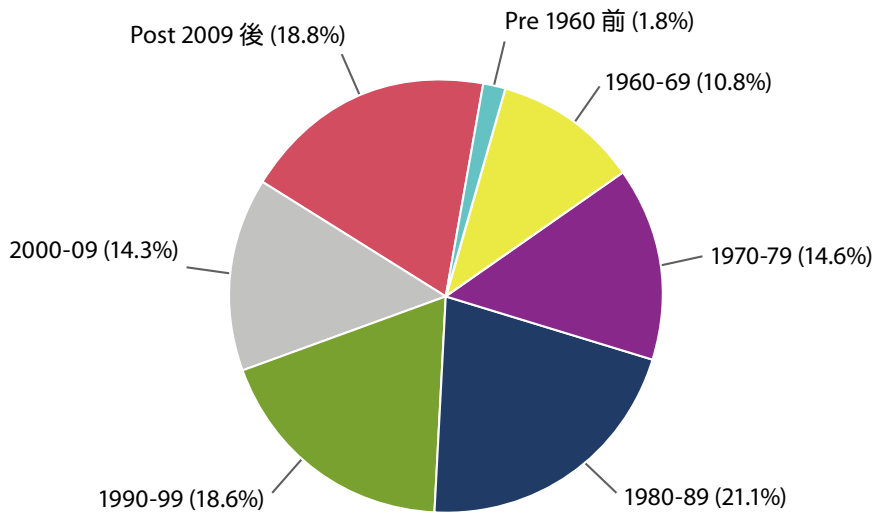


這分類包括實用面積為 100 平方米以下的單位。2025 年年底的總存量為 1 208 500 個單位，佔私人住宅總存量的 92%。圖表顯示這分類按樓齡劃分的總存量。

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%。

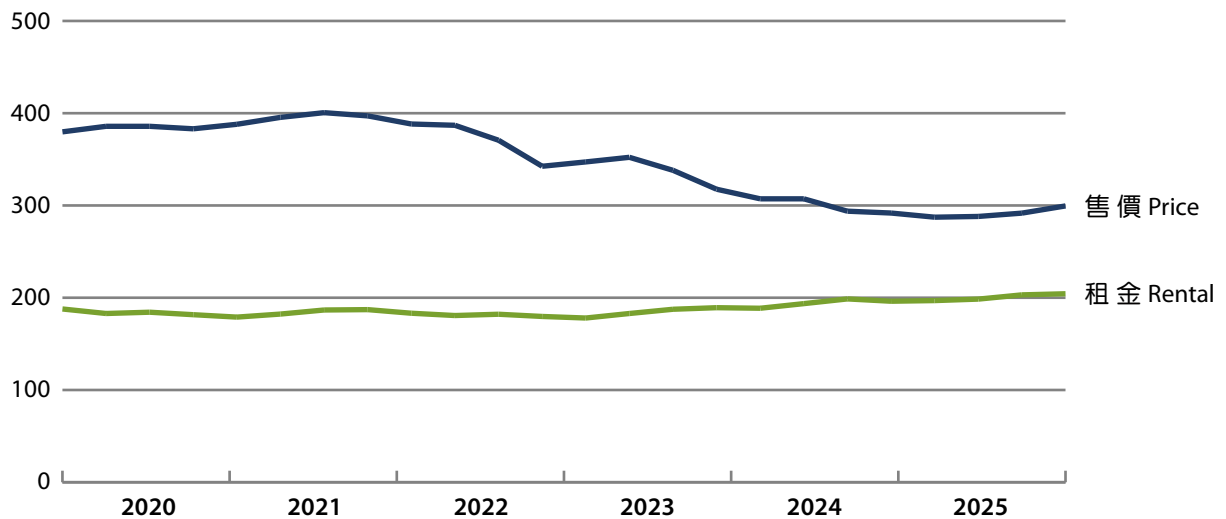
Completions in 2026 and 2027 are estimated to be 16 430 units and 15 160 units respectively. In 2026, the New Territories will contribute 59% of the forecast completions. On district basis, major completions will be located in Tai Po and Sai Kung at 19% and 15% respectively. In 2027, the New Territories 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%。

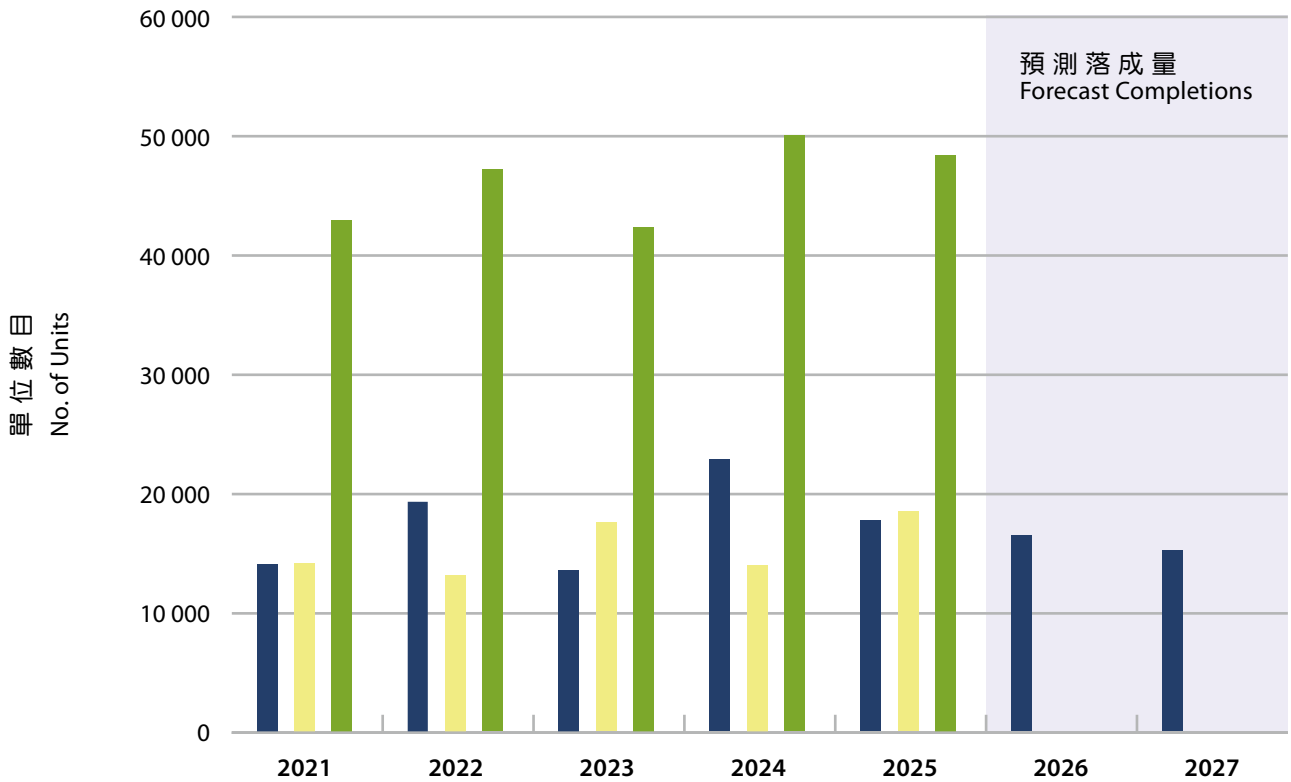
In line with the overall trend, domestic prices in this sub-sector dipped slightly in the first quarter of 2025 before turning around in the ensuing quarters. Prices in the fourth quarter increased moderately by 2.6% from that of the preceding year. Meanwhile, rents grew throughout the year and was 4.1%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



	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