



## May 2026: Hong Kong Residential Monitor

# Confidence Index continues to climb amid strong market conditions

- Buyer demand and agreed sales remain firmly positive across all regions
- House price growth gathers further pace
- Rental market strengthens sharply with robust tenant demand and tight supply

The May 2026 edition of the RICS Hong Kong Residential Property Monitor points to a further broadening in positive market conditions, with both price and rental growth accelerating and demand remaining firmly positive across all regions. The Confidence Index (Chart 1) rose from +44 to +54, its highest reading since 2021, continuing the upward trend that has characterised the market since late 2025.

### Demand remains strong across all buyer categories

New buyer enquiries remained firmly positive, with the headline net balance at +57%, broadly in line with the +55% recorded in April. Demand continued to strengthen across all buyer categories. Owner-occupier enquiries posted a net balance of +58%, mainland buyer demand rose according to a net balance of +55% of respondents (from +48%), and investor enquiries held steady at a strong +48%. Regionally, Hong Kong Island continued to lead with a net balance of +78%, while Kowloon posted +54% and the New Territories rebounded strongly to +50% (from +32% in April).

Agreed sales momentum remained at an elevated level, with the headline net balance at +60%, broadly stable compared with April. Hong Kong Island posted +67%, the New Territories strengthened to +60% (from +47%), and Kowloon recorded a net balance of +54%. Instructions to sell held steady at +26%, consistent with a healthy flow of new supply entering the market. Three-month sales expectations rose from +42% to +53%, while twelve-month expectations remained strong at +61%, reinforcing the positive outlook for transaction activity over the coming months.

### Price growth accelerates, posting the strongest net balance in over five years

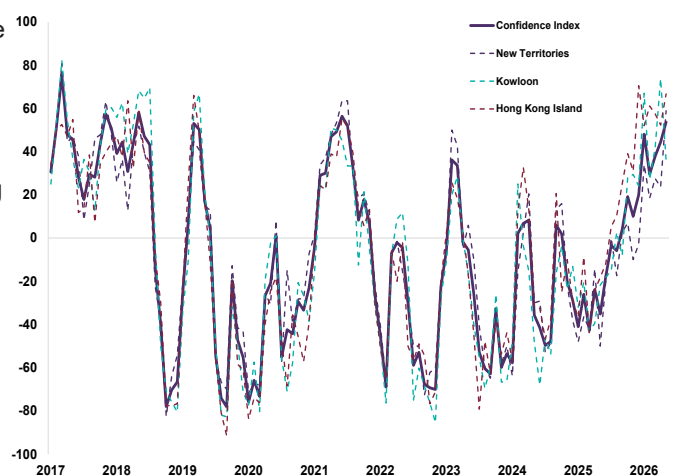
House price growth gained further momentum in May, with the headline net balance rising from +68% to +71%. Hong Kong Island recorded a near-unanimous net balance of +94%, the strongest regional reading since the survey began, while Kowloon posted +73% and the

New Territories +60%. Three-month price expectations strengthened from +47% to +54%, while twelve-month expectations rose from a net balance of +66% to +69%.

### Rental market strengthens sharply

Conditions in the lettings market strengthened markedly. Rental price growth surged to a net balance of +82% (from +57% in April), with Kowloon posting an exceptionally strong +96% and the New Territories recording +80%. Tenant demand also picked up, rising to a net balance of +53% from +48%, while landlord instructions fell back to +18% (from +26%), pointing to a renewed tightening in the balance between demand and supply. Three-month rental expectations firmed to a net balance of +55% (from +40%), and the twelve-month point estimate for rental growth rose to +4.3%, the strongest reading since the survey's inception, underscoring increasingly tight conditions in the lettings market.

Chart 1: Confidence Index



\*The Confidence Index is a composite measure capturing overall market momentum, encompassing variables on short-term price and sales expectations.

Chart 2: Current price and agreed sales

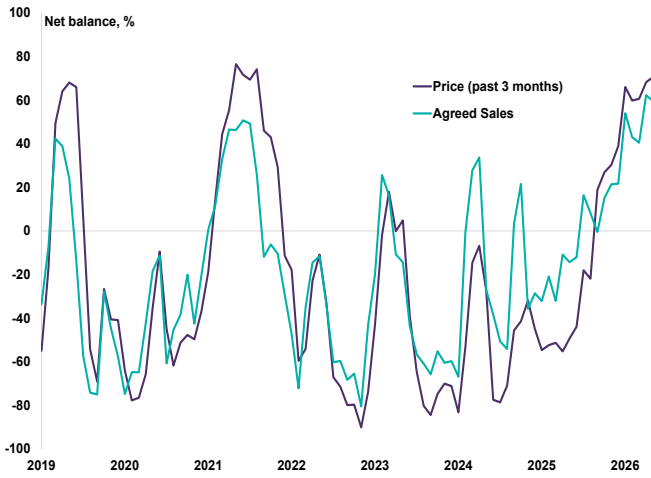


Chart 3: Buyer enquiries and instructions to sell

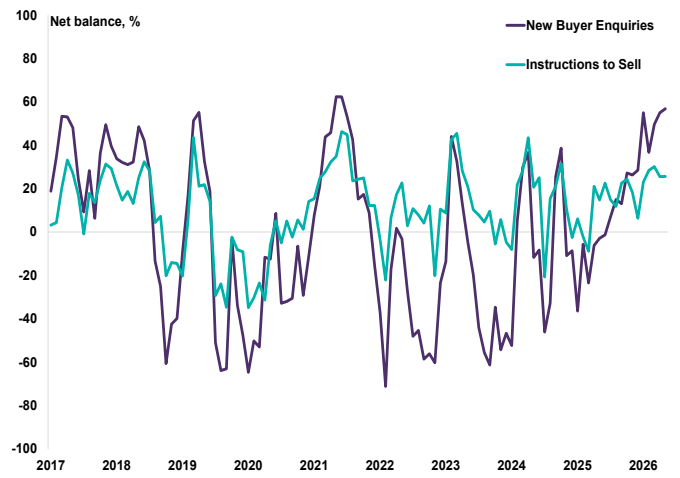


Chart 4: New buyer enquiries by type

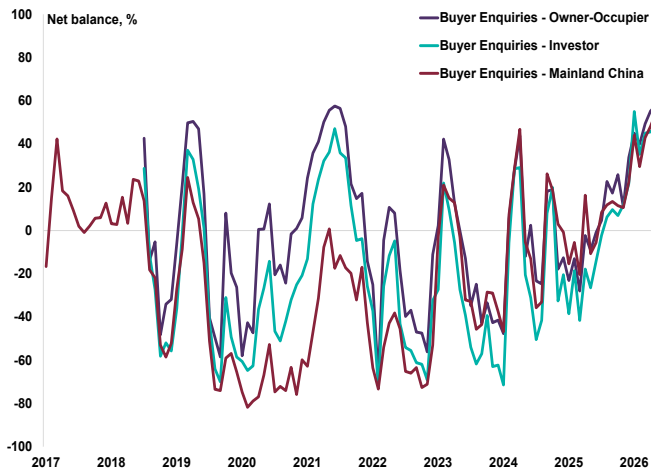


Chart 5: 3-month rent/price/sales expectations

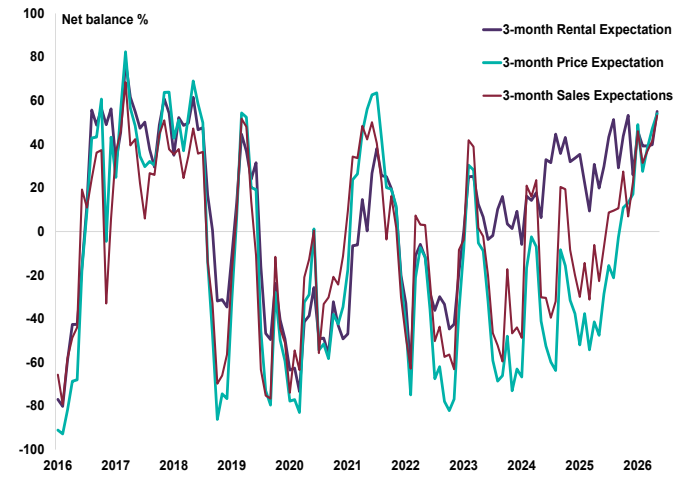


Chart 6: Tenant demand and landlord instructions

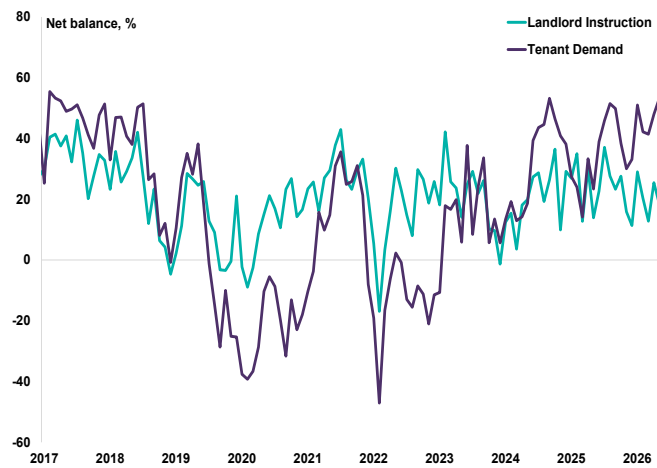
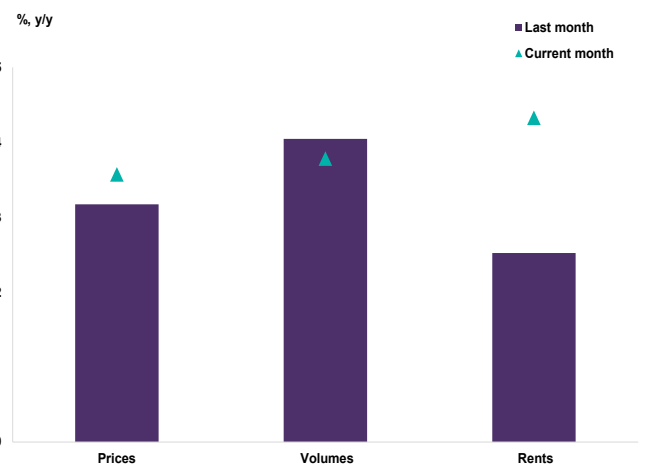


Chart 7: 12-month expectations



## Comments from survey participants in Hong Kong

Consolidation of potential buyer's confidence will reinforce recovery of residential market.-  
Kowloon

Global warfare adverse effects. - Hong Kong Island

Chinese economy is slowing down. - Hong Kong Island

Low interest rate, cancellation of tax for Overseas Buyers, stimulate the market. - New Territories

Unemployment rate is still high, approx. 4% and low pay rises will drag market growth.- Kowloon

# Information

## Hong Kong Residential Monitor:

The RICS Hong Kong Residential Monitor is a monthly guide to the trends in Hong Kong's housing market. The report is available from the RICS website [www.rics.org/economics](http://www.rics.org/economics) along with other surveys covering global housing, commercial and land markets, as well as construction activity.

### About RICS:

RICS is a global professional body that promotes and enforces the highest professional qualifications and standards in the valuation, management and development of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards - bringing confidence to the markets we serve.

### Methodology:

National (headline) data are a regionally-weighted aggregation of three regions: New Territories, Kowloon and Hong Kong Island. Data is not seasonally adjusted.

Net balance = Proportion of respondents reporting a rise in prices minus those reporting a fall. For example, if 30% of respondents report a rise and 5% report a fall, the net balance will be 25%.

The net balance measures breadth (how widespread e.g. price falls or rises are on balance), rather than depth (the magnitude of e.g. price falls or rises). Net balance data is opinion based; it does not quantify actual changes in an underlying variable.

Therefore, a -100 reading implies that no respondents are seeing increases (or no change), and a +100 reading implies that no respondents are seeing decreases (or no change).

The Home Price Perceptions Index measures the perceived monthly change in home prices as reported by survey participants, where March 2015=100. The Rent Perceptions Index measures the perceived monthly change in rents as reported by survey respondents, where March 2019=100.

### Simon Rubinsohn

RICS Chief Economist  
+44(0)20 7334 3774  
[srubinsohn@rics.org](mailto:srubinsohn@rics.org)

### Tarrant Parsons

RICS Head of Market Research and Analysis  
+44(0)20 7695 1585  
[tparsons@rics.org](mailto:tparsons@rics.org)

### Disclaimer

This document is intended as a means for debate and discussion and should not be relied on as legal or professional advice. Whilst every reasonable effort has been made to ensure the accuracy of the contents, no warranty is made with regard to that content. Data, information or any other material may not be accurate and there may be other more recent material elsewhere. RICS will have no responsibility for any errors or omissions. RICS recommends you seek professional, legal or technical advice where necessary. RICS cannot accept any liability for any loss or damage suffered by any person as a result of the editorial content, or by any person acting or refraining to act as a result of the material included.

### Contact details

This publication has been produced by RICS. For all economic enquiries, including participation in the monitor please contact: [economics@rics.org](mailto:economics@rics.org)

## Delivering confidence

We are RICS. Everything we do is designed to effect positive change in the built and natural environments. Through our respected global standards, leading professional progression and our trusted data and insight, we promote and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure. Our work with others provides a foundation for confident markets, pioneers better places to live and work and is a force for positive social impact.

Americas, Europe, Middle East & Africa  
[\*\*aemea@rics.org\*\*](mailto:aemea@rics.org)

Asia Pacific  
[\*\*apac@rics.org\*\*](mailto:apac@rics.org)

United Kingdom & Ireland  
[\*\*contactrics@rics.org\*\*](mailto:contactrics@rics.org)



[rics.org](https://www.rics.org)