香港特別行政區政府 差餉物業估價署
Rating and Valuation Department
The Government of the Hong Kong Special Administrative Region

HONG KONG 香港
ASIA'S WORLD CITY 亞洲國際都會

香港物業報告
Hong Kong Property Review
2025

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本報告回顧 2024 年香港物業市場的活動，並預測 2025 及 2026 年的樓宇落成量。

A review of the Hong Kong property market for the year 2024 with forecast of completions for 2025 and 2026.

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2025 年 4 月

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April 2025

差餉物業估價署
Rating and Valuation Department

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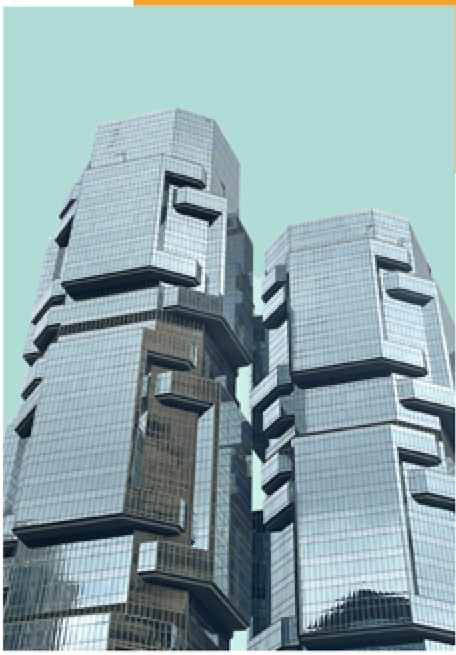

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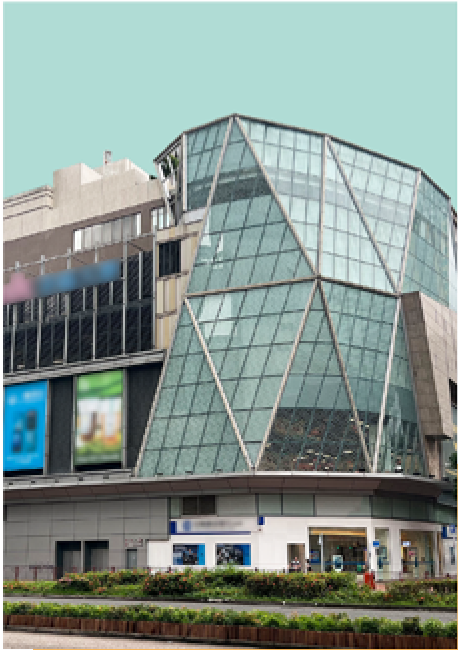

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《香港物業報告》（報告）載錄差餉物業估價署在每年年底所編製的物業資料與數據。有關落成量、使用量／入住量、空置量、售價和租金的資料，除詳載於正文外，並會另表列明。報告所預測的落成量是根據發展商與建築師所提供的資料推算。本署並藉著視察及在年底所進行的調查，瞭解發展進度和蒐集有關資料，以求得出更可靠的預測數字。報告內所載的預測數字均以曆年計算，因而或會與載於其他政府刊物並以財政年度計算的數字有所不同。

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.

由於物業發展的進程受很多因素影響，而且在隨後的一年內，無可避免地會出現一些變化。因此，本署只能在編製下一份報告時修訂預測數字。修訂的幅度主要是根據市場的情況而定。

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.

本署在年底進行物業空置調查，包括向大廈管理處蒐集空置物業數據，或派員實地視察，以編製物業空置量的統計數字。對於物業管理公司／人士就物業空置情況提供協助，本署謹致衷心謝忱。

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.

報告所回顧的年度最後數月的有關租金和售價數字均屬臨時性質，有待收到進一步資料後再作分析。市民可透過本署網頁（網址：www.rvd.gov.hk）或 24 小時自動電話資訊服務附設的資料傳真設施（2152 2152），免費取得各項最新的數字。

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 or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

本報告涵蓋私人樓宇類別，不包括政府、香港房屋委員會及香港房屋協會所擁有的住宅及非住宅發展項目的統計數字。

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.

本報告所用詞彙的定義、物業類別及各項數字的計算方法，可參閱 64 至 75 頁的「技術附註」。

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.

如有查詢，可聯絡本署技術秘書（物業資料）：

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綜觀
OVERVIEW

2024 年，國家經濟穩中有進，中央政府推出各項支持香港政策，加上特區政府推行多項提振經濟措施，香港經濟因而受惠並溫和增長。年內，實質本地生產總值增長 2.5%，本地失業率則維持在 3.1% 的低水平。然而，在外圍經濟前景不明朗、地緣政治緊張局勢加劇和資金流動性收緊，以致市場氣氛審慎下，香港物業市場面對多項挑戰，資產價格受壓。

In 2024, Hong Kong's economy grew modestly as it benefitted from our country's stable economy with steady progress and the Central Government's various measures supporting Hong Kong, as well as the Government's many initiatives to bolster the local economy. The real Gross Domestic Product grew by 2.5% and the local unemployment rate stayed low at 3.1% in the year. Yet, Hong Kong's property market faced challenges, and asset prices were constrained amid cautious sentiments due to the uncertain external economic outlook, heightened geopolitical tensions and tight financial liquidity.

2024 年整體銷售市場表現欠佳，所有物業類別的售價均告下跌。非住宅物業市場的交投量亦見萎縮。至於住宅物業市場，由於發展商採取了具競爭力的定價策略，以刺激一手市場買賣，住宅樓宇買賣宗數因而增加。受惠於人才流入、學生住屋需求，以及「轉買為租」的趨勢，年內住宅租賃市場表現向好。然而，在 2024 年年底各類非住宅物業的租金均錄得按年跌幅。

The overall sales market performed poorly in 2024 with prices falling across all property segments. Trading volume shrank for the non-residential market, but the number of domestic sales transactions increased due to the competitive pricing strategies adopted by developers to boost primary sales. While the domestic rental market was upbeat during the year buoyed by the influx of talents, demand for housing for students as well as a shifting trend from home purchase to leasing, rents of all segments of non-residential properties registered year-on-year declines by end of 2024.

為推動樓市穩健發展，政府一直密切留意市場情況，並將繼續做好規劃和造地工作，有節有序推出可發展土地。2024-25 年度《財政預算案》宣布撤銷所有住宅物業需求管理措施，為住宅市場注入動力。2024 年《施政報告》亦宣布，所有住宅物業和非住宅物業的按揭成數上限和供款與入息比率上限分別劃一放寬至七成和五成。政府於 2025 年 2 月底又宣布，徵收 100 元象徵式印花稅的物業價值上限由 300 萬元提高至 400 萬元。這些舉措進一步減輕了置業人士的財政負擔，並為市場增添活力。

To promote a healthy and steady development of the property market, the Government has been closely monitoring the market situation, and will continue with the work on planning and land creation, and roll out developable sites in a paced and orderly manner. The cancellation of all demand-side management measures on residential properties as announced in the 2024-25 Budget injected impetus to the domestic market, whereas the relaxation of standardised loan-to-value and debt-servicing ratio limits to 70% and 50% respectively for residential and non-residential properties as announced in the 2024 Policy Address and the announcement in late February 2025 to raise the property value threshold to qualify for a nominal stamp duty of $100 from $3 million to $4 million have further eased the financial burden on property buyers and energised the market.

展望未來，隨着國家推進新質生產力的發展，加強科技創新以維持經濟增長，加上特區政府積極擴大經濟容量、提升競爭力和發展策略性增長領域，儘管外圍環境複雜不穩，但預計香港物業市場仍可保持強韌，並期望可受惠於這些利好發展。

Looking ahead, as our country is pursuing the development of new quality productivity and strengthening technological innovation to sustain economic growth, coupled with the Government's proactive efforts in expanding economic capacity, enhancing competitiveness and developing strategic growth areas, Hong Kong's property market is expected to benefit from these positive developments and remain resilient despite the headwinds from the complicated and unstable external environment.

住宅物業

Residential

所有需求管理措施在 2024 年第一季撤銷，使住宅銷售市場在第二季得到短暫的喘息。然而，在外圍經濟前景不明朗和資金流動性收緊的情況下，市場氣氛審慎，住宅售價受到拖累，及後於年內重拾跌勢。由於連續多次減息，加上按揭成數上限和供款與入息比率上限有所調整，銷售市場在最後一季回穩。最終，住宅售價連續三年錄得跌幅，在 2024 年 12 月按年下跌 7.2%。另一方面，一手和二手銷售市場的交投量在 2024 年上升至總數 53 099 宗，較前一年的數字上升 23%，主要原因是發展商在買家壓抑多時的需求下，採取了具競爭力的定價策略，以刺激一手市場買賣。

The cancellation of all demand-side management measures in the first quarter of 2024 provided the domestic sales market a brief respite in the second quarter. Prices thereafter resumed their downward trend during the year, dragged down by cautious sentiments due to uncertain external economic outlook and tight financial liquidity. The sales market was stabilised in the last quarter following a number of successive interest rate cuts together with the adjustments to the maximum loan-to-value ratio and the debt servicing ratio limit. In the end, domestic prices fell for the past three consecutive years, with a 7.2% year-on-year decrease by December 2024. Trading volume in the primary and secondary sales markets, on the other hand, surged to a total of 53 099 transactions in 2024, or an increase of 23% from the preceding year's figure. This was mainly attributed to the developers' competitive pricing strategies to boost primary sales against a backdrop of pent-up demand from buyers.

租賃市場的表現勝過銷售市場。受惠於政府各項人才入境計劃引入不少人才來港、學生住屋需求，以及「轉買為租」的趨勢，在 2024 年 12 月，住宅租金錄得 3.3% 的按年增長。各類住宅物業在年底的市場回報率均告上升，介乎 2.3% 至 3.5% 之間。

The rental market outperformed the sales market. Buoyed by the influx of talents arising from various talent admission schemes implemented by the Government, demand for housing for students, as well as a shifting trend from home purchase to leasing, domestic rents recorded a year-on-year growth of 3.3% by December 2024. The year-end market yields for all classes of domestic properties rose to the range from 2.3% to 3.5%.

2024 年私人住宅單位落成量急增至 24 261 個單位，大部分為中 / 小型單位，較 2023 年上升 75%。單位入住量為 17 305 個，較 2023 年高 10%。年底空置量佔總存量的 4.5%，相當於 57 900 個單位。2025 和 2026 年的預測落成量分別為 20 862 個和 20 098 個單位。

Completions of private domestic units in 2024 soared to 24 261 units, made up mostly of small/medium units and 75% more than those in 2023. Take-up, at 17 305 units, was 10% higher than that of 2023. Vacancy at the year-end was 4.5% of the total stock, equivalent to 57 900 units. Forecast completions in 2025 and 2026 are 20 862 units and 20 098 units respectively.

寫字樓

Office

外圍環境不明朗、地緣政治緊張局勢加劇和工作模式的轉變而導致本港寫字樓需求疲弱，加上過去數年寫字樓已有大量供應，市場因而持續受壓。儘管連續多次減息，市場氣氛仍進一步受利率相對偏高的環境影響。以 2023 年第四季與 2024 年第四季相比，整體寫字樓售價下跌 22.6%，當中甲級、乙級和丙級寫字樓售價分別下跌 24.5%、19.5% 和 19.7%。同期，整體寫字樓租金下跌 5.0%，當中甲級、乙級和丙級寫字樓租金分別錄得 4.8%、5.2% 和 5.3% 的跌幅。

The weak local demand for offices due to an uncertain external environment, heightened geopolitical tensions and changing work patterns, together with an ample supply of office space in the past few years put the office market under continued pressure. The market sentiment was further dampened by the relatively high interest rate environment despite a number of successive interest rate cuts. Overall office prices dropped by 22.6% between the fourth quarters of 2023 and 2024, with Grade A, B and C office prices falling by 24.5%, 19.5% and 19.7% respectively. Overall office rents declined by 5.0% during the corresponding period, with Grade A, B and C office rents recording decreases of 4.8%, 5.2% and 5.3% respectively.

2024 年的落成量輕微下跌至 147 300 平方米，甲級寫字樓落成量相當於 146 300 平方米，當中 62 000 平方米來自中西區。2024 年並無乙級寫字樓落成，而丙級寫字樓僅有約 1 000 平方米的少量落成量。年內，整體使用量為負數 58 600 平方米，當中甲級、乙級和丙級寫字樓分別佔 3 700 平方米、25 800 平方米和 29 100 平方米。年底整體空置率上升至總存量的 16.3%，相當於 2 165 700 平方米。甲級、乙級和丙級寫字樓的空置率分別為 17.4%、15.6% 和 11.0%，而所有分區的甲級寫字樓空置率介乎 11.5% 至 17.7% 不等。

Completions in 2024 decreased slightly to 147 300 m². Grade A completions were equivalent to 146 300 m², of which 62 000 m² were from the Central and Western district. There were no Grade B completions in 2024 and only an insignificant amount of Grade C completions of about 1 000 m². The overall take-up was negative at 58 600 m² in the year, comprising 3 700 m², 25 800 m² and 29 100 m² for Grade A, Grade B and Grade C offices respectively. The overall year-end vacancy rose to 16.3% of the total stock, amounting to 2 165 700 m². The vacancy rates of Grade A, Grade B and Grade C offices were 17.4%, 15.6% and 11.0% respectively, whereas those for the Grade A offices in all sub-districts ranged from 11.5% to 17.7%.

2025 年的預測落成量將大幅增加至 308 500 平方米，但到 2026 年將下跌至 116 200 平方米。在 2025 年，甲級寫字樓落成量將為 288 600 平方米，其中油尖旺佔 62%。在 2026 年，灣仔和中西區將合共提供甲級寫字樓的全部落成量，相當於 102 600 平方米。2025 和 2026 年乙級寫字樓的預測落成量將分別為 19 600 平方米和 13 600 平方米。至於丙級寫字樓，在 2025 年將有 300 平方米的落成量，但 2026 年則沒有。

Forecast completions in 2025 will surge to 308 500 m², but plummet to 116 200 m² in 2026. In 2025, Grade A completions will be 288 600 m², with Yau Tsim Mong contributing 62% of the total. In 2026, Wan Chai and the Central and Western district will altogether provide the entire Grade A completions of 102 600 m². Grade B forecast completions will be 19 600 m² in 2025 and 13 600 m² in 2026. For Grade C offices, there will be 300 m² of completions in 2025 but none in 2026.

商業樓宇

2024年商業樓宇的落成量減少至69 100平方米，當中九龍和港島合共佔總落成量的90%。年內使用量錄得負數123 600平方米。年底空置率為總存量的11.8%，相當於1 399 800平方米。預計2025年的落成量將回升至108 700平方米，當中油尖旺將佔預計落成量的54%。在2026年，落成量將主要來自灣仔，相當於總落成量62 000平方米的27%。

Commercial

Completions of commercial premises in 2024 declined to 69 100 m^2, with Kowloon and Hong Kong Island altogether accounting for 90% of the total completions. A negative take-up of 123 600 m^2 was recorded in the year. Year-end vacancy rate was 11.8% of the total stock, amounting to 1 399 800 m^2. Completions are anticipated to rebound to 108 700 m^2 in 2025, with Yau Tsim Mong contributing 54% of the anticipated completions. In 2026, completions will mainly come from Wan Chai, equivalent to 27% of the 62 000 m^2 total completions.

零售業樓宇

隨着內地恢復並擴展特定居民赴港「一簽多行」個人遊簽注安排，以及政府大力支持眾多盛事活動，2024年消費意欲改善及訪港旅遊業持續復蘇。然而，旅客和市民的消費模式在過去一年有所轉變，對零售業樓宇市場造成負面影響。2024年第四季零售業樓宇的售價與2023年第四季相比下跌18.2%，而同期租金亦下跌6.5%。市場回報率由前一年的2.8%進一步上升至2024年年底的3.1%。

Retail

The consumer sentiment improved and inbound tourism continued to revive in 2024 following the resumption and expansion of multiple-entry Individual Visit Endorsements for selected residents in the Mainland and many mega events championed by the Government. Nonetheless, the changing consumption pattern of visitors and residents over the year adversely affected the retail property market. Prices of retail premises decreased by 18.2% between the fourth quarters of 2023 and 2024, while rents fell by 6.5% over the same period. The market yield at end of 2024 grew further to 3.1% from the preceding year's 2.8%.

工業樓宇

地緣政治局勢緊張，加上貿易保護主義升溫，干擾環球貿易和投資走向。工業樓宇市場前景不明朗，市場氣氛因而受到影響。2024年工業樓宇市場持續淡靜，分層工廠大廈交投量較2023年縮減13%。

2024年分層工廠大廈的落成量銳減至22 900平方米。年底空置量進一步上升至總存量的7.0%，相當於1 130 300平方米。使用量仍為負數，達212 100平方米。預計2025和2026年的落成量將分別增至50 300平方米和77 000平方米。

以2023年第四季與2024年第四季相比，分層工廠大廈售價下跌16.2%，而租金則錄得2.8%的輕微跌幅，使市場回報率由2023年的3.1%上升至2024年年底的3.6%。

2024年並無工貿大廈落成。使用量錄得正數3 400平方米，而年底空置率則維持穩定在總存量的11.9%，相當於58 800平方米。預計未來兩年均不會有新落成量。

2024年並無貨倉樓面落成，使用量錄得負數57 500平方米，而年底空置率為總存量的7.2%，相當於263 800平方米。預計2025和2026年均不會有新貨倉落成。

Industrial

Market sentiments of the industrial market were undermined amid uncertainties due to disrupted global trade and investment flows arising from geopolitical tensions and escalating trade protectionism. The industrial market remained stagnant in 2024 with trading volume for flatted factories shrinking by 13% from 2023.

Completions of **flatted factories** in 2024 plunged to 22 900 m^2. Vacancy at the year-end rose further to 7.0% of total stock at 1 130 300 m^2. Take-up remained negative at 212 100 m^2. Completions are anticipated to increase to 50 300 m^2 and 77 000 m^2 in 2025 and 2026 respectively.

Prices of flatted factories fell by 16.2% whilst rents recorded a modest decline of 2.8% between the fourth quarters in 2023 and 2024, resulting in a market yield of 3.6% at the end of 2024, up from 3.1% in 2023.

There were no **industrial/office** completions in 2024. A positive take-up of 3 400 m^2 was recorded and the year-end vacancy rate stayed steady at 11.9% of the stock, amounting to 58 800 m^2. No new completions are expected in the next two years.

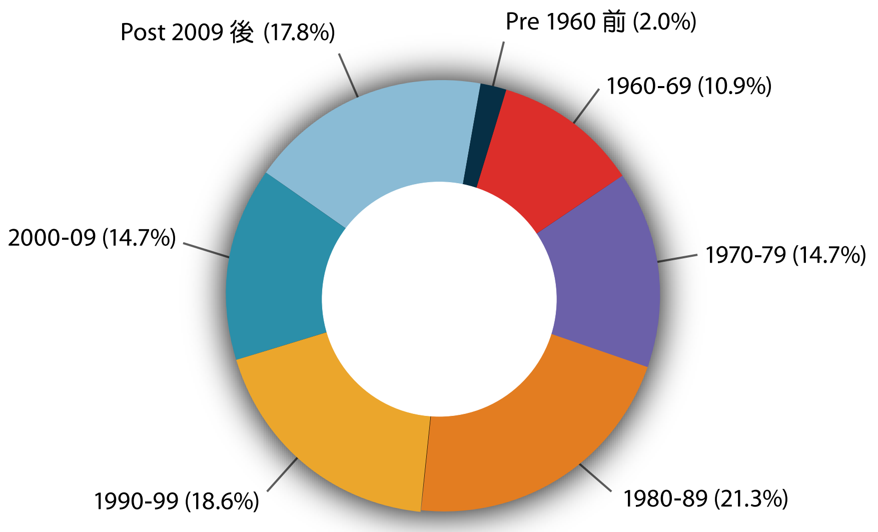
No **storage** spaces were completed in 2024. Negative take-up of 57 500 m^2 was recorded and the year-end vacancy rate was 7.2% of the total stock at 263 800 m^2. No new storage completions are anticipated in 2025 and 2026.

私人住宅
PRIVATE DOMESTIC

這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2024年年底的整體總存量為 1 291 956 個單位。圖表顯示按樓齡劃分的總存量。

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 2024, the overall stock was 1 291 956 units. The chart shows the stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2024年私人住宅落成量較前一年急增 75% 至 24 261 個單位。新界和九龍分別佔落成量的 48% 和 45%，其餘 7% 來自港島。九龍城供應的落成單位最多，佔 33%，其次是元朗和屯門，各佔 17%。

Completions in 2024 soared by 75% over the previous year to 24 261 units. The New Territories and Kowloon contributed 48% and 45% of the completions respectively, while the remainder 7% were from Hong Kong Island. The largest share of these completed units came from Kowloon City at 33%, followed by Yuen Long and Tuen Mun at 17% each.

2024 年的入住量增至 17 305 個單位。年底空置量為 57 900 個單位，相當於總存量的 4.5%。空置單位中，有 14 256 個於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2024 increased to 17 305 units. Vacancy at the year-end was 57 900 units, equivalent to 4.5% of the total stock. Among these vacant units, 14 256 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

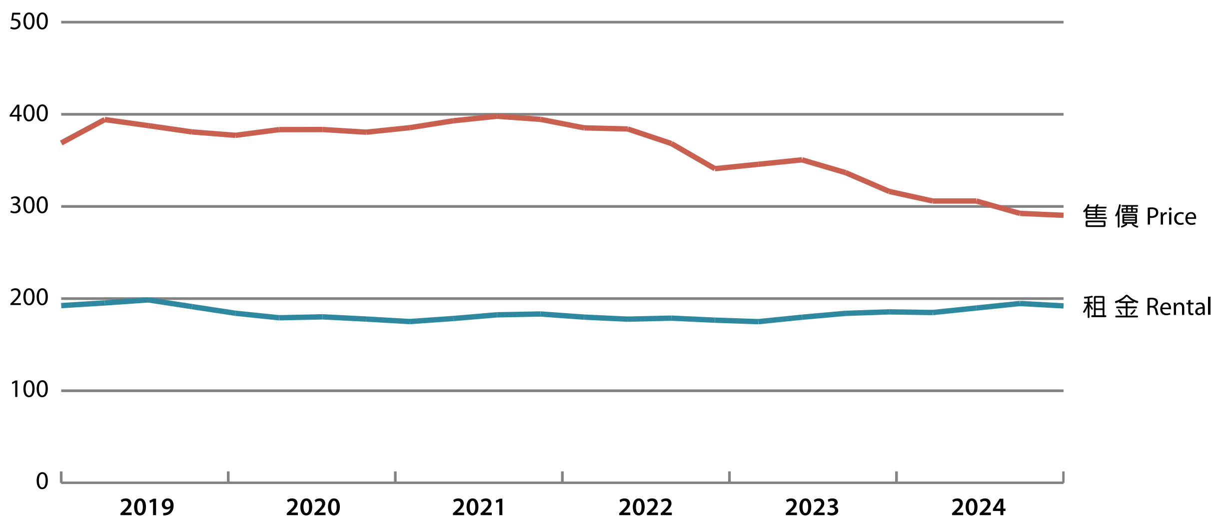
2025 和 2026 年的預測落成量分別為 20 862 個和 20 098 個單位。在 2025 年，新落成量將主要集中在九龍和新界，合共佔總落成量的 85%。按地區計，九龍城佔新落成單位的 26%，其次是屯門和西貢，各佔 10%。在 2026 年，單是新界便提供預測落成量的 69%。按地區計，西貢將提供 27% 的落成量，另有 16% 將來自大埔。

Forecast completions in 2025 and 2026 are 20 862 units and 20 098 units respectively. In 2025, new completions will mainly be concentrated in Kowloon and the New Territories, altogether accounting for 85% of the total completions. On district basis, Kowloon City will account for 26% of the new units, followed by Tuen Mun and Sai Kung at 10% each. In 2026, the New Territories alone will contribute 69% of the anticipated completions. District-wise, Sai Kung will provide 27% of the completions while Tai Po will provide another 16%.

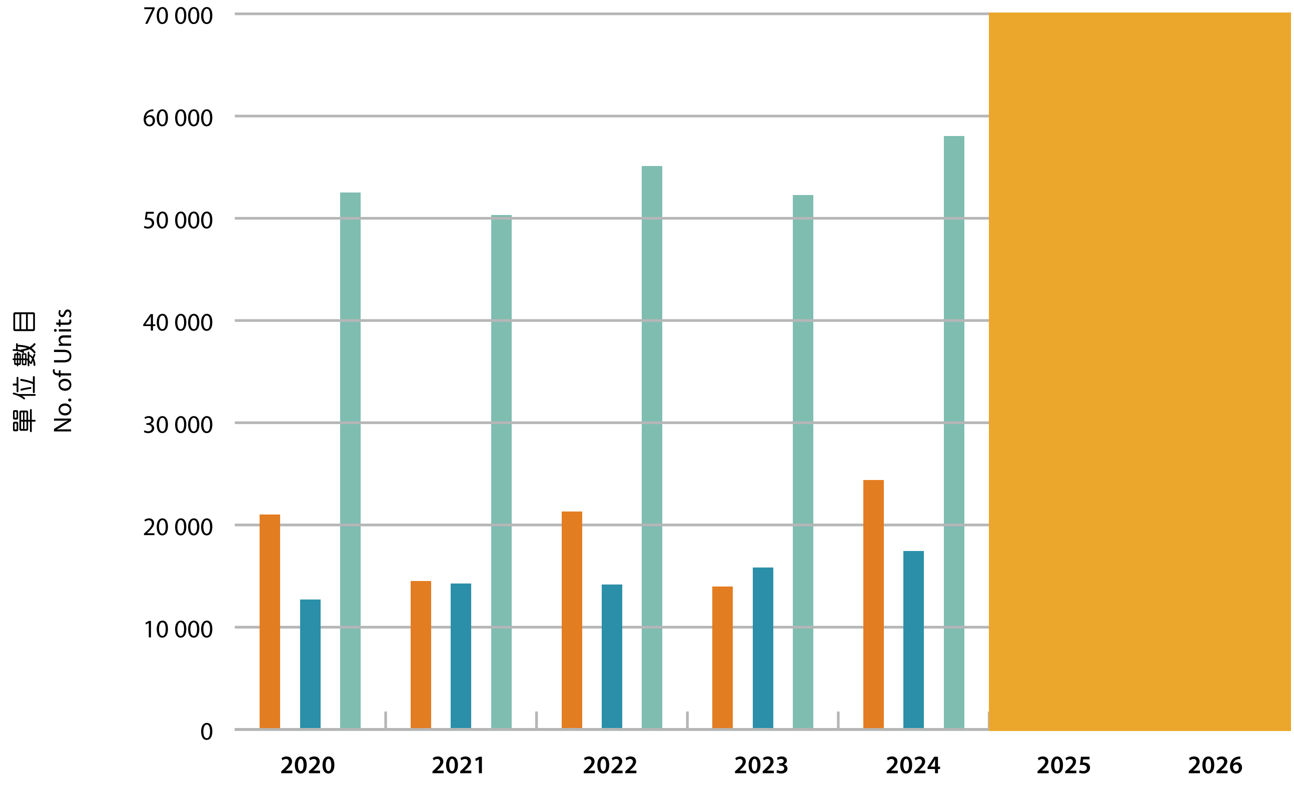
所有需求管理措施在 2024 年第一季撤銷，使住宅銷售市場在第二季得到短暫的喘息。然而，在外圍經濟前景不明朗和資金流動性收緊的情況下，市場氣氛審慎，住宅售價及後重拾跌勢。由於連續多次減息，加上按揭成數上限和供款與入息比率上限有所調整，銷售市場在 2024 年最後一季回穩。最終，住宅售價以 2023 和 2024 年最後一季相比，下跌 8.2%。相反，受惠於不少人才流入，加上學生住屋需求和「轉買為租」的趨勢，租賃市場的表現勝過銷售市場，最後一季的租金較前一年同季錄得 3.5% 的升幅。

The cancellation of all demand-side management measures in the first quarter of 2024 provided the domestic sales market a brief respite in the second quarter. Prices thereafter resumed their downward trend amid cautious sentiments due to uncertain external economic outlook and tight financial liquidity. The sales market was stabilised in the last quarter of 2024 following a number of successive interest rate cuts together with the adjustments to the maximum loan-to-value ratio and the debt servicing ratio limit. In the end, domestic prices declined by 8.2% between the last quarters of 2023 and 2024. In contrast, buoyed by the influx of talents, demand for housing for students and a shifting trend from home purchase to leasing, the rental market outperformed the sales market, with rents registering an increase of 3.5% in the last quarter over the corresponding quarter a year earlier.

售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

	2020	2021	2022	2023	2024	2025	2026
落成量* Completions	20 888	14 386	21 168	13 852	24 261	20 862#	20 098#
入住量 Take-up	12 545	14 111	14 012	15 670	17 305		
空置量 Vacancy	52 366	50 164	54 967	52 146	57 900		
%+	4.3	4.1	4.4	4.1	4.5		

* 2025年起的預測落成量包括港人首次置業(首置)項目下預計落成的資助出售房屋。
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

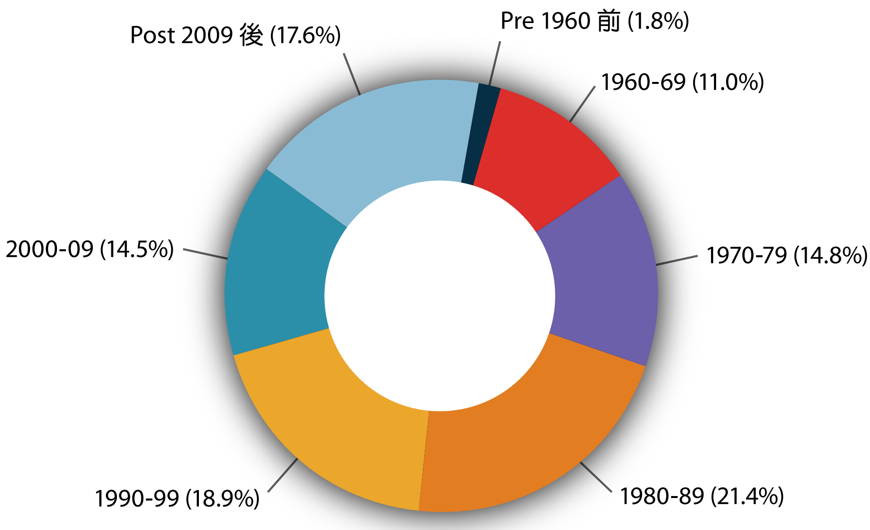
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

這分類包括實用面積為100平方米以下的單位。2024年年底的總存量為1 192 009個單位，佔私人住宅總存量的92%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2024 was 1 192 009 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按樓齡分類的總存量
Stock Distribution by Age



2024年有22 783個單位落成，其中49%位於新界，44%位於九龍，7%位於港島。落成量主要來自九龍城，佔這分類總落成量的31%。以單位面積計，A類和B類單位各佔新落成量的47%，而C類單位則僅佔6%。

There were 22 783 units completed in 2024, with 49% located in the New Territories, 44% in Kowloon and 7% on Hong Kong Island. Completions mainly came from Kowloon City, contributing 31% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units each accounted for 47% of the new completions, while the share for Class C units was only 6%.

2024 年的入住量下跌至 13 953 個單位。年底空置量增至 49 941 個單位，相當於這分類總存量的 4.2%。

Take-up in 2024 dropped to 13 953 units. The year-end vacancy rose to 49 941 units, equivalent to 4.2% of the stock in this sub-sector.

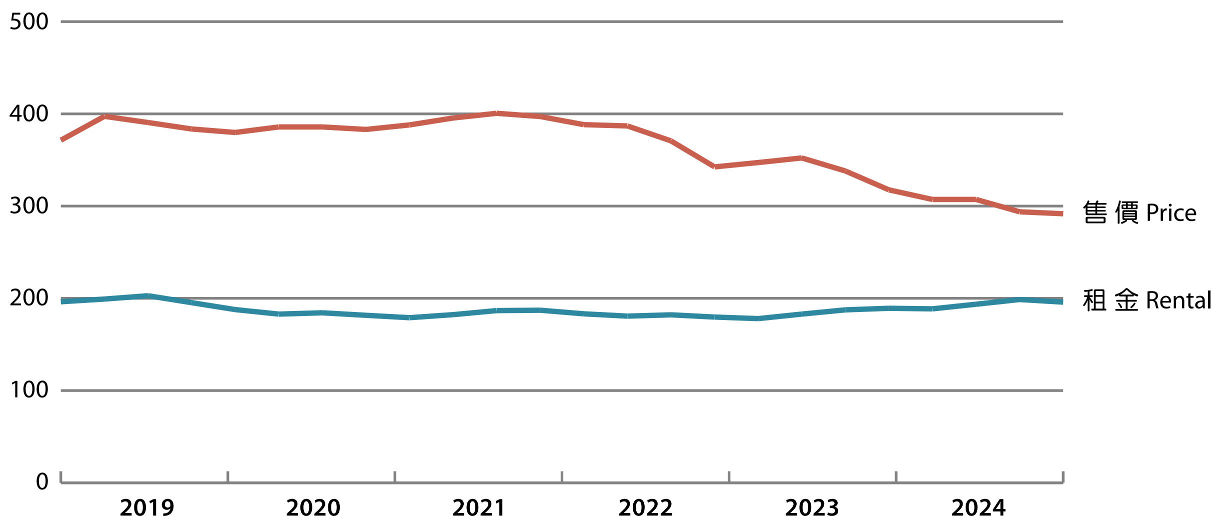
預計 2025 和 2026 年將分別有 20 010 個和 19 629 個單位落成。在 2025 年，九龍及新界將分別提供落成量的 46% 和 40%。按地區計，主要落成量將位於九龍城，佔 26%，其次是屯門和西貢，各佔 10%。在 2026 年，單是新界便提供 70% 的新落成量，其中西貢的落成量最多，佔總預測落成量的 28%。

Completions in 2025 and 2026 are estimated to be 20 010 units and 19 629 units respectively. In 2025, Kowloon and the New Territories will contribute 46% and 40% of the completions respectively. On district basis, major completions will be located in Kowloon City at 26%, followed by Tuen Mun and Sai Kung at 10% each. In 2026, the New Territories alone will provide 70% of the new completions, among which, Sai Kung will contribute the most at 28% of the total forecast completions.

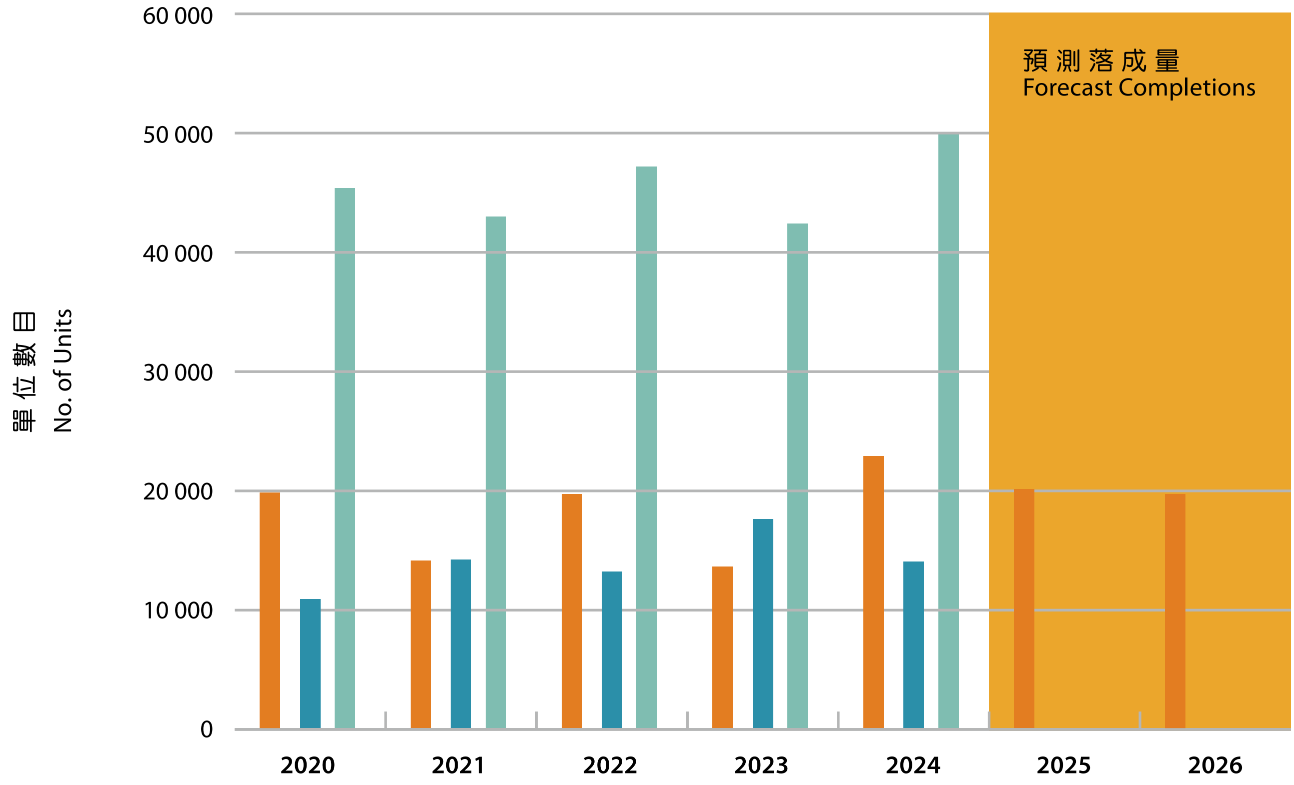
與整體市場走勢相若，這分類的住宅售價除在 2024 年第二季稍為緩和外，全年均下跌。第四季的售價較前一年同季下跌 8.2%。而第四季租金較 2023 年同季上升 3.5%。

In line with the overall trend, domestic prices in this sub-sector declined throughout 2024 except for a brief pause in the second quarter. Prices in the fourth quarter decreased by 8.2% from that of the preceding year. Meanwhile, rents grew by 3.5% in the fourth quarter over the corresponding quarter in 2023.

售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

	2020	2021	2022	2023	2024	2025	2026
落成量* Completions	19 751	14 016	19 595	13 533	22 783	20 010#	19 629#
入住量 Take-up	10 787	14 101	13 100	17 507	13 953		
空置量 Vacancy	45 260	42 860	47 081	42 279	49 941		
%+	4.0	3.8	4.1	3.6	4.2		

* 2025年起的預測落成量包括港人首次置業（首置）項目下預計落成的資助出售房屋。
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

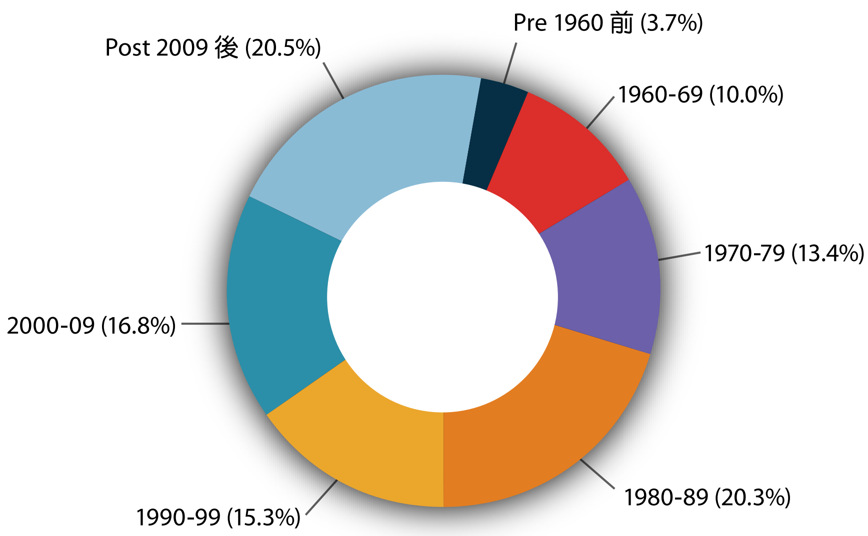
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

這分類包括實用面積為100平方米或以上的單位。2024年年底的總存量為99 947個單位，佔私人住宅總存量的8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m^2 or above. Stock at the end of 2024 was 99 947 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2024年共有1 478個單位落成，其中74%位於九龍，而新界和港島各有13%。按地區計，單是九龍城便佔落成量的58%。

A total of 1 478 units were completed in 2024, of which 74% were in Kowloon while the New Territories and Hong Kong Island contributed 13% each. On district level, Kowloon City alone accounted for 58% of the completions.

這分類的入住量在 2024 年錄得正數 3 352 個單位。年底空置量減至 7 959 個單位，相當於這分類單位總存量的 8.0%。

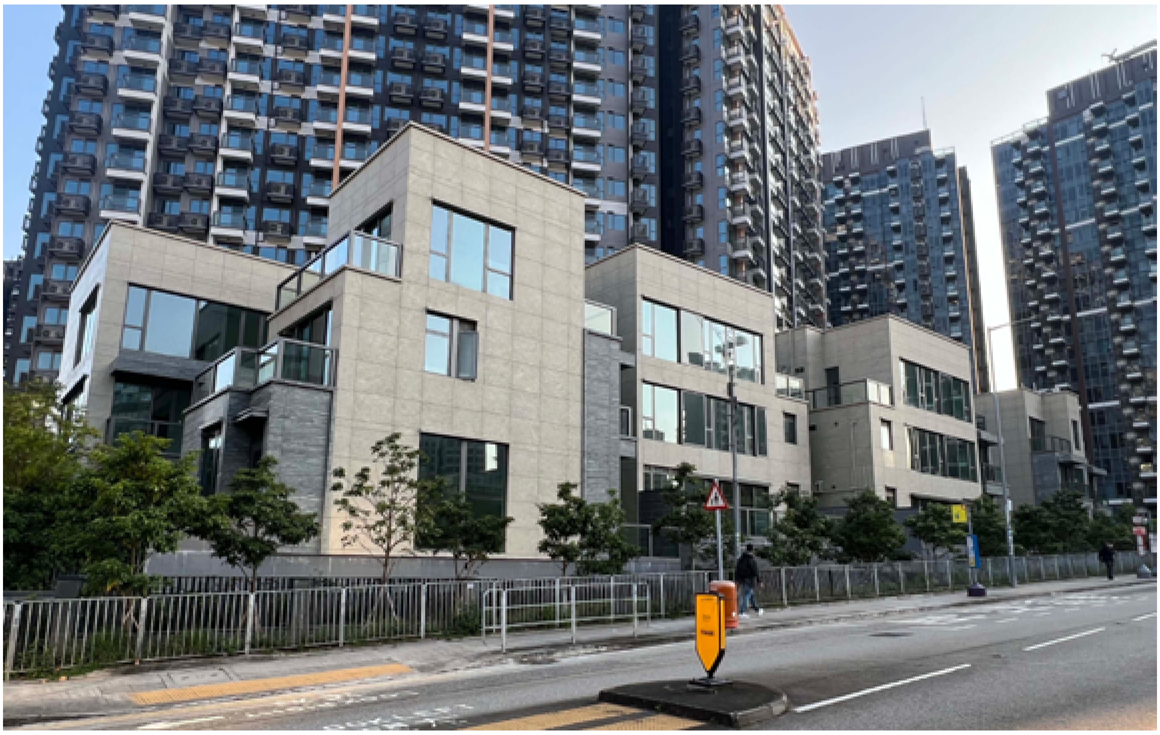
A positive take-up of 3 352 units was recorded for this sub-sector in 2024. Vacancy at the year-end decreased to 7 959 units, representing 8.0% of the stock in this sub-sector.

預計這分類的落成量在 2025 年將下跌至 852 個單位，並在 2026 年進一步跌至 469 個單位。在 2025 年，九龍將為主要供應區域，佔預測落成量的 48%，當中 44% 新落成單位來自九龍城。在 2026 年，58% 的新落成量將坐落港島。按地區計，南區和九龍城將分別提供新落成量的 23% 和 20%。

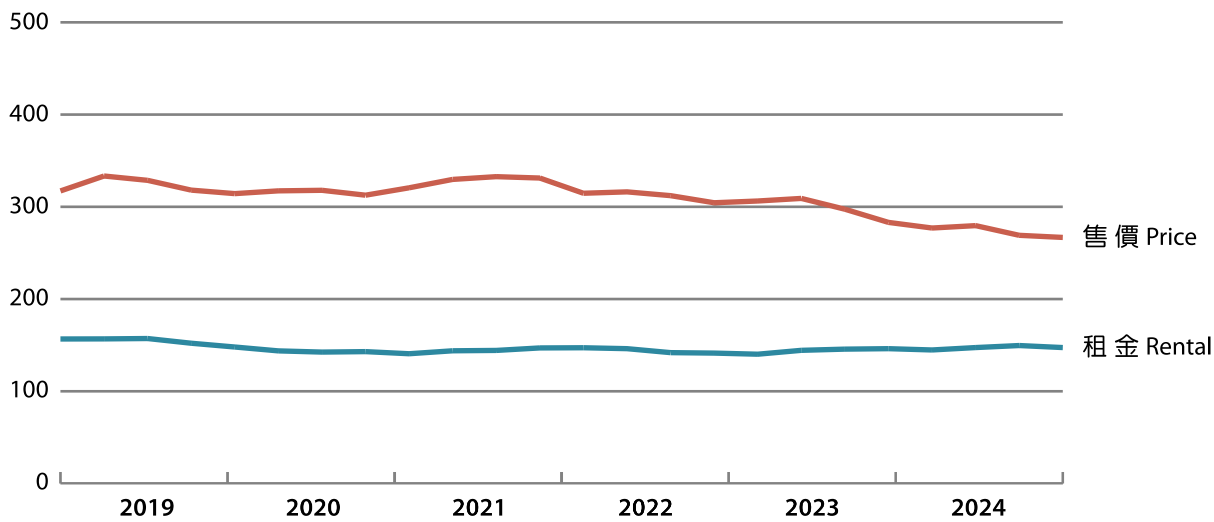
Completions in this sub-sector are expected to drop to 852 units in 2025 and further to 469 units in 2026. In 2025, Kowloon will be the major supplier, contributing 48% of the forecast completions, with 44% of the new units coming from Kowloon City. In 2026, 58% of the new completions will be attributable to the Hong Kong Island. On district basis, the Southern district and Kowloon City will provide 23% and 20% of the new units respectively.

這分類物業的售價在 2024 年第二季略為回升，至下半年重拾跌勢，最後，2024 年第四季與前一年同季相比下跌 5.8%。年內，租金波幅不大，最終第四季的租金較 2023 年同季微升 0.8%。

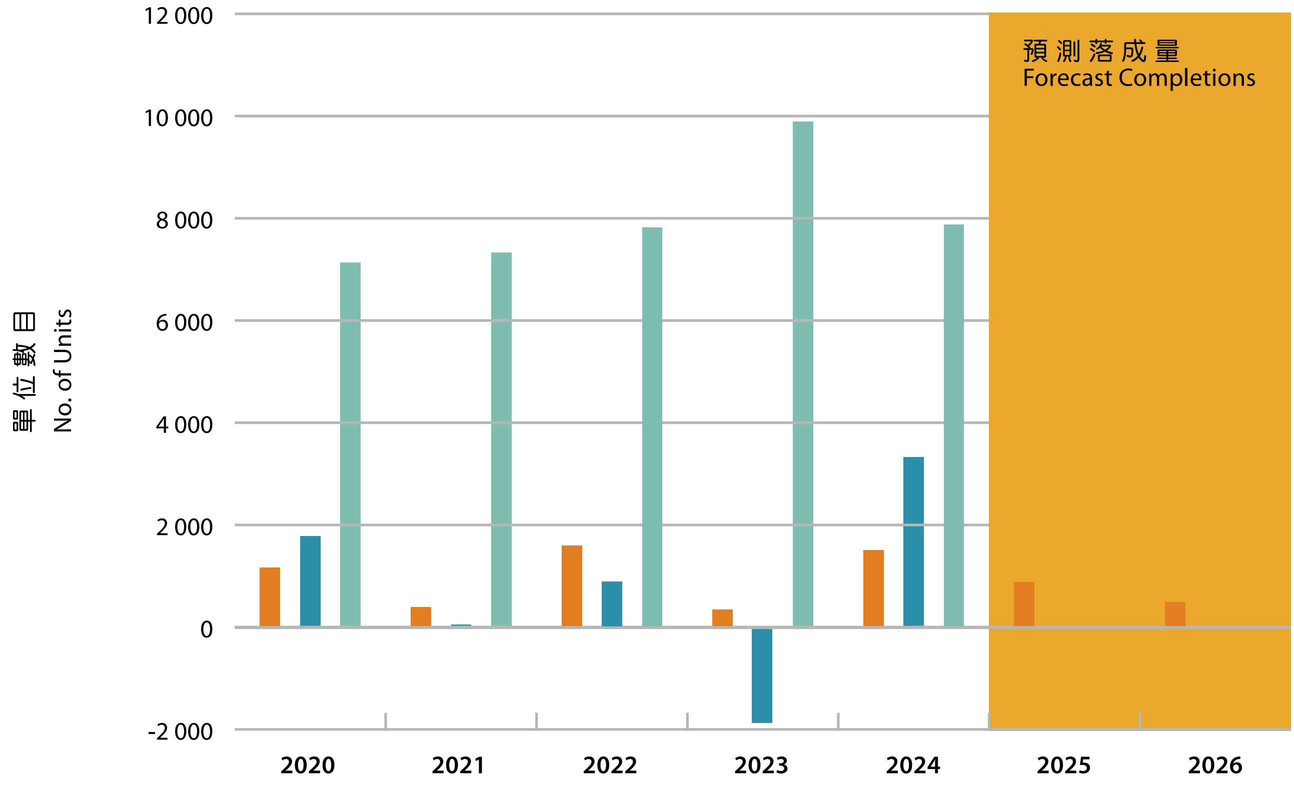
Prices in this sub-sector rebounded slightly in the second quarter of 2024 before resuming the downward trend in the second half of the year, ending with a decline of 5.8% in the fourth quarter of 2024 from that of the preceding year. Rents did not record significant change throughout the year, ending with a slight growth of 0.8% in the fourth quarter compared with the corresponding quarter in 2023.



售價及租金指數
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

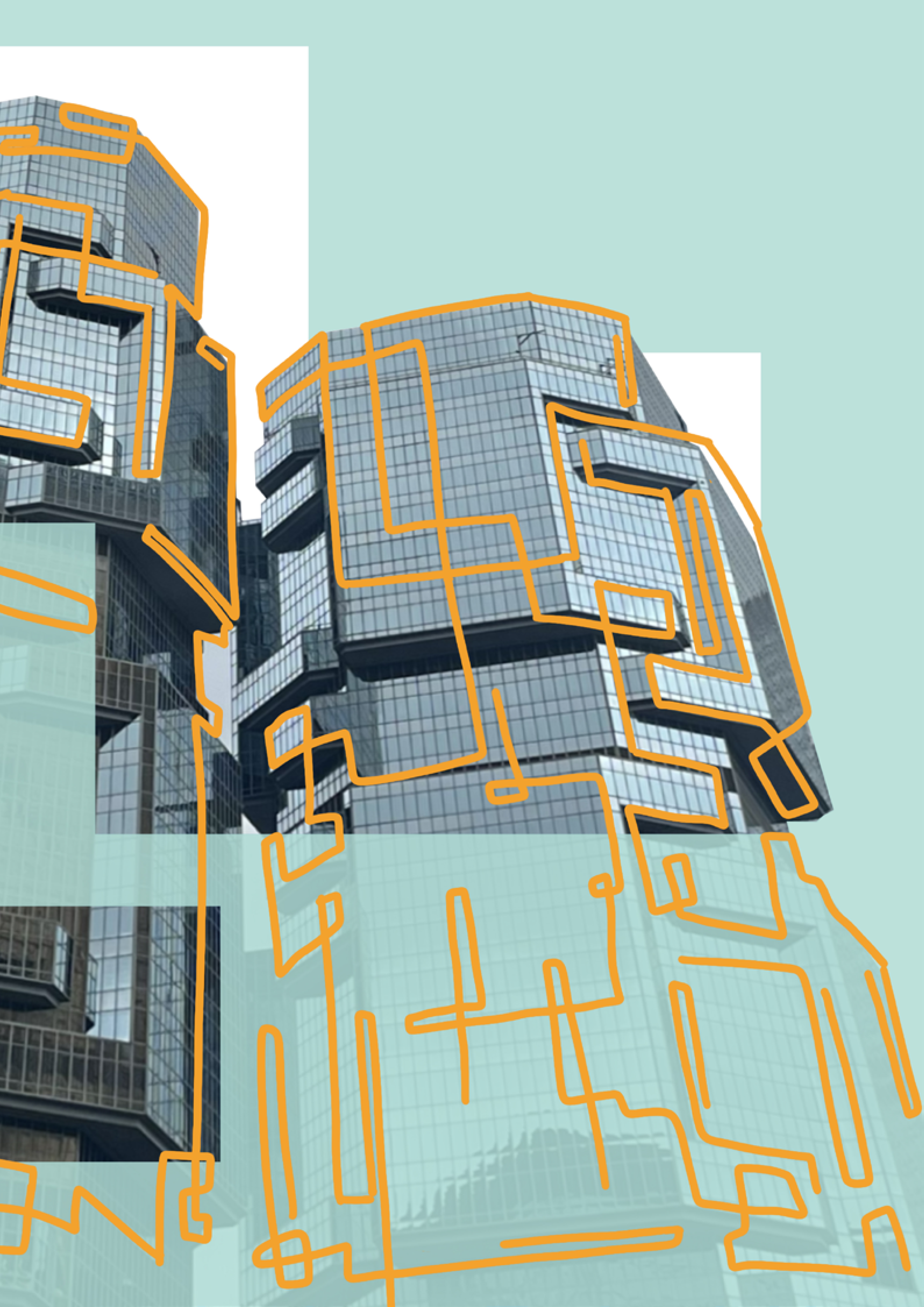
	2020	2021	2022	2023	2024	2025	2026
落成量 * Completions	1 137	370	1 573	319	1 478	852#	469#
入住量 Take-up	1 758	10	912	-1 837	3 352		
空置量 Vacancy	7 106	7 304	7 886	9 867	7 959		
%+	7.3	7.5	8.0	10.0	8.0		

* 2025年起的預測落成量包括港人首次置業(首置)項目下預計落成的資助出售房屋。
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

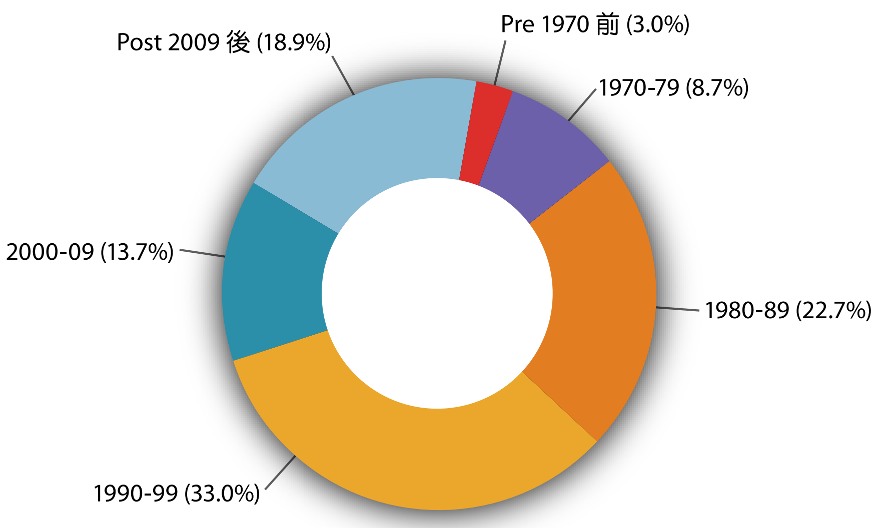
私人寫字樓
PRIVATE OFFICE



2024年年底，私人寫字樓的總存量為13 305 400平方米，當中甲級寫字樓佔66%，乙級寫字樓佔23%，丙級寫字樓佔11%。位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積在2024年年底共佔總存量的49%。圖表顯示按樓齡劃分的整體寫字樓總存量。

The total stock of private offices at the end of 2024 amounted to 13 305 400 m^2, comprising 66% Grade A, 23% 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 49% of the total stock at the end of 2024. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2024年私人寫字樓的落成量輕微下跌至147 300平方米，其中61%位於核心地區。在這些落成量中，甲級寫字樓的落成量為146 300平方米，佔了近乎全部的總落成量。

Office completions in 2024 decreased slightly to 147 300 m^2, with 61% situated in the core districts. Among these completions, Grade A office space, amounting to 146 300 m^2, contributed almost the entire total completions.

年內整體使用量錄得負數 58 600 平方米。年底空置量上升至 2 165 700 平方米，相當於總存量的 16.3%。

A negative overall take-up of 58 600 m^2 was recorded for the year. Vacancy at the year-end rose to 2 165 700 m^2, equivalent to 16.3% of the total stock.

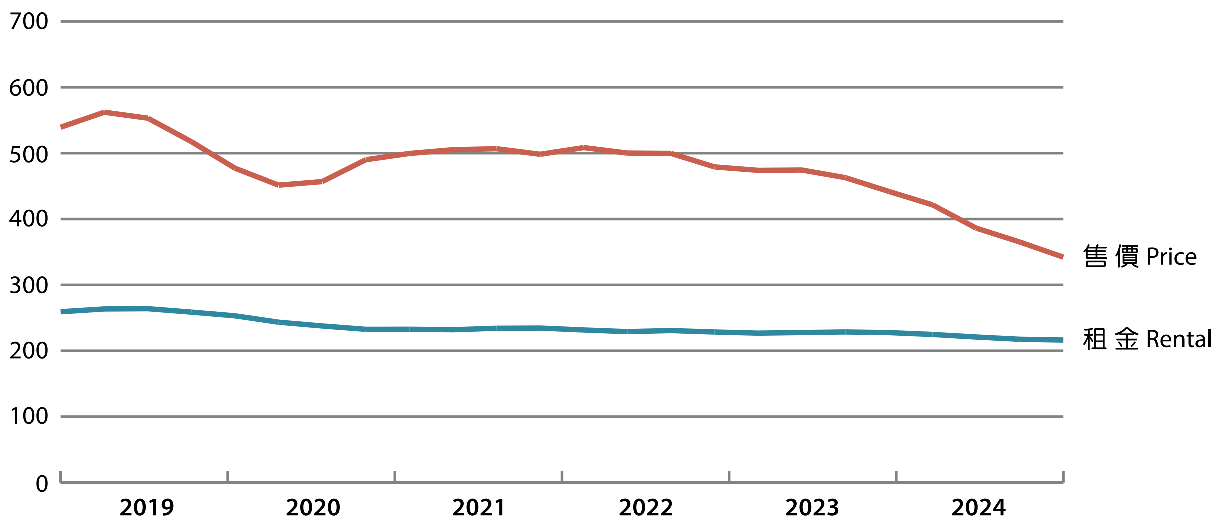
預計落成量在 2025 年將大幅增加至 308 500 平方米，但到 2026 年將下跌至 116 200 平方米。在 2025 年，72% 的新落成量將主要來自九龍，其中油尖旺佔總落成量的 60%。在 2026 年，大部分新落成量將集中在灣仔及中西區，分別佔總落成量的 54% 及 35%。

Completions are expected to surge to 308 500 m^2 in 2025 but plummet to 116 200 m^2 in 2026. In 2025, 72% of the new completions will mainly come from Kowloon, with Yau Tsim Mong providing 60% of the total completions. In 2026, the major new completions will be concentrated in Wan Chai and the Central and Western district, accounting for 54% and 35% of the total completions respectively.

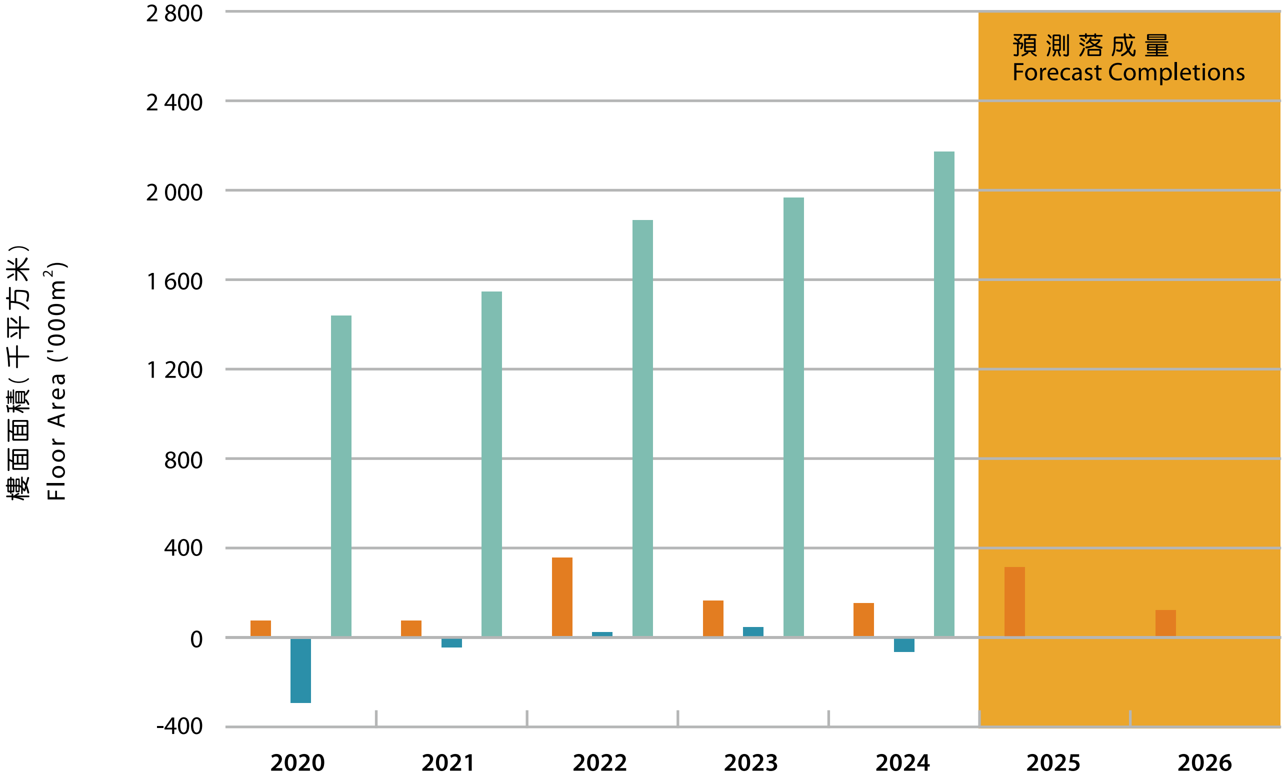
寫字樓售價在 2024 年最後一季與 2023 年同期相比下跌 22.6%，而租金於 2024 年最後一季亦較 2023 年同期錄得 5.0% 的跌幅。

Office prices dropped by 22.6% in the last quarter of 2024 over the same period in 2023. Rents recorded a decrease of 5.0% in the last quarter of 2024 over the corresponding period in 2023.

售價及租金指數
Price and Rental Indices



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



樓面面積（千平方米）
Floor Area ('000m²)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	69	70	351	159	147	309#	116#
使用量 Take-up	-286	-40	19	41	-59		
空置量 Vacancy	1 434	1 541	1 860	1 960	2 166		
%+	11.5	12.3	14.4	14.9	16.3		

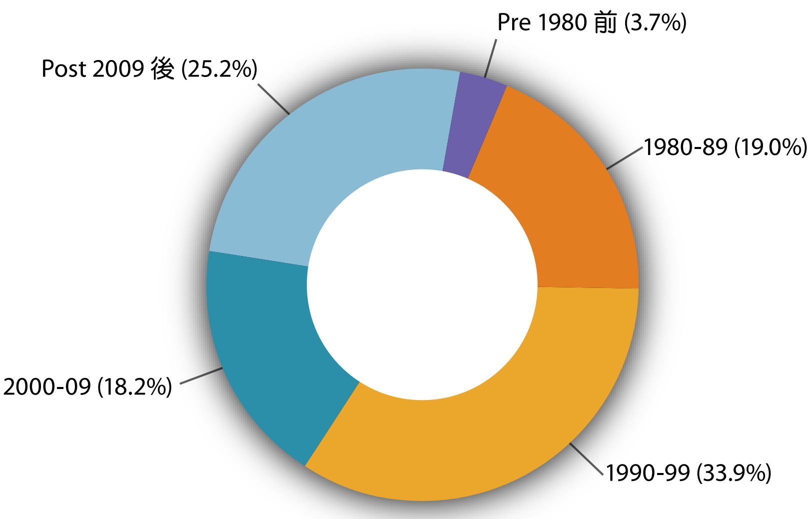
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2024年年底，甲級寫字樓的總存量為 8 779 600 平方米，佔寫字樓總存量的66%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2024 was 8 779 600 m^2, representing 66% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的47%，而九龍與新界則分別佔40%和13%。

Hong Kong Island accounted for 47% of the stock, while the shares for Kowloon and the New Territories were 40% and 13% respectively.

2024年甲級寫字樓的落成量維持平穩，為146 300平方米，主要來自中西區和灣仔。

Completions of Grade A offices in 2024 remained steady at 146 300 m^2, mainly coming from the Central and Western district and Wan Chai.

2024 年錄得負數 3 700 平方米的使用量。年底空置量上升至 1 527 700 平方米，相當於甲級寫字樓總存量的 17.4%，其中 34% 的空置面積位於核心地區。

A negative take-up of 3 700 m^2 was recorded in 2024. The year-end vacancy rose to 1 527 700 m^2, representing 17.4% of Grade A stock. 34% of the vacant spaces was found in the core districts.

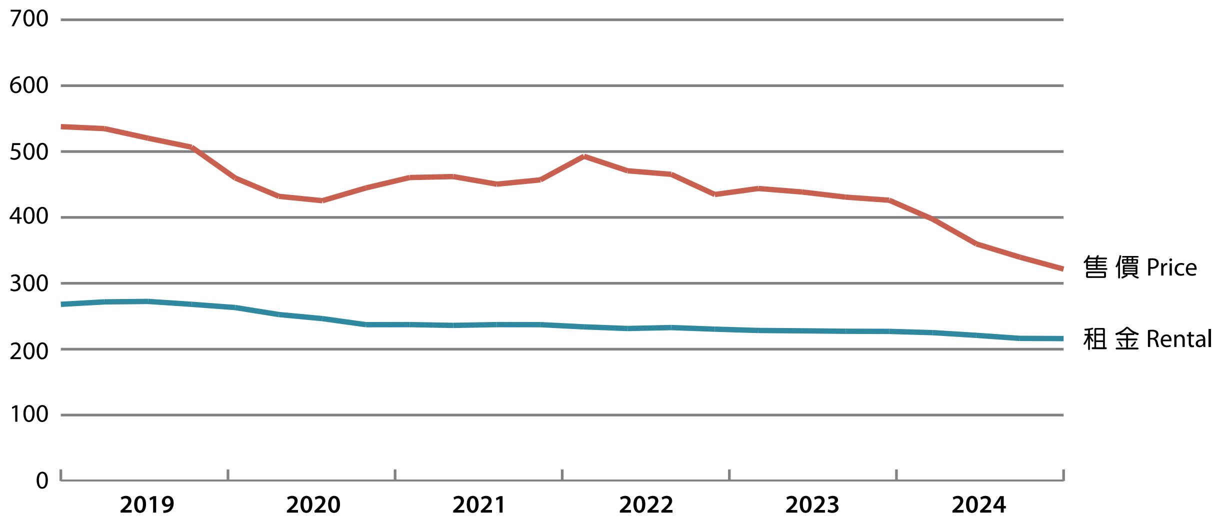
預測落成量在 2025 年將大幅增加至 288 600 平方米，但其後在 2026 年將回落至 102 600 平方米。2025 年的新落成量將集中在油尖旺，佔預計總落成量的 62%。在 2026 年，灣仔和中西區將合共提供全部落成量，分別佔總落成量的 61% 和 39%。

Forecast completions will surge to 288 600 m^2 in 2025 but then retreat to 102 600 m^2 in 2026. New completions in 2025 will be concentrated in Yau Tsim Mong, providing 62% of the total. In 2026, completions will all be coming on stream from Wan Chai and the Central and Western district, accounting for 61% and 39% of the total completions respectively.

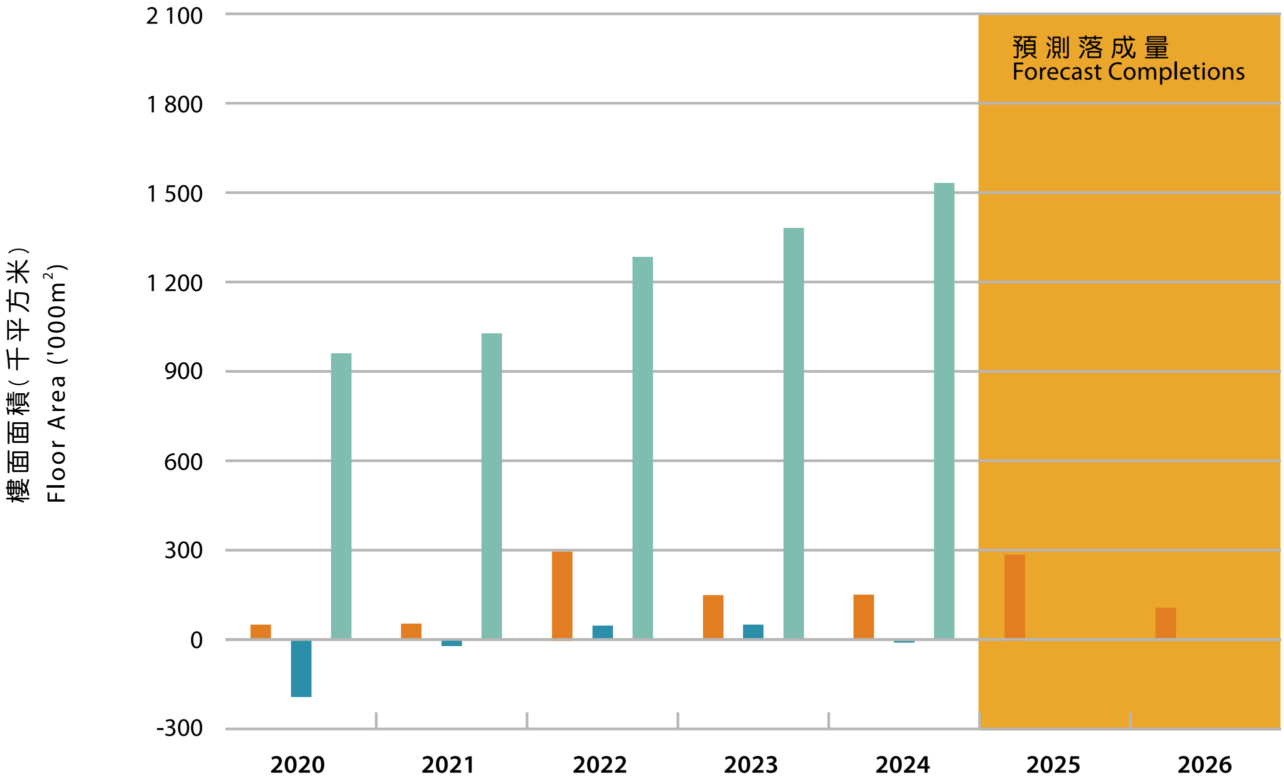
甲級寫字樓銷售市場全年表現黯淡，以第四季與 2023 年同期相比，售價錄得 24.5% 的跌幅。全年租金亦下跌，與 2023 年第四季相比，2024 年第四季錄得 4.8% 的跌幅。

Sales market of Grade A offices was lacklustre over the year, with prices registering a decrease of 24.5% in the fourth quarter over the same period in 2023. Rents also fell throughout the year, recording a decrease of 4.8% between the fourth quarters of 2023 and 2024.

售價及租金指數
Price and Rental Indices



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



樓面面積（千平方米）
Floor Area ('000m²)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	46	49	299	144	146	289#	102#
使用量 Take-up	-189	-18	42	45	-4		
空置量 Vacancy	955	1 023	1 280	1 377	1 528		
%+	11.8	12.5	15.1	16.0	17.4		

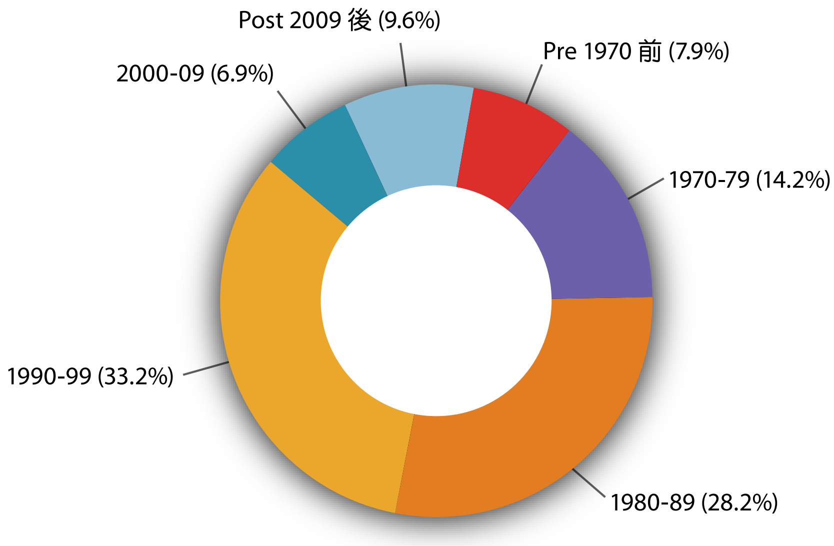
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2024年年底，乙級寫字樓的總存量為 3 046 300 平方米，佔寫字樓總存量的 23%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices was 3 046 300 m^2 at the end of 2024, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的 55%，而九龍與新界則分別佔 36% 和 9%。

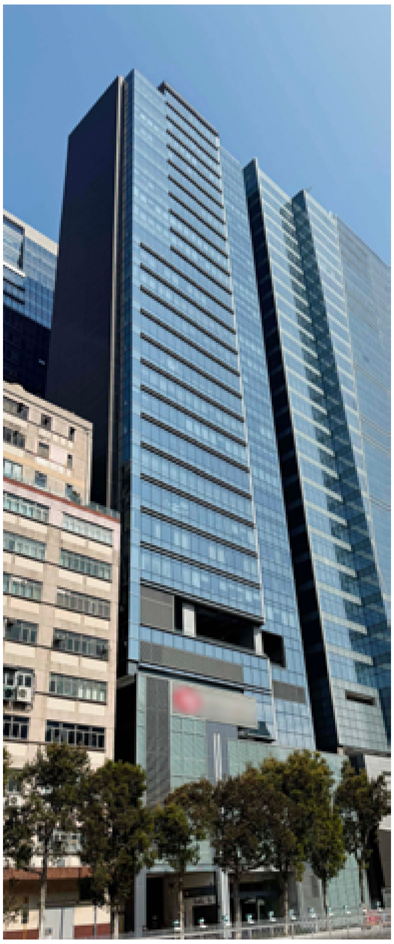
Hong Kong Island accounted for 55%, while Kowloon and the New Territories contributed 36% and 9% respectively.

2024年並無錄得乙級寫字樓落成量。

No Grade B office completions were recorded in 2024.

乙級寫字樓在 2024 年的使用量為負數 25 800 平方米。年底空置量為 475 300 平方米，相當於乙級寫字樓總存量的 15.6%，其中 53% 的空置面積位於核心地區。

Take-up of Grade B offices in 2024 was negative at 25 800 m^2. The year-end vacancy, amounting to 475 300 m^2, was equivalent to 15.6% of the Grade B stock. 53% of the vacant spaces was found in the core districts.



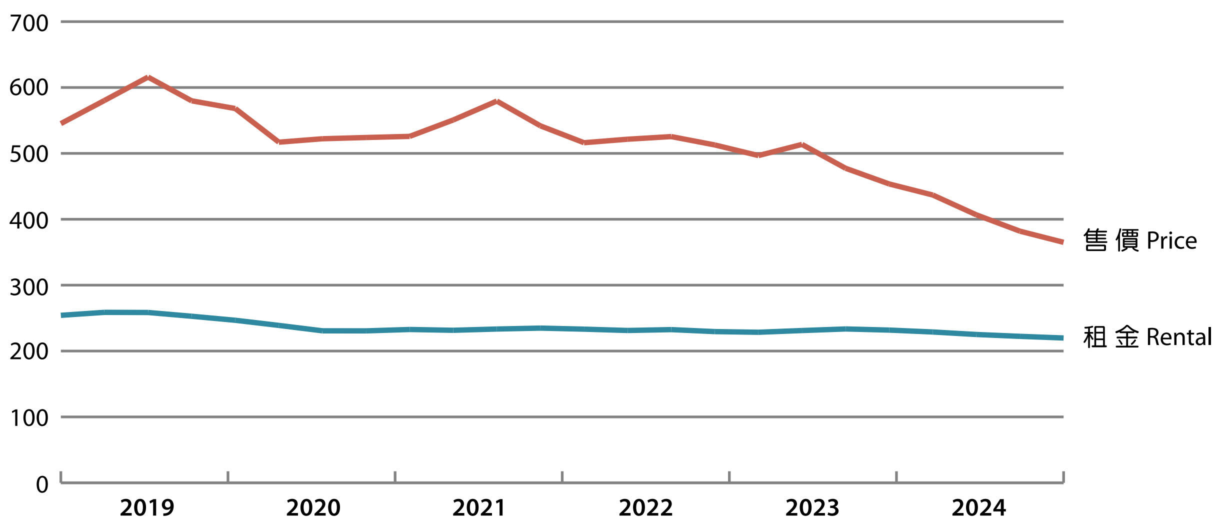
預計落成量在 2025 和 2026 年將分別為 19 600 平方米和 13 600 平方米。2025 年的所有落成量將來自觀塘、中西區和油尖旺，2026 年的新落成量則主要來自東區和油尖旺。

It is estimated that completions will be 19 600 m^2 and 13 600 m^2 in 2025 and 2026 respectively. In 2025, the whole completions will be contributed from Kwun Tong, the Central and Western district and Yau Tsim Mong. The new completions in 2026 will mainly come from the Eastern district and Yau Tsim Mong.

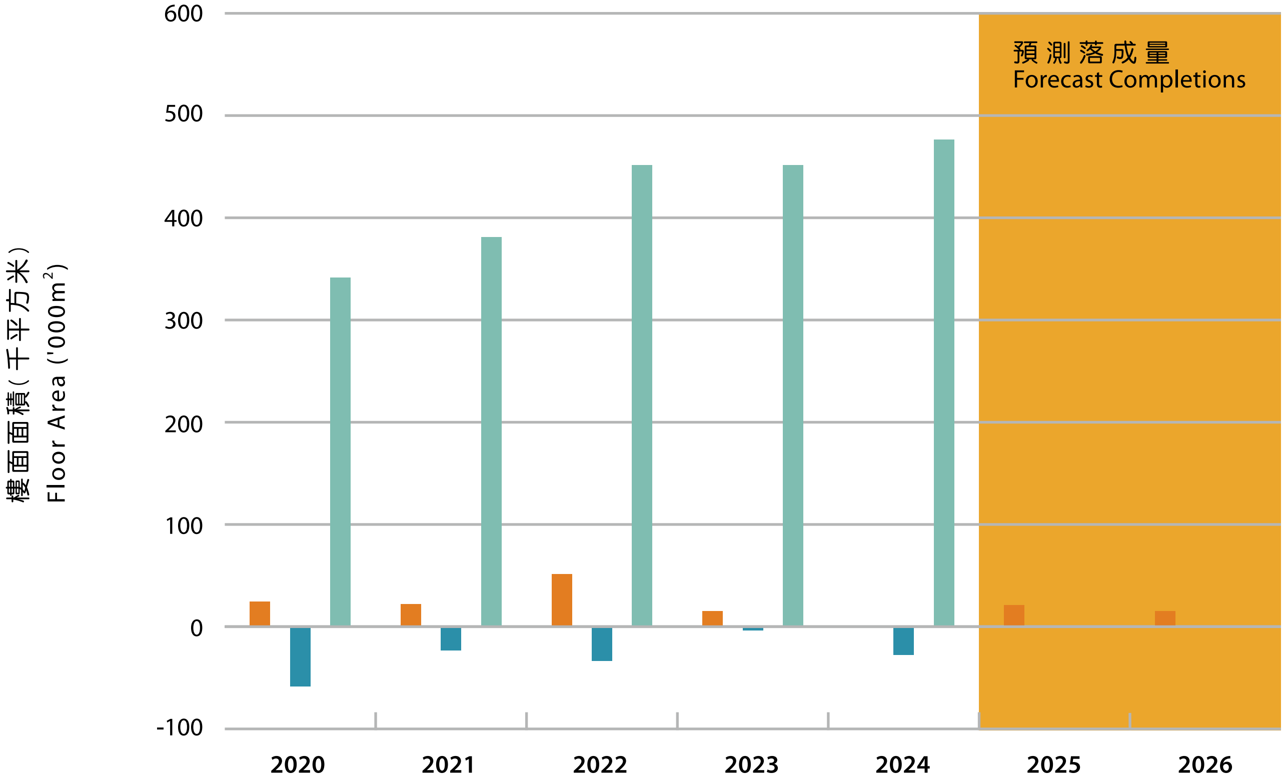
以 2024 年最後一季與 2023 年同期相比，乙級寫字樓售價下跌 19.5%。租金亦見下跌，但幅度溫和，以 2023 和 2024 年最後一季作比較，錄得 5.2% 的跌幅。

Prices of Grade B offices declined by 19.5% in the last quarter of 2024 over the same period in 2023. Rents also registered a fall but at a moderate rate of 5.2% between the last quarters of 2023 and 2024.

售價及租金指數
Price and Rental Indices



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



樓面面積（千平方米）
Floor Area ('000m^2)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	23	21	50	14	0	20#	14#
使用量 Take-up	-57	-22	-32	-2	-26		
空置量 Vacancy	340	380	450	450	475		
%+	11.9	13.1	15.1	14.9	15.6		

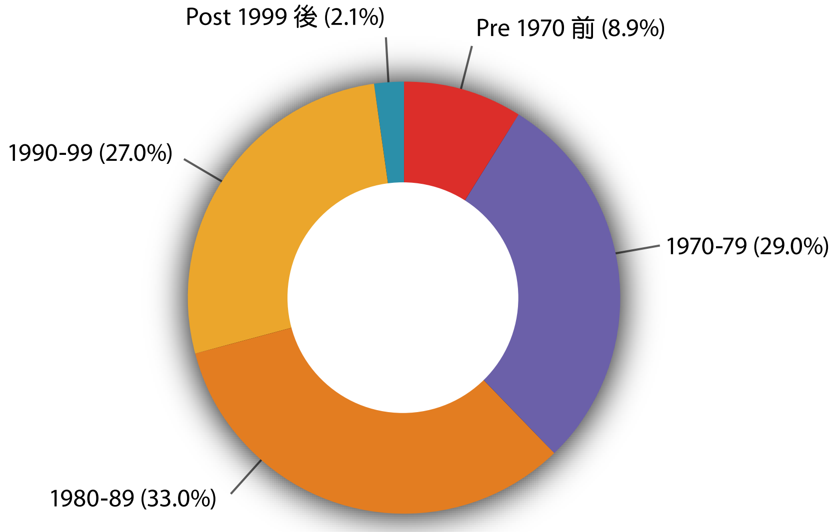
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2024 年年底，丙級寫字樓的總存量為 1 479 500 平方米，佔寫字樓總存量的 11%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 479 500 m² at the end of 2024, representing 11% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的 65%，而九龍與新界則分別佔 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.

2024 年丙級寫字樓的落成量為 1 000 平方米，全部來自灣仔。

Completions for Grade C offices in 2024 were 1 000 m². All came from Wan Chai.

丙級寫字樓的使用量錄得負數 29 100 平方米。年底空置量為 162 700 平方米，佔丙級寫字樓總存量的 11.0%，當中 73% 的空置面積位於核心地區。

Grade C offices registered a negative take-up of 29 100 m^2. The year-end vacancy amounted to 162 700 m^2, representing 11.0% of its stock. 73% of the vacant spaces was found in the core districts.

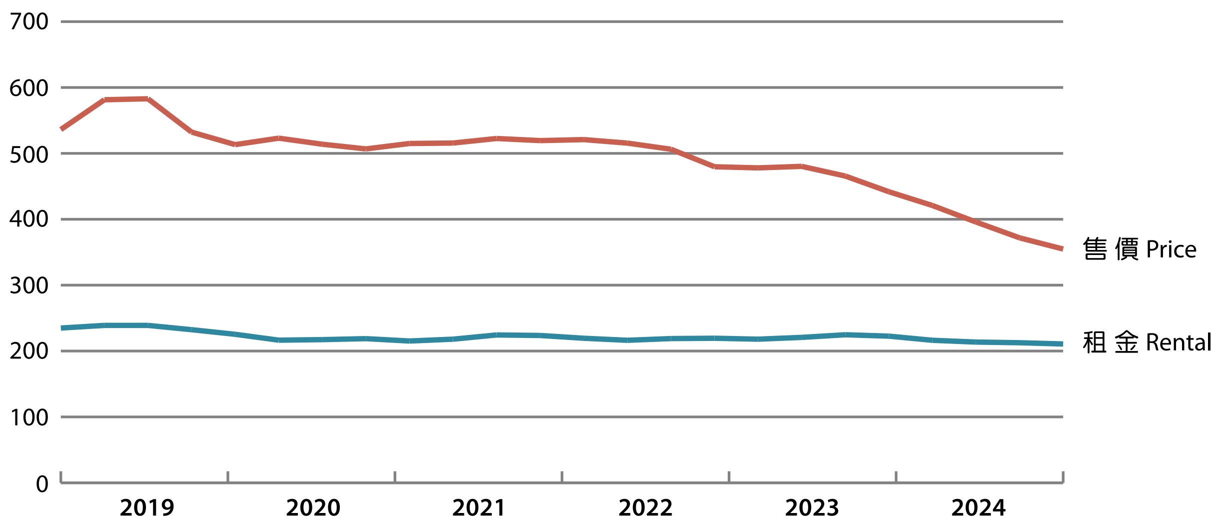
預計 2025 年將有 300 平方米的丙級寫字樓在東區落成，2026 年則不會有新落成量。

Grade C office space of 300 m^2 from the Eastern district will be expected in 2025. In 2026, there will be no new completions.

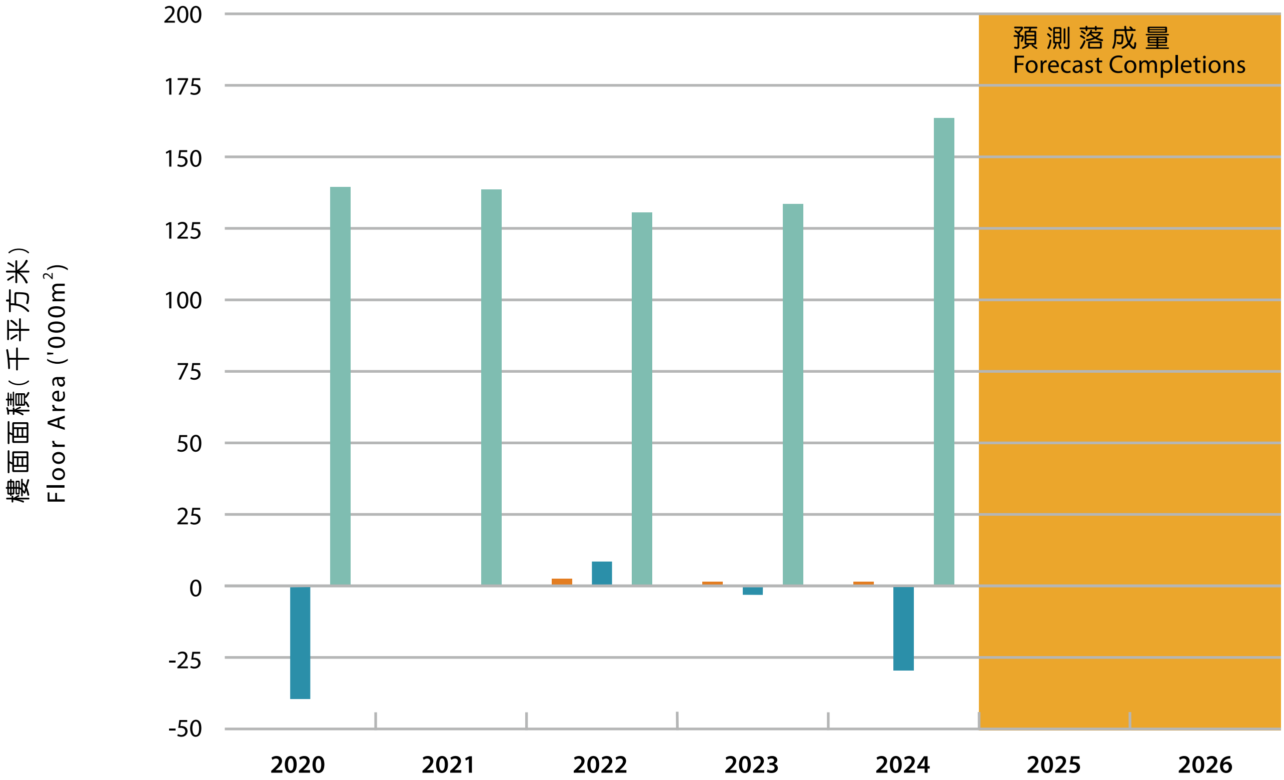
丙級寫字樓售價全年下滑。以 2023 和 2024 年第四季相比，售價錄得 19.7% 的跌幅，而同期租金亦溫和下跌 5.3%。

Prices of Grade C offices dipped throughout the year, registering a drop of 19.7% between the fourth quarters of 2023 and 2024, whereas rents fell mildly by 5.3% during the same period.

售價及租金指數
Price and Rental Indices



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



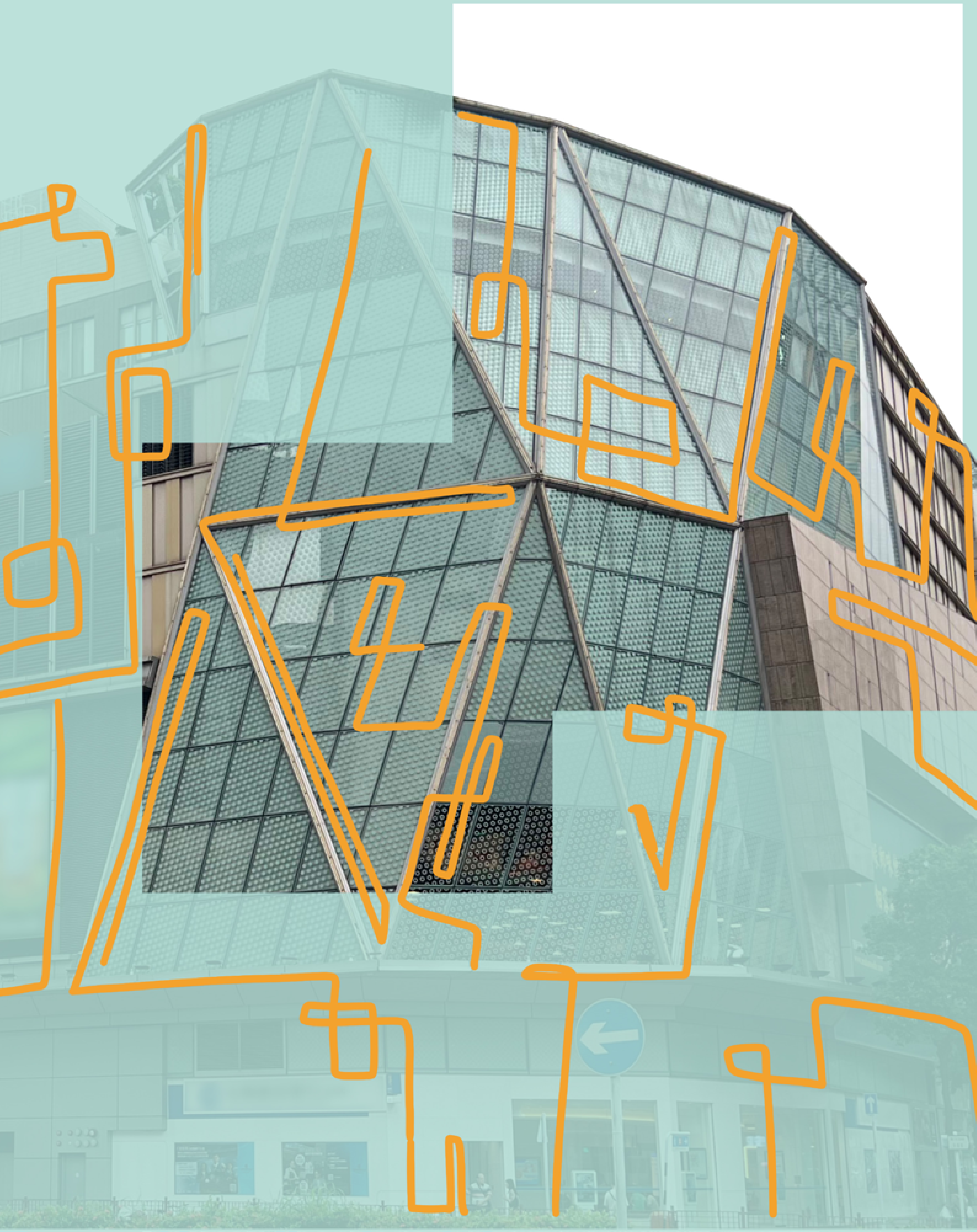
樓面面積（千平方米）
Floor Area ('000m^2)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	0	0	2	1	1	0#	0#
使用量 Take-up	-40	0	9	-2	-29		
空置量 Vacancy	139	138	130	133	163		
%+	9.4	9.3	8.8	9.0	11.0		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

私人商業樓宇
PRIVATE COMMERCIAL



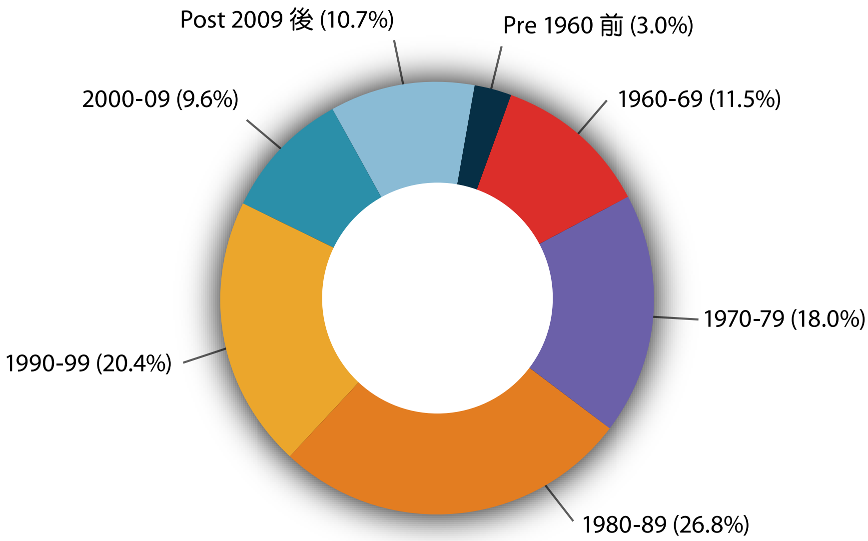
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

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

這類物業在2024年年底的總存量為11 834 900平方米，其中港島佔28%，九龍佔41%，新界佔31%。按樓齡劃分的總存量詳見圖表。

Stock in this sector at the end of 2024 was 11 834 900 m^2, 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.

按樓齡分類的總存量
Stock Distribution by Age



2024年的落成量減至69 100平方米，九龍和港島分別佔總落成量的49%和41%，其餘10%則坐落新界。按地區計，落成量主要來自九龍城，佔30%，其次是灣仔，佔29%。

Completions in 2024 declined to 69 100 m^2. Kowloon and Hong Kong Island contributed 49% and 41% of the total completions respectively while the remaining 10% was attributable to the New Territories. On district basis, completions mainly came from Kowloon City at 30%, followed by Wan Chai at 29%.

2024年，商業樓宇的使用量錄得負數 123 600 平方米。年底空置量為 1 399 800 平方米，相當於總存量的 11.8%。空置的商場鋪位和樓上商用面積佔總空置量的 62%。

The commercial sector recorded a negative take-up of 123 600 m^2 in 2024. The vacancy at the year-end was 1 399 800 m^2, representing 11.8% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 62% of the total vacancy.

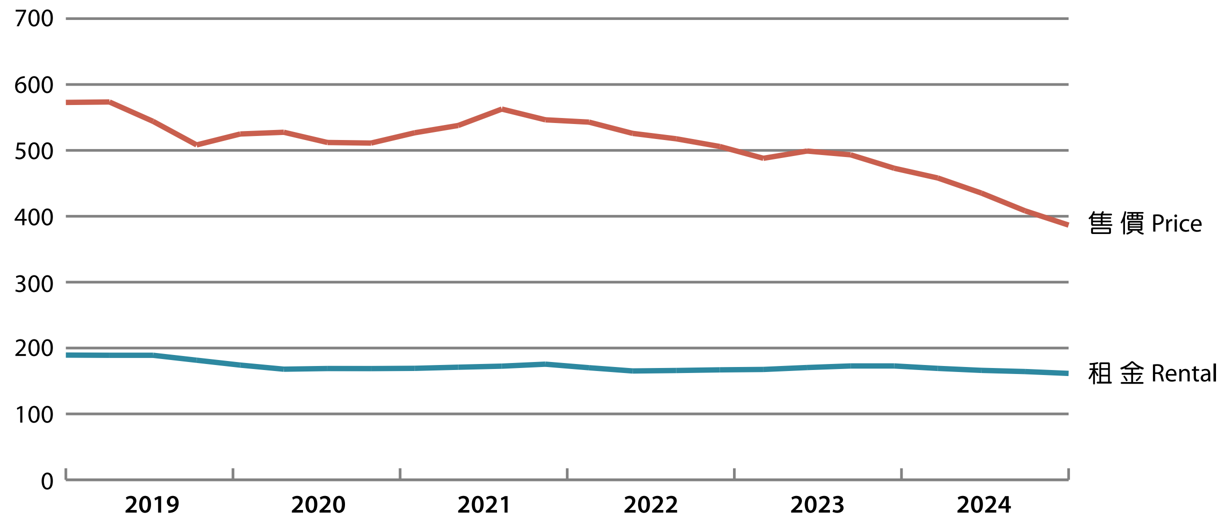
預計落成量將在 2025 年回升至 108 700 平方米，但在 2026 年將下跌至 62 000 平方米。2025 年的落成量將主要來自油尖旺，佔總落成量的 54%。2026 年的落成量則大多來自灣仔，佔總落成量的 27%，其次是油尖旺和西貢，分別佔 18% 和 17%。

Completions are forecast to rebound to 108 700 m^2 in 2025 but then fall to 62 000 m^2 in 2026. Completions in 2025 will mainly come from Yau Tsim Mong at 54% of the total. Completions in 2026 will be largely from Wan Chai providing 27% of the total, followed by Yau Tsim Mong and Sai Kung at 18% and 17% respectively.

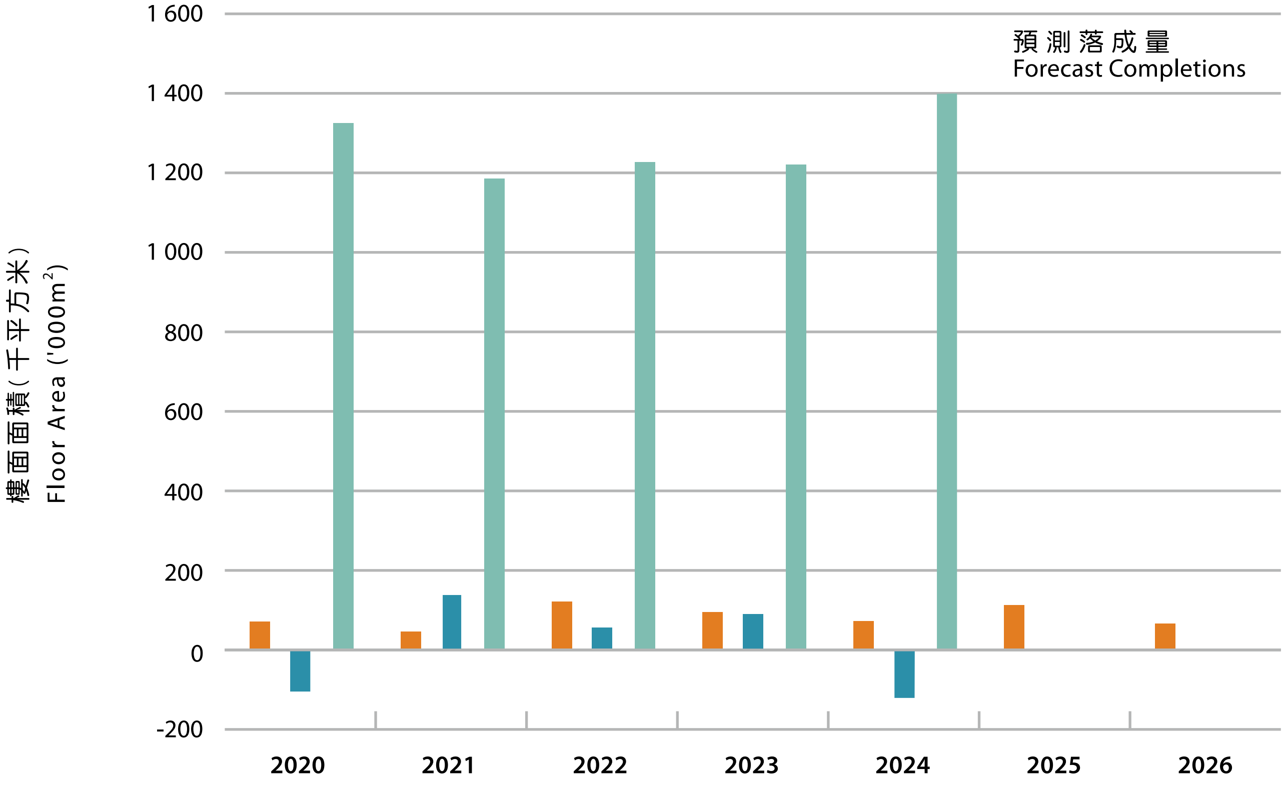
零售業樓宇售價全年下跌，以2023與2024年第四季相比，錄得18.2%的跌幅。2024年第四季的租金亦較2023年同期溫和下跌6.5%。

Prices of retail properties fell throughout the year, registering a decrease of 18.2% between the fourth quarters of 2023 and 2024. Rents declined at a modest rate of 6.5% in the fourth quarter of 2024 over the same period of 2023.

私人零售業樓宇售價及租金指數
Private Retail Price and Rental Indices



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



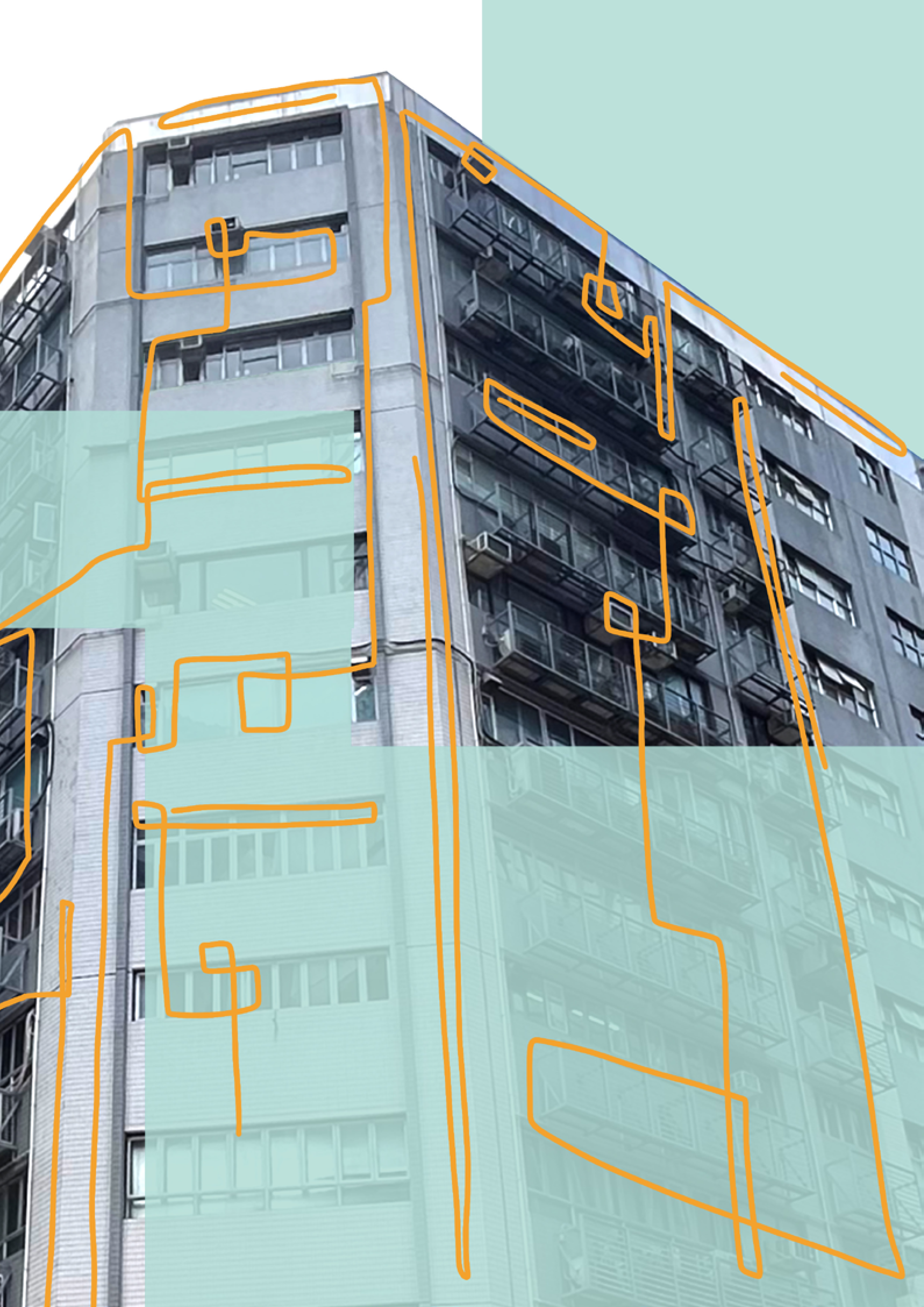
樓面面積(千平方米)
Floor Area ('000m²)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	67	42	118	91	69	109#	62#
使用量 Take-up	-108	145	52	87	-124		
空置量 Vacancy	1 321	1 182	1 224	1 217	1 400		
%+	11.4	10.2	10.5	10.3	11.8		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

私人工業樓宇
PRIVATE INDUSTRIAL



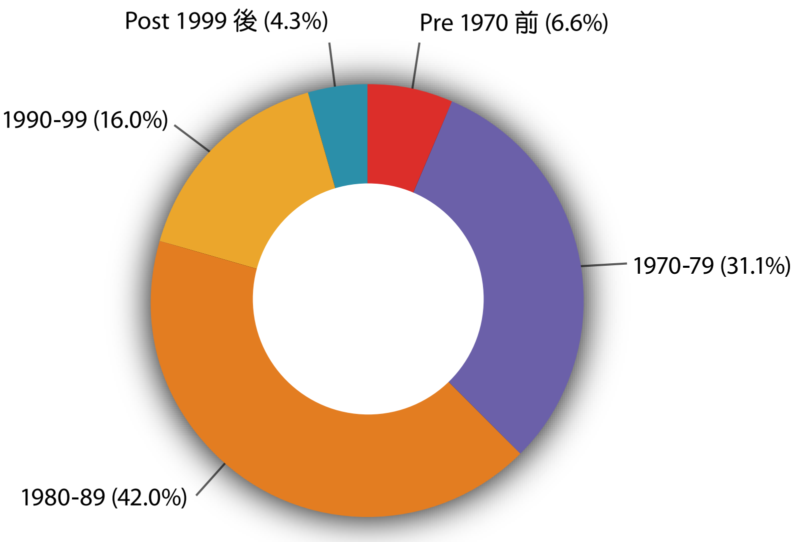
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於 2024 年年底的總存量為 16 211 100 平方米，新界約佔總存量的一半。按樓齡劃分的總存量詳見圖表。

At the end of 2024, the stock in this sector was 16 211 100 m^2. The New Territories accounted for about half of the total stock. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2024 年的落成量銳減至 22 900 平方米。全部新落成量均來自深水埗。

Completions in 2024 plunged to 22 900 m^2. All of the new completions came from Sham Shui Po.

2024年的使用量仍為負數，達212 100平方米。年底空置量進一步上升至1 130 300平方米，相當於總存量的7.0%。約一半的空置面積位於荃灣、觀塘和葵青。

Take-up in 2024 remained negative at 212 100 m². Vacancy at the year-end rose further to 1 130 300 m², representing 7.0% of the total stock. Around half of the vacant spaces was located in Tsuen Wan, Kwun Tong and Kwai Tsing.

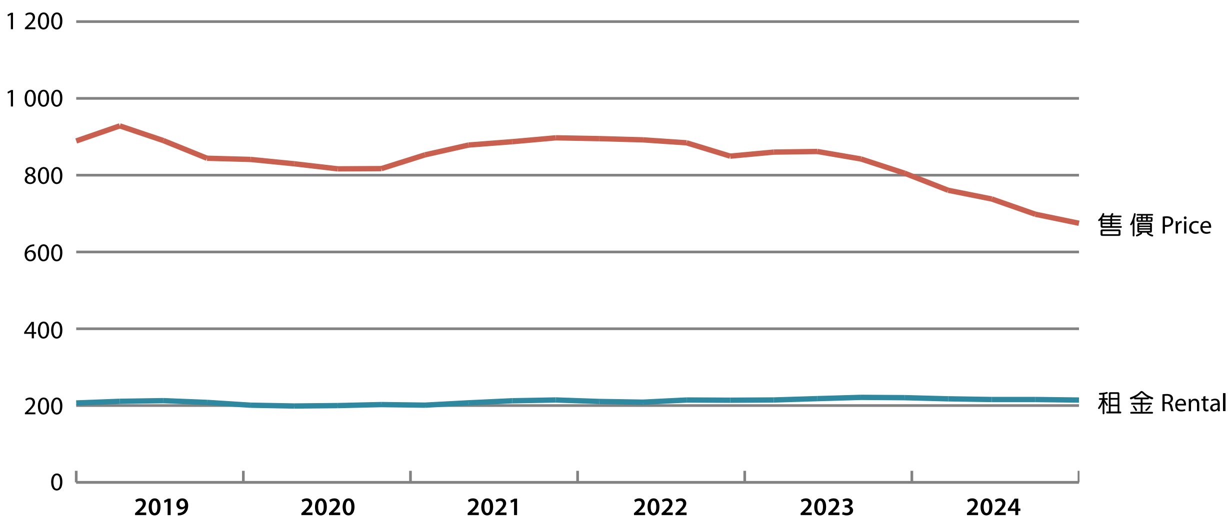
預計2025年的落成量將增至50 300平方米。新面積將主要來自深水埗、荃灣和觀塘，分別佔總落成量的33%、29%及18%。2026年將有77 000平方米的新面積供應，主要來自西貢，佔新落成量的44%。另有31%的新面積將來自沙田。

Completions in 2025 are expected to increase to 50 300 m². New spaces will mainly come from Sham Shui Po, Tsuen Wan and Kwun Tong, contributing 33%, 29% and 18% of the total completions respectively. New spaces of 77 000 m² will come on stream in 2026, largely from Sai Kung accounting for 44% of the new completions. Another 31% of the new spaces will come from Sha Tin.

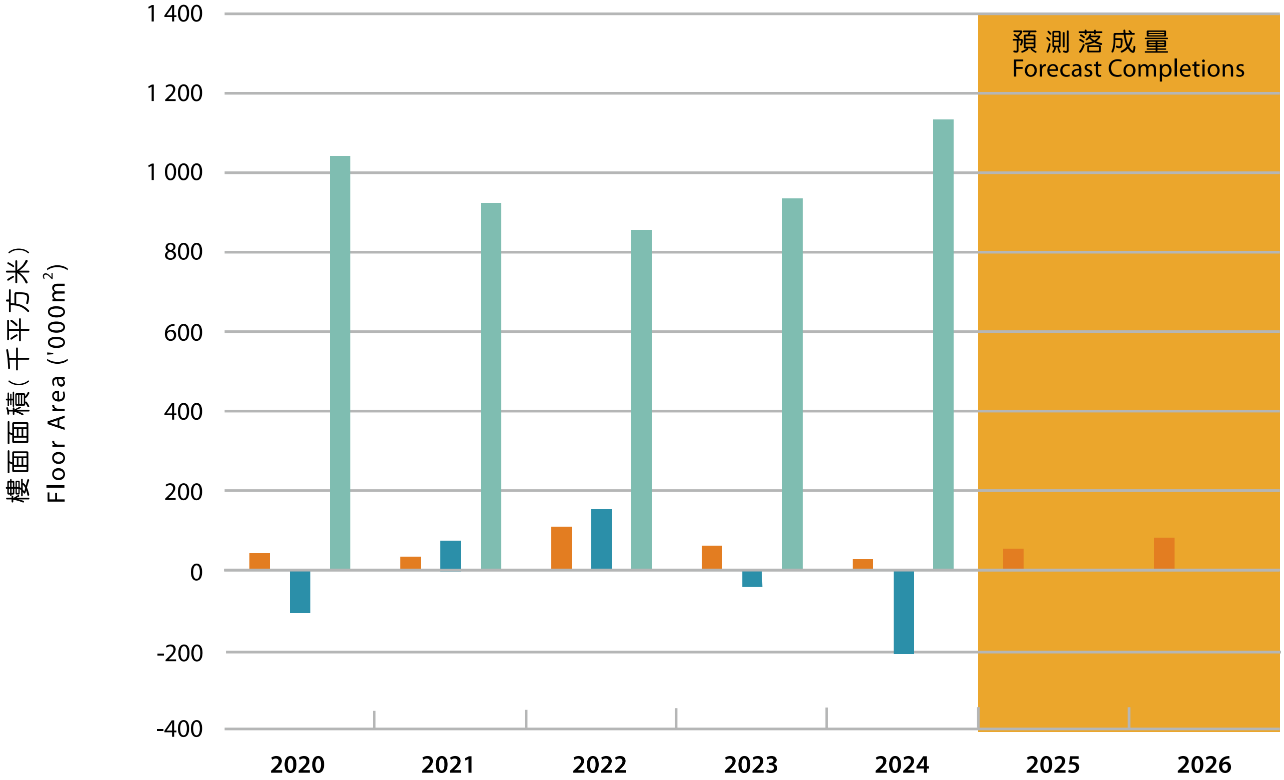
售價在 2024 年第四季較 2023 年同期下跌 16.2%。與 2023 年第四季相比，2024 年第四季的租金亦錄得 2.8% 溫和跌幅。

Prices declined by 16.2% between the fourth quarter of 2024 and the same period of 2023. Rents also recorded a modest decline of 2.8% between the fourth quarters of 2023 and 2024.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m²)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	38	30	105	57	23	50#	77#
使用量 Take-up	-110	77	149	-46	-212		
空置量 Vacancy	1 038	920	852	931	1 130		
%+	6.4	5.7	5.3	5.7	7.0		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

這類別包括設計作工貿用途，並為此取得佔用許可證的樓面面積。

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

儘管 2024 年並無新落成量或樓宇拆卸，但由於部分樓面面積年內轉作其他非住宅用途，年底的總存量輕微下降至 495 200 平方米。大部分面積位於市區，其中觀塘和深水埗共佔總面積的 55%。

Although there were no new completions or demolition in 2024, stock at year-end decreased slightly to 495 200 m^2 as some spaces had been converted to other non-domestic uses during 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.

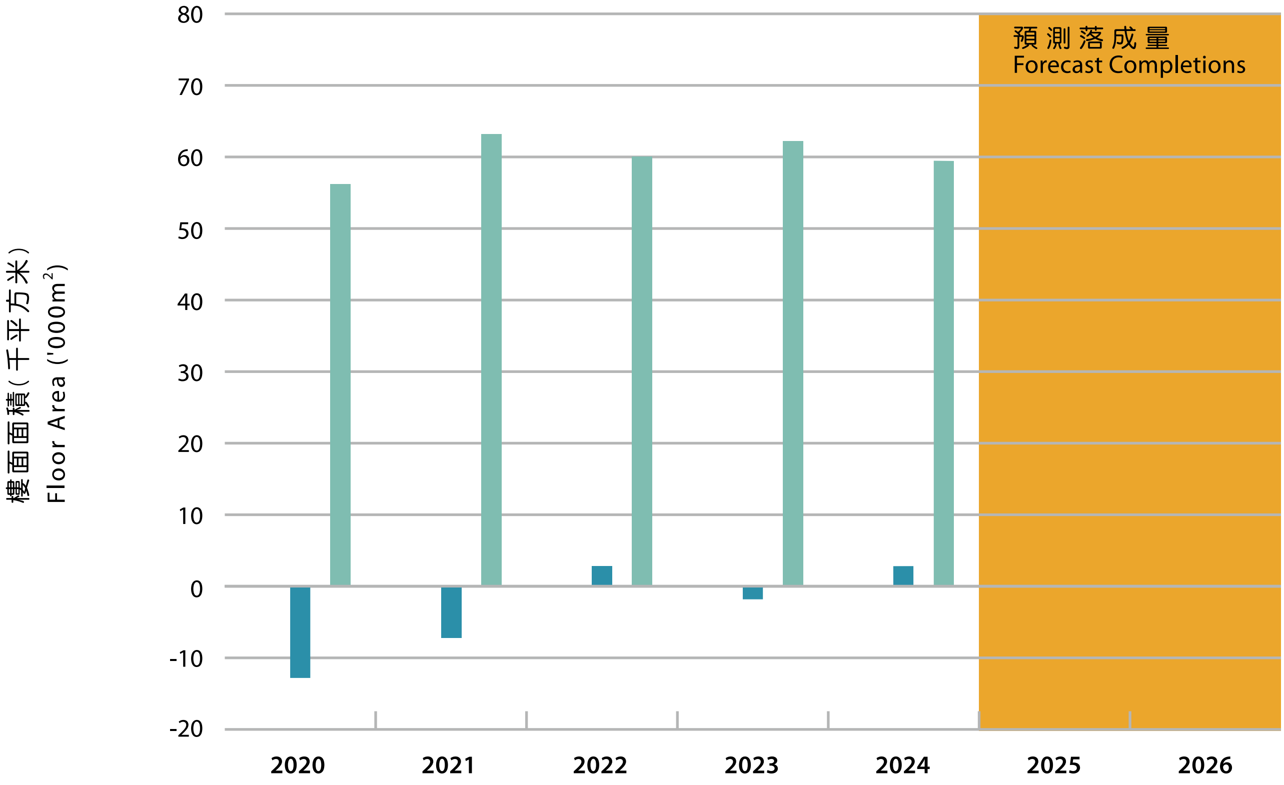
使用量轉為正數 3 400 平方米。空置率維持在年底總存量的 11.9%，相當於 58 800 平方米。59% 的空置面積位於觀塘和葵青。

Take-up turned positive at 3 400 m^2. Vacancy rate remained at 11.9% of the year-end stock, amounting to 58 800 m^2. 59% of the vacant spaces was found in Kwun Tong and Kwai Tsing.

預計 2025 和 2026 年均不會有新落成量。

No new completions are anticipated in both 2025 and 2026.

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



樓面面積(千平方米)
Floor Area ('000m²)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	-13	-7	3	-2	3		
空置量 Vacancy	56	63	60	62	59		
%+	10.2	11.5	11.3	11.9	11.9		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

這類別包括所有其他廠房，主要是專為特殊製造業而建，每間廠房通常由一名廠東使用。

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

2024 年年底，這類物業的總存量為 3 370 800 平方米，其中 90% 來自新界。

The stock in this sector was 3 370 800 m^2 at the end of 2024, of which 90% came from the New Territories.

2024 年，共有 25 800 平方米樓面面積在新界落成，當中單是荃灣便提供 59% 的落成量，另有 29% 來自大埔。

A total of 25 800 m^2 floor space in the New Territories were completed in 2024. Tsuen Wan alone provided 59% of the completions and another 29% came from Tai Po.

預計落成量在 2025 及 2026 年將分別增至 34 700 平方米及 30 000 平方米。2025 年的新落成量將主要來自葵青，佔總落成量的 44%。在 2026 年，西貢將佔預測落成量的 87%。

Completions are expected to rise to 34 700 m^2 in 2025 and 30 000 m^2 in 2026. New completions in 2025 will be mainly from Kwai Tsing at 44% of the total. In 2026, Sai Kung will contribute 87% of the forecast completions.

這類別包括設計或改建作倉庫或冷藏庫的樓宇，以及其附屬寫字樓，貨櫃碼頭內的樓宇亦包括在內。

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.

2024年年底的總存量為3 675 900平方米，其中87%來自新界，主要位於葵青、沙田和荃灣，合共佔總面積的71%。

The stock amounted to 3 675 900 m^2 at the end of 2024. 87% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which altogether accounted for 71% of the total spaces.

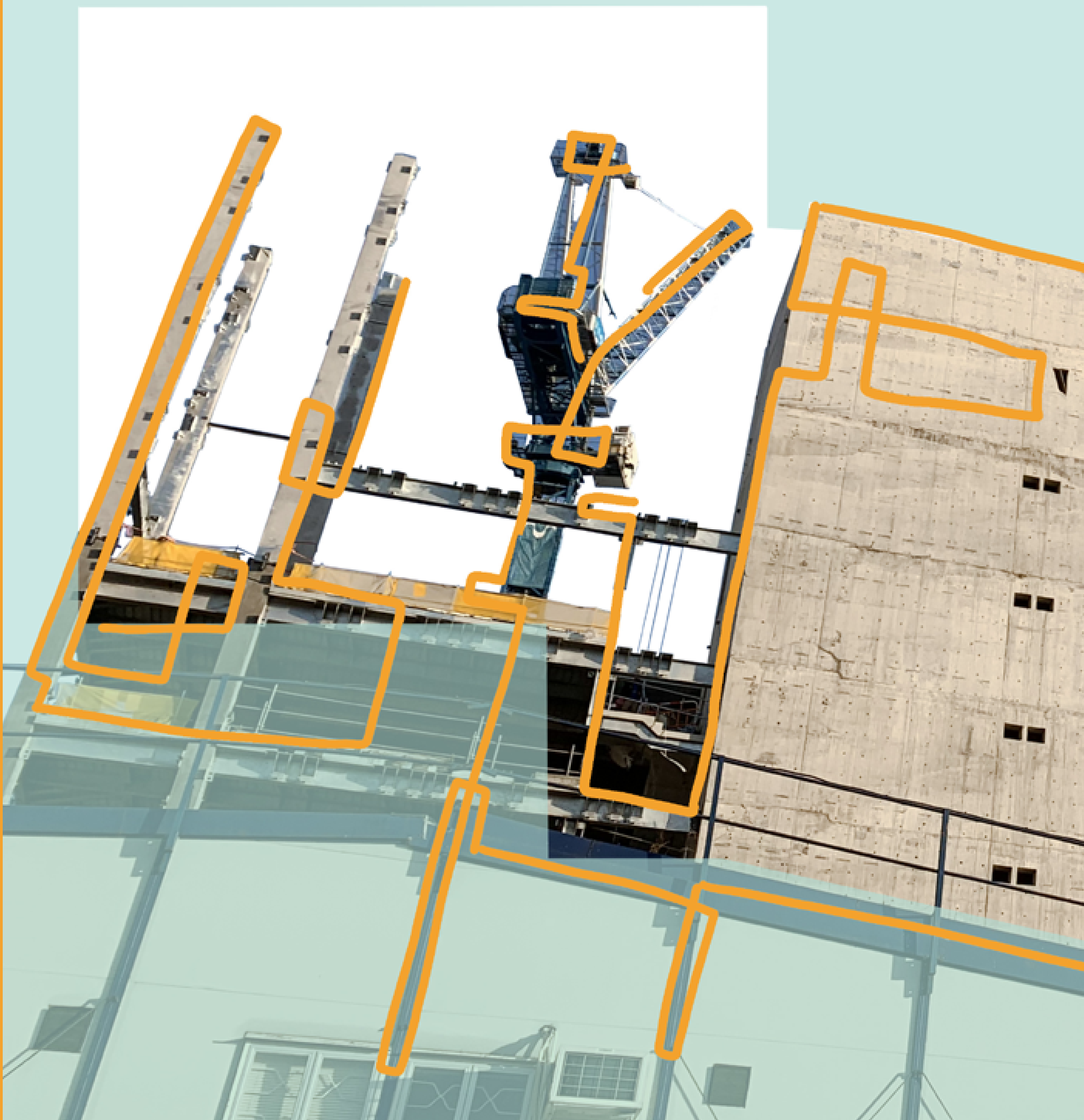
2024年並無錄得新落成量。年底空置量增至263 800平方米，相當於總存量的7.2%，使用量則為負數57 500平方米。

No new completions were recorded in 2024. Vacancy at the year-end increased to 263 800 m^2, representing 7.2% of the stock, with a negative take-up of 57 500 m^2.

預計這類樓宇在2025和2026年均不會有新落成量。

There will be no anticipated completions in this sector in both 2025 and 2026.

技術附註
TECHNICAL NOTES



1. 報告年度

每年出版的《香港物業報告》描述上一個曆年本港物業市場活動，並預測隨後兩年的落成量。

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. 範圍

本報告的調查範圍涵蓋全港私人樓宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 區域及地區

港島、九龍及新界區域是按區議會2023年的選區分界劃分為18個地區，詳情請見附錄及分區圖。寫字樓類別加插了分區，以便就主要的寫字樓區進行更詳細分析。

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. 物業類別

4.1 樓宇一般是按佔用許可證(俗稱入伙紙)上註明的用途分類，除非本署得悉樓宇其後在結構上有所更改。本署沒有特別調查樓宇現時的用途，也沒有嘗試辨別那些住宅樓宇是用作非住宅用途，或那些非住宅樓宇是用作住宅用途。

4.2 私人住宅單位，是指設有專用煮食設施、浴室和廁所的獨立居住單位，並按樓面面積分類如下：

A類單位 - 實用面積少於40平方米
B類單位 - 實用面積為40至69.9平方米
C類單位 - 實用面積為70至99.9平方米
D類單位 - 實用面積為100至159.9平方米
E類單位 - 實用面積為160平方米或以上

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^2
Class B - saleable area of 40 m^2 to 69.9 m^2
Class C - saleable area of 70 m^2 to 99.9 m^2
Class D - saleable area of 100 m^2 to 159.9 m^2
Class E - saleable area of 160 m^2 or above

4.3 統計數字並不包括公共房屋發展項目，即私人機構參建居屋、居者有其屋、可租可買、重建置業、夾心階層住屋、市區改善和住宅發售等計劃興建的住宅單位。此外，香港房屋委員會與香港房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍，亦不包括在內。解放軍及醫院管理局轄下的宿舍、公用事業機構物業的附設宿舍、私營機構宿舍（包括教育院校的學生宿舍）、酒店和旅舍也不包括在內。自 2002 年起，樓宇總存量、落成量、拆卸量、入住量及空置量不包括村屋的統計數字。

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 表 9 的洋房包括只包含一個住宅物業的獨立式、半獨立式或排屋式建築物。村屋並不包括在內。

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 私人寫字樓包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。寫字樓分為以下各級：

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:

甲級 - 新型及裝修上乘；間隔具彈性；整層樓面面積廣闊；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有泊車設施。

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.

乙級 - 設計一般但裝修質素良好；間隔具彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有泊車設施。

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.

丙級 - 設計簡單及有基本裝修；間隔彈性較小；整層樓面面積狹小；大堂只有基本設施；一般並無中央空氣調節系統；升降機僅夠使用或不敷應用；管理服務屬最低至一般水平；並無泊車設施。

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.

寫字樓的所在地點並不影響等級。屬香港特別行政區政府所有並由政府產業署管理的寫字樓並不包括在本報告內。

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 <u>私人商業樓宇</u>包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。香港房屋委員會和香港房屋協會所持有的商業樓宇並不包括在內。自香港房屋委員會於 2005 年年底把旗下部分商業樓宇分拆出售予領展房地產投資信託基金（領展）後，這些分拆出售的物業已歸入私人物業類別。2006 年及之後的統計數字已包括這類別物業的數據在內。讀者把報告年度內的統計數字跟 2005 年及之前的統計數字作比較時，要特別留意有關轉變。

4.6 <u>Private Commercial</u> 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 <u>私人分層工廠大廈</u>包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設的樓宇。此類物業並不包括下述的私人特殊廠房。香港房屋委員會興建的工廠樓宇也不包括在內。

4.7 <u>Private Flatted Factories</u> 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 <u>私人工貿大廈</u>包括設計或獲證明作工貿用途的物業。

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

4.9 <u>私人特殊廠房</u>包括所有其他廠房，主要是為特殊製造業而建的廠房，每間廠房通常由一名廠東使用。

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

4.10 <u>私人貨倉</u>包括設計或改建作倉庫或冷藏庫的樓宇及其附屬寫字樓，並包括位於貨櫃碼頭區內的樓宇。

4.10 <u>Private Storage</u> 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. 樓面面積

5.1 住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指個別單位獨立使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

5.2 非住宅樓宇的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁及/或與毗連單位的共用牆向內的一面所圍繞的全部面積。

6. 樓宇總存量

6.1 私人住宅和非住宅樓宇的總存量，都是以某一指定日期的差餉估價記錄為根據。

6.2 各類物業的總存量並不包括上文第4段所述的公營房屋數字。私人商業樓宇的總存量亦包括私人機構參建居屋計劃的商業樓宇面積。

7. 落成量

7.1 私人樓宇落成量是指獲發佔用許可證的樓宇數量。

7.2 各類物業的落成量並不包括上文第4段所述的公營房屋落成量。

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

這是指在報告年度內因拆卸而從差餉估價冊記錄中刪除的私人樓宇數量。

8. Demolition

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

9. 預測數量

9.1 這是指在報告年度隨後兩年的每年落成量預測數字。住宅樓宇是以單位數目計算，非住宅樓宇則以內部樓面總面積計算。

9.2 本署是根據屋宇署的統計數字、建築師及發展商提供的圖則及資料、專業估計及/或實地視察所得的資料，就全港各已知的物業發展項目及重建地盤計算預測落成量。

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

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. 空置量

10.1 空置量是指在年底進行普查時，實際上未被佔用的單位數目（在非住宅物業而言是樓面面積）。正在裝修的物業均界定為空置。此外，有些單位在佔用許可證發出後，因未獲發滿意紙或轉讓同意書而空置。讀者應注意，**空置量與物業是否由發展商持有無關**。即使是已售出的物業也可能仍然空置，有待業主或租客日後佔用。空置量數字涵蓋總存量，並非單指新發展項目。

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 所有樓宇的空置量，都是在年底進行樓宇普查後計算出來的，但在2022年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2022, 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 在2022年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

10.3 For rated domestic premises completed prior to 2022, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量／使用量

11. Take-up

11.1 住宅樓宇的入住量，是指在報告年度內**入住**的單位數目淨增長額；非住宅樓宇的使用量，則是年內**使用**的樓面面積淨增長額。

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 有關數字的計算方法是將年內落成量和年初的空置量相加，然後減去該年的拆卸量和年底空置量。負數顯示入住單位數目／使用樓面面積出現減少的情況。

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 **與空置量一樣，入住量／使用量與發展商已售出的單位數目或樓面面積（即一手市場交易數字）無關，故不應與新建物業的銷售混為一談。**

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. 平均租金和售價

12. Average Rents and Prices

12.1 本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在半至一個月前，續訂租約是在一至三個月前）。由2006年年中起，零售業樓宇的租金資料包括由領展所持有的物業（詳情可參考上文第4.6段）。

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 本署從多個不同的來源獲得租金資料，包括按照《業主與租客（綜合）條例》的規定所遞交的新租約通知書、按照《差餉條例》與《地租（評估及徵收）條例》的規定而發出的物業詳情申報表、業主和租客的來信，以及本署職員進行實地視察時所得的資料。

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

12.4 計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣、涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後二至三周。

12.5 有關平均租金和售價的分析，只供一般參考用途。該些平均租金和售價並非旨在應用於某特定物業上。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**一概而論視之為該時段中在價值方面的整體變化。相對而言，租金與售價指數能較準確地反映價值的轉變。再者，括號中的數字乃由有限的交易宗數推算而來，使用這些數字時應特別小心。

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 報告年度內最後數個月的租金與售價數字，均屬臨時性質，有待本署取得更多資料後再作分析。

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 租金和售價的統計數字，包括村屋，以及政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣。這方面與樓宇總存量和落成量所涵蓋的物業有所不同。

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 除另有說明外，本報告所用的「元」均指港元。

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

13. 租金和售價指數

13. Rental and Price Indices

13.1 如上文解釋，不同時期的平均租金及售價會有差異，這不單可能因為價值有變，也可能由於樓宇的質素有所改變。不過，制訂租金及售價指數，正是用來衡量在樓宇質素不變的情況下，租金及售價的轉變。因此，即使在同一時期，指數的轉變也可能跟平均租金及售價的轉變不同。

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 計算租金和售價指數所根據的資料，跟用以計算平均租金和售價的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的「因數」，而非根據每平方米樓面面積的租金或售價計算。物業的應課差餉租值是假設物業在指定日期空置出租時，估計全年可得的市值租金。實際上，利用應課差餉租值，不但考慮到樓面面積，也顧及到不同物業在質素上的其他差別。

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 如應課差餉租值在全面重估後有所變更，新應課差餉租值會調算至舊應課差餉租值的水平，以便指數數列得以連貫。

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 成分指數（即某類別或級別物業的指數）是從分析所有在某指定期間內的交易結果計算出來的。各類樓宇的綜合指數，是將成分指數按**加權**平均法計算而得出。制訂各類非住宅樓宇綜合指數時所使用的權數，是根據該月份及之前 11 個月內有關類型樓宇的總樓面面積計算的。至於住宅樓宇，其租金和售價指數的權數，則是根據該月份及之前 11 個月內進行的交易數目計算出來。

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 本報告提供每月、每季和每年指數。每季及每年指數都是有關時期內每月指數的平均數。

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 指數（尤其是租金指數）未必能充分顯示出市場轉變的幅度。雖然所有租金都是按淨額分析（參考上文第 12.3 段），但本署無法得知的其他「等同租值」租約條件，是不會相應地調算在內的。例如在租賃市場受壓時，業主通常都會給予租客一些優惠，包括整修樓宇或延長免租期等。如果為反映標準租約條件而調算租金，在指數下降時，經調算的租金很可能低於所報的租金。在指數上升時，情況則相反。

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. 較受歡迎屋苑的售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在 2024 年及之後獲選作分析的屋苑與以往所選的略有不同，包括：

港島 - 碧瑤灣、比華利山、賽西湖大廈、置富花園、會景閣、帝景園、嘉亨灣、杏花邨、陽明山莊、光明臺、藍灣半島、康怡花園、逸濤灣、深灣 9 號、南豐新邨、浪琴園、帝后華庭、貝沙灣及貝沙灣南灣、雍景臺、深灣軒、海怡半島、太古城、囍滙、寶翠園、渣甸山名門、禮頓山、泓都、紅山半島、樂陶苑；

九龍 - 淘大花園、泓景臺、半山壹號、匯璽、星河明居、翔龍灣、君滙港、海濱南岸、維港灣、帝庭園、麗港城、海逸豪園、昇悅居、皓畋、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣、半島豪庭、滙景花園、擎天半島、德福花園、凱旋門、帝峯・皇殿、譽・港灣、天鑄、黃埔新邨、黃埔花園；

新界 - 愛琴海岸、星堤、碧堤半島、麗城花園、映灣園、栢慧豪園、瓏門、爵悅庭、沙田第一城、藍天海岸、滌濤山、峯晴間、愉景灣、愉景新城、迎海、粉嶺中心、名城、花都廣場、金獅花園、豪景花園、香港黃金海岸、康樂園、嘉湖山莊、銀湖・天峰、日出康城 - 領都、日出康城 - 首都、匡湖居、新都城、都會駅、傲瀧、海之戀、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、Park Yoho、疊茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、新屯門中心、新港城、帝琴灣、大興花園、大埔中心、峻瀅、比華利山別墅、御龍山、采葉庭、尚悅、溱岸 8 號、豫豐花園、盈翠半島、荃灣中心、屯門市廣場、天巒、雅典居、灝景灣、新時代中城、新時代廣場。

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 Beaumount, 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 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2024年的權數是根據2023年內的交易宗數而釐定。

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 2024, the weights are based on the number of transactions effected in 2023.

15. 落成後使用方式

此項分析只包括在報告年度內評定差餉估價，並且在估價時申報整間已被佔用的新落成住宅單位。

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. 物業市場回報率

回報率是把「租金／應課差餉租值」的平均比率與「售價／應課差餉租值」的平均比率作比較後計算出來的。租金分析與售價分析所涵蓋的物業可能並不相同。因此，這方面的數字只能顯示普遍的物業回報率及市場趨勢。

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. 樓宇買賣

住宅樓宇買賣的統計數字來自土地註冊處，是根據在有關時期內送交土地註冊處作**登記**的住宅樓宇買賣合約而編製。至於非住宅樓宇的買賣統計數字，本署是根據土地註冊處的交易記錄及稅務局用以釐定印花稅的交易資料加以分析。與土地註冊處的住宅樓宇買賣統計數字不同，每段有關時期的非住宅樓宇買賣統計數字，是根據**買賣合約的簽署日期**（如沒有買賣合約，則根據轉讓契約的簽署日期），而並非送交土地註冊處登記的日期。

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. 四捨五入

由於數字四捨五入，所以表內個別項目的總和與所示的總數可能有些微差別。

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.

圖表·附錄·分區圖

TABLES-APPENDIX-PLANS

私人住宅 Private Domestic

私人寫字樓 Private Offices

私人商業樓宇 Private Commercial

私人分層工廠大廈 Private Flatted Factories

私人工貿大廈 Private Industrial/Office

私人特殊廠房 Private Specialised Factories

私人貨倉 Private Storage

私人物業市場回報率 Private Property Market Yields

物業買賣 Sales Transactions

私人住宅 - 各類單位總存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2024 年年底總存量 Stock at year-end		2024 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	14 678	419 027	18 789	4.5
	20 - 39.9	404 349			
B	40 - 69.9	617 894	617 894	23 609	3.8
C	70 - 99.9	155 088	155 088	7 543	4.9
D	100 - 159.9	70 982	70 982	4 310	6.1
E	160 - 199.9	13 883	28 965	3 649	12.6
	200 - 279.9	10 964			
	> 279.9	4 118			
所有類別	**ALL CLASSES**	**1 291 956**	**1 291 956**	**57 900**	**4.5**

私人住宅 - 各區總存量、落成量及空置量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

單位數目 No. of units

地區	District	2023 年年底總存量 Stock at year-end	2024 年落成量 Completions	落成量佔 2023 年總存量的百分率 Completions as a % of 2023 Stock	2024 年年底總存量 Stock at year-end	2024 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	96 098	287	0.3	96 066	2 352	2.4
灣仔	Wan Chai	72 373	126	0.2	72 408	2 668	3.7
東區	Eastern	122 902	156	0.1	122 705	2 893	2.4
南區	Southern	44 168	1 122	2.5	45 259	2 512	5.6
港島	***HONG KONG***	***335 541***	***1 691***	***0.5***	***336 438***	***10 425***	***3.1***
油尖旺	Yau Tsim Mong	113 980	1 099	1.0	114 983	2 000	1.7
深水埗	Sham Shui Po	83 203	691	0.8	83 813	3 660	4.4
九龍城	Kowloon City	121 964	7 895	6.5	129 090	14 163	11.0
黃大仙	Wong Tai Sin	19 069	-	-	19 069	183	1.0
觀塘	Kwun Tong	51 833	1 329	2.6	53 042	2 199	4.1
九龍	***KOWLOON***	***390 049***	***11 014***	***2.8***	***399 997***	***22 205***	***5.6***
葵青	Kwai Tsing	36 713	-	-	36 713	265	0.7
荃灣	Tsuen Wan	82 479	-	-	82 285	616	0.7
屯門	Tuen Mun	71 062	4 054	5.7	75 112	4 181	5.6
元朗	Yuen Long	89 524	4 132	4.6	93 656	8 490	9.1
北區	North	30 266	1	- +	30 192	651	2.2
大埔	Tai Po	40 786	1 430	3.5	42 222	2 860	6.8
沙田	Sha Tin	88 244	-	-	88 247	1 688	1.9
西貢	Sai Kung	78 242	1 920	2.5	80 154	3 989	5.0
離島	Islands	26 925	19	0.1	26 940	2 530	9.4
新界	***NEW TERRITORIES***	***544 241***	***11 556***	***2.1***	***555 521***	***25 270***	***4.5***
全港	***OVERALL***	***1 269 831***	***24 261***	***1.9***	***1 291 956***	***57 900***	***4.5***

\+ 少於 0.05%
2024 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2023 年年底總存量計算。

\+ Below 0.05%
2024 Year-end Stock figures are derived from the latest rating record,
and not from the 2023 Year-end Stock figures shown here.

私人住宅 - 各區不同類別單位總存量
PRIVATE DOMESTIC - STOCK BY CLASS AND DISTRICT

單位數目 No. of units

地區	District	2024 年年底各類單位總存量 Stock by Class at year-end					
		A	B	C	D	E	總數 Total
中西區	Central and Western	44 241	27 699	9 888	8 137	6 101	96 066
灣仔	Wan Chai	24 819	26 261	8 908	8 868	3 552	72 408
東區	Eastern	37 061	63 262	16 763	5 028	591	122 705
南區	Southern	7 229	21 070	4 529	6 014	6 417	45 259
港島	***HONG KONG***	***113 350***	***138 292***	***40 088***	***28 047***	***16 661***	***336 438***
油尖旺	Yau Tsim Mong	47 884	47 545	14 589	4 358	607	114 983
深水埗	Sham Shui Po	31 107	41 448	6 914	3 752	592	83 813
九龍城	Kowloon City	45 442	50 368	19 500	11 273	2 507	129 090
黃大仙	Wong Tai Sin	7 830	9 302	1 437	470	30	19 069
觀塘	Kwun Tong	19 197	31 653	1 882	280	30	53 042
九龍	***KOWLOON***	***151 460***	***180 316***	***44 322***	***20 133***	***3 766***	***399 997***
葵青	Kwai Tsing	14 972	18 248	2 901	556	36	36 713
荃灣	Tsuen Wan	17 275	54 665	8 498	1 493	354	82 285
屯門	Tuen Mun	28 852	39 273	4 167	2 014	806	75 112
元朗	Yuen Long	23 532	53 742	12 516	3 310	556	93 656
北區	North	12 926	14 092	1 855	653	666	30 192
大埔	Tai Po	13 761	15 295	6 408	4 693	2 065	42 222
沙田	Sha Tin	27 510	35 984	17 703	5 427	1 623	88 247
西貢	Sai Kung	13 181	53 632	9 215	2 304	1 822	80 154
離島	Islands	2 208	14 355	7 415	2 352	610	26 940
新界	***NEW TERRITORIES***	***154 217***	***299 286***	***70 678***	***22 802***	***8 538***	***555 521***
全港	***OVERALL***	***419 027***	***617 894***	***155 088***	***70 982***	***28 965***	***1 291 956***

私 人 住 宅 - 各 類 單 位 拆 卸 量 及 落 成 量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition A	B	C	D	E	總數 Total	落成量 Completions A	B	C	D	E	總數 Total
2020	港島	Hong Kong	55	148	49	10	46	308	1 238	146	8	6	8	1 406
	九龍	Kowloon	136	288	95	10	8	537	1 143	1 627	790	305	93	3 958
	新界	New Territories	-	-	24	-	-	24	6 849	5 969	1 981	448	277	15 524
	全港	***OVERALL***	***191***	***436***	***168***	***20***	***54***	***869***	***9 230***	***7 742***	***2 779***	***759***	***378***	***20 888***
2021	港島	Hong Kong	234	394	54	82	25	789	663	65	3	77	38	846
	九龍	Kowloon	472	1 076	85	26	3	1 662	3 178	2 822	729	92	40	6 861
	新界	New Territories	-	-	-	25	1	26	1 410	3 737	1 409	80	43	6 679
	全港	***OVERALL***	***706***	***1 470***	***139***	***133***	***29***	***2 477***	***5 251***	***6 624***	***2 141***	***249***	***121***	***14 386***
2022	港島	Hong Kong	297	164	-	18	33	512	874	767	346	238	238	2 463
	九龍	Kowloon	857	880	76	16	8	1 837	2 371	2 610	494	85	134	5 694
	新界	New Territories	-	-	-	-	4	4	6 636	4 291	1 206	729	149	13 011
	全港	***OVERALL***	***1 154***	***1 044***	***76***	***34***	***45***	***2 353***	***9 881***	***7 668***	***2 046***	***1 052***	***521***	***21 168***
2023	港島	Hong Kong	58	43	61	40	15	217	590	79	46	37	121	873
	九龍	Kowloon	127	269	270	74	44	784	4 603	1 818	406	97	14	6 938
	新界	New Territories	-	-	-	-	2	2	2 613	2 770	608	23	27	6 041
	全港	***OVERALL***	***185***	***312***	***331***	***114***	***61***	***1 003***	***7 806***	***4 667***	***1 060***	***157***	***162***	***13 852***
2024	港島	Hong Kong	145	361	61	2	24	593	752	539	209	85	106	1 691
	九龍	Kowloon	164	390	47	-	8	609	4 865	4 354	701	711	383	11 014
	新界	New Territories	-	-	-	-	-	-	5 177	5 812	374	117	76	11 556
	全港	***OVERALL***	***309***	***751***	***108***	***2***	***32***	***1 202***	***10 794***	***10 705***	***1 284***	***913***	***565***	***24 261***

私人住宅 - 各類單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	A	B	C	D	E	總數 Total
2015	2 135	5 047	2 190	1 471	453	11 296 *
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

* 2015 年落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個 B 類住宅單位。
2019 年落成量包括在年內落成並預計以市價在公開市場發售，但其後於 2020 年轉為資助出售房屋的 9 個 A 類及 34 個 B 類住宅單位，合共 43 個。

* Completions of 2015 include 16 Class B units completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.
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 - 不同面積單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2020	2021	2022	2023	2024 港島 Hong Kong	2024 九龍 Kowloon	2024 新界 New Territories	2024 總數 Total
A	< 20.0	799	558	1 010	476	129	378	1	508
	20 - 39.9	8 431	4 693	8 871	7 330	623	4 487	5 176	10 286
B	40 - 69.9	7 742	6 624	7 668	4 667	539	4 354	5 812	10 705
C	70 - 99.9	2 779	2 141	2 046	1 060	209	701	374	1 284
D	100 - 159.9	759	249	1 052	157	85	711	117	913
E	160 - 199.9	123	36	259	95	5	231	15	251
	200 - 279.9	122	41	115	22	66	89	29	184
	> 279.9	133	44	147	45	35	63	32	130
所有類別	**ALL CLASSES**	**20 888**	**14 386**	**21 168**	**13 852**	**1 691**	**11 014**	**11 556**	**24 261**

私人住宅 - 各區落成量及預測落成量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

單位數目 No. of units

地區	District	2024 年各類單位落成量 Completions by Class A	B	C	D	E	總數 Total	預測落成量 Forecast Completions [2025]	[2026]
中西區	Central and Western	110	1	41	42	93	287	909	594
灣仔	Wan Chai	78	41	-	4	3	126	347	331
東區	Eastern	134	22	-	-	-	156	592	1 039
南區	Southern	430	475	168	39	10	1 122	1 252	985
港島	***HONG KONG***	***752***	***539***	***209***	***85***	***106***	***1 691***	***3 100***	***2 949***
油尖旺	Yau Tsim Mong	1 074	24	1	-	-	1 099	816	233
深水埗	Sham Shui Po	286	155	33	191	26	691	1 705	657
九龍城	Kowloon City	3 032	3 384	621	506	352	7 895	5 485	1 502
黃大仙	Wong Tai Sin	-	-	-	-	-	-	230	-
觀塘	Kwun Tong	473	791	46	14	5	1 329	1 292	854
九龍	***KOWLOON***	***4 865***	***4 354***	***701***	***711***	***383***	***11 014***	***9 528***	***3 246***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	1	462
屯門	Tuen Mun	1 787	2 095	83	75	14	4 054	2 038	708
元朗	Yuen Long	1 722	2 199	211	-	-	4 132	1 800	672
北區	North	-	-	-	-	1	1	90	2 271
大埔	Tai Po	924	372	46	29	59	1 430	1 697	3 152
沙田	Sha Tin	-	-	-	-	-	-	-	1 132
西貢	Sai Kung	744	1 128	34	13	1	1 920	2 037	5 502
離島	Islands	-	18	-	-	1	19	571	4
新界	***NEW TERRITORIES***	***5 177***	***5 812***	***374***	***117***	***76***	***11 556***	***8 234***	***13 903***
全港	***OVERALL***	***10 794***	***10 705***	***1 284***	***913***	***565***	***24 261***	***20 862***	***20 098***

2025 年起的預測落成量包括港人首次置業（首置）項目下預計落成的資助出售房屋。

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 - 各區不同類別單位預測落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

單位數目 No. of units

地區	District	[2025] A	B	C	D	E	總數 Total	[2026] A	B	C	D	E	總數 Total
中西區	Central and Western	586	217	81	22	3	909	313	166	29	36	50	594
灣仔	Wan Chai	183	101	24	33	6	347	135	174	20	-	2	331
東區	Eastern	37	407	148	-	-	592	609	263	91	75	1	1 039
南區	Southern	-	632	449	152	19	1 252	128	605	146	102	4	985
港島	***HONG KONG***	***806***	***1 357***	***702***	***207***	***28***	***3 100***	***1 185***	***1 208***	***286***	***213***	***57***	***2 949***
油尖旺	Yau Tsim Mong	749	62	1	4	-	816	232	1	-	-	-	233
深水埗	Sham Shui Po	1 587	91	1	-	26	1 705	583	72	1	-	1	657
九龍城	Kowloon City	3 336	1 393	379	318	59	5 485	753	631	22	66	30	1 502
黃大仙	Wong Tai Sin	230	-	-	-	-	230	-	-	-	-	-	-
觀塘	Kwun Tong	638	652	1	1	-	1 292	854	-	-	-	-	854
九龍	***KOWLOON***	***6 540***	***2 198***	***382***	***323***	***85***	***9 528***	***2 422***	***704***	***23***	***66***	***31***	***3 246***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	1	1	430	30	2	-	-	462
屯門	Tuen Mun	1 440	541	53	4	-	2 038	609	87	12	-	-	708
元朗	Yuen Long	961	629	178	31	1	1 800	403	212	57	-	-	672
北區	North	90	-	-	-	-	90	1 775	492	4	-	-	2 271
大埔	Tai Po	508	1 139	49	1	-	1 697	1 953	1 165	34	-	-	3 152
沙田	Sha Tin	-	-	-	-	-	-	335	393	352	52	-	1 132
西貢	Sai Kung	717	1 268	-	-	52	2 037	2 441	2 587	428	20	26	5 502
離島	Islands	3	331	118	77	42	571	-	-	-	-	4	4
新界	***NEW TERRITORIES***	***3 719***	***3 908***	***398***	***113***	***96***	***8 234***	***7 946***	***4 966***	***889***	***72***	***30***	***13 903***
全港	***OVERALL***	***11 065***	***7 463***	***1 482***	***643***	***209***	***20 862***	***11 553***	***6 878***	***1 198***	***351***	***118***	***20 098***

2025 年起的預測落成量包括港人首次置業（首置）項目下預計落成的資助出售房屋。

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 區 洋 房 總 存 量 及 落 成 量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

單位數目 No. of units

地區	District	2023 年年底總存量 Stock at year-end	2024 年落成量 Completions	落成量佔 2023 年總存量的百分率 Completions as a % of 2023 Stock	2024 年年底總存量 Stock at year-end
中西區	Central and Western	562	1	0.2	562
灣仔	Wan Chai	348	3	0.9	345
東區	Eastern	-	-	-	-
南區	Southern	1 823	-	-	1 819
港島	***HONG KONG***	***2 733***	***4***	***0.1***	***2 726***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	106	-	-	106
九龍城	Kowloon City	505	2	0.4	507
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***655***	***2***	***0.3***	***657***
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	133	-	-	133
屯門	Tuen Mun	670	14	2.1	684
元朗	Yuen Long	8 200	-	-	8 199
北區	North	866	1	0.1	867
大埔	Tai Po	2 486	54	2.2	2 540
沙田	Sha Tin	989	-	-	989
西貢	Sai Kung	2 031	6	0.3	2 038
離島	Islands	903	1	0.1	906
新界	***NEW TERRITORIES***	***16 280***	***76***	***0.5***	***16 358***
全港	***OVERALL***	***19 668***	***82***	***0.4***	***19 741***

村屋並不包括在內。以上數字均已包括在私人住宅的其他有關列表內。
2024 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2023 年年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2024 Year-end Stock figures are derived from the latest rating record,
and not from the 2023 Year-end Stock figures shown here.

私 人 住 宅 - 整 體 空 置 趨 勢
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
2020	20 888	16 668	79.8	1 204 960	35 698	3.0	52 366	4.3
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

私 人 住 宅 - 各 類 單 位 落 成 後 使 用 方 式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

類別 Class	區域	Area	於 2024 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2024 and Reported as Wholly Occupied	業主自住 Owner Occupied 單位數目 No. of Units	業主自住 Owner Occupied 百分率 %	出租 Let 單位數目 No. of Units	出租 Let 百分率 %
A	港島	Hong Kong	652	228	35.0	424	65.0
	九龍	Kowloon	2 491	1 006	40.4	1 485	59.6
	新界	New Territories	8 123	2 474	30.5	5 649	69.5
	全港	***OVERALL***	***11 266***	***3 708***	***32.9***	***7 558***	***67.1***
B	港島	Hong Kong	428	136	31.8	292	68.2
	九龍	Kowloon	952	632	66.4	320	33.6
	新界	New Territories	1 925	1 600	83.1	325	16.9
	全港	***OVERALL***	***3 305***	***2 368***	***71.6***	***937***	***28.4***
C	港島	Hong Kong	194	61	31.4	133	68.6
	九龍	Kowloon	227	173	76.2	54	23.8
	新界	New Territories	149	120	80.5	29	19.5
	全港	***OVERALL***	***570***	***354***	***62.1***	***216***	***37.9***
D	港島	Hong Kong	58	17	29.3	41	70.7
	九龍	Kowloon	30	23	76.7	7	23.3
	新界	New Territories	29	26	89.7	3	10.3
	全港	***OVERALL***	***117***	***66***	***56.4***	***51***	***43.6***
E	港島	Hong Kong	42	4	9.5	38	90.5
	九龍	Kowloon	11	1	9.1	10	90.9
	新界	New Territories	3	-	-	3	100.0
	全港	***OVERALL***	***56***	***5***	***8.9***	***51***	***91.1***
所 有 類 別	港島	Hong Kong	1 374	446	32.5	928	67.5
All Classes	九龍	Kowloon	3 711	1 835	49.4	1 876	50.6
	新界	New Territories	10 229	4 220	41.3	6 009	58.7
	全港	***OVERALL***	***15 314***	***6 501***	***42.5***	***8 813***	***57.5***

私人住宅 - 各類單位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 $ / m² per month

類別 Class		A			B			C			D			E		
年 Year	/ 月 Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2023		456	398	313	380	337	257	413	349	256	424	353	249	435	378	224
2024 *		480	430	329	396	364	270	426	369	269	436	359	253	445	383	221
2023	10	468	440	315	391	346	263	423	360	271	442	364	266	471	(387)	237
	11	461	413	316	390	351	261	413	356	262	433	363	248	456	(381)	(200)
	12	472	428	325	396	345	263	429	361	265	405	371	245	468	(351)	219
2024	1	468	398	328	393	352	264	437	363	258	454	350	244	440	(415)	225
	2	457	410	315	383	348	265	435	344	259	438	344	257	447	(450)	253
	3	453	406	314	382	351	267	418	366	259	405	334	257	439	(345)	233
	4	469	397	317	388	344	264	420	354	267	427	346	235	446	(384)	223
	5	469	423	328	388	364	275	429	376	268	431	365	261	439	(381)	215
	6	497	423	323	403	362	267	418	365	259	444	377	263	454	(355)	204
	7	489	425	335	402	362	269	430	372	268	442	355	259	436	(397)	221
	8	494	442	347	395	380	279	416	369	281	450	362	269	457	(355)	206
	9	497	470	330	405	377	272	428	389	277	440	373	244	440	(304)	224
	10	485	448	323	402	364	270	441	366	281	434	365	241	436	(436)	246
	11 *	470	452	324	401	367	272	417	387	277	428	364	232	460	(340)	(192)
	12 *	460	442	331	408	391	275	431	404	285	435	(393)	260	436	(365)	(207)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

私人住宅 - 各類單位平均售價
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售價 $ / m^2

類別 Class	A			B			C			D			E		
年 / 月 Year / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2023	154 081	134 643	130 015	159 637	142 388	121 824	192 755	161 681	130 707	214 961	187 330	121 622	265 142	(201 804)	108 807
2024 *	133 876	116 006	111 939	141 278	126 422	108 685	166 516	159 331	118 107	205 911	177 259	110 692	248 796	198 794	96 197
2023 10	143 260	125 390	119 531	155 497	133 514	112 661	174 146	157 730	127 450	(171 662)	(208 069)	120 426	(234 552)	(370 255)	(113 721)
11	140 890	125 233	118 008	147 898	137 165	111 794	171 789	157 926	123 214	(174 412)	195 344	120 789	(251 198)	-	(86 660)
12	149 651	120 004	114 341	148 518	130 036	112 808	182 607	155 251	120 414	199 419	(179 554)	108 882	(252 958)	(182 629)	(98 416)
2024 1	135 044	118 204	114 155	143 710	126 025	112 457	157 031	156 020	120 715	202 008	177 982	118 338	(238 780)	(209 563)	(74 541)
2	135 734	123 661	112 613	154 860	130 909	106 100	162 295	157 507	121 259	(217 749)	(174 592)	107 026	(249 103)	-	(84 874)
3	135 087	120 220	115 956	141 912	129 866	111 649	168 895	163 346	118 990	206 817	183 009	116 148	(211 595)	(186 295)	(99 517)
4	140 215	118 258	113 840	143 930	133 717	112 066	165 168	172 216	121 682	203 250	174 802	114 896	(265 830)	(191 863)	94 366
5	141 083	117 821	112 401	143 102	128 946	107 781	172 964	172 993	118 383	199 376	188 280	107 141	(261 891)	(161 752)	98 752
6	134 254	115 540	111 135	142 516	126 110	110 086	166 178	169 861	119 895	204 561	199 687	110 599	(270 161)	(218 605)	99 924
7	132 989	114 122	109 440	143 152	122 897	108 404	172 665	155 287	115 905	207 973	184 776	103 418	(262 047)	(207 008)	99 495
8	130 085	114 840	110 529	134 332	124 910	104 834	168 839	142 936	118 827	216 641	(152 745)	108 240	(248 742)	(209 313)	(86 618)
9	129 451	109 642	106 197	136 953	116 923	103 991	172 802	146 413	112 536	177 017	190 846	109 325	(240 804)	(219 358)	(104 001)
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 *	127 349	113 310	110 870	139 331	124 569	107 148	168 109	149 852	115 104	220 268	171 208	105 069	(247 908)	(218 039)	93 160
12 *	130 216	111 074	108 267	141 641	122 279	105 094	162 199	161 253	114 192	208 502	152 098	110 045	(230 621)	(174 702)	92 288

* 臨時數字
( ) 表示少於 20 宗交易。
\- 本署沒有收到成交個案。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures
( ) Indicates fewer than 20 transactions.
\- No transaction record received by this Department.
Primary sales of domestic premises are excluded from the analysis.

私人住宅 - 各類單位租金指數（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	所有類別 All Classes
2015		187.4	172.7	154.0	150.5	145.7	175.7	148.9	172.8
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 *		210.6	189.3	161.1	151.2	139.0	194.2	147.3	190.4
2023	10 - 12	206.6	183.6	157.2	149.5	139.7	189.2	146.2	185.6
2024	1 - 3	205.5	183.3	156.7	148.4	137.8	188.6	144.8	184.9
	4 - 6	209.9	189.3	160.7	151.3	139.4	193.6	147.4	189.8
	7 - 9	215.4	193.5	164.8	153.8	140.2	198.7	149.6	194.7
	10 - 12 *	211.8	191.0	162.2	151.2	138.4	195.9	147.4	192.1
2023	10	206.4	183.4	157.1	149.4	139.5	189.0	146.0	185.4
	11	206.4	183.4	157.3	149.5	139.7	189.0	146.2	185.5
	12	206.9	184.1	157.3	149.6	139.8	189.6	146.3	186.0
2024	1	206.0	183.9	157.0	149.0	138.7	189.1	145.5	185.5
	2	204.7	183.0	156.0	148.1	137.3	188.0	144.4	184.4
	3	205.7	183.0	157.2	148.1	137.3	188.6	144.4	184.9
	4	207.0	185.9	158.5	150.2	138.6	190.6	146.3	186.9
	5	209.8	189.7	161.4	150.8	139.5	193.9	147.1	190.0
	6	212.9	192.2	162.2	153.0	140.2	196.4	148.8	192.5
	7	214.4	193.1	164.1	153.7	140.2	197.8	149.4	193.8
	8	215.9	193.7	165.2	153.8	140.2	199.1	149.6	195.1
	9	216.0	193.7	165.2	153.9	140.2	199.2	149.8	195.3
	10	212.9	191.2	162.7	151.6	138.6	196.5	147.7	192.7
	11 *	211.2	190.2	161.9	150.7	138.3	195.3	147.0	191.4
	12 *	211.2	191.5	162.1	151.3	138.4	195.9	147.5	192.1

* 臨時數字　　* Provisional figures

私人住宅 - 各類單位售價指數（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	所有類別 All Classes
2015		326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8
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	291.4	282.3	274.0	270.2	300.0	273.1	298.7
2023	10 - 12	341.2	308.1	294.2	282.7	284.5	317.6	283.1	316.3
2024	1 - 3	328.7	298.0	286.5	276.9	277.4	307.2	277.0	305.9
	4 - 6	326.8	298.0	290.4	280.6	275.8	307.2	279.6	305.9
	7 - 9	311.6	285.5	277.1	270.3	265.1	293.8	269.1	292.5
	10 - 12 *	308.2	284.3	275.0	268.1	262.3	291.7	266.8	290.4
2023	10	346.9	314.2	298.6	286.4	(288.0)	323.3	286.7	322.0
	11	340.0	307.7	293.8	281.5	(284.4)	316.9	282.1	315.6
	12	336.8	302.5	290.1	280.3	281.1	312.6	280.5	311.3
2024	1	330.7	299.6	285.7	278.0	(277.8)	308.6	278.0	307.3
	2	324.9	294.4	285.2	273.8	(276.0)	303.7	274.2	302.4
	3	330.5	300.1	288.7	278.9	278.4	309.4	278.8	308.1
	4	331.5	301.6	292.4	282.7	280.3	311.0	282.2	309.6
	5	326.0	297.8	290.5	279.9	274.6	306.8	278.8	305.5
	6	322.9	294.5	288.2	279.1	272.4	303.7	277.7	302.5
	7	316.4	290.9	282.4	275.2	268.8	298.9	273.7	297.6
	8	310.5	285.2	276.8	270.3	264.4	293.2	269.0	292.0
	9	307.9	280.3	272.2	265.4	262.1	289.2	264.7	287.9
	10	309.2	284.9	274.0	267.6	262.3	292.3	266.4	291.0
	11 *	309.2	285.3	275.6	268.7	263.5	292.7	267.5	291.4
	12 *	306.2	282.7	275.3	268.0	261.2	290.2	266.4	288.9

* 臨時數字
( ) 表示少於 20 宗交易。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures
( ) Indicates fewer than 20 transactions.
Primary sales of domestic premises are excluded from the analysis.

私 人 住 宅 - 較 受 歡 迎 屋 苑 的 售 價 指 數
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999 = 100)

年 / 月 Year / Month		A, B & C 市區 Urban	A, B & C 新界 N.T.	A, B & C 合計 All	D & E 市區 Urban	D & E 新界 N.T.	D & E 合計 All	所有類別 Overall 市區 Urban	所有類別 Overall 新界 N.T.	所有類別 Overall 合計 All
2023	1	281.0	283.0	287.6	341.4	268.0	315.0	284.5	284.7	289.7
	2	288.6	290.9	295.6	346.5	269.4	317.6	292.1	292.5	297.6
	3	293.5	295.5	300.4	351.0	271.8	320.9	297.0	297.1	302.3
	4	295.2	297.2	302.0	355.2	271.5	321.9	298.8	298.7	304.0
	5	292.9	294.6	299.5	347.8	266.7	315.9	296.3	296.1	301.4
	6	290.9	292.4	297.3	341.8	263.0	311.1	294.2	293.7	299.1
	7	287.9	289.5	294.3	337.1	262.8	309.5	291.1	290.9	296.1
	8	281.8	283.1	288.0	335.0	259.1	306.1	285.1	284.6	289.8
	9	275.2	275.8	280.8	330.6	255.9	302.2	278.5	277.4	282.7
	10	268.7	270.5	274.9	324.9	251.7	297.1	272.0	272.0	276.8
	11	262.2	265.0	269.0	318.5	247.7	292.0	265.5	266.5	270.9
	12	258.3	261.3	265.2	315.4	245.7	289.5	261.6	262.8	267.1
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 *	243.2	245.3	249.2	302.2	234.1	276.3	246.4	246.9	251.1
	12 *	241.2	243.9	247.5	300.3	233.1	274.9	244.4	245.5	249.4

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。
住宅樓宇的首次買賣並不會用作分析。

* 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.

私人寫字樓 - 各區不同級別總存量及空置量
PRIVATE OFFICES - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m^2

地區	District	2024 年年底總存量 Stock at year-end				2024 年年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 963 800	792 000	564 800	3 320 600	274 000	113 000	69 300	456 300	14.0	14.3	12.3	13.7
灣仔	Wan Chai	1 033 700	612 500	308 700	1 954 900	146 400	114 900	39 600	300 900	14.2	18.8	12.8	15.4
東區	Eastern	881 100	193 700	62 500	1 137 300	146 600	26 300	7 600	180 500	16.6	13.6	12.2	15.9
南區	Southern	270 100	86 100	21 500	377 700	70 400	21 400	3 800	95 600	26.1	24.9	17.7	25.3
港島	***HONG KONG***	***4 148 700***	***1 684 300***	***957 500***	***6 790 500***	***637 400***	***275 600***	***120 300***	***1 033 300***	***15.4***	***16.4***	***12.6***	***15.2***
油尖旺	Yau Tsim Mong	1 219 700	605 800	401 500	2 227 000	143 200	64 100	29 300	236 600	11.7	10.6	7.3	10.6
深水埗	Sham Shui Po	324 600	85 100	44 200	453 900	113 400	11 400	2 000	126 800	34.9	13.4	4.5	27.9
九龍城	Kowloon City	263 100	42 000	20 900	326 000	83 600	1 200	1 100	85 900	31.8	2.9	5.3	26.3
黃大仙	Wong Tai Sin	40 800	56 400	1 200	98 400	8 400	4 400	200	13 000	20.6	7.8	16.7	13.2
觀塘	Kwun Tong	1 666 300	296 700	17 600	1 980 600	371 400	62 900	4 400	438 700	22.3	21.2	25.0	22.1
九龍	***KOWLOON***	***3 514 500***	***1 086 000***	***485 400***	***5 085 900***	***720 000***	***144 000***	***37 000***	***901 000***	***20.5***	***13.3***	***7.6***	***17.7***
葵青	Kwai Tsing	172 500	97 100	8 600	278 200	16 100	21 000	4 100	41 200	9.3	21.6	47.7	14.8
荃灣	Tsuen Wan	192 900	75 100	800	268 800	86 800	15 100	-	101 900	45.0	20.1	-	37.9
屯門	Tuen Mun	32 200	20 200	6 500	58 900	600	5 800	500	6 900	1.9	28.7	7.7	11.7
元朗	Yuen Long	39 500	12 900	19 000	71 400	16 900	500	800	18 200	42.8	3.9	4.2	25.5
北區	North	29 900	2 100	500	32 500	4 300	-	-	4 300	14.4	-	-	13.2
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	491 200	41 200	-	532 400	19 600	7 000	-	26 600	4.0	17.0	-	5.0
西貢	Sai Kung	25 000	3 400	-	28 400	15 000	200	-	15 200	60.0	5.9	-	53.5
離島	Islands	133 200	18 800	-	152 000	11 000	6 100	-	17 100	8.3	32.4	-	11.3
新界	***NEW TERRITORIES***	***1 116 400***	***276 000***	***36 600***	***1 429 000***	***170 300***	***55 700***	***5 400***	***231 400***	***15.3***	***20.2***	***14.8***	***16.2***
全港	***OVERALL***	***8 779 600***	***3 046 300***	***1 479 500***	***13 305 400***	***1 527 700***	***475 300***	***162 700***	***2 165 700***	***17.4***	***15.6***	***11.0***	***16.3***
分區	**Sub-districts**												
上環	Sheung Wan	229 300	352 900	387 200	969 400	40 600	56 900	42 600	140 100	17.7	16.1	11.0	14.5
中區	Central	1 691 300	388 500	162 300	2 242 100	232 800	53 700	25 900	312 400	13.8	13.8	16.0	13.9
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	989 500	580 500	287 300	1 857 300	137 600	110 100	36 400	284 100	13.9	19.0	12.7	15.3
北角 / 鰂魚涌	North Point / Quarry Bay	925 300	161 100	62 400	1 148 800	155 400	20 900	7 400	183 700	16.8	13.0	11.9	16.0
尖沙咀	Tsim Sha Tsui	883 200	304 300	198 400	1 385 900	101 200	29 100	13 300	143 600	11.5	9.6	6.7	10.4
油麻地 / 旺角	Yau Ma Tei / Mong Kok	353 800	301 500	203 100	858 400	48 000	35 000	16 000	99 000	13.6	11.6	7.9	11.5

分區數字已包括在地區數字內。

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

私人寫字樓 - 各區總存量、落成量及空置量
PRIVATE OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地區	District	2023 年年底總存量 Stock at year-end	2024 年落成量 Completions	落成量佔 2023 年總存量的百分率 Completions as a % of 2023 Stock	2024 年年底總存量 Stock at year-end	2024 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 252 900	62 000	1.9	3 320 600	456 300	13.7
灣仔	Wan Chai	1 927 100	27 400	1.4	1 954 900	300 900	15.4
東區	Eastern	1 132 900	-	-	1 137 300	180 500	15.9
南區	Southern	356 100	22 100	6.2	377 700	95 600	25.3
港島	***HONG KONG***	***6 669 000***	***111 500***	***1.7***	***6 790 500***	***1 033 300***	***15.2***
油尖旺	Yau Tsim Mong	2 220 100	7 200	0.3	2 227 000	236 600	10.6
深水埗	Sham Shui Po	448 800	-	-	453 900	126 800	27.9
九龍城	Kowloon City	326 100	-	-	326 000	85 900	26.3
黃大仙	Wong Tai Sin	98 300	-	-	98 400	13 000	13.2
觀塘	Kwun Tong	1 935 400	19 300	1.0	1 980 600	438 700	22.1
九龍	***KOWLOON***	***5 028 700***	***26 500***	***0.5***	***5 085 900***	***901 000***	***17.7***
葵青	Kwai Tsing	278 300	-	-	278 200	41 200	14.8
荃灣	Tsuen Wan	257 800	9 300	3.6	268 800	101 900	37.9
屯門	Tuen Mun	58 900	-	-	58 900	6 900	11.7
元朗	Yuen Long	71 400	-	-	71 400	18 200	25.5
北區	North	31 100	-	-	32 500	4 300	13.2
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	533 500	-	-	532 400	26 600	5.0
西貢	Sai Kung	28 400	-	-	28 400	15 200	53.5
離島	Islands	147 000	-	-	152 000	17 100	11.3
新界	***NEW TERRITORIES***	***1 412 800***	***9 300***	***0.7***	***1 429 000***	***231 400***	***16.2***
全港	***OVERALL***	***13 110 500***	***147 300***	***1.1***	***13 305 400***	***2 165 700***	***16.3***
分區	**Sub-districts**						
上環	Sheung Wan	968 800	-	-	969 400	140 100	14.5
中區	Central	2 175 100	62 000	2.9	2 242 100	312 400	13.9
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 829 600	27 400	1.5	1 857 300	284 100	15.3
北角 / 鰂魚涌	North Point / Quarry Bay	1 144 400	-	-	1 148 800	183 700	16.0
尖沙咀	Tsim Sha Tsui	1 386 000	-	-	1 385 900	143 600	10.4
油麻地 / 旺角	Yau Ma Tei / Mong Kok	851 500	7 200	0.8	858 400	99 000	11.5

2024 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2023 年年底總存量計算。
分區數字已包括在地區數字內。

2024 Year-end Stock figures are derived from the latest rating record,
and not from the 2023 Year-end Stock figures shown here.
Sub-district figures have already been included in District figures.

私 人 寫 字 樓 - 各 級 別 拆 卸 量 、 落 成 量 及 總 存 量
PRIVATE OFFICES - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock at year-end 甲級 A	乙級 B	丙級 C	總數 Total
2020	港島	Hong Kong	-	10 800	12 700	23 500	-	7 200	200	7 400	3 939 400	1 618 100	953 900	6 511 400
	九龍	Kowloon	-	1 600	-	1 600	6 500	1 600	-	8 100	3 133 600	1 021 400	476 900	4 631 900
	新界	New Territories	-	-	-	-	39 800	13 700	-	53 500	1 028 200	210 400	44 900	1 283 500
	全港	***OVERALL***	***-***	***12 400***	***12 700***	***25 100***	***46 300***	***22 500***	***200***	***69 000***	***8 101 200***	***2 849 900***	***1 475 700***	***12 426 800***
2021	港島	Hong Kong	-	-	-	-	-	21 200	-	21 200	3 941 500	1 646 000	953 900	6 541 400
	九龍	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
	全港	***OVERALL***	***-***	***2 300***	***-***	***2 300***	***48 200***	***21 200***	***200***	***69 600***	***8 159 900***	***2 896 100***	***1 483 800***	***12 539 800***
2022	港島	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
	九龍	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
	全港	***OVERALL***	***-***	***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	港島	Hong Kong	-	-	-	-	6 000	5 500	1 400	12 900	4 040 300	1 669 800	958 900	6 669 000
	九龍	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
	全港	***OVERALL***	***-***	***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	港島	Hong Kong	-	-	-	-	110 500	-	1 000	111 500	4 148 700	1 684 300	957 500	6 790 500
	九龍	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
	全港	***OVERALL***	***-***	***-***	***-***	***-***	***146 300***	***-***	***1 000***	***147 300***	***8 779 600***	***3 046 300***	***1 479 500***	***13 305 400***

私人寫字樓 - 各區落成量及預測落成量
PRIVATE OFFICES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地區	District	2024年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2025]	[2026]
中西區	Central and Western	62 000	-	-	62 000	15 800	41 000
灣仔	Wan Chai	26 400	-	1 000	27 400	38 100	62 200
東區	Eastern	-	-	-	-	300	6 700
南區	Southern	22 100	-	-	22 100	32 200	-
港島	***HONG KONG***	***110 500***	***-***	***1 000***	***111 500***	***86 400***	***109 900***
油尖旺	Yau Tsim Mong	7 200	-	-	7 200	185 200	6 300
深水埗	Sham Shui Po	-	-	-	-	-	-
九龍城	Kowloon City	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	19 300	-	-	19 300	36 900	-
九龍	***KOWLOON***	***26 500***	***-***	***-***	***26 500***	***222 100***	***6 300***
葵青	Kwai Tsing	-	-	-	-	-	-
荃灣	Tsuen Wan	9 300	-	-	9 300	-	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***9 300***	***-***	***-***	***9 300***	***-***	***-***
全港	***OVERALL***	***146 300***	***-***	***1 000***	***147 300***	***308 500***	***116 200***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	-	-	10 600	20 900
中區	Central	62 000	-	-	62 000	5 200	20 100
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	26 400	-	1 000	27 400	38 100	62 200
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	300	6 700
尖沙咀	Tsim Sha Tsui	-	-	-	-	3 000	6 300
油麻地 / 旺角	Yau Ma Tei / Mong Kok	7 200	-	-	7 200	182 200	-

分區數字已包括在地區數字內。

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

私人寫字樓 - 各區不同級別預測落成量
PRIVATE OFFICES - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m^2

地區	District	[2025] 甲級 A	乙級 B	丙級 C	總數 Total	[2026] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	10 600	5 200	-	15 800	40 400	600	-	41 000
灣仔	Wan Chai	38 100	-	-	38 100	62 200	-	-	62 200
東區	Eastern	-	-	300	300	-	6 700	-	6 700
南區	Southern	32 200	-	-	32 200	-	-	-	-
港島	***HONG KONG***	***80 900***	***5 200***	***300***	***86 400***	***102 600***	***7 300***	***-***	***109 900***
油尖旺	Yau Tsim Mong	180 200	5 000	-	185 200	-	6 300	-	6 300
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	27 500	9 400	-	36 900	-	-	-	-
九龍	***KOWLOON***	***207 700***	***14 400***	***-***	***222 100***	***-***	***6 300***	***-***	***6 300***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***
全港	***OVERALL***	***288 600***	***19 600***	***300***	***308 500***	***102 600***	***13 600***	***-***	***116 200***
分區	**Sub-districts**								
上環	Sheung Wan	10 600	-	-	10 600	20 300	600	-	20 900
中區	Central	-	5 200	-	5 200	20 100	-	-	20 100
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	38 100	-	-	38 100	62 200	-	-	62 200
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	300	300	-	6 700	-	6 700
尖沙咀	Tsim Sha Tsui	-	3 000	-	3 000	-	6 300	-	6 300
油麻地 / 旺角	Yau Ma Tei / Mong Kok	180 200	2 000	-	182 200	-	-	-	-

分區數字已包括在地區數字內。

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

私 人 寫 字 樓 - 整 體 空 置 趨 勢
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2020	69 000	66 400	96.2	12 357 800	1 367 600	11.1	1 434 000	11.5
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

私 人 寫 字 樓 - 各 區 不 同 級 別 平 均 租 金
PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 $\$ / m^2$ per month

[平均面積] [Average size]		甲級 Grade A [282 平方米 m^2]							乙級 Grade B [91 平方米 m^2]							丙級 Grade C [46 平方米 m^2]						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#
2023		731	976	630	503	507	654	331	491	741	500	382	461	475	328	413	572	489	442	472	439	(102)
2024 *		735	894	601	513	509	601	326	476	743	492	370	456	481	311	399	569	468	443	460	440	(119)
2023	7	855	968	643	488	531	(694)	338	517	795	511	403	454	487	345	417	612	501	451	485	438	-
	8	619	1 025	613	469	523	695	339	519	734	507	377	461	458	337	433	570	484	456	477	451	-
	9	774	1 043	652	501	489	631	340	491	665	484	379	484	484	349	425	546	499	490	488	463	-
	10	612	986	608	515	516	666	331	482	720	492	362	470	462	309	407	554	489	435	460	460	-
	11	783	1 016	576	501	521	(550)	324	440	710	485	391	475	486	358	403	566	490	444	530	441	-
	12	(835)	989	657	542	483	635	336	500	722	517	357	453	523	301	410	574	460	475	464	408	-
2024	1	829	959	669	498	509	(546)	329	535	733	512	383	439	470	333	399	540	467	423	469	423	-
	2	(715)	976	617	(499)	458	(673)	324	519	740	502	394	432	463	281	390	553	474	451	388	428	-
	3	533	944	598	567	524	(464)	341	469	752	508	404	467	504	330	393	603	479	419	482	437	-
	4	758	876	614	512	457	(583)	322	489	747	493	426	444	499	326	401	562	488	429	447	439	-
	5	659	952	599	513	502	(551)	327	438	846	488	426	454	463	269	424	537	462	445	464	458	-
	6	811	914	616	628	539	592	333	466	733	475	308	428	504	283	401	593	478	456	454	445	-
	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 *	(505)	837	578	534	527	-	313	454	753	483	325	563	404	(408)	403	558	480	447	520	418	(126)
	11 *	(833)	917	594	488	531	-	320	544	724	511	(321)	462	403	356	389	561	460	454	476	508	-
	12 *	(600)	846	608	442	494	-	283	439	768	519	423	570	646	(343)	371	578	462	414	487	501	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2024 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
\# 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2024.
\- 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 寫 字 樓 - 各 區 不 同 級 別 平 均 售 價
PRIVATE OFFICES - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售價 $ / m^2

[平均面積] [Average size]		甲級 Grade A [199 平方米 m^2]							乙級 Grade B [62 平方米 m^2]							丙級 Grade C [40 平方米 m^2]						
年 Year	/ 月 / Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#
2023		(367 340)	457 977	(193 829)	(202 804)	201 655	-	134 323	161 646	280 671	250 836	(115 372)	167 355	154 382	101 131	148 137	222 303	173 673	188 359	153 451	151 477	-
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	-
2023	7	-	-	-	-	-	-	(118 041)	-	-	-	-	(188 658)	(139 485)	-	(135 243)	(185 009)	-	-	(134 133)	(201 705)	-
	8	-	-	-	-	-	-	-	-	(284 495)	(248 023)	-	182 516	(146 394)	91 679	(203 704)	-	-	(193 636)	142 134	152 419	-
	9	-	-	-	-	-	-	-	-	(277 978)	(344 004)	-	(95 032)	(148 284)	(100 806)	(181 423)	-	(148 624)	-	(143 394)	(149 116)	-
	10	-	-	-	-	-	-	-	-	-	-	-	(105 620)	-	-	(126 791)	-	-	(156 051)	145 140	(171 733)	-
	11	-	(464 516)	-	-	-	-	(102 536)	(134 306)	-	-	-	(156 633)	(161 111)	-	(204 558)	(207 254)	(172 131)	155 311	138 881	(135 985)	-
	12	-	-	-	-	-	-	-	(206 897)	-	(150 990)	(115 372)	(236 842)	(175 085)	(90 890)	(138 204)	-	-	(184 713)	162 156	(111 554)	-
2024	1	-	-	-	-	(199 655)	-	-	-	-	-	-	(116 279)	(145 771)	(102 737)	(115 188)	-	(248 387)	(190 029)	(164 909)	(159 235)	-
	2	-	-	(237 729)	-	(216 216)	-	151 663	-	-	-	-	-	-	-	(181 333)	-	(159 885)	148 061	(129 078)	(118 116)	-
	3	-	-	-	-	-	-	(138 208)	-	-	(186 352)	-	-	(130 682)	(82 582)	-	-	(147 633)	(168 103)	(148 518)	(123 575)	-
	4	-	-	-	-	-	-	-	-	-	(261 045)	-	(154 826)	146 494	(122 581)	(109 116)	(176 005)	(233 807)	(105 556)	(117 100)	(148 666)	-
	5	(130 127)	(319 127)	-	-	-	-	(90 355)	-	-	(148 233)	-	(143 186)	-	-	(130 016)	-	(123 718)	(191 780)	(120 671)	(121 259)	-
	6	-	(259 379)	-	-	-	-	(130 153)	(133 013)	-	(150 319)	(92 593)	-	(101 852)	-	(96 976)	-	(159 734)	(109 178)	(130 083)	(125 874)	-
	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)	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2024 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
\# 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2024.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

私人寫字樓 - 各級別租金及售價指數(所有地區)
PRIVATE OFFICES - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999 = 100)

年 / 月 Year / Month	租金 Rents 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	售價 Prices 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
2015	230.9	226.0	210.9	226.7	401.1	485.2	474.0	448.9
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 *	219.7	224.0	213.3	219.9	354.1 @	394.0 ~	385.8	373.7 @ ~
2023 7 - 9	227.2	233.5	224.7	228.6	(430.8) @	477.4	465.6	462.8 @
10 - 12	227.0	231.8	222.6	227.6	(426.1) @	(453.6)	441.8	441.8 @
2024 1 - 3	225.1	228.9	216.3	224.8	(397.3)	(436.8) ~	420.9	421.5 ~
4 - 6	221.0	225.1	213.6	220.9	(359.8) @	(406.7)	395.8	386.2 @
7 - 9	216.4	222.3	212.6	217.5	(339.6)	381.9	371.8	365.1
10 - 12 *	216.1	219.8	210.7	216.3	321.6	365.0	354.8	342.1
2023 7	226.7	232.9	223.7	228.0	(430.8)	(492.0)	(474.9)	462.8
8	228.5	233.8	225.5	229.5	^	476.3	(466.7)	^
9	226.4	233.7	224.9	228.2	^	(463.8)	(455.2)	^
10	226.3	232.2	223.3	227.5	^	(458.0)	(444.3)	^
11	227.4	231.6	223.2	227.9	(426.1)	(456.0)	440.6	441.8
12	227.2	231.5	221.4	227.5	^	(446.8)	(440.5)	^
2024 1	225.6	229.3	217.7	225.4	(409.9)	(439.8)	(431.8)	428.7
2	224.9	228.8	216.1	224.6	(397.1)	^	(417.9)	^
3	224.8	228.7	215.0	224.3	(384.8)	(433.8)	(412.9)	(414.3)
4	222.1	225.8	213.7	221.7	^	(417.7)	(402.5)	^
5	221.3	224.8	213.5	221.0	(367.3)	(406.2)	(396.4)	391.4
6	219.5	224.6	213.5	220.0	(352.3)	(396.3)	(388.4)	(381.0)
7	216.5	222.4	213.4	217.6	(342.8)	(386.1)	(377.5)	371.5
8	216.5	222.3	213.2	217.6	(341.9)	(384.1)	(371.9)	366.7
9	216.3	222.2	211.3	217.2	(334.0)	(375.4)	(366.0)	(357.1)
10 *	216.3	220.9	211.3	216.8	(328.1)	(373.1)	(361.0)	349.6
11 *	216.1	219.2	211.3	216.2	(320.1)	(364.7)	(353.6)	341.7
12 *	216.0	219.2	209.6	215.9	(316.7)	(357.3)	(349.9)	334.9

* 臨時數字
( ) 表示少於 20 宗交易。
@ 2022 年的售價指數不包括 2022 年 3 月；
2023 年的售價指數不包括 2023 年 8、9、10 及 12 月；
2024 年的售價指數不包括 2024 年 4 月；
2023 年 7-9 季度的售價指數不包括 2023 年 8 及 9 月；
2023 年 10-12 季度的售價指數不包括 2023 年 10 及 12 月；
2024 年 4-6 季度的售價指數不包括 2024 年 4 月。
~ 2024 年的售價指數不包括 2024 年 2 月；
2024 年 1-3 季度的售價指數不包括 2024 年 2 月。
^ 沒有充足資料作分析。

* 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;
2023 quarter 7-9 excluding Aug and Sep 2023;
2023 quarter 10-12 excluding Oct and Dec 2023;
2024 quarter 4-6 excluding Apr 2024.
~ Price indices for 2024 excluding Feb 2024;
2024 quarter 1-3 excluding Feb 2024.
^ Insufficient data for analysis.

私人寫字樓 - 核心地區甲級寫字樓的租金及售價指數
PRIVATE OFFICES - RENTAL AND PRICE INDICES FOR GRADE A OFFICES IN CORE DISTRICTS
(1999 = 100)

		租金 Rents			售價 Prices
年 / Year	月 / Month	上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地區 # Core Districts #
2015		282.4	228.4	208.5	391.4
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 *		244.5	204.0	184.3	305.2 @
2023	7 - 9	263.3	211.3	191.8	-
	10 - 12	260.4	209.3	191.3	(549.7) @
2024	1 - 3	254.9	211.0	185.7	(353.6) @
	4 - 6	248.0	206.5	186.4	(293.7) @
	7 - 9	235.4	199.3	185.5	(298.9)
	10 - 12 *	239.7	199.2	179.5	287.0
2023	7	267.6	209.6	194.2	-
	8	262.8	212.9	188.0	-
	9	259.5	211.3	193.3	-
	10	254.2	210.0	196.7	-
	11	272.8	209.2	189.7	(549.7)
	12	254.1	208.6	187.5	-
2024	1	252.4	214.6	187.1	(349.4)
	2	256.9	214.8	181.4	(357.8)
	3	255.3	203.5	188.6	-
	4	249.2	210.5	182.6	-
	5	255.4	203.0	188.1	(264.1)
	6	239.3	206.0	188.4	(323.2)
	7	242.7	200.0	189.1	(330.0)
	8	239.2	199.3	182.1	(309.5)
	9	224.4	198.7	185.4	(257.2)
	10 *	241.1	197.6	186.0	(295.2)
	11 *	242.6	201.3	172.4	(275.0)
	12 *	235.3	198.7	180.2	(290.9)

核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀
* 臨時數字
( ) 表示少於 10 宗交易。
@ 2019 年的售價指數不包括 2019 年 9 月；
2020 年的售價指數不包括 2020 年 2、3 及 4 月；
2022 年的售價指數不包括 2022 年 3、4 及 9 月；
2023 年的售價指數不包括 2023 年 7、8、9、10 及 12 月；
2024 年的售價指數不包括 2024 年 3 及 4 月；
2023 年 10-12 季度的售價指數不包括 2023 年 10 及 12 月；
2024 年 1-3 季度的售價指數不包括 2024 年 3 月；
2024 年 4-6 季度的售價指數不包括 2024 年 4 月。
\- 本署沒有收到成交個案。

\# 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 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;
2023 quarter 10-12 excluding Oct and Dec 2023;
2024 quarter 1-3 excluding Mar 2024;
2024 quarter 4-6 excluding Apr 2024.
\- No transaction record received by this Department.

私人商業樓宇 - 各區總存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2023 年年底總存量 Stock at year-end	2024 年落成量 Completions	落成量佔 2023 年總存量的百分率 Completions as a % of 2023 Stock	2024 年年底總存量 Stock at year-end	2024 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 146 600	6 800	0.6	1 143 200	144 900	12.7
灣仔	Wan Chai	1 201 700	19 700	1.6	1 205 600	155 300	12.9
東區	Eastern	727 000	800	0.1	731 400	70 800	9.7
南區	Southern	270 700	1 000	0.4	273 800	45 400	16.6
港島	***HONG KONG***	***3 346 000***	***28 300***	***0.8***	***3 354 000***	***416 400***	***12.4***
油尖旺	Yau Tsim Mong	2 188 300	6 000	0.3	2 198 200	260 500	11.9
深水埗	Sham Shui Po	749 900	1 500	0.2	747 100	73 700	9.9
九龍城	Kowloon City	804 600	20 500	2.5	821 900	138 200	16.8
黃大仙	Wong Tai Sin	324 900	-	-	328 000	30 600	9.3
觀塘	Kwun Tong	748 300	6 200	0.8	757 800	156 900	20.7
九龍	***KOWLOON***	***4 816 000***	***34 200***	***0.7***	***4 853 000***	***659 900***	***13.6***
葵青	Kwai Tsing	384 900	-	-	384 500	33 000	8.6
荃灣	Tsuen Wan	577 000	-	-	576 400	86 800	15.1
屯門	Tuen Mun	433 400	2 800	0.6	436 200	35 100	8.0
元朗	Yuen Long	526 400	3 100	0.6	529 900	36 200	6.8
北區	North	245 400	-	-	245 400	27 400	11.2
大埔	Tai Po	239 300	700	0.3	239 200	14 700	6.1
沙田	Sha Tin	539 600	-	-	542 400	36 300	6.7
西貢	Sai Kung	363 100	-	-	364 900	31 400	8.6
離島	Islands	307 200	-	-	309 000	22 600	7.3
新界	***NEW TERRITORIES***	***3 616 300***	***6 600***	***0.2***	***3 627 900***	***323 500***	***8.9***
全港	***OVERALL***	***11 778 300***	***69 100***	***0.6***	***11 834 900***	***1 399 800***	***11.8***

2024 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2023 年年底總存量計算。

2024 Year-end Stock figures are derived from the latest rating record,
and not from the 2023 Year-end Stock figures shown here.

私 人 商 業 樓 宇 - 拆 卸 量 、 落 成 量 及 總 存 量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2020	港島	Hong Kong	7 200	19 300	3 310 100
	九龍	Kowloon	11 700	15 700	4 707 800
	新界	New Territories	300	32 300	3 557 400
	全港	***OVERALL***	***19 200***	***67 300***	***11 575 300***
2021	港島	Hong Kong	9 500	15 600	3 313 300
	九龍	Kowloon	26 300	15 700	4 719 300
	新界	New Territories	-	10 200	3 577 100
	全港	***OVERALL***	***35 800***	***41 500***	***11 609 700***
2022	港島	Hong Kong	6 200	13 900	3 320 800
	九龍	Kowloon	16 500	57 900	4 766 300
	新界	New Territories	700	45 900	3 605 300
	全港	***OVERALL***	***23 400***	***117 700***	***11 692 400***
2023	港島	Hong Kong	1 100	26 400	3 346 000
	九龍	Kowloon	8 600	55 900	4 816 000
	新界	New Territories	-	8 400	3 616 300
	全港	***OVERALL***	***9 700***	***90 700***	***11 778 300***
2024	港島	Hong Kong	4 500	28 300	3 354 000
	九龍	Kowloon	5 700	34 200	4 853 000
	新界	New Territories	100	6 600	3 627 900
	全港	***OVERALL***	***10 300***	***69 100***	***11 834 900***

私 人 商 業 樓 宇 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2024 年落成量 Completions	預測落成量 Forecast Completions [2025]	[2026]
中西區	Central and Western	6 800	7 300	4 600
灣仔	Wan Chai	19 700	15 000	16 600
東區	Eastern	800	900	4 300
南區	Southern	1 000	4 900	400
港島	***HONG KONG***	***28 300***	***28 100***	***25 900***
油尖旺	Yau Tsim Mong	6 000	59 100	11 400
深水埗	Sham Shui Po	1 500	4 600	1 700
九龍城	Kowloon City	20 500	6 900	4 400
黃大仙	Wong Tai Sin	-	600	-
觀塘	Kwun Tong	6 200	5 000	400
九龍	***KOWLOON***	***34 200***	***76 200***	***17 900***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	2 800	-	-
元朗	Yuen Long	3 100	200	-
北區	North	-	100	7 900
大埔	Tai Po	700	4 100	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	10 300
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***6 600***	***4 400***	***18 200***
全港	***OVERALL***	***69 100***	***108 700***	***62 000***

私 人 商 業 樓 宇 - 整 體 空 置 趨 勢
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2020	67 300	65 300	97.0	11 508 000	1 255 200	10.9	1 320 500	11.4
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

私人零售業樓宇 - 平均租金及售價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

區域 Area	租金 Rents（每平方米月租 $ / m^2 per month）			售價 Prices（每平方米售價 $ / m^2）		
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
[平均面積] [Average size]	[64 平方米 m^2]	[58 平方米 m^2]	[54 平方米 m^2]	[36 平方米 m^2]	[33 平方米 m^2]	[24 平方米 m^2]
年 / 月 Year / Month						
2023	1 272	1 169	1 198	521 316	371 659	338 110
2024 *	1 165	1 087	1 134	315 632	312 746	307 226
2023 7	1 257	1 151	1 202	(534 154)	307 026	(275 554)
8	1 309	1 164	1 201	(420 686)	(361 393)	252 223
9	1 334	1 208	1 255	(287 686)	(336 683)	(229 418)
10	1 174	1 143	1 161	(313 675)	(241 032)	(442 932)
11	1 236	1 287	1 174	(569 236)	296 290	(244 473)
12	1 204	1 210	1 196	(526 521)	(229 753)	(366 464)
2024 1	1 116	1 069	1 008	(506 884)	293 845	(453 660)
2	1 100	1 104	1 220	(188 145)	(366 646)	(300 417)
3	1 141	1 134	1 235	(300 955)	(377 608)	(366 779)
4	1 201	1 038	1 113	(325 080)	393 219	(229 875)
5	1 099	1 023	1 174	(331 083)	306 766	327 032
6	1 169	1 123	1 175	(483 706)	(210 676)	(341 507)
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 *	1 116	1 222	1 092	(280 970)	(300 865)	(268 939)
11 *	1 106	1 438	1 109	(200 782)	(220 072)	(322 207)
12 *	1 066	1 068	1 203	(350 286)	231 223	(213 410)

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2024 年內所分析單位的平均面積。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2024.

私人零售業樓宇 - 租金及售價指數
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售價 Prices
2015		182.5	559.2
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 *		165.3	422.0
2023	7 - 9	172.8	493.3
	10 - 12	172.8	472.9
2024	1 - 3	169.1	458.1
	4 - 6	166.1	435.2
	7 - 9	164.3	408.3
	10 - 12 *	161.5	386.6
2023	7	172.8	498.4
	8	172.8	495.5
	9	172.8	486.1
	10	172.8	478.8
	11	172.8	472.3
	12	172.8	467.5
2024	1	171.5	463.6
	2	168.9	457.7
	3	166.9	452.9
	4	166.3	444.6
	5	166.1	435.9
	6	166.0	425.1
	7	164.3	415.5
	8	164.3	408.4
	9	164.3	400.9
	10 *	161.8	394.2
	11 *	161.6	385.4
	12 *	161.0	380.1

* 臨時數字　　* Provisional figures

私 人 分 層 工 廠 大 廈 - 各 區 總 存 量 、 落 成 量 及 空 置 量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2023 年年底總存量 Stock at year-end	2024 年落成量 Completions	落成量佔 2023 年總存量的百分率 Completions as a % of 2023 Stock	2024 年年底總存量 Stock at year-end	2024 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	62 000	-	-	62 000	5 500	8.9
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 138 700	-	-	1 138 100	115 600	10.2
南區	Southern	643 200	-	-	643 100	114 300	17.8
港島	***HONG KONG***	***1 843 900***	***-***	***-***	***1 843 200***	***235 400***	***12.8***
油尖旺	Yau Tsim Mong	277 700	-	-	277 700	18 700	6.7
深水埗	Sham Shui Po	988 000	22 900	2.3	1 005 900	83 000	8.3
九龍城	Kowloon City	810 200	-	-	810 200	23 800	2.9
黃大仙	Wong Tai Sin	757 800	-	-	758 000	39 000	5.1
觀塘	Kwun Tong	2 913 700	-	-	2 879 900	186 500	6.5
九龍	***KOWLOON***	***5 747 400***	***22 900***	***0.4***	***5 731 700***	***351 000***	***6.1***
葵青	Kwai Tsing	3 181 600	-	-	3 181 200	170 900	5.4
荃灣	Tsuen Wan	2 260 200	-	-	2 280 300	229 100	10.0
屯門	Tuen Mun	1 421 800	-	-	1 421 900	57 200	4.0
元朗	Yuen Long	228 700	-	-	228 600	44 000	19.2
北區	North	290 100	-	-	287 600	14 400	5.0
大埔	Tai Po	152 900	-	-	152 900	10 400	6.8
沙田	Sha Tin	1 056 300	-	-	1 056 300	-	-
西貢	Sai Kung	26 500	-	-	26 500	17 900	67.5
離島	Islands	900	-	-	900	-	-
新界	***NEW TERRITORIES***	***8 619 000***	***-***	***-***	***8 636 200***	***543 900***	***6.3***
全港	***OVERALL***	***16 210 300***	***22 900***	***0.1***	***16 211 100***	***1 130 300***	***7.0***

2024 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2023 年年底總存量計算。

2024 Year-end Stock figures are derived from the latest rating record,
and not from the 2023 Year-end Stock figures shown here.

私人分層工廠大廈 - 拆卸量、落成量及總存量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2020	港島	Hong Kong	11 000	11 400	1 900 500
	九龍	Kowloon	70 500	11 500	5 783 300
	新界	New Territories	-	14 800	8 599 600
	全港	***OVERALL***	***81 500***	***37 700***	***16 283 400***
2021	港島	Hong Kong	-	-	1 900 700
	九龍	Kowloon	24 400	7 100	5 734 500
	新界	New Territories	46 100	22 400	8 537 600
	全港	***OVERALL***	***70 500***	***29 500***	***16 172 800***
2022	港島	Hong Kong	-	-	1 884 200
	九龍	Kowloon	12 800	42 000	5 749 200
	新界	New Territories	11 400	63 000	8 585 500
	全港	***OVERALL***	***24 200***	***105 000***	***16 218 900***
2023	港島	Hong Kong	21 200	-	1 843 900
	九龍	Kowloon	3 100	-	5 747 400
	新界	New Territories	-	57 400	8 619 000
	全港	***OVERALL***	***24 300***	***57 400***	***16 210 300***
2024	港島	Hong Kong	-	-	1 843 200
	九龍	Kowloon	35 400	22 900	5 731 700
	新界	New Territories	-	-	8 636 200
	全港	***OVERALL***	***35 400***	***22 900***	***16 211 100***

私 人 分 層 工 廠 大 廈 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2024 年落成量 Completions	預測落成量 Forecast Completions [2025]	[2026]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	2 200	-
深水埗	Sham Shui Po	22 900	16 400	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	9 000	-
九龍	***KOWLOON***	***22 900***	***27 600***	**-**
葵青	Kwai Tsing	-	4 900	11 500
荃灣	Tsuen Wan	-	14 800	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	3 000	8 100
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	23 500
西貢	Sai Kung	-	-	33 900
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	***22 700***	***77 000***
全港	***OVERALL***	***22 900***	***50 300***	***77 000***

私 人 分 層 工 廠 大 廈 - 整 體 空 置 趨 勢
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2020	37 700	31 500	83.6	16 245 700	1 006 100	6.2	1 037 600	6.4
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

私 人 分 層 工 廠 大 廈 - 平 均 租 金 及 售 價
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

區域 Area	租金 Rents (每平方米月租 $ / m² per month) 港島 Hong Kong	九龍 Kowloon	新界 New Territories	售價 Prices (每平方米售價 $ / m²) 港島 Hong Kong	九龍 Kowloon	新界 New Territories
[平均面積] [Average size]	[148 平方米 m²]	[128 平方米 m²]	[135 平方米 m²]	[97 平方米 m²]	[118 平方米 m²]	[94 平方米 m²]
年 / 月 Year / Month						
2023	203	223	167	77 076	83 485	58 834
2024 *	201	223	167	71 667	75 338	51 238
2023 7	222	225	167	(69 933)	79 215	59 700
8	200	225	171	(75 447)	96 416	60 744
9	203	222	171	(62 173)	(74 261)	59 537
10	222	228	172	(73 164)	(79 696)	54 613
11	209	230	166	(76 460)	79 503	51 066
12	183	222	167	(97 026)	87 752	60 309
2024 1	204	204	161	(89 618)	68 961	55 350
2	196	229	166	(69 505)	88 575	57 897
3	201	226	169	(74 489)	77 708	57 630
4	201	215	167	(75 266)	77 410	54 537
5	207	224	170	(71 138)	76 900	54 767
6	204	223	167	(57 582)	79 084	48 889
7	205	219	172	(63 421)	71 487	50 040
8	199	226	178	(51 749)	64 536	52 932
9	206	222	167	(93 698)	73 131	45 525
10 *	190	249	163	(68 235)	63 418	44 075
11 *	200	257	160	(115 207)	73 184	48 871
12 *	182	255	163	(69 569)	82 967	43 338

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2024 年內所分析單位的平均面積。
平均租金及售價只以樓上單位的租金及售價計算。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2024.
Average rents and prices are in respect of upper floor units only.

私 人 分 層 工 廠 大 廈 - 租 金 及 售 價 指 數
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 **Year / Month**		租金 **Rents**	售價 **Prices**
2015		174.4	723.9
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 *		215.8	718.0
2023	7 - 9	221.3	842.2
	10 - 12	220.5	805.2
2024	1 - 3	217.5	760.7
	4 - 6	215.7	738.0
	7 - 9	215.7	698.3
	10 - 12 *	214.3	674.8
2023	7	220.6	851.4
	8	222.1	844.7
	9	221.2	830.4
	10	221.1	816.1
	11	220.3	807.7
	12	220.1	791.8
2024	1	217.5	776.8
	2	217.5	760.1
	3	217.5	745.1
	4	215.9	743.5
	5	215.6	740.6
	6	215.6	730.0
	7	216.1	714.0
	8	215.5	696.4
	9	215.4	684.5
	10 *	215.3	675.4
	11 *	214.0	674.7
	12 *	213.7	674.4

* 臨時數字
上述指數只就樓上單位計算。

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

私人分層工廠大廈 - 在選定地區的平均售價
PRIVATE FLATTED FACTORIES - AVERAGE PRICES IN SELECTED DISTRICTS

每平方米售價 $ / m^2

地區 District [平均面積] [Average size] 年 / 月 Year / Month		東區 Eastern [93 平方米 m^2]	深水埗 Sham Shui Po [87 平方米 m^2]	觀塘 Kwun Tong [67 平方米 m^2]	葵青 Kwai Tsing [52 平方米 m^2]	荃灣 Tsuen Wan [82 平方米 m^2]	沙田 Sha Tin [67 平方米 m^2]
2023		102 353	141 798	111 567	70 635	78 067	82 171
2024 *		81 813	160 551	100 533	62 079	68 403	75 430
2023	7	-	132 629	107 048	63 177	(74 687)	-
	8	-	(100 616)	126 712	(59 768)	80 161	84 966
	9	-	(110 276)	-	(75 444)	82 866	(76 775)
	10	(125 604)	130 311	(125 233)	(51 082)	63 963	(86 757)
	11	-	(139 918)	(98 419)	(84 952)	65 182	(82 335)
	12	(122 549)	91 228	(93 801)	56 585	63 095	(75 236)
2024	1	(100 000)	-	(110 106)	(63 659)	57 576	-
	2	-	(51 944)	(113 783)	64 234	55 660	(86 022)
	3	-	163 692	(127 562)	70 364	73 093	(98 441)
	4	-	(149 219)	(95 745)	52 800	69 128	(92 712)
	5	(146 078)	142 270	(111 294)	78 779	65 174	(79 910)
	6	(53 156)	(121 585)	98 629	(45 163)	69 900	-
	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	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2024 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2024.
\- 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 貿 大 廈 - 各 區 總 存 量 、 落 成 量 及 空 置 量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2023 年年底總存量 Stock at year-end	2024 年落成量 Completions	落成量佔 2023 年總存量的百分率 Completions as a % of 2023 Stock	2024 年年底總存量 Stock at year-end	2024 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	46 600	-	-	46 600	9 400	20.2
南區	Southern	5 900	-	-	5 900	-	-
港島	***HONG KONG***	***52 500***	***-***	***-***	***52 500***	***9 400***	***17.9***
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	500	5.4
深水埗	Sham Shui Po	120 700	-	-	120 700	10 500	8.7
九龍城	Kowloon City	5 300	-	-	5 300	-	-
黃大仙	Wong Tai Sin	18 200	-	-	18 200	200	1.1
觀塘	Kwun Tong	180 600	-	-	151 300	22 000	14.5
九龍	***KOWLOON***	***334 100***	***-***	***-***	***304 800***	***33 200***	***10.9***
葵青	Kwai Tsing	93 500	-	-	93 500	12 500	13.4
荃灣	Tsuen Wan	21 300	-	-	21 300	900	4.2
北區	North	6 600	-	-	6 500	1 400	21.5
沙田	Sha Tin	16 600	-	-	16 600	1 400	8.4
新界	***NEW TERRITORIES***	***138 000***	***-***	***-***	***137 900***	***16 200***	***11.7***
全港	***OVERALL***	***524 600***	***-***	***-***	***495 200***	***58 800***	***11.9***

2024 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2023 年年底總存量計算。

2024 Year-end Stock figures are derived from the latest rating record,
and not from the 2023 Year-end Stock figures shown here.

私 人 工 貿 大 廈 - 整 體 空 置 趨 勢
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2020	-	-	-	544 900	55 700	10.2	55 700	10.2
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

私人特殊廠房 - 各區總存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2023 年年底總存量 Stock at year-end	2024 年落成量 Completions	落成量佔 2023 年總存量的百分率 Completions as a % of 2023 Stock	2024 年年底總存量 Stock at year-end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	500	-	-	500
南區	Southern	74 800	-	-	74 800
港島	***HONG KONG***	***75 300***	***-***	***-***	***75 300***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	-	-	-	-
九龍城	Kowloon City	30 500	-	-	30 500
黃大仙	Wong Tai Sin	44 100	-	-	44 100
觀塘	Kwun Tong	171 800	-	-	171 800
九龍	***KOWLOON***	***246 400***	***-***	***-***	***246 400***
葵青	Kwai Tsing	159 900	-	-	159 900
荃灣	Tsuen Wan	151 900	15 200	10.0	167 100
屯門	Tuen Mun	175 800	-	-	175 800
元朗	Yuen Long	613 400	100	- +	613 700
北區	North	136 700	-	-	136 700
大埔	Tai Po	775 900	7 600	1.0	791 300
沙田	Sha Tin	137 200	-	-	137 200
西貢	Sai Kung	767 600	2 900	0.4	773 600
離島	Islands	93 800	-	-	93 800
新界	***NEW TERRITORIES***	***3 012 200***	***25 800***	***0.9***	***3 049 100***
全港	***OVERALL***	***3 333 900***	***25 800***	***0.8***	***3 370 800***

+ 少於 0.05%
2024 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2023 年年底總存量計算。

+ Below 0.05%
2024 Year-end Stock figures are derived from the latest rating record,
and not from the 2023 Year-end Stock figures shown here.

私 人 特 殊 廠 房 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2024 年落成量 Completions	預測落成量 Forecast Completions [2025]	[2026]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	15 400	-
荃灣	Tsuen Wan	15 200	9 800	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	100	-	-
北區	North	-	9 500	4 000
大埔	Tai Po	7 600	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	2 900	-	26 000
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***25 800***	***34 700***	***30 000***
全港	***OVERALL***	***25 800***	***34 700***	***30 000***

私 人 貨 倉 - 各 區 總 存 量 、 落 成 量 及 空 置 量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地區	District	2023 年年底總存量 Stock at year-end	2024 年落成量 Completions	落成量佔 2023 年總存量的百分率 Completions as a % of 2023 Stock	2024 年年底總存量 Stock at year-end	2024 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	43 700	-	-	43 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	92 200	-	-	92 200	3 300	3.6
南區	Southern	28 600	-	-	28 600	-	-
港島	***HONG KONG***	***164 500***	***-***	***-***	***164 500***	***3 300***	***2.0***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	69 300	-	-	69 300	38 300	55.3
九龍城	Kowloon City	89 300	-	-	89 300	5 900	6.6
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	171 000	-	-	167 900	8 500	5.1
九龍	***KOWLOON***	***331 100***	***-***	***-***	***328 000***	***52 700***	***16.1***
葵青	Kwai Tsing	1 768 600	-	-	1 768 400	131 900	7.5
荃灣	Tsuen Wan	395 500	-	-	396 200	23 600	6.0
屯門	Tuen Mun	217 100	-	-	217 100	3 500	1.6
元朗	Yuen Long	126 000	-	-	126 000	15 000	11.9
北區	North	126 100	-	-	126 100	14 200	11.3
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 400	-	-	442 200	13 100	3.0
西貢	Sai Kung	7 400	-	-	7 400	200	2.7
離島	Islands	99 400	-	-	99 400	6 300	6.3
新界	***NEW TERRITORIES***	***3 183 100***	***-***	***-***	***3 183 400***	***207 800***	***6.5***
全港	***OVERALL***	***3 678 700***	***-***	***-***	***3 675 900***	***263 800***	***7.2***

2024 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2023 年年底總存量計算。

2024 Year-end Stock figures are derived from the latest rating record,
and not from the 2023 Year-end Stock figures shown here.

私 人 貨 倉 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2024 年落成量 Completions	預測落成量 Forecast Completions [2025]	[2026]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	**-**
全港	***OVERALL***	**-**	**-**	**-**

私 人 貨 倉 - 整 體 空 置 趨 勢
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2020	-	-	-	3 735 100	202 100	5.4	202 100	5.4
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

私人物業市場回報率 - 住宅樓宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回報百分率 % return

年 / 月 Year / Month		類別 Class A	B	C	D	E
2015		2.9	2.7	2.6	2.4	2.2
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
2023	7 - 9	3.0	2.5	2.3	2.2	2.1
	10 - 12	3.2	2.7	2.5	2.4	2.2
2024	1 - 3	3.3	2.8	2.5	2.4	2.2
	4 - 6	3.4	2.9	2.6	2.4	2.3
	7 - 9	3.6	3.1	2.8	2.5	2.4
	10 - 12 *	3.6	3.1	2.8	2.5	2.4
2023	7	2.9	2.5	2.3	2.2	2.1
	8	3.0	2.6	2.3	2.2	2.1
	9	3.1	2.6	2.4	2.3	2.1
	10	3.1	2.7	2.4	2.3	2.2
	11	3.2	2.7	2.5	2.4	2.2
	12	3.2	2.8	2.5	2.4	2.2
2024	1	3.3	2.8	2.6	2.4	2.3
	2	3.3	2.8	2.5	2.4	2.2
	3	3.3	2.8	2.5	2.4	2.2
	4	3.3	2.8	2.5	2.4	2.2
	5	3.4	2.9	2.6	2.4	2.3
	6	3.5	3.0	2.6	2.4	2.3
	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	2.4
	12 *	3.6	3.1	2.7	2.5	2.4

* 臨時數字 * Provisional figures

私人物業市場回報率 - 寫字樓、分層工廠大廈及零售業樓宇
PRIVATE PROPERTY MARKET YIELDS - OFFICES, FLATTED FACTORIES AND RETAIL

回報百分率 % return

年 / 月 Year / Month		寫字樓 Offices 甲級 Grade A	寫字樓 Offices 乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
2015		2.9	3.0	2.9	2.4
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
2023	7 - 9	2.6 @	2.9	3.2	2.8
	10 - 12	2.6 @	3.0	3.3	2.9
2024	1 - 3	2.8	3.1 ~	3.5	2.9
	4 - 6	3.0 @	3.3	3.5	3.0
	7 - 9	3.2	3.5	3.7	3.2
	10 - 12 *	3.4	3.6	3.8	3.3
2023	7	2.6	2.8	3.1	2.8
	8	^	2.9	3.2	2.7
	9	^	3.0	3.2	2.9
	10	^	3.0	3.3	2.8
	11	2.6	3.0	3.3	3.0
	12	^	3.1	3.3	2.9
2024	1	2.7	3.1	3.4	3.0
	2	2.8	^	3.4	2.9
	3	2.9	3.1	3.5	2.9
	4	^	3.3	3.5	2.9
	5	3.0	3.3	3.5	3.1
	6	3.1	3.4	3.5	3.1
	7	3.2	3.5	3.6	3.0
	8	3.2	3.5	3.7	3.3
	9	3.2	3.6	3.8	3.2
	10 *	3.3	3.6	3.8	3.2
	11 *	3.4	3.6	3.9	3.3
	12 *	3.4	3.7	3.8	3.4

* 臨時數字
** 此欄數字只就樓上單位計算。
@ 2022 年的物業市場回報率不包括 2022 年 3 月；
2023 年的物業市場回報率不包括 2023 年 8、9、10 及 12 月；
2024 年的物業市場回報率不包括 2024 年 4 月；
2023 年 7-9 季度的物業市場回報率不包括 2023 年 8 及 9 月；
2023 年 10-12 季度的物業市場回報率不包括 2023 年 10 及 12 月；
2024 年 4-6 季度的物業市場回報率不包括 2024 年 4 月。
~ 2024 年的物業市場回報率不包括 2024 年 2 月；
2024 年 1-3 季度的物業市場回報率不包括 2024 年 2 月。
^ 沒有充足資料作分析。

* 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;
2023 quarter 7-9 excluding Aug and Sep 2023;
2023 quarter 10-12 excluding Oct and Dec 2023;
2024 quarter 4-6 excluding Apr 2024.
~ Property Market Yields for 2024 excluding Feb 2024;
2024 quarter 1-3 excluding Feb 2024.
^ Insufficient data for analysis.

住 宅 買 賣 - 樓 宇 買 賣 合 約 數 目 及 總 值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		數目 No.	總值（百萬元） Consideration ($ million)
2022		45 050	407 723
2023		43 002	389 247
2024		53 099	454 356
2023	1 - 3	14 023	119 977
	4 - 6	12 199	122 758
	7 - 9	9 174	78 022
	10 - 12	7 606	68 490
2024	1 - 3	9 823	76 950
	4 - 6	17 953	165 323
	7 - 9	10 225	84 984
	10 - 12	15 098	127 099
2024	1	3 477	27 792
	2	2 375	19 096
	3	3 971	30 062
	4	8 551	77 456
	5	5 546	53 376
	6	3 856	34 491
	7	3 723	35 675
	8	3 654	28 471
	9	2 848	20 838
	10	4 697	37 275
	11	6 298	57 261
	12	4 103	32 563

資料來源 ： 土地註冊處

數字源自在有關期間**送交**土地註冊處註冊的住宅樓宇買賣合約。這些數字一般顯示送交註冊前約四個星期內簽立的交易。住宅買賣是指已繳付印花稅的樓宇買賣合約。統計數字並不包括居者有其屋、私人機構參建居屋及租者置其屋等計劃的住宅買賣，除非有關單位轉售限制期屆滿並已繳付補價。

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 買 賣 - 按 成 交 金 額 分 類 的 買 賣 合 約 數 目
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額（百萬元） Range of Consideration ($ million)										
		少於 2 Less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		總數 Total
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2022		937	2	1 227	3	9 344	21	24 499	54	9 043	20	45 050
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
2023	1 - 3	281	2	410	3	3 459	25	7 411	53	2 462	18	14 023
	4 - 6	223	2	490	4	2 839	23	6 167	51	2 480	20	12 199
	7 - 9	205	2	563	6	2 659	29	4 244	46	1 503	16	9 174
	10 - 12	227	3	574	8	2 352	31	3 239	43	1 214	16	7 606
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
2024	1	111	3	233	7	1 032	30	1 622	47	479	14	3 477
	2	58	2	217	9	745	31	1 020	43	335	14	2 375
	3	76	2	266	7	1 208	30	1 830	46	591	15	3 971
	4	118	1	426	5	2 367	28	3 827	45	1 813	21	8 551
	5	117	2	381	7	1 375	25	2 216	40	1 457	26	5 546
	6	111	3	320	8	1 066	28	1 593	41	766	20	3 856
	7	128	3	346	9	1 198	32	1 491	40	560	15	3 723
	8	136	4	457	13	1 243	34	1 362	37	456	12	3 654
	9	93	3	339	12	923	32	1 108	39	385	14	2 848
	10	140	3	508	11	1 442	31	1 864	40	743	16	4 697
	11	121	2	515	8	1 684	27	2 636	42	1 342	21	6 298
	12	103	3	486	12	1 345	33	1 536	37	633	15	4 103

資料來源 ： 土地註冊處
有關數字來自圖表 49。
由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

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.

住宅一手及二手市場 - 買賣合約數目及總值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		一手買賣 Primary Sales 數目 No.	%	總值（百萬元） Consideration ($ million)	二手買賣 Secondary Sales 數目 No.	%	總值（百萬元） Consideration ($ million)	總數 Total No.
2022		10 315	23	109 722	34 735	77	297 999	45 050
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
2023	1 - 3	2 805	20	32 997	11 218	80	86 982	14 023
	4 - 6	3 569	29	50 283	8 630	71	72 474	12 199
	7 - 9	2 516	27	23 541	6 658	73	54 482	9 174
	10 - 12	1 862	24	20 807	5 744	76	47 685	7 606
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
2024	1	1 003	29	8 336	2 474	71	19 456	3 477
	2	367	15	5 677	2 008	85	13 419	2 375
	3	1 499	38	13 764	2 472	62	16 298	3 971
	4	3 636	43	42 350	4 915	57	35 106	8 551
	5	1 934	35	26 255	3 612	65	27 120	5 546
	6	980	25	12 026	2 876	75	22 465	3 856
	7	826	22	9 687	2 897	78	25 988	3 723
	8	1 154	32	11 253	2 500	68	17 218	3 654
	9	521	18	5 698	2 327	82	15 140	2 848
	10	1 611	34	16 072	3 086	66	21 203	4 697
	11	2 494	40	30 838	3 804	60	26 423	6 298
	12	887	22	11 119	3 216	78	21 444	4 103

資料來源 ： 土地註冊處

有關數字來自圖表 49。請參閱該圖表有關「住宅買賣」的定義。一手買賣一般指由發展商出售的單位，二手買賣指非由發展商出售的單位。

由於四捨五入關係，一手和二手買賣的總值加起來可能不等於圖表 49 的總值。

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.

非住宅買賣 - 主要類別物業買賣宗數及總值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month		寫字樓 Offices 宗數 No.	寫字樓 Offices 總值（百萬元） Consideration ($ million)	商業樓宇 Commercial 宗數 No.	商業樓宇 Commercial 總值（百萬元） Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	分層工廠大廈 Flatted Factories 總值（百萬元） Consideration ($ million)
2022		667	8 508	1 397	21 750	2 006	16 884
2023		646	13 530	1 114	16 974	1 860	13 843
2024 *		602	9 776	1 114	13 410	1 621	9 916
2023	7 - 9	137	1 552	293	4 042	420	2 769
	10 - 12	134	6 496	223	3 418	368	2 623
2024	1 - 3	132	1 641	200	2 202	357	2 163
	4 - 6	153	2 151	341	3 679	402	2 671
	7 - 9	130	2 934	231	2 828	410	2 646
	10 - 12 *	187	3 051	342	4 700	452	2 436
2023	7	36	264	92	1 140	170	1 145
	8	60	435	126	2 108	141	912
	9	41	853	75	794	109	713
	10	33	359	72	582	120	958
	11	59	5 756	95	1 005	128	950
	12	42	381	56	1 832	120	715
2024	1	37	334	70	590	109	772
	2	51	936	53	522	93	615
	3	44	370	77	1 090	155	776
	4	56	680	120	1 419	126	946
	5	55	897	121	1 255	151	1 041
	6	42	574	100	1 005	125	684
	7	49	838	71	668	138	900
	8	40	590	81	1 193	145	937
	9	41	1 507	79	968	127	810
	10 *	63	1 598	106	1 138	134	627
	11 *	70	645	104	1 269	171	953
	12 *	54	808	132	2 293	147	856

* 臨時數字

這些數字是根據買賣合約的簽署**日期**（如沒有買賣合約，則根據轉讓契約簽署日期），而**並非**送交土地註冊處登記的日期，應與土地註冊處編制的住宅買賣數據有所區別。

數字並不反映所有非住宅買賣。其他類別如工貿大廈、貨倉、車位等並不包括在內。整座樓宇的買賣，或包含超過一種物業類別的買賣，亦未有包括在內。故此，列表的數字，特別是總值方面，可能會較實際的數字為低。

* 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.

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
港島 HONG KONG	中西區 Central and Western	堅尼地城、石塘咀、西營盤、上環、中環、金鐘、半山區、山頂	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
	灣仔 Wan Chai	灣仔、銅鑼灣、天后、跑馬地、大坑、掃桿埔、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
	東區 Eastern	寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	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
	南區 Southern	薄扶林、香港仔、鴨脷洲、黃竹坑、壽臣山、淺水灣、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

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
九龍 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、西九文化區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Cultural District, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256
	深水埗 Sham Shui Po	美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、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
	九龍城 Kowloon City	紅磡、土瓜灣、馬頭角、馬頭圍、啟德、九龍城、何文田、九龍塘、筆架山	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)
	黃大仙 Wong Tai Sin	新蒲崗、黃大仙、東頭、橫頭磡、樂富、鑽石山、慈雲山、牛池灣	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
	觀塘 Kwun Tong	坪石、九龍灣、牛頭角、佐敦谷、觀塘、秀茂坪、藍田、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

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 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
	荃灣 Tsuen Wan	荃灣、上葵涌、汀九、深井、青龍頭、馬灣、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
	屯門 Tuen Mun	大欖涌、掃管笏、屯門、藍地	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	洪水橋、廈村、流浮山、天水圍、元朗、新田、落馬洲、錦田、石崗、八鄉	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
	北區 North	粉嶺、聯和墟、上水、石湖墟、沙頭角、鹿頸、烏蛟騰	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

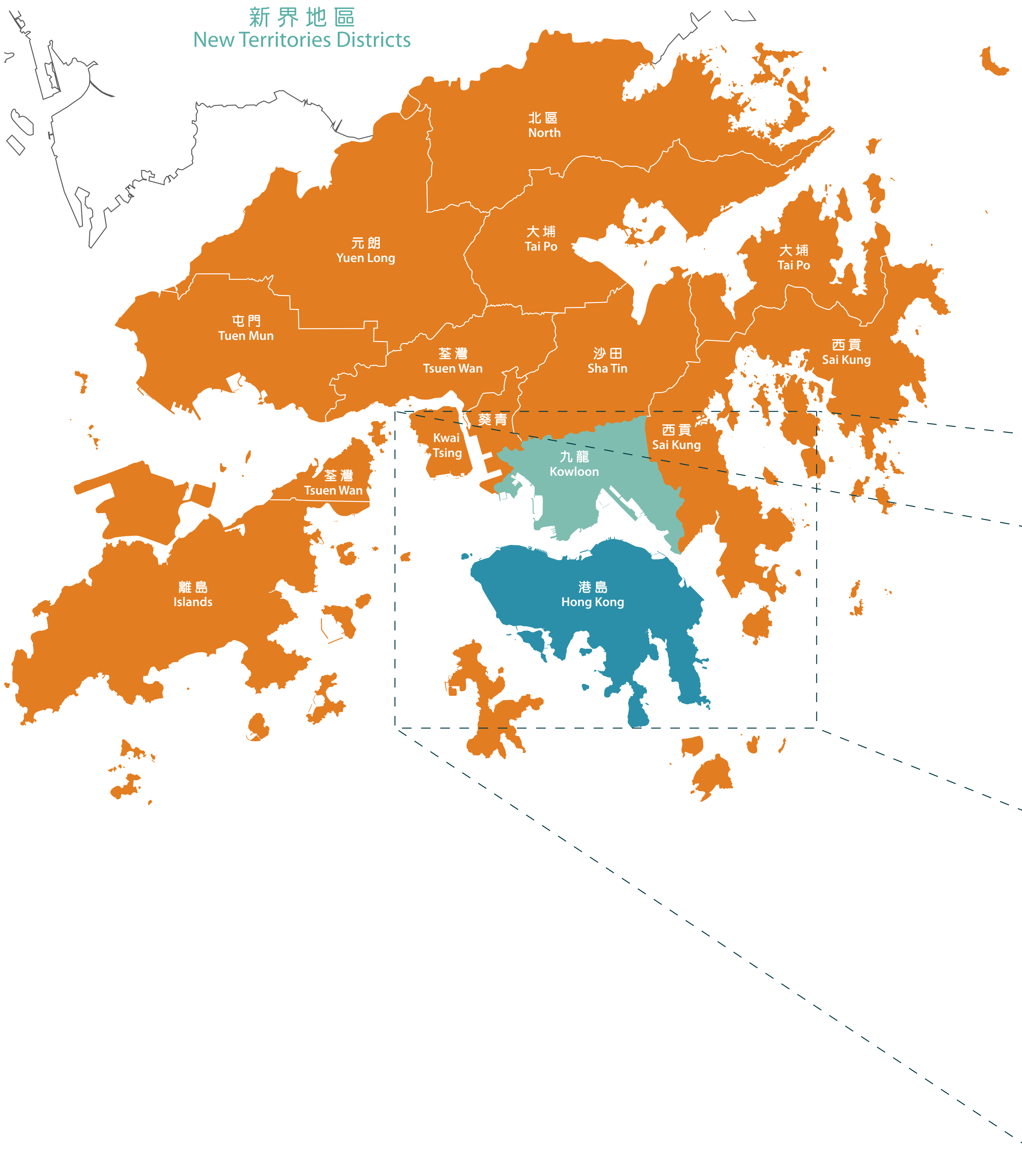
各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	大埔 Tai Po	大埔墟、大埔、大埔滘、大美督、船灣、樟木頭、企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751, 757(p)
	沙田 Sha Tin	大圍、沙田、火炭、馬料水、烏溪沙、馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757(p), 758, 759, 761, 762
	西貢 Sai Kung	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	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
	離島 Islands	長洲、坪洲、大嶼山（包括東涌、愉景灣）、南丫島	Cheung Chau, Peng Chau, Lantau Island, (including Tung Chung, Discovery Bay), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 972, 973(p), 976

(p) = part 部分

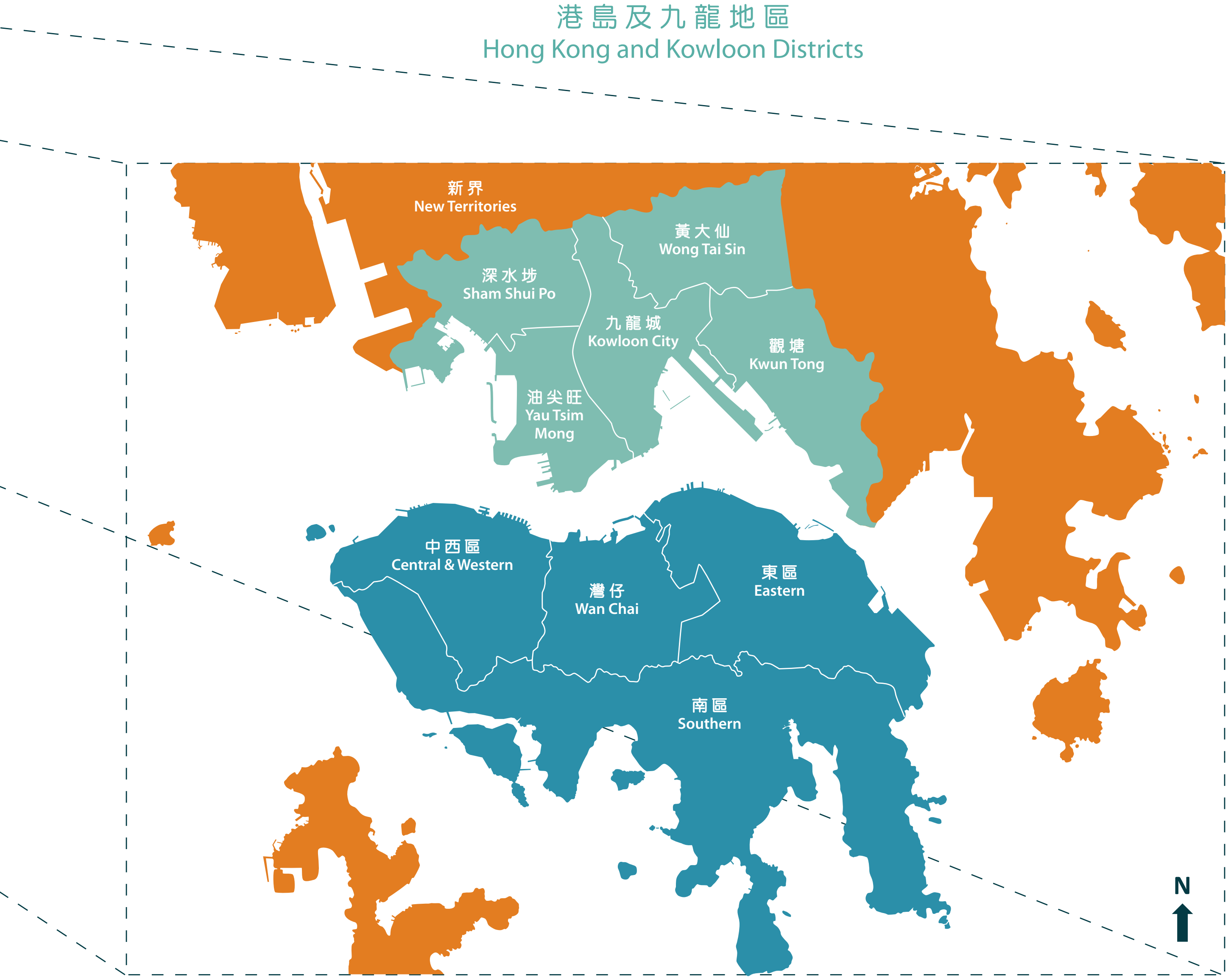
寫字樓分區
OFFICE SUB-DISTRICTS

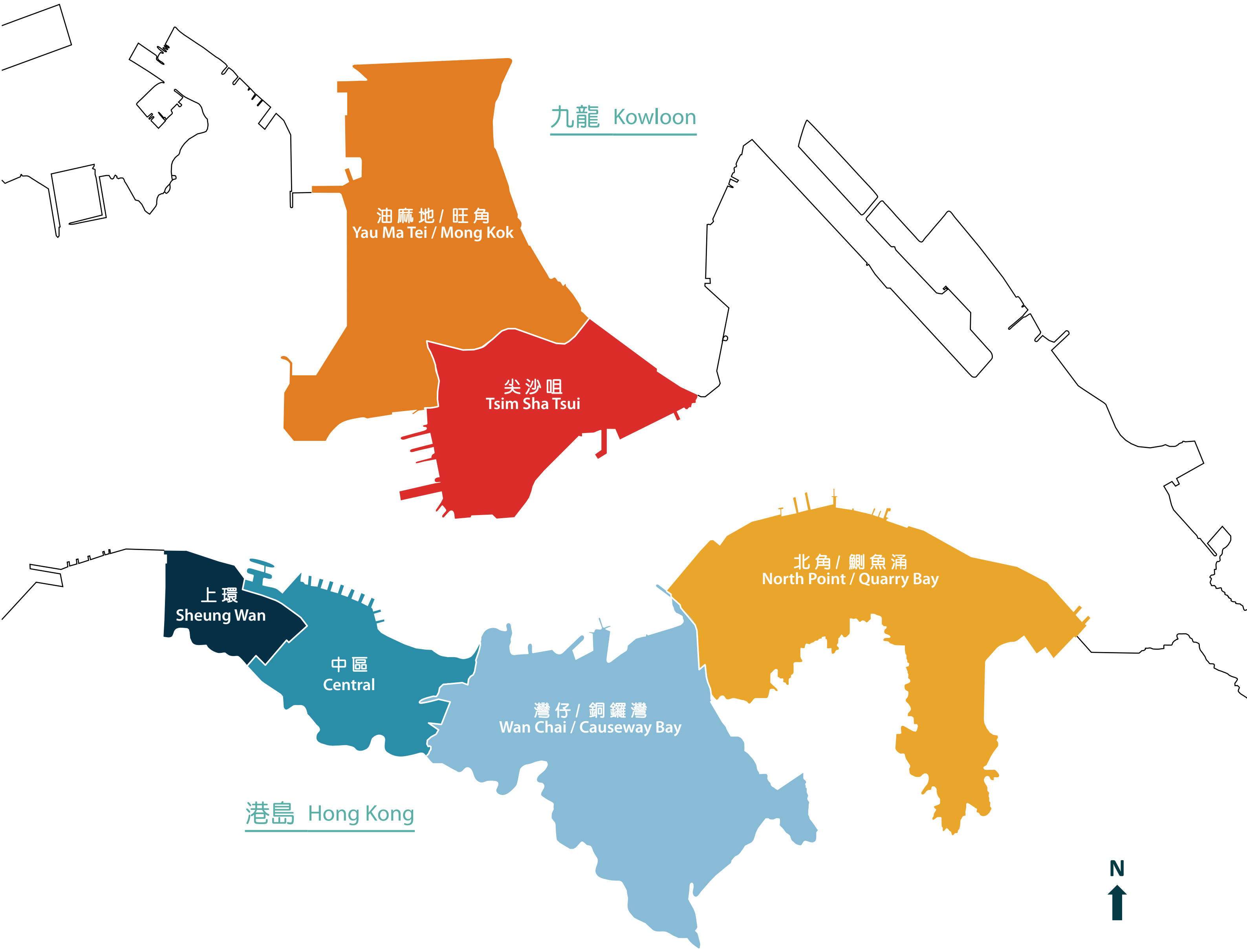
寫字樓的分區	Sub-districts for Offices	小規劃統計區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124
灣仔 / 銅鑼灣	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鰂魚涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213, 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



新界地區
New Territories Districts
北區
North
元朗
Yuen Long
大埔
Tai Po
大埔
Tai Po
屯門
Tuen Mun
荃灣
Tsuen Wan
沙田
Sha Tin
西貢
Sai Kung
葵青
Kwai Tsing
西貢
Sai Kung
九龍
Kowloon
荃灣
Tsuen Wan
離島
Islands
港島
Hong Kong

港島及九龍地區
Hong Kong and Kowloon Districts




九龍 Kowloon
油麻地 / 旺角
Yau Ma Tei / Mong Kok
尖沙咀
Tsim Sha Tsui
北角 / 鰂魚涌
North Point / Quarry Bay
上環
Sheung Wan
中區
Central
灣仔 / 銅鑼灣
Wan Chai / Causeway Bay
港島 Hong Kong
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