

# Ethiopia Property Market Report — Q3 2026

Published 7 August 2026 · Covering 1 Jul – 30 Sep 2026 · 5,031 listings · 1 region · 10 areas

Full report with per-area breakdowns: <https://ethiopiapropertycentre.com/market-reports/q3-2026>

## National asking prices

| CATEGORY             | MEDIAN        | AVERAGE       | LISTINGS |
|----------------------|---------------|---------------|----------|
| For rent (per month) | Br 150,000    | Br 500,533    | 556      |
| For sale             | Br 11,000,000 | Br 26,070,268 | 4,475    |

## Top region by median rent

|   |             |                      |
|---|-------------|----------------------|
| 1 | Addis Ababa | Br 151,250 per month |
|---|-------------|----------------------|

## Top region by median sale price

|   |             |               |
|---|-------------|---------------|
| 1 | Addis Ababa | Br 11,000,000 |
|---|-------------|---------------|

Per-area medians for every covered locality, property-type breakdowns and price movements are in the full report, free to cite with attribution:  
<https://ethiopiapropertycentre.com/market-reports/q3-2026>

Median and average of advertised asking prices, in ETB, of every listing published on Ethiopia Property Centre when the report was generated. Cells with fewer than 20 listings are excluded, as are listings advertised in US dollars and listings asking below Br 10 to rent or Br 100 to buy, which are placeholder rather than real asking prices. © 2026 Ethiopia Property Centre.