

世紀21數據研究統計

(金額以港元計)	2022年	2023年	2024年	2025年 (截至9月)	24年9月	24年10月	24年11月	24年12月	25年1月	25年2月	25年3月	25年4月	25年5月	25年6月	25年7月	25年8月	25年9月
1. 一手住宅新盤銷售統計																	
a. 買賣合約宗數	9,173	10,649	15,870	15,336	742	2,995	1,007	697	767	1,239	2,429	1,118	2,296	1,512	2,039	2,058	1,878
(按年/月變動)	(-46.09%)	(16.09%)	(49.03%)		(42.42%)	(303.64%)	(-66.38%)	(-30.78%)	(10.04%)	(61.54%)	(96.05%)	(-53.97%)	(105.37%)	(-34.15%)	(34.85%)	(0.93%)	(-8.75%)
b. 總成交金額(\$M)	95,549	111,692	194,424	150,028	9,307	35,279	14,465	7,556	7,807	10,570	17,949	12,162	19,142	17,758	19,180	22,105	23,354
(按年/月變動)	(-57.6%)	(16.89%)	(74.07%)		(33.1%)	(279.06%)	(-59%)	(-47.76%)	(3.33%)	(35.39%)	(69.81%)	(-32.24%)	(57.39%)	(-7.23%)	(8.01%)	(15.25%)	(5.65%)
c. 平均成交金額(\$M)	10.42	10.49	12.25	9.78	12.54	11.78	14.36	10.84	10.18	8.53	7.39	10.88	8.34	11.74	9.41	10.74	12.44
2. 物業交易註冊統計(所有用途)																	
a. 買賣合約宗數	59,619	58,035	67,979	57,392	3,843	5,857	7,689	5,510	4,938	4,307	6,661	7,229	6,442	7,271	7,212	6,462	6,870
(按年/月變動)	(-37.98%)	(-2.66%)	(17.13%)		(-18.74%)	(52.41%)	(31.28%)	(-28.34%)	(-10.38%)	(-12.78%)	(54.66%)	(8.53%)	(-10.89%)	(12.87%)	(-0.81%)	(-10.4%)	(6.31%)
b. 總成交金額(\$M)	554,459	477,903	534,140	432,912	27,657	41,657	64,125	42,789	36,734	28,287	45,647	50,108	49,845	66,410	54,619	47,775	53,487
(按年/月變動)	(-39.59%)	(-13.81%)	(11.77%)		(-19.39%)	(50.62%)	(53.94%)	(-33.27%)	(-14.15%)	(-23%)	(61.37%)	(9.77%)	(-0.52%)	(33.23%)	(-17.75%)	(-12.53%)	(11.96%)
2.1 物業交易註冊類別統計																	
一手住宅物業																	
c. 買賣合約宗數	10,315	10,752	16,912	14,954	521	1,611	2,494	887	768	900	2,229	1,614	1,676	2,147	1,865	1,781	1,974
(按年/月變動)	(-41.56%)	(4.24%)	(57.29%)		(-54.85%)	(209.21%)	(54.81%)	(-64.43%)	(-13.42%)	(17.19%)	(147.67%)	(-27.59%)	(3.84%)	(28.1%)	(-13.13%)	(-4.5%)	(10.84%)
d. 總成交金額(\$M)	109,722	127,628	193,075	154,140	5,698	16,072	30,838	11,119	7,691	8,368	16,272	13,475	14,759	34,544	19,835	17,575	21,621
(按年/月變動)	(-52.48%)	(16.32%)	(51.28%)		(-49.36%)	(182.06%)	(91.87%)	(-63.94%)	(-30.83%)	(8.8%)	(94.46%)	(-17.19%)	(9.53%)	(134.05%)	(-42.58%)	(-11.39%)	(23.02%)
e. 平均成交金額(\$M)	10.64	11.87	11.42	10.31	10.94	9.98	12.36	12.54	10.01	9.30	7.30	8.35	8.81	16.09	10.64	9.87	10.95
二手住宅物業																	
f. 買賣合約宗數	34,735	32,250	36,187	30,693	2,327	3,086	3,804	3,216	2,858	2,300	3,138	4,080	3,429	3,808	3,901	3,510	3,669
(按年/月變動)	(-38.68%)	(-7.15%)	(12.21%)		(-6.92%)	(32.62%)	(23.27%)	(-15.46%)	(-11.13%)	(-19.52%)	(36.43%)	(30.02%)	(-15.96%)	(11.05%)	(2.44%)	(-10.02%)	(4.53%)
g. 總成交金額(\$M)	297,999	261,623	261,280	211,723	15,140	21,203	26,423	21,444	19,052	14,646	22,543	28,722	23,485	26,517	26,519	24,633	25,606
(按年/月變動)	(-40.76%)	(-12.21%)	(-0.13%)		(-12.07%)	(40.05%)	(24.62%)	(-18.84%)	(-11.15%)	(-23.13%)	(53.92%)	(27.41%)	(-18.23%)	(12.91%)	(0.01%)	(-7.11%)	(3.95%)
h. 平均成交金額(\$M)	8.58	8.11	7.22	6.90	6.51	6.87	6.95	6.67	6.67	6.37	7.18	7.04	6.85	6.96	6.80	7.02	6.98
住宅物業總和																	
c+h 買賣合約宗數	45,050	43,002	53,099	45,647	2,848	4,697	6,298	4,103	3,626	3,200	5,367	5,694	5,105	5,955	5,766	5,291	5,643
(按年/月變動)	(-39.36%)	(-4.55%)	(23.48%)		(-22.06%)	(64.92%)	(34.09%)	(-34.85%)	(-11.63%)	(-11.75%)	(67.72%)	(6.09%)	(-10.34%)	(16.65%)	(-3.17%)	(-8.24%)	(6.65%)
d+g 總成交金額(\$M)	407,723	389,247	454,356	365,863	20,838	37,275	57,261	32,563	26,743	23,014	38,814	42,197	38,244	61,061	46,354	42,208	47,228
(按年/月變動)	(-44.44%)	(-4.53%)	(16.73%)		(-26.81%)	(78.88%)	(53.62%)	(-43.13%)	(-17.87%)	(-13.94%)	(68.65%)	(8.72%)	(-9.37%)	(59.66%)	(-24.09%)	(-8.94%)	(11.89%)
i. 平均成交金額(\$M)	9.05	9.05	8.56	8.02	7.32	7.94	9.09	7.94	7.38	7.19	7.23	7.41	7.49	10.25	8.04	7.98	8.37
商業樓宇及商舖																	
j. 買賣合約宗數	1,399	1,114	1,110	901	79	106	102	130	88	77	101	110	112	134	81	111	87 *
(按年/月變動)	(-36.09%)	(-20.37%)	(-0.36%)		(-2.47%)	(34.18%)	(-3.77%)	(27.45%)	(-32.31%)	(-12.5%)	(31.17%)	(8.91%)	(1.82%)	(19.64%)	(-39.55%)	(37.04%)	(-21.62%)
k. 總成交金額(\$M)	21,513	16,975	13,409	9,117	968	1,138	1,269	2,292	884	908	1,153	942	1,009	1,124	711	1,445	941 *
(按年/月變動)	(-48.81%)	(-21.09%)	(-21.01%)		(-18.86%)	(17.56%)	(11.51%)	(80.61%)	(-61.43%)	(2.71%)	(26.98%)	(-18.3%)	(7.11%)	(11.4%)	(-36.74%)	(103.23%)	(-34.89%)
l. 平均成交金額(\$M)	15.38	15.24	12.08	10.12	12.25	10.74	12.44	17.63	10.05	11.79	11.42	8.56	9.01	8.39	8.78	13.02	10.81
3. RVD 二手私人住宅售價指數	369.7	337.4	298.7	286.8	287.9	291.0	291.5	289.2	287.2	285.6	284.9	286.5	286.5	286.7	288.1	288.5	尚未有資料
(1999年=100)																	
4. 住宅樓宇供應																	
a. 私人住宅落成量(單位數目)	16,608	13,851	23,968	11,759	1,299	3,715	4,041	5,584	1,886	1,624	1,977	1,610	330	2,637	1,695	尚未有資料	尚未有資料
(按年變動)	(9.31%)	(-16.6%)	(73.04%)		(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	尚未有資料	尚未有資料
5. 香港貨幣統計數字																	
a. 貨幣供應量(M3)(\$B)	16,569	17,234	18,502	不適用	18,251	18,283	18,346	18,502	18,797	18,965	19,095	19,237	19,719	19,868	19,892	20,027	尚未有資料
b. 銀行存款總額(港元及外幣)(\$B)	15,439	16,222	17,373	不適用	17,163	17,167	17,216	17,373	17,613	17,840	17,977	18,079	18,532	18,698	18,727	18,892	尚未有資料
c. 貨幣供應與銀行存款比率(倍)	1.073	1.062	1.065	不適用	1.063	1.065	1.066	1.065	1.067	1.063	1.062	1.064	1.064	1.063	1.062	1.06	尚未有資料
6. 利率數據(截至每月最尾的一個工作天)																	
a. HSBC最優惠貸款利率%(P Rate)	不適用	不適用	不適用	不適用	5.625	5.625	5.375	5.250	5.250	5.250	5.250	5.250	5.250	5.250	5.250	5.250	5.125
b. 1個月香港銀行同業拆息%(HIBOR)	不適用	不適用	不適用	不適用	4.321	4.241	4.309	4.579	3.829	3.960	3.728	3.953	0.588	0.727	1.034	3.297	3.538
c. 美國聯邦基金目標利率(%)	不適用	不適用	不適用	不適用	5.00	5.00	4.75	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.25
7. 婚姻登記數字	29,983	47,518	44,586	26,486	3,571	3,209	5,187	4,544	3,734	3,037	4,316	2,632	3,845	3,553	2,643	2,726	尚未有資料

*初步估計資料，有待差餉物業估價署公布方可確實

**以上數據僅作參考之用，所載的資料不保證已包括所有的統計數字及其準確性。(資料來源:各相關政府部門)