

Ghana Property Market Report — Q4 2026

Published 5 October 2026 · Covering 1 Oct – 31 Dec 2026 · 2,737 listings · 4 regions · 13 areas

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

National asking prices

CATEGORY	MEDIAN	AVERAGE	LISTINGS
For rent	GH¢5,000/mo	GH¢19,480/mo	885
For sale	GH¢1,300,000	GH¢1,983,990	1,852

Top region by median rent

1	Accra	GH¢5,000/mo
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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 148 days from 39 completed lets, last 12 months	MEDIAN DAYS TO SELL 185 days from 40 completed sales, last 12 months
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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 42.4 in the 28 days to 2 Oct · 25.6% of listings had at least one · 38.8% ask more than 10% over their area's median	ENQUIRIES PER 100 SALE LISTINGS 15.0 in the 28 days to 2 Oct · 11.5% of listings had at least one · 39.1% ask more than 10% over their area's median
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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.

Highest gross rental yields

AREA AND PROPERTY	GROSS YIELD	MEDIAN ASKING PRICE
1 Accra — house	5.19%	GH¢1,850,000

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

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¢1 a night are excluded on the same basis as the floors above. © 2026 Ghana 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	GH¢3,000/mo	228
2 bedrooms	GH¢5,000/mo	267
3 bedrooms	GH¢7,500/mo	185
4 bedrooms	GH¢9,000/mo	67

Median sale price by bedrooms

2 bedrooms	GH¢850,000	72
3 bedrooms	GH¢1,680,000	378
4 bedrooms	GH¢2,100,000	406
5 bedrooms	GH¢1,500,000	165

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

AREA	MEDIAN PER PLOT	LISTINGS
Ningo Prampram District, Accra	GH¢40,000	289
Shai Osudoku, Accra	GH¢45,000	60
Tema, Accra	GH¢50,000	325

Short lets by the night

AREA	MEDIAN PER NIGHT	NIGHTS TO EQUAL A YEAR'S RENT
Accra	GH¢870	69 nights
Accra — 1-bed	GH¢800	45 nights

Nights are a year's asking rent divided by the nightly rate. Not a yield: nothing here measures how often a property is occupied.

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