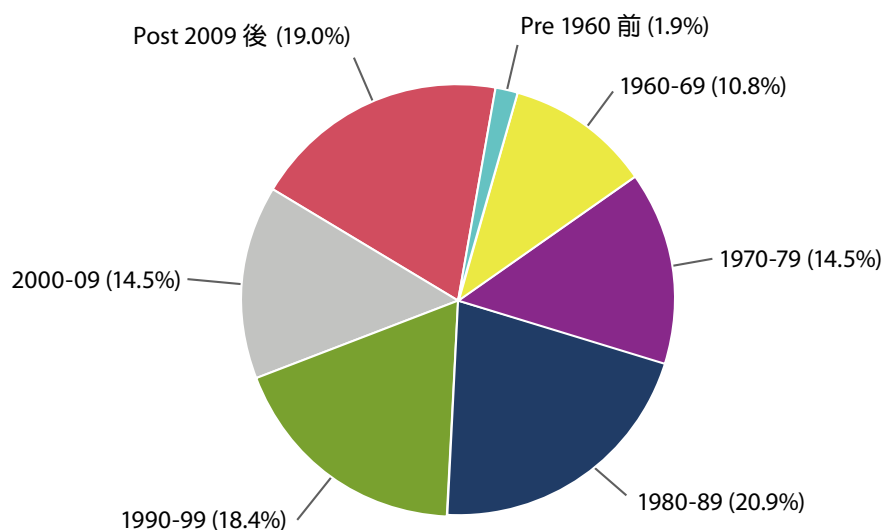


這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2025年年底的整體總存量為1 309 265個單位。圖表顯示按樓齡劃分的總存量。

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%。

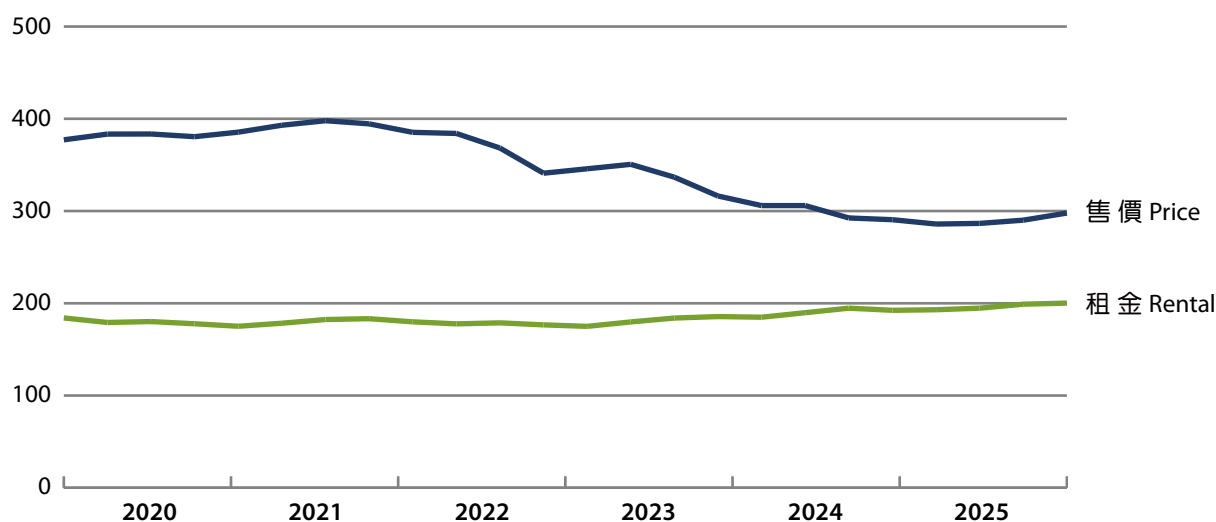
Forecast completions in 2026 and 2027 are 16 975 units and 15 362 units respectively. In 2026, new completions will mainly be concentrated in the New Territories, accounting for 58% of the total forecast completions, with Tai Po contributing 19% of the new units and Sai Kung providing another 15%. In 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%。

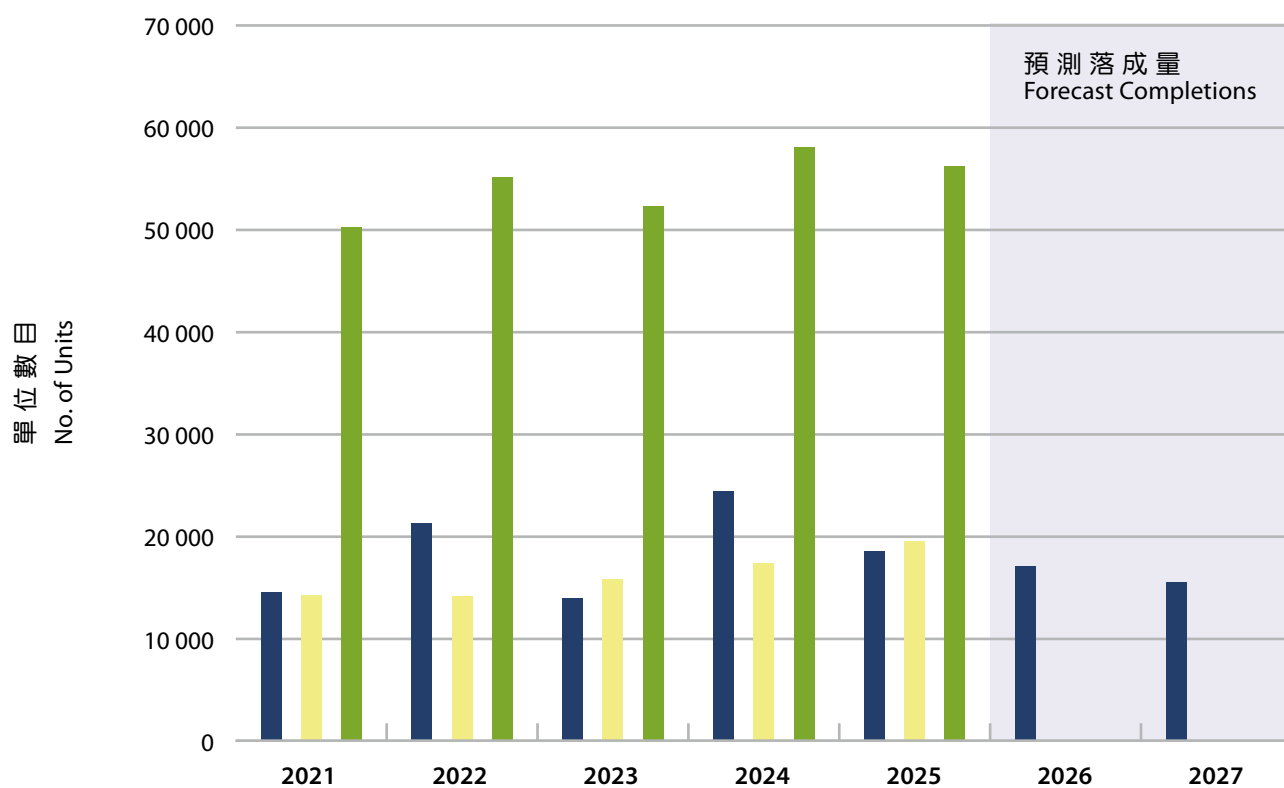


Domestic prices dipped slightly in the first quarter of 2025, but started to rise in the second quarter amid pent-up demand for home ownership stimulated by the Government's announcement to raise the threshold value of property transactions chargeable to a nominal stamp duty. Coupled with the robust 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