世紀21香港
地產市場數據統計

(金額以港元計)	2023年	2024年	2025年	2026年1-9月	25年9月	25年10月	25年11月	25年12月	26年1月	26年2月	26年3月	26年4月	26年5月	26年6月	26年7月	26年8月	26年9月
1. 一手住宅新盤銷售統計																	
a. 買賣合約宗數	10,649	15,870	20,226	14,937	1,878	1,761	1,800	1,329	2,447	1,412	2,481	2,311	2,096	850	816	1,094	1,430
(按年/月變動)	(16.09%)	(49.03%)	(27.45%)		(-8.75%)	(-6.23%)	(2.21%)	(-26.17%)	(84.12%)	(-42.3%)	(75.71%)	(-6.85%)	(-9.3%)	(-59.45%)	(-4%)	(34.07%)	(30.71%)
b. 總成交金額($M)	111,692	194,424	210,291	193,189	23,354	23,116	19,990	17,156	27,872	16,597	27,790	27,487	27,396	18,317	11,784	15,784	20,162
(按年/月變動)	(16.89%)	(74.07%)	(8.16%)		(5.65%)	(-1.02%)	(-13.53%)	(-14.17%)	(62.46%)	(-40.45%)	(67.44%)	(-1.09%)	(-0.33%)	(-33.14%)	(-35.67%)	(33.95%)	(27.74%)
c. 平均成交金額($M)	10.49	12.25	10.40	12.93	12.44	13.13	11.11	12.91	11.39	11.75	11.20	11.89	13.07	21.55	14.44	14.43	14.10
2. 物業交易註冊統計(所有用途)																	
a. 買賣合約宗數	58,035	67,979	80,702	68,876	6,870	7,190	7,121	8,999	7,631	7,924	7,737	8,692	8,537	9,434	6,715	5,768	6,438
(按年/月變動)	(-2.66%)	(17.13%)	(18.72%)		(6.31%)	(4.66%)	(-0.96%)	(26.37%)	(-15.2%)	(3.84%)	(-2.36%)	(12.34%)	(-1.78%)	(10.51%)	(-28.82%)	(-14.1%)	(11.62%)
b. 總成交金額($M)	477,903	534,140	614,277	560,036	53,478	57,899	58,429	65,046	57,249	62,146	62,311	72,895	72,843	82,845	51,747	44,518	53,482
(按年/月變動)	(-13.81%)	(11.77%)	(15%)		(11.94%)	(8.27%)	(0.92%)	(11.32%)	(-11.99%)	(8.55%)	(0.27%)	(16.99%)	(-0.07%)	(13.73%)	(-37.54%)	(-13.97%)	(20.14%)
2.1 物業交易註冊類別統計																	
一手住宅物業																	
c. 買賣合約宗數	10,752	16,912	20,540	15,789	1,974	2,025	1,822	1,739	1,542	2,567	1,443	2,594	2,410	1,993	796	942	1,502
(按年/月變動)	(4.24%)	(57.29%)	(21.45%)		(10.84%)	(2.58%)	(-10.02%)	(-4.56%)	(-11.33%)	(66.47%)	(-43.79%)	(79.76%)	(-7.09%)	(-17.3%)	(-60.06%)	(18.34%)	(59.45%)
d. 總成交金額($M)	127,628	193,075	220,826	195,985	21,621	23,856	22,731	20,098	18,654	26,124	18,261	28,976	28,177	28,760	14,756	11,793	20,484
(按年/月變動)	(16.32%)	(51.28%)	(14.37%)		(23.02%)	(10.34%)	(-4.72%)	(-11.58%)	(-7.18%)	(40.05%)	(-30.1%)	(58.68%)	(-2.76%)	(2.07%)	(-48.69%)	(-20.08%)	(73.7%)
e. 平均成交金額($M)	11.87	11.42	10.75	12.41	10.95	11.78	12.48	11.56	12.10	10.18	12.65	11.17	11.69	14.43	18.54	12.52	13.64
二手住宅物業																	
f. 買賣合約宗數	32,250	36,187	42,292	38,263	3,669	3,689	3,766	4,144	4,127	4,102	4,873	4,774	4,728	5,657	3,666	3,077	3,259
(按年/月變動)	(-7.15%)	(12.21%)	(16.87%)		(4.53%)	(0.55%)	(2.09%)	(10.04%)	(-0.41%)	(-0.61%)	(18.8%)	(-2.03%)	(-0.96%)	(19.65%)	(-35.2%)	(-16.07%)	(5.91%)
g. 總成交金額($M)	261,623	261,280	299,005	295,793	25,606	27,217	28,936	31,129	30,567	31,474	36,922	34,697	37,417	46,848	27,135	24,409	26,324
(按年/月變動)	(-12.21%)	(-0.13%)	(14.44%)		(3.95%)	(6.29%)	(6.32%)	(7.58%)	(-1.81%)	(2.97%)	(17.31%)	(-6.03%)	(7.84%)	(25.21%)	(-42.08%)	(-10.05%)	(7.85%)
h. 平均成交金額($M)	8.11	7.22	7.07	7.73	6.98	7.38	7.68	7.51	7.41	7.67	7.58	7.27	7.91	8.28	7.40	7.93	8.08
住宅物業總和																	
c+f 買賣合約宗數	43,002	53,099	62,832	54,052	5,643	5,714	5,588	5,883	5,669	6,669	6,316	7,368	7,138	7,650	4,462	4,019	4,761
(按年/月變動)	(-4.55%)	(23.48%)	(18.33%)		(6.65%)	(1.26%)	(-2.21%)	(5.28%)	(-3.64%)	(17.64%)	(-5.29%)	(16.66%)	(-3.12%)	(7.17%)	(-41.67%)	(-9.93%)	(18.46%)
d+g 總成交金額($M)	389,247	454,356	519,830	491,777	47,228	51,073	51,667	51,227	49,221	57,598	55,184	63,673	65,593	75,607	41,891	36,202	46,808
(按年/月變動)	(-4.53%)	(16.73%)	(14.41%)		(11.89%)	(8.14%)	(1.16%)	(-0.85%)	(-3.92%)	(17.02%)	(-4.19%)	(15.38%)	(3.02%)	(15.27%)	(-44.59%)	(-13.58%)	(29.3%)
i. 平均成交金額($M)	9.05	8.56	8.27	9.10	8.37	8.94	9.25	8.71	8.68	8.64	8.74	8.64	9.19	9.88	9.39	9.01	9.83
商業樓宇及商舖																	
j. 買賣合約宗數	1,114	1,110	1,257	1,097	104	98	117	124	116	106	174	112	113	122	121	120	*113* *
(按年/月變動)	(-20.37%)	(-0.36%)	(13.24%)		(-6.31%)	(-5.77%)	(19.39%)	(5.98%)	(-6.45%)	(-5.77%)	(64.15%)	(-35.63%)	(0.89%)	(7.96%)	(-0.82%)	(-0.83%)	(-5.83%)
k. 總成交金額($M)	16,975	13,409	13,080	10,324	1,228	1,138	933	1,530	961	1,006	1,241	861	1,002	1,383	987	1,425	*1,458* *
(按年/月變動)	(-21.09%)	(-21.01%)	(-2.45%)		(-19.21%)	(-7.33%)	(-18.01%)	(63.99%)	(-37.19%)	(-7.33%)	(23.36%)	(-30.62%)	(16.38%)	(38.02%)	(-28.63%)	(44.38%)	(2.29%)
l. 平均成交金額($M)	15.24	12.08	10.41	9.41	11.81	11.61	7.97	12.34	8.28	9.49	7.13	7.69	8.87	11.34	8.16	11.88	12.90
3. RVD二手私人住宅售價指數 *(1999年=100)*	337.4	298.7	290.1	316.2	293.4	294.9	298.7	299.6	302.8	308.4	314.0	317.9	322.6	323.0	320.3	320.5	尚未有資料
4. 住宅樓宇供應																	
a. 私人住宅落成量(單位數目)	13,851	23,968	18,450	8,100	1,004	3,820	383	892	92	1,068	404	2,009	809	3,532	186	尚未有資料	尚未有資料
(按年變動)	(-16.6%)	(73.04%)	(-23.02%)		(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	(不適用)	尚未有資料	尚未有資料
5. 香港貨幣統計數字																	
a. 貨幣供應量(M3)($億)	172,341	185,016	206,485	不適用	202,821	202,217	203,953	206,485	206,474	208,193	208,645	211,583	216,560	216,874	219,234	222,215	尚未有資料
b. 銀行存款總額(港元及外幣)($億)	162,221	173,727	194,313	不適用	191,445	190,605	192,033	194,313	194,191	195,995	196,173	199,055	203,685	203,810	205,620	208,460	尚未有資料
c. 貨幣供應與銀行存款比率(倍)	1.062	1.065	1.063	不適用	1.059	1.061	1.062	1.063	1.063	1.062	1.064	1.063	1.063	1.064	1.066	1.066	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	5.125	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	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	3.538	3.429	3.183	3.075	2.614	2.413	2.235	2.442	2.609	2.940	2.675	2.850	3.005
c. 美國聯邦基金目標利率(%)	不適用	不適用	不適用	不適用	4.25	4.00	4.00	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	4.00
7. 婚姻登記數字	47,518	44,586	42,289	12,803	2,285	4,216	3,938	5,364	4,444	2,897	3,188	2,274	尚未有資料	尚未有資料	尚未有資料	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)

CENTURY 21