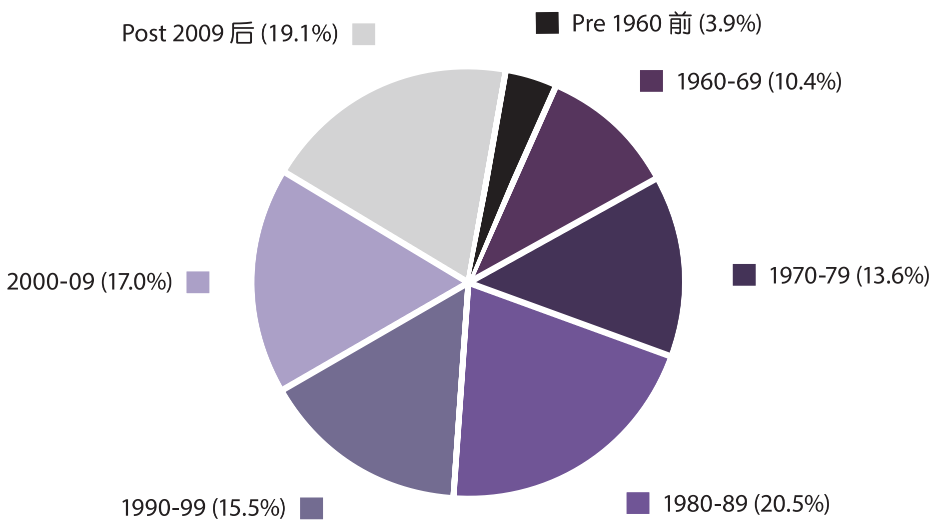
私人住宅（大型单位）Private Domestic (Large Units)

此分类包括实用面积为100平方米或以上的单位。2022年年底的总存量为98 449个单位，占私人住宅总存量的8%。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 100 m^2 or above. Stock at the end of 2022 was 98 449 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2022年落成的1 573个单位中，56%位于新界，30%位于港岛及14%位于九龙。按地区计，南区占落成量的28%，其次是沙田和大埔，各占17%。

There were 1 573 units completed in 2022, of which 56% were located in the New Territories, 30% on Hong Kong Island and 14% in Kowloon. On district level, the Southern district accounted for 28% of the completions, followed by Sha Tin and Tai Po at 17% each.

此分类的入住量在 2022 年急升至 912 个单位。年底空置量上升至 7 886 个单位，相当于此分类单位总存量的 8.0%。

Take-up in this sub-sector soared to 912 units in 2022. Vacancy at the year-end increased to 7 886 units, representing 8.0% of the stock in this sub-sector.

预计此分类的落成量在 2023 年将回落至 1 431 个单位，并在 2024 年进一步下降至 1 003 个单位。该两年的新供应将主要来自九龙，分别占 2023 和 2024 年预测落成量的 69% 和 55%。按地区计，九龙城的供应最多，在 2023 和 2024 年将分别占新落成量的 46% 和 52%。

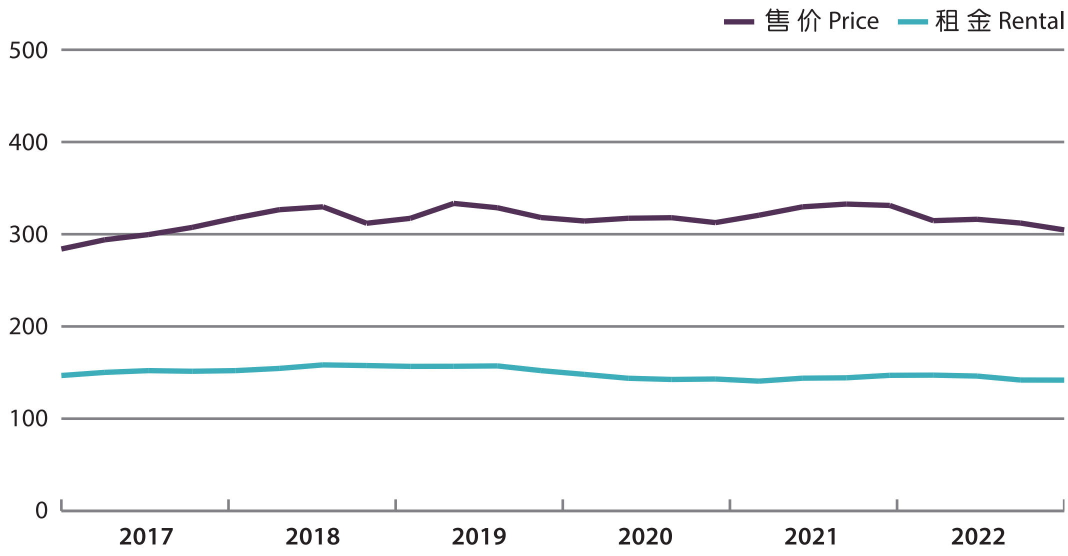
Completions in this sub-sector are expected to retreat to 1 431 units in 2023 and drop further to 1 003 units in 2024. New supply will mainly come from Kowloon in both years, accounting for 69% and 55% of the forecast completions in 2023 and 2024 respectively. On district basis, Kowloon City will contribute the most supply, providing 46% and 52% of the new completions in 2023 and 2024 respectively.

私人住宅（大型单位）Private Domestic (Large Units)

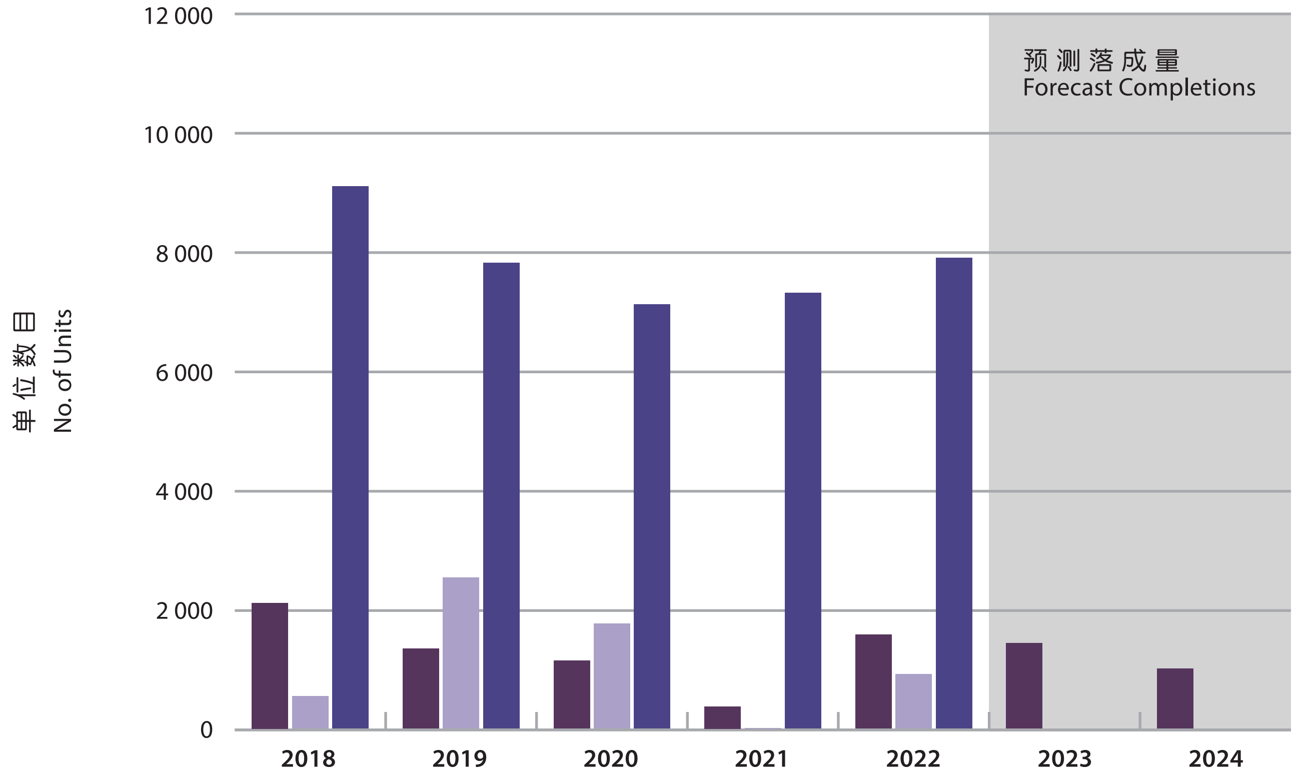
此分类物业在销售和租赁市场均表现逊色，但较中/小型单位为佳。售价在 2022 年第一季轻微下滑，至第二季回升，但在下半年再度下跌，最后一季的售价较 2021 年同期下跌 8.0%。第四季的租金较 2021 年同季录得 3.5% 的跌幅。

Both the sales and leasing markets in this sub-sector performed poorly, yet comparatively better than those of the small/medium units. After a slight decline in the first quarter of 2022, prices rebounded in the second quarter but fell again in the second half of the year, registering a decrease of 8.0% in the final quarter over the same period in 2021. Rents recorded a decrease of 3.5% in the fourth quarter compared with 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	2 105	1 341	1 137	370	1 573	1 431#	1 003#
入住量 Take-up	540	2 527	1 758	10	912		
空置量 Vacancy	9 090	7 801	7 106	7 304	7 886		
%+	9.6	8.1	7.3	7.5	8.0		

\+ 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