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

October 2026 · market-wide figures for Kenya

RENT INDEX

KSh 132.2K /month

Typical: KSh 84.1K–KSh 219.9K

On last month	▼ −4.4%
On a year ago	From Sept 2027
Listings	**3,303**

HOUSE PRICE INDEX

KSh 15.9M

Typical: KSh 8.9M–KSh 30.7M

On last month	▲ +0.2%
On a year ago	From Sept 2027
Listings	**4,046**

SHORT-LET INDEX

KSh 8.4K /night

Typical: KSh 6K–KSh 15.3K

On last month	▼ −3.8%
On a year ago	From Sept 2027
Listings	**214**

Biggest movers Change on last month, areas with 100+ listings

RENT		HOUSE PRICE		SHORT-LET	
Kiambu	▲ +2.1%	**Machakos**	▲ +3.7%	**Nairobi**	▲ +1.6%
Nairobi	▼ −3.7%	**Kilifi**	▲ +1.6%		
		Kajiado	▲ +1.1%		
		Kiambu	▼ −1.2%		
		Nairobi	▼ −0.2%		

Method in three lines

1. Counts flats and houses (1–5 beds) live on any day of the month, plus those first published in it; duplicates count once.
2. Each figure is a grouped median of asking prices over fixed price bands; the typical range is the middle half.
3. 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 7

#	County	Figure	Typical	On last month	Listings
1	**Nairobi**	**KSh 141.7K**	KSh 90.7K–KSh 235.2K	▼ −3.7%	2,939
2	**Kisumu (SS)**	**KSh 109.5K**	KSh 64.8K–KSh 160.2K	0.0%	24
3	**Kiambu**	**KSh 78.5K**	KSh 47.9K–KSh 129.8K	▲ +2.1%	138
4	**Machakos (SS)**	**KSh 69.8K**	KSh 52.1K–KSh 100.7K	▲ +6.6%	88
5	**Kajiado (SS)**	**KSh 64.8K**	KSh 46.9K–KSh 92.4K	Not available	26
6	**Mombasa (SS)**	**KSh 64K**	KSh 40.9K–KSh 96.1K	▲ +5.7%	55
7	**Kilifi (SS)**	**KSh 35.6K**	KSh 18.9K–KSh 54.1K	▲ +34.3%	33

HOW TO CITE

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Top counties, House Price and Short-let Index, October 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	**Kwale (SS)**	**KSh 40.9M**	KSh 28M–KSh 92.4M	Not available	21
2	**Kilifi**	**KSh 23.7M**	KSh 10.4M–KSh 47.2M	▲ +1.6%	126
3	**Kiambu**	**KSh 19.8M**	KSh 10.3M–KSh 28.6M	▼ −1.2%	348
4	**Nairobi**	**KSh 16.4M**	KSh 9.3M–KSh 34.4M	▼ −0.2%	3,018
5	**Mombasa (SS)**	**KSh 15M**	KSh 8.7M–KSh 31.2M	▼ −2.1%	95
6	**Kisumu (SS)**	**KSh 12M**	KSh 9.1M–KSh 17M	▼ −1.7%	25
7	**Machakos**	**KSh 10.2M**	KSh 6.9M–KSh 14.9M	▲ +3.7%	253
8	**Kajiado**	**KSh 9.5M**	KSh 6.5M–KSh 16.4M	▲ +1.1%	162

Short-let Index Nightly rate

#	County	Figure	Typical	On last month	Listings
1	**Kilifi (SS)**	**KSh 17.3K**	KSh 8.2K–KSh 27.4K	▼ −6.8%	28
2	**Mombasa (SS)**	**KSh 11.1K**	KSh 6.4K–KSh 17.5K	▼ −3.1%	71
3	**Nairobi**	**KSh 7.3K**	KSh 5.7K–KSh 10.7K	▲ +1.6%	115

From the glossary

In October 2026, 29.0% of land for sale listings in Kenya mentioned a title deed in the listing description.

Title deed: https://kenyapropertycentre.com/glossary/title-deed

In October 2026, 49.3% of house for sale listings in Kenya mentioned a DSQ in the listing description.

DSQ: https://kenyapropertycentre.com/glossary/dsq

Source: Property Centre listing data. General information, not legal advice.

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-2026-10.

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

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