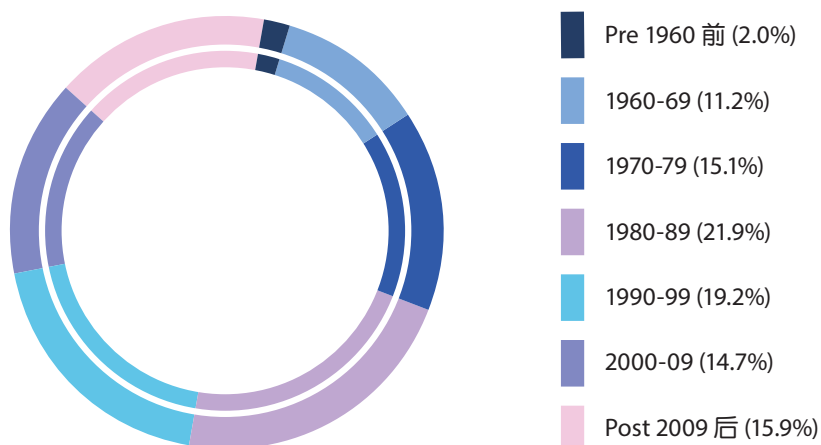


此分类包括实用面积为 100 平方米以下的单位。2023 年年底的总存量为 1 171 348 个单位，占私人住宅总存量的 92%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of less than 100 m<sup>2</sup>. Stock at the end of 2023 was 1 171 348 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



2023 年有 13 533 个单位落成，其中 51% 位于九龙，44% 位于新界，5% 位于港岛。供应集中在九龙城和屯门，合共占此分类总落成量的 41%。以单位面积计，A 类和 B 类单位分别占新供应的 58% 和 34%，而 C 类单位则占 8%。

There were 13 533 units completed in 2023, with 51% located in Kowloon, 44% in the New Territories and 5% on Hong Kong Island. Supply was concentrated in Kowloon City and Tuen Mun, together contributing 41% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 58% and 34% of the new supply respectively, while the share for Class C units was 8%.

2023 年的入住量飙升 34% 至 17 507 个单位。年底空置量下降至 42 279 个单位，相当于此分类总存量的 3.6%。

Take-up in 2023 soared by 34% to 17 507 units. Vacancy at the year-end dropped to 42 279 units, or 3.6% of the stock in this sub-sector.



预计 2024 和 2025 年将分别有 20 916 和 24 387 个单位落成。在 2024 年，新界及九龙将分别占 47% 和 45% 的供应量。按地区计，主要供应将位于九龙城，占 24%，其次是元朗，占 17%。在 2025 年，新界和九龙将分别占新供应的 46% 和 41%，其中九龙城占新落成单位的比例最高，为 26%。

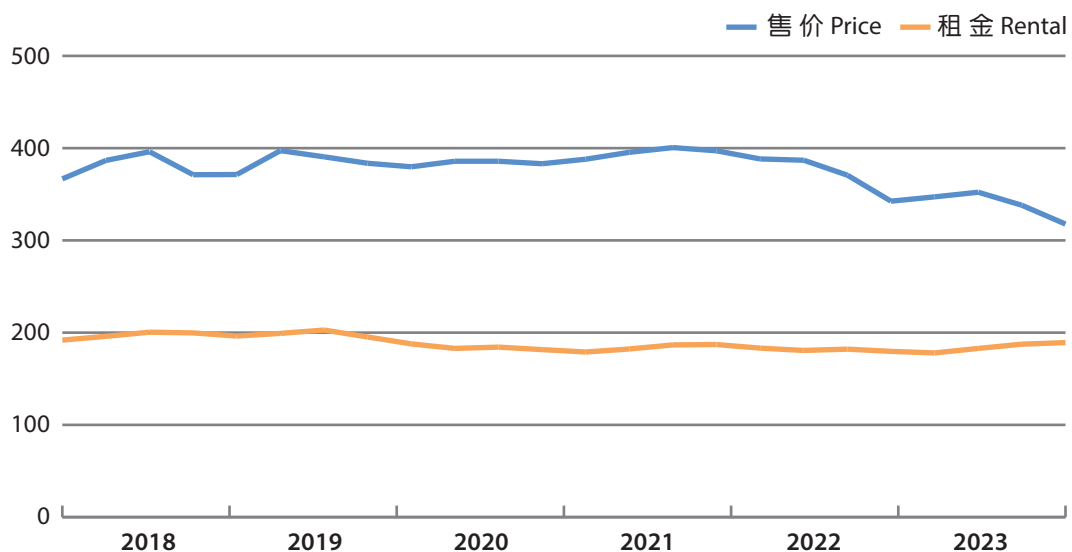
Completions in 2024 and 2025 are estimated to be 20 916 units and 24 387 units respectively. In 2024, the New Territories and Kowloon will contribute 47% and 45% of the supply respectively. On district basis, the major supply will be located in Kowloon City at 24%, followed by Yuen Long at 17%. In 2025, the New Territories and Kowloon will provide 46% and 41% of the new supply respectively, with Kowloon City contributing the largest share of 26% of the new units.

此分类的售价在 2023 年上半年轻微上升，但下半年显着下降。第四季售价较前一年同季下跌 7.2%。而第四季租金则较 2022 年同季上升 5.3%。

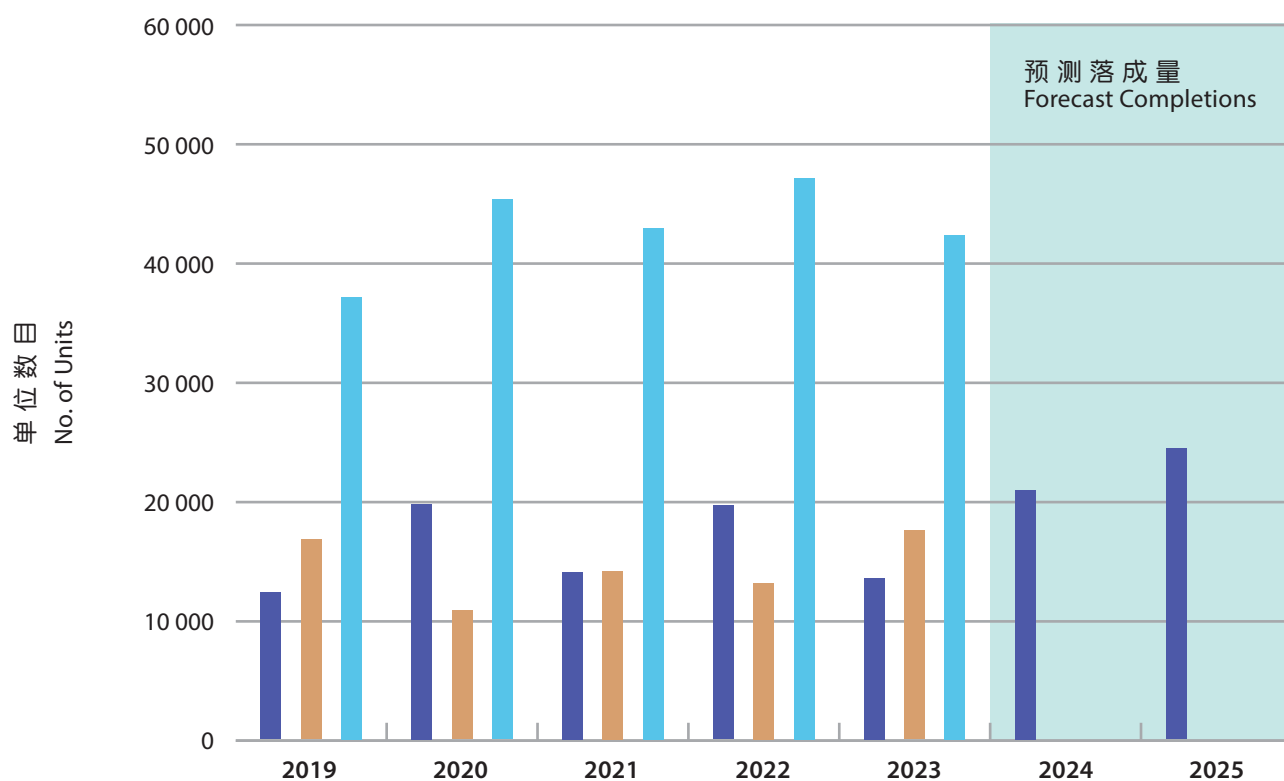
Prices in this sub-sector rose moderately in the first half of 2023, but fell noticeably in the second half of the year. Prices in the fourth quarter decreased by 7.2% from that of the preceding year. Meanwhile, rents grew by 5.3% in the fourth quarter over the corresponding quarter in 2022.



### 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



单位数目  
No. of Units

2019 2020 2021 2022 2023 2024 2025

落成量* Completions	12 302	19 751	14 016	19 595	13 533	20 916 <sup>#</sup>	24 387 <sup>#</sup>
入住量 Take-up	16 751	10 787	14 101	13 100	17 507		
空置量 Vacancy	37 091	45 260	42 860	47 081	42 279		
% <sup>+</sup>	3.3	4.0	3.8	4.1	3.6		

\* 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