



差餉物業估價署  
RATING AND VALUATION DEPARTMENT

二零二六年 十月  
October 2026



香港物業報告 每月補編

HONG KONG PROPERTY REVIEW MONTHLY SUPPLEMENT

## 目 錄

### 私人住宅

- 1.1 各類單位平均租金
- 1.2 各類單位平均售價
- 1.3 各類單位租金指數(全港)
- 1.4 各類單位售價指數(全港)
- 1.5 較受歡迎屋苑的售價指數

### 私人寫字樓

- 2.1 各區不同級別平均租金
- 2.2 各區不同級別平均售價
- 2.3 各級別租金指數(所有地區)
- 2.4 各級別售價指數(所有地區)
- 2.5 核心地區甲級寫字樓的租金及售價指數

### 私人零售業樓宇

- 3.1 平均租金及售價
- 3.2 租金及售價指數

### 私人分層工廠大廈

- 4.1 平均租金及售價
- 4.2 租金及售價指數

### 物業市場回報率

- 5.1 私人住宅樓宇
- 5.2 私人非住宅樓宇

### 私人樓宇的落成量

- 6.1 住宅
- 6.2 非住宅

### 物業買賣

- 7.1 住宅買賣 — 樓宇買賣合約數目及總值
- 7.2 住宅買賣 — 按成交金額分類的買賣合約數目
- 7.3 住宅一手及二手市場 — 買賣合約數目及總值
- 7.4 非住宅買賣 — 主要類別物業買賣宗數及總值

### 技術附註

## CONTENTS

### Private Domestic

- 1.1 Average Rents by Class
- 1.2 Average Prices by Class
- 1.3 Rental Indices by Class (Territory-wide)
- 1.4 Price Indices by Class (Territory-wide)
- 1.5 Price Indices for Selected Popular Developments

### Private Offices

- 2.1 Average Rents by Grade and District
- 2.2 Average Prices by Grade and District
- 2.3 Rental Indices by Grade (All Districts)
- 2.4 Price Indices by Grade (All Districts)
- 2.5 Rental and Price Indices for Grade A Offices in Core Districts

### Private Retail

- 3.1 Average Rents and Prices
- 3.2 Rental and Price Indices

### Private Flatted Factories

- 4.1 Average Rents and Prices
- 4.2 Rental and Price Indices

### Property Market Yields

- 5.1 Private Domestic
- 5.2 Private Non-Domestic

### Completions and Forecast Completions in the Private Sector

- 6.1 Domestic
- 6.2 Non-Domestic

### Sales Transactions

- 7.1 Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration
- 7.2 Domestic Sales - Number of Sale and Purchase Agreements by Consideration Range
- 7.3 Domestic Primary and Secondary Sales - Number of Sale and Purchase Agreements and Total Consideration
- 7.4 Non-Domestic Sales - Number of Transactions and Consideration by Property Type

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差餉物業估價署  
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For further enquiries, please contact Mr. L.W. LO at 2150 8903.

Technical Secretariat (Information)  
Rating and Valuation Department



私人住宅

**PRIVATE DOMESTIC**

**私人住宅 — 各類單位平均租金**  
**PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS**

(每平方米月租 \$ / m<sup>2</sup> per month)

| 類別 Class              |         | A<br>40 平方米以下<br>Less than 40 m <sup>2</sup> |               |                          | B<br>40 至 69.9 平方米<br>40 m <sup>2</sup> to 69.9 m <sup>2</sup> |               |                          | C<br>70 至 99.9 平方米<br>70 m <sup>2</sup> to 99.9 m <sup>2</sup> |               |                          | D<br>100 至 159.9 平方米<br>100 m <sup>2</sup> to 159.9 m <sup>2</sup> |               |                          | E<br>160 平方米或以上<br>160 m <sup>2</sup> or above |               |                          |
|-----------------------|---------|----------------------------------------------|---------------|--------------------------|----------------------------------------------------------------|---------------|--------------------------|----------------------------------------------------------------|---------------|--------------------------|--------------------------------------------------------------------|---------------|--------------------------|------------------------------------------------|---------------|--------------------------|
| 年 / 月<br>Year / Month |         | 港島<br>Hong<br>Kong                           | 九龍<br>Kowloon | 新界<br>New<br>Territories | 港島<br>Hong<br>Kong                                             | 九龍<br>Kowloon | 新界<br>New<br>Territories | 港島<br>Hong<br>Kong                                             | 九龍<br>Kowloon | 新界<br>New<br>Territories | 港島<br>Hong<br>Kong                                                 | 九龍<br>Kowloon | 新界<br>New<br>Territories | 港島<br>Hong<br>Kong                             | 九龍<br>Kowloon | 新界<br>New<br>Territories |
| 2025                  | 4 - 6   | 486                                          | 425           | 338                      | 408                                                            | 367           | 277                      | 435                                                            | 381           | 279                      | 428                                                                | 365           | 244                      | 457                                            | 357           | 218                      |
|                       | 7 - 9   | 509                                          | 457           | 355                      | 411                                                            | 377           | 286                      | 433                                                            | 401           | 282                      | 448                                                                | 383           | 247                      | 442                                            | ( 424 )       | 230                      |
|                       | 10 - 12 | 499                                          | 449           | 341                      | 429                                                            | 381           | 282                      | 443                                                            | 400           | 279                      | 450                                                                | 392           | 238                      | 480                                            | ( 461 )       | 205                      |
| 2026                  | 1 - 3   | 514                                          | 456           | 346                      | 433                                                            | 394           | 283                      | 471                                                            | 405           | 288                      | 469                                                                | 419           | 253                      | 462                                            | ( 445 )       | 252                      |
|                       | 4 - 6 * | 519                                          | 445           | 350                      | 432                                                            | 392           | 288                      | 462                                                            | 429           | 289                      | 463                                                                | 412           | 264                      | 449                                            | 504           | 245                      |
| 2025                  | 8       | 516                                          | 467           | 368                      | 411                                                            | 384           | 290                      | 421                                                            | 398           | 283                      | 429                                                                | 374           | 254                      | 445                                            | ( 423 )       | 242                      |
|                       | 9       | 502                                          | 467           | 338                      | 415                                                            | 380           | 282                      | 439                                                            | 402           | 280                      | 466                                                                | 384           | 232                      | 450                                            | ( 540 )       | 219                      |
|                       | 10      | 490                                          | 449           | 337                      | 432                                                            | 377           | 281                      | 435                                                            | 399           | 278                      | 459                                                                | 359           | 241                      | 480                                            | ( 492 )       | 225                      |
|                       | 11      | 500                                          | 448           | 333                      | 439                                                            | 390           | 280                      | 440                                                            | 396           | 281                      | 443                                                                | 392           | 239                      | 494                                            | ( 423 )       | 201                      |
|                       | 12      | 509                                          | 450           | 351                      | 413                                                            | 375           | 286                      | 454                                                            | 407           | 278                      | 448                                                                | 433           | 235                      | 463                                            | -             | 180                      |
| 2026                  | 1       | 513                                          | 451           | 347                      | 444                                                            | 384           | 278                      | 483                                                            | 387           | 277                      | 474                                                                | 405           | 251                      | 487                                            | ( 305 )       | 234                      |
|                       | 2       | 507                                          | 467           | 343                      | 427                                                            | 396           | 280                      | 460                                                            | 395           | 291                      | 489                                                                | ( 425 )       | 245                      | 467                                            | ( 438 )       | 264                      |
|                       | 3       | 521                                          | 455           | 346                      | 428                                                            | 399           | 290                      | 471                                                            | 422           | 298                      | 450                                                                | 424           | 262                      | 432                                            | ( 474 )       | 255                      |
|                       | 4       | 507                                          | 429           | 348                      | 435                                                            | 379           | 284                      | 458                                                            | 404           | 292                      | 460                                                                | 395           | 261                      | 422                                            | ( 463 )       | 245                      |
|                       | 5       | 519                                          | 449           | 349                      | 429                                                            | 394           | 286                      | 461                                                            | 435           | 283                      | 474                                                                | 408           | 267                      | 460                                            | ( 502 )       | 240                      |
|                       | 6 *     | 533                                          | 455           | 355                      | 432                                                            | 406           | 295                      | 469                                                            | 449           | 293                      | 455                                                                | 440           | 263                      | 462                                            | ( 542 )       | 249                      |
|                       | 7 *     | 541                                          | 464           | 375                      | 434                                                            | 409           | 302                      | 476                                                            | 441           | 306                      | 481                                                                | 423           | 276                      | 479                                            | ( 373 )       | ( 253 )                  |
|                       | 8 *     | 568                                          | 525           | 389                      | 446                                                            | 418           | 312                      | 490                                                            | 467           | 307                      | 508                                                                | 457           | 284                      | 505                                            | ( 450 )       | 271                      |

\* 臨時數字

( ) 表示少於 20 宗交易。

- 本署沒有收到成交個案。

\* Provisional figures

( ) Indicates fewer than 20 transactions.

- No transaction record received by this Department.

在不同時期的平均租金變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，  
 而**不應**一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金的  
 轉變，請參考表 1.3 的租金指數。

Changes in average rents between different periods may be due to variations in the characteristics of different  
 properties being analysed, and should **not** be taken as necessarily indicating a general change in value over  
 the period. To measure rental changes over the relevant periods, please refer to the rental indices in Table 1.3.

**私人住宅 — 各類單位平均售價**  
**PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS**

(每平方米售價 \$/m<sup>2</sup>)

| 類 別 Class             |         | A<br>40 平方米以下<br>Less than 40 m <sup>2</sup> |               |                          | B<br>40 至 69.9 平方米<br>40 m <sup>2</sup> to 69.9 m <sup>2</sup> |               |                          | C<br>70 至 99.9 平方米<br>70 m <sup>2</sup> to 99.9 m <sup>2</sup> |               |                          | D<br>100 至 159.9 平方米<br>100 m <sup>2</sup> to 159.9 m <sup>2</sup> |               |                          | E<br>160 平方米或以上<br>160 m <sup>2</sup> or above |               |                          |
|-----------------------|---------|----------------------------------------------|---------------|--------------------------|----------------------------------------------------------------|---------------|--------------------------|----------------------------------------------------------------|---------------|--------------------------|--------------------------------------------------------------------|---------------|--------------------------|------------------------------------------------|---------------|--------------------------|
| 年 / 月<br>Year / Month |         | 港島<br>Hong<br>Kong                           | 九龍<br>Kowloon | 新界<br>New<br>Territories | 港島<br>Hong<br>Kong                                             | 九龍<br>Kowloon | 新界<br>New<br>Territories | 港島<br>Hong<br>Kong                                             | 九龍<br>Kowloon | 新界<br>New<br>Territories | 港島<br>Hong<br>Kong                                                 | 九龍<br>Kowloon | 新界<br>New<br>Territories | 港島<br>Hong<br>Kong                             | 九龍<br>Kowloon | 新界<br>New<br>Territories |
| 2025                  | 4 - 6   | 126 330                                      | 113 974       | 108 523                  | 132 860                                                        | 120 308       | 103 516                  | 158 739                                                        | 147 982       | 113 875                  | 187 573                                                            | 173 116       | 106 406                  | 227 528                                        | ( 243 055 )   | 93 242                   |
|                       | 7 - 9   | 133 227                                      | 115 578       | 111 129                  | 133 632                                                        | 125 030       | 104 913                  | 165 302                                                        | 151 768       | 115 820                  | 184 486                                                            | 174 925       | 113 340                  | 222 202                                        | ( 177 644 )   | 90 016                   |
|                       | 10 - 12 | 134 836                                      | 117 706       | 112 288                  | 137 937                                                        | 129 058       | 107 437                  | 168 316                                                        | 167 713       | 116 242                  | 199 141                                                            | 172 088       | 110 328                  | 227 603                                        | 189 387       | 102 080                  |
| 2026                  | 1 - 3   | 140 707                                      | 127 467       | 121 400                  | 146 162                                                        | 133 370       | 112 446                  | 172 072                                                        | 166 599       | 123 566                  | 196 770                                                            | 189 197       | 117 272                  | 255 693                                        | ( 200 582 )   | 95 407                   |
|                       | 4 - 6 * | 149 786                                      | 136 762       | 125 142                  | 154 518                                                        | 138 627       | 116 771                  | 187 211                                                        | 172 027       | 129 380                  | 218 081                                                            | 188 533       | 116 977                  | 238 708                                        | ( 214 613 )   | 98 916                   |
| 2025                  | 8       | 135 257                                      | 114 351       | 108 584                  | 132 501                                                        | 126 508       | 102 666                  | 164 649                                                        | 145 731       | 116 470                  | 175 085                                                            | 171 472       | 115 185                  | ( 211 924 )                                    | ( 160 982 )   | 94 058                   |
|                       | 9       | 136 184                                      | 119 016       | 113 747                  | 135 215                                                        | 124 284       | 106 697                  | 171 096                                                        | 154 921       | 111 664                  | 188 876                                                            | 179 272       | 114 334                  | 226 430                                        | ( 179 271 )   | 92 187                   |
|                       | 10      | 131 782                                      | 118 596       | 109 440                  | 132 744                                                        | 124 811       | 105 648                  | 175 814                                                        | 154 217       | 114 468                  | 200 220                                                            | 168 953       | 108 685                  | ( 206 222 )                                    | ( 215 854 )   | ( 108 077 )              |
|                       | 11      | 135 832                                      | 116 077       | 112 115                  | 141 364                                                        | 130 928       | 109 271                  | 166 371                                                        | 172 853       | 114 704                  | 198 897                                                            | 177 561       | 113 815                  | ( 219 399 )                                    | ( 202 640 )   | 100 413                  |
|                       | 12      | 136 878                                      | 118 338       | 115 164                  | 139 422                                                        | 131 141       | 107 333                  | 163 705                                                        | 174 967       | 119 169                  | 198 286                                                            | 169 259       | 107 733                  | ( 259 655 )                                    | ( 162 908 )   | 100 185                  |
| 2026                  | 1       | 138 337                                      | 122 613       | 116 965                  | 143 762                                                        | 129 265       | 109 314                  | 165 730                                                        | 160 179       | 125 184                  | 183 962                                                            | 192 050       | 114 069                  | ( 261 699 )                                    | ( 174 749 )   | 85 178                   |
|                       | 2       | 141 211                                      | 129 260       | 121 827                  | 145 751                                                        | 134 831       | 112 794                  | 174 921                                                        | 165 731       | 121 168                  | 199 253                                                            | 187 902       | 113 753                  | ( 323 894 )                                    | ( 211 048 )   | 101 298                  |
|                       | 3       | 142 278                                      | 130 179       | 124 351                  | 148 944                                                        | 135 933       | 114 905                  | 175 625                                                        | 173 560       | 124 489                  | 202 989                                                            | 187 410       | 124 327                  | ( 212 464 )                                    | ( 214 558 )   | 99 422                   |
|                       | 4       | 153 343                                      | 133 829       | 123 457                  | 150 006                                                        | 138 227       | 116 045                  | 173 890                                                        | 176 877       | 128 385                  | 195 785                                                            | 198 733       | 118 519                  | ( 233 285 )                                    | ( 203 266 )   | 98 827                   |
|                       | 5       | 148 421                                      | 140 009       | 126 034                  | 156 688                                                        | 138 291       | 119 937                  | 195 646                                                        | 171 622       | 130 936                  | 225 882                                                            | 182 721       | 117 068                  | 248 730                                        | ( 176 109 )   | 98 209                   |
|                       | 6 *     | 146 914                                      | 136 030       | 126 037                  | 157 193                                                        | 139 473       | 114 037                  | 187 204                                                        | 168 227       | 128 411                  | 235 871                                                            | 185 283       | 115 390                  | 231 645                                        | ( 255 412 )   | 99 917                   |
|                       | 7 *     | 151 990                                      | 128 470       | 121 610                  | 156 636                                                        | 135 196       | 107 672                  | 190 242                                                        | 173 155       | 125 854                  | 234 970                                                            | 191 640       | 112 033                  | ( 230 198 )                                    | ( 322 918 )   | ( 114 013 )              |
|                       | 8 *     | 145 769                                      | 129 822       | 122 603                  | 155 531                                                        | 137 442       | 110 084                  | 180 625                                                        | 175 618       | 124 624                  | 206 043                                                            | ( 200 643 )   | 116 190                  | ( 285 765 )                                    | ( 257 132 )   | 114 837                  |

\* 臨時數字  
 ( ) 表示少於 20 宗交易。

在不同時期的平均售價變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，**而不應一概而論視之為該時段中在價值方面的整體變化**。如要衡量在有關時期內售價的轉變，請參考表 1.4 及表 1.5 的售價指數。

住宅樓宇的首次買賣並不會用作分析。

\* Provisional figures  
 ( ) Indicates fewer than 20 transactions.

Changes in average prices between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure price changes over the relevant periods, please refer to the price indices in Tables 1.4 and 1.5.

Primary sales of domestic premises are excluded from the analysis.

**私人住宅 — 各類單位租金指數 (全港)**  
**PRIVATE DOMESTIC - RENTAL INDICES BY CLASS ( TERRITORY-WIDE )**  
**( 1999 = 100 )**

| 年 / 月<br>Year / Month |         | A<br>40 平方米以下<br>Less than 40 m <sup>2</sup> | B<br>40 至 69.9 平方米<br>40 m <sup>2</sup> to 69.9 m <sup>2</sup> | C<br>70 至 99.9 平方米<br>70 m <sup>2</sup> to 99.9 m <sup>2</sup> | D<br>100 至 159.9 平方米<br>100 m <sup>2</sup> to 159.9 m <sup>2</sup> | E<br>160 平方米或以上<br>160 m <sup>2</sup> or above | A, B & C<br>100 平方米以下<br>Less than 100 m <sup>2</sup> | D & E<br>100 平方米或以上<br>100 m <sup>2</sup> or above | 所有類別<br>All Classes |
|-----------------------|---------|----------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------|----------------------------------------------------|---------------------|
| 2024                  |         | 210.8                                        | 189.3                                                          | 161.2                                                          | 151.1                                                              | 138.9                                          | 194.3                                                 | 147.2                                              | 190.5               |
| 2025                  |         | 216.0                                        | 195.5                                                          | 165.4                                                          | 153.6                                                              | 139.3                                          | 200.7                                                 | 149.2                                              | 196.7               |
| 2025                  | 1 - 3   | 212.5                                        | 191.9                                                          | 162.5                                                          | 150.5                                                              | 138.3                                          | 196.9                                                 | 147.0                                              | 193.0               |
|                       | 4 - 6   | 213.4                                        | 193.7                                                          | 164.1                                                          | 152.5                                                              | 139.0                                          | 198.5                                                 | 148.4                                              | 194.7               |
|                       | 7 - 9   | 218.4                                        | 197.8                                                          | 167.2                                                          | 155.2                                                              | 139.4                                          | 203.1                                                 | 150.3                                              | 199.0               |
|                       | 10 - 12 | 219.8                                        | 198.8                                                          | 167.9                                                          | 156.3                                                              | 140.4                                          | 204.4                                                 | 151.3                                              | 200.3               |
| 2026                  | 1 - 3   | 219.8                                        | 199.7                                                          | 170.6                                                          | 159.9                                                              | 143.2                                          | 205.2                                                 | 154.4                                              | 201.3               |
|                       | 4 - 6 * | 220.3                                        | 203.3                                                          | 176.2                                                          | 164.3                                                              | 147.0                                          | 207.8                                                 | 158.6                                              | 204.0               |
| 2025                  | 3       | 212.5                                        | 191.9                                                          | 162.7                                                          | 150.7                                                              | 138.5                                          | 197.0                                                 | 147.1                                              | 193.1               |
|                       | 4       | 212.7                                        | 193.0                                                          | 163.7                                                          | 150.7                                                              | 138.7                                          | 197.8                                                 | 147.1                                              | 193.9               |
|                       | 5       | 212.7                                        | 193.3                                                          | 163.7                                                          | 152.9                                                              | 139.1                                          | 198.0                                                 | 148.7                                              | 194.2               |
|                       | 6       | 214.8                                        | 194.8                                                          | 164.8                                                          | 153.9                                                              | 139.1                                          | 199.8                                                 | 149.4                                              | 195.9               |
|                       | 7       | 215.5                                        | 197.0                                                          | 166.5                                                          | 154.7                                                              | 139.3                                          | 201.4                                                 | 150.1                                              | 197.4               |
|                       | 8       | 219.8                                        | 198.2                                                          | 167.4                                                          | 155.0                                                              | 139.4                                          | 204.0                                                 | 150.2                                              | 199.8               |
|                       | 9       | 219.8                                        | 198.2                                                          | 167.6                                                          | 155.8                                                              | 139.5                                          | 204.0                                                 | 150.7                                              | 199.9               |
|                       | 10      | 219.8                                        | 198.2                                                          | 167.7                                                          | 156.0                                                              | 139.8                                          | 204.0                                                 | 150.9                                              | 199.9               |
|                       | 11      | 219.8                                        | 199.1                                                          | 167.7                                                          | 156.1                                                              | 139.8                                          | 204.6                                                 | 150.9                                              | 200.4               |
|                       | 12      | 219.8                                        | 199.1                                                          | 168.2                                                          | 156.9                                                              | 141.7                                          | 204.6                                                 | 152.0                                              | 200.5               |
| 2026                  | 1       | 219.8                                        | 199.3                                                          | 168.4                                                          | 157.9                                                              | 142.0                                          | 204.8                                                 | 152.7                                              | 200.8               |
|                       | 2       | 219.8                                        | 199.3                                                          | 170.8                                                          | 159.8                                                              | 142.9                                          | 205.0                                                 | 154.2                                              | 201.1               |
|                       | 3       | 219.8                                        | 200.4                                                          | 172.6                                                          | 161.9                                                              | 144.6                                          | 205.8                                                 | 156.2                                              | 201.9               |
|                       | 4       | 219.8                                        | 200.9                                                          | 174.2                                                          | 162.9                                                              | 145.9                                          | 206.2                                                 | 157.3                                              | 202.4               |
|                       | 5       | 219.8                                        | 203.6                                                          | 176.0                                                          | 164.1                                                              | 147.1                                          | 207.7                                                 | 158.5                                              | 203.9               |
|                       | 6 *     | 221.3                                        | 205.3                                                          | 178.4                                                          | 166.0                                                              | 148.1                                          | 209.4                                                 | 160.0                                              | 205.6               |
|                       | 7 *     | 222.5                                        | 207.0                                                          | 179.4                                                          | 166.8                                                              | 149.4                                          | 210.8                                                 | 161.0                                              | 206.9               |
|                       | 8 *     | 226.7                                        | 210.5                                                          | 182.5                                                          | 169.4                                                              | 151.5                                          | 214.4                                                 | 163.5                                              | 210.3               |

\* 臨時數字

\* Provisional figures

**私人住宅 — 各類單位售價指數 (全港)**  
**PRIVATE DOMESTIC - PRICE INDICES BY CLASS ( TERRITORY-WIDE )**  
**( 1999 = 100 )**

| 年 / 月<br>Year / Month |         | A<br>40 平方米以下<br>Less than 40 m <sup>2</sup> | B<br>40 至 69.9 平方米<br>40 m <sup>2</sup> to 69.9 m <sup>2</sup> | C<br>70 至 99.9 平方米<br>70 m <sup>2</sup> to 99.9 m <sup>2</sup> | D<br>100 至 159.9 平方米<br>100 m <sup>2</sup> to 159.9 m <sup>2</sup> | E<br>160 平方米或以上<br>160 m <sup>2</sup> or above | A, B & C<br>100 平方米以下<br>Less than 100 m <sup>2</sup> | D & E<br>100 平方米或以上<br>100 m <sup>2</sup> or above | 所有類別<br>All Classes |
|-----------------------|---------|----------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------|----------------------------------------------------|---------------------|
| 2024                  |         | 318.8                                        | 291.5                                                          | 282.4                                                          | 274.0                                                              | 270.2                                          | 300.0                                                 | 273.2                                              | 298.7               |
| 2025                  |         | 309.7                                        | 282.9                                                          | 273.9                                                          | 265.7                                                              | 260.3                                          | 291.6                                                 | 264.4                                              | 290.1               |
| 2025                  | 1 - 3   | 305.1                                        | 279.1                                                          | 270.0                                                          | 263.2                                                              | 256.5                                          | 287.3                                                 | 261.6                                              | 285.9               |
|                       | 4 - 6   | 306.4                                        | 279.4                                                          | 269.8                                                          | 263.4                                                              | 256.6                                          | 288.1                                                 | 261.7                                              | 286.6               |
|                       | 7 - 9   | 310.2                                        | 282.8                                                          | 272.9                                                          | 265.2                                                              | 260.5                                          | 291.7                                                 | 264.0                                              | 290.1               |
|                       | 10 - 12 | 317.2                                        | 290.5                                                          | 283.0                                                          | 271.0                                                              | 267.5                                          | 299.5                                                 | 270.2                                              | 297.7               |
| 2026                  | 1 - 3   | 326.4                                        | 302.4                                                          | 294.5                                                          | 278.6                                                              | 272.6                                          | 310.3                                                 | 277.1                                              | 308.4               |
|                       | 4 - 6 * | 340.7                                        | 314.5                                                          | 306.2                                                          | 286.5                                                              | 280.5                                          | 323.4                                                 | 285.1                                              | 321.2               |
| 2025                  | 3       | 304.8                                        | 277.8                                                          | 268.8                                                          | 261.8                                                              | 255.2                                          | 286.4                                                 | 260.2                                              | 284.9               |
|                       | 4       | 306.4                                        | 279.4                                                          | 269.7                                                          | 263.4                                                              | 256.1                                          | 288.0                                                 | 261.6                                              | 286.5               |
|                       | 5       | 306.4                                        | 279.4                                                          | 269.7                                                          | 263.3                                                              | 255.8                                          | 288.0                                                 | 261.4                                              | 286.5               |
|                       | 6       | 306.5                                        | 279.4                                                          | 269.9                                                          | 263.4                                                              | 258.0                                          | 288.2                                                 | 262.0                                              | 286.7               |
|                       | 7       | 307.7                                        | 280.9                                                          | 272.2                                                          | 263.7                                                              | 258.9                                          | 289.7                                                 | 262.5                                              | 288.1               |
|                       | 8       | 309.0                                        | 281.1                                                          | 272.5                                                          | 264.4                                                              | 259.9                                          | 290.3                                                 | 263.3                                              | 288.8               |
|                       | 9       | 314.0                                        | 286.4                                                          | 274.1                                                          | 267.4                                                              | 262.6                                          | 295.1                                                 | 266.2                                              | 293.4               |
|                       | 10      | 315.8                                        | 286.6                                                          | 279.0                                                          | 270.8                                                              | 266.3                                          | 296.5                                                 | 269.7                                              | 294.9               |
|                       | 11      | 317.9                                        | 291.8                                                          | 284.0                                                          | 271.0                                                              | 266.8                                          | 300.5                                                 | 270.0                                              | 298.7               |
|                       | 12      | 317.9                                        | 293.0                                                          | 286.1                                                          | 271.2                                                              | 269.4                                          | 301.4                                                 | 270.8                                              | 299.6               |
| 2026                  | 1       | 320.5                                        | 296.5                                                          | 290.3                                                          | 275.0                                                              | 269.9                                          | 304.6                                                 | 273.7                                              | 302.8               |
|                       | 2       | 326.3                                        | 302.5                                                          | 294.1                                                          | 279.4                                                              | 273.0                                          | 310.3                                                 | 277.8                                              | 308.4               |
|                       | 3       | 332.4                                        | 308.1                                                          | 299.0                                                          | 281.4                                                              | 274.9                                          | 316.1                                                 | 279.8                                              | 314.0               |
|                       | 4       | 336.8                                        | 311.8                                                          | 302.5                                                          | 282.8                                                              | 277.2                                          | 320.1                                                 | 281.4                                              | 317.9               |
|                       | 5       | 342.6                                        | 315.8                                                          | 306.9                                                          | 286.8                                                              | 281.6                                          | 324.9                                                 | 285.5                                              | 322.6               |
|                       | 6 *     | 342.7                                        | 315.8                                                          | 309.1                                                          | 290.0                                                              | 282.8                                          | 325.2                                                 | 288.3                                              | 323.0               |
|                       | 7 *     | 340.3                                        | 312.5                                                          | 306.3                                                          | 288.6                                                              | 282.8                                          | 322.4                                                 | 287.2                                              | 320.3               |
|                       | 8 *     | 340.3                                        | 312.5                                                          | 306.8                                                          | 289.8                                                              | 284.1                                          | 322.4                                                 | 288.4                                              | 320.5               |

\* 臨時數字

住宅樓宇的首次買賣並不會用作分析。

\* Provisional figures

Primary sales of domestic premises are excluded from the analysis.

**私人住宅 — 較受歡迎屋苑的售價指數**  
**PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS**  
**(1999 = 100)**

| 年 / 月<br>Year / Month | A, B & C<br>100 平方米以下<br>Less than 100 m <sup>2</sup> |             |            | D & E<br>100 平方米或以上<br>100 m <sup>2</sup> or above |             |            | 所有類別<br>Overall |             |            |
|-----------------------|-------------------------------------------------------|-------------|------------|----------------------------------------------------|-------------|------------|-----------------|-------------|------------|
|                       | 市 區<br>Urban                                          | 新 界<br>N.T. | 合 計<br>All | 市 區<br>Urban                                       | 新 界<br>N.T. | 合 計<br>All | 市 區<br>Urban    | 新 界<br>N.T. | 合 計<br>All |
| 2024                  | 248.6                                                 | 251.0       | 254.8      | 307.5                                              | 239.4       | 281.9      | 251.8           | 252.6       | 256.8      |
| 2025                  | 243.1                                                 | 245.2       | 249.0      | 298.4                                              | 231.5       | 273.2      | 246.1           | 246.7       | 250.9      |
| 2025 1 - 3            | 239.2                                                 | 241.0       | 244.8      | 296.2                                              | 229.4       | 270.9      | 242.2           | 242.6       | 246.8      |
| 4 - 6                 | 240.1                                                 | 241.8       | 245.7      | 295.6                                              | 229.4       | 270.7      | 243.1           | 243.4       | 247.7      |
| 7 - 9                 | 243.0                                                 | 245.2       | 249.0      | 297.4                                              | 231.1       | 272.5      | 245.9           | 246.7       | 250.9      |
| 10 - 12               | 250.1                                                 | 252.6       | 256.4      | 304.2                                              | 236.1       | 278.6      | 253.0           | 254.1       | 258.3      |
| 2026 1 - 3            | 260.8                                                 | 262.4       | 266.7      | 311.7                                              | 242.5       | 285.7      | 263.5           | 263.7       | 268.4      |
| 4 - 6 *               | 271.8                                                 | 272.7       | 277.5      | 319.6                                              | 248.9       | 293.1      | 274.3           | 274.0       | 279.1      |
| 2025 3                | 238.5                                                 | 240.2       | 244.1      | 294.6                                              | 228.2       | 269.5      | 241.5           | 241.9       | 246.1      |
| 4                     | 239.9                                                 | 241.7       | 245.6      | 295.8                                              | 229.4       | 270.8      | 242.9           | 243.3       | 247.5      |
| 5                     | 240.0                                                 | 241.8       | 245.7      | 295.4                                              | 229.2       | 270.4      | 243.0           | 243.4       | 247.6      |
| 6                     | 240.3                                                 | 242.0       | 245.9      | 295.7                                              | 229.6       | 270.8      | 243.3           | 243.6       | 247.9      |
| 7                     | 241.3                                                 | 243.4       | 247.2      | 296.0                                              | 229.8       | 271.0      | 244.3           | 244.9       | 249.1      |
| 8                     | 241.8                                                 | 244.0       | 247.8      | 296.5                                              | 230.4       | 271.6      | 244.8           | 245.5       | 249.7      |
| 9                     | 245.8                                                 | 248.2       | 251.9      | 299.8                                              | 233.2       | 274.8      | 248.7           | 249.7       | 253.8      |
| 10                    | 247.1                                                 | 249.7       | 253.4      | 303.4                                              | 235.8       | 278.0      | 250.2           | 251.3       | 255.4      |
| 11                    | 250.9                                                 | 253.4       | 257.3      | 304.0                                              | 235.9       | 278.3      | 253.8           | 254.9       | 259.1      |
| 12                    | 252.2                                                 | 254.7       | 258.6      | 305.2                                              | 236.7       | 279.4      | 255.1           | 256.2       | 260.4      |
| 2026 1                | 255.3                                                 | 257.4       | 261.4      | 307.8                                              | 239.7       | 282.2      | 258.1           | 258.8       | 263.2      |
| 2                     | 260.7                                                 | 262.3       | 266.6      | 312.5                                              | 242.9       | 286.3      | 263.4           | 263.7       | 268.4      |
| 3                     | 266.5                                                 | 267.4       | 272.1      | 314.7                                              | 244.9       | 288.5      | 269.0           | 268.7       | 273.7      |
| 4                     | 269.3                                                 | 270.2       | 274.9      | 317.0                                              | 246.8       | 290.6      | 271.8           | 271.5       | 276.5      |
| 5                     | 272.6                                                 | 273.6       | 278.4      | 319.7                                              | 249.0       | 293.2      | 275.0           | 274.9       | 279.9      |
| 6 *                   | 273.6                                                 | 274.3       | 279.2      | 322.2                                              | 250.9       | 295.4      | 276.1           | 275.7       | 280.8      |
| 7 *                   | 272.9                                                 | 273.4       | 278.4      | 321.7                                              | 250.4       | 294.9      | 275.4           | 274.8       | 280.0      |
| 8 *                   | 273.3                                                 | 273.9       | 278.8      | 321.9                                              | 250.7       | 295.2      | 275.8           | 275.3       | 280.4      |

\* 臨時數字

請參閱技術附註第 7 段的較受歡迎屋苑名單。

住宅樓宇的首次買賣並不會用作分析。

\* Provisional figures

Please see paragraph 7 of the Technical Notes for the list of Selected Popular Residential Developments.

Primary sales of domestic premises are excluded from the analysis.



私人寫字樓  
**PRIVATE OFFICES**

**私人寫字樓 — 各區不同級別平均租金**  
**PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT**

( 每平方米月租 \$ / m<sup>2</sup> per month )

| 級 別<br>Grade          |         | 甲<br>A        |         |                              |                                  |                  |                               |                                  | 乙<br>B        |         |                              |                                  |                  |                               |                                  | 丙<br>C        |         |                              |                                  |                  |                               |                                  |
|-----------------------|---------|---------------|---------|------------------------------|----------------------------------|------------------|-------------------------------|----------------------------------|---------------|---------|------------------------------|----------------------------------|------------------|-------------------------------|----------------------------------|---------------|---------|------------------------------|----------------------------------|------------------|-------------------------------|----------------------------------|
|                       |         | 上環            | 中區      | 灣仔/<br>銅鑼灣                   | 北角/<br>鰂魚涌                       | 尖沙咀              | 油麻地/<br>旺角                    | 九龍灣/<br>觀塘#                      | 上環            | 中區      | 灣仔/<br>銅鑼灣                   | 北角/<br>鰂魚涌                       | 尖沙咀              | 油麻地/<br>旺角                    | 九龍灣/<br>觀塘#                      | 上環            | 中區      | 灣仔/<br>銅鑼灣                   | 北角/<br>鰂魚涌                       | 尖沙咀              | 油麻地/<br>旺角                    | 九龍灣/<br>觀塘#                      |
| 年 / 月<br>Year / Month |         | Sheung<br>Wan | Central | Wan Chai/<br>Causeway<br>Bay | North<br>Point/<br>Quarry<br>Bay | Tsim Sha<br>Tsui | Yau Ma<br>Tei/<br>Mong<br>Kok | Kowloon<br>Bay/<br>Kwun<br>Tong# | Sheung<br>Wan | Central | Wan Chai/<br>Causeway<br>Bay | North<br>Point/<br>Quarry<br>Bay | Tsim Sha<br>Tsui | Yau Ma<br>Tei/<br>Mong<br>Kok | Kowloon<br>Bay/<br>Kwun<br>Tong# | Sheung<br>Wan | Central | Wan Chai/<br>Causeway<br>Bay | North<br>Point/<br>Quarry<br>Bay | Tsim Sha<br>Tsui | Yau Ma<br>Tei/<br>Mong<br>Kok | Kowloon<br>Bay/<br>Kwun<br>Tong# |
| 2025                  | 4 - 6   | 709           | 871     | 582                          | 434                              | 459              | 710                           | 309                              | 452           | 688     | 487                          | 340                              | 448              | 452                           | 310                              | 384           | 543     | 446                          | 442                              | 456              | 425                           | ( 89 )                           |
|                       | 7 - 9   | 711           | 854     | 558                          | 431                              | 463              | 656                           | 313                              | 445           | 697     | 487                          | 342                              | 444              | 451                           | 311                              | 421           | 520     | 441                          | 448                              | 457              | 430                           | -                                |
|                       | 10 - 12 | 667           | 835     | 579                          | 384                              | 503              | 674                           | 301                              | 428           | 672     | 486                          | 334                              | 471              | 449                           | 285                              | 379           | 539     | 457                          | 453                              | 459              | 414                           | ( 120 )                          |
| 2026                  | 1 - 3   | 673           | 879     | 554                          | 375                              | 468              | 554                           | 302                              | 442           | 714     | 500                          | 349                              | 440              | 434                           | 292                              | 374           | 521     | 451                          | 450                              | 472              | 430                           | -                                |
|                       | 4 - 6 * | 610           | 887     | 575                          | 412                              | 495              | 682                           | 296                              | 431           | 731     | 486                          | 333                              | 431              | 481                           | 280                              | 381           | 514     | 435                          | 426                              | 449              | 421                           | -                                |
| 2025                  | 8       | 656           | 846     | 570                          | 443                              | 417              | 714                           | 328                              | 447           | 709     | 503                          | 340                              | 468              | 455                           | 332                              | 413           | 475     | 422                          | 436                              | 476              | 437                           | -                                |
|                       | 9       | 661           | 914     | 558                          | 435                              | 493              | 661                           | 305                              | 457           | 692     | 465                          | 353                              | 441              | 420                           | 290                              | 450           | 515     | 446                          | 475                              | 443              | 433                           | -                                |
|                       | 10      | 630           | 811     | 630                          | 424                              | 503              | ( 585 )                       | 297                              | 427           | 643     | 485                          | 333                              | 446              | 442                           | 273                              | 372           | 576     | 468                          | 464                              | 471              | 436                           | -                                |
|                       | 11      | 669           | 820     | 566                          | 391                              | 487              | 763                           | 290                              | 415           | 686     | 498                          | 299                              | 479              | 448                           | 285                              | 378           | 522     | 471                          | 409                              | 452              | 388                           | -                                |
|                       | 12      | 693           | 867     | 556                          | 318                              | 522              | ( 540 )                       | 317                              | 442           | 714     | 479                          | 391                              | 486              | 456                           | 298                              | 389           | 524     | 426                          | 473                              | 450              | 444                           | ( 120 )                          |
| 2026                  | 1       | 720           | 962     | 578                          | 367                              | 493              | ( 591 )                       | 290                              | 474           | 701     | 486                          | 341                              | 436              | 450                           | 295                              | 351           | 484     | 426                          | 442                              | 449              | 438                           | -                                |
|                       | 2       | ( 659 )       | 794     | 560                          | 363                              | 441              | 594                           | 287                              | 407           | 776     | 514                          | ( 397 )                          | 412              | 393                           | 290                              | 395           | 470     | 445                          | 496                              | 450              | 469                           | -                                |
|                       | 3       | 637           | 855     | 530                          | 390                              | 475              | 482                           | 320                              | 428           | 667     | 505                          | 342                              | 461              | 435                           | 290                              | 377           | 558     | 472                          | 433                              | 501              | 406                           | -                                |
|                       | 4       | 644           | 885     | 579                          | 410                              | 500              | ( 677 )                       | 289                              | 439           | 695     | 490                          | 353                              | 419              | 502                           | 301                              | 378           | 523     | 450                          | 399                              | 442              | 413                           | -                                |
|                       | 5 *     | 495           | 814     | 557                          | 393                              | 503              | 701                           | 304                              | 413           | 777     | 498                          | ( 386 )                          | 430              | 426                           | 267                              | 395           | 490     | 411                          | 442                              | 430              | 419                           | -                                |
|                       | 6 *     | 653           | 988     | 596                          | 435                              | 479              | 673                           | 301                              | 439           | 752     | 466                          | 301                              | 450              | 489                           | 264                              | 370           | 530     | 450                          | 452                              | 473              | 438                           | -                                |
|                       | 7 *     | -             | 774     | 605                          | 435                              | 529              | ( 646 )                       | 331                              | 558           | 720     | 454                          | ( 400 )                          | 449              | 518                           | 303                              | 399           | 518     | 428                          | 497                              | 499              | 426                           | -                                |
|                       | 8 *     | 742           | 927     | 580                          | ( 446 )                          | 394              | -                             | 326                              | 474           | 786     | 414                          | ( 327 )                          | 485              | 418                           | 328                              | 351           | ( 503 ) | 410                          | 450                              | 473              | 405                           | -                                |

\* 臨時數字

( ) 表示少於 5 宗交易。

- 本署沒有收到成交個案。

# 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

甲級 - 新型及裝修上乘；間隔具彈性；整層樓面面積廣闊；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有泊車設施。

乙級 - 設計一般但裝修質素良好；間隔具彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有泊車設施。

丙級 - 設計簡單及有基本裝修；間隔彈性較小；整層樓面面積狹小；大堂只有基本設施；一般並無中央空氣調節系統；升降機僅足使用或不敷應用；管理服務屬最低至一般水平；並無泊車設施。

在不同時期的平均租金變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金的轉變，請參考表 2.3 及 2.5 的租金指數。

\* Provisional figures

( ) Indicates fewer than 5 transactions.

- No transaction record received by this Department.

# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services, good management; parking facilities not essential.

Grade C - plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

Changes in average rents between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure rental changes over the relevant periods, please refer to the rental indices in Tables 2.3 and 2.5.

**私人寫字樓 — 各區不同級別平均售價**  
**PRIVATE OFFICES - AVERAGE PRICES BY GRADE AND DISTRICT**

(每平方米售價 \$/m<sup>2</sup>)

| 級 別<br>Grade          |         | 甲<br>A        |               |                              |                                  |                  |                               | 乙<br>B                           |               |               |                              |                                  |                  | 丙<br>C                        |                                  |               |             |                              |                                  |                  |                               |                                  |
|-----------------------|---------|---------------|---------------|------------------------------|----------------------------------|------------------|-------------------------------|----------------------------------|---------------|---------------|------------------------------|----------------------------------|------------------|-------------------------------|----------------------------------|---------------|-------------|------------------------------|----------------------------------|------------------|-------------------------------|----------------------------------|
|                       |         | 上環            | 中區            | 灣仔/<br>銅鑼灣                   | 北角/<br>鰂魚涌                       | 尖沙咀              | 油麻地/<br>旺角                    | 九龍灣/<br>觀塘#                      | 上環            | 中區            | 灣仔/<br>銅鑼灣                   | 北角/<br>鰂魚涌                       | 尖沙咀              | 油麻地/<br>旺角                    | 九龍灣/<br>觀塘#                      | 上環            | 中區          | 灣仔/<br>銅鑼灣                   | 北角/<br>鰂魚涌                       | 尖沙咀              | 油麻地/<br>旺角                    | 九龍灣/<br>觀塘#                      |
| 年 / 月<br>Year / Month |         | Sheung<br>Wan | Central       | Wan Chai/<br>Causeway<br>Bay | North<br>Point/<br>Quarry<br>Bay | Tsim Sha<br>Tsui | Yau Ma<br>Tei/<br>Mong<br>Kok | Kowloon<br>Bay/<br>Kwun<br>Tong# | Sheung<br>Wan | Central       | Wan Chai/<br>Causeway<br>Bay | North<br>Point/<br>Quarry<br>Bay | Tsim Sha<br>Tsui | Yau Ma<br>Tei/<br>Mong<br>Kok | Kowloon<br>Bay/<br>Kwun<br>Tong# | Sheung<br>Wan | Central     | Wan Chai/<br>Causeway<br>Bay | North<br>Point/<br>Quarry<br>Bay | Tsim Sha<br>Tsui | Yau Ma<br>Tei/<br>Mong<br>Kok | Kowloon<br>Bay/<br>Kwun<br>Tong# |
| 2025                  | 4 - 6   | ( 229 812 )   | ( 246 847 )   | ( 127 530 )                  | - ( 130 527 )                    | - ( 93 806 )     | - ( 134 690 )                 | ( 146 855 )                      | ( 88 296 )    | 119 957       | 130 579                      | -                                | 112 273          | 157 835                       | 130 791                          | -             | 105 829     | 110 544                      | -                                |                  |                               |                                  |
|                       | 7 - 9   | ( 167 507 )   | ( 197 968 )   | ( 168 642 )                  | - ( 173 075 )                    | - ( 133 768 )    | ( 158 451 )                   | - 122 316                        | ( 101 281 )   | 114 668       | 110 544                      | -                                | 114 051          | ( 196 253 )                   | 133 749                          | 106 241       | 100 857     | 120 435                      | -                                |                  |                               |                                  |
|                       | 10 - 12 | ( 197 588 )   | 236 798       | -                            | - ( 113 132 )                    | - ( 106 096 )    | ( 122 122 )                   | ( 188 565 )                      | ( 121 588 )   | - ( 92 958 )  | 111 595                      | ( 63 384 )                       | 83 471           | 140 716                       | 120 446                          | 95 877        | ( 136 883 ) | 106 478                      | -                                |                  |                               |                                  |
| 2026                  | 1 - 3   | ( 316 477 )   | 240 467       | 131 164                      | - ( 103 980 )                    | - 97 665         | ( 91 929 )                    | - ( 133 015 )                    | - 86 322      | ( 113 668 )   | -                            | 110 033                          | ( 163 609 )      | 125 736                       | ( 130 704 )                      | 99 592        | 116 799     | -                            |                                  |                  |                               |                                  |
|                       | 4 - 6 * | ( 114 620 )   | ( 221 292 )   | ( 168 793 )                  | ( 147 414 )                      | 118 390          | ( 196 871 )                   | - ( 169 142 )                    | - 92 298      | 95 129        | ( 68 875 )                   | 89 502                           | ( 112 994 )      | 123 919                       | 102 827                          | 102 774       | 127 128     | -                            |                                  |                  |                               |                                  |
| 2025                  | 8       | ( 180 320 )   | -             | -                            | - ( 212 471 )                    | -                | ( 158 451 )                   | - ( 94 263 )                     | - ( 105 145 ) | ( 116 359 )   | -                            | ( 101 600 )                      | ( 262 816 )      | ( 147 976 )                   | ( 66 964 )                       | ( 92 233 )    | 118 188     | -                            |                                  |                  |                               |                                  |
|                       | 9       | ( 154 693 )   | ( 175 841 )   | ( 168 642 )                  | -                                | -                | -                             | - ( 177 169 )                    | - ( 125 000 ) | ( 110 001 )   | -                            | ( 110 611 )                      | ( 167 294 )      | ( 110 820 )                   | 108 404                          | 101 929       | ( 110 508 ) | -                            |                                  |                  |                               |                                  |
|                       | 10      | ( 330 061 )   | ( 301 303 )   | -                            | - ( 126 333 )                    | - ( 99 852 )     | ( 155 253 )                   | -                                | -             | ( 121 304 )   | -                            | ( 97 973 )                       | ( 145 322 )      | ( 128 000 )                   | ( 95 498 )                       | -             | 98 619      | -                            |                                  |                  |                               |                                  |
|                       | 11      | ( 153 430 )   | 226 700       | -                            | - ( 106 003 )                    | - ( 118 585 )    | - ( 188 565 )                 | ( 121 588 )                      | - ( 80 551 )  | ( 96 803 )    | -                            | ( 77 475 )                       | ( 157 116 )      | ( 126 769 )                   | - ( 127 441 )                    | ( 120 272 )   | -           |                              |                                  |                  |                               |                                  |
|                       | 12      | - ( 235 491 ) | -             | -                            | - ( 93 861 )                     | -                | ( 88 991 )                    | -                                | -             | ( 105 364 )   | ( 102 344 )                  | ( 63 384 )                       | ( 86 957 )       | ( 125 177 )                   | ( 110 038 )                      | 96 028        | ( 141 604 ) | 108 820                      | -                                |                  |                               |                                  |
| 2026                  | 1       | ( 316 477 )   | ( 225 357 )   | ( 105 263 )                  | - ( 103 251 )                    | - ( 119 745 )    | ( 91 929 )                    | -                                | -             | ( 90 106 )    | -                            | -                                | - ( 119 289 )    | ( 123 457 )                   | - ( 94 507 )                     | 118 581       | -           |                              |                                  |                  |                               |                                  |
|                       | 2       | -             | - ( 139 438 ) | -                            | -                                | - ( 102 963 )    | -                             | -                                | -             | ( 80 645 )    | ( 113 668 )                  | -                                | ( 112 080 )      | ( 185 768 )                   | ( 122 939 )                      | ( 124 294 )   | ( 87 829 )  | ( 110 839 )                  | -                                |                  |                               |                                  |
|                       | 3       | -             | 246 512       | ( 137 040 )                  | - ( 104 710 )                    | - 92 190         | -                             | - ( 133 015 )                    | -             | -             | -                            | -                                | 109 624          | - ( 129 292 )                 | ( 132 841 )                      | ( 124 866 )   | 114 906     | -                            |                                  |                  |                               |                                  |
|                       | 4       | ( 114 620 )   | ( 180 328 )   | ( 200 235 )                  | - ( 109 801 )                    | - ( 79 049 )     | -                             | - ( 181 735 )                    | -             | - ( 105 799 ) | ( 66 445 )                   | ( 82 112 )                       | ( 112 994 )      | ( 112 379 )                   | ( 102 697 )                      | - ( 129 738 ) | -           |                              |                                  |                  |                               |                                  |
|                       | 5 *     | - ( 241 084 ) | ( 137 352 )   | ( 167 660 )                  | ( 122 734 )                      | - ( 67 006 )     | ( 196 871 )                   | - ( 156 550 )                    | - ( 91 924 )  | ( 96 870 )    | ( 70 090 )                   | -                                | -                | ( 138 904 )                   | ( 113 636 )                      | ( 103 880 )   | ( 141 257 ) | -                            |                                  |                  |                               |                                  |
|                       | 6 *     | - ( 242 465 ) | - ( 127 168 ) | ( 118 341 )                  | -                                | -                | -                             | -                                | -             | ( 92 861 )    | ( 89 252 )                   | -                                | ( 94 428 )       | - ( 128 571 )                 | ( 99 398 )                       | ( 101 114 )   | ( 117 453 ) | -                            |                                  |                  |                               |                                  |
|                       | 7 *     | ( 318 262 )   | ( 252 897 )   | ( 308 446 )                  | - ( 150 406 )                    | - ( 47 145 )     | - ( 144 505 )                 | ( 144 613 )                      | - ( 156 931 ) | ( 117 952 )   | -                            | ( 77 844 )                       | ( 149 123 )      | 109 953                       | ( 124 059 )                      | 116 163       | 112 461     | -                            |                                  |                  |                               |                                  |
|                       | 8 *     | - ( 340 012 ) | -             | -                            | -                                | -                | ( 105 660 )                   | ( 137 392 )                      | ( 161 676 )   | -             | - ( 114 919 )                | ( 95 238 )                       | ( 87 097 )       | ( 284 477 )                   | ( 131 355 )                      | ( 103 055 )   | ( 88 895 )  | ( 106 232 )                  | -                                |                  |                               |                                  |

\* 臨時數字

( ) 表示少於 5 宗交易。

- 本署沒有收到成交個案。

# 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

在不同時期的平均售價變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內售價的轉變，請參考表 2.4 及 2.5 的售價指數。

\* Provisional figures

( ) Indicates fewer than 5 transactions.

- No transaction record received by this Department.

# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

Changes in average prices between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure price changes over the relevant periods, please refer to the price indices in Tables 2.4 and 2.5.

私人寫字樓 — 各級別租金指數 (所有地區)  
PRIVATE OFFICES - RENTAL INDICES BY GRADE (ALL DISTRICTS)  
( 1999 = 100 )

| 年 / 月<br>Year / Month | 甲級<br>Grade A | 乙級<br>Grade B | 丙級<br>Grade C | 所有級別<br>Overall |
|-----------------------|---------------|---------------|---------------|-----------------|
| 2024                  | 219.6         | 224.1         | 213.2         | 219.9           |
| 2025                  | 210.0         | 216.5         | 207.3         | 211.5           |
| 2025 1 - 3            | 214.1         | 218.2         | 207.7         | 214.3           |
| 4 - 6                 | 210.5         | 216.6         | 207.4         | 211.8           |
| 7 - 9                 | 207.7         | 215.8         | 207.2         | 210.0           |
| 10 - 12               | 207.6         | 215.3         | 207.0         | 209.8           |
| 2026 1 - 3            | 207.1         | 214.1         | 206.7         | 209.2           |
| 4 - 6 *               | 207.2         | 214.4         | 207.2         | 209.4           |
| 2025 3                | 213.2         | 218.0         | 207.6         | 213.7           |
| 4                     | 211.2         | 216.6         | 207.4         | 212.2           |
| 5                     | 211.0         | 216.6         | 207.4         | 212.1           |
| 6                     | 209.3         | 216.5         | 207.4         | 211.1           |
| 7                     | 207.8         | 215.8         | 207.3         | 210.1           |
| 8                     | 207.8         | 215.8         | 207.1         | 210.1           |
| 9                     | 207.6         | 215.7         | 207.1         | 209.9           |
| 10                    | 207.6         | 215.7         | 207.0         | 209.9           |
| 11                    | 207.6         | 215.2         | 207.0         | 209.8           |
| 12                    | 207.6         | 215.0         | 207.0         | 209.8           |
| 2026 1                | 207.2         | 214.2         | 206.7         | 209.3           |
| 2                     | 207.0         | 214.1         | 206.6         | 209.1           |
| 3                     | 207.0         | 214.1         | 206.7         | 209.1           |
| 4                     | 207.0         | 214.2         | 207.0         | 209.2           |
| 5 *                   | 207.1         | 214.4         | 207.2         | 209.3           |
| 6 *                   | 207.6         | 214.5         | 207.5         | 209.6           |
| 7 *                   | 207.7         | 214.8         | 207.7         | 209.8           |
| 8 *                   | 207.7         | 215.0         | 208.2         | 209.9           |

\* 臨時數字

\* Provisional figures

私人寫字樓 — 各級別售價指數 (所有地區)  
**PRIVATE OFFICES - PRICE INDICES BY GRADE (ALL DISTRICTS)**  
 ( 1999 = 100 )

| 年 / 月<br>Year / Month | 甲級<br>Grade A | 乙級<br>Grade B | 丙級<br>Grade C | 所有級別<br>Overall |
|-----------------------|---------------|---------------|---------------|-----------------|
| 2024                  | 354.1 @       | 394.0 ~       | 385.8         | 373.7 @ ~       |
| 2025                  | 295.0 @       | 320.4         | 324.0         | 309.2 @         |
| 2025 1 - 3            | ( 310.2 )     | 342.8         | 341.6         | 326.3           |
| 4 - 6                 | ( 298.5 ) @   | 327.8         | 329.1         | 314.0 @         |
| 7 - 9                 | ( 289.4 )     | 312.2         | 316.2         | 302.6           |
| 10 - 12               | 283.2         | ( 298.8 )     | 309.0         | 295.4           |
| 2026 1 - 3            | 277.6         | ( 291.3 )     | 301.9         | 289.0           |
| 4 - 6 *               | 284.5         | 300.8         | 305.2         | 293.8           |
| 2025 3                | ( 306.6 )     | ( 339.0 )     | ( 337.4 )     | 322.1           |
| 4                     | ( 304.6 )     | ( 336.2 )     | ( 335.2 )     | 319.5           |
| 5                     | ^             | ( 328.1 )     | ( 329.0 )     | ^               |
| 6                     | ( 292.3 )     | ( 319.0 )     | ( 323.2 )     | 308.5           |
| 7                     | ( 291.4 )     | ( 318.0 )     | 319.9         | 305.9           |
| 8                     | ( 290.0 )     | ( 311.9 )     | ( 315.5 )     | 302.9           |
| 9                     | ( 286.7 )     | ( 306.7 )     | 313.1         | 299.1           |
| 10                    | ( 284.4 )     | ( 304.2 )     | ( 312.5 )     | 298.4           |
| 11                    | ( 283.6 )     | ( 299.4 )     | ( 309.0 )     | 295.3           |
| 12                    | ( 281.5 )     | ( 292.8 )     | 305.4         | 292.4           |
| 2026 1                | ( 279.2 )     | ( 289.9 )     | 303.1         | 289.8           |
| 2                     | ( 275.0 )     | ( 289.9 )     | ( 301.0 )     | 287.7           |
| 3                     | 278.5         | ( 294.1 )     | ( 301.7 )     | 289.4           |
| 4                     | ( 281.5 )     | ( 296.2 )     | ( 303.3 )     | 291.3           |
| 5 *                   | ( 283.7 )     | ( 301.2 )     | ( 304.4 )     | 293.2           |
| 6 *                   | ( 288.2 )     | ( 305.1 )     | ( 307.8 )     | 296.8           |
| 7 *                   | ( 293.1 )     | ( 310.9 )     | ( 310.2 )     | 300.8           |
| 8 *                   | ( 295.6 )     | ( 315.4 )     | ( 312.8 )     | 303.5           |

\* 臨時數字

( ) 表示少於 20 宗交易。

@ 2024 年的售價指數不包括 2024 年 4 月；

2025 年的售價指數不包括 2025 年 5 月；

2025 年 4-6 季度的售價指數不包括 2025 年 5 月。

~ 2024 年的售價指數不包括 2024 年 2 月。

^ 沒有充足資料作分析。

\* Provisional figures

( ) Indicates fewer than 20 transactions.

@ Price indices for 2024 excluding Apr 2024;

Price indices for 2025 excluding May 2025;

2025 quarter 4-6 excluding May 2025.

~ Price indices for 2024 excluding Feb 2024.

^ Insufficient data for analysis.

私人寫字樓 — 核心地區甲級寫字樓的租金及售價指數  
PRIVATE OFFICES - RENTAL AND PRICE INDICES FOR GRADE A OFFICES IN CORE DISTRICTS  
( 1999 = 100 )

| 年 / 月<br>Year / Month | 租金 Rents                        |                                     |                      | 售價 Prices                  |
|-----------------------|---------------------------------|-------------------------------------|----------------------|----------------------------|
|                       | 上環 / 中區<br>Sheung Wan / Central | 灣仔 / 銅鑼灣<br>Wan Chai / Causeway Bay | 尖沙咀<br>Tsim Sha Tsui | 核心地區 #<br>Core Districts # |
| 2024                  | 244.1                           | 204.2                               | 184.9                | 305.2 @                    |
| 2025                  | 232.3                           | 193.1                               | 178.0                | 246.3 @                    |
| 2025 1 - 3            | 234.3                           | 200.6                               | 181.4                | ( 266.7 )                  |
| 4 - 6                 | 233.4                           | 194.3                               | 174.8                | ( 241.0 ) @                |
| 7 - 9                 | 227.1                           | 192.4                               | 177.1                | ( 238.6 )                  |
| 10 - 12               | 234.4                           | 185.2                               | 178.8                | 237.0                      |
| 2026 1 - 3            | 232.8                           | 192.1                               | 177.0                | 232.1                      |
| 4 - 6 *               | 231.8                           | 197.2                               | 174.9                | 231.9                      |
| 2025 3                | 230.7                           | 198.6                               | 184.7                | ( 258.1 )                  |
| 4                     | 232.5                           | 191.9                               | 177.6                | ( 246.0 )                  |
| 5                     | 234.9                           | 198.7                               | 172.5                | -                          |
| 6                     | 232.9                           | 192.3                               | 174.3                | ( 236.0 )                  |
| 7                     | 230.8                           | 193.5                               | 180.1                | ( 226.4 )                  |
| 8                     | 228.3                           | 190.6                               | 168.2                | ( 274.7 )                  |
| 9                     | 222.3                           | 193.1                               | 182.9                | ( 214.7 )                  |
| 10                    | 230.9                           | 181.7                               | 178.4                | ( 252.5 )                  |
| 11                    | 238.9                           | 187.9                               | 176.2                | 228.1                      |
| 12                    | 233.3                           | 185.9                               | 181.9                | ( 230.5 )                  |
| 2026 1                | 236.0                           | 190.7                               | 183.7                | ( 232.0 )                  |
| 2                     | 229.5                           | 195.7                               | 174.0                | ( 209.4 )                  |
| 3                     | 233.0                           | 189.9                               | 173.4                | ( 254.8 )                  |
| 4                     | 226.2                           | 202.4                               | 175.3                | ( 236.4 )                  |
| 5 *                   | 226.8                           | 193.8                               | 178.3                | ( 234.2 )                  |
| 6 *                   | 242.4                           | 195.3                               | 171.1                | ( 225.0 )                  |
| 7 *                   | 226.5                           | 193.1                               | 173.0                | ( 271.1 )                  |
| 8 *                   | 249.7                           | ( 199.2 )                           | 162.4                | ( 302.0 )                  |

# 核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀  
\* 臨時數字  
( ) 表示少於 10 宗交易。  
- 本署沒有收到成交個案。  
@ 2024 年的售價指數不包括 2024 年 3 及 4 月；  
2025 年的售價指數不包括 2025 年 5 月；  
2025 年 4-6 季度的售價指數不包括 2025 年 5 月。

# Core districts : Sheung Wan / Central, Wan Chai / Causeway Bay and Tsim Sha Tsui  
\* Provisional figures  
( ) Indicates fewer than 10 transactions.  
- No transaction record received by this Department.  
@ Price indices for the periods of 2024 excluding Mar and Apr 2024;  
Price indices for 2025 excluding May 2025;  
2025 quarter 4-6 excluding May 2025.



私人零售業樓宇  
**PRIVATE RETAIL**

**私人零售業樓宇 — 平均租金及售價**  
**PRIVATE RETAIL - AVERAGE RENTS AND PRICES**

| 年 / 月<br>Year / Month | 租金 Rents<br>(每平方米月租 \$ / m <sup>2</sup> per month) |               |                       | 售價 Prices<br>(每平方米售價 \$ / m <sup>2</sup> ) |               |                       |
|-----------------------|----------------------------------------------------|---------------|-----------------------|--------------------------------------------|---------------|-----------------------|
|                       | 港島<br>Hong Kong                                    | 九龍<br>Kowloon | 新界<br>New Territories | 港島<br>Hong Kong                            | 九龍<br>Kowloon | 新界<br>New Territories |
| 2025 4 - 6            | 1 179                                              | 1 058         | 1 086                 | 261 924                                    | 253 857       | 232 430               |
| 7 - 9                 | 1 082                                              | 1 082         | 1 071                 | 248 239                                    | 274 683       | 196 524               |
| 10 - 12               | 1 094                                              | 1 135         | 1 059                 | 262 682                                    | 271 022       | 218 488               |
| 2026 1 - 3            | 1 109                                              | 1 088         | 1 049                 | 234 018                                    | 229 591       | 186 945               |
| 4 - 6 *               | 1 191                                              | 1 132         | 1 077                 | 339 458                                    | 302 683       | 211 759               |
| 2025 8                | 1 056                                              | 1 040         | 1 113                 | ( 266 490 )                                | 281 347       | 232 932               |
| 9                     | 1 186                                              | 1 113         | 1 088                 | ( 148 675 )                                | 293 114       | ( 158 040 )           |
| 10                    | 1 031                                              | 1 112         | 1 071                 | ( 316 476 )                                | 295 567       | 262 710               |
| 11                    | 1 142                                              | 1 111         | 979                   | ( 254 200 )                                | 266 989       | 218 057               |
| 12                    | 1 114                                              | 1 203         | 1 149                 | ( 235 228 )                                | 248 050       | ( 126 526 )           |
| 2026 1                | 1 079                                              | 994           | 952                   | ( 260 581 )                                | ( 310 461 )   | ( 183 378 )           |
| 2                     | 1 049                                              | 1 132         | 1 172                 | ( 248 623 )                                | 218 393       | ( 193 478 )           |
| 3                     | 1 160                                              | 1 118         | 1 054                 | ( 184 884 )                                | 207 092       | ( 182 593 )           |
| 4                     | 1 174                                              | 1 155         | 1 034                 | ( 284 602 )                                | 240 620       | ( 189 015 )           |
| 5 *                   | 1 133                                              | 1 139         | 1 102                 | 311 872                                    | 329 341       | ( 256 447 )           |
| 6 *                   | 1 286                                              | 1 089         | 1 117                 | 384 895                                    | 338 436       | 199 851               |
| 7 *                   | 1 140                                              | 1 100         | 1 122                 | 232 567                                    | 237 357       | ( 206 293 )           |
| 8 *                   | 1 223                                              | 929           | 1 066                 | ( 318 943 )                                | 207 931       | ( 217 483 )           |

\* 臨時數字  
( ) 表示少於 20 宗交易。

在不同時期的平均租金和售價變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金和售價的轉變，請參考表 3.2 的租金及售價指數。

\* Provisional figures  
( ) Indicates fewer than 20 transactions.

Changes in average rents and prices between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure rental and price changes over the relevant periods, please refer to the rental and price indices in Table 3.2.

私人零售業樓宇 — 租金及售價指數  
**PRIVATE RETAIL - RENTAL AND PRICE INDICES**  
 ( 1999 = 100 )

| 年 / 月<br>Year / Month | 租金<br>Rents | 售價<br>Prices |
|-----------------------|-------------|--------------|
| 2024                  | 165.2       | 422.9        |
| 2025                  | 156.4       | 359.3        |
| 2025 1 - 3            | 157.7       | 380.6        |
| 4 - 6                 | 157.3       | 365.1        |
| 7 - 9                 | 156.3       | 351.3        |
| 10 - 12               | 154.4       | 340.2        |
| 2026 1 - 3            | 154.0       | 324.8        |
| 4 - 6 *               | 152.7       | 319.3        |
| 2025 3                | 157.3       | 379.2        |
| 4                     | 157.3       | 372.1        |
| 5                     | 157.3       | 365.5        |
| 6                     | 157.3       | 357.8        |
| 7                     | 157.2       | 354.6        |
| 8                     | 156.7       | 350.6        |
| 9                     | 155.1       | 348.6        |
| 10                    | 154.4       | 347.0        |
| 11                    | 154.4       | 340.3        |
| 12                    | 154.4       | 333.2        |
| 2026 1                | 154.3       | 327.7        |
| 2                     | 154.3       | 324.4        |
| 3                     | 153.5       | 322.4        |
| 4                     | 152.8       | 321.3        |
| 5 *                   | 152.8       | 318.7        |
| 6 *                   | 152.4       | 317.9        |
| 7 *                   | 152.1       | 317.8        |
| 8 *                   | 152.1       | 317.7        |

\* 臨時數字

\* Provisional figures



私人分層工廠大廈  
**PRIVATE FLATTED  
FACTORIES**

**私人分層工廠大廈 — 平均租金及售價**  
**PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES**

| 年 / 月<br>Year / Month | 租金 Rents<br>(每平方米月租 \$ / m <sup>2</sup> per month) |               |                       | 售價 Prices<br>(每平方米售價 \$ / m <sup>2</sup> ) |               |                       |
|-----------------------|----------------------------------------------------|---------------|-----------------------|--------------------------------------------|---------------|-----------------------|
|                       | 港島<br>Hong Kong                                    | 九龍<br>Kowloon | 新界<br>New Territories | 港島<br>Hong Kong                            | 九龍<br>Kowloon | 新界<br>New Territories |
| 2025 4 - 6            | 187                                                | 223           | 160                   | 49 880                                     | 66 277        | 47 979                |
| 7 - 9                 | 186                                                | 224           | 162                   | 57 522                                     | 63 655        | 44 935                |
| 10 - 12               | 186                                                | 218           | 164                   | 60 735                                     | 56 191        | 41 659                |
| 2026 1 - 3            | 191                                                | 219           | 159                   | 51 013                                     | 58 467        | 43 745                |
| 4 - 6 *               | 183                                                | 216           | 162                   | 54 236                                     | 60 860        | 41 378                |
| 2025 8                | 166                                                | 223           | 164                   | ( 57 247 )                                 | 68 500        | 43 237                |
| 9                     | 188                                                | 223           | 157                   | ( 60 264 )                                 | 58 420        | 45 703                |
| 10                    | 193                                                | 216           | 164                   | ( 60 881 )                                 | 54 613        | 40 035                |
| 11                    | 185                                                | 217           | 164                   | ( 69 030 )                                 | 55 726        | 42 713                |
| 12                    | 175                                                | 220           | 164                   | ( 52 348 )                                 | 58 319        | 41 954                |
| 2026 1                | 194                                                | 209           | 154                   | ( 49 553 )                                 | 57 342        | 43 034                |
| 2                     | 171                                                | 230           | 161                   | ( 50 985 )                                 | 58 883        | 44 531                |
| 3                     | 199                                                | 221           | 163                   | ( 52 897 )                                 | 58 901        | 43 524                |
| 4                     | 184                                                | 214           | 164                   | ( 59 131 )                                 | 57 642        | 41 370                |
| 5 *                   | 182                                                | 215           | 163                   | ( 42 374 )                                 | 58 920        | 43 016                |
| 6 *                   | 184                                                | 219           | 159                   | 58 380                                     | 65 373        | 39 476                |
| 7 *                   | 179                                                | 221           | 165                   | ( 53 619 )                                 | 62 478        | 36 712                |
| 8 *                   | 193                                                | 228           | 184                   | ( 51 836 )                                 | 56 757        | 41 167                |

\* 臨時數字

( ) 表示少於 20 宗交易。

平均租金及售價只以樓上單位的租金及售價計算。

在不同時期的平均租金和售價變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金和售價的轉變，請參考表 4.2 的租金及售價指數。

\* Provisional figures

( ) Indicates fewer than 20 transactions.

Average rents and prices are in respect of upper floor units only.

Changes in average rents and prices between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure rental and price changes over the relevant periods, please refer to the rental and price indices in Table 4.2.

私人分層工廠大廈 — 租金及售價指數  
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES  
( 1999 = 100 )

| 年 / 月<br>Year / Month | 租金<br>Rents | 售價<br>Prices |
|-----------------------|-------------|--------------|
| 2024                  | 215.6       | 718.0        |
| 2025                  | 209.3       | 620.0        |
| 2025 1 - 3            | 211.3       | 666.8        |
| 4 - 6                 | 211.1       | 635.1        |
| 7 - 9                 | 208.1       | 605.7        |
| 10 - 12               | 206.9       | 572.4        |
| 2026 1 - 3            | 206.8       | 561.2        |
| 4 - 6 *               | 206.5       | 558.7        |
| 2025 3                | 211.3       | 657.4        |
| 4                     | 211.1       | 644.9        |
| 5                     | 211.1       | 634.2        |
| 6                     | 211.1       | 626.1        |
| 7                     | 208.9       | 616.8        |
| 8                     | 208.4       | 605.9        |
| 9                     | 206.9       | 594.3        |
| 10                    | 206.9       | 582.2        |
| 11                    | 206.9       | 571.6        |
| 12                    | 206.9       | 563.4        |
| 2026 1                | 206.9       | 562.0        |
| 2                     | 206.8       | 561.2        |
| 3                     | 206.8       | 560.5        |
| 4                     | 206.6       | 559.6        |
| 5 *                   | 206.5       | 558.5        |
| 6 *                   | 206.5       | 558.1        |
| 7 *                   | 206.5       | 557.6        |
| 8 *                   | 206.5       | 557.3        |

\* 臨時數字  
上述指數只就樓上單位計算。

\* Provisional figures  
The indices are in respect of upper floor units only.

私人物業的市場回報率

**PRIVATE PROPERTY  
MARKET YIELDS**

**物業市場回報率 — 私人住宅樓宇**  
**PROPERTY MARKET YIELDS - PRIVATE DOMESTIC**

(回報百分率 % return)

| 年 / 月<br>Year / Month |         | A<br>40 平方米以下<br>Less than 40 m <sup>2</sup> | B<br>40 至 69.9 平方米<br>40 m <sup>2</sup> to 69.9 m <sup>2</sup> | C<br>70 至 99.9 平方米<br>70 m <sup>2</sup> to 99.9 m <sup>2</sup> | D<br>100 至 159.9 平方米<br>100 m <sup>2</sup> to 159.9 m <sup>2</sup> | E<br>160 平方米或以上<br>160 m <sup>2</sup> or above |
|-----------------------|---------|----------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------|
| 2024                  |         | 3.5                                          | 3.0                                                            | 2.7                                                            | 2.5                                                                | 2.3                                            |
| 2025                  |         | 3.7                                          | 3.1                                                            | 2.8                                                            | 2.6                                                                | 2.4                                            |
| 2025                  | 1 - 3   | 3.7                                          | 3.1                                                            | 2.8                                                            | 2.5                                                                | 2.4                                            |
|                       | 4 - 6   | 3.7                                          | 3.2                                                            | 2.8                                                            | 2.6                                                                | 2.4                                            |
|                       | 7 - 9   | 3.7                                          | 3.2                                                            | 2.8                                                            | 2.6                                                                | 2.4                                            |
|                       | 10 - 12 | 3.6                                          | 3.1                                                            | 2.8                                                            | 2.6                                                                | 2.3                                            |
| 2026                  | 1 - 3   | 3.5                                          | 3.0                                                            | 2.7                                                            | 2.6                                                                | 2.3                                            |
|                       | 4 - 6 * | 3.4                                          | 2.9                                                            | 2.7                                                            | 2.6                                                                | 2.3                                            |
| 2025                  | 3       | 3.7                                          | 3.2                                                            | 2.8                                                            | 2.6                                                                | 2.4                                            |
|                       | 4       | 3.6                                          | 3.1                                                            | 2.8                                                            | 2.5                                                                | 2.4                                            |
|                       | 5       | 3.6                                          | 3.1                                                            | 2.8                                                            | 2.6                                                                | 2.4                                            |
|                       | 6       | 3.7                                          | 3.2                                                            | 2.8                                                            | 2.6                                                                | 2.4                                            |
|                       | 7       | 3.7                                          | 3.2                                                            | 2.8                                                            | 2.6                                                                | 2.4                                            |
|                       | 8       | 3.7                                          | 3.2                                                            | 2.9                                                            | 2.6                                                                | 2.4                                            |
|                       | 9       | 3.7                                          | 3.1                                                            | 2.8                                                            | 2.6                                                                | 2.3                                            |
|                       | 10      | 3.7                                          | 3.1                                                            | 2.8                                                            | 2.6                                                                | 2.3                                            |
|                       | 11      | 3.6                                          | 3.1                                                            | 2.8                                                            | 2.6                                                                | 2.3                                            |
|                       | 12      | 3.6                                          | 3.1                                                            | 2.7                                                            | 2.6                                                                | 2.3                                            |
| 2026                  | 1       | 3.6                                          | 3.1                                                            | 2.7                                                            | 2.6                                                                | 2.3                                            |
|                       | 2       | 3.5                                          | 3.0                                                            | 2.7                                                            | 2.5                                                                | 2.3                                            |
|                       | 3       | 3.5                                          | 3.0                                                            | 2.7                                                            | 2.6                                                                | 2.3                                            |
|                       | 4       | 3.4                                          | 2.9                                                            | 2.7                                                            | 2.6                                                                | 2.3                                            |
|                       | 5       | 3.4                                          | 2.9                                                            | 2.7                                                            | 2.5                                                                | 2.3                                            |
|                       | 6 *     | 3.4                                          | 3.0                                                            | 2.7                                                            | 2.6                                                                | 2.3                                            |
|                       | 7 *     | 3.4                                          | 3.0                                                            | 2.7                                                            | 2.6                                                                | 2.3                                            |
|                       | 8 *     | 3.5                                          | 3.1                                                            | 2.8                                                            | 2.6                                                                | 2.3                                            |

\* 臨時數字

\* Provisional figures

物業市場回報率－私人非住宅樓宇  
PROPERTY MARKET YIELDS - PRIVATE NON-DOMESTIC

(回報百分率 % return)

| 年 / 月<br>Year / Month | 寫字樓<br>Offices |               | 分層工廠大廈 **<br>Flatted Factories** | 零售業樓宇<br>Retail |
|-----------------------|----------------|---------------|----------------------------------|-----------------|
|                       | 甲級<br>Grade A  | 乙級<br>Grade B |                                  |                 |
| 2024                  | 3.1 @          | 3.5 ~         | 3.6                              | 3.1             |
| 2025                  | 3.6 @          | 4.1           | 4.1                              | 3.5             |
| 2025 1 - 3            | 3.5            | 3.8           | 3.8                              | 3.3             |
| 4 - 6                 | 3.5 @          | 4.0           | 4.0                              | 3.4             |
| 7 - 9                 | 3.6            | 4.2           | 4.1                              | 3.6             |
| 10 - 12               | 3.6            | 4.4           | 4.3                              | 3.7             |
| 2026 1 - 3            | 3.7            | 4.5           | 4.4                              | 3.8             |
| 4 - 6 *               | 3.7            | 4.2           | 4.4                              | 3.9             |
| 2025 3                | 3.5            | 3.9           | 3.9                              | 3.3             |
| 4                     | 3.4            | 3.9           | 4.0                              | 3.3             |
| 5                     | ^              | 4.0           | 4.0                              | 3.4             |
| 6                     | 3.5            | 4.1           | 4.1                              | 3.5             |
| 7                     | 3.5            | 4.1           | 4.1                              | 3.5             |
| 8                     | 3.6            | 4.2           | 4.1                              | 3.6             |
| 9                     | 3.6            | 4.3           | 4.2                              | 3.7             |
| 10                    | 3.6            | 4.3           | 4.3                              | 3.7             |
| 11                    | 3.6            | 4.4           | 4.4                              | 3.7             |
| 12                    | 3.7            | 4.5           | 4.4                              | 3.8             |
| 2026 1                | 3.7            | 4.5           | 4.4                              | 3.7             |
| 2                     | 3.7            | 4.5           | 4.4                              | 3.8             |
| 3                     | 3.7            | 4.4           | 4.4                              | 3.8             |
| 4                     | 3.7            | 4.3           | 4.4                              | 3.8             |
| 5 *                   | 3.7            | 4.2           | 4.5                              | 4.0             |
| 6 *                   | 3.6            | 4.2           | 4.4                              | 3.9             |
| 7 *                   | 3.6            | 4.1           | 4.4                              | 4.0             |
| 8 *                   | 3.5            | 4.1           | 4.5                              | 3.9             |

\* 臨時數字  
\*\* 此欄數字只就樓上單位計算。  
@ 2024 年的物業市場回報率不包括 2024 年 4 月；  
2025 年的物業市場回報率不包括 2025 年 5 月；  
2025 年 4-6 季度的物業市場回報率不包括 2025 年 5 月。  
~ 2024 年的物業市場回報率不包括 2024 年 2 月。  
^ 沒有充足資料作分析。

\* Provisional figures  
\*\* The figures are in respect of upper floor units only.  
@ Property Market Yields for 2024 excluding Apr 2024;  
Property Market Yields for 2025 excluding May 2025;  
2025 quarter 4-6 excluding May 2025.  
~ Property Market Yields for 2024 excluding Feb 2024.  
^ Insufficient data for analysis.



私人樓宇的  
落成量及預測落成量  
**COMPLETIONS AND FORECAST  
COMPLETIONS IN THE  
PRIVATE SECTOR**

**落成量及預測落成量－私人住宅樓宇**  
**COMPLETIONS AND FORECAST COMPLETIONS - PRIVATE DOMESTIC**

(單位數目 No. of units)

| 類別<br>Class                                                        | 2026年 落成量 (截至八月三十一日止)<br>2026 Completions (up to 31.08.2026) |               |                       |               |           | 預測落成量<br>Forecast Completions |
|--------------------------------------------------------------------|--------------------------------------------------------------|---------------|-----------------------|---------------|-----------|-------------------------------|
|                                                                    | 港島<br>Hong Kong                                              | 九龍<br>Kowloon | 新界<br>New Territories | 全港<br>Overall | 百分率<br>%* |                               |
| A<br>40 平方米以下<br>Less than 40 m <sup>2</sup>                       | 663                                                          | 970           | 2 924                 | 4 557         | 55        | 8 361                         |
| B<br>40 至 69.9 平方米<br>40 m <sup>2</sup> to 69.9 m <sup>2</sup>     | 766                                                          | 272           | 2 362                 | 3 400         | 51        | 6 651                         |
| C<br>70 至 99.9 平方米<br>70 m <sup>2</sup> to 99.9 m <sup>2</sup>     | 273                                                          | 4             | 426                   | 703           | 50        | 1 418                         |
| D<br>100 至 159.9 平方米<br>100 m <sup>2</sup> to 159.9 m <sup>2</sup> | 169                                                          | 40            | 77                    | 286           | 68        | 419                           |
| E<br>160 平方米或以上<br>160 m <sup>2</sup> or above                     | 8                                                            | 12            | 21                    | 41            | 33        | 126                           |
| 合計<br>Overall                                                      | 1 879                                                        | 1 298         | 5 810                 | 8 987         | 53        | 16 975                        |

以上的落成量只是臨時數字。這些是累積數字，而有關數字在過往月份若有任何修改，本報告不會另作說明，因此，不應假定單位數目的增加，就是代表最近期的落成量。

所有數字均不包括村屋在內。

所有數字均包括港人首次置業（首置）項目下的資助出售房屋。

2026年全年預測落成量為年初估計的數字。

\* 2026 年截至八月三十一日整體落成量，佔 2026 年全年預測落成量的百分率。

The completion figures are provisional. Since the figures are cumulative, any amendments made to figures in the previous months will not be specified and hence it should not be assumed that additional units represent completions in the latest period.

All figures exclude village houses.

All figures include subsidised sale flats under the Starter Homes for Hong Kong Residents (SH) projects.

Forecast completions for the whole year of 2026 are estimates made at the beginning of the year.

\* Overall completions up to 31.08.2026, expressed as a % of forecast for the whole year of 2026.

落成量及預測落成量－私人非住宅樓宇  
COMPLETIONS AND FORECAST COMPLETIONS - PRIVATE NON-DOMESTIC

( 千平方米 Thousand m<sup>2</sup> )

|                               | 2026年 落成量 (截至八月三十一日止)<br>2026 Completions (up to 31.08.2026) |               |                       |               |           | 預測落成量<br>Forecast Completions |
|-------------------------------|--------------------------------------------------------------|---------------|-----------------------|---------------|-----------|-------------------------------|
|                               | 港島<br>Hong Kong                                              | 九龍<br>Kowloon | 新界<br>New Territories | 全港<br>Overall | 百分率<br>%* | 全港<br>Overall                 |
| 寫字樓<br>Offices                | 5.1                                                          | 26.7          | -                     | 31.8          | 22        | 142.7                         |
| 商業樓宇<br>Commercial Premises   | 5.0                                                          | 10.3          | 9.0                   | 24.3          | 33        | 72.6                          |
| 工貿大廈<br>Industrial / Office   | -                                                            | -             | -                     | -             | -         | -                             |
| 分層工廠大廈<br>Flatted Factories   | -                                                            | -             | 41.3                  | 41.3          | 53        | 78.5                          |
| 特殊廠房<br>Specialised Factories | -                                                            | -             | 29.9                  | 29.9          | 54        | 54.9                          |
| 貨倉<br>Storage                 | -                                                            | -             | -                     | -             | -         | -                             |

以上的落成量只是臨時數字。這些是累積數字，而有關數字在過往月份若有任何修改，本報告不會另作說明，因此，不應假定樓面面積的增加，就是代表最近期的落成量。

2026 年全年預測落成量為年初估計的數字。

\* 2026 年截至八月三十一日整體落成量，佔 2026 年全年預測落成量的百分率。

The completion figures are provisional. Since the figures are cumulative, any amendments made to figures in the previous months will not be specified and hence it should not be assumed that additional floor area represent completions in the latest period.

Forecast completions for the whole year of 2026 are estimates made at the beginning of the year.

\* Overall completions up to 31.08.2026, expressed as a % of forecast for the whole year of 2026.



物業買賣  
SALES TRANSACTIONS

**住宅買賣 — 樓宇買賣合約數目及總值**  
**DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION**

| 年 / 月<br>Year / Month | 數目<br>No. | 總值 (百萬元)<br>Consideration (\$ million) |
|-----------------------|-----------|----------------------------------------|
| 2024                  | 53 099    | 454 356                                |
| 2025                  | 62 832    | 519 830                                |
| 2026 1 - 8            | 49 291    | 444 969                                |
| 2025 1 - 3            | 12 193    | 88 571                                 |
| 4 - 6                 | 16 754    | 141 502                                |
| 7 - 9                 | 16 700    | 135 790                                |
| 10 - 12               | 17 185    | 153 967                                |
| 2026 1 - 3            | 18 654    | 162 003                                |
| 4 - 6                 | 22 156    | 204 873                                |
| 2025 3                | 5 367     | 38 814                                 |
| 4                     | 5 694     | 42 197                                 |
| 5                     | 5 105     | 38 244                                 |
| 6                     | 5 955     | 61 061                                 |
| 7                     | 5 766     | 46 354                                 |
| 8                     | 5 291     | 42 208                                 |
| 9                     | 5 643     | 47 228                                 |
| 10                    | 5 714     | 51 073                                 |
| 11                    | 5 588     | 51 667                                 |
| 12                    | 5 883     | 51 227                                 |
| 2026 1                | 5 669     | 49 221                                 |
| 2                     | 6 669     | 57 598                                 |
| 3                     | 6 316     | 55 184                                 |
| 4                     | 7 368     | 63 673                                 |
| 5                     | 7 138     | 65 593                                 |
| 6                     | 7 650     | 75 607                                 |
| 7                     | 4 462     | 41 891                                 |
| 8                     | 4 019     | 36 202                                 |

資料來源：土地註冊處

數字源自有關期間送交土地註冊處註冊的住宅樓宇買賣合約。這些數字一般顯示送交註冊前約四個星期內簽立的交易。住宅買賣是指已繳付印花稅的樓宇買賣合約。統計數字並不包括居者有其屋、私人機構參建居屋及租者置其屋計劃等的住宅買賣，除非有關單位轉售限制期屆滿並已繳付補價。

Source：The Land Registry

The figures are derived from sale and purchase agreements of domestic units **received** for registration in the Land Registry for the relevant periods. They generally relate to transactions executed up to four weeks prior to their submission for registration. Sales of domestic units refer to sale and purchase agreements with payment of stamp duty. These statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme, etc. except those after payment of premium.

住宅買賣 — 按成交金額分類的買賣合約數目  
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

( 買賣合約數目 No. of Agreements )

| 年 / 月<br>Year / Month |         |   | 成交金額 (百萬元)<br>Range of Consideration (\$ million) |     |                             |     |                             |       |                               |       |                      |       | 總數<br>Total |       |
|-----------------------|---------|---|---------------------------------------------------|-----|-----------------------------|-----|-----------------------------|-------|-------------------------------|-------|----------------------|-------|-------------|-------|
|                       |         |   | 少於 2<br>Less than 2                               |     | 2 至少於 3<br>2 to less than 3 |     | 3 至少於 5<br>3 to less than 5 |       | 5 至少於 10<br>5 to less than 10 |       | 10 或以上<br>10 or over |       |             |       |
|                       |         |   | 數目<br>No.                                         | %   | 數目<br>No.                   | %   | 數目<br>No.                   | %     | 數目<br>No.                     | %     | 數目<br>No.            | %     |             |       |
| 2024                  |         |   | 1 312                                             | 2   | 4 494                       | 8   | 15 628                      | 29    | 22 105                        | 42    | 9 560                | 18    | 53 099      |       |
| 2025                  |         |   | 1 579                                             | 3   | 4 881                       | 8   | 21 060                      | 34    | 25 097                        | 40    | 10 215               | 16    | 62 832      |       |
| 2026                  | 1 - 8   |   | 1 066                                             | 2   | 3 015                       | 6   | 13 677                      | 28    | 21 571                        | 44    | 9 962                | 20    | 49 291      |       |
| 2025                  | 1 - 3   |   | 349                                               | 3   | 1 294                       | 11  | 4 584                       | 38    | 4 276                         | 35    | 1 690                | 14    | 12 193      |       |
|                       | 4 - 6   |   | 404                                               | 2   | 1 263                       | 8   | 6 018                       | 36    | 6 722                         | 40    | 2 347                | 14    | 16 754      |       |
|                       | 7 - 9   |   | 418                                               | 3   | 1 168                       | 7   | 5 262                       | 32    | 6 877                         | 41    | 2 975                | 18    | 16 700      |       |
|                       | 10 - 12 |   | 408                                               | 2   | 1 156                       | 7   | 5 196                       | 30    | 7 222                         | 42    | 3 203                | 19    | 17 185      |       |
| 2026                  | 1 - 3   |   | 391                                               | 2   | 1 245                       | 7   | 5 263                       | 28    | 8 335                         | 45    | 3 420                | 18    | 18 654      |       |
|                       | 4 - 6   |   | 416                                               | 2   | 1 180                       | 5   | 5 815                       | 26    | 9 956                         | 45    | 4 789                | 22    | 22 156      |       |
| 2025                  | 3       |   | 118                                               | 2   | 447                         | 8   | 2 142                       | 40    | 1 969                         | 37    | 691                  | 13    | 5 367       |       |
|                       | 4       |   | 122                                               | 2   | 466                         | 8   | 2 141                       | 38    | 2 183                         | 38    | 782                  | 14    | 5 694       |       |
|                       | 5       |   | 130                                               | 3   | 370                         | 7   | 1 829                       | 36    | 2 080                         | 41    | 696                  | 14    | 5 105       |       |
|                       | 6       |   | 152                                               | 3   | 427                         | 7   | 2 048                       | 34    | 2 459                         | 41    | 869                  | 15    | 5 955       |       |
|                       | 7       |   | 134                                               | 2   | 454                         | 8   | 1 940                       | 34    | 2 176                         | 38    | 1 062                | 18    | 5 766       |       |
|                       | 8       |   | 152                                               | 3   | 354                         | 7   | 1 637                       | 31    | 2 245                         | 42    | 903                  | 17    | 5 291       |       |
|                       | 9       |   | 132                                               | 2   | 360                         | 6   | 1 685                       | 30    | 2 456                         | 44    | 1 010                | 18    | 5 643       |       |
|                       | 10      |   | 125                                               | 2   | 380                         | 7   | 1 744                       | 31    | 2 376                         | 42    | 1 089                | 19    | 5 714       |       |
|                       | 11      |   | 131                                               | 2   | 332                         | 6   | 1 679                       | 30    | 2 394                         | 43    | 1 052                | 19    | 5 588       |       |
|                       | 12      |   | 152                                               | 3   | 444                         | 8   | 1 773                       | 30    | 2 452                         | 42    | 1 062                | 18    | 5 883       |       |
|                       | 2026    | 1 |                                                   | 141 | 2                           | 454 | 8                           | 1 717 | 30                            | 2 355 | 42                   | 1 002 | 18          | 5 669 |
|                       |         | 2 |                                                   | 132 | 2                           | 342 | 5                           | 1 760 | 26                            | 3 273 | 49                   | 1 162 | 17          | 6 669 |
| 3                     |         |   | 118                                               | 2   | 449                         | 7   | 1 786                       | 28    | 2 707                         | 43    | 1 256                | 20    | 6 316       |       |
| 4                     |         |   | 134                                               | 2   | 430                         | 6   | 2 042                       | 28    | 3 359                         | 46    | 1 403                | 19    | 7 368       |       |
| 5                     |         |   | 141                                               | 2   | 341                         | 5   | 1 763                       | 25    | 3 267                         | 46    | 1 626                | 23    | 7 138       |       |
| 6                     |         |   | 141                                               | 2   | 409                         | 5   | 2 010                       | 26    | 3 330                         | 44    | 1 760                | 23    | 7 650       |       |
| 7                     |         |   | 144                                               | 3   | 310                         | 7   | 1 375                       | 31    | 1 611                         | 36    | 1 022                | 23    | 4 462       |       |
| 8                     |         |   | 115                                               | 3   | 280                         | 7   | 1 224                       | 30    | 1 669                         | 42    | 731                  | 18    | 4 019       |       |

資料來源：土地註冊處  
有關數字來自“住宅買賣 — 樓宇買賣合約數目及總值”圖表。  
由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

Source：The Land Registry  
Figures are derived from the table 'Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration'.  
Figures in percentage for individual items may not add up to 100% due to rounding.

## 住宅一手及二手市場 — 買賣合約數目及總值

## DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

| 年 / 月<br>Year / Month | 一手買賣<br>Primary Sales |    |                                        | 二手買賣<br>Secondary Sales |    |                                        | 總數<br>Total No. |
|-----------------------|-----------------------|----|----------------------------------------|-------------------------|----|----------------------------------------|-----------------|
|                       | 數目<br>No.             | %  | 總值 (百萬元)<br>Consideration (\$ million) | 數目<br>No.               | %  | 總值 (百萬元)<br>Consideration (\$ million) |                 |
| 2024                  | 16 912                | 32 | 193 075                                | 36 187                  | 68 | 261 280                                | 53 099          |
| 2025                  | 20 540                | 33 | 220 826                                | 42 292                  | 67 | 299 005                                | 62 832          |
| 2026 1 - 8            | 14 287                | 29 | 175 501                                | 35 004                  | 71 | 269 469                                | 49 291          |
| 2025 1 - 3            | 3 897                 | 32 | 32 332                                 | 8 296                   | 68 | 56 241                                 | 12 193          |
| 4 - 6                 | 5 437                 | 32 | 62 778                                 | 11 317                  | 68 | 78 724                                 | 16 754          |
| 7 - 9                 | 5 620                 | 34 | 59 031                                 | 11 080                  | 66 | 76 758                                 | 16 700          |
| 10 - 12               | 5 586                 | 33 | 66 685                                 | 11 599                  | 67 | 87 282                                 | 17 185          |
| 2026 1 - 3            | 5 552                 | 30 | 63 039                                 | 13 102                  | 70 | 98 963                                 | 18 654          |
| 4 - 6                 | 6 997                 | 32 | 85 913                                 | 15 159                  | 68 | 118 962                                | 22 156          |
| 2025 3                | 2 229                 | 42 | 16 272                                 | 3 138                   | 58 | 22 543                                 | 5 367           |
| 4                     | 1 614                 | 28 | 13 475                                 | 4 080                   | 72 | 28 722                                 | 5 694           |
| 5                     | 1 676                 | 33 | 14 759                                 | 3 429                   | 67 | 23 485                                 | 5 105           |
| 6                     | 2 147                 | 36 | 34 544                                 | 3 808                   | 64 | 26 517                                 | 5 955           |
| 7                     | 1 865                 | 32 | 19 835                                 | 3 901                   | 68 | 26 519                                 | 5 766           |
| 8                     | 1 781                 | 34 | 17 575                                 | 3 510                   | 66 | 24 633                                 | 5 291           |
| 9                     | 1 974                 | 35 | 21 621                                 | 3 669                   | 65 | 25 606                                 | 5 643           |
| 10                    | 2 025                 | 35 | 23 856                                 | 3 689                   | 65 | 27 217                                 | 5 714           |
| 11                    | 1 822                 | 33 | 22 731                                 | 3 766                   | 67 | 28 936                                 | 5 588           |
| 12                    | 1 739                 | 30 | 20 098                                 | 4 144                   | 70 | 31 129                                 | 5 883           |
| 2026 1                | 1 542                 | 27 | 18 654                                 | 4 127                   | 73 | 30 567                                 | 5 669           |
| 2                     | 2 567                 | 38 | 26 124                                 | 4 102                   | 62 | 31 474                                 | 6 669           |
| 3                     | 1 443                 | 23 | 18 261                                 | 4 873                   | 77 | 36 922                                 | 6 316           |
| 4                     | 2 594                 | 35 | 28 976                                 | 4 774                   | 65 | 34 697                                 | 7 368           |
| 5                     | 2 410                 | 34 | 28 177                                 | 4 728                   | 66 | 37 417                                 | 7 138           |
| 6                     | 1 993                 | 26 | 28 760                                 | 5 657                   | 74 | 46 848                                 | 7 650           |
| 7                     | 796                   | 18 | 14 756                                 | 3 666                   | 82 | 27 135                                 | 4 462           |
| 8                     | 942                   | 23 | 11 793                                 | 3 077                   | 77 | 24 409                                 | 4 019           |

資料來源：土地註冊處

有關數字來自“住宅買賣 — 樓宇買賣合約數目及總值”圖表。請參閱該圖表有關「住宅買賣」的定義。一手買賣一般指由發展商出售的單位，二手買賣指非由發展商出售的單位。

由於四捨五入關係，一手和二手買賣的總值加起來可能不等於“住宅買賣 — 樓宇買賣合約數目及總值”圖表的總值。

Source：The Land Registry

Figures are derived from the table 'Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration'. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in the table 'Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration'.

**非住宅買賣 — 主要類別物業買賣宗數及總值**  
**NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE**

| 年 / 月<br>Year / Month | 寫字樓<br>Offices |                                        | 商業樓宇<br>Commercial |                                        | 分層工廠大廈<br>Flatted Factories |                                        |
|-----------------------|----------------|----------------------------------------|--------------------|----------------------------------------|-----------------------------|----------------------------------------|
|                       | 宗數<br>No.      | 總值 (百萬元)<br>Consideration (\$ million) | 宗數<br>No.          | 總值 (百萬元)<br>Consideration (\$ million) | 宗數<br>No.                   | 總值 (百萬元)<br>Consideration (\$ million) |
| 2024                  | 602            | 9 776                                  | 1 109              | 13 398                                 | 1 621                       | 9 916                                  |
| 2025                  | 1 031          | 19 694                                 | 1 257              | 13 080                                 | 2 176                       | 10 722                                 |
| 2026 1 - 8 *          | 795            | 11 569                                 | 984                | 8 866                                  | 1 819                       | 9 016                                  |
| 2025 1 - 3            | 223            | 2 160                                  | 266                | 2 945                                  | 559                         | 3 016                                  |
| 4 - 6                 | 252            | 8 107                                  | 355                | 3 071                                  | 586                         | 3 137                                  |
| 7 - 9                 | 271            | 3 733                                  | 297                | 3 463                                  | 504                         | 2 045                                  |
| 10 - 12               | 285            | 5 694                                  | 339                | 3 601                                  | 527                         | 2 524                                  |
| 2026 1 - 3            | 270            | 4 841                                  | 396                | 3 208                                  | 616                         | 3 582                                  |
| 4 - 6 *               | 298            | 4 225                                  | 347                | 3 246                                  | 806                         | 3 572                                  |
| 2025 3                | 111            | 1 163                                  | 101                | 1 153                                  | 284                         | 1 477                                  |
| 4                     | 89             | 6 568                                  | 110                | 942                                    | 176                         | 1 062                                  |
| 5                     | 81             | 943                                    | 111                | 1 005                                  | 191                         | 975                                    |
| 6                     | 82             | 596                                    | 134                | 1 124                                  | 219                         | 1 101                                  |
| 7                     | 86             | 1 718                                  | 82                 | 715                                    | 160                         | 598                                    |
| 8                     | 74             | 734                                    | 111                | 1 520                                  | 146                         | 654                                    |
| 9                     | 111            | 1 281                                  | 104                | 1 228                                  | 198                         | 793                                    |
| 10                    | 84             | 874                                    | 98                 | 1 138                                  | 158                         | 618                                    |
| 11                    | 92             | 1 837                                  | 117                | 933                                    | 186                         | 941                                    |
| 12                    | 109            | 2 983                                  | 124                | 1 530                                  | 183                         | 965                                    |
| 2026 1                | 93             | 670                                    | 116                | 961                                    | 174                         | 926                                    |
| 2                     | 61             | 450                                    | 106                | 1 006                                  | 204                         | 1 304                                  |
| 3                     | 116            | 3 721                                  | 174                | 1 241                                  | 238                         | 1 352                                  |
| 4                     | 82             | 881                                    | 112                | 861                                    | 234                         | 1 004                                  |
| 5 *                   | 98             | 1 607                                  | 113                | 1 002                                  | 297                         | 1 239                                  |
| 6 *                   | 118            | 1 737                                  | 122                | 1 383                                  | 275                         | 1 329                                  |
| 7 *                   | 128            | 1 681                                  | 121                | 987                                    | 199                         | 925                                    |
| 8 *                   | 99             | 823                                    | 120                | 1 425                                  | 198                         | 937                                    |

\* 臨時數字

這些數字是根據買賣合約的簽署日期(如沒有買賣合約,則根據轉讓契約簽署日期),而並非送交土地註冊處登記的日期,應與土地註冊處編制的住宅買賣數據有所區別。

數字並不反映所有非住宅買賣。其他類別如工貿大廈、貨倉、車位等並不包括在內。整座樓宇的買賣,或包含超過一種物業類別的買賣,亦未有包括在內。故此,列表的數字,特別是總值方面,可能會較實際的數字為低。

\* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and **not** the date on which the document is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, car parking spaces etc. are not included. Transactions of a whole building or comprising more than one property type are also excluded. Therefore figures presented here, particularly on the consideration, may have been under-reported.

## 技術附註

### 1. 物業類別

樓宇一般是按佔用許可證（俗稱入伙紙）上註明的用途分類，除非本署得悉樓宇其後在結構上有所更改。本署沒有特別調查樓宇現時的用途，也沒有嘗試辨別那些住宅樓宇是用作非住宅用途，或那些非住宅樓宇是用作住宅用途。

#### 1.1 私人住宅單位，是指設有專用煮食設施、浴室和廁所的獨立居住單位，並按樓面面積分類如下：

- A 類單位 - 實用面積少於 40 平方米
- B 類單位 - 實用面積為 40 至 69.9 平方米
- C 類單位 - 實用面積為 70 至 99.9 平方米
- D 類單位 - 實用面積為 100 至 159.9 平方米
- E 類單位 - 實用面積為 160 平方米或以上

統計數字並不包括公共房屋發展項目，即私人機構參建居屋、居者有其屋、可租可買、重建置業、夾心階層住屋、市區改善和住宅發售等計劃興建的住宅單位。此外，香港房屋委員會與香港房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍，亦不包括在內。解放軍及醫院管理局轄下的宿舍、公用事業機構物業的附設宿舍、私營機構宿舍（包括教育院校的學生宿舍）、酒店和旅舍也不包括在內。自 2002 年起，樓宇落成量不包括村屋的統計數字。

#### 1.2 私人寫字樓包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。寫字樓分為以下各級：

- 甲級 - 新型及裝修上乘；間隔具彈性；整層樓面面積廣闊；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有泊車設施。
- 乙級 - 設計一般但裝修質素良好；間隔具彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有泊車設施。

## Technical Notes

### 1. Property Types

Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. No specific check is made on current use and no attempt has been made to distinguish those domestic units used for non-domestic purposes and vice versa.

#### 1.1 Private Domestic units are defined as independent dwellings with exclusive cooking facilities, bathroom and toilet. They are classified by reference to floor area as follows:

- Class A - saleable area less than 40 m<sup>2</sup>
- Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - saleable area of 160 m<sup>2</sup> or above

Public sector developments, including domestic units built under the Private Sector Participation, Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes, etc. are not included in the statistical figures. Besides, rental estates built by the Hong Kong Housing Authority and the Hong Kong Housing Society, units sold under the Tenants Purchase Scheme, and Government-owned quarters are excluded. Quarters held by the People's Liberation Army and the Hospital Authority, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), hotels and hostels are also excluded. Since 2002, village houses are no longer included in the completion figures.

#### 1.2 Private Office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows:

- Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.
- Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services, good management; parking facilities not essential.

丙級 - 設計簡單及有基本裝修；間隔彈性較小；整層樓面面積狹小；大堂只有基本設施；一般並無中央空氣調節系統；升降機僅夠使用或不敷應用；管理服務屬最低至一般水平；並無泊車設施。

寫字樓的所在地點並不影響等級。屬香港特別行政區政府所有並由政府產業署管理的寫字樓並不包括在本報告內。

**1.3** 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。香港房屋委員會和香港房屋協會所持有的商業樓宇並不包括在內。自香港房屋委員會於 2005 年年底把旗下部分商業樓宇分拆出售予領展房地產投資信託基金（領展）後，這些分拆出售的物業已歸入私人物業類別。2006 年及之後的統計數字已包括這類別物業的數據在內。讀者把報告年度內的統計數字跟 2005 年及之前的統計數字作比較時，要特別留意有關轉變。

**1.4** 私人分層工廠大廈包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設的樓宇。此類物業並不包括私人工業大廈、私人特殊廠房及私人貨倉。香港房屋委員會興建的工廠樓宇也不包括在內。

## **2. 樓面面積**

住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指個別單位獨立使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

非住宅樓宇的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁及／或與毗連單位的共用牆向內的一面所圍繞的全部面積。

## **3. 落成量**

私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

Grade C - plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

It should be noted that location is not a feature of grade. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

**1.3** Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking space is excluded. Commercial premises owned by the Hong Kong Housing Authority and Hong Kong Housing Society are excluded. Following the divestment of selected commercial Hong Kong Housing Authority premises to Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.

**1.4** Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Private Industrial/Office premises, Private Specialised Factories and Private Storage premises are excluded. Similar premises built by the Hong Kong Housing Authority are not included.

## **2. Floor Areas**

A domestic unit is measured on the basis of “saleable area” which is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

Non-domestic accommodation is measured on the basis of “internal floor area” which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

## **3. Completions**

Completions of private sector premises comprise those premises deemed completed by virtue of the issue of an occupation permit.

各類物業的落成量並不包括上文第 1 段所述的公營房屋落成量。

#### 4. 預測數量

這是指在本年度的落成量預測數字。住宅樓宇是以單位數目計算，非住宅樓宇則以內部樓面總面積計算。

本署是根據屋宇署的統計數字、建築師及發展商提供的圖則及資料、專業估計及/或實地視察所得的資料，就全港各已知的物業發展項目及重建地盤計算預測落成量。

上文第 1 段所述的公營房屋發展項目並不包括在內。

#### 5. 平均租金和售價

本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在半至一個月前，續訂租約是在一至三個月前）。由 2006 年年中起，零售業樓宇的租金資料包括由領展所持有的物業（詳情可參考上文第 1.3 段）。

本署從多個不同的來源獲得租金資料，包括按照《業主與租客（綜合）條例》的規定所遞交的新租約通知書、按照《差餉條例》與《地租（評估及徵收）條例》的規定而發出的物業詳情申報表、業主和租客的來信，以及本署職員進行實地視察時所得的資料。

分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣、涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後二至三周。

有關平均租金和售價的分析，只供一般參考用途。該些平均租金和售價並非旨

Public sector completion figures, as mentioned in paragraph 1 above for each property type, are not included.

#### 4. Forecast

Forecast figures of completions are presented as the number of units for domestic premises and the total internal floor area for non-domestic premises expected to come on stream in the current year.

To arrive at the figures, data are compiled in respect of all known developments and redevelopment sites in the territory in accordance with information derived from Buildings Department returns, architects' and developers' plans and returns, professional estimates and/or site visits.

Public sector developments as mentioned in paragraph 1 above are not included.

#### 5. Average Rents and Prices

Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2-1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT (for details, please refer to paragraph 1.3 above).

Information is obtained from a variety of sources including notifications of fresh lettings made under the provisions of the Landlord and Tenant (Consolidation) Ordinance, requisitions issued under the provisions of the Rating Ordinance and the Government Rent (Assessment and Collection) Ordinance, letters from landlords and tenants and site visits made by staff of the Department.

Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges.

Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded: those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed, or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier than an Agreement for Sale and Purchase.

Average rents and prices are analysed for general reference only. They are not

在應用於某特定物業上。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而不應一概而論視之為該時段中在價值方面的整體變化。相對而言，租金與售價指數能較準確地反映價值的轉變。再者，括號中的數字乃由有限的交易宗數推算而來，使用這些數字時應特別小心。

最近數月的租金與售價數字，均屬臨時性質，有待本署取得更多資料後再作分析。

租金和售價的統計數字，包括村屋，以及政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣。這方面與樓宇落成量所涵蓋的物業有所不同。

除另有說明外，本報告所用的「元」均指港元。

## 6. 租金和售價指數

如上文解釋，不同時期的平均租金及售價會有差異，這不單可能因為價值有變，也可能由於樓宇的質素有所改變。不過，制訂租金及售價指數，正是用來衡量在樓宇質素不變的情況下，租金及售價的轉變。因此，即使在同一時期，指數的轉變也可能跟平均租金及售價的轉變不同。

計算租金和售價指數所根據的資料，跟用以計算平均租金和售價的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的「因數」，而非根據每平方米樓面面積的租金或售價計算。物業的應課差餉租值是假設物業在指定日期空置出租時，估計全年可得的市值租金。實際上，利用應課差餉租值，不但考慮到樓面面積，也顧及到不同物業在質素上的其他差別。

如應課差餉租值在全面重估後有所變更，新應課差餉租值會調算至舊應課差餉租值的水平，以便指數數列得以連貫。

成分指數（即某類別或級別物業的指數）是從分析所有在某指定期間內的交易結果計算出來的。各類樓宇的綜合指數，是將成分指數按加權平均法計算而得出。制訂各類非住宅樓宇綜合指數時所使用的權數，是根據該月份及之前 11 個月內有關類型樓宇的總樓面面積計算的。至於住宅樓宇，其租金和售價指數的權數，則是根據該月份及之前 11 個月內進行的交易數目計算出來。

intended for applying to a particular property. Their levels at a certain period depend to a large extent on the special characteristics, including quality and location, of the premises which are leased or sold during the period. Thus, changes between different periods may be due to variations in the characteristics of different properties being analysed, and should not be taken as necessarily indicating a general change in value over the period. Rental and price indices are a better reflection of change in value. Further, figures in brackets are derived from limited number of transactions, and should be used with caution.

The rental and price figures for the recent few months are provisional, pending the availability of further data for analysis.

Unlike the coverage of completion figures, rental and price statistics include village houses, and also open market lettings and sales of Government-subsidised housing units upon expiry of the restriction period and payment of the premium to the relevant bodies.

Where dollars are quoted, they are, unless otherwise stated, Hong Kong dollars.

## 6. Rental and Price Indices

As explained above, average rents and prices may change from one period to another not only because of value changes but also because of variations in quality. The rental and price indices, on the other hand, are designed to measure rental and price changes with quality kept at a constant. Movement of indices may therefore differ from changes in the average rents and prices for the same period.

The rental and price indices are derived from the same data that are used to compile average rents and prices. The indices measure value changes by reference to the “factor” of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. Rateable value of a property is an estimate of the annual open market rent at a designated date on the assumption that the property was then vacant and to let. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

Following a General Revaluation of rateable values, the new rateable values are matched with the old ones for the purpose of maintaining the index series.

The component index (the index for a property class or grade) has been derived from analysis of all transactions effective in a given period. The composite index for a certain type of premises is compiled by calculating a weighted average of the component indices. The weights for compiling the composite index for each type of non-domestic premises are based on the total floor area of components in respect of the current and previous 11 months. For domestic premises the weights for both rental

本報告提供每月、每季和每年指數。每季及每年指數都是有關時期內每月指數的平均數。

指數（尤其是租金指數）未必能充分顯示出市場轉變的幅度。雖然所有租金都是按淨額分析（參考上文第 5 段），但本署無法得知的其他「等同租值」租約條件，是不會相應地調算在內的。例如在租賃市場受壓時，業主通常都會給予租客一些優惠，包括整修樓宇或延長免租期等。如果為反映標準租約條件而調算租金，在指數下降時，經調算的租金很可能低於所報的租金。在指數上升時，情況則相反。

## 7. 較受歡迎屋苑的售價指數

這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在 2026 年及之後獲選作分析的屋苑與以往所選的略有不同，包括：

**港島** — 碧瑤灣、比華利山、賽西湖大廈、置富花園、會景閣、帝景園、嘉亨灣、杏花邨、陽明山莊、光明臺、藍灣半島、康怡花園、逸濤灣、深灣 9 號、南豐新邨、浪琴園、帝后華庭、貝沙灣及貝沙灣南灣、雍景臺、深灣軒、海怡半島、太古城、囃匯、寶翠園、渣甸山名門、禮頓山、泓都、紅山半島、樂陶苑；

**九龍** — 淘大花園、泓景臺、半山壹號、匯璽、星河明居、翔龍灣、君滙港、海濱南岸、維港灣、帝庭園、麗港城、海逸豪園、昇悅居、皓畋、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣及帝柏海灣、半島豪庭、滙景花園、擎天半島、德福花園、凱旋門、帝峯、皇殿、譽、港灣、天鑄、龍譽、黃埔新邨、黃埔花園；

**新界** — 愛琴海岸、星堤、碧堤半島、麗城花園、映灣園、栢慧豪園、瓏門、爵悅庭、沙田第一城、藍天海岸、滌濤山、牽晴間、愉景灣、愉景新城、迎海、粉嶺中心、名城、花都廣場、金獅花園、豪景花園、香港黃金海岸、康樂園、嘉湖山莊、銀湖、天峰、日出康城-領都、日出康城-LP6、日出康城-首都、匡湖居、新都城、都會駅、傲瀾、海之戀、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、Park Yoho、疊茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、新屯門中心、新港城、帝琴灣、大興花園、大埔中心、峻瀆、比華利山別墅、御龍山、采葉庭、尚悅、天鑽、溱岸 8 號、豫

and price indices are based on the number of transactions effected in the current and previous 11 months.

Monthly, quarterly and annual indices are shown. Quarterly and annual indices are the simple average of the monthly indices in respect of the relevant period.

The indices, especially the rental indices, will tend to understate the magnitude of market changes. Although all rents are analysed on a net basis (see paragraph 5 above), allowances will not be made for the “value equivalent” of other contractual terms that are unknown to the Department. In a “tenants market”, for example, landlords are normally prepared to make concessions to tenants, such as refurbishment or the granting of extended rent-free periods. If rents were adjusted to reflect standard terms of agreement, the rents as adjusted would tend to be lower than the quoted rents when the index is moving downwards and vice versa.

## 7. Price Indices for Selected Popular Residential Developments

The indices are based on an analysis of prices paid for units in selected developments as recorded in sale and purchase agreements. Developments selected for analysis from 2026 onwards are slightly different from those of previous years, and include:

**Hong Kong** - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Chi Fu Fa Yuen, Convention Plaza Apartments, Dynasty Court, Grand Promenade, Heng Fa Chuen, Hong Kong Parkview, Illumination Terrace, Island Resort, Kornhill, Les Saisons, Marinella, Nan Fung Sun Chuen, Pacific View, Queen’s Terrace, Residence Bel-Air & Bel-Air On The Peak Island South, Robinson Place, Sham Wan Towers, South Horizons, Taikoo Shing, The Avenue, The Belcher’s, The Legend at Jardine’s Lookout, The Leighton Hill, The Merton, The Redhill Peninsula, Villa Lotto;

**Kowloon** - Amoy Gardens, Banyan Garden, Celestial Heights, Cullinan West, Galaxia, Grand Waterfront, Harbour Green, Harbour Place, Island Harbourview, King’s Park Villa, Laguna City, Laguna Verde, Liberte, Mantin Heights, Mei Foo Sun Chuen, Metro Harbour View, One Beacon Hill, Parc Oasis, Park Avenue and Central Park, Royal Peninsula, Sceneway Garden, Sorrento, Telford Gardens, The Arch, The Hermitage, The Latitude, Ultima, Vibe Centro, Whampoa Estate, Whampoa Garden;

**New Territories** - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Double Cove, Fanling Centre, Festival City, Flora Plaza, Golden Lion Garden, Hong Kong Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - LP6, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Mount Pavilia, Ocean Pride, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Park Yoho, Parkland Villas, Rambler Crest, Riviera Gardens,

豐花園、盈翠半島、荃灣中心、屯門市廣場、天巒、雅典居、灝景灣、Wetland Seasons Park、新時代中城、新時代廣場。

樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而 2026 年的權數是根據 2025 年內的交易宗數而釐定。

#### 8. 物業市場回報率

回報率是把「租金／應課差餉租值」的平均比率與「售價／應課差餉租值」的平均比率作比較後計算出來的。租金分析與售價分析所涵蓋的物業可能並不相同。因此，這方面的數字只能顯示普遍的物業回報率及市場趨勢。

#### 9. 樓宇買賣

住宅樓宇買賣的統計數字來自土地註冊處，是根據在有關時期內送交土地註冊處作登記的住宅樓宇買賣合約而編製。至於非住宅樓宇的買賣統計數字，本署是根據土地註冊處的交易記錄及稅務局用以釐定印花稅的交易資料加以分析。與土地註冊處的住宅樓宇買賣統計數字不同，每段有關時期的非住宅樓宇買賣統計數字，是根據買賣合約的簽署日期（如沒有買賣合約，則根據轉讓契約的簽署日期），而並非送交土地註冊處登記的日期。

#### 10. 四捨五入

由於數字四捨五入，所以表內個別項目的總和與所示的總數可能有些微差別。

Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sun Tuen Mun Centre, Sunshine City, Symphony Bay, Tai Hing Gardens, Tai Po Centre, The Beaumont, The Beverly Hills, The Palazzo, The Parcville, The Reach, The Regent, The Riverpark, The Sherwood, Tierra Verde, Tsuen Wan Centre, Tuen Mun Town Plaza, Valais, Villa Athena, Villa Esplanada, Wetland Seasons Park, YOHO Midtown, YOHO Town.

The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2026, the weights are based on the number of transactions effected in 2025.

#### 8. Property Market Yields

The yields have been derived by comparing the average “rent/rateable value” and “price/rateable value” factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields and trends.

#### 9. Sales Transactions

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and the Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to **the date on which an Agreement for Sale and Purchase is signed** (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and not the date on which the document is submitted for registration.

#### 10. Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.