

世紀21數據研究統計

(金額以港元計)	2021年	2022年	2023年	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	24年9月	24年10月
1. 一手住宅新盤銷售統計																
a. 買賣合約宗數	17,014	9,173	10,649	344	549	1,344	433	273	4,172	1,852	1,410	686	1,082	521	742	2,995
(按年/月變動)		(-46.09%)	(16.09%)	(33.33%)	(59.59%)	(144.81%)	(-67.78%)	(-36.95%)	(1428.21%)	(-55.61%)	(-23.87%)	(-51.35%)	(57.73%)	(-51.85%)	(42.42%)	(303.64%)
b. 總成交金額(\$M)	225,373	95,549	111,692	4,670	8,290	9,669	6,712	3,662	43,499	29,476	17,309	9,350	10,816	6,993	9,307	35,279
(按年/月變動)		(-57.6%)	(16.89%)	(12.01%)	(77.52%)	(16.63%)	(-30.59%)	(-45.43%)	(1087.75%)	(-32.24%)	(-41.28%)	(-45.98%)	(15.68%)	(-35.35%)	(33.1%)	(279.06%)
c. 平均成交金額(\$M)	13.25	10.42	10.49	13.58	15.10	7.19	15.50	13.42	10.43	15.92	12.28	13.63	10.00	13.42	12.54	11.78
2. 物業交易註冊統計(所有用途)																
a. 買賣合約宗數	96,133	59,619	58,035	2,938	3,532	3,764	4,401	3,189	5,013	9,880	7,361	5,245	5,262	4,729	3,843	5,857
(按年/月變動)		(-37.98%)	(-2.66%)	(-24.53%)	(20.22%)	(6.57%)	(16.92%)	(-27.54%)	(57.2%)	(97.09%)	(-25.5%)	(-28.75%)	(0.32%)	(-10.13%)	(-18.74%)	(52.41%)
b. 總成交金額(\$M)	917,838	554,459	477,903	29,008	24,537	33,585	33,669	22,579	37,371	83,935	62,284	41,094	42,669	34,311	27,657	41,657
(按年/月變動)		(-39.59%)	(-13.81%)	(-2.54%)	(-15.41%)	(36.87%)	(0.25%)	(-32.94%)	(65.51%)	(124.6%)	(-25.79%)	(-34.02%)	(3.83%)	(-19.59%)	(-19.39%)	(50.62%)
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	17,650	10,315	10,752	356	547	959	1,003	367	1,499	3,636	1,934	980	826	1,154	521	1,611
(按年/月變動)		(-41.56%)	(4.24%)	(-63.07%)	(53.65%)	(75.32%)	(4.59%)	(-63.41%)	(308.45%)	(142.56%)	(-46.81%)	(-49.33%)	(-15.71%)	(39.71%)	(-54.85%)	(209.21%)
d. 總成交金額(\$M)	230,888	109,722	127,628	4,805	6,318	9,684	8,336	5,677	13,764	42,350	26,255	12,026	9,687	11,253	5,698	16,072
(按年/月變動)		(-52.48%)	(16.32%)	(-37.3%)	(31.49%)	(53.28%)	(-13.92%)	(-31.9%)	(142.45%)	(207.69%)	(-38%)	(-54.2%)	(-19.45%)	(16.17%)	(-49.36%)	(182.06%)
e. 平均成交金額(\$M)	13.08	10.64	11.87	13.50	11.55	10.10	8.31	15.47	9.18	11.65	13.58	12.27	11.73	9.75	10.94	9.98
二手住宅物業																
f. 買賣合約宗數	56,647	34,735	32,250	1,767	2,007	1,970	2,474	2,008	2,472	4,915	3,612	2,876	2,897	2,500	2,327	3,086
(按年/月變動)		(-38.68%)	(-7.15%)	(-6.9%)	(13.58%)	(-1.84%)	(25.58%)	(-18.84%)	(23.11%)	(98.83%)	(-26.51%)	(-20.38%)	(0.73%)	(-13.7%)	(-6.92%)	(32.62%)
g. 總成交金額(\$M)	503,017	297,999	261,623	19,693	13,352	14,640	19,456	13,419	16,298	35,106	27,120	22,465	25,988	17,218	15,140	21,203
(按年/月變動)		(-40.76%)	(-12.21%)	(30.21%)	(-32.2%)	(9.65%)	(32.9%)	(-31.03%)	(21.45%)	(115.4%)	(-22.75%)	(-17.16%)	(15.68%)	(-33.75%)	(-12.07%)	(40.05%)
h. 平均成交金額(\$M)	8.88	8.58	8.11	11.14	6.65	7.43	7.86	6.68	6.59	7.14	7.51	7.81	8.97	6.89	6.51	6.87
住宅物業總和																
c+f 買賣合約宗數	74,297	45,050	43,002	2,123	2,554	2,929	3,477	2,375	3,971	8,551	5,546	3,856	3,723	3,654	2,848	4,697
(按年/月變動)		(-39.36%)	(-4.55%)	(-25.82%)	(20.3%)	(14.68%)	(18.71%)	(-31.69%)	(67.2%)	(115.34%)	(-35.14%)	(-30.47%)	(-3.45%)	(-1.85%)	(-22.06%)	(64.92%)
d+g 總成交金額(\$M)	733,904	407,723	389,247	24,497	19,669	24,324	27,792	19,096	30,062	77,456	53,375	34,491	35,675	28,471	20,838	37,275
(按年/月變動)		(-44.44%)	(-4.53%)	(7.51%)	(-19.71%)	(23.67%)	(14.26%)	(-31.29%)	(57.43%)	(157.65%)	(-31.09%)	(-35.38%)	(3.43%)	(-20.19%)	(-26.81%)	(78.88%)
i. 平均成交金額(\$M)	9.88	9.05	9.05	11.54	7.70	8.30	7.99	8.04	7.57	9.06	9.62	8.94	9.58	7.79	7.32	7.94
商業樓宇及商舖																
j. 買賣合約宗數	2,189	1,399	1,114	72	95	56	70	53	77	120	121	100	70	81	77	77
(按年/月變動)		(-36.09%)	(-20.37%)	(-4%)	(31.94%)	(-41.05%)	(25%)	(-24.29%)	(45.28%)	(55.84%)	(0.83%)	(-17.36%)	(-30%)	(15.71%)	(-4.94%)	(0%)
k. 總成交金額(\$M)	42,026	21,513	16,975	582	1,005	1,832	590	522	1,090	1,419	1,255	1,005	665	1,193	863	775
(按年/月變動)		(-48.81%)	(-21.09%)	(-26.7%)	(72.68%)	(82.29%)	(-67.79%)	(-11.53%)	(108.81%)	(30.18%)	(-11.56%)	(-19.92%)	(-33.83%)	(79.4%)	(-27.66%)	(-10.16%)
l. 平均成交金額(\$M)	19.2	15.38	15.24	8.08	10.58	32.71	12.98	9.85	14.16	11.83	10.37	10.05	9.50	14.73	11.21	10.07
3. 香港貨幣統計數字																
a. 貨幣供應量(M3)(\$B)	16,311	16,569	17,234	16,834	17,098	17,234	17,151	17,184	17,226	17,595	17,806	17,817	17,947	18,140	18,251	尚未有資料
b. 銀行存款總額(港元及外幣)(\$B)	15,186	15,439	16,222	15,793	16,069	16,222	16,126	16,163	16,197	16,558	16,741	16,743	16,844	17,035	17,163	尚未有資料
c. 貨幣供應與銀行存款比率(倍)	1.074	1.073	1.062	1.066	1.064	1.062	1.064	1.063	1.064	1.063	1.064	1.064	1.065	1.065	1.063	尚未有資料
4. 住宅樓宇供應																
a. 私人住宅落成量(單位數目)	15,465	21,168	13,851	480	3,238	43	3,581	0	1,381	624	80	1,136	1,608	919	尚未有資料	尚未有資料
(按年變動)		(36.88%)	(-34.57%)	(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. 婚姻登記數字	26,796	29,983	47,518	4,449	5,026	6,358	5,807	3,539	3,440	2,932	3,648	3,225	3,025	2,459	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)