

Ethiopia Property Centre Rent, House Price and Short-let Index

September 2026 · market-wide figures for Ethiopia

RENT INDEX	HOUSE PRICE INDEX
Br 386.7K /month Typical: Br 208.6K–Br 648.1K On last monthNot available On a year agoFrom Sept 2027 Listings1,144	Br 11.4M Typical: Br 3.8M–Br 20.4M On last monthNot available On a year agoFrom Sept 2027 Listings1,855

Biggest movers

Change on last month, areas with 100+ listings

RENT	HOUSE PRICE
No comparable month yet.	No comparable month yet.

Method in three lines

- Counts flats and houses (1–5 beds) live on any day of the month, plus those first published in it; duplicates count once.
- Each figure is a grouped median of asking prices over fixed price bands; the typical range is the middle half.
- Areas need 20+ listings: 20–99 are labelled Small sample (SS), and thin areas are pooled over 3 months. New method from September 2026.

Rent Index

Median monthly rent, top 1

#	Region	Figure	Typical	On last month	Listings
1	Addis Ababa	Br 386.7K	Br 208.6K–Br 648.1K	Not available	1,144

HOW TO CITE

Ethiopia Property Centre Rent Index, September 2026 release, Ethiopia Property Centre, <https://ethiopiapropertycentre.com/market-trends/average-prices/for-rent#release-2026-09>

Ethiopia Property Centre House Price Index, September 2026 release, Ethiopia Property Centre, <https://ethiopiapropertycentre.com/market-trends/average-prices/for-sale#release-2026-09>

Every figure has its own page; add #release-2026-09 to a page's address for this month's figure. Full tables: <https://ethiopiapropertycentre.com/market-trends/average-prices>

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Top regions, House Price and Short-let Index, September 2026

Rent Index top areas are on page 1. Median of all property types and sizes, ranked by figure, highest first. SS = Small sample (20–99 listings).

House Price Index Sale price

#	Region	Figure	Typical	On last month	Listings
1	Addis Ababa	Br 11.4M	Br 3.8M–Br 20.4M	Not available	1,855

Reading these figures

Changes on a year ago start with the September 2027 release, a year after the method changed.

Areas with fewer than 20 listings are not published. Thin areas may carry a 3-month figure.

Every figure has its own page and a link to each month, for example #release-2026-09.

Full state and locality tables: <https://ethiopiapropertycentre.com/market-trends/average-prices>

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