

世紀21數據研究統計

(金額以港元計)	2025年																
	2022年	2023年	2024年	(截至11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	25年10月	25年11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	18,897	1,007	697	767	1,239	2,429	1,118	2,296	1,512	2,039	2,058	1,878	1,761	1,800
(按年/月變動)	(-46.09%)	(16.09%)	(49.03%)		(-66.38%)	(-30.78%)	(10.04%)	(61.54%)	(96.05%)	(-53.97%)	(105.37%)	(-34.15%)	(34.85%)	(0.93%)	(-8.75%)	(-6.23%)	(2.21%)
b. 總成交金額(\$M)	95,549	111,692	194,424	193,134	14,465	7,556	7,807	10,570	17,949	12,162	19,142	17,758	19,180	22,105	23,354	23,116	19,990
(按年/月變動)	(-57.6%)	(16.89%)	(74.07%)		(-59%)	(-47.76%)	(3.33%)	(35.39%)	(69.81%)	(-32.24%)	(57.39%)	(-7.23%)	(8.01%)	(15.25%)	(5.65%)	(-1.02%)	(-13.53%)
c. 平均成交金額(\$M)	10.42	10.49	12.25	10.22	14.36	10.84	10.18	8.53	7.39	10.88	8.34	11.74	9.41	10.74	12.44	13.13	11.11
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	71,703	7,689	5,510	4,938	4,307	6,661	7,229	6,442	7,271	7,212	6,462	6,870	7,190	7,121
(按年/月變動)	(-37.98%)	(-2.66%)	(17.13%)		(31.28%)	(-28.34%)	(-10.38%)	(-12.78%)	(54.66%)	(8.53%)	(-10.89%)	(12.87%)	(-0.81%)	(-10.4%)	(6.31%)	(4.66%)	(-0.96%)
b. 總成交金額(\$M)	554,459	477,903	534,140	549,240	64,125	42,789	36,734	28,287	45,647	50,108	49,845	66,410	54,619	47,775	53,487	57,899	58,429
(按年/月變動)	(-39.59%)	(-13.81%)	(11.77%)		(53.94%)	(-33.27%)	(-14.15%)	(-23%)	(61.37%)	(9.77%)	(-0.52%)	(33.23%)	(-17.75%)	(-12.53%)	(11.96%)	(8.25%)	(0.92%)
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	18,801	2,494	887	768	900	2,229	1,614	1,676	2,147	1,865	1,781	1,974	2,025	1,822
(按年/月變動)	(-41.56%)	(4.24%)	(57.29%)		(54.81%)	(-64.43%)	(-13.42%)	(17.19%)	(147.67%)	(-27.59%)	(3.84%)	(28.1%)	(-13.13%)	(-4.5%)	(10.84%)	(2.58%)	(-10.02%)
d. 總成交金額(\$M)	109,722	127,628	193,075	200,727	30,838	11,119	7,691	8,368	16,272	13,475	14,759	34,544	19,835	17,575	21,621	23,856	22,731
(按年/月變動)	(-52.48%)	(16.32%)	(51.28%)		(91.87%)	(-63.94%)	(-30.83%)	(8.8%)	(94.46%)	(-17.19%)	(9.53%)	(134.05%)	(-42.58%)	(-11.39%)	(23.02%)	(10.34%)	(-4.72%)
e. 平均成交金額(\$M)	10.64	11.87	11.42	10.68	12.36	12.54	10.01	9.30	7.30	8.35	8.81	16.09	10.64	9.87	10.95	11.78	12.48
二手住宅物業																	
f. 買賣合約宗數	34,735	32,250	36,187	38,148	3,804	3,216	2,858	2,300	3,138	4,080	3,429	3,808	3,901	3,510	3,669	3,689	3,766
(按年/月變動)	(-38.68%)	(-7.15%)	(12.21%)		(23.27%)	(-15.46%)	(-11.13%)	(-19.52%)	(36.43%)	(30.02%)	(-15.96%)	(11.05%)	(2.44%)	(-10.02%)	(4.53%)	(0.55%)	(2.09%)
g. 總成交金額(\$M)	297,999	261,623	261,280	267,876	26,423	21,444	19,052	14,646	22,543	28,722	23,485	26,517	26,519	24,633	25,606	27,217	28,936
(按年/月變動)	(-40.76%)	(-12.21%)	(-0.13%)		(24.62%)	(-18.84%)	(-11.15%)	(-23.13%)	(53.92%)	(27.41%)	(-18.23%)	(12.91%)	(0.01%)	(-7.11%)	(3.95%)	(6.29%)	(6.32%)
h. 平均成交金額(\$M)	8.58	8.11	7.22	7.02	6.95	6.67	6.67	6.37	7.18	7.04	6.85	6.96	6.80	7.02	6.98	7.38	7.68
住宅物業總和																	
c+h 買賣合約宗數	45,050	43,002	53,099	56,949	6,298	4,103	3,626	3,200	5,367	5,694	5,105	5,955	5,766	5,291	5,643	5,714	5,588
(按年/月變動)	(-39.36%)	(-4.55%)	(23.48%)		(34.09%)	(-34.85%)	(-11.63%)	(-11.75%)	(67.72%)	(6.09%)	(-10.34%)	(16.65%)	(-3.17%)	(-8.24%)	(6.65%)	(1.26%)	(-2.21%)
d+g 總成交金額(\$M)	407,723	389,247	454,356	468,603	57,261	32,563	26,743	23,014	38,814	42,197	38,244	61,061	46,354	42,208	47,228	51,073	51,667
(按年/月變動)	(-44.44%)	(-4.53%)	(16.73%)		(53.62%)	(-43.13%)	(-17.87%)	(-13.94%)	(68.65%)	(8.72%)	(-9.37%)	(59.66%)	(-24.09%)	(-8.94%)	(11.89%)	(8.14%)	(1.16%)
i. 平均成交金額(\$M)	9.05	9.05	8.56	8.23	9.09	7.94	7.38	7.19	7.23	7.41	7.49	10.25	8.04	7.98	8.37	8.94	9.25
商業樓宇及商舖																	
j. 買賣合約宗數	1,399	1,114	1,110	1,101	102	130	88	77	101	110	111	134	81	112	104	96	87 *
(按年/月變動)	(-36.09%)	(-20.37%)	(-0.36%)		(-3.77%)	(27.45%)	(-32.31%)	(-12.5%)	(31.17%)	(8.91%)	(0.91%)	(20.72%)	(-39.55%)	(38.27%)	(-7.14%)	(-7.69%)	(-9.38%)
k. 總成交金額(\$M)	21,513	16,975	13,409	11,548	1,269	2,292	884	908	1,153	942	1,005	1,124	711	1,521	1,228	1,054	1,018 *
(按年/月變動)	(-48.81%)	(-21.09%)	(-21.01%)		(11.51%)	(80.61%)	(-61.43%)	(2.71%)	(26.98%)	(-18.3%)	(6.69%)	(11.84%)	(-36.74%)	(113.92%)	(-19.26%)	(-14.17%)	(-3.42%)
l. 平均成交金額(\$M)	15.38	15.24	12.08	10.49	12.44	17.63	10.05	11.79	11.42	8.56	9.05	8.39	8.78	13.58	11.81	10.98	11.70
3. RVD二手私人住宅售價指數																	
(1999年=100)	369.7	337.4	298.7	288.2	291.5	289.2	287.2	285.6	284.9	286.5	286.5	286.7	288.1	288.7	293.1	294.3	尚未有資料
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	13,355	4,041	5,584	1,886	1,624	1,977	1,610	330	2,637	1,695	592	1,004	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	18,346	18,502	18,797	18,965	19,095	19,237	19,719	19,868	19,892	20,027	20,282	20,222	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	17,216	17,373	17,613	17,840	17,977	18,079	18,532	18,698	18,727	18,892	19,144	19,061	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	1.066	1.065	1.067	1.063	1.062	1.064	1.064	1.063	1.062	1.060	1.059	1.061	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	5.375	5.250	5.250	5.250	5.250	5.250	5.250	5.250	5.250	5.250	5.125	5.000	5.000
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	4.309	4.579	3.829	3.960	3.728	3.953	0.588	0.727	1.034	3.297	3.538	3.429	3.183
c. 美國聯邦基金目標利率(%)	不適用	不適用	不適用	不適用	4.75	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.25	4.00	4.00
7. 婚姻登記數字																	
	29,983	47,518	44,586	28,771	5,187	4,544	3,734	3,037	4,316	2,632	3,845	3,553	2,643	2,726	2,285	尚未有資料	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)