

Kenya Property Centre Rent, House Price and Short-let Index

September 2026 · market-wide figures for Kenya

RENT INDEX	HOUSE PRICE INDEX	SHORT-LET INDEX
KSh 138.3K /month	KSh 15.8M	KSh 8.8K /night
Typical: KSh 87.2K–KSh 230K	Typical: KSh 8.8M–KSh 30.6M	Typical: KSh 6K–KSh 15.3K
On last month On a year ago Listings	On last month On a year ago Listings	On last month On a year ago Listings
Not available From Sept 2027 3,533	Not available From Sept 2027 3,941	Not available From Sept 2027 184

Biggest movers

Change on last month, areas with 100+ listings

RENT	HOUSE PRICE	SHORT-LET
No comparable month yet.	No comparable month yet.	No comparable month yet.

Method in three lines

- Counts flats and houses (1–5 beds) live on any day of the month, plus those first published in it; duplicates count once.
- Each figure is a grouped median of asking prices over fixed price bands; the typical range is the middle half.
- Areas need 20+ listings: 20–99 are labelled Small sample (SS), and thin areas are pooled over 3 months. New method from September 2026.

Rent Index

Median monthly rent, top 6

#	County	Figure	Typical	On last month	Listings
1	Nairobi	KSh 147.1K	KSh 93.6K–KSh 244.8K	Not available	3,191
2	Kisumu (SS)	KSh 109.5K	KSh 64.8K–KSh 160.2K	Not available	24
3	Kiambu	KSh 76.8K	KSh 45.7K–KSh 128K	Not available	132
4	Machakos (SS)	KSh 65.5K	KSh 51.8K–KSh 93.9K	Not available	87
5	Mombasa (SS)	KSh 60.5K	KSh 40.7K–KSh 99.8K	Not available	60
6	Kilifi (SS)	KSh 26.5K	KSh 17.2K–KSh 48.9K	Not available	39

HOW TO CITE

Kenya Property Centre Rent Index, September 2026 release, Kenya Property Centre, <https://kenyapropertycentre.com/market-trends/average-prices/for-rent#release-2026-09>

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Kenya Property Centre Short-let Index, September 2026 release, Kenya Property Centre, <https://kenyapropertycentre.com/market-trends/average-prices/for-rent/short-let#release-2026-09>

Every figure has its own page; add #release-2026-09 to a page's address for this month's figure. Full tables: <https://kenyapropertycentre.com/market-trends/average-prices>

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Top counties, House Price and Short-let Index, September 2026

Rent Index top areas are on page 1. Median of all property types and sizes, ranked by figure, highest first. SS = Small sample (20-99 listings).

House Price Index Sale price

#	County	Figure	Typical	On last month	Listings
1	Kilifi	KSh 23.4M	KSh 10.2M-KSh 46.4M	Not available	174
2	Kiambu	KSh 20M	KSh 10.2M-KSh 28.1M	Not available	332
3	Nairobi	KSh 16.5M	KSh 9.3M-KSh 34.8M	Not available	2,869
4	Mombasa	KSh 15.4M	KSh 8.9M-KSh 34.6M	Not available	108
5	Kisumu (SS)	KSh 12.2M	KSh 9.2M-KSh 24.9M	Not available	26
6	Machakos	KSh 9.8M	KSh 6.7M-KSh 14.7M	Not available	254
7	Kajiado	KSh 9.4M	KSh 6.4M-KSh 16.5M	Not available	178

Short-let Index Nightly rate

#	County	Figure	Typical	On last month	Listings
1	Kilifi (SS)	KSh 18.6K	KSh 9K-KSh 28.6K	Not available	26
2	Mombasa (SS)	KSh 11.5K	KSh 6.8K-KSh 17.8K	Not available	69
3	Nairobi (SS)	KSh 7.2K	KSh 5.7K-KSh 9.9K	Not available	89

Reading these figures

Changes on a year ago start with the September 2027 release, a year after the method changed.

Areas with fewer than 20 listings are not published. Thin areas may carry a 3-month figure.

Every figure has its own page and a link to each month, for example #release-2026-09.

Full state and locality tables: <https://kenyapropertycentre.com/market-trends/average-prices>

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