

私人住宅

PRIVATE DOMESTIC



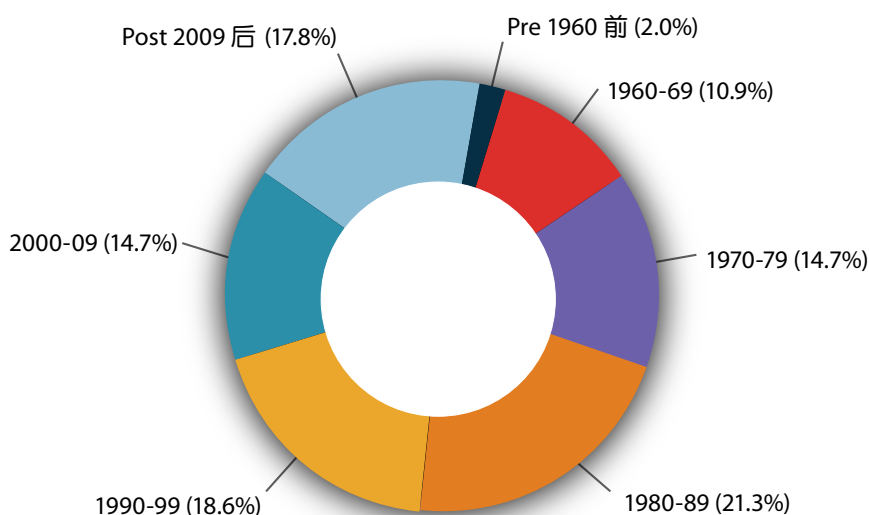




这类别包括设有专用煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2024年年底的整体总存量为1 291 956个单位。图表显示按楼龄划分的总存量。

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 2024, the overall stock was 1 291 956 units. The chart shows the stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2024年私人住宅落成量较前一年急增75%至24 261个单位。新界和九龙分别占落成量的48%和45%，其余7%来自港岛。九龙城供应的落成单位最多，占33%，其次是元朗和屯门，各占17%。

Completions in 2024 soared by 75% over the previous year to 24 261 units. The New Territories and Kowloon contributed 48% and 45% of the completions respectively, while the remainder 7% were from Hong Kong Island. The largest share of these completed units came from Kowloon City at 33%, followed by Yuen Long and Tuen Mun at 17% each.



2024 年的入住量增至 17 305 个单位。年底空置量为 57 900 个单位，相当于总存量的 4.5%。空置单位中，有 14 256 个于占用许可证发出后仍未获发满意纸或转让同意书。

Take-up in 2024 increased to 17 305 units. Vacancy at the year-end was 57 900 units, equivalent to 4.5% of the total stock. Among these vacant units, 14 256 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



2025 和 2026 年的预测落成量分别为 20 862 个和 20 098 个单位。在 2025 年，新落成量将主要集中在九龙和新界，合共占总落成量的 85%。按地区计，九龙城占新落成单位的 26%，其次是屯门和西贡，各占 10%。在 2026 年，单是新界便提供预测落成量的 69%。按地区计，西贡将提供 27% 的落成量，另有 16% 将来自大埔。

Forecast completions in 2025 and 2026 are 20 862 units and 20 098 units respectively. In 2025, new completions will mainly be concentrated in Kowloon and the New Territories, altogether accounting for 85% of the total completions. On district basis, Kowloon City will account for 26% of the new units, followed by Tuen Mun and Sai Kung at 10% each. In 2026, the New Territories alone will contribute 69% of the anticipated completions. District-wise, Sai Kung will provide 27% of the completions while Tai Po will provide another 16%.

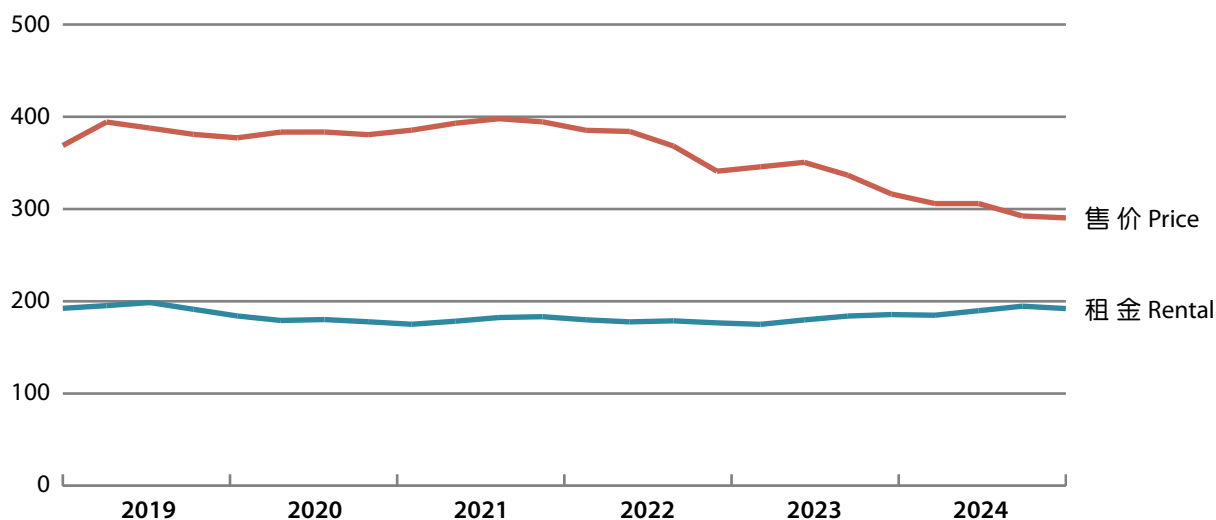


所有需求管理措施在 2024 年第一季撤销，使住宅销售市场在第二季得到短暂的喘息。然而，在外围经济前景不明朗和资金流动性收紧的情况下，市场气氛审慎，住宅售价及后重拾跌势。由于连续多次减息，加上按揭成数上限和供款与入息比率上限有所调整，销售市场在 2024 年最后一季回稳。最终，住宅售价以 2023 和 2024 年最后一季相比，下跌 8.2%。相反，受惠于不少人才流入，加上学生住屋需求和「转买为租」的趋势，租赁市场的表现胜过销售市场，最后一季的租金较前一年同季录得 3.5% 的升幅。



The cancellation of all demand-side management measures in the first quarter of 2024 provided the domestic sales market a brief respite in the second quarter. Prices thereafter resumed their downward trend amid cautious sentiments due to uncertain external economic outlook and tight financial liquidity. The sales market was stabilised in the last quarter of 2024 following a number of successive interest rate cuts together with the adjustments to the maximum loan-to-value ratio and the debt servicing ratio limit. In the end, domestic prices declined by 8.2% between the last quarters of 2023 and 2024. In contrast, buoyed by the influx of talents, demand for housing for students and a shifting trend from home purchase to leasing, the rental market outperformed the sales market, with rents registering an increase of 3.5% in the last quarter over the corresponding quarter a year earlier.

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

	2020	2021	2022	2023	2024	2025	2026
落成量* Completions	20 888	14 386	21 168	13 852	24 261	20 862 [#]	20 098 [#]
入住量 Take-up	12 545	14 111	14 012	15 670	17 305		
空置量 Vacancy	52 366	50 164	54 967	52 146	57 900		
% ⁺	4.3	4.1	4.4	4.1	4.5		

* 2025年起的预测落成量包括港人首次置业(首置)项目下预计落成的资助出售房屋。
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.

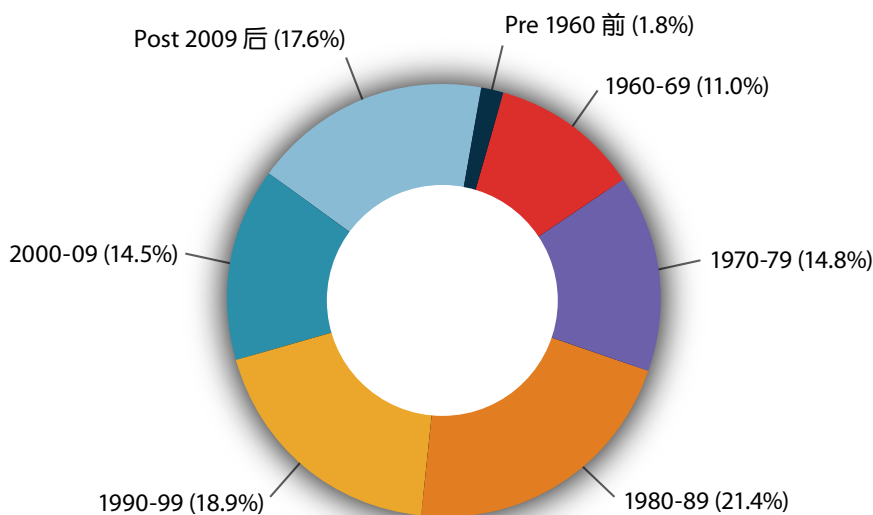
预测数字
Forecast figures



这分类包括实用面积为 100 平方米以下的单位。2024 年年底的总存量为 1 192 009 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 m². Stock at the end of 2024 was 1 192 009 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



2024 年有 22 783 个单位落成，其中 49% 位于新界，44% 位于九龙，7% 位于港岛。落成量主要来自九龙城，占这分类总落成量的 31%。以单位面积计，A 类和 B 类单位各占新落成量的 47%，而 C 类单位则仅占 6%。

There were 22 783 units completed in 2024, with 49% located in the New Territories, 44% in Kowloon and 7% on Hong Kong Island. Completions mainly came from Kowloon City, contributing 31% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units each accounted for 47% of the new completions, while the share for Class C units was only 6%.



2024 年的入住量下跌至 13 953 个单位。年底空置量增至 49 941 个单位，相当于这分类总存量的 4.2%。

Take-up in 2024 dropped to 13 953 units. The year-end vacancy rose to 49 941 units, equivalent to 4.2% of the stock in this sub-sector.



预计 2025 和 2026 年将分别有 20 010 个和 19 629 个单位落成。在 2025 年，九龙及新界将分别提供落成量的 46% 和 40%。按地区计，主要落成量将位于九龙城，占 26%，其次是屯门和西贡，各占 10%。在 2026 年，单是新界便提供 70% 的新落成量，其中西贡的落成量最多，占总预测落成量的 28%。

Completions in 2025 and 2026 are estimated to be 20 010 units and 19 629 units respectively. In 2025, Kowloon and the New Territories will contribute 46% and 40% of the completions respectively. On district basis, major completions will be located in Kowloon City at 26%, followed by Tuen Mun and Sai Kung at 10% each. In 2026, the New Territories alone will provide 70% of the new completions, among which, Sai Kung will contribute the most at 28% of the total forecast completions.

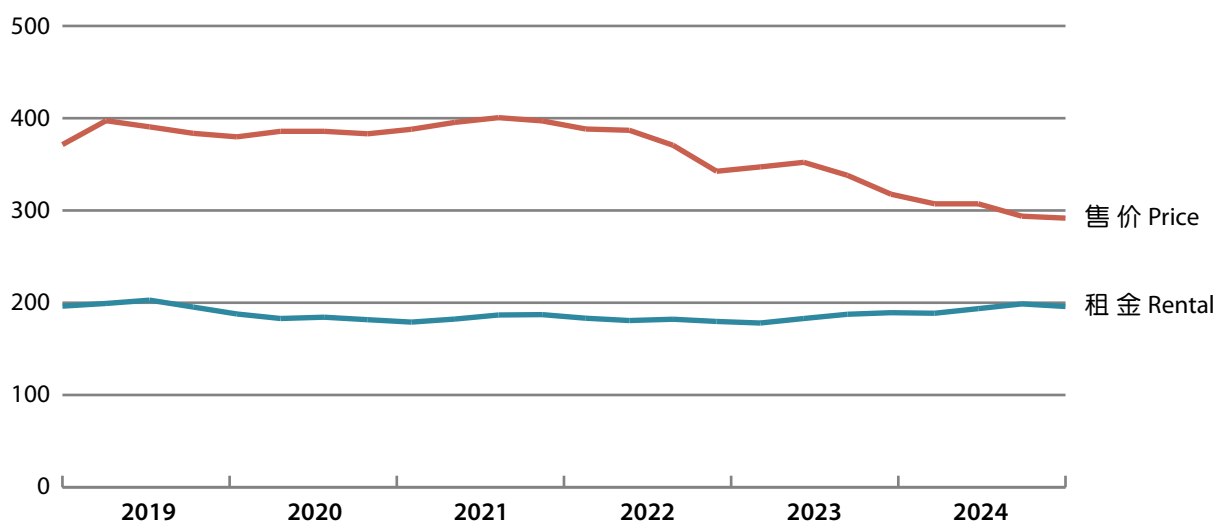


与整体市场走势相若，这分类的住宅售价除在2024年第二季稍为缓和外，全年均下跌。第四季的售价较前一年同季下跌8.2%。而第四季租金较2023年同季上升3.5%。

In line with the overall trend, domestic prices in this sub-sector declined throughout 2024 except for a brief pause in the second quarter. Prices in the fourth quarter decreased by 8.2% from that of the preceding year. Meanwhile, rents grew by 3.5% in the fourth quarter over the corresponding quarter in 2023.

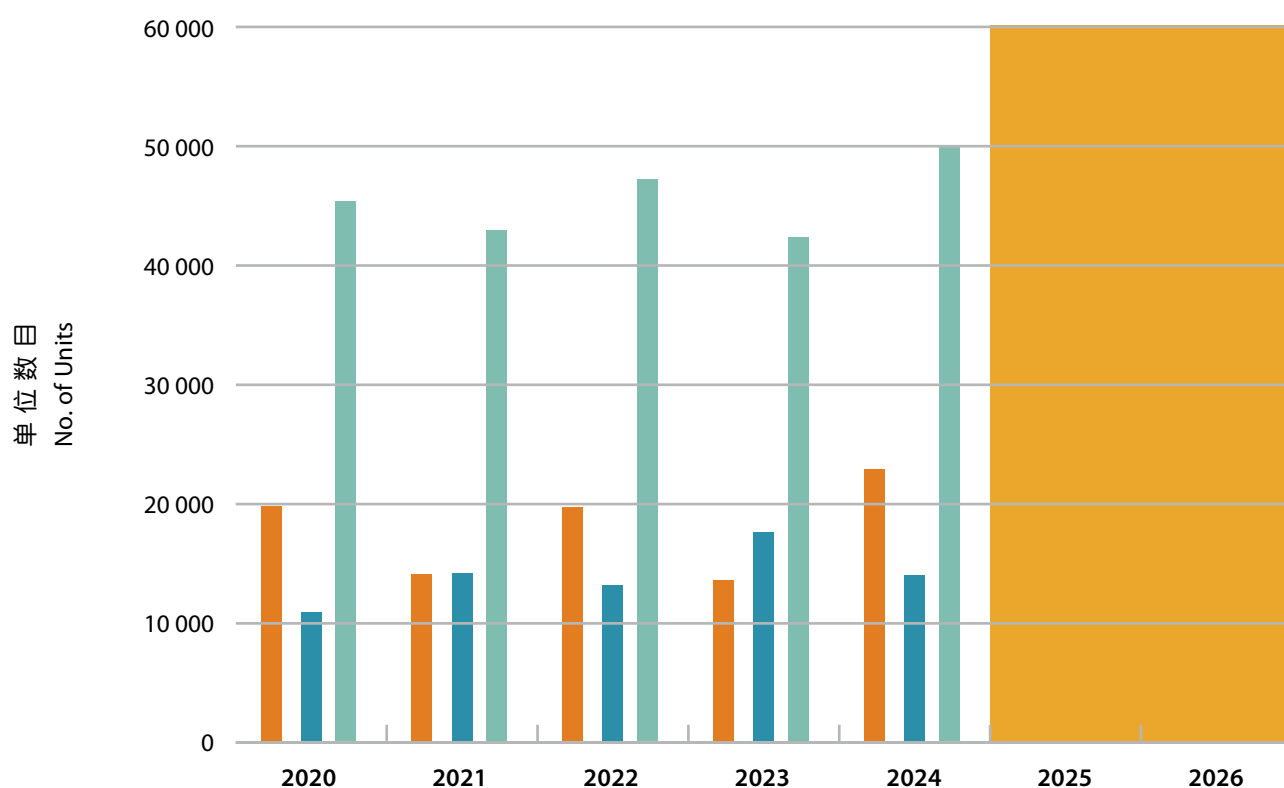


售价及租金指数 Price and Rental Indices








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



单位数目
No. of Units

	2020	2021	2022	2023	2024	2025	2026
 落成量* Completions	19 751	14 016	19 595	13 533	22 783	20 010 [#]	19 629 [#]
 入住量 Take-up	10 787	14 101	13 100	17 507	13 953		
 空置量 Vacancy	45 260	42 860	47 081	42 279	49 941		
% ⁺	4.0	3.8	4.1	3.6	4.2		

* 2025年起的预测落成量包括港人首次置业(首置)项目下预计落成的资助出售房屋。
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.

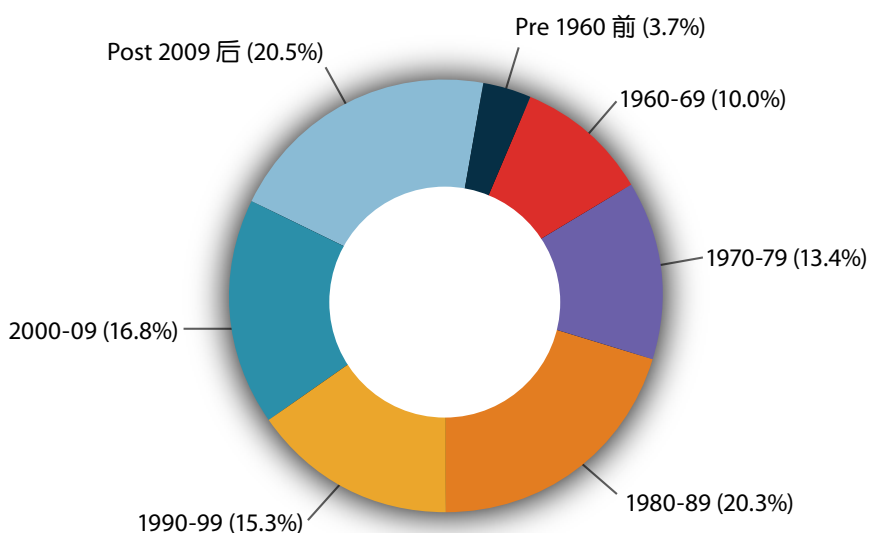
预测数字
Forecast figures



这分类包括实用面积为100平方米或以上的单位。2024年年底的总存量为99 947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 m² or above. Stock at the end of 2024 was 99 947 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



2024 年共有 1 478 个单位落成，其中 74% 位于九龙，而新界和港岛各有 13%。按地区计，单是九龙城便占落成量的 58%。

A total of 1 478 units were completed in 2024, of which 74% were in Kowloon while the New Territories and Hong Kong Island contributed 13% each. On district level, Kowloon City alone accounted for 58% of the completions.



这分类的入住量在 2024 年录得正数 3 352 个单位。年底空置量减至 7 959 个单位，相当于这分类单位总存量的 8.0%。

A positive take-up of 3 352 units was recorded for this sub-sector in 2024. Vacancy at the year-end decreased to 7 959 units, representing 8.0% of the stock in this sub-sector.



预计这分类的落成量在 2025 年将下跌至 852 个单位，并在 2026 年进一步跌至 469 个单位。在 2025 年，九龙将为主要供应区域，占预测落成量的 48%，当中 44% 新落成单位来自九龙城。在 2026 年，58% 的新落成量将坐落港岛。按地区计，南区和九龙城将分别提供新落成量的 23% 和 20%。

Completions in this sub-sector are expected to drop to 852 units in 2025 and further to 469 units in 2026. In 2025, Kowloon will be the major supplier, contributing 48% of the forecast completions, with 44% of the new units coming from Kowloon City. In 2026, 58% of the new completions will be attributable to the Hong Kong Island. On district basis, the Southern district and Kowloon City will provide 23% and 20% of the new units respectively.

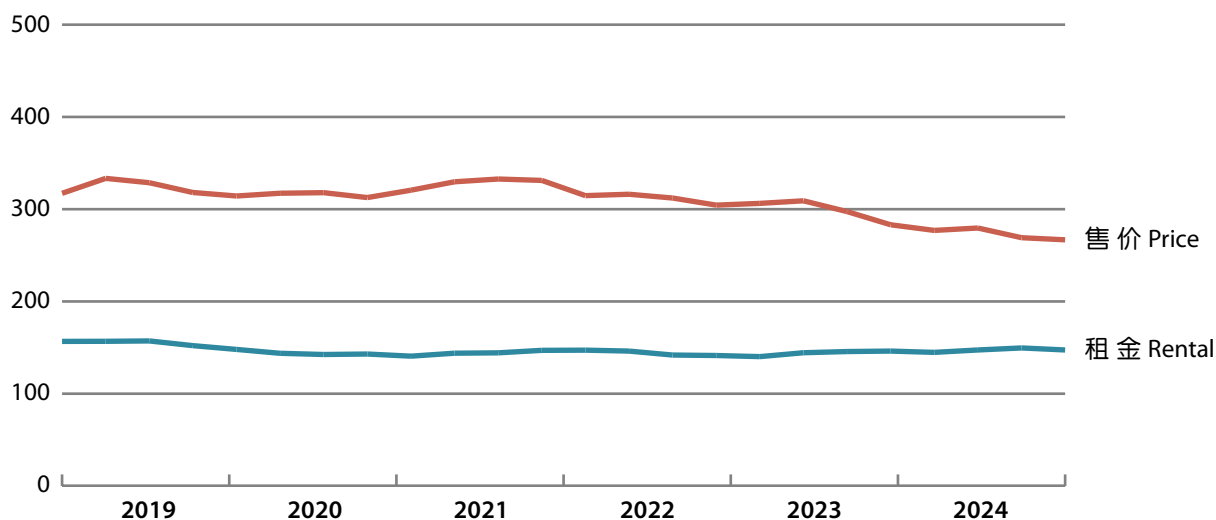


这分类物业的售价在 2024 年第二季略为回升，至下半年重拾跌势，最后，2024 年第四季与前一年同季相比下跌 5.8%。年内，租金波幅不大，最终第四季的租金较 2023 年同季微升 0.8%。

Prices in this sub-sector rebounded slightly in the second quarter of 2024 before resuming the downward trend in the second half of the year, ending with a decline of 5.8% in the fourth quarter of 2024 from that of the preceding year. Rents did not record significant change throughout the year, ending with a slight growth of 0.8% in the fourth quarter compared with the corresponding quarter in 2023.

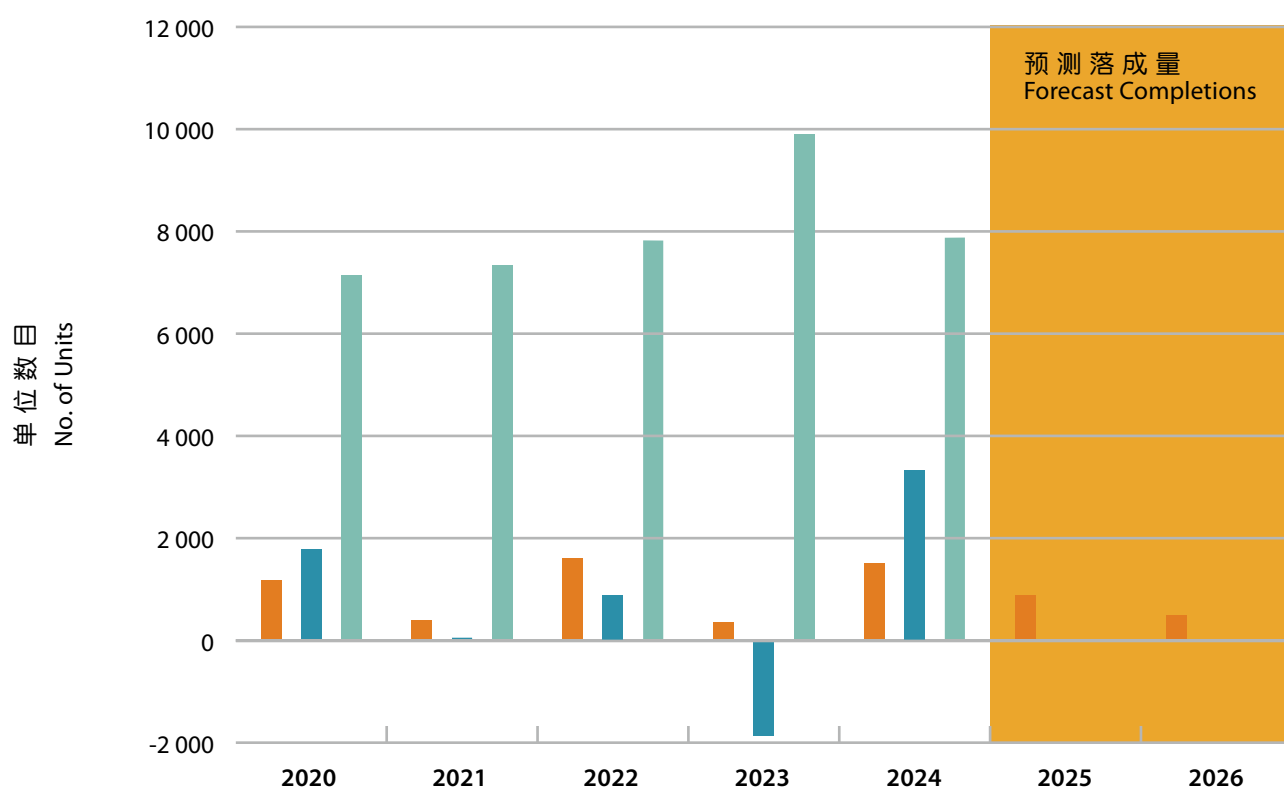


售价及租金指数 Price and Rental Indices





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



单位数目
No. of Units

	2020	2021	2022	2023	2024	2025	2026
落成量* Completions	1 137	370	1 573	319	1 478	852 [#]	469 [#]
入住量 Take-up	1 758	10	912	-1 837	3 352		
空置量 Vacancy	7 106	7 304	7 886	9 867	7 959		
% ⁺	7.3	7.5	8.0	10.0	8.0		

* 2025年起的预测落成量包括港人首次置业(首置)项目下预计落成的资助出售房屋。
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Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures