

Nairobi City rental yields reach highest level in 20 years

- Nationwide, property prices climbed by 0.3 per cent in Q4 2025 and 7.7 per cent in 2025.
- In Nairobi's suburbs, property prices rose by 0.8 per cent and rents rose by 1.5 per cent, pushing up yields to 7.4 per cent, the highest level since records began in 2007.
- Across the capital city's 14 monitored satellite towns, property prices rose by 4.5 and rents by 8.7 per cent, raising yields to 5.2 per cent, their highest level since 2019.
- Within the city, the house rent rises were highest in its wealthiest suburbs, rising by 9.6 per cent in Ridgeways and 9 per cent in Lavington. Q4 growth was strongest in Runda at 3.1 per cent.
- However, house rent rises were even stronger in the satellites, led by Ruiru, up 15.6 per cent, and Kiambu, up 14.4 per cent.
- Apartments rents rose in all satellites and most suburbs, but performance of apartment sales prices was much more mixed.

Property Index Highlights:

The Hass Composite Sales Index	Quarter % Change	Annual % Change	Change From Jan 2016
All Properties	0.3%	7.7%	1.36 Fold
Detached Houses	-0.1%	9.5%	1.46 Fold
Semi Detached Houses	1.4%	5.2%	1.29 Fold
Apartments	0.4%	2.5%	1.05 Fold
Segment with Highest Quarterly Increase in Sales Price	Houses in Lavington (+2.8 % over last quarter)		
Segment with Lowest Quarterly Increase in Sales Price	Houses in Kiambu Town (-2.2 % over last quarter)		
Segment with Highest Annual Increase in Sales Price	Houses in Runda (+12.8 % over last year)		
Segment with Lowest Annual Increase in Sales Price	Apartments in Westlands (-11.5% over last year)		

The Hass Composite Rental Index	Quarter % Change	Annual % Change	Change From Jan 2016
All Properties	-0.9%	-2.5%	1.17 Fold
Detached Houses	-0.3%	-5.0%	1.08 Fold
Semi Detached Houses	-0.8%	-0.8%	1.19 Fold
Apartments	-2.1%	0.7%	1.34 Fold
Segment with Highest Quarterly Increase in Rental Price	Apartments in Mlolongo (+3.5% over last quarter)		
Segment with Lowest Quarterly Increase in Rental Price	Apartments in Ruaka (-0.2% over last quarter)		
Segment with Highest Annual Increase in Rental Price	Houses in Ruiru (+15.6% over last year)		
Segment with Lowest Annual Increase in Rental Price	Houses in Muthaiga (-4.2% over last year)		

Subdued property price rises and ongoing rent rises in Q4 2025 took Nairobi city rental yields to a new record of 7.4 per cent, reported HassConsult as it today unveiled the quarter's property index results. Overall, property prices climbed by 0.3 per cent in the quarter and 7.7 per cent for the year, while rents fell by 0.9 per cent in Q4 and 2.5 per cent in 2025, as rents softened at the coast and in the country's other major cities.

However, around the capital city, rent rises were significantly higher and sales price rises more subdued than nationally, leading to further climbs in rental yields in both the city suburbs and its satellite towns.

“Nairobi's rental yields have been a clear upwards path for the last two years, climbing steadily above 7 per cent after many years of running at between 5 and 6 per cent. It's a shift happening across the board, despite the city's property fortunes being markedly mixed across different locations.” said Sakina Hassanali, Co-CEO of HassConsult.

Property prices in the 18 city suburbs rose by 0.8 per cent in the fourth quarter, while rents rose by 1.5 per cent. The largest decline in sales prices across the year was for apartments in Westlands, down 11.5 per cent over 2025, but by only 0.5 per cent in the fourth quarter as demand began to catch up with the latest wave of new apartments.

A steep rise in Westlands apartment rents in 2013, as it emerged as the city's most vibrant quarter, took rents from an average Sh91,000 a month to over Sh115,000 in a single year, triggering a raft of new developments. Successive waves of construction have since led to several dips as new supply came to market, generating new rent falls from January to April 2025, before stabilising at around Sh134,000 from May. By the fourth quarter, the stabilization in rents and improved occupancy had stopped the sales price decline.

A similar pattern suppressed apartment rents in Kileleshwa and Upper Hill during 2025, both of which turned positive by the fourth quarter, while apartment rents in all other suburbs rose across the year. “In the apartments market, demand has never stopped expanding, but each area is now finely tuned in the volume of new development it can absorb at a time and very large developments often create a dip in rates as entrants discount to gain full occupancy,” said Sakina.

In the market for houses, Runda remained the strongest outperformer, with sales prices up by 12.8 per cent across the year, but by only 0.9 per cent in Q4. Lavington, Muthaiga and Ridgeways also experienced strong house price growth, at over 10 per cent for the year, with the growth in Lavington strongest in the final quarter, up 2.8 per cent from September to December. The growth in rental prices for houses was strong in most of the city's suburbs, led by Ridgeways, up 9.6 per cent across the year, followed by Lavington, at 9 per cent. In Q4, house rents rose most strongly in Runda, by 3.1 per cent.

Nairobi's satellite towns delivered a stronger performance, however, with property sales prices rising by 4.5 per cent in Q4, while rental prices rose by 8.7 per cent. Annual house price growth was strong in all the satellites, led by Juja at 12.2 per cent. This growth slowed in Q4, but remained strong, except in Kiambu, Ngong and Kiserian where prices fell in the final months of the year.

The house price strength was supported by rapid rises in satellite town house rental prices, led by Ruiru, where rents rose by 15.6 per cent in 2025, before stabilizing in the final quarter. The performance of apartments in the city's satellite towns was more subdued. Apartment prices surged by 10.1 per cent in 2025 in Syokimau, rising 2.2 per cent in Q4. But performance elsewhere was much more mixed, with the biggest decline for the year in Kiambu at 4.4 per cent. Apartment rental prices rose significantly across all satellites.

For more information, please contact:

Sakina Hassanali, Co-CEO & Creative Director

House Price Trends By Suburb in Nairobi

Nairobi Suburbs Property Index - All Houses	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From Jan 2016	Quarter % Change	Annual % Change	Change From Jan 2016
Gigiri	0.4 %	-4.1 %	1.25 FOLD	2.5 %	4.4 %	1.09 FOLD
Karen	2.4 %	11.4 %	1.54 FOLD	1.1 %	5.8 %	1.41 FOLD
Kileleshwa	0.1 %	3.5 %	1.26 FOLD	2.2 %	6.3 %	1.10 FOLD
Kilimani	0.4 %	3.6 %	1.36 FOLD	2.6 %	-0.05 %	1.22 FOLD
Kitisuru	0.1 %	-1.5 %	1.25 FOLD	2.9 %	7.8 %	1.01 FOLD
Langata	-0.2 %	-1.1 %	1.75 FOLD	2.6 %	7.7 %	1.13 FOLD
Lavington	2.8 %	10.3 %	1.35 FOLD	2.6 %	9.0 %	1.15 FOLD
Loresho	2.4 %	9.7 %	2.03 FOLD	2.3 %	6.5 %	1.26 FOLD
Muthaiga	-0.1 %	10.7 %	1.98 FOLD	2.8 %	-4.2 %	1.15 FOLD
Nyari Estate	-0.6 %	0.1 %	1.77 FOLD	1.4 %	-1.6 %	1.18 FOLD
Ridgeways	1.3 %	10.0 %	1.54 FOLD	2.8 %	9.6 %	1.28 FOLD
Runda	0.9 %	12.8 %	1.26 FOLD	3.1 %	3.7 %	1.12 FOLD
Spring Valley	2.3 %	3.4 %	1.31 FOLD	2.9 %	8.7 %	1.09 FOLD
Westlands	2.6 %	0.6 %	1.24 FOLD	0.6 %	-0.2 %	1.14 FOLD

Apartment Price Trends By Suburb Nairobi

Nairobi Suburbs Property Index - Apartments	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From Jan 2016	Quarter % Change	Annual % Change	Change From Jan 2016
Kileleshwa	0.2 %	-1.8 %	0.86 FOLD	0.6 %	-2.4 %	0.99 FOLD
Kilimani	0.8 %	1.0 %	0.65 FOLD	0.4 %	0.9 %	0.90 FOLD
Langata	1.2 %	1.6 %	1.31 FOLD	0.7 %	3.2 %	1.45 FOLD
Lavington	-0.8 %	-7.3 %	0.83 FOLD	1.8 %	6.1 %	0.91 FOLD
Muthangari	-1.0 %	-7.3 %	0.89 FOLD	1.2 %	4.9 %	1.13 FOLD
Parklands	-0.2 %	2.7 %	1.12 FOLD	0.3 %	9.2 %	1.52 FOLD
Riverside	-0.6 %	-7.8 %	0.88 FOLD	0.7 %	5.9 %	1.09 FOLD
Upperhill	1.3 %	-10.3 %	0.73 FOLD	2.0 %	-3.5 %	0.78 FOLD
Westlands	-0.5 %	-11.5 %	0.83 FOLD	0.2 %	-3.8 %	0.99 FOLD

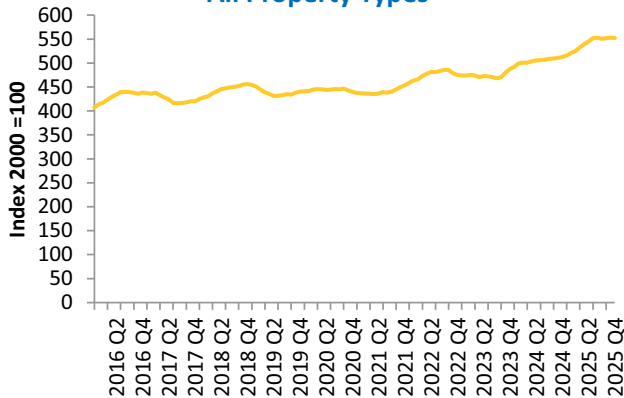
House Price Trends By Town in Nairobi's Satellite Areas

Nairobi Satellite Property Index - All houses	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From Jan 2016	Quarter % Change	Annual % Change	Change From Jan 2016
Athi River	1.9 %	6.4 %	1.53 FOLD	2.5%	6.8 %	1.29 FOLD
Juja	1.5 %	12.2 %	1.02 FOLD	2.9 %	8.7 %	1.68 FOLD
Kiambu	-2.2 %	3.6 %	1.58 FOLD	0.7 %	14.4 %	1.32 FOLD
Kiserian	-0.8 %	4.4 %	1.54 FOLD	0.2 %	3.5 %	1.11 FOLD
Kitengela	0.1 %	4.3 %	1.48 FOLD	1.8 %	8.7%	1.53 FOLD
Limuru	0.4 %	7.5 %	1.39 FOLD	0.7 %	10.3 %	1.57 FOLD
Ngong	-1.4 %	2.5 %	2.13 FOLD	1.6 %	9.7 %	2.12 FOLD
Ongata Rongai	0.4 %	7.6 %	1.61 FOLD	2.8 %	12.5 %	1.62 FOLD
Ruiru	2.1 %	10.9 %	1.71 FOLD	0.2 %	15.6 %	2.41 FOLD
Tigoni	2.2 %	9.4 %	1.49 FOLD	2.8 %	8.4 %	1.69 FOLD

Apartment Price Trends By Town in Nairobi's Satellite Areas

Nairobi Satellite Property Index - Apartments	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From Jan 2016	Quarter % Change	Annual % Change	Change From Jan 2016
Athi River	0.3 %	7.8 %	1.18 FOLD	3.3 %	11.8%	1.11 FOLD
Kiambu	0.1 %	-4.4 %	1.25 FOLD	1.6 %	1.6 %	1.04 FOLD
Kitengela	1.6 %	2.7 %	1.02 FOLD	1.1 %	4.8 %	1.29 FOLD
Mlolongo	0.6 %	8.8 %	1.32 FOLD	3.5 %	5.5 %	1.10 FOLD
Ngong	0.2 %	0.01 %	1.65 FOLD	0.1%	2.0 %	1.85 FOLD
Ongata Rongai	-0.7 %	1.3 %	0.90 FOLD	1.5 %	3.4 %	1.88 FOLD
Ruaka	-1.1 %	-2.5 %	1.02 FOLD	-0.2 %	5.8 %	1.85 FOLD
Syokimau	2.2 %	10.1 %	1.34 FOLD	0.6 %	10.0 %	1.42 FOLD
Thika	0.2 %	-3.3 %	1.05 FOLD	3.0 %	4.1 %	1.45 FOLD

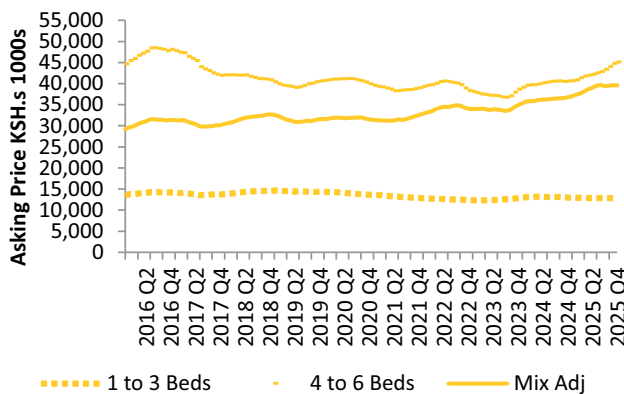
**The Hass Sales Index
All Property Types**



SNAP SHOTS:

- The Hass Composite Sales Index is representative of all properties for sale in Kenya.
- Property values have increased by 5.52 times since 2000.
- The index shows a property price fall of -0.20% in the last month, a rise of 0.27% in the last quarter and a 7.69% rise in the last year.

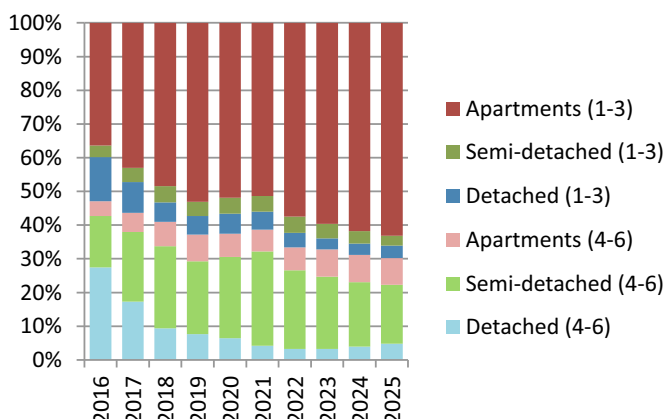
**Annual Average
All Property Types**



SNAP SHOTS:

- The annual average is representative of the average price of all mid to upper class properties offered for sale in Kenya.
- The average value for a property has gone from 7.1 million in December 2000 to 39.6 million in December 2025.
- The average value for a 4-6 bedroom property is currently 45.1 million.
- The average value for a 1-3 bedroom property is currently 12.8 million.

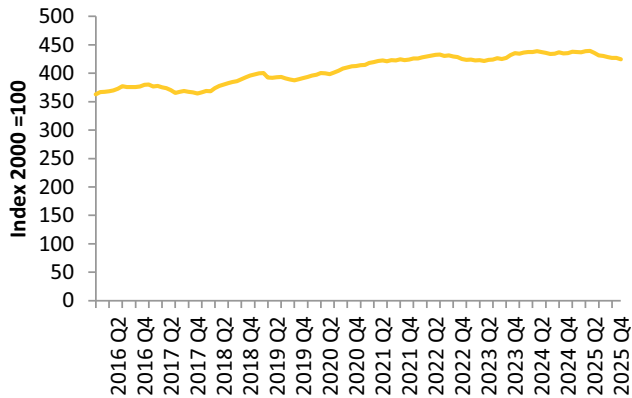
**Mix by Year
All Property Types**



SNAP SHOTS:

- The Mix by Year is a measure of the percentage that each type of property represents in the market.
- In 2001, Apartments took up 23.5% of the market, semi-detached took up 24.5% of the market and detached houses took up 52% of the market.
- In December 2025 however, Apartments took 71.1% of the market, Semi-detached Houses took up 20.4% of the market and Detached Houses took up 8.5% of the market.

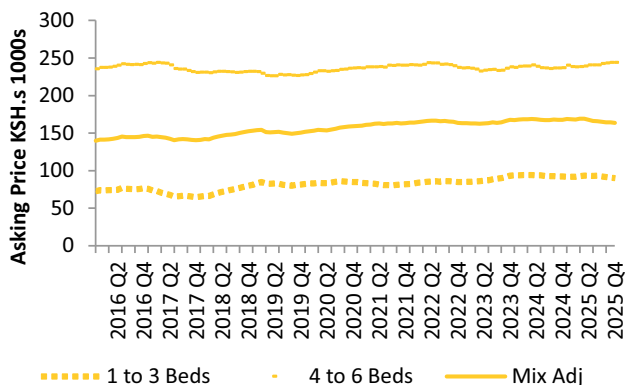
The Hass Rental Index All Property Types



SNAP SHOTS:

- The Hass Composite Letting Index is representative of all properties for rental in Kenya.
- Rents have increased by 4.25 fold since 2000.
- The index shows a property price fall of -0.60% in the last month, a fall of -0.95% in the last quarter and have fallen by -2.49% rise in the last year.

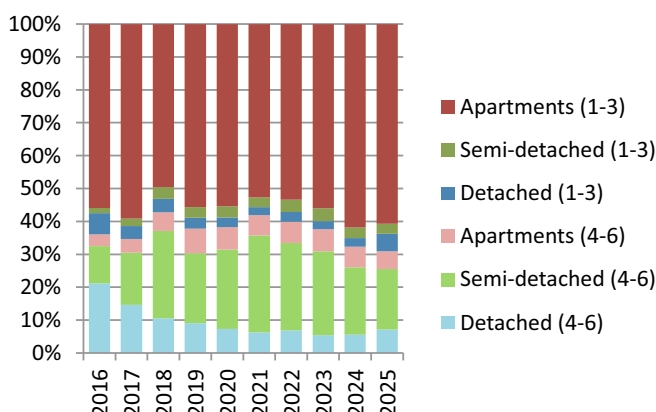
Annual Average All Property Types



SNAP SHOTS:

- The annual average is representative of the average rent of all properties offered to let in Kenya.
- The average rental for a property has gone from KES. 38,516 in December 2000 to KES.163,521 in December 2025.
- The average rent for a 4-6 bedroom property is currently KES. 243,921.
- The average rent for a 1-3 bedroom property is currently KES. 89,954.

Mix by Year All Property Types



SNAP SHOTS:

- The Mix by Year is a measure of the percentage that each type of property represents in the market.
- In 2001, Apartments took up 45.3% of the market, Semi-detached Houses took up 20.5% of the market and Detached Houses took up 34.2% of the market.
- In December 2025 however, Apartments took up 66.1% of the market, Semi-detached Houses took up 21.5% of the market and Detached Houses took up 12.4% of the market.