

世紀21數據研究統計

(金額以港元計)	2022年	2023年	2024年	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	25年1月	25年2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	273	4,172	1,852	1,410	686	1,082	521	742	2,995	1,007	697	767	1,239
(按年/月變動)	(-46.09%)	(16.09%)	(49.03%)	(-36.95%)	(1428.21%)	(-55.61%)	(-23.87%)	(-51.35%)	(57.73%)	(-51.85%)	(42.42%)	(303.64%)	(-66.38%)	(-30.78%)	(10.04%)	(61.54%)
b. 總成交金額(\$M)	95,549	111,692	194,424	3,662	43,499	29,476	17,309	9,350	10,816	6,993	9,307	35,279	14,465	7,556	7,807	10,570
(按年/月變動)	(-57.6%)	(16.89%)	(74.07%)	(-45.43%)	(1087.75%)	(-32.24%)	(-41.28%)	(-45.98%)	(15.68%)	(-35.35%)	(33.1%)	(279.06%)	(-59%)	(-47.76%)	(3.33%)	(35.39%)
c. 平均成交金額(\$M)	10.42	10.49	12.25	13.42	10.43	15.92	12.28	13.63	10.00	13.42	12.54	11.78	14.36	10.84	10.18	8.53
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	3,189	5,013	9,880	7,361	5,245	5,262	4,729	3,843	5,857	7,689	5,510	4,938	4,307
(按年/月變動)	(-37.98%)	(-2.66%)	(17.13%)	(-27.54%)	(57.2%)	(97.09%)	(-25.5%)	(-28.75%)	(0.32%)	(-10.13%)	(-18.74%)	(52.41%)	(31.28%)	(-28.34%)	(-10.38%)	(-12.78%)
b. 總成交金額(\$M)	554,459	477,903	534,140	22,579	37,371	83,935	62,284	41,094	42,669	34,311	27,657	41,657	64,125	42,789	36,734	28,287
(按年/月變動)	(-39.59%)	(-13.81%)	(11.77%)	(-32.94%)	(65.51%)	(124.6%)	(-25.79%)	(-34.02%)	(3.83%)	(-19.59%)	(-19.39%)	(50.62%)	(53.94%)	(-33.27%)	(-14.15%)	(-23%)
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	367	1,499	3,636	1,934	980	826	1,154	521	1,611	2,494	887	768	900
(按年/月變動)	(-41.56%)	(4.24%)	(57.29%)	(-63.41%)	(308.45%)	(142.56%)	(-46.81%)	(-49.33%)	(-15.71%)	(39.71%)	(-54.85%)	(209.21%)	(54.81%)	(-64.43%)	(-13.42%)	(17.19%)
d. 總成交金額(\$M)	109,722	127,628	193,075	5,677	13,764	42,350	26,255	12,026	9,687	11,253	5,698	16,072	30,838	11,119	7,691	8,368
(按年/月變動)	(-52.48%)	(16.32%)	(51.28%)	(-31.9%)	(142.45%)	(207.69%)	(-38%)	(-54.2%)	(-19.45%)	(16.17%)	(-49.36%)	(182.06%)	(91.87%)	(-63.94%)	(-30.83%)	(8.8%)
e. 平均成交金額(\$M)	10.64	11.87	11.42	15.47	9.18	11.65	13.58	12.27	11.73	9.75	10.94	9.98	12.36	12.54	10.01	9.30
二手住宅物業																
f. 買賣合約宗數	34,735	32,250	36,187	2,008	2,472	4,915	3,612	2,876	2,897	2,500	2,327	3,086	3,804	3,216	2,858	2,300
(按年/月變動)	(-38.68%)	(-7.15%)	(12.21%)	(-18.84%)	(23.11%)	(98.83%)	(-26.51%)	(-20.38%)	(0.73%)	(-13.7%)	(-6.92%)	(32.62%)	(23.27%)	(-15.46%)	(-11.13%)	(-19.52%)
g. 總成交金額(\$M)	297,999	261,623	261,280	13,419	16,298	35,106	27,120	22,465	25,988	17,218	15,140	21,203	26,423	21,444	19,052	14,646
(按年/月變動)	(-40.76%)	(-12.21%)	(-0.13%)	(-31.03%)	(21.45%)	(115.4%)	(-22.75%)	(-17.16%)	(15.68%)	(-33.75%)	(-12.07%)	(40.05%)	(24.62%)	(-18.84%)	(-11.15%)	(-23.13%)
h. 平均成交金額(\$M)	8.58	8.11	7.22	6.68	6.59	7.14	7.51	7.81	8.97	6.89	6.51	6.87	6.95	6.67	6.67	6.37
住宅物業總和																
c+f. 買賣合約宗數	45,050	43,002	53,099	2,375	3,971	8,551	5,546	3,856	3,723	3,654	2,848	4,697	6,298	4,103	3,626	3,200
(按年/月變動)	(-39.36%)	(-4.55%)	(23.48%)	(-31.69%)	(67.2%)	(115.34%)	(-35.14%)	(-30.47%)	(-3.45%)	(-1.85%)	(-22.06%)	(64.92%)	(34.09%)	(-34.85%)	(-11.63%)	(-11.75%)
d+g. 總成交金額(\$M)	407,723	389,247	454,356	19,096	30,062	77,456	53,375	34,491	35,675	28,471	20,838	37,275	57,261	32,563	26,743	23,014
(按年/月變動)	(-44.44%)	(-4.53%)	(16.73%)	(-31.29%)	(57.43%)	(157.65%)	(-31.09%)	(-35.38%)	(3.43%)	(-20.19%)	(-26.81%)	(78.88%)	(53.62%)	(-43.13%)	(-17.87%)	(-13.94%)
i. 平均成交金額(\$M)	9.05	9.05	8.56	8.04	7.57	9.06	9.62	8.94	9.58	7.79	7.32	7.94	9.09	7.94	7.38	7.19
商業樓宇及商舖																
j. 買賣合約宗數	1,399	1,114	1,114	53	77	120	121	100	71	81	79	106	104	132	86	79
(按年/月變動)	(-36.09%)	(-20.37%)	(0%)	(-24.29%)	(45.28%)	(55.84%)	(0.83%)	(-17.36%)	(-29%)	(14.08%)	(-2.47%)	(34.18%)	(-1.89%)	(26.92%)	(-34.85%)	(-8.14%)
k. 總成交金額(\$M)	21,513	16,975	13,410	522	1,090	1,419	1,255	1,005	688	1,193	968	1,138	1,269	2,293	907	848
(按年/月變動)	(-48.81%)	(-21.09%)	(-21%)	(-11.53%)	(108.81%)	(30.18%)	(-11.56%)	(-19.92%)	(-33.53%)	(78.59%)	(-18.86%)	(17.56%)	(11.51%)	(80.69%)	(-60.44%)	(-6.52%)
l. 平均成交金額(\$M)	15.38	15.24	12.04	9.85	14.16	11.83	10.37	10.05	9.41	14.73	12.25	10.74	12.20	17.37	10.55	10.73
3. RVD二手私人住宅售價指數	369.7	337.4	298.7	302.4	308.1	309.6	305.5	302.5	297.6	292.0	287.9	291.0	291.4	288.9	287.6	尚未有資料
(1999年=100)																
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	0	1,381	624	80	1,136	1,608	919	1,299	3,715	4,041	5,584	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	17,184	17,226	17,595	17,806	17,817	17,947	18,140	18,251	18,283	18,346	18,502	18,797	尚未有資料
b. 銀行存款總額(港元及外幣)(\$B)	15,439	16,222	17,373	16,163	16,197	16,558	16,741	16,743	16,844	17,035	17,163	17,167	17,216	17,373	17,613	尚未有資料
c. 貨幣供應與銀行存款比率(倍)	1.073	1.062	1.065	1.063	1.064	1.063	1.064	1.064	1.065	1.065	1.063	1.065	1.066	1.065	1.067	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	5.875	5.875	5.875	5.875	5.875	5.875	5.875	5.625	5.625	5.375	5.250	5.250	5.250
b. 1個月香港銀行同業拆息(HIBOR)	不適用	不適用	不適用	4.485	4.801	4.300	4.474	4.610	4.516	3.931	4.321	4.241	4.309	4.579	3.829	3.960
c. 美國聯邦基金目標利率(%)	不適用	不適用	不適用	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.00	5.00	4.75	4.50	4.50	4.50
7. 婚姻登記數字	29,983	47,518	44,586	3,539	3,440	2,932	3,648	3,225	3,025	2,459	3,571	3,209	5,187	4,544	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)