



December 2025: Hong Kong Residential Monitor

## Sales and lettings activity remains firm as confidence grows

- Buyer enquiries continue to gain traction with growth in owner-occupier demand still dominant
- Headline house prices rise although there are large regional disparities
- Supply–demand imbalance continues to drive rents higher

The December 2025 edition of the RICS–Spacious Hong Kong Residential Property Monitor points to a further improvement in overall market sentiment, with the headline Confidence Index (Chart 1) rising from +10 to +20. As such, this signals a clear strengthening in conditions across the sales and lettings markets as activity continues to recover

### Sales market conditions remain solid

New buyer enquiries strengthened towards the end of the year, with the net balance rising from +13% in November 2025 to +17% in December 2025, indicating that demand remains firm overall. A breakdown by buyer type shows broad-based improvement, led by owner-occupiers, where the net balance rose sharply from +11% to +34%. Mainland buyer interest also strengthened, increasing from a net balance of +11% to +22%, while investor enquiries followed a similar pattern, rising from +12% to +22%.

Moving over to agreed sales, activity edged slightly higher at the aggregate level, with the net balance increasing from +21% to +22%, signalling steady growth in transaction volumes. At the regional level, trends diverged: the New Territories saw a notable reversal, with the net balance slipping from +13% to -5%, while Kowloon recorded a solid improvement, with the sales net balance rising from +19% to +33%. Hong Kong Island continued to lead the market, with agreed sales strengthening further from a net balance of +45% to +71%. Looking ahead, sales expectations over the next three months rose, with a net balance of +23% of respondents now anticipating an increase in activity (up from +7% last month). Expectations over the next 12 months also improved, increasing from a net balance of +37% to +52%, reflecting a more confident outlook at each time horizon

### House price momentum strengthens

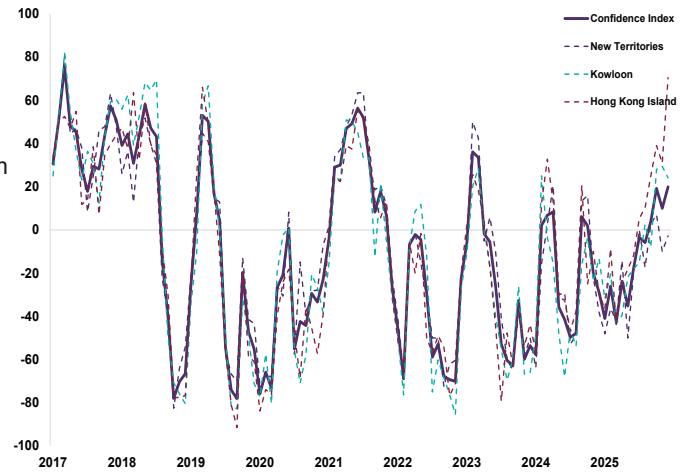
House prices continued to rise, with the respective net balance strengthening further from +30% to +39%. This extends the recent positive streak following a prolonged period of negative readings earlier in the cycle. At the regional level, price trends diverged notably. In the New Territories, the net balance fell sharply from +36% to -6%,

signalling a loss of momentum. By contrast, Kowloon saw a strong acceleration, with the net balance rising from +29% to +60%, while Hong Kong Island recorded a particularly pronounced uplift, jumping from +18% to +90%. Looking ahead over the next three months, the price expectations net balance edged up from +13% to +17%, while 12-month sentiment strengthened further, rising from +37% to +45%

### Rental market remains tight

In the lettings market, conditions remained robust overall, albeit with some signs of easing. Tenant demand edged higher from +30% to +33%, though this still represents a slight cooling in growth compared with the stronger readings seen in earlier months. Landlord instructions softened, slipping from +16% to +11%, reinforcing a restricted supply environment. Against this backdrop, rental price growth remains elevated despite moderating, evidenced by a net balance of +60% of respondents citing an increase.

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

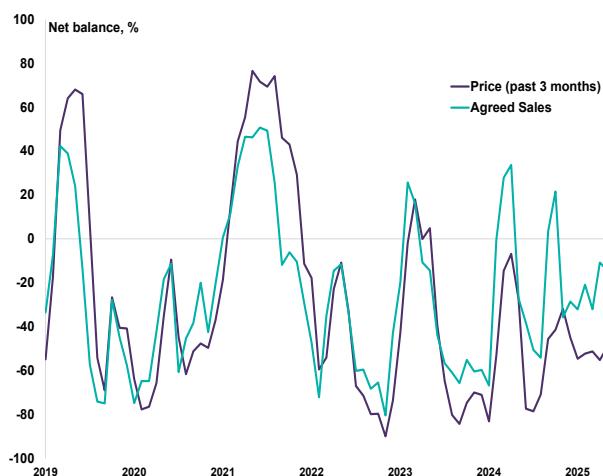


Chart 3: Buyer enquiries and instructions to sell

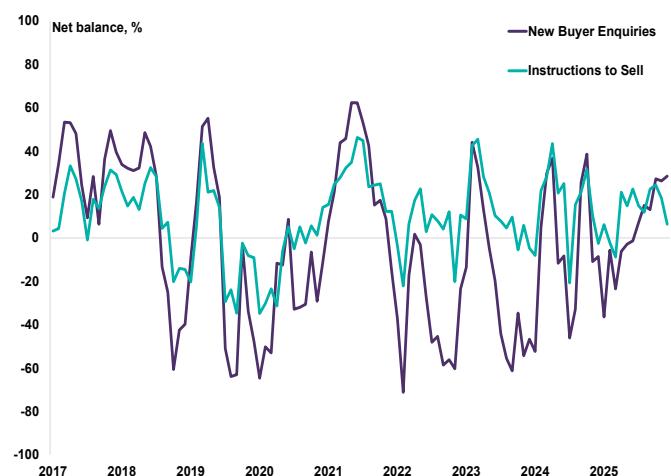


Chart 4: New buyer enquiries by type

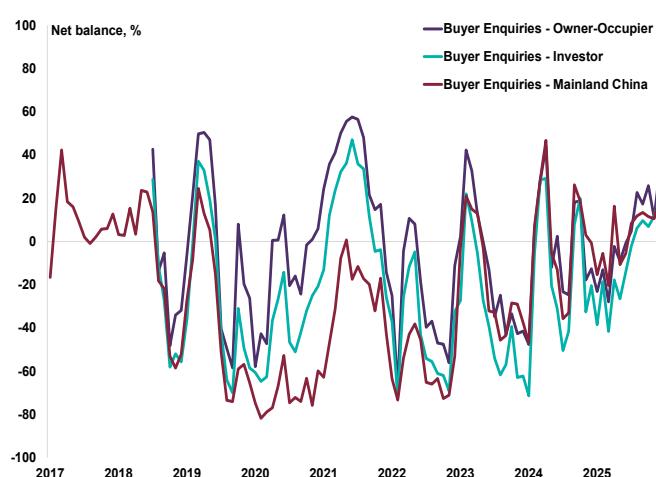


Chart 5: 3-month rent/price/sales expectations

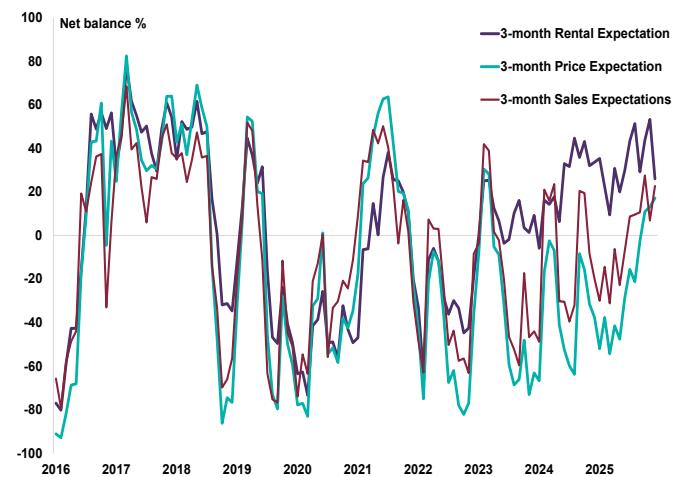


Chart 6: Tenant demand and landlord instructions

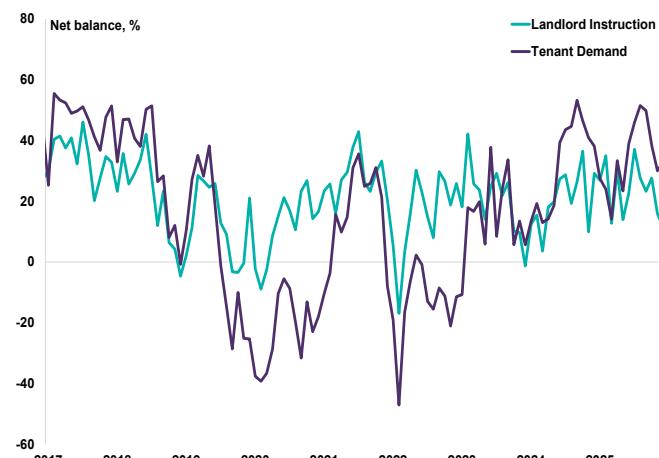
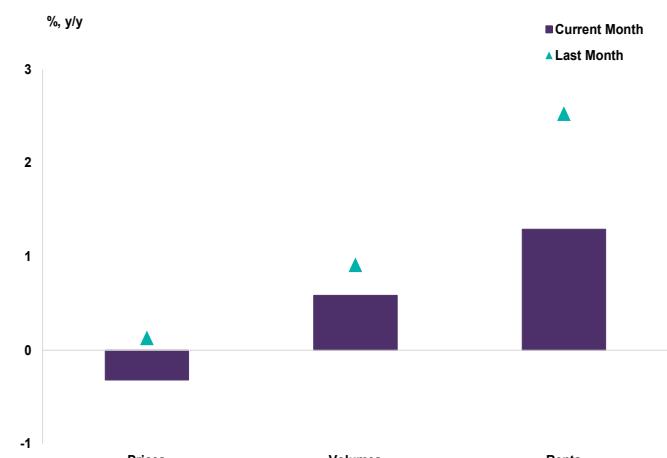


Chart 7: 12-month expectations



## Comments from survey participants in Hong Kong

Better investment sentiment in residential. - The New Territories

Poor local governance. - The New Territories

Confidence of potential buyers for residential properties continuously improved. - Kowloon

Continued control on land sales to restrict the supply of residential units. - Kowloon

The improved economic atmosphere has benefitted the property market. - Hong Kong Island

Migration policies. - Hong Kong Island

# Information

## Hong Kong Residential Monitor:

RICS-Spacious 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.

### About Spacious:

Spacious is the highest quality online real estate platform in Hong Kong. Spacious is capturing data from real estate searchers and inventory holders and augmenting it with additional data sets to generate real-time, independent, and actionable insights. Spacious' vast property and demographics data can deliver valuable insights for your organization. Contact Spacious to learn more about how your organization can gain additional access to Spacious data.

### 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.

### Survey release dates:

**August survey:** 18 September 2025

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