

世紀21數據研究統計

| (金額以港元計) | 2021年 | 2022年 | 2023年 | 23年8月 | 23年9月 | 23年10月 | 23年11月 | 23年12月 | 24年1月 | 24年2月 | 24年3月 | 24年4月 | 24年5月 | 24年6月 | 24年7月 | 24年8月 |
|----------------------------|---------|----------------------|----------------------|-------------------|---------------------|--------------------|---------------------|--------------------|--------------------|---------------------|----------------------|---------------------|---------------------|---------------------|--------------------|---------------------|
| 1. 一手住宅新盤銷售統計 | | | | | | | | | | | | | | | | |
| a. 買賣合約宗數 (按年月變動) | 17,014 | 9,173 (-46.09%) | 10,649 (16.09%) | 1,205 (88.87%) | 258 (-78.59%) | 344 (33.33%) | 549 (59.59%) | 1,344 (144.81%) | 433 (-67.72%) | 273 (-36.95%) | 4,172 (1428.21%) | 1,852 (-55.61%) | 1,410 (-23.87%) | 686 (-51.35%) | 1,082 (57.73%) | 521 (-51.85%) |
| b. 總成交金額(\$M) (按年月變動) | 225,373 | 95,549 (-57.6%) | 111,692 (16.89%) | 9,903 (40.47%) | 4,169 (-57.9%) | 4,670 (12.01%) | 8,290 (77.52%) | 9,669 (16.63%) | 6,712 (-30.59%) | 3,662 (-45.43%) | 43,499 (1087.75%) | 29,476 (-32.24%) | 17,309 (-41.28%) | 9,350 (-45.98%) | 10,816 (15.68%) | 6,993 (-35.35%) |
| c. 平均成交金額(\$M) | 13.25 | 10.42 | 10.49 | 8.22 | 16.16 | 13.58 | 15.10 | 7.19 | 15.50 | 13.42 | 10.43 | 15.92 | 12.28 | 13.63 | 10.00 | 13.42 |
| 2. 物業交易註冊統計(所有用途) | | | | | | | | | | | | | | | | |
| a. 買賣合約宗數 (按年月變動) | 96,133 | 59,619 (-37.98%) | 58,035 (-2.66%) | 4,660 (5.29%) | 3,893 (-16.46%) | 2,938 (-24.53%) | 3,532 (20.22%) | 3,764 (6.57%) | 4,401 (16.92%) | 3,189 (-27.54%) | 5,013 (57.2%) | 9,880 (97.09%) | 7,361 (-25.5%) | 5,245 (-28.75%) | 5,262 (0.32%) | 4,729 (-10.13%) |
| b. 總成交金額(\$M) (按年月變動) | 917,838 | 554,459 (-39.59%) | 477,903 (-13.81%) | 34,885 (5.82%) | 29,765 (-14.68%) | 29,008 (-2.54%) | 24,537 (-15.41%) | 33,585 (36.87%) | 33,669 (0.25%) | 22,579 (-32.94%) | 37,371 (65.51%) | 83,935 (124.6%) | 62,284 (-25.79%) | 41,094 (-34.02%) | 42,669 (3.83%) | 34,311 (-19.59%) |
| 2.2 物業交易註冊類別統計 | | | | | | | | | | | | | | | | |
| 一手住宅物業 | | | | | | | | | | | | | | | | |
| c. 買賣合約宗數 (按年月變動) | 17,650 | 10,315 (-41.56%) | 10,752 (4.24%) | 742 (-8.4%) | 964 (29.2%) | 356 (-63.07%) | 547 (53.65%) | 959 (75.32%) | 1,003 (4.59%) | 367 (-63.41%) | 1,499 (308.45%) | 3,636 (142.56%) | 1,934 (-46.81%) | 980 (-49.33%) | 826 (-15.71%) | 1,154 (39.71%) |
| d. 總成交金額(\$M) (按年月變動) | 230,888 | 109,722 (-52.48%) | 127,628 (16.32%) | 8,440 (13.47%) | 7,663 (-9.21%) | 4,805 (-37.3%) | 6,318 (31.49%) | 9,684 (53.28%) | 8,336 (-13.92%) | 5,677 (-31.9%) | 13,764 (142.45%) | 42,350 (207.69%) | 26,255 (-38%) | 12,026 (-54.2%) | 9,687 (-19.45%) | 11,253 (16.17%) |
| e. 平均成交金額(\$M) | 13.08 | 10.64 | 11.87 | 11.37 | 7.95 | 13.50 | 11.55 | 10.10 | 8.31 | 15.47 | 9.18 | 11.65 | 13.58 | 12.27 | 11.73 | 9.75 |
| 二手住宅物業 | | | | | | | | | | | | | | | | |
| f. 買賣合約宗數 (按年月變動) | 56,647 | 34,735 (-38.68%) | 32,250 (-7.15%) | 2,505 (11.09%) | 1,898 (-24.23%) | 1,767 (-6.9%) | 2,007 (13.58%) | 1,970 (-1.84%) | 2,474 (25.58%) | 2,008 (-18.84%) | 2,472 (23.11%) | 4,915 (98.83%) | 3,612 (-26.51%) | 2,876 (-20.38%) | 2,897 (0.73%) | 2,500 (-13.7%) |
| g. 總成交金額(\$M) (按年月變動) | 503,017 | 297,999 (-40.76%) | 261,623 (-12.21%) | 20,205 (5.49%) | 15,124 (-25.15%) | 19,693 (30.21%) | 13,352 (-32.2%) | 14,640 (9.65%) | 19,456 (32.9%) | 13,419 (-31.03%) | 16,298 (21.45%) | 35,106 (115.4%) | 27,120 (-22.75%) | 22,465 (-17.16%) | 25,988 (15.68%) | 17,218 (-33.75%) |
| h. 平均成交金額(\$M) | 8.88 | 8.58 | 8.11 | 8.07 | 7.97 | 11.14 | 6.65 | 7.43 | 7.86 | 6.68 | 6.59 | 7.14 | 7.51 | 7.81 | 8.97 | 6.89 |
| 住宅物業總和 | | | | | | | | | | | | | | | | |
| c+f. 買賣合約宗數 (按年月變動) | 74,297 | 45,050 (-39.36%) | 43,002 (-4.55%) | 3,247 (5.94%) | 2,862 (-11.86%) | 2,123 (-25.82%) | 2,554 (20.3%) | 2,929 (14.68%) | 3,477 (18.71%) | 2,375 (-31.69%) | 3,971 (67.2%) | 8,551 (115.34%) | 5,546 (-35.14%) | 3,856 (-30.47%) | 3,723 (-3.45%) | 3,654 (-1.85%) |
| d+g. 總成交金額(\$M) (按年月變動) | 733,904 | 407,723 (-44.44%) | 389,247 (-4.53%) | 28,645 (7.72%) | 22,786 (-20.45%) | 24,497 (7.51%) | 19,669 (-19.71%) | 24,324 (23.67%) | 27,792 (14.26%) | 19,096 (-31.29%) | 30,062 (57.43%) | 77,456 (157.65%) | 53,375 (-31.09%) | 34,491 (-35.38%) | 35,675 (3.43%) | 28,471 (-20.19%) |
| i. 平均成交金額(\$M) | 9.88 | 9.05 | 9.05 | 8.82 | 7.96 | 11.54 | 7.70 | 8.30 | 7.99 | 8.04 | 7.57 | 9.06 | 9.62 | 8.94 | 9.58 | 7.79 |
| 商業樓宇及商舖 | | | | | | | | | | | | | | | | |
| j. 買賣合約宗數 (按年月變動) | 2,189 | 1,399 (-36.09%) | 1,114 (-20.37%) | 126 (36.96%) | 75 (-40.48%) | 72 (-4%) | 95 (31.94%) | 56 (-41.05%) | 70 (25%) | 53 (-24.29%) | 77 (45.28%) | 120 (55.84%) | 122 (1.67%) | 101 (-17.21%) | 71 (-29.7%) | 54 (-23.94%) |
| k. 總成交金額(\$M) (按年月變動) | 42,026 | 21,513 (-48.81%) | 16,975 (-21.09%) | 2,108 (84.91%) | 794 (-62.33%) | 582 (-26.7%) | 1,005 (72.68%) | 1,832 (82.29%) | 590 (-67.79%) | 522 (-11.53%) | 1,090 (108.81%) | 1,419 (30.18%) | 1,258 (-11.35%) | 1,125 (-10.57%) | 703 (-37.51%) | 973 (38.35%) |
| l. 平均成交金額(\$M) | 19.2 | 15.38 | 15.24 | 16.73 | 10.59 | 8.08 | 10.58 | 32.71 | 12.98 | 9.85 | 14.16 | 11.83 | 10.31 | 11.14 | 9.90 | 18.01 |
| 3. 香港貨幣統計數字 | | | | | | | | | | | | | | | | |
| a. 貨幣供應量(M3)(\$B) | 16,311 | 16,569 | 17,234 | 16,826 | 16,820 | 16,834 | 17,098 | 17,234 | 17,151 | 17,184 | 17,226 | 17,595 | 17,806 | 17,817 | 17,947 | 尚未有資料 |
| b. 銀行存款總額(港元及外幣)(\$B) | 15,186 | 15,439 | 16,222 | 15,754 | 15,788 | 15,793 | 16,069 | 16,222 | 16,126 | 16,163 | 16,197 | 16,558 | 16,741 | 16,743 | 16,844 | 尚未有資料 |
| c. 貨幣供應與銀行存款比率(倍) | 1.074 | 1.073 | 1.062 | 1.068 | 1.065 | 1.066 | 1.064 | 1.062 | 1.064 | 1.063 | 1.064 | 1.063 | 1.064 | 1.064 | 1.065 | 尚未有資料 |
| 4. 住宅樓宇供應 | | | | | | | | | | | | | | | | |
| a. 私人住宅落成量(單位數目) (按年變動) | 15,465 | 21,168 (36.88%) | 13,851 (-34.57%) | 97 (-24.22%) | 2,309 (2280.41%) | 480 (-79.21%) | 3,238 (574.58%) | 43 (-98.67%) | 3,581 (不適用) | 0 (不適用) | 1,381 (不適用) | 624 (-54.82%) | 80 (-87.18%) | 1,136 (1320%) | 尚未有資料 | 尚未有資料 |
| 5. 婚姻登記數字 | 26,796 | 29,983 | 47,518 | 3,180 | 3,313 | 4,449 | 5,026 | 6,358 | 5,807 | 3,539 | 3,440 | 2,932 | 3,648 | 3,225 | 尚未有資料 | 尚未有資料 |

*初步估計資料，有待更新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)