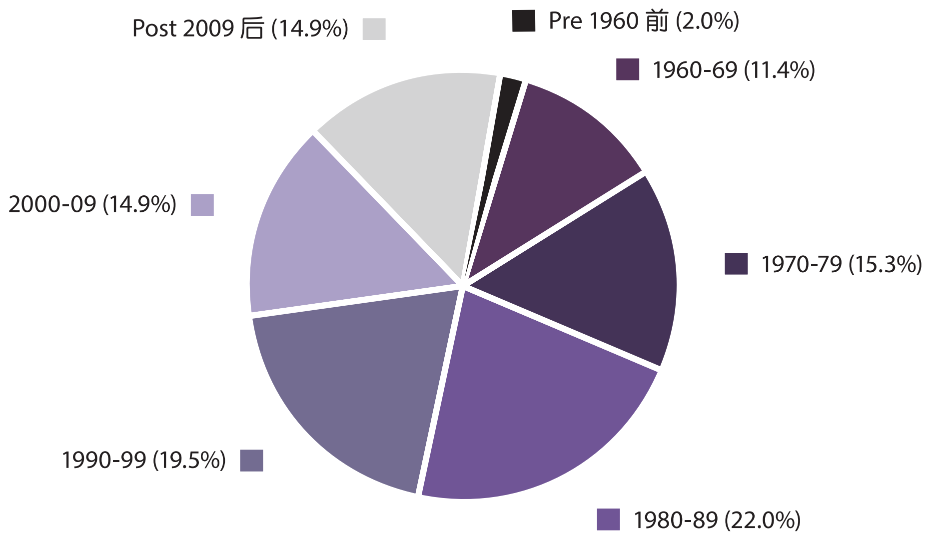
此分类包括实用面积为100平方米以下的单位。2022年年底的总存量为1 158 273个单位，占私人住宅总存量的92%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2022 was 1 158 273 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按楼龄分类的总存量
Stock Distribution by Age



2022年有19 595个单位落成，其中62%位于新界，28%位于九龙，10%位于港岛。供应主要来自九龙城、元朗和沙田，合共占此分类总落成量的49%。以单位面积计，A类和B类单位分别占新供应的51%和39%，而C类单位则占10%。

There were 19 595 units completed in 2022, of which 62% were located in the New Territories, 28% in Kowloon and 10% on Hong Kong Island. Supply mainly came from Kowloon City, Yuen Long and Sha Tin, together contributing 49% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 51% and 39% of the new supply respectively, while the share for Class C units was 10%.

2022年的入住量下跌7%至13 100个单位。年底空置量上升至47 081个单位，相当于此分类总存量的4.1%。

Take-up in 2022 dropped by 7% to 13 100 units. Vacancy at the year-end rose to 47 081 units, or 4.1% of the stock in this sub-sector.

预计2023和2024年将分别有18 522个和25 967个单位落成。在2023年，九龙将为主要供应区域，占51%的供应量。按地区计，新供应将主要位于九龙城，占22%，其次是屯门和观塘，各占15%。在2024年，九龙和新界将分别占新供应的47%和46%，其中九龙城占新落成单位的比例最高，为33%。

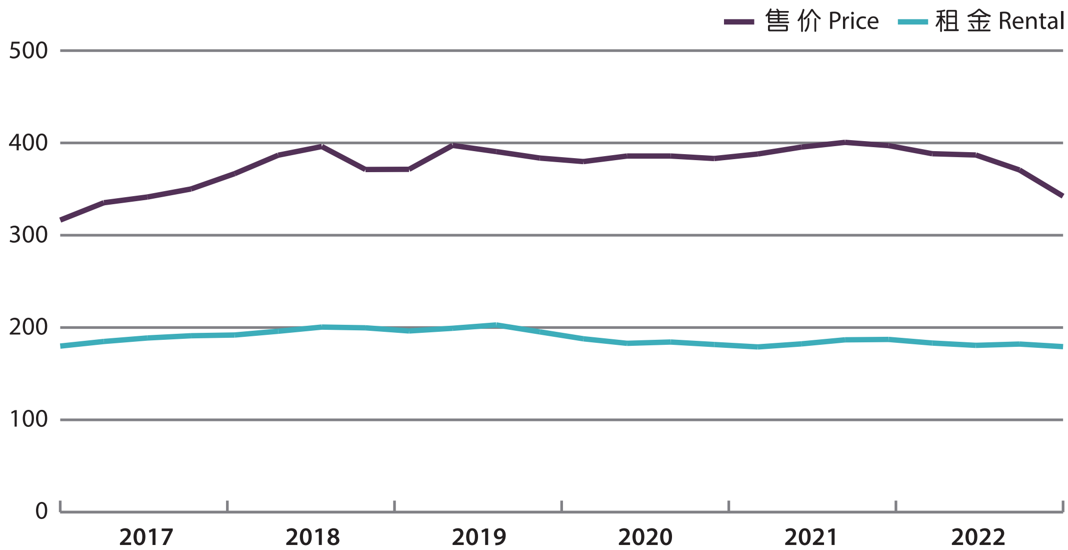
Completions in 2023 and 2024 are estimated to be 18 522 units and 25 967 units respectively. In 2023, Kowloon will be the major supplier, contributing 51% of the supply. On district basis, the new supply will mainly be located in Kowloon City at 22%, followed by Tuen Mun and Kwun Tong at 15% each. In 2024, Kowloon and the New Territories will provide 47% and 46% of the new supply respectively, with Kowloon City contributing the largest share of 33% of the new units.

私人住宅（中/小型单位）Private Domestic (Small/Medium Units)

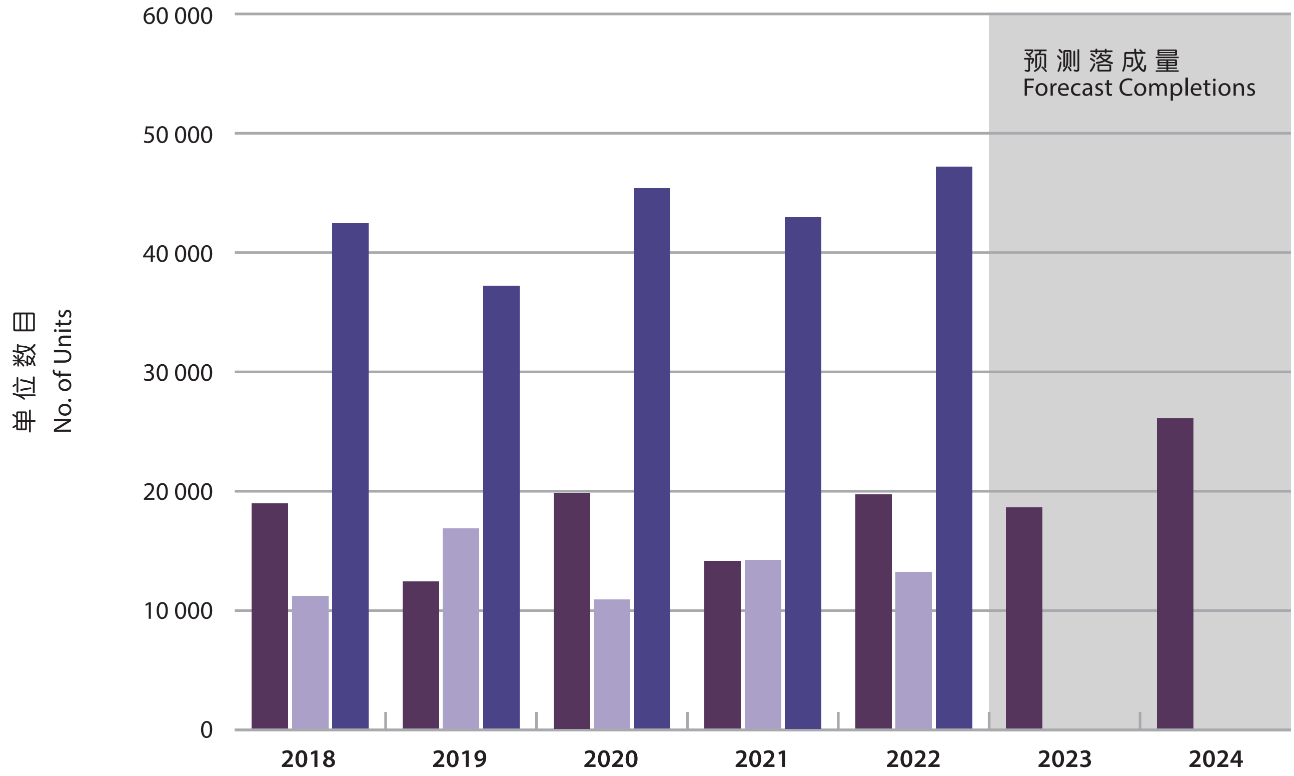
此分类的售价在2022年全年均下跌。最后一季的售价较前一年大跌13.8%。而第四季租金较2021年同期下跌4.2%。

Prices in this sub-sector declined throughout 2022. Prices in the last quarter plunged by 13.8% from that of the preceding year. Meanwhile, rents slid by 4.2% in the fourth quarter over the corresponding quarter in 2021.

售价及租金指数
Price and Rental Indices



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



单位数目
No. of Units

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	18 863	12 302*	19 751	14 016	19 595	18 522#	25 967#
入住量 Take-up	11 083	16 751	10 787	14 101	13 100		
空置量 Vacancy	42 336	37 091	45 260	42 860	47 081		
%+	3.9	3.3	4.0	3.8	4.1		

* 2019年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的43个住宅单位。

Completions of 2019 include 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.

\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures