香港特別行政區政府 差餉物業估價署
Rating and Valuation Department
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香港物業報告
Hong Kong Property Review
2026

差餉物業估價署
Rating and Valuation Department

2026
香港物業報告
HONG KONG PROPERTY REVIEW

本報告回顧2025年香港物業市場的活動，
並預測2026及2027年的樓宇落成量。

A review of the Hong Kong property market for the year 2025
with forecast of completions for 2026 and 2027.

差餉物業估價署署長
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2026年4月

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《香港物業報告》（報告）載錄差餉物業估價署在每年年底所編製的物業資料與數據。有關落成量、使用量／入住量、空置量、售價和租金的資料，除詳載於正文外，並會另表列明。報告所預測的落成量是根據發展商與建築師所提供的資料推算。本署並藉著視察及在年底所進行的調查，瞭解發展進度和蒐集有關資料，以求得出更可靠的預測數字。報告內所載的預測數字均以曆年計算，因而或會與載於其他政府刊物並以財政年度計算的數字有所不同。

The Hong Kong Property Review (the Review) presents property information and data compiled by the Rating and Valuation Department at the end of each year. Information on completions, take-up, vacancy, prices and rents is reported in text and tables. The Review also shows forecast completion figures based on information obtained from developers and project architects, supported by development progress inspections and enquiries at the year end. These forecast figures are on a calendar year basis and may be different from those compiled on a financial year basis in other Government publications.

由於物業發展的進程受很多因素影響，而且在隨後的一年內，無可避免地會出現一些變化。因此，本署只能在編製下一份報告時修訂預測數字。修訂的幅度主要是根據市場的情況而定。

It should be borne in mind that many factors affect the progress of developments, and changes in the ensuing year are inevitable. Revisions of forecast completion figures are only to be expected in subsequent reviews. The degree of revision depends principally on market conditions.

本署在年底進行物業空置調查，包括向大廈管理處蒐集空置物業數據，或派員實地視察，以編製物業空置量的統計數字。對於物業管理公司／人士就物業空置情況提供協助，本署謹致衷心謝忱。

In compiling statistics on vacancy, a survey is conducted at the year end to obtain vacancy data from the management offices or by inspection. The assistance given by the building management companies/personnel in providing vacancy information is gratefully acknowledged.

報告所回顧的年度最後數月的有關租金和售價數字均屬臨時性質，有待收到進一步資料後再作分析。市民可透過本署網頁（網址：www.rvd.gov.hk）或 24 小時自動電話資訊服務附設的資料傳真設施（2152 2152），免費取得各項最新的數字。

With regard to rents and prices, readers should note that the figures for the last few months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's website at www.rvd.gov.hk or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

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The Review is confined to the private property sector and does not cover statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society.

本報告所用詞彙的定義、物業類別及各項數字的計算方法，可參閱 64 至 75 頁的「技術附註」。

Definitions of the terms used in the Review, property types, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 64 to 75.

如有查詢，可聯絡本署技術秘書（物業資料）：

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綜觀
OVERVIEW

2025 年，在環球貿易緊張局勢升溫及地緣政治環境多變的情況下，香港經濟展現強勁韌性。實質本地生產總值穩健增長 3.5%，連續第三年錄得擴張。勞工市場在年內較後時間漸趨平穩，2025 年第四季本地失業率為 3.8%。

In 2025, Hong Kong's economy showed strong resilience amid heightened global trade tensions and volatile geopolitical environment. The real Gross Domestic Product grew robustly by 3.5%, marking the third consecutive year of expansion. The labour market gradually stabilised in the latter part of the year, with the local unemployment rate standing at 3.8% in the fourth quarter of 2025.

在香港經濟蓬勃的背景下，2025 年住宅物業市場全面復蘇。受惠於 2025 年本地金融市場表現強勁和利率下調，並在市場氣氛良好下，銷售市場明顯反彈。售價經過連續三年跌勢後錄得溫和升幅，而交投量上升至四年新高。年內，租金表現持續向好。另一方面，非住宅物業市場仍然偏軟，但市場氣氛改善。所有類別的交投量大幅上升，全年售價及租金的跌幅收窄。

Against the backdrop of a buoyant economy, Hong Kong's residential property market made a full recovery in 2025, with the sales market experiencing a noticeable rebound amid positive market sentiments, benefitted from strong performance of the local financial markets, and easing of interest rates in 2025. Prices registered a modest increase after three consecutive years of decline, whereas trading volume rose to a four-year high. Rents also sustained good performance throughout the year. On the other hand, the non-residential market remained soft but showed improvement in market sentiments. Trading volume surged substantially across all segments and the declines in prices and rentals narrowed over the year.

2025 年 2 月，政府宣布就住宅物業及非住宅物業交易徵收象徵式印花稅的物業價值上限由 300 萬元提高至 400 萬元。有關舉措推高市場氣氛，並減低相關交易成本，顯著刺激所有物業類別的成交量。此外，政府將繼續精簡審批程序和靈活更改土地用途以配合市場發展，確保土地供應穩定和提高建地造地的效率。政府亦正積極加快發展北部都會區，以提升香港競爭力，發展新質生產力以推動經濟增長，並支持長遠社會發展。

In February 2025, the Government's announcement of raising the value threshold for domestic and non-domestic property transactions chargeable to a nominal stamp duty from $3 million to $4 million significantly lifted market sentiment and boosted transaction volume across all property segments by lowering the relevant transaction costs. Moreover, the Government will continue to ensure a steady land supply and enhance land production efficiency by streamlining approval procedures and flexibly repurposing land uses to align with market developments. In particular, the development of the Northern Metropolis is being proactively expedited to enhance Hong Kong's competitiveness, develop new quality productive forces to promote economic growth and support long-term social development.

展望未來，國家穩定和高質量發展，加上特區政府堅決以創新思維對接好國家「十五五」規劃，擴大經濟容量，因地制宜驅動增長和提升競爭力，預期可為香港及其物業市場提供底氣，並有助緩衝環球局勢複雜多變所帶來的不確定性。

Looking ahead, the stability and high-quality development of our country, and the Government's firm commitment to embracing the National 15th Five-Year Plan with an innovative mindset, expanding economic capacity and enhancing competitiveness to drive growth tailored to local circumstances, are expected to provide strong support for Hong Kong and its property market, as well as to help cushion the uncertainties brought about by the complex and volatile global landscape.

住宅物業

政府在 2025 年 2 月把徵收 100 元象徵式物業交易印花稅的價值上限提高至 400 萬元，帶動市場氣氛向好，住宅銷售市場在年內第一季回穩。此外，本地股票市場表現強勁和利率下調，住宅售價在年底時重拾上升動力，以 2024 與 2025 年第四季相比，錄得 2.5% 的溫和升幅。一手和二手銷售市場的交投量在 2025 年上升至總數 62 832 宗，較前一年上升 18%，其中成交價低於 400 萬元的成交數目佔整體交投量的比例有所增加。

Residential

The residential sales market stabilised in the first quarter of 2025 with positive market sentiments following the Government's initiative in February to increase the value threshold for property transactions to qualify for a nominal stamp duty of $100 to $4 million. Coupled with the strong performance of the local stock market and easing of interest rates, prices gained upward momentum towards the end of the year, registering a modest increase of 2.5% between the fourth quarters of 2024 and 2025. Trading volume in the primary and secondary sales markets rose to a total of 62 832 transactions in 2025, or an increase of 18% from the preceding year's figure, with an increasing proportion of the total trading volume for transactions valued below $4 million.

受到新來港人士的殷切需求所帶動，包括透過各項人才入境計劃來港的人士和赴港就讀專上課程的非本地學生，年內租賃市場表現持續向好。以 2024 與 2025 年第四季相比，住宅租金上升 4.1%。各類住宅物業在年底的市場回報率均略為上升，介乎 2.4% 至 3.7% 之間。

The rental market continued its good performance over the year, buttressed by strong demand from influx of new arrivals, including those under various talent admission schemes and non-local students pursuing tertiary education in Hong Kong. Domestic rents rose by 4.1% between the fourth quarters of 2024 and 2025. The year-end market yields for all classes of domestic properties slightly increased to the range from 2.4% to 3.7%.

2025 年私人住宅單位落成量為 18 448 個單位，較 2024 年減少 24%，大部分為中 / 小型單位。單位入住量為 19 365 個，較 2024 年高 12%。年底空置量佔總存量的 4.3%，相當於 56 081 個單位。2026 和 2027 年的預測落成量分別為 16 975 個和 15 362 個單位。

Completions of private domestic units in 2025 were 18 448 units, 24% fewer than those in 2024 and made up mostly of small/medium units. Take-up, at 19 365 units, was 12% higher than that of 2024. Vacancy at the year-end was 4.3% of the total stock, equivalent to 56 081 units. Forecast completions in 2026 and 2027 are 16 975 units and 15 362 units respectively.

寫字樓

隨着利率下調、金融及專業服務業擴充以及大型科技公司在香港設立或擴展業務，寫字樓市場氣氛普遍改善。2025 年的交投量較前一年急升 71%。然而，過去數年所累積的大量供應持續對寫字樓市場構成壓力。以 2024 年第四季與 2025 年第四季相比，整體寫字樓售價全年跌幅收窄至 13.6%，同期甲級、乙級和丙級寫字樓售價分別下跌 11.9%、18.1% 和 12.8%。整體寫字樓租金亦於同期下跌 3.2%，當中甲級、乙級和丙級寫字樓租金分別錄得 4.0%、2.6% 和 1.7% 的跌幅。

Office

Office market sentiment generally improved amid cuts in interest rates, expansion of the financial and professional services sectors as well as establishment or expansion of operations into Hong Kong by major technology companies. Trading volume in 2025 surged by 71% as compared to that of the preceding year. Nevertheless, the office market continued to face pressure from the ample supply accumulated over the past few years. The yearly decline in overall office prices narrowed to 13.6% between the fourth quarters of 2024 and 2025, with Grade A, B and C office prices falling by 11.9%, 18.1% and 12.8% respectively during the corresponding period. Overall office rents dropped by 3.2% during the corresponding period, with Grade A, B and C office rents recording decreases of 4.0%, 2.6% and 1.7% respectively.

2025 年的落成量急升至 299 200 平方米，甲級寫字樓落成量相等於 289 200 平方米，當中 182 100 平方米來自油尖旺。在 2025 年，只有中西區和油尖旺為乙級寫字樓提供合共 10 000 平方米的落成量，而丙級寫字樓並無落成量。年內，整體使用量為正數 4 300 平方米，當中甲級寫字樓使用量錄得正數 97 200 平方米，而乙級和丙級寫字樓分別錄得負數 65 000 平方米和負數 27 900 平方米。年底整體空置率上升至總存量的 17.6%，相當於 2 385 700 平方米。甲級、乙級和丙級寫字樓的空置率分別為 18.4%、17.4% 和 12.9%，而核心地區的甲級寫字樓空置率介乎 11.1% 至 18.5% 不等，當中以尖沙咀及中區的空置率較低。

Completions in 2025 soared to 299 200 m^2. Grade A completions were equivalent to 289 200 m^2, of which 182 100 m^2 were from Yau Tsim Mong. The Central and Western district, and Yau Tsim Mong were the only suppliers of the Grade B completions, amounting to 10 000 m^2 in total while there were no Grade C completions in 2025. The overall take-up was positive at 4 300 m^2 in the year, of which Grade A offices registered a positive take-up of 97 200 m^2, while Grade B and Grade C offices recorded negative take-ups of 65 000 m^2 and 27 900 m^2 respectively. The overall year-end vacancy rose to 17.6% of the total stock, amounting to 2 385 700 m^2. The vacancy rates of Grade A, Grade B and Grade C offices were 18.4%, 17.4% and 12.9% respectively, whereas those for the Grade A offices in core districts ranged from 11.1% to 18.5%, with Tsim Sha Tsui and Central having lower rates.

2026 和 2027 年的預測落成量分別為 142 700 平方米和 125 000 平方米。在 2026 年，灣仔甲級寫字樓的落成量將佔市場最大份額，為預計總落成量 108 100 平方米的 58%。在 2027 年，油尖旺將提供最多甲級寫字樓，佔預測落成量 78 100 平方米的 60%。2026 和 2027 年乙級寫字樓的預測落成量將分別為 34 300 平方米和 46 900 平方米。至於丙級寫字樓，在 2026 年將有 300 平方米的落成量，但 2027 年則沒有。

Forecast completions are 142 700 m^2 and 125 000 m^2 in 2026 and 2027 respectively. In 2026, Wan Chai will dominate the market, supplying 58% of the total expected Grade A completions of 108 100 m^2. In 2027, Yau Tsim Mong will provide the largest share of Grade A completions, contributing 60% of the anticipated Grade A completions of 78 100 m^2. Grade B forecast completions will be 34 300 m^2 in 2026 and 46 900 m^2 in 2027. For Grade C offices, there will be 300 m^2 of completions in 2026 but none in 2027.

商業樓宇

2025 年商業樓宇的落成量增至 96 900 平方米，當中九龍和港島合共佔總落成量的 96%。年內使用量錄得負數 49 800 平方米。年底空置率為總存量的 12.5%，相當於 1 490 700 平方米。預計 2026 年的落成量將下跌至 72 600 平方米，當中灣仔將佔預計落成量的 28%。在 2027 年，落成量將主要來自九龍城，相當於總落成量 74 600 平方米的 41%。

Commercial

Completions of commercial premises in 2025 increased to 96 900 m^2, with Kowloon and Hong Kong Island altogether accounting for 96% of the total completions. A negative take-up of 49 800 m^2 was recorded in the year. Year-end vacancy rate was 12.5% of the total stock, amounting to 1 490 700 m^2. Completions are anticipated to decline to 72 600 m^2 in 2026, with Wan Chai contributing 28% of the anticipated completions. In 2027, completions will mainly come from Kowloon City, equivalent to 41% of the 74 600 m^2 total completions.

零售業樓宇

年內，私人消費增長，加上眾多國際會議及在啟德體育園啟用後舉辦的盛事，推動訪港旅客人次增加和旅遊業持續復蘇，提振了零售業樓宇市場。在 2025 年，儘管零售業樓宇的售價和租金的全年跌幅收窄，但在市民和旅客的消費模式有所轉變之下，零售業樓宇市場依然低迷。以 2024 年第四季與 2025 年第四季相比，零售業樓宇的售價下跌 12.7%，而同期租金下跌 4.5%。市場回報率由前一年的 3.1% 進一步上升至 2025 年年底的 3.5%。

Retail

The retail property market was stimulated by the growth in private consumption during the year, as well as increase in visitor arrivals and continued revival in inbound tourism boosted by many international conferences and mega events especially following the opening of the Kai Tak Sports Park. However, it remained to be in the doldrums amid the changing consumption pattern of residents and visitors, although the yearly declines in prices and rents narrowed in 2025. Prices of retail premises decreased by 12.7% between the fourth quarters of 2024 and 2025, while rents fell by 4.5% over the same period. The market yield at end of 2025 grew further to 3.5% from the preceding year's 3.1%.

工業樓宇

2025 年工業樓宇市場略為改善，其中分層工廠大廈交投量較 2024 年增加 34%，但依然疲軟。全球貿易前景不明朗，保護主義升溫，削弱了航運需求，並對工業樓宇市場構成沉重壓力。

2025 年**分層工廠大廈**的落成量為 43 900 平方米。年底空置量微升至總存量的 7.6%，相當於 1 230 800 平方米。使用量仍為負數，達 113 600 平方米。預計 2026 和 2027 年的落成量將分別增至 78 500 平方米和 123 200 平方米。

以 2024 年第四季與 2025 年第四季相比，分層工廠大廈售價下跌 15.2%，而租金則錄得 3.0% 的輕微跌幅，使市場回報率由 2024 年的 3.6% 上升至 2025 年年底的 4.1%。

2025 年並無**工貿大廈**落成。使用量錄得負數 14 900 平方米，而年底空置率為總存量的 14.9%，相當於 73 700 平方米。預計未來兩年均不會有新落成量。

2025 年並無**貨倉**樓面落成，使用量錄得負數 156 200 平方米，而年底空置率為總存量的 10.4%，相當於 377 400 平方米。預計 2026 和 2027 年均不會有新貨倉落成。

Industrial

The industrial market slightly improved in 2025 but remained soft, with trading volume for flatted factories increasing by 34% from 2024. Global trade uncertainties and rising protectionism weakened shipping demand and weighed heavily on the industrial market.

Completions of **flatted factories** in 2025 were 43 900 m^2. Vacancy at the year-end edged up to 7.6% of total stock at 1 230 800 m^2. Take-up remained negative at 113 600 m^2. Completions are anticipated to increase to 78 500 m^2 and 123 200 m^2 in 2026 and 2027 respectively.

Prices of flatted factories fell by 15.2% whilst rents recorded a modest decline of 3.0% between the fourth quarters in 2024 and 2025, resulting in a market yield of 4.1% at the end of 2025, up from 3.6% in 2024.

There were no **industrial/office** completions in 2025. A negative take-up of 14 900 m^2 was recorded and the year-end vacancy rate was 14.9% of the stock, amounting to 73 700 m^2. No new completions are expected in the next two years.

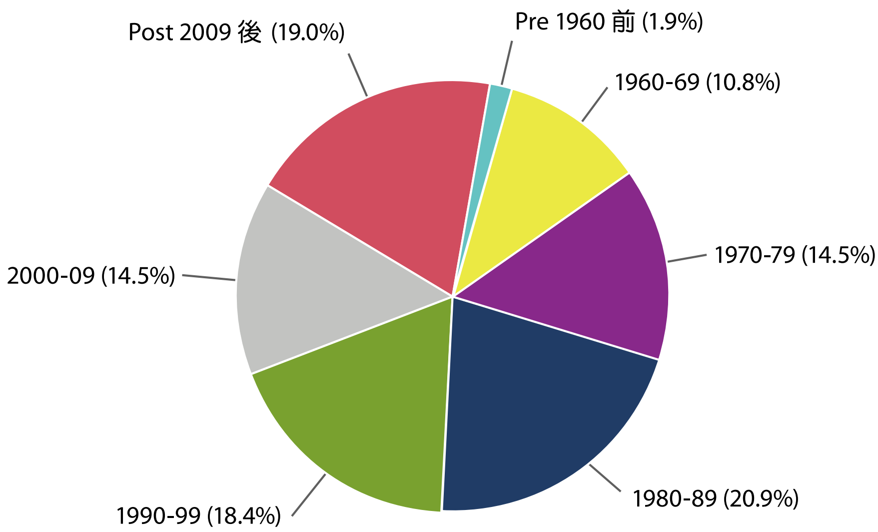
No **storage** spaces were completed in 2025. Negative take-up of 156 200 m^2 was recorded and the year-end vacancy rate was 10.4% of the total stock at 377 400 m^2. No new storage completions are anticipated in 2026 and 2027.


私人住宅
PRIVATE
DOMESTIC

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

This sector comprises independent domestic units with exclusive cooking facilities, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2025, the overall stock was 1 309 265 units. The chart shows the stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



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

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

2025年的入住量增至19 365個單位。年底空置量為56 081個單位，相當於總存量的4.3%。空置單位中，有7 120個於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2025 increased to 19 365 units. Vacancy at the year-end was 56 081 units, equivalent to 4.3% of the total stock. Among these vacant units, 7 120 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

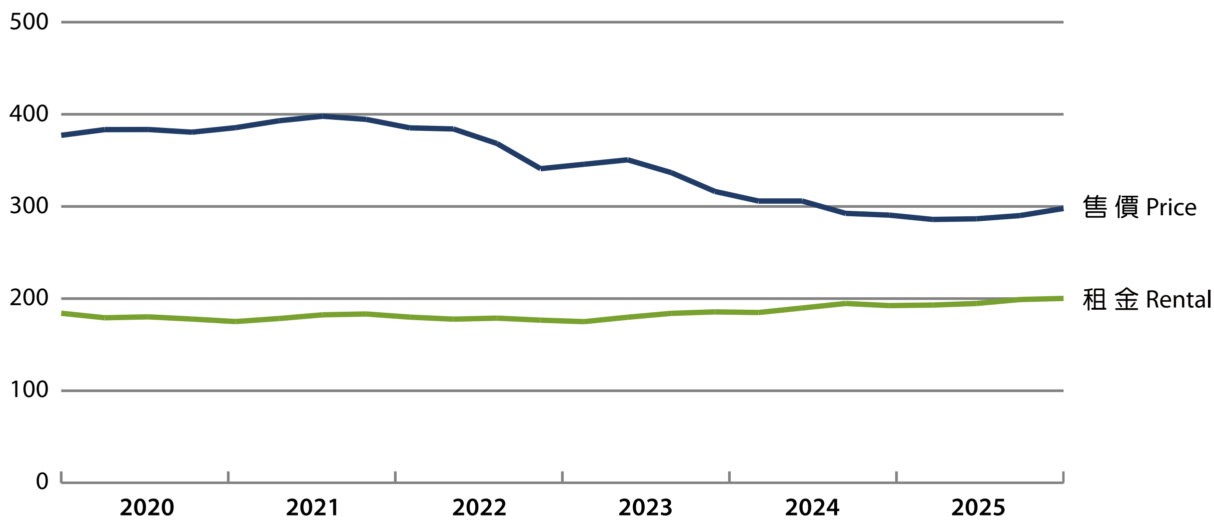
2026和2027年的預測落成量分別為16 975個和15 362個單位。在2026年，新落成量將主要集中在新界，佔總預測落成量的58%。當中大埔佔新落成單位的19%，西貢則佔15%。在2027年，新界將繼續成為主要供應區域，佔預測落成量的51%。按地區計，九龍城將提供34%的落成量，其次是北區和屯門，分別佔19%和18%。

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

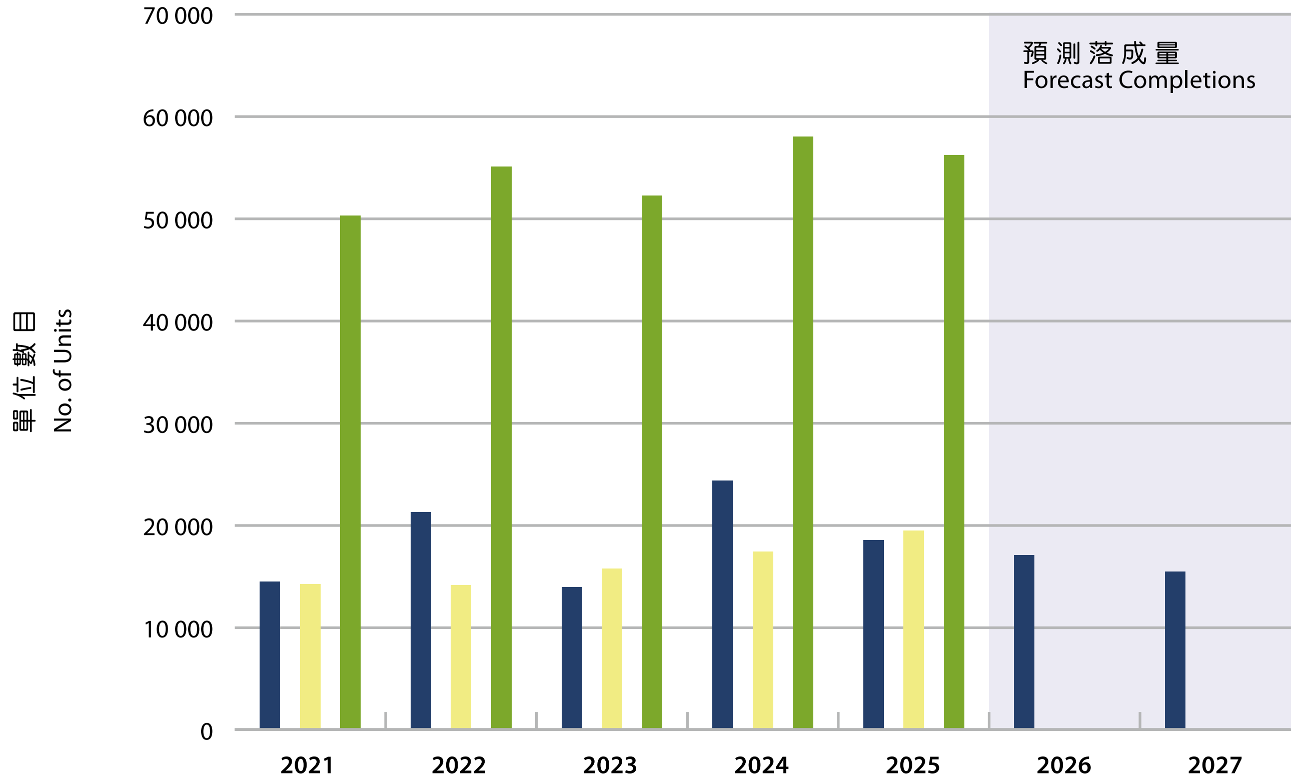
住宅售價在 2025 年第一季輕微下跌，但隨着政府宣布提高就物業交易徵收象徵式印花稅的物業價值上限，刺激了壓抑的置業需求，售價自第二季起開始上升。此外，本地經濟增長蓬勃、本地股票市場表現強勁和利率下調，住宅售價在年底時保持上升動力，以 2024 年最後一季與 2025 年同季相比，錄得 2.5% 的溫和升幅。租賃市場亦繼續受惠於人才流入和學生住屋需求，住宅租金在 2025 年全年穩步上揚，最後一季的租金較前一年同季上升 4.1%。

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

售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

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

* 2025年起的預測落成量包括港人首次置業(首置)項目下預計落成的資助出售房屋。
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

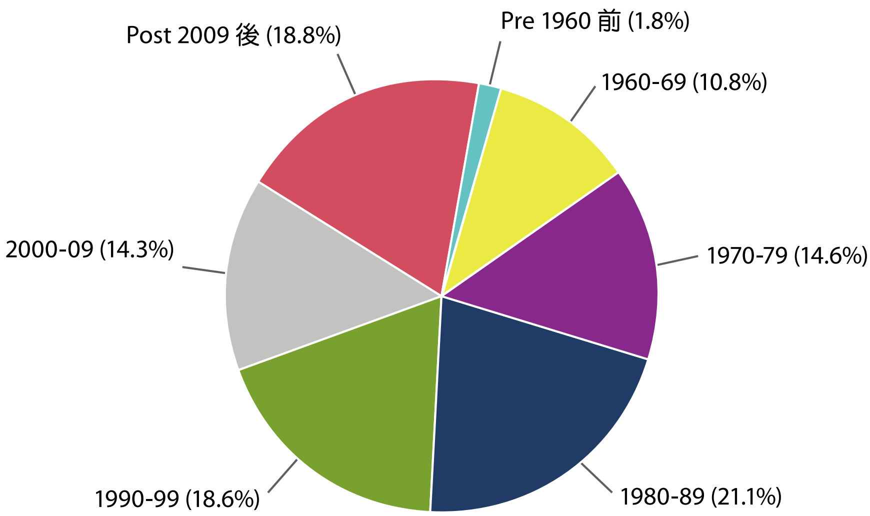
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

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

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2025 was 1 208 500 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按樓齡分類的總存量
Stock Distribution by Age



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

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

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

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

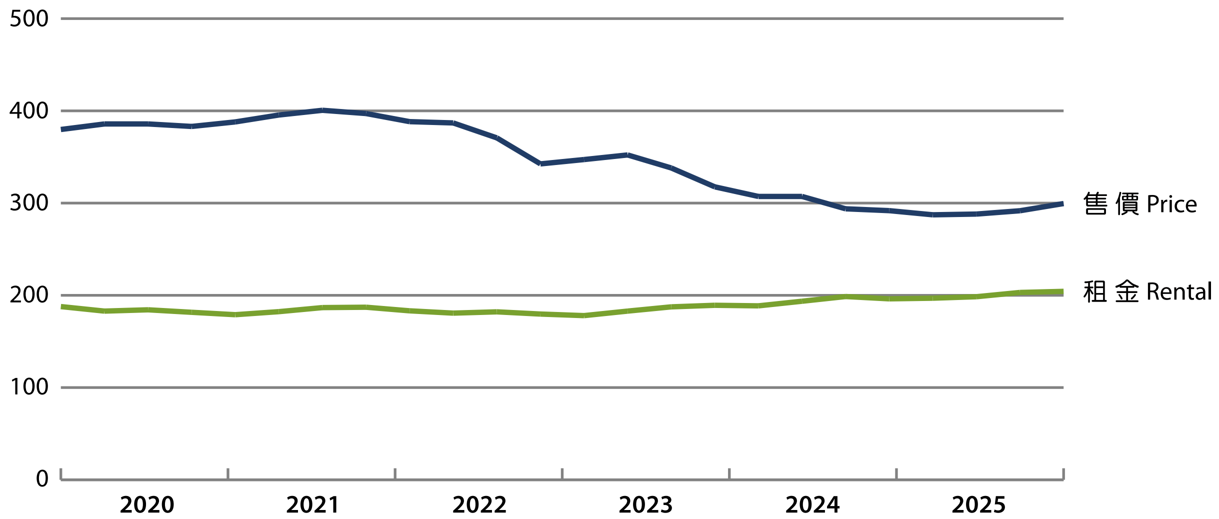
預計 2026 和 2027 年將分別有 16 430 個和 15 160 個單位落成。在 2026 年，新界將提供預測落成量的 59%。按地區計，主要落成量將位於大埔和西貢，分別佔 19% 和 15%。在 2027 年，新界將提供 51% 的新落成量，九龍則提供另外 39%，其中九龍城的落成量最多，佔總預測落成量的 34%，其次是北區和屯門，分別佔 19% 和 18%。

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

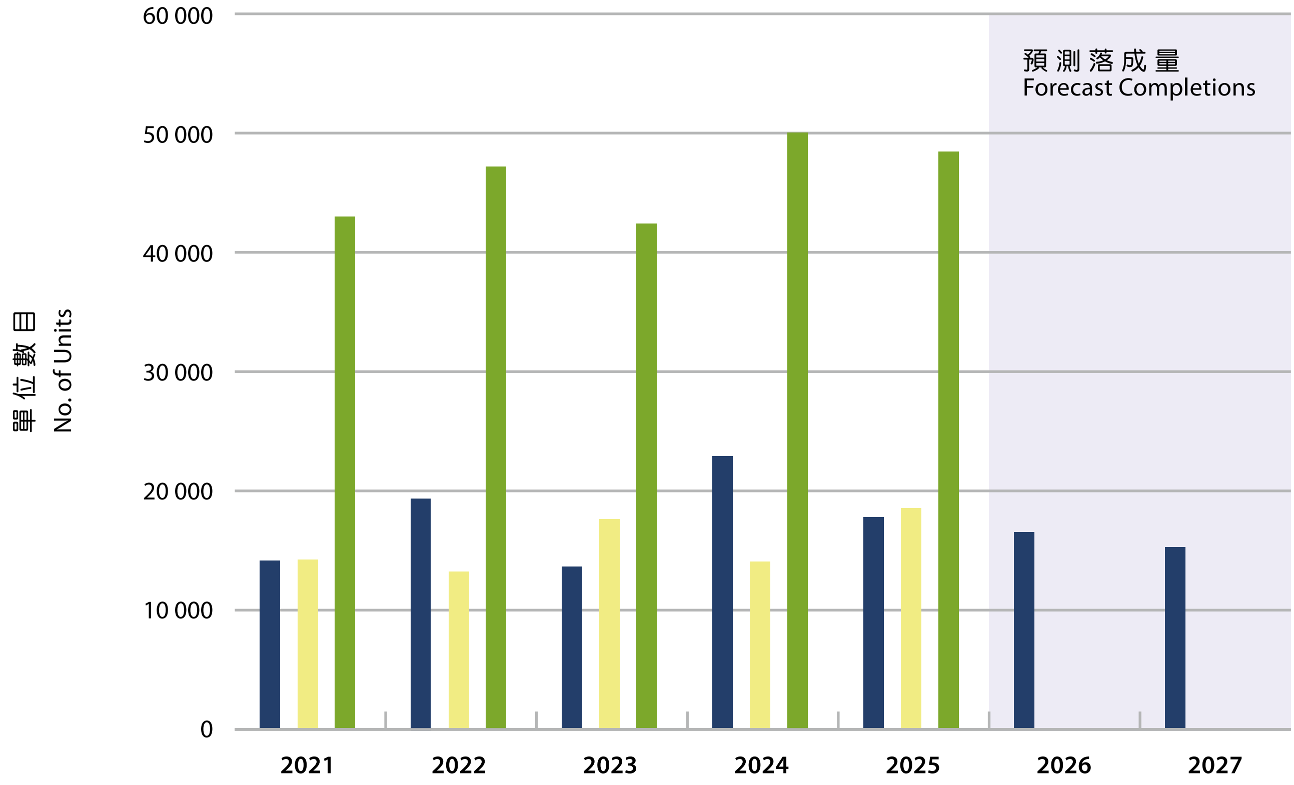
與整體市場走勢相若，這分類的住宅售價在 2025 年第一季輕微下跌，至隨後季度回升。第四季的售價較前一年同季溫和上升 2.6%。同時，租金全年上升，第四季租金較 2024 年同季上升 4.1%。

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

售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

	2021	2022	2023	2024	2025	2026	2027
落成量* Completions	14 016	19 595	13 533	22 783	17 669	16 430#	15 160#
入住量 Take-up	14 101	13 100	17 507	13 953	18 433		
空置量 Vacancy	42 860	47 081	42 279	49 941	48 335		
%+	3.8	4.1	3.6	4.2	4.0		

* 2025年起的預測落成量包括港人首次置業（首置）項目下預計落成的資助出售房屋。
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

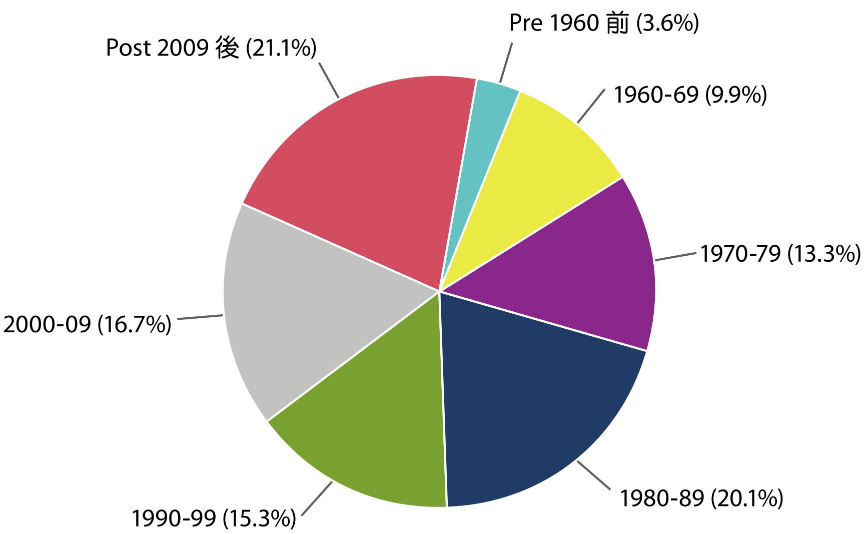
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

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

This sub-sector comprises units with a saleable area of 100 m^2 or above. Stock at the end of 2025 was 100 765 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



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

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

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

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

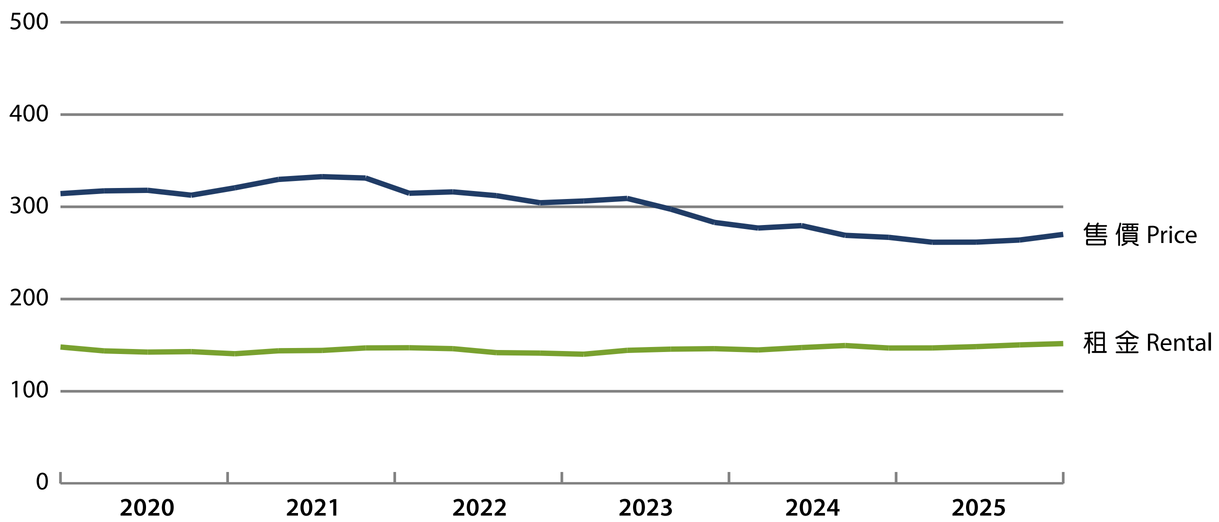
預計這分類的落成量在 2026 和 2027 年將為 545 個和 202 個單位。在 2026 年，港島將為主要供應區域，佔預測落成量的 62%，當中 31% 新落成單位來自南區。在 2027 年，新界和九龍將分別提供 41% 和 36% 的新落成量。按地區計，大埔和九龍城將分別提供新落成量的 38% 和 36%。

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

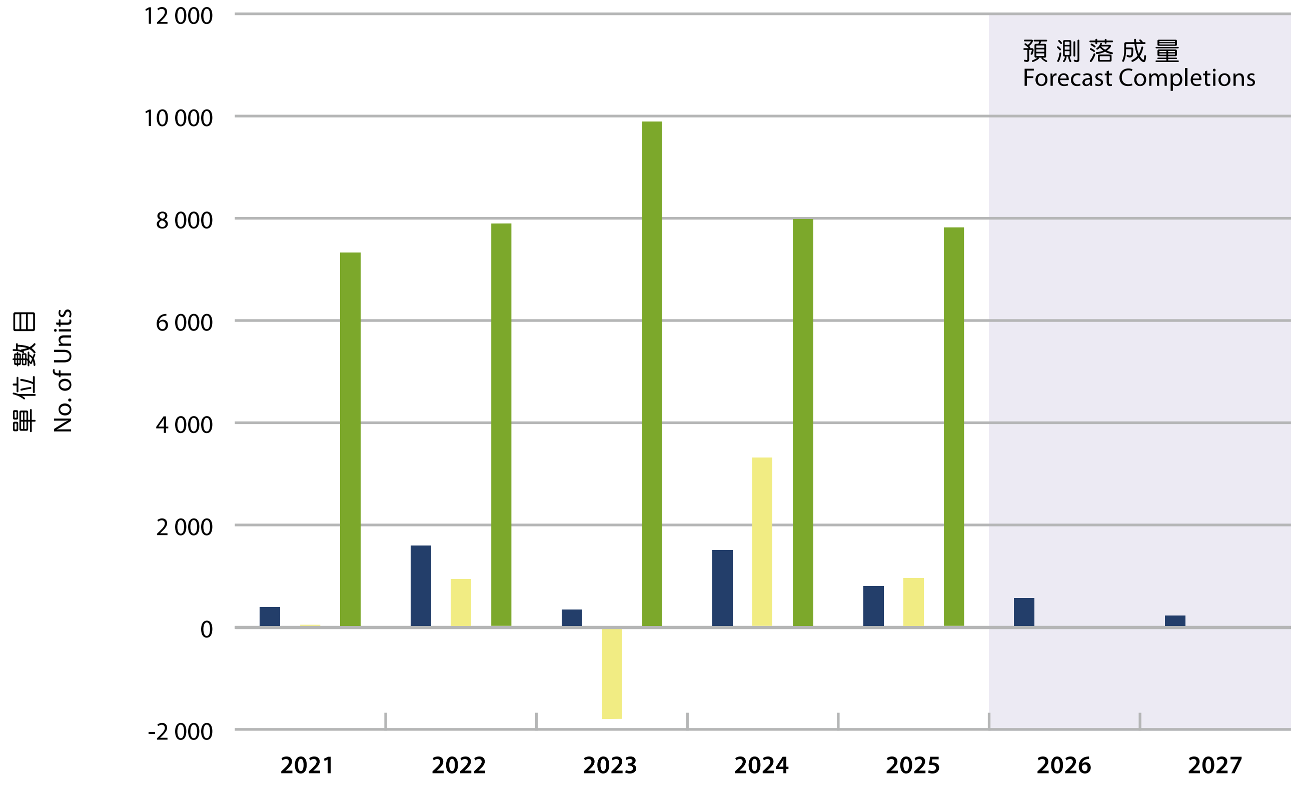
這分類物業的售價在2025年第一季微跌，至年內其餘時間上升，最終，2025年第四季與前一年同季相比溫和增長1.2%。租金於2025年第四季亦較2024年同季錄得3.3%的升幅。

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

售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

	2021	2022	2023	2024	2025	2026	2027
落成量* Completions	370	1 573	319	1 478	779	545#	202#
入住量 Take-up	10	912	-1 837	3 352	932		
空置量 Vacancy	7 304	7 886	9 867	7 959	7 746		
%+	7.5	8.0	10.0	8.0	7.7		

* 2025年起的預測落成量包括港人首次置業（首置）項目下預計落成的資助出售房屋。
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

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

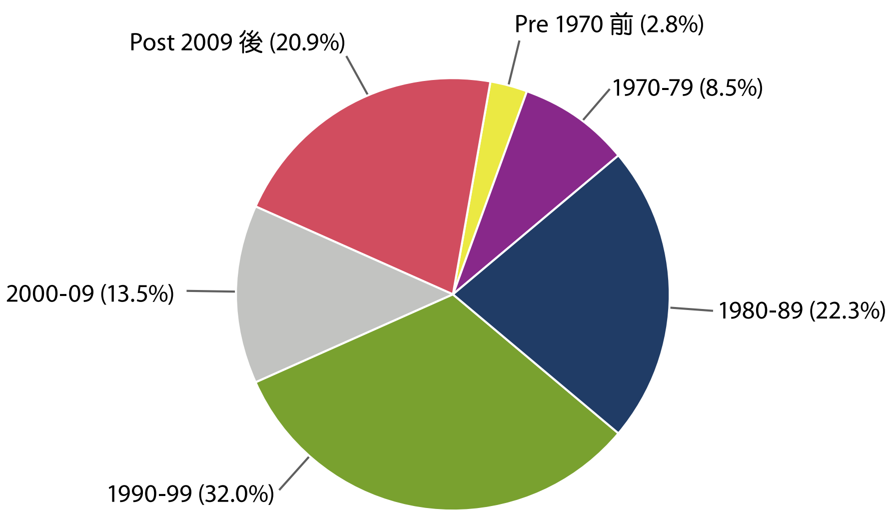
\# 預測數字
Forecast figures

私人寫字樓
PRIVATE OFFICE

2025年年底，私人寫字樓的總存量為13 545 400平方米，當中甲級寫字樓佔67%，乙級寫字樓佔22%，丙級寫字樓佔11%。位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積在2025年年底共佔總存量的48%。圖表顯示按樓齡劃分的整體寫字樓總存量。

The total stock of private offices at the end of 2025 amounted to 13 545 400 m^2, comprising 67% Grade A, 22% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 48% of the total stock at the end of 2025. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2025年私人寫字樓的落成量急升至299 200平方米，其中19%位於核心地區。在這些落成量中，甲級寫字樓的落成量為289 200平方米，佔了近乎全部的總落成量。

Office completions in 2025 soared to 299 200 m^2, with 19% situated in the core districts. Among these completions, Grade A office space, amounting to 289 200 m^2, contributed almost the entire total completions.

年內整體使用量錄得正數 4 300 平方米。年底空置量上升至 2 385 700 平方米，相當於總存量的 17.6%。

A positive overall take-up of 4 300 m^2 was recorded for the year. Vacancy at the year-end rose to 2 385 700 m^2, equivalent to 17.6% of the total stock.

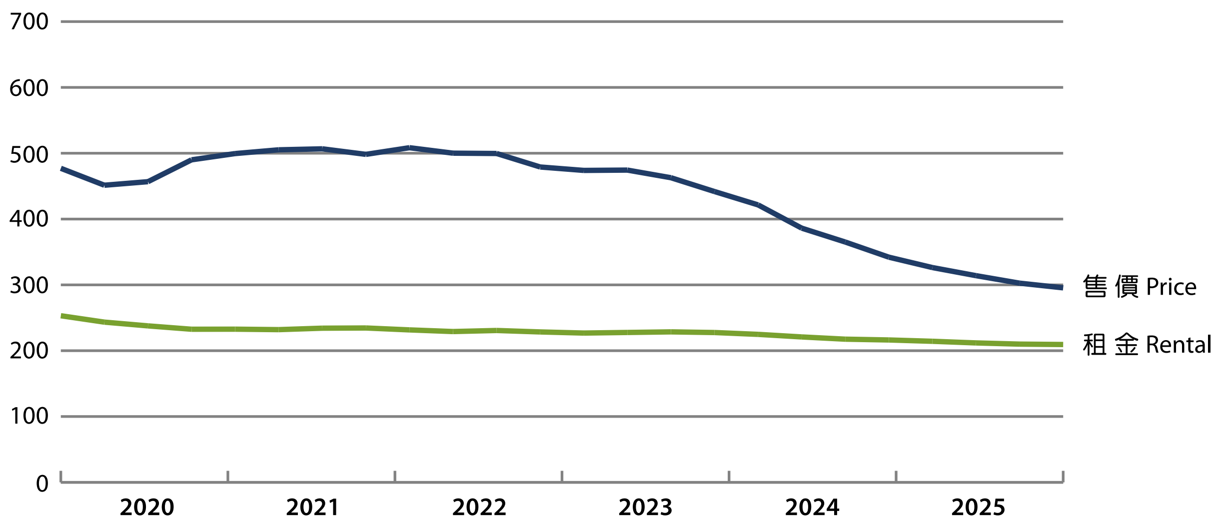
預測落成量在 2026 和 2027 年將分別為 142 700 平方米和 125 000 平方米。在 2026 年，新落成量將主要來自灣仔及中西區，分別佔總預測落成量的 44% 和 29%。在 2027 年，大部分新落成量將集中在油尖旺及九龍城，分別佔總預測落成量的 40% 及 29%。

Forecast completions are 142 700 m^2 and 125 000 m^2 in 2026 and 2027 respectively. In 2026, the new completions will mainly come from Wan Chai and the Central and Western district, providing 44% and 29% of the total forecast completions respectively. In 2027, the major new completions will be concentrated in Yau Tsim Mong and Kowloon City, accounting for 40% and 29% of the total forecast completions respectively.

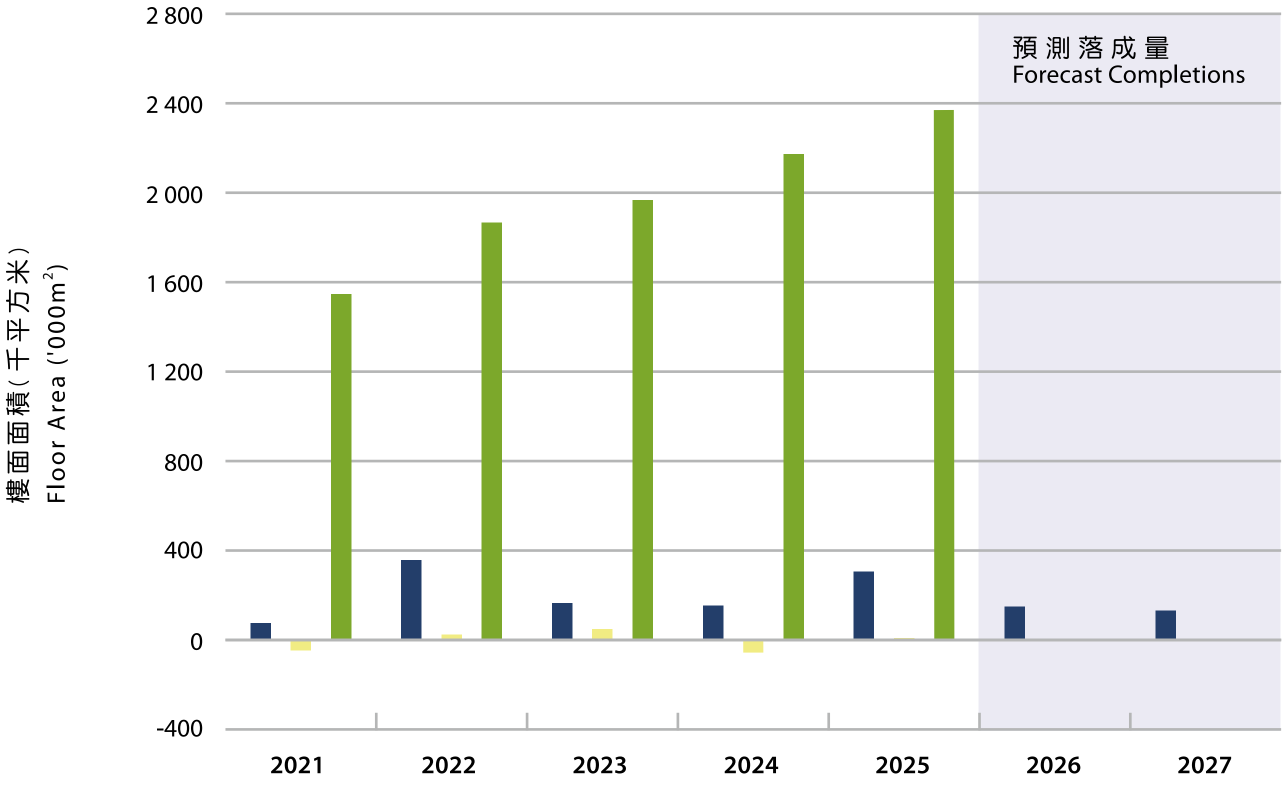
寫字樓售價在 2025 年全年下滑，但跌幅在邁向年底時一直收窄，2025 年最後一季與 2024 年同期相比下跌 13.6%。租金於 2025 年最後一季亦較 2024 年同期錄得 3.2% 的跌幅。

Office prices dropped throughout 2025 by 13.6% in the last quarter of 2025 over the same period in 2024, with the decline narrowing towards the end of the year. Rents recorded a decrease of 3.2% in the last quarter of 2025 over the corresponding period in 2024.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m^2)

	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	70	351	159	147	299	143#	125#
使用量 Take-up	-40	19	41	-59	4		
空置量 Vacancy	1 541	1 860	1 960	2 166	2 386		
%+	12.3	14.4	14.9	16.3	17.6		

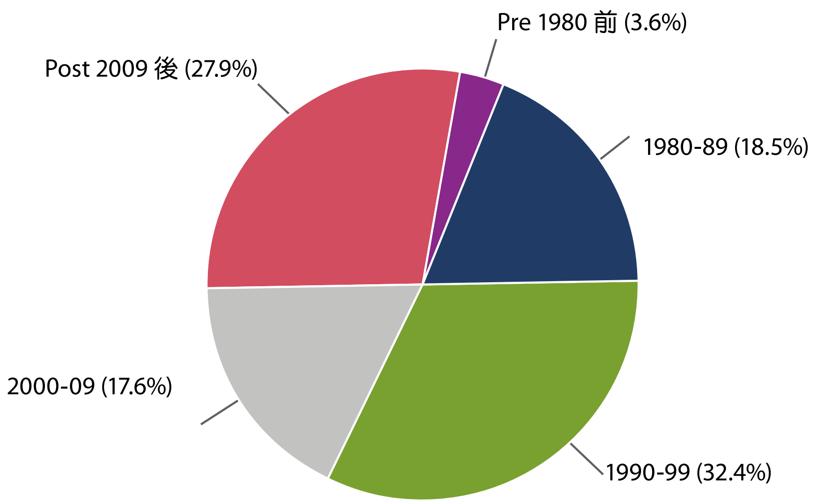
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2025年年底，甲級寫字樓的總存量為 9 034 000 平方米，佔寫字樓總存量的 67%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2025 was 9 034 000 m^2, representing 67% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的 46%，而九龍與新界則分別佔 41% 和 13%。

Hong Kong Island accounted for 46% of the stock, while the shares for Kowloon and the New Territories were 41% and 13% respectively.

2025年甲級寫字樓的落成量大幅上升至 289 200 平方米，主要來自油尖旺。

Completions of Grade A offices in 2025 surged to 289 200 m^2, mainly coming from Yau Tsim Mong.

2025 年錄得正數 97 200 平方米的使用量。年底空置量為 1 666 200 平方米，相當於甲級寫字樓總存量的 18.4%，其中 31% 的空置面積位於核心地區。

A positive take-up of 97 200 m^2 was recorded in 2025. The year-end vacancy was 1 666 200 m^2, representing 18.4% of Grade A stock. 31% of the vacant spaces was found in the core districts.

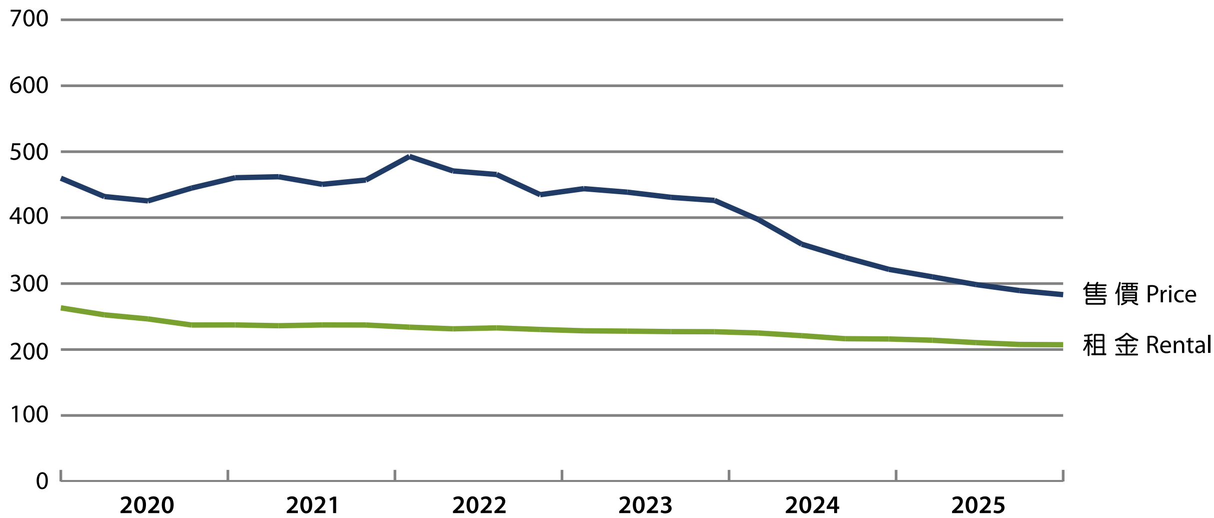
預測落成量在 2026 年將下跌至 108 100 平方米，並在 2027 年再跌至 78 100 平方米。2026 年的新落成量將集中在灣仔和中西區，分別佔總落成量的 58% 和 37%。在 2027 年，落成量將主要來自油尖旺和中西區，分別佔總預測落成量的 60% 和 30%。

Forecast completions will fall to 108 100 m^2 in 2026 and further to 78 100 m^2 in 2027. New completions in 2026 will be concentrated in Wan Chai and the Central and Western district, respectively providing 58% and 37% of the total. In 2027, completions will mainly be coming from Yau Tsim Mong and the Central and Western district, accounting for 60% and 30% of the total forecast completions respectively.

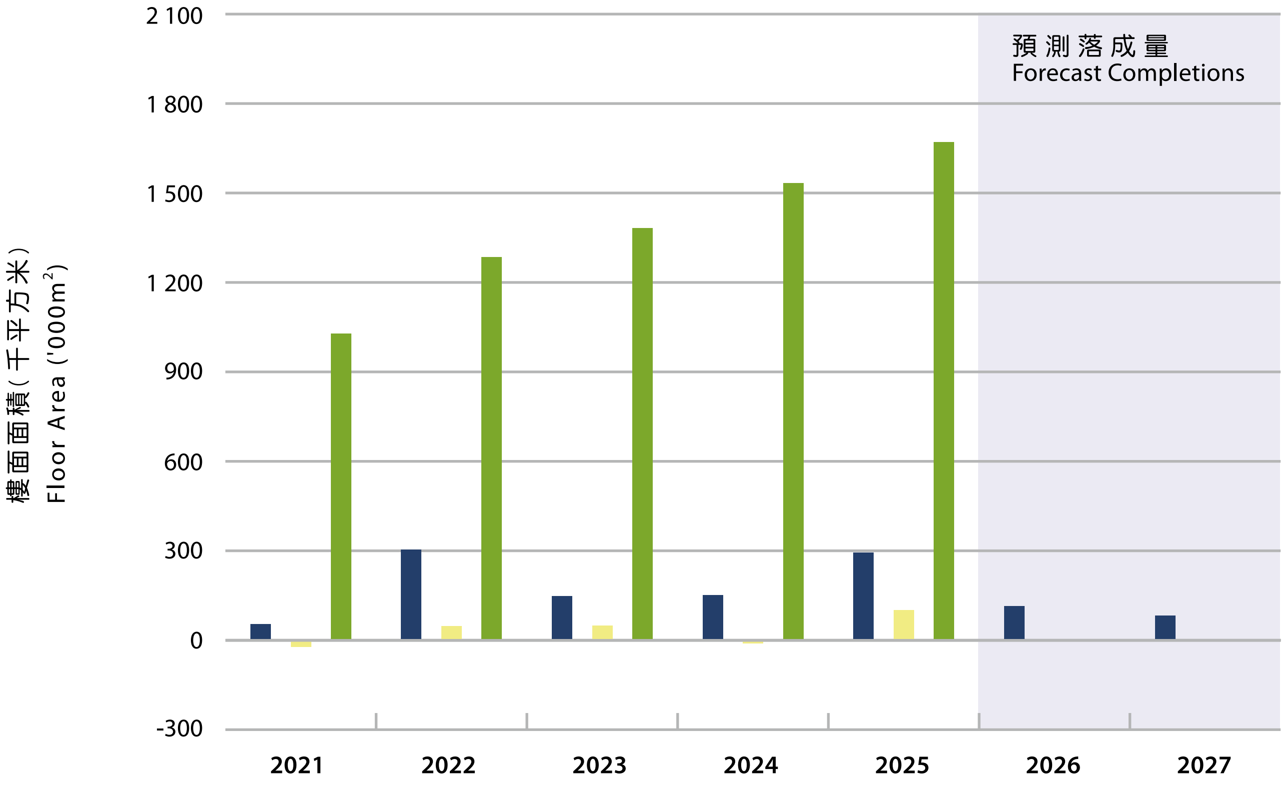
甲級寫字樓銷售及租賃市場全年皆表現偏軟，以第四季與 2024 年同期相比，售價和租金分別錄得 11.9% 和 4.0% 的跌幅。

Both sales and rental market of Grade A offices were soft over the year, with prices and rents registering decreases of 11.9% and 4.0% respectively in the fourth quarter over the same period in 2024.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m^2)

	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	49	299	144	146	289	109#	78#
使用量 Take-up	-18	42	45	-4	97		
空置量 Vacancy	1 023	1 280	1 377	1 528	1 666		
%+	12.5	15.1	16.0	17.4	18.4		

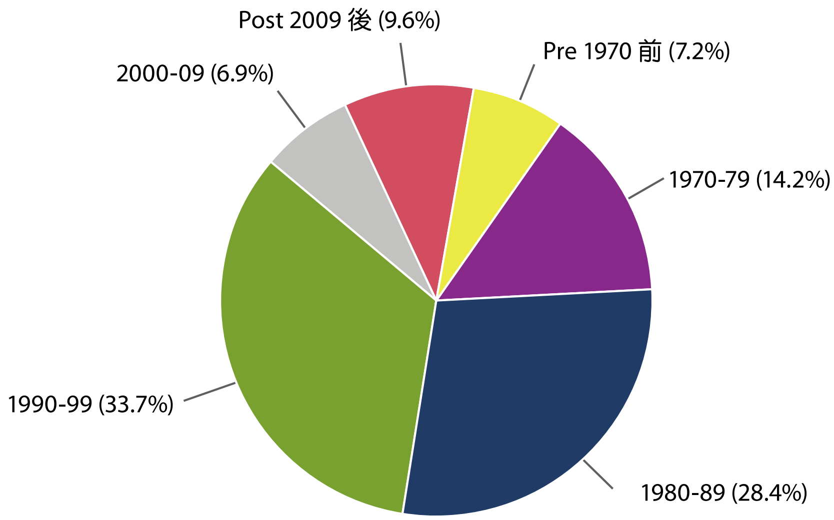
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2025年年底，乙級寫字樓的總存量為 3 033 200 平方米，佔寫字樓總存量的 22%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices was 3 033 200 m^2 at the end of 2025, representing 22% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的 55%，而九龍與新界則分別佔 36% 和 9%。

Hong Kong Island accounted for 55%, while Kowloon and the New Territories contributed 36% and 9% respectively.

2025年乙級寫字樓的落成量為 10 000 平方米，全部來自中西區和油尖旺。

Grade B office completions in 2025 were 10 000 m^2. All came from the Central and Western district and Yau Tsim Mong.

乙級寫字樓在 2025 年的使用量為負數 65 000 平方米。年底空置量為 528 900 平方米，相當於乙級寫字樓總存量的 17.4%，其中 53% 的空置面積位於核心地區。

Take-up of Grade B offices in 2025 was negative at 65 000 m^2. The year-end vacancy, amounting to 528 900 m^2, was equivalent to 17.4% of the Grade B stock. 53% of the vacant spaces was found in the core districts.

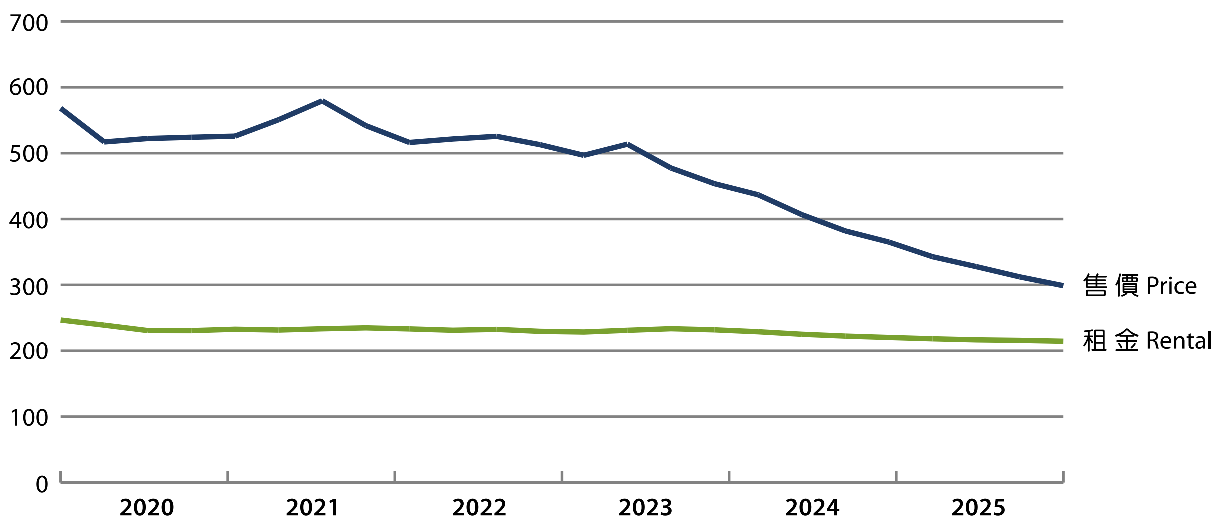
預計落成量在 2026 和 2027 年將分別為 34 300 平方米和 46 900 平方米。2026 年的新落成量主要集中在觀塘，2027 年則主要來自九龍城。

It is estimated that completions will be 34 300 m^2 and 46 900 m^2 in 2026 and 2027 respectively. The new completions in 2026 will be concentrated in Kwun Tong while those in 2027 will mainly come from Kowloon City.

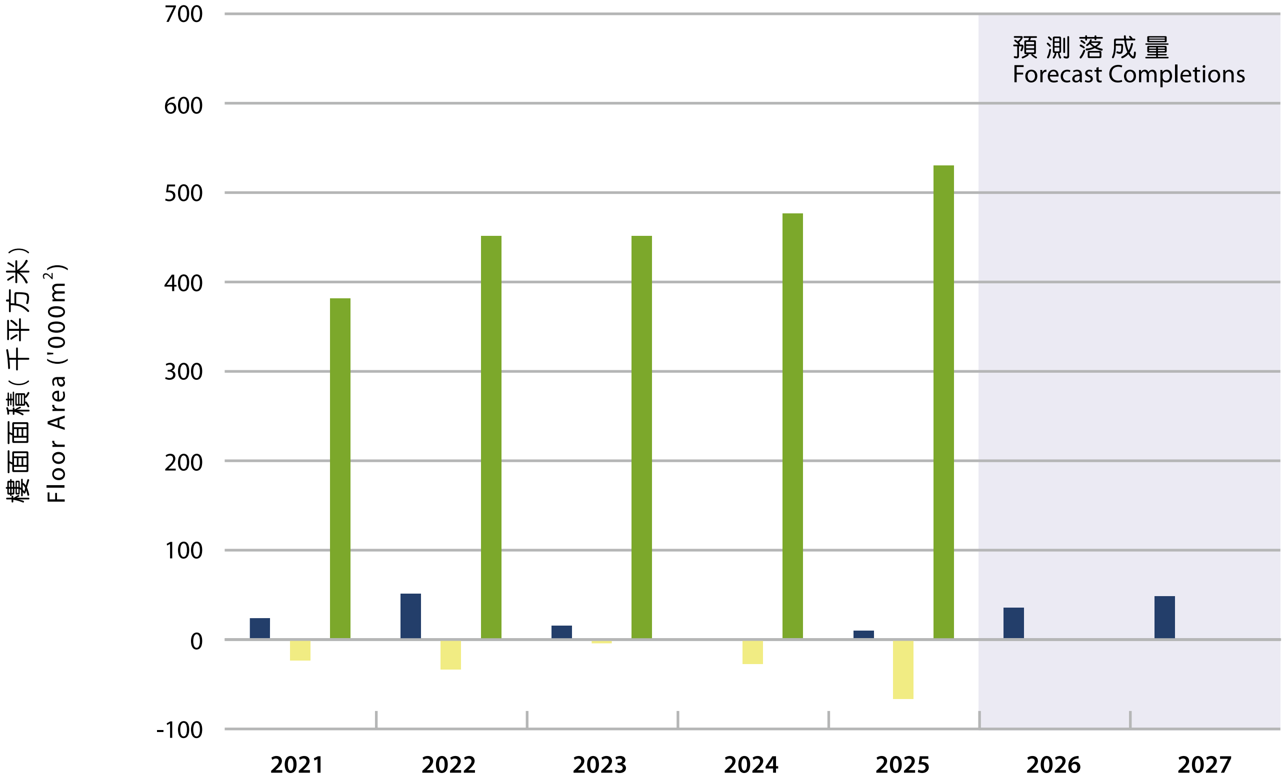
乙級寫字樓售價全年下滑，以 2025 年最後一季與 2024 年同期相比，售價下跌 18.1%。以 2024 和 2025 年最後一季作比較，租金則微跌 2.6%。

Prices of Grade B offices declined throughout the year by 18.1% in the last quarter of 2025 over the same period in 2024. Rents fell mildly by 2.6% between the last quarters of 2024 and 2025.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積（千平方米）
Floor Area ('000m²)

	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	21	50	14	0	10	34#	47#
使用量 Take-up	-22	-32	-2	-26	-65		
空置量 Vacancy	380	450	450	475	529		
%+	13.1	15.1	14.9	15.6	17.4		

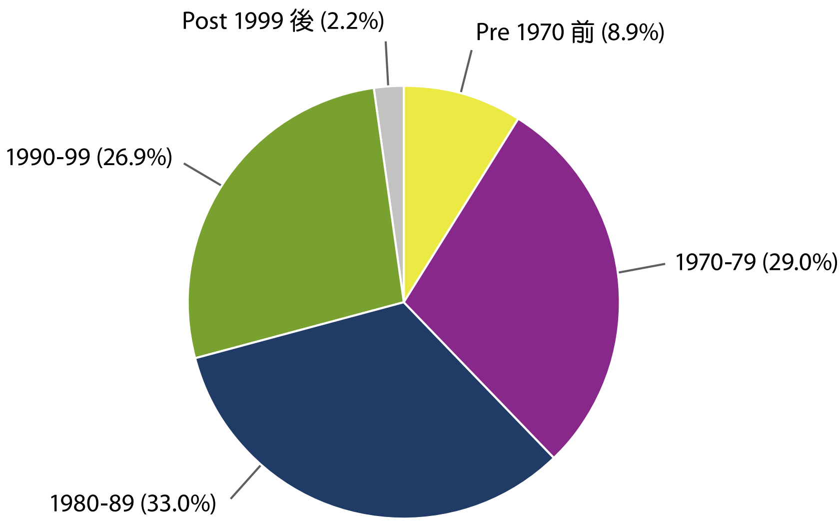
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2025年年底，丙級寫字樓的總存量為 1 478 200 平方米，佔寫字樓總存量的 11%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 478 200 m² at the end of 2025, representing 11% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的 65%，而九龍與新界則分別佔 33% 和 2%。

Hong Kong Island accounted for 65% of the stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2025年並無錄得丙級寫字樓落成量。

No Grade C office completions were recorded in 2025.

丙級寫字樓的使用量錄得負數 27 900 平方米。年底空置量為 190 600 平方米，佔丙級寫字樓總存量的 12.9%，當中 72% 的空置面積位於核心地區。

Grade C offices registered a negative take-up of 27 900 m^2. The year-end vacancy amounted to 190 600 m^2, representing 12.9% of its stock. 72% of the vacant spaces was found in the core districts.

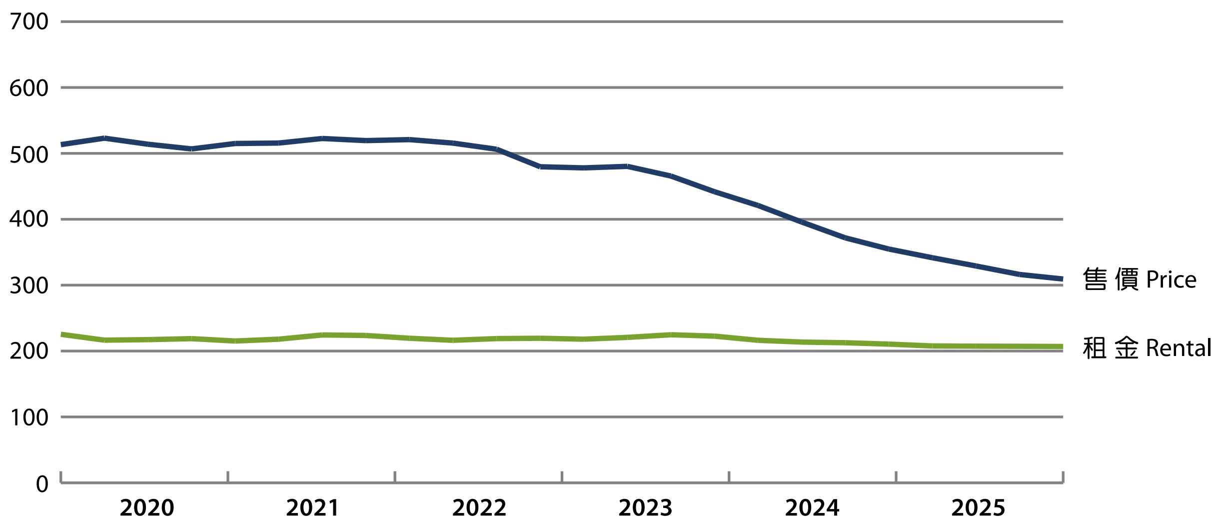
預計 2026 年將有 300 平方米的丙級寫字樓在東區落成，2027 年則不會有新落成量。

Grade C office space of 300 m^2 from the Eastern district will be expected in 2026. In 2027, there will be no new completions.

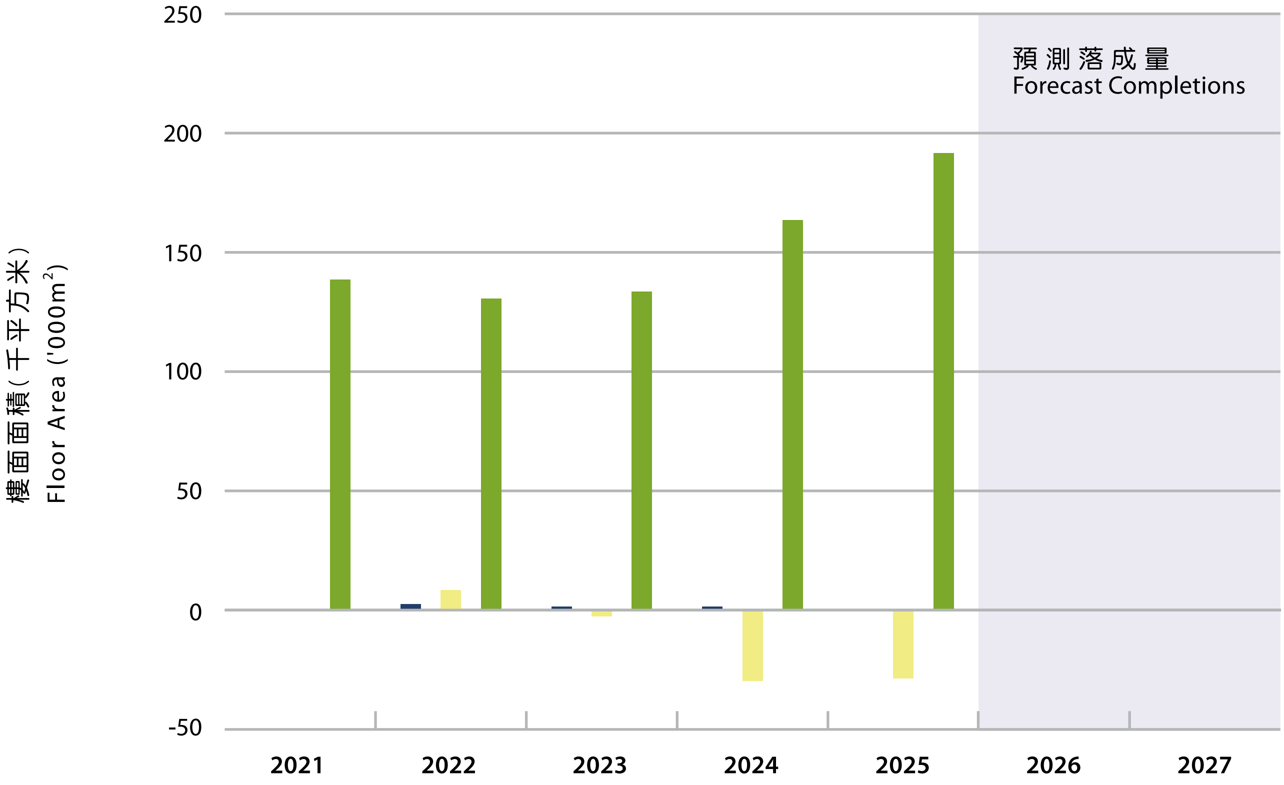
丙級寫字樓售價全年下滑。以 2024 和 2025 年第四季相比，售價錄得 12.8% 的跌幅。租金在第一季稍跌，但在其後季度並無顯著變化，與 2024 年同季相比，第四季租金輕微下跌 1.7% 作結。

Prices of Grade C offices declined over the year, registering a fall of 12.8% between the fourth quarters of 2024 and 2025. Rents dipped slightly in the first quarter but did not show any significant change in the following quarters, ending with a slight decrease of 1.7% in the fourth quarter compared with the corresponding quarter in 2024.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積（千平方米）
Floor Area ('000m^2)

	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	0	2	1	1	0	0#	0#
使用量 Take-up	0	9	-2	-29	-28		
空置量 Vacancy	138	130	133	163	191		
%+	9.3	8.8	9.0	11.0	12.9		

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

\# 預測數字
Forecast figures

私人商業樓宇
PRIVATE COMMERCIAL

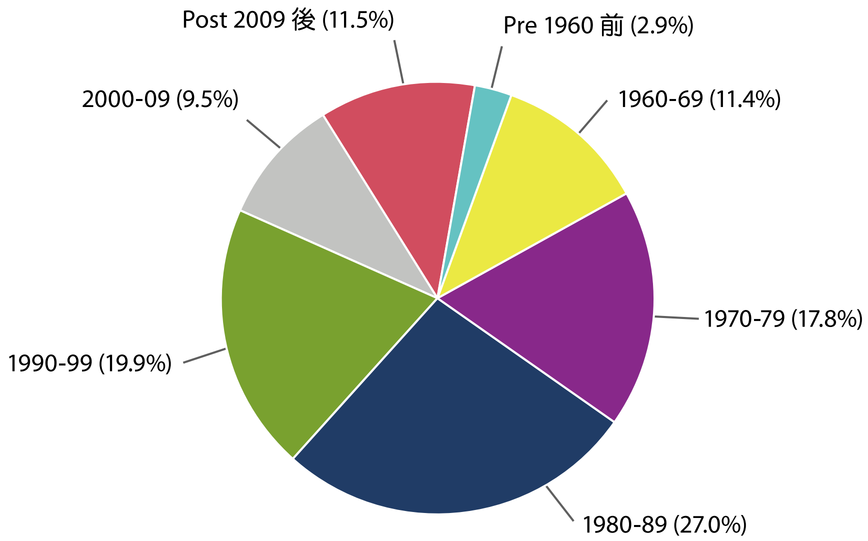
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

這類物業在2025年年底的總存量為11 882 600平方米，其中港島佔28%，九龍佔41%，新界佔31%。按樓齡劃分的總存量詳見圖表。

Stock in this sector at the end of 2025 was 11 882 600 m^2, with 28% of the total spaces on Hong Kong Island, 41% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2025年的落成量增至96 900平方米，九龍和港島分別佔總落成量的76%和20%，其餘4%則坐落新界。按地區計，落成量主要來自油尖旺，佔總落成量的60%。

Completions in 2025 increased to 96 900 m^2. Kowloon and Hong Kong Island contributed 76% and 20% of the total completions respectively while the remaining 4% was attributable to the New Territories. On district basis, completions mainly came from Yau Tsim Mong at 60% of the total.

2025 年，商業樓宇的使用量錄得負數 49 800 平方米。年底空置量為 1 490 700 平方米，相當於總存量的 12.5%。空置的商場鋪位和樓上商用面積佔總空置量的 62%。

The commercial sector recorded a negative take-up of 49 800 m^2 in 2025. The vacancy at the year-end was 1 490 700 m^2, representing 12.5% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 62% of the total vacancy.

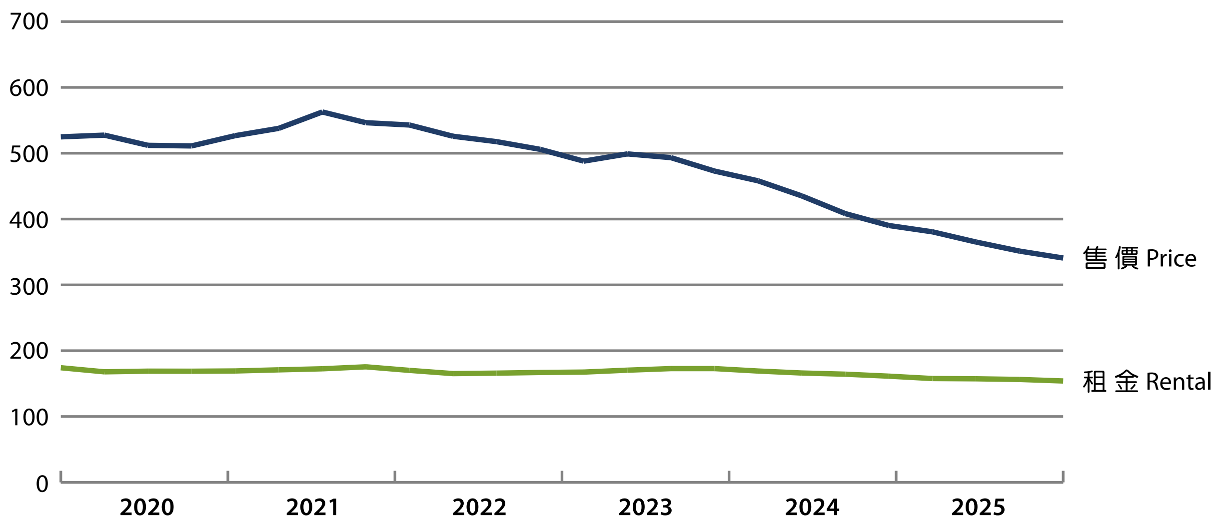
預計落成量將在 2026 年下跌至 72 600 平方米，但在 2027 年將輕微上升至 74 600 平方米。2026 年的落成量將主要來自灣仔，佔總預測落成量的 28%。2027 年的落成量則大多來自九龍城，佔總預測落成量的 41%，其次是中西區，佔 30%。

Completions are forecast to decline to 72 600 m^2 in 2026 but then rise slightly to 74 600 m^2 in 2027. Completions in 2026 will mainly come from Wan Chai at 28% of the total. Completions in 2027 will be largely from Kowloon City providing 41% of the total, followed by the Central and Western district at 30%.

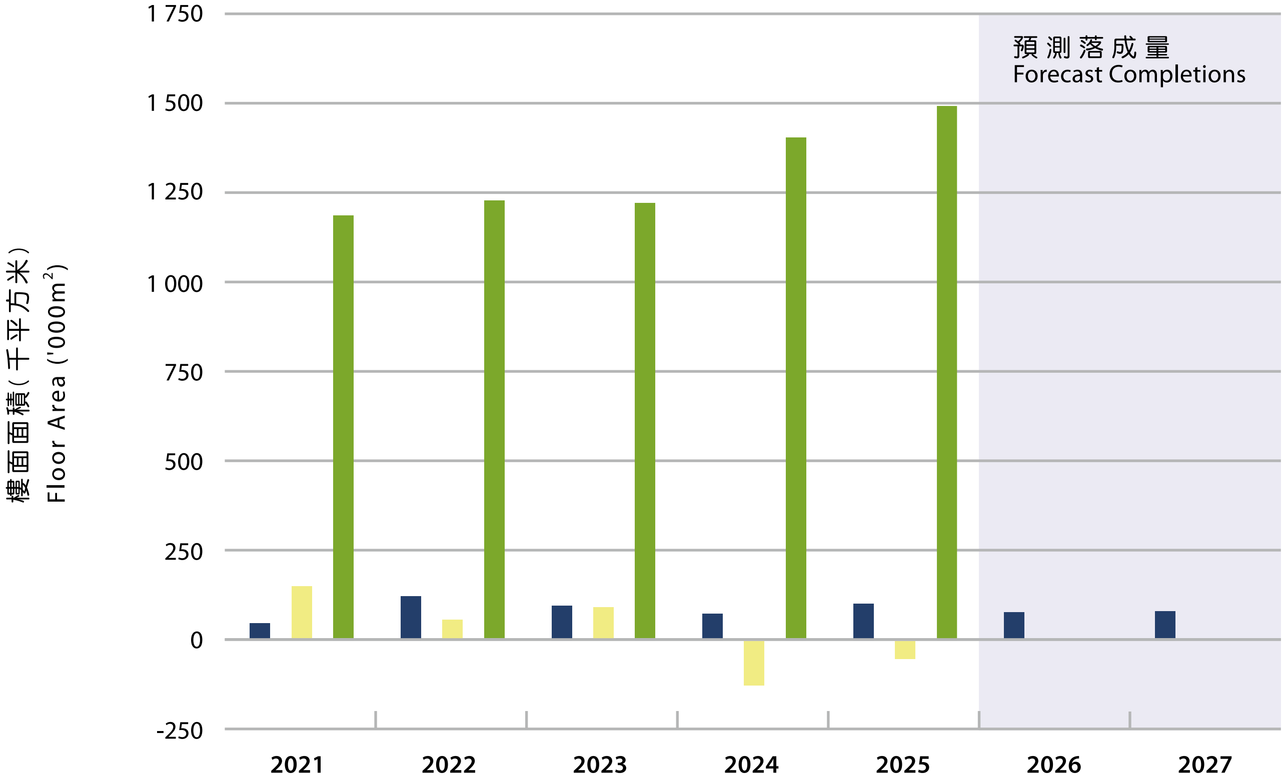
零售業樓宇售價全年下跌，以2024與2025年第四季相比，錄得12.7%的跌幅，而租金在全年亦呈跌勢，於同期下跌4.5%。

Prices of retail properties declined throughout the year, registering a decrease of 12.7% between the fourth quarters of 2024 and 2025. Rents were also on a downward trend over the year and fell by 4.5% over the same period

私人零售業樓宇售價及租金指數
Private Retail Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m²)

	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	42	118	91	69	97	73#	75#
使用量 Take-up	145	52	87	-124	-50		
空置量 Vacancy	1 182	1 224	1 217	1 400	1 491		
%+	10.2	10.5	10.3	11.8	12.5		

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

\# 預測數字
Forecast figures

私人工業樓宇
PRIVATE INDUSTRIAL

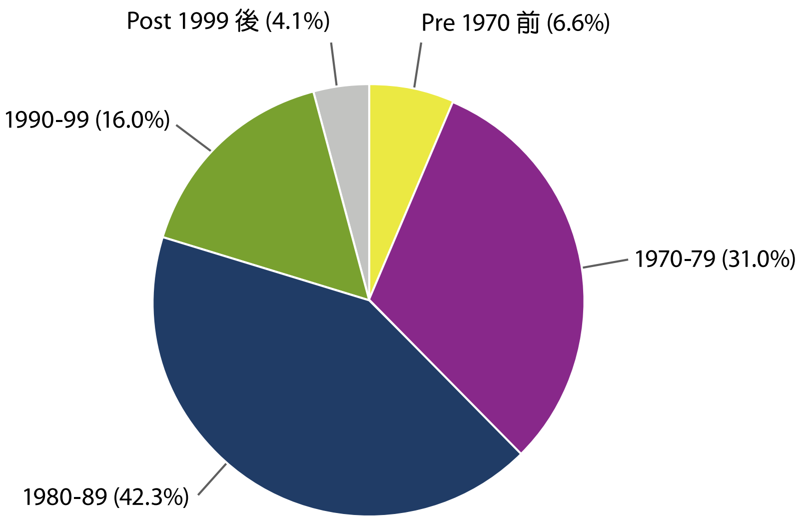
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於 2025 年年底的總存量為 16 138 900 平方米，新界約佔總存量的一半。按樓齡劃分的總存量詳見圖表。

At the end of 2025, the stock in this sector was 16 138 900 m^2. The New Territories accounted for about half of the total stock. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2025 年的落成量為 43 900 平方米，主要來自深水埗和荃灣，合共佔總落成量 68%。

Completions in 2025 were 43 900 m^2. They mainly came from Sham Shui Po and Tsuen Wan, altogether accounting for 68% of the total.

2025 年的使用量仍為負數，達 113 600 平方米。年底空置量微升至 1 230 800 平方米，相當於總存量的 7.6%，其中一半的空置面積位於觀塘、荃灣和葵青。

Take-up in 2025 remained negative at 113 600 m^2. Vacancy at the year-end edged up to 1 230 800 m^2, representing 7.6% of the total stock. Half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.

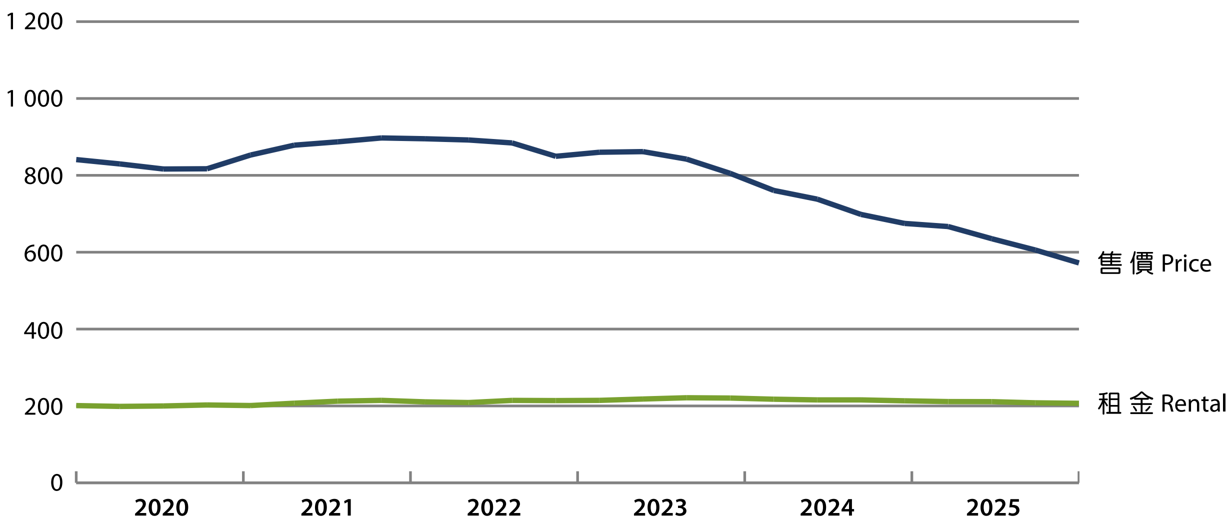
預計 2026 和 2027 年的落成量將分別增至 78 500 平方米和 123 200 平方米。2026 年的新面積將主要來自沙田、西貢和葵青，分別佔總預測落成量的 30%、23% 及 21%，而 2027 年的新面積則全數來自葵青和西貢。

Completions in 2026 and 2027 are expected to increase to 78 500 m^2 and 123 200 m^2 respectively. New spaces in 2026 will mainly come from Sha Tin, Sai Kung and Kwai Tsing, contributing 30%, 23% and 21% of the total forecast completions respectively, while new spaces in 2027 will all come from Kwai Tsing and Sai Kung.

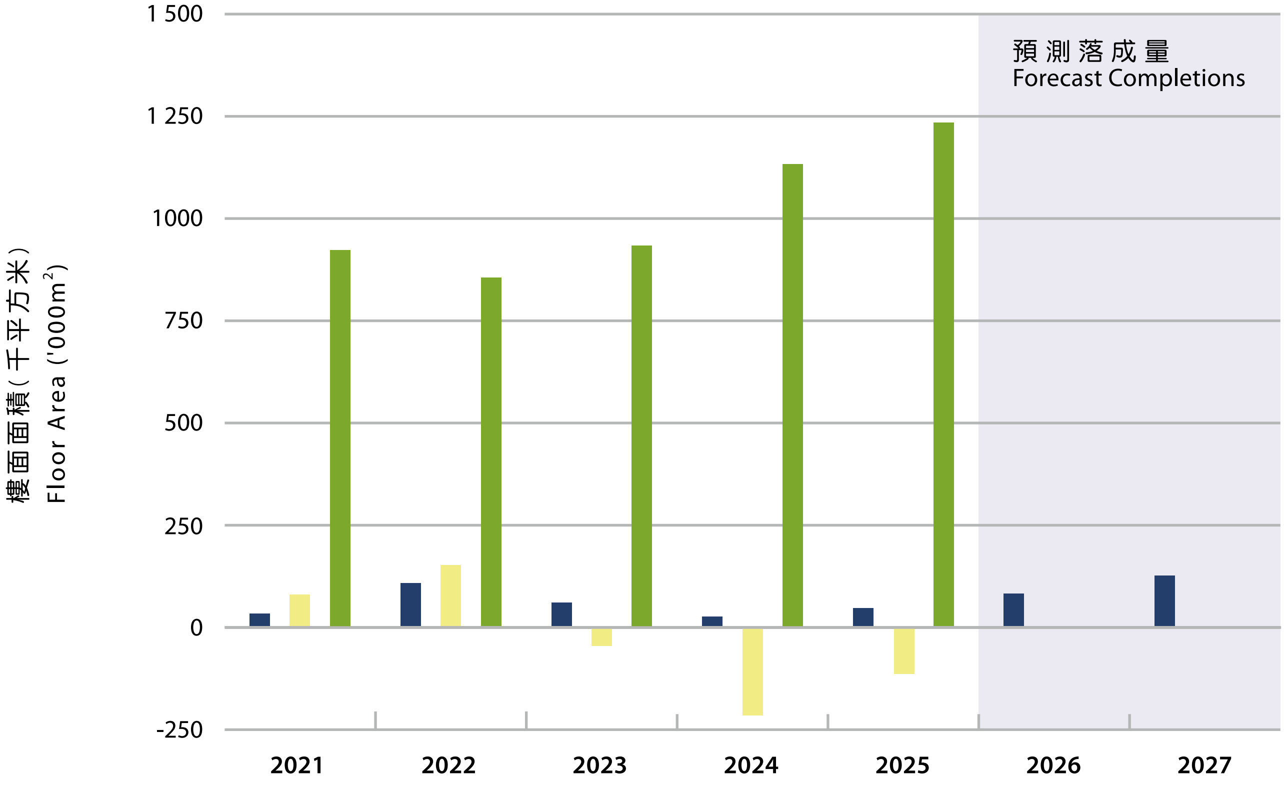
售價全年下滑，以2025年第四季和2024年同期相比錄得15.2%的跌幅。2025年第四季的租金與2024年第四季相比，亦錄得3.0%溫和跌幅。

Prices fell throughout the year, registering a decrease of 15.2% in the fourth quarter of 2025 over the same period of 2024. Rents recorded a modest decline of 3.0% between the fourth quarters of 2024 and 2025.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m^2)

	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	30	105	57	23	44	79#	123#
使用量 Take-up	77	149	-46	-212	-114		
空置量 Vacancy	920	852	931	1 130	1 231		
%+	5.7	5.3	5.7	7.0	7.6		

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

\# 預測數字
Forecast figures

這類別包括設計作工貿用途，並為此取得佔用許可證的樓面面積。

This sector comprises floor space in developments designed for industrial/office use, and certified for occupation as such.

2025 年年底的總存量為 494 700 平方米，年內並無新落成量或樓宇拆卸。大部分面積位於市區，其中觀塘和深水埗共佔總面積的 55%。

Stock at the end of 2025 was 494 700 m^2 with no new completions or demolition in the year. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 55% of the total spaces.

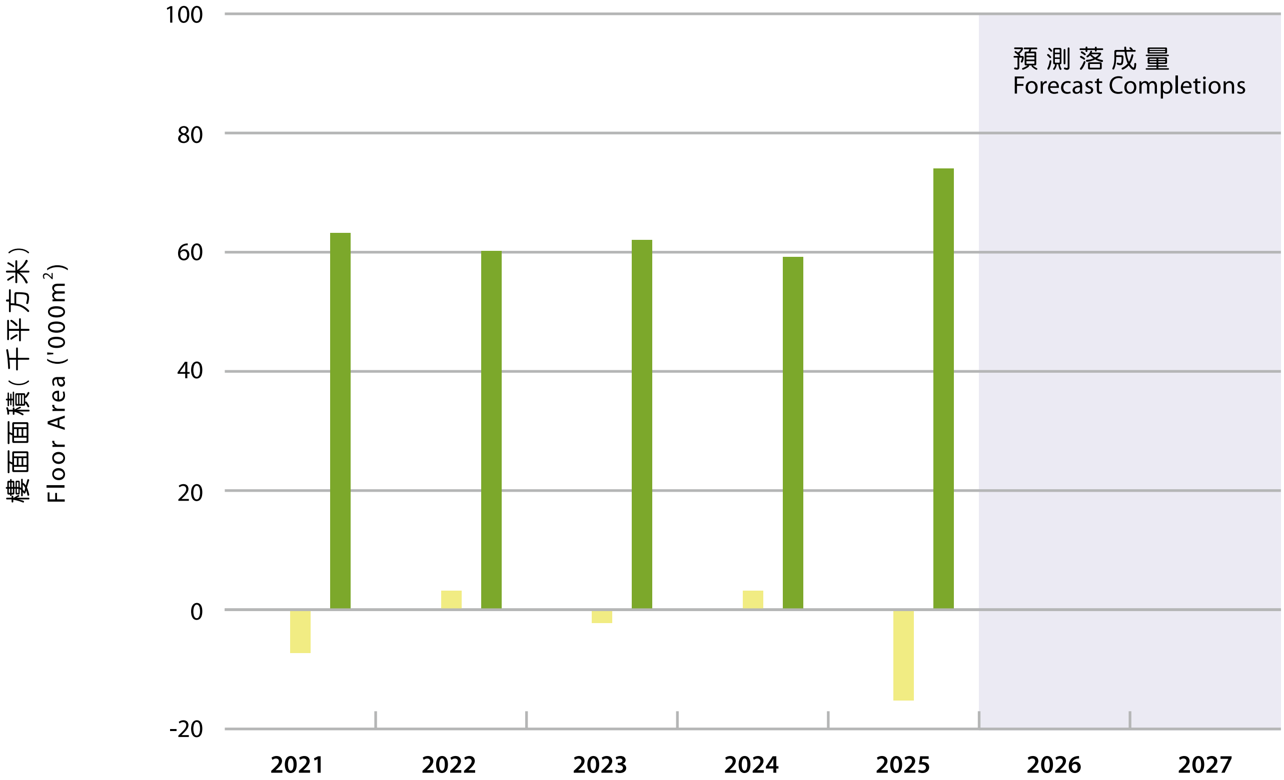
使用量轉為負數 14 900 平方米。空置率為年底總存量的 14.9%，相當於 73 700 平方米。36% 的空置面積位於觀塘，其次為深水埗和東區，各佔 19%。

Take-up turned negative at 14 900 m^2. Vacancy rate was 14.9% of the year-end stock, amounting to 73 700 m^2. 36% of the vacant spaces was found in Kwun Tong, followed by Sham Shui Po and the Eastern district at 19% each.

預計 2026 和 2027 年均不會有新落成量。

No new completions are anticipated in both 2026 and 2027.

落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積（千平方米）
Floor Area ('000m^2)

	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	-7	3	-2	3	-15		
空置量 Vacancy	63	60	62	59	74		
%+	11.5	11.3	11.9	11.9	14.9		

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

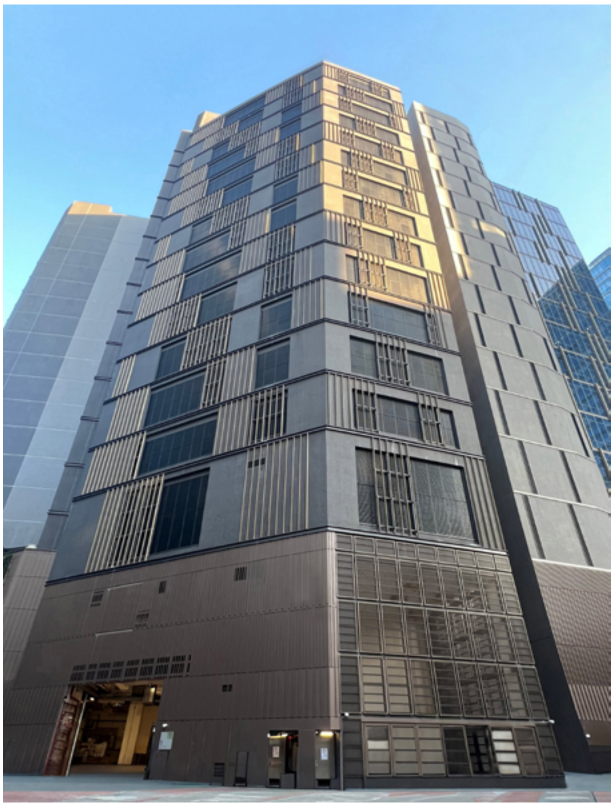
\# 預測數字
Forecast figures

這類別包括所有其他廠房，主要是專為特殊製造業而建，每間廠房通常由一名廠東使用。

This sector comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

2025 年年底，這類物業的總存量為 3 466 700 平方米，其中 91% 來自新界。

The stock in this sector was 3 466 700 m^2 at the end of 2025, of which 91% came from the New Territories.



2025 年的落成量全部位於荃灣，提供 8 500 平方米新面積。

Completions in 2025 were all located in Tsuen Wan, providing 8 500 m^2 of new spaces.

預計落成量在 2026 及 2027 年將分別增至 54 900 平方米及 41 800 平方米。2026 年的新落成量將主要來自西貢，佔總預測落成量的 47%。在 2027 年，全部預測落成量將來自離島。

Completions are expected to rise to 54 900 m^2 in 2026 and 41 800 m^2 in 2027. New completions in 2026 will be mainly from Sai Kung at 47% of the total. In 2027, all of the forecast completions will come from Islands.

這類別包括設計或改建作倉庫或冷藏庫的樓宇，以及其附屬寫字樓，貨櫃碼頭內的樓宇亦包括在內。

This sector comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are also included.

2025 年年底的總存量為 3 633 600 平方米，其中 88% 來自新界，主要位於葵青、沙田和荃灣，合共佔總面積的 72%。

The stock amounted to 3 633 600 m^2 at the end of 2025. 88% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which altogether accounted for 72% of the total spaces.

2025 年並無錄得新落成量。年底空置量增至 377 400 平方米，相當於總存量的 10.4%，使用量則為負數 156 200 平方米。

No new completions were recorded in 2025. Vacancy at the year-end increased to 377 400 m^2, representing 10.4% of the stock, with a negative take-up of 156 200 m^2.

預計這類樓宇在 2026 和 2027 年均不會有新落成量。

There will be no anticipated completions in this sector in both 2026 and 2027.

技術附註
TECHNICAL NOTES

1. 報告年度

每年出版的《香港物業報告》描述上一個曆年本港物業市場活動，並預測隨後兩年的落成量。

1. Review Period

Each issue of the Hong Kong Property Review presents the property market activities in the preceding calendar year, with forecasts of completions for the succeeding two years.

2. 範圍

本報告的調查範圍涵蓋全港私人樓宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 區域及地區

港島、九龍及新界區域是按區議會 2023 年的選區分界劃分為18個地區，詳情請見附錄及分區圖。寫字樓類別加插了分區，以便就主要的寫字樓區進行更詳細分析。

3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts according to the boundaries of the District Council Districts in 2023 as shown in the Appendix and on the Plans. For the office sector, there is a further classification into certain sub-districts to enable more detailed analysis of the principal office districts.

4. 物業類別

4.1 樓宇一般是按佔用許可證（俗稱入伙紙）上註明的用途分類，除非本署得悉樓宇其後在結構上有所更改。本署沒有特別調查樓宇現時的用途，也沒有嘗試辨別那些住宅樓宇是用作非住宅用途，或那些非住宅樓宇是用作住宅用途。

4.2 私人住宅單位，是指設有專用煮食設施、浴室和廁所的獨立居住單位，並按樓面面積分類如下：

A類單位 - 實用面積少於 40 平方米
B類單位 - 實用面積為 40 至 69.9 平方米
C類單位 - 實用面積為 70 至 99.9 平方米
D類單位 - 實用面積為 100 至 159.9 平方米
E類單位 - 實用面積為 160 平方米或以上

4. Property Types

4.1 Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. No specific check is made on current use and no attempt has been made to distinguish those domestic units used for non-domestic purposes and vice versa.

4.2 Private Domestic units are defined as independent dwellings with exclusive cooking facilities, bathroom and toilet. They are classified by reference to floor area as follows:

Class A - saleable area less than 40 m^2
Class B - saleable area of 40 m^2 to 69.9 m^2
Class C - saleable area of 70 m^2 to 99.9 m^2
Class D - saleable area of 100 m^2 to 159.9 m^2
Class E - saleable area of 160 m^2 or above

4.3 統計數字並不包括公共房屋發展項目，即私人機構參建居屋、居者有其屋、可租可買、重建置業、夾心階層住屋、市區改善和住宅發售等計劃興建的住宅單位。此外，香港房屋委員會與香港房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍，亦不包括在內。解放軍及醫院管理局轄下的宿舍、公用事業機構物業的附設宿舍、私營機構宿舍（包括教育院校的學生宿舍）、酒店和旅舍也不包括在內。自 2002 年起，樓宇總存量、落成量、拆卸量、入住量及空置量不包括村屋的統計數字。

4.3 Public sector developments, including domestic units built under the Private Sector Participation, Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes, etc. are not included in the statistical figures. Besides, rental estates built by the Hong Kong Housing Authority and the Hong Kong Housing Society, units sold under the Tenants Purchase Scheme, and Government-owned quarters are excluded. Quarters held by the People's Liberation Army and the Hospital Authority, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), hotels and hostels are also excluded. Since 2002, village houses are no longer included in the stock, completions, demolition, take-up and vacancy figures.

4.4 表 9 的洋房包括只包含一個住宅物業的獨立式、半獨立式或排屋式建築物。村屋並不包括在內。

4.4 House in Table 9 comprises detached, semi-detached or terraced building that contains only one residential property. Village houses are not included.

4.5 私人寫字樓包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。寫字樓分為以下各級：

4.5 Private Office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows:

甲級 - 新型及裝修上乘；間隔具彈性；整層樓面面積廣闊；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有泊車設施。

Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

乙級 - 設計一般但裝修質素良好；間隔具彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有泊車設施。

Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services; good management; parking facilities not essential.

丙級 - 設計簡單及有基本裝修；間隔彈性較小；整層樓面面積狹小；大堂只有基本設施；一般並無中央空氣調節系統；升降機僅夠使用或不敷應用；管理服務屬最低至一般水平；並無泊車設施。

Grade C - plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

寫字樓的所在地點並不影響等級。屬香港特別行政區政府所有並由政府產業署管理的寫字樓並不包括在本報告內。

It should be noted that location is not a feature of grade. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

4.6 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。香港房屋委員會和香港房屋協會所持有的商業樓宇並不包括在內。自香港房屋委員會於 2005 年年底把旗下部分商業樓宇分拆出售予領展房地產投資信託基金（領展）後，這些分拆出售的物業已歸入私人物業類別。2006 年及之後的統計數字已包括這類別物業的數據在內。讀者把報告年度內的統計數字跟 2005 年及之前的統計數字作比較時，要特別留意有關轉變。

4.6 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking space is excluded. Commercial premises owned by the Hong Kong Housing Authority and Hong Kong Housing Society are excluded. Following the divestment of selected commercial Hong Kong Housing Authority premises to Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.

4.7 私人分層工廠大廈包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設的樓宇。此類物業並不包括下述的私人特殊廠房。香港房屋委員會興建的工廠樓宇也不包括在內。

4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Private Specialised Factories, as described below, are excluded. Similar premises built by the Hong Kong Housing Authority are not included.

4.8 私人工貿大廈包括設計或獲證明作工貿用途的物業。

4.8 Private Industrial/Office premises comprise premises designed or certified for industrial/office use.

4.9 私人特殊廠房包括所有其他廠房，主要是為特殊製造業而建的廠房，每間廠房通常由一名廠東使用。

4.9 Private Specialised Factories comprise all other factory premises, primarily purpose-built for specialised manufacturing processes, usually for occupation by a single operator.

4.10 私人貨倉包括設計或改建作倉庫或冷藏庫的樓宇及其附屬寫字樓，並包括位於貨櫃碼頭區內的樓宇。

4.10 Private Storage premises comprise premises designed or adapted for use as godowns or cold stores and include ancillary offices. Premises located within container terminals are included.

5. 樓面面積

5.1 住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指個別單位獨立使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

5.2 非住宅樓宇的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁及／或與毗連單位的共用牆向內的一面所圍繞的全部面積。

6. 樓宇總存量

6.1 私人住宅和非住宅樓宇的總存量，都是以某一指定日期的差餉估價記錄為根據。

6.2 各類物業的總存量並不包括上文第4段所述的公營房屋數字。私人商業樓宇的總存量亦包括私人機構參建居屋計劃的商業樓宇面積。

7. 落成量

7.1 私人樓宇落成量是指獲發佔用許可證的樓宇數量。

7.2 各類物業的落成量並不包括上文第 4 段所述的公營房屋落成量。

5. Floor Areas

5.1 A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

5.2 Non-domestic accommodation is measured on the basis of "internal floor area" which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

6. Stock

6.1 Both private domestic and non-domestic stock figures are based on rating records at a given date.

6.2 Public sector figures as mentioned in paragraph 4 above for each property type are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

7. Completions

7.1 Completions of private sector premises comprise those premises deemed completed by virtue of the issue of an occupation permit.

7.2 Public sector completion figures, as mentioned in paragraph 4 above for each property type, are not included.

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價冊記錄中刪除的私人樓宇數量。

9. 預測數量

9.1 這是指在報告年度隨後兩年的每年落成量預測數字。住宅樓宇是以單位數目計算，非住宅樓宇則以內部樓面總面積計算。

9.2 本署是根據屋宇署的統計數字、建築師及發展商提供的圖則及資料、專業估計及/或實地視察所得的資料，就全港各已知的物業發展項目及重建地盤計算預測落成量。

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

10. 空置量

10.1 空置量是指在年底進行普查時，實際上未被佔用的單位數目（在非住宅物業而言是樓面面積）。正在裝修的物業均界定為空置。此外，有些單位在佔用許可證發出後，因未獲發滿意紙或轉讓同意書而空置。讀者應注意，**空置量與物業是否由發展商持有無關**。即使是已售出的物業也可能仍然空置，有待業主或租客日後佔用。空置量數字涵蓋總存量，並非單指新發展項目。

8. Demolition

The figures show rated private accommodation deleted from the Valuation List during the year under review due to demolition.

9. Forecast

9.1 Forecast figures of completions are given for each of the two years succeeding the year under review. They are presented as the number of units for domestic premises and the total internal floor area for non-domestic premises expected to come on stream in the respective years.

9.2 To arrive at the figures, data are compiled in respect of all known developments and redevelopment sites in the territory in accordance with information derived from Buildings Department returns, architects' and developers' plans and returns, professional estimates and/or site visits.

9.3 Public sector developments as mentioned in paragraph 4 above are not included.

10. Vacancies

10.1 Vacancy indicates the number of units (or floor area in the case of non-domestic premises) not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are also classified as vacant. In addition, some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. It should be noted that **vacancy bears no relationship with whether the property is held by the developer**. Premises which have already been sold may remain vacant, pending occupation by the owner or tenant. Vacancy figures cover the entire stock and are not confined to new developments.

10.2 所有樓宇的空置量，都是在年底進行樓宇普查後計算出來的，但在 2023 年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2023, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 在 2023 年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇 3% 的單位所得結果來推算的。

10.3 For rated domestic premises completed prior to 2023, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量 / 使用量

11. Take-up

11.1 住宅樓宇的入住量，是指在報告年度內**入住**的單位數目淨增長額；非住宅樓宇的使用量，則是年內**使用**的樓面面積淨增長額。

11.1 Take-up figures in respect of domestic premises represent the net increase in the number of units **occupied** in the year under review and for non-domestic premises, the net increase in **occupied** floor space in the year.

11.2 有關數字的計算方法是將年內落成量和年初的空置量相加，然後減去該年的拆卸量和年底空置量。負數顯示入住單位數目 / 使用樓面面積出現減少的情況。

11.2 The figures are computed by adding the completions in that year to the vacancy figures at the beginning of the year, and then subtracting the year's demolition and the year-end vacancy figures. A negative figure indicates a net decrease in occupied unit/floor space.

11.3 **與空置量一樣，入住量/使用量與發展商已售出的單位數目或樓面面積（即一手市場交易數字）無關，故不應與新建物業的銷售混為一談。**

11.3 **Much like vacancy, take-up should not be confused with the sales of new developments. Take-up bears no relationship with the number of units or amount of space sold by developers (i.e. primary market transactions).**

12. 平均租金和售價

12. Average Rents and Prices

12.1 本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在半至一個月前，續訂租約是在一至三個月前）。由 2006 年年中起，零售業樓宇的租金資料包括由領展所持有的物業（詳情可參考上文第 4.6 段）。

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2-1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT (for details, please refer to paragraph 4.6 above).

12.2　本署從多個不同的來源獲得租金資料，包括按照《業主與租客（綜合）條例》的規定所遞交的新租約通知書、按照《差餉條例》與《地租（評估及徵收）條例》的規定而發出的物業詳情申報表、業主和租客的來信，以及本署職員進行實地視察時所得的資料。

12.2 Information is obtained from a variety of sources including notifications of fresh lettings made under the provisions of the Landlord and Tenant (Consolidation) Ordinance, requisitions issued under the provisions of the Rating Ordinance and the Government Rent (Assessment and Collection) Ordinance, letters from landlords and tenants and site visits made by staff of the Department.

12.3　分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

12.3 Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges.

12.4　計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣、涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後二至三周。

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded: those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is 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. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier than an Agreement for Sale and Purchase.

12.5　有關平均租金和售價的分析，只供一般參考用途。該些平均租金和售價並非旨在應用於某特定物業上。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**一概而論視之為該時段中在價值方面的整體變化。相對而言，租金與售價指數能較準確地反映價值的轉變。再者，括號中的數字乃由有限的交易宗數推算而來，使用這些數字時應特別小心。

12.5 Average rents and prices are analysed for general reference only. They are not intended for applying to a particular property. Their levels at a certain period depend to a large extent on the special characteristics, including quality and location, of the premises which are leased or sold during the period. Thus, changes between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. Rental and price indices are a better reflection of change in value. Further, figures in brackets are derived from limited number of transactions, and should be used with caution.

12.6　報告年度內最後數個月的租金與售價數字，均屬臨時性質，有待本署取得更多資料後再作分析。

12.6 The rental and price figures for a few months at the end of the year are provisional, pending the availability of further data for analysis.

12.7　租金和售價的統計數字，包括村屋，以及政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣。這方面與樓宇總存量和落成量所涵蓋的物業有所不同。

12.7 Unlike the coverage of stock and completion figures, rental and price statistics include village houses, and also open market lettings and sales of Government-subsidised housing units upon expiry of the restriction period and payment of the premium to the relevant bodies.

12.8　除另有說明外，本報告所用的「元」均指港元。

12.8 Where dollars are quoted, they are, unless otherwise stated, Hong Kong dollars.

13.　租金和售價指數

13. Rental and Price Indices

13.1　如上文解釋，不同時期的平均租金及售價會有差異，這不單可能因為價值有變，也可能由於樓宇的質素有所改變。不過，制訂租金及售價指數，正是用來衡量在樓宇質素不變的情況下，租金及售價的轉變。因此，即使在同一時期，指數的轉變也可能跟平均租金及售價的轉變不同。

13.1 As explained above, average rents and prices may change from one period to another not only because of value changes but also because of variations in quality. The rental and price indices, on the other hand, are designed to measure rental and price changes with quality kept at a constant. Movement of indices may therefore differ from changes in the average rents and prices for the same period.

13.2　計算租金和售價指數所根據的資料，跟用以計算平均租金和售價的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的「因數」，而非根據每平方米樓面面積的租金或售價計算。物業的應課差餉租值是假設物業在指定日期空置出租時，估計全年可得的市值租金。實際上，利用應課差餉租值，不但考慮到樓面面積，也顧及到不同物業在質素上的其他差別。

13.2 The rental and price indices are derived from the same data that are used to compile average rents and prices. The indices measure value changes by reference to the “factor” of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. Rateable value of a property is an estimate of the annual open market rent at a designated date on the assumption that the property was then vacant and to let. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

13.3 如應課差餉租值在全面重估後有所變更，新應課差餉租值會調算至舊應課差餉租值的水平，以便指數數列得以連貫。

13.3 Following a General Revaluation of rateable values, the new rateable values are matched with the old ones for the purpose of maintaining the index series.

13.4 成分指數（即某類別或級別物業的指數）是從分析所有在某指定期間內的交易結果計算出來的。各類樓宇的綜合指數，是將成分指數按**加權**平均法計算而得出。制訂各類非住宅樓宇綜合指數時所使用的權數，是根據該月份及之前 11 個月內有關類型樓宇的總樓面面積計算的。至於住宅樓宇，其租金和售價指數的權數，則是根據該月份及之前 11 個月內進行的交易數目計算出來。

13.4 The component index (the index for a property class or grade) has been derived from analysis of all transactions effective in a given period. The composite index for a certain type of premises is compiled by calculating a **weighted** average of the component indices. The weights for compiling the composite index for each type of non-domestic premises are based on the total floor area of components in respect of the current and previous 11 months. For domestic premises the weights for both rental and price indices are based on the number of transactions effected in the current and previous 11 months.

13.5 本報告提供每月、每季和每年指數。每季及每年指數都是有關時期內每月指數的平均數。

13.5 Monthly, quarterly and annual indices are shown. Quarterly and annual indices are the simple average of the monthly indices in respect of the relevant period.

13.6 指數（尤其是租金指數）未必能充分顯示出市場轉變的幅度。雖然所有租金都是按淨額分析（參考上文第 12.3 段），但本署無法得知的其他「等同租值」租約條件，是不會相應地調算在內的。例如在租賃市場受壓時，業主通常都會給予租客一些優惠，包括整修樓宇或延長免租期等。如果為反映標準租約條件而調算租金，在指數下降時，經調算的租金很可能低於所報的租金。在指數上升時，情況則相反。

13.6 The indices, especially the rental indices, will tend to understate the magnitude of market changes. Although all rents are analysed on a net basis (see paragraph 12.3 above), allowances will not be made for the “value equivalent” of other contractual terms that are unknown to the Department. In a “tenants market”, for example, landlords are normally prepared to make concessions to tenants, such as refurbishment or the granting of extended rent-free periods. If rents were adjusted to reflect standard terms of agreement, the rents as adjusted would tend to be lower than the quoted rents when the index is moving downwards and vice versa.

14. 較受歡迎屋苑的售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在 2024 年及之後獲選作分析的屋苑與以往所選的略有不同，包括：

港島 - 碧瑤灣、比華利山、賽西湖大廈、置富花園、會景閣、帝景園、嘉亨灣、杏花邨、陽明山莊、光明臺、藍灣半島、康怡花園、逸濤灣、深灣 9 號、南豐新邨、浪琴園、帝后華庭、貝沙灣及貝沙灣南灣、雍景臺、深灣軒、海怡半島、太古城、囍滙、寶翠園、渣甸山名門、禮頓山、泓都、紅山半島、樂陶苑；

九龍 - 淘大花園、泓景臺、半山壹號、匯璽、星河明居、翔龍灣、君滙港、海濱南岸、維港灣、帝庭園、麗港城、海逸豪園、昇悅居、皓畋、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣、半島豪庭、滙景花園、擎天半島、德福花園、凱旋門、帝峯・皇殿、譽・港灣、天鑄、黃埔新邨、黃埔花園；

新界 - 愛琴海岸、星堤、碧堤半島、麗城花園、映灣園、栢慧豪園、瓏門、爵悅庭、沙田第一城、藍天海岸、滌濤山、峯晴間、愉景灣、愉景新城、迎海、粉嶺中心、名城、花都廣場、金獅花園、豪景花園、香港黃金海岸、康樂園、嘉湖山莊、銀湖・天峰、日出康城 - 領都、日出康城 - 首都、匡湖居、新都城、都會駅、傲瀧、海之戀、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、Park Yoho、疊茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、新屯門中心、新港城、帝琴灣、大興花園、大埔中心、峻瀅、比華利山別墅、御龍山、采葉庭、尚悅、溱岸 8 號、豫豐花園、盈翠半島、荃灣中心、屯門市廣場、天巒、雅典居、灝景灣、新時代中城、新時代廣場。

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in sale and purchase agreements. Developments selected for analysis from 2024 onwards are slightly different from those of previous years, and include:

Hong Kong - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Chi Fu Fa Yuen, Convention Plaza Apartments, Dynasty Court, Grand Promenade, Heng Fa Chuen, Hong Kong Parkview, Illumination Terrace, Island Resort, Kornhill, Les Saisons, Marinella, Nan Fung Sun Chuen, Pacific View, Queen's Terrace, Residence Bel-Air & Bel-Air On The Peak Island South, Robinson Place, Sham Wan Towers, South Horizons, Taikoo Shing, The Avenue, The Belcher's, The Legend at Jardine's Lookout, The Leighton Hill, The Merton, The Redhill Peninsula, Villa Lotto;

Kowloon - Amoy Gardens, Banyan Garden, Celestial Heights, Cullinan West, Galaxia, Grand Waterfront, Harbour Green, Harbour Place, Island Harbourview, King's Park Villa, Laguna City, Laguna Verde, Liberte, Mantin Heights, Mei Foo Sun Chuen, Metro Harbour View, One Beacon Hill, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sorrento, Telford Gardens, The Arch, The Hermitage, The Latitude, Ultima, Whampoa Estate, Whampoa Garden;

New Territories - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Double Cove, Fanling Centre, Festival City, Flora Plaza, Golden Lion Garden, Hong Kong Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Mount Pavilia, Ocean Pride, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Park Yoho, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sun Tuen Mun Centre, Sunshine City, Symphony Bay, Tai Hing Gardens, Tai Po Centre, The Beaumount, The Beverly Hills, The Palazzo, The Parcville, The Reach, The Riverpark, The Sherwood, Tierra Verde, Tsuen Wan Centre, Tuen Mun Town Plaza, Valais, Villa Athena, Villa Esplanada, YOHO Midtown, YOHO Town.

14.2 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2025年的權數是根據2024年內的交易宗數而釐定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2025, the weights are based on the number of transactions effected in 2024.

15. 落成後使用方式

此項分析只包括在報告年度內評定差餉估價，並且在估價時申報整間已被佔用的新落成住宅單位。

15. Mode of Occupation after Completion

This covers only newly completed domestic units valued for rating purposes in the year under review and reported wholly occupied at the time of valuation.

16. 物業市場回報率

回報率是把「租金／應課差餉租值」的平均比率與「售價／應課差餉租值」的平均比率作比較後計算出來的。租金分析與售價分析所涵蓋的物業可能並不相同。因此，這方面的數字只能顯示普遍的物業回報率及市場趨勢。

16. Property Market Yields

The yields have been derived by comparing the average "rent/rateable value" and "price/rateable value" factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields and trends.

17. 樓宇買賣

住宅樓宇買賣的統計數字來自土地註冊處，是根據在有關時期內送交土地註冊處作**登記**的住宅樓宇買賣合約而編製。至於非住宅樓宇的買賣統計數字，本署是根據土地註冊處的交易記錄及稅務局用以釐定印花稅的交易資料加以分析。與土地註冊處的住宅樓宇買賣統計數字不同，每段有關時期的非住宅樓宇買賣統計數字，是根據**買賣合約的簽署日期**（如沒有買賣合約，則根據轉讓契約的簽署日期），而並非送交土地註冊處登記的日期。

17. Sales Transactions

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and the Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to **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.

18. 四捨五入

由於數字四捨五入，所以表內個別項目的總和與所示的總數可能有些微差別。

18. Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.

圖表・附錄・分區圖

TABLES
APPENDIX
PLANS

私人住宅 Private Domestic

私人寫字樓 Private Offices

私人商業樓宇 Private Commercial

私人分層工廠大廈 Private Flatted Factories

私人工貿大廈 Private Industrial/Office

私人特殊廠房 Private Specialised Factories

私人貨倉 / Private Storage

私人物業市場回報率 / Private Property Market Yields

物業買賣 / Sales Transactions

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	29 214	2 970	10.2
	200 - 279.9	11 160			
	> 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 A	B	C	D	E	總數 Total
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					
			A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
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 港島 Hong Kong	2025 九龍 Kowloon	2025 新界 New Territories	2025 總數 Total
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
E	160 - 199.9	36	259	95	251	4	38	14	56
	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 A	B	C	D	E	總數 Total	預測落成量 Forecast Completions [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] A	B	C	D	E	總數 Total	[2027] 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 No. of Units Valued in 2025 and Reported as Wholly Occupied	業主自住 Owner Occupied 單位數目 No. of Units	業主自住 Owner Occupied 百分率 %	出租 Let 單位數目 No. of Units	出租 Let 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 / Year	月 / 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 Year	月 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。

* Provisional figures
( ) Indicates fewer than 20 transactions.
Primary sales of domestic premises are excluded from the analysis.

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。

* Provisional figures
Primary sales of domestic premises are excluded from the analysis.

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 市區 Urban	新界 N.T.	合計 All	D & E 市區 Urban	新界 N.T.	合計 All	所有類別 Overall 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.

表 Table 17

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 m^2

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 / 鰂魚涌	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	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock at year-end 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 m^2

地區	District	2025 年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [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 / 鰂魚涌	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 m^2

地區	District	[2026] 甲級 A	乙級 B	丙級 C	總數 Total	[2027] 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 / 鰂魚涌	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 m^2

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 $ / m^2 per month

[平均面積] [Average size]		甲級 Grade A [245 平方米 m^2]							乙級 Grade B [89 平方米 m^2]							丙級 Grade C [46 平方米 m^2]						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ 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	-
	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 $ / m^2

[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 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# 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)

	租金 Rents				售價 Prices			
年 / 月 Year / Month	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	217.5	(339.6)	381.9	371.8	365.1
10 - 12	216.0	220.2	210.5	216.3	321.6	365.0	354.8	342.1
2025 1 - 3	214.1	218.2	207.7	214.3	(310.2)	342.8	341.6	326.3
4 - 6	210.5	216.6	207.4	211.8	(298.5) @	327.8	329.1	314.0 @
7 - 9	207.7	215.8	207.2	210.0	(289.4)	312.2	316.2	302.6
10 - 12 *	207.3	214.5	206.9	209.4	283.2	(298.8)	309.3	295.5
2024 7	216.5	222.4	213.4	217.6	(342.8)	(386.1)	(377.5)	371.5
8	216.5	222.3	213.2	217.6	(341.9)	(384.1)	(371.9)	366.7
9	216.3	222.2	211.3	217.2	(334.0)	(375.4)	(366.0)	(357.1)
10	216.0	220.8	211.3	216.6	(328.1)	(373.1)	(361.0)	349.6
11	216.0	219.9	211.3	216.4	(320.1)	(364.7)	(353.6)	341.7
12	215.9	219.8	208.9	215.9	(316.7)	(357.3)	(349.9)	334.9
2025 1	215.9	218.6	207.7	215.4	(315.9)	(349.0)	(345.1)	331.2
2	213.2	218.0	207.7	213.7	(308.1)	(340.5)	(342.2)	(325.7)
3	213.2	218.0	207.6	213.7	(306.6)	(339.0)	(337.4)	322.1
4	211.2	216.6	207.4	212.2	(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	211.1	(292.3)	(319.0)	(323.2)	308.5
7	207.8	215.8	207.3	210.1	(291.4)	(318.0)	319.9	305.9
8	207.8	215.8	207.1	210.1	(290.0)	(311.9)	(315.5)	302.9
9	207.6	215.7	207.1	209.9	(286.7)	(306.7)	313.1	299.1
10 *	207.5	215.3	207.0	209.7	(284.4)	(304.2)	(312.5)	298.4
11 *	207.3	214.5	206.9	209.4	(283.6)	(299.4)	(309.0)	295.3
12 *	207.1	213.8	206.7	209.1	(281.5)	(292.8)	306.3	292.7

* 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 上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售價 Prices 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 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	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 m^2

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 Completions	預測落成量 Forecast Completions [2026]	預測落成量 Forecast Completions [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 m^2

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	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 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	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 m^2

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	-	-	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 m^2

地區	District	2025 年落成量 Completions	預測落成量 Forecast Completions [2026]	[2027]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	6 300	-
南區	Southern	-	-	-
港島	***HONG KONG***	***-***	***6 300***	***-***
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	***KOWLOON***	***27 400***	***14 300***	***-***
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	***NEW TERRITORIES***	***16 500***	***57 900***	***123 200***
全港	***OVERALL***	***43 900***	***78 500***	***123 200***

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

平方米 m^2

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	172	(63 421)	71 487	50 040
8	199	226	178	(51 749)	64 536	52 932
9	206	222	167	(93 698)	73 131	45 525
10	192	232	162	(68 235)	63 418	44 075
11	203	232	160	(115 207)	72 244	48 871
12	178	225	161	(69 569)	82 967	43 338
2025 1	179	205	156	(60 933)	75 109	45 416
2	187	226	162	(54 054)	(65 814)	50 290
3	192	225	166	(57 764)	64 034	50 099
4	188	220	156	(53 111)	68 699	45 520
5	186	224	161	(51 779)	64 881	46 405
6	187	226	163	(47 157)	65 956	50 629
7	197	226	163	(55 628)	65 066	44 986
8	166	223	164	(57 247)	68 500	43 237
9	188	223	157	(60 264)	58 420	45 703
10 *	190	214	164	(60 881)	54 613	40 035
11 *	184	233	161	(65 812)	54 993	43 303
12 *	174	244	164	(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 $/m^2$

地區 District [平均面積] [Average size] 年 / 月 Year / Month		東區 Eastern [56 平方米 m^2]	深水埗 Sham Shui Po [148 平方米 m^2]	觀塘 Kwun Tong [72 平方米 m^2]	葵青 Kwai Tsing [53 平方米 m^2]	荃灣 Tsuen Wan [67 平方米 m^2]	沙田 Sha Tin [77 平方米 m^2]
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 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
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 m^2

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 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
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 m^2

地區	District	2025 年落成量 Completions	預測落成量 Forecast Completions [2026]	預測落成量 Forecast Completions [2027]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
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	***KOWLOON***	**-**	**-**	**-**
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	***NEW TERRITORIES***	***8 500***	***54 900***	***41 800***
全港	***OVERALL***	***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 m^2

地區	District	2025 年落成量 Completions	預測落成量 Forecast Completions [2026]	[2027]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
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	***KOWLOON***	**-**	**-**	**-**
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***	**-**	**-**	**-**

私 人 貨 倉 - 整 體 空 置 趨 勢
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m^2

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 甲級 Grade A	寫字樓 Offices 乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
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	3.5	3.7	3.2
	10 - 12	3.4	3.7	3.8	3.3
2025	1 - 3	3.5	3.8	3.8	3.3
	4 - 6	3.5 @	4.0	4.0	3.4
	7 - 9	3.6	4.2	4.1	3.6
	10 - 12 *	3.6	4.4	4.3	3.7
2024	7	3.2	3.5	3.6	3.0
	8	3.2	3.5	3.7	3.3
	9	3.2	3.6	3.8	3.2
	10	3.3	3.6	3.8	3.2
	11	3.4	3.6	3.9	3.3
	12	3.4	3.7	3.8	3.3
2025	1	3.4	3.8	3.8	3.4
	2	3.5	3.9	3.9	3.3
	3	3.5	3.9	3.9	3.3
	4	3.4	3.9	4.0	3.3
	5	^	4.0	4.0	3.4
	6	3.5	4.1	4.1	3.5
	7	3.5	4.1	4.1	3.5
	8	3.6	4.2	4.1	3.6
	9	3.6	4.3	4.2	3.7
	10 *	3.6	4.3	4.3	3.6
	11 *	3.6	4.3	4.4	3.6
	12 *	3.7	4.4	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 / Year	月 / 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	1 - 3	9 823	76 950
	4 - 6	17 953	165 323
	7 - 9	10 225	84 984
	10 - 12	15 098	127 099
2025	1 - 3	12 193	88 571
	4 - 6	16 754	141 502
	7 - 9	16 700	135 790
	10 - 12	17 185	153 967
2025	1	3 626	26 743
	2	3 200	23 014
	3	5 367	38 814
	4	5 694	42 197
	5	5 105	38 244
	6	5 955	61 061
	7	5 766	46 354
	8	5 291	42 208
	9	5 643	47 228
	10	5 714	51 073
	11	5 588	51 667
	12	5 883	51 227

資料來源 ： 土地註冊處

數字源自在有關期間**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) 少於 2 Less than 2 數目 No.	%	2 至少於 3 2 to less than 3 數目 No.	%	3 至少於 5 3 to less than 5 數目 No.	%	5 至少於 10 5 to less than 10 數目 No.	%	10 或以上 10 or over 數目 No.	%	總數 Total
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

		一手買賣 Primary Sales			二手買賣 Secondary Sales			
年 / Year /	月 Month	數目 No.	%	總值（百萬元） Consideration ($ million)	數目 No.	%	總值（百萬元） Consideration ($ million)	總數 Total No.
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 宗數 No.	寫字樓 Offices 總值（百萬元） Consideration ($ million)	商業樓宇 Commercial 宗數 No.	商業樓宇 Commercial 總值（百萬元） Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	分層工廠大廈 Flatted Factories 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	2 934	231	2 828	410	2 646
	10 - 12	187	3 051	337	4 688	452	2 436
2025	1 - 3	223	2 160	266	2 945	559	3 016
	4 - 6	252	8 107	355	3 071	586	3 137
	7 - 9	271	3 733	297	3 463	504	2 045
	10 - 12 *	285	5 694	339	3 524	527	2 524
2024	7	49	838	71	668	138	900
	8	40	590	81	1 193	145	937
	9	41	1 507	79	968	127	810
	10	63	1 598	106	1 138	134	627
	11	70	645	102	1 269	171	953
	12	54	808	129	2 281	147	856
2025	1	56	467	88	884	125	699
	2	56	530	77	908	150	841
	3	111	1 163	101	1 153	284	1 477
	4	89	6 568	110	942	176	1 062
	5	81	943	111	1 005	191	975
	6	82	596	134	1 124	219	1 101
	7	86	1 718	82	715	160	598
	8	74	734	111	1 520	146	654
	9	111	1 281	104	1 228	198	793
	10 *	84	874	97	1 055	158	618
	11 *	92	1 837	118	939	184	936
	12 *	109	2 983	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.

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
港島 HONG KONG	中西區 Central and Western	堅尼地城、石塘咀、西營盤、上環、中環、金鐘、半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 181, 182
	灣仔 Wan Chai	灣仔、銅鑼灣、天后、跑馬地、大坑、掃桿埔、渣甸山	Wan Chai, Causeway Bay, Tin Hau, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147, 148(p), 149, 151(p), 152(p), 183, 184, 190
	東區 Eastern	寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	148(p), 151(p), 152(p), 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
	南區 Southern	薄扶林、香港仔、鴨脷洲、黃竹坑、壽臣山、淺水灣、舂坎角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
九龍 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、西九文化區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Cultural District, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256
	深水埗 Sham Shui Po	美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	九龍城 Kowloon City	紅磡、土瓜灣、馬頭角、馬頭圍、啟德、九龍城、何文田、九龍塘、筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286(p)
	黃大仙 Wong Tai Sin	新蒲崗、黃大仙、東頭、橫頭磡、樂富、鑽石山、慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
	觀塘 Kwun Tong	坪石、九龍灣、牛頭角、佐敦谷、觀塘、秀茂坪、藍田、油塘	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong	280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	荃灣 Tsuen Wan	荃灣、上葵涌、汀九、深井、青龍頭、馬灣、欣澳	Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975
	屯門 Tuen Mun	大欖涌、掃管笏、屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	411, 412, 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442, 512(p)
	元朗 Yuen Long	洪水橋、廈村、流浮山、天水圍、元朗、新田、落馬洲、錦田、石崗、八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
	北區 North	粉嶺、聯和墟、上水、石湖墟、沙頭角、鹿頸、烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	545, 546, 547, 548, 549, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)

(p) = part 部分

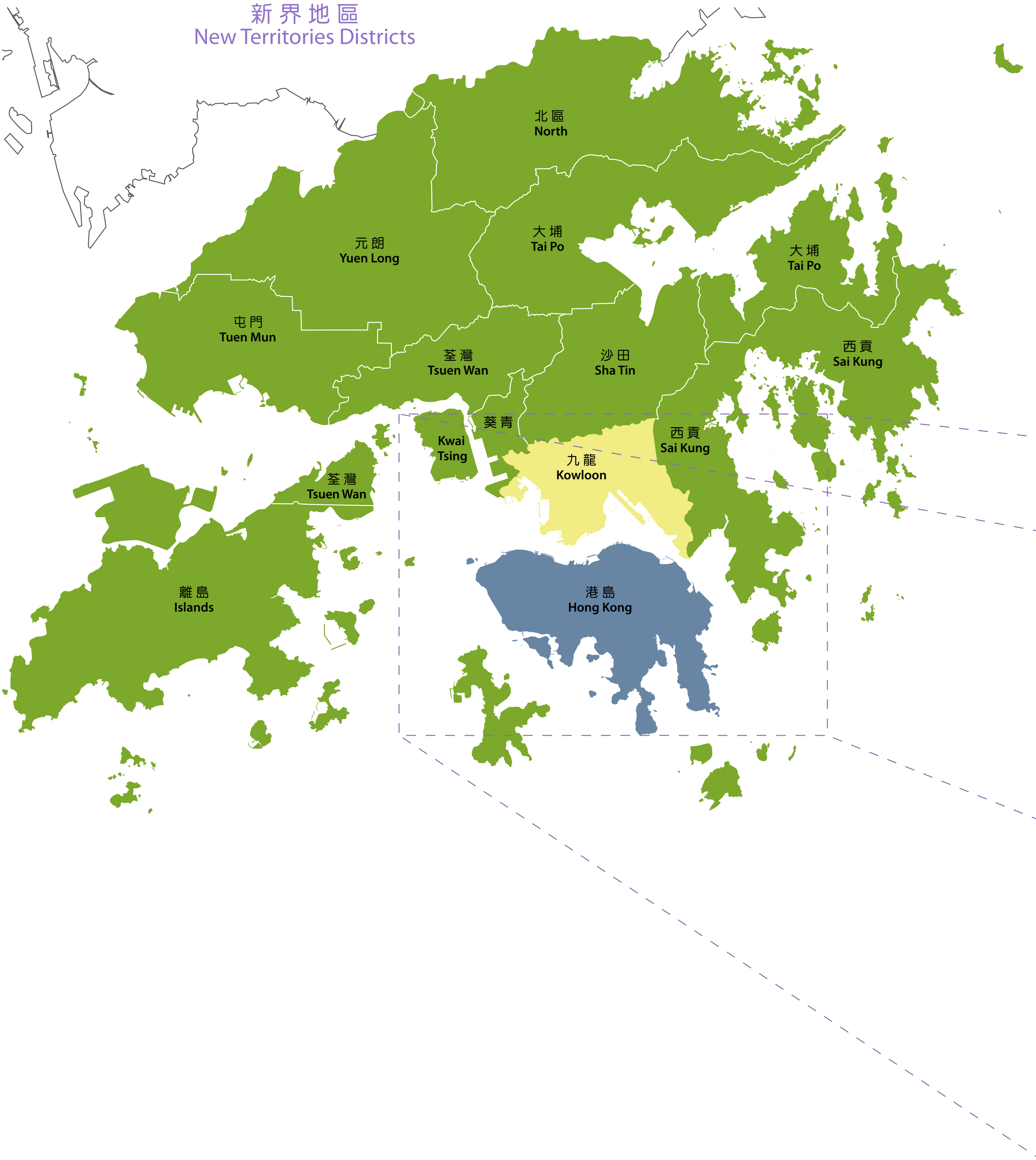
各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	大埔 Tai Po	大埔墟、大埔、大埔滘、大美督、船灣、樟木頭、企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751, 757(p)
	沙田 Sha Tin	大圍、沙田、火炭、馬料水、烏溪沙、馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757(p), 758, 759, 761, 762
	西貢 Sai Kung	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	離島 Islands	長洲、坪洲、大嶼山（包括東涌、愉景灣）、南丫島	Cheung Chau, Peng Chau, Lantau Island, (including Tung Chung, Discovery Bay), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 972, 973(p), 976

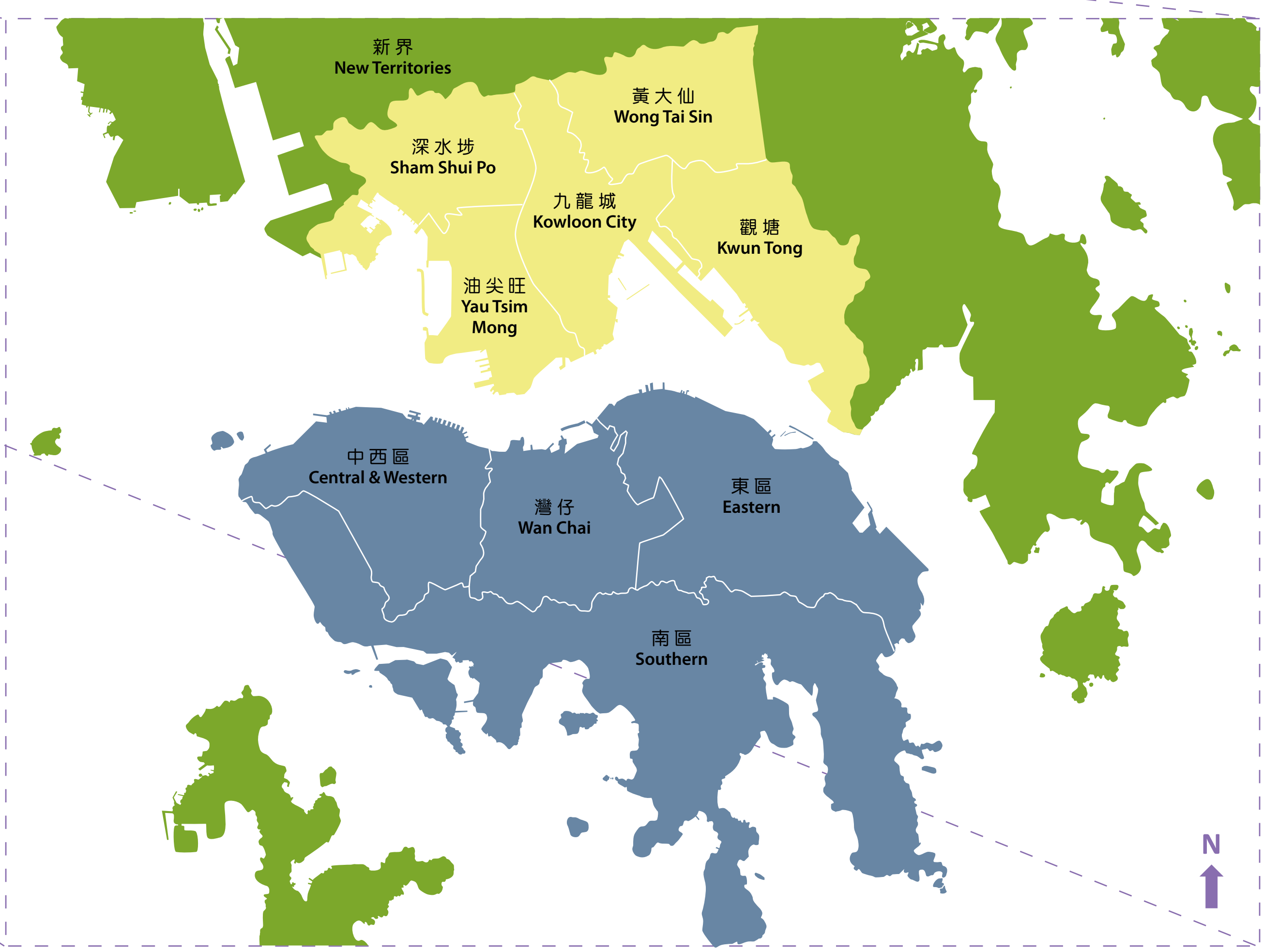
(p) = part 部分

寫字樓分區
OFFICE SUB-DISTRICTS

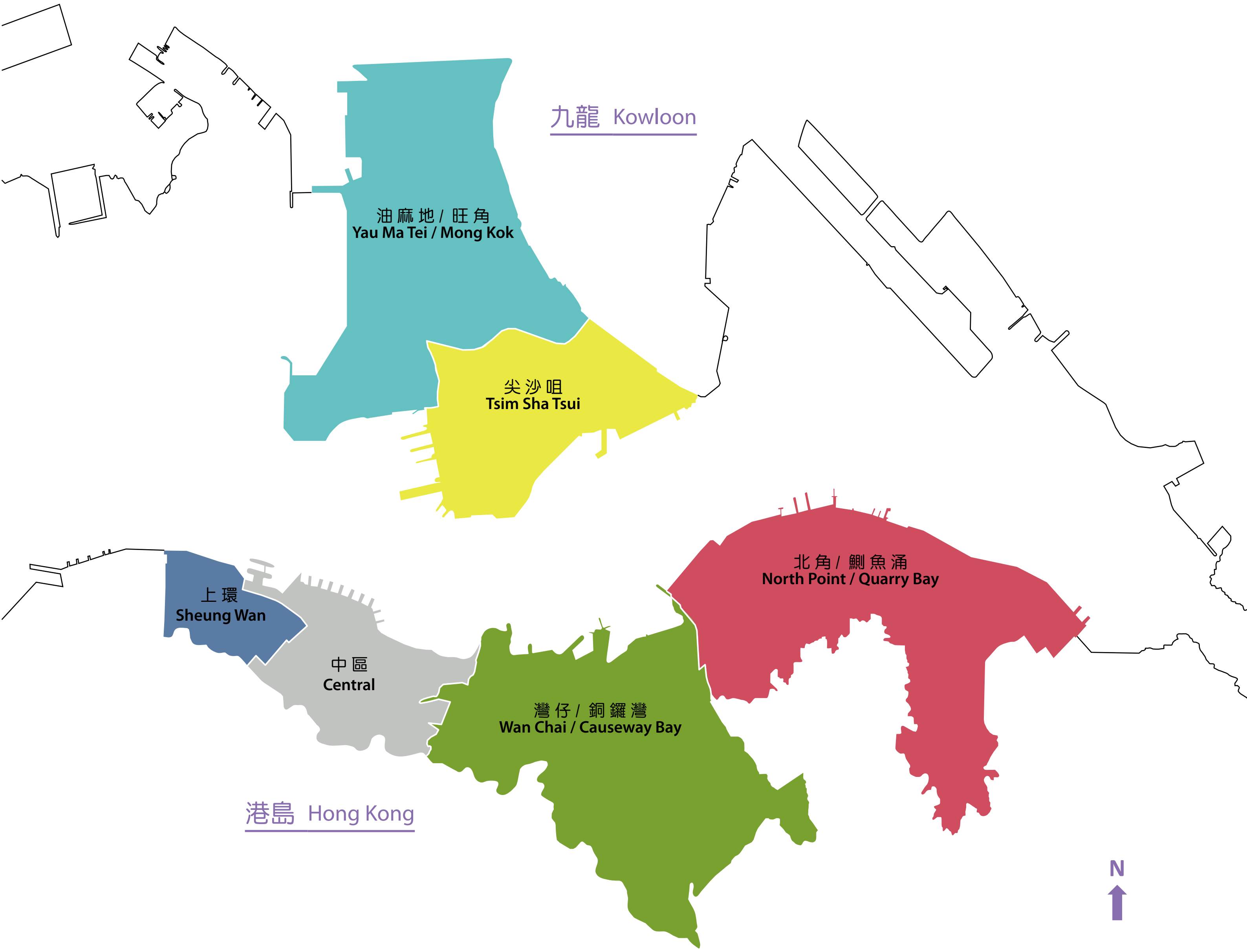
寫字樓的分區	Sub-districts for Offices	小規劃統計區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124
灣仔 / 銅鑼灣	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鰂魚涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213, 214, 215, 216, 217
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 256


新界地區
New Territories Districts
北區
North
元朗
Yuen Long
大埔
Tai Po
大埔
Tai Po
屯門
Tuen Mun
荃灣
Tsuen Wan
沙田
Sha Tin
西貢
Sai Kung
葵青
Kwai Tsing
西貢
Sai Kung
九龍
Kowloon
荃灣
Tsuen Wan
離島
Islands
港島
Hong Kong

港島及九龍地區
Hong Kong and Kowloon Districts



寫字樓分區圖 Office Sub-districts Plan



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