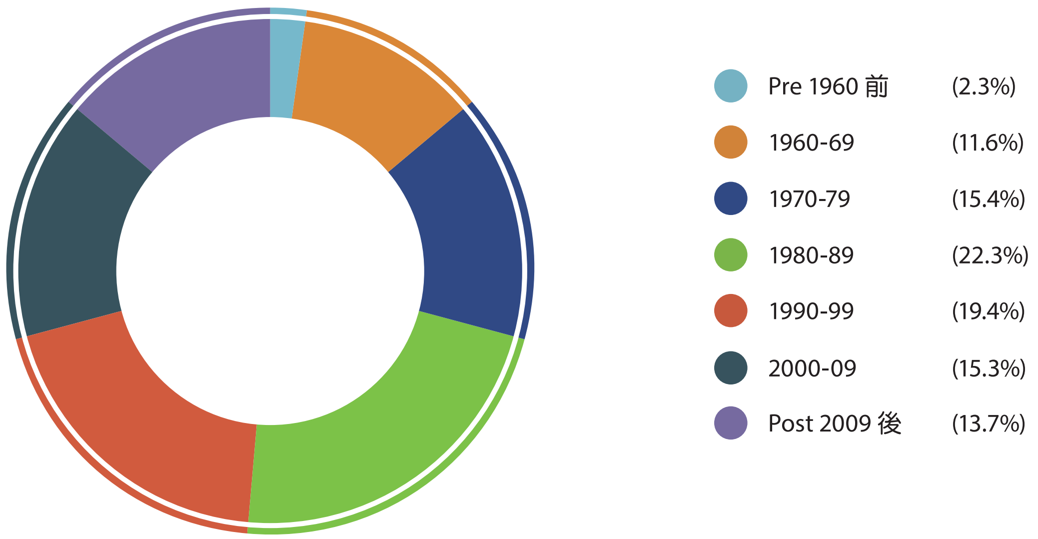
私人住宅（整體）
Private Domestic (Overall)

這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2021 年年底的整體總存量為 1 237 995 個單位。圖表顯示按樓齡劃分的總存量。

This sector comprises independent domestic units with exclusive cooking facilities, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2021, the overall stock was 1 237 995 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2021 年私人住宅落成量為 14 386 個單位，較前一年下跌 31%。九龍和新界分別佔落成量的 48% 和 46%，而港島佔總數的 6%。在年內落成單位中，西貢供應最多新單位，佔整體落成量的 29%，其次是九龍城和深水埗，分別佔 25% 和 12%。

Completions in 2021 were 14 386 units, down by 31% from the previous year. Kowloon and the New Territories contributed 48% and 46% of the completions respectively, while Hong Kong Island accounted for 6% of the total. Of these completed units, Sai Kung contributed the largest share of the new units, at 29% of the overall completions, followed by Kowloon City at 25% and Sham Shui Po at 12%.

私人住宅（整體）
Private Domestic (Overall)

2021 年的入住量增加 12% 至 14 111 個單位，相當於年內落成量的 98%。年底空置量微跌至 50 164 個單位，佔總存量的 4.1%。空置單位中，有 5 176 個於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2021 increased by 12% to 14 111 units, amounting to 98% of the completions in the year. Vacancy at the year-end fell slightly to 50 164 units, or 4.1% of the total stock. Among these vacant units, 5 176 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

預計 2022 和 2023 年落成量將分別上升至 22 851 個和 21 848 個單位。在 2022 年，64% 的新供應將來自新界，其餘有 23% 來自九龍和 13% 來自港島。按地區計，沙田的供應量佔新落成單位的 19%，其次是九龍城和元朗，分別佔 14% 和 13%。在 2023 年，新界將佔新供應量的 49%。按地區計，九龍城和元朗將合共提供落成量的 49%。

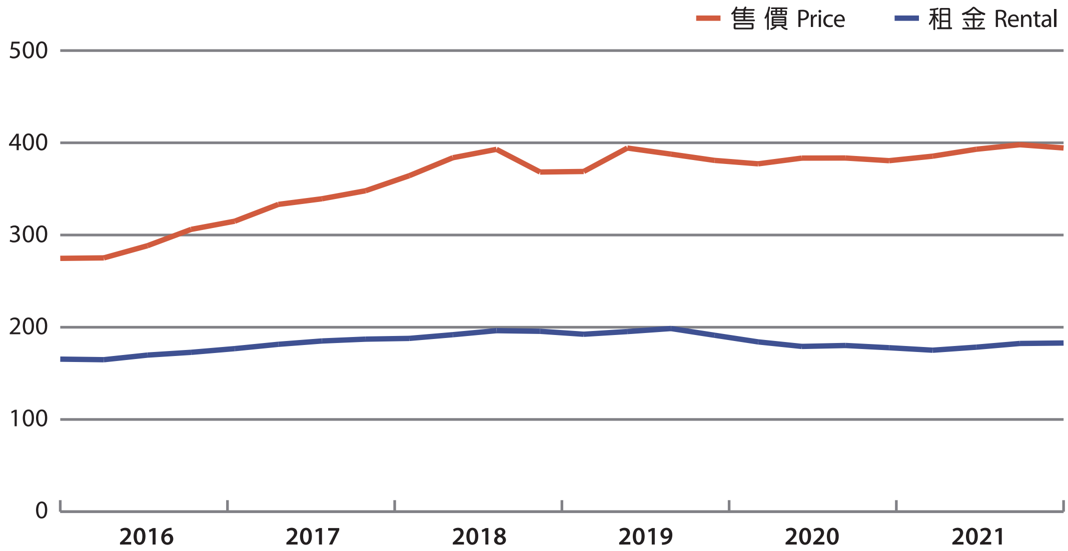
Completions in 2022 and 2023 are expected to rise to 22 851 units and 21 848 units respectively. In 2022, 64% of the new supply will come from the New Territories whereas the remainder will be from Kowloon at 23% and Hong Kong Island at 13%. On district basis, Sha Tin will account for 19% of the new units, followed by Kowloon City and Yuen Long at 14% and 13% respectively. In 2023, the New Territories will account for 49% of the new supply. District-wise, Kowloon City and Yuen Long together will provide 49% of the completions.

私人住宅（整體）
Private Domestic (Overall)

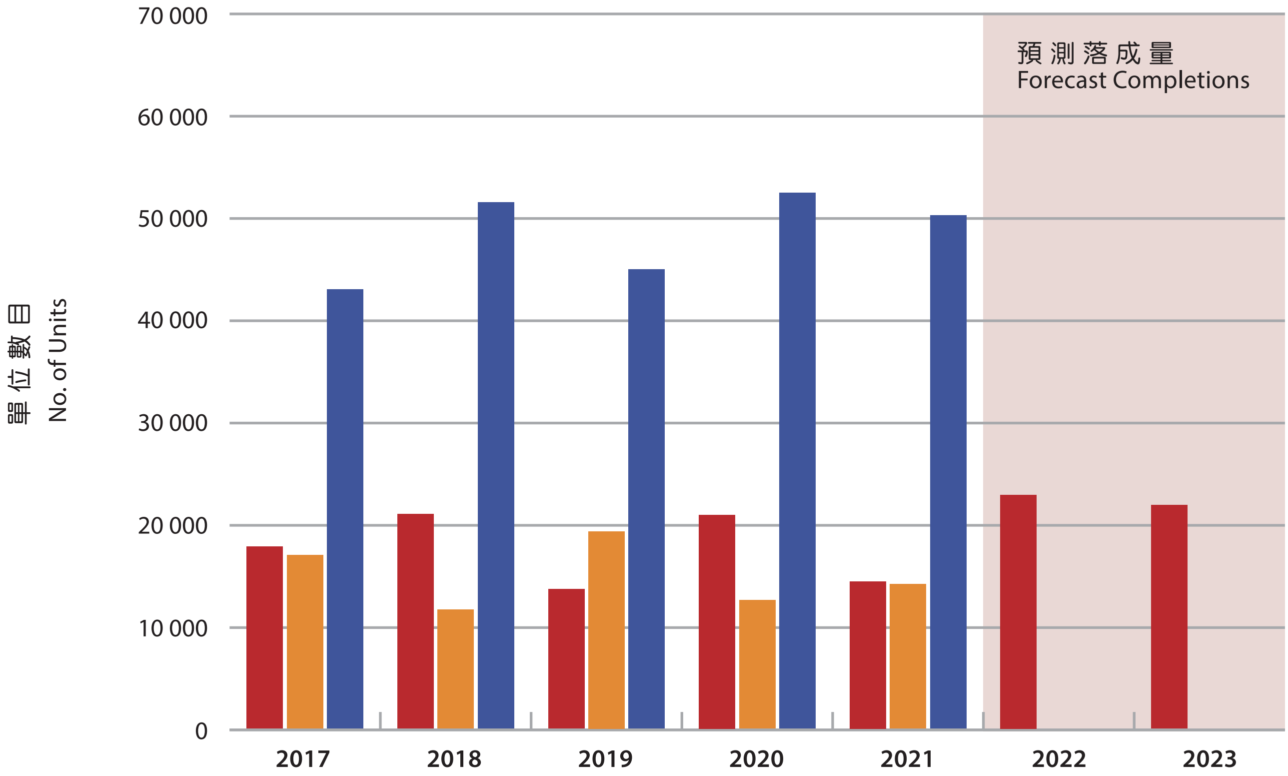
二手市場的售價於首三季穩步上升，到第三季達到高位，其後在第四季稍為回落。整體而言，住宅售價在 2021 年第四季較前年同期錄得 3.6% 的升幅。租金的升幅與售價相若，在 2021 年最後一季較前年同季上升 2.9%。

Prices in the secondary market rose steadily during the first three quarters. Reaching a peak in the third quarter, prices then declined moderately during the fourth quarter. Overall, prices in the fourth quarter of 2021 registered a 3.6% growth over the same period of the previous year. Rents saw a similar rise as prices, with an increase of 2.9% in the final quarter of 2021 over the corresponding quarter of the preceding year.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	17 791	20 968	13 643*	20 888	14 386	22 851#	21 848#
入住量 Take-up	16 954	11 623	19 278	12 545	14 111		
空置量 Vacancy	42 942	51 426	44 892	52 366	50 164		
%+	3.7	4.3	3.7	4.3	4.1		

* 2019年落成量包括在年內落成並預計以市價在公開市場發售，但其後於2020年轉為資助出售房屋的43個住宅單位。
Completions of 2019 include 43 units completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

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

\# 預測數字
Forecast figures