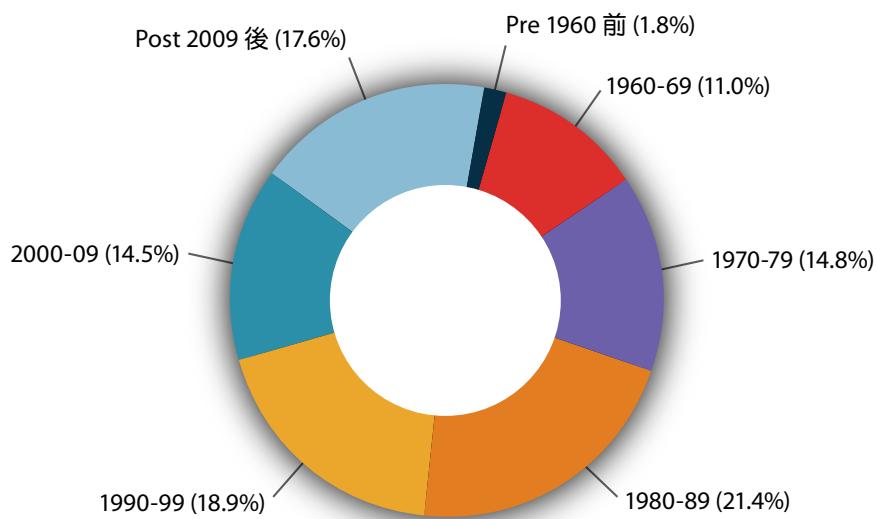




這分類包括實用面積為 100 平方米以下的單位。2024 年年底的總存量為 1 192 009 個單位，佔私人住宅總存量的 92%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2024 was 1 192 009 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按樓齡分類的總存量 Stock Distribution by Age



2024 年有 22 783 個單位落成，其中 49% 位於新界，44% 位於九龍，7% 位於港島。落成量主要來自九龍城，佔這分類總落成量的 31%。以單位面積計，A 類和 B 類單位各佔新落成量的 47%，而 C 類單位則僅佔 6%。

There were 22 783 units completed in 2024, with 49% located in the New Territories, 44% in Kowloon and 7% on Hong Kong Island. Completions mainly came from Kowloon City, contributing 31% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units each accounted for 47% of the new completions, while the share for Class C units was only 6%.



2024 年的入住量下跌至 13 953 個單位。年底空置量增至 49 941 個單位，相當於這分類總存量的 4.2%。

Take-up in 2024 dropped to 13 953 units. The year-end vacancy rose to 49 941 units, equivalent to 4.2% of the stock in this sub-sector.



預計 2025 和 2026 年 將 分 別 有 20 010 個 和 19 629 個單位落成。在 2025 年，九龍及新界將分別提供落成量的 46% 和 40%。按地區計，主要落成量將位於九龍城，佔 26%，其次是屯門和西貢，各佔 10%。在 2026 年，單是新界便提供 70% 的新落成量，其中西貢的落成量最多，佔總預測落成量的 28%。

Completions in 2025 and 2026 are estimated to be 20 010 units and 19 629 units respectively. In 2025, Kowloon and the New Territories will contribute 46% and 40% of the completions respectively. On district basis, major completions will be located in Kowloon City at 26%, followed by Tuen Mun and Sai Kung at 10% each. In 2026, the New Territories alone will provide 70% of the new completions, among which, Sai Kung will contribute the most at 28% of the total forecast completions.

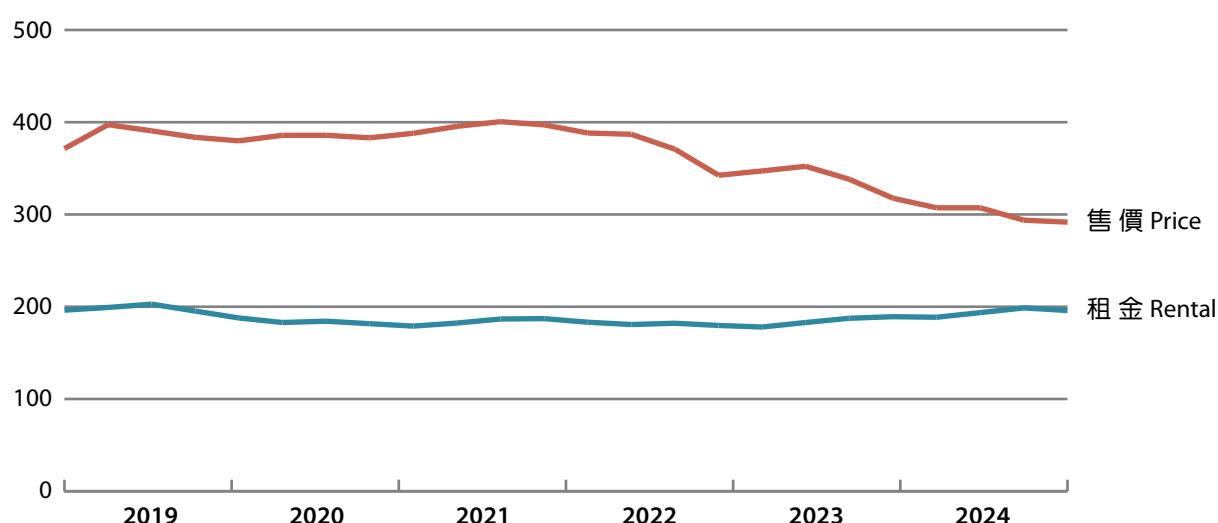


與整體市場走勢相若，這分類的住宅售價除在2024年第二季稍為緩和外，全年均下跌。第四季的售價較前一年同季下跌8.2%。而第四季租金較2023年同季上升3.5%。

In line with the overall trend, domestic prices in this sub-sector declined throughout 2024 except for a brief pause in the second quarter. Prices in the fourth quarter decreased by 8.2% from that of the preceding year. Meanwhile, rents grew by 3.5% in the fourth quarter over the corresponding quarter in 2023.

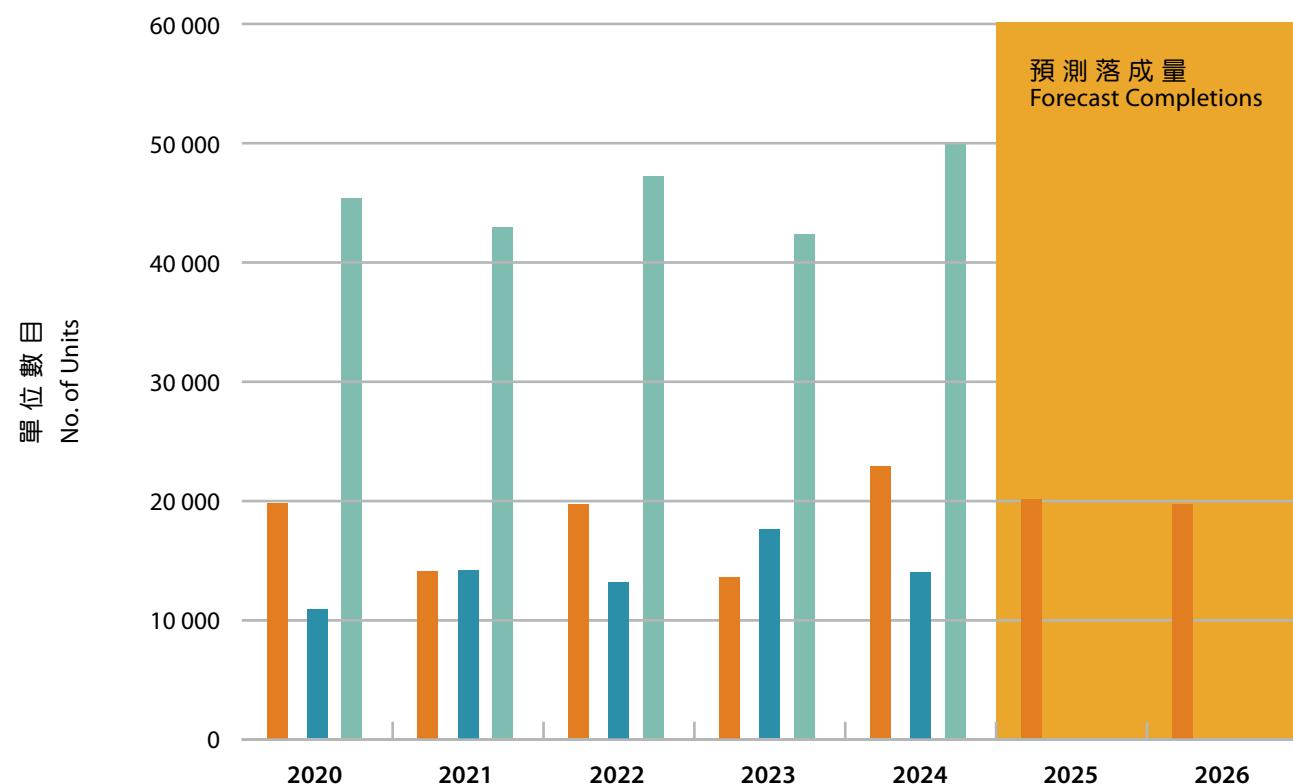


售價及租金指數 Price and Rental Indices





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



| | 單位 數 目 No. of Units | | | | | | |
|----------------------|------------------------|--------|--------|--------|--------|---------------------|---------------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
| 落成量 * Completions | 19 751 | 14 016 | 19 595 | 13 533 | 22 783 | 20 010 [#] | 19 629 [#] |
| 入住量 Take-up | 10 787 | 14 101 | 13 100 | 17 507 | 13 953 | | |
| 空置量 Vacancy | 45 260 | 42 860 | 47 081 | 42 279 | 49 941 | | |
| % ⁺ | 4.0 | 3.8 | 4.1 | 3.6 | 4.2 | | |

* 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。
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