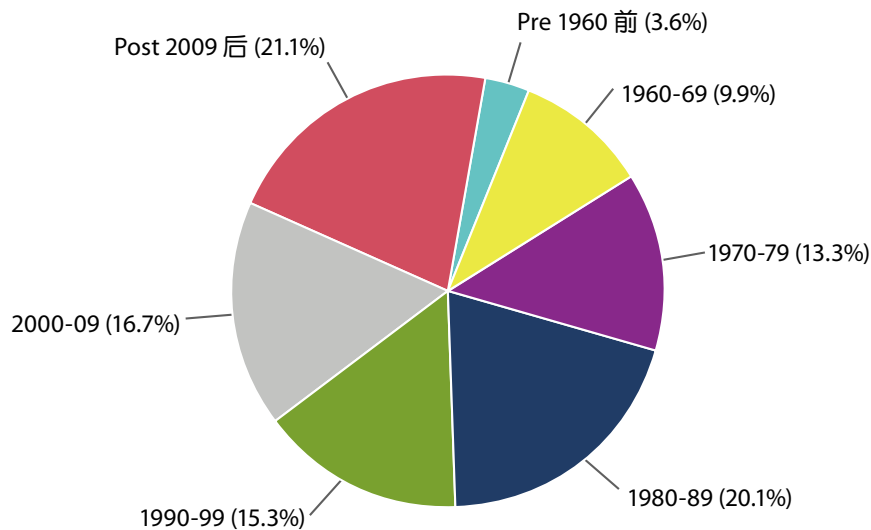


这分类包括实用面积为100平方米或以上的单位。2025年年底的总存量为100 765个单位，占私人住宅总存量的8%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of 100 m<sup>2</sup> or above. Stock at the end of 2025 was 100 765 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



2025年共有779个单位落成，其中58%位于九龙，而港岛和新界分别有29%和13%。按地区计，单是九龙城便占落成量的54%。

A total of 779 units were completed in 2025, of which 58% were in Kowloon while Hong Kong Island and the New Territories contributed 29% and 13% respectively. On district level, Kowloon City alone accounted for 54% of the completions.

这分类的入住量在 2025 年录得正数 932 个单位。年底空置量减至 7 746 个单位，相当于这分类单位总存量的 7.7%。

A positive take-up of 932 units was recorded for this sub-sector in 2025. Vacancy at the year-end decreased to 7 746 units, representing 7.7% of the stock in this sub-sector.



预计这分类的落成量在 2026 和 2027 年将为 545 个和 202 个单位。在 2026 年，港岛将为主要供应区域，占预测落成量的 62%，当中 31% 新落成单位来自南区。在 2027 年，新界和九龙将分别提供 41% 和 36% 的新落成量。按地区计，大埔和九龙城将分别提供新落成量的 38% 和 36%。

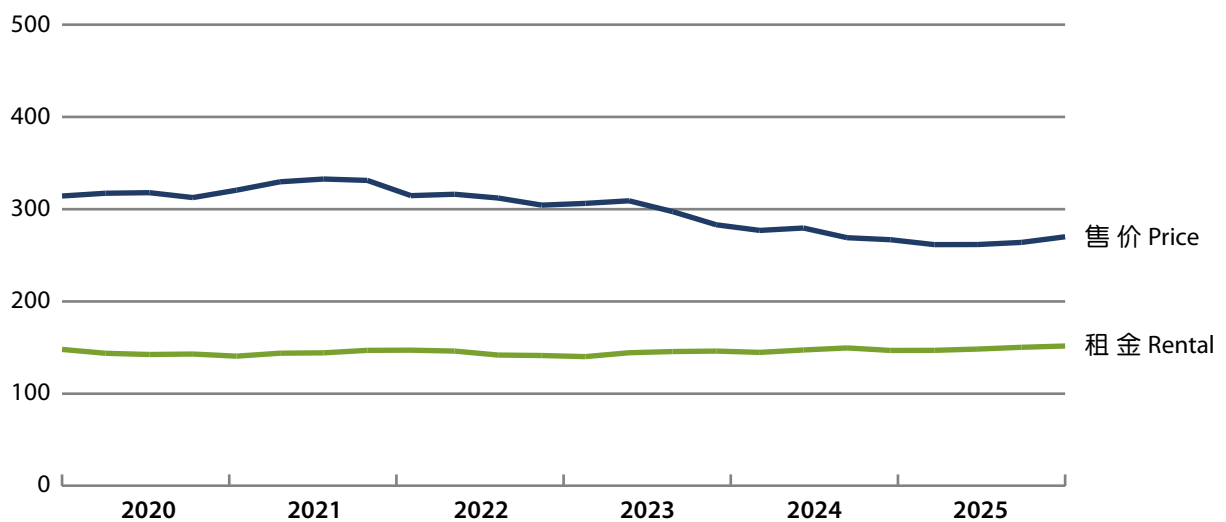
Completions in this sub-sector are expected to be 545 units in 2026 and 202 units in 2027. In 2026, Hong Kong Island will be the major supplier, contributing 62% of the forecast completions, with 31% of the new units coming from the Southern district. In 2027, the New Territories and Kowloon will provide 41% and 36% of the new completions respectively. On district basis, Tai Po and Kowloon City will provide 38% and 36% of the new units respectively.

这分类物业的售价在 2025 年第一季微跌，至年内其余时间上升，最终，2025 年第四季与前一年同季相比温和增长 1.2%。租金于 2025 年第四季亦较 2024 年同季录得 3.3% 的升幅。

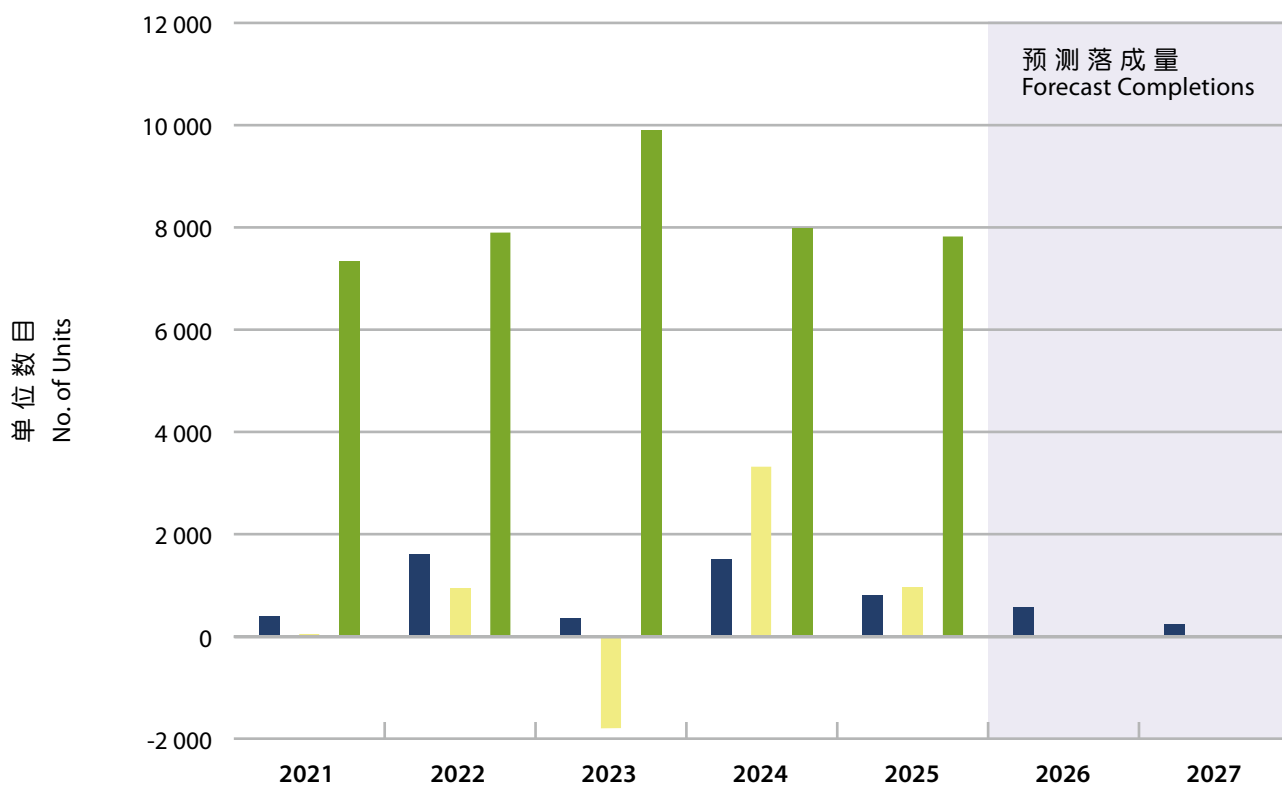
Prices in this sub-sector declined slightly in the first quarter of 2025 before rising in the rest of the year, ending with a mild growth of 1.2% in the fourth quarter of 2025 from that of the preceding year. Rents registered an increase of 3.3% in the fourth quarter of 2025 compared with the corresponding 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



	2021	2022	2023	2024	2025	2026	2027
落成量* Completions	370	1 573	319	1 478	779	545 <sup>#</sup>	202 <sup>#</sup>
入住量 Take-up	10	912	-1 837	3 352	932		
空置量 Vacancy	7 304	7 886	9 867	7 959	7 746		
% <sup>+</sup>	7.5	8.0	10.0	8.0	7.7		

\* 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