

Langata property market boosted by affordability in city's economic recovery

- Overall property sales prices were static, registering a 0.1 percent drop over the quarter accumulating in an annual 1.7 percent drop from June 2020 driven largely by the large annual drops in apartment pricing in Kilimani and Kileleshwa, down 9.5 and 6.9 percent in the year to June 2021.
- Langata town bucked the trend to record the biggest quarterly and annual sale price increases at 4.1 percent and 10.3 percent respectively on retaining the city's most affordable property.
- Overall property rental prices showed a mild recovery rising 1.1 percent in the quarter ending June 2021, firmly driven by the rise in rental pricing of detached houses..
- Mlolongo town rents dropped by 1.6 percent over the quarter while Athi River saw a 4.3 percent drop over the year.

Property Index Highlights:

The Hass Composite Sales Index	Quarter % Change	Annual % Change	Change From June 2011
All Properties	-0.1%	-1.7%	1.40 Fold
Detached Houses	0.5%	-1.7%	1.30 Fold
Semi Detached Houses	-0.2%	0.7%	1.79 Fold
Apartments	-2.1%	-5.8%	1.35 Fold
Segment with Highest Quarterly Increase in Sales Price	Houses in Langata (+4.1 % over last quarter)		
Segment with Lowest Quarterly Increase in Sales Price	Apartments in Riverside (-4.3 % over last quarter)		
Segment with Highest Annual Increase in Sales Price	Houses in Langata (+10.3 % over last year)		
Segment with Lowest Annual Increase in Sales Price	Apartments in Kilimani (-9.5% over last year)		

The Hass Composite Rental Index	Quarter % Change	Annual % Change	Change From June 2011
All Properties	1.1%	6.1%	1.73 Fold
Detached Houses	3.4%	12.8%	1.69 Fold
Semi Detached Houses	-0.3%	3.3%	2.22 Fold
Apartments	-2.2%	-3.6%	1.50 Fold
Segment with Highest Quarterly Increase in Rental Price	Apartments in Donholm (+5.7% over last quarter)		
Segment with Lowest Quarterly Increase in Rental Price	Apartments in Riverside (-2.8% over last quarter)		
Segment with Highest Annual Increase in Rental Price	Apartments in Langata (+12.9% over last year)		
Segment with Lowest Annual Increase in Rental Price	Apartments in Kilimani (-11.5% over last year)		

HassConsult today unveiled the results of its property price indices for the second quarter of 2021, revealing that asking prices for property remain stagnant at a negligible 0.1 percent drop in the quarter.

The property market is experiencing static sales price performance driven by the oversupplied apartment market in Kilimani and Kileleshwa, down 9.5 percent and 6.9 percent respectively in the last year.

While most suburbs in and out of Nairobi reported somewhat mild movements, both up and down, Houses in Langata posted atypical property price movements of an increase of 4.1 percent in the quarter and 10.3 percent in the year in a market that is currently driven by affordability. Langata posts the cheapest price point for city houses at Kshs. 34.5m.

'At a time when economic stagnation has largely riddled the middle market with salary cuts, unemployment and small business burnout, properties with lower ticket prices but still within the city are becoming an attractive investment.' said Ms. Sakina Hassanali, Head of Development Consulting and Research at HassConsult.

Apartments in this suburb that average a price of Kshs. 11.2m – almost half the city average - also registered a 4.4 percent annual growth, twice the growth rate of the next best suburb, Lavington.

On the rental front there was a mild improvement of 1.1 percent over the quarter as the market slowly shows moves to recovery. This was heavily backed by the increase in rental prices of detached houses up 3.4 percent in the quarter, symptomatic of the people within large international and multinational organizations who continue working from home and whose elimination of mobility costs have enabled higher housing budgets.

However, affordability still appears to be driving the apartment rental market. Riverside Drive, a suburb that registers the highest apartment rents at an average Kshs. 170,200 saw the highest rent price corrections at a loss of 2.8 percent in the quarter, while Langata whose average apartment rents are half the next best option registered a 2.9 percent increase over the quarter and 12.9 percent over the year.

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 Jun 2011	Quarter % Change	Annual % Change	Change From Jun 2011
Donholm	-0.1 %	-3.7 %	1.60 FOLD	5.7 %	6.8 %	1.48 FOLD
Gigiri	0.6 %	0.2 %	1.81 FOLD	-2.1 %	-7.3 %	1.43 FOLD
Karen	0.6 %	2.8 %	2.15 FOLD	1.0 %	5.6 %	1.72 FOLD
Kileleshwa	0.9 %	4.9 %	2.05 FOLD	-0.3 %	2.0 %	1.99 FOLD
Kilimani	0.7 %	1.8 %	1.58 FOLD	2.2 %	4.5 %	1.64 FOLD
Kitisuru	2.0 %	5.6 %	2.40 FOLD	-0.9 %	-1.0 %	1.69 FOLD
Langata	4.1 %	10.3 %	2.46 FOLD	-0.8 %	-0.8 %	1.24 FOLD
Lavington	-0.3 %	-1.9 %	2.01 FOLD	0.5 %	1.2 %	2.01 FOLD
Loresho	3.1 %	7.6 %	2.13 FOLD	-0.9 %	-1.9 %	1.50 FOLD
Muthaiga	1.5 %	6.3 %	2.24 FOLD	5.5 %	11.7 %	2.10 FOLD
Nyari Estate	-0.8 %	0.1 %	1.92 FOLD	1.6 %	3.3 %	1.47 FOLD
Ridgeways	1.5 %	3.1 %	1.83 FOLD	0.8 %	-3.1 %	1.64 FOLD
Runda	0.1 %	2.8 %	1.99 FOLD	-0.4 %	0.8 %	1.43 FOLD
Spring Valley	0.8 %	-0.6 %	1.68 FOLD	-0.7 %	-2.9 %	1.40 FOLD
Westlands	-0.5 %	-0.2 %	2.17 FOLD	-1.1 %	-1.6 %	2.04 FOLD

Apartment Price Trends By Suburb Nairobi

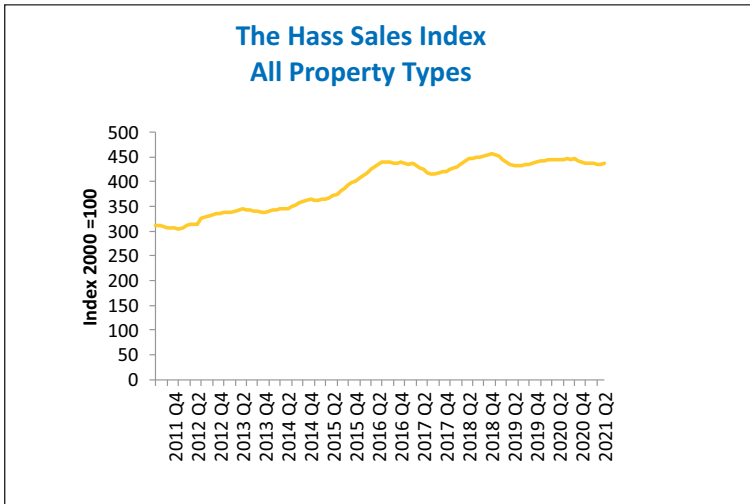
Nairobi Suburbs Property Index - Apartments	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From Jun 2011	Quarter % Change	Annual % Change	Change From Jun 2011
Kileleshwa	-1.8 %	-6.9 %	1.24 FOLD	-0.8 %	-6.3 %	1.46 FOLD
Kilimani	-2.6 %	-9.5 %	1.04 FOLD	-1.6 %	-11.5 %	1.37 FOLD
Langata	0.5 %	4.4 %	1.42 FOLD	2.9 %	12.9 %	1.77 FOLD
Lavington	1.1 %	2.1 %	1.41 FOLD	0.7 %	0.1 %	1.29 FOLD
Parklands	0.1 %	-2.5 %	1.64 FOLD	1.3 %	6.5 %	2.23 FOLD
Riverside	-4.3 %	-6.3 %	1.67 FOLD	-2.8 %	-3.6 %	2.01 FOLD
Upperhill	0.8 %	1.1 %	1.77 FOLD	-2.1 %	-5.8 %	1.76 FOLD
Westlands	-0.2 %	-4.1 %	1.46 FOLD	-2.7 %	-8.3 %	1.59 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 Jun 2011	Quarter % Change	Annual % Change	Change From Jun 2011
Athi River	1.1 %	-2.9 %	2.13 FOLD	2.1%	-4.3 %	1.21 FOLD
Juja	-0.8 %	-9.2 %	1.30 FOLD	2.7 %	1.3 %	1.88 FOLD
Kiambu	0.1 %	1.9 %	2.20 FOLD	2.9 %	3.6 %	1.53 FOLD
Kiserian	-0.7 %	-1.7 %	1.79 FOLD	-0.4 %	-3.4 %	1.84 FOLD
Kitengela	-0.5 %	-1.7 %	1.78 FOLD	-1.3 %	5.8%	1.59 FOLD
Limuru	-0.6 %	-2.9 %	2.13 FOLD	-1.0 %	-2.1 %	1.96 FOLD
Ngong	-0.6 %	4.9 %	1.89 FOLD	3.5 %	6.2 %	2.50 FOLD
Ongata Rongai	1.3 %	-3.4 %	1.89 FOLD	3.5 %	1.1 %	1.67 FOLD
Ruiru	2.6 %	6.8 %	2.07 FOLD	3.7 %	10.1 %	2.16 FOLD
Tigoni	-0.8 %	-0.4 %	1.66 FOLD	2.3 %	5.8 %	1.79 FOLD

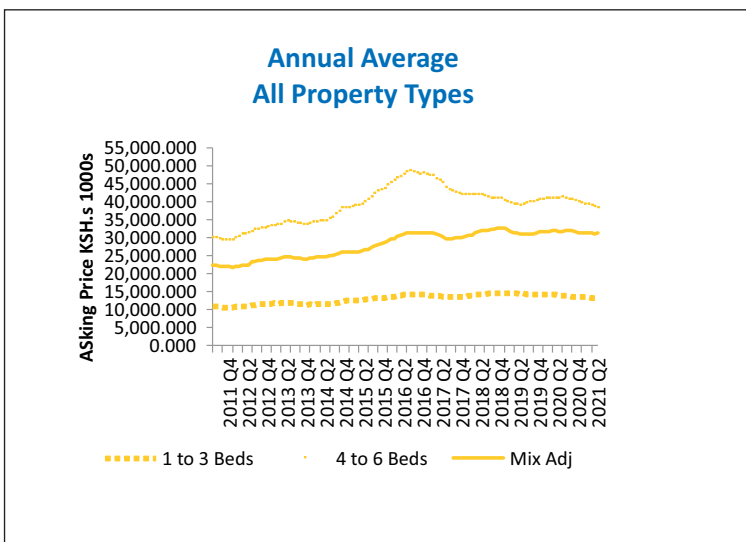
Apartment Price Trends By Town in Nairobi's Satellite Areas

Nairobi Satellite Property Index - Apartments	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From Jun 2011	Quarter % Change	Annual % Change	Change From Jun 2011
Athi River	1.2 %	1.8 %	1.42 FOLD	2.3 %	1.9%	1.15 FOLD
Kiambu	-2.1 %	3.1 %	2.00 FOLD	1.4 %	-8.6 %	1.69 FOLD
Kitengela	0.3 %	-4.0 %	1.57 FOLD	1.6 %	-0.7 %	1.53 FOLD
Mlolongo	1.3 %	-2.8 %	1.37 FOLD	-1.6 %	-0.5 %	1.62 FOLD
Ngong	0.2 %	0.4 %	2.04 FOLD	2.2%	4.8 %	1.95 FOLD
Ongata Rongai	-2.6%	-6.6 %	1.35 FOLD	-1.0 %	3.4 %	1.78 FOLD
Ruaka	0.5 %	3.1 %	1.52 FOLD	-0.6 %	-2.4 %	2.07 FOLD
Syokimau	1.1 %	5.4 %	1.57 FOLD	0.4 %	-0.5 %	1.40 FOLD
Thika	0.7 %	6.1 %	1.32 FOLD	1.1 %	-3.5 %	1.58 FOLD



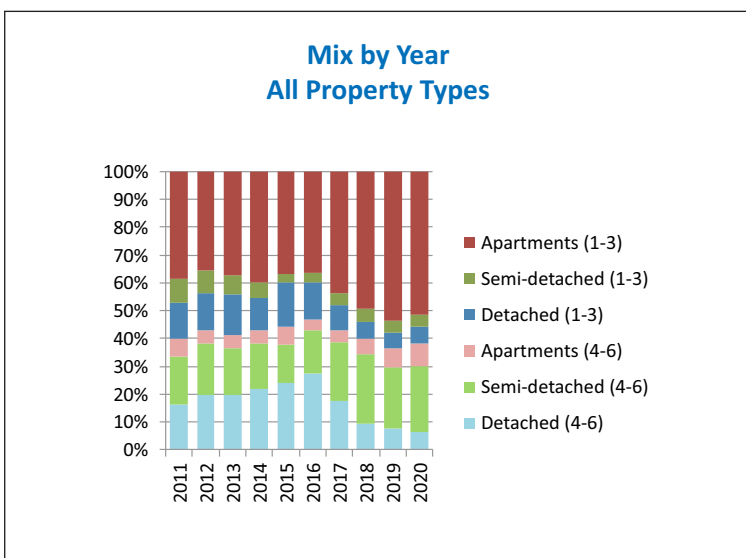
SNAP SHOTS:

- The Hass Composite Sales Index is representative of all properties for sale in Kenya.
- Property values have increased by 4.36 times since 2000.
- The index shows a property price rise of 0.22% in the last month, a fall of -0.09% in the last quarter and a -1.74% fall in the last year.



SNAP SHOTS:

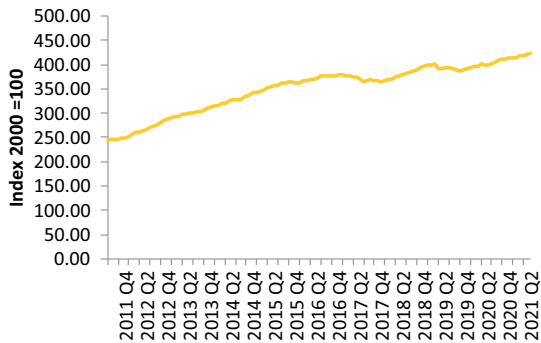
- The annual average is representative of the average price of all mid to upper class properties offered for sale in Kenya.
- The average value for a property has gone from 7.1 million in December 2000 to 31.3 million in June 2021.
- The average value for a 4-6 bedroom property is currently 38.3 million.
- 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 2020 however, Apartments took up 58.8% of the market, Semi-detached Houses took up 28.8% of the market and Detached Houses took up 12.4% of the market.

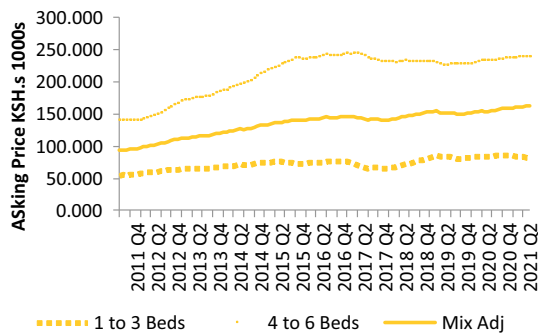
The Hass Rental Index All Property Types



SNAP SHOTS:

- The Hass Composite Letting Index is representative of all properties for rental in Kenya.
- Rents have increased by 4.23 fold since 2001.
- The index shows a property price rise of 0.25% in the last month, rise of 1.11% in the last quarter and have risen by 6.06% in the last year.

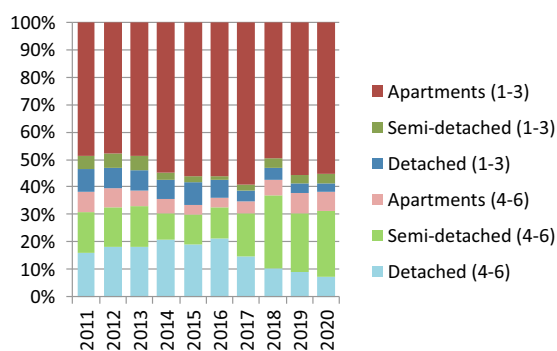
Annual Average All Property Types



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 Kshs. 38,516 in December 2000 to Kshs. 162,743 in June 2021.
- The average rent for a 4-6 bedroom property is currently Kshs. 238,614.
- The average rent for a 1-3 bedroom property is currently Kshs. 81,489.

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 34.1% of the market.
- In December 2020 however, Apartments took up 62.2% of the market, Semi-detached Houses took up 27.5% of the market and Detached Houses took up 10.3% of the market.