

世紀21數據研究統計

(金額以港元計)	2023年	2024年	2025年	25年1月	25年2月	25年3月	25年4月	25年5月	25年6月	25年7月	25年8月	25年9月	25年10月	25年11月	25年12月	26年1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	767	1,239	2,429	1,118	2,296	1,512	2,039	2,058	1,878	1,761	1,800	1,329	2,447
(按年/月變動)	(16.09%)	(49.03%)	(27.45%)	(10.04%)	(61.54%)	(96.05%)	(-53.97%)	(105.37%)	(-34.15%)	(34.85%)	(0.93%)	(-8.75%)	(-6.23%)	(2.21%)	(-26.17%)	(84.12%)
b. 總成交金額(\$M)	111,692	194,424	210,291	7,807	10,570	17,949	12,162	19,142	17,758	19,180	22,105	23,354	23,116	19,990	17,156	27,872
(按年/月變動)	(16.89%)	(74.07%)	(8.16%)	(3.33%)	(35.39%)	(69.81%)	(-32.24%)	(57.39%)	(-7.23%)	(8.01%)	(15.25%)	(5.65%)	(-1.02%)	(-13.53%)	(-14.17%)	(62.46%)
c. 平均成交金額(\$M)	10.49	12.25	10.40	10.18	8.53	7.39	10.88	8.34	11.74	9.41	10.74	12.44	13.13	11.11	12.91	11.39
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	4,938	4,307	6,661	7,229	6,442	7,271	7,212	6,462	6,870	7,190	7,121	8,999	7,631
(按年/月變動)	(-2.66%)	(17.13%)	(18.72%)	(-10.38%)	(-12.78%)	(54.66%)	(8.53%)	(-10.89%)	(12.87%)	(-0.81%)	(-10.4%)	(6.31%)	(4.66%)	(-0.96%)	(26.37%)	(-15.2%)
b. 總成交金額(\$M)	477,903	534,140	614,277	36,734	28,287	45,647	50,108	49,845	66,410	54,619	47,775	53,478	57,899	58,429	65,046	57,249
(按年/月變動)	(-13.81%)	(11.77%)	(15%)	(-14.15%)	(-23%)	(61.37%)	(9.77%)	(-0.52%)	(33.23%)	(-17.75%)	(-12.53%)	(11.94%)	(8.27%)	(0.92%)	(11.32%)	(-11.99%)
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	768	900	2,229	1,614	1,676	2,147	1,865	1,781	1,974	2,025	1,822	1,739	1,542
(按年/月變動)	(4.24%)	(57.29%)	(21.45%)	(-13.42%)	(17.19%)	(147.67%)	(-27.59%)	(3.84%)	(28.1%)	(-13.13%)	(-4.5%)	(10.84%)	(2.58%)	(-10.02%)	(-4.56%)	(-11.33%)
d. 總成交金額(\$M)	127,628	193,075	220,826	7,691	8,368	16,272	13,475	14,759	34,544	19,835	17,575	21,621	23,856	22,731	20,098	18,654
(按年/月變動)	(16.32%)	(51.28%)	(14.37%)	(-30.83%)	(8.8%)	(94.46%)	(-17.19%)	(9.53%)	(134.05%)	(-42.58%)	(-11.39%)	(23.02%)	(10.34%)	(-4.72%)	(-11.58%)	(-7.18%)
e. 平均成交金額(\$M)	11.87	11.42	10.75	10.01	9.30	7.30	8.35	8.81	16.09	10.64	9.87	10.95	11.78	12.48	11.56	12.10
二手住宅物業																
f. 買賣合約宗數	32,250	36,187	42,292	2,858	2,300	3,138	4,080	3,429	3,808	3,901	3,510	3,669	3,689	3,766	4,144	4,127
(按年/月變動)	(-7.15%)	(12.21%)	(16.87%)	(-11.13%)	(-19.52%)	(36.43%)	(30.02%)	(-15.96%)	(11.05%)	(2.44%)	(-10.02%)	(4.53%)	(0.55%)	(2.09%)	(10.04%)	(-0.41%)
g. 總成交金額(\$M)	261,623	261,280	299,005	19,052	14,646	22,543	28,722	23,485	26,517	26,519	24,633	25,606	27,217	28,936	31,129	30,567
(按年/月變動)	(-12.21%)	(-0.13%)	(14.44%)	(-11.15%)	(-23.13%)	(53.92%)	(27.41%)	(-18.23%)	(12.91%)	(0.01%)	(-7.11%)	(3.95%)	(6.29%)	(6.32%)	(7.58%)	(-1.81%)
h. 平均成交金額(\$M)	8.11	7.22	7.07	6.67	6.37	7.18	7.04	6.85	6.96	6.80	7.02	6.98	7.38	7.68	7.51	7.41
住宅物業總和																
c+f. 買賣合約宗數	43,002	53,099	62,832	3,626	3,200	5,367	5,694	5,105	5,955	5,766	5,291	5,643	5,714	5,588	5,883	5,669
(按年/月變動)	(-4.55%)	(23.48%)	(18.33%)	(-11.63%)	(-11.75%)	(67.72%)	(6.09%)	(-10.34%)	(16.65%)	(-3.17%)	(-8.24%)	(6.65%)	(1.26%)	(-2.21%)	(5.28%)	(-3.64%)
d+g. 總成交金額(\$M)	389,247	454,356	519,830	26,743	23,014	38,814	42,197	38,244	61,061	46,354	42,208	47,228	51,073	51,667	51,227	49,221
(按年/月變動)	(-4.53%)	(16.73%)	(14.41%)	(-17.87%)	(-13.94%)	(68.65%)	(8.72%)	(-9.37%)	(59.66%)	(-24.09%)	(-8.94%)	(11.89%)	(8.14%)	(1.16%)	(-0.85%)	(-3.92%)
i. 平均成交金額(\$M)	9.05	8.56	8.27	7.38	7.19	7.23	7.41	7.49	10.25	8.04	7.98	8.37	8.94	9.25	8.71	8.68
商業樓宇及商舖																
j. 買賣合約宗數	1,114	1,110	1,257	88	77	101	110	111	134	82	111	104	96	119	124	83
(按年/月變動)	(-20.37%)	(-0.36%)	(13.24%)	(-32.31%)	(-12.5%)	(31.17%)	(8.91%)	(0.91%)	(20.72%)	(-38.81%)	(35.37%)	(-6.31%)	(-7.69%)	(23.96%)	(4.2%)	(-33.06%)
k. 總成交金額(\$M)	16,975	13,409	13,014	884	908	1,153	942	1,005	1,124	715	1,520	1,228	1,054	951	1,530	889
(按年/月變動)	(-21.09%)	(-21.01%)	(-2.95%)	(-61.43%)	(2.71%)	(26.98%)	(-18.3%)	(6.69%)	(11.84%)	(-36.39%)	(112.59%)	(-19.21%)	(-14.17%)	(-9.77%)	(60.88%)	(-41.92%)
l. 平均成交金額(\$M)	15.24	12.08	10.35	10.05	11.79	11.42	8.56	9.05	8.39	8.72	13.69	11.81	10.98	7.99	12.34	10.71
3. RVD 二手私人住宅售價指數 (1999年=100)	337.4	298.7	289.9	287.2	285.6	284.9	286.5	286.5	286.7	288.1	288.8	293.4	294.7	297.9	298.6	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	17,558	1,886	1,624	1,977	1,610	330	2,637	1,695	592	1,004	3,820	383	尚未有資料	尚未有資料
(按年變動)	(-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)	17,234	18,502	20,649	18,797	18,965	19,095	19,237	19,719	19,868	19,892	20,027	20,282	20,222	20,395	20,649	尚未有資料
b. 銀行存款總額(港元及外幣)(\$B)	16,222	17,373	19,431	17,613	17,840	17,977	18,079	18,532	18,698	18,727	18,892	19,144	19,061	19,203	19,431	尚未有資料
c. 貨幣供應與銀行存款比率(倍)	1.062	1.065	1.063	1.067	1.063	1.062	1.064	1.064	1.063	1.062	1.060	1.059	1.061	1.062	1.063	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	5.250	5.250	5.250	5.250	5.250	5.250	5.250	5.250	5.250	5.125	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	3.829	3.960	3.728	3.953	0.588	0.727	1.034	3.297	3.538	3.429	3.183	3.075	2.614
c. 美國聯邦基金目標利率(%)	不適用	不適用	不適用	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.25	4.00	3.75	3.75
7. 婚姻登記數字	47,518	44,586	36,925	3,734	3,037	4,316	2,632	3,845	3,553	2,643	2,726	2,285	4,216	3,938	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)