

Spring Valley benefits from demand for high density & commercial space as overall land market registers stable performance

- Overall prices in the suburbs dropped by 0.94 percent over the quarter while in the satellite towns the drop was 0.06 percent.
- Spring Valley registered the highest quarterly increase at 3.55 percent while Ongata Rongai topped the satellite towns at 4.71 percent.
- Riverside posted the biggest quarterly drop at 3.82 percent while in the satellite towns, Kiambu registered a 5.21 percent drop.
- Upperhill is the most expensive suburb with an acre going for 512 million while Ruaka tops satellite towns with an acre now at 89 million.

Land Index Highlights:

The Hass Composite Land Index, Nairobi Suburbs	Quarter % Change	Annual % Change	Change From 2010
Nairobi-18 Composite Index Results	-0.94%	-2.17%	2.69 Fold
Suburb with Highest Quarterly Increase in Land Price	Land in Spring Valley (+3.55 % over last quarter)		
Suburb with Highest Annual Increase in Land Price	Land in Muthaiga (+4.82 % over last year)		
Suburb with Lowest Quarterly Increase in Land Price	Land in Riverside (-3.82 % over last quarter)		
Suburb with Lowest Annual Increase in Land Price	Land in Parklands (-8.81 % over last year)		
The Hass Composite Land Index, Nairobi Satellite Towns	Quarter % Change	Annual % Change	Change From 2010
Nairobi Satellite-14 Composite Index Results	-0.06%	0.45%	3.38 Fold
The Town with Highest Quarterly Increase in Land Price	Land in Ongata Rongai (+4.71 % over last quarter)		
The Town with Highest Annual Increase in Land Price	Land in Ongata Rongai (+10.29 % over last year)		
The Town with Lowest Quarterly Increase in Land Price	Land in Kiambu (-5.21 % over last quarter)		
The Town with Lowest Annual Increase in Land Price	Land in Kiambu (-7.97 % over last year)		

HassConsult today unveiled the Hass Land price indices for the third quarter of 2020, showing that the Spring Valley suburb is benefiting from demand by developers who are increasingly turning to the area to put up apartments and offices.

Spring Valley registered a 3.55 per cent increase over the quarter as the suburb continues to attract investors eyeing high density use of land in the area.

“Spring Valley has traditionally been characterized by stand alone units with ample space but gradually we are seeing the suburb open up to high density use including apartment and office blocks,” said Ms. Sakina Hassanali, Head of Development Consulting and Research at HassConsult.

Overall prices in the suburbs dropped by 0.94 per cent over the quarter while in the satellite towns the drop was 0.06 percent.

In the satellite towns Rongai recorded the highest increase over both the quarter and on an annual basis at 4.71 percent and 10.3 percent, respectively.

Riverside suburb recorded the biggest drop in land prices at 3.82 percent while on an annual basis, Parklands lead the pack with prices reducing by 8.8 percent.

Kiambu posted the biggest drops on both quarterly and annually at 5.2 percent and 7.97 percent respectively.

Ms. Hassanali noted that while prices eased in the quarter, the marginal drop shows that land continues to show its stability over other asset classes.

“We have not seen a major drop in land values despite the challenges such COVID-19 and the tough economic environment proving that investors still see this as the best bet over the long-term.”

Upperhill has the most expensive land with an acre in the suburb going for Ksh512 million while in the satellite towns Ruaka has the most expensive land at Ksh89 million per acre.

For more information, please contact:
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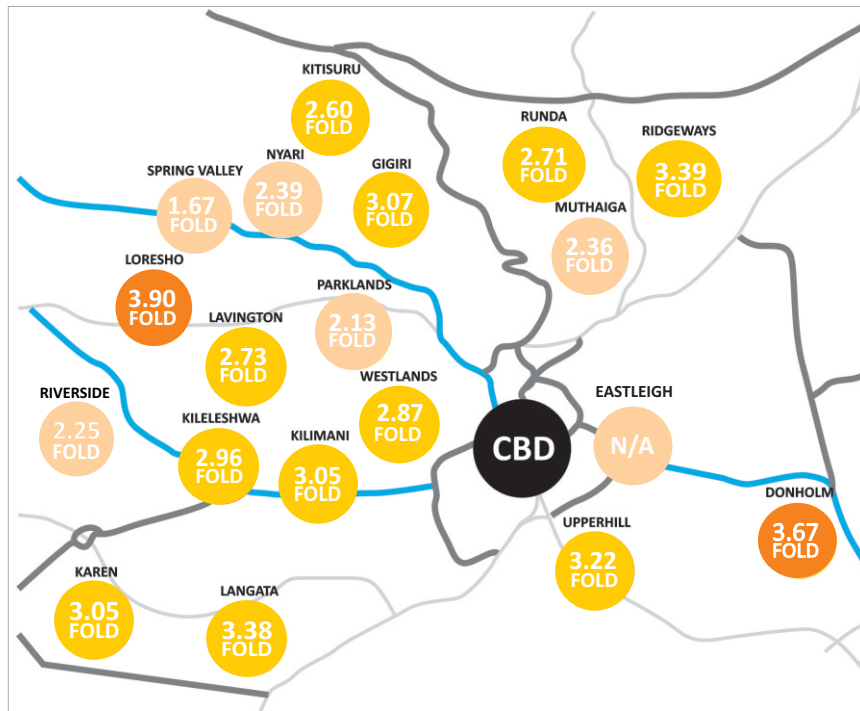
Nairobi Suburbs Land Index	Quarter % Change	Annual % Change	10 Year Change From Oct 2010	Average Value Per Acre (KShs)	25 Percentile	75 Percentile
Donholm	-0.7 %	2.5 %	3.67 FOLD	70,300,000	56,600,000	76,000,000
Gigiri	-1.9 %	-4.2 %	3.07 FOLD	229,200,000	160,000,000	320,000,000
Karen	-0.03 %	-0.1 %	3.05 FOLD	62,100,000	55,000,000	68,000,000
Kileleshwa	-1.6 %	-3.0 %	2.96 FOLD	301,300,000	256,000,000	320,000,000
Kilimani	-1.4 %	-4.9%	3.05 FOLD	411,900,000	376,600,000	471,900,000
Kitisuru	-0.6 %	-1.6 %	2.60 FOLD	89,500,000	70,000,000	110,000,000
Langata	0.5 %	-3.5 %	3.38 FOLD	63,700,000	49,000,000	70,000,000
Lavington	-0.2 %	-3.3 %	2.73 FOLD	229,600,000	180,000,000	266,700,000
Loresho	-2.0 %	-6.0 %	3.90 FOLD	87,600,000	70,900,000	106,000,000
Muthaiga	1.0 %	4.8 %	2.36 FOLD	184,600,000	150,000,000	211,100,000
Nyari	0.3 %	-1.5 %	2.39 FOLD	104,200,000	90,000,000	119,000,000
Parklands	-2.3 %	-8.8 %	2.13 FOLD	381,800,000	313,500,000	432,500,000
Ridgeways	-0.5 %	-2.5 %	3.39 FOLD	74,900,000	64,000,000	80,000,000
Riverside	-3.8 %	-8.1 %	2.25 FOLD	348,500,000	314,800,000	373,300,000
Runda	1.4 %	2.4 %	2.71 FOLD	86,700,000	70,000,000	100,000,000
Spring Valley	3.6 %	4.2 %	1.67 FOLD	175,300,000	110,700,000	190,000,000
Upperhill	-2.6 %	-6.2 %	3.22 FOLD	512,100,000	450,000,000	560,000,000
Westlands	0.7 %	0.7 %	2.87 FOLD	421,400,000	350,000,000	500,000,000

Nairobi Satellite Town Land Index	Quarter % Change	Annual % Change	10 Year Change From Oct 2010	Average Value Per Acre (KShs)	25 Percentile	75 Percentile
Athi River	1.3 %	2.8 %	3.90 FOLD	13,700,000	6,500,000	18,700,000
Juja	2.7 %	2.7 %	5.46 FOLD	14,600,000	6,000,000	20,000,000
Kiambu	-5.2 %	-8.0 %	3.52 FOLD	39,700,000	20,000,000	50,000,000
Kiserian	-2.7 %	-2.3 %	2.69 FOLD	7,300,000	3,600,000	9,400,000
Kitengela	1.6 %	3.2 %	4.45 FOLD	12,500,000	6,400,000	16,000,000
Limuru	1.2 %	2.4 %	3.33 FOLD	23,200,000	12,000,000	32,500,000
Mlolongo	0.3 %	2.2 %	2.19 FOLD	27,800,000	13,600,000	40,000,000
Ngong	4.5 %	6.1%	3.01 FOLD	22,500,000	12,000,000	30,000,000
Ongata Rongai	4.7 %	10.3 %	3.34 FOLD	23,200,000	10,500,000	30,000,000
Ruaka	-0.8 %	-2.0 %	3.30 FOLD	89,000,000	51,300,000	136,000,000
Ruiru	-2.2 %	0.02 %	3.52 FOLD	25,600,000	12,900,000	34,000,000
Syokimau	-0.6 %	-4.2 %	2.80 FOLD	21,600,000	12,000,000	29,200,000
Thika	0.7 %	-1.3 %	2.84 FOLD	18,500,000	9,600,000	23,900,000
Tigoni	-1.0 %	0.8 %	3.65 FOLD	23,900,000	16,000,000	30,000,000

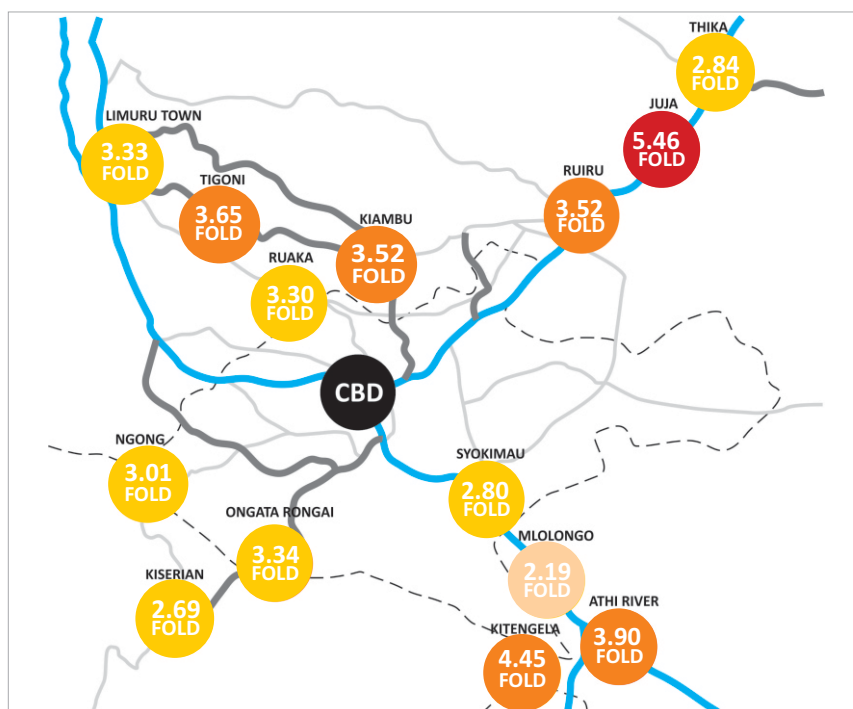
*Price Values rounded to nearest Kshs. 100,000

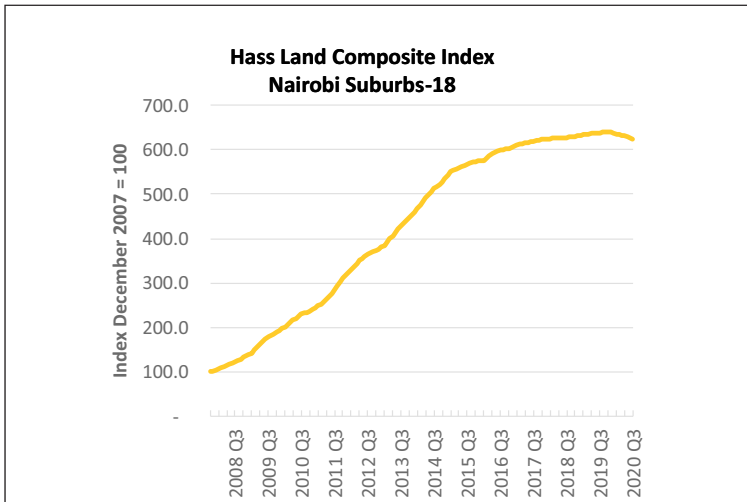
Land Index Heat Maps

Nairobi-18 Suburbs Change in Prices Since Oct 2010



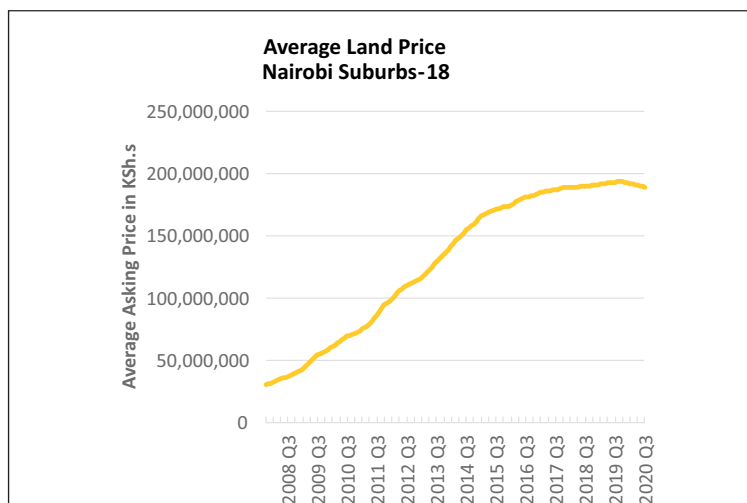
Nairobi-14 Satellite Towns Change in Prices Since Oct 2010





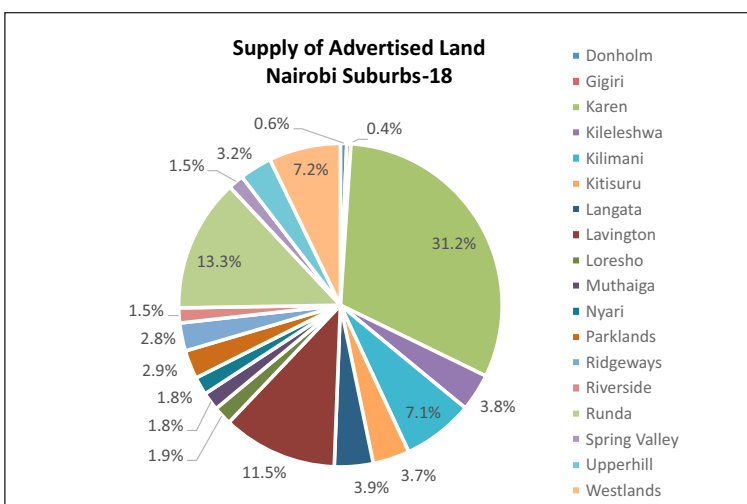
SNAP SHOTS:

- The Nairobi Suburbs-18 Land Index is representative of Land for Sale in Nairobi covering 18 highest activity suburbs.
- Land values have increased by 6.24 fold since December 2007.



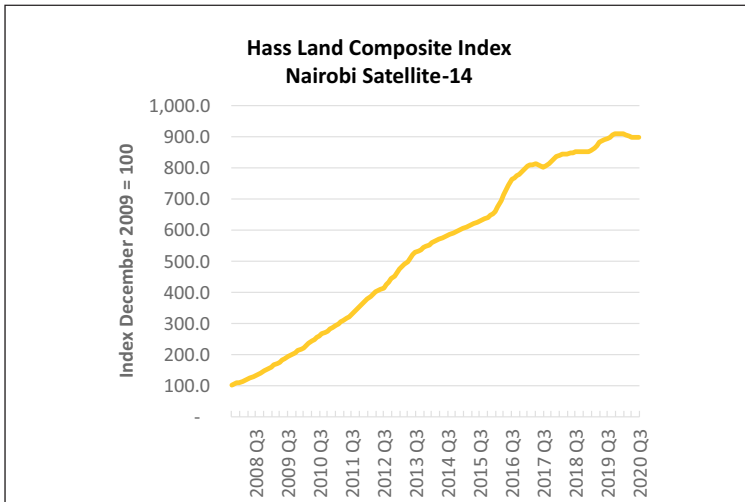
SNAP SHOTS:

- The annual average is representative of the average price of land for sale in Nairobi covering 18 highest activity suburbs.
- The average value for land has gone from 30.3 million in December 2007 to 188.9 million in September 2020.



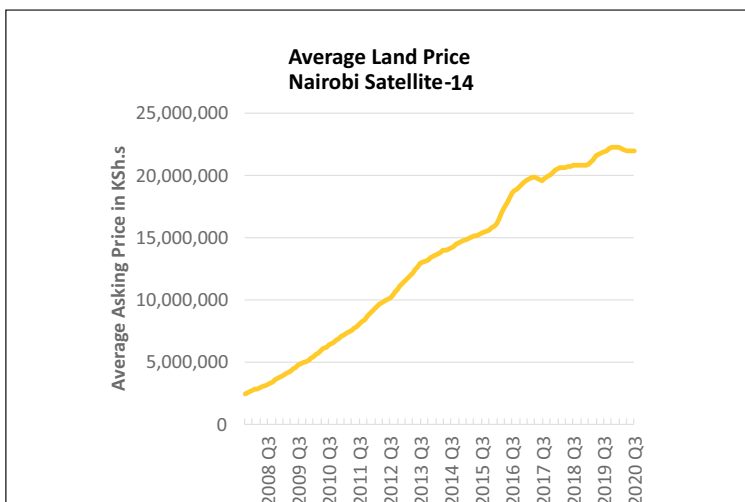
SNAP SHOTS:

- The Mix is a measure of the percentage that each suburb represents in the market for 18 Nairobi suburbs.
- Land in Donholm took up 0.6% of the market, Gigiri 0.4%, Karen 31.2%, Kileleshwa 3.8%, Kilimani 7.1%, Kitisuru 3.7%, Langata 3.9%, Lavington 11.5%, Loresho 1.9%, Muthaiga 1.8%, Nyari 1.8%, Parklands 2.9%, Ridgeways 2.8%, Riverside 1.5%, Runda 13.3%, Spring Valley 1.5%, Upperhill 3.2% and Westlands 7.2% respectively.



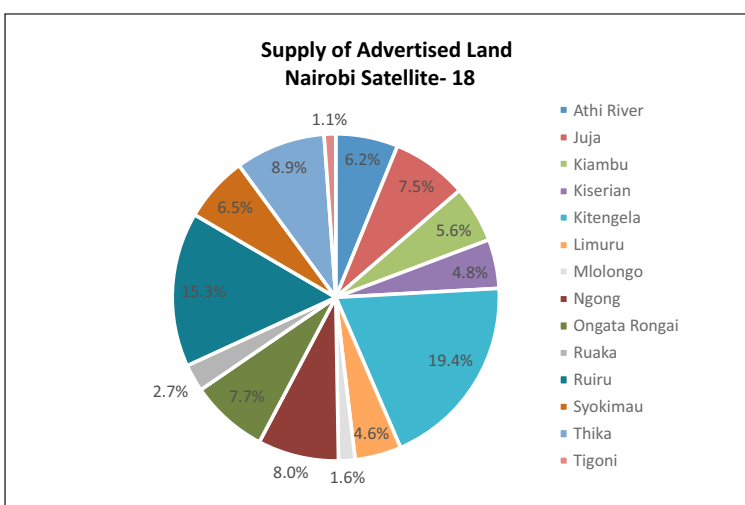
SNAP SHOTS:

- The Nairobi Satellite-14 Land Index is representative of Land for Sale in 14 Satellite towns outside Nairobi suburbs.
- Land values have increased by 8.98 fold since December 2007.



SNAP SHOTS:

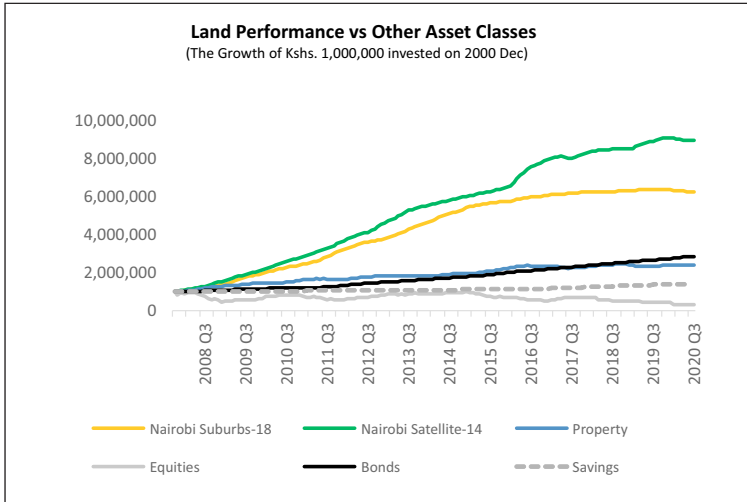
- The annual average is representative of the average price of land for sale in outside Nairobi covering 14 highest activity Satellite towns.
- The average value for land has gone from 2.4 million in December 2007 to 21.9 million in September 2020.



SNAP SHOTS:

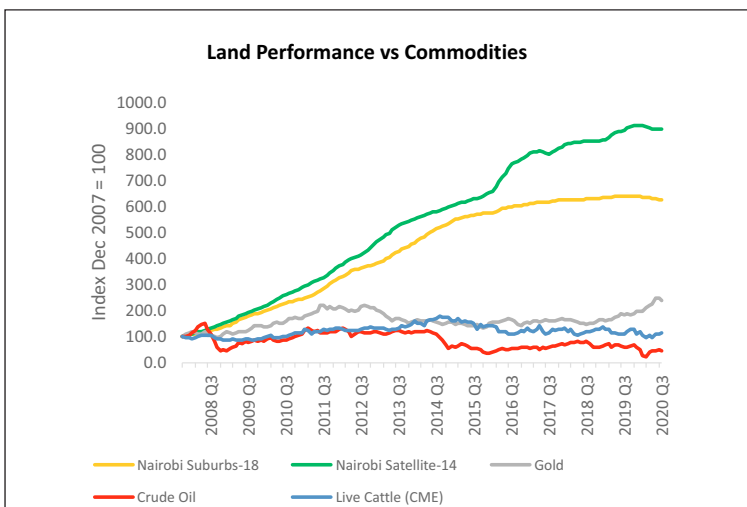
- The Mix is a measure of the percentage that each town represents in the market for the Nairobi 14 Satellite towns.
- Land in Athi River took up 6.2% of the market, Juja took up 7.5%, Kiambu 5.6%, Kiserian 4.8%, Kitengela 19.4%, Limuru 4.6%, Mlolongo 1.6%, Ngong 8.0%, Ongata Rongai 7.7%, Ruaka 2.7%, Ruiru 15.3%, Syokimau 6.5%, Thika 8.9% and Tigoni 1.1% respectively.

Land as an Investment



SNAP SHOTS:

Ksh. 1 Million invested at the end of 2007 would have been worth KSh. 8.98M if invested in land in Nairobi Satellite-14, KSh. 6.24M if invested in land in Nairobi Suburbs-18, KSh. 2.41M if invested in property (The Hass Sales Composite Index, All Properties), KSh. 2.87M if invested in bonds and KSh. 1.43M if invested in savings and only Ksh. 0.34M if invested in Equities.



SNAP SHOTS:

The Hass Land Composite Index, Nairobi Satellite-14 index value was 897.6 outperforming Nairobi Suburbs-18 which had an index value of 624.3, Gold 235.7, Live Cattle (CME) 112.9 and Crude Oil worst performing with only 45.0 index value.