

Nigerian Residential Real Estate Market Report

June 2026 — 2026-06-01 to 2026-06-29

PS-0 PropertyScraper

10 Cities

221 Neighbourhoods

5 Weeks of Data

Published July 9, 2026

SALES MARKET ANALYSIS

PEAK ACTIVE LISTINGS 5,352 Latest week total	NEW LISTINGS 1,872 Discovered this period	PRICE REDUCTIONS 72 Seller adjustments tracked
INVENTORY GROWTH 27.4% First → last week	NEIGHBOURHOODS TRACKED 221 Across 10 cities	

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Executive Summary

The residential sales listings tracked online during June 2026 demonstrated concentrated activity across core metropolitan centres, with cumulative active listings reaching 2,206 across 166 unique neighbourhoods. A substantial supply injection of 1,872 new listings entered the market, indicating active developer pipelines trying to capture buyer attention. The weekly active volume peaked at 303 listings in the final week of June, showing steady discovery throughput over the four-week observation window.

Pricing dynamics remained firm at the upper end, reflecting high capital value requests in primary hubs. The overall median price of online sales listings settled at ₦215.0M, strongly influenced by prime listings in Lagos (median of ₦249.0M) and Abuja (median of ₦230.0M). Meanwhile, 72 price reduction events were recorded, indicating tactical adjustments by sellers trying to clear inventory amid a highly competitive digital showcase.

Key Takeaways

- Online sales listings peaked at 303 active entries, with a median asking price of ₦215.0M.
- Lagos and Abuja remain the primary digital hubs, representing over 90% of active listings.
- Enugu and Port Harcourt lead secondary hubs in capital value, posting medians of ₦220.0M and ₦170.0M.
- A total of 72 price reductions indicate select seller adjustments to increase transaction speed.

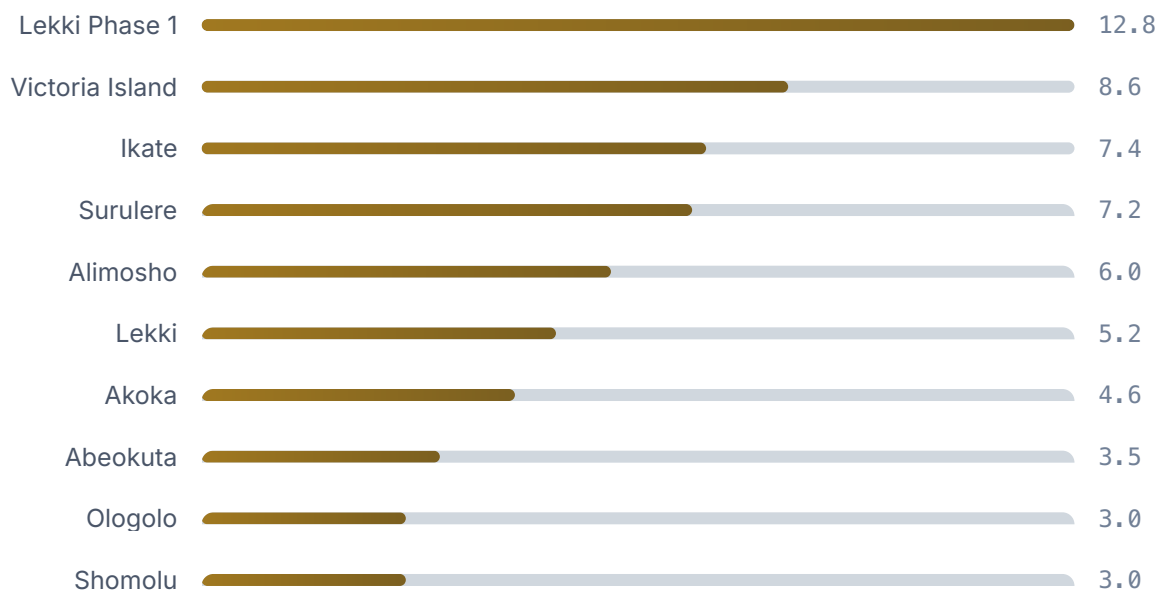
Data Scope & Scraper Limitations: This report represents observations collected solely through the PS-0 PropertyScraper pipeline from advertised online listings. It should be understood as a specific digital lens on advertised prices and online inventory, not as an absolute, exhaustive generalisation of the entire physical real estate market across Nigeria.

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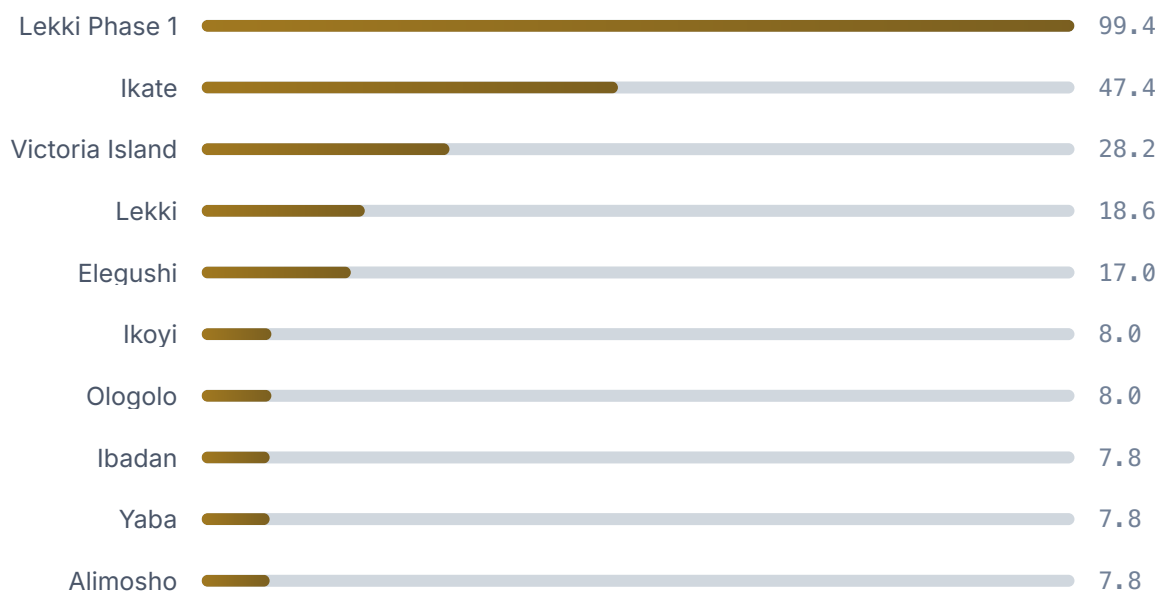
Inventory Distribution — Most Active Areas

Lagos remained the dominant node for online sales visibility, accounting for 92 of the 166 tracked neighbourhoods and 1,709 cumulative active listings. Abuja maintained a strong secondary footprint with 50 neighbourhoods and 305 active listings, while regional hubs like Oyo (Ibadan) and Ogun posted 57 and 72 active listings respectively. Lekki emerged as the single most active online neighbourhood, representing a primary focus area for developer inventory.

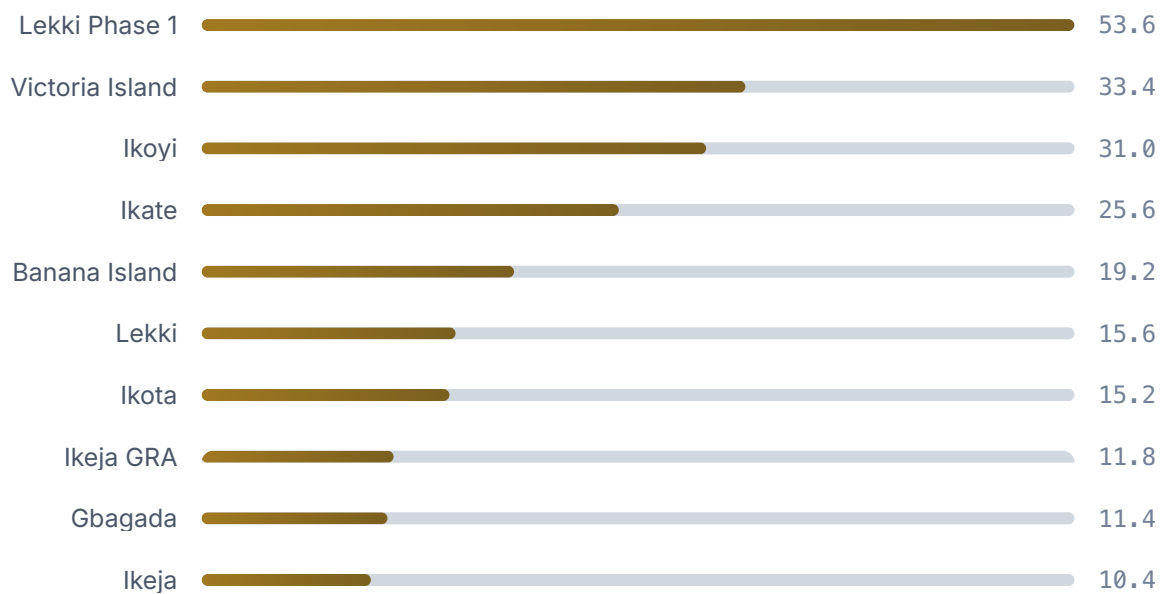
1 BED FLAT



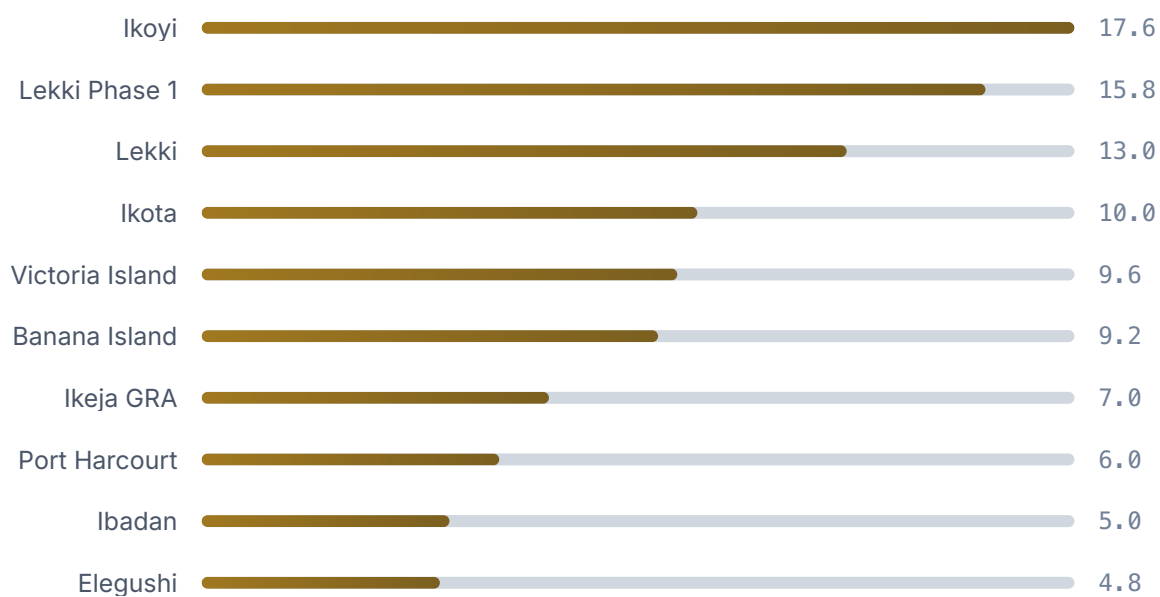
2 BED FLAT



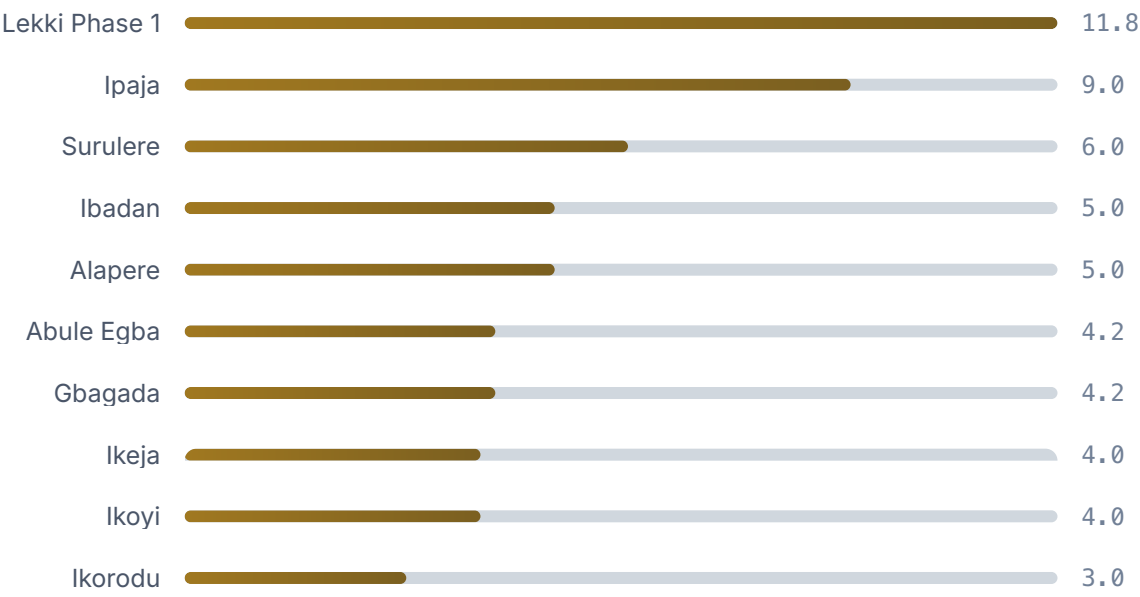
3 BED FLAT



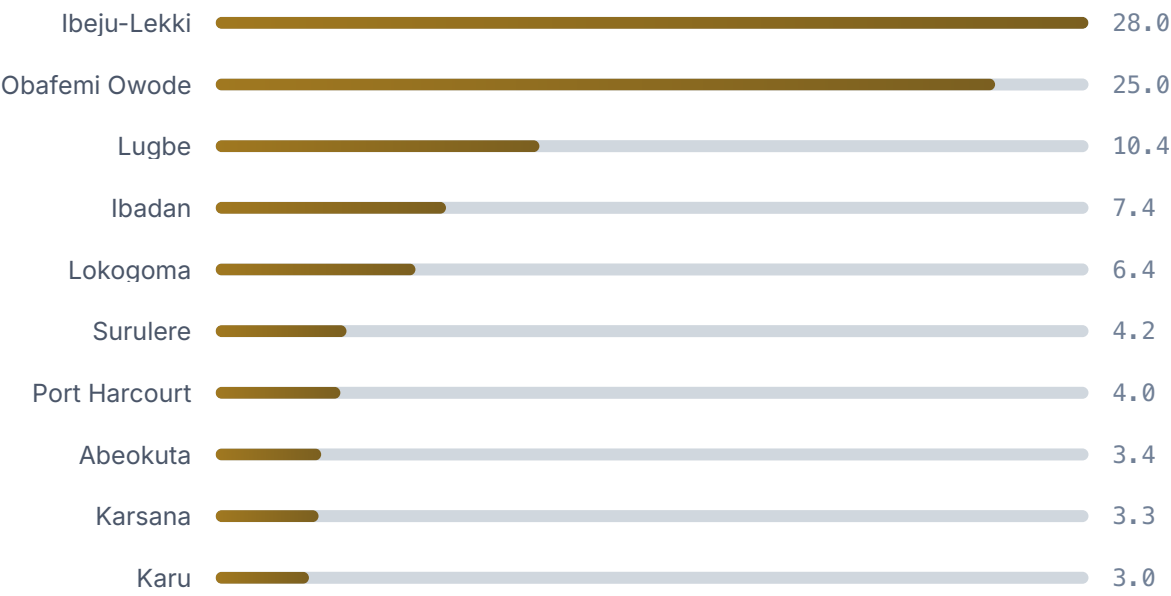
4 PLUS BED FLAT



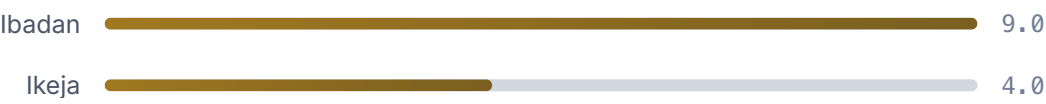
BLOCK OF FLATS



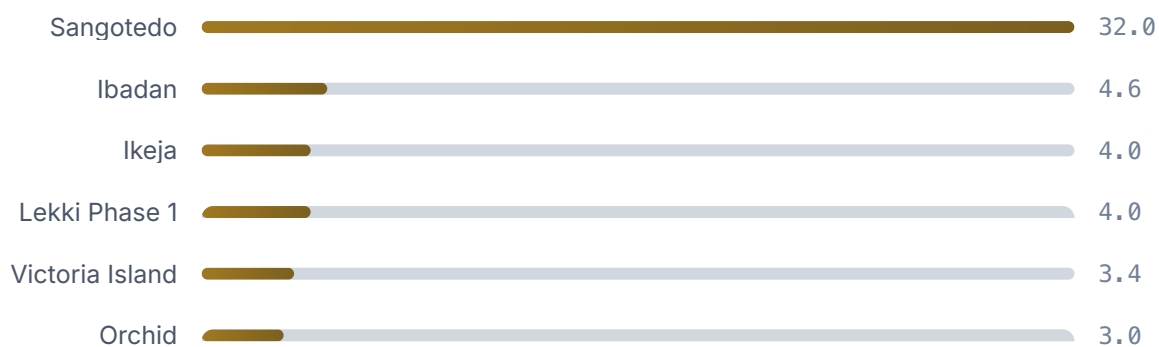
BUNGALOW



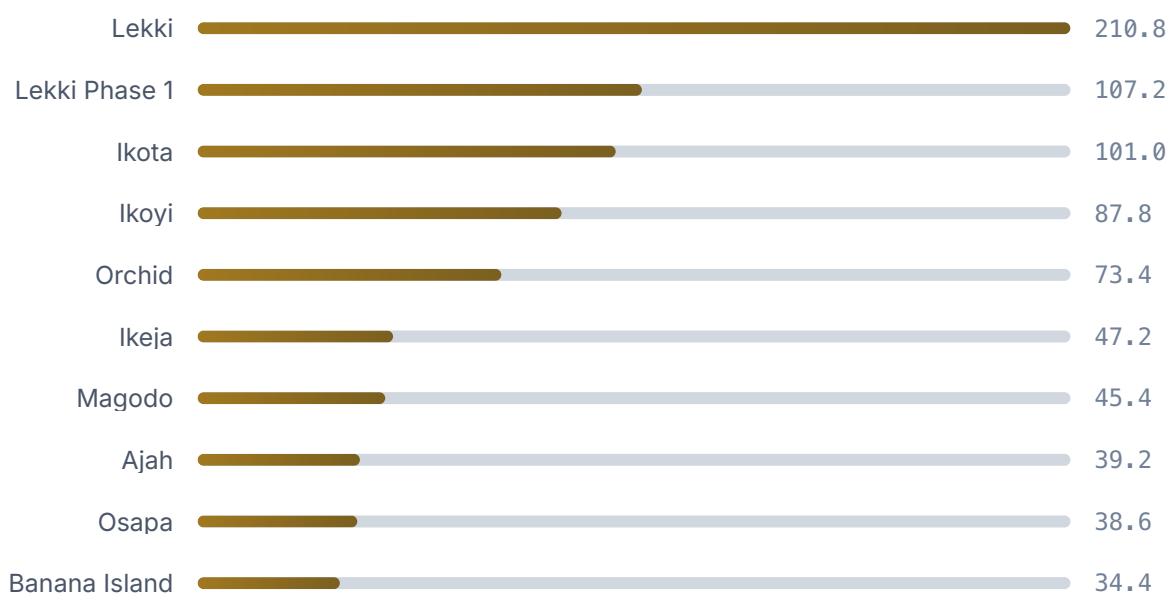
COMMERCIAL HOSPITALITY



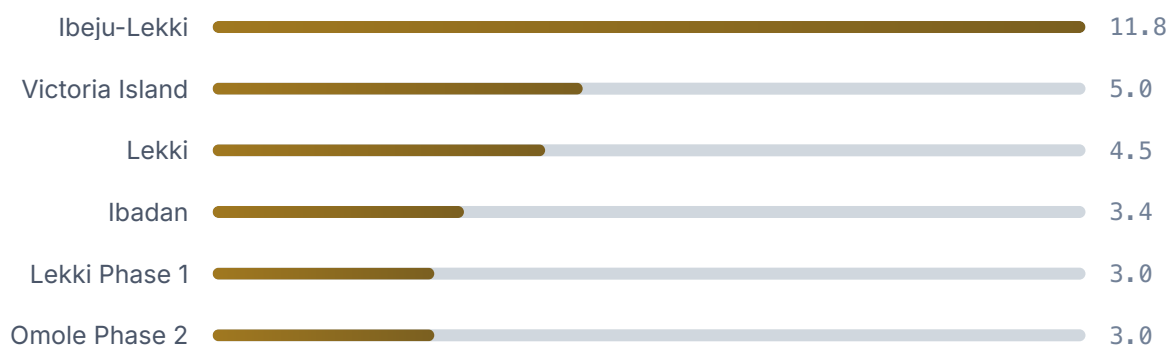
COMMERCIAL OFFICE RETAIL



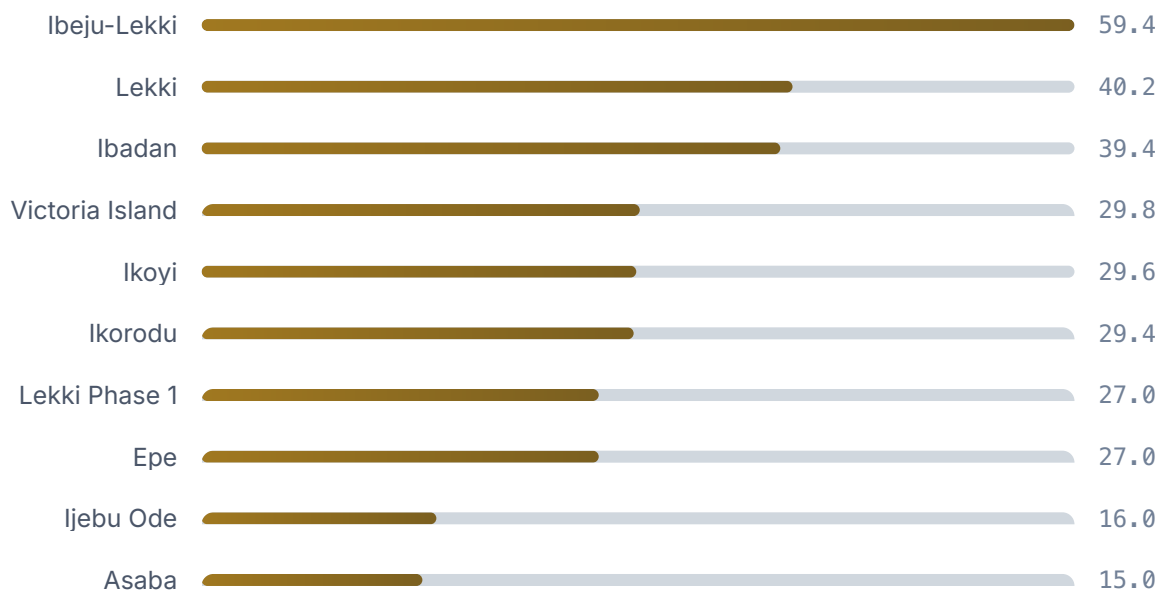
DETACHED HOUSE



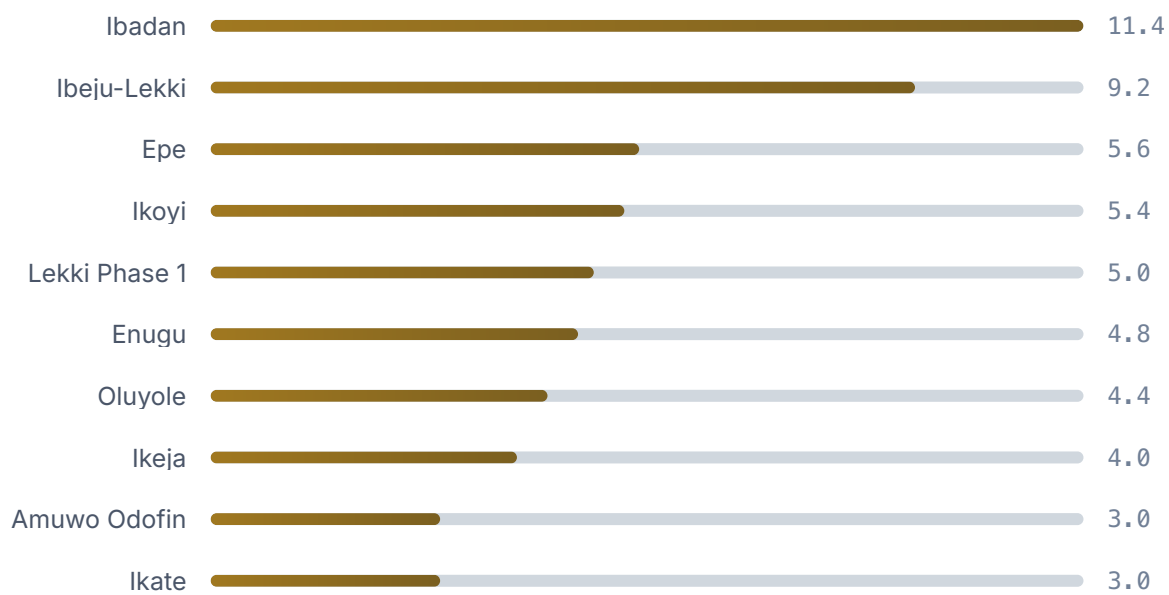
LAND COMMERCIAL



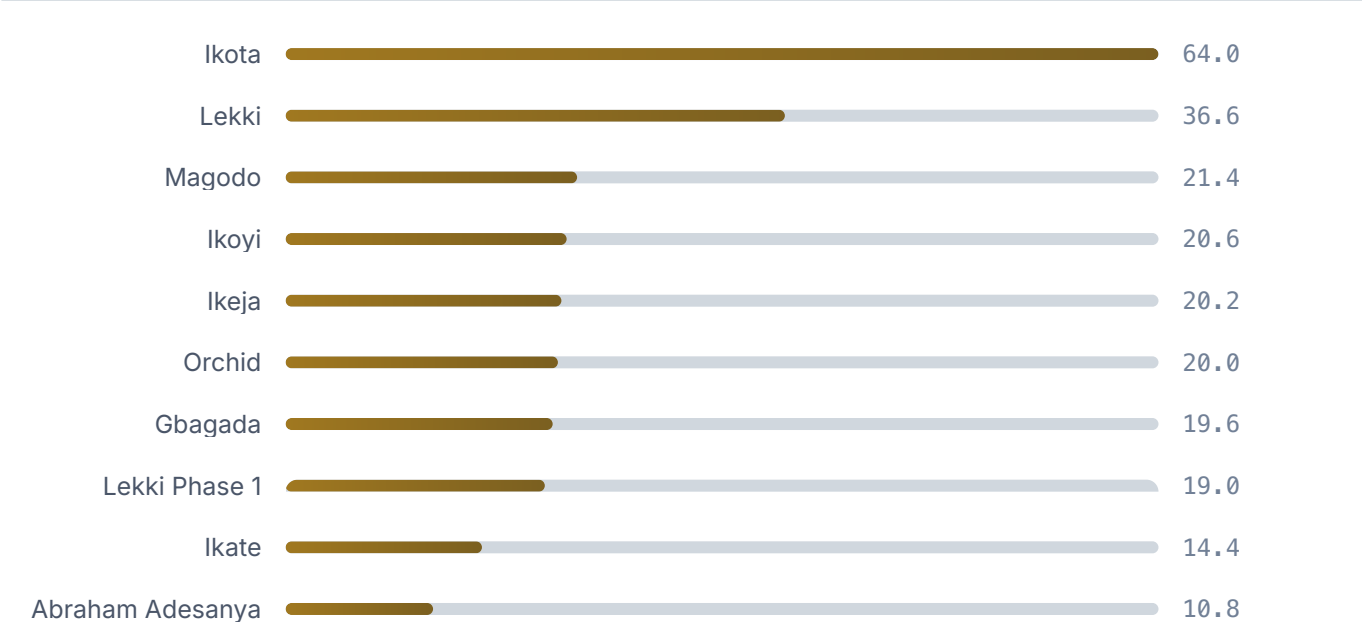
LAND RESIDENTIAL



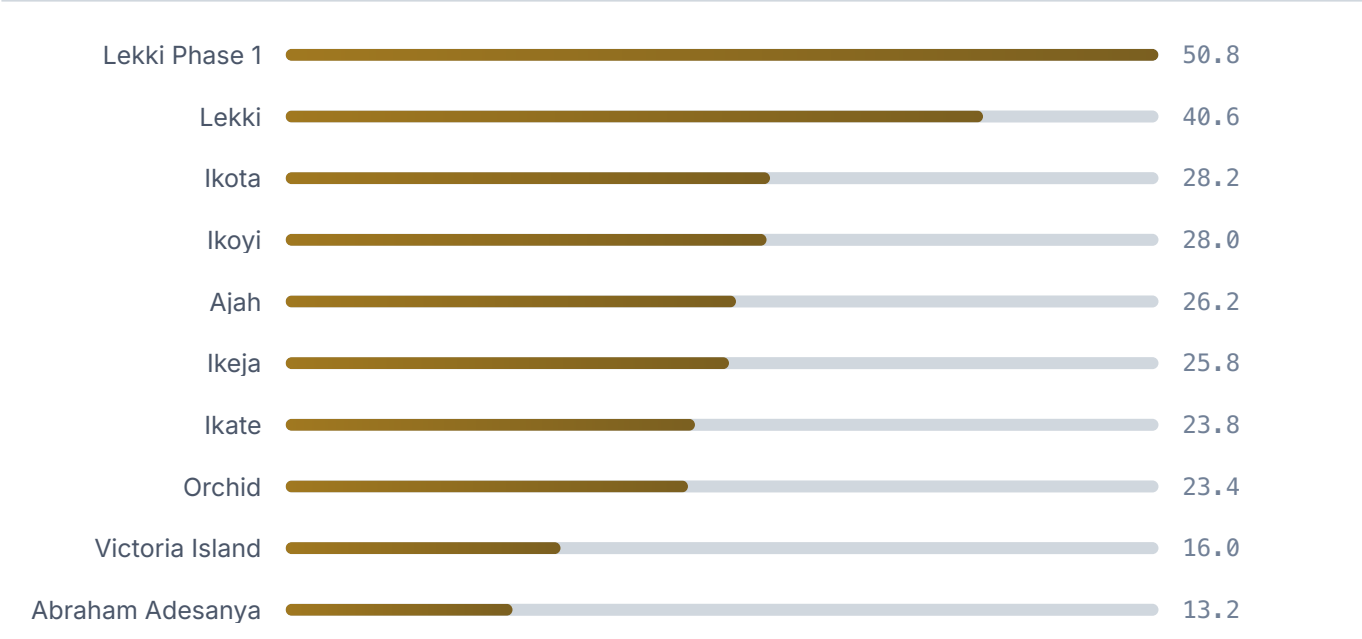
OTHER



SEMI DETACHED HOUSE



TERRACED HOUSE



PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
1 BED FLAT	Lekki Phase 1	LAGOS	12.8
	Victoria Island	LAGOS	8.6
	Ikate	LAGOS	7.4
	Surulere	LAGOS	7.2
	Alimosho	LAGOS	6.0
	Lekki	LAGOS	5.2

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Akoka	LAGOS	4.6
	Abeokuta	OGUN	3.5
	Ologolo	LAGOS	3.0
	Shomolu	LAGOS	3.0
2 BED FLAT	Lekki Phase 1	LAGOS	99.4
	Ikate	LAGOS	47.4
	Victoria Island	LAGOS	28.2
	Lekki	LAGOS	18.6
	Elegushi	LAGOS	17.0
	Ikoyi	LAGOS	8.0
	Ologolo	LAGOS	8.0
	Ibadan	IBADAN	7.8
	Yaba	LAGOS	7.8
	Alimosho	LAGOS	7.8
3 BED FLAT	Lekki Phase 1	LAGOS	53.6
	Victoria Island	LAGOS	33.4
	Ikoyi	LAGOS	31.0
	Ikate	LAGOS	25.6
	Banana Island	LAGOS	19.2
	Lekki	LAGOS	15.6
	Ikota	LAGOS	15.2
	Ikeja GRA	LAGOS	11.8
	Gbagada	LAGOS	11.4
	Ikeja	LAGOS	10.4
4 PLUS BED FLAT	Ikoyi	LAGOS	17.6
	Lekki Phase 1	LAGOS	15.8

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Lekki	LAGOS	13.0
	Ikota	LAGOS	10.0
	Victoria Island	LAGOS	9.6
	Banana Island	LAGOS	9.2
	Ikeja GRA	LAGOS	7.0
	Port Harcourt	PH	6.0
	Ibadan	IBADAN	5.0
	Elegushi	LAGOS	4.8
BLOCK OF FLATS	Lekki Phase 1	LAGOS	11.8
	Ipaja	LAGOS	9.0
	Surulere	LAGOS	6.0
	Ibadan	IBADAN	5.0
	Alapere	LAGOS	5.0
	Abule Egba	LAGOS	4.2
	Gbagada	LAGOS	4.2
	Ikeja	LAGOS	4.0
	Ikoyi	LAGOS	4.0
	Ikorodu	LAGOS	3.0
BUNGALOW	Ibeju-Lekki	LAGOS	28.0
	Obafemi Owode	OGUN	25.0
	Lugbe	ABUJA	10.4
	Ibadan	IBADAN	7.4
	Lokogoma	ABUJA	6.4
	Surulere	LAGOS	4.2
	Port Harcourt	PH	4.0
	Abeokuta	OGUN	3.4

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Karsana	ABUJA	3.3
	Karu	ABUJA	3.0
COMMERCIAL HOSPITALITY	Ibadan	IBADAN	9.0
	Ikeja	LAGOS	4.0
COMMERCIAL OFFICE RETAIL	Sangotedo	LAGOS	32.0
	Ibadan	IBADAN	4.6
	Ikeja	LAGOS	4.0
	Lekki Phase 1	LAGOS	4.0
	Victoria Island	LAGOS	3.4
	Orchid	LAGOS	3.0
DETACHED HOUSE	Lekki	LAGOS	210.8
	Lekki Phase 1	LAGOS	107.2
	Ikota	LAGOS	101.0
	Ikoyi	LAGOS	87.8
	Orchid	LAGOS	73.4
	Ikeja	LAGOS	47.2
	Magodo	LAGOS	45.4
	Ajah	LAGOS	39.2
	Osapa	LAGOS	38.6
	Banana Island	LAGOS	34.4
LAND COMMERCIAL	Ibeju-Lekki	LAGOS	11.8
	Victoria Island	LAGOS	5.0
	Lekki	LAGOS	4.5
	Ibadan	IBADAN	3.4
	Lekki Phase 1	LAGOS	3.0
	Omole Phase 2	LAGOS	3.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
LAND RESIDENTIAL	Ibeju-Lekki	LAGOS	59.4
	Lekki	LAGOS	40.2
	Ibadan	IBADAN	39.4
	Victoria Island	LAGOS	29.8
	Ikoyi	LAGOS	29.6
	Ikorodu	LAGOS	29.4
	Lekki Phase 1	LAGOS	27.0
	Epe	LAGOS	27.0
	Ijebu Ode	OGUN	16.0
	Asaba	EDO	15.0
OTHER	Ibadan	IBADAN	11.4
	Ibeju-Lekki	LAGOS	9.2
	Epe	LAGOS	5.6
	Ikoyi	LAGOS	5.4
	Lekki Phase 1	LAGOS	5.0
	Enugu	ENUGU	4.8
	Oluyole	IBADAN	4.4
	Ikeja	LAGOS	4.0
	Amuwo Odofin	LAGOS	3.0
	Ikate	LAGOS	3.0
SEMI DETACHED HOUSE	Ikota	LAGOS	64.0
	Lekki	LAGOS	36.6
	Magodo	LAGOS	21.4
	Ikoyi	LAGOS	20.6
	Ikeja	LAGOS	20.2
	Orchid	LAGOS	20.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Gbagada	LAGOS	19.6
	Lekki Phase 1	LAGOS	19.0
	Ikate	LAGOS	14.4
	Abraham Adesanya	LAGOS	10.8
TERRACED HOUSE	Lekki Phase 1	LAGOS	50.8
	Lekki	LAGOS	40.6
	Ikota	LAGOS	28.2
	Ikoyi	LAGOS	28.0
	Ajah	LAGOS	26.2
	Ikeja	LAGOS	25.8
	Ikate	LAGOS	23.8
	Orchid	LAGOS	23.4
	Victoria Island	LAGOS	16.0
	Abraham Adesanya	LAGOS	13.2

03 Pricing Tiers — Expensive & Affordable

The pricing spectrum for online listings is highly stratified. High-value administrative and commercial capitals established the luxury ceiling, led by premium Lagos enclaves and prime Abuja sectors. In secondary markets, Enugu (median of ₦220.0M across 3 neighbourhoods) and Port Harcourt (median of ₦170.0M across 2 neighbourhoods) posted significant median prices, reflecting concentrated premium inventory, while Ogun (median of ₦9.5M) and Imo (median of ₦12.0M) represented entry-level options.

MOST EXPENSIVE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Victoria Island LAGOS	₦236.0M	1.3d
	Ikate LAGOS	₦162.0M	1.0d
	Lekki Phase 1 LAGOS	₦151.0M	9.5d
	Lekki LAGOS	₦76.0M	1.0d
	Alimosho LAGOS	₦65.0M	1.0d
	Surulere LAGOS	₦54.0M	1.0d
2 BED FLAT	Ikoyi LAGOS	₦410.0M	9.3d
	Victoria Island LAGOS	₦396.0M	2.7d
	Banana Island LAGOS	₦288.0M	4.7d
	Lekki Phase 1 LAGOS	₦280.0M	3.0d
	Ikate LAGOS	₦186.5M	2.5d
	Ilasan LAGOS	₦169.0M	1.0d
	Elegushi LAGOS	₦167.0M	5.0d
	Gbagada LAGOS	₦162.0M	1.0d
	Ikeja LAGOS	₦155.0M	1.0d
	Oregun LAGOS	₦150.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
3 BED FLAT	Banana Island LAGOS	₦864.0M	1.1d
	Ikoyi LAGOS	₦710.0M	1.7d
	Victoria Island LAGOS	₦504.0M	2.0d
	Ikeja GRA LAGOS	₦400.0M	1.0d
	Lekki Phase 1 LAGOS	₦350.0M	4.5d
	Jahi ABUJA	₦237.5M	1.0d
	Elegushi LAGOS	₦236.0M	1.4d
	Maryland LAGOS	₦235.0M	1.0d
	Ikeja LAGOS	₦226.0M	5.5d
	Ikate LAGOS	₦221.5M	1.6d
4 PLUS BED FLAT	Banana Island LAGOS	₦1.61B	4.8d
	Ikoyi LAGOS	₦1.52B	2.8d
	Ikeja GRA LAGOS	₦850.0M	1.0d
	Victoria Island LAGOS	₦845.0M	1.2d
	Lekki LAGOS	₦565.0M	1.0d
	Lekki Phase 1 LAGOS	₦530.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ibadan IBADAN	₦300.0M	8.0d
	Ikota LAGOS	₦230.0M	1.0d
	Port Harcourt PH	₦222.5M	1.0d
BLOCK OF FLATS	Lekki Phase 1 LAGOS	₦258.0M	10.4d
	Surulere LAGOS	₦175.0M	1.0d
	Ipaja LAGOS	₦160.0M	1.0d
	Alapere LAGOS	₦150.0M	1.0d
	Ibadan IBADAN	₦65.0M	1.0d
BUNGALOW	Lokogoma ABUJA	₦101.5M	6.8d
	Lugbe ABUJA	₦86.0M	1.0d
	Ibeju-Lekki LAGOS	₦79.0M	1.2d
	Ibadan IBADAN	₦38.0M	1.9d
	Obafemi Owode OGUN	₦35.0M	1.0d
COMMERCIAL HOSPITALITY	Ibadan IBADAN	₦250.0M	1.0d
COMMERCIAL OFFICE RETAIL	Sangotedo LAGOS	₦171.0M	3.5d
DETACHED HOUSE	Banana Island LAGOS	₦4.98B	2.1d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Maitama ABUJA	₦2.43B	1.1d
	Ikoyi LAGOS	₦2.31B	2.0d
	Ikeja GRA LAGOS	₦2.00B	5.3d
	Pinnock Beach Estate LAGOS	₦1.80B	8.7d
	Asokoro ABUJA	₦1.77B	1.0d
	Victoria Island LAGOS	₦1.76B	1.0d
	Nicon Town LAGOS	₦1.48B	1.0d
	Osapa London LAGOS	₦982.0M	1.0d
	Lekki Phase 1 LAGOS	₦982.0M	1.7d
LAND COMMERCIAL	Ibeju-Lekki LAGOS	₦63.9M	2.3d
	Victoria Island LAGOS	₦2.0M	1.0d
LAND RESIDENTIAL	Ikeja GRA LAGOS	₦2.89B	5.4d
	Banana Island LAGOS	₦2.88B	3.5d
	Apapa LAGOS	₦1.35B	1.0d
	Guzape ABUJA	₦1.13B	2.0d
	Lekki Phase 1 LAGOS	₦761.0M	2.9d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Pinnock Beach Estate LAGOS	₦620.0M	1.0d
	Ikeja LAGOS	₦600.0M	1.0d
	Victory Park Estate LAGOS	₦450.0M	1.0d
	Asokoro ABUJA	₦400.0M	1.0d
	Victoria Garden City LAGOS	₦400.0M	8.6d
OTHER	Ikoyi LAGOS	₦800.0M	1.0d
	Lekki Phase 1 LAGOS	₦570.0M	5.1d
	Ibadan IBADAN	₦68.0M	1.0d
	Ibeju-Lekki LAGOS	₦34.1M	1.0d
	Epe LAGOS	₦7.5M	1.0d
SEMI DETACHED HOUSE	Ikoyi LAGOS	₦1.30B	2.8d
	Ikeja GRA LAGOS	₦950.0M	1.0d
	Victoria Island LAGOS	₦776.0M	1.0d
	Lekki Phase 1 LAGOS	₦655.0M	5.1d
	Ikate LAGOS	₦450.0M	1.0d
	Omole Phase 1 LAGOS	₦450.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikeja LAGOS	₦405.0M	1.0d
	Magodo LAGOS	₦350.0M	1.0d
	Maryland LAGOS	₦346.0M	1.0d
	Gbagada LAGOS	₦326.0M	1.2d
TERRACED HOUSE	Banana Island LAGOS	₦1.32B	1.0d
	Ikoyi LAGOS	₦1.20B	3.6d
	Victoria Island LAGOS	₦805.0M	1.9d
	Lekki Phase 1 LAGOS	₦592.0M	4.6d
	Ikeja GRA LAGOS	₦552.0M	1.0d
	Ogudu LAGOS	₦505.0M	1.0d
	Katampe ABUJA	₦505.0M	1.0d
	Jahi ABUJA	₦380.0M	11.4d
	Surulere LAGOS	₦350.0M	1.0d
	Ikeja LAGOS	₦350.0M	3.2d

MOST AFFORDABLE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Abeokuta OGUN	₦12.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Shomolu LAGOS	₦16.0M	1.0d
	Surulere LAGOS	₦54.0M	1.0d
	Alimosho LAGOS	₦65.0M	1.0d
	Ologolo LAGOS	₦65.0M	6.2d
	Akoka LAGOS	₦69.0M	1.0d
	Lekki LAGOS	₦76.0M	1.0d
	Lekki Phase 1 LAGOS	₦151.0M	9.5d
	Ikate LAGOS	₦162.0M	1.0d
	Victoria Island LAGOS	₦236.0M	1.3d
2 BED FLAT	Shomolu LAGOS	₦6.5M	1.0d
	Jakande LAGOS	₦24.0M	1.0d
	Ikorodu LAGOS	₦42.5M	1.0d
	Sapele Road EDO	₦63.0M	1.0d
	Ago Palace LAGOS	₦68.0M	1.0d
	Abijo LAGOS	₦70.0M	1.0d
	Kubwa ABUJA	₦70.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Sangotedo LAGOS	₦75.6M	1.0d
	Alimosho LAGOS	₦80.0M	1.0d
	Ibeju-Lekki LAGOS	₦82.2M	1.0d
3 BED FLAT	Ikorodu LAGOS	₦45.0M	1.0d
	Abijo LAGOS	₦64.0M	1.0d
	Ajah LAGOS	₦99.0M	1.0d
	Abraham Adesanya LAGOS	₦113.0M	9.6d
	Ikota LAGOS	₦119.0M	18.8d
	Ibeju-Lekki LAGOS	₦121.2M	1.0d
	Sangotedo LAGOS	₦123.5M	1.0d
	Ibadan IBADAN	₦133.0M	1.0d
	Orchid LAGOS	₦140.0M	9.6d
	Port Harcourt PH	₦142.0M	16.5d
4 PLUS BED FLAT	Ikorodu LAGOS	₦27.0M	5.0d
	Orchid LAGOS	₦145.0M	1.0d
	Port Harcourt PH	₦222.5M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikota LAGOS	₦230.0M	1.0d
	Gwarinpa ABUJA	₦258.8M	1.0d
	Agege LAGOS	₦260.0M	1.0d
	Ibeju-Lekki LAGOS	₦298.0M	1.0d
	Ibadan IBADAN	₦300.0M	8.0d
	Jahi ABUJA	₦330.0M	1.0d
	Elegushi LAGOS	₦341.0M	8.1d
BLOCK OF FLATS	Ibadan IBADAN	₦65.0M	1.0d
	Ikorodu LAGOS	₦80.0M	1.0d
	Abule Egba LAGOS	₦85.0M	1.0d
	Ifako-Ijaiye LAGOS	₦140.0M	1.0d
	Ikotun LAGOS	₦140.0M	1.0d
	Alapere LAGOS	₦150.0M	1.0d
	Ipaja LAGOS	₦160.0M	1.0d
	Surulere LAGOS	₦175.0M	1.0d
	Yaba LAGOS	₦250.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
BUNGALOW	Lekki Phase 1 LAGOS	₦258.0M	10.4d
	Obafemi Owode OGUN	₦35.0M	1.0d
	Ibadan IBADAN	₦38.0M	1.9d
	Abeokuta OGUN	₦38.0M	1.0d
	Ikorodu LAGOS	₦45.0M	1.0d
	Enugu ENUGU	₦60.0M	17.2d
	Karu ABUJA	₦65.0M	1.0d
	Benin City EDO	₦70.0M	1.0d
	Ibeju-Lekki LAGOS	₦79.0M	1.2d
	Benin EDO	₦80.0M	1.0d
COMMERCIAL HOSPITALITY	Lugbe ABUJA	₦86.0M	1.0d
	Ibadan IBADAN	₦250.0M	1.0d
COMMERCIAL OFFICE RETAIL	Ikeja LAGOS	₦1.26B	1.0d
	Orchid LAGOS	₦71.0M	1.0d
	Sangotedo LAGOS	₦171.0M	3.5d
	Ibadan IBADAN	₦230.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikeja LAGOS	₦875.0M	1.0d
	Lekki Phase 1 LAGOS	₦1.60B	1.0d
	Victoria Island LAGOS	₦6.65B	5.7d
DETACHED HOUSE	Ikorodu LAGOS	₦18.5M	1.0d
	Ibeju-Lekki LAGOS	₦199.0M	1.0d
	Lugbe ABUJA	₦206.5M	7.3d
	Ajah LAGOS	₦209.0M	3.9d
	Lokogoma ABUJA	₦217.0M	3.9d
	Enugu ENUGU	₦220.0M	6.6d
	Alimosho LAGOS	₦230.0M	1.0d
	Lagos Business School LAGOS	₦230.0M	1.0d
	Port Harcourt PH	₦235.0M	3.0d
	Sangotedo LAGOS	₦239.0M	2.8d
LAND COMMERCIAL	Victoria Island LAGOS	₦2.0M	1.0d
	Lekki Phase 1 LAGOS	₦2.2M	1.0d
	Ibeju-Lekki LAGOS	₦63.9M	2.3d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ibadan IBADAN	₦240.0M	1.0d
	Lekki LAGOS	₦390.0M	1.0d
	Omole Phase 2 LAGOS	₦700.0M	1.0d
LAND RESIDENTIAL	Ijebu East OGUN	₦3.0M	1.0d
	Abeokuta OGUN	₦4.0M	1.0d
	Ikoyi LAGOS	₦4.3M	4.1d
	Ado OGUN	₦4.3M	1.0d
	Obafemi Owode OGUN	₦4.5M	1.0d
	Ohaji IMO	₦4.5M	1.0d
	Kuje ABUJA	₦5.0M	11.9d
	Ofada OGUN	₦6.1M	4.8d
	Badagry LAGOS	₦7.3M	1.0d
	Ijebu Ode OGUN	₦9.5M	1.0d
OTHER	Ikorodu LAGOS	₦5.0M	7.7d
	Epe LAGOS	₦7.5M	1.0d
	Ibeju-Lekki LAGOS	₦34.1M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ibadan IBADAN	₦68.0M	1.0d
	Enugu ENUGU	₦171.0M	1.0d
	Oluyole IBADAN	₦223.0M	1.0d
	Ikate LAGOS	₦260.0M	1.0d
	Lekki Phase 1 LAGOS	₦570.0M	5.1d
	Ikoyi LAGOS	₦800.0M	1.0d
	Ikeja LAGOS	₦1.04B	1.0d
SEMI DETACHED HOUSE	Ibeju-Lekki LAGOS	₦94.7M	6.1d
	Idera Scheme LAGOS	₦109.4M	1.0d
	Thomas Estate LAGOS	₦135.0M	1.0d
	Abraham Adesanya LAGOS	₦146.0M	1.0d
	Lokogoma ABUJA	₦150.0M	2.4d
	Sangotedo LAGOS	₦156.1M	5.2d
	Ajah LAGOS	₦159.0M	1.0d
	Life Camp ABUJA	₦165.0M	5.6d
	Abijo LAGOS	₦185.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
TERRACED HOUSE	Lekki Phase 2 LAGOS	₦190.0M	1.0d
	Abijo LAGOS	₦90.0M	1.0d
	Idera Scheme LAGOS	₦91.5M	1.0d
	Abraham Adesanya LAGOS	₦108.0M	1.0d
	Idu ABUJA	₦108.8M	1.0d
	Ajah LAGOS	₦111.0M	1.0d
	Lagos Business School LAGOS	₦123.0M	1.0d
	Sangotedo LAGOS	₦123.5M	1.0d
	Lugbe ABUJA	₦126.0M	1.0d
	Thomas Estate LAGOS	₦128.0M	1.0d
	Orchid LAGOS	₦146.0M	1.2d

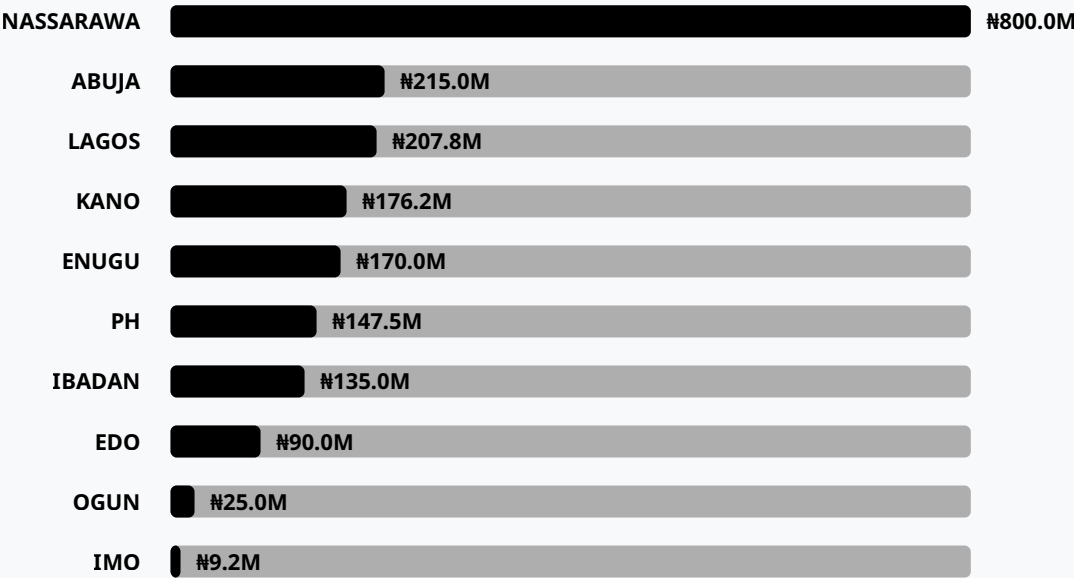
04

Regional Performance Deep Dive

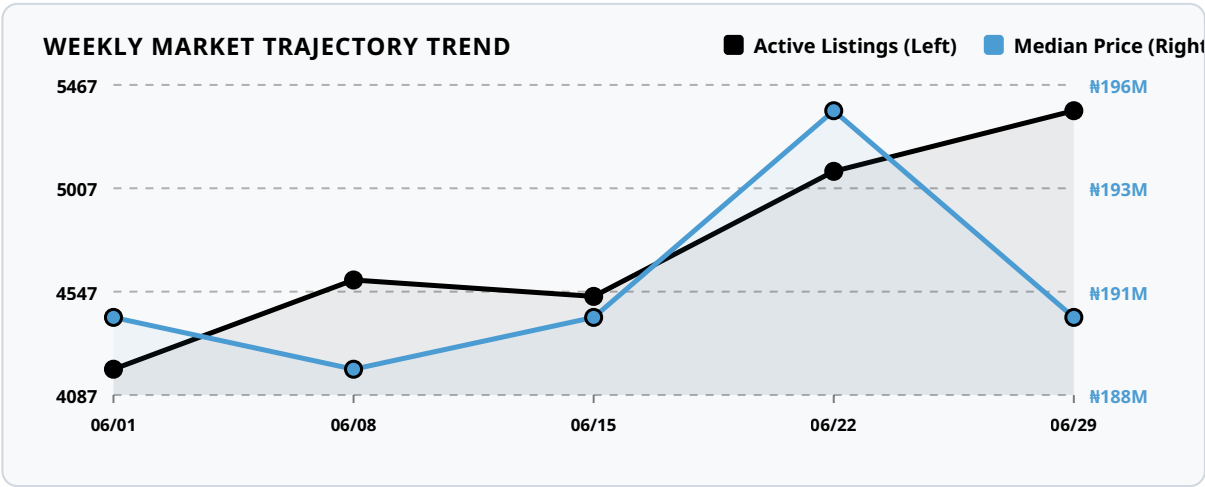
Lagos dominated online sales activity, posting a median price of ₦249.0M across 92 active neighbourhoods, with Lekki remaining the top active area. The market showed high volume with 1,474 new listings, indicating a strong digital footprint. Abuja spanned 50 active neighbourhoods with Galadimawa emerging as the top area, posting a solid median price of ₦230.0M and 242 new listings, highlighting steady capital territory demand. Secondary markets displayed varied pricing structures. Enugu (median ₦220.0M) and Port Harcourt (median ₦170.0M) represented high-value regional hubs, while Oyo/Ibadan

(median ₦152.5M) showed solid capital appreciation. Edo (median ₦26.0M), Imo (median ₦12.0M), and Ogun (median ₦9.5M) represented the more affordable residential frontiers.

MEDIAN PRICE COMPARISON BY REGION (NGN)



CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
ABUJA	63	2,619	242	13	₦215.0M	Katampe
EDO	7	253	8	1	₦90.0M	Asaba
ENUGU	3	139	9	0	₦170.0M	Enugu
IBADAN	9	794	52	2	₦135.0M	Ibadan
IMO	4	57	7	0	₦9.2M	Ohaji
KANO	2	10	1	0	₦176.2M	Dala Kano
LAGOS	123	19,024	1,474	50	₦207.8M	Lekki Phase 1
NASSARAWA	1	5	0	0	₦800.0M	Nyanya
OGUN	22	554	60	2	₦25.0M	Ijebu Ode
PH	3	306	19	4	₦147.5M	Port Harcourt



PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
1 BED FLAT	2026-06-01	45	10	0	₦75.0M
	2026-06-08	57	13	1	₦65.0M
	2026-06-15	55	0	0	₦65.0M
	2026-06-22	68	11	1	₦70.0M
	2026-06-29	71	3	0	₦70.0M
2 BED FLAT	2026-06-01	348	53	2	₦120.0M
	2026-06-08	388	40	0	₦120.0M
	2026-06-15	376	0	3	₦115.0M
	2026-06-22	429	45	2	₦120.0M
	2026-06-29	458	26	0	₦120.0M
3 BED FLAT	2026-06-01	311	46	1	₦180.0M
	2026-06-08	345	37	1	₦175.0M
	2026-06-15	339	0	2	₦175.0M
	2026-06-22	381	38	5	₦175.0M
	2026-06-29	405	25	0	₦180.0M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
4 PLUS BED FLAT	2026-06-01	116	15	0	₦542.5M
	2026-06-08	132	12	1	₦420.0M
	2026-06-15	131	0	0	₦450.0M
	2026-06-22	145	12	1	₦475.0M
	2026-06-29	160	11	0	₦475.0M
BLOCK OF FLATS	2026-06-01	72	8	0	₦175.0M
	2026-06-08	71	1	0	₦175.0M
	2026-06-15	71	0	0	₦175.0M
	2026-06-22	74	1	0	₦212.5M
	2026-06-29	71	0	0	₦175.0M
BUNGALOW	2026-06-01	63	9	0	₦80.0M
	2026-06-08	99	34	0	₦79.5M
	2026-06-15	74	0	3	₦80.0M
	2026-06-22	79	7	0	₦78.0M
	2026-06-29	86	8	0	₦79.0M
COMMERCIAL HOSPITALITY	2026-06-01	4	2	0	₦1.26B
	2026-06-08	4	0	0	₦1.26B
	2026-06-15	4	0	0	₦1.26B
	2026-06-22	13	7	0	₦757.5M
	2026-06-29	13	0	0	₦757.5M
COMMERCIAL OFFICE RETAIL	2026-06-01	49	2	3	₦562.5M
	2026-06-08	49	0	0	₦562.5M
	2026-06-15	49	0	0	₦562.5M
	2026-06-22	53	4	0	₦537.5M
	2026-06-29	55	2	0	₦537.5M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
DETACHED HOUSE	2026-06-01	1,187	173	3	₦420.0M
	2026-06-08	1,289	111	9	₦420.0M
	2026-06-15	1,277	0	5	₦420.0M
	2026-06-22	1,443	162	0	₦420.0M
	2026-06-29	1,521	79	0	₦422.5M
LAND COMMERCIAL	2026-06-01	12	1	0	₦161.5M
	2026-06-08	21	6	0	₦340.0M
	2026-06-15	21	0	0	₦340.0M
	2026-06-22	29	6	0	₦225.0M
	2026-06-29	36	5	0	₦145.8M
LAND RESIDENTIAL	2026-06-01	566	63	1	₦75.0M
	2026-06-08	624	54	2	₦70.5M
	2026-06-15	621	0	3	₦70.5M
	2026-06-22	698	61	5	₦92.5M
	2026-06-29	733	42	0	₦93.8M
OTHER	2026-06-01	48	11	0	₦185.0M
	2026-06-08	53	5	0	₦222.5M
	2026-06-15	50	0	0	₦185.0M
	2026-06-22	61	9	0	₦215.0M
	2026-06-29	61	0	0	₦215.0M
SEMI DETACHED HOUSE	2026-06-01	312	46	0	₦310.0M
	2026-06-08	348	37	1	₦310.0M
	2026-06-15	344	0	0	₦310.0M
	2026-06-22	409	54	1	₦278.8M
	2026-06-29	422	18	0	₦297.5M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
TERRACED HOUSE	2026-06-01	398	42	0	₦265.0M
	2026-06-08	443	44	1	₦250.0M
	2026-06-15	432	0	0	₦250.0M
	2026-06-22	495	55	0	₦265.0M
	2026-06-29	533	37	0	₦250.0M

06

Price Reduction Analysis

A total of 72 price reduction events were recorded across all sales listings, serving as a key indicator of asking price resistance. These corrections suggest that some sellers are adjusting expectations to match active buyer limits.

Peak reduction week: 2026-06-15 with 19 events.



07

Market Outlook

The high volume of 1,872 new listings relative to active inventory suggests that online supply remains robust. Median prices are expected to remain consolidated around current

levels, with secondary hubs like Enugu and Port Harcourt presenting high capital value opportunities.

RENTALS MARKET ANALYSIS

PEAK ACTIVE LISTINGS 4,531 Latest week total	NEW LISTINGS 1,940 Discovered this period	PRICE REDUCTIONS 126 Seller adjustments tracked
INVENTORY GROWTH 30.0% First → last week	NEIGHBOURHOODS TRACKED 173 Across 6 cities	

01

Executive Summary

The residential rental market visible online in June 2026 was characterised by extensive listing activity, showing 2,346 cumulative active listings across 134 unique neighbourhoods. The discovery of 1,940 new listings during the month provided a steady flow of fresh rental options, while weekly active listings peaked at 318 entries in the final week of June.

Rental pricing demonstrated premium asking rates in major urban hubs, resulting in a national median rent of ₦7.0M/yr. Abuja registered the highest median asking rent of ₦10.0M/yr across 33 neighbourhoods, driven by corporate and diplomatic demand, while Lagos maintained a median of ₦7.0M/yr. Landlords made 126 price reductions during the month, showing active pricing adjustments to prevent vacancies in a highly competitive online rental market.

Key Takeaways

- Online rental listings peaked at 318 active entries, with a median rent of ₦7.0M/yr.
- Abuja commanded the highest rental premium with a median of ₦10.0M/yr, followed by Lagos at ₦7.0M/yr.
- Port Harcourt led regional rental yields, posting a median rent of ₦13.5M/yr.
- A total of 126 price reductions indicate active adjustments to secure tenants quickly.

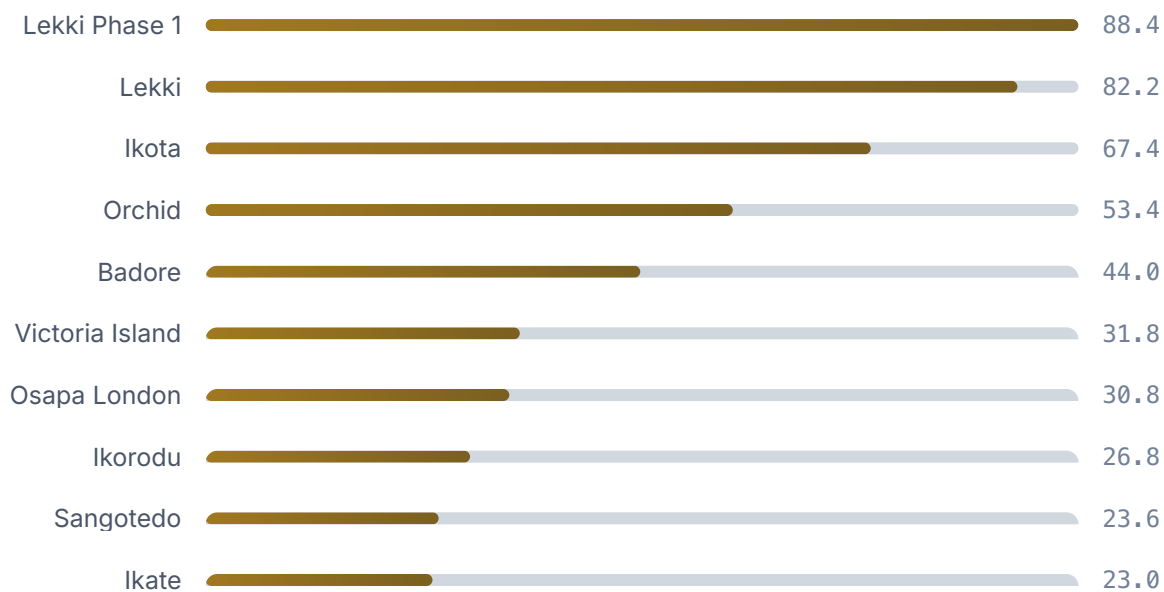
Data Scope & Scraper Limitations: This report represents observations collected solely through the PS-0 PropertyScraper pipeline from advertised online listings. It should be understood as a specific digital lens on advertised prices and online inventory, not as an absolute, exhaustive generalisation of the entire physical real estate market across Nigeria.

02

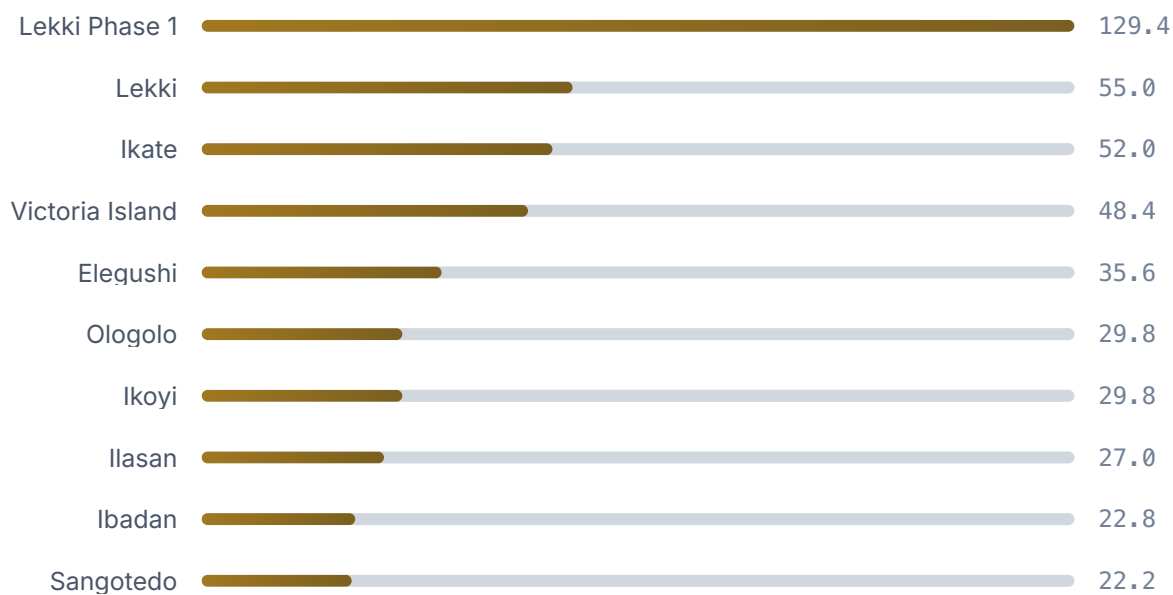
Inventory Distribution — Most Active Areas

Lagos and Abuja dominated online rental listings, with Lagos accounting for 94 neighbourhoods and 2,076 active listings, and Abuja registering 33 neighbourhoods and 201 active listings. Ibadan emerged as the largest secondary rental market, posting 50 active listings across 3 neighbourhoods, highlighting Oyo state as a growing residential destination for renters seeking affordability outside Lagos.

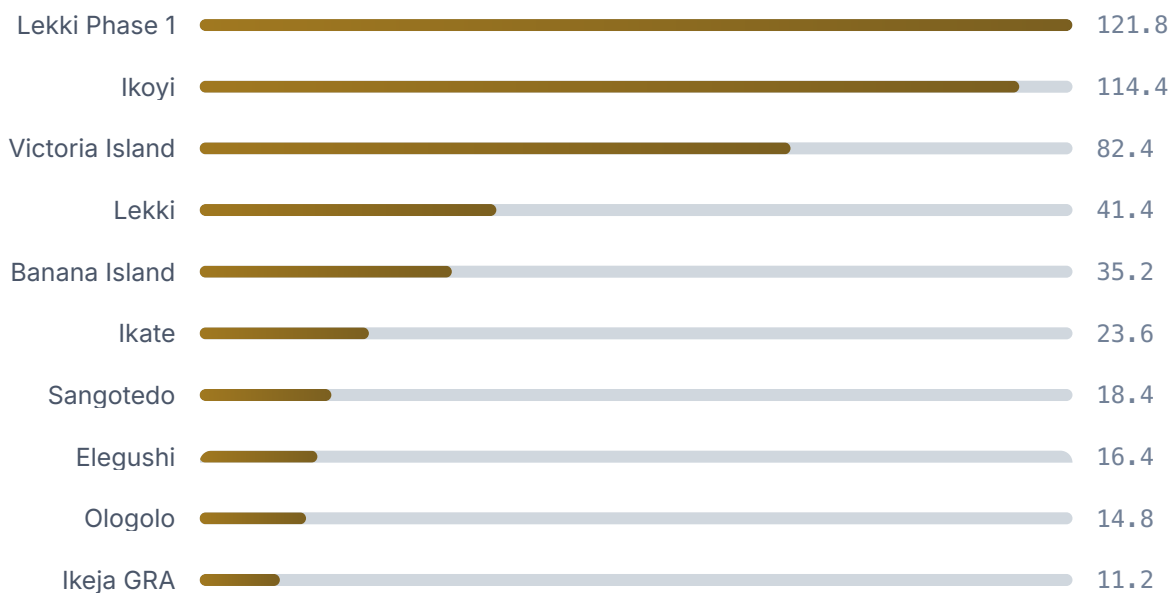
1 BED FLAT



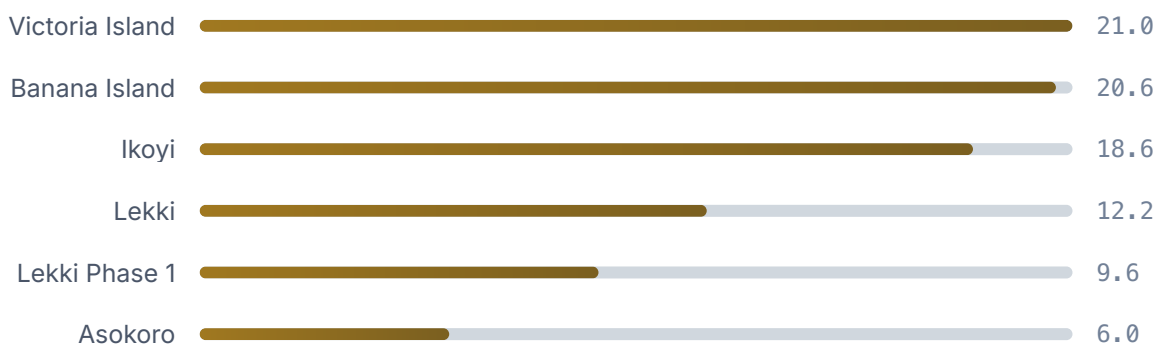
2 BED FLAT



3 BED FLAT



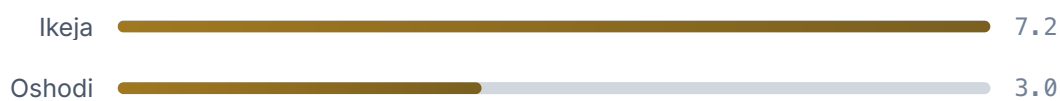
4 PLUS BED FLAT



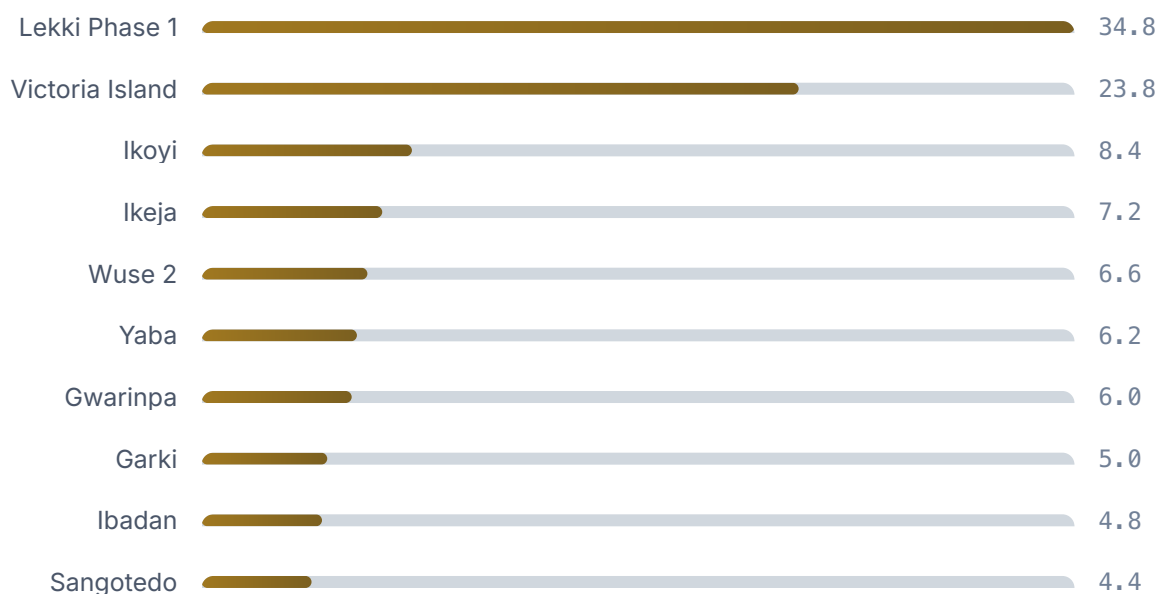
BUNGALOW



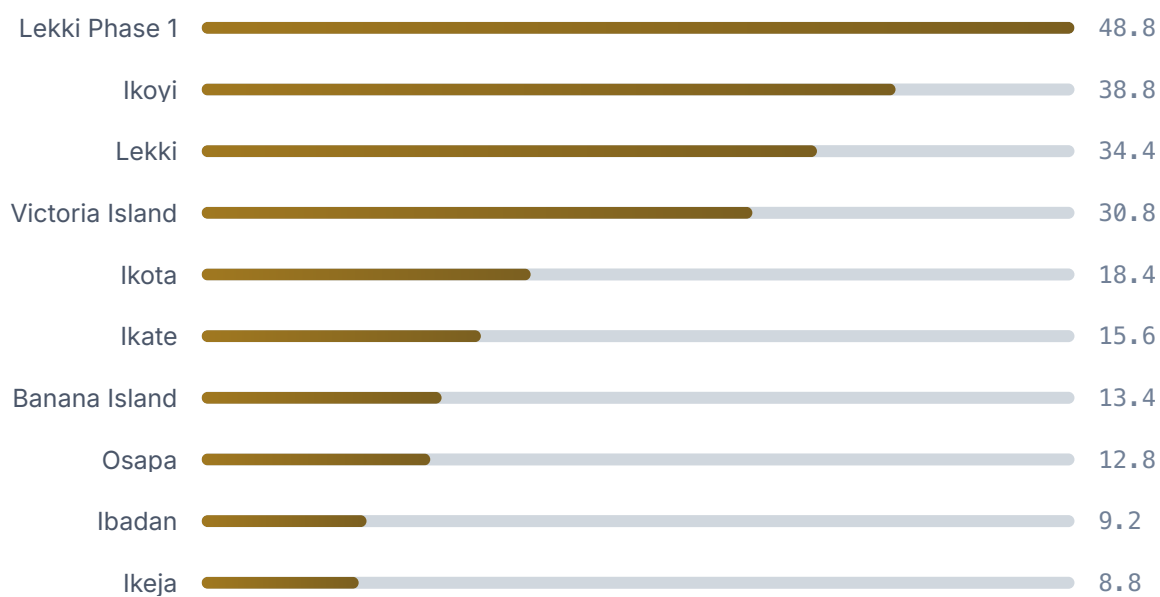
COMMERCIAL INDUSTRIAL



COMMERCIAL OFFICE RETAIL



DETACHED HOUSE



LAND COMMERCIAL



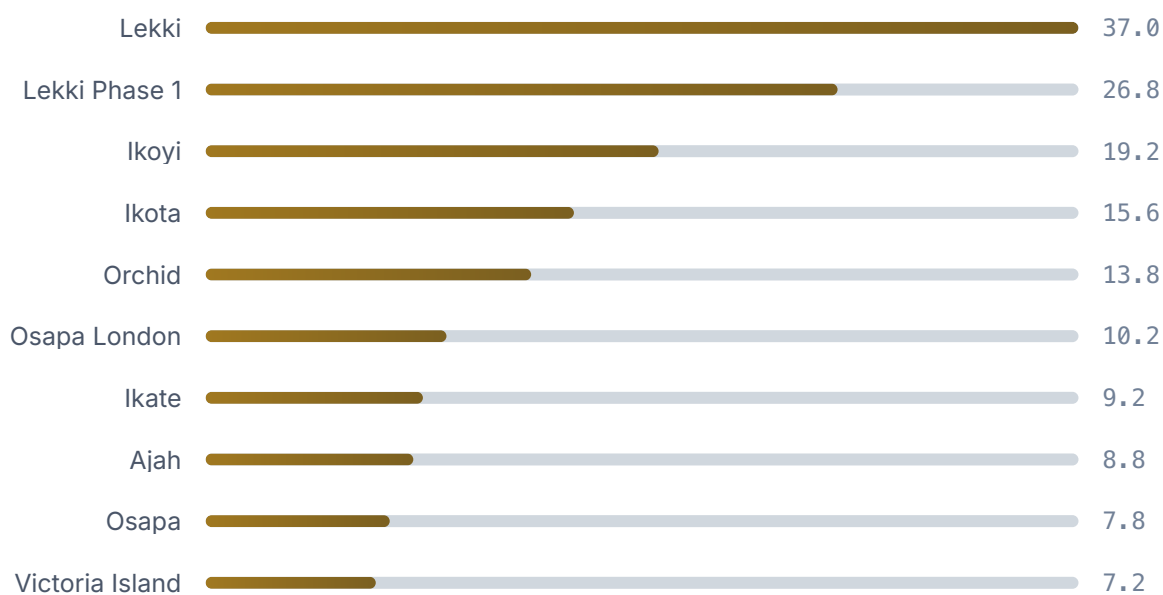
LAND RESIDENTIAL



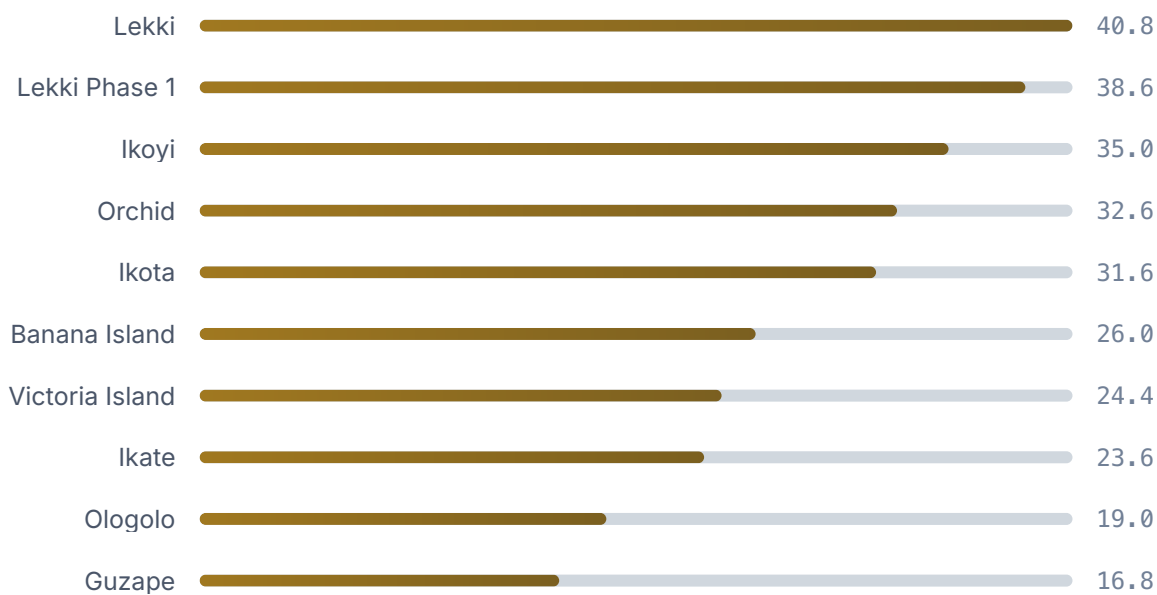
OTHER



SEMI DETACHED HOUSE



TERRACED HOUSE



PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
1 BED FLAT	Lekki Phase 1	LAGOS	88.4
	Lekki	LAGOS	82.2
	Ikota	LAGOS	67.4
	Orchid	LAGOS	53.4
	Badore	LAGOS	44.0
	Victoria Island	LAGOS	31.8
	Osapa London	LAGOS	30.8
	Ikorodu	LAGOS	26.8
	Sangotedo	LAGOS	23.6
	Ikate	LAGOS	23.0
2 BED FLAT	Lekki Phase 1	LAGOS	129.4
	Lekki	LAGOS	55.0
	Ikate	LAGOS	52.0
	Victoria Island	LAGOS	48.4
	Elegushi	LAGOS	35.6
	Ologolo	LAGOS	29.8
	Ikoyi	LAGOS	29.8
	Ilasan	LAGOS	27.0
	Ibadan	IBADAN	22.8
	Sangotedo	LAGOS	22.2
3 BED FLAT	Lekki Phase 1	LAGOS	121.8
	Ikoyi	LAGOS	114.4
	Victoria Island	LAGOS	82.4
	Lekki	LAGOS	41.4
	Banana Island	LAGOS	35.2
	Ikate	LAGOS	23.6

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Sangotedo	LAGOS	18.4
	Elegushi	LAGOS	16.4
	Ologolo	LAGOS	14.8
	Ikeja GRA	LAGOS	11.2
4 PLUS BED FLAT	Victoria Island	LAGOS	21.0
	Banana Island	LAGOS	20.6
	Ikoyi	LAGOS	18.6
	Lekki	LAGOS	12.2
	Lekki Phase 1	LAGOS	9.6
	Asokoro	ABUJA	6.0
BUNGALOW	Galadimawa	ABUJA	3.0
	Lokogoma	ABUJA	3.0
	Lugbe	ABUJA	3.0
	Abraham Adesanya	LAGOS	3.0
	Lekki	LAGOS	3.0
COMMERCIAL INDUSTRIAL	Ikeja	LAGOS	7.2
	Oshodi	LAGOS	3.0
COMMERCIAL OFFICE RETAIL	Lekki Phase 1	LAGOS	34.8
	Victoria Island	LAGOS	23.8
	Ikoyi	LAGOS	8.4
	Ikeja	LAGOS	7.2
	Wuse 2	ABUJA	6.6
	Yaba	LAGOS	6.2
	Gwarinpa	ABUJA	6.0
	Garki	ABUJA	5.0
	Ibadan	IBADAN	4.8

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
DETACHED HOUSE	Sangotedo	LAGOS	4.4
	Lekki Phase 1	LAGOS	48.8
	Ikoyi	LAGOS	38.8
	Lekki	LAGOS	34.4
	Victoria Island	LAGOS	30.8
	Ikota	LAGOS	18.4
	Ikate	LAGOS	15.6
	Banana Island	LAGOS	13.4
	Osapa	LAGOS	12.8
	Ibadan	IBADAN	9.2
LAND COMMERCIAL	Ikeja	LAGOS	8.8
	Victoria Island	LAGOS	3.4
LAND RESIDENTIAL	Ikoyi	LAGOS	3.2
	Victoria Island	LAGOS	5.6
OTHER	Ikoyi	LAGOS	4.0
	Ibadan	IBADAN	4.4
	Ikota	LAGOS	4.2
	Orchid	LAGOS	4.0
	Akoka	LAGOS	3.5
	Lekki Phase 1	LAGOS	3.2
	Banana Island	ABUJA	3.0
SEMI DETACHED HOUSE	Ikotun	LAGOS	3.0
	Lekki	LAGOS	37.0
	Lekki Phase 1	LAGOS	26.8
	Ikoyi	LAGOS	19.2
	Ikota	LAGOS	15.6

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Orchid	LAGOS	13.8
	Osapa London	LAGOS	10.2
	Ikate	LAGOS	9.2
	Ajah	LAGOS	8.8
	Osapa	LAGOS	7.8
	Victoria Island	LAGOS	7.2
TERRACED HOUSE	Lekki	LAGOS	40.8
	Lekki Phase 1	LAGOS	38.6
	Ikoyi	LAGOS	35.0
	Orchid	LAGOS	32.6
	Ikota	LAGOS	31.6
	Banana Island	LAGOS	26.0
	Victoria Island	LAGOS	24.4
	Ikate	LAGOS	23.6
	Ologolo	LAGOS	19.0
	Guzape	ABUJA	16.8

03 Pricing Tiers — Expensive & Affordable

Rental pricing remains heavily skewed by location. Port Harcourt led secondary markets with a median rent of ₦13.5M/yr across 2 active neighbourhoods, reflecting corporate demand in Rivers state. In contrast, Ibadan (median of ₦2.7M/yr), Enugu (median of ₦2.1M/yr), and Ogun (median of ₦1.85M/yr) offered accessible entry points for middle-income tenants.

MOST EXPENSIVE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Banana Island LAGOS	₦15.0M/yr	2.3d
	Ikoyi LAGOS	₦11.6M/yr	5.6d
	Victoria Island LAGOS	₦8.0M/yr	2.4d
	Lekki Phase 1 LAGOS	₦6.0M/yr	5.0d
	Ikate LAGOS	₦3.6M/yr	6.7d
	Osapa London LAGOS	₦3.5M/yr	2.0d
	Osapa LAGOS	₦3.4M/yr	1.1d
	Igbo Efon LAGOS	₦3.4M/yr	2.3d
	Ilasan LAGOS	₦3.3M/yr	1.0d
	Agungi LAGOS	₦3.3M/yr	11.8d
2 BED FLAT	Banana Island LAGOS	₦31.5M/yr	2.5d
	Ikoyi LAGOS	₦25.0M/yr	1.7d
	Victoria Island LAGOS	₦18.0M/yr	2.7d
	Lekki Phase 1 LAGOS	₦14.4M/yr	3.9d
	Freedom Way LAGOS	₦12.0M/yr	1.0d
	Elegushi LAGOS	₦10.9M/yr	1.1d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikate LAGOS	₦10.0M/yr	3.2d
	Ilasan LAGOS	₦10.0M/yr	1.0d
	Ologolo LAGOS	₦7.2M/yr	3.7d
	Jahi ABUJA	₦7.0M/yr	1.0d
3 BED FLAT	Banana Island LAGOS	₦41.0M/yr	1.8d
	Ikoyi LAGOS	₦39.0M/yr	3.7d
	Victoria Island LAGOS	₦30.0M/yr	1.2d
	Ikeja GRA LAGOS	₦25.0M/yr	8.3d
	Maitama ABUJA	₦21.0M/yr	8.7d
	Lekki Phase 1 LAGOS	₦20.0M/yr	3.4d
	Elegushi LAGOS	₦17.4M/yr	4.1d
	Ikate LAGOS	₦15.0M/yr	1.4d
	Katampe ABUJA	₦12.6M/yr	1.0d
	Jahi ABUJA	₦12.6M/yr	6.3d
4 PLUS BED FLAT	Asokoro ABUJA	₦52.5M/yr	1.0d
	Victoria Island LAGOS	₦50.1M/yr	1.3d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikoyi LAGOS	₦49.2M/yr	1.0d
	Banana Island LAGOS	₦46.0M/yr	2.0d
	Lekki Phase 1 LAGOS	₦25.0M/yr	1.0d
	Lekki LAGOS	₦18.8M/yr	1.0d
COMMERCIAL INDUSTRIAL	Ikeja LAGOS	₦7.5M/yr	1.0d
COMMERCIAL OFFICE RETAIL	Garki ABUJA	₦39.0M/yr	1.0d
	Victoria Island LAGOS	₦16.3M/yr	3.1d
	Ikoyi LAGOS	₦14.7M/yr	1.0d
	Lekki Phase 1 LAGOS	₦10.0M/yr	1.6d
	Wuse 2 ABUJA	₦8.2M/yr	5.8d
	Yaba LAGOS	₦7.4M/yr	4.0d
	Gwarinpa ABUJA	₦6.5M/yr	1.0d
	Ikeja LAGOS	₦4.2M/yr	2.2d
DETACHED HOUSE	Banana Island LAGOS	₦96.5M/yr	1.8d
	Victoria Island LAGOS	₦80.0M/yr	1.0d
	Maitama ABUJA	₦75.0M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikoyi LAGOS	₦70.0M/yr	2.7d
	Asokoro ABUJA	₦67.0M/yr	2.3d
	Ikeja GRA LAGOS	₦41.5M/yr	2.1d
	Lekki Phase 1 LAGOS	₦39.0M/yr	1.7d
	Osapa London LAGOS	₦26.5M/yr	1.0d
	Ike LAGOS	₦25.0M/yr	1.0d
	Ikeja LAGOS	₦24.7M/yr	1.0d
LAND RESIDENTIAL	Victoria Island LAGOS	₦57.0M/yr	1.0d
SEMI DETACHED HOUSE	Banana Island LAGOS	₦78.9M/yr	1.0d
	Ikoyi LAGOS	₦60.0M/yr	1.1d
	Victoria Island LAGOS	₦41.5M/yr	2.4d
	Lekki Phase 1 LAGOS	₦36.4M/yr	1.5d
	Asokoro ABUJA	₦32.5M/yr	1.0d
	Ike LAGOS	₦23.5M/yr	1.3d
	Osapa LAGOS	₦15.0M/yr	8.9d
	Lekki LAGOS	₦13.4M/yr	1.5d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Orchid LAGOS	₦11.3M/yr	1.0d
	Ologolo LAGOS	₦10.9M/yr	1.0d
TERRACED HOUSE	Banana Island LAGOS	₦60.0M/yr	2.9d
	Ikoyi LAGOS	₦56.0M/yr	4.3d
	Victoria Island LAGOS	₦35.0M/yr	1.9d
	Lekki Phase 1 LAGOS	₦25.0M/yr	4.1d
	Katampe ABUJA	₦19.2M/yr	1.0d
	Jahi ABUJA	₦18.0M/yr	1.0d
	Guzape ABUJA	₦16.0M/yr	2.6d
	Ikate LAGOS	₦15.0M/yr	1.8d
	Elegushi LAGOS	₦13.0M/yr	1.6d
	Ologolo LAGOS	₦12.0M/yr	1.0d

MOST AFFORDABLE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Ikorodu LAGOS	₦285k/yr	2.0d
	Ipaja LAGOS	₦375k/yr	1.0d
	Obafemi Owode OGUN	₦600k/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikotun LAGOS	₦680k/yr	1.0d
	Ibeju-Lekki LAGOS	₦800k/yr	3.1d
	Ojota LAGOS	₦800k/yr	4.1d
	Abule Egba LAGOS	₦800k/yr	1.0d
	Olokonla LAGOS	₦850k/yr	1.0d
	Awoyaya LAGOS	₦1.0M/yr	1.0d
	Mushin LAGOS	₦1.0M/yr	1.0d
2 BED FLAT	Ikorodu LAGOS	₦1.3M/yr	4.2d
	Okun Ajah LAGOS	₦1.5M/yr	1.0d
	Abule Egba LAGOS	₦2.0M/yr	14.3d
	Ipaja LAGOS	₦2.0M/yr	1.0d
	Ibadan IBADAN	₦2.2M/yr	3.2d
	Ibeju-Lekki LAGOS	₦2.2M/yr	2.3d
	Obafemi Owode OGUN	₦2.5M/yr	1.0d
	Badore LAGOS	₦2.7M/yr	1.0d
	Isolo LAGOS	₦2.7M/yr	1.4d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
3 BED FLAT	Unity Estate LAGOS	₦2.8M/yr	1.0d
	Ikotun LAGOS	₦1.9M/yr	1.0d
	Ibadan IBADAN	₦2.0M/yr	1.0d
	Oluyole IBADAN	₦2.8M/yr	1.0d
	Badore LAGOS	₦3.6M/yr	7.1d
	Ajah LAGOS	₦4.0M/yr	3.3d
	Olokonla LAGOS	₦4.0M/yr	7.6d
	Ago Palace LAGOS	₦4.0M/yr	1.0d
	Sangotedo LAGOS	₦4.2M/yr	3.2d
	Ogudu LAGOS	₦4.5M/yr	1.0d
4 PLUS BED FLAT	Thomas Estate LAGOS	₦5.0M/yr	1.0d
	Lekki LAGOS	₦18.8M/yr	1.0d
	Lekki Phase 1 LAGOS	₦25.0M/yr	1.0d
	Banana Island LAGOS	₦46.0M/yr	2.0d
	Ikoyi LAGOS	₦49.2M/yr	1.0d
	Victoria Island LAGOS	₦50.1M/yr	1.3d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
BUNGALOW	Asokoro ABUJA	₦52.5M/yr	1.0d
	Lugbe ABUJA	₦3.5M/yr	1.0d
	Abraham Adesanya LAGOS	₦4.5M/yr	1.0d
	Lokogoma ABUJA	₦6.0M/yr	1.0d
	Galadimawa ABUJA	₦9.0M/yr	1.0d
	Lekki LAGOS	₦13.0M/yr	18.3d
COMMERCIAL INDUSTRIAL	Oshodi LAGOS	₦100k/yr	1.0d
	Ikeja LAGOS	₦7.5M/yr	1.0d
COMMERCIAL OFFICE RETAIL	Sangotedo LAGOS	₦2.4M/yr	1.0d
	Gbagada LAGOS	₦2.5M/yr	4.0d
	Ibadan IBADAN	₦2.6M/yr	1.0d
	Osapa London LAGOS	₦3.5M/yr	1.0d
	Ikeja LAGOS	₦4.2M/yr	2.2d
	Ogba LAGOS	₦5.0M/yr	1.0d
	Gwarinpa ABUJA	₦6.5M/yr	1.0d
	Yaba LAGOS	₦7.4M/yr	4.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Wuse 2 ABUJA	₦8.2M/yr	5.8d
	Lekki Phase 1 LAGOS	₦10.0M/yr	1.6d
DETACHED HOUSE	Okun Ajah LAGOS	₦3.0M/yr	1.0d
	Sangotedo LAGOS	₦6.6M/yr	1.0d
	Abraham Adesanya LAGOS	₦6.8M/yr	4.0d
	Ajah LAGOS	₦8.3M/yr	1.0d
	Ibadan IBADAN	₦8.4M/yr	1.0d
	Gaduwa ABUJA	₦11.0M/yr	18.5d
	Lekki Phase 2 LAGOS	₦12.0M/yr	1.0d
	Agungi LAGOS	₦13.0M/yr	1.0d
	Orchid LAGOS	₦13.3M/yr	1.4d
	Ikota LAGOS	₦15.0M/yr	1.2d
LAND COMMERCIAL	Victoria Island LAGOS	₦64.0M/yr	1.0d
	Ikoyi LAGOS	₦219.0M/yr	1.7d
LAND RESIDENTIAL	Victoria Island LAGOS	₦57.0M/yr	1.0d
	Ikoyi LAGOS	₦90.0M/yr	2.2d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
OTHER	Akoka LAGOS	₦1.2M/yr	1.0d
	Banana Island ABUJA	₦1.4M/yr	1.0d
	Orchid LAGOS	₦2.0M/yr	1.0d
	Ikotun LAGOS	₦2.0M/yr	1.0d
	Ikota LAGOS	₦2.8M/yr	1.0d
	Ibadan IBADAN	₦3.6M/yr	1.0d
	Lekki Phase 1 LAGOS	₦13.8M/yr	1.0d
SEMI DETACHED HOUSE	Sangotedo LAGOS	₦7.0M/yr	1.0d
	Abraham Adesanya LAGOS	₦9.0M/yr	5.3d
	Lekki Conservation LAGOS	₦9.0M/yr	1.0d
	Ajah LAGOS	₦9.2M/yr	3.5d
	Ikota LAGOS	₦10.2M/yr	1.0d
	Osapa London LAGOS	₦10.8M/yr	1.7d
	Agungi LAGOS	₦10.8M/yr	1.0d
	Ologolo LAGOS	₦10.9M/yr	1.0d
	Oral Estate LAGOS	₦11.0M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
TERRACED HOUSE	Orchid LAGOS	₦11.3M/yr	1.0d
	Sangotedo LAGOS	₦5.9M/yr	1.8d
	Ajah LAGOS	₦7.0M/yr	1.0d
	Ibadan IBADAN	₦7.2M/yr	2.1d
	Abraham Adesanya LAGOS	₦7.5M/yr	1.0d
	Ikota LAGOS	₦7.7M/yr	1.2d
	Agungi LAGOS	₦8.2M/yr	1.0d
	Lekki Phase 2 LAGOS	₦8.5M/yr	1.0d
	Gaduwa ABUJA	₦9.0M/yr	1.0d
	Orchid LAGOS	₦9.0M/yr	3.1d
	Oral Estate LAGOS	₦9.0M/yr	1.0d

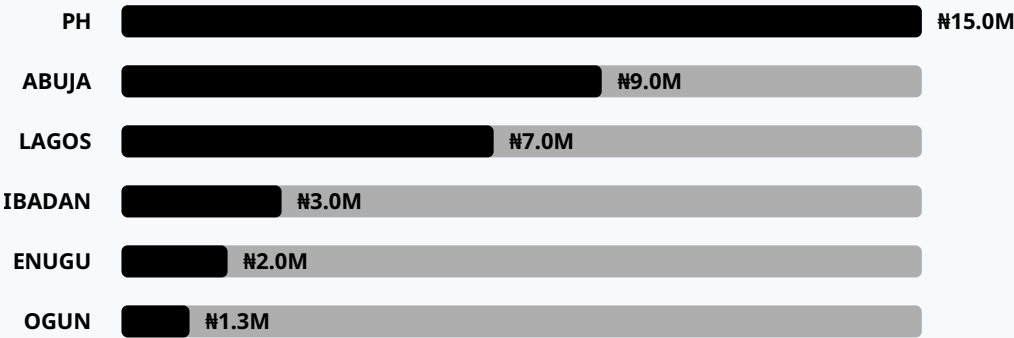
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Regional Performance Deep Dive

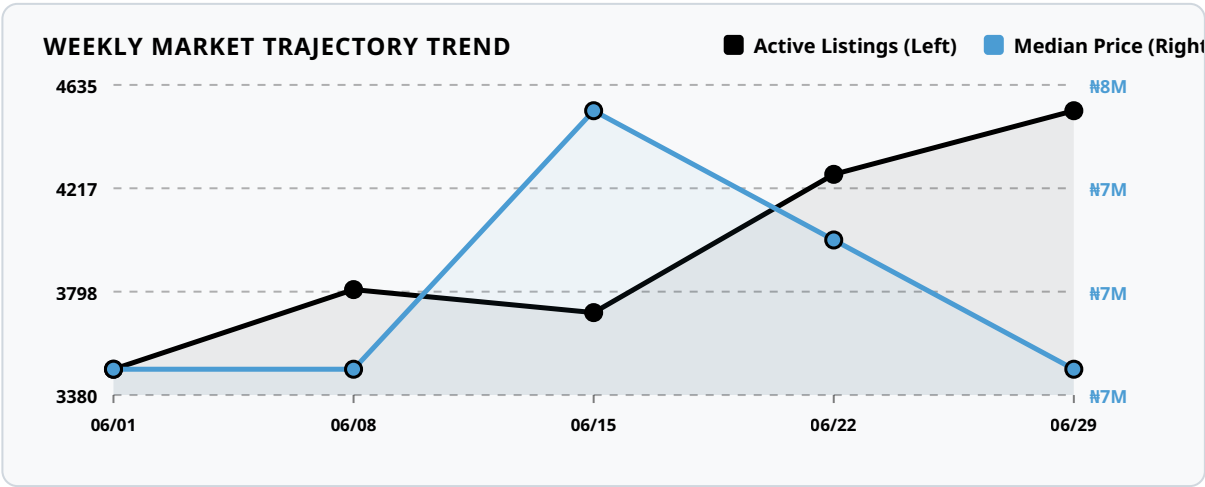
Lagos rentals posted a median of ₦7.0M/yr across 94 neighbourhoods, with Lekki Phase 1 representing the primary hub. Landlords adjusted 126 listings downward, reflecting competitive pressure. Abuja rentals commanded a premium median of ₦10.0M/yr across 33 neighbourhoods, with Jahi emerging as the top active rental area, driven by steady demand in the capital city. Regional rental hubs showed distinct yield profiles. Port

Harcourt commanded a premium median of ₦13.5M/yr, while Ibadan (median ₦2.7M/yr), Enugu (median ₦2.1M/yr), and Ogun (median ₦1.85M/yr) represented accessible options.

MEDIAN PRICE COMPARISON BY REGION (NGN)



CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
ABUJA	47	1,841	175	11	₦9.0M/yr	Jahi
ENUGU	1	32	4	0	₦2.0M/yr	Enugu
IBADAN	5	424	46	2	₦3.0M/yr	Ibadan
LAGOS	115	17,380	1,704	113	₦7.0M/yr	Lekki Phase 1
OGUN	8	81	5	0	₦1.3M/yr	Obafemi Owode
PH	2	53	6	0	₦15.0M/yr	Port Harcourt



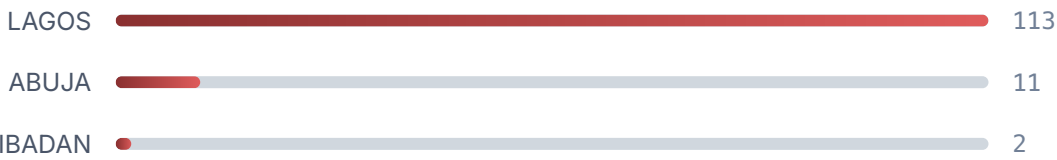
PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
1 BED FLAT	2026-06-01	738	135	12	₦2.0M/yr
	2026-06-08	792	102	16	₦2.1M/yr
	2026-06-15	759	0	10	₦2.0M/yr
	2026-06-22	893	133	8	₦2.0M/yr
	2026-06-29	974	91	0	₦2.0M/yr
2 BED FLAT	2026-06-01	678	132	3	₦5.0M/yr
	2026-06-08	712	72	5	₦4.8M/yr
	2026-06-15	690	0	9	₦5.0M/yr
	2026-06-22	806	109	3	₦4.5M/yr
	2026-06-29	846	42	0	₦4.5M/yr
3 BED FLAT	2026-06-01	585	95	5	₦7.0M/yr
	2026-06-08	658	81	6	₦7.5M/yr
	2026-06-15	641	0	6	₦8.0M/yr
	2026-06-22	724	81	7	₦8.0M/yr
	2026-06-29	779	60	0	₦7.5M/yr

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
4 PLUS BED FLAT	2026-06-01	71	13	1	₦45.0M/yr
	2026-06-08	79	8	0	₦45.0M/yr
	2026-06-15	78	0	1	₦47.5M/yr
	2026-06-22	89	11	0	₦45.0M/yr
	2026-06-29	99	9	0	₦47.5M/yr
BUNGALOW	2026-06-01	3	0	0	₦9.0M/yr
	2026-06-08	6	1	0	₦11.0M/yr
	2026-06-15	6	0	0	₦11.0M/yr
	2026-06-22	15	4	0	₦6.0M/yr
	2026-06-29	12	0	0	₦6.8M/yr
COMMERCIAL INDUSTRIAL	2026-06-01	6	1	0	₦12.5M/yr
	2026-06-08	6	0	0	₦12.5M/yr
	2026-06-15	6	0	0	₦12.5M/yr
	2026-06-22	12	5	0	₦75k/yr
	2026-06-29	12	0	0	₦75k/yr
COMMERCIAL OFFICE RETAIL	2026-06-01	101	12	0	₦5.5M/yr
	2026-06-08	107	14	3	₦6.0M/yr
	2026-06-15	105	0	1	₦6.0M/yr
	2026-06-22	123	18	0	₦6.2M/yr
	2026-06-29	119	2	0	₦6.5M/yr
DETACHED HOUSE	2026-06-01	283	54	0	₦23.2M/yr
	2026-06-08	323	40	3	₦23.0M/yr
	2026-06-15	319	0	3	₦23.0M/yr
	2026-06-22	367	42	0	₦23.2M/yr
	2026-06-29	388	22	0	₦23.2M/yr

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
LAND COMMERCIAL	2026-06-01	6	0	0	₦142.5M/yr
	2026-06-08	6	0	0	₦142.5M/yr
	2026-06-15	6	0	0	₦142.5M/yr
	2026-06-22	6	0	0	₦142.5M/yr
	2026-06-29	9	3	0	₦137.5M/yr
LAND RESIDENTIAL	2026-06-01	6	3	0	₦55.0M/yr
	2026-06-08	5	0	0	₦55.0M/yr
	2026-06-15	5	0	0	₦55.0M/yr
	2026-06-22	10	4	0	₦77.5M/yr
	2026-06-29	10	1	0	₦72.5M/yr
OTHER	2026-06-01	13	4	0	₦3.3M/yr
	2026-06-08	13	0	0	₦3.3M/yr
	2026-06-15	13	0	0	₦3.3M/yr
	2026-06-22	28	14	0	₦2.0M/yr
	2026-06-29	28	1	0	₦2.0M/yr
SEMI DETACHED HOUSE	2026-06-01	168	29	0	₦15.0M/yr
	2026-06-08	202	35	0	₦13.0M/yr
	2026-06-15	195	0	2	₦14.0M/yr
	2026-06-22	224	27	1	₦15.0M/yr
	2026-06-29	245	15	0	₦15.0M/yr
TERRACED HOUSE	2026-06-01	337	43	5	₦12.0M/yr
	2026-06-08	387	55	2	₦10.8M/yr
	2026-06-15	377	0	3	₦10.8M/yr
	2026-06-22	448	68	1	₦11.5M/yr
	2026-06-29	475	27	0	₦11.5M/yr

A total of 126 price reduction events were tracked, showing that rental listing rates are subject to active corrections by landlords seeking to avoid extended vacancy periods.

Peak reduction week: 2026-06-08 with 39 events.



The steady influx of 1,940 new listings suggests that rental supply will remain healthy. Premium rental rates are expected to persist in core corporate hubs like Lagos and Abuja, while Ibadan will continue to gain traction.

Data source: PS-0 PropertyScraper autonomously collects listings from PropertyPro.ng, PrivateProperty.com.ng, and NigeriaPropertyCentre.com on a weekly discovery cadence with mid-week health checks.

Neighbourhood normalisation: Raw neighbourhood strings from all portals are normalised to a canonical name via a manually-curated mapping table. Only neighbourhoods with $\geq 90\%$ normalisation coverage are included in analysis.

Price storage: All prices are stored internally as 64-bit integer kobo values to eliminate floating-point arithmetic errors. NGN figures displayed in this report are exact integer divisions by 100.

Median vs. mean pricing: Median is used throughout to reduce skew from outlier luxury listings. P25, P75, and P90 data are available in the source dataset but excluded from this summary report for brevity.

Price reductions: An event is recorded when a listing's price decreases between two consecutive observations. Multiple reductions on the same listing count as separate events.

Days on market (DOM): Computed as the number of days between a listing's first observed date and the snapshot date. Listings present since before the pipeline's inception show DOM from the first observation date, not the actual listing date.

Outage handling: On weeks where portal access was blocked or failed, active inventory is carried forward from the prior week. New listing counts are recorded as zero for that week. These weeks are noted in the weekly table.



Disclaimer

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