

私人住宅

PRIVATE
DOMESTIC

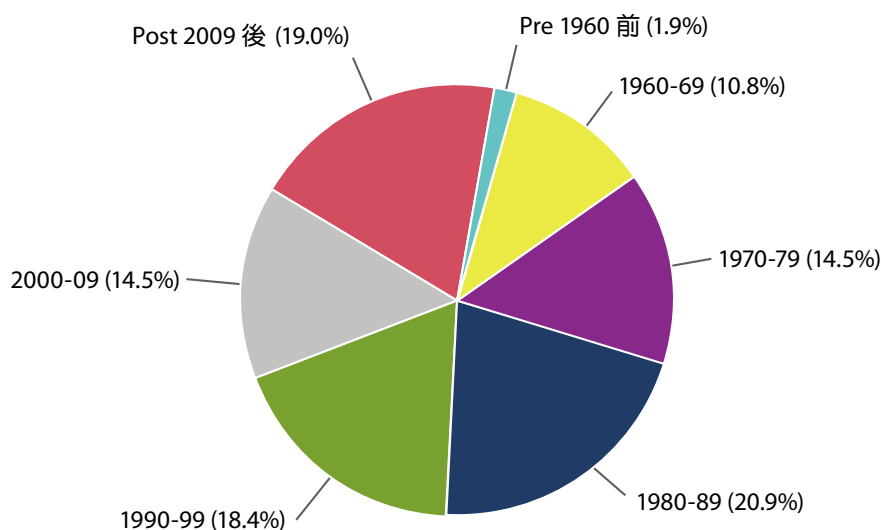




這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2025年年底的整體總存量為1 309 265個單位。圖表顯示按樓齡劃分的總存量。

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 2025, the overall stock was 1 309 265 units. The chart shows the stock distribution by age.

按樓齡分類的總存量 Stock Distribution by Age



2025年私人住宅落成量為18 448個單位，較前一年減少24%。九龍和新界分別佔落成量的49%和36%，其餘15%來自港島。九龍城供應的落成單位最多，佔28%，其次是西貢，佔11%，深水埗和大埔則各佔9%。

Completions in 2025, at 18 448 units, were 24% fewer than those in the previous year. Kowloon and the New Territories contributed 49% and 36% of the completions respectively, while the remaining 15% were from Hong Kong Island. The largest share of these completed units came from Kowloon City at 28%, followed by Sai Kung at 11%, with both Sham Shui Po and Tai Po at 9% each.

2025 年的入住量增至 19 365 個單位。年底空置量為 56 081 個單位，相當於總存量的 4.3%。空置單位中，有 7 120 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 2025 increased to 19 365 units. Vacancy at the year-end was 56 081 units, equivalent to 4.3% of the total stock. Among these vacant units, 7 120 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



2026 和 2027 年的預測落成量分別為 16 975 個和 15 362 個單位。在 2026 年，新落成量將主要集中在新界，佔總預測落成量的 58%。當中大埔佔新落成單位的 19%，西貢則佔 15%。在 2027 年，新界將繼續成為主要供應區域，佔預測落成量的 51%。按地區計，九龍城將提供 34% 的落成量，其次是北區和屯門，分別佔 19% 和 18%。

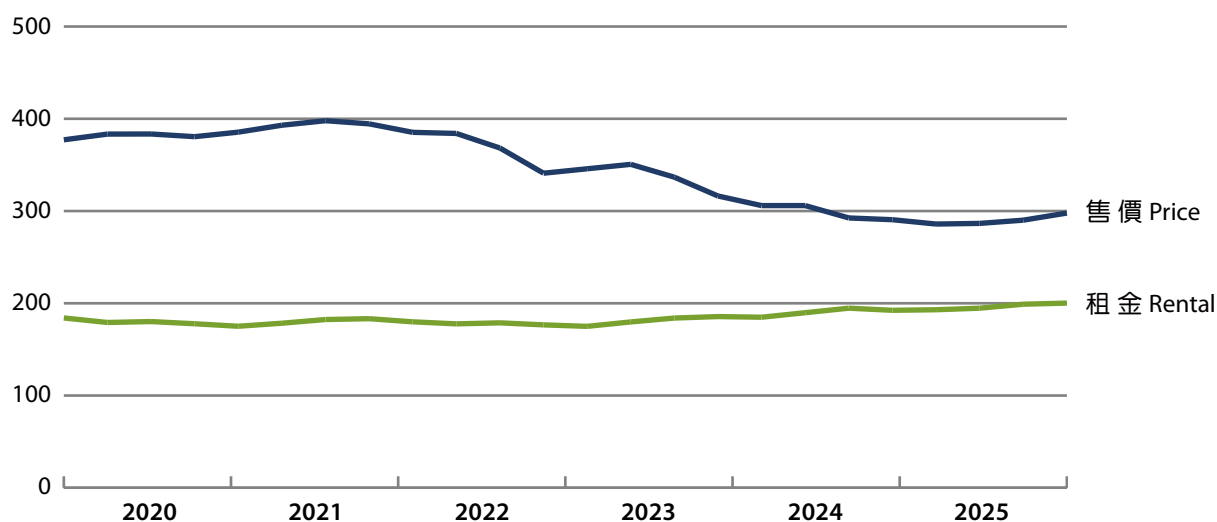
Forecast completions in 2026 and 2027 are 16 975 units and 15 362 units respectively. In 2026, new completions will mainly be concentrated in the New Territories, accounting for 58% of the total forecast completions, with Tai Po contributing 19% of the new units and Sai Kung providing another 15%. In 2027, the New Territories will remain to be the major supplier providing 51% of the anticipated completions. District-wise, Kowloon City will provide 34% of the forecast completions, followed by the North district at 19% and Tuen Mun at 18%.

住宅售價在 2025 年第一季輕微下跌，但隨着政府宣布提高就物業交易徵收象徵式印花稅的物業價值上限，刺激了壓抑的置業需求，售價自第二季起開始上升。此外，本地經濟增長蓬勃、本地股票市場表現強勁和利率下調，住宅售價在年底時保持上升動力，以 2024 年最後一季與 2025 年同季相比，錄得 2.5% 的溫和升幅。租賃市場亦繼續受惠於人才流入和學生住屋需求，住宅租金在 2025 年全年穩步上揚，最後一季的租金較前一年同季上升 4.1%。

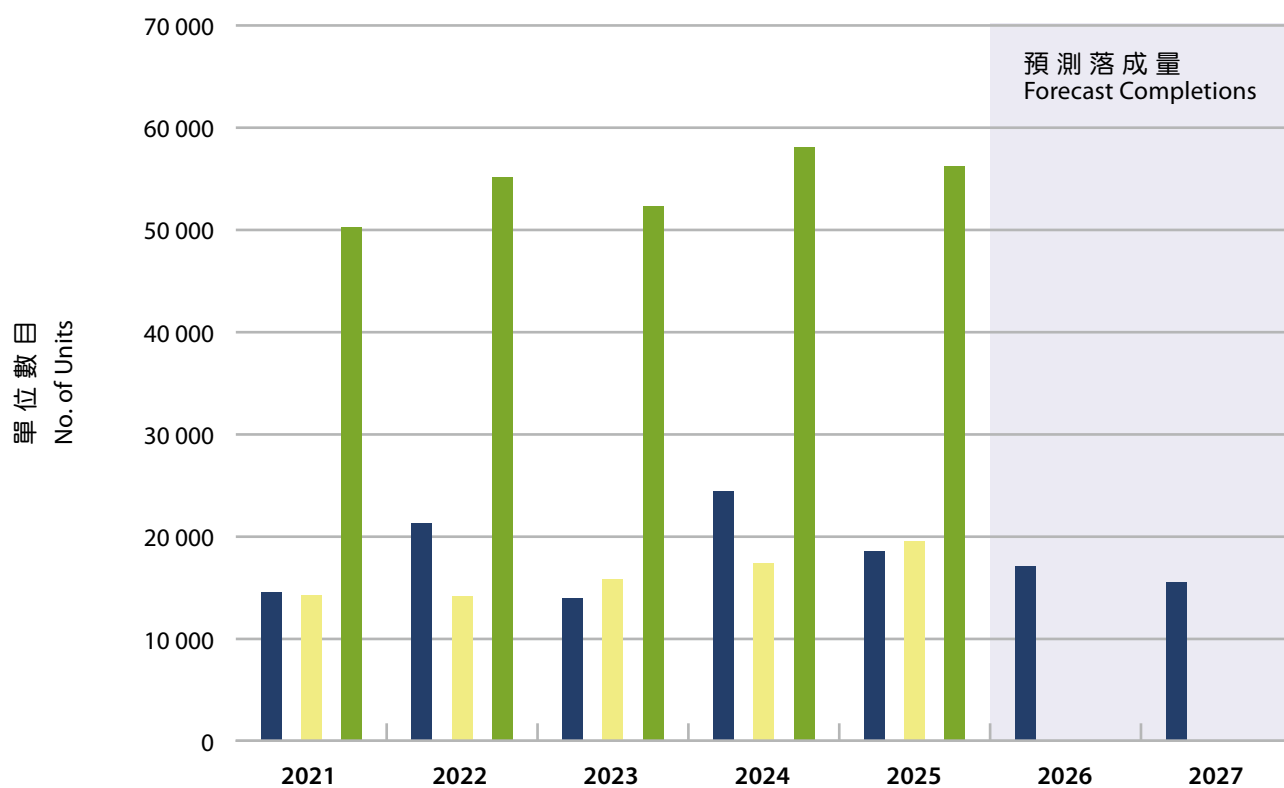


Domestic prices dipped slightly in the first quarter of 2025, but started to rise in the second quarter amid pent-up demand for home ownership stimulated by the Government's announcement to raise the threshold value of property transactions chargeable to a nominal stamp duty. Coupled with the robust local economic growth, strong performance of the local stock market and easing of interest rates, prices gained upward momentum towards the end of the year, registered a modest increase of 2.5% between the last quarters of 2024 and 2025. The rental market continued to benefit from the influx of talents and demand for housing for students. Domestic rents were on a steady, rising trajectory throughout 2025 and increased by 4.1% 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

	2021	2022	2023	2024	2025	2026	2027
落成量* Completions	14 386	21 168	13 852	24 261	18 448	16 975 [#]	15 362 [#]
入住量 Take-up	14 111	14 012	15 670	17 305	19 365		
空置量 Vacancy	50 164	54 967	52 146	57 900	56 081		
% ⁺	4.1	4.4	4.1	4.5	4.3		

* 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.

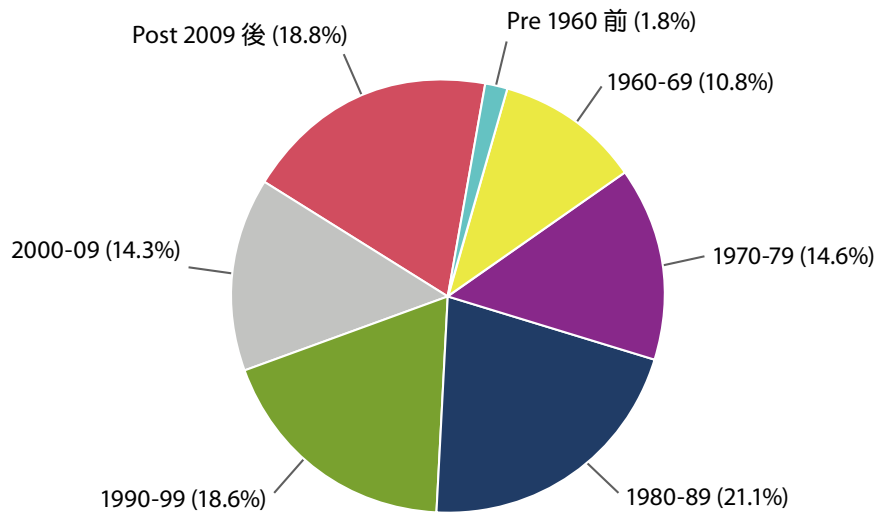
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

這分類包括實用面積為 100 平方米以下的單位。2025 年年底的總存量為 1 208 500 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 2025 was 1 208 500 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



2025 年有 17 669 個單位落成，其中 48% 位於九龍，37% 位於新界，15% 位於港島。落成量主要來自九龍城，佔這分類總落成量的 27%。以單位面積計，A 類和 B 類單位分別佔新落成量的 56% 和 37%，而 C 類單位則僅佔 7%。

There were 17 669 units completed in 2025, with 48% located in Kowloon, 37% in the New Territories and 15% on Hong Kong Island. Completions mainly came from Kowloon City, contributing 27% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 56% and 37% of the new completions respectively, while the share for Class C units was only 7%.

2025 年的入住量增至 18 433 個單位。年底空置量則下跌至 48 335 個單位，相當於這分類總存量的 4.0%。

Take-up in 2025 rose to 18 433 units. The year-end vacancy fell to 48 335 units, equivalent to 4.0% of the stock in this sub-sector.



預計 2026 和 2027 年將分別有 16 430 個和 15 160 個單位落成。在 2026 年，新界將提供預測落成量的 59%。按地區計，主要落成量將位於大埔和西貢，分別佔 19% 和 15%。在 2027 年，新界將提供 51% 的新落成量，九龍則提供另外 39%，其中九龍城的落成量最多，佔總預測落成量的 34%，其次是北區和屯門，分別佔 19% 和 18%。

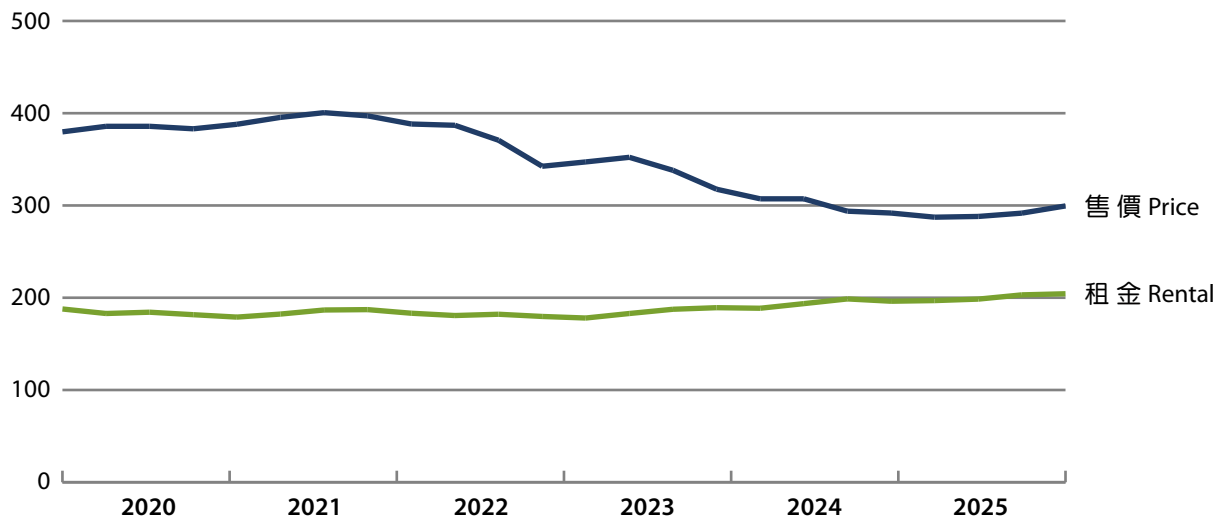
Completions in 2026 and 2027 are estimated to be 16 430 units and 15 160 units respectively. In 2026, the New Territories will contribute 59% of the forecast completions. On district basis, major completions will be located in Tai Po and Sai Kung at 19% and 15% respectively. In 2027, the New Territories will provide 51% of the new completions and Kowloon will provide another 39%, among which, Kowloon City will contribute the most at 34% of the total forecast completions, followed by the North district and Tuen Mun at 19% and 18% respectively.

與整體市場走勢相若，這分類的住宅售價在 2025 年第一季輕微下跌，至隨後季度回升。第四季售價較前一年同季溫和上升 2.6%。同時，租金全年上升，第四季租金較 2024 年同季上升 4.1%。

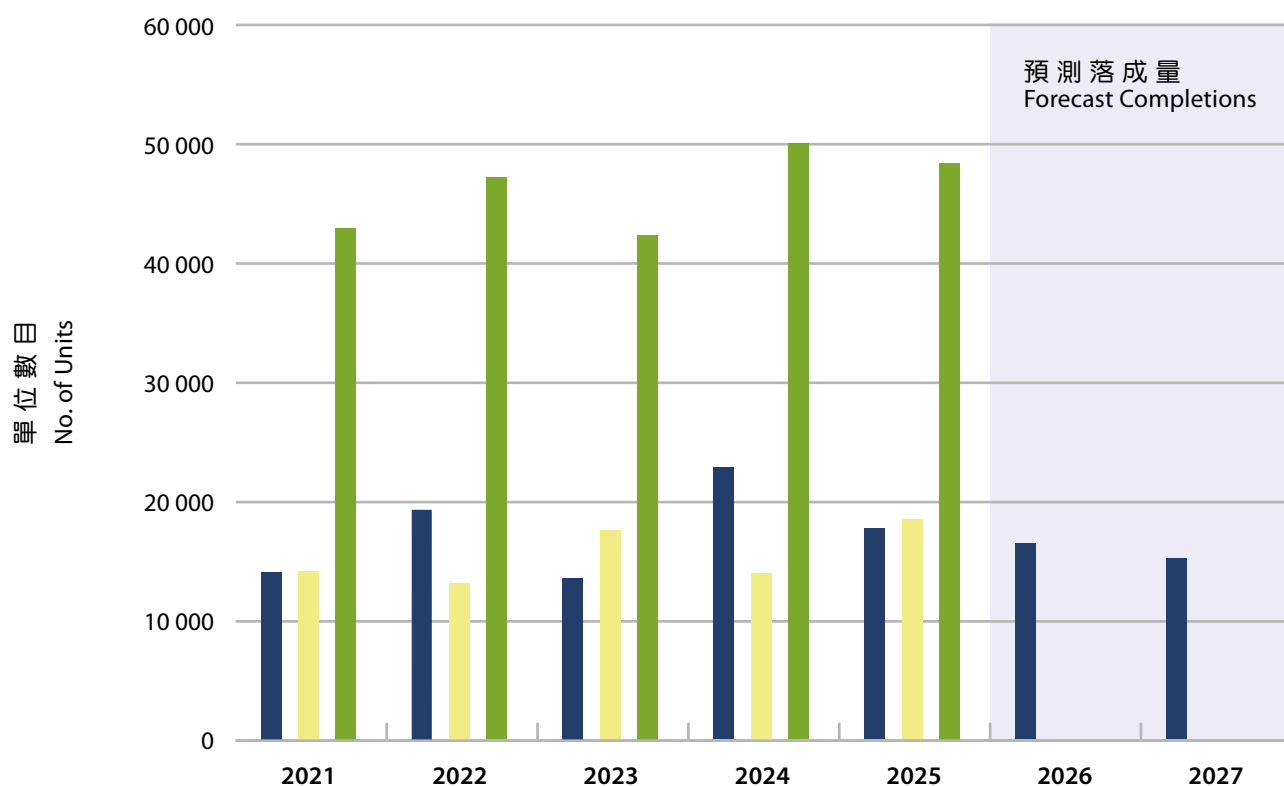
In line with the overall trend, domestic prices in this sub-sector dipped slightly in the first quarter of 2025 before turning around in the ensuing quarters. Prices in the fourth quarter increased moderately by 2.6% from that of the preceding year. Meanwhile, rents grew throughout the year and was 4.1% higher in the fourth quarter over the corresponding quarter in 2024.



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

2021 2022 2023 2024 2025 2026 2027

落成量* Completions	14 016	19 595	13 533	22 783	17 669	16 430 [#]	15 160 [#]
入住量 Take-up	14 101	13 100	17 507	13 953	18 433		
空置量 Vacancy	42 860	47 081	42 279	49 941	48 335		
% ⁺	3.8	4.1	3.6	4.2	4.0		

* 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.

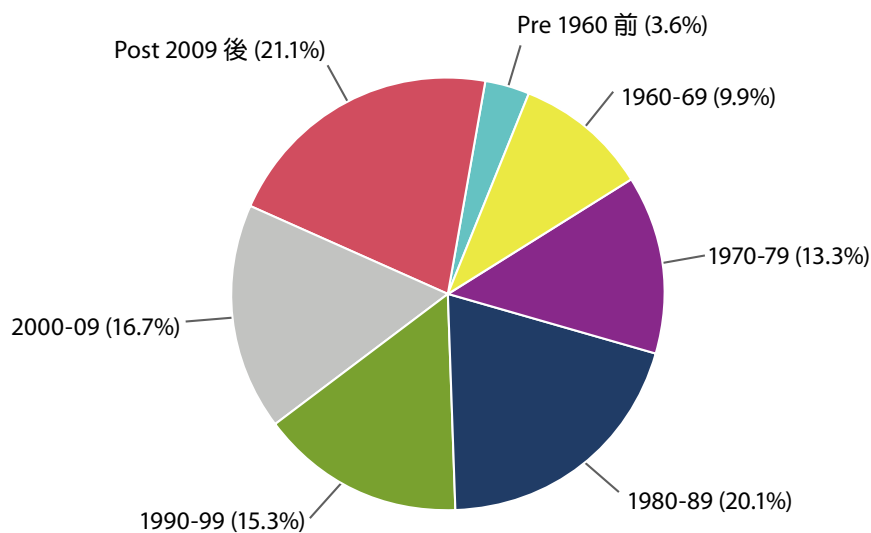
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

這分類包括實用面積為100平方米或以上的單位。2025年年底的總存量為100 765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 2025 was 100 765 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



2025年共有779個單位落成，其中58%位於九龍，而港島和新界分別有29%和13%。按地區計，單是九龍城便佔落成量的54%。

A total of 779 units were completed in 2025, of which 58% were in Kowloon while Hong Kong Island and the New Territories contributed 29% and 13% respectively. On district level, Kowloon City alone accounted for 54% of the completions.

這分類的入住量在 2025 年錄得正數 932 個單位。年底空置量減至 7 746 個單位，相當於這分類單位總存量的 7.7%。

A positive take-up of 932 units was recorded for this sub-sector in 2025. Vacancy at the year-end decreased to 7 746 units, representing 7.7% of the stock in this sub-sector.



預計這分類的落成量在 2026 和 2027 年將為 545 個和 202 個單位。在 2026 年，港島將為主要供應區域，佔預測落成量的 62%，當中 31% 新落成單位來自南區。在 2027 年，新界和九龍將分別提供 41% 和 36% 的新落成量。按地區計，大埔和九龍城將分別提供新落成量的 38% 和 36%。

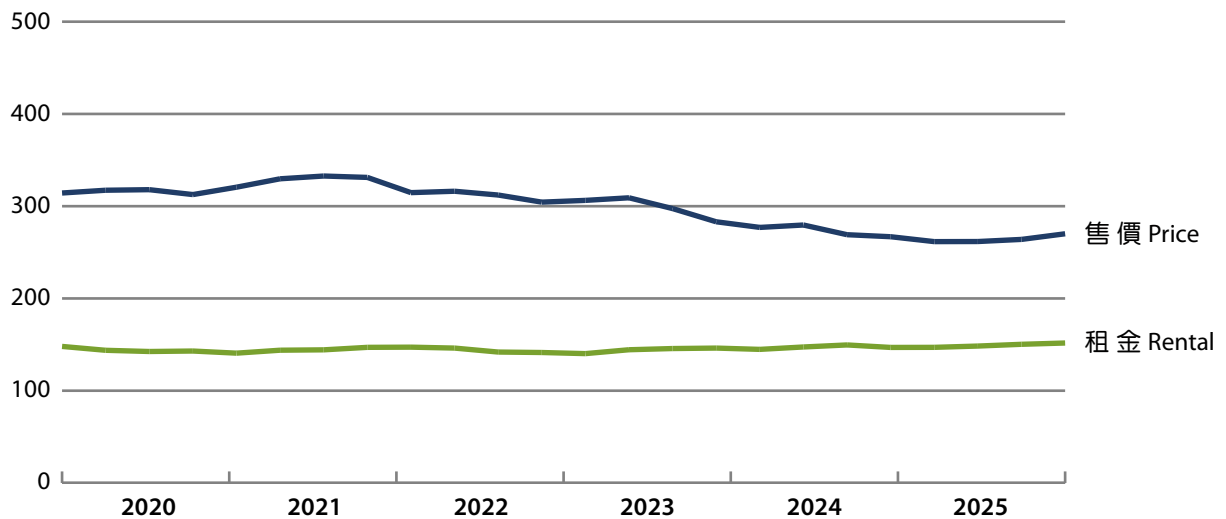
Completions in this sub-sector are expected to be 545 units in 2026 and 202 units in 2027. In 2026, Hong Kong Island will be the major supplier, contributing 62% of the forecast completions, with 31% of the new units coming from the Southern district. In 2027, the New Territories and Kowloon will provide 41% and 36% of the new completions respectively. On district basis, Tai Po and Kowloon City will provide 38% and 36% of the new units respectively.

這分類物業的售價在 2025 年第一季微跌，至年內其餘時間上升，最終，2025 年第四季與前一年同季相比溫和增長 1.2%。租金於 2025 年第四季亦較 2024 年同季錄得 3.3% 的升幅。

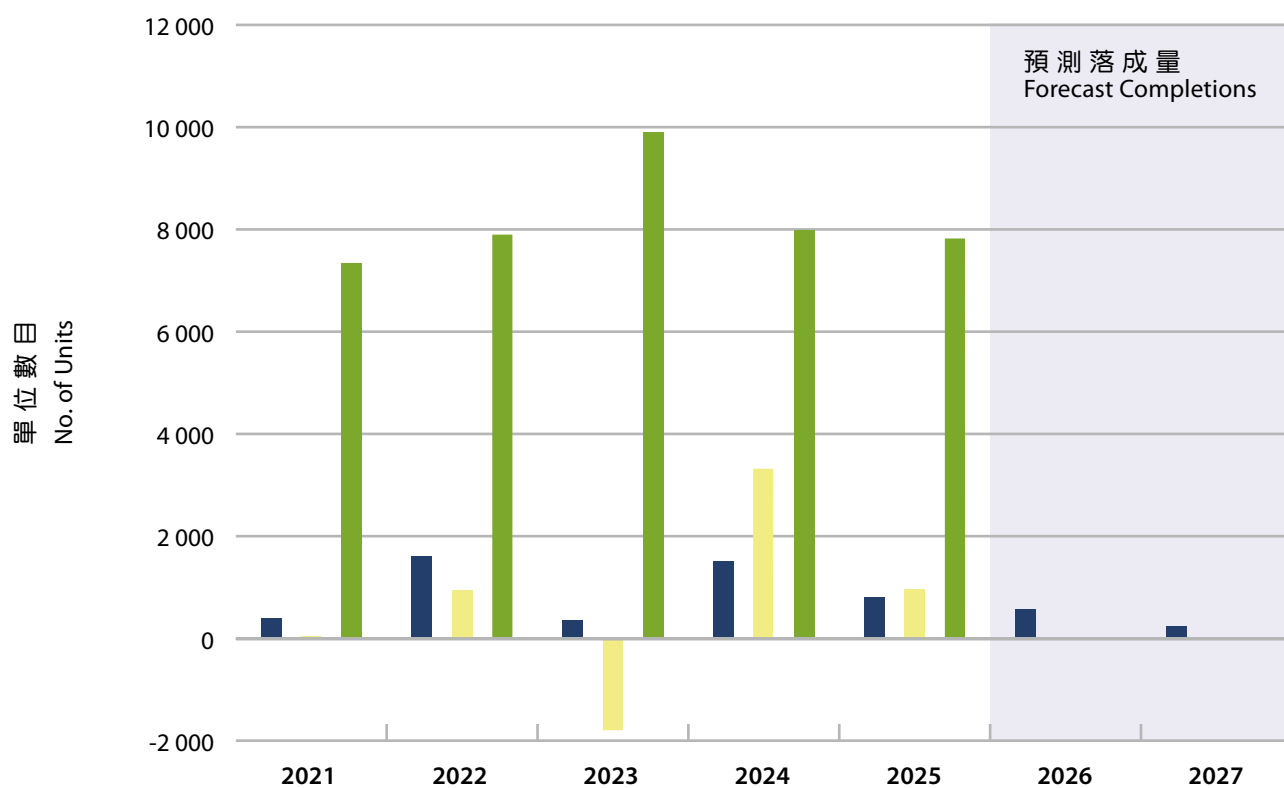
Prices in this sub-sector declined slightly in the first quarter of 2025 before rising in the rest of the year, ending with a mild growth of 1.2% in the fourth quarter of 2025 from that of the preceding year. Rents registered an increase of 3.3% in the fourth quarter of 2025 compared with the corresponding quarter in 2024.



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

2021 2022 2023 2024 2025 2026 2027

	落成量* Completions	370	1 573	319	1 478	779	545 [#]	202 [#]
	入住量 Take-up	10	912	-1 837	3 352	932		
	空置量 Vacancy	7 304	7 886	9 867	7 959	7 746		
	% ⁺	7.5	8.0	10.0	8.0	7.7		

* 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。
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+ 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.

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Forecast figures