Nairobi Neighborhood Safety & Rental Market Snapshot (Q1 2026)

A practical, data-informed overview for renters comparing popular areas in and around Nairobi.

Method: Rental-change figures are from HassConsult's House Price Index, Q3 2025 (latest available from HassConsult at the time of writing). Safety indicators are city-level perception metrics from Numbeo (not official crime statistics). Use this report as a starting point, not a substitute for on-the-ground checks.

1) City-level safety snapshot (Nairobi)

Numbeo's perception-based indicators for Nairobi (last update: 13 Nov 2025) include: Crime Index 59.4 and Safety Index 40.6 (city rankings), and survey items such as 'Level of crime' 68.97 (High), 'Safety walking alone during daylight' 60.92, and 'Safety walking alone during night' 26.48 (Low).

Source (Numbeo): https://www.numbeo.com/crime/in/Nairobi and https://www.numbeo.com/crime/rankings.jsp

2) Rental market signals by area (Q3 2025)

The table below shows year-on-year (YoY) changes in rental prices reported by HassConsult for selected Nairobi suburbs and a few satellite towns. Positive = higher rents than a year earlier; negative = lower.

Area	Category	Rent YoY (Houses)	Rent YoY (Apts)	Notes (Q3 2025 data)
Athi River	Satellite town	-	-	HassConsult highlights: house sales +4.3% QoQ and +4
Gigiri	Nairobi suburb	8.7%	-	House series reported by HassConsult.
Karen	Nairobi suburb	4.2%	-	House series reported by HassConsult.
Kiambu Town	Satellite town	17.1%	-	HassConsult highlights: houses rent +17.1% YoY (Q3 20
Kileleshwa	Nairobi suburb	3.6%	-3.1%	Both house and apartment series reported by HassCons
Kilimani	Nairobi suburb	-1.7%	0.3%	Both house and apartment series reported by HassCons
Kitisuru	Nairobi suburb	6.9%	-	House series reported by HassConsult.
Langata	Nairobi suburb	7.2%	2.6%	Both house and apartment series reported by HassCons
Lavington	Nairobi suburb	7.3%	5.1%	Both house and apartment series reported by HassCons
Loresho	Nairobi suburb	7.2%	-	House series reported by HassConsult.
Muthaiga	Nairobi suburb	-8.1%	-	House series reported by HassConsult.
Muthangari	Nairobi suburb	-	4.8%	Apartment series reported by HassConsult.
Nyari Estate	Nairobi suburb	-5.3%	-	House series reported by HassConsult.
Parklands	Nairobi suburb	-	12.5%	Apartment series reported by HassConsult.
Ridgeways	Nairobi suburb	6.9%	-	House series reported by HassConsult.
Riverside	Nairobi suburb	-	5.4%	Apartment series reported by HassConsult.
Runda	Nairobi suburb	0.1%	-	House series reported by HassConsult.
Spring Valley	Nairobi suburb	7.4%	-	House series reported by HassConsult.

| Upperhill | Nairobi suburb | - | -2.7% | Apartment series reported by HassConsult. |
| Westlands | Nairobi suburb | -1.6% | -4.6% | Both house and apartment series reported by HassCons |

Highlights (from HassConsult Q3 2025)

Apartment rent YoY: strongest increases in Parklands (+12.5%), Riverside (+5.4%), Lavington (+5.1%). Biggest declines in Westlands (-4.6%), Kileleshwa (-3.1%), Upper Hill (-2.7%).

House rent YoY: increases in Gigiri (+8.7%), Spring Valley (+7.4%), Lavington (+7.3%). Largest declines in Muthaiga (-8.1%), Nyari Estate (-5.3%).

Source (HassConsult): https://www.hassconsult.com/_files/ugd/4a7193_a0646d7c8e4c4b2a8f2562ac6a49966a.pdf

3) How to use this report when choosing a neighborhood

- Treat safety as hyper-local: visit during day and night, check lighting, access roads, and guard presence.

- Use rental-change signals as 'market heat' - rising rents can reflect demand, new stock, or pricing shifts.

- Always combine data with a viewing inspection (plumbing, power backup, water storage, noise).

- If commuting matters, test your route at rush hour.

4) On-the-ground safety checklist (quick)

- Day vs night walkability: footpaths, lighting, people activity, and safe pickup points for ride-hailing/boda.

- Building security: gate procedures, CCTV, visitor log, emergency contacts.

- Flood risk: ask neighbors and check drainage after rain where possible.

- Noise sources: bars, clubs, places of worship, construction sites.

Limitations

- Numbeo data are perception-based and not official crime statistics.

- HassConsult data here are percentage changes (not absolute rents).

- Neighborhood conditions can vary block-to-block; always verify on the ground.