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

October 2026 · market-wide figures for Ethiopia

RENT INDEX

Br 390.8K /month

Typical: Br 217.1K–Br 632.3K

On last month	▲ +1.0%
On a year ago	From Sept 2027
Listings	**1,223**

HOUSE PRICE INDEX

Br 11.7M

Typical: Br 4.1M–Br 20.9M

On last month	▲ +2.8%
On a year ago	From Sept 2027
Listings	**1,927**

Biggest movers Change on last month, areas with 100+ listings

RENT

Addis Ababa	▲ +1.0%

HOUSE PRICE

Addis Ababa	▲ +2.8%

Method in three lines

1. Counts flats and houses (1–5 beds) live on any day of the month, plus those first published in it; duplicates count once.
2. Each figure is a grouped median of asking prices over fixed price bands; the typical range is the middle half.
3. 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 390.8K**	Br 217.1K–Br 632.3K	▲ +1.0%	1,223

HOW TO CITE

Ethiopia Property Centre Rent Index, October 2026 release, Ethiopia Property Centre, https://ethiopiapropertycentre.com/market-trends/average-prices/for-rent#release-2026-10

Ethiopia Property Centre House Price Index, October 2026 release, Ethiopia Property Centre, https://ethiopiapropertycentre.com/market-trends/average-prices/for-sale#release-2026-10

Every figure has its own page; add #release-2026-10 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, October 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 11.7M**	Br 4.1M–Br 20.9M	▲ +2.8%	1,927

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-2026-10.

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

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