

KENYA PROPERTY CENTRE AFFORDABILITY GAP · Q3 2026

What people can pay, against what's asked · July-September 2026

Searchers budget 6% below asking for Nairobi 1-bed flats to rent.

Rent (a month)

Area and home	Asking (Asking: Sept 2026)	People searching our site	People who asked agents to find them a home	People who set an alert
Nairobi 1-bed flats	KSh 80.6K	KSh 75.8K (–6%)	—	—
Nairobi 2-bed flats	KSh 111K	KSh 96.1K (–13%)	—	—

Cite: Kenya Property Centre Affordability Gap, Q3 2026 release, Kenya Property Centre, <https://kenyapropertycentre.com/market-trends/affordability-gap#release-2026-q3>

Buy (total price)

Not enough data yet for Buy.

Short-let (a night)

Not enough data yet for Short-let.

Searches 17-30 Sept 2026 · Requests Oct 2025-Sept 2026 · Alerts live 30 Sept 2026. A group shows a figure from 50 budget-stated searches, 30 requests or 30 alerts. Gap = (budget median – asking median) ÷ asking median. Banded search budgets are precise to about ±20%. Method: <https://kenyapropertycentre.com/market-trends/affordability-gap/methodology>

Cite: Kenya Property Centre Affordability Gap, Q3 2026 release, Kenya Property Centre, <https://kenyapropertycentre.com/market-trends/affordability-gap#release-2026-q3>