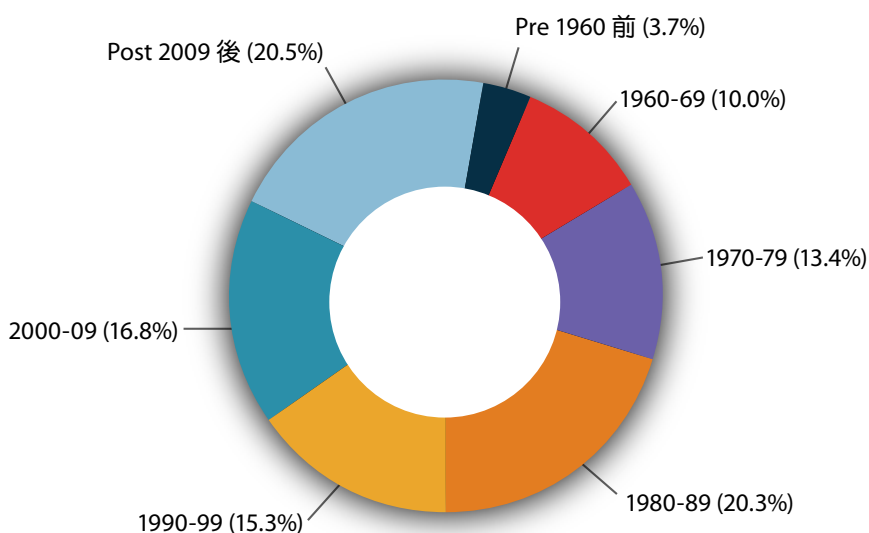




這分類包括實用面積為100平方米或以上的單位。2024年年底的總存量為99 947個單位，佔私人住宅總存量的8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2024 was 99 947 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2024 年共有 1 478 個單位落成，其中 74% 位於九龍，而新界和港島各有 13%。按地區計，單是九龍城便佔落成量的 58%。

A total of 1 478 units were completed in 2024, of which 74% were in Kowloon while the New Territories and Hong Kong Island contributed 13% each. On district level, Kowloon City alone accounted for 58% of the completions.



這分類的入住量在 2024 年錄得正數 3 352 個單位。年底空置量減至 7 959 個單位，相當於這分類單位總存量的 8.0%。

A positive take-up of 3 352 units was recorded for this sub-sector in 2024. Vacancy at the year-end decreased to 7 959 units, representing 8.0% of the stock in this sub-sector.



預計這分類的落成量在 2025 年將下跌至 852 個單位，並在 2026 年進一步跌至 469 個單位。在 2025 年，九龍將為主要供應區域，佔預測落成量的 48%，當中 44% 新落成單位來自九龍城。在 2026 年，58% 的新落成量將坐落港島。按地區計，南區和九龍城將分別提供新落成量的 23% 和 20%。

Completions in this sub-sector are expected to drop to 852 units in 2025 and further to 469 units in 2026. In 2025, Kowloon will be the major supplier, contributing 48% of the forecast completions, with 44% of the new units coming from Kowloon City. In 2026, 58% of the new completions will be attributable to the Hong Kong Island. On district basis, the Southern district and Kowloon City will provide 23% and 20% of the new units respectively.

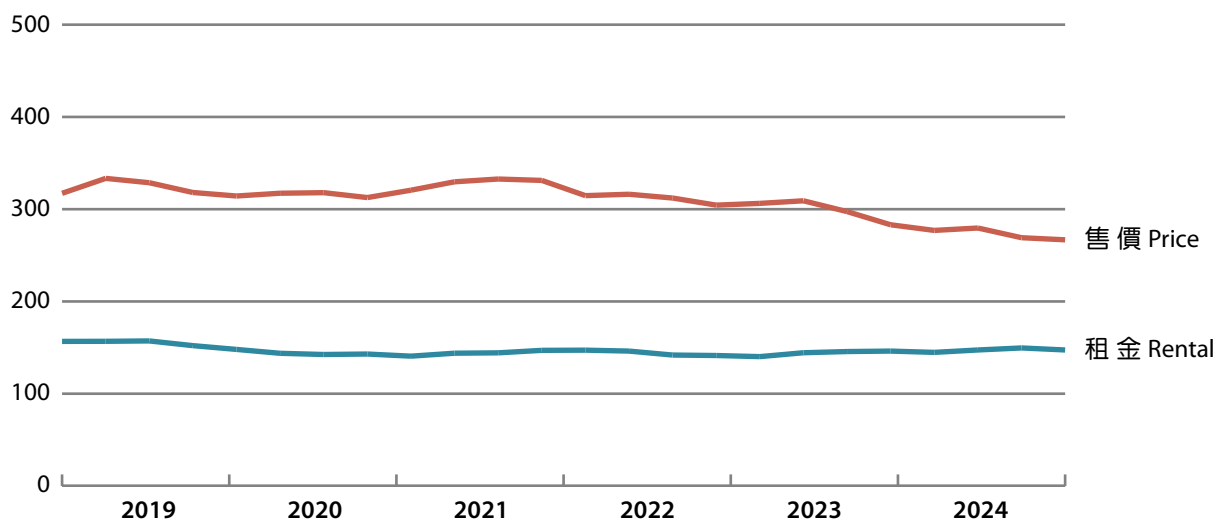


這分類物業的售價在 2024 年第二季略為回升，至下半年重拾跌勢，最後，2024 年第四季與前一年同季相比下跌 5.8%。年內，租金波幅不大，最終第四季的租金較 2023 年同季微升 0.8%。

Prices in this sub-sector rebounded slightly in the second quarter of 2024 before resuming the downward trend in the second half of the year, ending with a decline of 5.8% in the fourth quarter of 2024 from that of the preceding year. Rents did not record significant change throughout the year, ending with a slight growth of 0.8% in the fourth quarter compared with the corresponding quarter in 2023.

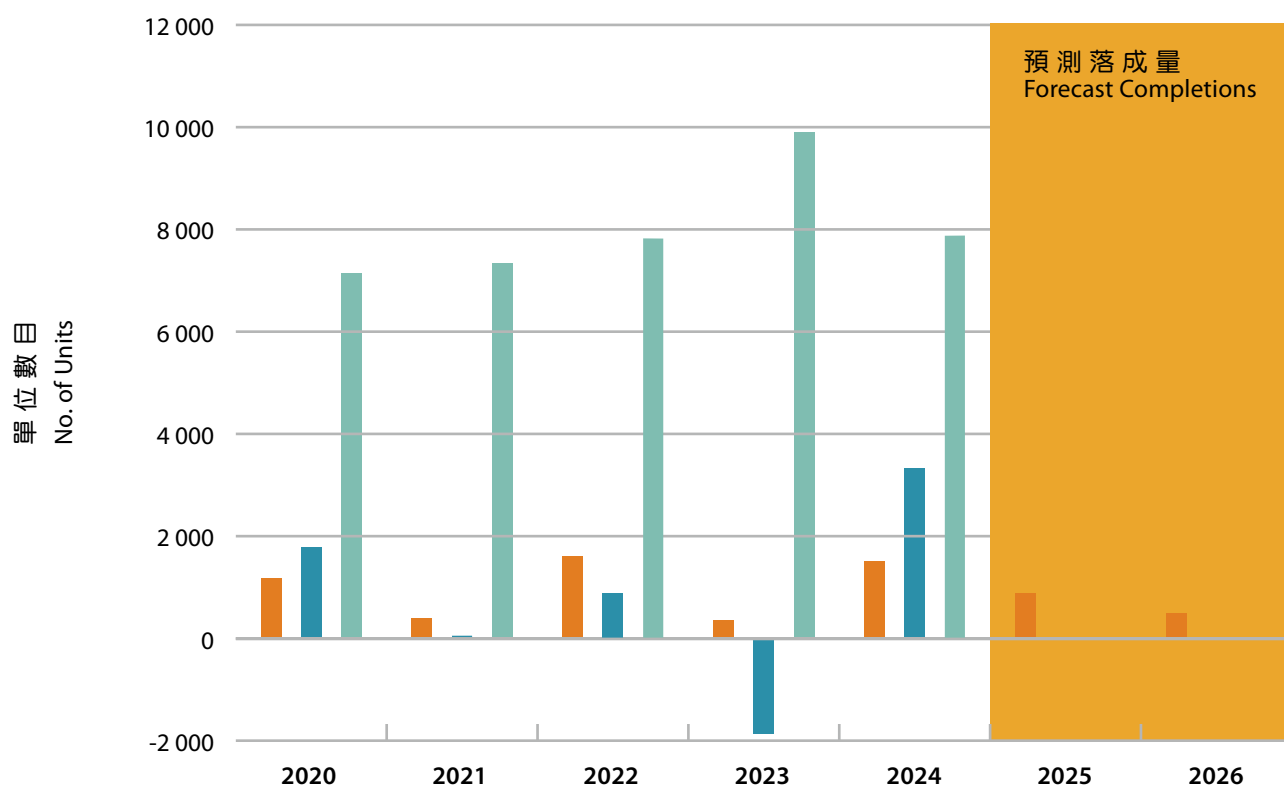


售價及租金指數 Price and Rental Indices





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	1 137	370	1 573	319	1 478	852 [#]	469 [#]
入住量 Take-up	1 758	10	912	-1 837	3 352		
空置量 Vacancy	7 106	7 304	7 886	9 867	7 959		
% ⁺	7.3	7.5	8.0	10.0	8.0		

* 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