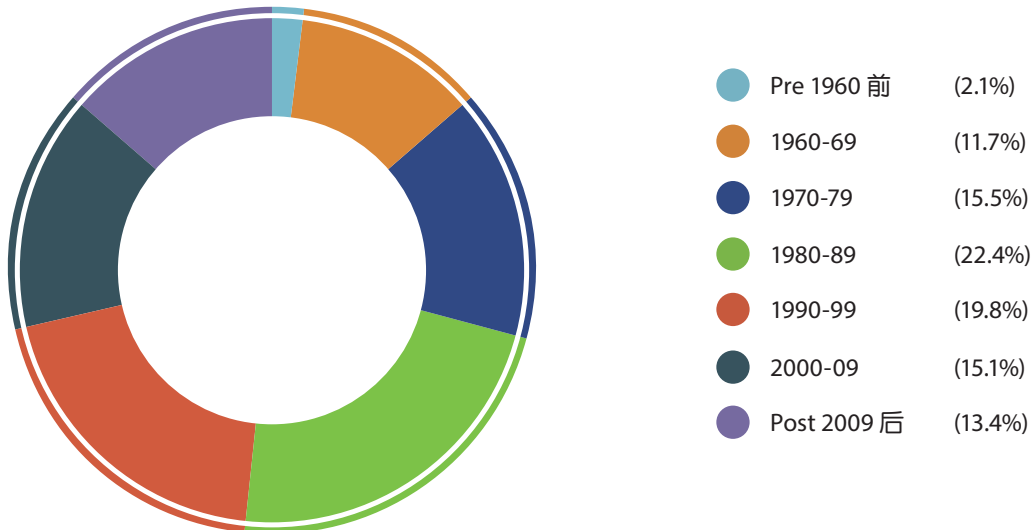


私人住宅（中 / 小型单位） Private Domestic (Small/Medium Units)

此分类包括实用面积为 100 平方米以下的单位。2021 年年底的总存量为 1 141 006 个单位，占私人住宅总存量的 92%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2021 was 1 141 006 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按楼龄分类的总存量 Stock Distribution by Age



2021 年有 14 016 个单位落成，其中 48% 位于九龙，47% 位于新界，5% 位于港岛。供应主要来自西贡和九龙城，合共占此分类总落成量的 55%。以单位面积计，A 类和 B 类单位分别占新供应的 37% 和 48%，而 C 类单位则占 15%。

There were 14 016 units completed in 2021, of which 48% were located in Kowloon, 47% in the New Territories and 5% on Hong Kong Island. Supply mainly came from Sai Kung and Kowloon City, together contributing 55% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 37% and 48% of the new supply respectively, while the share for Class C units was 15%.

私人住宅（中 / 小型单位） Private Domestic (Small/Medium Units)

2021 年的入住量上升 31% 至 14 101 个单位。年底空置量稍微下跌至 42 860 个单位，相当于此分类总存量的 3.8%。

Take-up in 2021 rose by 31% to 14 101 units. Vacancy at the year-end edged down to 42 860 units, or 3.8% of the stock in this sub-sector.



预计 2022 和 2023 年将分别有 21 098 个和 20 487 个单位落成，未来两年的新供应将主要来自新界。按地区计，在 2022 年的新落成量中，沙田、九龙城和元朗共占 47%。在 2023 年，九龙城占新落成单位的比例最高，占 28%，其次是元朗，占 20%，以及屯门，占 15%。

Completions in 2022 and 2023 are estimated to be 21 098 units and 20 487 units respectively. New supply in the coming two years will mainly come from the New Territories. On district basis, Sha Tin, Kowloon City and Yuen Long together will provide 47% of the new completions in 2022. In 2023, Kowloon City will contribute the largest share of 28% of the new units, followed by Yuen Long at 20% and Tuen Mun at 15%.

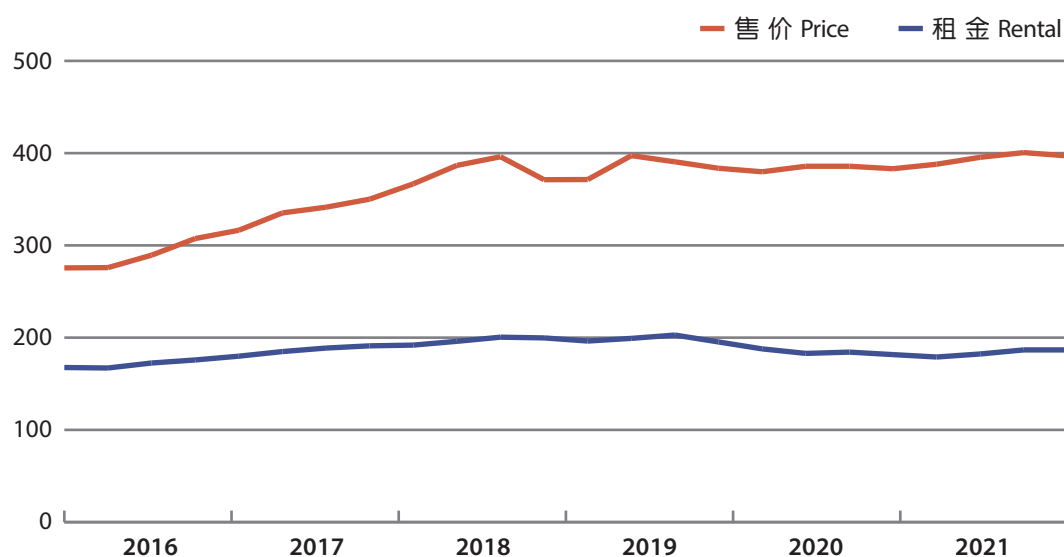
私人住宅（中 / 小型单位） Private Domestic (Small/Medium Units)

此分类的售价在 2021 年首三季上升，在第三季达到顶峰，其后在最后一季回落。售价在最后一季较前一年同季上升 3.6%。租金全年升势持续，在第四季与 2020 年同期相比，录得 2.8% 的增长。

Prices in this sub-sector rose in the first three quarters of 2021, peaked in the third quarter and then retreated in the last quarter. Price exhibited an increase of 3.6% in the final quarter over a year earlier. Rents ascended throughout the year, registering an increase of 2.8% in the fourth quarter compared with the corresponding quarter in 2020.

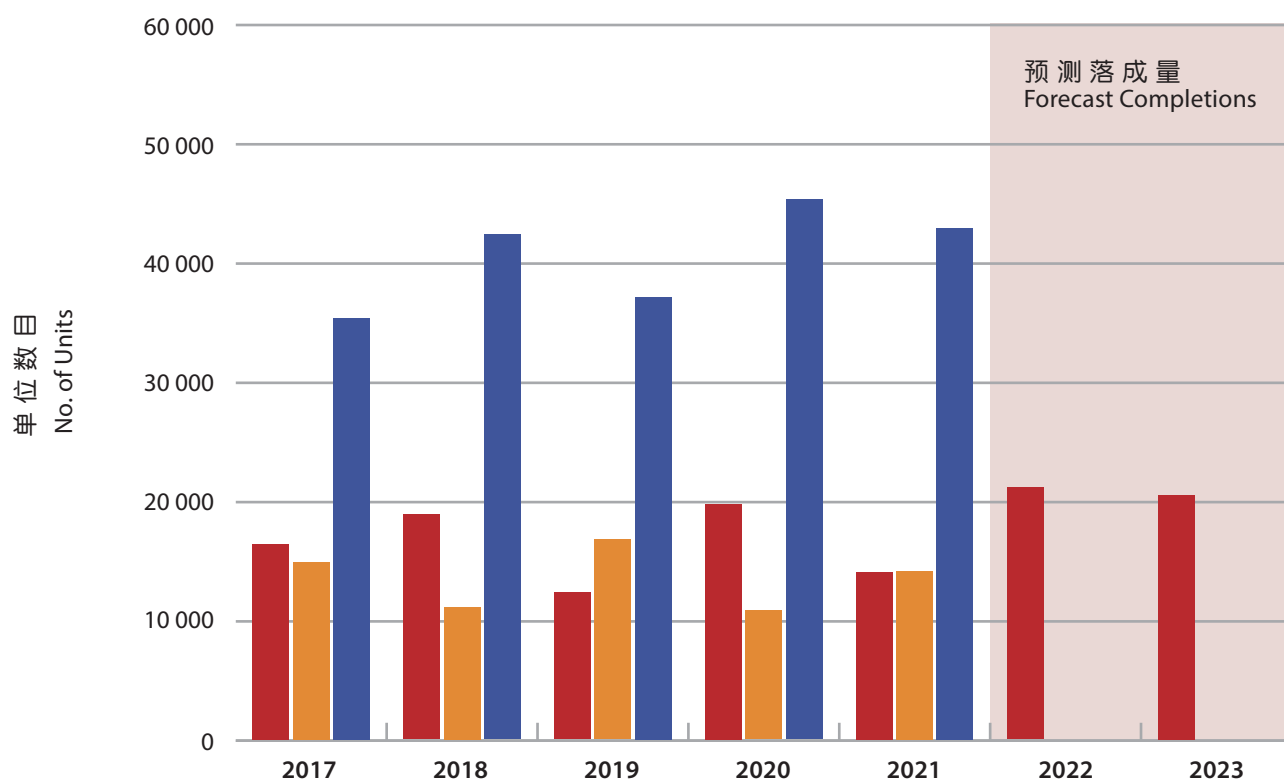


售价及租金指数 Price and Rental Indices



私人住宅（中 / 小型单位） Private Domestic (Small/Medium Units)

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



单位数目
No. of Units

2017 2018 2019 2020 2021 2022 2023

落成量 Completions	16 350	18 863	12 302*	19 751	14 016	21 098#	20 487#
入住量 Take-up	14 867	11 083	16 751	10 787	14 101		
空置量 Vacancy	35 314	42 336	37 091	45 260	42 860		
% ⁺	3.3	3.9	3.3	4.0	3.8		

* 2019年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的43个住宅单位。
Completions of 2019 include 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.

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

预测数字
Forecast figures