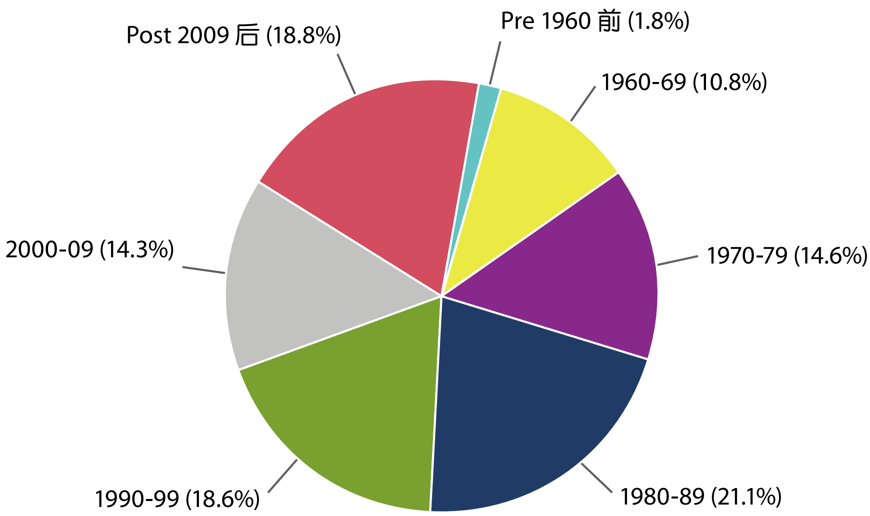
这分类包括实用面积为 100 平方米以下的单位。2025 年年底的总存量为 1 208 500 个单位，占私人住宅总存量的 92%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2025 was 1 208 500 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



2025 年有 17 669 个单位落成，其中 48% 位于九龙，37% 位于新界，15% 位于港岛。落成量主要来自九龙城，占这分类总落成量的 27%。以单位面积计，A 类和 B 类单位分别占新落成量的 56% 和 37%，而 C 类单位则仅占 7%。

There were 17 669 units completed in 2025, with 48% located in Kowloon, 37% in the New Territories and 15% on Hong Kong Island. Completions mainly came from Kowloon City, contributing 27% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 56% and 37% of the new completions respectively, while the share for Class C units was only 7%.

2025 年的入住量增至 18 433 个单位。年底空置量则下跌至 48 335 个单位，相当于这分类总存量的 4.0%。

Take-up in 2025 rose to 18 433 units. The year-end vacancy fell to 48 335 units, equivalent to 4.0% of the stock in this sub-sector.

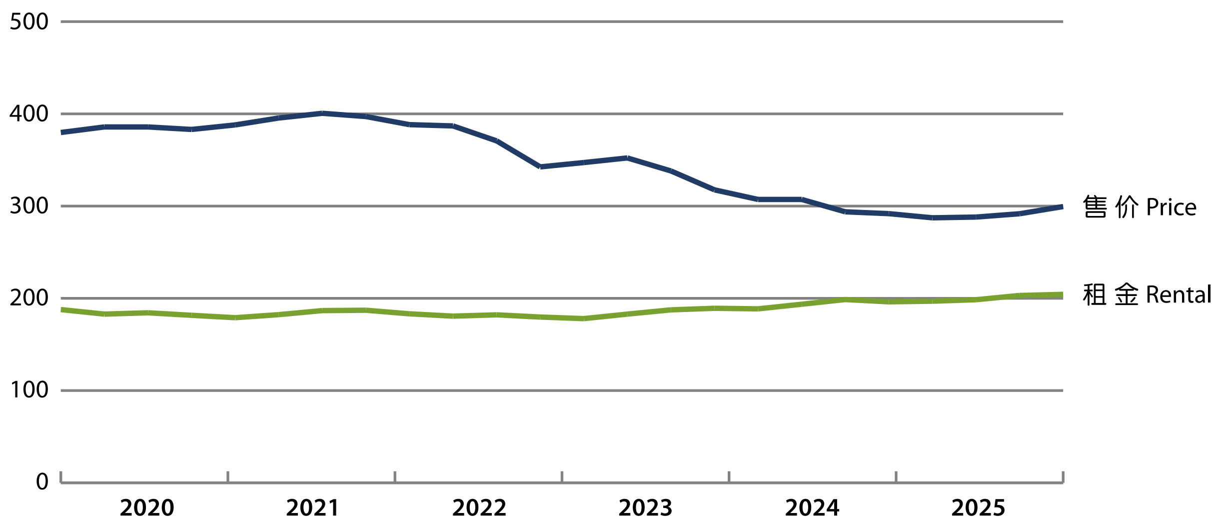
预计 2026 和 2027 年将分别有 16 430 个和 15 160 个单位落成。在 2026 年，新界将提供预测落成量的 59%。按地区计，主要落成量将位于大埔和西贡，分别占 19% 和 15%。在 2027 年，新界将提供 51% 的新落成量，九龙则提供另外 39%，其中九龙城的落成量最多，占总预测落成量的 34%，其次是北区和屯门，分别占 19% 和 18%。

Completions in 2026 and 2027 are estimated to be 16 430 units and 15 160 units respectively. In 2026, the New Territories will contribute 59% of the forecast completions. On district basis, major completions will be located in Tai Po and Sai Kung at 19% and 15% respectively. In 2027, the New Territories will provide 51% of the new completions and Kowloon will provide another 39%, among which, Kowloon City will contribute the most at 34% of the total forecast completions, followed by the North district and Tuen Mun at 19% and 18% respectively.

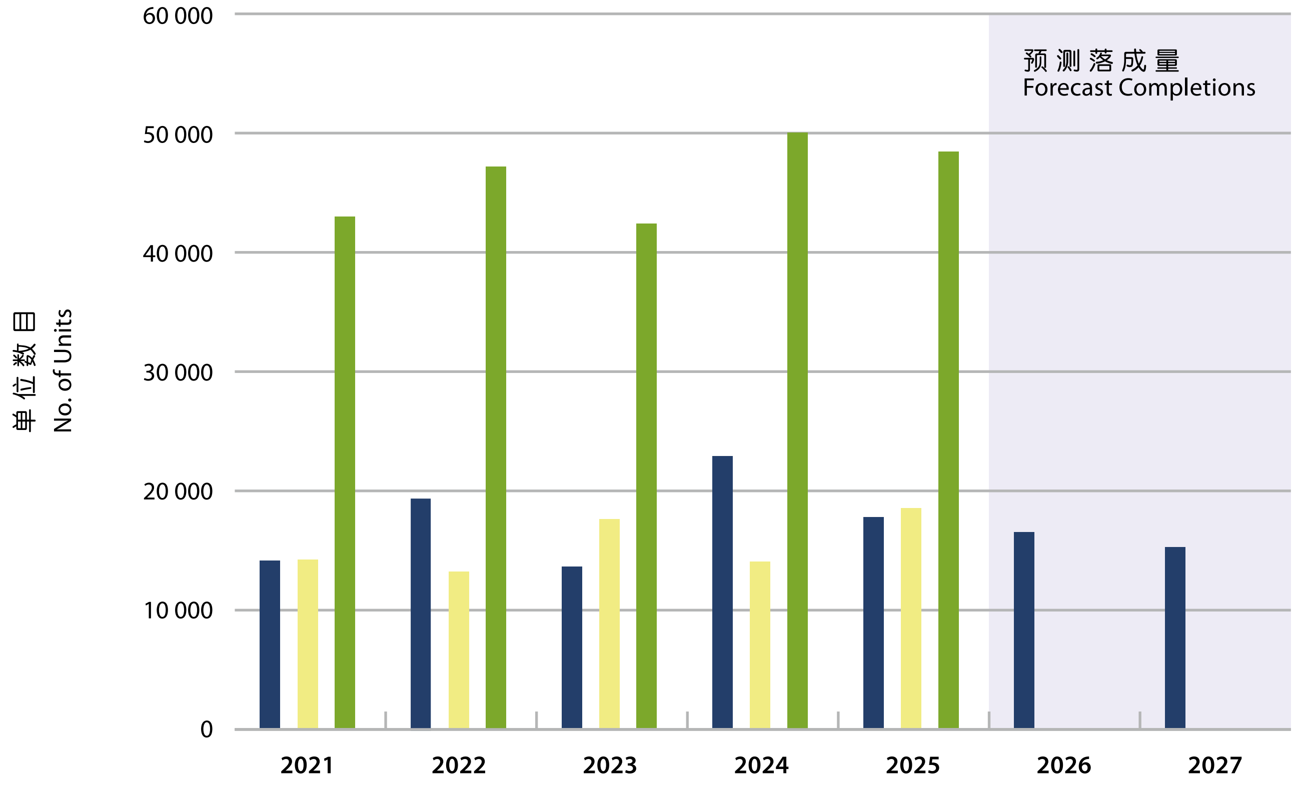
与整体市场走势相若，这分类的住宅售价在2025年第一季轻微下跌，至随后季度回升。第四季的售价较前一年同季温和上升2.6%。同时，租金全年上升，第四季租金较2024年同季上升4.1%。

In line with the overall trend, domestic prices in this sub-sector dipped slightly in the first quarter of 2025 before turning around in the ensuing quarters. Prices in the fourth quarter increased moderately by 2.6% from that of the preceding year. Meanwhile, rents grew throughout the year and was 4.1% higher in the fourth quarter over the corresponding quarter in 2024.

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

	2021	2022	2023	2024	2025	2026	2027
落成量* Completions	14 016	19 595	13 533	22 783	17 669	16 430#	15 160#
入住量 Take-up	14 101	13 100	17 507	13 953	18 433		
空置量 Vacancy	42 860	47 081	42 279	49 941	48 335		
%+	3.8	4.1	3.6	4.2	4.0		

* 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