

Rents soar in Upper Hill, South B, South C, and Nyali

- Residential rents rose in every captured suburb in Kenya during 2013
- Asking rents in Upper Hill, South C, South B and Nyali rose more rapidly than in any other suburb, up by 19 to 23 per cent on a year earlier. Lavington saw rises of just 2 per cent as consumers opted for more accessible Kileleshwa and Kilimani
- The other suburbs with the most subdued rent rises were Embakasi, Mlolongo and Brookside
- Residential sales prices recorded a far more mixed record, emphasizing the importance for developers in sound business strategy
- 9 out of 42 suburbs experienced falling house prices while prices rose the most rapidly in South C, Nyali, South B and Thika
- Muthaiga, Brookside, Lavington, Langata and State House are experiencing falling prices. Many of these areas were previously fashionable locations which are now no longer development hot spots

2013 Index Highlights

HASS COMPOSITE SALES INDEX	Average Asking Price (Kshs)	% Change in 2013
All Properties	24,184,047	0.3%
Stand Alone Houses	34,660,721	0.5%
Townhouses	19,351,064	0.1%
Apartments	12,214,150	-0.2%

HASS COMPOSITE LETTING INDEX	Average Asking Rent (Kshs)	% Change in 2013
All Properties	120,372	8.5%
Stand Alone Houses	185,029	8.5%
Townhouses	126,724	19.4%
Apartments	69,857	2.2%

SUBURB REVIEW	2013
Most expensive suburb to buy in	Muthaiga
Most expensive suburb to rent in	Nyali
Suburb with highest increase in average sale prices	South C (▲15%)
Suburb with highest increase in average rental prices	UpperHill (▲23%)

Hass Consult today unveiled its annual report on house price movements in Kenya, showing a surge in mid-market pricing for both rents and sales in the areas where commercial building has been most active.

The opening of many new headquarters and offices along the Mombasa Road, and the heavy traffic that acts as a barrier to commuters working in them, fueled a surge in both rents and house sale prices in the immediately adjacent suburbs of South C and South B.

Yet the nearby Embakasi, home to the lower middle class, saw no such growth, with rents and house prices rising very little, while Mlolongo, also out along the Mombasa Road, stood out as a beacon of strategic disappointment.

The rush of apartment building in the area, on the premise of a new commuter belt stretching even to Athi River, saw property go in that offered too few perks in space, pricing and lifestyle versus the considerable extra commuting time.

“This survey brings home how vital it is to understand market positioning and demand trends in property choices and investment,” said Ms Sakina Hassanali, Head of Research and Marketing for HassConsult. “It is not at all the case that all property earns good returns.”

“Property in areas that are up and coming, or that satisfies real and current shortages, or that correctly foreshadows future needs – all such properties continue to rise in value and pricing.”

“But ill conceived projects, and properties in areas of lesser demand, can even experience price falls,” she said.

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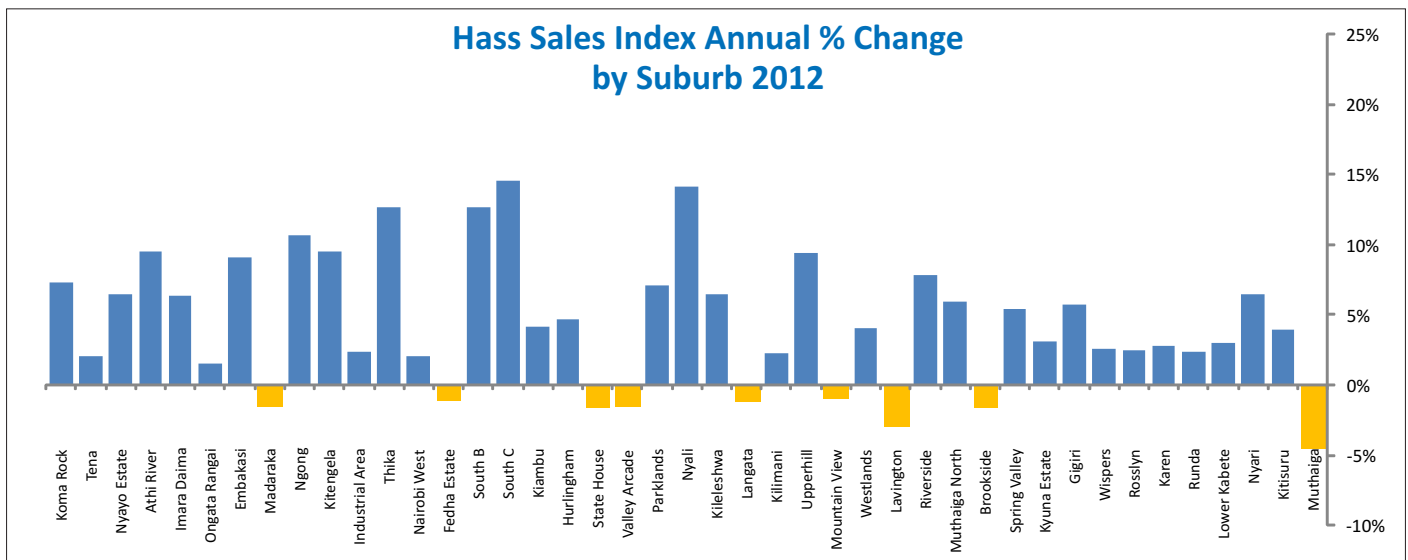
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Average Sale Prices by Suburb

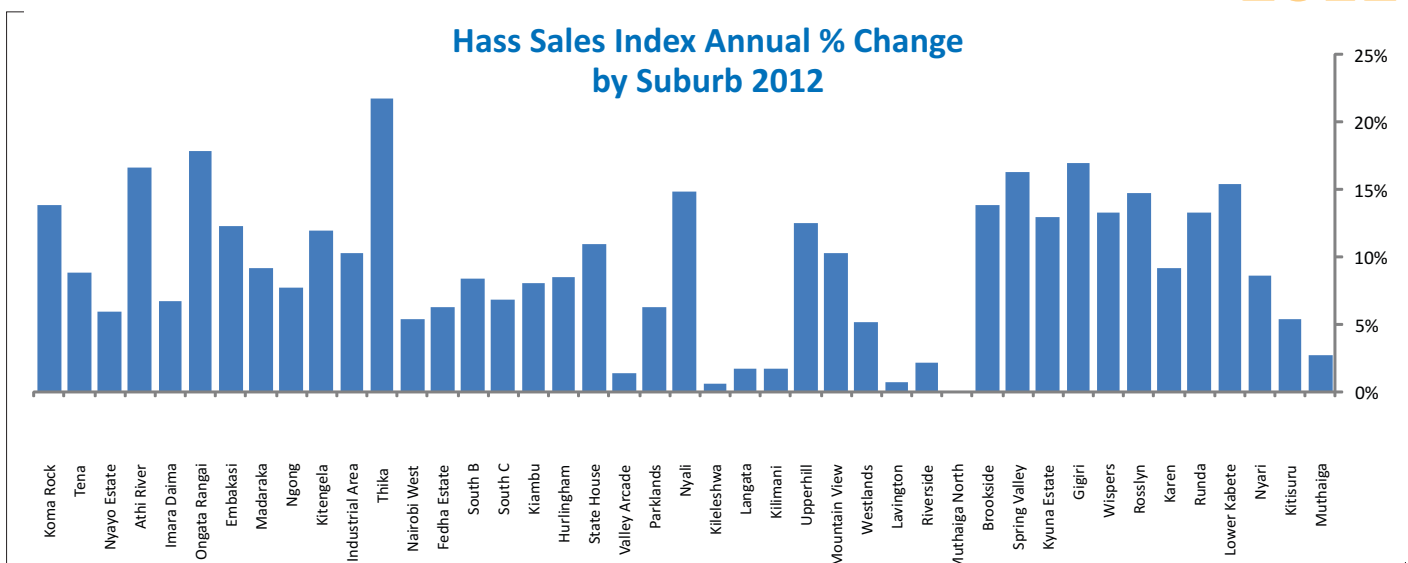
Location	Q4 2012 (Kshs)	Q4 2013 (Kshs)	% Change
Muthaiga	65,000,000	62,100,000	-4%
Kitisuru	50,500,000	52,500,000	4%
Nyari	49,100,000	52,300,000	7%
Lower Kabete	47,300,000	48,700,000	3%
Runda	46,900,000	48,000,000	2%
Karen	43,900,000	45,100,000	3%
Rosslyn	43,700,000	44,800,000	3%
Wispers	43,500,000	44,600,000	3%
Gigiri	42,100,000	44,500,000	6%
Kyuna Estate	41,700,000	43,000,000	3%
Spring Valley	37,200,000	39,200,000	5%
Brookside	32,900,000	32,400,000	-2%
Muthaiga North	31,800,000	33,700,000	6%
Riverside	27,900,000	30,100,000	8%
Lavington	27,500,000	26,700,000	-3%
Westlands	22,200,000	23,100,000	4%
Mountain View	21,500,000	21,300,000	-1%
Upperhill	18,000,000	19,700,000	9%
Kilimani	17,700,000	18,100,000	2%
Langata	17,500,000	17,300,000	-1%
Kileleshwa	17,000,000	18,100,000	6%
Nyali	17,000,000	19,400,000	14%
Parklands	16,800,000	18,000,000	7%
Valley Arcade	14,000,000	13,800,000	-1%
State House	13,100,000	12,900,000	-2%
Hurlingham	12,700,000	13,300,000	5%
Kiambu	12,000,000	12,500,000	4%
South C	11,000,000	12,600,000	15%
South B	10,300,000	11,600,000	13%
Fedha Estate	10,200,000	10,100,000	-1%
Nairobi West	9,700,000	9,900,000	2%
Thika	9,500,000	10,700,000	13%
Industrial Area	8,600,000	8,800,000	2%
Kitengela	8,400,000	9,200,000	10%
Ngong	8,400,000	9,300,000	11%
Madaraka	7,100,000	7,000,000	-1%
Embakasi	6,600,000	7,200,000	9%
Ongata Rangai	6,600,000	6,700,000	2%
Imara Daima	6,300,000	6,700,000	6%
Athi River	6,300,000	6,900,000	10%
Nyayo Estate	4,980,000	5,300,000	6%
Tena	4,900,000	5,000,000	2%
Koma Rock	4,100,000	4,400,000	7%

Percentage Change in Suburb Sale Prices

2013



2012

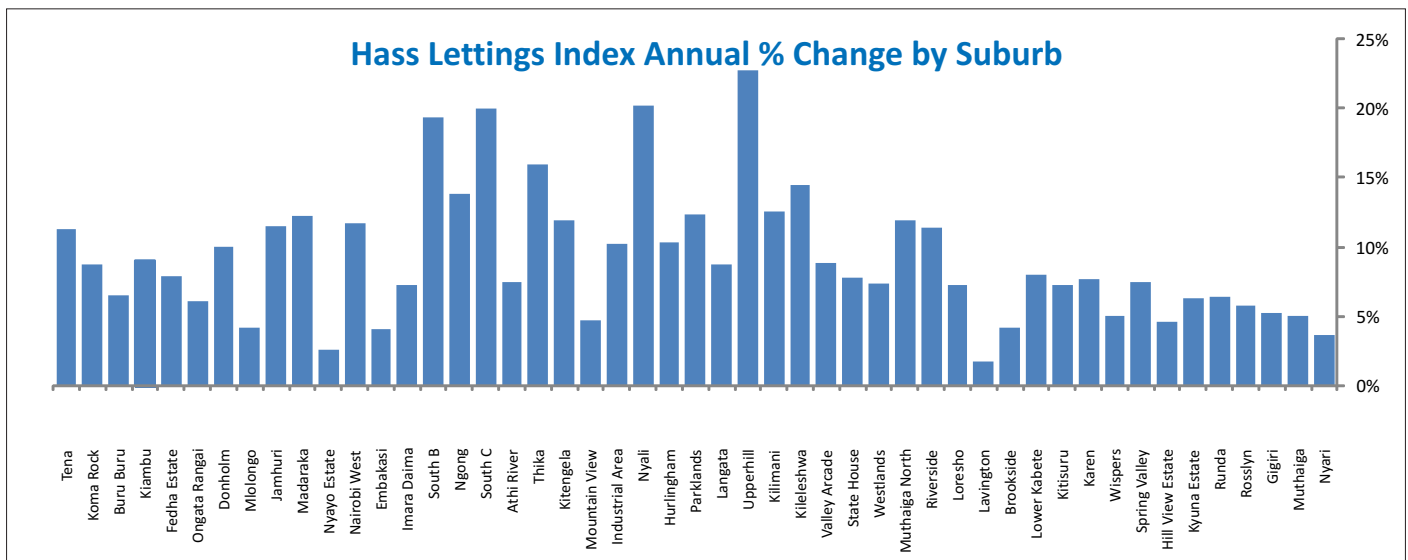


Average Rentals by Suburb

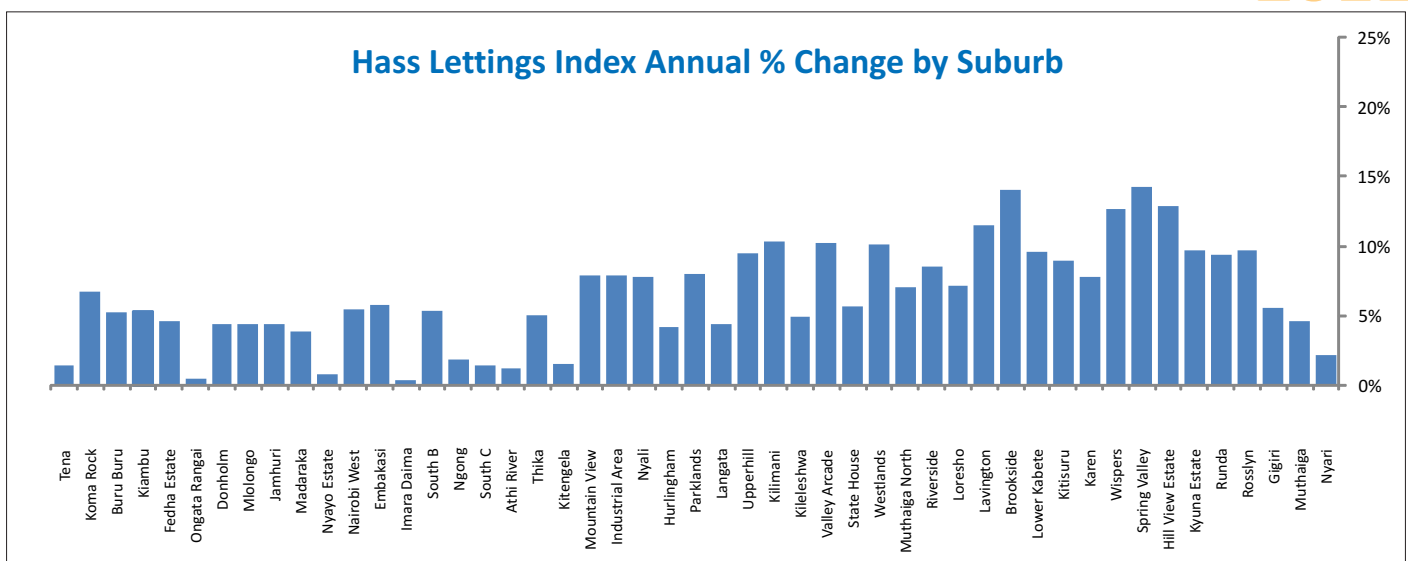
Location	Q4 2012 (Kshs)	Q4 2013 (Kshs)	% Change
Nyari	243,000	251,700	4%
Muthaiga	216,500	227,400	5%
Gigiri	214,300	225,500	5%
Rosslyn	203,000	214,600	6%
Runda	200,000	212,800	6%
Kyuna Estate	186,500	198,200	6%
Hill View Estate	175,000	183,100	5%
Spring Valley	172,500	185,300	7%
Wispers	169,000	177,400	5%
Karen	167,000	179,800	8%
Kitisuru	153,600	164,800	7%
Lower Kabete	146,900	158,700	8%
Brookside	130,000	135,400	4%
Lavington	126,000	128,200	2%
Loresho	120,000	128,700	7%
Riverside	115,000	115,000	0%
Muthaiga North	107,000	119,800	12%
Westlands	106,800	114,700	7%
State House	104,600	112,700	8%
Valley Arcade	97,000	105,600	9%
Kileleshwa	93,400	106,900	14%
Kilimani	92,700	104,300	13%
Upperhill	79,900	98,100	23%
Langata	68,900	74,900	9%
Parklands	68,000	76,400	12%
Hurlingham	67,700	74,700	10%
Nyali	61,400	73,800	20%
Industrial Area	55,000	60,600	10%
Mountain View	55,000	57,600	5%
Kitengela	47,700	53,400	12%
Thika	42,000	48,700	16%
Athi River	41,500	44,600	7%
South C	36,500	43,800	20%
Ngong	32,600	37,100	14%
South B	29,500	35,200	19%
Imara Daima	29,100	31,200	7%
Embakasi	27,500	28,600	4%
Nairobi West	27,400	30,600	12%
Nyayo Estate	27,200	27,900	3%
Madaraka	27,000	30,300	12%
Jamhuri	26,100	29,100	11%
Mlolongo	24,000	25,000	4%
Donholm	24,000	26,400	10%
Ongata Rangai	23,100	24,500	6%
Fedha Estate	23,000	24,800	8%
Kiambu	20,000	21,800	9%
Buru Buru	20,000	21,300	6%
Koma Rock	16,000	17,400	9%
Tena	14,200	15,800	11%

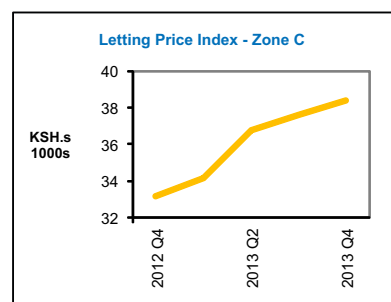
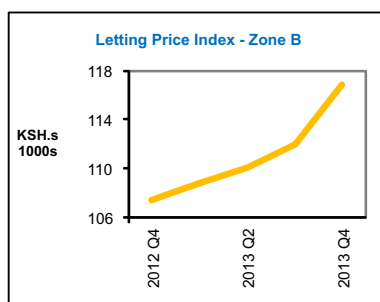
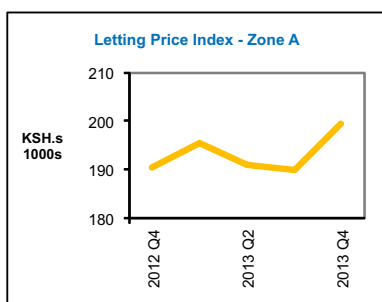
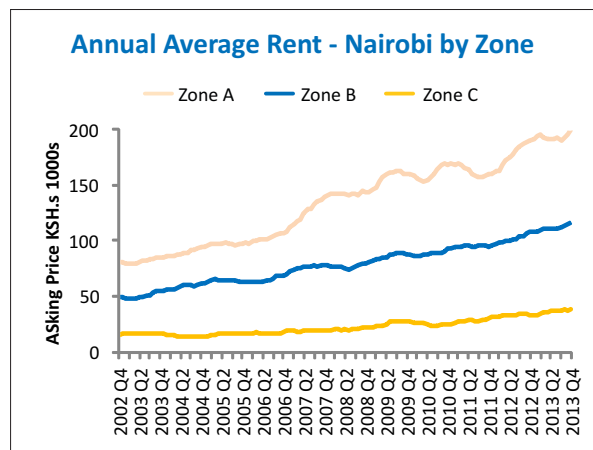
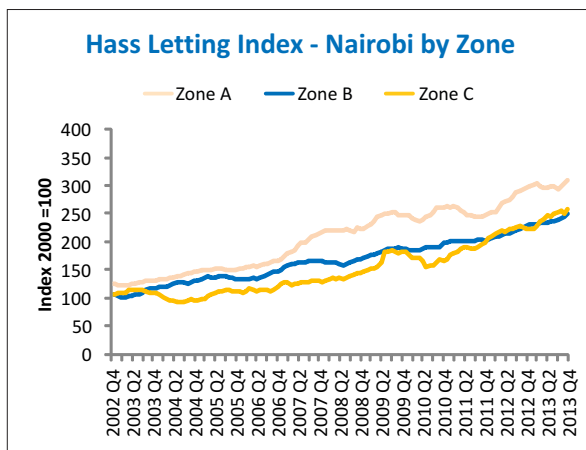
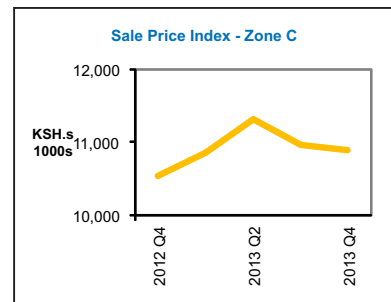
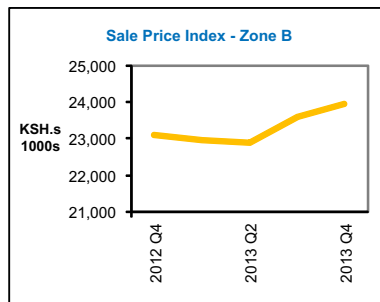
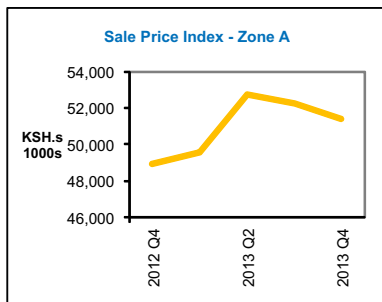
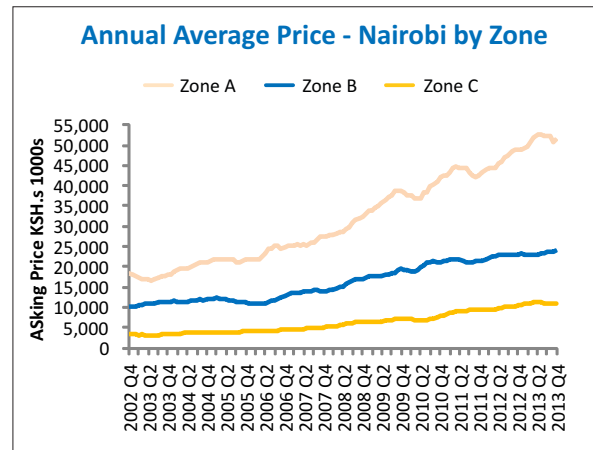
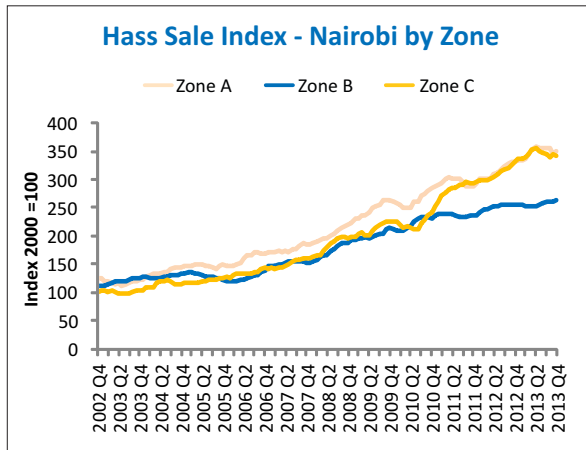
Percentage Change in Suburb Rental Prices

2013



2012





Zone A	Zone B	Zone C
Gigiri	Brookside	Athi River
Hill View Estate	Hurlingham	Buru Buru
Karen	Kileleshwa	Donholm
Kitisuru	Kilimani	Embakasi
Kyuna Estate	Langata	Fedha Estate
Lower Kabete	Lavington	Industrial Area
Loresho	Mountain View	Jamhuri
Muthaiga	Nyali	Kiambu
Nyari	Parklands	Kitengela
Rosslyn	Riverside	Koma Rock
Runda	State House	Imara Daima
Spring Valley	Upperhill	Madaraka
Wispers	Valley Arcade	Mlolongo
	Westlands	Nairobi West
		Ngong
		Nyayo Estate
		Ongata Rangai
		South B
		South C
		Tena
		Thika

Suburbs include adjacent surrounding areas