

Kenyan Homes for Sale Report (2026)

A clean summary of selected homes, developments, agencies and property portals in Kenya, with indicative prices and direct landing-page links for further viewing.

Note: Property prices, availability and payment terms change frequently. Always confirm with the developer, agent or seller before paying any deposit.

Top Recommendations by Buyer Type

Buyer Type	Recommended Options	Why
Affordable / first home	NHC developments, Stoni Athi, Kericho, Siaya, Maralal	Lower entry prices, public-sector developer, tenant-purchase options on some projects.
Nairobi mid-market	Mi Vida Homes, selected apartments on BuyRentKenya and Property24	Good for urban living, rental demand, and structured developer sales processes.
Premium Nairobi homes	Pam Golding Kenya, HassConsult, Karen, Loresho, Westlands, Kilimani	Suitable for high-budget buyers seeking established neighborhoods and professional agencies.
Coastal homes	Nyali, Mombasa, Diani, Vipingo/Riviera by Centum	Strong appeal for lifestyle buyers, tourism-linked demand and holiday letting potential.
Investment search	BuyRentKenya, Property24 Kenya, HassConsult Hass Index	Useful for comparing market prices and monitoring multiple listings across agents.

Selected Homes, Developments and Listings

Provider / Project	Location	Indicative Price / Range	Category	Landing Page
National Housing Corporation - Kericho Phase 1	Kericho, Baraka Estate / Nyagacho	Approx. KES 3.96M for 2BR units	Affordable housing	NHC Kenya
National Housing Corporation - Siaya / Awelo	Siaya Town, Awelo area	Approx. KES 4.143M for 2BR units	Affordable housing	NHC Kenya
National Housing Corporation - Maralal Phase 1	Maralal	Approx. KES 4.184M	Affordable housing	NHC Kenya
NHC Stoni Athi	Athi River, off Nairobi-Mombasa Highway	Confirm current prices with NHC	Affordable / tenant-purchase option	Stoni Athi
NHC Langata Commercial Centre Apartments	Langata, Nairobi	1BR approx. KES 5.5M; 2BR listed as sold out	Urban apartments	NHC Langata
Mi Vida Homes	Nairobi projects	Confirm current unit pricing with developer	Mid-market apartments	Mi Vida Homes
Centum Real Estate - Riviera Townhouses	Vipingo, Kilifi County	Shell & Core approx. KES 9.8M; Complete approx. KES 12.6M in recent newsletter	Coastal townhouses	Centum Real Estate
Pam Golding Kenya	Nairobi, Mombasa and premium estates	Examples from approx. KES 70M+ for premium homes; varies by listing	Premium homes	Pam Golding Kenya
HassConsult	Nairobi high-end developments and properties	Varies by development/listing	Premium and investment-grade property	HassConsult Buy
BuyRentKenya - Kenya houses	Nationwide	Average house listing approx. KES 71.2M; Nairobi average approx. KES 97M; Mombasa houses average approx. KES 41.5M	Property portal	BuyRentKenya Houses

Property24 Kenya - Nairobi	Nairobi	Examples include Kilimani 2BR from approx. KES 10M-12M and Westlands apartments from approx. KES 13.61M	Property portal	Property24 Nairobi
Property24 Kenya - Mombasa	Nyali, Mombasa Island, Diani, Mtwapa and wider Coast	Examples include Nyali apartments approx. KES 10.5M-30M and houses from approx. KES 5.5M-55M	Coastal property portal	Property24 Mombasa

Ranked Shortlist

Rank	Best For	Options to Start With
1	Most affordable purchase entry	NHC Kericho, NHC Siaya, NHC Maralal, NHC Stoni Athi
2	Best coastal lifestyle/investment	Centum Riviera Vipingo, Property24 Nyali listings, BuyRentKenya Mombasa listings
3	Best Nairobi mid-market search	Mi Vida Homes, Property24 Nairobi, BuyRentKenya Nairobi apartments
4	Best premium home search	Pam Golding Kenya, HassConsult, Karen, Loresho, Westlands, Kilimani
5	Best for comparing many listings	BuyRentKenya and Property24 Kenya

Buyer Due Diligence Checklist

1. Confirm title deed ownership, search results and encumbrances through a qualified advocate.
2. Confirm approvals: county approvals, NEMA where applicable, occupation certificate for completed units.
3. Verify the seller, developer or agent directly through official contacts, not only WhatsApp numbers.
4. Confirm service charge, ground rent, land rates, stamp duty, legal fees and transfer costs.
5. For off-plan purchases, review completion timelines, penalties for delay, escrow/payment protection, and refund clauses.
6. Avoid paying booking fees or deposits before receiving official documentation and independent legal advice.

Main Source Links

National Housing Corporation: <https://www.nhckkenya.go.ke/>
NHC Stoni Athi: <https://www.nhckkenya.go.ke/stoni.html>
NHC Langata Commercial Centre: <https://www.nhckkenya.go.ke/langatacomm.html>
Mi Vida Homes: <https://mividahomes.com/>
Centum Real Estate: <https://centumre.co.ke/>
Pam Golding Kenya: <https://www.pamgolding.co.ke/results/residential/for-sale/>
HassConsult Buy: <https://www.hassconsult.com/buy>
BuyRentKenya Houses for Sale: <https://www.buyrentkenya.com/houses-for-sale>
BuyRentKenya Mombasa: <https://www.buyrentkenya.com/houses-for-sale/mombasa>
Property24 Nairobi: <https://www.property24.co.ke/property-for-sale-in-nairobi-c1890>
Property24 Mombasa: <https://www.property24.co.ke/property-for-sale-in-mombasa-p93>