

Uganda Property Market Report — Q4 2026

Published 5 October 2026 · Covering 1 Oct – 31 Dec 2026 · 757 listings · 1 region · 4 areas

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

National asking prices

CATEGORY	MEDIAN	AVERAGE	LISTINGS
For rent	US\$ 1,200,000/mo	US\$ 1,543,115/mo	305
For sale	US\$ 420,000,000	US\$ 1,110,886,460	452

Top region by median rent

1 Central Region US\$ 1,200,000/mo

Top region by median sale price

1 Central Region US\$ 440,000,000

Where the enquiries are going

ENQUIRIES PER 100 RENTAL LISTINGS

23.3

in the 28 days to 2 Oct · 14.4% of listings had at least one · 30.5% ask more than 10% over their area's median

ENQUIRIES PER 100 SALE LISTINGS

6.9

in the 28 days to 2 Oct · 5.3% of listings had at least one · 37.6% 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.

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 Uganda Property Centre and link back to the report: <https://ugandapropertycentre.com/market-reports/q4-2026>. Licensed under CC BY 4.0.

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. So are listings asking below US\$ 10 to rent or US\$ 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 US\$ 1 a night are excluded on the same basis as the floors above. © 2026 Uganda 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	USh 800,000/mo	100
2 bedrooms	USh 1,300,000/mo	120
3 bedrooms	USh 1,700,000/mo	61

Median sale price by bedrooms

2 bedrooms	USh 240,000,000	23
3 bedrooms	USh 350,000,000	46
4 bedrooms	USh 540,000,000	91
5 bedrooms	USh 750,000,000	47

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

AREA	MEDIAN PER PLOT	LISTINGS
Wakiso, Central Region	USh 45,000,000	42

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 Uganda Property Centre and link back to the report: <https://ugandapropertycentre.com/market-reports/q4-2026>. Licensed under CC BY 4.0.