414	573	489	442	470	436	(102)
2022	7	1 089	1 001	679	486	512	573	355	467	801	455	413	450	475	309	405	599	480	440	467	454	(183)
	8	1 034	1 092	652	521	513	(770)	351	483	772	485	406	482	456	323	392	577	490	427	453	443	(138)
	9	880	994	677	526	540	568	377	537	739	504	369	446	492	287	407	626	472	464	447	461	(182)
	10	731	907	641	557	520	(600)	350	464	711	488	448	488	475	336	404	588	501	431	513	454	(187)
	11 (724)	1 044	636	478	493	(466)	303	520	765	499	435	461	452	362	386	590	482	424	476	484	(145)	
	12	867	1 025	651	478	541	(488)	342	479	727	519	338	455	467	303	397	522	507	414	444	442	(223)
2023	1	840	956	671	521	504	(751)	328	473	780	499	396	455	461	274	397	549	484	398	422	400	-
	2	795	854	625	529	506	714	343	533	800	508	372	430	490	343	419	526	440	418	475	420	(93)
	3	570	887	581	477	505	694	322	535	722	490	398	464	472	336	419	600	492	407	465	452	-
	4	848	946	664	470	480	602	316	487	728	509	416	463	438	331	402	567	478	424	463	429	-
	5	666	1 042	645	524	521	(496)	340	469	776	485	359	463	473	344	416	588	500	451	482	464	(111)
	6	577	974	597	(439)	503	(743)	313	458	743	501	373	458	495	321	423	597	515	452	465	443	-
	7	855	968	643	488	531	(694)	338	517	795	511	403	454	487	345	417	612	501	451	485	438	-
	8	619	1 025	613	469	523	695	339	519	734	507	377	461	458	337	433	570	484	456	477	451	-
	9	774	1 043	652	501	489	631	340	491	665	484	379	484	484	349	425	546	499	490	488	463	-
	10 *	612	1 004	616	515	462	(592)	319	482	718	500	331	447	443	291	410	554	484	435	429	435	-
	11 *	816	1 017	556	501	519	-	355	448	710	476	408	469	492	351	402	574	494	444	555	391	-
	12 * (835)	956	654	558	452	-	327	498	714	508	399	480	593	294	412	569	465	474	485	363	-	

* 临时数字
() 表示少于 5 宗交易。
[] 表示 2023 年内所分析单位的平均面积。
- 本署没有收到成交个案。
九龙湾/观塘的分界等同 18 区议会选区中的观塘区。

* Provisional figures
() Indicates fewer than 5 transactions.
[] Indicates average size of the units analysed during 2023.
- No transaction record received by this Department.
The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

私人写字楼 - 各区不同级别平均售价
PRIVATE OFFICES - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售价 \$/m²

[平均面积] [Average size]		甲级 Grade A [116 平方米 m ²]						乙级 Grade B [87 平方米 m ²]						丙级 Grade C [38 平方米 m ²]										
		湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘#	上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘#	上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘#				
年 / 月 Year / Month	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tong	Yau Ma Tei/ Mong Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tong	Yau Ma Tei/ Mong Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tong	Yau Ma Tei/ Mong Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tong	Yau Ma Tei/ Mong Kwun Tong#
2022	(233 958)	410 515	(236 037)	-	187 641	-	129 791	178 570	(236 526)	256 046	(142 361)	188 111	178 032	(139 749)	173 013	239 927	201 934	195 030	155 929	163 322	-			
2023 *	(367 340)	457 977	(193 829)	(202 804)	201 655	-	134 323	161 646	280 671	250 836	(115 372)	167 355	154 382	101 131	148 137	222 303	173 673	188 359	153 451	151 477	-			
2022	7	-	-	-	(221 610)	-	-	(140 070)	-	(215 232)	-	(227 136)	(211 204)	-	(127 869)	(220 000)	(240 741)	(176 101)	149 224	158 037	-			
	8	-	-	(358 680)	-	-	(135 847)	-	-	-	-	(161 894)	-	(208 696)	(396 641)	(191 078)	-	142 030	184 436	-				
	9	-	-	-	-	-	(88 593)	-	-	-	-	(142 702)	-	(159 538)	-	(203 239)	(217 916)	(161 554)	(156 487)	-				
	10	-	-	(179 588)	-	(176 683)	-	(132 548)	-	(324 921)	(142 361)	(133 333)	(178 642)	-	(177 453)	-	(214 876)	173 246	(191 083)	-				
	11	-	(315 271)	-	(177 054)	-	-	(159 722)	(178 325)	-	(175 915)	(159 246)	(124 396)	(158 451)	-	(129 972)	(183 962)	137 829	(149 300)	-				
	12	-	(472 396)	-	(194 704)	-	-	-	-	-	(171 549)	(250 690)	-	(139 080)	(135 868)	(261 682)	(215 849)	(135 952)	(131 362)	-				
2023	1	-	(420 116)	-	(225 717)	-	(88 148)	-	(189 474)	(228 318)	-	(175 325)	(140 010)	(178 416)	-	(155 565)	-	(132 128)	(161 875)	-				
	2	-	(340 326)	-	(199 770)	-	(153 146)	-	-	-	(159 797)	-	(142 641)	-	(182 543)	-	(143 891)	(139 102)	-					
	3	-	(542 808)	(193 829)	(202 804)	(164 843)	-	(162 071)	-	(279 087)	-	(155 144)	161 719	(145 996)	(244 003)	-	(224 023)	176 039	159 643	-				
	4	(364 626)	-	-	(200 391)	-	(178 763)	-	(273 926)	-	(165 791)	(142 867)	(139 468)	(120 000)	(351 563)	(189 018)	(175 400)	(164 361)	(160 714)	-				
	5	(370 054)	-	-	(218 808)	-	(174 200)	-	(377 483)	-	(126 304)	-	(136 521)	(194 630)	(179 408)	(232 075)	(123 165)	144 326	-					
	6	-	(475 146)	-	-	-	(91 087)	(170 837)	-	(280 876)	-	(184 686)	(156 987)	(119 552)	(128 377)	-	(158 401)	(228 276)	(176 072)	156 267	-			
	7	-	-	-	-	-	(118 041)	-	-	-	(188 658)	(139 485)	-	(135 243)	(185 009)	-	-	(134 133)	(201 705)	-				
	8	-	-	-	-	-	-	(284 495)	(248 023)	-	182 516	(146 394)	91 679	(203 704)	-	(193 636)	142 134	152 419	-					
	9	-	-	-	-	-	-	(277 978)	(344 004)	-	(95 032)	(148 284)	(100 806)	(181 423)	-	(148 624)	-	(143 394)	(149 116)	-				
	10 *	-	-	-	-	-	-	-	-	-	(105 620)	-	(126 791)	-	(156 051)	145 140	(171 733)	-	-					
	11 *	-	(464 516)	-	-	-	(102 536)	(134 306)	-	-	(156 633)	(161 111)	-	(204 558)	(207 254)	(172 131)	155 311	138 881	(135 985)	-				
	12 *	-	-	-	-	-	-	(206 897)	-	(150 990)	(115 372)	(236 842)	(175 085)	(90 890)	(138 204)	-	(184 713)	162 156	(111 554)	-				

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2023 年内所分析单位的平均面积。

- 本署没有收到成交个案。

九龙湾/观塘的分界等同 18 区议会选区中的观塘区。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2023.

- No transaction record received by this Department.

The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

私人写字楼 - 各级别租金及售价指数 (所有地区)
PRIVATE OFFICES - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999 = 100)

年 / 月 Year / Month	租金 Rents				售价 Prices				
	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	
2014	219.0	212.1	195.8	213.7	374.3	448.7	444.2	423.0	
2015	230.9	226.0	210.9	226.7	401.1	485.2	474.0	448.9	
2016	237.9	231.0	213.6	232.3	400.1	457.2	444.7	426.9	
2017	248.8	237.6	221.7	241.8	450.6	524.9	507.4	487.1	
2018	261.1	246.6	228.5	252.2	539.1	580.5	557.0	554.7	
2019	270.1	256.0	236.3	261.4	524.8	580.3	558.2	543.0	
2020	249.9	236.7	219.5	241.7	440.5	532.9	514.3	468.8	
2021	237.0	233.1	220.3	233.4	457.5	549.4	518.2	502.5	
2022	232.1	231.6	218.5	230.0	463.5 @	519.0	505.6	495.7 @	
2023 *	227.5	231.0	221.0	227.5	438.1 @	485.3	466.4	468.7 @	
2022	7 - 9	232.8	232.5	218.9	230.7	(465.4)	(525.5)	506.3	499.6
	10 - 12	230.4	229.5	219.4	228.5	(434.8)	(512.8)	479.7	479.1
2023	1 - 3	228.4	228.5	218.0	226.8	443.9	496.7	478.0	473.9
	4 - 6	227.9	231.1	220.7	227.7	438.6	513.6	480.3	474.4
	7 - 9	227.2	233.5	224.7	228.6	(430.8)@	477.4	465.6	462.8 @
	10 - 12 *	226.4	231.0	220.7	226.8	(426.1)@	(453.6)	441.8	441.8 @
2022	7	232.8	232.2	217.7	230.5	(469.2)	(523.6)	(508.7)	500.4
	8	233.8	233.3	220.6	231.7	(461.6)	(510.2)	502.9	492.7
	9	231.7	232.1	218.3	229.8	(465.5)	(542.8)	(507.4)	(505.6)
	10	230.7	229.6	219.4	228.7	(439.8)	(522.8)	(486.8)	485.6
	11	229.9	230.4	220.8	228.7	(427.1)	(512.3)	(474.8)	(474.9)
	12	230.7	228.5	218.0	228.2	(437.5)	(503.2)	(477.5)	476.9
2023	1	229.5	225.8	216.1	226.4	(444.2)	(500.0)	(478.0)	(477.0)
	2	227.1	228.4	217.3	226.0	(443.4)	(490.3)	(473.8)	469.9
	3	228.5	231.3	220.6	228.1	(444.0)	(499.8)	482.1	474.7
	4	228.8	230.2	218.0	227.5	(443.4)	(508.7)	(485.3)	476.8
	5	228.9	230.9	220.7	228.2	(438.3)	(520.4)	(480.7)	476.6
	6	226.1	232.1	223.5	227.4	(434.2)	(511.7)	(475.0)	469.8
	7	226.7	232.9	223.7	228.0	(430.8)	(492.0)	(474.9)	462.8
	8	228.5	233.8	225.5	229.5	^	476.3	(466.7)	^
	9	226.4	233.7	224.9	228.2	^	(463.8)	(455.2)	^
	10 *	225.9	230.7	221.2	226.5	^	(458.0)	(444.3)	^
	11 *	226.4	230.7	220.9	226.7	(426.1)	(456.0)	440.6	441.8
	12 *	227.0	231.6	220.1	227.2	^	(446.8)	(440.5)	^

* 临时数字

() 表示少于 20 宗交易。

@ 2022 年的售价指数不包括 2022 年 3 月；

2023 年的售价指数不包括 2023 年 8、9、10 及 12 月；

2023 年 7-9 季度的售价指数不包括 2023 年 8 及 9 月；

2023 年 10-12 季度的售价指数不包括 2023 年 10 及 12 月。

^ 没有充足资料作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

@ Price indices for 2022 excluding Mar 2022;

Price indices for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

2023 quarter 7-9 excluding Aug and Sep 2023;

2023 quarter 10-12 excluding Oct and Dec 2023.

^ Insufficient data for analysis.

私人写字楼 - 核心地区甲级写字楼的租金及售价指数
PRIVATE OFFICES - RENTAL AND PRICE INDICES FOR GRADE A OFFICES IN CORE DISTRICTS
(1999 = 100)

年 / 月 Year / Month	租金 Rents			售价 Prices
	上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地区 # Core Districts #
2014	270.6	218.6	195.7	365.2
2015	282.4	228.4	208.5	391.4
2016	296.4	238.5	210.5	409.5
2017	317.9	252.7	216.0	473.2
2018	339.9	263.9	227.5	548.6
2019	358.9	275.1	231.6	495.7 @
2020	313.7	250.3	211.0	413.8 @
2021	285.6	227.5	196.2	421.6
2022	278.1	215.7	194.7	422.7 @
2023 *	263.8	209.9	189.5	439.3 @
2022 7 - 9	276.3	214.9	194.7	(459.9) @
10 - 12	275.3	212.6	191.9	(374.6)
2023 1 - 3	265.6	210.3	189.2	400.1
4 - 6	262.3	209.0	189.9	(441.6)
7 - 9	263.3	211.3	191.8	-
10 - 12 *	263.9	209.0	187.0	(549.7) @
2022 7	276.6	220.9	193.2	(391.5)
8	281.7	211.2	195.4	(528.2)
9	270.5	212.5	195.4	-
10	269.7	216.6	194.9	(357.1)
11	290.0	200.5	184.8	(379.5)
12	266.2	220.8	196.0	(387.2)
2023 1	267.7	217.5	191.6	(410.9)
2	267.6	212.8	184.5	(393.1)
3	261.6	200.5	191.4	(396.3)
4	260.4	217.8	187.7	(355.6)
5	264.6	204.1	193.1	(392.3)
6	261.8	205.1	188.8	(576.9)
7	267.6	209.6	194.2	-
8	262.8	212.9	188.0	-
9	259.5	211.3	193.3	-
10 *	264.0	207.9	191.7	-
11 *	270.7	210.5	186.1	(549.7)
12 *	256.9	208.7	183.3	-

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀

* 临时数字

() 表示少于 10 宗交易。

@ 2019 年的售价指数不包括 2019 年 9 月；

2020 年的售价指数不包括 2020 年 2、3 及 4 月；

2022 年的售价指数不包括 2022 年 3、4 及 9 月；

2022 年 7-9 季度的售价指数不包括 2022 年 9 月；

2023 年的售价指数不包括 2023 年 7、8、9、10 及 12 月；

2023 年 10-12 季度的售价指数不包括 2023 年 10 及 12 月。

- 本署没有收到成交个案。

Core districts : Sheung Wan / Central, Wan Chai / Causeway Bay and Tsim Sha Tsui

* Provisional figures

() Indicates fewer than 10 transactions.

@ Price indices for 2019 excluding Sep 2019;

Price indices for 2020 excluding Feb, Mar and Apr 2020;

Price indices for the periods of 2022 excluding Mar, Apr and Sep 2022;

2022 quarter 7-9 excluding Sep 2022;

Price indices for the periods of 2023 excluding Jul, Aug, Sep, Oct and Dec 2023;

2023 quarter 10-12 excluding Oct and Dec 2023.

- No transaction record received by this Department.

私人商业楼宇 - 各区总存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地区	District	2022 年年底总存量 Stock at year-end	2023 年落成量 Completions	落成量占 2022 年总存量的百分率 Completions as a % of 2022 Stock	2023 年年底总存量 Stock at year-end	2023 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	1 147 800	700	0.1	1 146 600	123 300	10.8
湾仔	Wan Chai	1 199 100	2 600	0.2	1 201 700	135 400	11.3
东区	Eastern	722 600	2 100	0.3	727 000	54 500	7.5
南区	Southern	251 300	21 000	8.4	270 700	54 100	20.0
港岛	HONG KONG	3 320 800	26 400	0.8	3 346 000	367 300	11.0
油尖旺	Yau Tsim Mong	2 186 100	2 700	0.1	2 188 300	229 300	10.5
深水埗	Sham Shui Po	746 400	4 200	0.6	749 900	66 300	8.8
九龙城	Kowloon City	766 200	42 300	5.5	804 600	121 300	15.1
黄大仙	Wong Tai Sin	324 500	2 300	0.7	324 900	25 500	7.8
观塘	Kwun Tong	743 100	4 400	0.6	748 300	109 200	14.6
九龙	KOWLOON	4 766 300	55 900	1.2	4 816 000	551 600	11.5
葵青	Kwai Tsing	386 500	-	-	384 900	38 200	9.9
荃湾	Tsuen Wan	578 100	-	-	577 000	83 300	14.4
屯门	Tuen Mun	432 700	-	-	433 400	29 100	6.7
元朗	Yuen Long	524 700	800	0.2	526 400	35 900	6.8
北区	North	241 900	-	-	245 400	21 400	8.7
大埔	Tai Po	234 900	4 300	1.8	239 300	14 300	6.0
沙田	Sha Tin	534 000	3 300	0.6	539 600	35 300	6.5
西贡	Sai Kung	365 100	-	-	363 100	19 800	5.5
离岛	Islands	307 400	-	-	307 200	21 200	6.9
新界	NEW TERRITORIES	3 605 300	8 400	0.2	3 616 300	298 500	8.3
全港	OVERALL	11 692 400	90 700	0.8	11 778 300	1 217 400	10.3

2023 年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2022 年年底总存量计算。

2023 Year-end Stock figures are derived from the latest rating record, and not from the 2022 Year-end Stock figures shown here.

私人商业楼宇 - 拆卸量、落成量及总存量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
2019	港岛 Hong Kong	14 000	22 800	3 296 500
	九龙 Kowloon	7 800	38 900	4 706 200
	新界 New Territories	100	55 800	3 517 000
	全港 OVERALL	21 900	117 500	11 519 700
2020	港岛 Hong Kong	7 200	19 300	3 310 100
	九龙 Kowloon	11 700	15 700	4 707 800
	新界 New Territories	300	32 300	3 557 400
	全港 OVERALL	19 200	67 300	11 575 300
2021	港岛 Hong Kong	9 500	15 600	3 313 300
	九龙 Kowloon	26 300	15 700	4 719 300
	新界 New Territories	-	10 200	3 577 100
	全港 OVERALL	35 800	41 500	11 609 700
2022	港岛 Hong Kong	6 200	13 900	3 320 800
	九龙 Kowloon	16 500	57 900	4 766 300
	新界 New Territories	700	45 900	3 605 300
	全港 OVERALL	23 400	117 700	11 692 400
2023	港岛 Hong Kong	1 100	26 400	3 346 000
	九龙 Kowloon	8 600	55 900	4 816 000
	新界 New Territories	-	8 400	3 616 300
	全港 OVERALL	9 700	90 700	11 778 300

私人商业楼宇 - 各区落成量及预测落成量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2023 年落成量	预测落成量 Forecast Completions	
		Completions	[2024]	[2025]
中西区	Central and Western	700	8 600	7 300
湾仔	Wan Chai	2 600	28 200	14 700
东区	Eastern	2 100	-	700
南区	Southern	21 000	600	5 900
港岛	HONG KONG	26 400	37 400	28 600
油尖旺	Yau Tsim Mong	2 700	15 700	11 800
深水埗	Sham Shui Po	4 200	1 500	4 900
九龙城	Kowloon City	42 300	7 500	29 000
黄大仙	Wong Tai Sin	2 300	-	600
观塘	Kwun Tong	4 400	9 100	400
九龙	KOWLOON	55 900	33 800	46 700
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	2 800	-
元朗	Yuen Long	800	3 700	-
北区	North	-	-	-
大埔	Tai Po	4 300	700	4 100
沙田	Sha Tin	3 300	-	-
西贡	Sai Kung	-	-	9 100
离岛	Islands	-	-	-
新界	NEW TERRITORIES	8 400	7 200	13 200
全港	OVERALL	90 700	78 400	88 500

私人商业楼宇 - 整体空置趋势
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2019	117 500	110 200	93.8	11 402 200	1 053 800	9.2	1 164 000	10.1
2020	67 300	65 300	97.0	11 508 000	1 255 200	10.9	1 320 500	11.4
2021	41 500	39 800	95.9	11 568 200	1 141 800	9.9	1 181 600	10.2
2022	117 700	117 100	99.5	11 574 700	1 106 600	9.6	1 223 700	10.5
2023	90 700	89 700	98.9	11 687 600	1 127 700	9.6	1 217 400	10.3

私人零售业楼宇 - 平均租金及售价
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

区域 Area	租金 Rents (每平方米月租 \$/m ² per month)			售价 Prices (每平方米售价 \$/m ²)		
	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
[平均面积] [Average size]	[56 平方米 m ²]	[54 平方米 m ²]	[52 平方米 m ²]	[49 平方米 m ²]	[39 平方米 m ²]	[23 平方米 m ²]
年 / 月 Year / Month						
2022	1 196	1 104	1 169	471 929	372 134	370 711
2023 *	1 286	1 170	1 205	521 316	370 981	339 507
2022	7	1 249	1 049	1 228	(412 987)	(516 722)
	8	1 212	1 099	1 139	(569 386)	298 763
	9	1 253	1 110	1 149	(358 716)	(418 510)
	10	1 067	1 078	1 216	(436 159)	(199 331)
	11	1 265	1 232	1 153	(618 109)	(210 584)
	12	1 042	1 114	1 217	(565 273)	(463 529)
2023	1	1 031	978	1 025	(541 724)	(500 042)
	2	1 454	1 125	1 254	(512 867)	(263 102)
	3	1 307	1 187	1 267	(387 678)	377 219
	4	1 296	1 184	1 164	(380 100)	(409 620)
	5	1 216	1 199	1 187	(846 172)	(480 920)
	6	1 437	1 170	1 244	(536 640)	(299 937)
	7	1 257	1 151	1 202	(534 154)	(275 554)
	8	1 309	1 164	1 201	(420 686)	(361 393)
	9	1 334	1 208	1 255	(287 686)	(336 683)
	10 *	1 205	1 173	1 186	(313 675)	(241 032)
	11 *	1 268	1 414	1 197	(569 236)	(249 861)
	12 *	1 340	1 359	1 239	(526 521)	(350 948)

* 临时数字
() 表示少于 20 宗交易。
[] 表示 2023 年内所分析单位的平均面积。

* Provisional figures
() Indicates fewer than 20 transactions.
[] Indicates average size of the units analysed during 2023.

私人零售业楼宇 - 租金及售价指数
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month	租金 Rents	售价 Prices
2014	173.1	521.2
2015	182.5	559.2
2016	178.6	526.9
2017	182.5	558.4
2018	187.0	591.4
2019	187.2	549.7
2020	169.9	518.9
2021	172.0	543.4
2022	167.0	523.0
2023 *	171.0	487.9
2022		
7 - 9	165.9	517.6
10 - 12	166.9	505.9
2023		
1 - 3	167.5	488.0
4 - 6	170.4	499.0
7 - 9	172.8	493.3
10 - 12 *	173.1	471.4
2022		
7	167.4	520.9
8	164.9	517.9
9	165.5	513.9
10	166.3	513.4
11	167.3	506.2
12	167.2	498.0
2023		
1	167.2	487.9
2	167.2	484.8
3	168.1	491.4
4	168.1	496.6
5	170.7	499.3
6	172.5	501.0
7	172.8	498.4
8	172.8	495.5
9	172.8	486.1
10 *	173.0	478.8
11 *	173.1	471.4
12 *	173.2	463.9

* 临时数字

* Provisional figures

私人分层工厂大厦 - 各区总存量、落成量及空置量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地区	District	2022年年底总存量 Stock at year-end	2023年落成量 Completions	落成量占2022年总存量的百分率 Completions as a % of 2022 Stock	2023年年底总存量 Stock at year-end	2023年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	62 000	-	-	62 000	3 400	5.5
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 168 300	-	-	1 138 700	87 100	7.6
南区	Southern	653 900	-	-	643 200	103 400	16.1
港岛	HONG KONG	1 884 200	-	-	1 843 900	193 900	10.5
油尖旺	Yau Tsim Mong	278 000	-	-	277 700	8 700	3.1
深水埗	Sham Shui Po	977 200	-	-	988 000	60 900	6.2
九龙城	Kowloon City	810 200	-	-	810 200	20 800	2.6
黄大仙	Wong Tai Sin	758 800	-	-	757 800	36 000	4.8
观塘	Kwun Tong	2 925 000	-	-	2 913 700	181 800	6.2
九龙	KOWLOON	5 749 200	-	-	5 747 400	308 200	5.4
葵青	Kwai Tsing	3 158 100	24 200	0.8	3 181 600	135 800	4.3
荃湾	Tsuen Wan	2 252 500	6 700	0.3	2 260 200	165 200	7.3
屯门	Tuen Mun	1 421 400	-	-	1 421 800	44 000	3.1
元朗	Yuen Long	228 700	-	-	228 700	20 900	9.1
北区	North	289 100	-	-	290 100	4 200	1.4
大埔	Tai Po	153 100	-	-	152 900	8 300	5.4
沙田	Sha Tin	1 081 700	-	-	1 056 300	23 700	2.2
西贡	Sai Kung	-	26 500	-	26 500	26 500	100.0
离岛	Islands	900	-	-	900	-	-
新界	NEW TERRITORIES	8 585 500	57 400	0.7	8 619 000	428 600	5.0
全港	OVERALL	16 218 900	57 400	0.4	16 210 300	930 700	5.7

2023年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的2022年年底总存量计算。

2023 Year-end Stock figures are derived from the latest rating record, and not from the 2022 Year-end Stock figures shown here.

私人分层工厂大厦 - 拆卸量、落成量及总存量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
2019	港岛 Hong Kong	5 000	-	1 901 800
	九龙 Kowloon	45 400	3 300	5 851 000
	新界 New Territories	2 700	52 900	8 589 500
	全港 OVERALL	53 100	56 200	16 342 300
2020	港岛 Hong Kong	11 000	11 400	1 900 500
	九龙 Kowloon	70 500	11 500	5 783 300
	新界 New Territories	-	14 800	8 599 600
	全港 OVERALL	81 500	37 700	16 283 400
2021	港岛 Hong Kong	-	-	1 900 700
	九龙 Kowloon	24 400	7 100	5 734 500
	新界 New Territories	46 100	22 400	8 537 600
	全港 OVERALL	70 500	29 500	16 172 800
2022	港岛 Hong Kong	-	-	1 884 200
	九龙 Kowloon	12 800	42 000	5 749 200
	新界 New Territories	11 400	63 000	8 585 500
	全港 OVERALL	24 200	105 000	16 218 900
2023	港岛 Hong Kong	21 200	-	1 843 900
	九龙 Kowloon	3 100	-	5 747 400
	新界 New Territories	-	57 400	8 619 000
	全港 OVERALL	24 300	57 400	16 210 300

私人分层工厂大厦 - 各区落成量及预测落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2023 年落成量	预测落成量 Forecast Completions	
		Completions	[2024]	[2025]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	6 200
南区	Southern	-	-	-
港岛	HONG KONG	-	-	6 200
油尖旺	Yau Tsim Mong	-	2 200	-
深水埗	Sham Shui Po	-	20 900	16 400
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	6 100
观塘	Kwun Tong	-	9 000	-
九龙	KOWLOON	-	32 100	22 500
葵青	Kwai Tsing	24 200	4 900	-
荃湾	Tsuen Wan	6 700	14 200	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	3 400	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	23 500
西贡	Sai Kung	26 500	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	57 400	22 500	23 500
全港	OVERALL	57 400	54 600	52 200

私人分层工厂大厦 - 整体空置趋势
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2019	56 200	45 700	81.3	16 286 100	926 200	5.7	971 900	5.9
2020	37 700	31 500	83.6	16 245 700	1 006 100	6.2	1 037 600	6.4
2021	29 500	29 300	99.3	16 143 300	890 200	5.5	919 500	5.7
2022	105 000	99 900	95.1	16 113 900	751 700	4.7	851 600	5.3
2023	57 400	50 700	88.3	16 152 900	880 000	5.4	930 700	5.7

私人分层工厂大厦 - 平均租金及售价
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

区域 Area	租金 Rents (每平方米月租 \$/m ² per month)			售价 Prices (每平方米售价 \$/m ²)		
	港岛 Hong Kong [155 平方米 m ²]	九龙 Kowloon [125 平方米 m ²]	新界 New Territories [132 平方米 m ²]	港岛 Hong Kong [143 平方米 m ²]	九龙 Kowloon [113 平方米 m ²]	新界 New Territories [104 平方米 m ²]
[平均面积] [Average size]						
年 / 月 Year / Month						
2022	202	222	161	89 570	89 133	63 765
2023 *	203	223	167	77 205	83 461	58 834
2022	7	195	229	(86 110)	88 518	65 221
	8	195	229	(91 813)	85 916	63 895
	9	213	225	(80 973)	92 414	56 356
	10	200	224	(87 283)	73 743	58 021
	11	195	229	(73 398)	89 645	60 976
	12	199	226	(98 426)	81 806	65 289
2023	1	204	216	(92 389)	78 834	58 922
	2	185	224	(62 655)	86 473	63 153
	3	201	224	(69 564)	87 924	59 499
	4	196	215	(84 199)	81 530	58 808
	5	199	226	(76 881)	79 993	57 678
	6	198	228	(87 554)	83 176	60 435
	7	222	225	(69 933)	79 215	59 700
	8	200	225	(75 447)	96 416	60 744
	9	203	222	(62 173)	(74 261)	59 537
	10 *	221	227	(73 164)	(79 696)	54 613
	11 *	207	232	(76 460)	79 503	51 016
	12 *	191	219	(100 950)	87 266	60 240

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2023 年内所分析单位的平均面积。

平均租金及售价只以楼上单位的租金及售价计算。

* Provisional figures

() Indicates fewer than 20 transactions.

[] Indicates average size of the units analysed during 2023.

Average rents and prices are in respect of upper floor units only.

私人分层工厂大厦 - 租金及售价指数
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month	租金 Rents	售价 Prices
2014	160.1	668.0
2015	174.4	723.9
2016	181.4	692.7
2017	190.7	778.1
2018	202.3	888.1
2019	209.7	887.9
2020	200.5	826.1
2021	208.8	879.0
2022	211.9	880.3
2023 *	218.8	842.6
2022 7 - 9	214.4	884.3
10 - 12	213.9	849.6
2023 1 - 3	214.5	860.1
4 - 6	218.0	861.7
7 - 9	221.3	842.2
10 - 12 *	221.3	806.2
2022 7	212.8	892.3
8	214.9	889.9
9	215.5	870.8
10	215.4	859.7
11	212.8	852.0
12	213.4	837.2
2023 1	212.2	851.5
2	215.4	863.2
3	215.8	865.7
4	215.8	862.9
5	218.5	861.4
6	219.6	860.8
7	220.6	851.4
8	222.1	844.7
9	221.2	830.4
10 *	221.3	816.1
11 *	221.2	808.2
12 *	221.3	794.4

* 临时数字
上述指数只就楼上单位计算。

* Provisional figures
The indices are in respect of upper floor units only.

私人分层工厂大厦 - 在选定地区的平均售价
PRIVATE FLATTED FACTORIES - AVERAGE PRICES IN SELECTED DISTRICTS

		每平方米售价 \$/m ²					
地区 District	东区 Eastern	深水埗 Sham Shui Po	观塘 Kwun Tong	葵青 Kwai Tsing	荃湾 Tsuen Wan	沙田 Sha Tin	
[平均面积] [Average size]	[60 平方米 m ²]	[79 平方米 m ²]	[61 平方米 m ²]	[65 平方米 m ²]	[87 平方米 m ²]	[67 平方米 m ²]	
年 / 月 Year / Month							
2022	113 409	131 603	112 755	75 536	88 986	88 863	
2023 *	102 353	143 957	111 567	70 635	78 067	82 171	
2022							
7	-	-	105 310	88 198	88 431	(63 201)	
8	-	(112 750)	90 557	73 444	72 247	(79 647)	
9	-	122 293	121 116	(75 903)	68 104	(93 389)	
10	-	-	-	(79 236)	61 589	(110 638)	
11	(104 987)	(140 088)	(96 883)	(58 834)	(70 664)	(86 816)	
12	(78 049)	(148 295)	-	81 199	(78 861)	(93 801)	
2023							
1	(74 871)	(125 224)	-	(80 450)	75 045	-	
2	-	(200 800)	115 861	86 010	110 293	-	
3	(71 895)	152 617	115 851	73 151	82 572	(66 463)	
4	(114 463)	163 900	(95 976)	(86 267)	66 663	(93 910)	
5	-	170 168	(117 709)	70 676	97 285	-	
6	(120 112)	(143 737)	109 638	63 789	70 851	(90 620)	
7	-	132 629	107 048	63 177	(74 687)	-	
8	-	(100 616)	126 712	(59 768)	80 161	84 966	
9	-	(110 276)	-	(75 444)	82 866	(76 775)	
10 *	(125 604)	130 311	(125 233)	(51 082)	63 963	(86 757)	
11 *	-	(139 918)	(98 419)	(84 952)	65 182	(82 335)	
12 *	(122 549)	(96 174)	(93 801)	56 585	63 095	(75 236)	

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2023 年内所分析单位的平均面积。

- 本署没有收到成交个案。

所分析的楼宇是于 1992 年或之后建成。

平均售价只以楼上单位的售价计算。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2023.

- No transaction record received by this Department.

Premises analysed are those built since 1992.

Average prices are in respect of upper floor units only.

私人工贸大厦 - 各区总存量、落成量及空置量
PRIVATE INDUSTRIAL/OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地区	District	2022年年底总存量 Stock at year-end	2023年落成量 Completions	落成量占2022年总存量的百分率 Completions as a % of 2022 Stock	2023年年底总存量 Stock at year-end	2023年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
东区	Eastern	46 600	-	-	46 600	4 900	10.5
南区	Southern	5 900	-	-	5 900	500	8.5
港岛	HONG KONG	52 500	-	-	52 500	5 400	10.3
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	200	2.2
深水埗	Sham Shui Po	120 700	-	-	120 700	11 500	9.5
九龙城	Kowloon City	5 300	-	-	5 300	300	5.7
黄大仙	Wong Tai Sin	28 300	-	-	18 200	100	0.5
观塘	Kwun Tong	180 500	-	-	180 600	28 200	15.6
九龙	KOWLOON	344 100	-	-	334 100	40 300	12.1
葵青	Kwai Tsing	93 500	-	-	93 500	14 900	15.9
荃湾	Tsuen Wan	21 300	-	-	21 300	100	0.5
北区	North	6 600	-	-	6 600	1 300	19.7
沙田	Sha Tin	16 600	-	-	16 600	200	1.2
新界	NEW TERRITORIES	138 000	-	-	138 000	16 500	12.0
全港	OVERALL	534 600	-	-	524 600	62 200	11.9

2023年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的2022年年底总存量计算。

2023 Year-end Stock figures are derived from the latest rating record, and not from the 2022 Year-end Stock figures shown here.

私人工贸大厦 - 整体空置趋势
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2019	-	-	-	550 500	49 400	9.0	49 400	9.0
2020	-	-	-	544 900	55 700	10.2	55 700	10.2
2021	-	-	-	544 000	62 800	11.5	62 800	11.5
2022	-	-	-	534 600	60 300	11.3	60 300	11.3
2023	-	-	-	524 600	62 200	11.9	62 200	11.9

私人特殊厂房 - 各区总存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2022 年年底总存量 Stock at year-end	2023 年落成量 Completions	落成量占 2022 年总存量的百分率 Completions as a % of 2022 Stock	2023 年年底总存量 Stock at year-end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	500	-	-	500
南区	Southern	74 800	-	-	74 800
港岛	HONG KONG	75 300	-	-	75 300
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	11 700	-	-	-
九龙城	Kowloon City	30 500	-	-	30 500
黄大仙	Wong Tai Sin	44 100	-	-	44 100
观塘	Kwun Tong	171 800	-	-	171 800
九龙	KOWLOON	258 100	-	-	246 400
葵青	Kwai Tsing	131 700	19 500	14.8	159 900
荃湾	Tsuen Wan	152 000	-	-	151 900
屯门	Tuen Mun	175 800	-	-	175 800
元朗	Yuen Long	585 100	28 300	4.8	613 400
北区	North	136 600	-	-	136 700
大埔	Tai Po	768 000	7 800	1.0	775 900
沙田	Sha Tin	137 200	-	-	137 200
西贡	Sai Kung	769 900	-	-	767 600
离岛	Islands	93 800	-	-	93 800
新界	NEW TERRITORIES	2 950 100	55 600	1.9	3 012 200
全港	OVERALL	3 283 500	55 600	1.7	3 333 900

2023 年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2022 年年底总存量计算。

2023 Year-end Stock figures are derived from the latest rating record, and not from the 2022 Year-end Stock figures shown here.

私人特殊厂房 - 各区落成量及预测落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2023 年落成量	预测落成量 Forecast Completions	
		Completions	[2024]	[2025]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	KOWLOON	-	-	-
葵青	Kwai Tsing	19 500	15 400	-
荃湾	Tsuen Wan	-	25 600	-
屯门	Tuen Mun	-	-	800
元朗	Yuen Long	28 300	-	-
北区	North	-	-	10 600
大埔	Tai Po	7 800	8 100	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	3 100	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	55 600	52 200	11 400
全港	OVERALL	55 600	52 200	11 400

私人货仓 - 各区总存量、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地区	District	2022 年年底总存量 Stock at year-end	2023 年落成量 Completions	落成量占 2022 年总存量的百分率 Completions as a % of 2022 Stock	2023 年年底总存量 Stock at year-end	2023 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	43 700	-	-	43 700	-	-
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	92 200	-	-	92 200	3 200	3.5
南区	Southern	28 600	-	-	28 600	500	1.7
港岛	HONG KONG	164 500	-	-	164 500	3 700	2.2
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	69 300	22 000	31.7
九龙城	Kowloon City	89 300	-	-	89 300	9 700	10.9
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
观塘	Kwun Tong	244 400	200	0.1	171 000	25 600	15.0
九龙	KOWLOON	477 400	200	- +	331 100	57 300	17.3
葵青	Kwai Tsing	1 767 400	-	-	1 768 600	65 300	3.7
荃湾	Tsuen Wan	395 500	-	-	395 500	9 800	2.5
屯门	Tuen Mun	217 000	-	-	217 100	16 800	7.7
元朗	Yuen Long	126 000	-	-	126 000	9 200	7.3
北区	North	126 100	-	-	126 100	15 200	12.1
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 400	-	-	442 400	21 100	4.8
西贡	Sai Kung	7 400	-	-	7 400	4 500	60.8
离岛	Islands	94 400	-	-	99 400	3 400	3.4
新界	NEW TERRITORIES	3 176 800	-	-	3 183 100	145 300	4.6
全港	OVERALL	3 818 700	200	- +	3 678 700	206 300	5.6

+ 少于 0.05%

2023 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2022 年年底总存量计算。

+ Below 0.05%

2023 Year-end Stock figures are derived from the latest rating record,
and not from the 2022 Year-end Stock figures shown here.

私人货仓 - 各区落成量及预测落成量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2023 年落成量	预测落成量 Forecast Completions	
		Completions	[2024]	[2025]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	200	-	-
九龙	KOWLOON	200	-	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	-	-	-
全港	OVERALL	200	-	-

私人货仓 - 整体空置趋势
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2019	-	-	-	3 759 400	239 200	6.4	239 200	6.4
2020	-	-	-	3 735 100	202 100	5.4	202 100	5.4
2021	-	-	-	3 751 500	269 200	7.2	269 200	7.2
2022	74 600	-	-	3 744 100	237 300	6.3	237 300	6.2
2023	200	200	100.0	3 678 500	206 100	5.6	206 300	5.6

私人物业市场回报率 - 住宅楼宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回报百分率 % return

年 / 月 Year / Month		类别 Class				
		A	B	C	D	E
2014		3.1	2.8	2.7	2.4	2.2
2015		2.9	2.7	2.6	2.4	2.2
2016		3.0	2.7	2.6	2.4	2.2
2017		2.8	2.5	2.4	2.3	2.0
2018		2.7	2.4	2.3	2.2	2.0
2019		2.6	2.4	2.3	2.1	2.1
2020		2.4	2.2	2.1	2.0	1.9
2021		2.4	2.2	2.1	2.0	1.9
2022		2.5	2.2	2.1	2.1	2.0
2023 *		2.9	2.5	2.3	2.2	2.1
2022	7 - 9	2.6	2.3	2.1	2.0	2.0
	10 - 12	2.7	2.4	2.2	2.1	2.1
2023	1 - 3	2.7	2.3	2.2	2.1	1.9
	4 - 6	2.7	2.4	2.2	2.1	2.0
	7 - 9	3.0	2.5	2.3	2.2	2.1
	10 - 12 *	3.2	2.7	2.5	2.4	2.2
2022	7	2.5	2.2	2.1	2.1	2.0
	8	2.6	2.3	2.2	2.0	2.0
	9	2.6	2.3	2.1	2.1	2.0
	10	2.7	2.4	2.2	2.1	2.1
	11	2.8	2.4	2.3	2.1	2.1
	12	2.8	2.4	2.3	2.1	2.0
2023	1	2.7	2.4	2.2	2.1	2.0
	2	2.7	2.3	2.2	2.1	1.9
	3	2.7	2.3	2.1	2.1	1.9
	4	2.7	2.3	2.2	2.1	1.9
	5	2.7	2.4	2.2	2.2	2.0
	6	2.8	2.4	2.3	2.2	2.1
	7	2.9	2.5	2.3	2.2	2.1
	8	3.0	2.6	2.3	2.2	2.1
	9	3.1	2.6	2.4	2.3	2.1
	10	3.1	2.7	2.4	2.3	2.2
	11 *	3.2	2.7	2.5	2.4	2.2
	12 *	3.2	2.8	2.5	2.4	2.3

* 临时数字

* Provisional figures

私人物业市场回报率 - 写字楼、分层工厂大厦及零售业楼宇
PRIVATE PROPERTY MARKET YIELDS - OFFICES, FLATTED FACTORIES AND RETAIL

回报百分率 % return

		写字楼 Offices		分层工厂大厦 Flatted Factories**	零售业楼宇 Retail
年 / 月 Year / Month		甲级 Grade A	乙级 Grade B		
2014		2.9	3.0	2.9	2.4
2015		2.9	3.0	2.9	2.4
2016		3.0	3.2	3.1	2.5
2017		2.7	2.8	2.9	2.5
2018		2.4	2.6	2.8	2.4
2019		2.5	2.7	2.8	2.7
2020		2.7	2.7	2.9	2.6
2021		2.5	2.5	2.9	2.5
2022		2.5 @	2.6	2.9	2.5
2023 *		2.6 @	2.8	3.1	2.8
2022	7 - 9	2.5	2.6	2.9	2.6
	10 - 12	2.6	2.7	3.0	2.6
2023	1 - 3	2.5	2.7	3.0	2.7
	4 - 6	2.6	2.7	3.1	2.7
	7 - 9	2.6 @	2.9	3.2	2.8
	10 - 12 *	2.6 @	3.0	3.3	2.9
2022	7	2.4	2.6	2.9	2.5
	8	2.5	2.7	2.9	2.5
	9	2.5	2.5	3.0	2.6
	10	2.6	2.6	3.0	2.6
	11	2.7	2.7	3.0	2.5
	12	2.6	2.7	3.1	2.7
2023	1	2.6	2.7	3.0	2.7
	2	2.5	2.8	3.0	2.7
	3	2.5	2.7	3.0	2.7
	4	2.6	2.7	3.0	2.7
	5	2.6	2.6	3.1	2.8
	6	2.6	2.7	3.1	2.7
	7	2.6	2.8	3.1	2.8
	8	^	2.9	3.2	2.7
	9	^	3.0	3.2	2.9
	10 *	^	3.0	3.3	2.8
	11 *	2.6	3.0	3.3	2.9
	12 *	^	3.1	3.4	2.9

* 临时数字

** 此栏数字只就楼上单位计算。

@ 2022年的物业市场回报率不包括2022年3月；

2023年的物业市场回报率不包括2023年8、9、10及12月；

2023年7-9季度的物业市场回报率不包括2023年8及9月；

2023年10-12季度的物业市场回报率不包括2023年10及12月。

^ 没有充足资料作分析。

* Provisional figures

** The figures are in respect of upper floor units only.

@ Property Market Yields for 2022 excluding Mar 2022;

Property Market Yields for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

2023 quarter 7-9 excluding Aug and Sep 2023;

2023 quarter 10-12 excluding Oct and Dec 2023.

^ Insufficient data for analysis.

住宅买卖 - 楼宇买卖合同数目及总值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month	数目 No.	总值 (百万元) Consideration (\$ million)
2021	74 297	733 904
2022	45 050	407 723
2023	43 002	389 247
2022	10 056	99 820
	4 - 6	138 345
	7 - 9	95 477
	10 - 12	74 081
2023	14 023	119 977
	4 - 6	122 758
	7 - 9	78 022
	10 - 12	68 490
2023	3 051	25 431
	2	36 654
	3	57 892
	4	52 368
	5	36 769
	6	33 621
	7	26 591
	8	28 645
	9	22 786
	10	24 497
	11	19 669
	12	24 324

资料来源：土地注册处

数字源自有关期间送交土地注册处注册的住宅楼宇买卖合同。这些数字一般显示送交注册前约四个星期内签立的交易。住宅买卖是指已缴付印花税的楼宇买卖合同。统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋等计划的住宅买卖，除非有关单位转售限制期届满并已缴付补价。

Source : The Land Registry

The figures are derived from sale and purchase agreements of domestic units **received** for registration in the Land Registry for the relevant periods. They generally relate to transactions executed up to four weeks prior to their submission for registration. Sales of domestic units refer to sale and purchase agreements with payment of stamp duty. These statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme, etc. except those after payment of premium.

住宅买卖 - 按成交金额分类的买卖合同数目
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

买卖合同数目 No. of Agreements

年 / 月 Year / Month		成交金额 (百万元) Range of Consideration (\$ million)										总数 Total
		少于 2 Less than 2		2 至少于 3 2 to less than 3		3 至少于 5 3 to less than 5		5 至少于 10 5 to less than 10		10 或以上 10 or over		
		数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	
2021		1 053	1	1 414	2	11 303	15	41 893	56	18 634	25	74 297
2022		937	2	1 227	3	9 344	21	24 499	54	9 043	20	45 050
2023		936	2	2 037	5	11 309	26	21 061	49	7 659	18	43 002
2022	1 - 3	211	2	242	2	1 618	16	5 656	56	2 329	23	10 056
	4 - 6	227	2	303	2	2 260	15	8 496	57	3 639	24	14 925
	7 - 9	232	2	328	3	3 076	26	6 222	53	1 825	16	11 683
	10 - 12	267	3	354	4	2 390	28	4 125	49	1 250	15	8 386
2023	1 - 3	281	2	410	3	3 459	25	7 411	53	2 462	18	14 023
	4 - 6	223	2	490	4	2 839	23	6 167	51	2 480	20	12 199
	7 - 9	205	2	563	6	2 659	29	4 244	46	1 503	16	9 174
	10 - 12	227	3	574	8	2 352	31	3 239	43	1 214	16	7 606
2023	1	73	2	118	4	856	28	1 523	50	481	16	3 051
	2	100	2	123	3	1 139	27	2 180	51	740	17	4 282
	3	108	2	169	3	1 464	22	3 708	55	1 241	19	6 690
	4	78	2	144	3	1 058	23	2 226	49	1 077	23	4 583
	5	74	2	170	4	967	24	2 043	51	749	19	4 003
	6	71	2	176	5	814	23	1 898	53	654	18	3 613
	7	59	2	190	6	745	24	1 577	51	494	16	3 065
	8	84	3	185	6	965	30	1 439	44	574	18	3 247
	9	62	2	188	7	949	33	1 228	43	435	15	2 862
	10	53	2	164	8	667	31	883	42	356	17	2 123
	11	80	3	214	8	788	31	1 063	42	409	16	2 554
	12	94	3	196	7	897	31	1 293	44	449	15	2 929

资料来源：土地注册处
有关数字来自图表 49。

由于四舍五入关系，个别项目的百分率数字加起来可能不等于百分之一百。

Source: The Land Registry

Figures are derived from Table 49.

Figures in percentage for individual items may not add up to 100% due to rounding.

住宅一手及二手市场 - 买卖合同数目及总值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month	数目 No.	一手买卖 Primary Sales		二手买卖 Secondary Sales		总数 Total No.
		%	总值 (百万元) Consideration (\$ million)	%	总值 (百万元) Consideration (\$ million)	
2021	17 650	24	230 888	76	503 017	74 297
2022	10 315	23	109 722	77	297 999	45 050
2023	10 752	25	127 628	75	261 623	43 002
2022	1 - 3	17	23 104	83	76 716	10 056
	4 - 6	21	37 949	79	100 396	14 925
	7 - 9	36	35 936	64	59 540	11 683
	10 - 12	15	12 733	85	61 347	8 386
2023	1 - 3	20	32 997	80	86 982	14 023
	4 - 6	29	50 283	71	72 474	12 199
	7 - 9	27	23 541	73	54 482	9 174
	10 - 12	24	20 807	76	47 685	7 606
2023	1	12	5 072	88	20 359	3 051
	2	15	9 053	85	27 602	4 282
	3	27	18 872	73	39 021	6 690
	4	34	25 758	66	26 610	4 583
	5	25	11 807	75	24 961	4 003
	6	28	12 718	72	20 903	3 613
	7	26	7 438	74	19 153	3 065
	8	23	8 440	77	20 205	3 247
	9	34	7 663	66	15 124	2 862
	10	17	4 805	83	19 693	2 123
	11	21	6 318	79	13 352	2 554
	12	33	9 684	67	14 640	2 929

资料来源：土地注册处

有关数字来自图表 49。请参阅该图表有关「住宅买卖」的定义。一手买卖一般指由发展商出售的单位，二手买卖指非由发展商出售的单位。

由于四舍五入关系，一手和二手买卖的总值加起来可能不等于图表 49 的总值。

Source: The Land Registry

Figures are derived from Table 49. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 49.

非住宅买卖 - 主要类别物业买卖宗数及总值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month	写字楼 Offices		商业楼宇 Commercial		分层工厂大厦 Flatted Factories	
	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)
2021	1 077	14 860	2 189	42 026	3 637	27 350
2022	667	8 508	1 397	21 750	2 006	16 884
2023 *	646	13 530	1 114	16 974	1 862	13 849
2022						
	7 - 9	150	321	4 275	516	4 300
	10 - 12	160	291	4 515	368	2 468
2023						
	1 - 3	183	314	5 325	521	4 057
	4 - 6	192	284	4 188	551	4 394
	7 - 9	137	293	4 042	420	2 769
	10 - 12 *	134	223	3 418	370	2 630
2022						
	7	61	87	1 202	167	1 804
	8	53	131	1 838	168	1 223
	9	36	103	1 234	181	1 273
	10	75	85	1 145	108	769
	11	40	109	1 441	128	935
	12	45	97	1 929	132	764
2023						
	1	40	87	1 392	123	795
	2	49	97	1 869	138	1 039
	3	94	130	2 064	260	2 222
	4	59	87	948	180	1 327
	5	63	119	2 139	204	1 404
	6	70	78	1 102	167	1 663
	7	36	92	1 140	170	1 145
	8	60	126	2 108	141	912
	9	41	75	794	109	713
	10 *	33	72	582	120	958
	11 *	59	95	1 005	128	950
	12 *	42	56	1 832	122	721

* 临时数字

这些数字是根据买卖合约的签署日期 (如没有买卖合约, 则根据转让契约签署日期), 而并非送交土地注册处登记的日期, 应与土地注册处编制的住宅买卖数据有所区别。

数字并不反映所有非住宅买卖。其他类别如工贸大厦、货仓、车位等并不包括在内。整座楼宇的买卖, 或包含超过一种物业类别的买卖, 亦未有包括在内。故此, 列表的数字, 特别是总值方面, 可能会较实际的数字为低。

* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and **not** the date on which the document is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, car parking spaces etc. are not included. Transactions of a whole building or comprising more than one property type are also excluded. Therefore figures presented here, particularly on the consideration, may have been under-reported.

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units	
港岛 HONG KONG	中西区 Central and Western	坚尼地城、石塘咀、	Kennedy Town, Shek Tong Tsui,	111, 112, 113, 114, 115, 116,	
		西营盘、上环、	Sai Ying Pun, Sheung Wan,	121, 122, 123, 124(p), 141, 142,	
		中环、金钟、	Central, Admiralty,	143, 181, 182	
		半山区、山顶	Mid-levels, Peak		
		湾仔	湾仔、铜锣湾、	Wan Chai, Causeway Bay,	124(p), 131, 132, 133, 134,
		天后、跑马地、大坑、	Tin Hau, Happy Valley, Tai Hang,	135, 140, 144, 145, 146, 147,	
		扫杆埔、渣甸山	So Kon Po, Jardine's Lookout	148(p), 149, 151(p), 152(p), 183, 184, 190	
		东区	宝马山、北角、	Braemar Hill, North Point,	148(p), 151(p), 152(p), 153,
		Eastern	鰂鱼涌、西湾河、	Quarry Bay, Sai Wan Ho,	154, 155, 156, 157, 158, 161,
			筲箕湾、柴湾、	Shau Kei Wan, Chai Wan,	162, 163, 164, 165, 166, 167
			小西湾	Siu Sai Wan	
		南区	薄扶林、香港仔、	Pok Fu Lam, Aberdeen,	171, 172, 173, 174, 175, 176,
		Southern	鸭脷洲、黄竹坑、	Ap Lei Chau, Wong Chuk Hang,	191, 192, 193, 194, 195, 196,
			寿臣山、浅水湾、	Shouson Hill, Repulse Bay,	197, 198
			舂坎角、赤柱、	Chung Hom Kok, Stanley,	
			大潭、石澳	Tai Tam, Shek O	

(p) = part 部分

附录 Appendix (续 Cont'd)

各区域及地区 AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
九龙 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、 西九文化区、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Cultural District, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256
	深水埗 Sham Shui Po	美孚、荔枝角、 长沙湾、 深水埗、石硤尾、 又一村、大窝坪、 昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	九龙城 Kowloon City	红磡、土瓜湾、 马头角、马头围、 启德、九龙城、 何文田、九龙塘、 笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286(p)
黄大仙 Wong Tai Sin	新蒲岗、黄大仙、 东头、横头磡、 乐富、钻石山、 慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289	
观塘 Kwun Tong	坪石、九龙湾、 牛头角、佐敦谷、 观塘、秀茂坪、 蓝田、油塘	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong	280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298	

(p) = part 部分

附录 Appendix (续 Cont'd)

各区域及地区 AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	荃湾 Tsuen Wan	荃湾、上葵涌、 汀九、深井、 青龙头、马湾、 欣澳	Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975
	屯门 Tuen Mun	大榄涌、 扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	411, 412, 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442, 512(p)
	元朗 Yuen Long	洪水桥、厦村、 流浮山、 天水围、元朗、 新田、落马洲、 锦田、石岗、 八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
	北区 North	粉岭、联和墟、 上水、 石湖墟、 沙头角、鹿颈、 乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	545, 546, 547, 548, 549, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)

(p) = part 部分

附录 Appendix (续 Cont'd)

各区域及地区 AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	大埔 Tai Po	大埔墟、大埔、	Tai Po Market, Tai Po,	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751, 757(p)
		大埔滘、大美督、	Tai Po Kau, Tai Mei Tuk,	
		船湾、	Shuen Wan,	
		樟木头、	Cheung Muk Tau,	
		企岭下	Kei Ling Ha	
	沙田 Sha Tin	大围、沙田、 火炭、马料水、 乌溪沙、 马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757(p), 758, 759, 761, 762
	西贡 Sai Kung	清水湾、西贡、 大网仔、 将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	离岛 Islands	长洲、坪洲、 大屿山 (包括东涌、 愉景湾)、南丫岛	Cheung Chau, Peng Chau, Lantau Island, (including Tung Chung, Discovery Bay), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 972, 973(p), 976

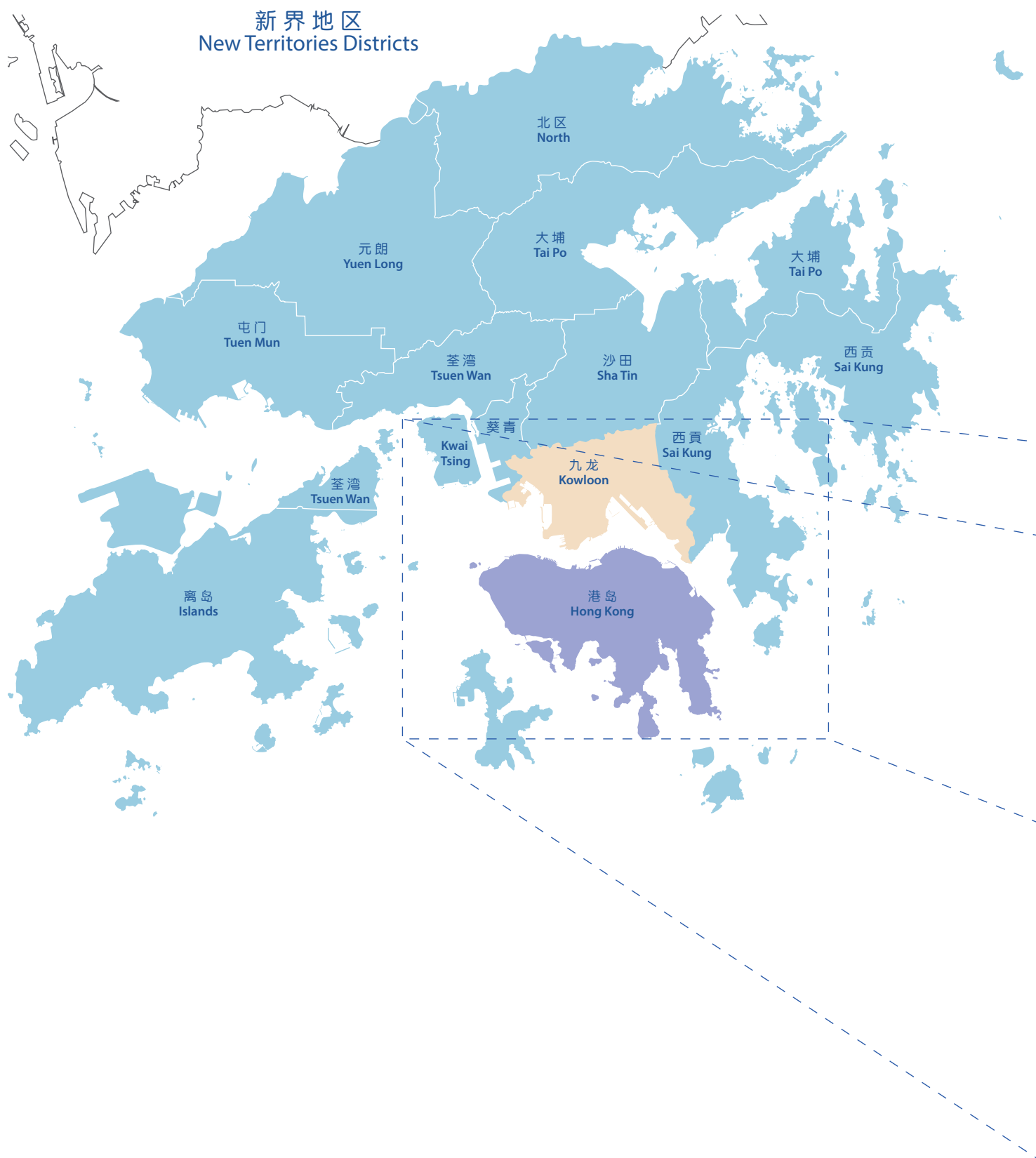
(p) = part 部分

附录 Appendix (续 Cont'd)

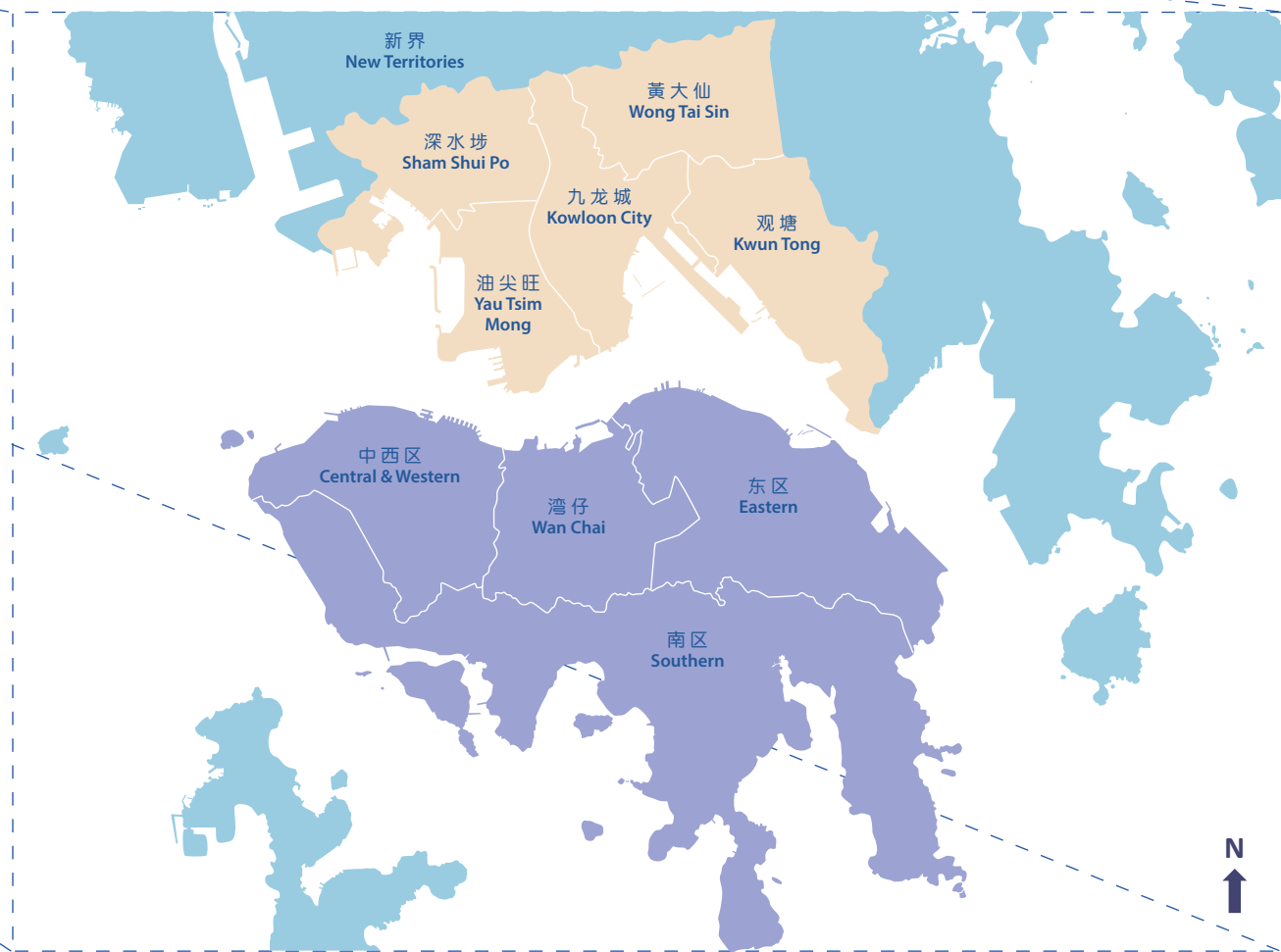
写字楼分区 OFFICE SUB-DISTRICTS

写字楼的分区	Sub-districts for Offices	小规划统计区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124
湾仔 / 铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鰂鱼涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213, 214, 215, 216, 217
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 256

分区图 Plans



港岛及九龙地区
Hong Kong and Kowloon Districts



写字楼分区图 Office Sub-districts Plan

