

Ethiopia Property Market Report — Q4 2026

Published 5 October 2026 · Covering 1 Oct – 31 Dec 2026 · 5,201 listings · 1 region · 10 areas

Full report with per-area breakdowns: <https://ethiopiapropertycentre.com/market-reports/q4-2026>

National asking prices

CATEGORY	MEDIAN	AVERAGE	LISTINGS
For rent	Br 151,250/mo	Br 593,353/mo	559
For sale	Br 11,000,000	Br 26,914,039	4,642

Top region by median rent

1 Addis Ababa Br 160,000/mo

Top region by median sale price

1 Addis Ababa Br 11,000,000

How fast the market moves

MEDIAN DAYS TO SELL

203 days

from 31 completed sales, last 12 months

Counts only listings that transacted, so it is how long a completed deal took rather than how long a property should be expected to wait.

Where the enquiries are going

ENQUIRIES PER 100 RENTAL LISTINGS

10.0

in the 28 days to 2 Oct · 7.0% of listings had at least one · 44.0% ask more than 10% over their area's median

ENQUIRIES PER 100 SALE LISTINGS

3.3

in the 28 days to 2 Oct · 2.5% of listings had at least one · 37.3% ask more than 10% over their area's median

Enquiries are phone and WhatsApp contacts made through the site over the 28 days to the date shown, counted once per person, listing, channel and day, across the same listings the price figures count. A listing's price position is its asking price against the median for comparable listings in its area, where at least 10 exist; listings priced in another currency have none. Figures are published for areas with at least 20 scored listings.

Highest gross rental yields

AREA AND PROPERTY	GROSS YIELD	MEDIAN ASKING PRICE
1 Addis Ababa — house	10.39%	Br 12,700,000

Per-area medians for every covered locality, property-type breakdowns and price movements are in the full report. **Free to use with credit.** You can quote and republish these figures, as long as you credit Ethiopia Property Centre and link back to the report: <https://ethiopiapropertycentre.com/market-reports/q4-2026>. Licensed under CC BY 4.0.

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. So are listings asking below Br 10 to rent or Br 100 to buy, which are placeholder prices rather than real ones. Not every advertised price is a whole-property asking price. Those quoted per plot, acre, hectare or square metre, and those quoted by the night, week or calendar month, are excluded from the figures above. They are published in their own units, in the land and short-let sections. Short lets below Br 1 a night are excluded on the same basis as the floors above. © 2026 Ethiopia Property Centre.

Q4 2026 — the cuts nobody else publishes

By bedroom, so a price move can be told apart from a change in what happened to be listed; by the plot, which is how land is actually traded here; and by the night.

Median rent by bedrooms

1 bedroom	Br 90,000/mo	32
2 bedrooms	Br 90,000/mo	59
3 bedrooms	Br 120,000/mo	127
4 bedrooms	Br 96,250/mo	75
5 bedrooms	Br 140,000/mo	48

Median sale price by bedrooms

1 bedroom	Br 4,830,000	803
2 bedrooms	Br 10,400,000	1,709
3 bedrooms	Br 14,500,000	1,191
4 bedrooms	Br 19,000,000	167
5 bedrooms	Br 31,000,000	88

Every figure above, per area, is in the full report. **Free to use with credit.** You can quote and republish these figures, as long as you credit Ethiopia Property Centre and link back to the report: <https://ethiopiapropertycentre.com/market-reports/q4-2026>. Licensed under CC BY 4.0.