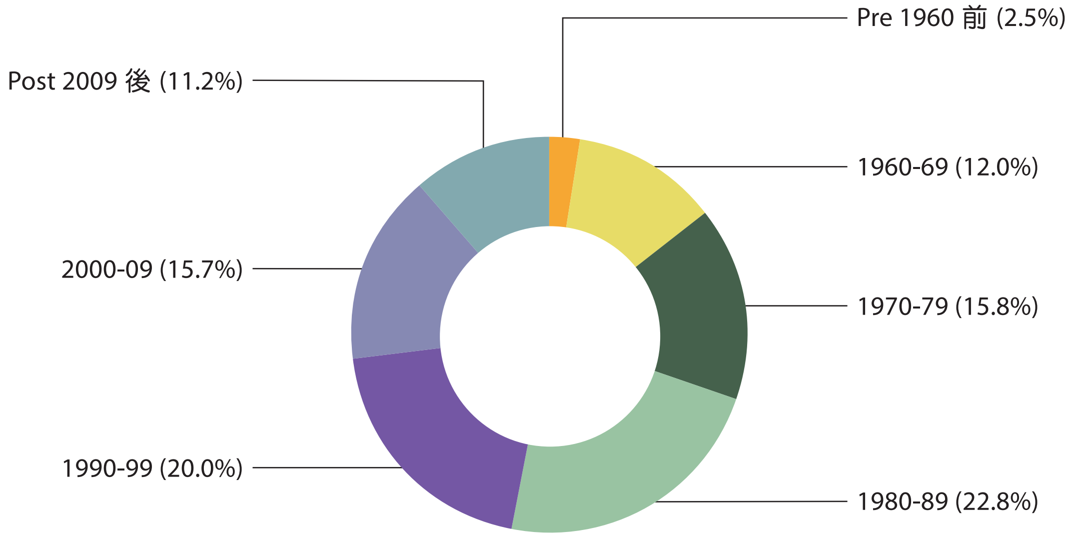
私人住宅
PRIVATE DOMESTIC

私人住宅（整體）
PRIVATE DOMESTIC (OVERALL)

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。2019年年底的整體總存量為1 206 444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 2019, the overall stock was 1 206 444 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2019年私人住宅落成量為13 643個單位，較前一年減少35%。按地域計，新界佔58%，九龍佔24%，港島佔18%。按地區計，大埔、西貢和深水埗為供應量最高的三個地區，分別佔整體落成量的24%、12%和10%。

Completions in 2019 amounted to 13 643 units, down by 35% from the previous year. By region, 58% of the completions were in the New Territories, 24% in Kowloon and 18% on Hong Kong Island. District-wise, Tai Po, Sai Kung and Sham Shui Po were the top three suppliers, contributing 24%, 12% and 10% of the overall completions respectively.

2019 年的入住量增加 66% 至 19 278 個單位。年底空置量減至 44 892 個單位，相當於總存量的 3.7%。空置單位中，有 7 344 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 2019 increased by 66% to 19 278 units. Vacancy at the year-end reduced to 44 892 units, or 3.7% of the total stock. 7 344 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

預計 2020 和 2021 年落成量將分別為 20 854 個和 18 924 個單位。在 2020 年，67% 的新供應將來自新界。按地區計，屯門的供應量佔新落成單位的 23%，其次為大埔和西貢，分別佔 18% 和 12%。預計新界將再次佔 2021 年新供應的 67%，當中 59% 的落成量將來自西貢、元朗和沙田。

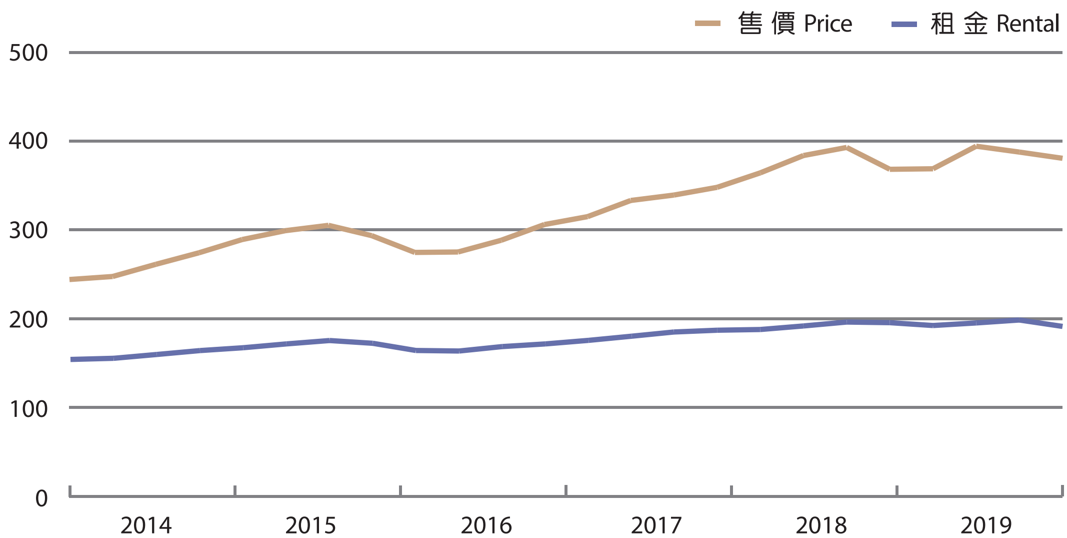
Completions in 2020 and 2021 are expected to reach 20 854 units and 18 924 units respectively. In 2020, 67% of the new supply will come from the New Territories. On district basis, Tuen Mun will account for 23% of the new units, followed by Tai Po and Sai Kung at 18% and 12% respectively. In 2021, the New Territories will again contribute 67% of the new supply, with Sai Kung, Yuen Long and Sha Tin together providing 59% of the completions.

私人住宅（整體）
PRIVATE DOMESTIC (OVERALL)

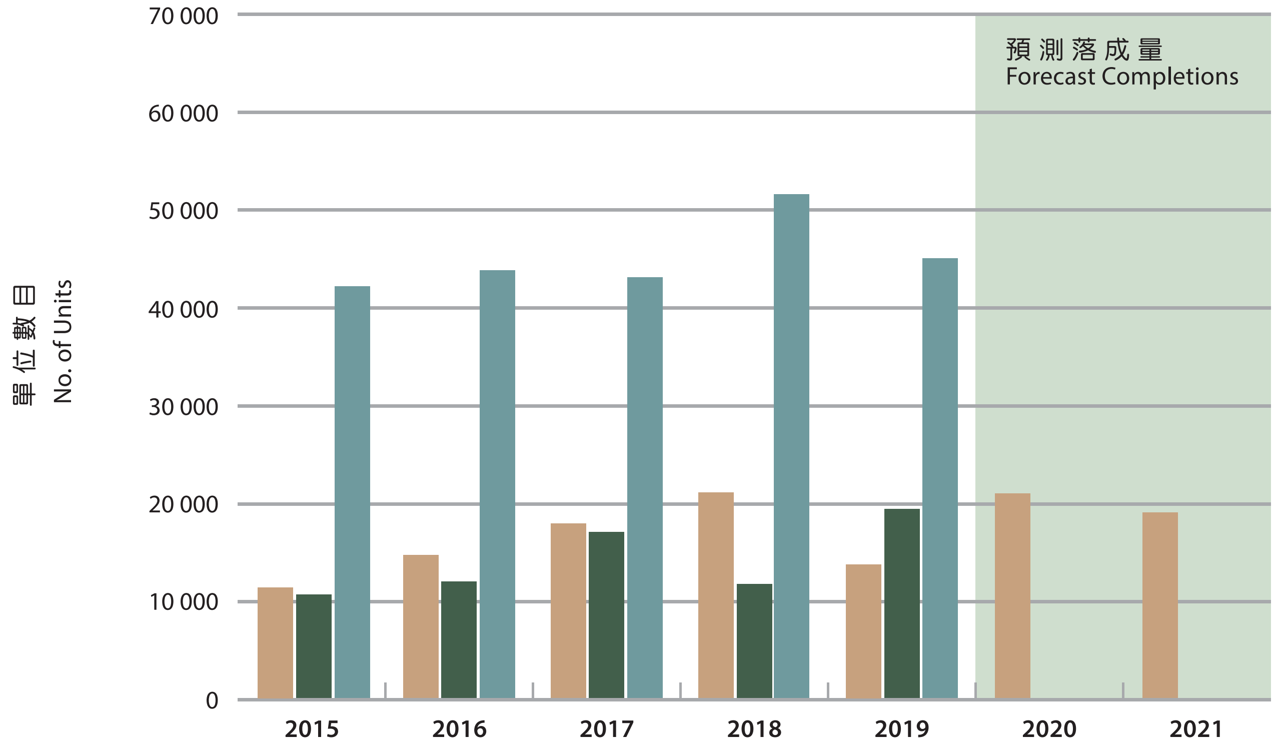
二手市場售價在 2019 年第一季調整，並於第二季急劇上升後，至下半年回落。整體售價於最後一季按年增長 3.4%。與 2018 年同期相比，租金於最後一季錄得 2.1% 的跌幅，全年有升有跌。

Prices in the secondary market consolidated in the first quarter of 2019, rose rapidly in the second quarter, and declined in the second half of the year. Overall prices registered a year-on-year growth of 3.4% in the last quarter. Rents registered ups and downs throughout the year and recorded a reduction of 2.1% in the final quarter over the corresponding period in 2018.

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

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	11 296*	14 595	17 791	20 968	13 643	20 854#	18 924#
入住量 Take-up	10 533	11 881	16 954	11 623	19 278		
空置量 Vacancy	42 035	43 657	42 942	51 426	44 892		
%+	3.7	3.8	3.7	4.3	3.7		

* 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個住宅單位。相關入住量和空置量的數字並沒有修正。

Completions of 2015 include 16 flats 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. There is no amendment to other related take-up and vacancy figures.

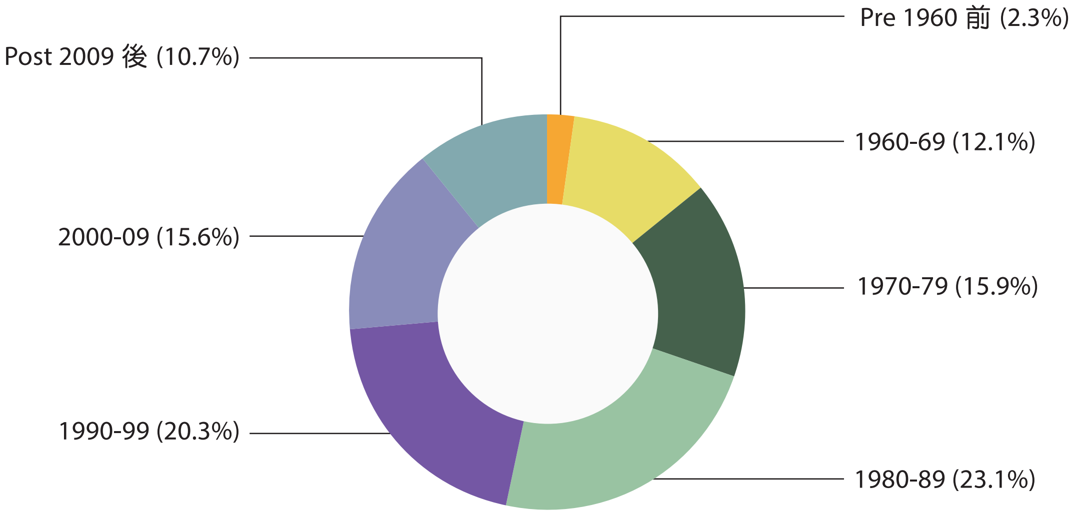
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米以下的單位。2019年年底的總存量為1 110 648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 2019 was 1 110 648 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



2019年共有12 302個單位落成，其中58%位於新界，25%位於九龍，17%位於港島。大埔、西貢和深水埗供應的新落成單位，合共佔此分類總落成量47%。以單位面積計，單是A類單位便佔新供應的54%，而B類和C類單位則分別佔34%和12%。

There were 12 302 units completed in 2019, of which 58% were located in the New Territories, 25% in Kowloon and 17% on Hong Kong Island. Tai Po, Sai Kung and Sham Shui Po together contributed 47% of the total completions in this sub-sector. In terms of flat size, Class A units alone accounted for 54% of the new supply while the shares of Class B and Class C units were 34% and 12% respectively.

2019 年的入住量飆升 51% 至 16 751 個單位。年底空置量下跌至 37 091 個單位，相當於此分類總存量的 3.3%。

Take-up in 2019 surged by 51% to 16 751 units. Vacancy at the year-end dropped to 37 091 units, or 3.3% of the stock in this sub-sector.

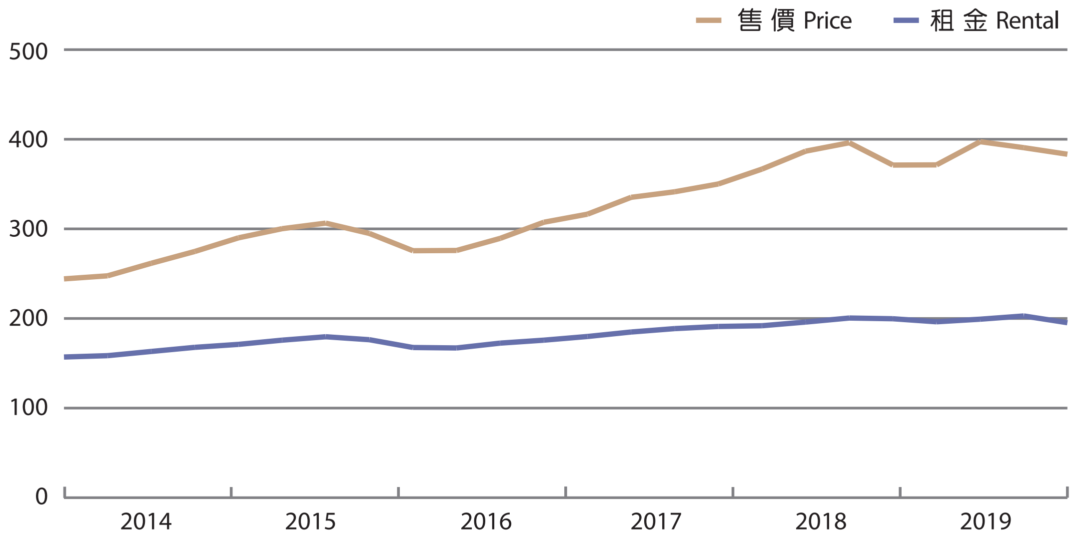
預計 2020 和 2021 年的落成量將分別上升至 19 616 個和 17 663 個。2020 年的落成量中，新界將佔 68%，主要位於屯門、大埔和西貢。2021 年的落成量將再次集中在新界，有 69% 位於該處，主要分布於西貢、元朗和沙田。

Completions in 2020 and 2021 are expected to rise to 19 616 units and 17 663 units respectively. Of the completions in 2020, the New Territories will provide 68%, mainly in Tuen Mun, Tai Po and Sai Kung. In 2021, focus will again be on the New Territories where 69% of the new units are situated, mainly in Sai Kung, Yuen Long and Sha Tin.

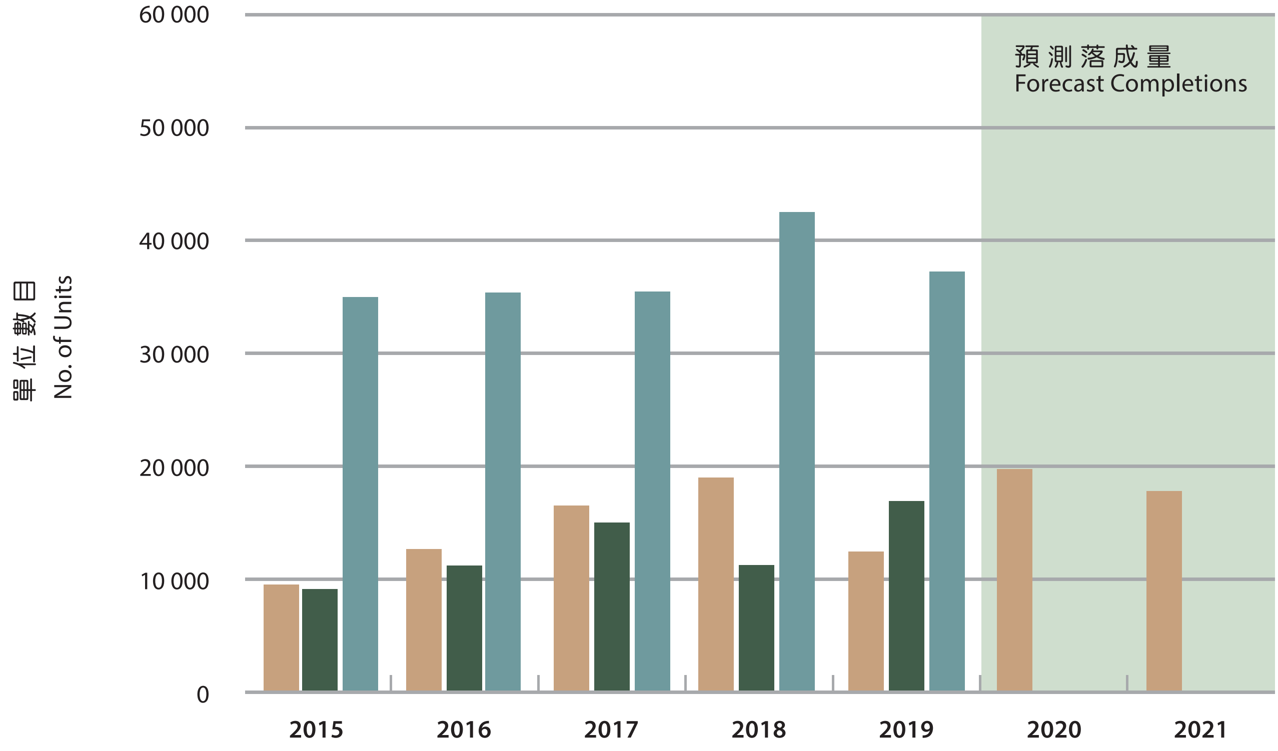
此分類的售價在第二季到達頂峯後，至第三季回落。售價在最後一季較前一年高 3.3%。第四季的租金則較前一年同期下跌 2.2%。

After reaching the peak in the second quarter, prices in this sub-sector dropped in the third quarter. The price in the last quarter was 3.3% higher than a year earlier. Meanwhile, rents fell by 2.2% in the fourth quarter over the corresponding quarter in the preceding year.

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

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	9 372*	12 512	16 350	18 863	12 302	19 616#	17 663#
入住量 Take-up	8 972	11 040	14 867	11 083	16 751		
空置量 Vacancy	34 826	35 234	35 314	42 336	37 091		
%+	3.3	3.3	3.3	3.9	3.3		

* 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個住宅單位。相關入住量和空置量的數字並沒有修正。

Completions of 2015 include 16 flats 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. There is no amendment to other related take-up and vacancy figures.

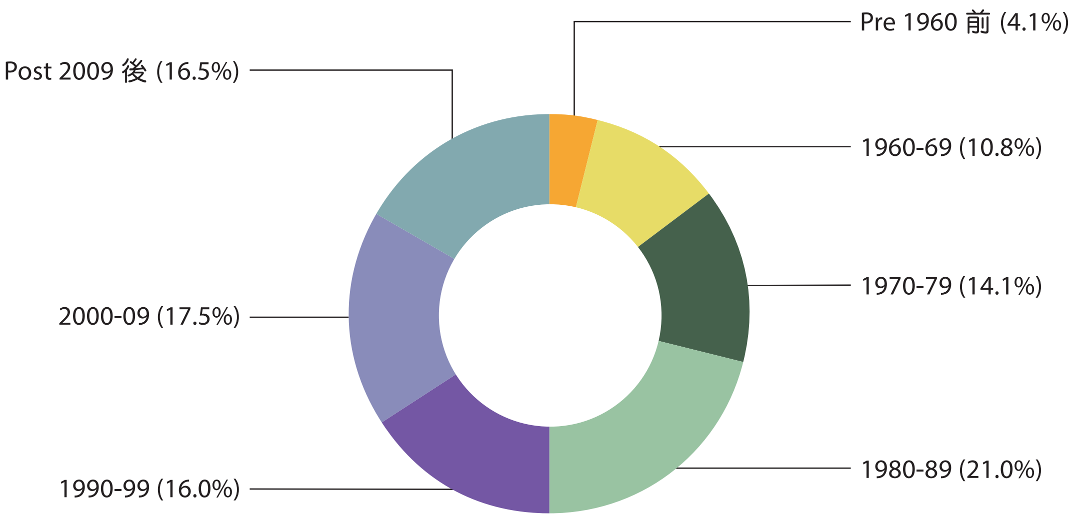
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2019年年底的總存量為95 796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 2019 was 95 796 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



2019年落成的1 341個單位中，有70%位於新界。按地區計，大埔佔落成量的24%，其次是沙田，佔23%。

Of the 1 341 units completed in 2019, 70% were located in the New Territories. On district level, Tai Po accounted for 24% of the completions, followed by Sha Tin at 23%.

2019 年的入住量急升至 2 527 個單位。年底空置量下跌至 7 801 個單位，相當於此分類單位總存量的 8.1%。

Take-up in 2019 soared to 2 527 units. The year-end vacancy declined to 7 801 units, representing 8.1% of the stock in this sub-sector.

預計 2020 和 2021 年新落成單位將分別為 1 238 個和 1 261 個。未來兩年的新供應將集中在新界。在 2020 年，大埔和九龍城將合共提供新落成單位的 53%，而 2021 年，南區和沙田將合共提供落成量的 44%。

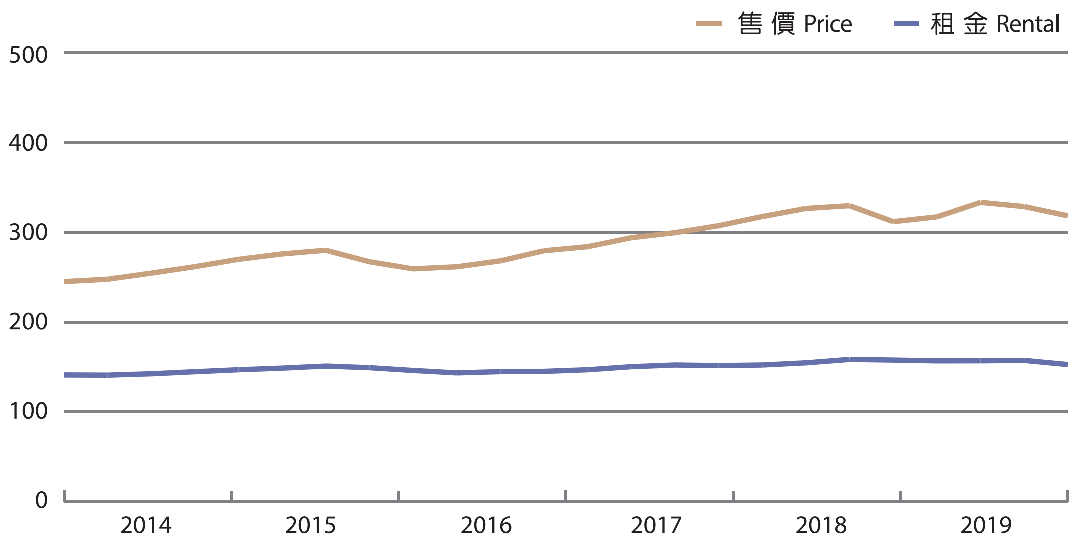
1 238 units and 1 261 units are estimated to be completed in 2020 and 2021 respectively. New supply in the coming two years will be concentrated in the New Territories. Tai Po and Kowloon City will provide in total 53% of the new completions in 2020. In 2021, Southern district and Sha Tin altogether will provide 44% of the completions.

私人住宅（大型單位）
PRIVATE DOMESTIC (LARGE UNITS)

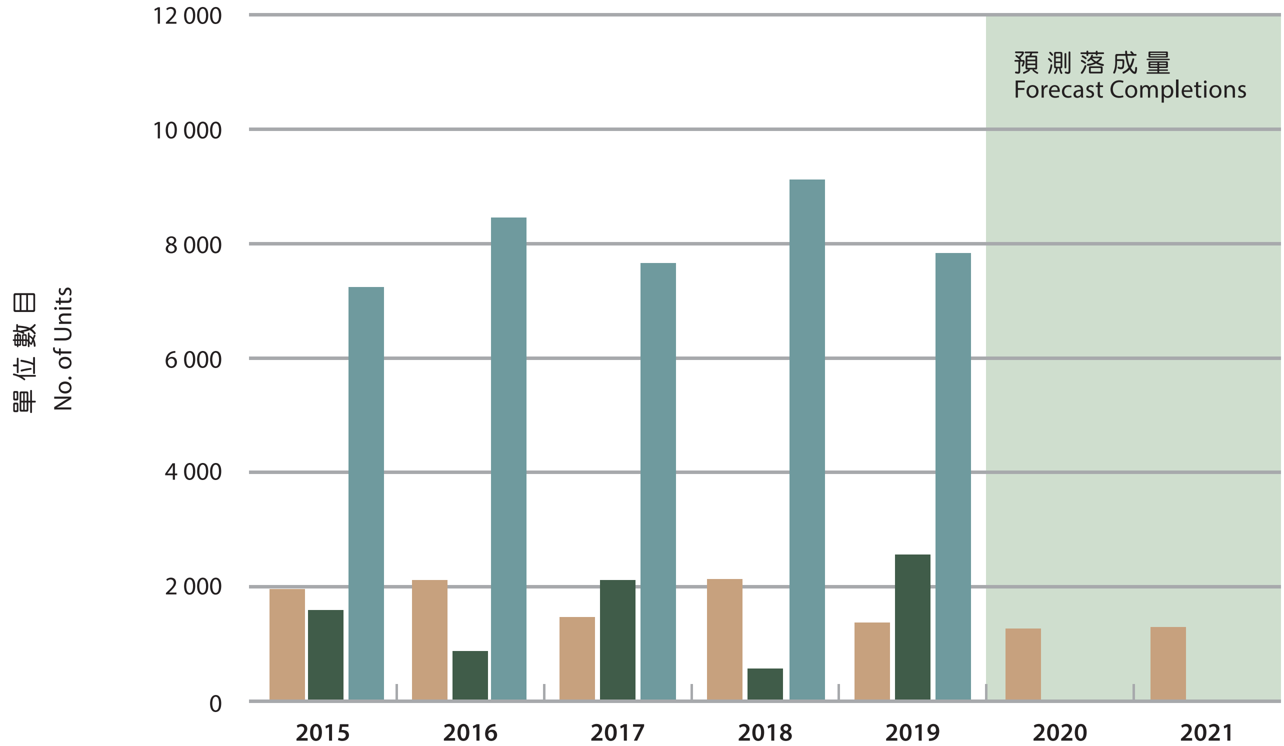
此分類物業的售價在 2019 年上半年上升，並在第二季到達頂峯後，至第三季開始回落。售價在最後一季按年上升 2.1%，而第四季的租金則較 2018 年同季下跌 3.2%。

Prices in this sub-sector rose in the first half of 2019, peaking in the second quarter before starting to decline in the third quarter. Prices exhibited a 2.1% increase in the final quarter over a year earlier. Rents recorded a fall of 3.2% in the fourth quarter when compared with the corresponding quarter in 2018.

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

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	1 924	2 083	1 441	2 105	1 341	1 238#	1 261#
入住量 Take-up	1 561	841	2 087	540	2 527		
空置量 Vacancy	7 209	8 423	7 628	9 090	7 801		
%+	8.1	9.2	8.2	9.6	8.1		

\+ 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