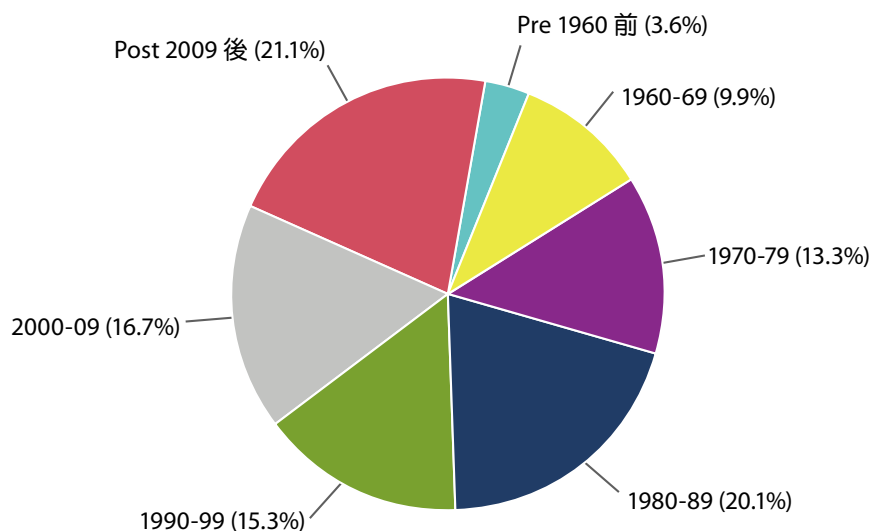


這分類包括實用面積為100平方米或以上的單位。2025年年底的總存量為100 765個單位，佔私人住宅總存量的8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m<sup>2</sup> 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%。

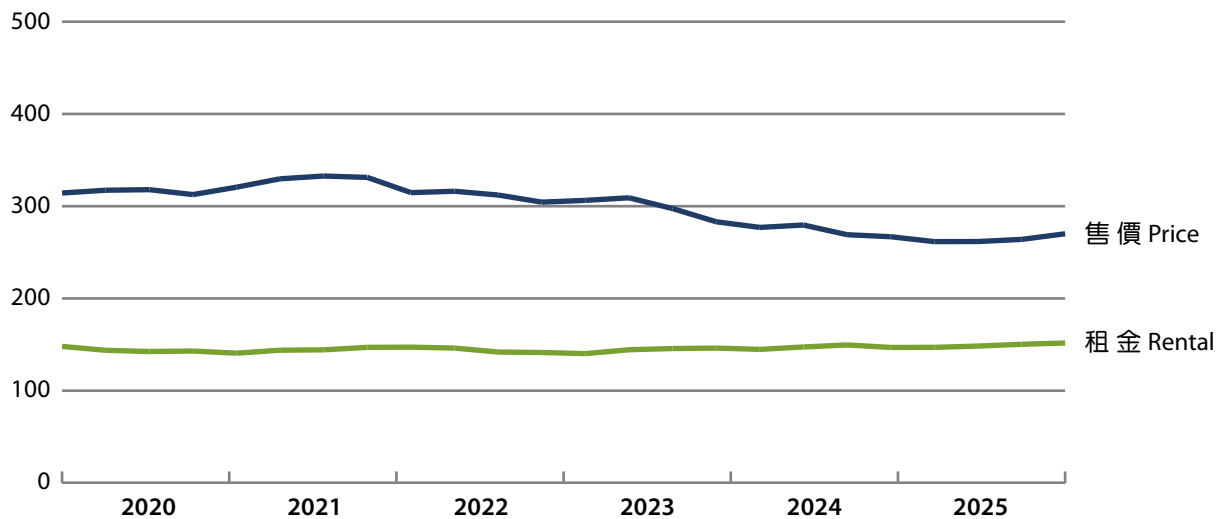
Completions in this sub-sector are expected to be 545 units in 2026 and 202 units in 2027. In 2026, Hong Kong Island will be the major supplier, contributing 62% of the forecast completions, with 31% of the new units coming from the Southern district. In 2027, the New Territories and Kowloon will provide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

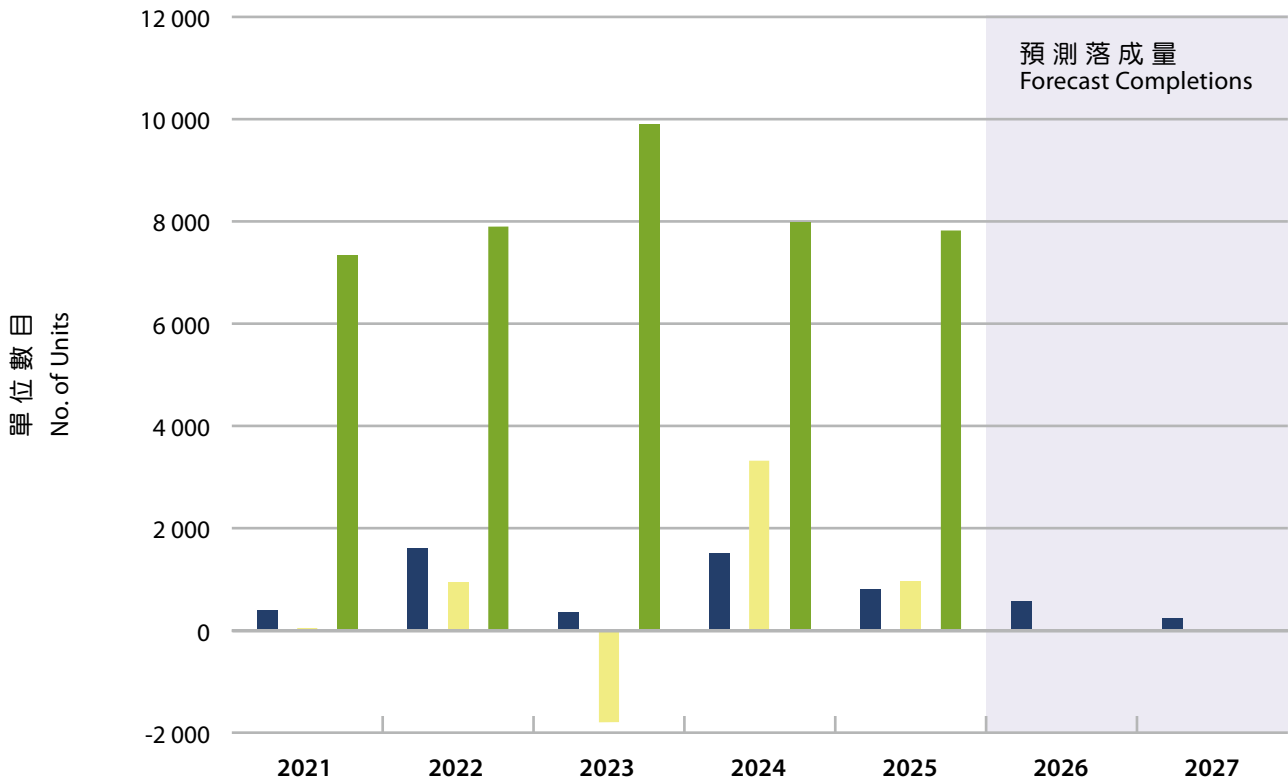
Prices in this sub-sector declined slightly in the first quarter of 2025 before rising in the rest of the year, ending with a mild growth of 1.2% in the fourth quarter of 2025 from that of the preceding year. Rents registered an increase of 3.3% in the fourth quarter of 2025 compared with the corresponding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



	2021	2022	2023	2024	2025	2026	2027
落成量* Completions	370	1 573	319	1 478	779	545 <sup>#</sup>	202 <sup>#</sup>
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		
% <sup>+</sup>	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。  
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