



香港特别行政区政府 差饷物业估价署  
Rating and Valuation Department  
The Government of the Hong Kong Special Administrative Region



# 香港物业报告

## Hong Kong Property Review

# 2026



2026

# 香港物業報告

HONG KONG PROPERTY REVIEW



差餉物業估價署  
Rating and Valuation Department

本報告回顧 2025 年香港物業市場的活动，  
并預測 2026 及 2027 年的樓宇落成量。

A review of the Hong Kong property market for the year 2025  
with forecast of completions for 2026 and 2027.

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2026 年 4 月

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April 2026



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《香港物业报告》（报告）载录差饷物业估价署在每年年底所编制的物业资料与数据。有关落成量、使用量 / 入住量、空置量、售价和租金的资料，除详载于正文外，并会另表列明。报告所预测的落成量是根据发展商与建筑师所提供的资料推算。本署并借着视察及在年底所进行的调查，了解发展进度和搜集有关资料，以求得出更可靠的预测数字。报告内所载的预测数字均以历年计算，因而或会与载于其他政府刊物并以财政年度计算的数字有所不同。

由于物业发展的进程受很多因素影响，而且在随后的一年内，无可避免地会出现一些变化。因此，本署只能在编制下一份报告时修订预测数字。修订的幅度主要是根据市场的情况而定。

本署在年底进行物业空置调查，包括向大厦管理处搜集空置物业数据，或派员实地视察，以编制物业空置量的统计数字。对于物业管理公司 / 人士就物业空置情况提供协助，本署谨致衷心谢忱。

报告所回顾的年度最后数月的有关租金和售价数字均属临时性质，有待收到进一步资料后再作分析。市民可透过本署网页（网址：[www.rvd.gov.hk](http://www.rvd.gov.hk)）或 24 小时自动电话资讯服务附设的资料传真设施（2152 2152），免费取得各项最新的数字。

The Hong Kong Property Review (the Review) presents property information and data compiled by the Rating and Valuation Department at the end of each year. Information on completions, take-up, vacancy, prices and rents is reported in text and tables. The Review also shows forecast completion figures based on information obtained from developers and project architects, supported by development progress inspections and enquiries at the year end. These forecast figures are on a calendar year basis and may be different from those compiled on a financial year basis in other Government publications.

It should be borne in mind that many factors affect the progress of developments, and changes in the ensuing year are inevitable. Revisions of forecast completion figures are only to be expected in subsequent reviews. The degree of revision depends principally on market conditions.

In compiling statistics on vacancy, a survey is conducted at the year end to obtain vacancy data from the management offices or by inspection. The assistance given by the building management companies/personnel in providing vacancy information is gratefully acknowledged.

With regard to rents and prices, readers should note that the figures for the last few months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's website at [www.rvd.gov.hk](http://www.rvd.gov.hk) or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

本报告涵盖私人楼宇类别，不包括政府、香港房屋委员会及香港房屋协会所拥有的住宅及非住宅发展项目的统计数字。

本报告所用词汇的定义、物业类别及各项数字的计算方法，可参阅 64 至 75 页的「技术附注」。

如有查询，可联络本署技术秘书（物业资料）：

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The Review is confined to the private property sector and does not cover statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society.

Definitions of the terms used in the Review, property types, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 64 to 75.

Any enquiries should be directed to the Department's Technical Secretary (Information) at :

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# 综观 OVERVIEW





2025年，在环球贸易紧张局势升温及地缘政治环境多变的情况下，香港经济展现强劲韧性。实质本地生产总值稳健增长3.5%，连续第三年录得扩张。劳工市场在年内较后时间渐趋平稳，2025年第四季本地失业率为3.8%。

在香港经济蓬勃的背景下，2025年住宅物业市场全面复苏。受惠于2025年本地金融市场表现强劲和利率下调，并在市场气氛良好下，销售市场明显反弹。售价经过连续三年跌势后录得温和升幅，而交投量上升至四年新高。年内，租金表现持续向好。另一方面，非住宅物业市场仍然偏软，但市场气氛改善。所有类别的交投量大幅上升，全年售价及租金的跌幅收窄。

2025年2月，政府宣布就住宅物业及非住宅物业交易征收象征式印花税的物业价值上限由300万元提高至400万元。有关举措推高市场气氛，并减低相关交易成本，显著刺激所有物业类别的成交量。此外，政府将继续精简审批程序和灵活更改土地用途以配合市场发展，确保土地供应稳定和提高建地造地的效率。政府亦正积极加快发展北部都会区，以提升香港竞争力，发展新质生产力以推动经济增长，并支持长远社会发展。

In 2025, Hong Kong's economy showed strong resilience amid heightened global trade tensions and volatile geopolitical environment. The real Gross Domestic Product grew robustly by 3.5%, marking the third consecutive year of expansion. The labour market gradually stabilised in the latter part of the year, with the local unemployment rate standing at 3.8% in the fourth quarter of 2025.

Against the backdrop of a buoyant economy, Hong Kong's residential property market made a full recovery in 2025, with the sales market experiencing a noticeable rebound amid positive market sentiments, benefitted from strong performance of the local financial markets, and easing of interest rates in 2025. Prices registered a modest increase after three consecutive years of decline, whereas trading volume rose to a four-year high. Rents also sustained good performance throughout the year. On the other hand, the non-residential market remained soft but showed improvement in market sentiments. Trading volume surged substantially across all segments and the declines in prices and rentals narrowed over the year.

In February 2025, the Government's announcement of raising the value threshold for domestic and non-domestic property transactions chargeable to a nominal stamp duty from \$3 million to \$4 million significantly lifted market sentiment and boosted transaction volume across all property segments by lowering the relevant transaction costs. Moreover, the Government will continue to ensure a steady land supply and enhance land production efficiency by streamlining approval procedures and flexibly repurposing land uses to align with market developments. In particular, the development of the Northern Metropolis is being proactively expedited to enhance Hong Kong's competitiveness, develop new quality productive forces to promote economic growth and support long-term social development.

展望未来，国家稳定 and 高质量发展，加上特区政府坚决以创新思维对接好国家「十五五」规划，扩大经济容量，因地制宜驱动增长和提升竞争力，预期可为香港及其物业市场提供底气，并有助缓冲环球局势复杂多变所带来的不确定性。

Looking ahead, the stability and high-quality development of our country, and the Government's firm commitment to embracing the National 15th Five-Year Plan with an innovative mindset, expanding economic capacity and enhancing competitiveness to drive growth tailored to local circumstances, are expected to provide strong support for Hong Kong and its property market, as well as to help cushion the uncertainties brought about by the complex and volatile global landscape.

## 住宅物业

政府在 2025 年 2 月把征收 100 元象征式物业交易印花税的价值上限提高至 400 万元，带动市场气氛向好，住宅销售市场在年内第一季回稳。此外，本地股票市场表现强劲和利率下调，住宅售价在年底时重拾上升动力，以 2024 与 2025 年第四季相比，录得 2.5% 的温和升幅。一手和二手销售市场的交投量在 2025 年上升至总数 62 832 宗，较前一年上升 18%，其中成交价低于 400 万元的成交数目占整体交投量的比例有所增加。

## Residential

The residential sales market stabilised in the first quarter of 2025 with positive market sentiments following the Government's initiative in February to increase the value threshold for property transactions to qualify for a nominal stamp duty of \$100 to \$4 million. Coupled with the strong performance of the local stock market and easing of interest rates, prices gained upward momentum towards the end of the year, registering a modest increase of 2.5% between the fourth quarters of 2024 and 2025. Trading volume in the primary and secondary sales markets rose to a total of 62 832 transactions in 2025, or an increase of 18% from the preceding year's figure, with an increasing proportion of the total trading volume for transactions valued below \$4 million.



受到新来港人士的殷切需求所带动，包括透过各项人才入境计划来港的人士和赴港就读专上课程的非本地学生，年内租赁市场表现持续向好。以 2024 与 2025 年第四季相比，住宅租金上升 4.1%。各类住宅物业在年底的市场回报率均略为上升，介乎 2.4% 至 3.7% 之间。

2025 年私人住宅单位落成量为 18 448 个单位，较 2024 年减少 24%，大部分为中 / 小型单位。单位入住量为 19 365 个，较 2024 年高 12%。年底空置量占总存量的 4.3%，相当于 56 081 个单位。2026 和 2027 年的预测落成量分别为 16 975 个和 15 362 个单位。

## 写字楼

随着利率下调、金融及专业服务业扩充以及大型科技公司在香港设立或扩展业务，写字楼市场气氛普遍改善。2025 年的交投量较前一年急升 71%。然而，过去数年所累积的大量供应持续对写字楼市场构成压力。以 2024 年第四季与 2025 年第四季相比，整体写字楼售价全年跌幅收窄至 13.6%，同期甲级、乙级和丙级写字楼售价分别下跌 11.9%、18.1% 和 12.8%。整体写字楼租金亦于同期下跌 3.2%，当中甲级、乙级和丙级写字楼租金分别录得 4.0%、2.6% 和 1.7% 的跌幅。

The rental market continued its good performance over the year, buttressed by strong demand from influx of new arrivals, including those under various talent admission schemes and non-local students pursuing tertiary education in Hong Kong. Domestic rents rose by 4.1% between the fourth quarters of 2024 and 2025. The year-end market yields for all classes of domestic properties slightly increased to the range from 2.4% to 3.7%.

Completions of private domestic units in 2025 were 18 448 units, 24% fewer than those in 2024 and made up mostly of small/medium units. Take-up, at 19 365 units, was 12% higher than that of 2024. Vacancy at the year-end was 4.3% of the total stock, equivalent to 56 081 units. Forecast completions in 2026 and 2027 are 16 975 units and 15 362 units respectively.

## Office

Office market sentiment generally improved amid cuts in interest rates, expansion of the financial and professional services sectors as well as establishment or expansion of operations into Hong Kong by major technology companies. Trading volume in 2025 surged by 71% as compared to that of the preceding year. Nevertheless, the office market continued to face pressure from the ample supply accumulated over the past few years. The yearly decline in overall office prices narrowed to 13.6% between the fourth quarters of 2024 and 2025, with Grade A, B and C office prices falling by 11.9%, 18.1% and 12.8% respectively during the corresponding period. Overall office rents dropped by 3.2% during the corresponding period, with Grade A, B and C office rents recording decreases of 4.0%, 2.6% and 1.7% respectively.

2025年的落成量急升至299 200平方米，甲级写字楼落成量相等于289 200平方米，当中182 100平方米来自油尖旺。在2025年，只有中西区和油尖旺为乙级写字楼提供合共10 000平方米的落成量，而丙级写字楼并无落成量。年内，整体使用量为正数4 300平方米，当中甲级写字楼使用量录得正数97 200平方米，而乙级和丙级写字楼分别录得负数65 000平方米和负数27 900平方米。年底整体空置率上升至总存量的17.6%，相当于2 385 700平方米。甲级、乙级和丙级写字楼的空置率分别为18.4%、17.4%和12.9%，而核心地区的甲级写字楼空置率介乎11.1%至18.5%不等，当中以尖沙咀及中区的空置率较低。

2026和2027年的预测落成量分别为142 700平方米和125 000平方米。在2026年，湾仔甲级写字楼的落成量将占市场最大份额，为预计总落成量108 100平方米的58%。在2027年，油尖旺将提供最多甲级写字楼，占预测落成量78 100平方米的60%。2026和2027年乙级写字楼的预测落成量将分别为34 300平方米和46 900平方米。至于丙级写字楼，在2026年将会有300平方米的落成量，但2027年则没有。

Completions in 2025 soared to 299 200 m<sup>2</sup>. Grade A completions were equivalent to 289 200 m<sup>2</sup>, of which 182 100 m<sup>2</sup> were from Yau Tsim Mong. The Central and Western district, and Yau Tsim Mong were the only suppliers of the Grade B completions, amounting to 10 000 m<sup>2</sup> in total while there were no Grade C completions in 2025. The overall take-up was positive at 4 300 m<sup>2</sup> in the year, of which Grade A offices registered a positive take-up of 97 200 m<sup>2</sup>, while Grade B and Grade C offices recorded negative take-ups of 65 000 m<sup>2</sup> and 27 900 m<sup>2</sup> respectively. The overall year-end vacancy rose to 17.6% of the total stock, amounting to 2 385 700 m<sup>2</sup>. The vacancy rates of Grade A, Grade B and Grade C offices were 18.4%, 17.4% and 12.9% respectively, whereas those for the Grade A offices in core districts ranged from 11.1% to 18.5%, with Tsim Sha Tsui and Central having lower rates.

Forecast completions are 142 700 m<sup>2</sup> and 125 000 m<sup>2</sup> in 2026 and 2027 respectively. In 2026, Wan Chai will dominate the market, supplying 58% of the total expected Grade A completions of 108 100 m<sup>2</sup>. In 2027, Yau Tsim Mong will provide the largest share of Grade A completions, contributing 60% of the anticipated Grade A completions of 78 100 m<sup>2</sup>. Grade B forecast completions will be 34 300 m<sup>2</sup> in 2026 and 46 900 m<sup>2</sup> in 2027. For Grade C offices, there will be 300 m<sup>2</sup> of completions in 2026 but none in 2027.



## 商业楼宇

2025 年商业楼宇的落成量增至 96 900 平方米，当中九龙和港岛合共占总落成量的 96%。年内使用量录得负数 49 800 平方米。年底空置率为总存量的 12.5%，相当于 1 490 700 平方米。预计 2026 年的落成量将下跌至 72 600 平方米，当中湾仔将占预计落成量的 28%。在 2027 年，落成量将主要来自九龙城，相当于总落成量 74 600 平方米的 41%。

## 零售业楼宇

年内，私人消费增长，加上众多国际会议及在启德体育园启用后举办的盛事，推动访港旅客人次增加和旅游业持续复苏，提振了零售业楼宇市场。在 2025 年，尽管零售业楼宇的售价和租金的全年跌幅收窄，但在市民和旅客的消费模式有所转变之下，零售业楼宇市场依然低迷。以 2024 年第四季与 2025 年第四季相比，零售业楼宇的售价下跌 12.7%，而同期租金下跌 4.5%。市场回报率由前一年的 3.1% 进一步上升至 2025 年年底的 3.5%。

## Commercial

Completions of commercial premises in 2025 increased to 96 900 m<sup>2</sup>, with Kowloon and Hong Kong Island altogether accounting for 96% of the total completions. A negative take-up of 49 800 m<sup>2</sup> was recorded in the year. Year-end vacancy rate was 12.5% of the total stock, amounting to 1 490 700 m<sup>2</sup>. Completions are anticipated to decline to 72 600 m<sup>2</sup> in 2026, with Wan Chai contributing 28% of the anticipated completions. In 2027, completions will mainly come from Kowloon City, equivalent to 41% of the 74 600 m<sup>2</sup> total completions.

## Retail

The retail property market was stimulated by the growth in private consumption during the year, as well as increase in visitor arrivals and continued revival in inbound tourism boosted by many international conferences and mega events especially following the opening of the Kai Tak Sports Park. However, it remained to be in the doldrums amid the changing consumption pattern of residents and visitors, although the yearly declines in prices and rents narrowed in 2025. Prices of retail premises decreased by 12.7% between the fourth quarters of 2024 and 2025, while rents fell by 4.5% over the same period. The market yield at end of 2025 grew further to 3.5% from the preceding year's 3.1%.



## 工业楼宇

2025年工业楼宇市场略有改善，其中分层工厂大厦交投量较2024年增加34%，但依然疲软。全球贸易前景不明朗，保护主义升温，削弱了航运需求，并对工业楼宇市场构成沉重压力。

2025年分层工厂大厦的落成量为43 900平方米。年底空置量微升至总存量的7.6%，相当于1 230 800平方米。使用量仍为负数，达113 600平方米。预计2026和2027年的落成量将分别增至78 500平方米和123 200平方米。

以2024年第四季与2025年第四季相比，分层工厂大厦售价下跌15.2%，而租金则录得3.0%的轻微跌幅，使市场回报率由2024年的3.6%上升至2025年年底的4.1%。

2025年并无工贸大厦落成。使用量录得负数14 900平方米，而年底空置率为总存量的14.9%，相当于73 700平方米。预计未来两年均不会有新落成量。

2025年并无货仓楼面落成，使用量录得负数156 200平方米，而年底空置率为总存量的10.4%，相当于377 400平方米。预计2026和2027年均不会有新货仓落成。

## Industrial

The industrial market slightly improved in 2025 but remained soft, with trading volume for flatted factories increasing by 34% from 2024. Global trade uncertainties and rising protectionism weakened shipping demand and weighed heavily on the industrial market.

Completions of **flatted factories** in 2025 were 43 900m<sup>2</sup>. Vacancy at the year-end edged up to 7.6% of total stock at 1 230 800 m<sup>2</sup>. Take-up remained negative at 113 600 m<sup>2</sup>. Completions are anticipated to increase to 78 500 m<sup>2</sup> and 123 200 m<sup>2</sup> in 2026 and 2027 respectively.

Prices of flatted factories fell by 15.2% whilst rents recorded a modest decline of 3.0% between the fourth quarters in 2024 and 2025, resulting in a market yield of 4.1% at the end of 2025, up from 3.6% in 2024.

There were no **industrial/office** completions in 2025. A negative take-up of 14 900 m<sup>2</sup> was recorded and the year-end vacancy rate was 14.9% of the stock, amounting to 73 700 m<sup>2</sup>. No new completions are expected in the next two years.

No **storage** spaces were completed in 2025. Negative take-up of 156 200 m<sup>2</sup> was recorded and the year-end vacancy rate was 10.4% of the total stock at 377 400 m<sup>2</sup>. No new storage completions are anticipated in 2026 and 2027.

# 私人住宅

PRIVATE  
DOMESTIC

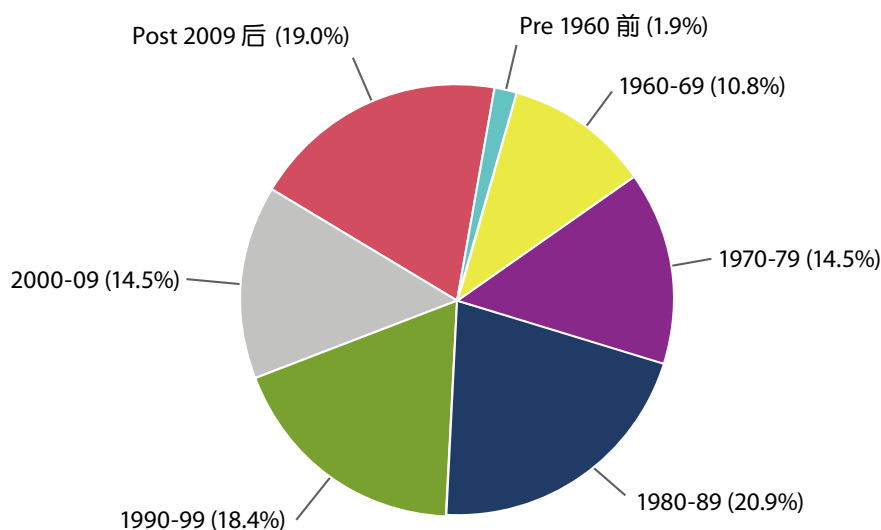




这类别包括设有专用煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2025年年底的整体总存量为1 309 265个单位。图表显示按楼龄划分的总存量。

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 2025, the overall stock was 1 309 265 units. The chart shows the stock distribution by age.

### 按楼龄分类的总存量 Stock Distribution by Age



2025年私人住宅落成量为18 448个单位，较前一年减少24%。九龙和新界分别占落成量的49%和36%，其余15%来自港岛。九龙城供应的落成单位最多，占28%，其次是西贡，占11%，深水埗和大埔则各占9%。

Completions in 2025, at 18 448 units, were 24% fewer than those in the previous year. Kowloon and the New Territories contributed 49% and 36% of the completions respectively, while the remaining 15% were from Hong Kong Island. The largest share of these completed units came from Kowloon City at 28%, followed by Sai Kung at 11%, with both Sham Shui Po and Tai Po at 9% each.

2025 年的入住量增至 19 365 个单位。年底空置量为 56 081 个单位，相当于总存量的 4.3%。空置单位中，有 7 120 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 2025 increased to 19 365 units. Vacancy at the year-end was 56 081 units, equivalent to 4.3% of the total stock. Among these vacant units, 7 120 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



2026 和 2027 年的预测落成量分别为 16 975 个和 15 362 个单位。在 2026 年，新落成量将主要集中在新界，占总预测落成量的 58%。当中大埔占新落成单位的 19%，西贡则占 15%。在 2027 年，新界将继续成为主要供应区域，占预测落成量的 51%。按地区计，九龙城将提供 34% 的落成量，其次是北区和屯门，分别占 19% 和 18%。

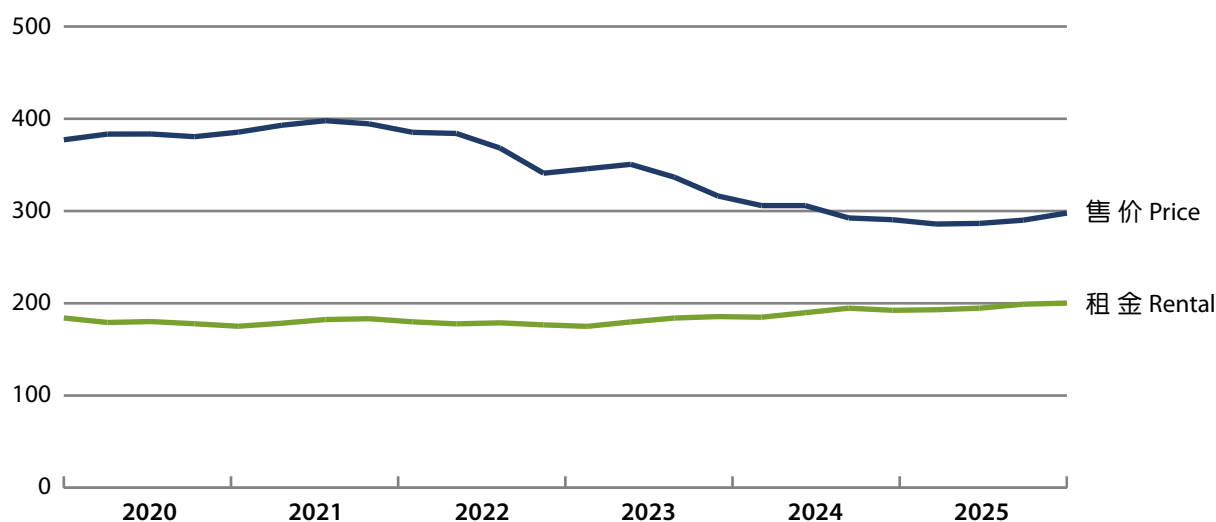
Forecast completions in 2026 and 2027 are 16 975 units and 15 362 units respectively. In 2026, new completions will mainly be concentrated in the New Territories, accounting for 58% of the total forecast completions, with Tai Po contributing 19% of the new units and Sai Kung providing another 15%. In 2027, the New Territories will remain to be the major supplier providing 51% of the anticipated completions. District-wise, Kowloon City will provide 34% of the forecast completions, followed by the North district at 19% and Tuen Mun at 18%.

住宅售价在 2025 年第一季轻微下跌，但随着政府宣布提高就物业交易征收象征式印花税的物业价值上限，刺激了压抑的置业需求，售价自第二季起开始上升。此外，本地经济增长蓬勃、本地股票市场表现强劲和利率下调，住宅售价在年底时保持上升动力，以 2024 年最后一季与 2025 年同季相比，录得 2.5% 的温和升幅。租赁市场亦继续受惠于人才流入和学生住屋需求，住宅租金在 2025 年全年稳步上扬，最后一季的租金较前一年同季上升 4.1%。

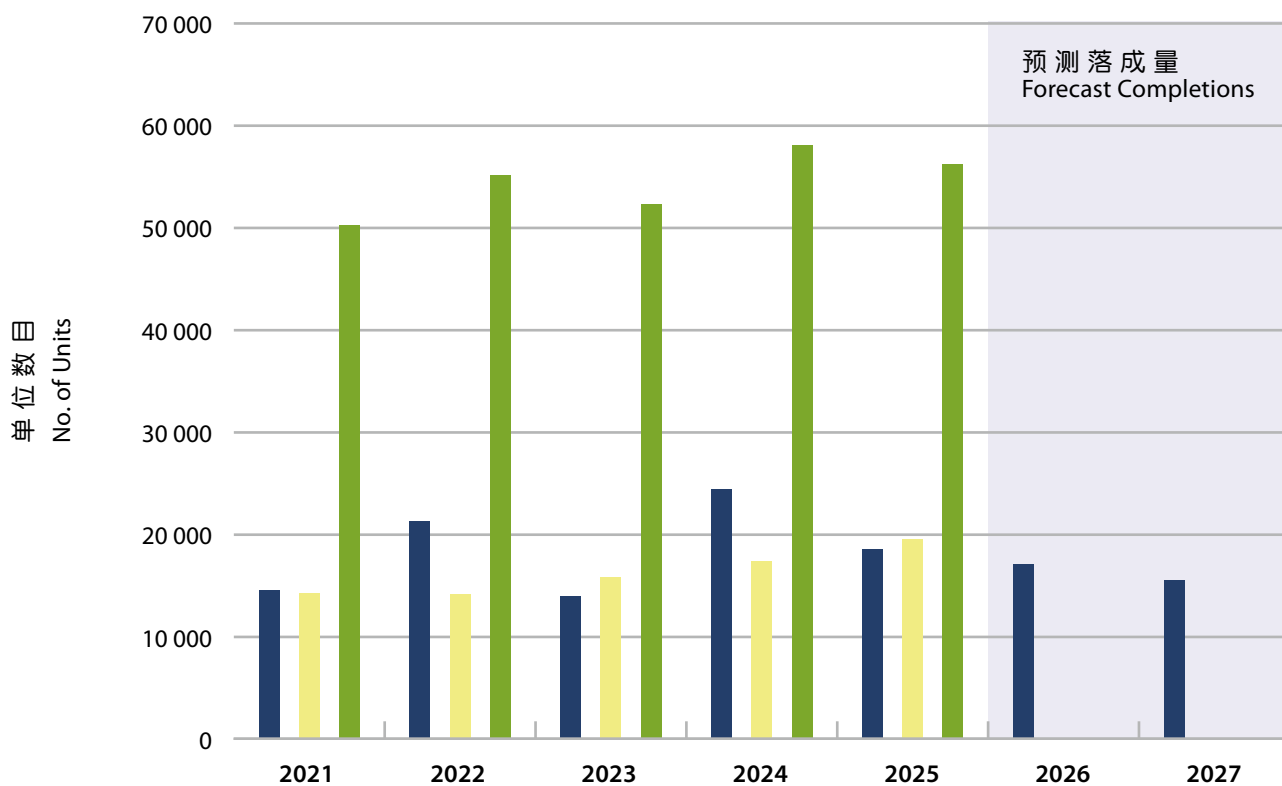
Domestic prices dipped slightly in the first quarter of 2025, but started to rise in the second quarter amid pent-up demand for home ownership stimulated by the Government's announcement to raise the threshold value of property transactions chargeable to a nominal stamp duty. Coupled with the robust local economic growth, strong performance of the local stock market and easing of interest rates, prices gained upward momentum towards the end of the year, registered a modest increase of 2.5% between the last quarters of 2024 and 2025. The rental market continued to benefit from the influx of talents and demand for housing for students. Domestic rents were on a steady, rising trajectory throughout 2025 and increased by 4.1% 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



	2021	2022	2023	2024	2025	2026	2027
落成量* Completions	14 386	21 168	13 852	24 261	18 448	16 975 <sup>#</sup>	15 362 <sup>#</sup>
入住量 Take-up	14 111	14 012	15 670	17 305	19 365		
空置量 Vacancy	50 164	54 967	52 146	57 900	56 081		
% <sup>+</sup>	4.1	4.4	4.1	4.5	4.3		

\* 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.

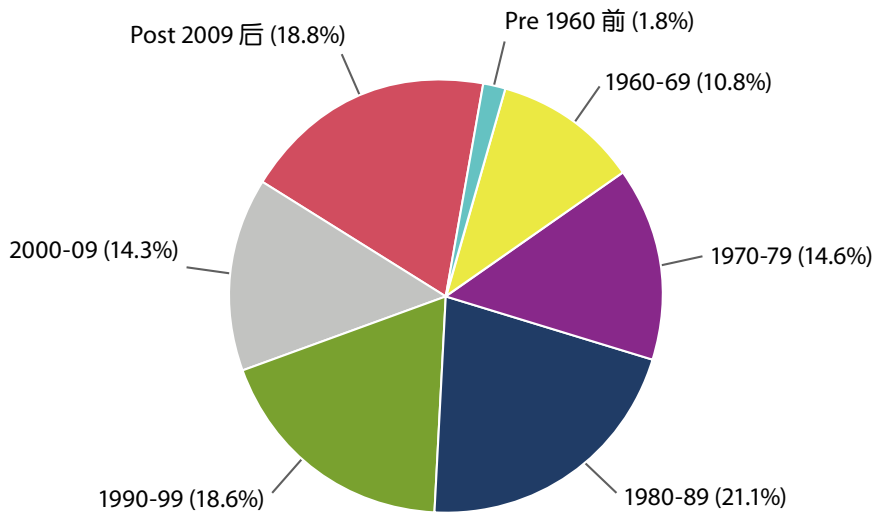
+ 年底空置量占总存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 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。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<sup>2</sup>. 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%。

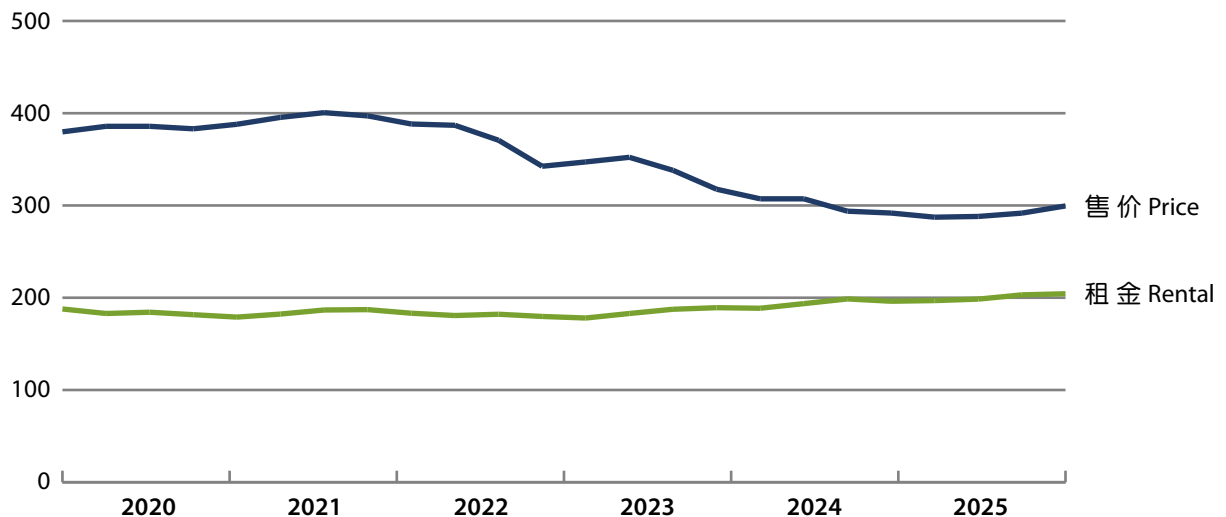
Completions in 2026 and 2027 are estimated to be 16 430 units and 15 160 units respectively. In 2026, the New Territories will contribute 59% of the forecast completions. On district basis, major completions will be located in Tai Po and Sai Kung at 19% and 15% respectively. In 2027, the New Territories 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%。

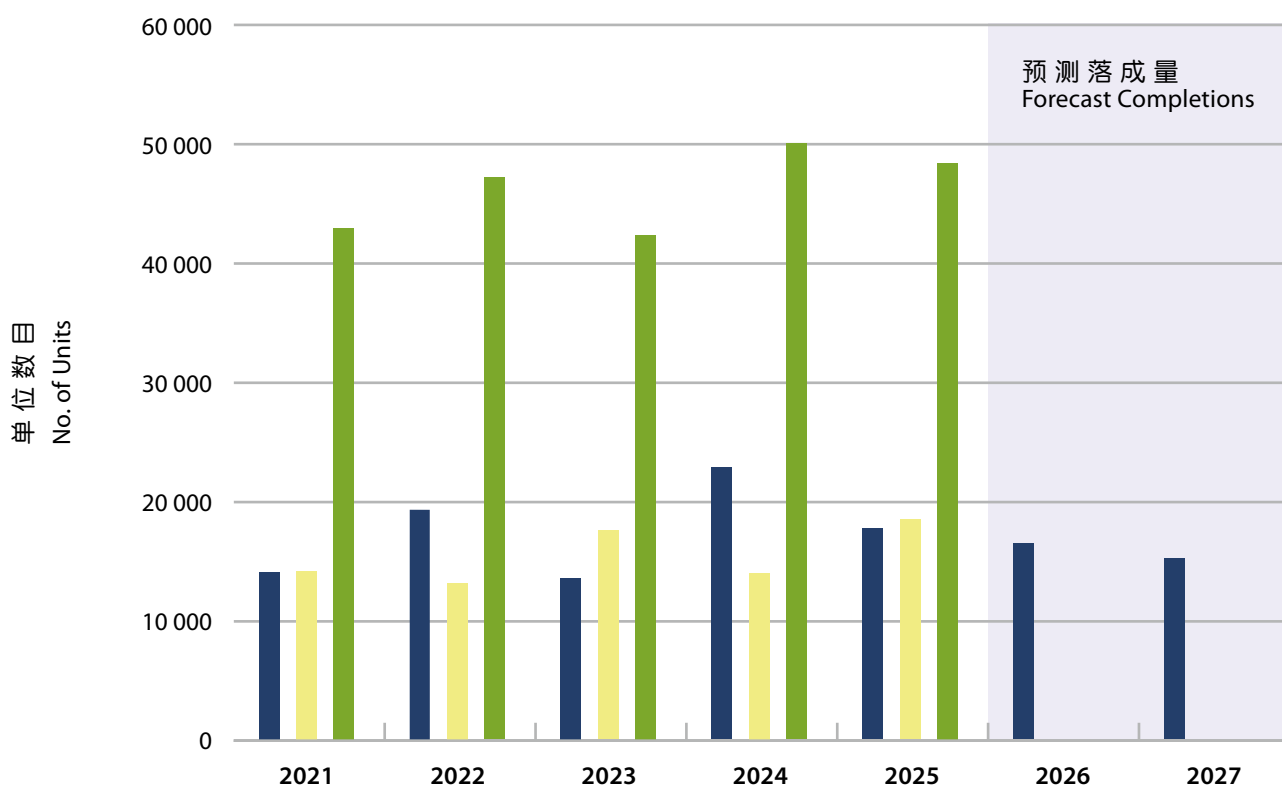
In line with the overall trend, domestic prices in this sub-sector dipped slightly in the first quarter of 2025 before turning around in the ensuing quarters. Prices in the fourth quarter increased moderately by 2.6% from that of the preceding year. Meanwhile, rents grew throughout the year and was 4.1%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



	2021	2022	2023	2024	2025	2026	2027
落成量* Completions	14 016	19 595	13 533	22 783	17 669	16 430 <sup>#</sup>	15 160 <sup>#</sup>
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		
% <sup>+</sup>	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.

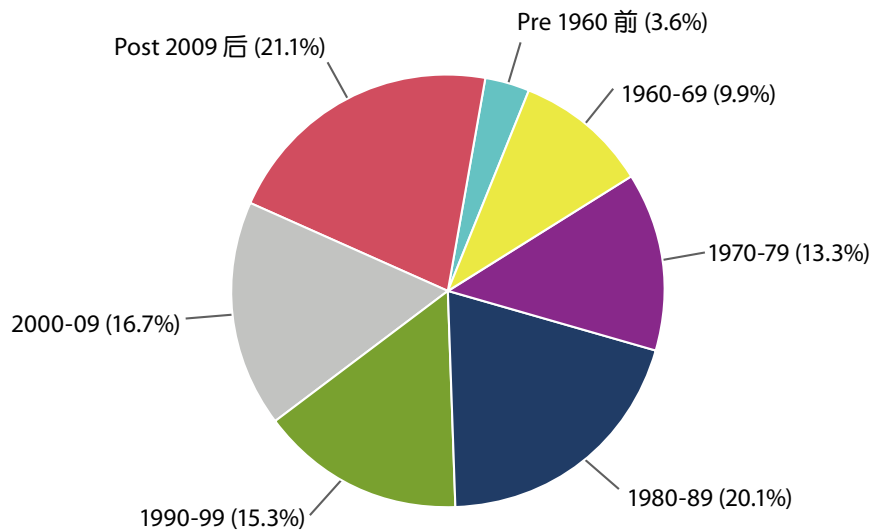
+ 年底空置量占总存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 预测数字  
Forecast figures

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%。

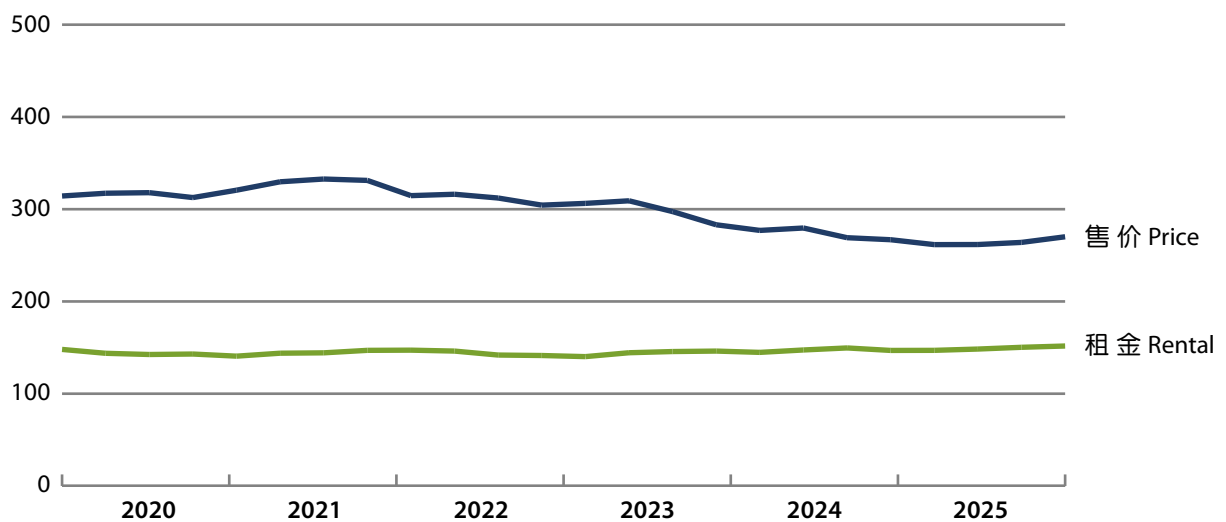
Completions in this sub-sector are expected to be 545 units in 2026 and 202 units in 2027. In 2026, Hong Kong Island will be the major supplier, contributing 62% of the forecast completions, with 31% of the new units coming from the Southern district. In 2027, the New Territories and Kowloon will provide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

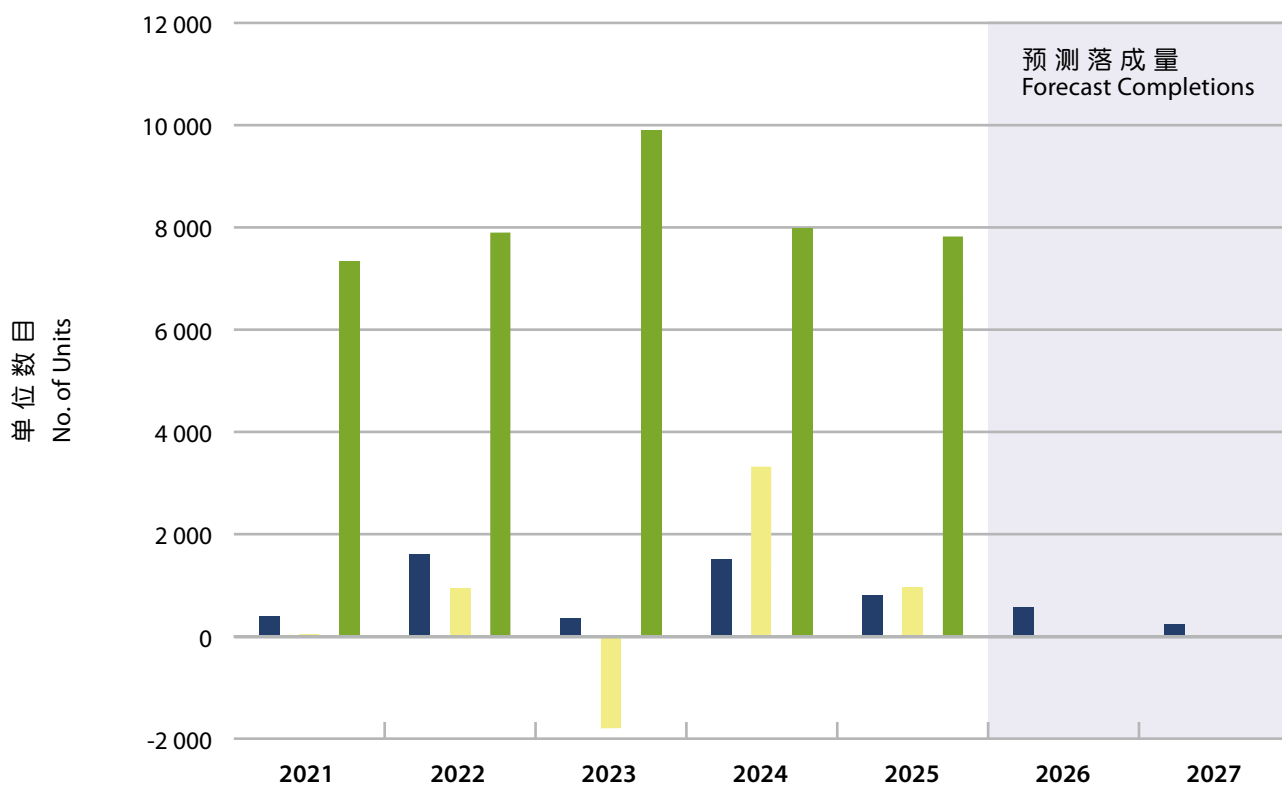
Prices in this sub-sector declined slightly in the first quarter of 2025 before rising in the rest of the year, ending with a mild growth of 1.2% in the fourth quarter of 2025 from that of the preceding year. Rents registered an increase of 3.3% in the fourth quarter of 2025 compared with the corresponding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

# 私人写字楼

PRIVATE  
OFFICE

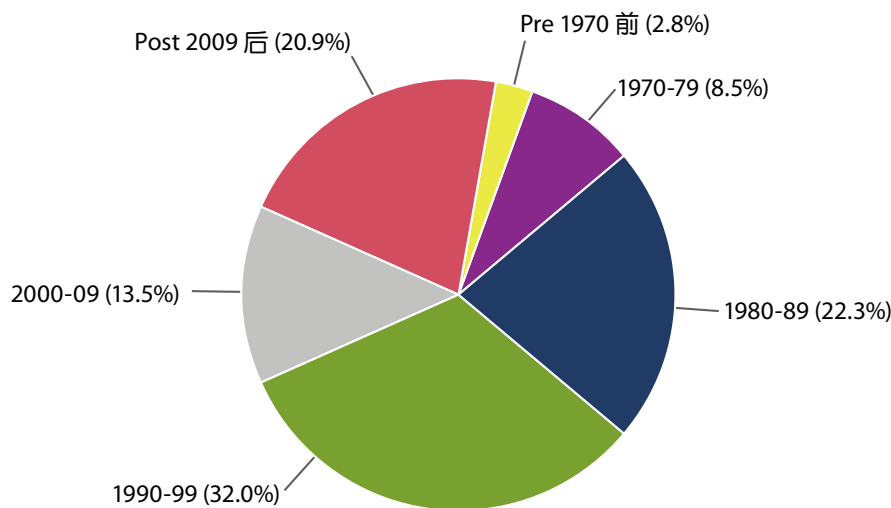




2025年年底，私人写字楼的总存量为13 545 400平方米，当中甲级写字楼占67%，乙级写字楼占22%，丙级写字楼占11%。位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积在2025年年底共占总存量的48%。图表显示按楼龄划分的整体写字楼总存量。

The total stock of private offices at the end of 2025 amounted to 13 545 400 m<sup>2</sup>, comprising 67% Grade A, 22% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 48% of the total stock at the end of 2025. The chart shows the total stock of all offices by age.

### 按楼龄分类的总存量 Stock Distribution by Age



2025年私人写字楼的落成量急升至299 200平方米，其中19%位于核心地区。在这些落成量中，甲级写字楼的落成量为289 200平方米，占了近乎全部的总落成量。

Office completions in 2025 soared to 299 200 m<sup>2</sup>, with 19% situated in the core districts. Among these completions, Grade A office space, amounting to 289 200 m<sup>2</sup>, contributed almost the entire total completions.

年内整体使用量录得正数 4 300 平方米。年底空置量上升至 2 385 700 平方米，相当于总存量的 17.6%。

A positive overall take-up of 4 300 m<sup>2</sup> was recorded for the year. Vacancy at the year-end rose to 2 385 700 m<sup>2</sup>, equivalent to 17.6% of the total stock.



预测落成量在 2026 和 2027 年将分别为 142 700 平方米和 125 000 平方米。在 2026 年，新落成量将主要来自湾仔及中西区，分别占总预测落成量的 44% 和 29%。在 2027 年，大部分新落成量将集中在油尖旺及九龙城，分别占总预测落成量的 40% 及 29%。

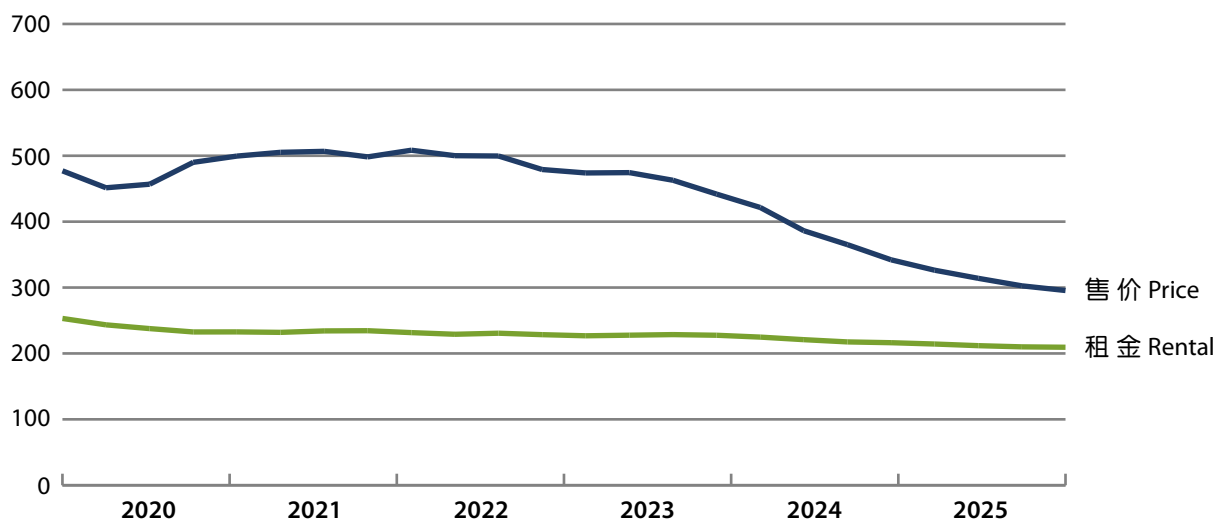
Forecast completions are 142 700 m<sup>2</sup> and 125 000 m<sup>2</sup> in 2026 and 2027 respectively. In 2026, the new completions will mainly come from Wan Chai and the Central and Western district, providing 44% and 29% of the total forecast completions respectively. In 2027, the major new completions will be concentrated in Yau Tsim Mong and Kowloon City, accounting for 40% and 29% of the total forecast completions respectively.

写字楼售价在 2025 年全年下滑，但跌幅在迈向年底时一直收窄，2025 年最后一季与 2024 年同期相比下跌 13.6%。租金于 2025 年最后一季亦较 2024 年同期录得 3.2% 的跌幅。

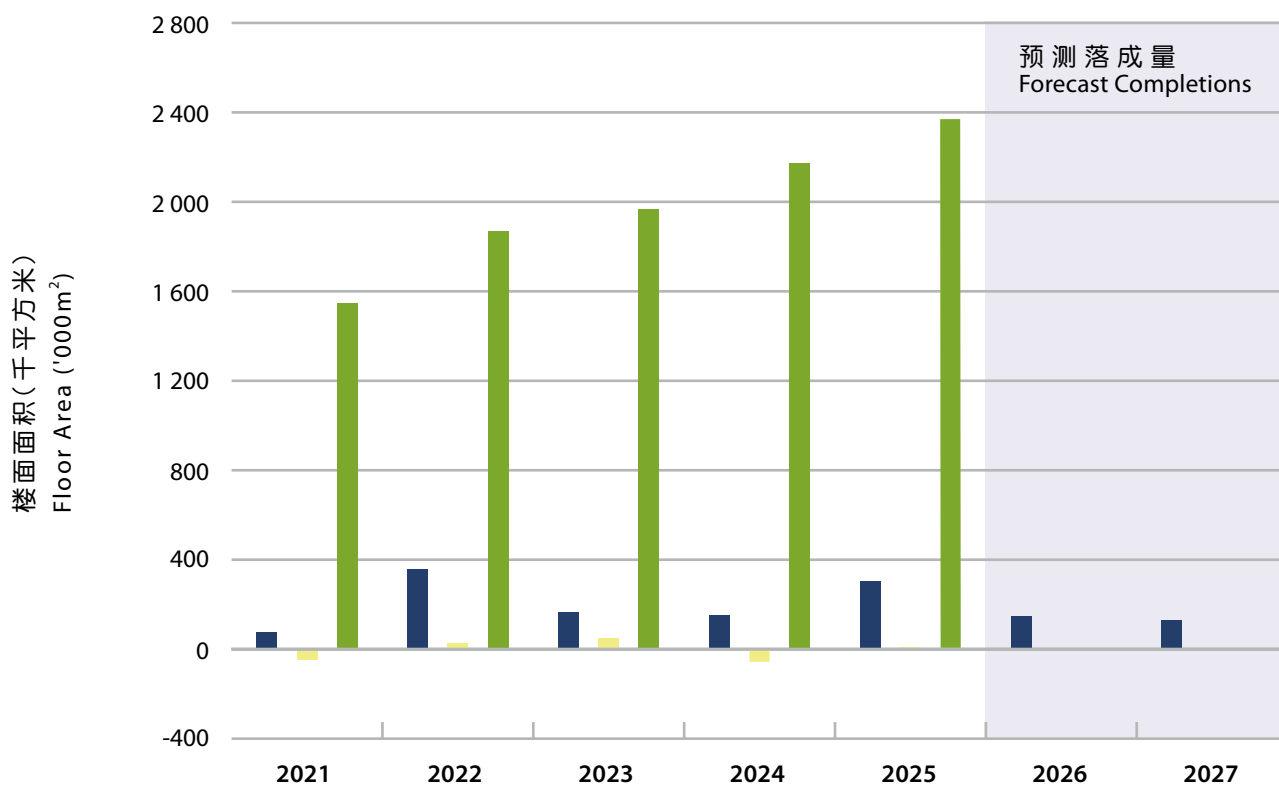
Office prices dropped throughout 2025 by 13.6% in the last quarter of 2025 over the same period in 2024, with the decline narrowing towards the end of the year. Rents recorded a decrease of 3.2% in the last quarter of 2025 over the corresponding period in 2024.



### 售价及租金指数 Price and Rental Indices



落成量、使用量及空置量  
Completions, Take-up and Vacancy



	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	70	351	159	147	299	143 <sup>#</sup>	125 <sup>#</sup>
使用量 Take-up	-40	19	41	-59	4		
空置量 Vacancy	1 541	1 860	1 960	2 166	2 386		
% <sup>+</sup>	12.3	14.4	14.9	16.3	17.6		

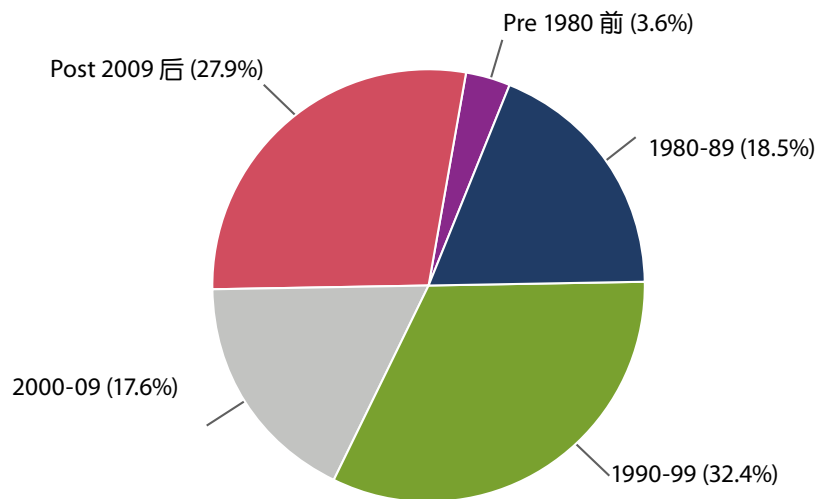
+ 年底空置量占总存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 预测数字  
Forecast figures

2025年年底，甲级写字楼的总存量为9 034 000平方米，占写字楼总存量的67%。图表显示按楼龄划分的甲级写字楼总存量。

Stock of Grade A office space at the end of 2025 was 9 034 000 m<sup>2</sup>, representing 67% of the total office stock. The chart shows the distribution of stock in this grade by age.

### 按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的46%，而九龙与新界则分别占41%和13%。

Hong Kong Island accounted for 46% of the stock, while the shares for Kowloon and the New Territories were 41% and 13% respectively.

2025年甲级写字楼的落成量大幅上升至289 200平方米，主要来自油尖旺。

Completions of Grade A offices in 2025 surged to 289 200 m<sup>2</sup>, mainly coming from Yau Tsim Mong.

2025 年录得正数 97 200 平方米的使用量。年底空置量为 1 666 200 平方米，相当于甲级写字楼总存量的 18.4%，其中 31% 的空置面积位于核心地区。

A positive take-up of 97 200 m<sup>2</sup> was recorded in 2025. The year-end vacancy was 1 666 200 m<sup>2</sup>, representing 18.4% of Grade A stock. 31% of the vacant spaces was found in the core districts.



预测落成量在 2026 年将下跌至 108 100 平方米，并在 2027 年再跌至 78 100 平方米。2026 年的新落成量将集中在湾仔和中西区，分别占总落成量的 58% 和 37%。在 2027 年，落成量将主要来自油尖旺和中西区，分别占总预测落成量的 60% 和 30%。

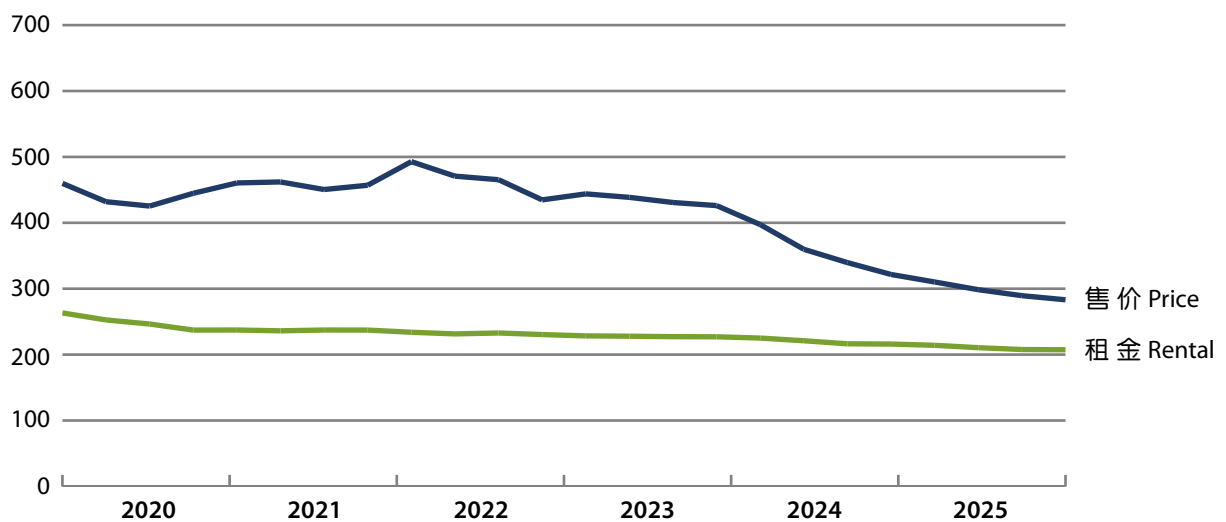
Forecast completions will fall to 108 100 m<sup>2</sup> in 2026 and further to 78 100 m<sup>2</sup> in 2027. New completions in 2026 will be concentrated in Wan Chai and the Central and Western district, respectively providing 58% and 37% of the total. In 2027, completions will mainly be coming from Yau Tsim Mong and the Central and Western district, accounting for 60% and 30% of the total forecast completions respectively.

甲级写字楼销售及租赁市场全年皆表现偏软，以第四季与 2024 年同期相比，售价和租金分别录得 11.9% 和 4.0% 的跌幅。

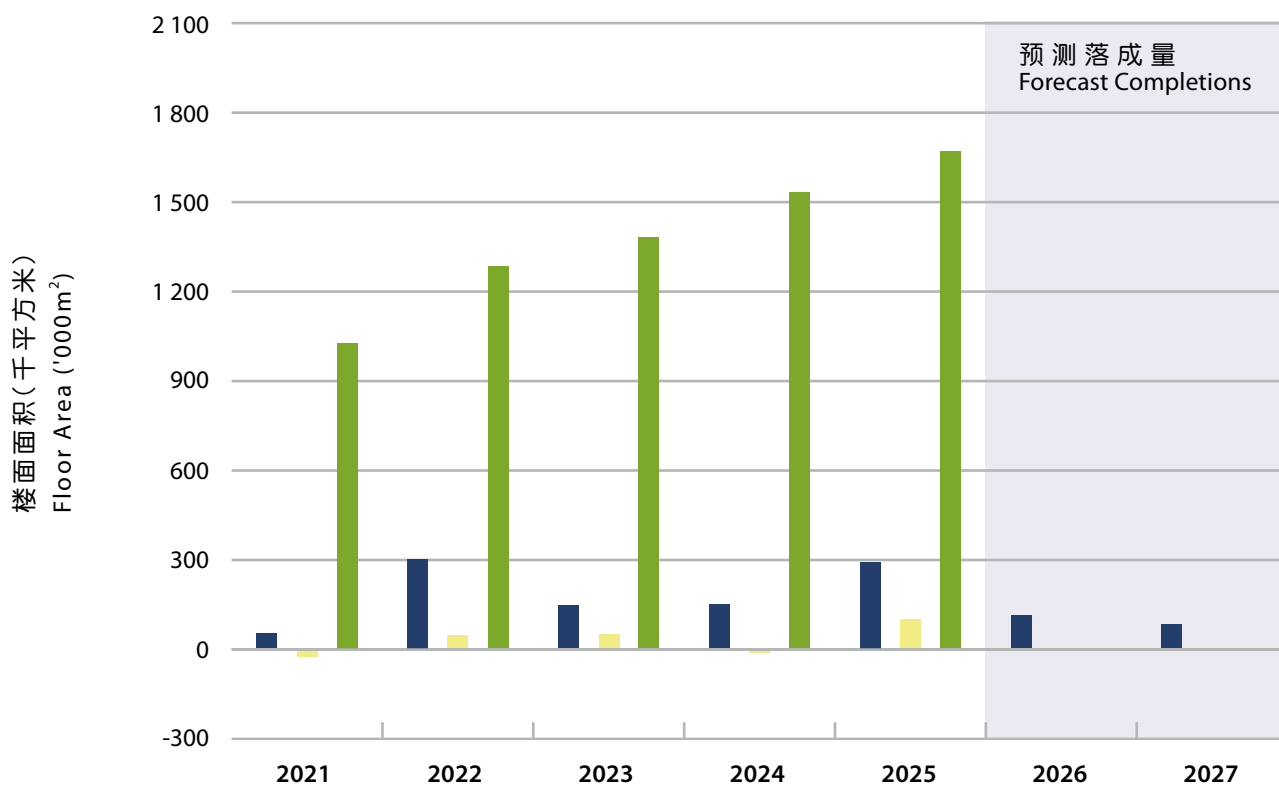
Both sales and rental market of Grade A offices were soft over the year, with prices and rents registering decreases of 11.9% and 4.0% respectively in the fourth quarter over the same period in 2024.



### 售价及租金指数 Price and Rental Indices



落成量、使用量及空置量  
Completions, Take-up and Vacancy



	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	49	299	144	146	289	109 <sup>#</sup>	78 <sup>#</sup>
使用量 Take-up	-18	42	45	-4	97		
空置量 Vacancy	1 023	1 280	1 377	1 528	1 666		
% <sup>+</sup>	12.5	15.1	16.0	17.4	18.4		

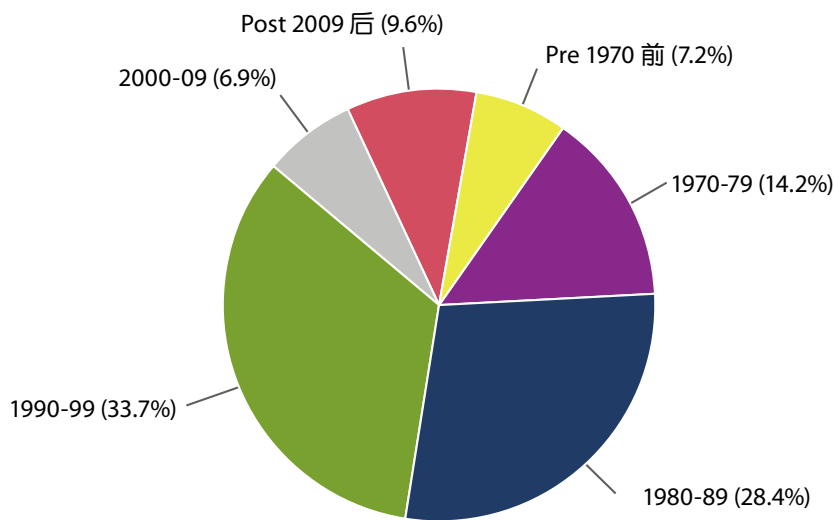
+ 年底空置量占总存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 预测数字  
Forecast figures

2025年年底，乙级写字楼的总存量为3 033 200平方米，占写字楼总存量的22%。图表显示按楼龄划分的乙级写字楼总存量。

Stock of Grade B offices was 3 033 200 m<sup>2</sup> at the end of 2025, representing 22% of the total office stock. The chart shows the distribution of stock in this grade by age.

### 按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的55%，而九龙与新界则分别占36%和9%。

Hong Kong Island accounted for 55%, while Kowloon and the New Territories contributed 36% and 9% respectively.

2025年乙级写字楼的落成量为10 000平方米，全部来自中西区和油尖旺。

Grade B office completions in 2025 were 10 000 m<sup>2</sup>. All came from the Central and Western district and Yau Tsim Mong.

乙级写字楼在 2025 年的使用量为负数 65 000 平方米。年底空置量为 528 900 平方米，相当于乙级写字楼总存量的 17.4%，其中 53% 的空置面积位于核心地区。

Take-up of Grade B offices in 2025 was negative at 65 000 m<sup>2</sup>. The year-end vacancy, amounting to 528 900 m<sup>2</sup>, was equivalent to 17.4% of the Grade B stock. 53% of the vacant spaces was found in the core districts.



预计落成量在 2026 和 2027 年将分别为 34 300 平方米和 46 900 平方米。2026 年的新落成量主要集中在观塘，2027 年则主要来自九龙城。

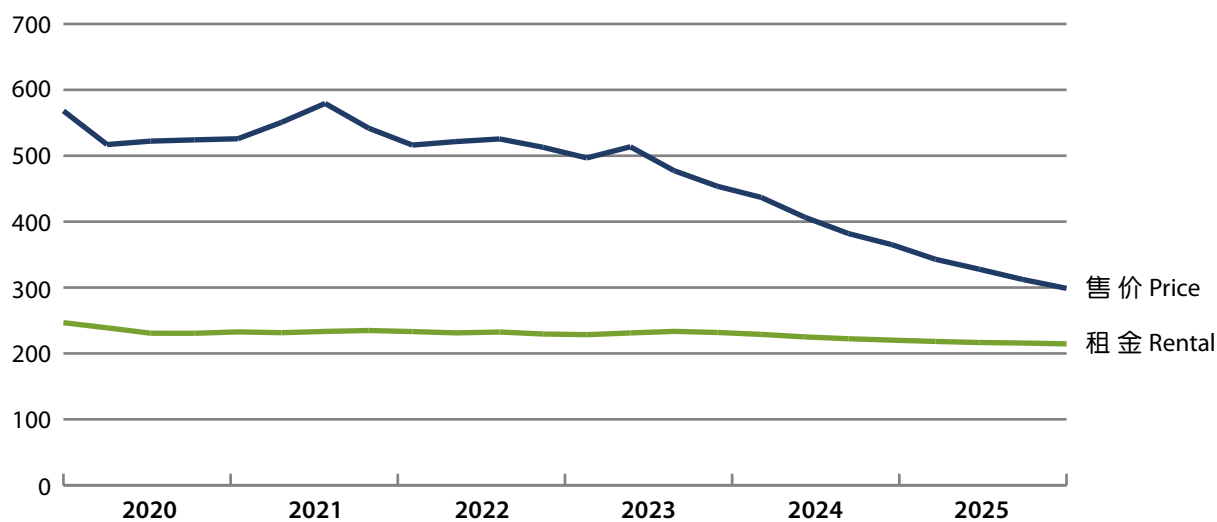
It is estimated that completions will be 34 300 m<sup>2</sup> and 46 900 m<sup>2</sup> in 2026 and 2027 respectively. The new completions in 2026 will be concentrated in Kwun Tong while those in 2027 will mainly come from Kowloon City.

乙级写字楼售价全年下滑，以 2025 年最后一季与 2024 年同期相比，售价下跌 18.1%。以 2024 和 2025 年最后一季作比较，租金则微跌 2.6%。

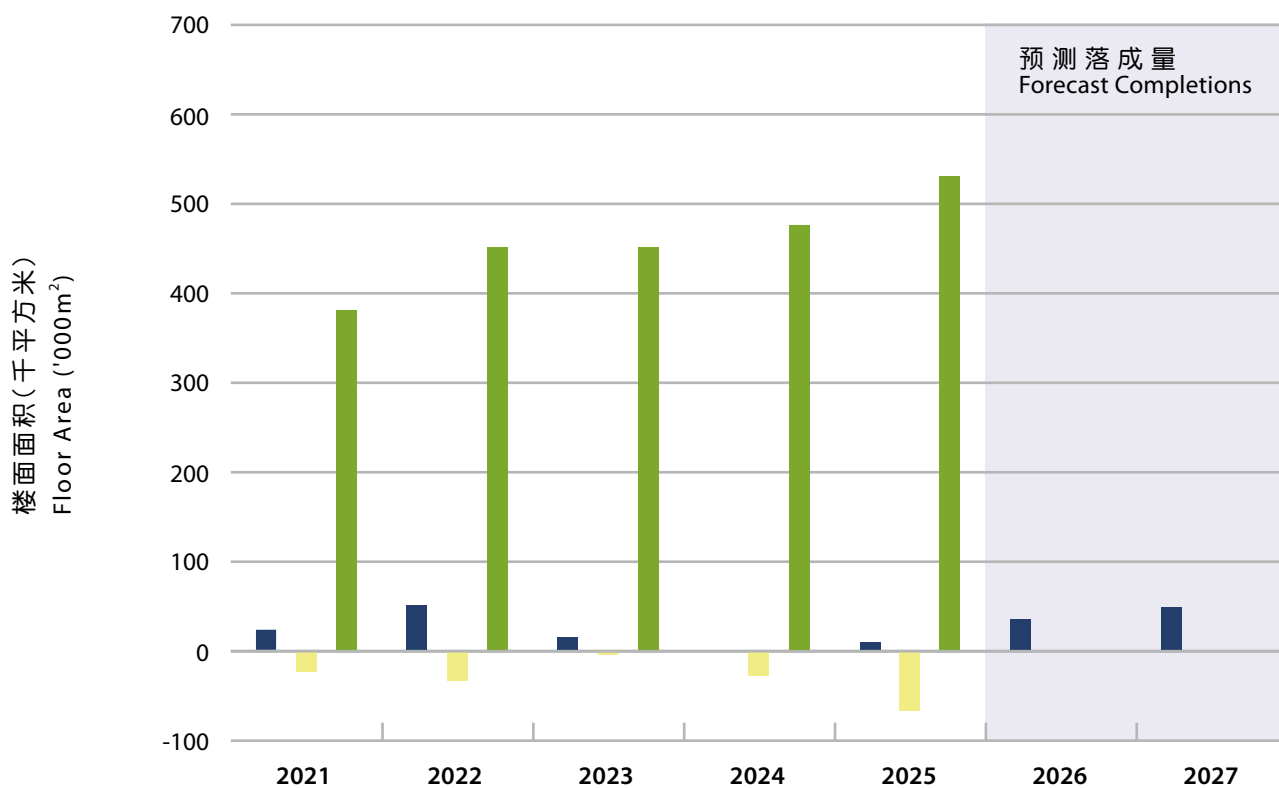
Prices of Grade B offices declined throughout the year by 18.1% in the last quarter of 2025 over the same period in 2024. Rents fell mildly by 2.6% between the last quarters of 2024 and 2025.



### 售价及租金指数 Price and Rental Indices



落成量、使用量及空置量  
Completions, Take-up and Vacancy



	楼面积(千平方米) Floor Area ('000m <sup>2</sup> )						
	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	21	50	14	0	10	34 <sup>#</sup>	47 <sup>#</sup>
使用量 Take-up	-22	-32	-2	-26	-65		
空置量 Vacancy	380	450	450	475	529		
% <sup>+</sup>	13.1	15.1	14.9	15.6	17.4		

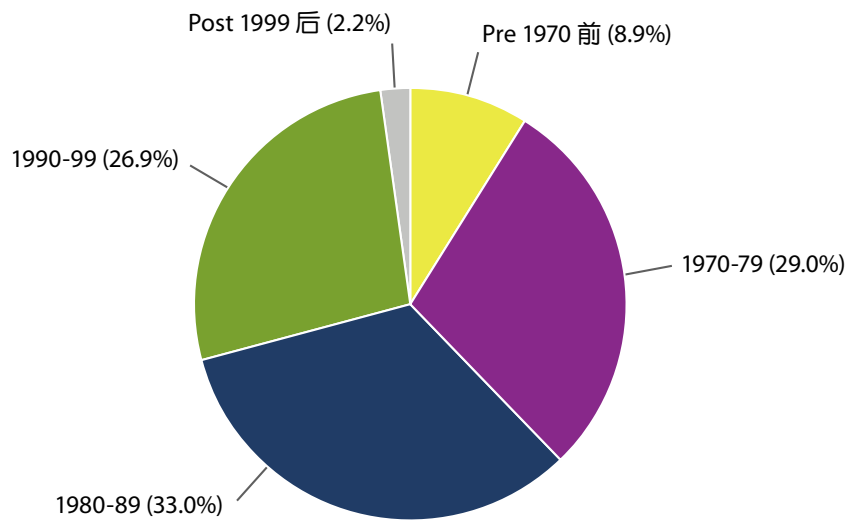
+ 年底空置量占总存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 预测数字  
Forecast figures

2025年年底，丙级写字楼的总存量为1 478 200平方米，占写字楼总存量的11%。图表显示按楼龄划分的丙级写字楼总存量。

Stock of Grade C offices was 1 478 200 m<sup>2</sup> at the end of 2025, representing 11% of the total office stock. The chart shows the distribution of stock in this grade by age.

### 按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的65%，而九龙与新界则分别占33%和2%。

Hong Kong Island accounted for 65% of the stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2025年并无录得丙级写字楼落成量。

No Grade C office completions were recorded in 2025.

丙级写字楼的使用量录得负数 27 900 平方米。年底空置量为 190 600 平方米，占丙级写字楼总存量的 12.9%，当中 72% 的空置面积位于核心地区。

Grade C offices registered a negative take-up of 27 900 m<sup>2</sup>. The year-end vacancy amounted to 190 600 m<sup>2</sup>, representing 12.9% of its stock. 72% of the vacant spaces was found in the core districts.



预计 2026 年将有 300 平方米的丙级写字楼在东区落成，2027 年则不会有新落成量。

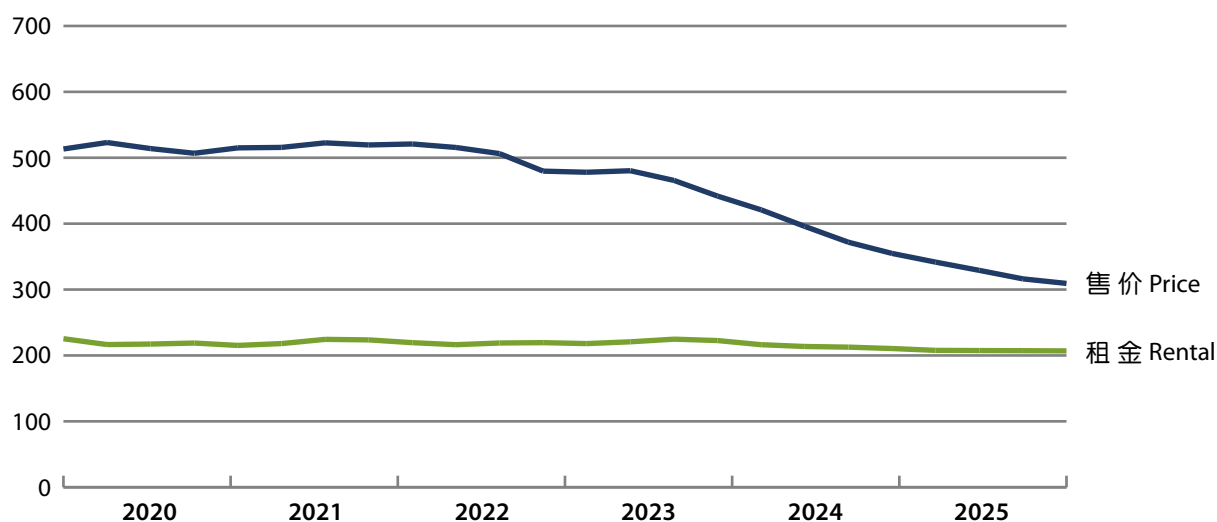
Grade C office space of 300 m<sup>2</sup> from the Eastern district will be expected in 2026. In 2027, there will be no new completions.

丙级写字楼售价全年下滑。以 2024 和 2025 年第四季相比，售价录得 12.8% 的跌幅。租金在第一季稍跌，但在其后季度并无显著变化，与 2024 年同季相比，第四季租金轻微下跌 1.7% 作结。

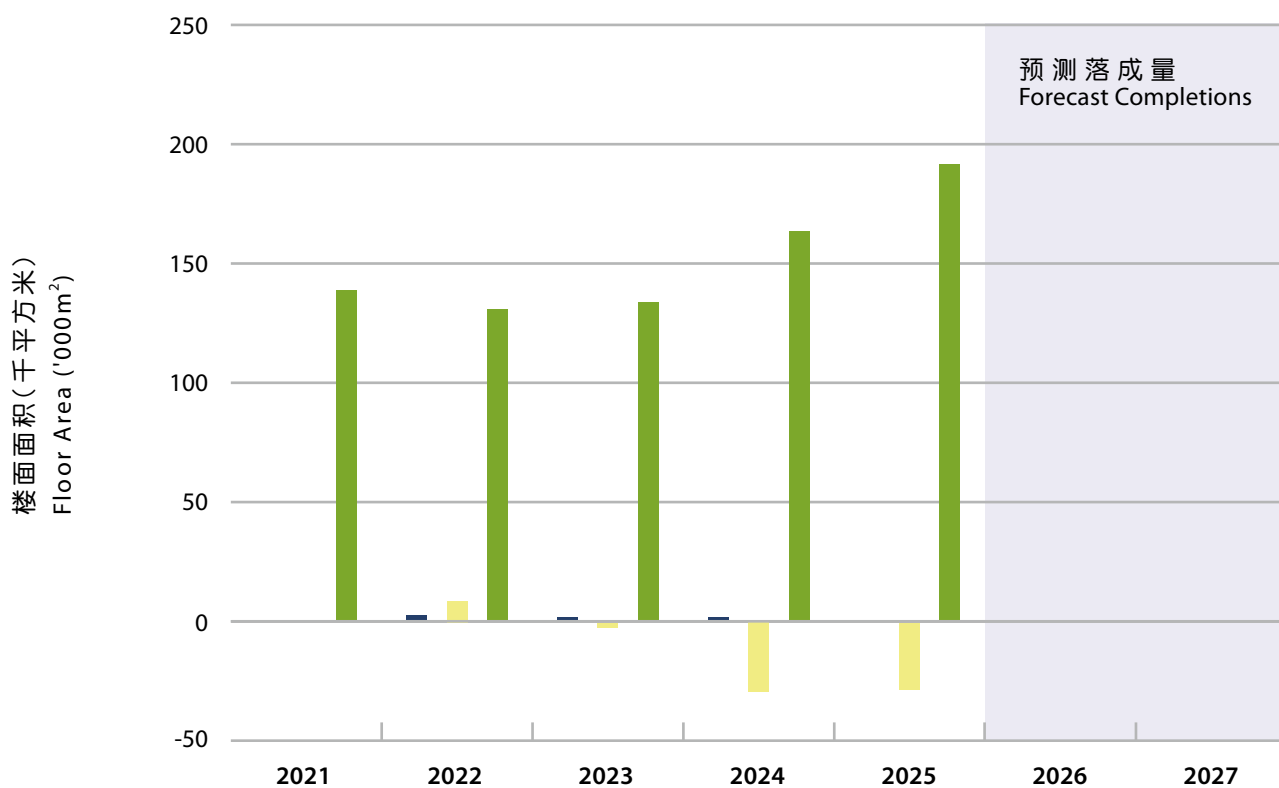
Prices of Grade C offices declined over the year, registering a fall of 12.8% between the fourth quarters of 2024 and 2025. Rents dipped slightly in the first quarter but did not show any significant change in the following quarters, ending with a slight decrease of 1.7% in the fourth quarter compared with the corresponding quarter in 2024.



### 售价及租金指数 Price and Rental Indices



落成量、使用量及空置量  
Completions, Take-up and Vacancy



	楼面面积 (千平方米) Floor Area ('000m <sup>2</sup> )						
	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	0	2	1	1	0	0 <sup>#</sup>	0 <sup>#</sup>
使用量 Take-up	0	9	-2	-29	-28		
空置量 Vacancy	138	130	133	163	191		
% <sup>+</sup>	9.3	8.8	9.0	11.0	12.9		

+ 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

# 私人商业楼宇

PRIVATE  
COMMERCIAL





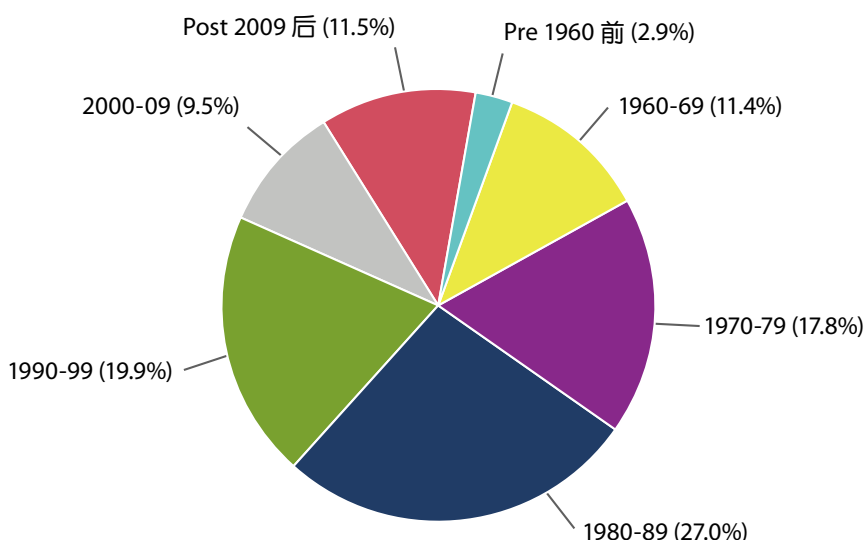
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在 2025 年年底的总存量为 11 882 600 平方米，其中港岛占 28%，九龙占 41%，新界占 31%。按楼龄划分的总存量详见图表。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

Stock in this sector at the end of 2025 was 11 882 600 m<sup>2</sup>, with 28% of the total spaces on Hong Kong Island, 41% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

### 按楼龄分类的总存量 Stock Distribution by Age



2025 年的落成量增至 96 900 平方米，九龙和港岛分别占总落成量的 76% 和 20%，其余 4% 则坐落新界。按地区计，落成量主要来自油尖旺，占总落成量的 60%。

Completions in 2025 increased to 96 900 m<sup>2</sup>. Kowloon and Hong Kong Island contributed 76% and 20% of the total completions respectively while the remaining 4% was attributable to the New Territories. On district basis, completions mainly came from Yau Tsim Mong at 60% of the total.

2025年，商业楼宇的使用量录得负数49 800平方米。年底空置量为1 490 700平方米，相当于总存量的12.5%。空置的商场铺位和楼上商用面积占总空置量的62%。

The commercial sector recorded a negative take-up of 49 800 m<sup>2</sup> in 2025. The vacancy at the year-end was 1 490 700 m<sup>2</sup>, representing 12.5% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 62% of the total vacancy.



预计落成量将在2026年下跌至72 600平方米，但在2027年将轻微上升至74 600平方米。2026年的落成量将主要来自湾仔，占总预测落成量的28%。2027年的落成量则大多来自九龙城，占总预测落成量的41%，其次是中西区，占30%。

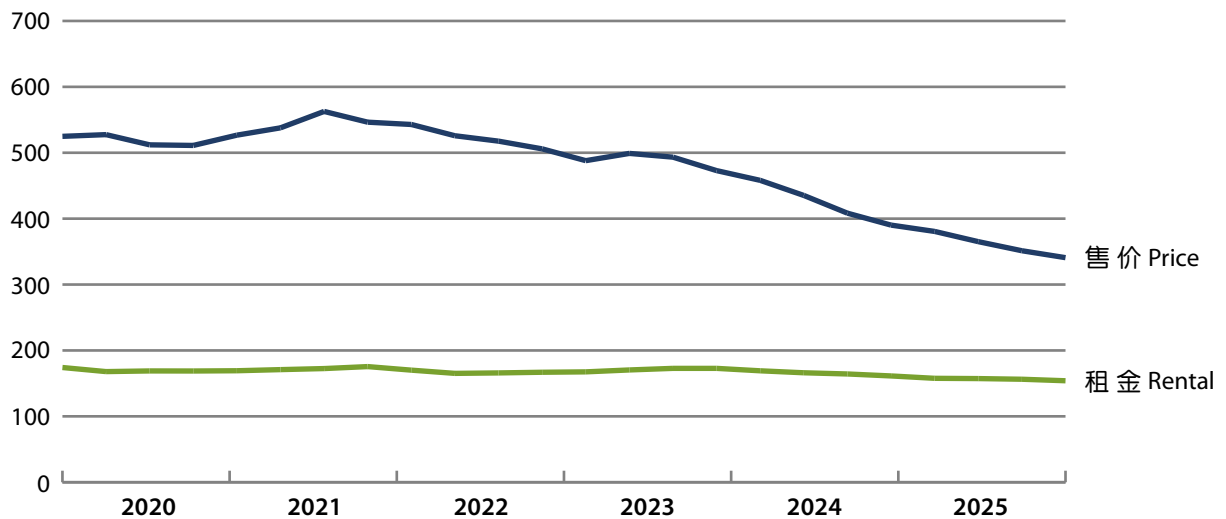
Completions are forecast to decline to 72 600 m<sup>2</sup> in 2026 but then rise slightly to 74 600 m<sup>2</sup> in 2027. Completions in 2026 will mainly come from Wan Chai at 28% of the total. Completions in 2027 will be largely from Kowloon City providing 41% of the total, followed by the Central and Western district at 30%.

零售业楼宇售价全年下跌，以2024与2025年第四季相比，录得12.7%的跌幅，而租金在全年亦呈跌势，于同期下跌4.5%。

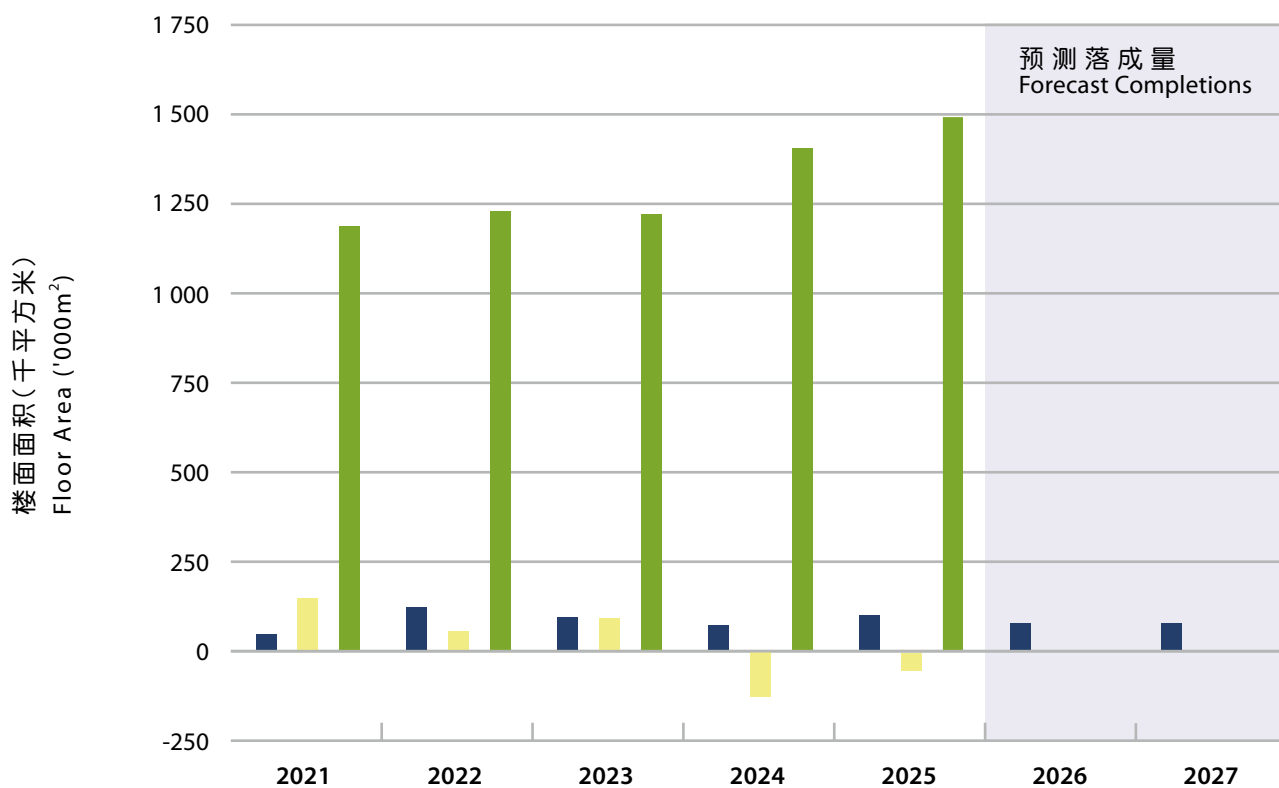
Prices of retail properties declined throughout the year, registering a decrease of 12.7% between the fourth quarters of 2024 and 2025. Rents were also on a downward trend over the year and fell by 4.5% over the same period



### 私人零售业楼宇售价及租金指数 Private Retail Price and Rental Indices



落成量、使用量及空置量  
Completions, Take-up and Vacancy



	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	42	118	91	69	97	73 <sup>#</sup>	75 <sup>#</sup>
使用量 Take-up	145	52	87	-124	-50		
空置量 Vacancy	1 182	1 224	1 217	1 400	1 491		
% <sup>+</sup>	10.2	10.5	10.3	11.8	12.5		

+ 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

私人工业楼宇

PRIVATE

INDUSTRIAL





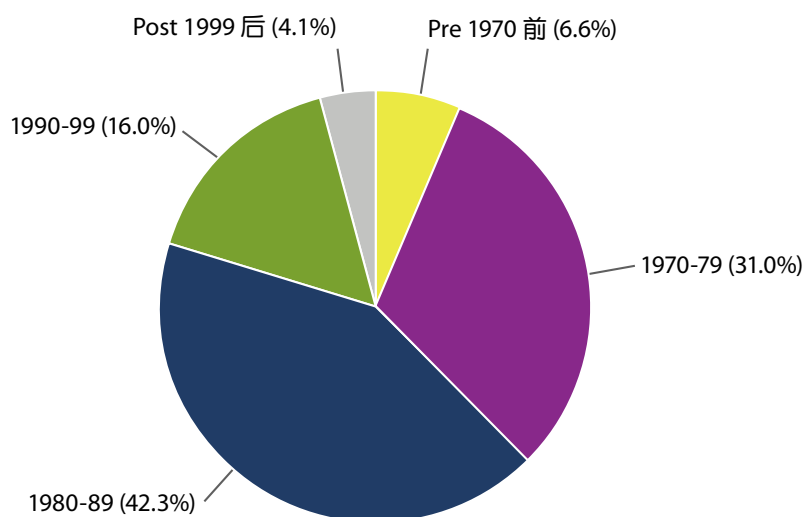
这类别包括分层工厂大厦及其附属写字楼。

This sector comprises flatted factories and their ancillary office accommodation.

这类物业于 2025 年年底的总存量为 16 138 900 平方米，新界约占总存量的一半。按楼龄划分的总存量详见图表。

At the end of 2025, the stock in this sector was 16 138 900 m<sup>2</sup>. The New Territories accounted for about half of the total stock. Distribution of total stock by age is shown in the chart.

### 按楼龄分类的总存量 Stock Distribution by Age



2025 年的落成量为 43 900 平方米，主要来自深水埗和荃湾，合共占总落成量 68%。

Completions in 2025 were 43 900 m<sup>2</sup>. They mainly came from Sham Shui Po and Tsuen Wan, altogether accounting for 68% of the total.

2025 年的使用量仍为负数，达 113 600 平方米。年底空置量微升至 1 230 800 平方米，相当于总存量的 7.6%，其中一半的空置面积位于观塘、荃湾和葵青。

Take-up in 2025 remained negative at 113 600 m<sup>2</sup>. Vacancy at the year-end edged up to 1 230 800 m<sup>2</sup>, representing 7.6% of the total stock. Half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.



预计 2026 和 2027 年的落成量将分别增至 78 500 平方米和 123 200 平方米。2026 年的新面积将主要来自沙田、西贡和葵青，分别占总预测落成量的 30%、23% 及 21%，而 2027 年的新面积则全数来自葵青和西贡。

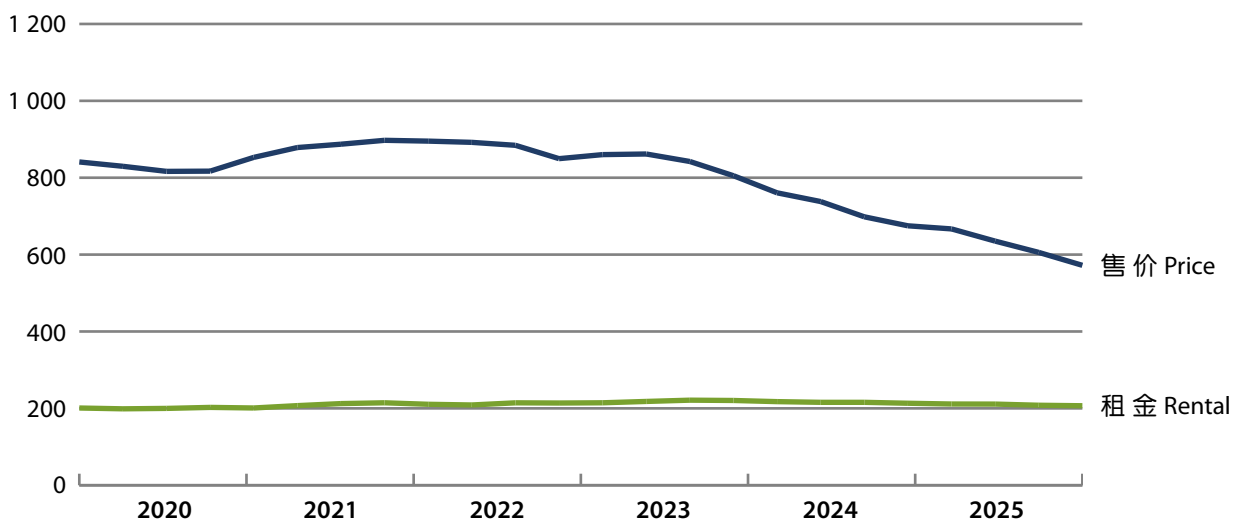
Completions in 2026 and 2027 are expected to increase to 78 500 m<sup>2</sup> and 123 200 m<sup>2</sup> respectively. New spaces in 2026 will mainly come from Sha Tin, Sai Kung and Kwai Tsing, contributing 30%, 23% and 21% of the total forecast completions respectively, while new spaces in 2027 will all come from Kwai Tsing and Sai Kung.

售价全年下滑，以 2025 年第四季和 2024 年同期相比录得 15.2% 的跌幅。2025 年第四季的租金与 2024 年第四季相比，亦录得 3.0% 温和跌幅。

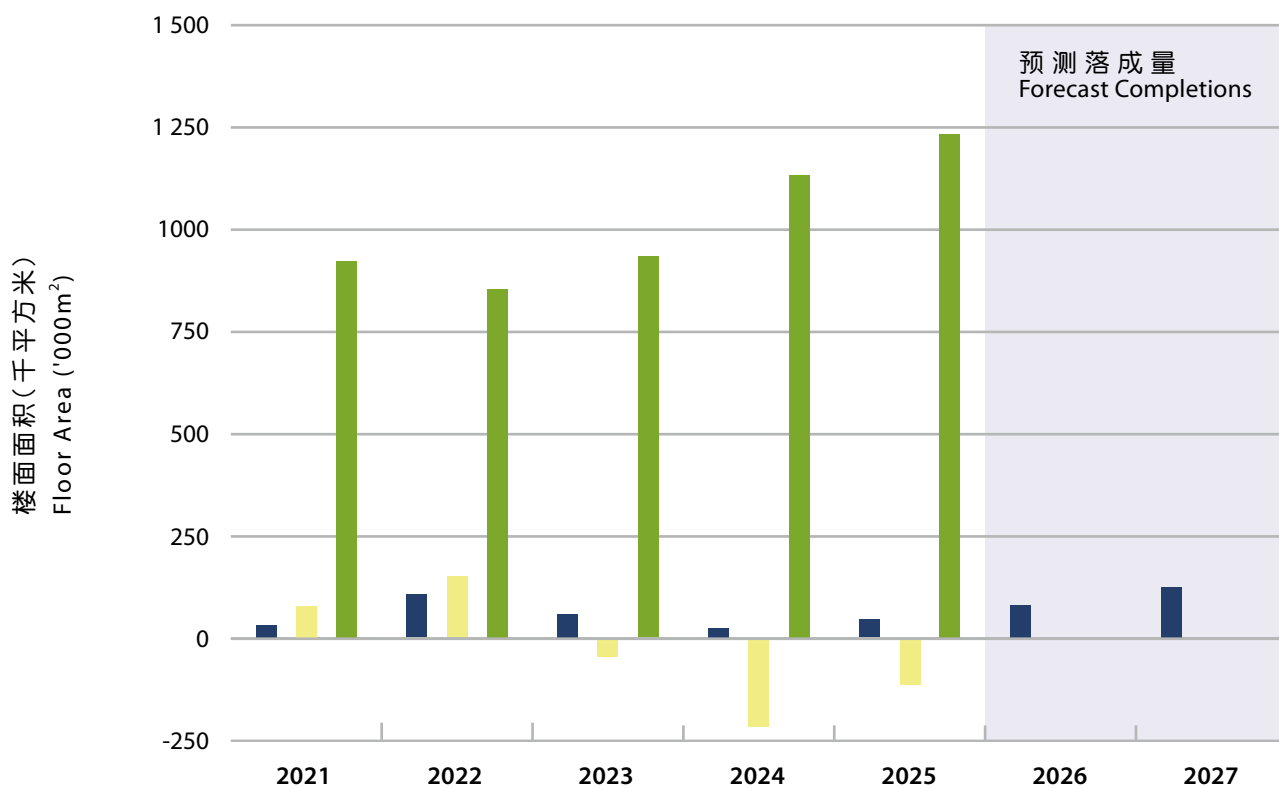
Prices fell throughout the year, registering a decrease of 15.2% in the fourth quarter of 2025 over the same period of 2024. Rents recorded a modest decline of 3.0% between the fourth quarters of 2024 and 2025.



### 售价及租金指数 Price and Rental Indices



落成量、使用量及空置量  
Completions, Take-up and Vacancy



	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	30	105	57	23	44	79 <sup>#</sup>	123 <sup>#</sup>
使用量 Take-up	77	149	-46	-212	-114		
空置量 Vacancy	920	852	931	1 130	1 231		
% <sup>+</sup>	5.7	5.3	5.7	7.0	7.6		

+ 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

这类别包括设计作工贸用途，并为此取得占用许可证的楼面面积。

2025年年底的总存量为494 700平方米，年内并无新落成量或楼宇拆卸。大部分面积位于市区，其中观塘和深水埗共占总面积的55%。

This sector comprises floor space in developments designed for industrial/office use, and certified for occupation as such.

Stock at the end of 2025 was 494 700 m<sup>2</sup> with no new completions or demolition in the year. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 55% of the total spaces.



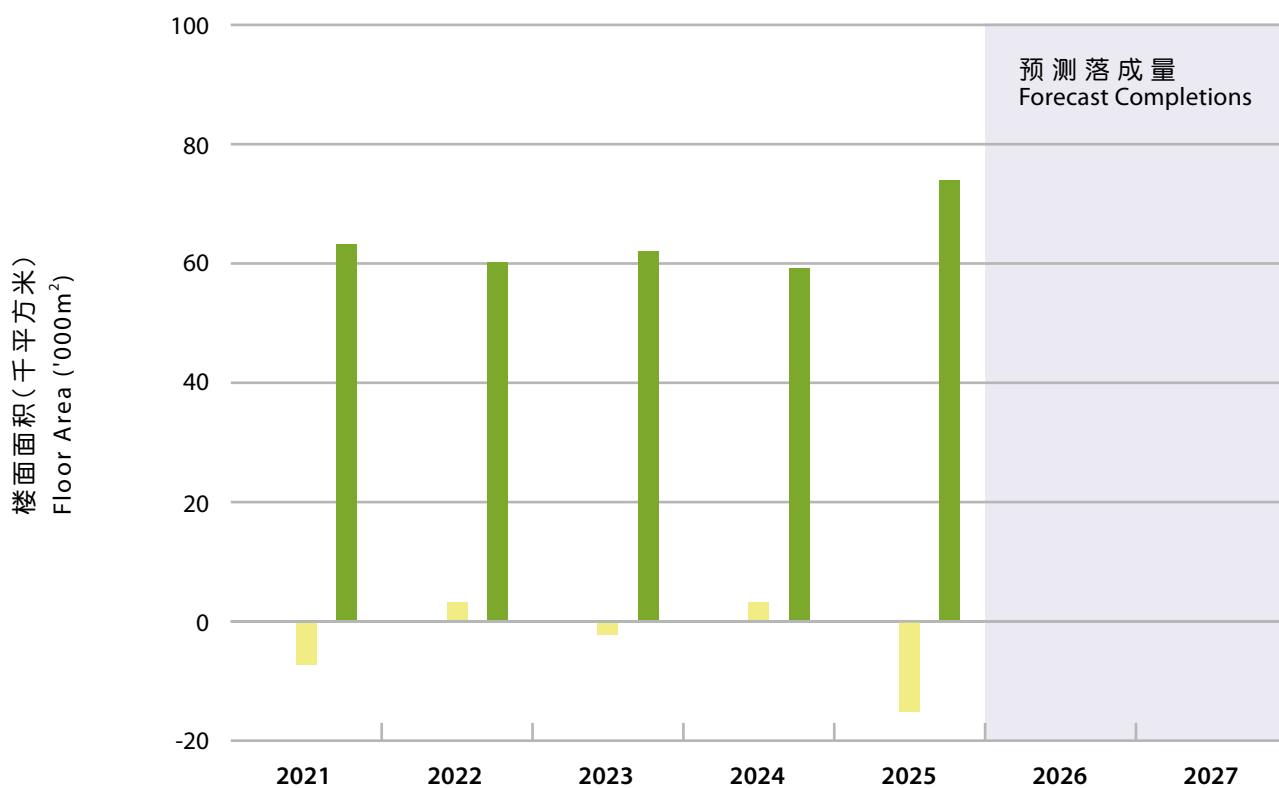
使用量转为负数14 900平方米。空置率为年底总存量的14.9%，相当于73 700平方米。36%的空置面积位于观塘，其次为深水埗和东区，各占19%。

预计2026和2027年均不会有新落成量。

Take-up turned negative at 14 900 m<sup>2</sup>. Vacancy rate was 14.9% of the year-end stock, amounting to 73 700 m<sup>2</sup>. 36% of the vacant spaces was found in Kwun Tong, followed by Sham Shui Po and the Eastern district at 19% each.

No new completions are anticipated in both 2026 and 2027.

落成量、使用量及空置量  
Completions, Take-up and Vacancy



	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	0	0	0	0	0	0 <sup>#</sup>	0 <sup>#</sup>
使用量 Take-up	-7	3	-2	3	-15		
空置量 Vacancy	63	60	62	59	74		
% <sup>+</sup>	11.5	11.3	11.9	11.9	14.9		

+ 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.

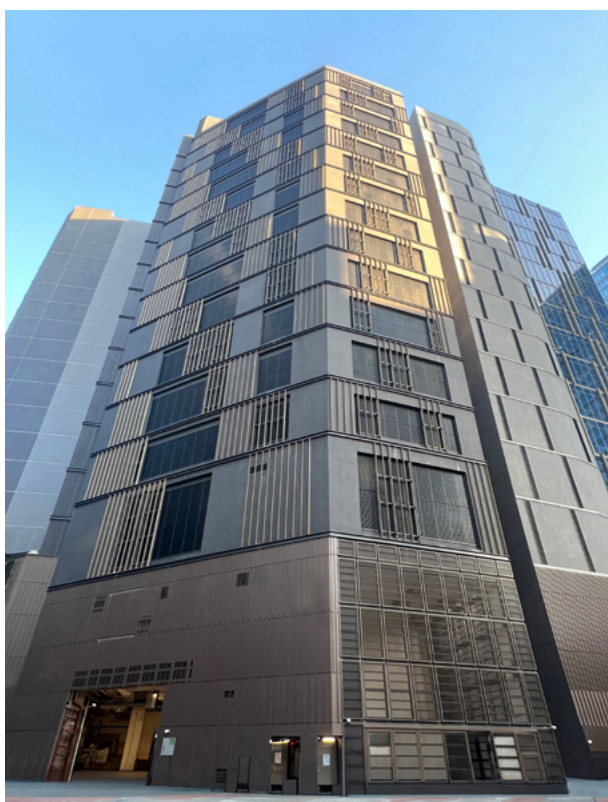
# 预测数字  
Forecast figures

这类别包括所有其他厂房，主要是专为特殊制造业而建，每间厂房通常由一名厂东使用。

This sector comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

2025年年底，这类物业的总存量为3 466 700平方米，其中91%来自新界。

The stock in this sector was 3 466 700 m<sup>2</sup> at the end of 2025, of which 91% came from the New Territories.



2025年的落成量全部位于荃湾，提供8 500平方米新面积。

Completions in 2025 were all located in Tsuen Wan, providing 8 500 m<sup>2</sup> of new spaces.

预计落成量在2026及2027年将分别增至54 900平方米及41 800平方米。2026年的新落成量将主要来自西贡，占总预测落成量的47%。在2027年，全部预测落成量将来自离岛。

Completions are expected to rise to 54 900 m<sup>2</sup> in 2026 and 41 800 m<sup>2</sup> in 2027. New completions in 2026 will be mainly from Sai Kung at 47% of the total. In 2027, all of the forecast completions will come from Islands.

这类别包括设计或改建作仓库或冷藏库的楼宇，以及其附属写字楼，货柜码头内的楼宇亦包括在内。

2025年年底的总存量为3 633 600平方米，其中88%来自新界，主要位于葵青、沙田和荃湾，合共占总面积的72%。

This sector comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are also included.

The stock amounted to 3 633 600 m<sup>2</sup> at the end of 2025. 88% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which altogether accounted for 72% of the total spaces.



2025年并无录得新落成量。年底空置量增至377 400平方米，相当于总存量的10.4%，使用量则为负数156 200平方米。

预计这类楼宇在2026和2027年均不会有新落成量。

No new completions were recorded in 2025. Vacancy at the year-end increased to 377 400 m<sup>2</sup>, representing 10.4% of the stock, with a negative take-up of 156 200 m<sup>2</sup>.

There will be no anticipated completions in this sector in both 2026 and 2027.

# 技术附注

## TECHNICAL NOTES





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## 1. 报告年度

每年出版的《香港物业报告》描述上一个历年本港物业市场活动，并预测随后两年的落成量。

## 2. 范围

本报告的调查范围涵盖全港私人楼宇。

## 3. 区域及地区

港岛、九龙及新界区域是按区议会 2023 年的选区分界划分为 18 个地区，详情请见附录及分区图。写字楼类别加插了分区，以便就主要的写字楼区进行更详细分析。

## 4. 物业类别

4.1 楼宇一般是按占用许可证（俗称入伙纸）上注明的用途分类，除非本署得悉楼宇其后在结构上有所更改。本署没有特别调查楼宇现时的用途，也没有尝试辨别那些住宅楼宇是用作非住宅用途，或那些非住宅楼宇是用作住宅用途。

4.2 私人住宅单位，是指设有专用煮食设施、浴室和厕所的独立居住单位，并按楼面面积分类如下：

- A 类单位 - 实用面积少于 40 平方米
- B 类单位 - 实用面积为 40 至 69.9 平方米
- C 类单位 - 实用面积为 70 至 99.9 平方米
- D 类单位 - 实用面积为 100 至 159.9 平方米
- E 类单位 - 实用面积为 160 平方米或以上

## 1. Review Period

Each issue of the Hong Kong Property Review presents the property market activities in the preceding calendar year, with forecasts of completions for the succeeding two years.

## 2. Scope of the Review

The Review covers private building developments throughout the territory.

## 3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts according to the boundaries of the District Council Districts in 2023 as shown in the Appendix and on the Plans. For the office sector, there is a further classification into certain sub-districts to enable more detailed analysis of the principal office districts.

## 4. Property Types

4.1 Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. No specific check is made on current use and no attempt has been made to distinguish those domestic units used for non-domestic purposes and vice versa.

4.2 Private Domestic units are defined as independent dwellings with exclusive cooking facilities, bathroom and toilet. They are classified by reference to floor area as follows:

- Class A - saleable area less than 40 m<sup>2</sup>
- Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - saleable area of 160 m<sup>2</sup> or above

4.3 统计数字并不包括公共房屋发展项目，即私人机构参建居屋、居者有其屋、可租可买、重建置业、夹心阶层住屋、市区改善和住宅发售等计划兴建的住宅单位。此外，香港房屋委员会与香港房屋协会兴建的出租屋邨、租者置其屋计划下售出的单位，以及政府所拥有的宿舍，亦不包括在内。解放军及医院管理局辖下的宿舍、公用事业机构物业的附设宿舍、私营机构宿舍（包括教育院校的学生宿舍）、酒店和旅舍也不包括在内。自2002年起，楼宇总存量、落成量、拆卸量、入住量及空置量不包括村屋的统计数字。

4.4 表9的洋房包括只包含一个住宅物业的独立式、半独立式或排屋式建筑物。村屋并不包括在内。

4.5 私人写字楼包括商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。写字楼分为以下各级：

甲级 - 新型及装修上乘；间隔具弹性；整层楼面面积广阔；大堂与通道装潢讲究及宽敞；中央空气调节系统完善；设有良好的载客及载货升降机设备；专业管理；普遍有泊车设施。

乙级 - 设计一般但装修质素良好；间隔具弹性；整层楼面面积中等；大堂面积适中；设有中央或独立空气调节系统；升降机设备足够；管理妥善；不一定有泊车设施。

丙级 - 设计简单及有基本装修；间隔弹性较小；整层楼面面积狭小；大堂只有基本设施；一般并无中央空气调节系统；升降机仅够使用或不敷应用；管理服务属最低至一般水平；并无泊车设施。

4.3 Public sector developments, including domestic units built under the Private Sector Participation, Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes, etc. are not included in the statistical figures. Besides, rental estates built by the Hong Kong Housing Authority and the Hong Kong Housing Society, units sold under the Tenants Purchase Scheme, and Government-owned quarters are excluded. Quarters held by the People's Liberation Army and the Hospital Authority, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), hotels and hostels are also excluded. Since 2002, village houses are no longer included in the stock, completions, demolition, take-up and vacancy figures.

4.4 House in Table 9 comprises detached, semi-detached or terraced building that contains only one residential property. Village houses are not included.

4.5 Private Office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows:

Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services; good management; parking facilities not essential.

Grade C - plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

写字楼的所在地点并不影响等级。属香港特别行政区政府所有并由政府产业署管理的写字楼并不包括在本报告内。

4.6 私人商业楼宇包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇，亦不包括车位。香港房屋委员会和香港房屋协会所持有的商业楼宇并不包括在内。自香港房屋委员会于2005年年底把旗下部分商业楼宇分拆出售予领展房地产投资信托基金（领展）后，这些分拆出售的物业已归入私人物业类别。2006年及之后的统计数字已包括这类别物业的数据在内。读者把报告年度内的统计数字跟2005年及之前的统计数字作比较时，要特别留意有关转变。

4.7 私人分层工厂大厦包括为一般制造业工序及与该等工序有直接关系的用途（包括写字楼）而建设的楼宇。此类物业并不包括下述的私人特殊厂房。香港房屋委员会兴建的工厂楼宇也不包括在内。

4.8 私人工贸大厦包括设计或获证明作工贸用途的物业。

4.9 私人特殊厂房包括所有其他厂房，主要是为特殊制造业而建的厂房，每间厂房通常由一名厂东使用。

4.10 私人货仓包括设计或改建作仓库或冷藏库的楼宇及其附属写字楼，并包括位于货柜码头区内的楼宇。

It should be noted that location is not a feature of grade. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

4.6 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking space is excluded. Commercial premises owned by the Hong Kong Housing Authority and Hong Kong Housing Society are excluded. Following the divestment of selected commercial Hong Kong Housing Authority premises to Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.

4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Private Specialised Factories, as described below, are excluded. Similar premises built by the Hong Kong Housing Authority are not included.

4.8 Private Industrial/Office premises comprise premises designed or certified for industrial/office use.

4.9 Private Specialised Factories comprise all other factory premises, primarily purpose-built for specialised manufacturing processes, usually for occupation by a single operator.

4.10 Private Storage premises comprise premises designed or adapted for use as godowns or cold stores and include ancillary offices. Premises located within container terminals are included.

## 5. 楼面面积

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指个别单位独立使用的楼面面积，包括露台、阳台、工作平台及其他类似设施，但不包括公用地方，如楼梯、升降机槽、入墙暗渠、大堂及公用洗手间。实用面积是量度至外墙的表面或共用墙的中线所包括的面积。窗台、平台、天台、梯屋、阁楼、花园、前庭、天井、冷气机房、冷气机平台、花槽及车位并不包括在内。

5.2 非住宅楼宇的面积是以「内部楼面面积」来计算，量度范围是有关单位墙壁及 / 或与毗连单位的共用墙向内的一面所围绕的全部面积。

## 6. 楼宇总存量

6.1 私人住宅和非住宅楼宇的总存量，都是以某一指定日期的差饷估价记录为根据。

6.2 各类物业的总存量并不包括上文第4段所述的公营房屋数字。私人商业楼宇的总存量亦包括私人机构参建居屋计划的商业楼宇面积。

## 7. 落成量

7.1 私人楼宇落成量是指获发占用许可证的楼宇数量。

7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

## 5. Floor Areas

5.1 A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

5.2 Non-domestic accommodation is measured on the basis of "internal floor area" which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

## 6. Stock

6.1 Both private domestic and non-domestic stock figures are based on rating records at a given date.

6.2 Public sector figures as mentioned in paragraph 4 above for each property type are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

## 7. Completions

7.1 Completions of private sector premises comprise those premises deemed completed by virtue of the issue of an occupation permit.

7.2 Public sector completion figures, as mentioned in paragraph 4 above for each property type, are not included.

## 8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价册记录中删除的私人楼宇数量。

## 9. 预测数量

9.1 这是指在报告年度随后两年的每年落成量预测数字。住宅楼宇是以单位数目计算，非住宅楼宇则以内部楼面总面积计算。

9.2 本署是根据屋宇署的统计数字、建筑师及发展商提供的图则及资料、专业估计及/或实地视察所得的资料，就全港各已知的物业发展项目及重建地盘计算预测落成量。

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

## 10. 空置量

10.1 空置量是指在年底进行普查时，实际上未被占用的单位数目（在非住宅物业而言是楼面面积）。正在装修的物业均界定为空置。此外，有些单位在占用许可证发出后，因未获发满意纸或转让同意书而空置。读者应注意，**空置量与物业是否由发展商持有无关**。即使是已售出的物业也可能仍然空置，有待业主或租客日后占用。空置量数字涵盖总存量，并非单指新发展项目。

## 8. Demolition

The figures show rated private accommodation deleted from the Valuation List during the year under review due to demolition.

## 9. Forecast

9.1 Forecast figures of completions are given for each of the two years succeeding the year under review. They are presented as the number of units for domestic premises and the total internal floor area for non-domestic premises expected to come on stream in the respective years.

9.2 To arrive at the figures, data are compiled in respect of all known developments and redevelopment sites in the territory in accordance with information derived from Buildings Department returns, architects' and developers' plans and returns, professional estimates and/or site visits.

9.3 Public sector developments as mentioned in paragraph 4 above are not included.

## 10. Vacancies

10.1 Vacancy indicates the number of units (or floor area in the case of non-domestic premises) not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are also classified as vacant. In addition, some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. It should be noted that **vacancy bears no relationship with whether the property is held by the developer**. Premises which have already been sold may remain vacant, pending occupation by the owner or tenant. Vacancy figures cover the entire stock and are not confined to new developments.

10.2 所有楼宇的空置量，都是在年底进行楼宇普查后计算出来的，但在2023年前落成并已评估差饷的住宅楼宇则另有处理方法。空置物业数据是向大厦管理处、业主和占用人搜集，或本署派员视察而获得的。

10.3 在2023年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

## 11. 入住量 / 使用量

11.1 住宅楼宇的入住量，是指在报告年度内入住的单位数目净增长额；非住宅楼宇的使用量，则是年内使用的楼面面积净增长额。

11.2 有关数字的计算方法是将年内落成量和年初的空置量相加，然后减去该年的拆卸量和年底空置量。负数显示入住单位数目 / 使用楼面面积出现减少的情况。

11.3 与空置量一样，入住量 / 使用量与发展商已售出的单位数目或楼面面积（即一手市场交易数字）无关，故不应与新建物业的销售混为一谈。

## 12. 平均租金和售价

12.1 本署会分析新订租约的租金资料，以计算在租金生效月份的平均租金。就非住宅楼宇而言，分析资料包括续租时议定的租金，而生效日期即为租赁协议的生效日期。不过，租金一般是在较早的日期议定（新订租约是在半至一个月前，续订租约是在一至三个月前）。由2006年年中起，零售业楼宇的租金资料包括由领展所持有的物业（详情可参考上文第4.6段）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2023, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2023, a projection of vacancies is made from the result of a 3% random sample survey of such units.

## 11. Take-up

11.1 Take-up figures in respect of domestic premises represent the net increase in the number of units **occupied** in the year under review and for non-domestic premises, the net increase in **occupied** floor space in the year.

11.2 The figures are computed by adding the completions in that year to the vacancy figures at the beginning of the year, and then subtracting the year's demolition and the year-end vacancy figures. A negative figure indicates a net decrease in occupied unit/floor space.

11.3 **Much like vacancy, take-up should not be confused with the sales of new developments. Take-up bears no relationship with the number of units or amount of space sold by developers (i.e. primary market transactions).**

## 12. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2-1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT (for details, please refer to paragraph 4.6 above).

12.2 本署从多个不同的来源获得租金资料，包括按照《业主与租客（综合）条例》的规定所递交的新租约通知书、按照《差饷条例》与《地租（评估及征收）条例》的规定而发出的物业详情申报表、业主和租客的来信，以及本署职员进行实地视察时所得的资料。

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

12.4 计算平均售价时，本署会分析经过审查以厘定印花税的楼宇交易资料。惟下列类别楼宇交易并不会用作分析：不被接纳用作厘定印花税的楼宇买卖、涉及不同类别物业的买卖、未获评估差饷的楼宇、并非交吉出售的住宅楼宇，以及住宅楼宇的首次买卖。买卖日期以签署买卖合约的日期为准。如没有买卖合约，买卖日期则根据转让契约的签署日期。一般而言，买卖合约日期是在达成临时协议后二至三周。

12.5 有关平均租金和售价的分析，只供一般参考用途。该些平均租金和售价并非旨在应用于某特定物业上。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而不应一概而论视之为该时段中在价值方面的整体变化。相对而言，租金与售价指数能较准确地反映价值的转变。再者，括号中的数字乃由有限的交易宗数推算而来，使用这些数字时应特别小心。

12.2 Information is obtained from a variety of sources including notifications of fresh lettings made under the provisions of the Landlord and Tenant (Consolidation) Ordinance, requisitions issued under the provisions of the Rating Ordinance and the Government Rent (Assessment and Collection) Ordinance, letters from landlords and tenants and site visits made by staff of the Department.

12.3 Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges.

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded: those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed, or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier than an Agreement for Sale and Purchase.

12.5 Average rents and prices are analysed for general reference only. They are not intended for applying to a particular property. Their levels at a certain period depend to a large extent on the special characteristics, including quality and location, of the premises which are leased or sold during the period. Thus, changes between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. Rental and price indices are a better reflection of change in value. Further, figures in brackets are derived from limited number of transactions, and should be used with caution.

12.6 报告年度内最后数个月的租金与售价数字，均属临时性质，有待本署取得更多资料后再作分析。

12.7 租金和售价的统计数字，包括村屋，以及政府资助房屋单位在业权转让限制期届满及向有关机构缴付补价后，在公开市场的租赁和买卖。这方面与楼宇总存量和落成量所涵盖的物业有所不同。

12.8 除另有说明外，本报告所用的「元」均指港元。

### 13. 租金和售价指数

13.1 如上文解释，不同时期的平均租金及售价会有差异，这不单可能因为价值有变，也可能由于楼宇的质素有所改变。不过，制订租金及售价指数，正是用来衡量在楼宇质素不变的情况下，租金及售价的转变。因此，即使在同一时期，指数的转变也可能跟平均租金及售价的转变不同。

13.2 计算租金和售价指数所根据的资料，跟用以计算平均租金和售价的数据相同。以指数衡量价值转变时，是根据租金或售价除以有关物业的应课差饷租值所得的「因数」，而非根据每平方米楼面面积的租金或售价计算。物业的应课差饷租值是假设物业在指定日期空置出租时，估计全年可得的市值租金。实际上，利用应课差饷租值，不但考虑到楼面面积，也顾及到不同物业在质素上的其他差别。

12.6 The rental and price figures for a few months at the end of the year are provisional, pending the availability of further data for analysis.

12.7 Unlike the coverage of stock and completion figures, rental and price statistics include village houses, and also open market lettings and sales of Government-subsidised housing units upon expiry of the restriction period and payment of the premium to the relevant bodies.

12.8 Where dollars are quoted, they are, unless otherwise stated, Hong Kong dollars.

### 13. Rental and Price Indices

13.1 As explained above, average rents and prices may change from one period to another not only because of value changes but also because of variations in quality. The rental and price indices, on the other hand, are designed to measure rental and price changes with quality kept at a constant. Movement of indices may therefore differ from changes in the average rents and prices for the same period.

13.2 The rental and price indices are derived from the same data that are used to compile average rents and prices. The indices measure value changes by reference to the "factor" of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. Rateable value of a property is an estimate of the annual open market rent at a designated date on the assumption that the property was then vacant and to let. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

13.3 如应课差饷租值在全面重估后有所变更，新应课差饷租值会调算至旧应课差饷租值的水平，以便指数数列得以连贯。

13.4 成分指数（即某类别或级别物业的指数）是从分析所有在某指定期间内的交易结果计算出来的。各类楼宇的综合指数，是将成分指数按**加权**平均法计算而得出。制订各类非住宅楼宇综合指数时所使用的权数，是根据该月份及之前 11 个月内有关类型楼宇的总楼面面积计算的。至于住宅楼宇，其租金和售价指数的权数，则是根据该月份及之前 11 个月内进行的交易数目计算出来。

13.5 本报告提供每月、每季和每年指数。每季及每年指数都是有关时期内每月指数的平均数。

13.6 指数（尤其是租金指数）未必能充分显示出市场转变的幅度。虽然所有租金都是按净额分析（参考上文第 12.3 段），但本署无法得知的其他「等同租值」租约条件，是不会相应地调算在内的。例如在租赁市场受压时，业主通常都会给予租客一些优惠，包括整修楼宇或延长免租期等。如果为反映标准租约条件而调算租金，在指数下降时，经调算的租金很可能低于所报的租金。在指数上升时，情况则相反。

13.3 Following a General Revaluation of rateable values, the new rateable values are matched with the old ones for the purpose of maintaining the index series.

13.4 The component index (the index for a property class or grade) has been derived from analysis of all transactions effective in a given period. The composite index for a certain type of premises is compiled by calculating a **weighted** average of the component indices. The weights for compiling the composite index for each type of non-domestic premises are based on the total floor area of components in respect of the current and previous 11 months. For domestic premises the weights for both rental and price indices are based on the number of transactions effected in the current and previous 11 months.

13.5 Monthly, quarterly and annual indices are shown. Quarterly and annual indices are the simple average of the monthly indices in respect of the relevant period.

13.6 The indices, especially the rental indices, will tend to understate the magnitude of market changes. Although all rents are analysed on a net basis (see paragraph 12.3 above), allowances will not be made for the “value equivalent” of other contractual terms that are unknown to the Department. In a “tenants market”, for example, landlords are normally prepared to make concessions to tenants, such as refurbishment or the granting of extended rent-free periods. If rents were adjusted to reflect standard terms of agreement, the rents as adjusted would tend to be lower than the quoted rents when the index is moving downwards and vice versa.

## 14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合同所载的售价来分析计算。在2024年及之后获选作分析的屋苑与以往所选的略有不同，包括：

**港岛** - 碧瑶湾、比华利山、赛西湖大厦、置富花园、会景阁、帝景园、嘉亨湾、杏花邨、阳明山庄、光明台、蓝湾半岛、康怡花园、逸涛湾、深湾9号、南丰新邨、浪琴园、帝后华庭、贝沙湾及贝沙湾南湾、雍景台、深湾轩、海怡半岛、太古城、懿滢、宝翠园、渣甸山名门、礼顿山、泓都、红山半岛、乐陶苑；

**九龙** - 淘大花园、泓景台、半山壹号、汇玺、星河明居、翔龙湾、君汇港、海滨南岸、维港湾、帝庭园、丽港城、海逸豪园、升悦居、皓畋、美孚新邨、港湾豪庭、毕架山一号、又一居、柏景湾、半岛豪庭、汇景花园、擎天半岛、德福花园、凯旋门、帝峯·皇殿、誉·港湾、天铸、黄埔新邨、黄埔花园；

**新界** - 爱琴海岸、星堤、碧堤半岛、丽城花园、映湾园、栢慧豪园、珑门、爵悦庭、沙田第一城、蓝天海岸、涤涛山、牵晴间、愉景湾、愉景新城、迎海、粉岭中心、名城、花都广场、金狮花园、豪景花园、香港黄金海岸、康乐园、嘉湖山庄、银湖·天峰、日出康城-领都、日出康城-首都、匡湖居、新都城、都会駅、傲泷、海之恋、维景湾畔、天宇海、加州花园、将军澳中心、珀丽湾、Park Yoho、叠茵庭、蓝澄湾、海滨花园、骏景园、御皇庭、加州豪园、浪翠园、太湖花园、新屯门中心、新港城、帝琴湾、大兴花园、大埔中心、峻滢、比华利山别墅、御龙山、采叶庭、尚悦、濠岸8号、豫丰花园、盈翠半岛、荃湾中心、屯门市广场、天峦、雅典居、灏景湾、新时代中城、新时代广场。

## 14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in sale and purchase agreements. Developments selected for analysis from 2024 onwards are slightly different from those of previous years, and include:

**Hong Kong** - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Chi Fu Fa Yuen, Convention Plaza Apartments, Dynasty Court, Grand Promenade, Heng Fa Chuen, Hong Kong Parkview, Illumination Terrace, Island Resort, Kornhill, Les Saisons, Marinella, Nan Fung Sun Chuen, Pacific View, Queen's Terrace, Residence Bel-Air & Bel-Air On The Peak Island South, Robinson Place, Sham Wan Towers, South Horizons, Taikoo Shing, The Avenue, The Belcher's, The Legend at Jardine's Lookout, The Leighton Hill, The Merton, The Redhill Peninsula, Villa Lotto;

**Kowloon** - Amoy Gardens, Banyan Garden, Celestial Heights, Cullinan West, Galaxia, Grand Waterfront, Harbour Green, Harbour Place, Island Harbourview, King's Park Villa, Laguna City, Laguna Verde, Liberte, Mantin Heights, Mei Foo Sun Chuen, Metro Harbour View, One Beacon Hill, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sorrento, Telford Gardens, The Arch, The Hermitage, The Latitude, Ultima, Whampoa Estate, Whampoa Garden;

**New Territories** - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Double Cove, Fanling Centre, Festival City, Flora Plaza, Golden Lion Garden, Hong Kong Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Mount Pavilia, Ocean Pride, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Park Yoho, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sun Tuen Mun Centre, Sunshine City, Symphony Bay, Tai Hing Gardens, Tai Po Centre, The Beaumont, The Beverly Hills, The Palazzo, The Parcville, The Reach, The Riverpark, The Sherwood, Tierra Verde, Tsuen Wan Centre, Tuen Mun Town Plaza, Valais, Villa Athena, Villa Esplanada, YOHO Midtown, YOHO Town.

14.2 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2025年的权重是根据2024年内的交易宗数而厘定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2025, the weights are based on the number of transactions effected in 2024.

## 15. 落成后使用方式

此项分析只包括在报告年度内评定差饷估价，并且在估价时申报整间已被占用的新落成住宅单位。

## 15. Mode of Occupation after Completion

This covers only newly completed domestic units valued for rating purposes in the year under review and reported wholly occupied at the time of valuation.

## 16. 物业市场回报率

回报率是把「租金/应课差饷租值」的平均比率与「售价/应课差饷租值」的平均比率作比较后计算出来的。租金分析与售价分析所涵盖的物业可能并不相同。因此，这方面的数字只能显示普遍的物业回报率及市场趋势。

## 16. Property Market Yields

The yields have been derived by comparing the average “rent/rateable value” and “price/rateable value” factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields and trends.

## 17. 楼宇买卖

住宅楼宇买卖的统计数字来自土地注册处，是根据在有关时期内送交土地注册处作登记的住宅楼宇买卖合同而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数字不同，每段有关时期的非住宅楼宇买卖统计数字，是根据买卖合约的签署日期（如没有买卖合约，则根据转让契约的签署日期），而非并非送交土地注册处登记的日期。

## 17. Sales Transactions

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and the Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to **the date on which an Agreement for Sale and Purchase is signed** (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and not the date on which the document is submitted for registration.

## 18. 四舍五入

由于数字四舍五入，所以表内个别项目的总和与所示的总数可能有些微差别。

## 18. Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.

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私人住宅 - 各类单位总存量及空置量  
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units

类别 Class	面积 Size Range [ 平方米 m <sup>2</sup> ]	2025 年年底总存量 Stock at year-end		2025 年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	15 143	427 993	18 997	4.4
	20 - 39.9	412 850			
B	40 - 69.9	624 325	624 325	22 378	3.6
C	70 - 99.9	156 182	156 182	6 960	4.5
D	100 - 159.9	71 551	71 551	4 776	6.7
	160 - 199.9	13 881			
E	200 - 279.9	11 160	29 214	2 970	10.2
	> 279.9	4 173			
所有类别	ALL CLASSES	1 309 265	1 309 265	56 081	4.3

私人住宅 - 各区总存量、落成量及空置量  
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

单位数目 No. of units

地区	District	2024 年年底总存量 Stock at year-end	2025 年落成量 Completions	落成量占 2024 年总存量的百分率 Completions as a % of 2024 Stock	2025 年年底总存量 Stock at year-end	2025 年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	96 066	444	0.5	96 463	2 949	3.1
湾仔	Wan Chai	72 408	275	0.4	72 676	2 445	3.4
东区	Eastern	122 705	843	0.7	123 551	2 512	2.0
南区	Southern	45 259	1 258	2.8	46 490	4 142	8.9
<b>港岛</b>	<b>HONG KONG</b>	<b>336 438</b>	<b>2 820</b>	<b>0.8</b>	<b>339 180</b>	<b>12 048</b>	<b>3.6</b>
油尖旺	Yau Tsim Mong	114 983	551	0.5	115 186	2 318	2.0
深水埗	Sham Shui Po	83 813	1 705	2.0	85 472	2 743	3.2
九龙城	Kowloon City	129 090	5 224	4.0	133 763	14 091	10.5
黄大仙	Wong Tai Sin	19 069	230	1.2	19 301	54	0.3
观塘	Kwun Tong	53 042	1 292	2.4	54 332	2 064	3.8
<b>九龙</b>	<b>KOWLOON</b>	<b>399 997</b>	<b>9 002</b>	<b>2.3</b>	<b>408 054</b>	<b>21 270</b>	<b>5.2</b>
葵青	Kwai Tsing	36 713	-	-	36 713	156	0.4
荃湾	Tsuen Wan	82 285	1	- <sup>+</sup>	82 283	1 679	2.0
屯门	Tuen Mun	75 112	1 323	1.8	76 430	3 465	4.5
元朗	Yuen Long	93 656	1 119	1.2	94 766	6 009	6.3
北区	North	30 192	90	0.3	30 281	1 045	3.5
大埔	Tai Po	42 222	1 697	4.0	43 908	2 913	6.6
沙田	Sha Tin	88 247	-	-	88 243	1 930	2.2
西贡	Sai Kung	80 154	2 036	2.5	82 125	3 612	4.4
离岛	Islands	26 940	360	1.3	27 282	1 954	7.2
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>555 521</b>	<b>6 626</b>	<b>1.2</b>	<b>562 031</b>	<b>22 763</b>	<b>4.1</b>
<b>全港</b>	<b>OVERALL</b>	<b>1 291 956</b>	<b>18 448</b>	<b>1.4</b>	<b>1 309 265</b>	<b>56 081</b>	<b>4.3</b>

+ 少于 0.05%

2025 年年底总存量是按最新的差饷估价记录计算出来，  
并不是根据这里列出的 2024 年年底总存量计算。

+ Below 0.05%

2025 Year-end Stock figures are derived from the latest rating record,  
and not from the 2024 Year-end Stock figures shown here.

私人住宅 - 各区不同类别单位总存量  
PRIVATE DOMESTIC - STOCK BY CLASS AND DISTRICT

单位数目 No. of units

地区	District	2025 年年底各类单位总存量 Stock by Class at year-end					总数 Total
		A	B	C	D	E	
中西区	Central and Western	44 501	27 787	9 912	8 162	6 101	96 463
湾仔	Wan Chai	24 909	26 364	8 936	8 901	3 566	72 676
东区	Eastern	37 236	63 775	16 918	5 056	566	123 551
南区	Southern	7 228	21 699	5 010	6 051	6 502	46 490
<b>港岛</b>	<b>HONG KONG</b>	<b>113 874</b>	<b>139 625</b>	<b>40 776</b>	<b>28 170</b>	<b>16 735</b>	<b>339 180</b>
油尖旺	Yau Tsim Mong	48 280	47 447	14 493	4 357	609	115 186
深水埗	Sham Shui Po	32 675	41 532	6 901	3 736	628	85 472
九龙城	Kowloon City	47 813	51 939	19 805	11 612	2 594	133 763
黄大仙	Wong Tai Sin	8 062	9 301	1 439	469	30	19 301
观塘	Kwun Tong	19 907	32 232	1 884	280	29	54 332
<b>九龙</b>	<b>KOWLOON</b>	<b>156 737</b>	<b>182 451</b>	<b>44 522</b>	<b>20 454</b>	<b>3 890</b>	<b>408 054</b>
葵青	Kwai Tsing	14 972	18 249	2 901	555	36	36 713
荃湾	Tsuen Wan	17 273	54 662	8 497	1 495	356	82 283
屯门	Tuen Mun	29 744	39 653	4 191	2 037	805	76 430
元朗	Yuen Long	24 299	54 072	12 520	3 317	558	94 766
北区	North	13 016	14 090	1 855	654	666	30 281
大埔	Tai Po	14 270	16 434	6 472	4 667	2 065	43 908
沙田	Sha Tin	27 510	35 983	17 701	5 417	1 632	88 243
西贡	Sai Kung	13 948	54 710	9 233	2 375	1 859	82 125
离岛	Islands	2 350	14 396	7 514	2 410	612	27 282
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>157 382</b>	<b>302 249</b>	<b>70 884</b>	<b>22 927</b>	<b>8 589</b>	<b>562 031</b>
<b>全港</b>	<b>OVERALL</b>	<b>427 993</b>	<b>624 325</b>	<b>156 182</b>	<b>71 551</b>	<b>29 214</b>	<b>1 309 265</b>

私人住宅 - 各类单位拆卸量及落成量  
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

年 Year	区域 Area	Area	拆卸量 Demolition					总数 Total	落成量 Completions					总数 Total
			A	B	C	D	E		A	B	C	D	E	
			单位数目 No. of units											
2021	港岛	Hong Kong	234	394	54	82	25	789	663	65	3	77	38	846
	九龙	Kowloon	472	1076	85	26	3	1662	3178	2822	729	92	40	6861
	新界	New Territories	-	-	-	25	1	26	1410	3737	1409	80	43	6679
	<b>全港</b>	<b>OVERALL</b>	<b>706</b>	<b>1470</b>	<b>139</b>	<b>133</b>	<b>29</b>	<b>2477</b>	<b>5251</b>	<b>6624</b>	<b>2141</b>	<b>249</b>	<b>121</b>	<b>14386</b>
2022	港岛	Hong Kong	297	164	-	18	33	512	874	767	346	238	238	2463
	九龙	Kowloon	857	880	76	16	8	1837	2371	2610	494	85	134	5694
	新界	New Territories	-	-	-	-	4	4	6636	4291	1206	729	149	13011
	<b>全港</b>	<b>OVERALL</b>	<b>1154</b>	<b>1044</b>	<b>76</b>	<b>34</b>	<b>45</b>	<b>2353</b>	<b>9881</b>	<b>7668</b>	<b>2046</b>	<b>1052</b>	<b>521</b>	<b>21168</b>
2023	港岛	Hong Kong	58	43	61	40	15	217	590	79	46	37	121	873
	九龙	Kowloon	127	269	270	74	44	784	4603	1818	406	97	14	6938
	新界	New Territories	-	-	-	-	2	2	2613	2770	608	23	27	6041
	<b>全港</b>	<b>OVERALL</b>	<b>185</b>	<b>312</b>	<b>331</b>	<b>114</b>	<b>61</b>	<b>1003</b>	<b>7806</b>	<b>4667</b>	<b>1060</b>	<b>157</b>	<b>162</b>	<b>13852</b>
2024	港岛	Hong Kong	145	361	61	2	24	593	752	539	209	85	106	1691
	九龙	Kowloon	164	390	47	-	8	609	4865	4354	701	711	383	11014
	新界	New Territories	-	-	-	-	-	-	5177	5812	374	117	76	11556
	<b>全港</b>	<b>OVERALL</b>	<b>309</b>	<b>751</b>	<b>108</b>	<b>2</b>	<b>32</b>	<b>1202</b>	<b>10794</b>	<b>10705</b>	<b>1284</b>	<b>913</b>	<b>565</b>	<b>24261</b>
2025	港岛	Hong Kong	31	17	5	28	2	83	578	1340	678	195	29	2820
	九龙	Kowloon	335	359	95	20	1	810	6162	2022	365	353	100	9002
	新界	New Territories	-	-	-	1	8	9	3119	3203	202	66	36	6626
	<b>全港</b>	<b>OVERALL</b>	<b>366</b>	<b>376</b>	<b>100</b>	<b>49</b>	<b>11</b>	<b>902</b>	<b>9859</b>	<b>6565</b>	<b>1245</b>	<b>614</b>	<b>165</b>	<b>18448</b>

私人住宅 - 各类单位落成量  
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

						单位数目 No. of units
年 Year	A	B	C	D	E	总数 Total
2016	3 937	7 162	1 413	1 325	758	14 595
2017	6 891	7 665	1 794	1 058	383	17 791
2018	7 212	8 237	3 414	1 541	564	20 968
2019	6 622	4 174	1 506	1 025	316	13 643 *
2020	9 230	7 742	2 779	759	378	20 888
2021	5 251	6 624	2 141	249	121	14 386
2022	9 881	7 668	2 046	1 052	521	21 168
2023	7 806	4 667	1 060	157	162	13 852
2024	10 794	10 705	1 284	913	565	24 261
2025	9 859	6 565	1 245	614	165	18 448

\* 2019 年落成量包括在年内落成并预计以市价在公开市场发售，但其后于 2020 年转为资助出售房屋的 9 个 A 类及 34 个 B 类住宅单位，合共 43 个。

\* Completions of 2019 include 9 Class A units and 34 Class B units (totally 43 units) completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

私人住宅 - 不同面积单位落成量  
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

单位数目 No. of units

类别 Class	面积 Size Range [ 平方米 m <sup>2</sup> ]	2025							
		2021	2022	2023	2024	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total
A	< 20.0	558	1 010	476	508	17	504	111	632
	20 - 39.9	4 693	8 871	7 330	10 286	561	5 658	3 008	9 227
B	40 - 69.9	6 624	7 668	4 667	10 705	1 340	2 022	3 203	6 565
C	70 - 99.9	2 141	2 046	1 060	1 284	678	365	202	1 245
D	100 - 159.9	249	1 052	157	913	195	353	66	614
	160 - 199.9	36	259	95	251	4	38	14	56
E	200 - 279.9	41	115	22	184	17	25	21	63
	> 279.9	44	147	45	130	8	37	1	46
所有类别 ALL CLASSES		14 386	21 168	13 852	24 261	2 820	9 002	6 626	18 448

私人住宅 - 各区落成量及预测落成量  
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

单位数目 No. of units

地区	District	2025年各类单位落成量 Completions by Class					总数 Total	预测落成量 Forecast Completions	
		A	B	C	D	E		[2026]	[2027]
中西区	Central and Western	295	95	50	4	-	444	961	492
湾仔	Wan Chai	111	101	23	34	6	275	324	357
东区	Eastern	172	513	156	2	-	843	348	520
南区	Southern	-	631	449	155	23	1 258	1 448	156
<b>港岛</b>	<b>HONG KONG</b>	<b>578</b>	<b>1 340</b>	<b>678</b>	<b>195</b>	<b>29</b>	<b>2 820</b>	<b>3 081</b>	<b>1 525</b>
油尖旺	Yau Tsim Mong	499	47	1	4	-	551	662	110
深水埗	Sham Shui Po	1 587	91	1	-	26	1 705	437	244
九龙城	Kowloon City	3 208	1 232	362	348	74	5 224	1 681	5 276
黄大仙	Wong Tai Sin	230	-	-	-	-	230	556	66
观塘	Kwun Tong	638	652	1	1	-	1 292	748	302
<b>九龙</b>	<b>KOWLOON</b>	<b>6 162</b>	<b>2 022</b>	<b>365</b>	<b>353</b>	<b>100</b>	<b>9 002</b>	<b>4 084</b>	<b>5 998</b>
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	1	1	-	462
屯门	Tuen Mun	839	439	44	1	-	1 323	13	2 741
元朗	Yuen Long	767	347	5	-	-	1 119	1 294	1 581
北区	North	90	-	-	-	-	90	1 463	2 880
大埔	Tai Po	509	1 138	49	1	-	1 697	3 152	169
沙田	Sha Tin	-	-	-	-	-	-	1 132	-
西贡	Sai Kung	771	1 214	-	16	35	2 036	2 578	-
离岛	Islands	143	65	104	48	-	360	178	6
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>3 119</b>	<b>3 203</b>	<b>202</b>	<b>66</b>	<b>36</b>	<b>6 626</b>	<b>9 810</b>	<b>7 839</b>
<b>全港</b>	<b>OVERALL</b>	<b>9 859</b>	<b>6 565</b>	<b>1 245</b>	<b>614</b>	<b>165</b>	<b>18 448</b>	<b>16 975</b>	<b>15 362</b>

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.

私人住宅 - 各区不同类别单位预测落成量  
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

单位数目 No. of units

地区	District	[ 2026 ]						[ 2027 ]					
		A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
中西区	Central and Western	573	245	58	39	46	961	466	3	-	6	17	492
湾仔	Wan Chai	236	71	6	7	4	324	179	151	18	-	9	357
东区	Eastern	87	112	75	73	1	348	268	225	12	15	-	520
南区	Southern	225	694	360	162	7	1 448	128	28	-	-	-	156
<b>港岛</b>	<b>HONG KONG</b>	<b>1 121</b>	<b>1 122</b>	<b>499</b>	<b>281</b>	<b>58</b>	<b>3 081</b>	<b>1 041</b>	<b>407</b>	<b>30</b>	<b>21</b>	<b>26</b>	<b>1 525</b>
油尖旺	Yau Tsim Mong	644	18	-	-	-	662	110	-	-	-	-	110
深水埗	Sham Shui Po	363	72	1	-	1	437	244	-	-	-	-	244
九龙城	Kowloon City	916	708	4	40	13	1 681	3 617	1 516	71	28	44	5 276
黄大仙	Wong Tai Sin	517	36	2	1	-	556	64	2	-	-	-	66
观塘	Kwun Tong	748	-	-	-	-	748	262	40	-	-	-	302
<b>九龙</b>	<b>KOWLOON</b>	<b>3 188</b>	<b>834</b>	<b>7</b>	<b>41</b>	<b>14</b>	<b>4 084</b>	<b>4 297</b>	<b>1 558</b>	<b>71</b>	<b>28</b>	<b>44</b>	<b>5 998</b>
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	430	30	2	-	-	462
屯门	Tuen Mun	-	13	-	-	-	13	711	1 946	83	-	1	2 741
元朗	Yuen Long	551	657	85	-	1	1 294	1 198	371	12	-	-	1 581
北区	North	1 039	424	-	-	-	1 463	2 177	690	13	-	-	2 880
大埔	Tai Po	1 959	1 159	34	-	-	3 152	-	39	54	48	28	169
沙田	Sha Tin	335	393	352	52	-	1 132	-	-	-	-	-	-
西贡	Sai Kung	168	1 934	428	20	28	2 578	-	-	-	-	-	-
离岛	Islands	-	115	13	25	25	178	-	-	-	1	5	6
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>4 052</b>	<b>4 695</b>	<b>912</b>	<b>97</b>	<b>54</b>	<b>9 810</b>	<b>4 516</b>	<b>3 076</b>	<b>164</b>	<b>49</b>	<b>34</b>	<b>7 839</b>
<b>全港</b>	<b>OVERALL</b>	<b>8 361</b>	<b>6 651</b>	<b>1 418</b>	<b>419</b>	<b>126</b>	<b>16 975</b>	<b>9 854</b>	<b>5 041</b>	<b>265</b>	<b>98</b>	<b>104</b>	<b>15 362</b>

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.

私人住宅 - 各区洋房总存量及落成量  
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

单位数目 No. of units

地区	District	2024 年年底总存量 Stock at year-end	2025 年落成量 Completions	落成量占 2024 年总存量的百分率 Completions as a % of 2024 Stock	2025 年年底总存量 Stock at year-end
中西区	Central and Western	562	-	-	562
湾仔	Wan Chai	345	2	0.6	346
东区	Eastern	-	-	-	-
南区	Southern	1 819	6	0.3	1 824
<b>港岛</b>	<b>HONG KONG</b>	<b>2 726</b>	<b>8</b>	<b>0.3</b>	<b>2 732</b>
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	106	26	24.5	132
九龙城	Kowloon City	507	3	0.6	509
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
<b>九龙</b>	<b>KOWLOON</b>	<b>657</b>	<b>29</b>	<b>4.4</b>	<b>685</b>
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	133	1	0.8	134
屯门	Tuen Mun	684	-	-	684
元朗	Yuen Long	8 199	-	-	8 249
北区	North	867	-	-	867
大埔	Tai Po	2 540	-	-	2 540
沙田	Sha Tin	989	-	-	988
西贡	Sai Kung	2 038	51	2.5	2 097
离岛	Islands	906	-	-	906
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>16 358</b>	<b>52</b>	<b>0.3</b>	<b>16 467</b>
<b>全港</b>	<b>OVERALL</b>	<b>19 741</b>	<b>89</b>	<b>0.5</b>	<b>19 884</b>

村屋并不包括在内。以上数字均已包括在私人住宅的其他有关列表内。  
2025 年年底总存量是按最新的差饷估价记录计算出来，  
并不是根据这里列出的 2024 年年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.  
2025 Year-end Stock figures are derived from the latest rating record,  
and not from the 2024 Year-end Stock figures shown here.

私人住宅 - 整体空置趋势  
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
2021	14 386	13 326	92.6	1 223 609	36 838	3.0	50 164	4.1
2022	21 168	19 160	90.5	1 235 554	35 807	2.9	54 967	4.4
2023	13 852	10 119	73.1	1 255 979	42 027	3.3	52 146	4.1
2024	24 261	21 505	88.6	1 267 695	36 395	2.9	57 900	4.5
2025	18 448	15 968	86.6	1 290 817	40 113	3.1	56 081	4.3

私人住宅 - 各类单位落成后使用方式  
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

类别	Class	区域	Area	于 2025 年评估差饷时申报为已入住的单位数目	业主自住 Owner Occupied		出租 Let	
				No. of Units Valued in 2025 and Reported as Wholly Occupied	单位数目 No. of Units	百分率 %	单位数目 No. of Units	百分率 %
A		港岛	Hong Kong	332	153	46.1	179	53.9
		九龙	Kowloon	2 749	807	29.4	1 942	70.6
		新界	New Territories	6 886	2 186	31.7	4 700	68.3
		<b>全港</b>	<b>OVERALL</b>	<b>9 967</b>	<b>3 146</b>	<b>31.6</b>	<b>6 821</b>	<b>68.4</b>
B		港岛	Hong Kong	83	74	89.2	9	10.8
		九龙	Kowloon	540	442	81.9	98	18.1
		新界	New Territories	1 678	1 519	90.5	159	9.5
		<b>全港</b>	<b>OVERALL</b>	<b>2 301</b>	<b>2 035</b>	<b>88.4</b>	<b>266</b>	<b>11.6</b>
C		港岛	Hong Kong	44	42	95.5	2	4.5
		九龙	Kowloon	75	53	70.7	22	29.3
		新界	New Territories	52	45	86.5	7	13.5
		<b>全港</b>	<b>OVERALL</b>	<b>171</b>	<b>140</b>	<b>81.9</b>	<b>31</b>	<b>18.1</b>
D		港岛	Hong Kong	40	40	100.0	-	-
		九龙	Kowloon	16	11	68.8	5	31.3
		新界	New Territories	77	40	51.9	37	48.1
		<b>全港</b>	<b>OVERALL</b>	<b>133</b>	<b>91</b>	<b>68.4</b>	<b>42</b>	<b>31.6</b>
E		港岛	Hong Kong	105	94	89.5	11	10.5
		九龙	Kowloon	18	2	11.1	16	88.9
		新界	New Territories	13	3	23.1	10	76.9
		<b>全港</b>	<b>OVERALL</b>	<b>136</b>	<b>99</b>	<b>72.8</b>	<b>37</b>	<b>27.2</b>
所有类别		港岛	Hong Kong	604	403	66.7	201	33.3
All Classes		九龙	Kowloon	3 398	1 315	38.7	2 083	61.3
		新界	New Territories	8 706	3 793	43.6	4 913	56.4
		<b>全港</b>	<b>OVERALL</b>	<b>12 708</b>	<b>5 511</b>	<b>43.4</b>	<b>7 197</b>	<b>56.6</b>

私人住宅 - 各类单位平均租金  
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 \$/m<sup>2</sup> per month

类别 Class	A			B			C			D			E			
	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
年 / 月 Year / Month																
2024	481	429	329	396	363	271	426	369	269	436	358	253	445	381	221	
2025 *	496	440	345	410	371	281	435	387	279	440	374	246	459	395	219	
2024	10	485	448	323	402	364	270	441	366	281	434	365	241	436	( 436 )	246
	11	479	444	329	407	366	275	419	384	273	425	362	242	460	( 335 )	209
	12	475	424	331	401	368	278	419	379	280	429	369	259	442	( 350 )	202
2025	1	488	419	339	397	360	278	434	356	274	437	343	242	432	( 448 )	222
	2	477	433	336	406	359	277	427	392	279	429	371	256	490	( 340 )	239
	3	476	427	341	397	365	276	429	362	280	431	364	257	465	( 382 )	190
	4	469	415	337	406	363	278	434	368	281	421	353	243	451	( 424 )	207
	5	494	433	341	403	372	276	429	379	284	435	367	225	466	( 287 )	230
	6	499	429	337	417	366	278	443	398	271	431	379	259	454	( 335 )	217
	7	503	432	346	408	366	282	440	404	282	451	392	249	430	( 309 )	229
	8	516	467	368	411	384	290	421	398	283	429	374	254	445	( 423 )	242
	9	502	467	338	415	380	282	439	402	280	466	384	232	450	( 540 )	219
	10	490	449	337	432	377	281	435	399	278	459	359	241	480	( 492 )	225
	11 *	487	446	334	425	387	281	446	398	282	447	397	240	505	( 423 )	201
	12 *	514	445	344	418	374	284	463	401	268	460	447	241	483	-	( 182 )

\* 临时数字  
( ) 表示少于 20 宗交易。  
- 本署没有收到成交个案。

\* Provisional figures  
( ) Indicates fewer than 20 transactions.  
- No transaction record received by this Department.

私人住宅 - 各类单位平均售价  
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售价 \$/m<sup>2</sup>

类别 Class	A			B			C			D			E		
	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
年 / 月 Year / Month															
2024	133 798	116 031	111 902	141 278	126 432	108 743	166 516	159 806	118 114	206 138	177 259	110 692	248 796	198 794	96 197
2025 *	130 536	115 497	110 138	134 460	123 566	104 926	163 294	156 812	114 063	191 291	172 434	108 341	224 496	193 102	93 282
2024	10	132 124	114 996	111 516	135 747	126 272	109 309	157 013	154 484	117 820	207 051	173 177	112 248	( 268 110 ) ( 258 364 )	102 472
	11	127 215	113 579	110 724	139 331	124 569	107 109	168 109	151 978	115 104	220 268	171 208	105 069	( 247 908 ) ( 218 039 )	93 160
	12	129 573	111 090	107 970	141 641	122 380	105 861	162 199	163 713	114 306	210 843	152 098	110 045	( 230 621 ) ( 174 702 )	92 288
2025	1	126 122	115 916	107 862	135 125	118 948	103 784	157 342	160 908	111 413	197 981	179 572	105 889	( 231 433 ) ( 171 139 ) ( 80 198 )	
	2	129 139	110 977	107 230	134 013	120 767	104 305	163 107	152 226	110 149	190 105	160 711	101 265	( 200 979 ) ( 258 452 ) ( 89 929 )	
	3	123 192	114 982	109 052	131 447	116 725	101 467	158 433	160 967	105 866	189 687	164 574	101 278	224 100 ( 188 250 )	86 533
	4	123 595	113 451	106 811	133 974	117 654	102 135	157 818	142 936	113 556	166 971	176 365	115 777	( 265 957 ) ( 179 642 )	84 927
	5	127 674	114 555	107 856	133 789	118 655	103 754	158 795	150 184	116 218	205 620	169 708	105 205	( 208 937 ) ( 340 137 )	99 591
	6	127 335	113 895	110 552	131 138	124 503	104 552	159 628	150 243	111 966	196 088	172 266	99 009	212 532 ( 231 833 )	97 046
	7	127 545	113 658	111 248	133 177	124 525	105 432	156 628	153 951	119 535	188 797	173 925	110 310	( 224 197 ) ( 179 117 ) ( 80 199 )	
	8	135 257	114 351	108 584	132 501	126 508	102 666	164 649	145 731	116 470	175 085	171 472	115 185	( 211 924 ) ( 160 982 )	94 058
	9	136 184	119 016	113 747	135 215	124 284	106 697	171 096	154 921	111 664	188 876	179 272	114 334	226 430 ( 179 271 )	92 187
	10	131 782	118 596	109 440	132 744	124 811	105 648	175 814	154 217	114 468	200 220	168 953	108 685	( 206 222 ) ( 215 854 ) ( 108 077 )	
	11 *	136 339	116 135	112 196	141 058	130 268	109 667	166 371	171 931	114 704	198 897	177 561	112 529	( 219 399 ) ( 202 640 )	100 413
	12 *	136 832	118 250	114 935	139 422	130 976	108 270	163 705	172 265	119 814	198 604	171 261	105 758	( 259 655 ) ( 162 908 )	100 456

\* 临时数字

( ) 表示少于 20 宗交易。

住宅楼宇的首次买卖并不会用作分析。

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\* Provisional figures

( ) Indicates fewer than 20 transactions.

Primary sales of domestic premises are excluded from the analysis.

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私人住宅 - 各类单位租金指数 (全港)  
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS (TERRITORY-WIDE)  
(1999 = 100)

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes	
2016	184.8	165.8	148.4	146.3	141.9	170.8	144.7	168.2	
2017	201.2	181.7	159.4	153.5	143.9	186.2	150.1	182.6	
2018	213.4	192.4	166.7	159.2	148.7	197.0	155.6	193.0	
2019	215.3	193.3	167.1	159.4	148.3	198.4	155.7	194.4	
2020	198.2	181.1	155.4	148.5	136.2	184.2	144.3	180.3	
2021	196.7	180.9	156.1	148.1	136.5	183.8	144.0	179.8	
2022	195.7	177.0	153.0	147.7	137.1	181.4	144.2	178.3	
2023	201.2	179.1	153.5	147.9	136.3	184.4	144.1	181.1	
2024	210.8	189.3	161.2	151.1	138.9	194.3	147.2	190.5	
2025 *	216.0	195.5	165.4	153.8	139.3	200.7	149.3	196.7	
2024	10 - 12	212.5	191.0	162.4	150.7	138.1	196.2	146.9	192.4
2025	1 - 3	212.5	191.9	162.5	150.5	138.3	196.9	147.0	193.0
	4 - 6	213.4	193.7	164.1	152.5	139.0	198.5	148.4	194.7
	7 - 9	218.4	197.8	167.2	155.2	139.4	203.1	150.3	199.0
	10 - 12 *	219.8	198.6	167.9	156.8	140.6	204.3	151.7	200.2
2024	10	212.9	191.2	162.7	151.6	138.6	196.5	147.7	192.7
	11	212.0	190.6	162.1	150.2	137.6	195.8	146.4	191.9
	12	212.5	191.3	162.4	150.2	138.0	196.4	146.6	192.5
2025	1	212.5	191.8	162.4	150.4	138.0	196.7	146.8	192.8
	2	212.5	191.9	162.5	150.5	138.5	196.9	147.0	193.0
	3	212.5	191.9	162.7	150.7	138.5	197.0	147.1	193.1
	4	212.7	193.0	163.7	150.7	138.7	197.8	147.1	193.9
	5	212.7	193.3	163.7	152.9	139.1	198.0	148.7	194.2
	6	214.8	194.8	164.8	153.9	139.1	199.8	149.4	195.9
	7	215.5	197.0	166.5	154.7	139.3	201.4	150.1	197.4
	8	219.8	198.2	167.4	155.0	139.4	204.0	150.2	199.8
	9	219.8	198.2	167.6	155.8	139.5	204.0	150.7	199.9
	10	219.8	198.2	167.7	156.0	139.8	204.0	150.9	199.9
	11 *	219.8	198.6	167.7	156.2	140.2	204.3	151.1	200.2
	12 *	219.8	199.0	168.3	158.3	141.8	204.6	153.0	200.5

\* 临时数字

\* Provisional figures

私人住宅 - 各类单位售价指数 (全港)  
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)  
(1999 = 100)

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes	
2016	314.8	272.9	258.8	264.5	275.1	287.1	267.1	286.1	
2017	368.3	318.4	296.9	293.1	306.1	335.8	296.3	333.9	
2018	416.6	359.3	333.0	320.1	325.2	380.2	321.5	377.3	
2019	425.6	363.6	336.6	329.5	310.0	385.7	324.4	383.0	
2020	423.2	364.3	328.2	317.3	309.5	383.6	315.5	381.2	
2021	436.2	378.2	344.0	331.5	319.2	395.3	328.6	392.7	
2022	407.5	357.4	329.8	314.6	301.4	372.1	311.8	369.7	
2023	366.7	327.8	310.0	299.3	297.6	338.8	299.0	337.4	
2024	318.8	291.5	282.4	274.0	270.2	300.0	273.2	298.7	
2025 *	309.8	282.9	273.9	265.7	260.2	291.7	264.4	290.1	
2024	10 - 12	308.0	284.5	275.4	268.3	262.3	291.8	266.9	290.6
2025	1 - 3	305.1	279.1	270.0	263.2	256.5	287.3	261.6	285.9
	4 - 6	306.4	279.4	269.8	263.4	256.6	288.1	261.7	286.6
	7 - 9	310.2	282.8	272.9	265.2	260.5	291.7	264.0	290.1
	10 - 12 *	317.3	290.5	282.8	271.1	267.3	299.5	270.1	297.8
2024	10	309.2	284.9	274.0	267.6	262.3	292.3	266.4	291.0
	11	309.3	285.3	276.2	268.7	263.5	292.8	267.5	291.5
	12	305.6	283.4	275.9	268.6	261.2	290.4	266.9	289.2
2025	1	305.6	280.7	272.2	264.7	257.2	288.6	262.9	287.2
	2	304.8	278.7	269.0	263.1	257.0	287.0	261.7	285.6
	3	304.8	277.8	268.8	261.8	255.2	286.4	260.2	284.9
	4	306.4	279.4	269.7	263.4	256.1	288.0	261.6	286.5
	5	306.4	279.4	269.7	263.3	255.8	288.0	261.4	286.5
	6	306.5	279.4	269.9	263.4	258.0	288.2	262.0	286.7
	7	307.7	280.9	272.2	263.7	258.9	289.7	262.5	288.1
	8	309.0	281.1	272.5	264.4	259.9	290.3	263.3	288.8
	9	314.0	286.4	274.1	267.4	262.6	295.1	266.2	293.4
	10	315.8	286.6	279.0	270.8	266.3	296.5	269.7	294.9
	11 *	318.1	291.7	283.6	271.2	266.8	300.5	270.1	298.7
	12 *	318.1	293.2	285.9	271.2	268.8	301.6	270.6	299.8

\* 临时数字

住宅楼宇的首次买卖并不会用作分析。

香港物业报告 2026

\* Provisional figures

Primary sales of domestic premises are excluded from the analysis.

Hong Kong Property Review 2026

**私人住宅 - 较受欢迎屋苑的售价指数**  
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS  
(1999 = 100)

年 / 月 Year / Month	A, B & C			D & E			所有类别 Overall			
	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	
2024	1	255.0	257.5	261.4	311.1	244.3	286.5	258.1	259.2	263.4
	2	250.7	253.2	257.0	308.7	241.8	283.9	253.9	254.8	259.0
	3	255.8	258.3	262.3	313.6	245.1	288.1	259.1	260.0	264.2
	4	257.4	259.9	263.9	317.5	246.7	290.7	260.8	261.6	265.9
	5	254.3	256.9	260.8	313.7	243.7	287.3	257.6	258.6	262.8
	6	251.7	254.4	258.2	312.3	242.7	286.0	255.1	256.0	260.2
	7	247.8	250.2	254.0	308.5	239.0	282.1	251.1	251.8	256.0
	8	243.0	245.3	249.1	303.1	235.4	277.5	246.3	247.0	251.1
	9	240.0	242.2	246.0	298.2	232.4	273.5	243.2	243.8	247.9
	10	242.4	244.8	248.6	300.7	233.5	275.3	245.6	246.4	250.5
	11	243.1	245.4	249.2	301.9	234.2	276.2	246.4	247.0	251.1
	12	241.5	243.5	247.3	300.9	233.4	275.3	244.8	245.1	249.3
2025	1	240.1	242.1	245.9	297.6	230.6	272.3	243.2	243.7	247.9
	2	238.9	240.6	244.5	296.4	229.4	271.0	242.0	242.2	246.5
	3	238.5	240.2	244.1	294.6	228.2	269.5	241.5	241.9	246.1
	4	239.9	241.7	245.6	295.8	229.4	270.8	242.9	243.3	247.5
	5	240.0	241.8	245.7	295.4	229.2	270.4	243.0	243.4	247.6
	6	240.3	242.0	245.9	295.7	229.6	270.8	243.3	243.6	247.9
	7	241.3	243.4	247.2	296.0	229.8	271.0	244.3	244.9	249.1
	8	241.8	244.0	247.8	296.5	230.4	271.6	244.8	245.5	249.7
	9	245.8	248.2	251.9	299.8	233.2	274.8	248.7	249.7	253.8
	10	247.1	249.7	253.4	303.4	235.8	278.0	250.2	251.3	255.4
	11 *	250.9	253.5	257.3	303.7	236.3	278.3	253.8	255.1	259.1
	12 *	252.3	254.8	258.7	304.2	236.6	278.8	255.1	256.3	260.4

\* 临时数字

技术附注第 14 段对「较受欢迎屋苑」有详细说明。  
住宅楼宇的首次买卖并不会用作分析。

\* Provisional figures

For details of the Selected Popular Residential Developments, see paragraph 14 of the Technical Notes.  
Primary sales of domestic premises are excluded from the analysis.

私人写字楼 - 各区不同级别总存量及空置量  
PRIVATE OFFICES - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m<sup>2</sup>

地区	District	2025 年年底总存量 Stock at year-end				2025 年年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	1 971 800	797 100	565 800	3 334 700	264 800	134 800	80 700	480 300	13.4	16.9	14.3	14.4
湾仔	Wan Chai	1 075 600	613 600	308 900	1 998 100	168 600	111 900	44 700	325 200	15.7	18.2	14.5	16.3
东区	Eastern	880 400	172 300	62 500	1 115 200	139 300	32 200	8 000	179 500	15.8	18.7	12.8	16.1
南区	Southern	309 800	81 000	21 500	412 300	97 700	11 600	4 000	113 300	31.5	14.3	18.6	27.5
<b>港岛</b>	<b>HONG KONG</b>	<b>4 237 600</b>	<b>1 664 000</b>	<b>958 700</b>	<b>6 860 300</b>	<b>670 400</b>	<b>290 500</b>	<b>137 400</b>	<b>1 098 300</b>	<b>15.8</b>	<b>17.5</b>	<b>14.3</b>	<b>16.0</b>
油尖旺	Yau Tsim Mong	1 401 300	609 900	400 800	2 412 000	314 200	77 600	36 000	427 800	22.4	12.7	9.0	17.7
深水埗	Sham Shui Po	328 400	85 100	44 200	457 700	86 200	11 900	2 800	100 900	26.2	14.0	6.3	22.0
九龙城	Kowloon City	261 800	42 000	19 000	322 800	52 700	2 300	1 800	56 800	20.1	5.5	9.5	17.6
黄大仙	Wong Tai Sin	33 200	63 800	1 200	98 200	8 500	9 700	100	18 300	25.6	15.2	8.3	18.6
观塘	Kwun Tong	1 641 100	303 700	17 700	1 962 500	363 900	72 000	4 400	440 300	22.2	23.7	24.9	22.4
<b>九龙</b>	<b>KOWLOON</b>	<b>3 665 800</b>	<b>1 104 500</b>	<b>482 900</b>	<b>5 253 200</b>	<b>825 500</b>	<b>173 500</b>	<b>45 100</b>	<b>1 044 100</b>	<b>22.5</b>	<b>15.7</b>	<b>9.3</b>	<b>19.9</b>
葵青	Kwai Tsing	172 500	97 100	8 600	278 200	12 000	26 300	5 800	44 100	7.0	27.1	67.4	15.9
荃湾	Tsuen Wan	203 400	64 200	800	268 400	87 400	18 100	-	105 500	43.0	28.2	-	39.3
屯门	Tuen Mun	32 200	20 200	6 500	58 900	3 100	3 400	600	7 100	9.6	16.8	9.2	12.1
元朗	Yuen Long	37 600	12 900	19 000	69 500	10 000	300	1 100	11 400	26.6	2.3	5.8	16.4
北区	North	29 900	2 100	500	32 500	4 900	-	-	4 900	16.4	-	-	15.1
大埔	Tai Po	-	5 200	1 200	6 400	-	200	600	800	-	3.8	50.0	12.5
沙田	Sha Tin	490 800	40 800	-	531 600	26 600	6 800	-	33 400	5.4	16.7	-	6.3
西贡	Sai Kung	25 000	3 400	-	28 400	12 500	3 200	-	15 700	50.0	94.1	-	55.3
离岛	Islands	139 200	18 800	-	158 000	13 800	6 600	-	20 400	9.9	35.1	-	12.9
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>1 130 600</b>	<b>264 700</b>	<b>36 600</b>	<b>1 431 900</b>	<b>170 300</b>	<b>64 900</b>	<b>8 100</b>	<b>243 300</b>	<b>15.1</b>	<b>24.5</b>	<b>22.1</b>	<b>17.0</b>
<b>全港</b>	<b>OVERALL</b>	<b>9 034 000</b>	<b>3 033 200</b>	<b>1 478 200</b>	<b>13 545 400</b>	<b>1 666 200</b>	<b>528 900</b>	<b>190 600</b>	<b>2 385 700</b>	<b>18.4</b>	<b>17.4</b>	<b>12.9</b>	<b>17.6</b>
<b>分区</b>	<b>Sub-districts</b>												
上环	Sheung Wan	238 300	351 700	388 000	978 000	44 000	57 700	48 000	149 700	18.5	16.4	12.4	15.3
中区	Central	1 690 500	393 700	162 300	2 246 500	219 800	75 200	30 800	325 800	13.0	19.1	19.0	14.5
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 031 400	581 600	287 500	1 900 500	158 900	107 000	42 300	308 200	15.4	18.4	14.7	16.2
北角 / 鲗鱼涌	North Point / Quarry Bay	924 600	139 700	62 400	1 126 700	148 900	25 400	7 200	181 500	16.1	18.2	11.5	16.1
尖沙咀	Tsim Sha Tsui	883 000	306 700	198 400	1 388 100	98 000	38 800	15 400	152 200	11.1	12.7	7.8	11.0
油麻地 / 旺角	Yau Ma Tei / Mong Kok	535 600	303 200	202 500	1 041 300	220 900	38 800	20 600	280 300	41.2	12.8	10.2	26.9

分区数字已包括在地区数字内。

Sub-district figures have already been included in District figures.

私人写字楼 - 各区总存量、落成量及空置量  
PRIVATE OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2024 年年底总存量 Stock at year-end	2025 年落成量 Completions	落成量占 2024 年总存量的百分率 Completions as a % of 2024 Stock	2025 年年底总存量 Stock at year-end	2025 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	3 320 600	14 200	0.4	3 334 700	480 300	14.4
湾仔	Wan Chai	1 954 900	41 100	2.1	1 998 100	325 200	16.3
东区	Eastern	1 137 300	-	-	1 115 200	179 500	16.1
南区	Southern	377 700	29 100	7.7	412 300	113 300	27.5
<b>港岛</b>	<b>HONG KONG</b>	<b>6 790 500</b>	<b>84 400</b>	<b>1.2</b>	<b>6 860 300</b>	<b>1 098 300</b>	<b>16.0</b>
油尖旺	Yau Tsim Mong	2 227 000	186 800	8.4	2 412 000	427 800	17.7
深水埗	Sham Shui Po	453 900	-	-	457 700	100 900	22.0
九龙城	Kowloon City	326 000	-	-	322 800	56 800	17.6
黄大仙	Wong Tai Sin	98 400	-	-	98 200	18 300	18.6
观塘	Kwun Tong	1 980 600	28 000	1.4	1 962 500	440 300	22.4
<b>九龙</b>	<b>KOWLOON</b>	<b>5 085 900</b>	<b>214 800</b>	<b>4.2</b>	<b>5 253 200</b>	<b>1 044 100</b>	<b>19.9</b>
葵青	Kwai Tsing	278 200	-	-	278 200	44 100	15.9
荃湾	Tsuen Wan	268 800	-	-	268 400	105 500	39.3
屯门	Tuen Mun	58 900	-	-	58 900	7 100	12.1
元朗	Yuen Long	71 400	-	-	69 500	11 400	16.4
北区	North	32 500	-	-	32 500	4 900	15.1
大埔	Tai Po	6 400	-	-	6 400	800	12.5
沙田	Sha Tin	532 400	-	-	531 600	33 400	6.3
西贡	Sai Kung	28 400	-	-	28 400	15 700	55.3
离岛	Islands	152 000	-	-	158 000	20 400	12.9
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>1 429 000</b>	<b>-</b>	<b>-</b>	<b>1 431 900</b>	<b>243 300</b>	<b>17.0</b>
<b>全港</b>	<b>OVERALL</b>	<b>13 305 400</b>	<b>299 200</b>	<b>2.2</b>	<b>13 545 400</b>	<b>2 385 700</b>	<b>17.6</b>
<b>分区</b>	<b>Sub-districts</b>						
上环	Sheung Wan	969 400	8 900	0.9	978 000	149 700	15.3
中区	Central	2 242 100	5 300	0.2	2 246 500	325 800	14.5
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 857 300	41 100	2.2	1 900 500	308 200	16.2
北角 / 鲗鱼涌	North Point / Quarry Bay	1 148 800	-	-	1 126 700	181 500	16.1
尖沙咀	Tsim Sha Tsui	1 385 900	2 900	0.2	1 388 100	152 200	11.0
油麻地 / 旺角	Yau Ma Tei / Mong Kok	858 400	183 900	21.4	1 041 300	280 300	26.9

2025 年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2024 年年底总存量计算。分区数字已包括在地区数字内。

2025 Year-end Stock figures are derived from the latest rating record, and not from the 2024 Year-end Stock figures shown here. Sub-district figures have already been included in District figures.

私人写字楼 - 各级别拆卸量、落成量及总存量  
PRIVATE OFFICES - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m<sup>2</sup>

年 Year	区域 Area	Area	拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year-end			
			甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
2021	港岛	Hong Kong	-	-	-	-	-	21 200	-	21 200	3 941 500	1 646 000	953 900	6 541 400
	九龙	Kowloon	-	2 300	-	2 300	35 600	-	200	35 800	3 176 600	1 040 200	477 400	4 694 200
	新界	New Territories	-	-	-	-	12 600	-	-	12 600	1 041 800	209 900	52 500	1 304 200
	<b>全港</b>	<b>OVERALL</b>	-	2 300	-	2 300	48 200	21 200	200	69 600	8 159 900	2 896 100	1 483 800	12 539 800
2022	港岛	Hong Kong	-	12 000	1 400	13 400	80 500	22 100	1 600	104 200	4 023 700	1 669 500	954 100	6 647 300
	九龙	Kowloon	-	-	-	-	156 400	17 300	100	173 800	3 330 800	1 064 500	479 800	4 875 100
	新界	New Territories	-	-	-	-	62 400	10 900	-	73 300	1 101 000	252 400	36 600	1 390 000
	<b>全港</b>	<b>OVERALL</b>	-	12 000	1 400	13 400	299 300	50 300	1 700	351 300	8 455 500	2 986 400	1 470 500	12 912 400
2023	港岛	Hong Kong	-	-	-	-	6 000	5 500	1 400	12 900	4 040 300	1 669 800	958 900	6 669 000
	九龙	Kowloon	-	17 100	-	17 100	137 400	8 400	-	145 800	3 476 600	1 072 300	479 800	5 028 700
	新界	New Territories	-	-	-	-	-	-	-	-	1 100 600	275 600	36 600	1 412 800
	<b>全港</b>	<b>OVERALL</b>	-	17 100	-	17 100	143 400	13 900	1 400	158 700	8 617 500	3 017 700	1 475 300	13 110 500
2024	港岛	Hong Kong	-	-	-	-	110 500	-	1 000	111 500	4 148 700	1 684 300	957 500	6 790 500
	九龙	Kowloon	-	-	-	-	26 500	-	-	26 500	3 514 500	1 086 000	485 400	5 085 900
	新界	New Territories	-	-	-	-	9 300	-	-	9 300	1 116 400	276 000	36 600	1 429 000
	<b>全港</b>	<b>OVERALL</b>	-	-	-	-	146 300	-	1 000	147 300	8 779 600	3 046 300	1 479 500	13 305 400
2025	港岛	Hong Kong	-	21 400	-	21 400	79 100	5 300	-	84 400	4 237 600	1 664 000	958 700	6 860 300
	九龙	Kowloon	53 500	-	-	53 500	210 100	4 700	-	214 800	3 665 800	1 104 500	482 900	5 253 200
	新界	New Territories	-	-	-	-	-	-	-	-	1 130 600	264 700	36 600	1 431 900
	<b>全港</b>	<b>OVERALL</b>	53 500	21 400	-	74 900	289 200	10 000	-	299 200	9 034 000	3 033 200	1 478 200	13 545 400

私人写字楼 - 各区落成量及预测落成量  
PRIVATE OFFICES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2025年落成量 Completions				预测落成量	
		甲级 A	乙级 B	丙级 C	总数 Total	[ 2026 ]	[ 2027 ]
中西区	Central and Western	8 900	5 300	-	14 200	41 000	23 800
湾仔	Wan Chai	41 100	-	-	41 100	62 200	-
东区	Eastern	-	-	-	-	300	8 500
南区	Southern	29 100	-	-	29 100	-	-
<b>港岛</b>	<b>HONG KONG</b>	<b>79 100</b>	<b>5 300</b>	<b>-</b>	<b>84 400</b>	<b>103 500</b>	<b>32 300</b>
油尖旺	Yau Tsim Mong	182 100	4 700	-	186 800	14 800	49 500
深水埗	Sham Shui Po	-	-	-	-	-	-
九龙城	Kowloon City	-	-	-	-	-	35 700
黄大仙	Wong Tai Sin	-	-	-	-	-	-
观塘	Kwun Tong	28 000	-	-	28 000	24 400	7 500
<b>九龙</b>	<b>KOWLOON</b>	<b>210 100</b>	<b>4 700</b>	<b>-</b>	<b>214 800</b>	<b>39 200</b>	<b>92 700</b>
葵青	Kwai Tsing	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>全港</b>	<b>OVERALL</b>	<b>289 200</b>	<b>10 000</b>	<b>-</b>	<b>299 200</b>	<b>142 700</b>	<b>125 000</b>
分区	Sub-districts						
上环	Sheung Wan	8 900	-	-	8 900	20 900	-
中区	Central	-	5 300	-	5 300	20 100	23 800
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	41 100	-	-	41 100	62 200	-
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	300	8 500
尖沙咀	Tsim Sha Tsui	-	2 900	-	2 900	8 300	2 700
油麻地 / 旺角	Yau Ma Tei / Mong Kok	182 100	1 800	-	183 900	6 600	46 800

分区数字已包括在地区数字内。

Sub-district figures have already been included in District figures.

私人写字楼 - 各区不同级别预测落成量  
PRIVATE OFFICES - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m<sup>2</sup>

地区	District	[ 2026 ]				[ 2027 ]			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	40 400	600	-	41 000	23 800	-	-	23 800
湾仔	Wan Chai	62 200	-	-	62 200	-	-	-	-
东区	Eastern	-	-	300	300	-	8 500	-	8 500
南区	Southern	-	-	-	-	-	-	-	-
<b>港岛</b>	<b>HONG KONG</b>	<b>102 600</b>	<b>600</b>	<b>300</b>	<b>103 500</b>	<b>23 800</b>	<b>8 500</b>	<b>-</b>	<b>32 300</b>
油尖旺	Yau Tsim Mong	5 500	9 300	-	14 800	46 800	2 700	-	49 500
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-
九龙城	Kowloon City	-	-	-	-	-	35 700	-	35 700
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	24 400	-	24 400	7 500	-	-	7 500
<b>九龙</b>	<b>KOWLOON</b>	<b>5 500</b>	<b>33 700</b>	<b>-</b>	<b>39 200</b>	<b>54 300</b>	<b>38 400</b>	<b>-</b>	<b>92 700</b>
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>全港</b>	<b>OVERALL</b>	<b>108 100</b>	<b>34 300</b>	<b>300</b>	<b>142 700</b>	<b>78 100</b>	<b>46 900</b>	<b>-</b>	<b>125 000</b>
<b>分区</b>	<b>Sub-districts</b>								
上环	Sheung Wan	20 300	600	-	20 900	-	-	-	-
中区	Central	20 100	-	-	20 100	23 800	-	-	23 800
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	62 200	-	-	62 200	-	-	-	-
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	300	300	-	8 500	-	8 500
尖沙咀	Tsim Sha Tsui	5 500	2 800	-	8 300	-	2 700	-	2 700
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	6 600	-	6 600	46 800	-	-	46 800

分区数字已包括在地区数字内。

Sub-district figures have already been included in District figures.

私人写字楼 - 整体空置趋势  
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m<sup>2</sup>

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2021	69 600	68 000	97.7	12 470 200	1 473 000	11.8	1 541 000	12.3
2022	351 300	347 300	98.9	12 561 100	1 512 300	12.0	1 859 600	14.4
2023	158 700	157 300	99.1	12 951 800	1 802 500	13.9	1 959 800	14.9
2024	147 300	113 700	77.2	13 158 100	2 052 000	15.6	2 165 700	16.3
2025	299 200	294 700	98.5	13 246 200	2 091 000	15.8	2 385 700	17.6

私人写字楼 - 各区不同级别平均租金  
PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 \$ / m<sup>2</sup> per month

[ 平均面积 ]		甲级 Grade A							乙级 Grade B							丙级 Grade C						
[ Average size ]		[ 245 平方米 m <sup>2</sup> ]							[ 89 平方米 m <sup>2</sup> ]							[ 46 平方米 m <sup>2</sup> ]						
		上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway Bay	北角/ 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsu	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龙湾/ 观塘# Kowloon Bay/ Kwun Tong#	上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway Bay	北角/ 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsu	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龙湾/ 观塘# Kowloon Bay/ Kwun Tong#	上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway Bay	北角/ 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsu	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龙湾/ 观塘# Kowloon Bay/ Kwun Tong#
年 / 月	Year / Month	Sheung Wan	Central	Causeway Bay	Quarry Bay	Sha Tsu	Mong Kok	Kwun Tong#	Sheung Wan	Central	Causeway Bay	Quarry Bay	Sha Tsu	Mong Kok	Kwun Tong#	Sheung Wan	Central	Causeway Bay	Quarry Bay	Sha Tsu	Mong Kok	Kwun Tong#
2024		739	887	601	510	507	611	323	478	744	490	368	451	479	308	398	566	469	440	463	444	119
2025 *		688	858	582	427	481	662	311	446	702	482	341	445	453	304	394	526	451	436	449	427	( 101 )
2024	7	892	870	562	454	522	652	312	437	760	485	387	436	484	337	397	599	455	451	448	440	-
	8	706	879	580	511	545	( 560 )	341	460	721	463	348	473	453	274	394	531	442	434	464	419	-
	9	785	764	583	463	509	( 671 )	327	507	700	487	328	454	448	285	410	581	475	459	468	457	( 116 )
	10 ( 494 )		832	571	534	527	( 674 )	317	449	744	477	323	479	450	353	395	556	481	447	512	442	( 126 )
	11 ( 795 )		882	589	488	493	593	301	564	740	494	313	440	461	308	391	560	455	446	485	487	( 109 )
	12	745	817	614	430	502	( 780 )	316	445	765	501	418	477	512	294	377	521	471	390	463	449	( 129 )
2025	1	603	902	612	498	493	677	317	449	766	458	334	471	469	279	377	488	464	394	406	404	( 114 )
	2 ( 574 )		904	585	448	482	( 682 )	312	479	808	477	325	412	465	281	393	520	453	416	443	432	-
	3	624	811	595	378	540	( 535 )	312	436	699	485	369	435	455	300	382	514	470	401	446	433	-
	4	746	840	568	450	478	601	313	445	721	485	377	458	440	314	387	507	421	432	459	418	-
	5	678	941	599	416	467	( 900 )	291	451	708	486	325	434	430	320	394	569	452	458	468	427	( 89 )
	6	649	846	587	430	419	( 794 )	323	458	610	488	327	452	480	294	373	556	467	438	442	431	-
	7	842	805	546	418	472	620	301	435	689	491	331	431	463	297	404	572	452	440	441	427	-
	8	656	846	570	443	417	714	328	447	709	503	340	468	455	332	413	475	422	436	476	437	-
	9	661	914	558	435	493	661	305	457	692	465	353	441	420	290	450	515	446	475	443	433	-
	10 *	630	815	637	406	513	( 585 )	298	420	643	484	333	434	428	295	374	576	476	463	467	438	-
	11 *	669	813	580	391	484	( 769 )	294	435	686	504	308	462	415	287	382	522	472	406	420	402	-
	12 *	738	868	563	318	500	( 540 )	332	447	721	460	391	477	484	( 365 )	390	496	435	483	446	458	-

\* 临时数字

( ) 表示少于5宗交易。

[ ] 表示2025年内所分析单位的平均面积。

- 本署没有收到成交个案。

# 九龙湾/观塘的分界等同18区议会选区中的观塘区。

\* Provisional figures

( ) Indicates fewer than 5 transactions.

[ ] Indicates average size of the units analysed during 2025.

- No transaction record received by this Department.

# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

私人写字楼 - 各区不同级别平均售价  
PRIVATE OFFICES - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售价 \$/m<sup>2</sup>

[ 平均面积 ] [ Average size ]		甲级 Grade A [ 149 平方米 m <sup>2</sup> ]					乙级 Grade B [ 66 平方米 m <sup>2</sup> ]					丙级 Grade C [ 39 平方米 m <sup>2</sup> ]									
年 / 月 Year / Month	上环 Sheung Wan	中区 Central	湾仔/ 铜锣湾	北角/ 鲗鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘#	上环 Sheung Wan	中区 Central	湾仔/ 铜锣湾	北角/ 鲗鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘#	上环 Sheung Wan	中区 Central	湾仔/ 铜锣湾	北角/ 鲗鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘#
			Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Sha Tsui	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong#			Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Sha Tsui	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong#			Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Sha Tsui	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong#
2024	( 264 511 )	295 100	( 207 015 )	-	170 369	-	135 419	120 563	( 140 000 )	174 846	( 117 360 )	137 604	128 970	96 009	118 376	( 163 216 )	150 769	149 492	129 471	129 600	-
2025 *	193 597	239 459	( 158 993 )	-	126 256	-	114 548	( 138 745 )	( 161 628 )	138 685	94 937	117 493	112 419	( 66 796 )	107 235	157 391	130 018	109 722	108 021	114 764	-
2024	7	-	( 384 440 )	-	-	-	-	( 102 076 )	-	( 117 292 )	( 143 340 )	( 154 687 )	117 661	( 79 128 )	( 111 179 )	-	( 161 058 )	( 159 693 )	( 146 259 )	( 96 875 )	-
	8	( 252 213 )	( 326 586 )	-	-	-	( 124 888 )	( 211 497 )	-	-	-	( 162 848 )	131 910	( 86 288 )	( 140 512 )	-	( 157 497 )	-	( 67 729 )	( 103 556 )	-
	9	-	( 232 240 )	-	-	-	-	( 96 154 )	-	-	( 112 771 )	-	( 144 751 )	-	( 128 615 )	( 150 427 )	( 153 271 )	( 142 811 )	( 105 905 )	-	-
	10	( 411 192 )	( 232 716 )	-	( 150 798 )	-	( 113 246 )	-	( 137 179 )	( 120 734 )	( 116 909 )	( 158 385 )	-	( 105 689 )	-	( 105 582 )	-	( 152 137 )	( 148 228 )	-	-
	11	-	( 225 123 )	( 151 075 )	-	( 143 996 )	-	( 140 000 )	-	-	( 139 539 )	( 112 953 )	-	( 104 278 )	-	( 131 800 )	( 132 386 )	( 146 552 )	144 985	-	-
	12	-	( 324 431 )	-	( 157 836 )	-	( 120 255 )	( 108 805 )	-	-	( 128 465 )	( 111 807 )	-	( 99 260 )	-	( 138 983 )	( 108 814 )	( 94 190 )	( 135 135 )	-	-
2025	1	-	( 365 924 )	-	( 89 855 )	-	( 117 675 )	( 152 284 )	-	( 163 558 )	-	( 111 356 )	( 73 620 )	( 100 404 )	( 133 131 )	( 151 687 )	( 144 353 )	( 82 873 )	( 111 235 )	-	-
	2	-	( 261 957 )	-	-	-	-	( 173 055 )	( 108 516 )	-	( 99 735 )	-	-	-	( 144 628 )	( 123 940 )	( 94 195 )	( 163 136 )	-	-	-
	3	-	( 234 192 )	( 180 808 )	-	( 108 696 )	-	( 117 574 )	-	( 145 695 )	( 149 020 )	( 97 368 )	-	( 99 231 )	-	( 109 312 )	( 145 528 )	( 149 093 )	( 134 414 )	-	-
	4	( 229 812 )	-	-	( 135 550 )	-	( 134 804 )	-	( 155 298 )	( 101 571 )	( 121 926 )	( 153 666 )	-	( 77 961 )	( 139 860 )	( 134 340 )	-	121 285	( 120 252 )	-	-
	5	-	-	-	-	-	-	( 117 540 )	-	122 520	( 130 178 )	-	118 596	( 115 232 )	( 133 574 )	-	( 102 253 )	( 98 925 )	-	-	-
	6	-	( 246 847 )	( 127 530 )	-	( 120 482 )	-	( 52 809 )	( 134 690 )	( 197 044 )	( 81 659 )	116 836	( 107 692 )	-	( 128 522 )	( 178 027 )	( 124 715 )	-	( 84 839 )	105 101	-
	7	-	( 242 222 )	-	( 133 678 )	-	( 123 613 )	-	( 151 625 )	( 101 281 )	( 123 786 )	( 107 212 )	-	( 128 221 )	( 187 607 )	( 128 226 )	110 624	( 101 945 )	( 130 690 )	-	-
	8	( 180 320 )	-	-	( 212 471 )	-	-	( 158 451 )	( 94 263 )	-	( 105 145 )	( 116 359 )	-	( 101 600 )	( 262 816 )	( 147 976 )	( 66 964 )	( 92 233 )	118 188	-	-
	9	( 154 693 )	( 175 841 )	( 168 642 )	-	-	( 138 846 )	-	( 177 169 )	-	( 125 000 )	( 110 001 )	-	( 110 611 )	( 167 294 )	( 110 820 )	108 404	101 929	( 110 508 )	-	-
	10 *	( 330 061 )	( 301 303 )	-	( 126 333 )	-	( 99 852 )	( 155 253 )	-	-	-	( 121 304 )	-	( 97 973 )	( 145 322 )	( 128 000 )	( 95 498 )	-	98 619	-	-
	11 *	( 153 430 )	226 700	-	( 106 003 )	-	( 118 585 )	( 188 565 )	( 121 588 )	-	( 80 551 )	( 96 803 )	-	( 77 475 )	( 157 116 )	( 126 769 )	-	( 127 441 )	( 120 272 )	-	-
	12 *	-	( 235 491 )	-	( 93 861 )	-	-	( 88 991 )	-	-	( 105 364 )	( 102 344 )	( 63 384 )	( 86 957 )	( 125 177 )	( 110 038 )	97 385	( 141 604 )	108 820	-	-

\* 临时数字

( ) 表示少于 5 宗交易。

[ ] 表示 2025 年内所分析单位的平均面积。

- 本署没有收到成交个案。

# 九龙湾/观塘的分界等同 18 区议会选区中的观塘区。

\* Provisional figures

( ) Indicates fewer than 5 transactions.

[ ] Indicates average size of the units analysed during 2025.

- No transaction record received by this Department.

# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

私人写字楼 - 各级别租金及售价指数 (所有地区)  
PRIVATE OFFICES - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)  
(1999 = 100)

年 / 月 Year / Month	租金 Rents				售价 Prices				
	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	
2016	237.9	231.0	213.6	232.3	400.1	457.2	444.7	426.9	
2017	248.8	237.6	221.7	241.8	450.6	524.9	507.4	487.1	
2018	261.1	246.6	228.5	252.2	539.1	580.5	557.0	554.7	
2019	270.1	256.0	236.3	261.4	524.8	580.3	558.2	543.0	
2020	249.9	236.7	219.5	241.7	440.5	532.9	514.3	468.8	
2021	237.0	233.1	220.3	233.4	457.5	549.4	518.2	502.5	
2022	232.1	231.6	218.5	230.0	463.5 @	519.0	505.6	495.7 @	
2023	227.6	231.2	221.5	227.7	438.1 @	485.3	466.4	468.7 @	
2024	219.6	224.1	213.2	219.9	354.1 @	394.0 ~	385.8	373.7 @ ~	
2025 *	209.9	216.3	207.3	211.4	295.0 @	320.4	324.0	309.2 @	
2024	7 - 9	216.4	222.3	212.6	( 339.6 )	381.9	371.8	365.1	
	10 - 12	216.0	220.2	210.5	321.6	365.0	354.8	342.1	
2025	1 - 3	214.1	218.2	207.7	( 310.2 )	342.8	341.6	326.3	
	4 - 6	210.5	216.6	207.4	( 298.5 )@	327.8	329.1	314.0 @	
	7 - 9	207.7	215.8	207.2	( 289.4 )	312.2	316.2	302.6	
	10 - 12 *	207.3	214.5	206.9	283.2	( 298.8 )	309.3	295.5	
2024	7	216.5	222.4	213.4	( 342.8 )	( 386.1 )	( 377.5 )	371.5	
	8	216.5	222.3	213.2	( 341.9 )	( 384.1 )	( 371.9 )	366.7	
	9	216.3	222.2	211.3	( 334.0 )	( 375.4 )	( 366.0 )	( 357.1 )	
	10	216.0	220.8	211.3	( 328.1 )	( 373.1 )	( 361.0 )	349.6	
	11	216.0	219.9	211.3	( 320.1 )	( 364.7 )	( 353.6 )	341.7	
	12	215.9	219.8	208.9	( 316.7 )	( 357.3 )	( 349.9 )	334.9	
2025	1	215.9	218.6	207.7	( 315.9 )	( 349.0 )	( 345.1 )	331.2	
	2	213.2	218.0	207.7	( 308.1 )	( 340.5 )	( 342.2 )	( 325.7 )	
	3	213.2	218.0	207.6	( 306.6 )	( 339.0 )	( 337.4 )	322.1	
	4	211.2	216.6	207.4	( 304.6 )	( 336.2 )	( 335.2 )	319.5	
	5	211.0	216.6	207.4	212.1	( 328.1 )	( 329.0 )	319.5	
	6	209.3	216.5	207.4	( 292.3 )	( 319.0 )	( 323.2 )	308.5	
	7	207.8	215.8	207.3	( 291.4 )	( 318.0 )	319.9	305.9	
	8	207.8	215.8	207.1	( 290.0 )	( 311.9 )	( 315.5 )	302.9	
	9	207.6	215.7	207.1	( 286.7 )	( 306.7 )	313.1	299.1	
	10 *	207.5	215.3	207.0	209.7	( 284.4 )	( 304.2 )	( 312.5 )	
	11 *	207.3	214.5	206.9	209.4	( 283.6 )	( 299.4 )	( 309.0 )	
	12 *	207.1	213.8	206.7	209.1	( 281.5 )	( 292.8 )	306.3	

\* 临时数字

() 表示少于 20 宗交易。

@ 2022 年的售价指数不包括 2022 年 3 月；

2023 年的售价指数不包括 2023 年 8、9、10 及 12 月；

2024 年的售价指数不包括 2024 年 4 月；

2025 年的售价指数不包括 2025 年 5 月；

2025 年 4-6 季度的售价指数不包括 2025 年 5 月。

~ 2024 年的售价指数不包括 2024 年 2 月。

^ 没有充足资料作分析。

\* Provisional figures

() Indicates fewer than 20 transactions.

@ Price indices for 2022 excluding Mar 2022;

Price indices for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

Price indices for 2024 excluding Apr 2024;

Price indices for 2025 excluding May 2025;

2025 quarter 4-6 excluding May 2025.

~ Price indices for 2024 excluding Feb 2024.

^ Insufficient data for analysis.

**私人写字楼 - 核心地区甲级写字楼的租金及售价指数**  
PRIVATE OFFICES - RENTAL AND PRICE INDICES FOR GRADE A OFFICES IN CORE DISTRICTS  
(1999 = 100)

年 / 月 Year / Month	租金 Rents			售价 Prices
	上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地区 # Core Districts #
2016	296.4	238.5	210.5	409.5
2017	317.9	252.7	216.0	473.2
2018	339.9	263.9	227.5	548.6
2019	358.9	275.1	231.6	495.7 @
2020	313.7	250.3	211.0	413.8 @
2021	285.6	227.5	196.2	421.6
2022	278.1	215.7	194.7	422.7 @
2023	262.9	210.0	190.5	439.3 @
2024	244.1	204.2	184.9	305.2 @
2025 *	232.2	193.8	177.7	246.3 @
2024	7 - 9	235.4	199.3	( 298.9 )
	10 - 12	238.1	199.8	287.0
2025	1 - 3	234.3	200.6	( 266.7 )
	4 - 6	233.4	194.3	( 241.0 )@
	7 - 9	227.1	192.4	( 238.6 )
	10 - 12 *	234.0	188.0	237.0
2024	7	242.7	200.0	( 330.0 )
	8	239.2	199.3	( 309.5 )
	9	224.4	198.7	( 257.2 )
	10	239.8	198.6	( 295.2 )
	11	240.6	201.2	( 275.0 )
	12	234.0	199.6	( 290.9 )
2025	1	236.0	205.6	( 285.4 )
	2	236.1	197.6	( 256.6 )
	3	230.7	198.6	( 258.1 )
	4	232.5	191.9	( 246.0 )
	5	234.9	198.7	-
	6	232.9	192.3	( 236.0 )
	7	230.8	193.5	( 226.4 )
	8	228.3	190.6	( 274.7 )
	9	222.3	193.1	( 214.7 )
	10 *	230.5	182.3	( 252.5 )
	11 *	236.6	193.0	228.1
	12 *	234.9	188.7	( 230.5 )

# 核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀

\* 临时数字

() 表示少于 10 宗交易。

@ 2019 年的售价指数不包括 2019 年 9 月；

2020 年的售价指数不包括 2020 年 2、3 及 4 月；

2022 年的售价指数不包括 2022 年 3、4 及 9 月；

2023 年的售价指数不包括 2023 年 7、8、9、10 及 12 月；

2024 年的售价指数不包括 2024 年 3 及 4 月；

2025 年的售价指数不包括 2025 年 5 月；

2025 年 4-6 季度的售价指数不包括 2025 年 5 月。

- 本署没有收到成交个案。

# Core districts : Sheung Wan / Central, Wan Chai / Causeway Bay and Tsim Sha Tsui

\* Provisional figures

() Indicates fewer than 10 transactions.

@ Price indices for 2019 excluding Sep 2019;

Price indices for the periods of 2020 excluding Feb, Mar and Apr 2020;

Price indices for the periods of 2022 excluding Mar, Apr and Sep 2022;

Price indices for the periods of 2023 excluding Jul, Aug, Sep, Oct and Dec 2023;

Price indices for the periods of 2024 excluding Mar and Apr 2024;

Price indices for 2025 excluding May 2025;

2025 quarter 4-6 excluding May 2025.

- No transaction record received by this Department.

私人商业楼宇 - 各区总存量、落成量及空置量  
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2024 年年底总存量 Stock at year-end	2025 年落成量 Completions	落成量占 2024 年总存量的百分率 Completions as a % of 2024 Stock	2025 年年底总存量 Stock at year-end	2025 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	1 143 200	6 100	0.5	1 150 900	175 400	15.2
湾仔	Wan Chai	1 205 600	8 100	0.7	1 213 000	160 000	13.2
东区	Eastern	731 400	1 000	0.1	731 000	88 100	12.1
南区	Southern	273 800	4 100	1.5	279 000	49 500	17.7
<b>港岛</b>	<b>HONG KONG</b>	<b>3 354 000</b>	<b>19 300</b>	<b>0.6</b>	<b>3 373 900</b>	<b>473 000</b>	<b>14.0</b>
油尖旺	Yau Tsim Mong	2 198 200	58 000	2.6	2 252 400	336 400	14.9
深水埗	Sham Shui Po	747 100	4 600	0.6	754 700	68 400	9.1
九龙城	Kowloon City	821 900	5 600	0.7	819 400	137 300	16.8
黄大仙	Wong Tai Sin	328 000	600	0.2	329 200	29 800	9.1
观塘	Kwun Tong	757 800	4 500	0.6	717 300	117 600	16.4
<b>九龙</b>	<b>KOWLOON</b>	<b>4 853 000</b>	<b>73 300</b>	<b>1.5</b>	<b>4 873 000</b>	<b>689 500</b>	<b>14.1</b>
葵青	Kwai Tsing	384 500	-	-	385 300	33 300	8.6
荃湾	Tsuen Wan	576 400	-	-	575 800	84 700	14.7
屯门	Tuen Mun	436 200	-	-	436 800	32 700	7.5
元朗	Yuen Long	529 900	-	-	530 600	45 500	8.6
北区	North	245 400	100	- <sup>+</sup>	245 900	24 600	10.0
大埔	Tai Po	239 200	4 200	1.8	244 300	17 600	7.2
沙田	Sha Tin	542 400	-	-	542 300	34 900	6.4
西贡	Sai Kung	364 900	-	-	364 300	31 600	8.7
离岛	Islands	309 000	-	-	310 400	23 300	7.5
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>3 627 900</b>	<b>4 300</b>	<b>0.1</b>	<b>3 635 700</b>	<b>328 200</b>	<b>9.0</b>
<b>全港</b>	<b>OVERALL</b>	<b>11 834 900</b>	<b>96 900</b>	<b>0.8</b>	<b>11 882 600</b>	<b>1 490 700</b>	<b>12.5</b>

+ 少于 0.05%

2025 年年底总存量是按最新的差饷估价记录计算出来，  
并不是根据这里列出的 2024 年年底总存量计算。

+ Below 0.05%

2025 Year-end Stock figures are derived from the latest rating record,  
and not from the 2024 Year-end Stock figures shown here.

私人商业楼宇 - 拆卸量、落成量及总存量  
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m<sup>2</sup>

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
2021	港岛 Hong Kong	9 500	15 600	3 313 300
	九龙 Kowloon	26 300	15 700	4 719 300
	新界 New Territories	-	10 200	3 577 100
	<b>全港 OVERALL</b>	<b>35 800</b>	<b>41 500</b>	<b>11 609 700</b>
2022	港岛 Hong Kong	6 200	13 900	3 320 800
	九龙 Kowloon	16 500	57 900	4 766 300
	新界 New Territories	700	45 900	3 605 300
	<b>全港 OVERALL</b>	<b>23 400</b>	<b>117 700</b>	<b>11 692 400</b>
2023	港岛 Hong Kong	1 100	26 400	3 346 000
	九龙 Kowloon	8 600	55 900	4 816 000
	新界 New Territories	-	8 400	3 616 300
	<b>全港 OVERALL</b>	<b>9 700</b>	<b>90 700</b>	<b>11 778 300</b>
2024	港岛 Hong Kong	4 500	28 300	3 354 000
	九龙 Kowloon	5 700	34 200	4 853 000
	新界 New Territories	100	6 600	3 627 900
	<b>全港 OVERALL</b>	<b>10 300</b>	<b>69 100</b>	<b>11 834 900</b>
2025	港岛 Hong Kong	2 300	19 300	3 373 900
	九龙 Kowloon	53 500	73 300	4 873 000
	新界 New Territories	-	4 300	3 635 700
	<b>全港 OVERALL</b>	<b>55 800</b>	<b>96 900</b>	<b>11 882 600</b>

私人商业楼宇 - 各区落成量及预测落成量  
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2025 年落成量	预测落成量 Forecast Completions	
		Completions	[ 2026 ]	[ 2027 ]
中西区	Central and Western	6 100	4 800	22 400
湾仔	Wan Chai	8 100	20 400	1 500
东区	Eastern	1 000	900	3 100
南区	Southern	4 100	100	400
<b>港岛</b>	<b>HONG KONG</b>	<b>19 300</b>	<b>26 200</b>	<b>27 400</b>
油尖旺	Yau Tsim Mong	58 000	14 000	2 800
深水埗	Sham Shui Po	4 600	1 600	1 200
九龙城	Kowloon City	5 600	5 300	30 700
黄大仙	Wong Tai Sin	600	1 200	200
观塘	Kwun Tong	4 500	6 100	2 000
<b>九龙</b>	<b>KOWLOON</b>	<b>73 300</b>	<b>28 200</b>	<b>36 900</b>
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	100	7 900	10 300
大埔	Tai Po	4 200	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	10 300	-
离岛	Islands	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>4 300</b>	<b>18 200</b>	<b>10 300</b>
<b>全港</b>	<b>OVERALL</b>	<b>96 900</b>	<b>72 600</b>	<b>74 600</b>

私人商业楼宇 - 整体空置趋势  
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m<sup>2</sup>

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2021	41 500	39 800	95.9	11 568 200	1 141 800	9.9	1 181 600	10.2
2022	117 700	117 100	99.5	11 574 700	1 106 600	9.6	1 223 700	10.5
2023	90 700	89 700	98.9	11 687 600	1 127 700	9.6	1 217 400	10.3
2024	69 100	51 800	75.0	11 765 800	1 348 000	11.5	1 399 800	11.8
2025	96 900	95 500	98.6	11 785 700	1 395 200	11.8	1 490 700	12.5

私人零售业楼宇 - 平均租金及售价  
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

区域 Area	租金 Rents (每平方米月租 \$/m <sup>2</sup> per month)			售价 Prices (每平方米售价 \$/m <sup>2</sup> )		
	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
[ 平均面积 ] [ Average size ]	[ 62 平方米 m <sup>2</sup> ]	[ 58 平方米 m <sup>2</sup> ]	[ 57 平方米 m <sup>2</sup> ]	[ 85 平方米 m <sup>2</sup> ]	[ 47 平方米 m <sup>2</sup> ]	[ 30 平方米 m <sup>2</sup> ]
年 / 月 Year / Month						
2024	1 159	1 086	1 130	318 080	315 922	308 791
2025 *	1 129	1 068	1 084	282 913	272 674	232 005
2024						
7	1 215	1 066	1 121	( 470 009 )	( 313 692 )	( 212 334 )
8	1 200	1 045	1 109	( 282 932 )	( 325 882 )	( 305 811 )
9	1 303	1 061	1 080	( 210 695 )	( 316 661 )	( 303 584 )
10	1 094	1 085	1 070	( 280 970 )	( 309 801 )	( 268 939 )
11	1 107	1 236	1 104	( 215 491 )	( 226 410 )	( 322 207 )
12	1 056	1 030	1 171	( 350 286 )	244 156	( 214 413 )
2025						
1	977	975	1 041	( 317 808 )	( 277 375 )	( 283 590 )
2	1 166	991	1 112	( 436 504 )	( 326 541 )	( 345 238 )
3	1 241	1 137	1 191	( 420 834 )	259 930	( 297 634 )
4	1 109	1 104	1 047	( 212 854 )	262 828	( 277 323 )
5	1 231	1 037	1 109	( 380 903 )	( 193 282 )	( 257 017 )
6	1 200	1 025	1 106	( 213 581 )	266 039	( 168 736 )
7	1 019	1 093	1 017	( 295 006 )	( 232 529 )	( 192 588 )
8	1 056	1 040	1 113	( 266 490 )	281 347	232 932
9	1 186	1 113	1 088	( 148 675 )	293 114	( 158 040 )
10 *	1 042	1 121	1 061	( 288 253 )	276 025	( 280 067 )
11 *	1 164	1 114	936	( 258 411 )	318 792	225 710
12 *	1 184	1 107	1 140	( 234 024 )	249 364	( 113 143 )

\* 临时数字  
( ) 表示少于 20 宗交易。  
[ ] 表示 2025 年内所分析单位的平均面积。

\* Provisional figures  
( ) Indicates fewer than 20 transactions.  
[ ] Indicates average size of the units analysed during 2025.

私人零售业楼宇 - 租金及售价指数  
PRIVATE RETAIL - RENTAL AND PRICE INDICES  
(1999 = 100)

年 / 月 Year / Month	租金 Rents	售价 Prices	
2016	178.6	526.9	
2017	182.5	558.4	
2018	187.0	591.4	
2019	187.2	549.7	
2020	169.9	518.9	
2021	172.0	543.4	
2022	167.0	523.0	
2023	170.9	488.3	
2024	165.2	422.9	
2025 *	156.3	359.5	
2024	7 - 9	164.3	408.3
	10 - 12	161.3	390.2
2025	1 - 3	157.7	380.6
	4 - 6	157.3	365.1
	7 - 9	156.3	351.3
	10 - 12 *	154.0	340.8
2024	7	164.3	415.5
	8	164.3	408.4
	9	164.3	400.9
	10	161.7	397.3
	11	161.6	390.1
	12	160.7	383.1
2025	1	158.5	382.2
	2	157.3	380.5
	3	157.3	379.2
	4	157.3	372.1
	5	157.3	365.5
	6	157.3	357.8
	7	157.2	354.6
	8	156.7	350.6
	9	155.1	348.6
	10 *	154.1	346.8
	11 *	154.0	340.9
	12 *	154.0	334.7

\* 临时数字

\* Provisional figures

私人分层工厂大厦 - 各区总存量、落成量及空置量  
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2024 年年底总存量 Stock at year-end	2025 年落成量 Completions	落成量占 2024 年总存量的百分率 Completions as a % of 2024 Stock	2025 年年底总存量 Stock at year-end	2025 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	62 000	-	-	61 000	2 500	4.1
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 138 100	-	-	1 111 700	105 800	9.5
南区	Southern	643 100	-	-	643 200	105 700	16.4
<b>港岛</b>	<b>HONG KONG</b>	<b>1 843 200</b>	<b>-</b>	<b>-</b>	<b>1 815 900</b>	<b>214 000</b>	<b>11.8</b>
油尖旺	Yau Tsim Mong	277 700	2 200	0.8	279 900	18 200	6.5
深水埗	Sham Shui Po	1 005 900	16 200	1.6	1 021 600	92 900	9.1
九龙城	Kowloon City	810 200	-	-	810 200	50 700	6.3
黄大仙	Wong Tai Sin	758 000	-	-	757 900	35 100	4.6
观塘	Kwun Tong	2 879 900	9 000	0.3	2 881 100	242 700	8.4
<b>九龙</b>	<b>KOWLOON</b>	<b>5 731 700</b>	<b>27 400</b>	<b>0.5</b>	<b>5 750 700</b>	<b>439 600</b>	<b>7.6</b>
葵青	Kwai Tsing	3 181 200	-	-	3 169 200	173 800	5.5
荃湾	Tsuen Wan	2 280 300	13 500	0.6	2 287 300	199 200	8.7
屯门	Tuen Mun	1 421 900	-	-	1 421 900	117 400	8.3
元朗	Yuen Long	228 600	-	-	203 600	28 700	14.1
北区	North	287 600	3 000	1.0	290 600	14 100	4.9
大埔	Tai Po	152 900	-	-	152 900	15 900	10.4
沙田	Sha Tin	1 056 300	-	-	1 045 900	28 100	2.7
西贡	Sai Kung	26 500	-	-	-	-	-
离岛	Islands	900	-	-	900	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>8 636 200</b>	<b>16 500</b>	<b>0.2</b>	<b>8 572 300</b>	<b>577 200</b>	<b>6.7</b>
<b>全港</b>	<b>OVERALL</b>	<b>16 211 100</b>	<b>43 900</b>	<b>0.3</b>	<b>16 138 900</b>	<b>1 230 800</b>	<b>7.6</b>

2025 年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2024 年年底总存量计算。

2025 Year-end Stock figures are derived from the latest rating record, and not from the 2024 Year-end Stock figures shown here.

私人分层工厂大厦 - 拆卸量、落成量及总存量  
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m<sup>2</sup>

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
2021	港岛 Hong Kong	-	-	1 900 700
	九龙 Kowloon	24 400	7 100	5 734 500
	新界 New Territories	46 100	22 400	8 537 600
	<b>全港 OVERALL</b>	<b>70 500</b>	<b>29 500</b>	<b>16 172 800</b>
2022	港岛 Hong Kong	-	-	1 884 200
	九龙 Kowloon	12 800	42 000	5 749 200
	新界 New Territories	11 400	63 000	8 585 500
	<b>全港 OVERALL</b>	<b>24 200</b>	<b>105 000</b>	<b>16 218 900</b>
2023	港岛 Hong Kong	21 200	-	1 843 900
	九龙 Kowloon	3 100	-	5 747 400
	新界 New Territories	-	57 400	8 619 000
	<b>全港 OVERALL</b>	<b>24 300</b>	<b>57 400</b>	<b>16 210 300</b>
2024	港岛 Hong Kong	-	-	1 843 200
	九龙 Kowloon	35 400	22 900	5 731 700
	新界 New Territories	-	-	8 636 200
	<b>全港 OVERALL</b>	<b>35 400</b>	<b>22 900</b>	<b>16 211 100</b>
2025	港岛 Hong Kong	27 400	-	1 815 900
	九龙 Kowloon	-	27 400	5 750 700
	新界 New Territories	29 600	16 500	8 572 300
	<b>全港 OVERALL</b>	<b>57 000</b>	<b>43 900</b>	<b>16 138 900</b>

私人分层工厂大厦 - 各区落成量及预测落成量  
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2025 年落成量	预测落成量 Forecast Completions	
		Completions	[ 2026 ]	[ 2027 ]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	6 300	-
南区	Southern	-	-	-
<b>港岛</b>	<i>HONG KONG</i>	-	6 300	-
油尖旺	Yau Tsim Mong	2 200	-	-
深水埗	Sham Shui Po	16 200	14 300	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	9 000	-	-
<b>九龙</b>	<i>KOWLOON</i>	27 400	14 300	-
葵青	Kwai Tsing	-	16 300	81 800
荃湾	Tsuen Wan	13 500	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	3 000	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	23 500	-
西贡	Sai Kung	-	18 100	41 400
离岛	Islands	-	-	-
<b>新界</b>	<i>NEW TERRITORIES</i>	16 500	57 900	123 200
<b>全港</b>	<i>OVERALL</i>	43 900	78 500	123 200

私人分层工厂大厦 - 整体空置趋势  
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m<sup>2</sup>

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2021	29 500	29 300	99.3	16 143 300	890 200	5.5	919 500	5.7
2022	105 000	99 900	95.1	16 113 900	751 700	4.7	851 600	5.3
2023	57 400	50 700	88.3	16 152 900	880 000	5.4	930 700	5.7
2024	22 900	22 900	100.0	16 188 200	1 107 400	6.8	1 130 300	7.0
2025	43 900	39 200	89.3	16 095 000	1 191 600	7.4	1 230 800	7.6

私人分层工厂大厦 - 平均租金及售价  
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

区域 Area	租金 Rents (每平方米月租 \$/m <sup>2</sup> per month)			售价 Prices (每平方米售价 \$/m <sup>2</sup> )		
	港岛 Hong Kong [ 153 平方米 m <sup>2</sup> ]	九龙 Kowloon [ 122 平方米 m <sup>2</sup> ]	新界 New Territories [ 142 平方米 m <sup>2</sup> ]	港岛 Hong Kong [ 103 平方米 m <sup>2</sup> ]	九龙 Kowloon [ 103 平方米 m <sup>2</sup> ]	新界 New Territories [ 89 平方米 m <sup>2</sup> ]
[ 平均面积 ] [ Average size ]						
年 / 月 Year / Month						
2024	200	222	167	71 667	75 213	51 238
2025 *	186	222	161	56 526	62 453	45 750
2024	7	205	219	( 63 421 )	71 487	50 040
	8	199	226	( 51 749 )	64 536	52 932
	9	206	222	( 93 698 )	73 131	45 525
	10	192	232	( 68 235 )	63 418	44 075
	11	203	232	( 115 207 )	72 244	48 871
	12	178	225	( 69 569 )	82 967	43 338
2025	1	179	205	( 60 933 )	75 109	45 416
	2	187	226	( 54 054 )	( 65 814 )	50 290
	3	192	225	( 57 764 )	64 034	50 099
	4	188	220	( 53 111 )	68 699	45 520
	5	186	224	( 51 779 )	64 881	46 405
	6	187	226	( 47 157 )	65 956	50 629
	7	197	226	( 55 628 )	65 066	44 986
	8	166	223	( 57 247 )	68 500	43 237
	9	188	223	( 60 264 )	58 420	45 703
	10 *	190	214	( 60 881 )	54 613	40 035
	11 *	184	233	( 65 812 )	54 993	43 303
	12 *	174	244	( 50 391 )	58 319	41 854

\* 临时数字

( ) 表示少于 20 宗交易。

[ ] 表示 2025 年内所分析单位的平均面积。

平均租金及售价只以楼上单位的租金及售价计算。

\* Provisional figures

( ) Indicates fewer than 20 transactions.

[ ] Indicates average size of the units analysed during 2025.

Average rents and prices are in respect of upper floor units only.

私人分层工厂大厦 - 租金及售价指数  
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES  
(1999 = 100)

年 / 月 Year / Month	租金 Rents	售价 Prices
2016	181.4	692.7
2017	190.7	778.1
2018	202.3	888.1
2019	209.7	887.9
2020	200.5	826.1
2021	208.8	879.0
2022	211.9	880.3
2023	218.6	842.3
2024	215.6	718.0
2025 *	209.3	619.9
2024 7 - 9	215.7	698.3
10 - 12	213.3	674.9
2025 1 - 3	211.3	666.8
4 - 6	211.1	635.1
7 - 9	208.1	605.7
10 - 12 *	206.8	572.1
2024 7	216.1	714.0
8	215.5	696.4
9	215.4	684.5
10	214.2	675.4
11	212.9	674.9
12	212.9	674.4
2025 1	211.3	673.4
2	211.3	669.7
3	211.3	657.4
4	211.1	644.9
5	211.1	634.2
6	211.1	626.1
7	208.9	616.8
8	208.4	605.9
9	206.9	594.3
10 *	206.9	582.2
11 *	206.9	571.2
12 *	206.7	563.0

\* 临时数字  
上述指数只就楼上单位计算。

\* Provisional figures  
The indices are in respect of upper floor units only.

私人分层工厂大厦 - 在选定地区的平均售价  
PRIVATE FLATTED FACTORIES - AVERAGE PRICES IN SELECTED DISTRICTS

		每平方米售价 \$/m <sup>2</sup>				
地区 District	东区 Eastern	深水埗 Sham Shui Po	观塘 Kwun Tong	葵青 Kwai Tsing	荃湾 Tsuen Wan	沙田 Sha Tin
[ 平均面积 ] [ Average size ]	[ 56 平方米 m <sup>2</sup> ]	[ 148 平方米 m <sup>2</sup> ]	[ 72 平方米 m <sup>2</sup> ]	[ 53 平方米 m <sup>2</sup> ]	[ 67 平方米 m <sup>2</sup> ]	[ 77 平方米 m <sup>2</sup> ]
年 / 月 Year / Month						
2024	81 813	160 551	100 533	62 079	68 403	75 430
2025 *	56 090	117 416	75 445	61 490	67 366	64 557
2024						
7	-	163 542	95 799	( 47 962 )	70 125	( 64 784 )
8	-	178 995	( 44 951 )	( 77 951 )	78 893	( 65 865 )
9	( 120 846 )	-	( 86 567 )	( 46 128 )	73 958	( 46 746 )
10	( 17 117 )	148 772	( 86 832 )	46 204	61 121	( 44 038 )
11	-	155 081	( 70 431 )	( 58 399 )	70 445	( 76 683 )
12	( 82 335 )	183 187	113 473	( 68 783 )	65 734	-
2025						
1	( 47 441 )	( 98 809 )	( 91 235 )	( 85 389 )	64 371	( 64 782 )
2	-	150 097	( 58 369 )	( 68 444 )	80 654	( 59 100 )
3	( 54 914 )	132 380	77 681	48 600	76 377	59 608
4	( 11 810 )	154 414	77 456	( 47 022 )	60 527	( 60 155 )
5	-	( 68 118 )	( 70 497 )	66 102	62 801	( 71 745 )
6	( 55 347 )	104 405	( 72 756 )	78 300	53 273	( 58 423 )
7	( 50 453 )	( 72 778 )	89 526	58 150	56 716	( 71 889 )
8	( 62 263 )	88 572	( 73 281 )	-	52 447	( 75 746 )
9	-	113 264	69 492	61 831	63 732	64 388
10 *	( 68 542 )	116 339	76 986	( 80 354 )	57 421	( 70 175 )
11 *	( 62 030 )	123 008	( 69 853 )	63 938	59 410	( 61 798 )
12 *	( 78 212 )	121 717	69 379	43 916	54 809	-

\* 临时数字

( ) 表示少于5宗交易。

[ ] 表示2025年内所分析单位的平均面积。

- 本署没有收到成交个案。

所分析的楼宇是于1992年或之后建成。

平均售价只以楼上单位的售价计算。

\* Provisional figures

( ) Indicates fewer than 5 transactions.

[ ] Indicates average size of the units analysed during 2025.

- No transaction record received by this Department.

Premises analysed are those built since 1992.

Average prices are in respect of upper floor units only.

私人工贸大厦 - 各区总存量、落成量及空置量  
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2024 年年底总存量	2025 年落成量	落成量占 2024 年总存量的百分率	2025 年年底总存量	2025 年年底空置量	空置百分率
		Stock at year-end	Completions	Completions as a % of 2024 Stock	Stock at year-end	Amount Vacant at year-end	% Vacant
东区	Eastern	46 600	-	-	46 600	13 700	29.4
南区	Southern	5 900	-	-	5 900	800	13.6
<b>港岛</b>	<b>HONG KONG</b>	<b>52 500</b>	-	-	<b>52 500</b>	<b>14 500</b>	<b>27.6</b>
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	700	7.5
深水埗	Sham Shui Po	120 700	-	-	120 700	13 800	11.4
九龙城	Kowloon City	5 300	-	-	5 300	600	11.3
黄大仙	Wong Tai Sin	18 200	-	-	18 200	600	3.3
观塘	Kwun Tong	151 300	-	-	150 900	26 200	17.4
<b>九龙</b>	<b>KOWLOON</b>	<b>304 800</b>	-	-	<b>304 400</b>	<b>41 900</b>	<b>13.8</b>
葵青	Kwai Tsing	93 500	-	-	93 500	12 600	13.5
荃湾	Tsuen Wan	21 300	-	-	21 300	1 300	6.1
北区	North	6 500	-	-	6 500	1 600	24.6
沙田	Sha Tin	16 600	-	-	16 500	1 800	10.9
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>137 900</b>	-	-	<b>137 800</b>	<b>17 300</b>	<b>12.6</b>
<b>全港</b>	<b>OVERALL</b>	<b>495 200</b>	-	-	<b>494 700</b>	<b>73 700</b>	<b>14.9</b>

2025 年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2024 年年底总存量计算。

2025 Year-end Stock figures are derived from the latest rating record, and not from the 2024 Year-end Stock figures shown here.

私人工贸大厦 - 整体空置趋势  
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m<sup>2</sup>

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2021	-	-	-	544 000	62 800	11.5	62 800	11.5
2022	-	-	-	534 600	60 300	11.3	60 300	11.3
2023	-	-	-	524 600	62 200	11.9	62 200	11.9
2024	-	-	-	495 200	58 800	11.9	58 800	11.9
2025	-	-	-	494 700	73 700	14.9	73 700	14.9

**私人特殊厂房 - 各区总存量及落成量**  
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2024 年年底总存量 Stock at year-end	2025 年落成量 Completions	落成量占 2024 年总存量的百分率 Completions as a % of 2024 Stock	2025 年年底总存量 Stock at year-end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	500	-	-	500
南区	Southern	74 800	-	-	74 800
<b>港岛</b>	<b>HONG KONG</b>	<b>75 300</b>	-	-	<b>75 300</b>
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	-	-	-	-
九龙城	Kowloon City	30 500	-	-	30 500
黄大仙	Wong Tai Sin	44 100	-	-	44 100
观塘	Kwun Tong	171 800	-	-	171 800
<b>九龙</b>	<b>KOWLOON</b>	<b>246 400</b>	-	-	<b>246 400</b>
葵青	Kwai Tsing	159 900	-	-	171 200
荃湾	Tsuen Wan	167 100	8 500	5.1	193 100
屯门	Tuen Mun	175 800	-	-	175 800
元朗	Yuen Long	613 700	-	-	610 600
北区	North	136 700	-	-	136 700
大埔	Tai Po	791 300	-	-	792 200
沙田	Sha Tin	137 200	-	-	156 100
西贡	Sai Kung	773 600	-	-	815 500
离岛	Islands	93 800	-	-	93 800
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>3 049 100</b>	<b>8 500</b>	<b>0.3</b>	<b>3 145 000</b>
<b>全港</b>	<b>OVERALL</b>	<b>3 370 800</b>	<b>8 500</b>	<b>0.3</b>	<b>3 466 700</b>

2025 年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2024 年年底总存量计算。

2025 Year-end Stock figures are derived from the latest rating record, and not from the 2024 Year-end Stock figures shown here.

私人特殊厂房 - 各区落成量及预测落成量  
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2025 年落成量	预测落成量 Forecast Completions	
		Completions	[ 2026 ]	[ 2027 ]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
<b>港岛</b>	<i>HONG KONG</i>	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
<b>九龙</b>	<i>KOWLOON</i>	-	-	-
葵青	Kwai Tsing	-	15 400	-
荃湾	Tsuen Wan	8 500	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	13 500	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	26 000	-
离岛	Islands	-	-	41 800
<b>新界</b>	<i>NEW TERRITORIES</i>	8 500	54 900	41 800
<b>全港</b>	<i>OVERALL</i>	8 500	54 900	41 800

私人货仓 - 各区总存量、落成量及空置量  
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

		平方米 m <sup>2</sup>					
地区	District	2024 年年底总存量 Stock at year-end	2025 年落成量 Completions	落成量占 2024 年总存量的百分率 Completions as a % of 2024 Stock	2025 年年底总存量 Stock at year-end	2025 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	43 700	-	-	43 700	-	-
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	92 200	-	-	92 200	12 000	13.0
南区	Southern	28 600	-	-	28 600	200	0.7
<b>港岛</b>	<i>HONG KONG</i>	<i>164 500</i>	-	-	<i>164 500</i>	<i>12 200</i>	<i>7.4</i>
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	69 300	-	-	26 700	2 000	7.5
九龙城	Kowloon City	89 300	-	-	89 300	3 000	3.4
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
观塘	Kwun Tong	167 900	-	-	167 900	12 500	7.4
<b>九龙</b>	<i>KOWLOON</i>	<i>328 000</i>	-	-	<i>285 400</i>	<i>17 500</i>	<i>6.1</i>
葵青	Kwai Tsing	1 768 400	-	-	1 768 000	231 900	13.1
荃湾	Tsuen Wan	396 200	-	-	396 200	47 100	11.9
屯门	Tuen Mun	217 100	-	-	217 800	4 500	2.1
元朗	Yuen Long	126 000	-	-	126 000	10 000	7.9
北区	North	126 100	-	-	126 100	15 100	12.0
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	18 200	4.1
西贡	Sai Kung	7 400	-	-	7 400	4 600	62.2
离岛	Islands	99 400	-	-	99 400	16 300	16.4
<b>新界</b>	<i>NEW TERRITORIES</i>	<i>3 183 400</i>	-	-	<i>3 183 700</i>	<i>347 700</i>	<i>10.9</i>
<b>全港</b>	<i>OVERALL</i>	<i>3 675 900</i>	-	-	<i>3 633 600</i>	<i>377 400</i>	<i>10.4</i>

2025 年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2024 年年底总存量计算。

2025 Year-end Stock figures are derived from the latest rating record, and not from the 2024 Year-end Stock figures shown here.

私人货仓 - 各区落成量及预测落成量  
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2025 年落成量	预测落成量 Forecast Completions	
		Completions	[ 2026 ]	[ 2027 ]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
<b>港岛</b>	<i>HONG KONG</i>	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
<b>九龙</b>	<i>KOWLOON</i>	-	-	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
<b>新界</b>	<i>NEW TERRITORIES</i>	-	-	-
<b>全港</b>	<i>OVERALL</i>	-	-	-

私人货仓 - 整体空置趋势  
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m<sup>2</sup>

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2021	-	-	-	3 751 500	269 200	7.2	269 200	7.2
2022	74 600	-	-	3 744 100	237 300	6.3	237 300	6.2
2023	200	200	100.0	3 678 500	206 100	5.6	206 300	5.6
2024	-	-	-	3 675 900	263 800	7.2	263 800	7.2
2025	-	-	-	3 633 600	377 400	10.4	377 400	10.4

私人物业市场回报率 - 住宅楼宇  
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回报百分率 % return

年 / 月 Year / Month		类别 Class				
		A	B	C	D	E
2016		3.0	2.7	2.6	2.4	2.2
2017		2.8	2.5	2.4	2.3	2.0
2018		2.7	2.4	2.3	2.2	2.0
2019		2.6	2.4	2.3	2.1	2.1
2020		2.4	2.2	2.1	2.0	1.9
2021		2.4	2.2	2.1	2.0	1.9
2022		2.5	2.2	2.1	2.1	2.0
2023		2.9	2.5	2.3	2.2	2.1
2024		3.5	3.0	2.7	2.5	2.3
2025 *		3.7	3.1	2.8	2.6	2.4
2024	7 - 9	3.6	3.1	2.8	2.5	2.4
	10 - 12	3.6	3.1	2.7	2.5	2.4
2025	1 - 3	3.7	3.1	2.8	2.5	2.4
	4 - 6	3.7	3.2	2.8	2.6	2.4
	7 - 9	3.7	3.2	2.8	2.6	2.4
	10 - 12 *	3.6	3.1	2.8	2.6	2.3
2024	7	3.6	3.0	2.7	2.5	2.3
	8	3.7	3.1	2.8	2.5	2.4
	9	3.7	3.2	2.8	2.6	2.4
	10	3.6	3.1	2.8	2.5	2.4
	11	3.6	3.1	2.7	2.5	2.3
	12	3.7	3.1	2.7	2.5	2.4
2025	1	3.7	3.1	2.8	2.5	2.4
	2	3.7	3.1	2.8	2.5	2.4
	3	3.7	3.2	2.8	2.6	2.4
	4	3.6	3.1	2.8	2.5	2.4
	5	3.6	3.1	2.8	2.6	2.4
	6	3.7	3.2	2.8	2.6	2.4
	7	3.7	3.2	2.8	2.6	2.4
	8	3.7	3.2	2.9	2.6	2.4
	9	3.7	3.1	2.8	2.6	2.3
	10	3.7	3.1	2.8	2.6	2.3
	11 *	3.6	3.1	2.7	2.6	2.3
	12 *	3.6	3.1	2.7	2.6	2.3

\* 临时数字

\* Provisional figures

私人物业市场回报率 - 写字楼、分层工厂大厦及零售业楼宇  
PRIVATE PROPERTY MARKET YIELDS - OFFICES, FLATTED FACTORIES AND RETAIL

回报百分率 % return

年 / 月 Year / Month	写字楼 Offices		分层工厂大厦 Flatted Factories **	零售业楼宇 Retail
	甲级 Grade A	乙级 Grade B		
2016	3.0	3.2	3.1	2.5
2017	2.7	2.8	2.9	2.5
2018	2.4	2.6	2.8	2.4
2019	2.5	2.7	2.8	2.7
2020	2.7	2.7	2.9	2.6
2021	2.5	2.5	2.9	2.5
2022	2.5 @	2.6	2.9	2.5
2023	2.6 @	2.8	3.1	2.8
2024	3.1 @	3.5 ~	3.6	3.1
2025 *	3.6 @	4.1	4.1	3.5
2024	7 - 9	3.2	3.7	3.2
	10 - 12	3.4	3.8	3.3
2025	1 - 3	3.5	3.8	3.3
	4 - 6	3.5 @	4.0	3.4
	7 - 9	3.6	4.1	3.6
	10 - 12 *	3.6	4.3	3.7
2024	7	3.2	3.6	3.0
	8	3.2	3.7	3.3
	9	3.2	3.6	3.2
	10	3.3	3.8	3.2
	11	3.4	3.9	3.3
	12	3.4	3.8	3.3
2025	1	3.4	3.8	3.4
	2	3.5	3.9	3.3
	3	3.5	3.9	3.3
	4	3.4	4.0	3.3
	5	^	4.0	3.4
	6	3.5	4.1	3.5
	7	3.5	4.1	3.5
	8	3.6	4.1	3.6
	9	3.6	4.2	3.7
	10 *	3.6	4.3	3.6
	11 *	3.6	4.4	3.6
	12 *	3.7	4.4	3.8

\* 临时数字

\*\* 此栏数字只就楼上单位计算。

@ 2022 年的物业市场回报率不包括 2022 年 3 月；

2023 年的物业市场回报率不包括 2023 年 8、9、10 及 12 月；

2024 年的物业市场回报率不包括 2024 年 4 月；

2025 年的物业市场回报率不包括 2025 年 5 月；

2025 年 4-6 季度的物业市场回报率不包括 2025 年 5 月。

~ 2024 年的物业市场回报率不包括 2024 年 2 月。

^ 没有充足资料作分析。

\* Provisional figures

\*\* The figures are in respect of upper floor units only.

@ Property Market Yields for 2022 excluding Mar 2022;

Property Market Yields for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

Property Market Yields for 2024 excluding Apr 2024;

Property Market Yields for 2025 excluding May 2025;

2025 quarter 4-6 excluding May 2025.

~ Property Market Yields for 2024 excluding Feb 2024.

^ Insufficient data for analysis.

**住宅买卖 - 楼宇买卖合同数目及总值**  
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month	数目 No.	总值 (百万元) Consideration (\$ million)
2023	43 002	389 247
2024	53 099	454 356
2025	62 832	519 830
2024	9 823	76 950
	4 - 6	165 323
	7 - 9	84 984
	10 - 12	127 099
2025	12 193	88 571
	4 - 6	141 502
	7 - 9	135 790
	10 - 12	153 967
2025	3 626	26 743
	2	23 014
	3	38 814
	4	42 197
	5	38 244
	6	61 061
	7	46 354
	8	42 208
	9	47 228
	10	51 073
	11	51 667
	12	51 227

资料来源：土地注册处

数字源自有关期间送交土地注册处注册的住宅楼宇买卖合同。这些数字一般显示送交注册前约四个星期内签立的交易。住宅买卖是指已缴付印花税的楼宇买卖合同。统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋等计划的住宅买卖，除非有关单位转售限制期届满并已缴付补价。

Source : The Land Registry

The figures are derived from sale and purchase agreements of domestic units received for registration in the Land Registry for the relevant periods. They generally relate to transactions executed up to four weeks prior to their submission for registration. Sales of domestic units refer to sale and purchase agreements with payment of stamp duty. These statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme, etc. except those after payment of premium.

住宅买卖 - 按成交金额分类的买卖合同数目  
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

买卖合同数目 No. of Agreements

成交金额 (百万元)  
Range of Consideration (\$ million)

年 / 月 Year / Month	少于 2 Less than 2		2 至少于 3 2 to less than 3		3 至少于 5 3 to less than 5		5 至少于 10 5 to less than 10		10 或以上 10 or over		总数 Total	
	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%		
2023	936	2	2 037	5	11 309	26	21 061	49	7 659	18	43 002	
2024	1 312	2	4 494	8	15 628	29	22 105	42	9 560	18	53 099	
2025	1 579	3	4 881	8	21 060	34	25 097	40	10 215	16	62 832	
2024												
	1 - 3	245	2	716	7	2 985	30	4 472	46	1 405	14	9 823
	4 - 6	346	2	1 127	6	4 808	27	7 636	43	4 036	22	17 953
	7 - 9	357	3	1 142	11	3 364	33	3 961	39	1 401	14	10 225
	10 - 12	364	2	1 509	10	4 471	30	6 036	40	2 718	18	15 098
2025												
	1 - 3	349	3	1 294	11	4 584	38	4 276	35	1 690	14	12 193
	4 - 6	404	2	1 263	8	6 018	36	6 722	40	2 347	14	16 754
	7 - 9	418	3	1 168	7	5 262	32	6 877	41	2 975	18	16 700
	10 - 12	408	2	1 156	7	5 196	30	7 222	42	3 203	19	17 185
2025												
	1	119	3	412	11	1 262	35	1 306	36	527	15	3 626
	2	112	4	435	14	1 180	37	1 001	31	472	15	3 200
	3	118	2	447	8	2 142	40	1 969	37	691	13	5 367
	4	122	2	466	8	2 141	38	2 183	38	782	14	5 694
	5	130	3	370	7	1 829	36	2 080	41	696	14	5 105
	6	152	3	427	7	2 048	34	2 459	41	869	15	5 955
	7	134	2	454	8	1 940	34	2 176	38	1 062	18	5 766
	8	152	3	354	7	1 637	31	2 245	42	903	17	5 291
	9	132	2	360	6	1 685	30	2 456	44	1 010	18	5 643
	10	125	2	380	7	1 744	31	2 376	42	1 089	19	5 714
	11	131	2	332	6	1 679	30	2 394	43	1 052	19	5 588
	12	152	3	444	8	1 773	30	2 452	42	1 062	18	5 883

资料来源：土地注册处

有关数字来自图表 49。

由于四舍五入关系，个别项目的百分率数字加起来可能不等于百分之一百。

Source: The Land Registry

Figures are derived from Table 49.

Figures in percentage for individual items may not add up to 100% due to rounding.

**住宅一手及二手市场 - 买卖合同数目及总值**  
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month	一手买卖 Primary Sales			二手买卖 Secondary Sales			总数 Total No.	
	数目 No.	%	总值 (百万元) Consideration (\$ million)	数目 No.	%	总值 (百万元) Consideration (\$ million)		
2023	10 752	25	127 628	32 250	75	261 623	43 002	
2024	16 912	32	193 075	36 187	68	261 280	53 099	
2025	20 540	33	220 826	42 292	67	299 005	62 832	
2024	1 - 3	2 869	29	27 777	6 954	71	49 173	9 823
	4 - 6	6 550	36	80 631	11 403	64	84 691	17 953
	7 - 9	2 501	24	26 638	7 724	76	58 346	10 225
	10 - 12	4 992	33	58 029	10 106	67	69 070	15 098
2025	1 - 3	3 897	32	32 332	8 296	68	56 241	12 193
	4 - 6	5 437	32	62 778	11 317	68	78 724	16 754
	7 - 9	5 620	34	59 031	11 080	66	76 758	16 700
	10 - 12	5 586	33	66 685	11 599	67	87 282	17 185
2025	1	768	21	7 692	2 858	79	19 052	3 626
	2	900	28	8 368	2 300	72	14 646	3 200
	3	2 229	42	16 272	3 138	58	22 543	5 367
	4	1 614	28	13 475	4 080	72	28 722	5 694
	5	1 676	33	14 759	3 429	67	23 485	5 105
	6	2 147	36	34 544	3 808	64	26 517	5 955
	7	1 865	32	19 835	3 901	68	26 519	5 766
	8	1 781	34	17 575	3 510	66	24 633	5 291
	9	1 974	35	21 621	3 669	65	25 606	5 643
	10	2 025	35	23 856	3 689	65	27 217	5 714
	11	1 822	33	22 731	3 766	67	28 936	5 588
	12	1 739	30	20 098	4 144	70	31 129	5 883

资料来源：土地注册处

有关数字来自图表 49。请参阅该图表有关「住宅买卖」的定义。一手买卖一般指由发展商出售的单位，二手买卖指非由发展商出售的单位。

由于四舍五入关系，一手和二手买卖的总值加起来可能不等于图表 49 的总值。

Source: The Land Registry

Figures are derived from Table 49. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 49.

非住宅买卖 - 主要类别物业买卖宗数及总值  
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month	写字楼 Offices		商业楼宇 Commercial		分层工厂大厦 Flatted Factories	
	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)
2023	646	13 530	1 114	16 974	1 860	13 843
2024	602	9 776	1 109	13 398	1 621	9 916
2025 *	1 031	19 694	1 257	13 003	2 176	10 723
2024	7 - 9	130	231	2 828	410	2 646
	10 - 12	187	337	4 688	452	2 436
2025	1 - 3	223	266	2 945	559	3 016
	4 - 6	252	355	3 071	586	3 137
	7 - 9	271	297	3 463	504	2 045
	10 - 12 *	285	339	3 524	527	2 524
2024	7	49	71	668	138	900
	8	40	81	1 193	145	937
	9	41	79	968	127	810
	10	63	106	1 138	134	627
	11	70	102	1 269	171	953
	12	54	129	2 281	147	856
2025	1	56	88	884	125	699
	2	56	77	908	150	841
	3	111	101	1 153	284	1 477
	4	89	110	942	176	1 062
	5	81	111	1 005	191	975
	6	82	134	1 124	219	1 101
	7	86	82	715	160	598
	8	74	111	1 520	146	654
	9	111	104	1 228	198	793
	10 *	84	97	1 055	158	618
	11 *	92	118	939	184	936
	12 *	109	124	1 530	185	971

\* 临时数字

这些数字是根据买卖合约的签署日期 (如没有买卖合约, 则根据转让契约签署日期), 而并非送交土地注册处登记的日期, 应与土地注册处编制的住宅买卖数据有所区别。

数字并不反映所有非住宅买卖。其他类别如工贸大厦、货仓、车位等并不包括在内。整座楼宇的买卖, 或包含超过一种物业类别的买卖, 亦未有包括在内。故此, 列表的数字, 特别是总值方面, 可能会较实际的数字为低。

\* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the date on which an Agreement for Sale and Purchase is signed (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and not the date on which the document is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, car parking spaces etc. are not included. Transactions of a whole building or comprising more than one property type are also excluded. Therefore figures presented here, particularly on the consideration, may have been under-reported.

各区域及地区  
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
港岛 HONG KONG	中西区 Central and Western	坚尼地城、石塘咀、	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 181, 182
		西营盘、上环、		
		中环、金钟、		
		半山区、山顶		
	湾仔 Wan Chai	湾仔、铜锣湾、 天后、跑马地、大坑、 扫杆埔、渣甸山	Wan Chai, Causeway Bay, Tin Hau, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147, 148(p), 149, 151(p), 152(p), 183, 184, 190
	东区 Eastern	宝马山、北角、 鰂鱼涌、西湾河、 筲箕湾、柴湾、 小西湾	Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	148(p), 151(p), 152(p), 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
	南区 Southern	薄扶林、香港仔、 鸭脷洲、黄竹坑、 寿臣山、浅水湾、 舂坎角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198

(p) = part 部分

各区域及地区  
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
九龙 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、	Tsim Sha Tsui, Yau Ma Tei,	211, 212, 214, 215, 216, 217,
		西九文化区、	West Kowloon Cultural District,	220, 221, 222, 225, 226, 227,
		京士柏、旺角、 大角咀	King's Park, Mong Kok, Tai Kok Tsui	228, 229, 251, 252, 253, 254, 256
	深水埗 Sham Shui Po	美孚、荔枝角、 长沙湾、 深水埗、石硤尾、 又一村、大窝坪、 昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	九龙城 Kowloon City	红磡、土瓜湾、 马头角、马头围、 启德、九龙城、 何文田、九龙塘、 笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286(p)
	黄大仙 Wong Tai Sin	新蒲岗、黄大仙、 东头、横头磡、 乐富、钻石山、 慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
	观塘 Kwun Tong	坪石、九龙湾、 牛头角、佐敦谷、 观塘、秀茂坪、 蓝田、油塘	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong	280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298

(p) = part 部分

## 附录 (续) Appendix (Cont'd)

### 各区域及地区 AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	荃湾 Tsuen Wan	荃湾、上葵涌、 汀九、深井、 青龙头、马湾、 欣澳	Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975
	屯门 Tuen Mun	大榄涌、 扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	411, 412, 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442, 512(p)
	元朗 Yuen Long	洪水桥、厦村、 流浮山、 天水围、元朗、 新田、落马洲、 锦田、石岗、 八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
	北区 North	粉岭、联和墟、 上水、 石湖墟、 沙头角、鹿颈、 乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	545, 546, 547, 548, 549, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)

(p) = part 部分

各区域及地区  
AREAS AND DISTRICTS

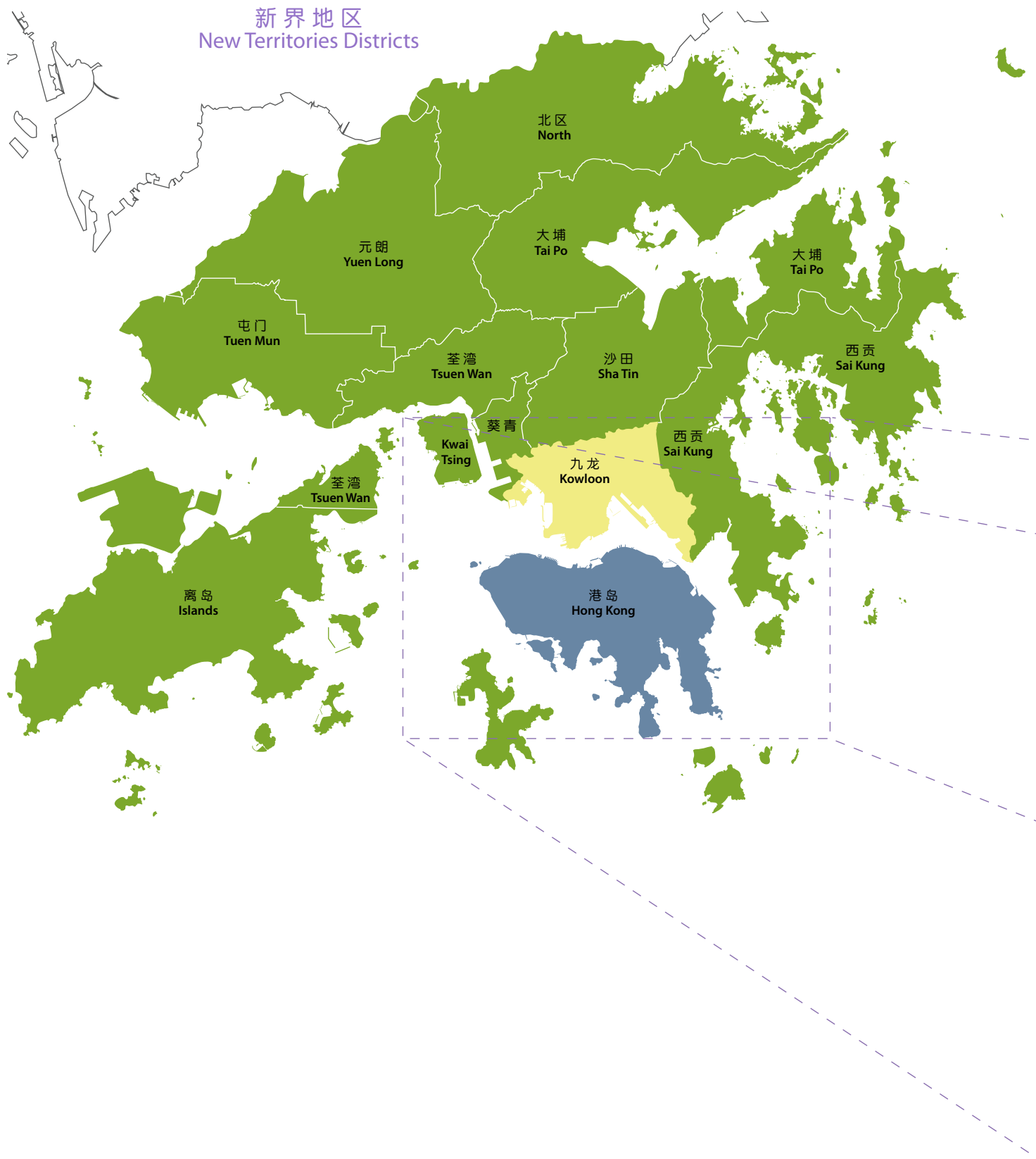
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	大埔 Tai Po	大埔墟、大埔、	Tai Po Market, Tai Po,	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751, 757(p)
		大埔滘、大美督、	Tai Po Kau, Tai Mei Tuk,	
		船湾、	Shuen Wan,	
		樟木头、	Cheung Muk Tau,	
		企岭下	Kei Ling Ha	
	沙田 Sha Tin	大围、沙田、	Tai Wai, Sha Tin,	732, 733, 753, 754, 755, 756, 757(p), 758, 759, 761, 762
		火炭、马料水、	Fo Tan, Ma Liu Shui,	
		乌溪沙、	Wu Kai Sha,	
		马鞍山	Ma On Shan	
	西贡 Sai Kung	清水湾、西贡、	Clear Water Bay, Sai Kung,	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
		大网仔、	Tai Mong Tsai,	
		将军澳、	Tseung Kwan O,	
		坑口、调景岭、	Hang Hau, Tiu Keng Leng,	
		马游塘	Ma Yau Tong	
	离岛 Islands	长洲、坪洲、	Cheung Chau, Peng Chau,	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 972, 973(p), 976
		大屿山	Lantau Island,	
		(包括东涌、	(including Tung Chung,	
		愉景湾)、南丫岛	Discovery Bay), Lamma Island	

(p) = part 部分

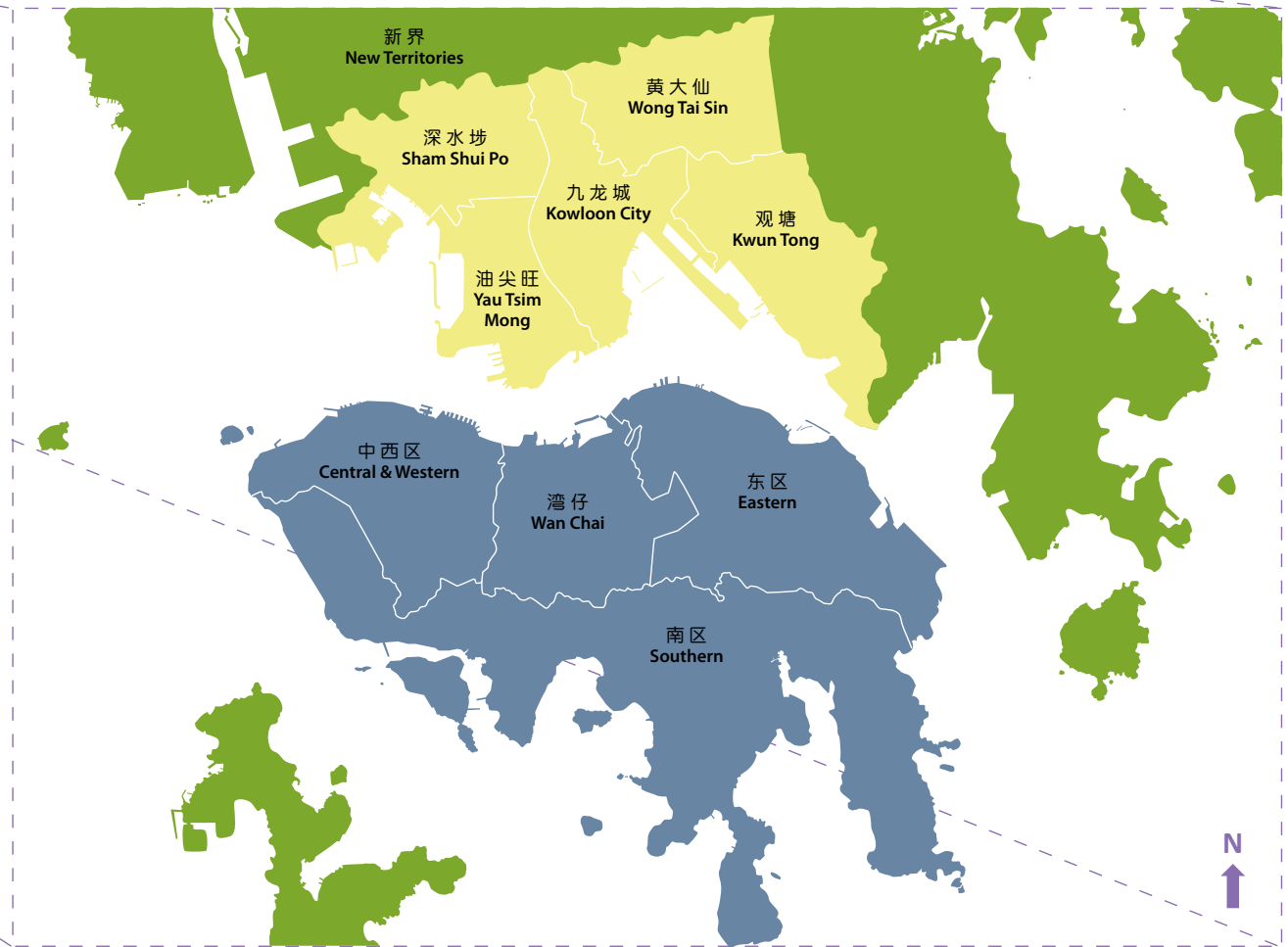
## 附录 (续) Appendix (Cont' d)

### 写字楼分区 OFFICE SUB-DISTRICTS

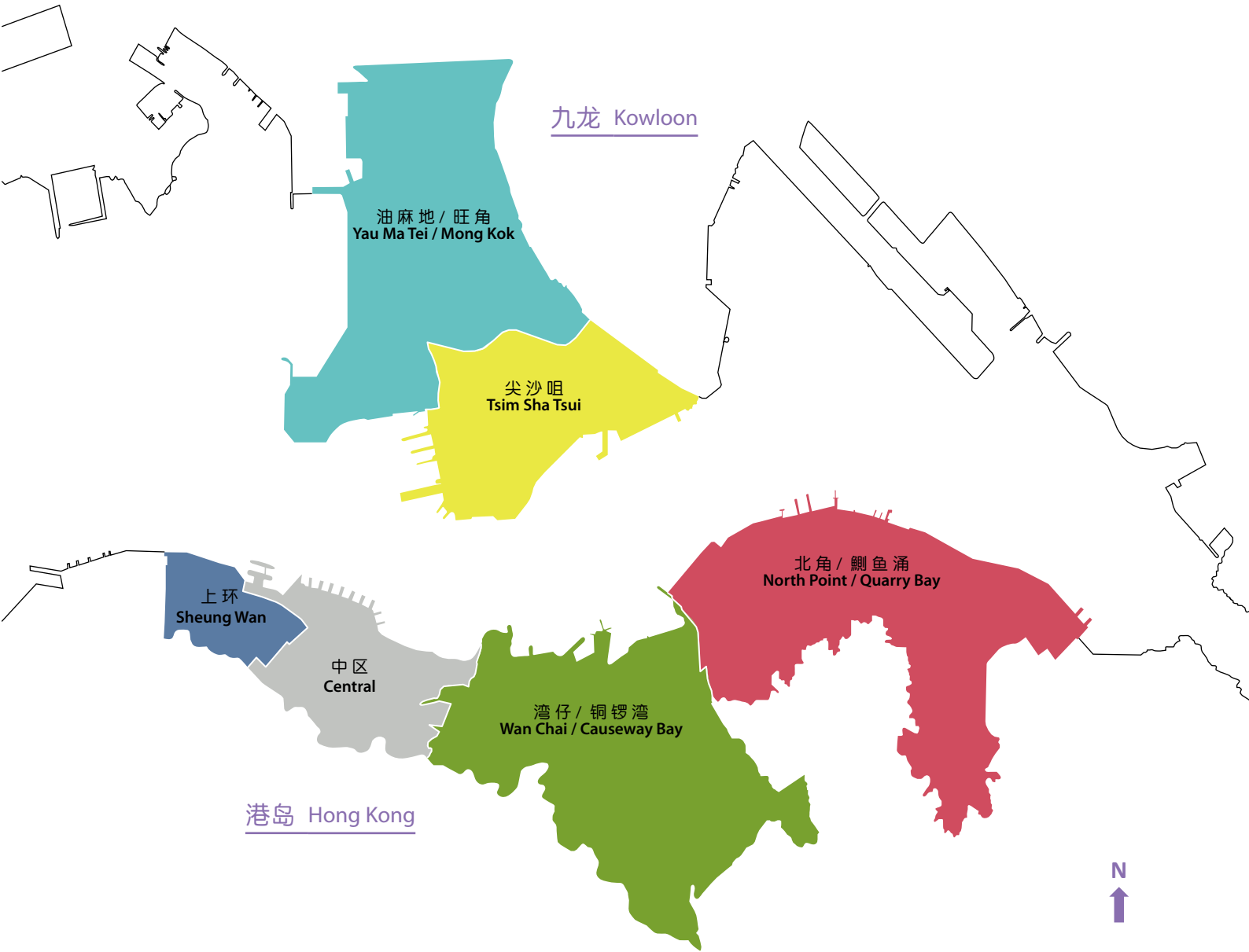
写字楼的分区	Sub-districts for Offices	小规划统计区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124
湾仔/铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角/鰂鱼涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213, 214, 215, 216, 217
油麻地/旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 256



港岛及九龙地区  
Hong Kong and Kowloon Districts



# 写字楼分区图 Office Sub-districts Plan





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