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私人住宅 - 各類單位總存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

單位數目 No. of units

| 類別 Class | 面積 Size Range [平方米 m ²] | 2025 年年底總存量 Stock at year-end | | 2025 年年底空置數目 No. Vacant at year-end | 空置百分率 % Vacant |
|-------------|-----------------------------------------|----------------------------------|-----------|----------------------------------------|-------------------|
| A | < 20.0 | 15 143 | 427 993 | 18 997 | 4.4 |
| | 20 - 39.9 | 412 850 | | | |
| B | 40 - 69.9 | 624 325 | 624 325 | 22 378 | 3.6 |
| C | 70 - 99.9 | 156 182 | 156 182 | 6 960 | 4.5 |
| D | 100 - 159.9 | 71 551 | 71 551 | 4 776 | 6.7 |
| E | 160 - 199.9 | 13 881 | | 2 970 | 10.2 |
| | 200 - 279.9 | 11 160 | 29 214 | | |
| | > 279.9 | 4 173 | | | |
| 所有類別 | ALL CLASSES | 1 309 265 | 1 309 265 | 56 081 | 4.3 |

私人住宅 - 各區總存量、落成量及空置量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

單位數目 No. of units

| 地區 | District | 2024 年年底總存量 Stock at year-end | 2025 年落成量 Completions | 落成量佔 2024 年總存量的百分率 Completions as a % of 2024 Stock | 2025 年年底總存量 Stock at year-end | 2025 年年底空置數目 No. Vacant at year-end | 空置百分率 % Vacant |
|-----------|------------------------|----------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|----------------------------------------|-------------------|
| 中西區 | Central and Western | 96 066 | 444 | 0.5 | 96 463 | 2 949 | 3.1 |
| 灣仔 | Wan Chai | 72 408 | 275 | 0.4 | 72 676 | 2 445 | 3.4 |
| 東區 | Eastern | 122 705 | 843 | 0.7 | 123 551 | 2 512 | 2.0 |
| 南區 | Southern | 45 259 | 1 258 | 2.8 | 46 490 | 4 142 | 8.9 |
| 港島 | HONG KONG | 336 438 | 2 820 | 0.8 | 339 180 | 12 048 | 3.6 |
| 油尖旺 | Yau Tsim Mong | 114 983 | 551 | 0.5 | 115 186 | 2 318 | 2.0 |
| 深水埗 | Sham Shui Po | 83 813 | 1 705 | 2.0 | 85 472 | 2 743 | 3.2 |
| 九龍城 | Kowloon City | 129 090 | 5 224 | 4.0 | 133 763 | 14 091 | 10.5 |
| 黃大仙 | Wong Tai Sin | 19 069 | 230 | 1.2 | 19 301 | 54 | 0.3 |
| 觀塘 | Kwun Tong | 53 042 | 1 292 | 2.4 | 54 332 | 2 064 | 3.8 |
| 九龍 | KOWLOON | 399 997 | 9 002 | 2.3 | 408 054 | 21 270 | 5.2 |
| 葵青 | Kwai Tsing | 36 713 | - | - | 36 713 | 156 | 0.4 |
| 荃灣 | Tsuen Wan | 82 285 | 1 | - ⁺ | 82 283 | 1 679 | 2.0 |
| 屯門 | Tuen Mun | 75 112 | 1 323 | 1.8 | 76 430 | 3 465 | 4.5 |
| 元朗 | Yuen Long | 93 656 | 1 119 | 1.2 | 94 766 | 6 009 | 6.3 |
| 北區 | North | 30 192 | 90 | 0.3 | 30 281 | 1 045 | 3.5 |
| 大埔 | Tai Po | 42 222 | 1 697 | 4.0 | 43 908 | 2 913 | 6.6 |
| 沙田 | Sha Tin | 88 247 | - | - | 88 243 | 1 930 | 2.2 |
| 西貢 | Sai Kung | 80 154 | 2 036 | 2.5 | 82 125 | 3 612 | 4.4 |
| 離島 | Islands | 26 940 | 360 | 1.3 | 27 282 | 1 954 | 7.2 |
| 新界 | NEW TERRITORIES | 555 521 | 6 626 | 1.2 | 562 031 | 22 763 | 4.1 |
| 全港 | OVERALL | 1 291 956 | 18 448 | 1.4 | 1 309 265 | 56 081 | 4.3 |

+ 少於 0.05%

2025 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2024 年年底總存量計算。

+ Below 0.05%

2025 Year-end Stock figures are derived from the latest rating record,
and not from the 2024 Year-end Stock figures shown here.

私人住宅 - 各區不同類別單位總存量
PRIVATE DOMESTIC - STOCK BY CLASS AND DISTRICT

單位數目 No. of units

| 地區 | District | 2025 年年底各類單位總存量 Stock by Class at year-end | | | | | 總數 Total |
|-----------|------------------------|--------------------------------------------|----------------|----------------|---------------|---------------|------------------|
| | | A | B | C | D | E | |
| 中西區 | Central and Western | 44 501 | 27 787 | 9 912 | 8 162 | 6 101 | 96 463 |
| 灣仔 | Wan Chai | 24 909 | 26 364 | 8 936 | 8 901 | 3 566 | 72 676 |
| 東區 | Eastern | 37 236 | 63 775 | 16 918 | 5 056 | 566 | 123 551 |
| 南區 | Southern | 7 228 | 21 699 | 5 010 | 6 051 | 6 502 | 46 490 |
| 港島 | HONG KONG | 113 874 | 139 625 | 40 776 | 28 170 | 16 735 | 339 180 |
| 油尖旺 | Yau Tsim Mong | 48 280 | 47 447 | 14 493 | 4 357 | 609 | 115 186 |
| 深水埗 | Sham Shui Po | 32 675 | 41 532 | 6 901 | 3 736 | 628 | 85 472 |
| 九龍城 | Kowloon City | 47 813 | 51 939 | 19 805 | 11 612 | 2 594 | 133 763 |
| 黃大仙 | Wong Tai Sin | 8 062 | 9 301 | 1 439 | 469 | 30 | 19 301 |
| 觀塘 | Kwun Tong | 19 907 | 32 232 | 1 884 | 280 | 29 | 54 332 |
| 九龍 | KOWLOON | 156 737 | 182 451 | 44 522 | 20 454 | 3 890 | 408 054 |
| 葵青 | Kwai Tsing | 14 972 | 18 249 | 2 901 | 555 | 36 | 36 713 |
| 荃灣 | Tsuen Wan | 17 273 | 54 662 | 8 497 | 1 495 | 356 | 82 283 |
| 屯門 | Tuen Mun | 29 744 | 39 653 | 4 191 | 2 037 | 805 | 76 430 |
| 元朗 | Yuen Long | 24 299 | 54 072 | 12 520 | 3 317 | 558 | 94 766 |
| 北區 | North | 13 016 | 14 090 | 1 855 | 654 | 666 | 30 281 |
| 大埔 | Tai Po | 14 270 | 16 434 | 6 472 | 4 667 | 2 065 | 43 908 |
| 沙田 | Sha Tin | 27 510 | 35 983 | 17 701 | 5 417 | 1 632 | 88 243 |
| 西貢 | Sai Kung | 13 948 | 54 710 | 9 233 | 2 375 | 1 859 | 82 125 |
| 離島 | Islands | 2 350 | 14 396 | 7 514 | 2 410 | 612 | 27 282 |
| 新界 | NEW TERRITORIES | 157 382 | 302 249 | 70 884 | 22 927 | 8 589 | 562 031 |
| 全港 | OVERALL | 427 993 | 624 325 | 156 182 | 71 551 | 29 214 | 1 309 265 |

私人住宅 - 各類單位拆卸量及落成量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

單位數目 No. of units

| 年 Year | 區域 Area | 拆卸量 Demolition | | | | | 落成量 Completions | | | | | 總數 Total | |
|--------|--------------------|----------------|--------------|------------|------------|-----------|-----------------|---------------|---------------|--------------|--------------|------------|---------------|
| | | A | B | C | D | E | A | B | C | D | E | | |
| 2021 | 港島 Hong Kong | 234 | 394 | 54 | 82 | 25 | 789 | 663 | 65 | 3 | 77 | 38 | 846 |
| | 九龍 Kowloon | 472 | 1 076 | 85 | 26 | 3 | 1 662 | 3 178 | 2 822 | 729 | 92 | 40 | 6 861 |
| | 新界 New Territories | - | - | - | 25 | 1 | 26 | 1 410 | 3 737 | 1 409 | 80 | 43 | 6 679 |
| | 全港 OVERALL | 706 | 1 470 | 139 | 133 | 29 | 2 477 | 5 251 | 6 624 | 2 141 | 249 | 121 | 14 386 |
| 2022 | 港島 Hong Kong | 297 | 164 | - | 18 | 33 | 512 | 874 | 767 | 346 | 238 | 238 | 2 463 |
| | 九龍 Kowloon | 857 | 880 | 76 | 16 | 8 | 1 837 | 2 371 | 2 610 | 494 | 85 | 134 | 5 694 |
| | 新界 New Territories | - | - | - | - | 4 | 4 | 6 636 | 4 291 | 1 206 | 729 | 149 | 13 011 |
| | 全港 OVERALL | 1 154 | 1 044 | 76 | 34 | 45 | 2 353 | 9 881 | 7 668 | 2 046 | 1 052 | 521 | 21 168 |
| 2023 | 港島 Hong Kong | 58 | 43 | 61 | 40 | 15 | 217 | 590 | 79 | 46 | 37 | 121 | 873 |
| | 九龍 Kowloon | 127 | 269 | 270 | 74 | 44 | 784 | 4 603 | 1 818 | 406 | 97 | 14 | 6 938 |
| | 新界 New Territories | - | - | - | - | 2 | 2 | 2 613 | 2 770 | 608 | 23 | 27 | 6 041 |
| | 全港 OVERALL | 185 | 312 | 331 | 114 | 61 | 1 003 | 7 806 | 4 667 | 1 060 | 157 | 162 | 13 852 |
| 2024 | 港島 Hong Kong | 145 | 361 | 61 | 2 | 24 | 593 | 752 | 539 | 209 | 85 | 106 | 1 691 |
| | 九龍 Kowloon | 164 | 390 | 47 | - | 8 | 609 | 4 865 | 4 354 | 701 | 711 | 383 | 11 014 |
| | 新界 New Territories | - | - | - | - | - | - | 5 177 | 5 812 | 374 | 117 | 76 | 11 556 |
| | 全港 OVERALL | 309 | 751 | 108 | 2 | 32 | 1 202 | 10 794 | 10 705 | 1 284 | 913 | 565 | 24 261 |
| 2025 | 港島 Hong Kong | 31 | 17 | 5 | 28 | 2 | 83 | 578 | 1 340 | 678 | 195 | 29 | 2 820 |
| | 九龍 Kowloon | 335 | 359 | 95 | 20 | 1 | 810 | 6 162 | 2 022 | 365 | 353 | 100 | 9 002 |
| | 新界 New Territories | - | - | - | 1 | 8 | 9 | 3 119 | 3 203 | 202 | 66 | 36 | 6 626 |
| | 全港 OVERALL | 366 | 376 | 100 | 49 | 11 | 902 | 9 859 | 6 565 | 1 245 | 614 | 165 | 18 448 |

私人住宅 - 各類單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

| | | | | | | | 單位數目 No. of units |
|-----------|--------|--------|-------|-------|-----|-------------|-------------------|
| 年 Year | A | B | C | D | E | 總數 Total | |
| 2016 | 3 937 | 7 162 | 1 413 | 1 325 | 758 | 14 595 | |
| 2017 | 6 891 | 7 665 | 1 794 | 1 058 | 383 | 17 791 | |
| 2018 | 7 212 | 8 237 | 3 414 | 1 541 | 564 | 20 968 | |
| 2019 | 6 622 | 4 174 | 1 506 | 1 025 | 316 | 13 643 * | |
| 2020 | 9 230 | 7 742 | 2 779 | 759 | 378 | 20 888 | |
| 2021 | 5 251 | 6 624 | 2 141 | 249 | 121 | 14 386 | |
| 2022 | 9 881 | 7 668 | 2 046 | 1 052 | 521 | 21 168 | |
| 2023 | 7 806 | 4 667 | 1 060 | 157 | 162 | 13 852 | |
| 2024 | 10 794 | 10 705 | 1 284 | 913 | 565 | 24 261 | |
| 2025 | 9 859 | 6 565 | 1 245 | 614 | 165 | 18 448 | |

* 2019 年落成量包括在年內落成並預計以市價在公開市場發售，但其後於 2020 年轉為資助出售房屋的 9 個 A 類及 34 個 B 類住宅單位，合共 43 個。

* Completions of 2019 include 9 Class A units and 34 Class B units (totally 43 units) completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

私人住宅 - 不同面積單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

單位數目 No. of units

| 類別 Class | 面積 Size Range [平方米 m ²] | 2021 | 2022 | 2023 | 2024 | 2025 | | | 總數 Total |
|---------------------|-----------------------------------------|--------|--------|--------|--------|-----------------|---------------|-----------------------|-------------|
| | | | | | | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | |
| A | < 20.0 | 558 | 1 010 | 476 | 508 | 17 | 504 | 111 | 632 |
| | 20 - 39.9 | 4 693 | 8 871 | 7 330 | 10 286 | 561 | 5 658 | 3 008 | 9 227 |
| B | 40 - 69.9 | 6 624 | 7 668 | 4 667 | 10 705 | 1 340 | 2 022 | 3 203 | 6 565 |
| C | 70 - 99.9 | 2 141 | 2 046 | 1 060 | 1 284 | 678 | 365 | 202 | 1 245 |
| D | 100 - 159.9 | 249 | 1 052 | 157 | 913 | 195 | 353 | 66 | 614 |
| | 160 - 199.9 | 36 | 259 | 95 | 251 | 4 | 38 | 14 | 56 |
| E | 200 - 279.9 | 41 | 115 | 22 | 184 | 17 | 25 | 21 | 63 |
| | > 279.9 | 44 | 147 | 45 | 130 | 8 | 37 | 1 | 46 |
| 所有類別 ALL CLASSES | | 14 386 | 21 168 | 13 852 | 24 261 | 2 820 | 9 002 | 6 626 | 18 448 |

私人住宅 - 各區落成量及預測落成量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

單位數目 No. of units

| 地區 | District | 2025年各類單位落成量 Completions by Class | | | | | 總數 Total | 預測落成量 Forecast Completions | |
|-----------|------------------------|-----------------------------------|--------------|--------------|------------|------------|---------------|-------------------------------|---------------|
| | | A | B | C | D | E | | [2026] | [2027] |
| 中西區 | Central and Western | 295 | 95 | 50 | 4 | - | 444 | 961 | 492 |
| 灣仔 | Wan Chai | 111 | 101 | 23 | 34 | 6 | 275 | 324 | 357 |
| 東區 | Eastern | 172 | 513 | 156 | 2 | - | 843 | 348 | 520 |
| 南區 | Southern | - | 631 | 449 | 155 | 23 | 1 258 | 1 448 | 156 |
| 港島 | HONG KONG | 578 | 1 340 | 678 | 195 | 29 | 2 820 | 3 081 | 1 525 |
| 油尖旺 | Yau Tsim Mong | 499 | 47 | 1 | 4 | - | 551 | 662 | 110 |
| 深水埗 | Sham Shui Po | 1 587 | 91 | 1 | - | 26 | 1 705 | 437 | 244 |
| 九龍城 | Kowloon City | 3 208 | 1 232 | 362 | 348 | 74 | 5 224 | 1 681 | 5 276 |
| 黃大仙 | Wong Tai Sin | 230 | - | - | - | - | 230 | 556 | 66 |
| 觀塘 | Kwun Tong | 638 | 652 | 1 | 1 | - | 1 292 | 748 | 302 |
| 九龍 | KOWLOON | 6 162 | 2 022 | 365 | 353 | 100 | 9 002 | 4 084 | 5 998 |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - | - | 1 | 1 | - | 462 |
| 屯門 | Tuen Mun | 839 | 439 | 44 | 1 | - | 1 323 | 13 | 2 741 |
| 元朗 | Yuen Long | 767 | 347 | 5 | - | - | 1 119 | 1 294 | 1 581 |
| 北區 | North | 90 | - | - | - | - | 90 | 1 463 | 2 880 |
| 大埔 | Tai Po | 509 | 1 138 | 49 | 1 | - | 1 697 | 3 152 | 169 |
| 沙田 | Sha Tin | - | - | - | - | - | - | 1 132 | - |
| 西貢 | Sai Kung | 771 | 1 214 | - | 16 | 35 | 2 036 | 2 578 | - |
| 離島 | Islands | 143 | 65 | 104 | 48 | - | 360 | 178 | 6 |
| 新界 | NEW TERRITORIES | 3 119 | 3 203 | 202 | 66 | 36 | 6 626 | 9 810 | 7 839 |
| 全港 | OVERALL | 9 859 | 6 565 | 1 245 | 614 | 165 | 18 448 | 16 975 | 15 362 |

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.

私人住宅 - 各區不同類別單位預測落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

單位數目 No. of units

| 地區 | District | [2026] | | | | | | [2027] | | | | | |
|-----------|------------------------|--------------|--------------|--------------|------------|------------|---------------|--------------|--------------|------------|-----------|------------|---------------|
| | | A | B | C | D | E | 總數 Total | A | B | C | D | E | 總數 Total |
| 中西區 | Central and Western | 573 | 245 | 58 | 39 | 46 | 961 | 466 | 3 | - | 6 | 17 | 492 |
| 灣仔 | Wan Chai | 236 | 71 | 6 | 7 | 4 | 324 | 179 | 151 | 18 | - | 9 | 357 |
| 東區 | Eastern | 87 | 112 | 75 | 73 | 1 | 348 | 268 | 225 | 12 | 15 | - | 520 |
| 南區 | Southern | 225 | 694 | 360 | 162 | 7 | 1 448 | 128 | 28 | - | - | - | 156 |
| 港島 | HONG KONG | 1 121 | 1 122 | 499 | 281 | 58 | 3 081 | 1 041 | 407 | 30 | 21 | 26 | 1 525 |
| 油尖旺 | Yau Tsim Mong | 644 | 18 | - | - | - | 662 | 110 | - | - | - | - | 110 |
| 深水埗 | Sham Shui Po | 363 | 72 | 1 | - | 1 | 437 | 244 | - | - | - | - | 244 |
| 九龍城 | Kowloon City | 916 | 708 | 4 | 40 | 13 | 1 681 | 3 617 | 1 516 | 71 | 28 | 44 | 5 276 |
| 黃大仙 | Wong Tai Sin | 517 | 36 | 2 | 1 | - | 556 | 64 | 2 | - | - | - | 66 |
| 觀塘 | Kwun Tong | 748 | - | - | - | - | 748 | 262 | 40 | - | - | - | 302 |
| 九龍 | KOWLOON | 3 188 | 834 | 7 | 41 | 14 | 4 084 | 4 297 | 1 558 | 71 | 28 | 44 | 5 998 |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | - | - | - | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - | - | - | - | 430 | 30 | 2 | - | - | 462 |
| 屯門 | Tuen Mun | - | 13 | - | - | - | 13 | 711 | 1 946 | 83 | - | 1 | 2 741 |
| 元朗 | Yuen Long | 551 | 657 | 85 | - | 1 | 1 294 | 1 198 | 371 | 12 | - | - | 1 581 |
| 北區 | North | 1 039 | 424 | - | - | - | 1 463 | 2 177 | 690 | 13 | - | - | 2 880 |
| 大埔 | Tai Po | 1 959 | 1 159 | 34 | - | - | 3 152 | - | 39 | 54 | 48 | 28 | 169 |
| 沙田 | Sha Tin | 335 | 393 | 352 | 52 | - | 1 132 | - | - | - | - | - | - |
| 西貢 | Sai Kung | 168 | 1 934 | 428 | 20 | 28 | 2 578 | - | - | - | - | - | - |
| 離島 | Islands | - | 115 | 13 | 25 | 25 | 178 | - | - | - | 1 | 5 | 6 |
| 新界 | NEW TERRITORIES | 4 052 | 4 695 | 912 | 97 | 54 | 9 810 | 4 516 | 3 076 | 164 | 49 | 34 | 7 839 |
| 全港 | OVERALL | 8 361 | 6 651 | 1 418 | 419 | 126 | 16 975 | 9 854 | 5 041 | 265 | 98 | 104 | 15 362 |

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.

私人住宅 - 各區洋房總存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

單位數目 No. of units

| 地區 | District | 2024 年年底總存量 Stock at year-end | 2025 年落成量 Completions | 落成量佔 2024 年總存量的百分率 Completions as a % of 2024 Stock | 2025 年年底總存量 Stock at year-end |
|-----------|------------------------|----------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|
| 中西區 | Central and Western | 562 | - | - | 562 |
| 灣仔 | Wan Chai | 345 | 2 | 0.6 | 346 |
| 東區 | Eastern | - | - | - | - |
| 南區 | Southern | 1 819 | 6 | 0.3 | 1 824 |
| 港島 | HONG KONG | 2 726 | 8 | 0.3 | 2 732 |
| 油尖旺 | Yau Tsim Mong | 43 | - | - | 43 |
| 深水埗 | Sham Shui Po | 106 | 26 | 24.5 | 132 |
| 九龍城 | Kowloon City | 507 | 3 | 0.6 | 509 |
| 黃大仙 | Wong Tai Sin | 1 | - | - | 1 |
| 觀塘 | Kwun Tong | - | - | - | - |
| 九龍 | KOWLOON | 657 | 29 | 4.4 | 685 |
| 葵青 | Kwai Tsing | 2 | - | - | 2 |
| 荃灣 | Tsuen Wan | 133 | 1 | 0.8 | 134 |
| 屯門 | Tuen Mun | 684 | - | - | 684 |
| 元朗 | Yuen Long | 8 199 | - | - | 8 249 |
| 北區 | North | 867 | - | - | 867 |
| 大埔 | Tai Po | 2 540 | - | - | 2 540 |
| 沙田 | Sha Tin | 989 | - | - | 988 |
| 西貢 | Sai Kung | 2 038 | 51 | 2.5 | 2 097 |
| 離島 | Islands | 906 | - | - | 906 |
| 新界 | NEW TERRITORIES | 16 358 | 52 | 0.3 | 16 467 |
| 全港 | OVERALL | 19 741 | 89 | 0.5 | 19 884 |

村屋並不包括在內。以上數字均已包括在私人住宅的其他有關列表內。
2025 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2024 年年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2025 Year-end Stock figures are derived from the latest rating record,
and not from the 2024 Year-end Stock figures shown here.

私人住宅 - 整體空置趨勢
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|-----------|--------------------------------------------------|--------------------|-------------------|----------------------------------|--------------------|-------------------|--------------------------|------------------------------|
| | 單位總數 Total No. of Units | 空置數目 No. Vacant | 空置百分率 % Vacant | 單位總數 Total No. of Units | 空置數目 No. Vacant | 空置百分率 % Vacant | 空置數目 No. Vacant | 佔總存量的百分率 % of Total Stock |
| 2021 | 14 386 | 13 326 | 92.6 | 1 223 609 | 36 838 | 3.0 | 50 164 | 4.1 |
| 2022 | 21 168 | 19 160 | 90.5 | 1 235 554 | 35 807 | 2.9 | 54 967 | 4.4 |
| 2023 | 13 852 | 10 119 | 73.1 | 1 255 979 | 42 027 | 3.3 | 52 146 | 4.1 |
| 2024 | 24 261 | 21 505 | 88.6 | 1 267 695 | 36 395 | 2.9 | 57 900 | 4.5 |
| 2025 | 18 448 | 15 968 | 86.6 | 1 290 817 | 40 113 | 3.1 | 56 081 | 4.3 |

私人住宅 - 各類單位落成後使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

| 類別 | Class | 區域 | Area | 於 2025 年評估差餉時申報為已入住的單位數目 | 業主自住 Owner Occupied | | 出租 Let | |
|-------------|-------|-----------|-----------------|-------------------------------------------------------------|----------------------|-------------|----------------------|-------------|
| | | | | No. of Units Valued in 2025 and Reported as Wholly Occupied | 單位數目 No. of Units | 百分率 % | 單位數目 No. of Units | 百分率 % |
| A | | 港島 | Hong Kong | 332 | 153 | 46.1 | 179 | 53.9 |
| | | 九龍 | Kowloon | 2 749 | 807 | 29.4 | 1 942 | 70.6 |
| | | 新界 | New Territories | 6 886 | 2 186 | 31.7 | 4 700 | 68.3 |
| | | 全港 | OVERALL | 9 967 | 3 146 | 31.6 | 6 821 | 68.4 |
| B | | 港島 | Hong Kong | 83 | 74 | 89.2 | 9 | 10.8 |
| | | 九龍 | Kowloon | 540 | 442 | 81.9 | 98 | 18.1 |
| | | 新界 | New Territories | 1 678 | 1 519 | 90.5 | 159 | 9.5 |
| | | 全港 | OVERALL | 2 301 | 2 035 | 88.4 | 266 | 11.6 |
| C | | 港島 | Hong Kong | 44 | 42 | 95.5 | 2 | 4.5 |
| | | 九龍 | Kowloon | 75 | 53 | 70.7 | 22 | 29.3 |
| | | 新界 | New Territories | 52 | 45 | 86.5 | 7 | 13.5 |
| | | 全港 | OVERALL | 171 | 140 | 81.9 | 31 | 18.1 |
| D | | 港島 | Hong Kong | 40 | 40 | 100.0 | - | - |
| | | 九龍 | Kowloon | 16 | 11 | 68.8 | 5 | 31.3 |
| | | 新界 | New Territories | 77 | 40 | 51.9 | 37 | 48.1 |
| | | 全港 | OVERALL | 133 | 91 | 68.4 | 42 | 31.6 |
| E | | 港島 | Hong Kong | 105 | 94 | 89.5 | 11 | 10.5 |
| | | 九龍 | Kowloon | 18 | 2 | 11.1 | 16 | 88.9 |
| | | 新界 | New Territories | 13 | 3 | 23.1 | 10 | 76.9 |
| | | 全港 | OVERALL | 136 | 99 | 72.8 | 37 | 27.2 |
| 所有類別 | | 港島 | Hong Kong | 604 | 403 | 66.7 | 201 | 33.3 |
| All Classes | | 九龍 | Kowloon | 3 398 | 1 315 | 38.7 | 2 083 | 61.3 |
| | | 新界 | New Territories | 8 706 | 3 793 | 43.6 | 4 913 | 56.4 |
| | | 全港 | OVERALL | 12 708 | 5 511 | 43.4 | 7 197 | 56.6 |

私人住宅 - 各類單位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 \$/m² per month

| 類別 Class | | A | | | B | | | C | | | D | | | E | | |
|-----------------------|------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|
| 年 / 月 Year / Month | | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories |
| 2024 | | 481 | 429 | 329 | 396 | 363 | 271 | 426 | 369 | 269 | 436 | 358 | 253 | 445 | 381 | 221 |
| 2025 * | | 496 | 440 | 345 | 410 | 371 | 281 | 435 | 387 | 279 | 440 | 374 | 246 | 459 | 395 | 219 |
| 2024 | 10 | 485 | 448 | 323 | 402 | 364 | 270 | 441 | 366 | 281 | 434 | 365 | 241 | 436 | (436) | 246 |
| | 11 | 479 | 444 | 329 | 407 | 366 | 275 | 419 | 384 | 273 | 425 | 362 | 242 | 460 | (335) | 209 |
| | 12 | 475 | 424 | 331 | 401 | 368 | 278 | 419 | 379 | 280 | 429 | 369 | 259 | 442 | (350) | 202 |
| 2025 | 1 | 488 | 419 | 339 | 397 | 360 | 278 | 434 | 356 | 274 | 437 | 343 | 242 | 432 | (448) | 222 |
| | 2 | 477 | 433 | 336 | 406 | 359 | 277 | 427 | 392 | 279 | 429 | 371 | 256 | 490 | (340) | 239 |
| | 3 | 476 | 427 | 341 | 397 | 365 | 276 | 429 | 362 | 280 | 431 | 364 | 257 | 465 | (382) | 190 |
| | 4 | 469 | 415 | 337 | 406 | 363 | 278 | 434 | 368 | 281 | 421 | 353 | 243 | 451 | (424) | 207 |
| | 5 | 494 | 433 | 341 | 403 | 372 | 276 | 429 | 379 | 284 | 435 | 367 | 225 | 466 | (287) | 230 |
| | 6 | 499 | 429 | 337 | 417 | 366 | 278 | 443 | 398 | 271 | 431 | 379 | 259 | 454 | (335) | 217 |
| | 7 | 503 | 432 | 346 | 408 | 366 | 282 | 440 | 404 | 282 | 451 | 392 | 249 | 430 | (309) | 229 |
| | 8 | 516 | 467 | 368 | 411 | 384 | 290 | 421 | 398 | 283 | 429 | 374 | 254 | 445 | (423) | 242 |
| | 9 | 502 | 467 | 338 | 415 | 380 | 282 | 439 | 402 | 280 | 466 | 384 | 232 | 450 | (540) | 219 |
| | 10 | 490 | 449 | 337 | 432 | 377 | 281 | 435 | 399 | 278 | 459 | 359 | 241 | 480 | (492) | 225 |
| | 11 * | 487 | 446 | 334 | 425 | 387 | 281 | 446 | 398 | 282 | 447 | 397 | 240 | 505 | (423) | 201 |
| | 12 * | 514 | 445 | 344 | 418 | 374 | 284 | 463 | 401 | 268 | 460 | 447 | 241 | 483 | - | (182) |

* 臨時數字
() 表示少於 20 宗交易。
- 本署沒有收到成交個案。

* Provisional figures
() Indicates fewer than 20 transactions.
- No transaction record received by this Department.

私人住宅 - 各類單位平均售價
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售價 \$/m²

| 類別 Class | | A | | | B | | | C | | | D | | | E | | |
|-----------------------|------|-----------------|---------------|-----------------------|-----------------|---------------|-----------------------|-----------------|---------------|-----------------------|-----------------|---------------|-----------------------|-------------------------------------|---------------|-----------------------|
| 年 / 月 Year / Month | | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories |
| 2024 | | 133 798 | 116 031 | 111 902 | 141 278 | 126 432 | 108 743 | 166 516 | 159 806 | 118 114 | 206 138 | 177 259 | 110 692 | 248 796 | 198 794 | 96 197 |
| 2025 * | | 130 536 | 115 497 | 110 138 | 134 460 | 123 566 | 104 926 | 163 294 | 156 812 | 114 063 | 191 291 | 172 434 | 108 341 | 224 496 | 193 102 | 93 282 |
| 2024 | 10 | 132 124 | 114 996 | 111 516 | 135 747 | 126 272 | 109 309 | 157 013 | 154 484 | 117 820 | 207 051 | 173 177 | 112 248 | (268 110) (258 364) | | 102 472 |
| | 11 | 127 215 | 113 579 | 110 724 | 139 331 | 124 569 | 107 109 | 168 109 | 151 978 | 115 104 | 220 268 | 171 208 | 105 069 | (247 908) (218 039) | | 93 160 |
| | 12 | 129 573 | 111 090 | 107 970 | 141 641 | 122 380 | 105 861 | 162 199 | 163 713 | 114 306 | 210 843 | 152 098 | 110 045 | (230 621) (174 702) | | 92 288 |
| 2025 | 1 | 126 122 | 115 916 | 107 862 | 135 125 | 118 948 | 103 784 | 157 342 | 160 908 | 111 413 | 197 981 | 179 572 | 105 889 | (231 433) (171 139) (80 198) | | |
| | 2 | 129 139 | 110 977 | 107 230 | 134 013 | 120 767 | 104 305 | 163 107 | 152 226 | 110 149 | 190 105 | 160 711 | 101 265 | (200 979) (258 452) (89 929) | | |
| | 3 | 123 192 | 114 982 | 109 052 | 131 447 | 116 725 | 101 467 | 158 433 | 160 967 | 105 866 | 189 687 | 164 574 | 101 278 | 224 100 (188 250) | | 86 533 |
| | 4 | 123 595 | 113 451 | 106 811 | 133 974 | 117 654 | 102 135 | 157 818 | 142 936 | 113 556 | 166 971 | 176 365 | 115 777 | (265 957) (179 642) | | 84 927 |
| | 5 | 127 674 | 114 555 | 107 856 | 133 789 | 118 655 | 103 754 | 158 795 | 150 184 | 116 218 | 205 620 | 169 708 | 105 205 | (208 937) (340 137) | | 99 591 |
| | 6 | 127 335 | 113 895 | 110 552 | 131 138 | 124 503 | 104 552 | 159 628 | 150 243 | 111 966 | 196 088 | 172 266 | 99 009 | 212 532 (231 833) | | 97 046 |
| | 7 | 127 545 | 113 658 | 111 248 | 133 177 | 124 525 | 105 432 | 156 628 | 153 951 | 119 535 | 188 797 | 173 925 | 110 310 | (224 197) (179 117) (80 199) | | |
| | 8 | 135 257 | 114 351 | 108 584 | 132 501 | 126 508 | 102 666 | 164 649 | 145 731 | 116 470 | 175 085 | 171 472 | 115 185 | (211 924) (160 982) | | 94 058 |
| | 9 | 136 184 | 119 016 | 113 747 | 135 215 | 124 284 | 106 697 | 171 096 | 154 921 | 111 664 | 188 876 | 179 272 | 114 334 | 226 430 (179 271) | | 92 187 |
| | 10 | 131 782 | 118 596 | 109 440 | 132 744 | 124 811 | 105 648 | 175 814 | 154 217 | 114 468 | 200 220 | 168 953 | 108 685 | (206 222) (215 854) (108 077) | | |
| | 11 * | 136 339 | 116 135 | 112 196 | 141 058 | 130 268 | 109 667 | 166 371 | 171 931 | 114 704 | 198 897 | 177 561 | 112 529 | (219 399) (202 640) | | 100 413 |
| | 12 * | 136 832 | 118 250 | 114 935 | 139 422 | 130 976 | 108 270 | 163 705 | 172 265 | 119 814 | 198 604 | 171 261 | 105 758 | (259 655) (162 908) | | 100 456 |

* 臨時數字

() 表示少於 20 宗交易。

住宅樓宇的首次買賣並不會用作分析。

香港物業報告 2026

* Provisional figures

() Indicates fewer than 20 transactions.

Primary sales of domestic premises are excluded from the analysis.

Hong Kong Property Review 2026

私人住宅 - 各類單位租金指數 (全港)
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

| 年 / 月 Year / Month | A | B | C | D | E | A, B & C | D & E | 所有類別 All Classes | |
|-----------------------|-----------|-------|-------|-------|-------|----------|-------|---------------------|-------|
| 2016 | 184.8 | 165.8 | 148.4 | 146.3 | 141.9 | 170.8 | 144.7 | 168.2 | |
| 2017 | 201.2 | 181.7 | 159.4 | 153.5 | 143.9 | 186.2 | 150.1 | 182.6 | |
| 2018 | 213.4 | 192.4 | 166.7 | 159.2 | 148.7 | 197.0 | 155.6 | 193.0 | |
| 2019 | 215.3 | 193.3 | 167.1 | 159.4 | 148.3 | 198.4 | 155.7 | 194.4 | |
| 2020 | 198.2 | 181.1 | 155.4 | 148.5 | 136.2 | 184.2 | 144.3 | 180.3 | |
| 2021 | 196.7 | 180.9 | 156.1 | 148.1 | 136.5 | 183.8 | 144.0 | 179.8 | |
| 2022 | 195.7 | 177.0 | 153.0 | 147.7 | 137.1 | 181.4 | 144.2 | 178.3 | |
| 2023 | 201.2 | 179.1 | 153.5 | 147.9 | 136.3 | 184.4 | 144.1 | 181.1 | |
| 2024 | 210.8 | 189.3 | 161.2 | 151.1 | 138.9 | 194.3 | 147.2 | 190.5 | |
| 2025 * | 216.0 | 195.5 | 165.4 | 153.8 | 139.3 | 200.7 | 149.3 | 196.7 | |
| 2024 | 10 - 12 | 212.5 | 191.0 | 162.4 | 150.7 | 138.1 | 196.2 | 146.9 | 192.4 |
| 2025 | 1 - 3 | 212.5 | 191.9 | 162.5 | 150.5 | 138.3 | 196.9 | 147.0 | 193.0 |
| | 4 - 6 | 213.4 | 193.7 | 164.1 | 152.5 | 139.0 | 198.5 | 148.4 | 194.7 |
| | 7 - 9 | 218.4 | 197.8 | 167.2 | 155.2 | 139.4 | 203.1 | 150.3 | 199.0 |
| | 10 - 12 * | 219.8 | 198.6 | 167.9 | 156.8 | 140.6 | 204.3 | 151.7 | 200.2 |
| 2024 | 10 | 212.9 | 191.2 | 162.7 | 151.6 | 138.6 | 196.5 | 147.7 | 192.7 |
| | 11 | 212.0 | 190.6 | 162.1 | 150.2 | 137.6 | 195.8 | 146.4 | 191.9 |
| | 12 | 212.5 | 191.3 | 162.4 | 150.2 | 138.0 | 196.4 | 146.6 | 192.5 |
| 2025 | 1 | 212.5 | 191.8 | 162.4 | 150.4 | 138.0 | 196.7 | 146.8 | 192.8 |
| | 2 | 212.5 | 191.9 | 162.5 | 150.5 | 138.5 | 196.9 | 147.0 | 193.0 |
| | 3 | 212.5 | 191.9 | 162.7 | 150.7 | 138.5 | 197.0 | 147.1 | 193.1 |
| | 4 | 212.7 | 193.0 | 163.7 | 150.7 | 138.7 | 197.8 | 147.1 | 193.9 |
| | 5 | 212.7 | 193.3 | 163.7 | 152.9 | 139.1 | 198.0 | 148.7 | 194.2 |
| | 6 | 214.8 | 194.8 | 164.8 | 153.9 | 139.1 | 199.8 | 149.4 | 195.9 |
| | 7 | 215.5 | 197.0 | 166.5 | 154.7 | 139.3 | 201.4 | 150.1 | 197.4 |
| | 8 | 219.8 | 198.2 | 167.4 | 155.0 | 139.4 | 204.0 | 150.2 | 199.8 |
| | 9 | 219.8 | 198.2 | 167.6 | 155.8 | 139.5 | 204.0 | 150.7 | 199.9 |
| | 10 | 219.8 | 198.2 | 167.7 | 156.0 | 139.8 | 204.0 | 150.9 | 199.9 |
| | 11 * | 219.8 | 198.6 | 167.7 | 156.2 | 140.2 | 204.3 | 151.1 | 200.2 |
| | 12 * | 219.8 | 199.0 | 168.3 | 158.3 | 141.8 | 204.6 | 153.0 | 200.5 |

* 臨時數字

* Provisional figures

私人住宅 - 各類單位售價指數 (全港)
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

| 年 / 月 Year / Month | A | B | C | D | E | A, B & C | D & E | 所有類別 All Classes | |
|-----------------------|-----------|-------|-------|-------|-------|----------|-------|---------------------|-------|
| 2016 | 314.8 | 272.9 | 258.8 | 264.5 | 275.1 | 287.1 | 267.1 | 286.1 | |
| 2017 | 368.3 | 318.4 | 296.9 | 293.1 | 306.1 | 335.8 | 296.3 | 333.9 | |
| 2018 | 416.6 | 359.3 | 333.0 | 320.1 | 325.2 | 380.2 | 321.5 | 377.3 | |
| 2019 | 425.6 | 363.6 | 336.6 | 329.5 | 310.0 | 385.7 | 324.4 | 383.0 | |
| 2020 | 423.2 | 364.3 | 328.2 | 317.3 | 309.5 | 383.6 | 315.5 | 381.2 | |
| 2021 | 436.2 | 378.2 | 344.0 | 331.5 | 319.2 | 395.3 | 328.6 | 392.7 | |
| 2022 | 407.5 | 357.4 | 329.8 | 314.6 | 301.4 | 372.1 | 311.8 | 369.7 | |
| 2023 | 366.7 | 327.8 | 310.0 | 299.3 | 297.6 | 338.8 | 299.0 | 337.4 | |
| 2024 | 318.8 | 291.5 | 282.4 | 274.0 | 270.2 | 300.0 | 273.2 | 298.7 | |
| 2025 * | 309.8 | 282.9 | 273.9 | 265.7 | 260.2 | 291.7 | 264.4 | 290.1 | |
| 2024 | 10 - 12 | 308.0 | 284.5 | 275.4 | 268.3 | 262.3 | 291.8 | 266.9 | 290.6 |
| 2025 | 1 - 3 | 305.1 | 279.1 | 270.0 | 263.2 | 256.5 | 287.3 | 261.6 | 285.9 |
| | 4 - 6 | 306.4 | 279.4 | 269.8 | 263.4 | 256.6 | 288.1 | 261.7 | 286.6 |
| | 7 - 9 | 310.2 | 282.8 | 272.9 | 265.2 | 260.5 | 291.7 | 264.0 | 290.1 |
| | 10 - 12 * | 317.3 | 290.5 | 282.8 | 271.1 | 267.3 | 299.5 | 270.1 | 297.8 |
| 2024 | 10 | 309.2 | 284.9 | 274.0 | 267.6 | 262.3 | 292.3 | 266.4 | 291.0 |
| | 11 | 309.3 | 285.3 | 276.2 | 268.7 | 263.5 | 292.8 | 267.5 | 291.5 |
| | 12 | 305.6 | 283.4 | 275.9 | 268.6 | 261.2 | 290.4 | 266.9 | 289.2 |
| 2025 | 1 | 305.6 | 280.7 | 272.2 | 264.7 | 257.2 | 288.6 | 262.9 | 287.2 |
| | 2 | 304.8 | 278.7 | 269.0 | 263.1 | 257.0 | 287.0 | 261.7 | 285.6 |
| | 3 | 304.8 | 277.8 | 268.8 | 261.8 | 255.2 | 286.4 | 260.2 | 284.9 |
| | 4 | 306.4 | 279.4 | 269.7 | 263.4 | 256.1 | 288.0 | 261.6 | 286.5 |
| | 5 | 306.4 | 279.4 | 269.7 | 263.3 | 255.8 | 288.0 | 261.4 | 286.5 |
| | 6 | 306.5 | 279.4 | 269.9 | 263.4 | 258.0 | 288.2 | 262.0 | 286.7 |
| | 7 | 307.7 | 280.9 | 272.2 | 263.7 | 258.9 | 289.7 | 262.5 | 288.1 |
| | 8 | 309.0 | 281.1 | 272.5 | 264.4 | 259.9 | 290.3 | 263.3 | 288.8 |
| | 9 | 314.0 | 286.4 | 274.1 | 267.4 | 262.6 | 295.1 | 266.2 | 293.4 |
| | 10 | 315.8 | 286.6 | 279.0 | 270.8 | 266.3 | 296.5 | 269.7 | 294.9 |
| | 11 * | 318.1 | 291.7 | 283.6 | 271.2 | 266.8 | 300.5 | 270.1 | 298.7 |
| | 12 * | 318.1 | 293.2 | 285.9 | 271.2 | 268.8 | 301.6 | 270.6 | 299.8 |

* 臨時數字

住宅樓宇的首次買賣並不會用作分析。

香港物業報告 2026

* Provisional figures

Primary sales of domestic premises are excluded from the analysis.

Hong Kong Property Review 2026

私人住宅 - 較受歡迎屋苑的售價指數
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999 = 100)

| 年 / 月 Year / Month | A, B & C | | | D & E | | | 所有類別 Overall | | | |
|-----------------------|----------|---------|--------|----------|---------|--------|--------------|---------|--------|-------|
| | 市區 Urban | 新界 N.T. | 合計 All | 市區 Urban | 新界 N.T. | 合計 All | 市區 Urban | 新界 N.T. | 合計 All | |
| 2024 | 1 | 255.0 | 257.5 | 261.4 | 311.1 | 244.3 | 286.5 | 258.1 | 259.2 | 263.4 |
| | 2 | 250.7 | 253.2 | 257.0 | 308.7 | 241.8 | 283.9 | 253.9 | 254.8 | 259.0 |
| | 3 | 255.8 | 258.3 | 262.3 | 313.6 | 245.1 | 288.1 | 259.1 | 260.0 | 264.2 |
| | 4 | 257.4 | 259.9 | 263.9 | 317.5 | 246.7 | 290.7 | 260.8 | 261.6 | 265.9 |
| | 5 | 254.3 | 256.9 | 260.8 | 313.7 | 243.7 | 287.3 | 257.6 | 258.6 | 262.8 |
| | 6 | 251.7 | 254.4 | 258.2 | 312.3 | 242.7 | 286.0 | 255.1 | 256.0 | 260.2 |
| | 7 | 247.8 | 250.2 | 254.0 | 308.5 | 239.0 | 282.1 | 251.1 | 251.8 | 256.0 |
| | 8 | 243.0 | 245.3 | 249.1 | 303.1 | 235.4 | 277.5 | 246.3 | 247.0 | 251.1 |
| | 9 | 240.0 | 242.2 | 246.0 | 298.2 | 232.4 | 273.5 | 243.2 | 243.8 | 247.9 |
| | 10 | 242.4 | 244.8 | 248.6 | 300.7 | 233.5 | 275.3 | 245.6 | 246.4 | 250.5 |
| | 11 | 243.1 | 245.4 | 249.2 | 301.9 | 234.2 | 276.2 | 246.4 | 247.0 | 251.1 |
| | 12 | 241.5 | 243.5 | 247.3 | 300.9 | 233.4 | 275.3 | 244.8 | 245.1 | 249.3 |
| 2025 | 1 | 240.1 | 242.1 | 245.9 | 297.6 | 230.6 | 272.3 | 243.2 | 243.7 | 247.9 |
| | 2 | 238.9 | 240.6 | 244.5 | 296.4 | 229.4 | 271.0 | 242.0 | 242.2 | 246.5 |
| | 3 | 238.5 | 240.2 | 244.1 | 294.6 | 228.2 | 269.5 | 241.5 | 241.9 | 246.1 |
| | 4 | 239.9 | 241.7 | 245.6 | 295.8 | 229.4 | 270.8 | 242.9 | 243.3 | 247.5 |
| | 5 | 240.0 | 241.8 | 245.7 | 295.4 | 229.2 | 270.4 | 243.0 | 243.4 | 247.6 |
| | 6 | 240.3 | 242.0 | 245.9 | 295.7 | 229.6 | 270.8 | 243.3 | 243.6 | 247.9 |
| | 7 | 241.3 | 243.4 | 247.2 | 296.0 | 229.8 | 271.0 | 244.3 | 244.9 | 249.1 |
| | 8 | 241.8 | 244.0 | 247.8 | 296.5 | 230.4 | 271.6 | 244.8 | 245.5 | 249.7 |
| | 9 | 245.8 | 248.2 | 251.9 | 299.8 | 233.2 | 274.8 | 248.7 | 249.7 | 253.8 |
| | 10 | 247.1 | 249.7 | 253.4 | 303.4 | 235.8 | 278.0 | 250.2 | 251.3 | 255.4 |
| | 11 * | 250.9 | 253.5 | 257.3 | 303.7 | 236.3 | 278.3 | 253.8 | 255.1 | 259.1 |
| | 12 * | 252.3 | 254.8 | 258.7 | 304.2 | 236.6 | 278.8 | 255.1 | 256.3 | 260.4 |

* 臨時數字

技術附註第 14 段對「較受歡迎屋苑」有詳細說明。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures

For details of the Selected Popular Residential Developments, see paragraph 14 of the Technical Notes.
Primary sales of domestic premises are excluded from the analysis.

私人寫字樓 - 各區不同級別總存量及空置量
PRIVATE OFFICES - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m²

| 地區 | District | 2025 年年底總存量 Stock at year-end | | | | 2025 年年底空置量 Amount Vacant at year-end | | | | 空置百分率 % Vacant | | | |
|-----------|--------------------------|-------------------------------|------------------|------------------|-------------------|---------------------------------------|----------------|----------------|------------------|----------------|-------------|-------------|-------------|
| | | 甲級 A | 乙級 B | 丙級 C | 總數 Total | 甲級 A | 乙級 B | 丙級 C | 總數 Total | 甲級 A | 乙級 B | 丙級 C | 總數 Total |
| 中西區 | Central and Western | 1 971 800 | 797 100 | 565 800 | 3 334 700 | 264 800 | 134 800 | 80 700 | 480 300 | 13.4 | 16.9 | 14.3 | 14.4 |
| 灣仔 | Wan Chai | 1 075 600 | 613 600 | 308 900 | 1 998 100 | 168 600 | 111 900 | 44 700 | 325 200 | 15.7 | 18.2 | 14.5 | 16.3 |
| 東區 | Eastern | 880 400 | 172 300 | 62 500 | 1 115 200 | 139 300 | 32 200 | 8 000 | 179 500 | 15.8 | 18.7 | 12.8 | 16.1 |
| 南區 | Southern | 309 800 | 81 000 | 21 500 | 412 300 | 97 700 | 11 600 | 4 000 | 113 300 | 31.5 | 14.3 | 18.6 | 27.5 |
| 港島 | HONG KONG | 4 237 600 | 1 664 000 | 958 700 | 6 860 300 | 670 400 | 290 500 | 137 400 | 1 098 300 | 15.8 | 17.5 | 14.3 | 16.0 |
| 油尖旺 | Yau Tsim Mong | 1 401 300 | 609 900 | 400 800 | 2 412 000 | 314 200 | 77 600 | 36 000 | 427 800 | 22.4 | 12.7 | 9.0 | 17.7 |
| 深水埗 | Sham Shui Po | 328 400 | 85 100 | 44 200 | 457 700 | 86 200 | 11 900 | 2 800 | 100 900 | 26.2 | 14.0 | 6.3 | 22.0 |
| 九龍城 | Kowloon City | 261 800 | 42 000 | 19 000 | 322 800 | 52 700 | 2 300 | 1 800 | 56 800 | 20.1 | 5.5 | 9.5 | 17.6 |
| 黃大仙 | Wong Tai Sin | 33 200 | 63 800 | 1 200 | 98 200 | 8 500 | 9 700 | 100 | 18 300 | 25.6 | 15.2 | 8.3 | 18.6 |
| 觀塘 | Kwun Tong | 1 641 100 | 303 700 | 17 700 | 1 962 500 | 363 900 | 72 000 | 4 400 | 440 300 | 22.2 | 23.7 | 24.9 | 22.4 |
| 九龍 | KOWLOON | 3 665 800 | 1 104 500 | 482 900 | 5 253 200 | 825 500 | 173 500 | 45 100 | 1 044 100 | 22.5 | 15.7 | 9.3 | 19.9 |
| 葵青 | Kwai Tsing | 172 500 | 97 100 | 8 600 | 278 200 | 12 000 | 26 300 | 5 800 | 44 100 | 7.0 | 27.1 | 67.4 | 15.9 |
| 荃灣 | Tsuen Wan | 203 400 | 64 200 | 800 | 268 400 | 87 400 | 18 100 | - | 105 500 | 43.0 | 28.2 | - | 39.3 |
| 屯門 | Tuen Mun | 32 200 | 20 200 | 6 500 | 58 900 | 3 100 | 3 400 | 600 | 7 100 | 9.6 | 16.8 | 9.2 | 12.1 |
| 元朗 | Yuen Long | 37 600 | 12 900 | 19 000 | 69 500 | 10 000 | 300 | 1 100 | 11 400 | 26.6 | 2.3 | 5.8 | 16.4 |
| 北區 | North | 29 900 | 2 100 | 500 | 32 500 | 4 900 | - | - | 4 900 | 16.4 | - | - | 15.1 |
| 大埔 | Tai Po | - | 5 200 | 1 200 | 6 400 | - | 200 | 600 | 800 | - | 3.8 | 50.0 | 12.5 |
| 沙田 | Sha Tin | 490 800 | 40 800 | - | 531 600 | 26 600 | 6 800 | - | 33 400 | 5.4 | 16.7 | - | 6.3 |
| 西貢 | Sai Kung | 25 000 | 3 400 | - | 28 400 | 12 500 | 3 200 | - | 15 700 | 50.0 | 94.1 | - | 55.3 |
| 離島 | Islands | 139 200 | 18 800 | - | 158 000 | 13 800 | 6 600 | - | 20 400 | 9.9 | 35.1 | - | 12.9 |
| 新界 | NEW TERRITORIES | 1 130 600 | 264 700 | 36 600 | 1 431 900 | 170 300 | 64 900 | 8 100 | 243 300 | 15.1 | 24.5 | 22.1 | 17.0 |
| 全港 | OVERALL | 9 034 000 | 3 033 200 | 1 478 200 | 13 545 400 | 1 666 200 | 528 900 | 190 600 | 2 385 700 | 18.4 | 17.4 | 12.9 | 17.6 |
| 分區 | Sub-districts | | | | | | | | | | | | |
| 上環 | Sheung Wan | 238 300 | 351 700 | 388 000 | 978 000 | 44 000 | 57 700 | 48 000 | 149 700 | 18.5 | 16.4 | 12.4 | 15.3 |
| 中區 | Central | 1 690 500 | 393 700 | 162 300 | 2 246 500 | 219 800 | 75 200 | 30 800 | 325 800 | 13.0 | 19.1 | 19.0 | 14.5 |
| 灣仔 / 銅鑼灣 | Wan Chai / Causeway Bay | 1 031 400 | 581 600 | 287 500 | 1 900 500 | 158 900 | 107 000 | 42 300 | 308 200 | 15.4 | 18.4 | 14.7 | 16.2 |
| 北角 / 鰂魚涌 | North Point / Quarry Bay | 924 600 | 139 700 | 62 400 | 1 126 700 | 148 900 | 25 400 | 7 200 | 181 500 | 16.1 | 18.2 | 11.5 | 16.1 |
| 尖沙咀 | Tsim Sha Tsui | 883 000 | 306 700 | 198 400 | 1 388 100 | 98 000 | 38 800 | 15 400 | 152 200 | 11.1 | 12.7 | 7.8 | 11.0 |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | 535 600 | 303 200 | 202 500 | 1 041 300 | 220 900 | 38 800 | 20 600 | 280 300 | 41.2 | 12.8 | 10.2 | 26.9 |

分區數字已包括在地區數字內。

Sub-district figures have already been included in District figures.

私人寫字樓 - 各區總存量、落成量及空置量
PRIVATE OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

| | | 平方米 m ² | | | | | |
|-----------|--------------------------|----------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|------------------------------------------|-------------------|
| 地區 | District | 2024 年年底總存量 Stock at year-end | 2025 年落成量 Completions | 落成量佔 2024 年總存量的百分率 Completions as a % of 2024 Stock | 2025 年年底總存量 Stock at year-end | 2025 年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
| 中西區 | Central and Western | 3 320 600 | 14 200 | 0.4 | 3 334 700 | 480 300 | 14.4 |
| 灣仔 | Wan Chai | 1 954 900 | 41 100 | 2.1 | 1 998 100 | 325 200 | 16.3 |
| 東區 | Eastern | 1 137 300 | - | - | 1 115 200 | 179 500 | 16.1 |
| 南區 | Southern | 377 700 | 29 100 | 7.7 | 412 300 | 113 300 | 27.5 |
| 港島 | HONG KONG | 6 790 500 | 84 400 | 1.2 | 6 860 300 | 1 098 300 | 16.0 |
| 油尖旺 | Yau Tsim Mong | 2 227 000 | 186 800 | 8.4 | 2 412 000 | 427 800 | 17.7 |
| 深水埗 | Sham Shui Po | 453 900 | - | - | 457 700 | 100 900 | 22.0 |
| 九龍城 | Kowloon City | 326 000 | - | - | 322 800 | 56 800 | 17.6 |
| 黃大仙 | Wong Tai Sin | 98 400 | - | - | 98 200 | 18 300 | 18.6 |
| 觀塘 | Kwun Tong | 1 980 600 | 28 000 | 1.4 | 1 962 500 | 440 300 | 22.4 |
| 九龍 | KOWLOON | 5 085 900 | 214 800 | 4.2 | 5 253 200 | 1 044 100 | 19.9 |
| 葵青 | Kwai Tsing | 278 200 | - | - | 278 200 | 44 100 | 15.9 |
| 荃灣 | Tsuen Wan | 268 800 | - | - | 268 400 | 105 500 | 39.3 |
| 屯門 | Tuen Mun | 58 900 | - | - | 58 900 | 7 100 | 12.1 |
| 元朗 | Yuen Long | 71 400 | - | - | 69 500 | 11 400 | 16.4 |
| 北區 | North | 32 500 | - | - | 32 500 | 4 900 | 15.1 |
| 大埔 | Tai Po | 6 400 | - | - | 6 400 | 800 | 12.5 |
| 沙田 | Sha Tin | 532 400 | - | - | 531 600 | 33 400 | 6.3 |
| 西貢 | Sai Kung | 28 400 | - | - | 28 400 | 15 700 | 55.3 |
| 離島 | Islands | 152 000 | - | - | 158 000 | 20 400 | 12.9 |
| 新界 | NEW TERRITORIES | 1 429 000 | - | - | 1 431 900 | 243 300 | 17.0 |
| 全港 | OVERALL | 13 305 400 | 299 200 | 2.2 | 13 545 400 | 2 385 700 | 17.6 |
| 分區 | Sub-districts | | | | | | |
| 上環 | Sheung Wan | 969 400 | 8 900 | 0.9 | 978 000 | 149 700 | 15.3 |
| 中區 | Central | 2 242 100 | 5 300 | 0.2 | 2 246 500 | 325 800 | 14.5 |
| 灣仔 / 銅鑼灣 | Wan Chai / Causeway Bay | 1 857 300 | 41 100 | 2.2 | 1 900 500 | 308 200 | 16.2 |
| 北角 / 鯉魚涌 | North Point / Quarry Bay | 1 148 800 | - | - | 1 126 700 | 181 500 | 16.1 |
| 尖沙咀 | Tsim Sha Tsui | 1 385 900 | 2 900 | 0.2 | 1 388 100 | 152 200 | 11.0 |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | 858 400 | 183 900 | 21.4 | 1 041 300 | 280 300 | 26.9 |

2025 年年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的 2024 年年底總存量計算。分區數字已包括在地區數字內。

2025 Year-end Stock figures are derived from the latest rating record, and not from the 2024 Year-end Stock figures shown here. Sub-district figures have already been included in District figures.

私人寫字樓 - 各級別拆卸量、落成量及總存量
PRIVATE OFFICES - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m²

| 年 Year | 區域 Area | Area | 拆卸量 Demolition | | | | 落成量 Completions | | | | 年底總存量 Stock at year-end | | | |
|--------|-----------|-----------------|----------------|--------|-------|----------|-----------------|--------|-------|----------|-------------------------|-----------|-----------|------------|
| | | | 甲級 A | 乙級 B | 丙級 C | 總數 Total | 甲級 A | 乙級 B | 丙級 C | 總數 Total | 甲級 A | 乙級 B | 丙級 C | 總數 Total |
| 2021 | 港島 | Hong Kong | - | - | - | - | - | 21 200 | - | 21 200 | 3 941 500 | 1 646 000 | 953 900 | 6 541 400 |
| | 九龍 | Kowloon | - | 2 300 | - | 2 300 | 35 600 | - | 200 | 35 800 | 3 176 600 | 1 040 200 | 477 400 | 4 694 200 |
| | 新界 | New Territories | - | - | - | - | 12 600 | - | - | 12 600 | 1 041 800 | 209 900 | 52 500 | 1 304 200 |
| | 全港 | OVERALL | - | 2 300 | - | 2 300 | 48 200 | 21 200 | 200 | 69 600 | 8 159 900 | 2 896 100 | 1 483 800 | 12 539 800 |
| 2022 | 港島 | Hong Kong | - | 12 000 | 1 400 | 13 400 | 80 500 | 22 100 | 1 600 | 104 200 | 4 023 700 | 1 669 500 | 954 100 | 6 647 300 |
| | 九龍 | Kowloon | - | - | - | - | 156 400 | 17 300 | 100 | 173 800 | 3 330 800 | 1 064 500 | 479 800 | 4 875 100 |
| | 新界 | New Territories | - | - | - | - | 62 400 | 10 900 | - | 73 300 | 1 101 000 | 252 400 | 36 600 | 1 390 000 |
| | 全港 | OVERALL | - | 12 000 | 1 400 | 13 400 | 299 300 | 50 300 | 1 700 | 351 300 | 8 455 500 | 2 986 400 | 1 470 500 | 12 912 400 |
| 2023 | 港島 | Hong Kong | - | - | - | - | 6 000 | 5 500 | 1 400 | 12 900 | 4 040 300 | 1 669 800 | 958 900 | 6 669 000 |
| | 九龍 | Kowloon | - | 17 100 | - | 17 100 | 137 400 | 8 400 | - | 145 800 | 3 476 600 | 1 072 300 | 479 800 | 5 028 700 |
| | 新界 | New Territories | - | - | - | - | - | - | - | - | 1 100 600 | 275 600 | 36 600 | 1 412 800 |
| | 全港 | OVERALL | - | 17 100 | - | 17 100 | 143 400 | 13 900 | 1 400 | 158 700 | 8 617 500 | 3 017 700 | 1 475 300 | 13 110 500 |
| 2024 | 港島 | Hong Kong | - | - | - | - | 110 500 | - | 1 000 | 111 500 | 4 148 700 | 1 684 300 | 957 500 | 6 790 500 |
| | 九龍 | Kowloon | - | - | - | - | 26 500 | - | - | 26 500 | 3 514 500 | 1 086 000 | 485 400 | 5 085 900 |
| | 新界 | New Territories | - | - | - | - | 9 300 | - | - | 9 300 | 1 116 400 | 276 000 | 36 600 | 1 429 000 |
| | 全港 | OVERALL | - | - | - | - | 146 300 | - | 1 000 | 147 300 | 8 779 600 | 3 046 300 | 1 479 500 | 13 305 400 |
| 2025 | 港島 | Hong Kong | - | 21 400 | - | 21 400 | 79 100 | 5 300 | - | 84 400 | 4 237 600 | 1 664 000 | 958 700 | 6 860 300 |
| | 九龍 | Kowloon | 53 500 | - | - | 53 500 | 210 100 | 4 700 | - | 214 800 | 3 665 800 | 1 104 500 | 482 900 | 5 253 200 |
| | 新界 | New Territories | - | - | - | - | - | - | - | - | 1 130 600 | 264 700 | 36 600 | 1 431 900 |
| | 全港 | OVERALL | 53 500 | 21 400 | - | 74 900 | 289 200 | 10 000 | - | 299 200 | 9 034 000 | 3 033 200 | 1 478 200 | 13 545 400 |

私人寫字樓 - 各區落成量及預測落成量
PRIVATE OFFICES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

| 地區 | District | 2025年落成量 Completions | | | | 預測落成量 | |
|-----------|--------------------------|----------------------|---------------|----------|----------------|----------------------|----------------|
| | | 甲級 | 乙級 | 丙級 | 總數 | Forecast Completions | |
| | | A | B | C | Total | [2026] | [2027] |
| 中西區 | Central and Western | 8 900 | 5 300 | - | 14 200 | 41 000 | 23 800 |
| 灣仔 | Wan Chai | 41 100 | - | - | 41 100 | 62 200 | - |
| 東區 | Eastern | - | - | - | - | 300 | 8 500 |
| 南區 | Southern | 29 100 | - | - | 29 100 | - | - |
| 港島 | HONG KONG | 79 100 | 5 300 | - | 84 400 | 103 500 | 32 300 |
| 油尖旺 | Yau Tsim Mong | 182 100 | 4 700 | - | 186 800 | 14 800 | 49 500 |
| 深水埗 | Sham Shui Po | - | - | - | - | - | - |
| 九龍城 | Kowloon City | - | - | - | - | - | 35 700 |
| 黃大仙 | Wong Tai Sin | - | - | - | - | - | - |
| 觀塘 | Kwun Tong | 28 000 | - | - | 28 000 | 24 400 | 7 500 |
| 九龍 | KOWLOON | 210 100 | 4 700 | - | 214 800 | 39 200 | 92 700 |
| 葵青 | Kwai Tsing | - | - | - | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - | - | - | - |
| 屯門 | Tuen Mun | - | - | - | - | - | - |
| 元朗 | Yuen Long | - | - | - | - | - | - |
| 北區 | North | - | - | - | - | - | - |
| 大埔 | Tai Po | - | - | - | - | - | - |
| 沙田 | Sha Tin | - | - | - | - | - | - |
| 西貢 | Sai Kung | - | - | - | - | - | - |
| 離島 | Islands | - | - | - | - | - | - |
| 新界 | NEW TERRITORIES | - | - | - | - | - | - |
| 全港 | OVERALL | 289 200 | 10 000 | - | 299 200 | 142 700 | 125 000 |
| 分區 | Sub-districts | | | | | | |
| 上環 | Sheung Wan | 8 900 | - | - | 8 900 | 20 900 | - |
| 中區 | Central | - | 5 300 | - | 5 300 | 20 100 | 23 800 |
| 灣仔 / 銅鑼灣 | Wan Chai / Causeway Bay | 41 100 | - | - | 41 100 | 62 200 | - |
| 北角 / 鯉魚涌 | North Point / Quarry Bay | - | - | - | - | 300 | 8 500 |
| 尖沙咀 | Tsim Sha Tsui | - | 2 900 | - | 2 900 | 8 300 | 2 700 |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | 182 100 | 1 800 | - | 183 900 | 6 600 | 46 800 |

分區數字已包括在地區數字內。

Sub-district figures have already been included in District figures.

私人寫字樓 - 各區不同級別預測落成量
PRIVATE OFFICES - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m²

| 地區 | District | [2026] | | | | [2027] | | | |
|-----------|--------------------------|----------------|---------------|------------|----------------|---------------|---------------|----------|----------------|
| | | 甲級 A | 乙級 B | 丙級 C | 總數 Total | 甲級 A | 乙級 B | 丙級 C | 總數 Total |
| 中西區 | Central and Western | 40 400 | 600 | - | 41 000 | 23 800 | - | - | 23 800 |
| 灣仔 | Wan Chai | 62 200 | - | - | 62 200 | - | - | - | - |
| 東區 | Eastern | - | - | 300 | 300 | - | 8 500 | - | 8 500 |
| 南區 | Southern | - | - | - | - | - | - | - | - |
| 港島 | HONG KONG | 102 600 | 600 | 300 | 103 500 | 23 800 | 8 500 | - | 32 300 |
| 油尖旺 | Yau Tsim Mong | 5 500 | 9 300 | - | 14 800 | 46 800 | 2 700 | - | 49 500 |
| 深水埗 | Sham Shui Po | - | - | - | - | - | - | - | - |
| 九龍城 | Kowloon City | - | - | - | - | - | 35 700 | - | 35 700 |
| 黃大仙 | Wong Tai Sin | - | - | - | - | - | - | - | - |
| 觀塘 | Kwun Tong | - | 24 400 | - | 24 400 | 7 500 | - | - | 7 500 |
| 九龍 | KOWLOON | 5 500 | 33 700 | - | 39 200 | 54 300 | 38 400 | - | 92 700 |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - | - | - | - | - | - |
| 屯門 | Tuen Mun | - | - | - | - | - | - | - | - |
| 元朗 | Yuen Long | - | - | - | - | - | - | - | - |
| 北區 | North | - | - | - | - | - | - | - | - |
| 大埔 | Tai Po | - | - | - | - | - | - | - | - |
| 沙田 | Sha Tin | - | - | - | - | - | - | - | - |
| 西貢 | Sai Kung | - | - | - | - | - | - | - | - |
| 離島 | Islands | - | - | - | - | - | - | - | - |
| 新界 | NEW TERRITORIES | - | - | - | - | - | - | - | - |
| 全港 | OVERALL | 108 100 | 34 300 | 300 | 142 700 | 78 100 | 46 900 | - | 125 000 |
| 分區 | Sub-districts | | | | | | | | |
| 上環 | Sheung Wan | 20 300 | 600 | - | 20 900 | - | - | - | - |
| 中區 | Central | 20 100 | - | - | 20 100 | 23 800 | - | - | 23 800 |
| 灣仔 / 銅鑼灣 | Wan Chai / Causeway Bay | 62 200 | - | - | 62 200 | - | - | - | - |
| 北角 / 鯉魚涌 | North Point / Quarry Bay | - | - | 300 | 300 | - | 8 500 | - | 8 500 |
| 尖沙咀 | Tsim Sha Tsui | 5 500 | 2 800 | - | 8 300 | - | 2 700 | - | 2 700 |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | - | 6 600 | - | 6 600 | 46 800 | - | - | 46 800 |

分區數字已包括在地區數字內。

Sub-district figures have already been included in District figures.

私人寫字樓 - 整體空置趨勢
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m²

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|-----------|--------------------------------------------------|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2021 | 69 600 | 68 000 | 97.7 | 12 470 200 | 1 473 000 | 11.8 | 1 541 000 | 12.3 |
| 2022 | 351 300 | 347 300 | 98.9 | 12 561 100 | 1 512 300 | 12.0 | 1 859 600 | 14.4 |
| 2023 | 158 700 | 157 300 | 99.1 | 12 951 800 | 1 802 500 | 13.9 | 1 959 800 | 14.9 |
| 2024 | 147 300 | 113 700 | 77.2 | 13 158 100 | 2 052 000 | 15.6 | 2 165 700 | 16.3 |
| 2025 | 299 200 | 294 700 | 98.5 | 13 246 200 | 2 091 000 | 15.8 | 2 385 700 | 17.6 |

私人寫字樓 - 各區不同級別平均租金
PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 \$/m² per month

| [平均面積] | | 甲級 Grade A | | | | | | 乙級 Grade B | | | | | | 丙級 Grade C | | | | | | | | |
|------------------|------------|----------------------------|--------------|------------|---------------|-------------------------|--------------------------------|---------------------------|---------|--------------|-------------------------|---------------|----------------------|--------------------------------|------------|-------------------------|--------------|------------|---------------|----------------------|--------------------------------|---------|
| [Average size] | | [245 平方米 m ²] | | | | | | [89 平方米 m ²] | | | | | | [46 平方米 m ²] | | | | | | | | |
| | | 灣仔/ 銅鑼灣 | 北角/ 鰂魚涌 | 尖沙咀 | 油麻地/ 旺角 | 九龍灣/ 觀塘 [#] | 灣仔/ 銅鑼灣 | 北角/ 鰂魚涌 | 尖沙咀 | 油麻地/ 旺角 | 九龍灣/ 觀塘 [#] | 灣仔/ 銅鑼灣 | 北角/ 鰂魚涌 | 尖沙咀 | 油麻地/ 旺角 | 九龍灣/ 觀塘 [#] | 灣仔/ 銅鑼灣 | 北角/ 鰂魚涌 | 尖沙咀 | 油麻地/ 旺角 | 九龍灣/ 觀塘 [#] | |
| 年 / 月 | Sheung Wan | Central | Causeway Bay | Quarry Bay | Tsim Sha Tsui | Yau Ma Tei/ Mong Kok | Kowloon Kwun Tong [#] | Sheung Wan | Central | Causeway Bay | Quarry Bay | Tsim Sha Tsui | Yau Ma Tei/ Mong Kok | Kowloon Kwun Tong [#] | Sheung Wan | Central | Causeway Bay | Quarry Bay | Tsim Sha Tsui | Yau Ma Tei/ Mong Kok | Kowloon Kwun Tong [#] | |
| 2024 | 739 | 887 | 601 | 510 | 507 | 611 | 323 | 478 | 744 | 490 | 368 | 451 | 479 | 308 | 398 | 566 | 469 | 440 | 463 | 444 | 119 | |
| 2025 * | 688 | 858 | 582 | 427 | 481 | 662 | 311 | 446 | 702 | 482 | 341 | 445 | 453 | 304 | 394 | 526 | 451 | 436 | 449 | 427 | (101) | |
| 2024 | 7 | 892 | 870 | 562 | 454 | 522 | 652 | 312 | 437 | 760 | 485 | 387 | 436 | 484 | 337 | 397 | 599 | 455 | 451 | 448 | 440 | - |
| | 8 | 706 | 879 | 580 | 511 | 545 | (560) | 341 | 460 | 721 | 463 | 348 | 473 | 453 | 274 | 394 | 531 | 442 | 434 | 464 | 419 | - |
| | 9 | 785 | 764 | 583 | 463 | 509 | (671) | 327 | 507 | 700 | 487 | 328 | 454 | 448 | 285 | 410 | 581 | 475 | 459 | 468 | 457 | (116) |
| | 10 (494) | 832 | 571 | 534 | 527 | (674) | 317 | 449 | 744 | 477 | 323 | 479 | 450 | 353 | 395 | 556 | 481 | 447 | 512 | 442 | (126) | |
| | 11 (795) | 882 | 589 | 488 | 493 | 593 | 301 | 564 | 740 | 494 | 313 | 440 | 461 | 308 | 391 | 560 | 455 | 446 | 485 | 487 | (109) | |
| | 12 | 745 | 817 | 614 | 430 | 502 | (780) | 316 | 445 | 765 | 501 | 418 | 477 | 512 | 294 | 377 | 521 | 471 | 390 | 463 | 449 | (129) |
| 2025 | 1 | 603 | 902 | 612 | 498 | 493 | 677 | 317 | 449 | 766 | 458 | 334 | 471 | 469 | 279 | 377 | 488 | 464 | 394 | 406 | 404 | (114) |
| | 2 (574) | 904 | 585 | 448 | 482 | (682) | 312 | 479 | 808 | 477 | 325 | 412 | 465 | 281 | 393 | 520 | 453 | 416 | 443 | 432 | 432 | - |
| | 3 | 624 | 811 | 595 | 378 | 540 | (535) | 312 | 436 | 699 | 485 | 369 | 435 | 455 | 300 | 382 | 514 | 470 | 401 | 446 | 433 | - |
| | 4 | 746 | 840 | 568 | 450 | 478 | 601 | 313 | 445 | 721 | 485 | 377 | 458 | 440 | 314 | 387 | 507 | 421 | 432 | 459 | 418 | - |
| | 5 | 678 | 941 | 599 | 416 | 467 | (900) | 291 | 451 | 708 | 486 | 325 | 434 | 430 | 320 | 394 | 569 | 452 | 458 | 468 | 427 | (89) |
| | 6 | 649 | 846 | 587 | 430 | 419 | (794) | 323 | 458 | 610 | 488 | 327 | 452 | 480 | 294 | 373 | 556 | 467 | 438 | 442 | 431 | - |
| | 7 | 842 | 805 | 546 | 418 | 472 | 620 | 301 | 435 | 689 | 491 | 331 | 431 | 463 | 297 | 404 | 572 | 452 | 440 | 441 | 427 | - |
| | 8 | 656 | 846 | 570 | 443 | 417 | 714 | 328 | 447 | 709 | 503 | 340 | 468 | 455 | 332 | 413 | 475 | 422 | 436 | 476 | 437 | - |
| | 9 | 661 | 914 | 558 | 435 | 493 | 661 | 305 | 457 | 692 | 465 | 353 | 441 | 420 | 290 | 450 | 515 | 446 | 475 | 443 | 433 | - |
| | 10 * | 630 | 815 | 637 | 406 | 513 | (585) | 298 | 420 | 643 | 484 | 333 | 434 | 428 | 295 | 374 | 576 | 476 | 463 | 467 | 438 | - |
| | 11 * | 669 | 813 | 580 | 391 | 484 | (769) | 294 | 435 | 686 | 504 | 308 | 462 | 415 | 287 | 382 | 522 | 472 | 406 | 420 | 402 | - |
| | 12 * | 738 | 868 | 563 | 318 | 500 | (540) | 332 | 447 | 721 | 460 | 391 | 477 | 484 | (365) | 390 | 496 | 435 | 483 | 446 | 458 | - |

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2025 年內所分析單位的平均面積。

- 本署沒有收到成交個案。

九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2025.

- No transaction record received by this Department.

The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

私人寫字樓 - 各區不同級別平均售價
PRIVATE OFFICES - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售價 \$/m²

| [平均面積] [Average size] | | 甲級 Grade A [149 平方米 m ²] | | | | | | 乙級 Grade B [66 平方米 m ²] | | | | | | 丙級 Grade C [39 平方米 m ²] | | | | | | | | |
|------------------------------|-------------|------------------------------------------|-------------|---------------------------|----------------------------|---------------|-------------------------|-----------------------------------------|-------------|-------------|---------------------------|----------------------------|---------------|-----------------------------------------|----------------------------------------|-------------|-------------|---------------------------|----------------------------|---------------|-------------------------|----------------------------------------|
| 年 / 月 Year / Month | | 上環 | 中區 | 灣仔/ 銅鑼灣 | 北角/ 鰂魚涌 | 尖沙咀 | 油麻地/ 旺角 | 九龍灣/ 觀塘 [#] | 上環 | 中區 | 灣仔/ 銅鑼灣 | 北角/ 鰂魚涌 | 尖沙咀 | 油麻地/ 旺角 | 九龍灣/ 觀塘 [#] | 上環 | 中區 | 灣仔/ 銅鑼灣 | 北角/ 鰂魚涌 | 尖沙咀 | 油麻地/ 旺角 | 九龍灣/ 觀塘 [#] |
| | | Sheung Wan | Central | Wan Chai/ Causeway Bay | North Point/ Quarry Bay | Tsim Sha Tsui | Yau Ma Tei/ Mong Kok | Kowloon Bay/ Kwun Tong [#] | Sheung Wan | Central | Wan Chai/ Causeway Bay | North Point/ Quarry Bay | Tsim Sha Tsui | Yau Ma Tei/ Mong Kok | Kowloon Bay/ Kwun Tong [#] | Sheung Wan | Central | Wan Chai/ Causeway Bay | North Point/ Quarry Bay | Tsim Sha Tsui | Yau Ma Tei/ Mong Kok | Kowloon Bay/ Kwun Tong [#] |
| 2024 | (264 511) | 295 100 | (207 015) | - | 170 369 | - | 135 419 | 120 563 | (140 000) | 174 846 | (117 360) | 137 604 | 128 970 | 96 009 | 118 376 | (163 216) | 150 769 | 149 492 | 129 471 | 129 600 | - | |
| 2025 * | 193 597 | 239 459 | (158 993) | - | 126 256 | - | 114 548 | (138 745) | (161 628) | 138 685 | 94 937 | 117 493 | 112 419 | (66 796) | 107 235 | 157 391 | 130 018 | 109 722 | 108 021 | 114 764 | - | |
| 2024 | 7 | - | (384 440) | - | - | - | - | (102 076) | - | (117 292) | (143 340) | (154 687) | 117 661 | (79 128) | (111 179) | - | (161 058) | (159 693) | (146 259) | (96 875) | - | |
| | 8 | (252 213) | (326 586) | - | - | - | (124 888) | (211 497) | - | - | - | (162 848) | 131 910 | (86 288) | (140 512) | - | (157 497) | - | (67 729) | (103 556) | - | |
| | 9 | - | (232 240) | - | - | - | (96 154) | - | - | (112 771) | - | (144 751) | - | (128 615) | (150 427) | (153 271) | (142 811) | (105 905) | - | - | - | |
| | 10 | (411 192) | (232 716) | - | (150 798) | - | (113 246) | - | (137 179) | (120 734) | (116 909) | (158 385) | - | (105 689) | - | (105 582) | - | (152 137) | (148 228) | - | - | |
| | 11 | - | (225 123) | (151 075) | (143 996) | - | - | (140 000) | - | - | (139 539) | (112 953) | - | (104 278) | - | (131 800) | (132 386) | (146 552) | 144 985 | - | - | |
| | 12 | - | (324 431) | - | (157 836) | - | (120 255) | (108 805) | - | - | (128 465) | (111 807) | - | (99 260) | - | (138 983) | (108 814) | (94 190) | (135 135) | - | - | |
| 2025 | 1 | - | (365 924) | - | (89 855) | - | (117 675) | (152 284) | - | (163 558) | - | (111 356) | (73 620) | (100 404) | (133 131) | (151 687) | (144 353) | (82 873) | (111 235) | - | - | |
| | 2 | - | (261 957) | - | - | - | - | (173 055) | (108 516) | - | (99 735) | - | - | - | (144 628) | (123 940) | (94 195) | (163 136) | - | - | - | |
| | 3 | - | (234 192) | (180 808) | (108 696) | - | (117 574) | - | (145 695) | (149 020) | (97 368) | - | (99 231) | - | (109 312) | (145 528) | (149 093) | (134 414) | - | - | - | |
| | 4 | (229 812) | - | - | (135 550) | - | (134 804) | - | (155 298) | (101 571) | (121 926) | (153 666) | - | (77 961) | (139 860) | (134 340) | - | 121 285 | (120 252) | - | - | |
| | 5 | - | - | - | - | - | - | (117 540) | - | 122 520 | (130 178) | - | 118 596 | (115 232) | (133 574) | - | (102 253) | (98 925) | - | - | - | |
| | 6 | - | (246 847) | (127 530) | (120 482) | - | (52 809) | (134 690) | (197 044) | (81 659) | 116 836 | (107 692) | - | (128 522) | (178 027) | (124 715) | - | (84 839) | 105 101 | - | - | |
| | 7 | - | (242 222) | - | (133 678) | - | (123 613) | - | (151 625) | (101 281) | (123 786) | (107 212) | - | (128 221) | (187 607) | (128 226) | 110 624 | (101 945) | (130 690) | - | - | |
| | 8 | (180 320) | - | - | (212 471) | - | - | (158 451) | (94 263) | (105 145) | (116 359) | - | (101 600) | (262 816) | (147 976) | (66 964) | (92 233) | 118 188 | - | - | - | |
| | 9 | (154 693) | (175 841) | (168 642) | - | - | (138 846) | - | (177 169) | (125 000) | (110 001) | - | (110 611) | (167 294) | (110 820) | 108 404 | 101 929 | (110 508) | - | - | - | |
| | 10 * | (330 061) | (301 303) | - | (126 333) | - | (99 852) | (155 253) | - | - | - | (121 304) | - | (97 973) | (145 322) | (128 000) | (95 498) | - | 98 619 | - | - | |
| | 11 * | (153 430) | 226 700 | - | (106 003) | - | (118 585) | (188 565) | (121 588) | (80 551) | (96 803) | - | (77 475) | (157 116) | (126 769) | - | (127 441) | (120 272) | - | - | - | |
| | 12 * | - | (235 491) | - | (93 861) | - | - | (88 991) | - | - | (105 364) | (102 344) | (63 384) | (86 957) | (125 177) | (110 038) | 97 385 | (141 604) | 108 820 | - | - | |

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2025 年內所分析單位的平均面積。

- 本署沒有收到成交個案。

九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2025.

- No transaction record received by this Department.

The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

私人寫字樓 - 各級別租金及售價指數 (所有地區)
PRIVATE OFFICES - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999 = 100)

| 年 / 月 Year / Month | 租金 Rents | | | | 售價 Prices | | | | |
|-----------------------|---------------|---------------|---------------|-----------------|---------------|---------------|---------------|-----------------|--|
| | 甲級 Grade A | 乙級 Grade B | 丙級 Grade C | 所有級別 Overall | 甲級 Grade A | 乙級 Grade B | 丙級 Grade C | 所有級別 Overall | |
| 2016 | 237.9 | 231.0 | 213.6 | 232.3 | 400.1 | 457.2 | 444.7 | 426.9 | |
| 2017 | 248.8 | 237.6 | 221.7 | 241.8 | 450.6 | 524.9 | 507.4 | 487.1 | |
| 2018 | 261.1 | 246.6 | 228.5 | 252.2 | 539.1 | 580.5 | 557.0 | 554.7 | |
| 2019 | 270.1 | 256.0 | 236.3 | 261.4 | 524.8 | 580.3 | 558.2 | 543.0 | |
| 2020 | 249.9 | 236.7 | 219.5 | 241.7 | 440.5 | 532.9 | 514.3 | 468.8 | |
| 2021 | 237.0 | 233.1 | 220.3 | 233.4 | 457.5 | 549.4 | 518.2 | 502.5 | |
| 2022 | 232.1 | 231.6 | 218.5 | 230.0 | 463.5 @ | 519.0 | 505.6 | 495.7 @ | |
| 2023 | 227.6 | 231.2 | 221.5 | 227.7 | 438.1 @ | 485.3 | 466.4 | 468.7 @ | |
| 2024 | 219.6 | 224.1 | 213.2 | 219.9 | 354.1 @ | 394.0 ~ | 385.8 | 373.7 @ ~ | |
| 2025 * | 209.9 | 216.3 | 207.3 | 211.4 | 295.0 @ | 320.4 | 324.0 | 309.2 @ | |
| 2024 | 7 - 9 | 216.4 | 222.3 | 212.6 | (339.6) | 381.9 | 371.8 | 365.1 | |
| | 10 - 12 | 216.0 | 220.2 | 210.5 | 321.6 | 365.0 | 354.8 | 342.1 | |
| 2025 | 1 - 3 | 214.1 | 218.2 | 207.7 | (310.2) | 342.8 | 341.6 | 326.3 | |
| | 4 - 6 | 210.5 | 216.6 | 207.4 | (298.5)@ | 327.8 | 329.1 | 314.0 @ | |
| | 7 - 9 | 207.7 | 215.8 | 207.2 | (289.4) | 312.2 | 316.2 | 302.6 | |
| | 10 - 12 * | 207.3 | 214.5 | 206.9 | 283.2 | (298.8) | 309.3 | 295.5 | |
| 2024 | 7 | 216.5 | 222.4 | 213.4 | (342.8) | (386.1) | (377.5) | 371.5 | |
| | 8 | 216.5 | 222.3 | 213.2 | (341.9) | (384.1) | (371.9) | 366.7 | |
| | 9 | 216.3 | 222.2 | 211.3 | (334.0) | (375.4) | (366.0) | (357.1) | |
| | 10 | 216.0 | 220.8 | 211.3 | (328.1) | (373.1) | (361.0) | 349.6 | |
| | 11 | 216.0 | 219.9 | 211.3 | (320.1) | (364.7) | (353.6) | 341.7 | |
| | 12 | 215.9 | 219.8 | 208.9 | (316.7) | (357.3) | (349.9) | 334.9 | |
| 2025 | 1 | 215.9 | 218.6 | 207.7 | (315.9) | (349.0) | (345.1) | 331.2 | |
| | 2 | 213.2 | 218.0 | 207.7 | (308.1) | (340.5) | (342.2) | (325.7) | |
| | 3 | 213.2 | 218.0 | 207.6 | (306.6) | (339.0) | (337.4) | 322.1 | |
| | 4 | 211.2 | 216.6 | 207.4 | (304.6) | (336.2) | (335.2) | 319.5 | |
| | 5 | 211.0 | 216.6 | 207.4 | 212.1 ^ | (328.1) | (329.0) | ^ | |
| | 6 | 209.3 | 216.5 | 207.4 | (292.3) | (319.0) | (323.2) | 308.5 | |
| | 7 | 207.8 | 215.8 | 207.3 | (291.4) | (318.0) | 319.9 | 305.9 | |
| | 8 | 207.8 | 215.8 | 207.1 | (290.0) | (311.9) | (315.5) | 302.9 | |
| | 9 | 207.6 | 215.7 | 207.1 | (286.7) | (306.7) | 313.1 | 299.1 | |
| | 10 * | 207.5 | 215.3 | 207.0 | 209.7 | (284.4) | (304.2) | (312.5) | |
| | 11 * | 207.3 | 214.5 | 206.9 | 209.4 | (283.6) | (299.4) | (309.0) | |
| | 12 * | 207.1 | 213.8 | 206.7 | 209.1 | (281.5) | (292.8) | 306.3 | |

* 臨時數字

() 表示少於 20 宗交易。

@ 2022 年的售價指數不包括 2022 年 3 月；

2023 年的售價指數不包括 2023 年 8、9、10 及 12 月；

2024 年的售價指數不包括 2024 年 4 月；

2025 年的售價指數不包括 2025 年 5 月；

2025 年 4-6 季度的售價指數不包括 2025 年 5 月。

~ 2024 年的售價指數不包括 2024 年 2 月。

^ 沒有充足資料作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

@ Price indices for 2022 excluding Mar 2022;

Price indices for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

Price indices for 2024 excluding Apr 2024;

Price indices for 2025 excluding May 2025;

2025 quarter 4-6 excluding May 2025.

~ Price indices for 2024 excluding Feb 2024.

^ Insufficient data for analysis.

私人寫字樓 - 核心地區甲級寫字樓的租金及售價指數
PRIVATE OFFICES - RENTAL AND PRICE INDICES FOR GRADE A OFFICES IN CORE DISTRICTS
(1999 = 100)

| 年 / 月 Year / Month | 租金 Rents | | | 售價 Prices |
|-----------------------|---------------------------------|-------------------------------------|----------------------|----------------------------|
| | 上環 / 中區 Sheung Wan / Central | 灣仔 / 銅鑼灣 Wan Chai / Causeway Bay | 尖沙咀 Tsim Sha Tsui | 核心地區 # Core Districts # |
| 2016 | 296.4 | 238.5 | 210.5 | 409.5 |
| 2017 | 317.9 | 252.7 | 216.0 | 473.2 |
| 2018 | 339.9 | 263.9 | 227.5 | 548.6 |
| 2019 | 358.9 | 275.1 | 231.6 | 495.7 @ |
| 2020 | 313.7 | 250.3 | 211.0 | 413.8 @ |
| 2021 | 285.6 | 227.5 | 196.2 | 421.6 |
| 2022 | 278.1 | 215.7 | 194.7 | 422.7 @ |
| 2023 | 262.9 | 210.0 | 190.5 | 439.3 @ |
| 2024 | 244.1 | 204.2 | 184.9 | 305.2 @ |
| 2025 * | 232.2 | 193.8 | 177.7 | 246.3 @ |
| 2024 7 - 9 | 235.4 | 199.3 | 185.5 | (298.9) |
| 10 - 12 | 238.1 | 199.8 | 182.0 | 287.0 |
| 2025 1 - 3 | 234.3 | 200.6 | 181.4 | (266.7) |
| 4 - 6 | 233.4 | 194.3 | 174.8 | (241.0)@ |
| 7 - 9 | 227.1 | 192.4 | 177.1 | (238.6) |
| 10 - 12 * | 234.0 | 188.0 | 177.6 | 237.0 |
| 2024 7 | 242.7 | 200.0 | 189.1 | (330.0) |
| 8 | 239.2 | 199.3 | 182.1 | (309.5) |
| 9 | 224.4 | 198.7 | 185.4 | (257.2) |
| 10 | 239.8 | 198.6 | 183.9 | (295.2) |
| 11 | 240.6 | 201.2 | 177.2 | (275.0) |
| 12 | 234.0 | 199.6 | 185.0 | (290.9) |
| 2025 1 | 236.0 | 205.6 | 178.9 | (285.4) |
| 2 | 236.1 | 197.6 | 180.7 | (256.6) |
| 3 | 230.7 | 198.6 | 184.7 | (258.1) |
| 4 | 232.5 | 191.9 | 177.6 | (246.0) |
| 5 | 234.9 | 198.7 | 172.5 | - |
| 6 | 232.9 | 192.3 | 174.3 | (236.0) |
| 7 | 230.8 | 193.5 | 180.1 | (226.4) |
| 8 | 228.3 | 190.6 | 168.2 | (274.7) |
| 9 | 222.3 | 193.1 | 182.9 | (214.7) |
| 10 * | 230.5 | 182.3 | 179.5 | (252.5) |
| 11 * | 236.6 | 193.0 | 175.8 | 228.1 |
| 12 * | 234.9 | 188.7 | 177.6 | (230.5) |

核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀

* 臨時數字

() 表示少於 10 宗交易。

@ 2019 年的售價指數不包括 2019 年 9 月；

2020 年的售價指數不包括 2020 年 2、3 及 4 月；

2022 年的售價指數不包括 2022 年 3、4 及 9 月；

2023 年的售價指數不包括 2023 年 7、8、9、10 及 12 月；

2024 年的售價指數不包括 2024 年 3 及 4 月；

2025 年的售價指數不包括 2025 年 5 月；

2025 年 4-6 季度的售價指數不包括 2025 年 5 月。

- 本署沒有收到成交個案。

Core districts : Sheung Wan / Central, Wan Chai / Causeway Bay and Tsim Sha Tsui

* Provisional figures

() Indicates fewer than 10 transactions.

@ Price indices for 2019 excluding Sep 2019;

Price indices for the periods of 2020 excluding Feb, Mar and Apr 2020;

Price indices for the periods of 2022 excluding Mar, Apr and Sep 2022;

Price indices for the periods of 2023 excluding Jul, Aug, Sep, Oct and Dec 2023;

Price indices for the periods of 2024 excluding Mar and Apr 2024;

Price indices for 2025 excluding May 2025;

2025 quarter 4-6 excluding May 2025.

- No transaction record received by this Department.

私人商業樓宇 - 各區總存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

| 地區 | District | 2024 年年底總存量 Stock at year-end | 2025 年落成量 Completions | 落成量佔 2024 年總存量的百分率 Completions as a % of 2024 Stock | 2025 年年底總存量 Stock at year-end | 2025 年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
|-----------|------------------------|----------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|------------------------------------------|-------------------|
| 中西區 | Central and Western | 1 143 200 | 6 100 | 0.5 | 1 150 900 | 175 400 | 15.2 |
| 灣仔 | Wan Chai | 1 205 600 | 8 100 | 0.7 | 1 213 000 | 160 000 | 13.2 |
| 東區 | Eastern | 731 400 | 1 000 | 0.1 | 731 000 | 88 100 | 12.1 |
| 南區 | Southern | 273 800 | 4 100 | 1.5 | 279 000 | 49 500 | 17.7 |
| 港島 | HONG KONG | 3 354 000 | 19 300 | 0.6 | 3 373 900 | 473 000 | 14.0 |
| 油尖旺 | Yau Tsim Mong | 2 198 200 | 58 000 | 2.6 | 2 252 400 | 336 400 | 14.9 |
| 深水埗 | Sham Shui Po | 747 100 | 4 600 | 0.6 | 754 700 | 68 400 | 9.1 |
| 九龍城 | Kowloon City | 821 900 | 5 600 | 0.7 | 819 400 | 137 300 | 16.8 |
| 黃大仙 | Wong Tai Sin | 328 000 | 600 | 0.2 | 329 200 | 29 800 | 9.1 |
| 觀塘 | Kwun Tong | 757 800 | 4 500 | 0.6 | 717 300 | 117 600 | 16.4 |
| 九龍 | KOWLOON | 4 853 000 | 73 300 | 1.5 | 4 873 000 | 689 500 | 14.1 |
| 葵青 | Kwai Tsing | 384 500 | - | - | 385 300 | 33 300 | 8.6 |
| 荃灣 | Tsuen Wan | 576 400 | - | - | 575 800 | 84 700 | 14.7 |
| 屯門 | Tuen Mun | 436 200 | - | - | 436 800 | 32 700 | 7.5 |
| 元朗 | Yuen Long | 529 900 | - | - | 530 600 | 45 500 | 8.6 |
| 北區 | North | 245 400 | 100 | - ⁺ | 245 900 | 24 600 | 10.0 |
| 大埔 | Tai Po | 239 200 | 4 200 | 1.8 | 244 300 | 17 600 | 7.2 |
| 沙田 | Sha Tin | 542 400 | - | - | 542 300 | 34 900 | 6.4 |
| 西貢 | Sai Kung | 364 900 | - | - | 364 300 | 31 600 | 8.7 |
| 離島 | Islands | 309 000 | - | - | 310 400 | 23 300 | 7.5 |
| 新界 | NEW TERRITORIES | 3 627 900 | 4 300 | 0.1 | 3 635 700 | 328 200 | 9.0 |
| 全港 | OVERALL | 11 834 900 | 96 900 | 0.8 | 11 882 600 | 1 490 700 | 12.5 |

+ 少於 0.05%

2025 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2024 年年底總存量計算。

+ Below 0.05%

2025 Year-end Stock figures are derived from the latest rating record,
and not from the 2024 Year-end Stock figures shown here.

私人商業樓宇 - 拆卸量、落成量及總存量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m²

| 年 Year | 區域 Area | 拆卸量 Demolition | 落成量 Completions | 年底總存量 Stock at year-end |
|--------|--------------------|----------------|-----------------|-------------------------|
| 2021 | 港島 Hong Kong | 9 500 | 15 600 | 3 313 300 |
| | 九龍 Kowloon | 26 300 | 15 700 | 4 719 300 |
| | 新界 New Territories | - | 10 200 | 3 577 100 |
| | 全港 OVERALL | 35 800 | 41 500 | 11 609 700 |
| 2022 | 港島 Hong Kong | 6 200 | 13 900 | 3 320 800 |
| | 九龍 Kowloon | 16 500 | 57 900 | 4 766 300 |
| | 新界 New Territories | 700 | 45 900 | 3 605 300 |
| | 全港 OVERALL | 23 400 | 117 700 | 11 692 400 |
| 2023 | 港島 Hong Kong | 1 100 | 26 400 | 3 346 000 |
| | 九龍 Kowloon | 8 600 | 55 900 | 4 816 000 |
| | 新界 New Territories | - | 8 400 | 3 616 300 |
| | 全港 OVERALL | 9 700 | 90 700 | 11 778 300 |
| 2024 | 港島 Hong Kong | 4 500 | 28 300 | 3 354 000 |
| | 九龍 Kowloon | 5 700 | 34 200 | 4 853 000 |
| | 新界 New Territories | 100 | 6 600 | 3 627 900 |
| | 全港 OVERALL | 10 300 | 69 100 | 11 834 900 |
| 2025 | 港島 Hong Kong | 2 300 | 19 300 | 3 373 900 |
| | 九龍 Kowloon | 53 500 | 73 300 | 4 873 000 |
| | 新界 New Territories | - | 4 300 | 3 635 700 |
| | 全港 OVERALL | 55 800 | 96 900 | 11 882 600 |

私人商業樓宇 - 各區落成量及預測落成量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

| 地區 | District | 2025 年落成量 | 預測落成量 Forecast Completions | |
|-----------|------------------------|---------------|----------------------------|---------------|
| | | Completions | [2026] | [2027] |
| 中西區 | Central and Western | 6 100 | 4 800 | 22 400 |
| 灣仔 | Wan Chai | 8 100 | 20 400 | 1 500 |
| 東區 | Eastern | 1 000 | 900 | 3 100 |
| 南區 | Southern | 4 100 | 100 | 400 |
| 港島 | HONG KONG | 19 300 | 26 200 | 27 400 |
| 油尖旺 | Yau Tsim Mong | 58 000 | 14 000 | 2 800 |
| 深水埗 | Sham Shui Po | 4 600 | 1 600 | 1 200 |
| 九龍城 | Kowloon City | 5 600 | 5 300 | 30 700 |
| 黃大仙 | Wong Tai Sin | 600 | 1 200 | 200 |
| 觀塘 | Kwun Tong | 4 500 | 6 100 | 2 000 |
| 九龍 | KOWLOON | 73 300 | 28 200 | 36 900 |
| 葵青 | Kwai Tsing | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - |
| 屯門 | Tuen Mun | - | - | - |
| 元朗 | Yuen Long | - | - | - |
| 北區 | North | 100 | 7 900 | 10 300 |
| 大埔 | Tai Po | 4 200 | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西貢 | Sai Kung | - | 10 300 | - |
| 離島 | Islands | - | - | - |
| 新界 | NEW TERRITORIES | 4 300 | 18 200 | 10 300 |
| 全港 | OVERALL | 96 900 | 72 600 | 74 600 |

私人商業樓宇 - 整體空置趨勢
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m²

| 年 Year | 年内落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|-----------|--------------------------------------------------|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2021 | 41 500 | 39 800 | 95.9 | 11 568 200 | 1 141 800 | 9.9 | 1 181 600 | 10.2 |
| 2022 | 117 700 | 117 100 | 99.5 | 11 574 700 | 1 106 600 | 9.6 | 1 223 700 | 10.5 |
| 2023 | 90 700 | 89 700 | 98.9 | 11 687 600 | 1 127 700 | 9.6 | 1 217 400 | 10.3 |
| 2024 | 69 100 | 51 800 | 75.0 | 11 765 800 | 1 348 000 | 11.5 | 1 399 800 | 11.8 |
| 2025 | 96 900 | 95 500 | 98.6 | 11 785 700 | 1 395 200 | 11.8 | 1 490 700 | 12.5 |

私人零售業樓宇 - 平均租金及售價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

| 區域 Area | 租金 Rents (每平方米月租 \$/m ² per month) | | | 售價 Prices (每平方米售價 \$/m ²) | | |
|------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------------------|---------------------------|---------------------------|
| | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories |
| [平均面積] [Average size] | [62 平方米 m ²] | [58 平方米 m ²] | [57 平方米 m ²] | [85 平方米 m ²] | [47 平方米 m ²] | [30 平方米 m ²] |
| 年 / 月 Year / Month | | | | | | |
| 2024 | 1 159 | 1 086 | 1 130 | 318 080 | 315 922 | 308 791 |
| 2025 * | 1 129 | 1 068 | 1 084 | 282 913 | 272 674 | 232 005 |
| 2024 | | | | | | |
| 7 | 1 215 | 1 066 | 1 121 | (470 009) | (313 692) | (212 334) |
| 8 | 1 200 | 1 045 | 1 109 | (282 932) | (325 882) | (305 811) |
| 9 | 1 303 | 1 061 | 1 080 | (210 695) | (316 661) | (303 584) |
| 10 | 1 094 | 1 085 | 1 070 | (280 970) | (309 801) | (268 939) |
| 11 | 1 107 | 1 236 | 1 104 | (215 491) | (226 410) | (322 207) |
| 12 | 1 056 | 1 030 | 1 171 | (350 286) | 244 156 | (214 413) |
| 2025 | | | | | | |
| 1 | 977 | 975 | 1 041 | (317 808) | (277 375) | (283 590) |
| 2 | 1 166 | 991 | 1 112 | (436 504) | (326 541) | (345 238) |
| 3 | 1 241 | 1 137 | 1 191 | (420 834) | 259 930 | (297 634) |
| 4 | 1 109 | 1 104 | 1 047 | (212 854) | 262 828 | (277 323) |
| 5 | 1 231 | 1 037 | 1 109 | (380 903) | (193 282) | (257 017) |
| 6 | 1 200 | 1 025 | 1 106 | (213 581) | 266 039 | (168 736) |
| 7 | 1 019 | 1 093 | 1 017 | (295 006) | (232 529) | (192 588) |
| 8 | 1 056 | 1 040 | 1 113 | (266 490) | 281 347 | 232 932 |
| 9 | 1 186 | 1 113 | 1 088 | (148 675) | 293 114 | (158 040) |
| 10 * | 1 042 | 1 121 | 1 061 | (288 253) | 276 025 | (280 067) |
| 11 * | 1 164 | 1 114 | 936 | (258 411) | 318 792 | 225 710 |
| 12 * | 1 184 | 1 107 | 1 140 | (234 024) | 249 364 | (113 143) |

* 臨時數字
() 表示少於 20 宗交易。
[] 表示 2025 年內所分析單位的平均面積。

* Provisional figures
() Indicates fewer than 20 transactions.
[] Indicates average size of the units analysed during 2025.

私人零售業樓宇 - 租金及售價指數
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

| 年 / 月 Year / Month | 租金 Rents | 售價 Prices | |
|-----------------------|-------------|--------------|-------|
| 2016 | 178.6 | 526.9 | |
| 2017 | 182.5 | 558.4 | |
| 2018 | 187.0 | 591.4 | |
| 2019 | 187.2 | 549.7 | |
| 2020 | 169.9 | 518.9 | |
| 2021 | 172.0 | 543.4 | |
| 2022 | 167.0 | 523.0 | |
| 2023 | 170.9 | 488.3 | |
| 2024 | 165.2 | 422.9 | |
| 2025 * | 156.3 | 359.5 | |
| 2024 | 7 - 9 | 164.3 | 408.3 |
| | 10 - 12 | 161.3 | 390.2 |
| 2025 | 1 - 3 | 157.7 | 380.6 |
| | 4 - 6 | 157.3 | 365.1 |
| | 7 - 9 | 156.3 | 351.3 |
| | 10 - 12 * | 154.0 | 340.8 |
| 2024 | 7 | 164.3 | 415.5 |
| | 8 | 164.3 | 408.4 |
| | 9 | 164.3 | 400.9 |
| | 10 | 161.7 | 397.3 |
| | 11 | 161.6 | 390.1 |
| | 12 | 160.7 | 383.1 |
| 2025 | 1 | 158.5 | 382.2 |
| | 2 | 157.3 | 380.5 |
| | 3 | 157.3 | 379.2 |
| | 4 | 157.3 | 372.1 |
| | 5 | 157.3 | 365.5 |
| | 6 | 157.3 | 357.8 |
| | 7 | 157.2 | 354.6 |
| | 8 | 156.7 | 350.6 |
| | 9 | 155.1 | 348.6 |
| | 10 * | 154.1 | 346.8 |
| | 11 * | 154.0 | 340.9 |
| | 12 * | 154.0 | 334.7 |

* 臨時數字

* Provisional figures

私人分層工廠大廈 - 各區總存量、落成量及空置量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

| 地區 | District | 2024 年年底總存量 Stock at year-end | 2025 年落成量 Completions | 落成量佔 2024 年總存量的百分率 Completions as a % of 2024 Stock | 2025 年年底總存量 Stock at year-end | 2025 年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
|-----------|------------------------|----------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|------------------------------------------|-------------------|
| 中西區 | Central and Western | 62 000 | - | - | 61 000 | 2 500 | 4.1 |
| 灣仔 | Wan Chai | - | - | - | - | - | - |
| 東區 | Eastern | 1 138 100 | - | - | 1 111 700 | 105 800 | 9.5 |
| 南區 | Southern | 643 100 | - | - | 643 200 | 105 700 | 16.4 |
| 港島 | HONG KONG | 1 843 200 | - | - | 1 815 900 | 214 000 | 11.8 |
| 油尖旺 | Yau Tsim Mong | 277 700 | 2 200 | 0.8 | 279 900 | 18 200 | 6.5 |
| 深水埗 | Sham Shui Po | 1 005 900 | 16 200 | 1.6 | 1 021 600 | 92 900 | 9.1 |
| 九龍城 | Kowloon City | 810 200 | - | - | 810 200 | 50 700 | 6.3 |
| 黃大仙 | Wong Tai Sin | 758 000 | - | - | 757 900 | 35 100 | 4.6 |
| 觀塘 | Kwun Tong | 2 879 900 | 9 000 | 0.3 | 2 881 100 | 242 700 | 8.4 |
| 九龍 | KOWLOON | 5 731 700 | 27 400 | 0.5 | 5 750 700 | 439 600 | 7.6 |
| 葵青 | Kwai Tsing | 3 181 200 | - | - | 3 169 200 | 173 800 | 5.5 |
| 荃灣 | Tsuen Wan | 2 280 300 | 13 500 | 0.6 | 2 287 300 | 199 200 | 8.7 |
| 屯門 | Tuen Mun | 1 421 900 | - | - | 1 421 900 | 117 400 | 8.3 |
| 元朗 | Yuen Long | 228 600 | - | - | 203 600 | 28 700 | 14.1 |
| 北區 | North | 287 600 | 3 000 | 1.0 | 290 600 | 14 100 | 4.9 |
| 大埔 | Tai Po | 152 900 | - | - | 152 900 | 15 900 | 10.4 |
| 沙田 | Sha Tin | 1 056 300 | - | - | 1 045 900 | 28 100 | 2.7 |
| 西貢 | Sai Kung | 26 500 | - | - | - | - | - |
| 離島 | Islands | 900 | - | - | 900 | - | - |
| 新界 | NEW TERRITORIES | 8 636 200 | 16 500 | 0.2 | 8 572 300 | 577 200 | 6.7 |
| 全港 | OVERALL | 16 211 100 | 43 900 | 0.3 | 16 138 900 | 1 230 800 | 7.6 |

2025 年年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的 2024 年年底總存量計算。

2025 Year-end Stock figures are derived from the latest rating record, and not from the 2024 Year-end Stock figures shown here.

私人分層工廠大廈 - 拆卸量、落成量及總存量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m²

| 年 Year | 區域 Area | Area | 拆卸量 Demolition | 落成量 Completions | 年底總存量 Stock at year-end |
|--------|-----------|-----------------|----------------|-----------------|-------------------------|
| 2021 | 港島 | Hong Kong | - | - | 1 900 700 |
| | 九龍 | Kowloon | 24 400 | 7 100 | 5 734 500 |
| | 新界 | New Territories | 46 100 | 22 400 | 8 537 600 |
| | 全港 | OVERALL | 70 500 | 29 500 | 16 172 800 |
| 2022 | 港島 | Hong Kong | - | - | 1 884 200 |
| | 九龍 | Kowloon | 12 800 | 42 000 | 5 749 200 |
| | 新界 | New Territories | 11 400 | 63 000 | 8 585 500 |
| | 全港 | OVERALL | 24 200 | 105 000 | 16 218 900 |
| 2023 | 港島 | Hong Kong | 21 200 | - | 1 843 900 |
| | 九龍 | Kowloon | 3 100 | - | 5 747 400 |
| | 新界 | New Territories | - | 57 400 | 8 619 000 |
| | 全港 | OVERALL | 24 300 | 57 400 | 16 210 300 |
| 2024 | 港島 | Hong Kong | - | - | 1 843 200 |
| | 九龍 | Kowloon | 35 400 | 22 900 | 5 731 700 |
| | 新界 | New Territories | - | - | 8 636 200 |
| | 全港 | OVERALL | 35 400 | 22 900 | 16 211 100 |
| 2025 | 港島 | Hong Kong | 27 400 | - | 1 815 900 |
| | 九龍 | Kowloon | - | 27 400 | 5 750 700 |
| | 新界 | New Territories | 29 600 | 16 500 | 8 572 300 |
| | 全港 | OVERALL | 57 000 | 43 900 | 16 138 900 |

私人分層工廠大廈 - 各區落成量及預測落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

| 地區 | District | 2025 年落成量 | 預測落成量 Forecast Completions | |
|-----------|------------------------|---------------|----------------------------|----------------|
| | | Completions | [2026] | [2027] |
| 中西區 | Central and Western | - | - | - |
| 灣仔 | Wan Chai | - | - | - |
| 東區 | Eastern | - | 6 300 | - |
| 南區 | Southern | - | - | - |
| 港島 | <i>HONG KONG</i> | - | <i>6 300</i> | - |
| 油尖旺 | Yau Tsim Mong | 2 200 | - | - |
| 深水埗 | Sham Shui Po | 16 200 | 14 300 | - |
| 九龍城 | Kowloon City | - | - | - |
| 黃大仙 | Wong Tai Sin | - | - | - |
| 觀塘 | Kwun Tong | 9 000 | - | - |
| 九龍 | <i>KOWLOON</i> | <i>27 400</i> | <i>14 300</i> | - |
| 葵青 | Kwai Tsing | - | 16 300 | 81 800 |
| 荃灣 | Tsuen Wan | 13 500 | - | - |
| 屯門 | Tuen Mun | - | - | - |
| 元朗 | Yuen Long | - | - | - |
| 北區 | North | 3 000 | - | - |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | 23 500 | - |
| 西貢 | Sai Kung | - | 18 100 | 41 400 |
| 離島 | Islands | - | - | - |
| 新界 | <i>NEW TERRITORIES</i> | <i>16 500</i> | <i>57 900</i> | <i>123 200</i> |
| 全港 | <i>OVERALL</i> | <i>43 900</i> | <i>78 500</i> | <i>123 200</i> |

私人分層工廠大廈 - 整體空置趨勢
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|-----------|--------------------------------------------------|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2021 | 29 500 | 29 300 | 99.3 | 16 143 300 | 890 200 | 5.5 | 919 500 | 5.7 |
| 2022 | 105 000 | 99 900 | 95.1 | 16 113 900 | 751 700 | 4.7 | 851 600 | 5.3 |
| 2023 | 57 400 | 50 700 | 88.3 | 16 152 900 | 880 000 | 5.4 | 930 700 | 5.7 |
| 2024 | 22 900 | 22 900 | 100.0 | 16 188 200 | 1 107 400 | 6.8 | 1 130 300 | 7.0 |
| 2025 | 43 900 | 39 200 | 89.3 | 16 095 000 | 1 191 600 | 7.4 | 1 230 800 | 7.6 |

私人分層工廠大廈 - 平均租金及售價
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

| 區域 Area | 租金 Rents (每平方米月租 \$/m ² per month) | | | 售價 Prices (每平方米售價 \$/m ²) | | |
|------------------------------|-----------------------------------------------|----------------------------|----------------------------|---------------------------------------|----------------------------|---------------------------|
| | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories |
| [平均面積] [Average size] | [153 平方米 m ²] | [122 平方米 m ²] | [142 平方米 m ²] | [103 平方米 m ²] | [103 平方米 m ²] | [89 平方米 m ²] |
| 年 / 月 Year / Month | | | | | | |
| 2024 | 200 | 222 | 167 | 71 667 | 75 213 | 51 238 |
| 2025 * | 186 | 222 | 161 | 56 526 | 62 453 | 45 750 |
| 2024 | 7 | 205 | 219 | (63 421) | 71 487 | 50 040 |
| | 8 | 199 | 226 | (51 749) | 64 536 | 52 932 |
| | 9 | 206 | 222 | (93 698) | 73 131 | 45 525 |
| | 10 | 192 | 232 | (68 235) | 63 418 | 44 075 |
| | 11 | 203 | 232 | (115 207) | 72 244 | 48 871 |
| | 12 | 178 | 225 | (69 569) | 82 967 | 43 338 |
| 2025 | 1 | 179 | 205 | (60 933) | 75 109 | 45 416 |
| | 2 | 187 | 226 | (54 054) | (65 814) | 50 290 |
| | 3 | 192 | 225 | (57 764) | 64 034 | 50 099 |
| | 4 | 188 | 220 | (53 111) | 68 699 | 45 520 |
| | 5 | 186 | 224 | (51 779) | 64 881 | 46 405 |
| | 6 | 187 | 226 | (47 157) | 65 956 | 50 629 |
| | 7 | 197 | 226 | (55 628) | 65 066 | 44 986 |
| | 8 | 166 | 223 | (57 247) | 68 500 | 43 237 |
| | 9 | 188 | 223 | (60 264) | 58 420 | 45 703 |
| | 10 * | 190 | 214 | (60 881) | 54 613 | 40 035 |
| | 11 * | 184 | 233 | (65 812) | 54 993 | 43 303 |
| | 12 * | 174 | 244 | (50 391) | 58 319 | 41 854 |

* 臨時數字

() 表示少於 20 宗交易。

[] 表示 2025 年內所分析單位的平均面積。

平均租金及售價只以樓上單位的租金及售價計算。

* Provisional figures

() Indicates fewer than 20 transactions.

[] Indicates average size of the units analysed during 2025.

Average rents and prices are in respect of upper floor units only.

私人分層工廠大廈 - 租金及售價指數
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

| 年 / 月 Year / Month | 租金 Rents | 售價 Prices |
|-----------------------|-------------|--------------|
| 2016 | 181.4 | 692.7 |
| 2017 | 190.7 | 778.1 |
| 2018 | 202.3 | 888.1 |
| 2019 | 209.7 | 887.9 |
| 2020 | 200.5 | 826.1 |
| 2021 | 208.8 | 879.0 |
| 2022 | 211.9 | 880.3 |
| 2023 | 218.6 | 842.3 |
| 2024 | 215.6 | 718.0 |
| 2025 * | 209.3 | 619.9 |
| 2024 7 - 9 | 215.7 | 698.3 |
| 10 - 12 | 213.3 | 674.9 |
| 2025 1 - 3 | 211.3 | 666.8 |
| 4 - 6 | 211.1 | 635.1 |
| 7 - 9 | 208.1 | 605.7 |
| 10 - 12 * | 206.8 | 572.1 |
| 2024 7 | 216.1 | 714.0 |
| 8 | 215.5 | 696.4 |
| 9 | 215.4 | 684.5 |
| 10 | 214.2 | 675.4 |
| 11 | 212.9 | 674.9 |
| 12 | 212.9 | 674.4 |
| 2025 1 | 211.3 | 673.4 |
| 2 | 211.3 | 669.7 |
| 3 | 211.3 | 657.4 |
| 4 | 211.1 | 644.9 |
| 5 | 211.1 | 634.2 |
| 6 | 211.1 | 626.1 |
| 7 | 208.9 | 616.8 |
| 8 | 208.4 | 605.9 |
| 9 | 206.9 | 594.3 |
| 10 * | 206.9 | 582.2 |
| 11 * | 206.9 | 571.2 |
| 12 * | 206.7 | 563.0 |

* 臨時數字
上述指數只就樓上單位計算。

* Provisional figures
The indices are in respect of upper floor units only.

私人分層工廠大廈 - 在選定地區的平均售價
PRIVATE FLATTED FACTORIES - AVERAGE PRICES IN SELECTED DISTRICTS

每平方米售價 \$/m²

| 地區 District | 東區 Eastern | 深水埗 Sham Shui Po | 觀塘 Kwun Tong | 葵青 Kwai Tsing | 荃灣 Tsuen Wan | 沙田 Sha Tin |
|--------------------------|---------------------------|----------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| 【平均面積】 [Average size] | [56 平方米 m ²] | [148 平方米 m ²] | [72 平方米 m ²] | [53 平方米 m ²] | [67 平方米 m ²] | [77 平方米 m ²] |
| 年 / 月 Year / Month | | | | | | |
| 2024 | 81 813 | 160 551 | 100 533 | 62 079 | 68 403 | 75 430 |
| 2025 * | 56 090 | 117 416 | 75 445 | 61 490 | 67 366 | 64 557 |
| 2024 | | | | | | |
| 7 | - | 163 542 | 95 799 | (47 962) | 70 125 | (64 784) |
| 8 | - | 178 995 | (44 951) | (77 951) | 78 893 | (65 865) |
| 9 | (120 846) | - | (86 567) | (46 128) | 73 958 | (46 746) |
| 10 | (17 117) | 148 772 | (86 832) | 46 204 | 61 121 | (44 038) |
| 11 | - | 155 081 | (70 431) | (58 399) | 70 445 | (76 683) |
| 12 | (82 335) | 183 187 | 113 473 | (68 783) | 65 734 | - |
| 2025 | | | | | | |
| 1 | (47 441) | (98 809) | (91 235) | (85 389) | 64 371 | (64 782) |
| 2 | - | 150 097 | (58 369) | (68 444) | 80 654 | (59 100) |
| 3 | (54 914) | 132 380 | 77 681 | 48 600 | 76 377 | 59 608 |
| 4 | (11 810) | 154 414 | 77 456 | (47 022) | 60 527 | (60 155) |
| 5 | - | (68 118) | (70 497) | 66 102 | 62 801 | (71 745) |
| 6 | (55 347) | 104 405 | (72 756) | 78 300 | 53 273 | (58 423) |
| 7 | (50 453) | (72 778) | 89 526 | 58 150 | 56 716 | (71 889) |
| 8 | (62 263) | 88 572 | (73 281) | - | 52 447 | (75 746) |
| 9 | - | 113 264 | 69 492 | 61 831 | 63 732 | 64 388 |
| 10 * | (68 542) | 116 339 | 76 986 | (80 354) | 57 421 | (70 175) |
| 11 * | (62 030) | 123 008 | (69 853) | 63 938 | 59 410 | (61 798) |
| 12 * | (78 212) | 121 717 | 69 379 | 43 916 | 54 809 | - |

* 臨時數字

() 表示少於5宗交易。

[] 表示2025年內所分析單位的平均面積。

- 本署沒有收到成交個案。

所分析的樓宇是於1992年或之後建成。

平均售價只以樓上單位的售價計算。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2025.

- No transaction record received by this Department.

Premises analysed are those built since 1992.

Average prices are in respect of upper floor units only.

私人工貿大廈 - 各區總存量、落成量及空置量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

| 地區 | District | 2024 年年底總存量 Stock at year-end | 2025 年落成量 Completions | 落成量佔 2024 年總存量的百分率 Completions as a % of 2024 Stock | 2025 年年底總存量 Stock at year-end | 2025 年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
|-----------|------------------------|----------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|------------------------------------------|-------------------|
| 東區 | Eastern | 46 600 | - | - | 46 600 | 13 700 | 29.4 |
| 南區 | Southern | 5 900 | - | - | 5 900 | 800 | 13.6 |
| 港島 | HONG KONG | 52 500 | - | - | 52 500 | 14 500 | 27.6 |
| 油尖旺 | Yau Tsim Mong | 9 300 | - | - | 9 300 | 700 | 7.5 |
| 深水埗 | Sham Shui Po | 120 700 | - | - | 120 700 | 13 800 | 11.4 |
| 九龍城 | Kowloon City | 5 300 | - | - | 5 300 | 600 | 11.3 |
| 黃大仙 | Wong Tai Sin | 18 200 | - | - | 18 200 | 600 | 3.3 |
| 觀塘 | Kwun Tong | 151 300 | - | - | 150 900 | 26 200 | 17.4 |
| 九龍 | KOWLOON | 304 800 | - | - | 304 400 | 41 900 | 13.8 |
| 葵青 | Kwai Tsing | 93 500 | - | - | 93 500 | 12 600 | 13.5 |
| 荃灣 | Tsuen Wan | 21 300 | - | - | 21 300 | 1 300 | 6.1 |
| 北區 | North | 6 500 | - | - | 6 500 | 1 600 | 24.6 |
| 沙田 | Sha Tin | 16 600 | - | - | 16 500 | 1 800 | 10.9 |
| 新界 | NEW TERRITORIES | 137 900 | - | - | 137 800 | 17 300 | 12.6 |
| 全港 | OVERALL | 495 200 | - | - | 494 700 | 73 700 | 14.9 |

2025 年年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的 2024 年年底總存量計算。

2025 Year-end Stock figures are derived from the latest rating record, and not from the 2024 Year-end Stock figures shown here.

私人工貿大廈 - 整體空置趨勢
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m²

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|-----------|--------------------------------------------------|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2021 | - | - | - | 544 000 | 62 800 | 11.5 | 62 800 | 11.5 |
| 2022 | - | - | - | 534 600 | 60 300 | 11.3 | 60 300 | 11.3 |
| 2023 | - | - | - | 524 600 | 62 200 | 11.9 | 62 200 | 11.9 |
| 2024 | - | - | - | 495 200 | 58 800 | 11.9 | 58 800 | 11.9 |
| 2025 | - | - | - | 494 700 | 73 700 | 14.9 | 73 700 | 14.9 |

私人特殊廠房 - 各區總存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m²

| 地區 | District | 2024 年年底總存量 Stock at year-end | 2025 年落成量 Completions | 落成量佔 2024 年總存量的百分率 Completions as a % of 2024 Stock | 2025 年年底總存量 Stock at year-end |
|-----------|------------------------|----------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|
| 中西區 | Central and Western | - | - | - | - |
| 灣仔 | Wan Chai | - | - | - | - |
| 東區 | Eastern | 500 | - | - | 500 |
| 南區 | Southern | 74 800 | - | - | 74 800 |
| 港島 | HONG KONG | 75 300 | - | - | 75 300 |
| 油尖旺 | Yau Tsim Mong | - | - | - | - |
| 深水埗 | Sham Shui Po | - | - | - | - |
| 九龍城 | Kowloon City | 30 500 | - | - | 30 500 |
| 黃大仙 | Wong Tai Sin | 44 100 | - | - | 44 100 |
| 觀塘 | Kwun Tong | 171 800 | - | - | 171 800 |
| 九龍 | KOWLOON | 246 400 | - | - | 246 400 |
| 葵青 | Kwai Tsing | 159 900 | - | - | 171 200 |
| 荃灣 | Tsuen Wan | 167 100 | 8 500 | 5.1 | 193 100 |
| 屯門 | Tuen Mun | 175 800 | - | - | 175 800 |
| 元朗 | Yuen Long | 613 700 | - | - | 610 600 |
| 北區 | North | 136 700 | - | - | 136 700 |
| 大埔 | Tai Po | 791 300 | - | - | 792 200 |
| 沙田 | Sha Tin | 137 200 | - | - | 156 100 |
| 西貢 | Sai Kung | 773 600 | - | - | 815 500 |
| 離島 | Islands | 93 800 | - | - | 93 800 |
| 新界 | NEW TERRITORIES | 3 049 100 | 8 500 | 0.3 | 3 145 000 |
| 全港 | OVERALL | 3 370 800 | 8 500 | 0.3 | 3 466 700 |

2025 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2024 年年底總存量計算。

2025 Year-end Stock figures are derived from the latest rating record,
and not from the 2024 Year-end Stock figures shown here.

私人特殊廠房 - 各區落成量及預測落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

| 地區 | District | 2025 年落成量 | 預測落成量 Forecast Completions | |
|-----------|------------------------|-------------|----------------------------|----------|
| | | Completions | [2026] | [2027] |
| 中西區 | Central and Western | - | - | - |
| 灣仔 | Wan Chai | - | - | - |
| 東區 | Eastern | - | - | - |
| 南區 | Southern | - | - | - |
| 港島 | <i>HONG KONG</i> | - | - | - |
| 油尖旺 | Yau Tsim Mong | - | - | - |
| 深水埗 | Sham Shui Po | - | - | - |
| 九龍城 | Kowloon City | - | - | - |
| 黃大仙 | Wong Tai Sin | - | - | - |
| 觀塘 | Kwun Tong | - | - | - |
| 九龍 | <i>KOWLOON</i> | - | - | - |
| 葵青 | Kwai Tsing | - | 15 400 | - |
| 荃灣 | Tsuen Wan | 8 500 | - | - |
| 屯門 | Tuen Mun | - | - | - |
| 元朗 | Yuen Long | - | - | - |
| 北區 | North | - | 13 500 | - |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西貢 | Sai Kung | - | 26 000 | - |
| 離島 | Islands | - | - | 41 800 |
| 新界 | <i>NEW TERRITORIES</i> | 8 500 | 54 900 | 41 800 |
| 全港 | <i>OVERALL</i> | 8 500 | 54 900 | 41 800 |

私人貨倉 - 各區總存量、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

| | | 平方米 m ² | | | | | |
|-----------|------------------------|----------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|------------------------------------------|-------------------|
| 地區 | District | 2024 年年底總存量 Stock at year-end | 2025 年落成量 Completions | 落成量佔 2024 年總存量的百分率 Completions as a % of 2024 Stock | 2025 年年底總存量 Stock at year-end | 2025 年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
| 中西區 | Central and Western | 43 700 | - | - | 43 700 | - | - |
| 灣仔 | Wan Chai | - | - | - | - | - | - |
| 東區 | Eastern | 92 200 | - | - | 92 200 | 12 000 | 13.0 |
| 南區 | Southern | 28 600 | - | - | 28 600 | 200 | 0.7 |
| 港島 | HONG KONG | 164 500 | - | - | 164 500 | 12 200 | 7.4 |
| 油尖旺 | Yau Tsim Mong | - | - | - | - | - | - |
| 深水埗 | Sham Shui Po | 69 300 | - | - | 26 700 | 2 000 | 7.5 |
| 九龍城 | Kowloon City | 89 300 | - | - | 89 300 | 3 000 | 3.4 |
| 黃大仙 | Wong Tai Sin | 1 500 | - | - | 1 500 | - | - |
| 觀塘 | Kwun Tong | 167 900 | - | - | 167 900 | 12 500 | 7.4 |
| 九龍 | KOWLOON | 328 000 | - | - | 285 400 | 17 500 | 6.1 |
| 葵青 | Kwai Tsing | 1 768 400 | - | - | 1 768 000 | 231 900 | 13.1 |
| 荃灣 | Tsuen Wan | 396 200 | - | - | 396 200 | 47 100 | 11.9 |
| 屯門 | Tuen Mun | 217 100 | - | - | 217 800 | 4 500 | 2.1 |
| 元朗 | Yuen Long | 126 000 | - | - | 126 000 | 10 000 | 7.9 |
| 北區 | North | 126 100 | - | - | 126 100 | 15 100 | 12.0 |
| 大埔 | Tai Po | 600 | - | - | 600 | - | - |
| 沙田 | Sha Tin | 442 200 | - | - | 442 200 | 18 200 | 4.1 |
| 西貢 | Sai Kung | 7 400 | - | - | 7 400 | 4 600 | 62.2 |
| 離島 | Islands | 99 400 | - | - | 99 400 | 16 300 | 16.4 |
| 新界 | NEW TERRITORIES | 3 183 400 | - | - | 3 183 700 | 347 700 | 10.9 |
| 全港 | OVERALL | 3 675 900 | - | - | 3 633 600 | 377 400 | 10.4 |

2025 年年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的 2024 年年底總存量計算。

2025 Year-end Stock figures are derived from the latest rating record, and not from the 2024 Year-end Stock figures shown here.

私人貨倉 - 各區落成量及預測落成量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

| 地區 | District | 2025 年落成量 | 預測落成量 Forecast Completions | |
|-----------|------------------------|-------------|----------------------------|----------|
| | | Completions | [2026] | [2027] |
| 中西區 | Central and Western | - | - | - |
| 灣仔 | Wan Chai | - | - | - |
| 東區 | Eastern | - | - | - |
| 南區 | Southern | - | - | - |
| 港島 | <i>HONG KONG</i> | - | - | - |
| 油尖旺 | Yau Tsim Mong | - | - | - |
| 深水埗 | Sham Shui Po | - | - | - |
| 九龍城 | Kowloon City | - | - | - |
| 黃大仙 | Wong Tai Sin | - | - | - |
| 觀塘 | Kwun Tong | - | - | - |
| 九龍 | <i>KOWLOON</i> | - | - | - |
| 葵青 | Kwai Tsing | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - |
| 屯門 | Tuen Mun | - | - | - |
| 元朗 | Yuen Long | - | - | - |
| 北區 | North | - | - | - |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西貢 | Sai Kung | - | - | - |
| 離島 | Islands | - | - | - |
| 新界 | <i>NEW TERRITORIES</i> | - | - | - |
| 全港 | <i>OVERALL</i> | - | - | - |

私人貨倉 - 整體空置趨勢
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m²

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|-----------|--------------------------------------------------|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2021 | - | - | - | 3 751 500 | 269 200 | 7.2 | 269 200 | 7.2 |
| 2022 | 74 600 | - | - | 3 744 100 | 237 300 | 6.3 | 237 300 | 6.2 |
| 2023 | 200 | 200 | 100.0 | 3 678 500 | 206 100 | 5.6 | 206 300 | 5.6 |
| 2024 | - | - | - | 3 675 900 | 263 800 | 7.2 | 263 800 | 7.2 |
| 2025 | - | - | - | 3 633 600 | 377 400 | 10.4 | 377 400 | 10.4 |

私人物業市場回報率 - 住宅樓宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回報百分率 % return

| 年 / 月 Year / Month | | 類別 Class | | | | |
|-----------------------|-----------|----------|-----|-----|-----|-----|
| | | A | B | C | D | E |
| 2016 | | 3.0 | 2.7 | 2.6 | 2.4 | 2.2 |
| 2017 | | 2.8 | 2.5 | 2.4 | 2.3 | 2.0 |
| 2018 | | 2.7 | 2.4 | 2.3 | 2.2 | 2.0 |
| 2019 | | 2.6 | 2.4 | 2.3 | 2.1 | 2.1 |
| 2020 | | 2.4 | 2.2 | 2.1 | 2.0 | 1.9 |
| 2021 | | 2.4 | 2.2 | 2.1 | 2.0 | 1.9 |
| 2022 | | 2.5 | 2.2 | 2.1 | 2.1 | 2.0 |
| 2023 | | 2.9 | 2.5 | 2.3 | 2.2 | 2.1 |
| 2024 | | 3.5 | 3.0 | 2.7 | 2.5 | 2.3 |
| 2025 * | | 3.7 | 3.1 | 2.8 | 2.6 | 2.4 |
| 2024 | 7 - 9 | 3.6 | 3.1 | 2.8 | 2.5 | 2.4 |
| | 10 - 12 | 3.6 | 3.1 | 2.7 | 2.5 | 2.4 |
| 2025 | 1 - 3 | 3.7 | 3.1 | 2.8 | 2.5 | 2.4 |
| | 4 - 6 | 3.7 | 3.2 | 2.8 | 2.6 | 2.4 |
| | 7 - 9 | 3.7 | 3.2 | 2.8 | 2.6 | 2.4 |
| | 10 - 12 * | 3.6 | 3.1 | 2.8 | 2.6 | 2.3 |
| 2024 | 7 | 3.6 | 3.0 | 2.7 | 2.5 | 2.3 |
| | 8 | 3.7 | 3.1 | 2.8 | 2.5 | 2.4 |
| | 9 | 3.7 | 3.2 | 2.8 | 2.6 | 2.4 |
| | 10 | 3.6 | 3.1 | 2.8 | 2.5 | 2.4 |
| | 11 | 3.6 | 3.1 | 2.7 | 2.5 | 2.3 |
| | 12 | 3.7 | 3.1 | 2.7 | 2.5 | 2.4 |
| 2025 | 1 | 3.7 | 3.1 | 2.8 | 2.5 | 2.4 |
| | 2 | 3.7 | 3.1 | 2.8 | 2.5 | 2.4 |
| | 3 | 3.7 | 3.2 | 2.8 | 2.6 | 2.4 |
| | 4 | 3.6 | 3.1 | 2.8 | 2.5 | 2.4 |
| | 5 | 3.6 | 3.1 | 2.8 | 2.6 | 2.4 |
| | 6 | 3.7 | 3.2 | 2.8 | 2.6 | 2.4 |
| | 7 | 3.7 | 3.2 | 2.8 | 2.6 | 2.4 |
| | 8 | 3.7 | 3.2 | 2.9 | 2.6 | 2.4 |
| | 9 | 3.7 | 3.1 | 2.8 | 2.6 | 2.3 |
| | 10 | 3.7 | 3.1 | 2.8 | 2.6 | 2.3 |
| | 11 * | 3.6 | 3.1 | 2.7 | 2.6 | 2.3 |
| | 12 * | 3.6 | 3.1 | 2.7 | 2.6 | 2.3 |

* 臨時數字

* Provisional figures

私人物業市場回報率 - 寫字樓、分層工廠大廈及零售業樓宇
PRIVATE PROPERTY MARKET YIELDS - OFFICES, FLATTED FACTORIES AND RETAIL

回報百分率 % return

| 年 / 月 Year / Month | 寫字樓 Offices | | 分層工廠大廈 Flatted Factories ** | 零售業樓宇 Retail |
|-----------------------|---------------|---------------|-----------------------------|--------------|
| | 甲級 Grade A | 乙級 Grade B | | |
| 2016 | 3.0 | 3.2 | 3.1 | 2.5 |
| 2017 | 2.7 | 2.8 | 2.9 | 2.5 |
| 2018 | 2.4 | 2.6 | 2.8 | 2.4 |
| 2019 | 2.5 | 2.7 | 2.8 | 2.7 |
| 2020 | 2.7 | 2.7 | 2.9 | 2.6 |
| 2021 | 2.5 | 2.5 | 2.9 | 2.5 |
| 2022 | 2.5 @ | 2.6 | 2.9 | 2.5 |
| 2023 | 2.6 @ | 2.8 | 3.1 | 2.8 |
| 2024 | 3.1 @ | 3.5 ~ | 3.6 | 3.1 |
| 2025 * | 3.6 @ | 4.1 | 4.1 | 3.5 |
| 2024 | 7 - 9 | 3.2 | 3.7 | 3.2 |
| | 10 - 12 | 3.4 | 3.8 | 3.3 |
| 2025 | 1 - 3 | 3.5 | 3.8 | 3.3 |
| | 4 - 6 | 3.5 @ | 4.0 | 3.4 |
| | 7 - 9 | 3.6 | 4.1 | 3.6 |
| | 10 - 12 * | 3.6 | 4.3 | 3.7 |
| 2024 | 7 | 3.2 | 3.6 | 3.0 |
| | 8 | 3.2 | 3.7 | 3.3 |
| | 9 | 3.2 | 3.8 | 3.2 |
| | 10 | 3.3 | 3.8 | 3.2 |
| | 11 | 3.4 | 3.9 | 3.3 |
| | 12 | 3.4 | 3.8 | 3.3 |
| 2025 | 1 | 3.4 | 3.8 | 3.4 |
| | 2 | 3.5 | 3.9 | 3.3 |
| | 3 | 3.5 | 3.9 | 3.3 |
| | 4 | 3.4 | 4.0 | 3.3 |
| | 5 | ^ | 4.0 | 3.4 |
| | 6 | 3.5 | 4.1 | 3.5 |
| | 7 | 3.5 | 4.1 | 3.5 |
| | 8 | 3.6 | 4.1 | 3.6 |
| | 9 | 3.6 | 4.2 | 3.7 |
| | 10 * | 3.6 | 4.3 | 3.6 |
| | 11 * | 3.6 | 4.3 | 3.6 |
| | 12 * | 3.7 | 4.4 | 3.8 |

* 臨時數字

** 此欄數字只就樓上單位計算。

@ 2022 年的物業市場回報率不包括 2022 年 3 月；

2023 年的物業市場回報率不包括 2023 年 8、9、10 及 12 月；

2024 年的物業市場回報率不包括 2024 年 4 月；

2025 年的物業市場回報率不包括 2025 年 5 月；

2025 年 4-6 季度的物業市場回報率不包括 2025 年 5 月。

~ 2024 年的物業市場回報率不包括 2024 年 2 月。

^ 沒有充足資料作分析。

* Provisional figures

** The figures are in respect of upper floor units only.

@ Property Market Yields for 2022 excluding Mar 2022;

Property Market Yields for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

Property Market Yields for 2024 excluding Apr 2024;

Property Market Yields for 2025 excluding May 2025;

2025 quarter 4-6 excluding May 2025.

~ Property Market Yields for 2024 excluding Feb 2024.

^ Insufficient data for analysis.

住宅買賣 - 樓宇買賣合約數目及總值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

| 年 / 月 Year / Month | 數目 No. | 總值 (百萬元) Consideration (\$ million) |
|-----------------------|-----------|----------------------------------------|
| 2023 | 43 002 | 389 247 |
| 2024 | 53 099 | 454 356 |
| 2025 | 62 832 | 519 830 |
| 2024 | 9 823 | 76 950 |
| | 4 - 6 | 17 953 |
| | 7 - 9 | 10 225 |
| | 10 - 12 | 15 098 |
| 2025 | 12 193 | 88 571 |
| | 4 - 6 | 16 754 |
| | 7 - 9 | 16 700 |
| | 10 - 12 | 17 185 |
| 2025 | 3 626 | 26 743 |
| | 2 | 3 200 |
| | 3 | 5 367 |
| | 4 | 5 694 |
| | 5 | 5 105 |
| | 6 | 5 955 |
| | 7 | 5 766 |
| | 8 | 5 291 |
| | 9 | 5 643 |
| | 10 | 5 714 |
| | 11 | 5 588 |
| | 12 | 5 883 |

資料來源：土地註冊處

數字源自有關期間送交土地註冊處註冊的住宅樓宇買賣合約。這些數字一般顯示送交註冊前約四個星期內簽立的交易。住宅買賣是指已繳付印花稅的樓宇買賣合約。統計數字並不包括居者有其屋、私人機構參建居屋及租者置其屋等計劃的住宅買賣，除非有關單位轉售限制期屆滿並已繳付補價。

Source : The Land Registry

The figures are derived from sale and purchase agreements of domestic units received for registration in the Land Registry for the relevant periods. They generally relate to transactions executed up to four weeks prior to their submission for registration. Sales of domestic units refer to sale and purchase agreements with payment of stamp duty. These statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme, etc. except those after payment of premium.

住宅買賣 - 按成交金額分類的買賣合約數目
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

買賣合約數目 No. of Agreements

| 年 / 月 Year / Month | | 成交金額 (百萬元) Range of Consideration (\$ million) | | | | | | | | | | 總數 Total |
|-----------------------|---------|---------------------------------------------------|---|-----------------------------|----|-----------------------------|----|-------------------------------|----|----------------------|----|-------------|
| | | 少於 2 Less than 2 | | 2 至少於 3 2 to less than 3 | | 3 至少於 5 3 to less than 5 | | 5 至少於 10 5 to less than 10 | | 10 或以上 10 or over | | |
| | | 數目 No. | % | 數目 No. | % | 數目 No. | % | 數目 No. | % | 數目 No. | % | |
| 2023 | | 936 | 2 | 2 037 | 5 | 11 309 | 26 | 21 061 | 49 | 7 659 | 18 | 43 002 |
| 2024 | | 1 312 | 2 | 4 494 | 8 | 15 628 | 29 | 22 105 | 42 | 9 560 | 18 | 53 099 |
| 2025 | | 1 579 | 3 | 4 881 | 8 | 21 060 | 34 | 25 097 | 40 | 10 215 | 16 | 62 832 |
| 2024 | 1 - 3 | 245 | 2 | 716 | 7 | 2 985 | 30 | 4 472 | 46 | 1 405 | 14 | 9 823 |
| | 4 - 6 | 346 | 2 | 1 127 | 6 | 4 808 | 27 | 7 636 | 43 | 4 036 | 22 | 17 953 |
| | 7 - 9 | 357 | 3 | 1 142 | 11 | 3 364 | 33 | 3 961 | 39 | 1 401 | 14 | 10 225 |
| | 10 - 12 | 364 | 2 | 1 509 | 10 | 4 471 | 30 | 6 036 | 40 | 2 718 | 18 | 15 098 |
| 2025 | 1 - 3 | 349 | 3 | 1 294 | 11 | 4 584 | 38 | 4 276 | 35 | 1 690 | 14 | 12 193 |
| | 4 - 6 | 404 | 2 | 1 263 | 8 | 6 018 | 36 | 6 722 | 40 | 2 347 | 14 | 16 754 |
| | 7 - 9 | 418 | 3 | 1 168 | 7 | 5 262 | 32 | 6 877 | 41 | 2 975 | 18 | 16 700 |
| | 10 - 12 | 408 | 2 | 1 156 | 7 | 5 196 | 30 | 7 222 | 42 | 3 203 | 19 | 17 185 |
| 2025 | 1 | 119 | 3 | 412 | 11 | 1 262 | 35 | 1 306 | 36 | 527 | 15 | 3 626 |
| | 2 | 112 | 4 | 435 | 14 | 1 180 | 37 | 1 001 | 31 | 472 | 15 | 3 200 |
| | 3 | 118 | 2 | 447 | 8 | 2 142 | 40 | 1 969 | 37 | 691 | 13 | 5 367 |
| | 4 | 122 | 2 | 466 | 8 | 2 141 | 38 | 2 183 | 38 | 782 | 14 | 5 694 |
| | 5 | 130 | 3 | 370 | 7 | 1 829 | 36 | 2 080 | 41 | 696 | 14 | 5 105 |
| | 6 | 152 | 3 | 427 | 7 | 2 048 | 34 | 2 459 | 41 | 869 | 15 | 5 955 |
| | 7 | 134 | 2 | 454 | 8 | 1 940 | 34 | 2 176 | 38 | 1 062 | 18 | 5 766 |
| | 8 | 152 | 3 | 354 | 7 | 1 637 | 31 | 2 245 | 42 | 903 | 17 | 5 291 |
| | 9 | 132 | 2 | 360 | 6 | 1 685 | 30 | 2 456 | 44 | 1 010 | 18 | 5 643 |
| | 10 | 125 | 2 | 380 | 7 | 1 744 | 31 | 2 376 | 42 | 1 089 | 19 | 5 714 |
| | 11 | 131 | 2 | 332 | 6 | 1 679 | 30 | 2 394 | 43 | 1 052 | 19 | 5 588 |
| | 12 | 152 | 3 | 444 | 8 | 1 773 | 30 | 2 452 | 42 | 1 062 | 18 | 5 883 |

資料來源：土地註冊處
有關數字來自圖表 49。

由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

Source : The Land Registry
Figures are derived from Table 49.

Figures in percentage for individual items may not add up to 100% due to rounding.

住宅一手及二手市場 - 買賣合約數目及總值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

| 年 / 月 Year / Month | 一手買賣 Primary Sales | | | 二手買賣 Secondary Sales | | | 總數 Total No. | |
|-----------------------|-----------------------|-------|----------------------------------------|-------------------------|--------|----------------------------------------|-----------------|--------|
| | 數目 No. | % | 總值 (百萬元) Consideration (\$ million) | 數目 No. | % | 總值 (百萬元) Consideration (\$ million) | | |
| 2023 | 10 752 | 25 | 127 628 | 32 250 | 75 | 261 623 | 43 002 | |
| 2024 | 16 912 | 32 | 193 075 | 36 187 | 68 | 261 280 | 53 099 | |
| 2025 | 20 540 | 33 | 220 826 | 42 292 | 67 | 299 005 | 62 832 | |
| 2024 | 1 - 3 | 2 869 | 29 | 27 777 | 6 954 | 71 | 49 173 | 9 823 |
| | 4 - 6 | 6 550 | 36 | 80 631 | 11 403 | 64 | 84 691 | 17 953 |
| | 7 - 9 | 2 501 | 24 | 26 638 | 7 724 | 76 | 58 346 | 10 225 |
| | 10 - 12 | 4 992 | 33 | 58 029 | 10 106 | 67 | 69 070 | 15 098 |
| 2025 | 1 - 3 | 3 897 | 32 | 32 332 | 8 296 | 68 | 56 241 | 12 193 |
| | 4 - 6 | 5 437 | 32 | 62 778 | 11 317 | 68 | 78 724 | 16 754 |
| | 7 - 9 | 5 620 | 34 | 59 031 | 11 080 | 66 | 76 758 | 16 700 |
| | 10 - 12 | 5 586 | 33 | 66 685 | 11 599 | 67 | 87 282 | 17 185 |
| 2025 | 1 | 768 | 21 | 7 692 | 2 858 | 79 | 19 052 | 3 626 |
| | 2 | 900 | 28 | 8 368 | 2 300 | 72 | 14 646 | 3 200 |
| | 3 | 2 229 | 42 | 16 272 | 3 138 | 58 | 22 543 | 5 367 |
| | 4 | 1 614 | 28 | 13 475 | 4 080 | 72 | 28 722 | 5 694 |
| | 5 | 1 676 | 33 | 14 759 | 3 429 | 67 | 23 485 | 5 105 |
| | 6 | 2 147 | 36 | 34 544 | 3 808 | 64 | 26 517 | 5 955 |
| | 7 | 1 865 | 32 | 19 835 | 3 901 | 68 | 26 519 | 5 766 |
| | 8 | 1 781 | 34 | 17 575 | 3 510 | 66 | 24 633 | 5 291 |
| | 9 | 1 974 | 35 | 21 621 | 3 669 | 65 | 25 606 | 5 643 |
| | 10 | 2 025 | 35 | 23 856 | 3 689 | 65 | 27 217 | 5 714 |
| | 11 | 1 822 | 33 | 22 731 | 3 766 | 67 | 28 936 | 5 588 |
| | 12 | 1 739 | 30 | 20 098 | 4 144 | 70 | 31 129 | 5 883 |

資料來源：土地註冊處

有關數字來自圖表 49。請參閱該圖表有關「住宅買賣」的定義。一手買賣一般指由發展商出售的單位，二手買賣指非由發展商出售的單位。

由於四捨五入關係，一手和二手買賣的總值加起來可能不等於圖表 49 的總值。

Source: The Land Registry

Figures are derived from Table 49. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 49.

非住宅買賣 - 主要類別物業買賣宗數及總值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

| 年 / 月 Year / Month | 寫字樓 Offices | | 商業樓宇 Commercial | | 分層工廠大廈 Flatted Factories | |
|-----------------------|----------------|----------------------------------------|--------------------|----------------------------------------|-----------------------------|----------------------------------------|
| | 宗數 No. | 總值 (百萬元) Consideration (\$ million) | 宗數 No. | 總值 (百萬元) Consideration (\$ million) | 宗數 No. | 總值 (百萬元) Consideration (\$ million) |
| 2023 | 646 | 13 530 | 1 114 | 16 974 | 1 860 | 13 843 |
| 2024 | 602 | 9 776 | 1 109 | 13 398 | 1 621 | 9 916 |
| 2025 * | 1 031 | 19 694 | 1 257 | 13 003 | 2 176 | 10 723 |
| 2024 | 7 - 9 | 130 | 231 | 2 828 | 410 | 2 646 |
| | 10 - 12 | 187 | 337 | 4 688 | 452 | 2 436 |
| 2025 | 1 - 3 | 223 | 266 | 2 945 | 559 | 3 016 |
| | 4 - 6 | 252 | 355 | 3 071 | 586 | 3 137 |
| | 7 - 9 | 271 | 297 | 3 463 | 504 | 2 045 |
| | 10 - 12 * | 285 | 339 | 3 524 | 527 | 2 524 |
| 2024 | 7 | 49 | 71 | 668 | 138 | 900 |
| | 8 | 40 | 81 | 1 193 | 145 | 937 |
| | 9 | 41 | 79 | 968 | 127 | 810 |
| | 10 | 63 | 106 | 1 138 | 134 | 627 |
| | 11 | 70 | 102 | 1 269 | 171 | 953 |
| | 12 | 54 | 129 | 2 281 | 147 | 856 |
| 2025 | 1 | 56 | 88 | 884 | 125 | 699 |
| | 2 | 56 | 77 | 908 | 150 | 841 |
| | 3 | 111 | 101 | 1 153 | 284 | 1 477 |
| | 4 | 89 | 110 | 942 | 176 | 1 062 |
| | 5 | 81 | 111 | 1 005 | 191 | 975 |
| | 6 | 82 | 134 | 1 124 | 219 | 1 101 |
| | 7 | 86 | 82 | 715 | 160 | 598 |
| | 8 | 74 | 111 | 1 520 | 146 | 654 |
| | 9 | 111 | 104 | 1 228 | 198 | 793 |
| | 10 * | 84 | 97 | 1 055 | 158 | 618 |
| | 11 * | 92 | 118 | 939 | 184 | 936 |
| | 12 * | 109 | 124 | 1 530 | 185 | 971 |

* 臨時數字

這些數字是根據買賣合約的簽署日期 (如沒有買賣合約, 則根據轉讓契約簽署日期), 而並非送交土地註冊處登記的日期, 應與土地註冊處編制的住宅買賣數據有所區別。

數字並不反映所有非住宅買賣。其他類別如工貿大廈、貨倉、車位等並不包括在內。整座樓宇的買賣, 或包含超過一種物業類別的買賣, 亦未有包括在內。故此, 列表的數字, 特別是總值方面, 可能會較實際的數字為低。

* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the date on which an Agreement for Sale and Purchase is signed (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and not the date on which the document is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, car parking spaces etc. are not included. Transactions of a whole building or comprising more than one property type are also excluded. Therefore figures presented here, particularly on the consideration, may have been under-reported.