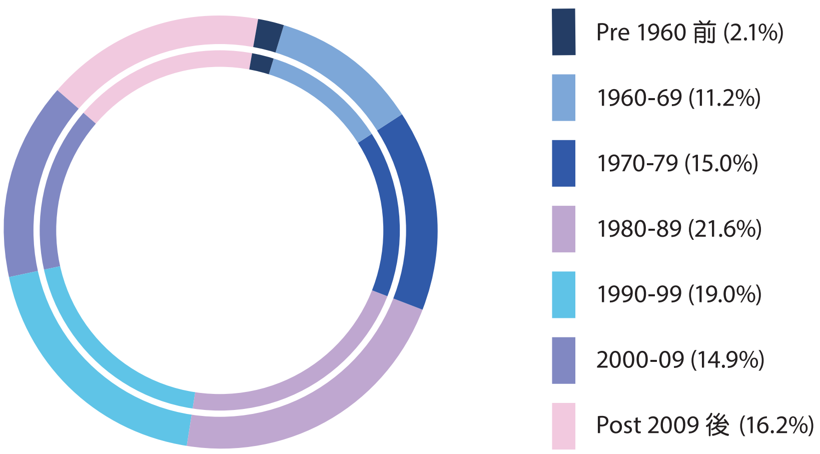
# 私人住宅（整體）Private Domestic ( Overall )

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。2023 年年底的整體總存量為 1 269 831 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 2023, the overall stock was 1 269 831 units. The chart shows stock distribution by age.

## 按樓齡分類的總存量
## Stock Distribution by Age




2023 年私人住宅落成量較前一年下跌 35% 至 13 852 個單位。九龍和新界分別佔落成量的 50% 和 44%，其餘 6% 來自港島。九龍城供應的落成單位最多，佔 25%，其次是屯門，佔 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 年的入住量為 15 670 個單位，較 2022 年增加 12%。年底空置量輕微下跌至 52 146 個單位，佔總存量的 4.1%。空置單位中，有 5 042 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 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.

預計 2024 年落成量將升至 22 267 個單位，至 2025 年進一步升至 25 531 個單位。在 2024 年，九龍和新界將分別佔新供應量的 47% 和 45%，其餘 8% 來自港島。按地區計，九龍城的供應量佔新落成單位的 26%，其次是元朗，佔 16%。在 2025 年，新界和九龍將分別佔新供應量的 44% 和 41%。按地區計，九龍城將再度成為新單位供應量最多的地區，佔落成量的 27%。

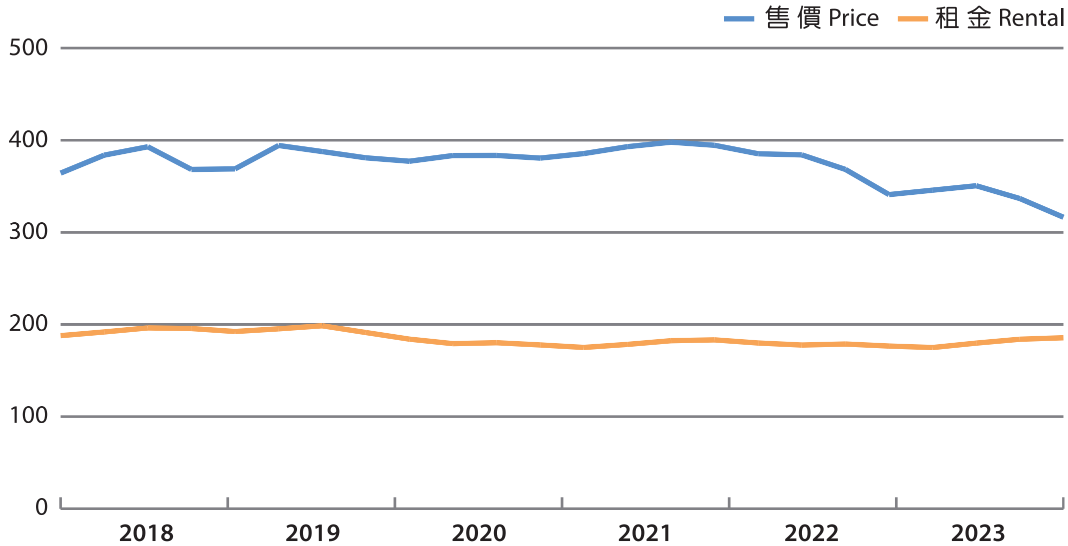
Completions are expected to increase to 22 267 units in 2024 and then rise further to 25 531 units in 2025. In 2024, Kowloon and the New Territories will contribute 47% and 45% of the new supply respectively whereas Hong Kong Island will provide the remaining 8%. On district basis, Kowloon City will 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(整體) Private Domestic (Overall)

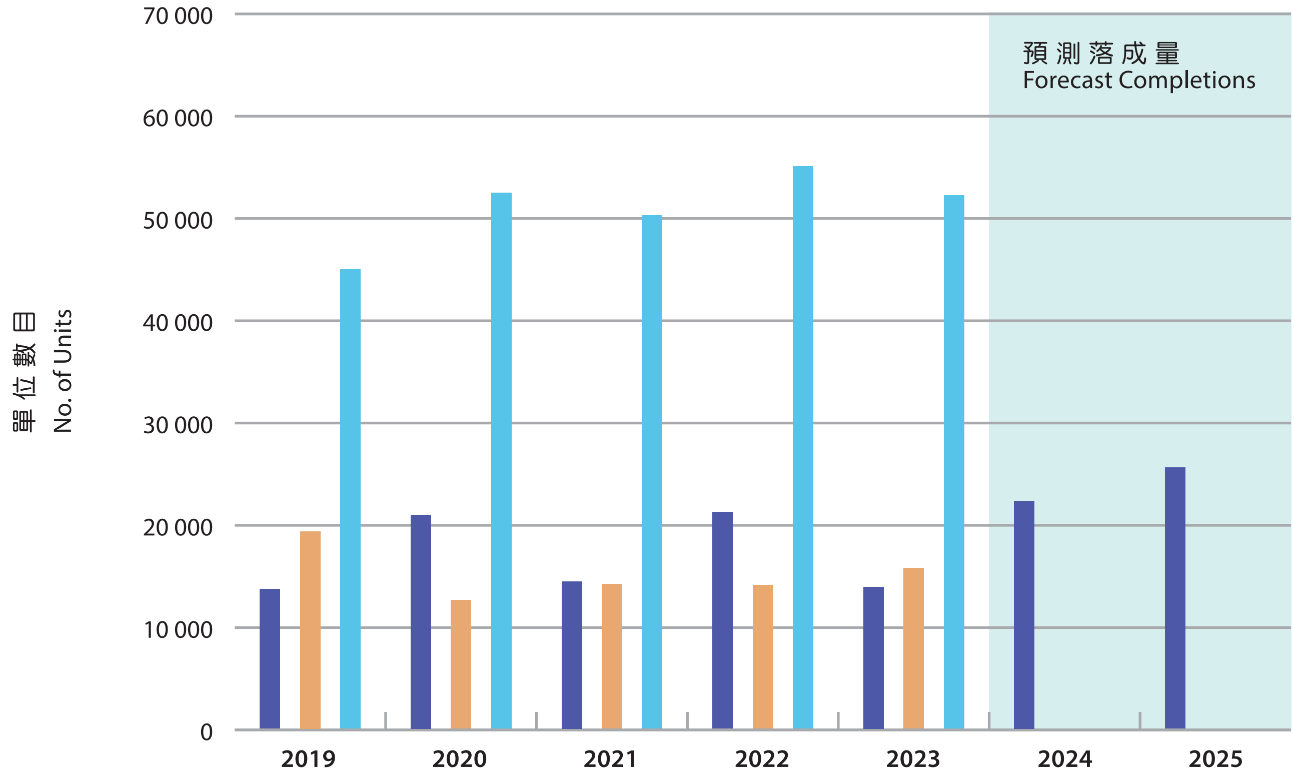
在金融狀況收緊、外圍經濟前景不明朗、本地需求疲弱和市場氣氛審慎的情況下，2023年二手住宅市場售價雖然在首四個月曾輕微回升，但年內仍錄得跌幅。整體而言，2023年最後一季的住宅售價較2022年同期下跌7.2%。相反，租賃市場表現向好，最後一季的租金較前一年同季上升5.1%。

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

| | 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。2025年起的預測落成量包括港人首次置業(首置)項目下預計落成的資助出售房屋。

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