

# 私人住宅

PRIVATE DOMESTIC





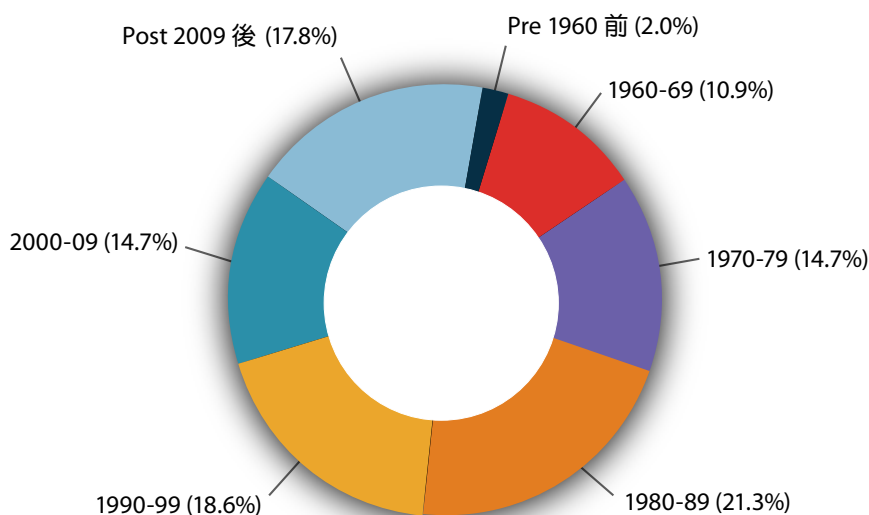




這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2024 年年底的整體總存量為 1 291 956 個單位。圖表顯示按樓齡劃分的總存量。

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%.

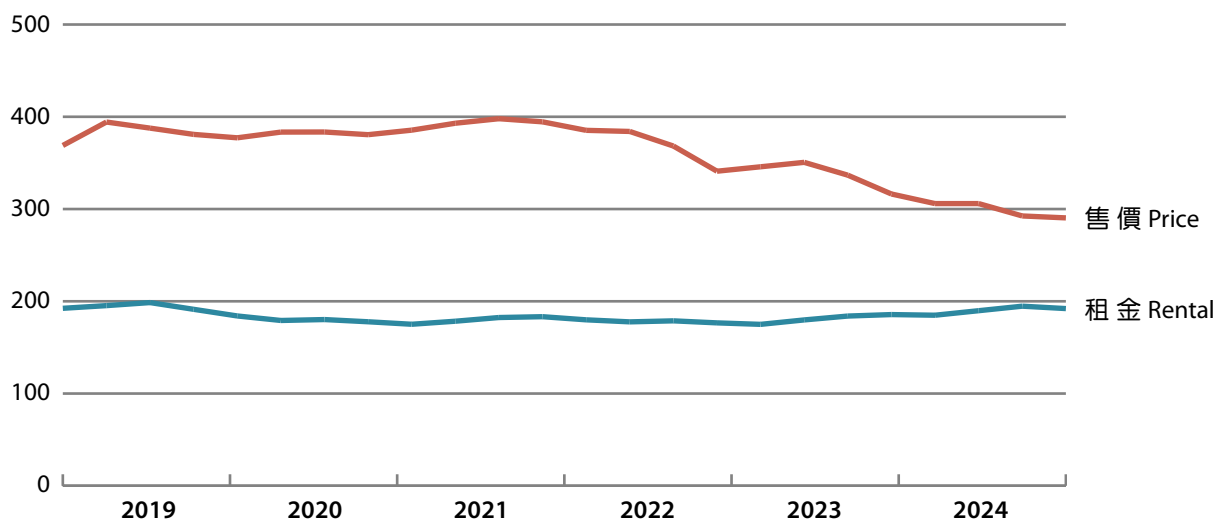


所有需求管理措施在 2024 年第一季撤銷，使住宅銷售市場在第二季得到短暫的喘息。然而，在外圍經濟前景不明朗和資金流動性收緊的情況下，市場氣氛審慎，住宅售價及後重拾跌勢。由於連續多次減息，加上按揭成數上限和供款與入息比率上限有所調整，銷售市場在 2024 年最後一季回穩。最終，住宅售價以 2023 和 2024 年最後一季相比，下跌 8.2%。相反，受惠於不少人才流入，加上學生住屋需求和「轉買為租」的趨勢，租賃市場的表現勝過銷售市場，最後一季的租金較前一年同季錄得 3.5% 的升幅。



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 <sup>#</sup>	20 098 <sup>#</sup>
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		
% <sup>+</sup>	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.

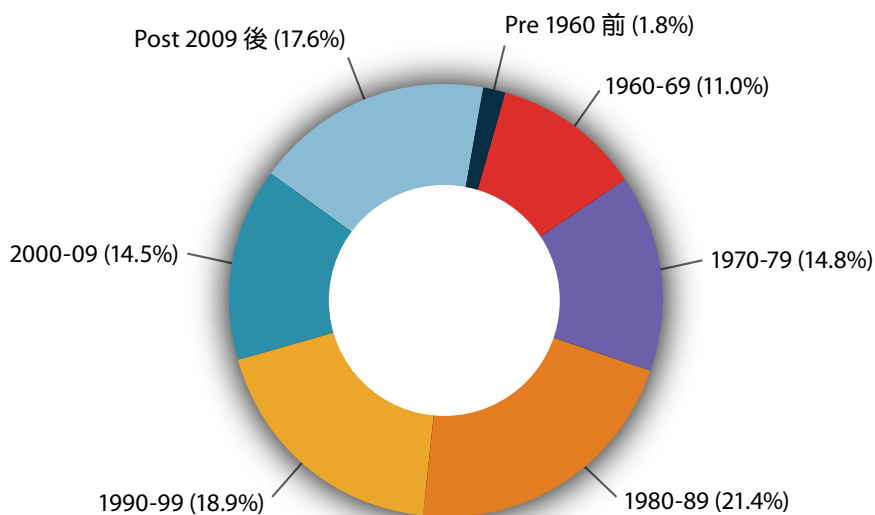
# 預測數字  
Forecast figures



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<sup>2</sup>. 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.



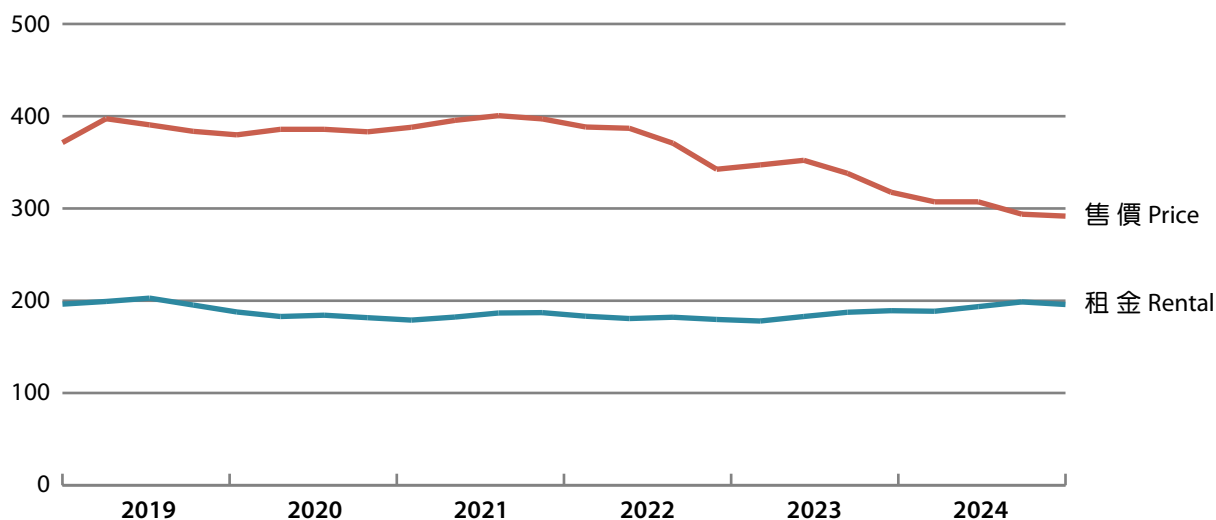


與整體市場走勢相若，這分類的住宅售價除在2024年第二季稍為緩和外，全年均下跌。第四季的售價較前一年同季下跌8.2%。而第四季租金較2023年同季上升3.5%。

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.

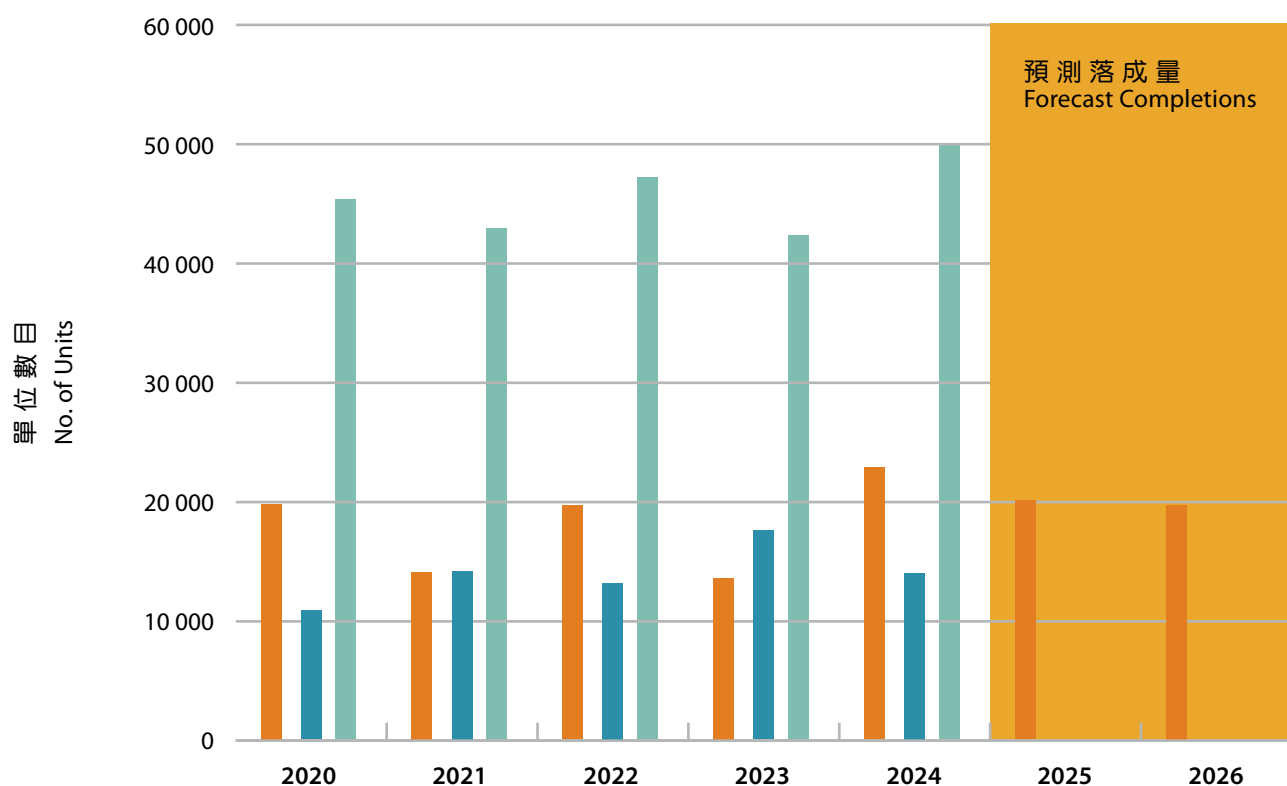


### 售價及租金指數 Price and Rental Indices





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 <sup>#</sup>	19 629 <sup>#</sup>
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		
% <sup>+</sup>	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.

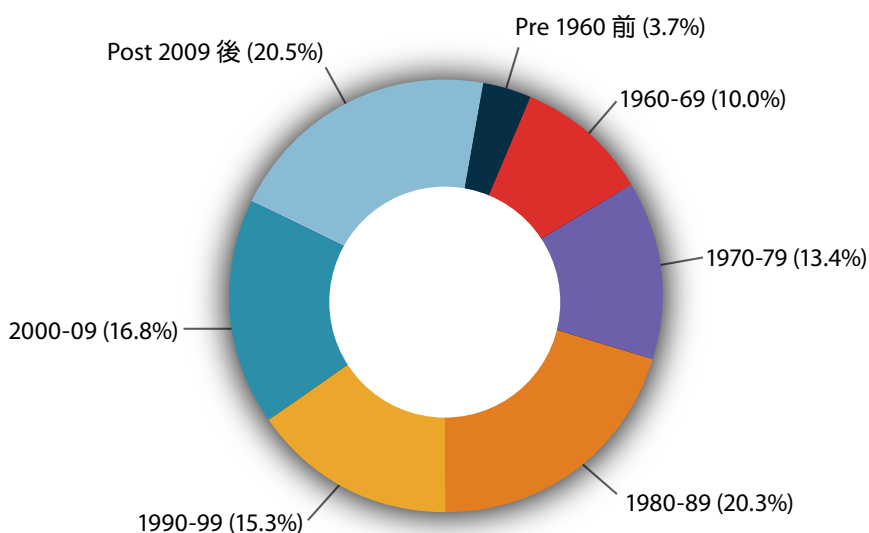
# 預測數字  
Forecast figures



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<sup>2</sup> 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.

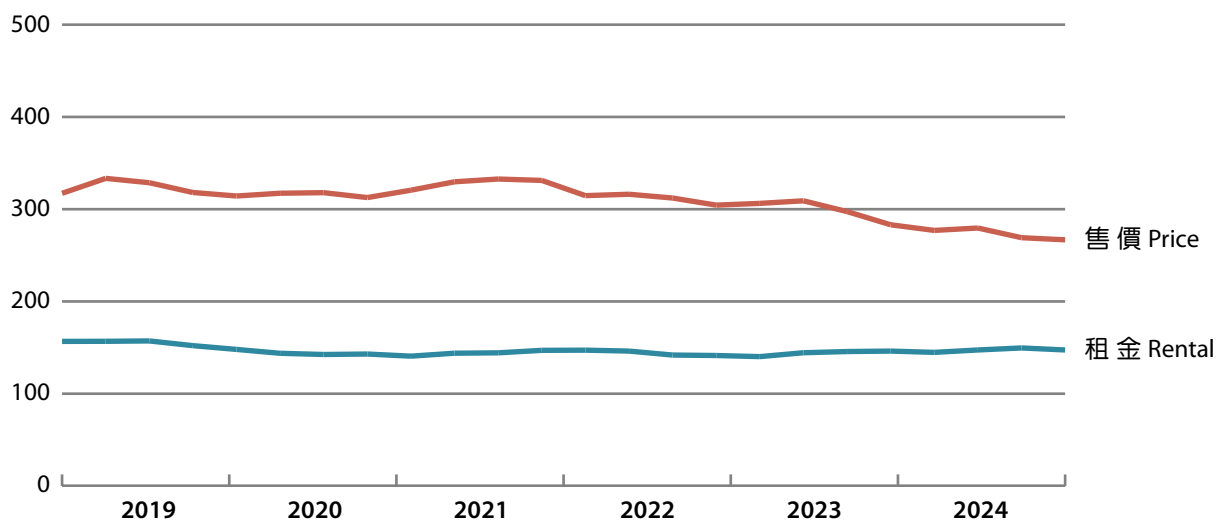


這分類物業的售價在 2024 年第二季略為回升，至下半年重拾跌勢，最後，2024 年第四季與前一年同季相比下跌 5.8%。年內，租金波幅不大，最終第四季的租金較 2023 年同季微升 0.8%。

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.

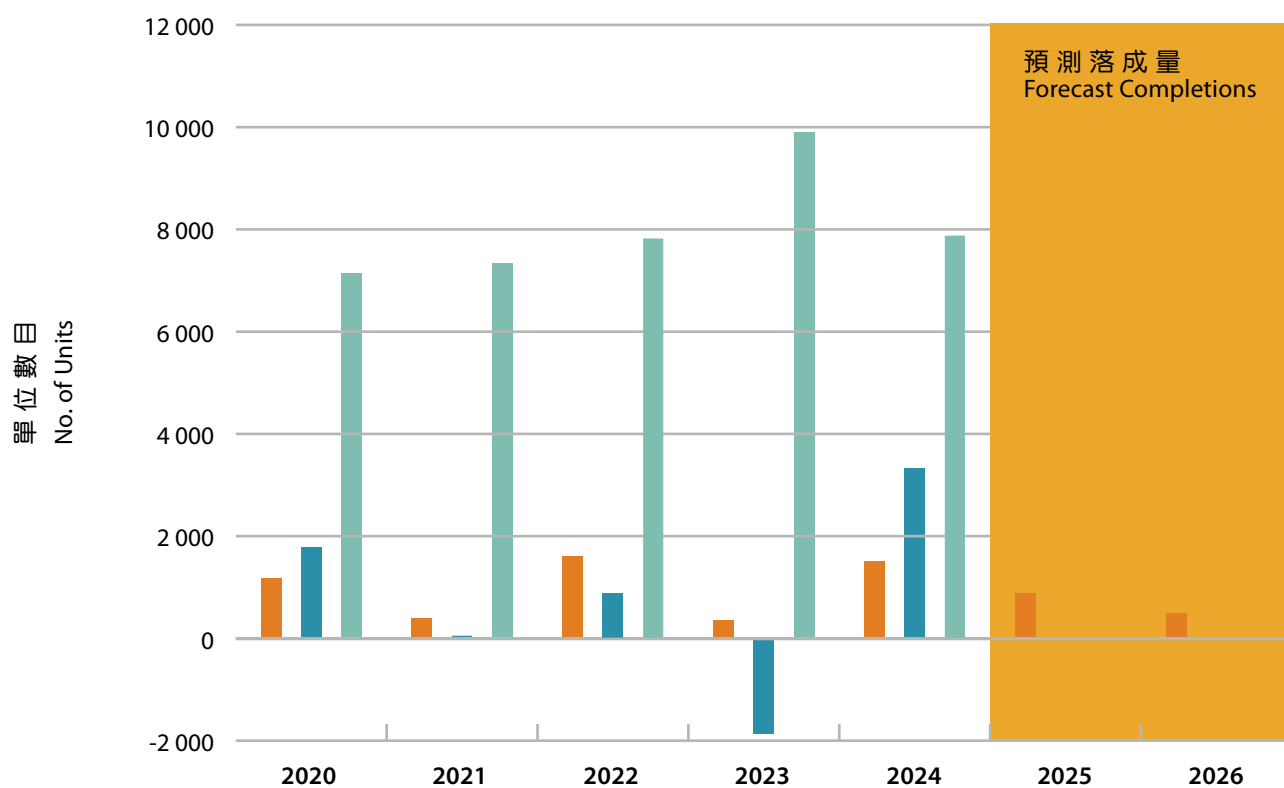


### 售價及租金指數 Price and Rental Indices





## 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 <sup>#</sup>	469 <sup>#</sup>
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		
% <sup>+</sup>	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。  
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Vacancy at the end of the year as a percentage of stock.

# 預測數字  
Forecast figures