

Uganda Property Market Report — Q3 2026

Published 7 August 2026 · Covering 1 Jul – 30 Sep 2026 · 437 listings · 1 region · 3 areas

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

National asking prices

CATEGORY	MEDIAN	AVERAGE	LISTINGS
For sale	USh 430,000,000	USh 1,139,045,051	437

Top region by median sale price

1	Central Region	USh 440,000,000
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Per-area medians for every covered locality, property-type breakdowns and price movements are in the full report, free to cite with attribution: <https://ugandapropertycentre.com/market-reports/q3-2026>

Median and average of advertised asking prices, in UGX, of every listing published on Uganda 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 USh 10 to rent or USh 100 to buy, which are placeholder rather than real asking prices. Listings quoted per plot, acre, hectare or square metre, and those quoted by the night, week or calendar month, are not whole-property asking prices and are excluded from the figures above; they are published separately, in their own units, in the land and short-let sections. Short lets below USh 5,000 a night are excluded on the same basis as the floors above. © 2026 Uganda Property Centre.

Q3 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 sale price by bedrooms

2 bedrooms	USh 240,000,000	22
3 bedrooms	USh 350,000,000	41
4 bedrooms	USh 500,000,000	90
5 bedrooms	USh 750,000,000	45

Land by the plot — cheapest first, not comparable with property prices above

AREA	MEDIAN PER PLOT	LISTINGS
Wakiso, Central Region	USh 50,000,000	41

Every figure above, per area and free to cite with attribution: <https://ugandapropertycentre.com/market-reports/q3-2026>