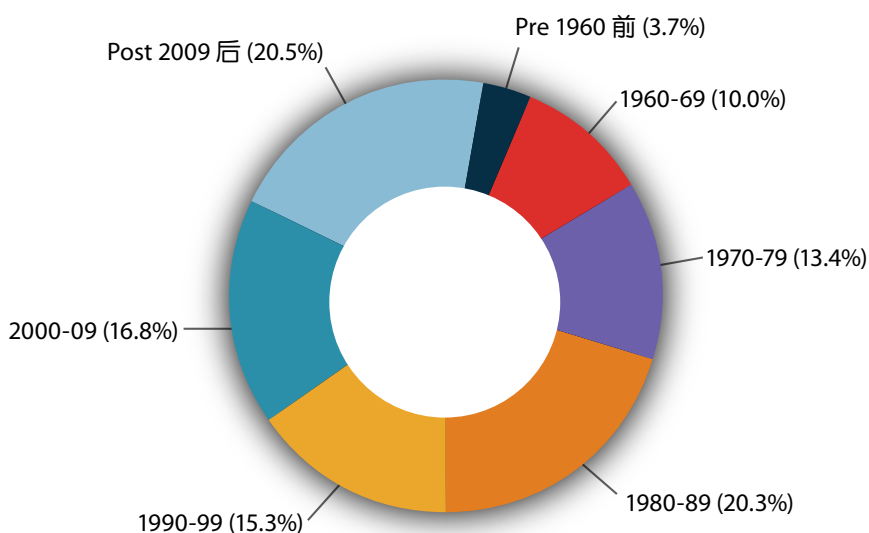




这分类包括实用面积为100平方米或以上的单位。2024年年底的总存量为99 947个单位，占私人住宅总存量的8%。图表显示这分类按楼龄划分的总存量。

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.

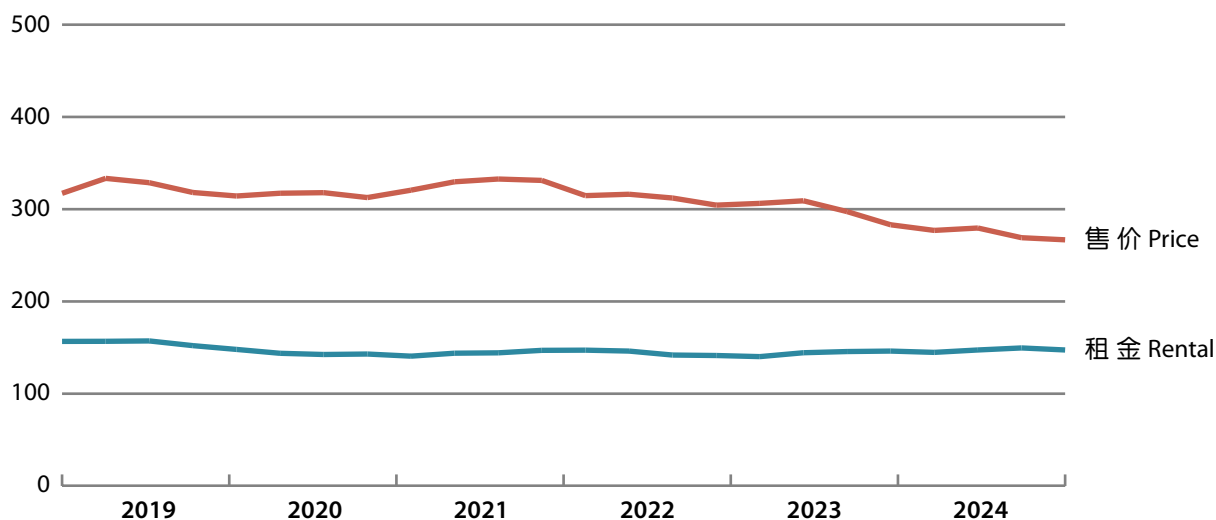


这分类物业的售价在 2024 年第二季略为回升，至下半年重拾跌势，最后，2024 年第四季与前一年同季相比下跌 5.8%。年内，租金波幅不大，最终第四季的租金较 2023 年同季微升 0.8%。

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.

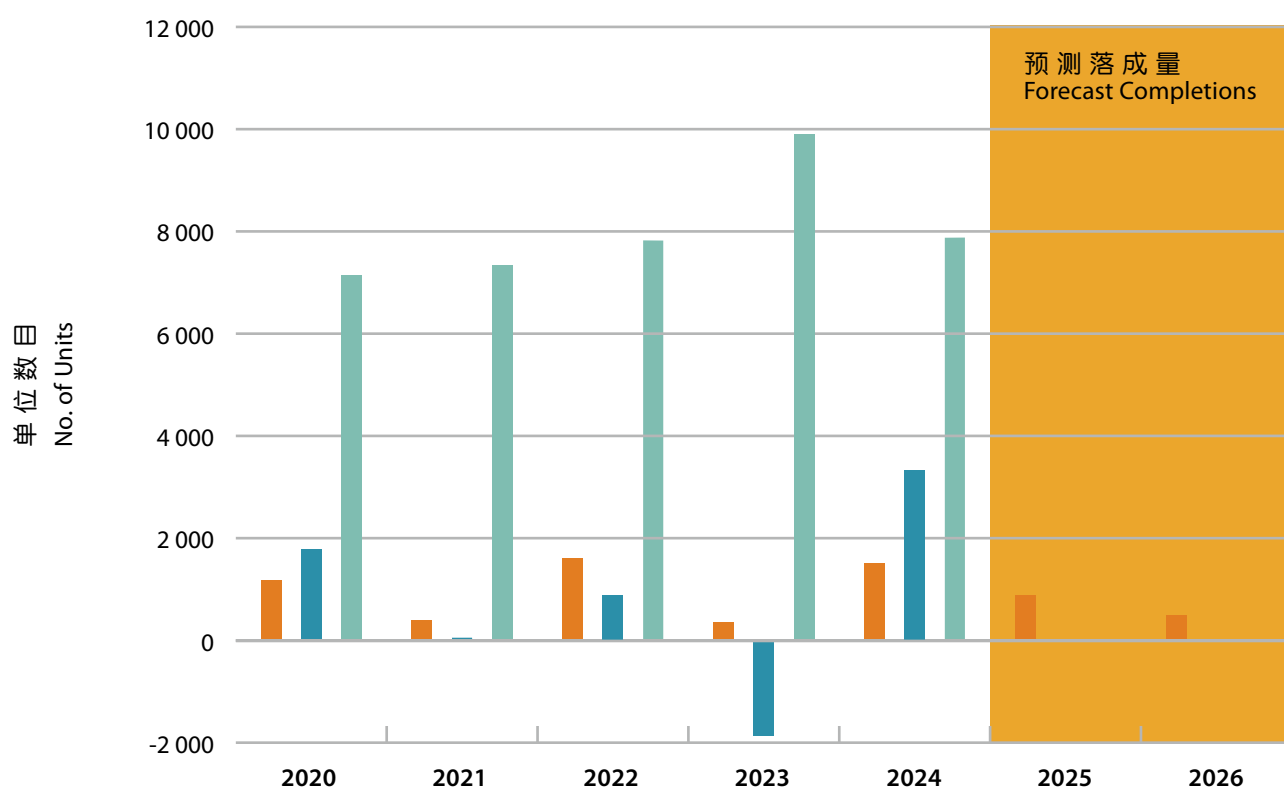


售价及租金指数 Price and Rental Indices





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。
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