

私人零售樓宇 — 平均租金及售價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

3.1

| 年 / 月 Year / Month | 租金 Rents (每平方米月租 \$/m ² per month) | | | 售價 Prices (每平方米售價 \$/m ²) | | |
|-----------------------|--|---------------|-----------------------|--|---------------|-----------------------|
| | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories | 港島 Hong Kong | 九龍 Kowloon | 新界 New Territories |
| 2020 | | | | | | |
| 1 - 3 | 1 261 | 1 166 | 1 175 | 492 638 | 330 793 | 327 965 |
| 4 - 6 | 1 151 | 1 124 | 1 163 | 508 085 | 459 243 | 427 506 |
| 7 - 9 | 1 209 | 1 104 | 1 185 | 355 218 | 388 437 | 328 562 |
| 10 - 12 | 1 225 | 1 126 | 1 150 | 426 990 | 361 655 | 435 262 |
| 2021 | | | | | | |
| 1 - 3 * | 1 260 | 1 130 | 1 233 | 517 552 | 454 496 | 420 152 |
| 2020 | | | | | | |
| 5 | 1 036 | 1 176 | 1 164 | (512 103) | 627 627 | 405 860 |
| 6 | 1 249 | 1 124 | 1 252 | (614 544) | 344 210 | 436 605 |
| 7 | 1 173 | 1 117 | 1 208 | (402 504) | 389 822 | 296 271 |
| 8 | 1 137 | 1 069 | 1 129 | (405 735) | 330 234 | 310 403 |
| 9 | 1 318 | 1 121 | 1 213 | 299 516 | 417 515 | 374 617 |
| 10 | 1 149 | 1 053 | 1 102 | (418 228) | 323 553 | 394 771 |
| 11 | 1 264 | 1 160 | 1 171 | (469 377) | 378 324 | 486 232 |
| 12 | 1 253 | 1 157 | 1 180 | 411 706 | 378 554 | 418 780 |
| 2021 | | | | | | |
| 1 | 1 219 | 1 033 | 1 064 | 486 679 | 444 359 | 345 336 |
| 2 * | 1 134 | 1 200 | 1 225 | 449 493 | 576 579 | 443 217 |
| 3 * | 1 353 | 1 175 | 1 354 | 622 916 | 399 636 | 449 206 |
| 4 * | 1 338 | 1 087 | 1 233 | 413 049 | 360 144 | 412 746 |
| 5 * | 1 225 | 1 239 | 1 170 | 839 619 | 390 185 | 384 707 |

* 臨時數字

() 表示少於 20 宗交易。

在不同時期的平均租金和售價變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而不應一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金和售價的轉變，請參考表 3.2 的租金及售價指數。

* Provisional figures

() Indicates fewer than 20 transactions.

Changes in average rents and prices between different periods may be due to variations in the characteristics of different properties being analysed, and should not be taken as necessarily indicating a general change in value over the period. To measure rental and price changes over the relevant periods, please refer to the rental and price indices in Table 3.2.