

Ghana Property Market Report — Q3 2026

Published 7 August 2026 · Updated 21 September 2026 · Covering 1 Jul – 30 Sep 2026 · 1,945 listings · 4 regions · 13 areas

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

National asking prices

CATEGORY	MEDIAN	AVERAGE	LISTINGS
For rent (per month)	GH¢3,500	GH¢4,911	37
For sale	GH¢1,300,000	GH¢1,987,839	1,908

Top region by median rent

1	Accra	GH¢3,500 per month
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Top regions by median sale price

1	Accra	GH¢1,600,000
2	Ashanti	GH¢1,000,000

How fast the market moves

MEDIAN DAYS TO LET

75 days

from 24 completed lets, last 12 months

MEDIAN DAYS TO SELL

140 days

from 36 completed sales, last 12 months

Counts only listings that transacted, so it is how long a completed deal took rather than how long a property should be expected to wait.

Where the enquiries are going

ENQUIRIES PER 100 RENTAL LISTINGS

32.4

in the 28 days to 18 Sep · 27.0% of listings had at least one · 41.7% ask more than 10% over their area's median

ENQUIRIES PER 100 SALE LISTINGS

16.1

in the 28 days to 18 Sep · 11.5% of listings had at least one · 39.9% 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 cite with attribution: <https://ghanapropertycentre.com/market-reports/q3-2026>

Median and average of advertised asking prices, in GHS, of every listing published on Ghana 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 GH¢10 to rent or GH¢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 GH¢5,000 a night are excluded on the same basis as the floors above.

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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	GH¢850,000	73
3 bedrooms	GH¢1,700,000	410
4 bedrooms	GH¢2,100,000	412
5 bedrooms	GH¢1,400,000	174

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

AREA	MEDIAN PER PLOT	LISTINGS
Ningo Prampram District, Accra	GH¢40,000	281
Shai Osudoku, Accra	GH¢45,000	58
Tema, Accra	GH¢50,000	277

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