

Nigerian Residential Real Estate Market Report

April 2026 – June 2026 — 2026-04-06 to 2026-06-29

PS-0 PropertyScrapper

10 Cities

229 Neighbourhoods

13 Weeks of Data

Published July 9, 2026

SALES MARKET ANALYSIS

PEAK ACTIVE LISTINGS

303

Latest week total

NEW LISTINGS

5,991

Discovered this period

PRICE REDUCTIONS

177

Seller adjustments tracked

INVENTORY GROWTH

-43.6%

First → last week

NEIGHBOURHOODS TRACKED

229

Across 10 cities

01

Executive Summary

The residential sales listings tracked online between April and June 2026 demonstrated steady market expansion, with cumulative active listings reaching 7,098 across 229 unique neighbourhoods. A robust supply of 5,991 new listings entered the market over the 3-month period, reflecting steady developer activity. The weekly active volume peaked at 303 listings in the final week of June, showing growing discovery throughput over the quarter.

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 ₦220.0M, strongly influenced by prime listings in Lagos (median of ₦250.0M) and Abuja (median of ₦250.0M). Meanwhile, 177 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 ₦220.0M.
- 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 ₦185.5M and ₦165.0M.
- A total of 177 price reductions indicate select seller adjustments to increase transaction speed.

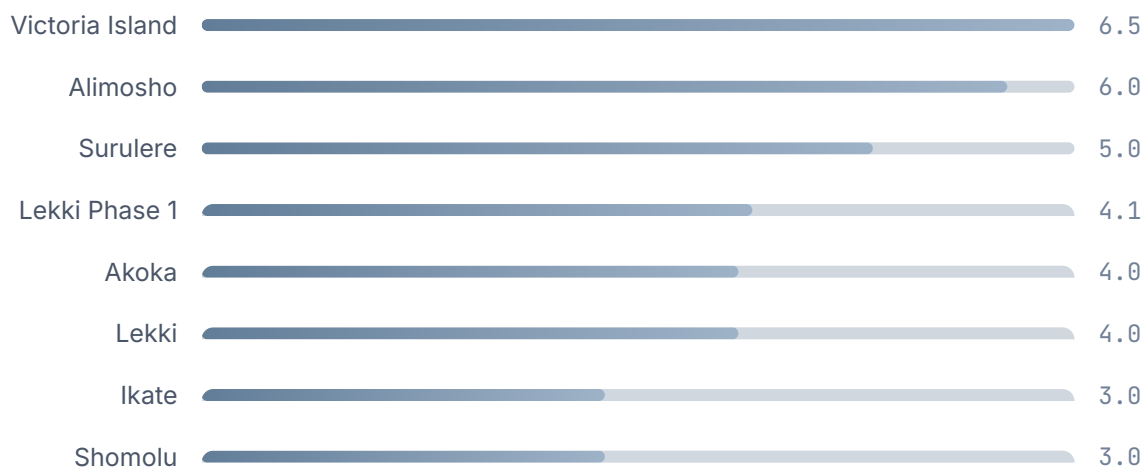
Data Scope & Scraper Limitations: This report represents observations collected solely through the PS-0 PropertyScraper pipeline from advertised online listings. It should be understood as a specific digital lens on advertised prices and online inventory, not as an absolute, exhaustive generalisation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

02

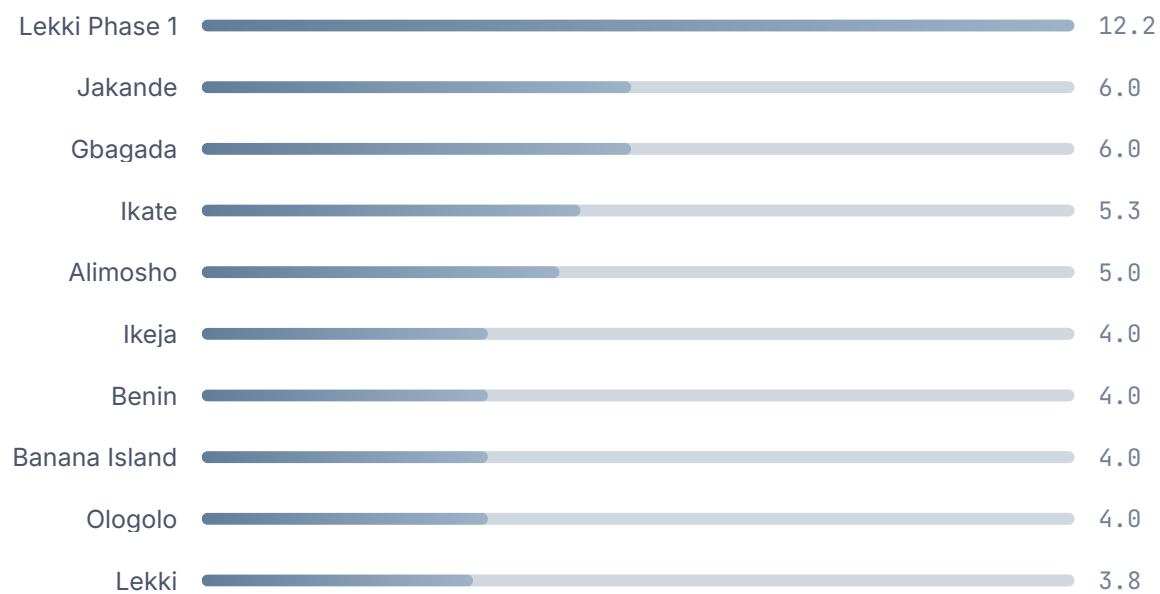
Inventory Distribution — Most Active Areas

Lagos remained the dominant node for online sales visibility, accounting for 127 of the 229 tracked neighbourhoods and 5,523 cumulative active listings. Abuja maintained a strong secondary footprint with 65 neighbourhoods and 919 active listings, while regional hubs like Oyo (Ibadan) and Ogun posted 245 and 193 active listings respectively. Lekki emerged as the single most active online neighbourhood, representing a primary focus area for developer inventory.

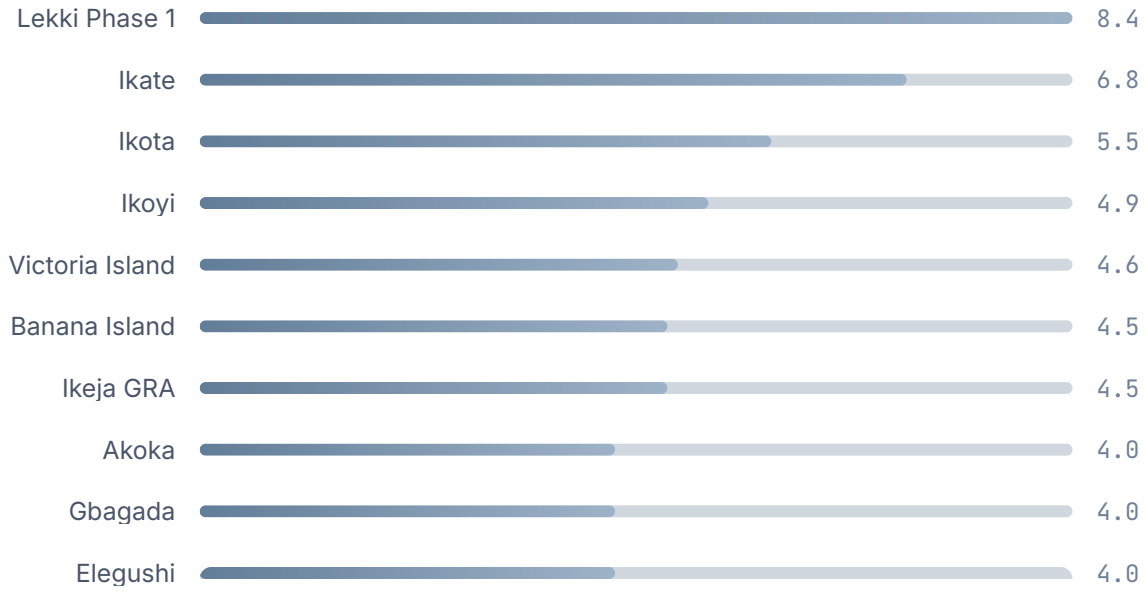
1 BED FLAT



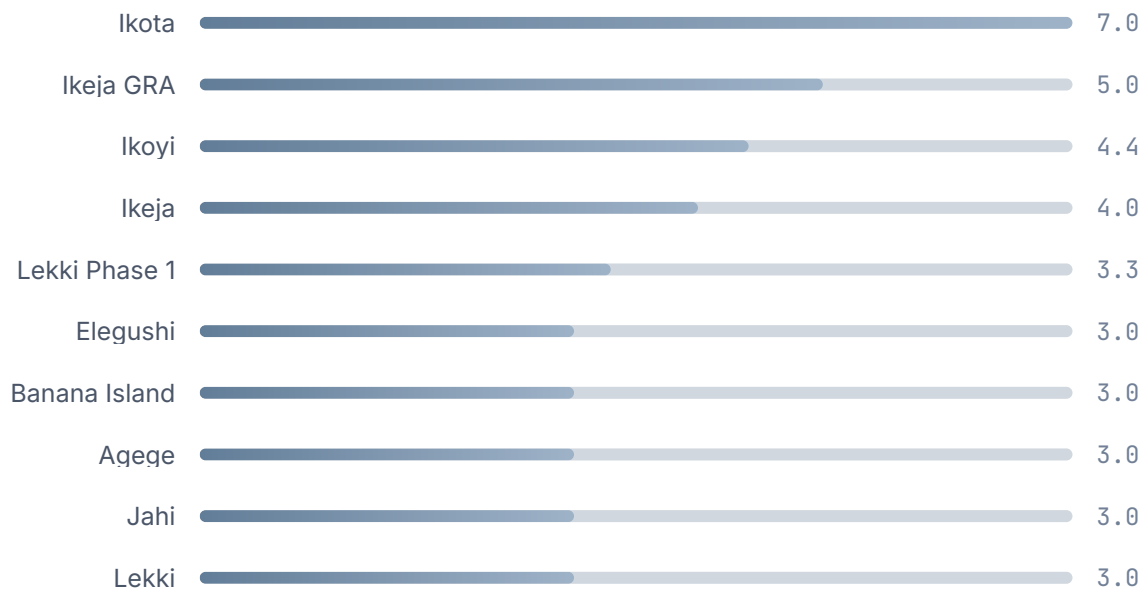
2 BED FLAT



3 BED FLAT



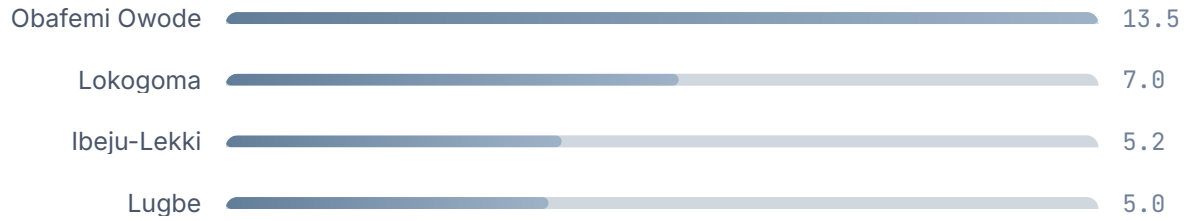
4 PLUS BED FLAT



BLOCK OF FLATS



BUNGALOW



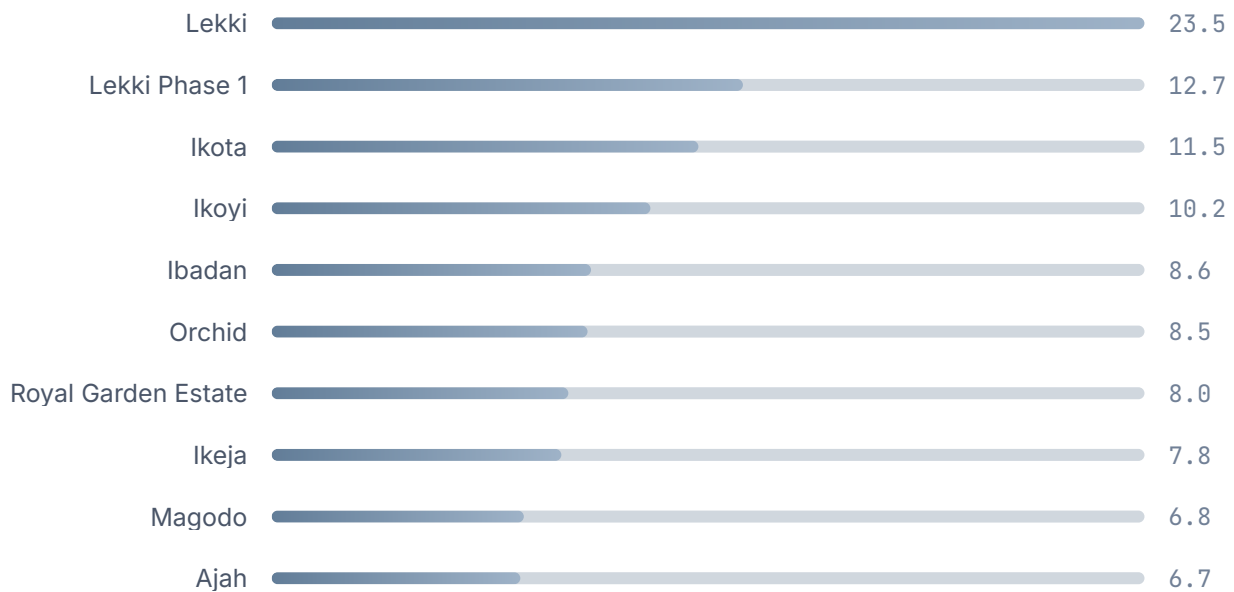
COMMERCIAL HOSPITALITY



COMMERCIAL OFFICE RETAIL



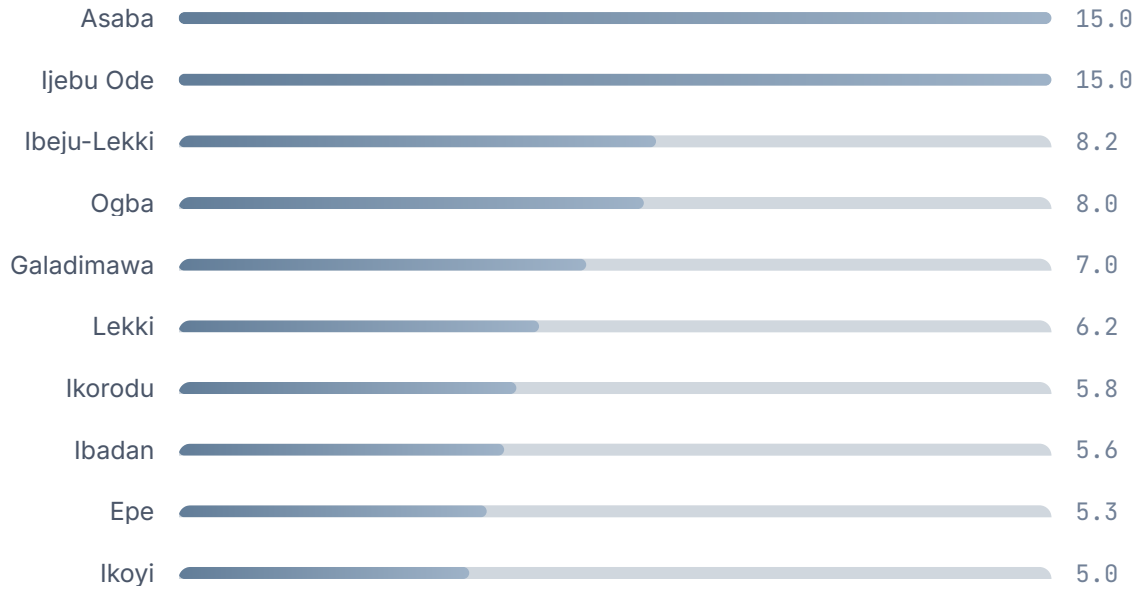
DETACHED HOUSE



LAND COMMERCIAL



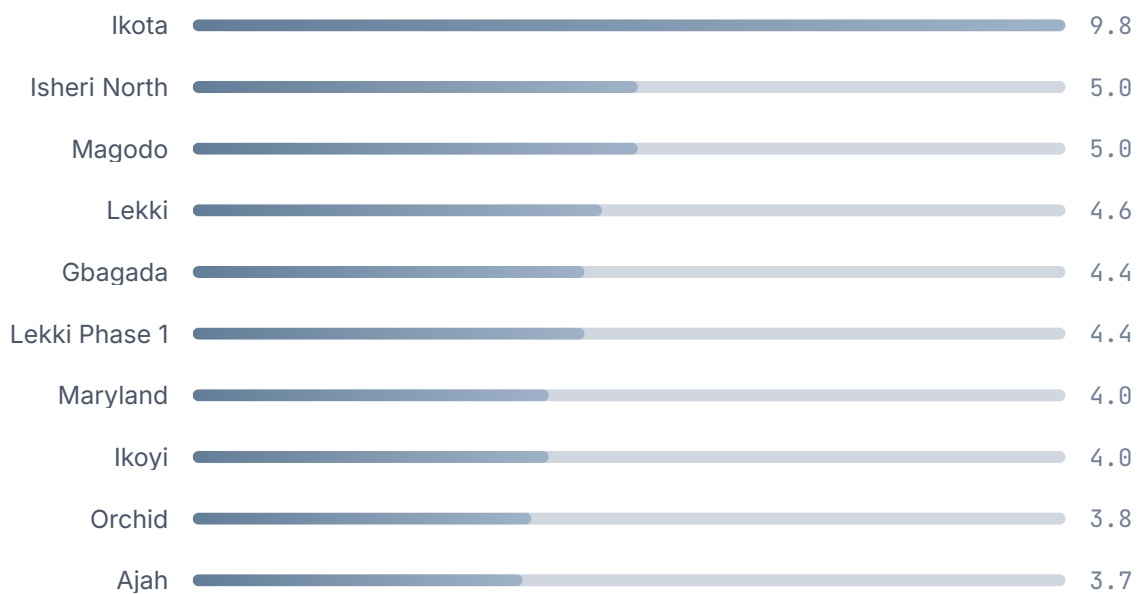
LAND RESIDENTIAL



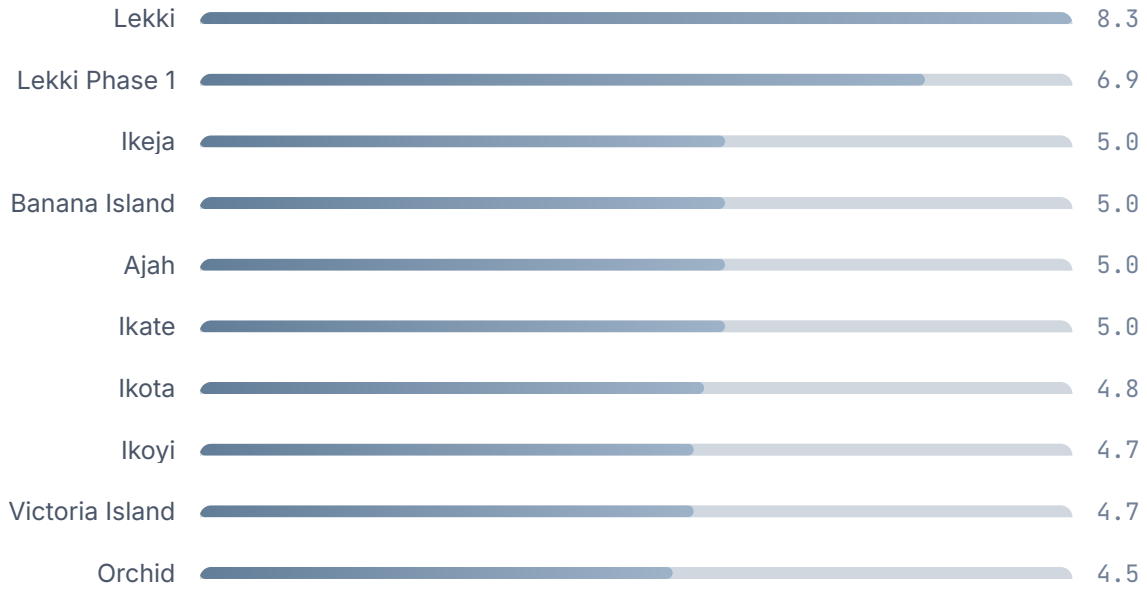
OTHER



SEMI DETACHED HOUSE



TERRACED HOUSE



PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
1 BED FLAT	Victoria Island	LAGOS	6.5
	Alimosho	LAGOS	6.0
	Surulere	LAGOS	5.0
	Lekki Phase 1	LAGOS	4.1
	Akoka	LAGOS	4.0
	Lekki	LAGOS	4.0
	Ikate	LAGOS	3.0
	Shomolu	LAGOS	3.0
2 BED FLAT	Lekki Phase 1	LAGOS	12.2
	Jakande	LAGOS	6.0
	Gbagada	LAGOS	6.0
	Ikate	LAGOS	5.3
	Alimosho	LAGOS	5.0
	Ikeja	LAGOS	4.0
	Benin	EDO	4.0
	Banana Island	LAGOS	4.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Ologolo	LAGOS	4.0
	Lekki	LAGOS	3.8
3 BED FLAT	Lekki Phase 1	LAGOS	8.4
	Ikate	LAGOS	6.8
	Ikota	LAGOS	5.5
	Ikoyi	LAGOS	4.9
	Victoria Island	LAGOS	4.6
	Banana Island	LAGOS	4.5
	Ikeja GRA	LAGOS	4.5
	Akoka	LAGOS	4.0
	Gbagada	LAGOS	4.0
	Elegushi	LAGOS	4.0
	4 PLUS BED FLAT	Ikota	LAGOS
Ikeja GRA		LAGOS	5.0
Ikoyi		LAGOS	4.4
Ikeja		LAGOS	4.0
Lekki Phase 1		LAGOS	3.3
Elegushi		LAGOS	3.0
Banana Island		LAGOS	3.0
Agege		LAGOS	3.0
Jahi		ABUJA	3.0
Lekki		LAGOS	3.0
BLOCK OF FLATS	Ibadan	IBADAN	4.0
	Lekki Phase 1	LAGOS	3.7
	Abule Egba	LAGOS	3.0
	Ipaja	LAGOS	3.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Victoria Island	LAGOS	3.0
BUNGALOW	Obafemi Owode	OGUN	13.5
	Lokogoma	ABUJA	7.0
	Ibeju-Lekki	LAGOS	5.2
	Lugbe	ABUJA	5.0
COMMERCIAL HOSPITALITY	Ibadan	IBADAN	7.0
COMMERCIAL OFFICE RETAIL	Sangotedo	LAGOS	8.8
	Ibadan	IBADAN	3.5
DETACHED HOUSE	Lekki	LAGOS	23.5
	Lekki Phase 1	LAGOS	12.7
	Ikota	LAGOS	11.5
	Ikoyi	LAGOS	10.2
	Ibadan	IBADAN	8.6
	Orchid	LAGOS	8.5
	Royal Garden Estate	LAGOS	8.0
	Ikeja	LAGOS	7.8
	Magodo	LAGOS	6.8
	Ajah	LAGOS	6.7
LAND COMMERCIAL	Ibeju-Lekki	LAGOS	3.7
	Victoria Island	LAGOS	3.0
	Yaba	LAGOS	3.0
LAND RESIDENTIAL	Asaba	EDO	15.0
	Ijebu Ode	OGUN	15.0
	Ibeju-Lekki	LAGOS	8.2
	Ogba	LAGOS	8.0
	Galadimawa	ABUJA	7.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Lekki	LAGOS	6.2
	Ikorodu	LAGOS	5.8
	Ibadan	IBADAN	5.6
	Epe	LAGOS	5.3
	Ikoyi	LAGOS	5.0
OTHER	Gaduwa	ABUJA	5.0
	Ibadan	IBADAN	4.0
	Oluyole	IBADAN	3.0
	Amuwo Odofin	LAGOS	3.0
	Ibeju-Lekki	LAGOS	3.0
SEMI DETACHED HOUSE	Ikota	LAGOS	9.8
	Isheri North	LAGOS	5.0
	Magodo	LAGOS	5.0
	Lekki	LAGOS	4.6
	Gbagada	LAGOS	4.4
	Lekki Phase 1	LAGOS	4.4
	Maryland	LAGOS	4.0
	Ikoyi	LAGOS	4.0
	Orchid	LAGOS	3.8
	Ajah	LAGOS	3.7
TERRACED HOUSE	Lekki	LAGOS	8.3
	Lekki Phase 1	LAGOS	6.9
	Ikeja	LAGOS	5.0
	Banana Island	LAGOS	5.0
	Ajah	LAGOS	5.0
	Ikate	LAGOS	5.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Ikota	LAGOS	4.8
	Ikoyi	LAGOS	4.7
	Victoria Island	LAGOS	4.7
	Orchid	LAGOS	4.5

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 ₦185.5M across 3 neighbourhoods) and Port Harcourt (median of ₦165.0M across 3 neighbourhoods) posted significant median prices, reflecting concentrated premium inventory, while Oyo/Ibadan (median of ₦135.0M) showed solid capital appreciation. Edo (median of ₦75.0M), Imo (median of ₦4.25M), and Ogun (median of ₦10.5M) represented the more affordable residential frontiers.

MOST EXPENSIVE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Victoria Island LAGOS	₦232.5M	1.0d
	Alimosho LAGOS	₦65.0M	1.0d
	Surulere LAGOS	₦55.0M	1.0d
2 BED FLAT	Lekki Phase 1 LAGOS	₦269.4M	5.0d
	Gbagada LAGOS	₦240.0M	1.0d
	Ikate LAGOS	₦187.7M	1.3d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Alimosho LAGOS	₦80.0M	1.0d
	Jakande LAGOS	₦24.0M	1.0d
3 BED FLAT	Lekki Phase 1 LAGOS	₦349.3M	7.3d
	Ikate LAGOS	₦202.5M	1.5d
	Ikota LAGOS	₦118.2M	28.1d
4 PLUS BED FLAT	Ikeja GRA LAGOS	₦650.0M	1.0d
	Ikota LAGOS	₦230.0M	1.0d
BUNGALOW	Lokogoma ABUJA	₦100.0M	1.0d
	Lugbe ABUJA	₦91.2M	1.0d
	Ibeju-Lekki LAGOS	₦79.7M	1.1d
	Obafemi Owode OGUN	₦22.8M	1.0d
COMMERCIAL HOSPITALITY	Ibadan IBADAN	₦250.0M	1.0d
COMMERCIAL OFFICE RETAIL	Sangotedo LAGOS	₦120.6M	13.0d
DETACHED HOUSE	Ikoyi LAGOS	₦2.38B	2.2d
	Lekki Phase 1 LAGOS	₦1.02B	1.7d
	Osapa London LAGOS	₦924.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Osapa LAGOS	₦858.6M	10.5d
	Magodo LAGOS	₦758.9M	7.5d
	Royal Garden Estate LAGOS	₦675.0M	1.5d
	Lekki LAGOS	₦461.2M	2.0d
	Lekki Phase 2 LAGOS	₦433.3M	1.0d
	Apo ABUJA	₦400.0M	1.0d
	Ikota LAGOS	₦397.3M	1.0d
LAND RESIDENTIAL	Victoria Island LAGOS	₦2.61B	1.3d
	Ikoyi LAGOS	₦688.2M	5.0d
	Galadimawa ABUJA	₦480.0M	1.0d
	Lekki LAGOS	₦431.6M	1.1d
	Ibadan IBADAN	₦118.1M	3.3d
	Ogba LAGOS	₦100.0M	1.0d
	Ibeju-Lekki LAGOS	₦32.2M	8.6d
	Epe LAGOS	₦16.7M	9.7d
	Ikorodu LAGOS	₦15.3M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Asaba EDO	₦14.5M	1.0d
OTHER	Gaduwa ABUJA	₦270.0M	1.0d
SEMI DETACHED HOUSE	Magodo LAGOS	₦366.7M	1.0d
	Isheri North LAGOS	₦250.0M	1.0d
	Ikota LAGOS	₦194.5M	5.6d
TERRACED HOUSE	Banana Island LAGOS	₦2.50B	1.0d
	Lekki Phase 1 LAGOS	₦534.5M	2.9d
	Ikeja LAGOS	₦332.0M	1.0d
	Ikate LAGOS	₦312.1M	10.9d
	Lekki LAGOS	₦225.7M	1.0d
	Ajah LAGOS	₦126.2M	1.0d

MOST AFFORDABLE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Shomolu LAGOS	₦11.0M	1.0d
	Lekki LAGOS	₦42.5M	5.1d
	Surulere LAGOS	₦55.0M	1.0d
	Akoka LAGOS	₦60.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Alimosho LAGOS	₦65.0M	1.0d
	Ikate LAGOS	₦155.0M	1.0d
	Lekki Phase 1 LAGOS	₦160.4M	16.2d
	Victoria Island LAGOS	₦232.5M	1.0d
2 BED FLAT	Shomolu LAGOS	₦6.5M	1.0d
	Ikorodu LAGOS	₦20.0M	1.0d
	Jakande LAGOS	₦24.0M	1.0d
	Ibadan IBADAN	₦27.0M	1.0d
	Abijo LAGOS	₦60.0M	1.0d
	Alimosho LAGOS	₦80.0M	1.0d
	Benin EDO	₦82.5M	1.0d
	Abraham Adesanya LAGOS	₦85.0M	1.0d
	Mobil Road LAGOS	₦85.0M	1.0d
	Ajah LAGOS	₦95.0M	1.0d
3 BED FLAT	Ikorodu LAGOS	₦65.0M	1.0d
	Ibeju-Lekki LAGOS	₦102.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikota LAGOS	₦118.2M	28.1d
	Port Harcourt PH	₦120.0M	17.1d
	Orchid LAGOS	₦140.0M	10.1d
	Akoka LAGOS	₦150.0M	1.0d
	Lekki LAGOS	₦157.5M	1.0d
	Gbagada LAGOS	₦163.8M	1.0d
	Yaba LAGOS	₦165.0M	1.0d
	Ikate LAGOS	₦202.5M	1.5d
4 PLUS BED FLAT	Port Harcourt PH	₦200.0M	1.0d
	Ikota LAGOS	₦230.0M	1.0d
	Jahi ABUJA	₦235.0M	1.0d
	Agege LAGOS	₦260.0M	1.0d
	Elegushi LAGOS	₦340.0M	13.1d
	Lekki LAGOS	₦515.0M	1.0d
	Lekki Phase 1 LAGOS	₦620.0M	1.0d
	Ikeja GRA LAGOS	₦650.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikeja LAGOS	₦650.0M	1.0d
	Omole Phase 1 LAGOS	₦700.0M	1.0d
BLOCK OF FLATS	Abule Egba LAGOS	₦55.0M	1.0d
	Ibadan IBADAN	₦97.5M	1.0d
	Lekki Phase 1 LAGOS	₦136.1M	13.8d
	Ipaja LAGOS	₦160.0M	1.0d
	Victoria Island LAGOS	₦270.0M	1.0d
BUNGALOW	Obafemi Owode OGUN	₦22.8M	1.0d
	Ibeju-Lekki LAGOS	₦79.7M	1.1d
	Lugbe ABUJA	₦91.2M	1.0d
	Lokogoma ABUJA	₦100.0M	1.0d
COMMERCIAL HOSPITALITY	Ibadan IBADAN	₦250.0M	1.0d
COMMERCIAL OFFICE RETAIL	Sangotedo LAGOS	₦120.6M	13.0d
	Ibadan IBADAN	₦200.0M	1.0d
DETACHED HOUSE	Lokogoma ABUJA	₦210.0M	5.1d
	Enugu ENUGU	₦220.0M	1.0d

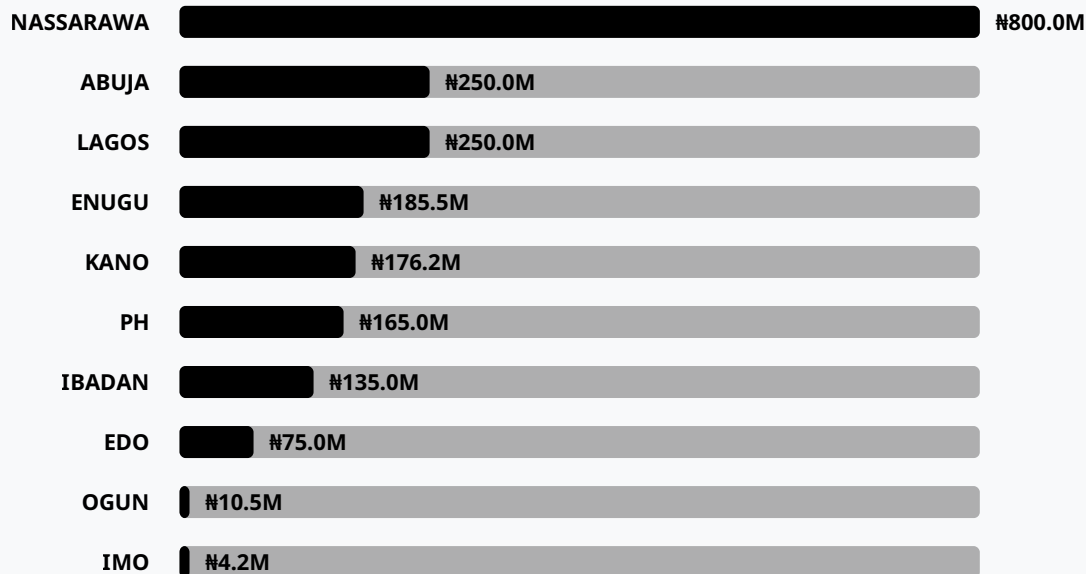
PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ajah LAGOS	₦223.9M	2.8d
	Sangotedo LAGOS	₦228.9M	4.9d
	Thomas Estate LAGOS	₦230.0M	5.2d
	Lugbe ABUJA	₦230.0M	5.3d
	Agege LAGOS	₦240.0M	1.0d
	Abraham Adesanya LAGOS	₦242.5M	1.0d
	Port Harcourt PH	₦242.5M	2.3d
	Ado Road LAGOS	₦250.0M	1.0d
LAND COMMERCIAL	Victoria Island LAGOS	₦2.0M	1.0d
	Ibeju-Lekki LAGOS	₦103.8M	2.9d
	Yaba LAGOS	₦500.0M	1.0d
LAND RESIDENTIAL	Ijebu East OGUN	₦3.0M	1.0d
	Kuje ABUJA	₦5.0M	11.9d
	Ofada OGUN	₦5.6M	3.4d
	Ijebu Ode OGUN	₦9.5M	1.0d
	Enugu ENUGU	₦14.0M	4.3d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Asaba EDO	₦14.5M	1.0d
	Port Harcourt PH	₦15.0M	1.0d
	Ikorodu LAGOS	₦15.3M	1.0d
	Epe LAGOS	₦16.7M	9.7d
	Lugbe ABUJA	₦17.5M	7.2d
OTHER	Ibeju-Lekki LAGOS	₦45.0M	1.0d
	Oluyole IBADAN	₦60.0M	1.0d
	Ibadan IBADAN	₦235.0M	1.0d
	Gaduwa ABUJA	₦270.0M	1.0d
	Amuwo Odofin LAGOS	₦17.00B	1.0d
SEMI DETACHED HOUSE	Idera Scheme LAGOS	₦109.4M	1.0d
	Abraham Adesanya LAGOS	₦131.7M	1.0d
	Sangotedo LAGOS	₦145.0M	5.3d
	Ajah LAGOS	₦156.7M	1.0d
	Ikota LAGOS	₦194.5M	5.6d
	Orchid LAGOS	₦201.2M	1.4d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Osapa London LAGOS	₦220.0M	1.0d
	Isheri North LAGOS	₦250.0M	1.0d
	Lekki LAGOS	₦250.5M	1.0d
	Apo ABUJA	₦260.0M	1.0d
TERRACED HOUSE	Asokoro ABUJA	₦65.2M	21.2d
	Idera Scheme LAGOS	₦91.5M	1.0d
	Abraham Adesanya LAGOS	₦99.0M	1.0d
	Lagos Business School LAGOS	₦122.5M	1.0d
	Sangotedo LAGOS	₦123.7M	1.0d
	Ajah LAGOS	₦126.2M	1.0d
	Lugbe ABUJA	₦127.2M	1.0d
	Lafiaji LAGOS	₦140.0M	1.0d
	Orchid LAGOS	₦148.3M	1.1d
	Lekki Phase 2 LAGOS	₦160.0M	1.0d

Lagos dominated online sales activity, posting a median price of ₦250.0M across 127 active neighbourhoods, with Lekki remaining the top active area. The market showed high volume with 4,772 new listings, indicating a strong digital footprint. Abuja spanned 65 active neighbourhoods with Benin (normalisation mapping) emerging as the top area, posting a solid median price of ₦250.0M and 686 new listings, highlighting steady capital territory demand. Secondary markets displayed varied pricing structures. Enugu (median ₦185.5M) and Port Harcourt (median ₦165.0M) represented high-value regional hubs, while Oyo/Ibadan (median ₦135.0M) showed solid capital appreciation. Edo (median ₦75.0M), Imo (median ₦4.25M), and Ogun (median ₦10.5M) represented the more affordable residential frontiers.

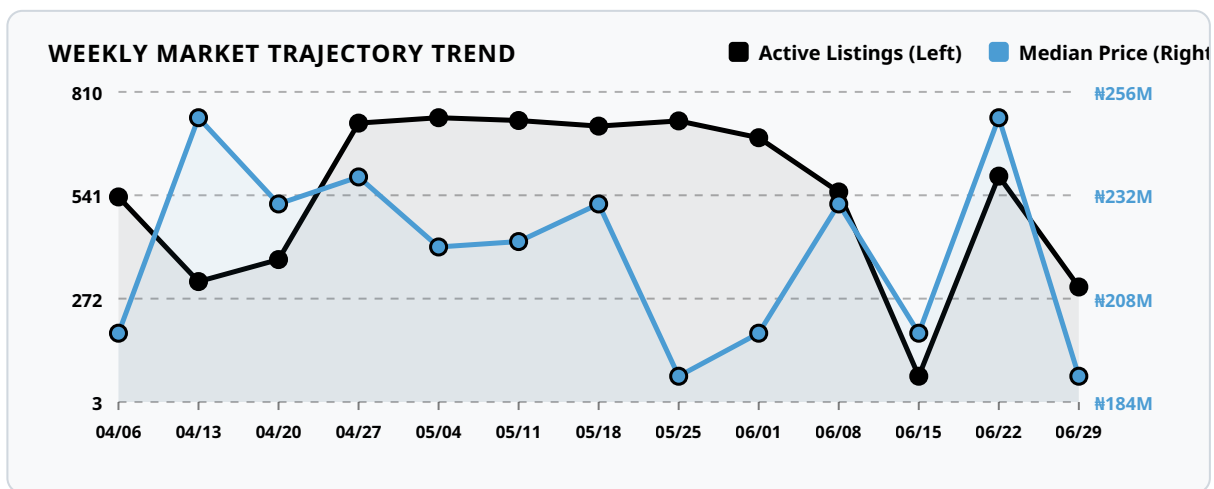
MEDIAN PRICE COMPARISON BY REGION (NGN)



CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
ABUJA	65	919	686	34	₦250.0M	Benin
EDO	7	60	56	2	₦75.0M	Asaba
ENUGU	3	47	32	4	₦185.5M	Enugu

CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
IBADAN	9	245	212	9	₦135.0M	Ibadan
IMO	4	21	13	0	₦4.2M	Ohaji
KANO	2	2	2	0	₦176.2M	Dala Kano
LAGOS	127	5,523	4,772	118	₦250.0M	Lekki
NASSARAWA	1	1	1	0	₦800.0M	Nyanya
OGUN	24	193	154	3	₦10.5M	Ijebu Ode
PH	3	87	63	7	₦165.0M	Port Harcourt

05 Weekly Market Trajectory



PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
1 BED FLAT	2026-04-06	3	3	0	₦110.0M
	2026-04-27	10	8	0	₦116.2M
	2026-05-04	3	1	0	₦150.0M
	2026-05-11	5	3	0	₦150.0M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-05-18	8	4	3	₦80.5M
	2026-05-25	12	11	0	₦161.2M
	2026-06-01	8	6	0	₦107.5M
	2026-06-08	13	11	1	₦150.0M
	2026-06-22	8	7	1	₦192.5M
2 BED FLAT	2026-04-06	42	42	0	₦150.0M
	2026-04-13	12	10	0	₦233.8M
	2026-04-20	17	15	0	₦275.0M
	2026-04-27	42	38	3	₦150.0M
	2026-05-04	39	35	0	₦247.5M
	2026-05-11	35	31	3	₦160.0M
	2026-05-18	36	33	3	₦200.0M
	2026-05-25	39	36	0	₦160.0M
	2026-06-01	38	35	1	₦200.0M
	2026-06-08	29	25	0	₦270.0M
	2026-06-15	3	0	2	₦195.0M
	2026-06-22	27	25	2	₦242.5M
	2026-06-29	12	12	0	₦227.5M
3 BED FLAT	2026-04-06	6	6	0	₦372.5M
	2026-04-13	13	10	0	₦135.0M
	2026-04-20	10	4	0	₦216.2M
	2026-04-27	32	26	1	₦340.0M
	2026-05-04	30	22	0	₦420.0M
	2026-05-11	40	32	1	₦245.0M
	2026-05-18	32	24	0	₦150.0M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-05-25	47	38	1	₦400.00M
	2026-06-01	51	32	1	₦305.00M
	2026-06-08	31	21	1	₦232.8M
	2026-06-22	22	18	4	₦310.00M
	2026-06-29	13	13	0	₦350.00M
4 PLUS BED FLAT	2026-04-27	21	21	0	₦330.00M
	2026-05-04	10	10	0	₦700.00M
	2026-05-18	7	6	0	₦967.5M
	2026-05-25	12	11	0	₦597.5M
	2026-06-01	11	10	0	₦1.27B
	2026-06-08	8	5	1	₦970.00M
	2026-06-22	3	3	0	₦900.00M
	2026-06-29	6	6	0	₦2.40B
BLOCK OF FLATS	2026-04-06	4	4	0	₦151.5M
	2026-04-13	11	9	0	₦175.00M
	2026-04-20	4	1	0	₦114.00M
	2026-04-27	3	0	0	₦53.00M
	2026-05-04	3	0	2	₦53.00M
	2026-05-11	7	6	0	₦183.8M
	2026-05-25	3	3	0	₦55.00M
	2026-06-01	3	3	0	₦160.00M
BUNGALOW	2026-04-13	7	7	0	₦100.00M
	2026-04-27	6	6	0	₦80.00M
	2026-05-04	4	4	0	₦102.5M
	2026-05-11	3	3	0	₦10.5M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-05-18	5	5	0	₦78.0M
	2026-05-25	5	5	0	₦75.0M
	2026-06-01	4	4	0	₦82.5M
	2026-06-08	31	31	0	₦56.5M
	2026-06-29	5	5	0	₦85.0M
COMMERCIAL HOSPITALITY	2026-06-22	7	7	0	₦250.0M
COMMERCIAL OFFICE RETAIL	2026-04-20	3	3	0	₦200.0M
	2026-05-04	30	30	0	₦171.0M
	2026-05-11	3	0	0	₦108.0M
	2026-05-18	3	0	0	₦108.0M
	2026-05-25	5	2	0	₦108.0M
	2026-06-01	3	0	3	₦108.0M
	2026-06-22	4	4	0	₦200.0M
DETACHED HOUSE	2026-04-06	123	123	0	₦470.0M
	2026-04-13	63	54	0	₦635.0M
	2026-04-20	79	62	0	₦675.0M
	2026-04-27	141	118	7	₦450.0M
	2026-05-04	155	138	4	₦565.0M
	2026-05-11	145	125	3	₦450.0M
	2026-05-18	182	163	1	₦557.5M
	2026-05-25	167	149	6	₦425.0M
	2026-06-01	161	142	3	₦432.5M
	2026-06-08	98	84	8	₦675.0M
	2026-06-22	130	127	0	₦515.0M

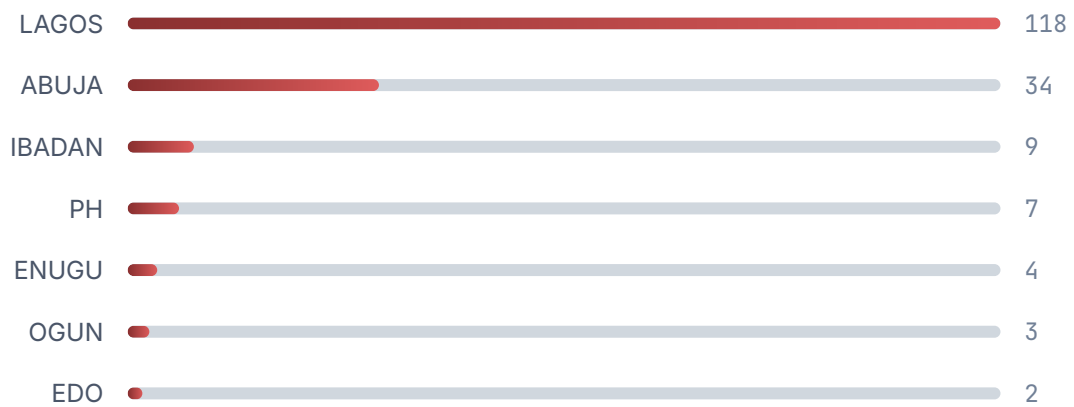
PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-06-29	59	58	0	₦455.0M
LAND COMMERCIAL	2026-04-06	3	3	0	₦500.0M
	2026-05-04	3	2	0	₦100.0M
	2026-05-11	4	1	0	₦86.5M
	2026-06-22	3	3	0	₦2.0M
	2026-06-29	4	4	0	₦125.0M
LAND RESIDENTIAL	2026-04-06	44	44	0	₦35.0M
	2026-04-13	22	19	0	₦55.0M
	2026-04-20	35	25	0	₦29.7M
	2026-04-27	93	83	4	₦190.0M
	2026-05-04	77	65	0	₦35.0M
	2026-05-11	61	48	2	₦102.0M
	2026-05-18	59	49	1	₦195.0M
	2026-05-25	60	46	2	₦80.0M
	2026-06-01	49	41	1	₦192.5M
	2026-06-08	39	33	1	₦21.6M
	2026-06-22	22	22	0	₦465.0M
	2026-06-29	19	19	0	₦60.0M
	OTHER	2026-04-13	5	5	0
2026-04-27		3	3	0	₦60.0M
2026-05-25		4	4	0	₦235.0M
2026-06-08		3	3	0	₦17.00B
2026-06-22		3	3	0	₦45.0M
SEMI DETACHED HOUSE	2026-04-06	25	25	0	₦268.8M
	2026-04-13	11	10	0	₦200.0M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-04-20	13	11	0	₦230.0M
	2026-04-27	36	31	1	₦260.0M
	2026-05-04	32	29	0	₦320.0M
	2026-05-11	48	45	0	₦355.0M
	2026-05-18	32	29	0	₦190.0M
	2026-05-25	35	33	0	₦290.0M
	2026-06-01	27	25	0	₦285.0M
	2026-06-08	22	21	1	₦350.0M
	2026-06-22	30	30	1	₦185.0M
	2026-06-29	10	10	0	₦492.5M
TERRACED HOUSE	2026-04-06	26	26	0	₦220.0M
	2026-04-13	15	12	0	₦310.0M
	2026-04-20	11	6	0	₦517.5M
	2026-04-27	52	44	0	₦165.0M
	2026-05-04	48	42	0	₦178.8M
	2026-05-11	49	46	1	₦350.0M
	2026-05-18	50	46	0	₦240.0M
	2026-05-25	63	58	2	₦350.0M
	2026-06-01	27	26	0	₦120.0M
	2026-06-08	19	18	0	₦330.0M
	2026-06-22	41	40	0	₦155.0M
	2026-06-29	24	24	0	₦152.5M

Price Reduction Analysis

A total of 177 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: 2026-04-27 with 30 events.



Market Outlook

The high volume of 5,991 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

318

Latest week total

NEW LISTINGS

6,075

Discovered this period

PRICE REDUCTIONS

237

Seller adjustments tracked

INVENTORY GROWTH

-35.6%

First → last week

NEIGHBOURHOODS TRACKED

181

Across 6 cities

01

Executive Summary

The residential rental market visible online between April and June 2026 was characterised by extensive listing activity, showing 7,157 cumulative active listings across 181 unique neighbourhoods. The discovery of 6,075 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 49 neighbourhoods, driven by corporate and diplomatic demand, while Lagos maintained a median of ₦7.0M/yr. Landlords made 237 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 237 price reductions indicate active adjustments to secure tenants quickly.

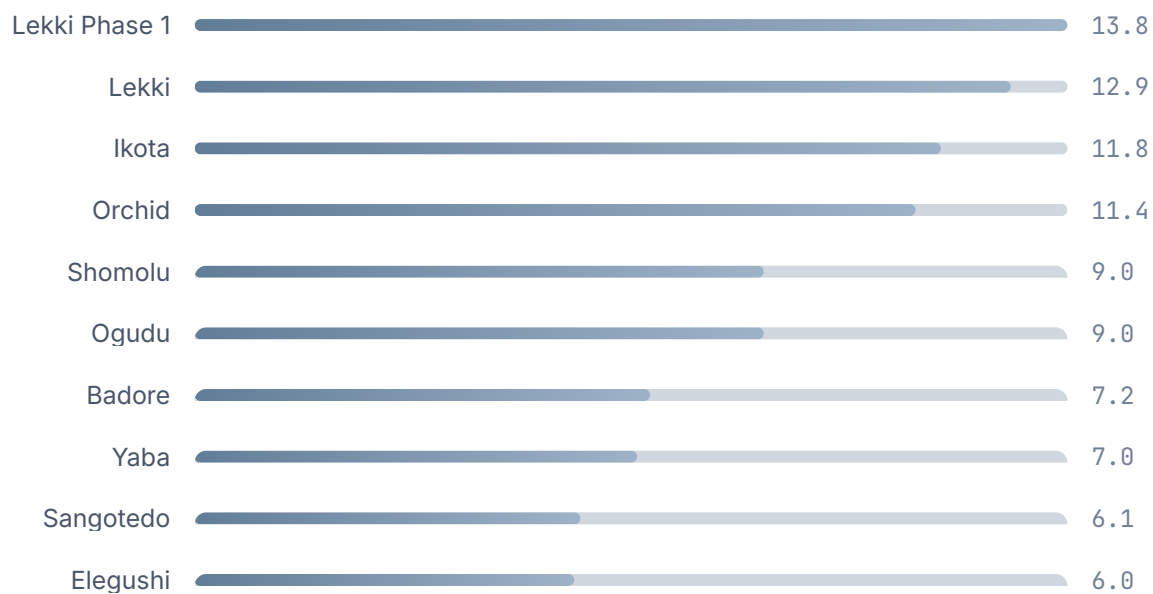
Data Scope & Scraper Limitations: This report represents observations collected solely through the PS-0 PropertyScraper pipeline from advertised online listings. It should be understood as a specific digital lens on advertised prices and online inventory, not as an absolute, exhaustive generalisation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

02

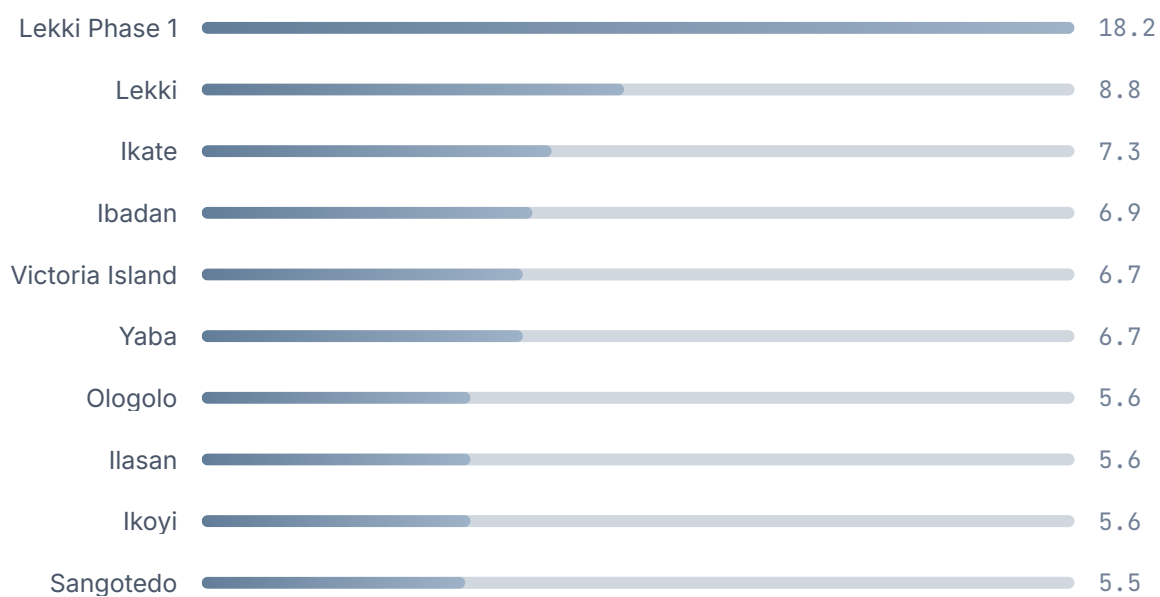
Inventory Distribution — Most Active Areas

Lagos and Abuja dominated online rental listings, with Lagos accounting for 120 neighbourhoods and 6,285 active listings, and Abuja registering 49 neighbourhoods and 637 active listings. Ibadan emerged as the largest secondary rental market, posting 190 active listings across 5 neighbourhoods, highlighting Oyo state as a growing residential destination for renters seeking affordability outside Lagos.

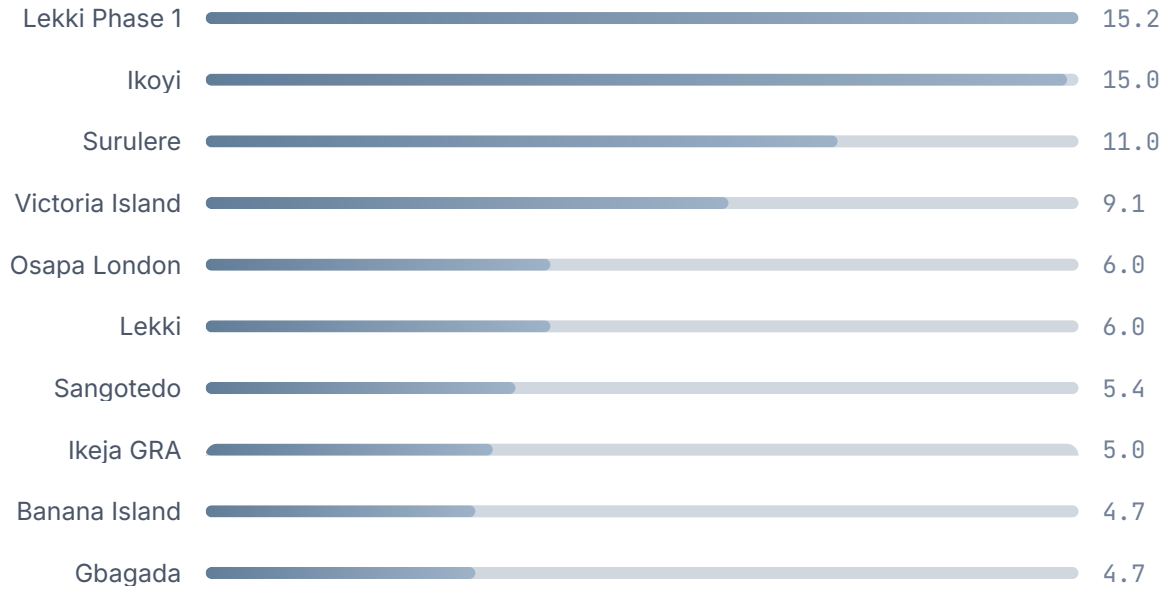
1 BED FLAT



2 BED FLAT



3 BED FLAT



4 PLUS BED FLAT



BUNGALOW



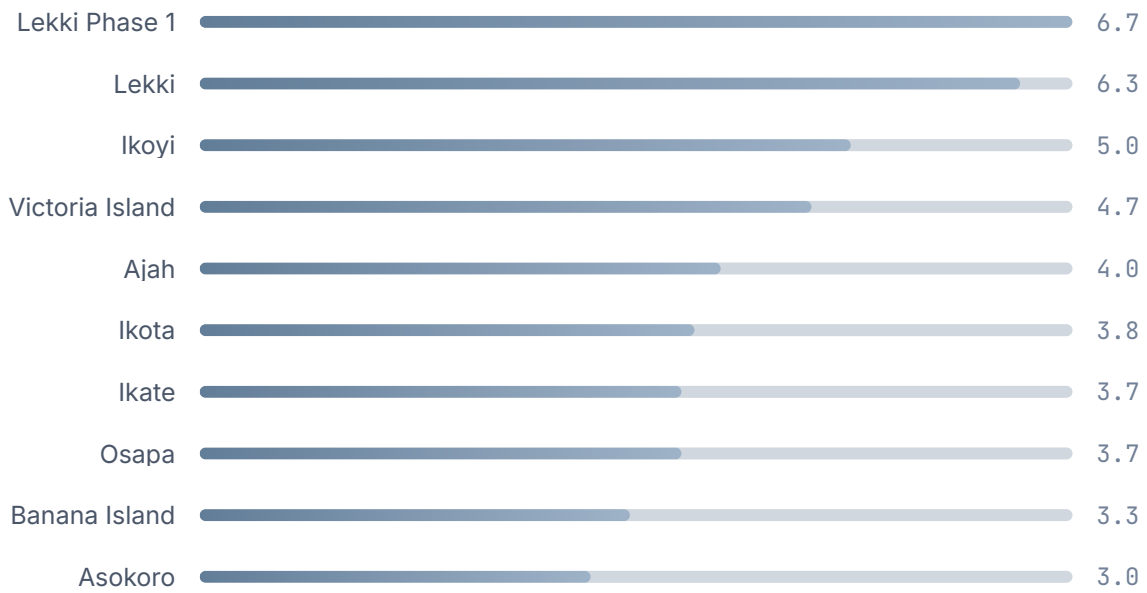
COMMERCIAL INDUSTRIAL



COMMERCIAL OFFICE RETAIL



DETACHED HOUSE



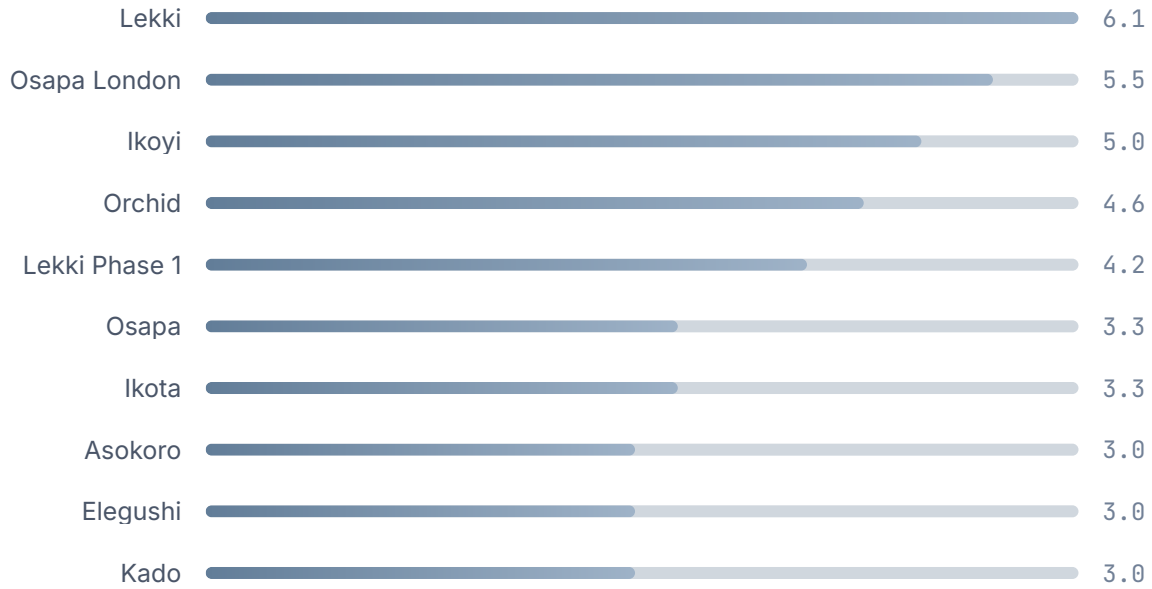
LAND RESIDENTIAL



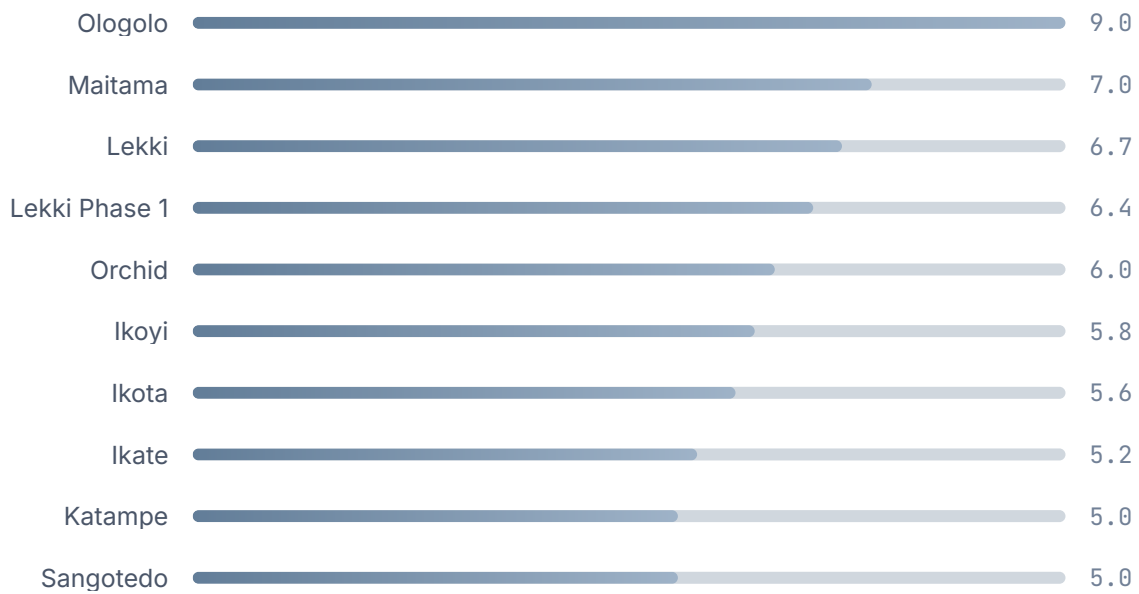
OTHER



SEMI DETACHED HOUSE



TERRACED HOUSE



PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
1 BED FLAT	Lekki Phase 1	LAGOS	13.8
	Lekki	LAGOS	12.9
	Ikota	LAGOS	11.8
	Orchid	LAGOS	11.4
	Shomolu	LAGOS	9.0
	Ogudu	LAGOS	9.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Badore	LAGOS	7.2
	Yaba	LAGOS	7.0
	Sangotedo	LAGOS	6.1
	Elegushi	LAGOS	6.0
2 BED FLAT	Lekki Phase 1	LAGOS	18.2
	Lekki	LAGOS	8.8
	Ikate	LAGOS	7.3
	Ibadan	IBADAN	6.9
	Victoria Island	LAGOS	6.7
	Yaba	LAGOS	6.7
	Ologolo	LAGOS	5.6
	Ilasan	LAGOS	5.6
	Ikoyi	LAGOS	5.6
	Sangotedo	LAGOS	5.5
3 BED FLAT	Lekki Phase 1	LAGOS	15.2
	Ikoyi	LAGOS	15.0
	Surulere	LAGOS	11.0
	Victoria Island	LAGOS	9.1
	Osapa London	LAGOS	6.0
	Lekki	LAGOS	6.0
	Sangotedo	LAGOS	5.4
	Ikeja GRA	LAGOS	5.0
	Banana Island	LAGOS	4.7
	Gbagada	LAGOS	4.7
4 PLUS BED FLAT	Ikoyi	LAGOS	4.3
	Asokoro	ABUJA	4.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Banana Island	LAGOS	4.0
	Victoria Island	LAGOS	3.6
	Lekki	LAGOS	3.0
	Lekki Phase 1	LAGOS	3.0
	Sangotedo	LAGOS	3.0
BUNGALOW	Lugbe	ABUJA	3.0
COMMERCIAL INDUSTRIAL	Ikeja	LAGOS	3.0
COMMERCIAL OFFICE RETAIL	Abijo	LAGOS	6.0
	Ikoyi	LAGOS	6.0
	Garki	ABUJA	5.0
	Lekki Phase 1	LAGOS	5.0
	Gwarinpa	ABUJA	5.0
	Victoria Island	LAGOS	4.9
	Wuse 2	ABUJA	4.0
DETACHED HOUSE	Lekki Phase 1	LAGOS	6.7
	Lekki	LAGOS	6.3
	Ikoyi	LAGOS	5.0
	Victoria Island	LAGOS	4.7
	Ajah	LAGOS	4.0
	Ikota	LAGOS	3.8
	Ikate	LAGOS	3.7
	Osapa	LAGOS	3.7
	Banana Island	LAGOS	3.3
	Asokoro	ABUJA	3.0
LAND RESIDENTIAL	Ikoyi	LAGOS	3.0
	Victoria Island	LAGOS	3.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
OTHER	Oluyole	IBADAN	5.0
	Orchid	LAGOS	4.0
	Banana Island	ABUJA	3.0
	Akoka	LAGOS	3.0
	Ikota	LAGOS	3.0
SEMI DETACHED HOUSE	Lekki	LAGOS	6.1
	Osapa London	LAGOS	5.5
	Ikoyi	LAGOS	5.0
	Orchid	LAGOS	4.6
	Lekki Phase 1	LAGOS	4.2
	Osapa	LAGOS	3.3
	Ikota	LAGOS	3.3
	Asokoro	ABUJA	3.0
	Elegushi	LAGOS	3.0
	Kado	ABUJA	3.0
	TERRACED HOUSE	Ologolo	LAGOS
Maitama		ABUJA	7.0
Lekki		LAGOS	6.7
Lekki Phase 1		LAGOS	6.4
Orchid		LAGOS	6.0
Ikoyi		LAGOS	5.8
Ikota		LAGOS	5.6
Ikate		LAGOS	5.2
Katampe		ABUJA	5.0
Sangotedo		LAGOS	5.0

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 ₦2.0M/yr), and Ogun (median of ₦1.2M/yr) offered accessible entry points for middle-income tenants.

MOST EXPENSIVE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Victoria Island LAGOS	₦7.6M/yr	4.2d
	Lekki Phase 1 LAGOS	₦7.0M/yr	9.6d
	Ikate LAGOS	₦4.2M/yr	11.2d
	Elegushi LAGOS	₦3.9M/yr	2.8d
	Osapa London LAGOS	₦3.6M/yr	2.3d
	Lekki LAGOS	₦3.4M/yr	4.4d
	Igbo Efon LAGOS	₦3.3M/yr	3.8d
	Ogudu LAGOS	₦3.0M/yr	1.0d
	Ikota LAGOS	₦2.8M/yr	3.8d
	Orchid LAGOS	₦2.8M/yr	7.3d
2 BED FLAT	Banana Island LAGOS	₦30.0M/yr	2.5d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikoyi LAGOS	₦24.9M/yr	3.9d
	Victoria Island LAGOS	₦21.8M/yr	5.3d
	Lekki Phase 1 LAGOS	₦14.8M/yr	5.3d
	Elegushi LAGOS	₦10.3M/yr	2.2d
	Ilasan LAGOS	₦10.2M/yr	1.0d
	Ikate LAGOS	₦10.0M/yr	5.4d
	Ologolo LAGOS	₦7.2M/yr	5.2d
	Lekki LAGOS	₦6.7M/yr	4.1d
	Yaba LAGOS	₦5.1M/yr	1.3d
3 BED FLAT	Ikeja GRA LAGOS	₦38.8M/yr	13.1d
	Ikoyi LAGOS	₦34.9M/yr	7.9d
	Victoria Island LAGOS	₦28.8M/yr	1.3d
	Lekki Phase 1 LAGOS	₦20.6M/yr	8.1d
	Lekki LAGOS	₦11.9M/yr	2.0d
	Osapa London LAGOS	₦8.5M/yr	1.0d
	Surulere LAGOS	₦7.5M/yr	2.9d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Sangotedo LAGOS	₦4.6M/yr	4.7d
COMMERCIAL OFFICE RETAIL	Garki ABUJA	₦39.0M/yr	1.0d
	Lekki Phase 1 LAGOS	₦14.8M/yr	1.6d
	Ikoyi LAGOS	₦10.0M/yr	1.0d
	Gwarinpa ABUJA	₦9.0M/yr	1.0d
	Abijo LAGOS	₦4.5M/yr	1.0d
DETACHED HOUSE	Ikoyi LAGOS	₦74.5M/yr	1.4d
	Lekki Phase 1 LAGOS	₦36.8M/yr	2.2d
	Lekki LAGOS	₦16.5M/yr	11.9d
OTHER	Oluyole IBADAN	₦4.0M/yr	1.0d
SEMI DETACHED HOUSE	Ikoyi LAGOS	₦53.0M/yr	1.1d
	Osapa London LAGOS	₦12.5M/yr	1.0d
	Lekki LAGOS	₦11.6M/yr	1.0d
TERRACED HOUSE	Ikoyi LAGOS	₦56.9M/yr	9.5d
	Maitama ABUJA	₦30.0M/yr	1.0d
	Lekki Phase 1 LAGOS	₦26.4M/yr	11.1d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Katampe ABUJA	₦20.0M/yr	1.0d
	Ologolo LAGOS	₦15.0M/yr	1.0d
	Ikate LAGOS	₦13.5M/yr	1.0d
	Lekki LAGOS	₦10.2M/yr	6.1d
	Orchid LAGOS	₦10.2M/yr	1.1d
	Ikota LAGOS	₦8.3M/yr	1.2d
	Sangotedo LAGOS	₦6.0M/yr	1.0d

MOST AFFORDABLE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Ipaja LAGOS	₦250k/yr	1.0d
	Ikorodu LAGOS	₦288k/yr	3.9d
	Ibeju-Lekki LAGOS	₦562k/yr	1.0d
	Obafemi Owode OGUN	₦600k/yr	1.0d
	Ikotun LAGOS	₦700k/yr	1.0d
	Ibadan IBADAN	₦731k/yr	1.2d
	Mushin LAGOS	₦1.0M/yr	1.0d
	Bariga LAGOS	₦1.0M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Greenville Estate LAGOS	₦1.1M/yr	3.2d
	Ogombo LAGOS	₦1.3M/yr	8.1d
2 BED FLAT	Ikorodu LAGOS	₦1.4M/yr	6.7d
	Okun Ajah LAGOS	₦1.5M/yr	1.0d
	Ibadan IBADAN	₦1.8M/yr	2.2d
	Ibeju-Lekki LAGOS	₦1.8M/yr	2.5d
	Abule Egba LAGOS	₦1.9M/yr	12.0d
	Unity Estate LAGOS	₦2.2M/yr	1.0d
	Iyana Ipaja LAGOS	₦2.5M/yr	1.0d
	Badore LAGOS	₦2.6M/yr	1.0d
	Ajah LAGOS	₦3.0M/yr	1.0d
	Ogombo LAGOS	₦3.0M/yr	3.0d
3 BED FLAT	Ibadan IBADAN	₦2.7M/yr	1.3d
	Ajah LAGOS	₦3.1M/yr	1.0d
	Badore LAGOS	₦3.5M/yr	7.9d
	Oluyole IBADAN	₦4.0M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ago Palace LAGOS	₦4.0M/yr	1.0d
	Olokonla LAGOS	₦4.0M/yr	5.7d
	Ogudu LAGOS	₦4.5M/yr	1.0d
	Sangotedo LAGOS	₦4.6M/yr	4.7d
	Yaba LAGOS	₦5.0M/yr	1.0d
	Thomas Estate LAGOS	₦5.0M/yr	1.0d
4 PLUS BED FLAT	Sangotedo LAGOS	₦5.0M/yr	1.0d
	Lekki LAGOS	₦14.5M/yr	1.0d
	Lekki Phase 1 LAGOS	₦26.0M/yr	1.0d
	Victoria Island LAGOS	₦51.8M/yr	1.6d
	Ikoyi LAGOS	₦56.4M/yr	1.0d
	Banana Island LAGOS	₦56.7M/yr	1.5d
	Asokoro ABUJA	₦80.0M/yr	1.0d
BUNGALOW	Lugbe ABUJA	₦3.5M/yr	1.0d
COMMERCIAL INDUSTRIAL	Ikeja LAGOS	₦50k/yr	1.0d
COMMERCIAL OFFICE RETAIL	Abijo LAGOS	₦4.5M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Gwarinpa ABUJA	₦9.0M/yr	1.0d
	Ikoyi LAGOS	₦10.0M/yr	1.0d
	Lekki Phase 1 LAGOS	₦14.8M/yr	1.6d
	Victoria Island LAGOS	₦21.1M/yr	4.9d
	Wuse 2 ABUJA	₦27.0M/yr	3.9d
	Garki ABUJA	₦39.0M/yr	1.0d
DETACHED HOUSE	Okun Ajah LAGOS	₦3.0M/yr	1.0d
	Sangotedo LAGOS	₦6.5M/yr	1.0d
	Ibadan IBADAN	₦9.3M/yr	1.0d
	Ajah LAGOS	₦10.0M/yr	1.0d
	Orchid LAGOS	₦11.5M/yr	1.0d
	Agungi LAGOS	₦13.0M/yr	1.0d
	Gwarinpa ABUJA	₦15.0M/yr	1.0d
	Ikota LAGOS	₦15.8M/yr	1.4d
	Lekki LAGOS	₦16.5M/yr	11.9d
	Ologolo LAGOS	₦25.0M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
LAND RESIDENTIAL	Victoria Island LAGOS	₦40k/yr	1.0d
	Ikoyi LAGOS	₦100.0M/yr	2.7d
OTHER	Akoka LAGOS	₦1.2M/yr	1.0d
	Banana Island ABUJA	₦1.4M/yr	1.0d
	Orchid LAGOS	₦2.0M/yr	1.0d
	Ikota LAGOS	₦3.0M/yr	1.0d
	Oluyole IBADAN	₦4.0M/yr	1.0d
SEMI DETACHED HOUSE	Sangotedo LAGOS	₦7.0M/yr	1.4d
	Orchid LAGOS	₦9.7M/yr	1.0d
	Ologolo LAGOS	₦10.0M/yr	1.0d
	Ikota LAGOS	₦10.8M/yr	1.0d
	Ajah LAGOS	₦11.0M/yr	1.0d
	Lekki LAGOS	₦11.6M/yr	1.0d
	Osapa London LAGOS	₦12.5M/yr	1.0d
	Kado ABUJA	₦15.0M/yr	4.1d
Osapa LAGOS	₦15.8M/yr	8.4d	

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Magodo LAGOS	₦16.0M/yr	1.0d
TERRACED HOUSE	Sangotedo LAGOS	₦6.0M/yr	1.0d
	Abraham Adesanya LAGOS	₦6.5M/yr	1.0d
	Ajah LAGOS	₦7.0M/yr	1.0d
	Apo ABUJA	₦7.0M/yr	1.0d
	Ibadan IBADAN	₦8.0M/yr	1.0d
	Ikota LAGOS	₦8.3M/yr	1.2d
	Victoria Garden City LAGOS	₦9.2M/yr	1.0d
	Lekki Conservation LAGOS	₦10.0M/yr	1.0d
	Jabi ABUJA	₦10.0M/yr	8.0d
	Gaduwa ABUJA	₦10.0M/yr	1.0d

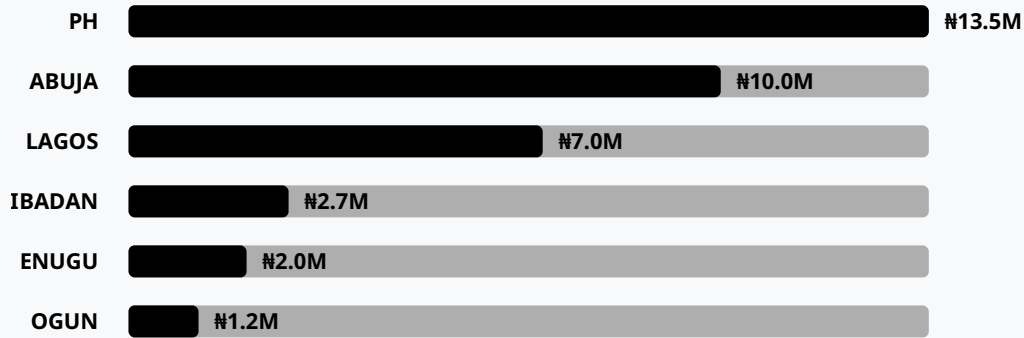
04

Regional Performance Deep Dive

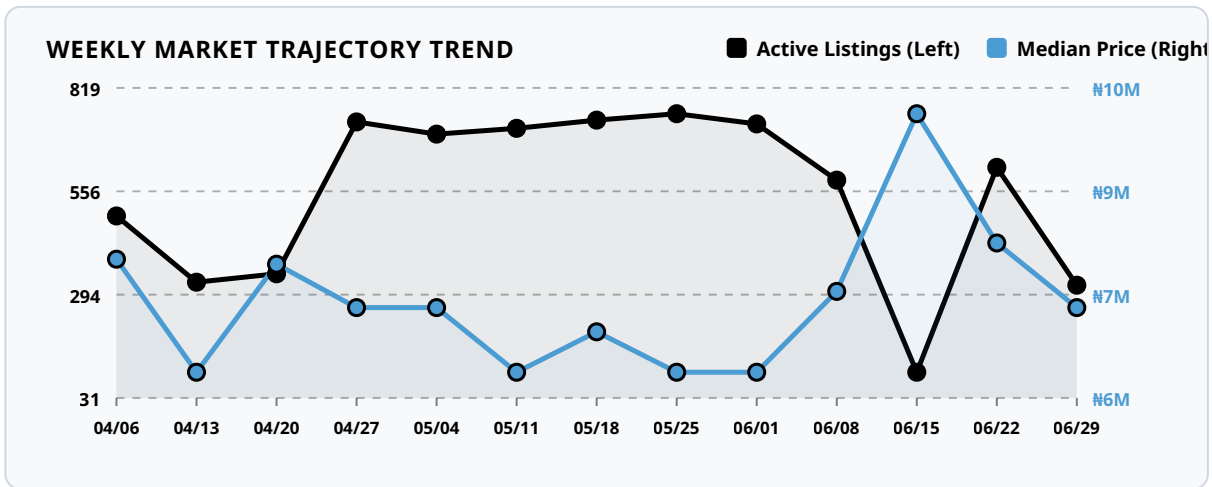
Lagos rentals posted a median of ₦7.0M/yr across 120 neighbourhoods, with Lekki Phase 1 representing the primary hub. Landlords adjusted 208 listings downward, reflecting competitive pressure. Abuja rentals commanded a premium median of ₦10.0M/yr across 49 neighbourhoods, with Jahi emerging as the top 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 ₦2.0M/yr), and Ogun (median ₦1.2M/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	49	637	557	24	₦10.0M/yr	Jahi
ENUGU	1	7	7	0	₦2.0M/yr	Enugu
IBADAN	5	190	172	5	₦2.7M/yr	Ibadan
LAGOS	120	6,285	5,307	208	₦7.0M/yr	Lekki Phase 1
OGUN	9	25	20	0	₦1.2M/yr	Iyana Iyesi
PH	2	13	12	0	₦13.5M/yr	Port Harcourt



PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
1 BED FLAT	2026-04-06	70	70	0	₦2.3M/yr
	2026-04-13	50	45	0	₦3.6M/yr
	2026-04-20	46	38	0	₦3.0M/yr
	2026-04-27	155	132	12	₦2.3M/yr
	2026-05-04	110	90	6	₦3.1M/yr
	2026-05-11	149	123	1	₦2.0M/yr
	2026-05-18	131	105	5	₦3.0M/yr
	2026-05-25	180	151	6	₦2.5M/yr
	2026-06-01	154	116	10	₦2.2M/yr
	2026-06-08	123	91	14	₦3.0M/yr
	2026-06-15	12	0	6	₦5.9M/yr
	2026-06-22	123	111	7	₦2.3M/yr
2026-06-29	69	64	0	₦2.9M/yr	
2 BED FLAT	2026-04-06	60	60	0	₦5.5M/yr
	2026-04-13	52	41	0	₦5.6M/yr

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-04-20	34	25	0	₦8.0M/yr
	2026-04-27	126	110	5	₦5.9M/yr
	2026-05-04	137	121	2	₦6.0M/yr
	2026-05-11	139	121	3	₦5.8M/yr
	2026-05-18	124	107	4	₦7.5M/yr
	2026-05-25	81	70	2	₦7.2M/yr
	2026-06-01	113	100	2	₦6.4M/yr
	2026-06-08	54	41	4	₦7.5M/yr
	2026-06-15	4	0	3	₦7.0M/yr
	2026-06-22	92	85	3	₦6.0M/yr
	2026-06-29	24	24	0	₦9.6M/yr
3 BED FLAT	2026-04-06	83	83	0	₦20.0M/yr
	2026-04-13	38	33	0	₦17.5M/yr
	2026-04-20	27	19	0	₦20.0M/yr
	2026-04-27	92	80	4	₦8.0M/yr
	2026-05-04	79	70	0	₦15.0M/yr
	2026-05-11	72	59	2	₦9.0M/yr
	2026-05-18	100	84	2	₦10.5M/yr
	2026-05-25	113	96	1	₦10.6M/yr
	2026-06-01	93	75	3	₦13.0M/yr
	2026-06-08	76	61	3	₦16.0M/yr
	2026-06-15	8	0	2	₦23.1M/yr
	2026-06-22	74	66	5	₦20.2M/yr
	2026-06-29	38	37	0	₦22.0M/yr
4 PLUS BED FLAT	2026-04-06	4	4	0	₦56.8M/yr

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-04-20	3	3	0	₦50.4M/yr
	2026-04-27	8	8	0	₦51.2M/yr
	2026-05-04	6	6	0	₦7.0M/yr
	2026-05-11	3	3	0	₦35.0M/yr
	2026-05-18	4	3	1	₦53.5M/yr
	2026-05-25	11	11	0	₦62.5M/yr
	2026-06-01	11	10	1	₦55.0M/yr
	2026-06-08	5	5	0	₦40.0M/yr
	2026-06-22	6	6	0	₦24.0M/yr
	2026-06-29	4	4	0	₦80.0M/yr
BUNGALOW	2026-05-25	3	3	0	₦3.5M/yr
COMMERCIAL INDUSTRIAL	2026-06-22	3	3	0	₦50k/yr
COMMERCIAL OFFICE RETAIL	2026-04-06	8	8	0	₦53.0M/yr
	2026-04-13	8	7	0	₦18.1M/yr
	2026-04-20	8	8	0	₦4.6M/yr
	2026-04-27	5	5	0	₦140k/yr
	2026-05-04	10	9	0	₦16.6M/yr
	2026-05-11	9	8	1	₦10.0M/yr
	2026-05-18	16	13	0	₦10.0M/yr
	2026-05-25	14	11	0	₦4.5M/yr
	2026-06-01	11	9	0	₦16.4M/yr
	2026-06-08	14	12	1	₦18.0M/yr
	2026-06-22	12	11	0	₦22.0M/yr
DETACHED HOUSE	2026-04-06	20	20	0	₦17.5M/yr

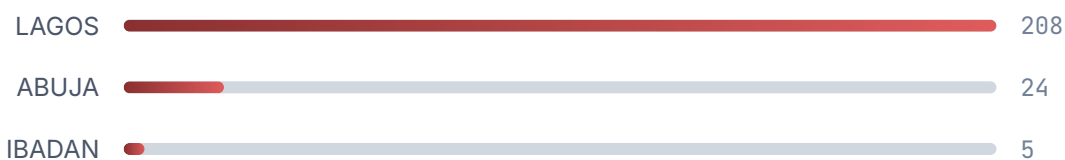
PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-04-13	7	6	0	₦46.2M/yr
	2026-04-20	16	13	0	₦28.8M/yr
	2026-04-27	34	30	2	₦42.5M/yr
	2026-05-04	28	27	0	₦28.5M/yr
	2026-05-11	21	20	0	₦19.0M/yr
	2026-05-18	36	35	0	₦45.0M/yr
	2026-05-25	32	29	1	₦32.5M/yr
	2026-06-01	48	42	0	₦40.0M/yr
	2026-06-08	30	23	2	₦32.5M/yr
	2026-06-15	3	0	1	₦15.0M/yr
	2026-06-22	26	23	0	₦40.0M/yr
	2026-06-29	19	17	0	₦60.0M/yr
LAND RESIDENTIAL	2026-06-01	3	3	0	₦40k/yr
	2026-06-22	3	3	0	₦100.0M/yr
OTHER	2026-05-25	5	5	0	₦4.0M/yr
	2026-06-22	13	13	0	₦1.7M/yr
SEMI DETACHED HOUSE	2026-04-06	18	18	0	₦21.0M/yr
	2026-04-13	5	5	0	₦40.0M/yr
	2026-04-20	7	7	0	₦19.5M/yr
	2026-04-27	18	17	0	₦15.5M/yr
	2026-05-04	31	28	1	₦12.8M/yr
	2026-05-11	13	12	0	₦15.5M/yr
	2026-05-18	26	26	0	₦13.5M/yr
	2026-05-25	24	22	0	₦16.0M/yr
	2026-06-01	18	17	0	₦10.0M/yr

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-06-08	20	19	0	₦21.0M/yr
	2026-06-22	21	20	1	₦11.5M/yr
	2026-06-29	5	5	0	₦13.0M/yr
TERRACED HOUSE	2026-04-06	33	33	0	₦16.0M/yr
	2026-04-13	20	18	0	₦34.5M/yr
	2026-04-20	18	12	0	₦39.2M/yr
	2026-04-27	37	30	1	₦17.1M/yr
	2026-05-04	56	50	0	₦20.0M/yr
	2026-05-11	35	30	0	₦12.0M/yr
	2026-05-18	60	52	1	₦21.0M/yr
	2026-05-25	57	49	1	₦14.5M/yr
	2026-06-01	38	31	4	₦30.0M/yr
	2026-06-08	49	44	1	₦19.0M/yr
	2026-06-22	48	48	1	₦32.5M/yr
	2026-06-29	17	17	0	₦9.0M/yr

06 Price Reduction Analysis

A total of 237 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 6,075 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

General Information Only: The data, analysis, and narratives presented in this report are provided for general informational, educational, and research purposes only. This report does not constitute investment, financial, legal, tax, or real estate advice.

No Warranties: While reasonable efforts are made to ensure the accuracy and reliability of the scraped listings and calculated metrics, all information is provided "as is" without warranties of any kind, express or implied. Real estate market conditions are dynamic, and historical scraping observations may not reflect future market cycles or performance.

Limitation of Liability: Isaac Akinmokun and the contributors to this platform disclaim any and all liability for any direct, indirect, incidental, or consequential loss or damage incurred by any party arising out of or in connection with the use of, reliance on, or decisions made based on the data and analyses contained in this publication.

Isaac Akinmokun

Nigerian Residential Real Estate Market Intelligence

Published July 9, 2026 · reports.akinmokun.com

All akinmokun.com [GitHub](#)
Reports