

Kenya Property Market Report — Q3 2026

Published 7 August 2026 · Covering 1 Jul – 30 Sep 2026 · 10,262 listings · 11 counties · 31 areas

Full report with per-area breakdowns: <https://kenyapropertycentre.com/market-reports/q3-2026>

National asking prices

CATEGORY	MEDIAN	AVERAGE	LISTINGS
For rent (per month)	KSh 120,000	KSh 383,960	4,920
For sale	KSh 16,000,000	KSh 558,931,274	5,342

Top counties by median rent

1	Nairobi	KSh 120,000 per month
2	Machakos	KSh 85,000 per month
3	Kiambu	KSh 75,000 per month
4	Mombasa	KSh 60,000 per month
5	Kilifi	KSh 20,000 per month

Top counties by median sale price

1	Kwale	KSh 30,000,000
2	Nakuru	KSh 20,000,000
3	Nairobi	KSh 19,800,000
4	Mombasa	KSh 17,000,000
5	Kiambu	KSh 16,700,000
6	Kisumu	KSh 11,000,000
7	Kilifi	KSh 10,500,000
8	Machakos	KSh 10,000,000
9	Kajiado	KSh 8,000,000
10	Muranga	KSh 4,500,000

Per-area medians for every covered locality, property-type breakdowns and price movements are in the full report, free to cite with attribution:
<https://kenyapropertycentre.com/market-reports/q3-2026>

Median and average of advertised asking prices, in KES, of every listing published on Kenya Property Centre when the report was generated. Cells with fewer than 20 listings are excluded, as are listings advertised in US dollars and listings asking below KSh 10 to rent or KSh 100 to buy, which are placeholder rather than real asking prices. © 2026 Kenya Property Centre.