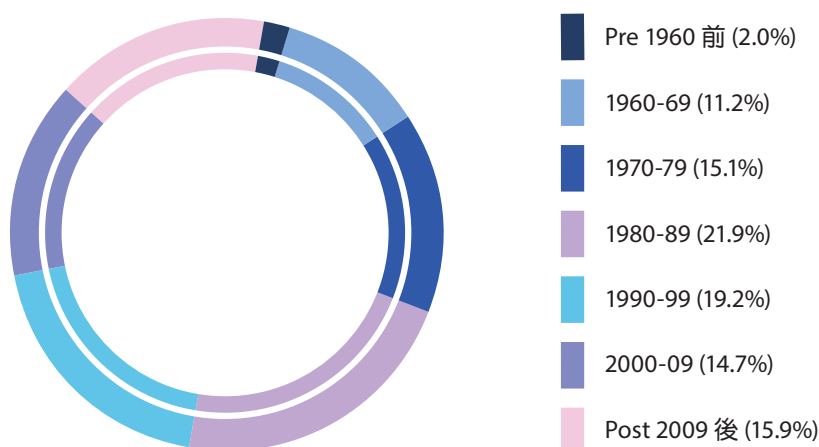


20 私人住宅(中/小型單位) Private Domestic (Small / Medium Units)

此分類包括實用面積為 100 平方米以下的單位。2023 年年底的總存量為 1 171 348 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 m². 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.

按樓齡分類的總存量 Stock Distribution by Age



2023 年有 13 533 個單位落成，其中 51% 位於九龍，44% 位於新界，5% 位於港島。供應集中在九龍城和屯門，合共佔此分類總落成量的 41%。以單位面積計，A 類和 B 類單位分別佔新供應的 58% 和 34%，而 C 類單位則佔 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 年的入住量飆升 34% 至 17 507 個單位。年底空置量下降至 42 279 個單位，相當於此分類總存量的 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.



預計 2024 和 2025 年將分別有 20 916 和 24 387 個單位落成。在 2024 年，新界及九龍將分別佔 47% 和 45% 的供應量。按地區計，主要供應將位於九龍城，佔 24%，其次是元朗，佔 17%。在 2025 年，新界和九龍將分別佔新供應的 46% 和 41%，其中九龍城佔新落成單位的比例最高，為 26%。

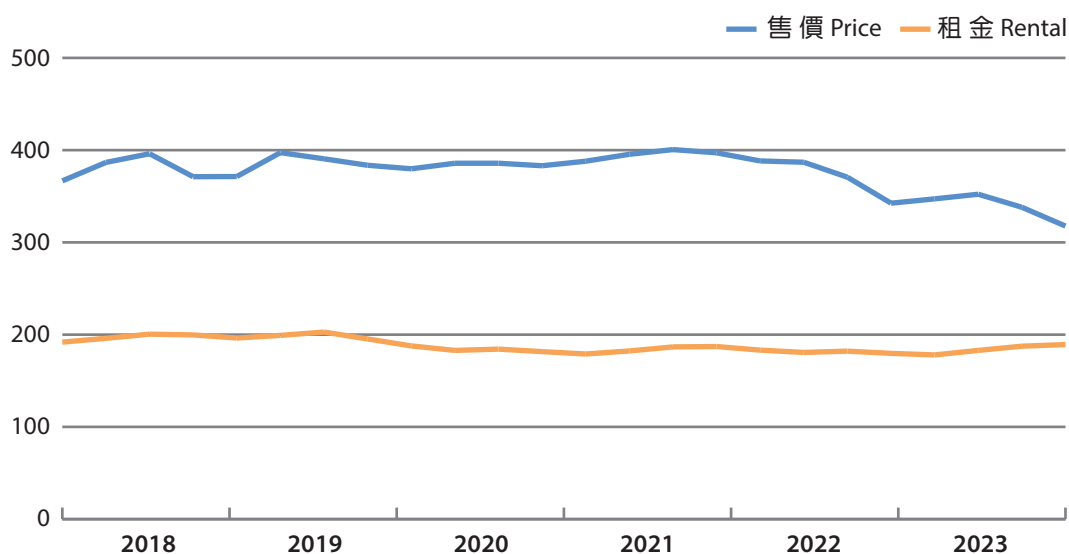
Completions in 2024 and 2025 are estimated to be 20 916 units and 24 387 units respectively. In 2024, the New Territories and Kowloon will contribute 47% and 45% of the supply respectively. On district basis, the major supply will be located in Kowloon City at 24%, followed by Yuen Long at 17%. In 2025,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

此分類的售價在 2023 年上半年輕微上升，但下半年顯著下降。第四季售價較前一年同季下跌 7.2%。而第四季租金則較 2022 年同季上升 5.3%。

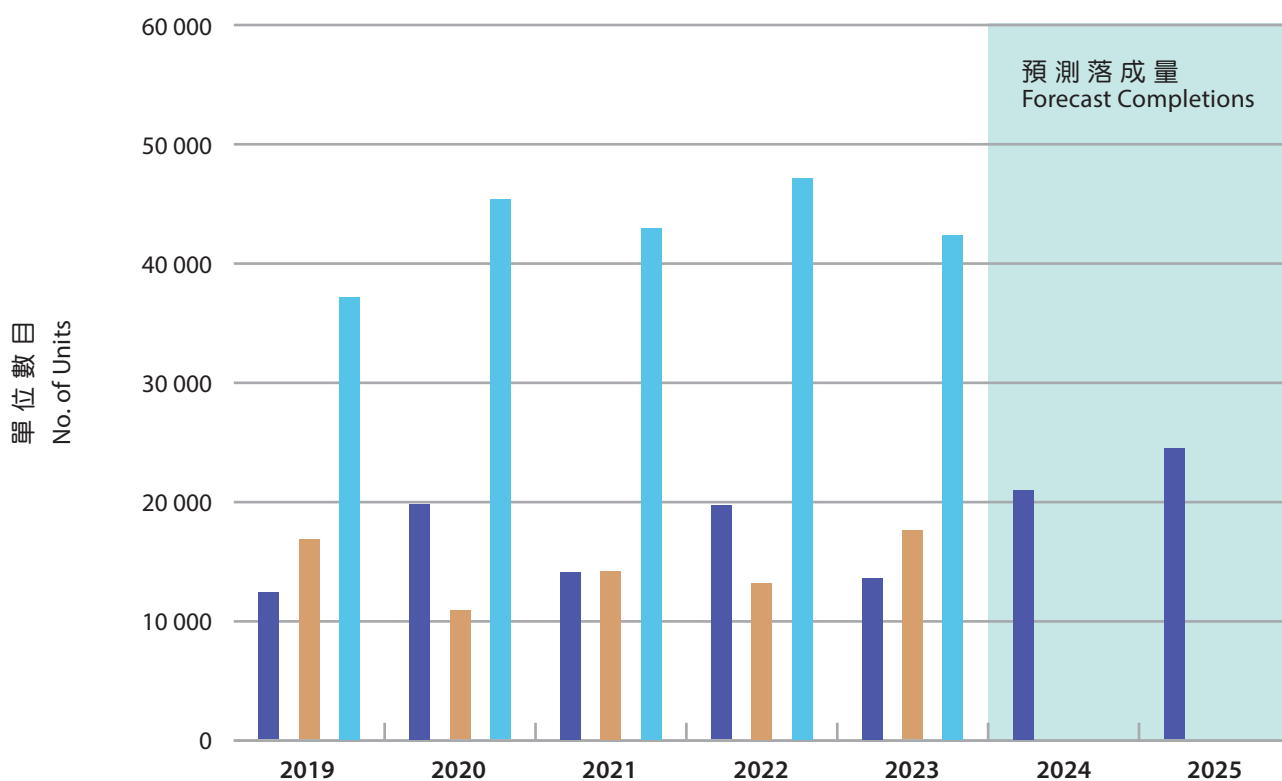
Prices in this sub-sector rose moderately in the first half of 2023, but fell noticeably in the second half of the year. Prices in the fourth quarter decreased by 7.2% from that of the preceding year. Meanwhile, rents grew by 5.3% in the fourth quarter over the corresponding quarter in 2022.



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

2019 2020 2021 2022 2023 2024 2025

落成量* Completions	12 302	19 751	14 016	19 595	13 533	20 916 [#]	24 387 [#]
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		
% ⁺	3.3	4.0	3.8	4.1	3.6		

* 2019年落成量包括在年內落成並預計以市價在公開市場發售，但其後於2020年轉為資助出售房屋的43個住宅單位。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。

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