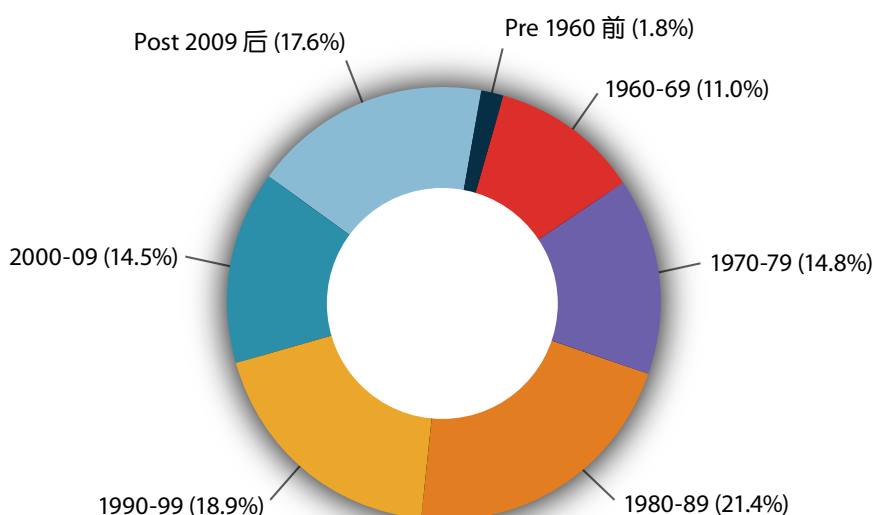




这分类包括实用面积为 100 平方米以下的单位。2024 年年底的总存量为 1 192 009 个单位，占私人住宅总存量的 92%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of less than 100 m<sup>2</sup>. 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.

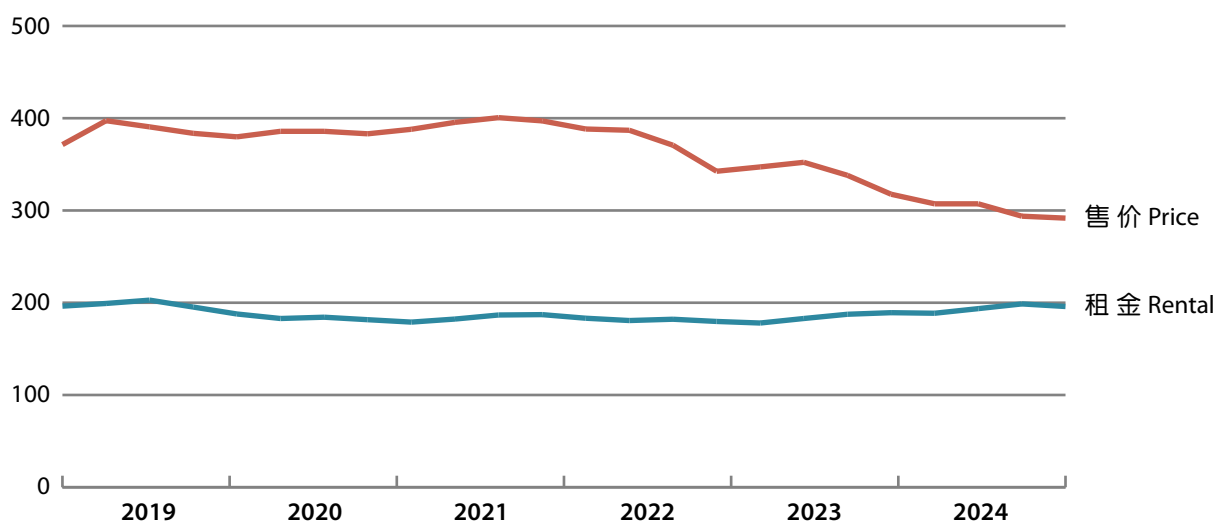


与整体市场走势相若，这分类的住宅售价除在2024年第二季稍为缓和外，全年均下跌。第四季的售价较前一年同季下跌8.2%。而第四季租金较2023年同季上升3.5%。

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 <sup>#</sup>	19 629 <sup>#</sup>
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		
% <sup>+</sup>	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