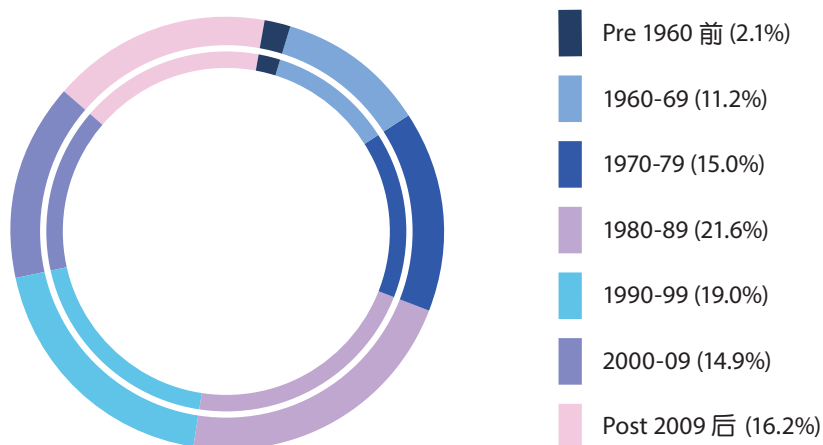


## 私人住宅 (整体) Private Domestic (Overall)

这类别包括设有专用煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2023年年底的整体总存量为1 269 831个单位。图表显示按楼龄划分的总存量。

This sector comprises independent domestic units with exclusive cooking facilities, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2023, the overall stock was 1 269 831 units. The chart shows stock distribution by age.

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



2023年私人住宅落成量较前一年下跌35%至13 852个单位。九龙和新界分别占落成量的50%和44%，其余6%来自港岛。九龙城供应的落成单位最多，占25%，其次是屯门，占15%。

Completions in 2023 were down by 35% from the previous year to 13 852 units. Kowloon and the New Territories contributed 50% and 44% of the completions respectively, while the remainder 6% were from Hong Kong Island. The largest share of these completed units came from Kowloon City at 25%, followed by Tuen Mun at 15%.

2023 年的入住量为 15 670 个单位，较 2022 年增加 12%。年底空置量轻微下跌至 52 146 个单位，占总存量的 4.1%。空置单位中，有 5 042 个于占用许可证发出后仍未获发满意纸或转让同意书。

Take-up in 2023 at 15 670 units was 12% higher than that of 2022. Vacancy at the year-end slightly decreased to 52 146 units, or 4.1% of the total stock. Among these vacant units, 5 042 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



预计 2024 年落成量将升至 22 267 个单位，至 2025 年进一步升至 25 531 个单位。在 2024 年，九龙和新界将分别占新供应量的 47% 和 45%，其余 8% 来自港岛。按地区计，九龙城的供应量占新落成单位的 26%，其次是元朗，占 16%。在 2025 年，新界和九龙将分别占新供应量的 44% 和 41%。按地区计，九龙城将再度成为新单位供应量最多的地区，占落成量的 27%。

Completions are expected to increase to 22 267 units in 2024 and then rise further to 25 531 units in 2025. In 2024, Kowloon and the New Territories will contribute 47% and 45% of the new supply respectively whereas Hong Kong Island will provide the remaining 8%. On district basis, Kowloon City will account for 26% of the new units, followed by Yuen Long at 16%. In 2025, the New Territories and Kowloon will account for 44% and 41% of the new supply respectively. District-wise, Kowloon City will be the top supplier again, providing 27% of the completions.

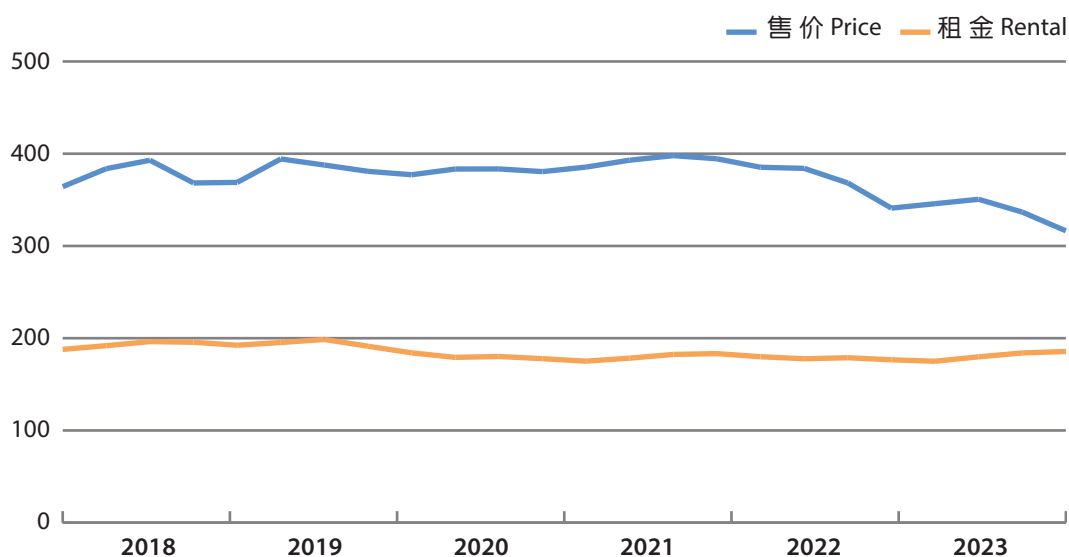
## 私人住宅 (整体) Private Domestic (Overall)

在金融状况收紧、外围经济前景不明朗、本地需求疲弱和市场气氛审慎的情况下，2023年二手住宅市场售价虽然在首四个月曾轻微回升，但年内仍录得跌幅。整体而言，2023年最后一季的住宅售价较2022年同期下跌7.2%。相反，租赁市场表现向好，最后一季的租金较前一年同季上升5.1%。

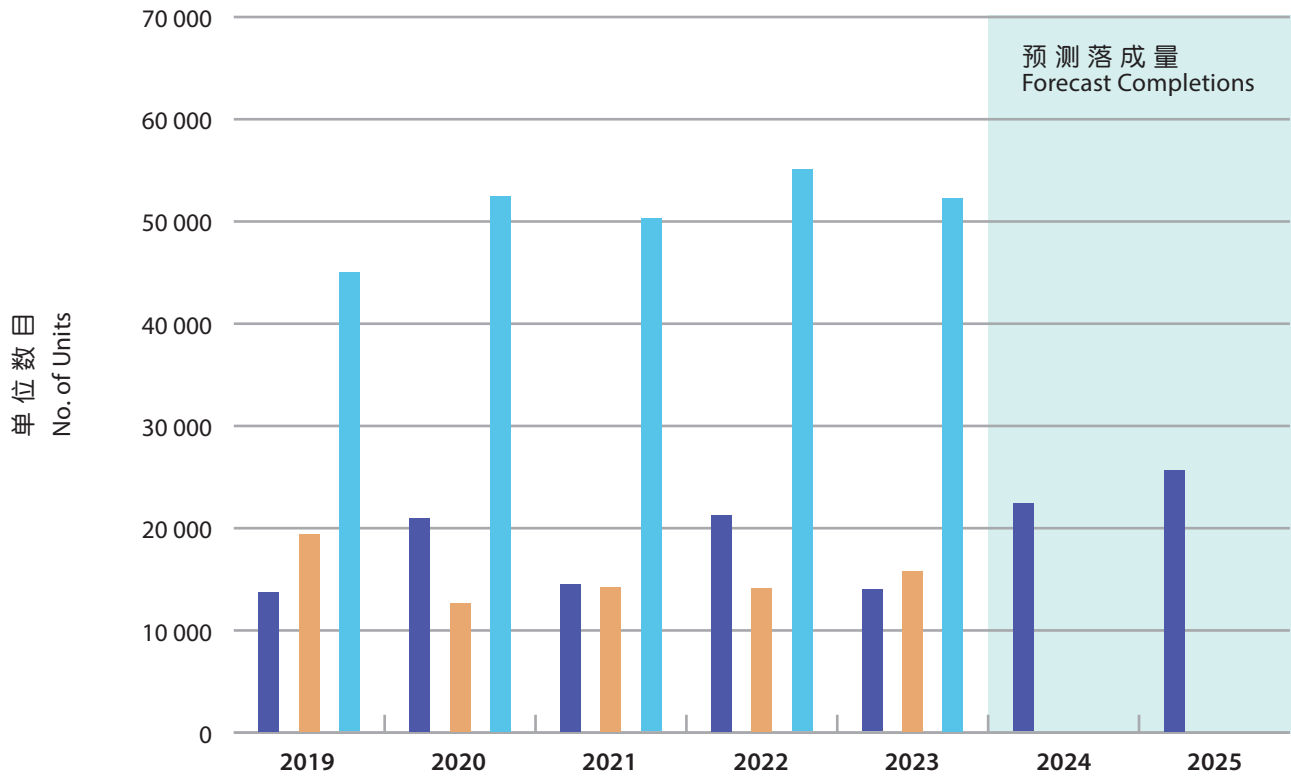
Despite a slight rebound in the first four months of 2023, domestic prices in the secondary market fell in the year amid tightened financial conditions, uncertain external economic outlook, weak local demand and cautious sentiments. Overall, prices in the last quarter of 2023 declined by 7.2% over the same period in 2022. In contrast, the rental market was upbeat, registering an increase of 5.1% in the last quarter over the corresponding quarter a year earlier.



### 售价及租金指数 Price and Rental Indices



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



	2019	2020	2021	2022	2023	2024	2025
落成量* Completions	13 643	20 888	14 386	21 168	13 852	22 267 <sup>#</sup>	25 531 <sup>#</sup>
入住量 Take-up	19 278	12 545	14 111	14 012	15 670		
空置量 Vacancy	44 892	52 366	50 164	54 967	52 146		
% <sup>+</sup>	3.7	4.3	4.1	4.4	4.1		

\* 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。2025年起的预测落成量包括港人首次置业(首置)项目下预计落成的资助出售房屋。

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. Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

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

# 预测数字  
Forecast figures