

Property Sale and Rent Prices Remain Steady Despite Economic Pressures

- Property sales prices increased by 1 percent in Q2 2024, of the year, continuing a streak of growth.
- Nairobi's Satellite towns led in property price growth with a 2.1 percent increase over the quarter, while Nairobi's suburbs show a modest decline of 0.9 percent.
- Property market shows resilience with price stability still being witnessed across most areas despite the growing cost of credit.
- Property rental prices remained steady at a 0.01 percent increase in the quarter despite economic challenges and restrained consumer spending.
- Rental yields are higher in Nairobi's suburbs at 7 percent compared to its satellite towns at 4.8 percent.

Property Index Highlights:

The Hass Composite Sales Index	Quarter % Change	Annual % Change	Change From Jul 2014
All Properties	1.0%	6.8%	1.45 Fold
Detached Houses	1.3%	7.5%	1.46 Fold
Semi Detached Houses	0.4%	4.6%	1.53 Fold
Apartments	0.6%	7.2%	1.28 Fold
Segment with Highest Quarterly Increase in Sales Price	Houses in Kiserian (+5.2 % over last quarter)		
Segment with Lowest Quarterly Increase in Sales Price	Apartments in Upper Hill (-3.9 % over last quarter)		
Segment with Highest Annual Increase in Sales Price	Houses in Juja (+13.1 % over last year)		
Segment with Lowest Annual Increase in Sales Price	Apartments in Upper Hill (-8.3% over last year)		

The Hass Composite Rental Index	Quarter % Change	Annual % Change	Change From Jul 2014
All Properties	0.01%	3.3%	1.33 Fold
Detached Houses	0.03%	0.2%	1.23 Fold
Semi Detached Houses	-0.7%	3.2%	1.54 Fold
Apartments	0.5%	9.2%	1.40 Fold
Segment with Highest Quarterly Increase in Rental Price	Houses in Ongata Rongai (+4.6% over last quarter)		
Segment with Lowest Quarterly Increase in Rental Price	Apartments in Upper Hill (-4.3% over last quarter)		
Segment with Highest Annual Increase in Rental Price	Houses in Athi River (+16.2% over last year)		
Segment with Lowest Annual Increase in Rental Price	Houses in Muthaiga (-4.3% over last year)		

HassConsult has released its Hass Property Price Index for the second quarter of 2024, revealing a modest 1 percent increase in property sales prices across Nairobi. This growth, while slower than the previous quarter's 2.7 percent, marks the eighth consecutive period of price increases, highlighting a trend of stability in the property market.

The recent data illustrates that, despite high interest rates and a strengthened shilling impacting foreign buyer advantages, property sales prices have continued to rise albeit at a lower rate.

“While higher interest rates on mortgages don't have a significant impact on market wide property price movements due to the low mortgage participation in the country, the rise in rates have the effect of reducing market liquidity in general resulting in a dampening of demand. So far, the property market has shown resilience with price stability still being witnessed across most areas,” said Ms Sakina Hassanali, Head of Development, Consulting, and Research at Hass Consult.

In terms of price growth, Nairobi's satellite towns outperformed its suburbs with an average increase of 2.1 percent increase compared to a 0.9 percent decrease in the suburbs. This rise in satellite towns can be attributed to accelerated urbanisation, which has bolstered demand and pushed up asking prices.

Rental prices experienced a slight increase of 0.01 percent in the quarter. Property owners are cautious about raising rents to retain tenants amid higher taxes and inflation, which has constrained disposable income.

Rental yields differ significantly between Nairobi's suburbs and satellite towns. In the suburbs, the average yield increased to 7 percent by the end of June from 6.9 percent in March. Conversely, rental yields in satellite towns decreased slightly from 4.9 percent in March to 4.8 percent in June, reflecting varying market conditions in these areas.

For more information, please contact:

Sakina Hassanali, Head of Development Consulting & Research

House Price Trends By Suburb in Nairobi

Nairobi Suburbs Property Index - All Houses	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From Jul 2014	Quarter % Change	Annual % Change	Change From Jul 2014
Gigiri	-0.9 %	-1.0 %	1.57 FOLD	2.2 %	4.0 %	1.01 FOLD
Karen	0.2 %	5.0 %	1.80 FOLD	2.2 %	6.9 %	1.44 FOLD
Kileleshwa	0.5 %	3.8 %	1.54 FOLD	-0.02 %	4.5 %	1.18 FOLD
Kilimani	4.3 %	9.3 %	1.36 FOLD	0.4 %	6.2 %	1.31 FOLD
Kitisuru	-0.6 %	0.1 %	1.46 FOLD	2.0 %	3.4 %	0.99 FOLD
Langata	1.6 %	7.9 %	2.23 FOLD	-0.1 %	5.1 %	1.10 FOLD
Lavington	1.2 %	6.1 %	1.51 FOLD	1.6 %	4.3 %	1.33 FOLD
Loresho	2.2 %	6.8 %	2.05 FOLD	3.0 %	10.3 %	1.28 FOLD
Muthaiga	0.5 %	0.7 %	1.98 FOLD	-0.1 %	-4.3 %	1.38 FOLD
Nyari Estate	1.5 %	7.6 %	1.90 FOLD	0.4 %	6.2 %	1.32 FOLD
Ridgeways	1.7 %	6.2 %	1.53 FOLD	0.3 %	1.1 %	1.29 FOLD
Runda	-0.6 %	-1.2 %	1.21 FOLD	1.3 %	6.5 %	1.13 FOLD
Spring Valley	-0.3 %	0.1 %	1.41 FOLD	1.4 %	2.1 %	1.02 FOLD
Westlands	1.1 %	0.8 %	1.41 FOLD	2.2 %	12.0 %	1.32 FOLD

Apartment Price Trends By Suburb Nairobi

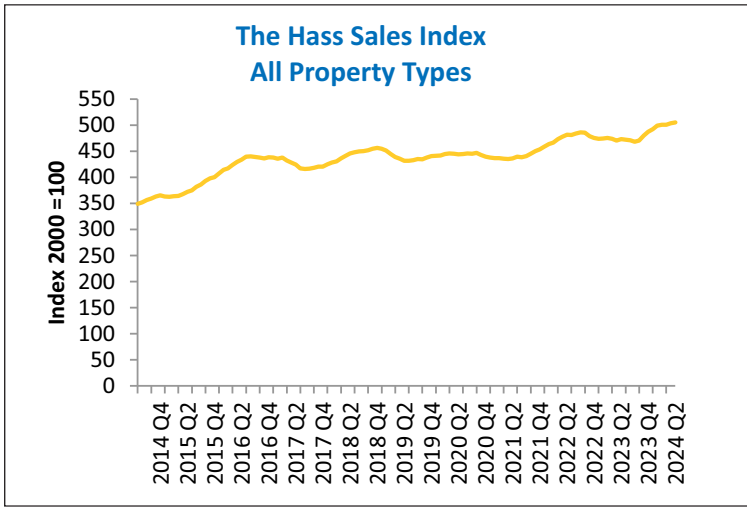
Nairobi Suburbs Property Index - Apartments	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From Jul 2014	Quarter % Change	Annual % Change	Change From Jul 2014
Kileleshwa	1.8 %	7.7 %	1.04 FOLD	3.3 %	14.1 %	1.14 FOLD
Kilimani	0.2 %	0.2 %	0.75 FOLD	1.3 %	6.5 %	0.96 FOLD
Langata	2.0 %	3.0 %	1.40 FOLD	-0.7 %	1.6 %	1.43 FOLD
Lavington	0.4 %	-0.9 %	1.04 FOLD	2.0 %	4.2 %	0.96 FOLD
Muthangari	-3.5 %	-7.0 %	1.02 FOLD	3.1 %	11.3 %	1.00 FOLD
Parklands	1.2 %	5.4 %	1.21 FOLD	0.6 %	7.4 %	1.43 FOLD
Riverside	-1.7 %	-3.0 %	1.22 FOLD	-0.3 %	7.3 %	1.46 FOLD
Upperhill	-3.9 %	-8.3 %	0.97 FOLD	-4.3 %	1.3 %	0.98 FOLD
Westlands	-3.4 %	-4.0 %	1.13 FOLD	2.2 %	13.0 %	1.08 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 Jul 2014	Quarter % Change	Annual % Change	Change From Jul 2014
Athi River	3.9 %	12.0 %	1.88 FOLD	3.9%	16.2 %	1.48 FOLD
Juja	3.3 %	13.1 %	0.96 FOLD	1.4 %	8.3 %	1.64 FOLD
Kiambu	0.4 %	3.7 %	1.63 FOLD	1.1 %	5.3 %	1.24 FOLD
Kiserian	5.2 %	9.1 %	1.64 FOLD	0.9 %	0.1 %	1.27 FOLD
Kitengela	3.6 %	10.2 %	1.62 FOLD	2.3 %	11.8%	1.43 FOLD
Limuru	1.1 %	3.8 %	1.53 FOLD	1.2 %	5.3 %	1.56 FOLD
Ngong	1.4 %	6.1 %	2.32 FOLD	0.8 %	6.6 %	2.55 FOLD
Ongata Rongai	3.1 %	10.4 %	1.67 FOLD	4.6 %	15.6 %	1.56 FOLD
Ruiru	2.9 %	6.5 %	1.81 FOLD	0.6 %	0.3 %	2.41 FOLD
Tigoni	1.6 %	3.9 %	1.38 FOLD	2.2 %	6.8 %	1.78 FOLD

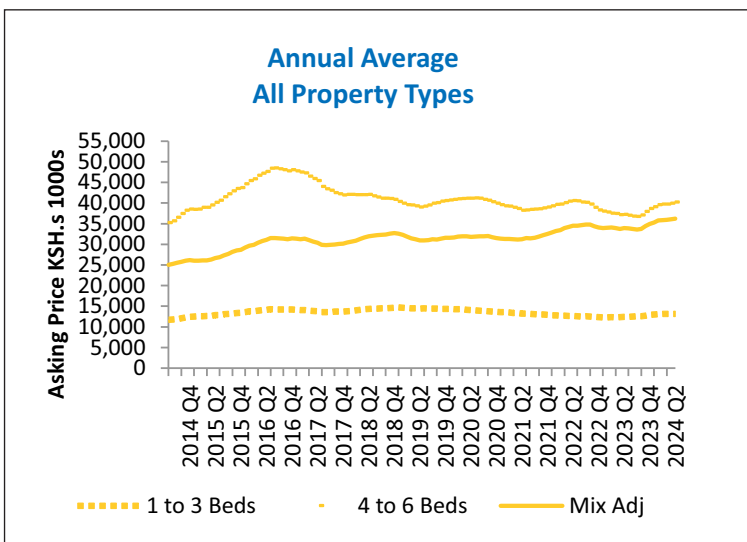
Apartment Price Trends By Town in Nairobi's Satellite Areas

Nairobi Satellite Property Index - Apartments	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From Jul 2014	Quarter % Change	Annual % Change	Change From Jul 2014
Athi River	0.9 %	4.7 %	1.26 FOLD	1.0 %	0.3%	1.08 FOLD
Kiambu	0.8 %	4.6 %	1.56 FOLD	0.3 %	1.1 %	1.16 FOLD
Kitengela	1.6 %	2.3 %	1.17 FOLD	-0.2 %	12.4 %	1.52 FOLD
Mlolongo	1.2 %	11.2 %	1.37 FOLD	0.6 %	4.2 %	1.30 FOLD
Ngong	1.9 %	1.3 %	1.78 FOLD	0.5%	8.9 %	1.99 FOLD
Ongata Rongai	1.3%	8.0 %	0.95 FOLD	0.2 %	8.1 %	1.98 FOLD
Ruaka	0.2 %	6.9 %	1.12 FOLD	0.7 %	0.7 %	1.80 FOLD
Syokimau	1.7 %	7.9 %	1.34 FOLD	0.2 %	7.9 %	1.42 FOLD
Thika	0.2 %	11.7 %	1.18 FOLD	1.7 %	9.2 %	1.46 FOLD



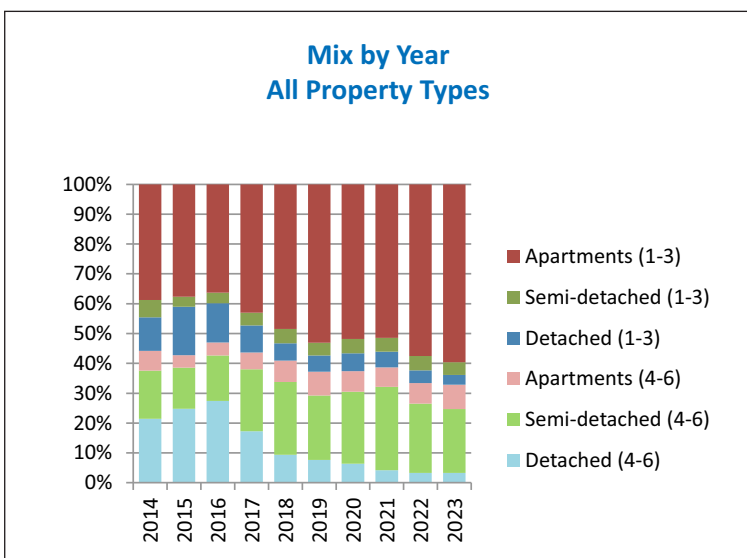
SNAP SHOTS:

- The Hass Composite Sales Index is representative of all properties for sale in Kenya.
- Property values have increased by 5.05 times since 2000.
- The index shows a property price rise of 0.41% in the last month, and a rise of 0.99% in the last quarter and a 6.83% rise in the last year.



SNAP SHOTS:

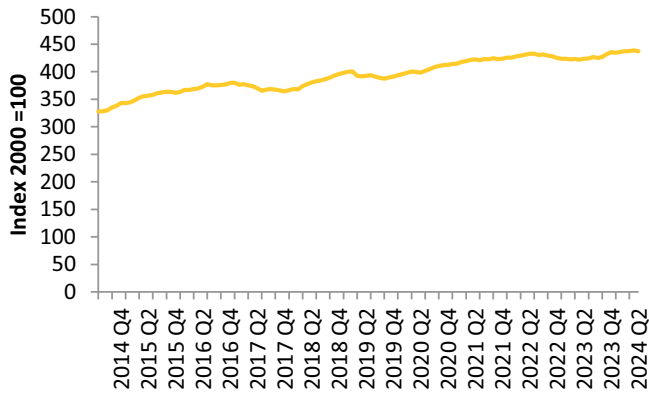
- The annual average is representative of the average price of all mid to upper class properties offered for sale in Kenya.
- The average value for a property has gone from 7.1 million in December 2000 to 36.2 million in June 2024.
- The average value for a 4-6 bedroom property is currently 40.2 million.
- The average value for a 1-3 bedroom property is currently 13.2 million.



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 2023 however, Apartments took 67.7% of the market, Semi-detached Houses took up 25.7% of the market and Detached Houses took up 6.6% of the market.

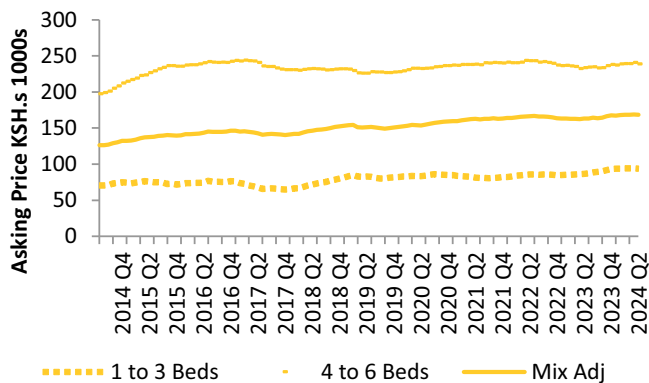
The Hass Rental Index All Property Types



SNAP SHOTS:

- The Hass Composite Letting Index is representative of all properties for rental in Kenya.
- Rents have increased by 4.37 fold since 2001.
- The index shows a property price fall of -0.34% in the last month, a rise of 0.01% in the last quarter and have risen by 3.28% rise in the last year.

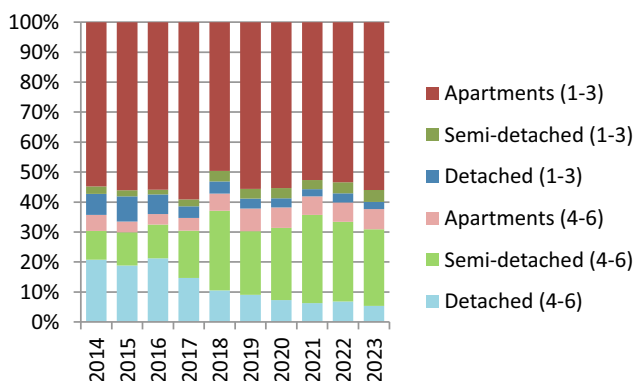
Annual Average All Property Types



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.168,380 June 2024.
- The average rent for a 4-6 bedroom property is currently KES. 238,878.
- The average rent for a 1-3 bedroom property is currently KES. 93,851.

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 2023 however, Apartments took up 62.8% of the market, Semi-detached Houses took up 29.4% of the market and Detached Houses took up 7.8% of the market.