

世紀21數據研究統計

(金額以港元計)	2021年	2022年	2023年	2024年	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	24年11月	24年12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%)	15,870 (49.03%)	1,344 (144.81%)	433 (-67.78%)	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%)	742 (42.42%)	2,995 (303.64%)	1,007 (-66.38%)	697 (-30.78%)
b. 總成交金額(\$M) (按年/月變動)	225,373	95,549 (-57.6%)	111,692 (16.89%)	194,424 (74.07%)	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%)	9,307 (33.1%)	35,279 (279.06%)	14,465 (-59%)	7,556 (-47.76%)
c. 平均成交金額(\$M)	13.25	10.42	10.49	12.25	7.19	15.50	13.42	10.43	15.92	12.28	13.63	10.00	13.42	12.54	11.78	14.36	10.84
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%)	67,979 (17.13%)	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%)	3,843 (-18.74%)	5,857 (52.41%)	7,689 (31.28%)	5,510 (-28.34%)
b. 總成交金額(\$M) (按年/月變動)	917,838	554,459 (-39.59%)	477,903 (-13.81%)	534,140 (11.77%)	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%)	27,657 (-19.39%)	61,657 (50.62%)	64,125 (53.94%)	42,789 (-33.27%)
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 (按年/月變動)	17,650	10,315 (-41.56%)	10,752 (4.24%)	16,912 (57.29%)	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%)	521 (-54.85%)	1,611 (209.21%)	2,494 (54.81%)	887 (-64.43%)
d. 總成交金額(\$M) (按年/月變動)	230,888	109,722 (-52.48%)	127,628 (16.32%)	193,075 (51.28%)	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%)	5,698 (-49.36%)	16,072 (182.06%)	30,838 (91.87%)	11,119 (-63.94%)
e. 平均成交金額(\$M)	13.08	10.64	11.87	11.42	10.10	8.31	15.47	9.18	11.65	13.58	12.27	11.73	9.75	10.94	9.98	12.36	12.54
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%)	36,187 (12.21%)	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%)	2,327 (-6.92%)	3,086 (32.62%)	3,804 (23.27%)	3,216 (-15.46%)
g. 總成交金額(\$M) (按年/月變動)	503,017	297,999 (-40.76%)	261,623 (-12.21%)	261,280 (-0.13%)	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%)	15,140 (-12.07%)	21,203 (40.05%)	26,423 (24.62%)	21,444 (-18.84%)
h. 平均成交金額(\$M)	8.88	8.58	8.11	7.22	7.43	7.86	6.68	6.59	7.14	7.51	7.81	8.97	6.89	6.51	6.87	6.95	6.67
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%)	53,099 (23.48%)	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%)	2,848 (-22.06%)	4,697 (64.92%)	6,298 (34.09%)	4,103 (-34.85%)
d+g 總成交金額(\$M) (按年/月變動)	733,904	407,723 (-44.44%)	389,247 (-4.53%)	454,356 (16.73%)	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%)	20,838 (-26.81%)	37,275 (78.88%)	57,261 (53.62%)	32,563 (-43.13%)
i. 平均成交金額(\$M)	9.88	9.05	9.05	8.56	8.30	7.99	8.04	7.57	9.06	9.62	8.94	9.58	7.79	7.32	7.94	9.09	7.94
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%)	1,085 (-2.6%)	56 (-41.05%)	70 (25%)	53 (-24.29%)	77 (45.28%)	120 (55.84%)	121 (0.83%)	100 (-17.36%)	71 (-29%)	81 (14.08%)	79 (-2.47%)	106 (34.18%)	104 (-1.89%)	103 (-0.96%)
k. 總成交金額(\$M) (按年/月變動)	42,026	21,513 (-48.81%)	16,975 (-21.09%)	12,443 (-26.7%)	1,832 (82.29%)	590 (-67.79%)	522 (-11.53%)	1,090 (108.81%)	1,419 (30.18%)	1,255 (-11.56%)	1,005 (-19.92%)	668 (-33.53%)	1,193 (78.59%)	968 (-18.86%)	1,138 (17.56%)	1,269 (11.51%)	1,326 (4.46%)
l. 平均成交金額(\$M)	19.2	15.38	15.24	11.47	32.71	12.98	9.85	14.16	11.83	10.37	10.05	9.41	14.73	12.25	10.74	12.20	12.87
3. 香港貨幣統計數字																	
a. 貨幣供應量(M3)(\$B)	16,311	16,569	17,234	尚未有資料	17,234	17,151	17,184	17,226	17,595	17,806	17,817	17,947	18,140	18,251	18,283	18,346	尚未有資料
b. 銀行存款總額(港元及外幣)(\$B)	15,186	15,439	16,222	尚未有資料	16,222	16,126	16,163	16,197	16,558	16,741	16,743	16,844	17,035	17,163	17,167	17,216	尚未有資料
c. 貨幣供應與銀行存款比率(倍)	1.074	1.073	1.062	尚未有資料	1.062	1.064	1.063	1.064	1.063	1.064	1.064	1.065	1.065	1.063	1.065	1.066	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%)	尚未有資料 尚未有資料	43 (不適用)	3,581 (不適用)	0 (不適用)	1,381 (不適用)	624 (不適用)	80 (不適用)	1,136 (不適用)	1,608 (不適用)	919 (不適用)	1,299 (不適用)	3,715 (不適用)	尚未有資料 尚未有資料	尚未有資料 尚未有資料
5. 婚姻登記數字	26,796	29,983	47,518	尚未有資料	6,358	5,807	3,539	3,440	2,932	3,648	3,225	3,025	2,459	3,571	3,209	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)