



1,054
Total

895
Completed

148
Ongoing

10
Planned

5
No Data

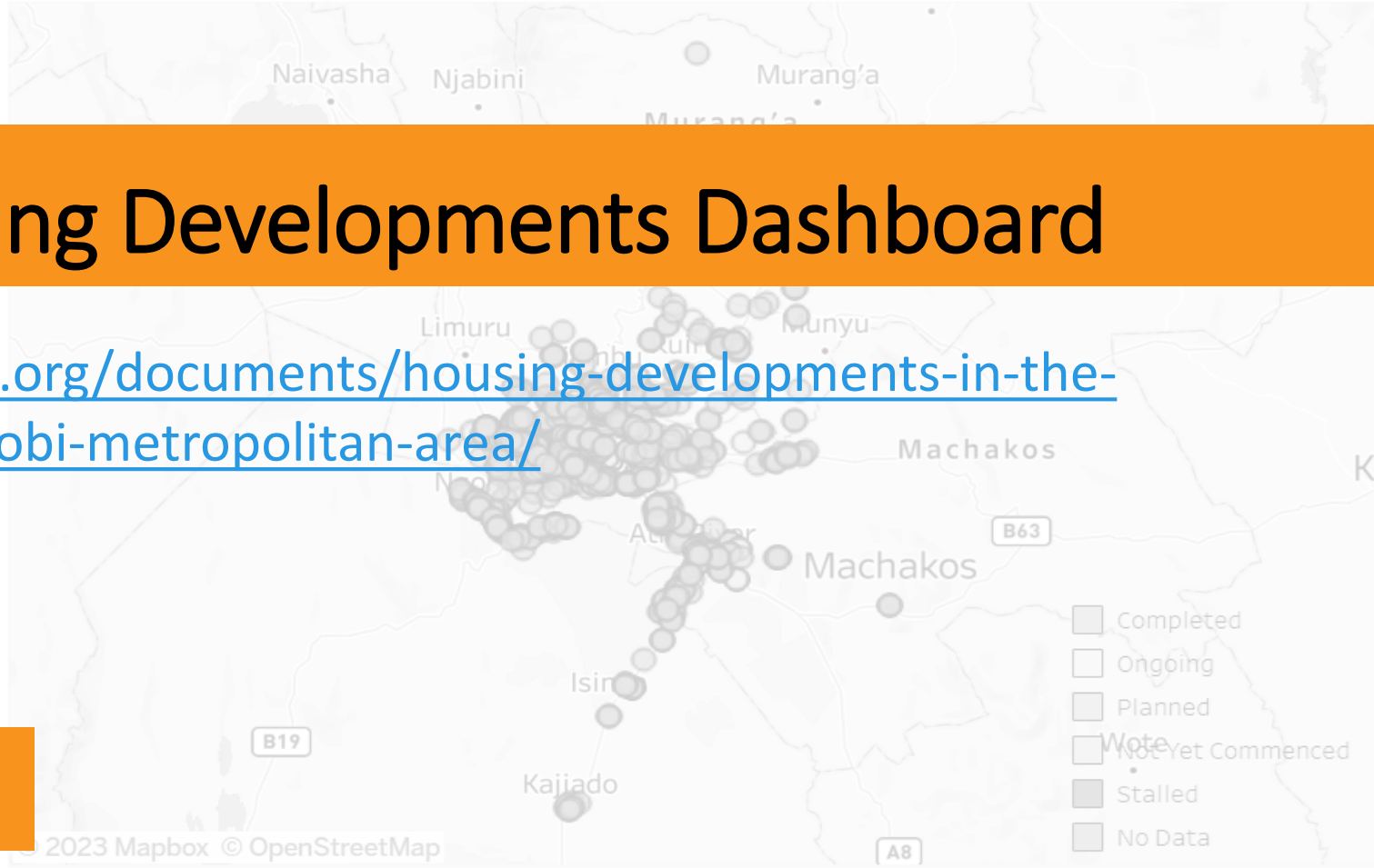
5
Stalled

4
Not Yet Commenced

Filters selected :: Year data valid: All | Project status: All | Locations All | Typology: All | Type of development: All | Developer model: All | Property management model: All | Main water source: All | Waste disposal mechanism: All | Has water recycling?: All | Has solar energy?: All | Affordable housing project: All | Unit Price from Kes.0 to Kes.400,000,000,000,000

The NMA Housing Developments Dashboard

<https://housingfinanceafrica.org/documents/housing-developments-in-the-nairobi-metropolitan-area/>



Beatrice W. Mwangi, Research Manager (CAHF)
April 2024

Housing Developments Data Landscape in the NMA

- The market **lacks a one-stop shop for all the housing supply data** in Kenya
- Outside the NMA, this data is hardly tracked even at the most primary level
- Most of the data on housing **supply sits with; property developers, managers, individual institutions, property websites** e.t.c
- Some firms collect this data (to some extent), but do not make it available to the public in detail but rather as high-level reports on the analysis of the data
- The above results **in overall unavailability of data** that would otherwise be useful for different stakeholders in the housing market for investment decision-making
- To address this gap, CAHF, in collaboration with FSDKenya and FSDA-Investments, have developed this dashboard as part of the Open Access Initiative
- The dashboard shows the distribution of approximately 30,000 housing units in over 1,000 projects within the Nairobi Metropolitan Area, covering four of the five counties in the metro – namely Kiambu, Kajiado, Nairobi, and Machakos. (The 5th county within the NMA is Murang'a County, a mainly agricultural area with the majority of housing units being self-built)
- The dashboard provides an array of data points on the status of current, underway and planned housing projects including their precise location, price points, density, unit typology, utilities, service charge and amenities
- The data was **collected by CAHF, drawing on developer websites, brochures and some interviews**
- The **2022 data was collected in November and December of 2022 and is current at that date.** 2021 data was collected throughout that year and was current at that date
- We have used **Tableau to produce the Nairobi Metropolitan Area Dashboard-** an interactive platform, that allows the user to explore data spatially and graphically
- Looking forward, CAHF and its partners will continue to collect this data on an annual basis, inviting developers to also review, amend and submit their data on an ad hoc basis throughout the year.

The NMA Dashboard showcases publicly available data on a map, with key indicators aggregated, and disaggregated, to improve market understanding

It is a living platform, open to corrections & additions as recommended by the industry.

NMA Dashboard: sits on the CAHF Website and is accessible to all

Housing Developments in the Nairobi Metropolitan Area

Developer [Current View]

Go to Buyer View



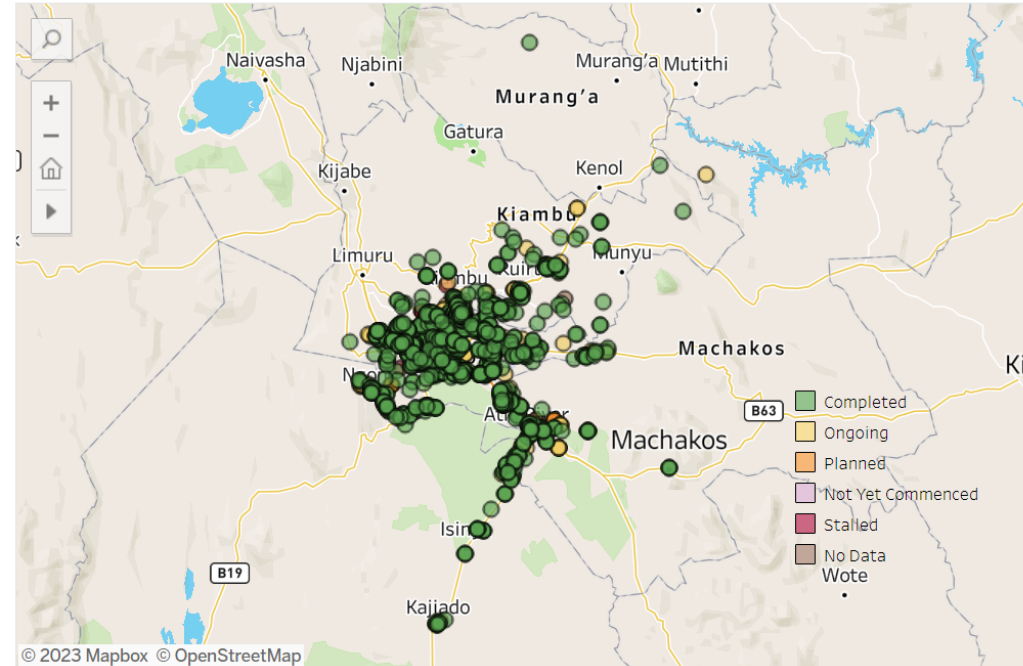
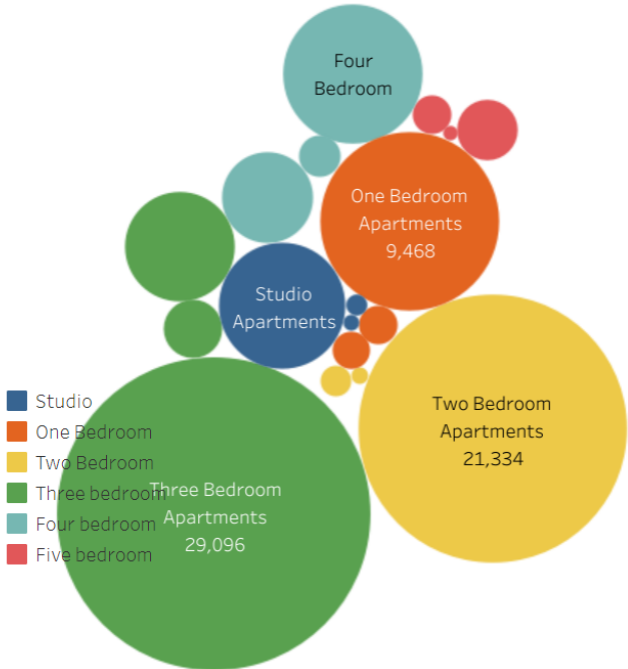
Year Data Collected: (All) | Location: (All) | Project Status: (All) | Unit Type: (All) | Type of Development: (All)

Developer Model: (All) | Property Management M...: (All) | Main Water Source: (All) | Waste Disposal Mechanis...: (All) | Has Water Recycling?: (All) | Has Solar Energy Source?: (All)

Government Supported Project: (All) | Choose Property Detail to Filter | Unit Price: 0 | Enter from Unit Price: 400,000,000,000,000 | Enter to Unit Price: | Search by Developer? | RESET FILTERS

1,037 Total	878 Completed	147 Ongoing	9 Planned	7 Stalled	5 No Data	4 Not Yet Commenced
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Filters selected :: Year data valid: All | Project status: All | Locations All | Typology: All | Type of development: All | Developer model: All | Property management model: All | Main water source: All | Waste disposal mechanism: All | Has water recycling?: All | Has solar energy?: All | Affordable housing project: All | Unit Price from Kes.0 to Kes.400,000,000,000,000 (No Limit)



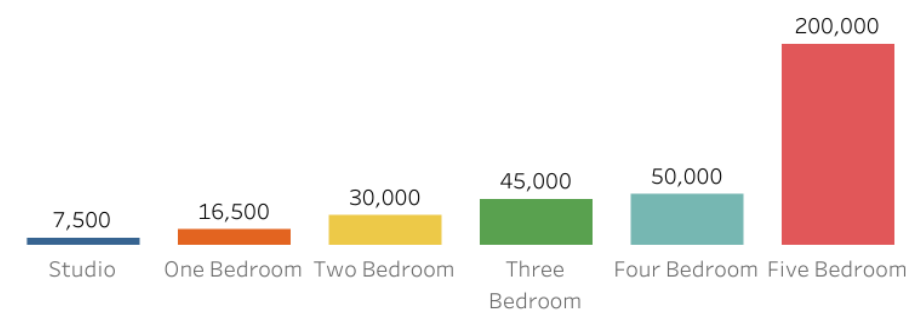
- 2 views: **Developer** and **Buyer**
- Main difference is on the charts provided. Additionally, one can search by developer or by property name
- Highlights government-supported projects, as featured on Boma Yangu
- Users can send an email and ask for the dataset in Excel, or submit additional data
- Get the page view (entire view or specific section) in pdf
- On the web page;
 1. Definitions Note
 2. User Guide
 3. Annotated Image on how the dashboard works

NMA Dashboard, cont..

Select Chart by Unit Type

Median Monthly Rent (typology)

Median Monthly Rent (typology)



Select Chart by Development Type

Median Mortgage Installments (90% PV, 20 Years, 15% Int. Rate)

Median Mortgage Installments (90% PV, 20 Years, 15% Int. Rate)

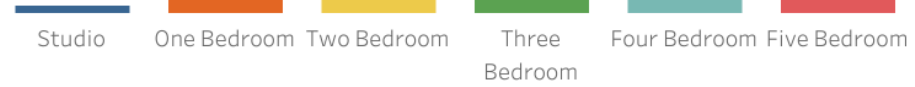


Project Name	Developer Name	Rent Per Mnth	Unit Price	Unit Plinth Area SQM	Rent Per Sqm	Price Per Sqm	Parking Bays/Key
Fivestar meadows	Ams Properties	120,000	35,000,000	210	555	67,308	2
Casa Mia	Ghanima Limited	30,000	5,950,000	95	316	62,632	
Four Points Apartment	Private Developer	50,000	7,500,000	94	532	79,787	2

Select Chart by Unit Type

Median Monthly Rent (typology)

- Median Rent per SQM (typology)
- Average Price per SQM (typology)
- Median Monthly Service Charge (typology)
- Total Units (typology)
- Average Mortgage to Rent ratio (typology)
- Average Mortgage Installment (typology)
- Median Monthly Rent (typology)
- Median Rental Yield (Assuming 100% occupancy)



Select Chart by Development Type

Median Mortgage Installments (90% PV, 20 Years, 15% Int. Rate)

- Median Mortgage Installments (90% PV, 20 Years, 15% Int. Rate)
- Median Service charge by Dev Type
- Median Rent Per Dev Type
- Median Rent per SQM by Dev Type
- Average Price per SQM by Dev Type
- Total Units by Dev Type
- Average Mortgage Install Per Dev Type



Data can be disaggregated to project, or aggregated to area, providing key indicators, based on the data sourced from developers.

Feedback is welcomed: the user is part of the data validation process.



Feedback, additional data...

Leave a Reply

Your email address will not be published. Required fields are marked *

Comment

Name *

Email *

Website

POST COMMENT

- The dashboard has a provision for any comments on the usability of the dashboard, questions or any feedback. These are monitored and will be responded to

What next?

- We intend to **update the data annually** covering as many neighbourhoods and projects within the NMA as possible
- As such we are **currently working collecting data** to update the dashboard
- The update will involve **updating values we already have** and **gathering new data** especially on projects we haven't covered on the dashboard yet
- We also **welcome data custodians and especially developers and property managers to also share any data** that is currently missing from the dashboard and we shall include it
- Data can be shared via email to beatrice@housingfinanceafrica.org or via this link <https://ee.kobotoolbox.org/x/pWusLBGg>
- **The USER IS PART OF THE DATA VALIDATION PROCESS**
- We encourage all practitioners and stakeholders to engage with the dashboard and the data itself and provide **feedback** to enable us improve on it to serve the housing sector better

Q & A

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