

Nigerian Residential Real Estate Market Report

July 2026 — 2026-07-06 to 2026-07-27

PS-0 PropertyScraper

10 Cities

236 Neighbourhoods

4 Weeks of Data

Published August 1, 2026

SALES MARKET ANALYSIS

PEAK ACTIVE LISTINGS 6,274 Latest week total	NEW LISTINGS 922 Discovered this period	PRICE REDUCTIONS 46 Seller adjustments tracked
INVENTORY GROWTH 10.9% First → last week	NEIGHBOURHOODS TRACKED 236 Across 10 cities	

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Executive Summary

Analysis of the residential sales market in July 2026, viewed through the PS-0 PropertyScraper lens, reveals a steady expansion in active listings alongside highly stable pricing. Active listings grew by 10.9% over the month, rising from 5,659 in the first week to peak at 6,274 in the final week. This expansion occurred across 236 unique neighbourhoods, with a cumulative total of 24,132 active listings and 922 new listings introduced. The overall market median price demonstrated resilience, starting at ₦185.0M in the week of 6 July and holding firm at ₦190.0M for the remainder of the month. This price stability, paired with a complete halt in new listings in the final week (0 new listings on 27 July), suggests a shift towards inventory absorption as the month concluded.
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Key Takeaways

- Active listings grew by 10.9% over July, peaking at 6,274 listings.
- Median sales price remained stable at ₦190.0M for three consecutive weeks.
- Banana Island remains the most expensive market with a median of ₦4461.1M.
- Lagos dominated activity, representing 19,275 active listings and 712 new listings.
- Low price reduction volume (46 events) indicates strong seller pricing resilience.

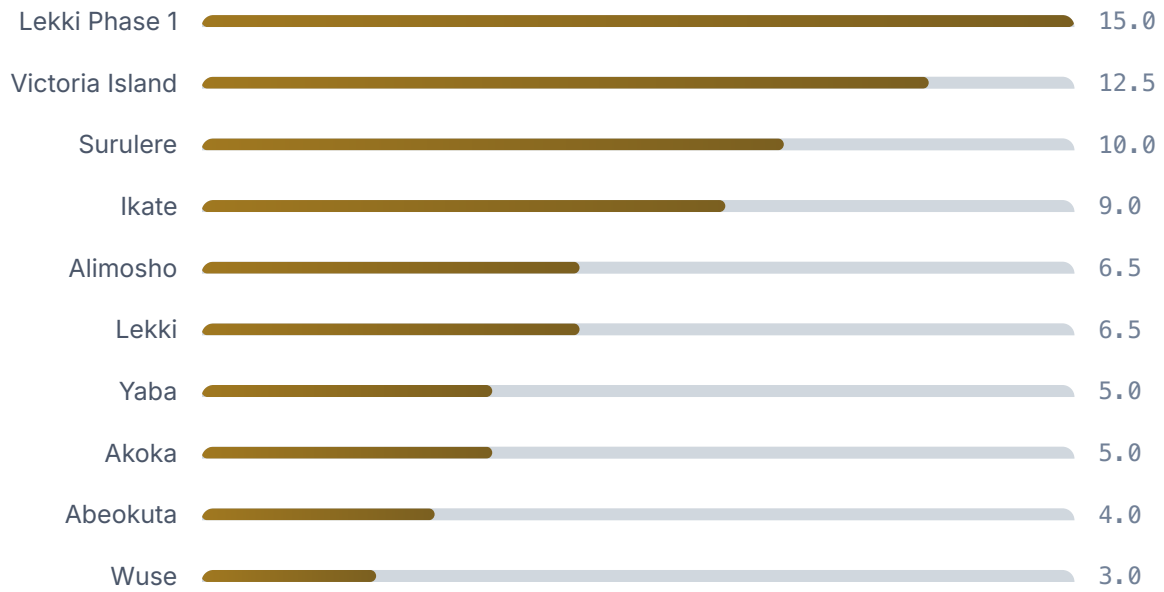
Data Scope & Scraper Limitations: This report represents observations collected solely through the PS-0 PropertyScraper pipeline from advertised online listings. It should be understood as a specific digital lens on advertised prices and online inventory, not as an absolute, exhaustive generalisation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

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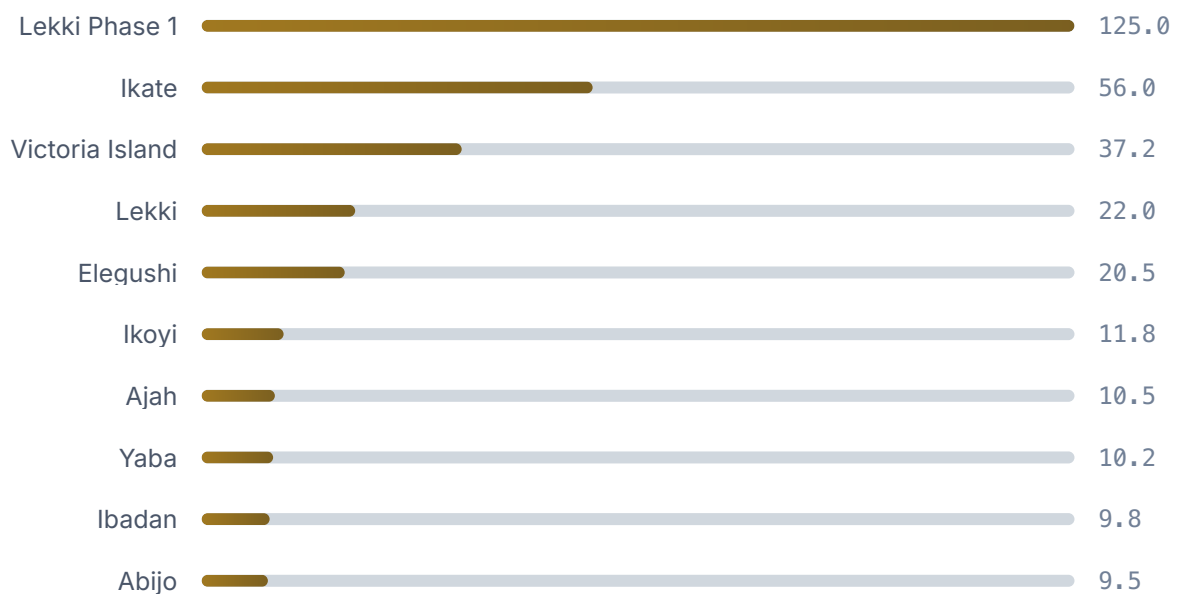
Inventory Distribution — Most Active Areas

The PS-0 PropertyScraper lens reveals a highly concentrated inventory distribution, heavily weighted towards premium Lagos corridors. Lekki Phase 1 led active listings with an average of 37.6 active listings per week, closely followed by Lekki at 35.9 and Ikota at 29.4. This concentration highlights the dominance of the Lekki-Ajah axis in online marketing visibility, while secondary markets like Asaba (EDO) maintained a notable presence with an average of 15.8 active listings per week.

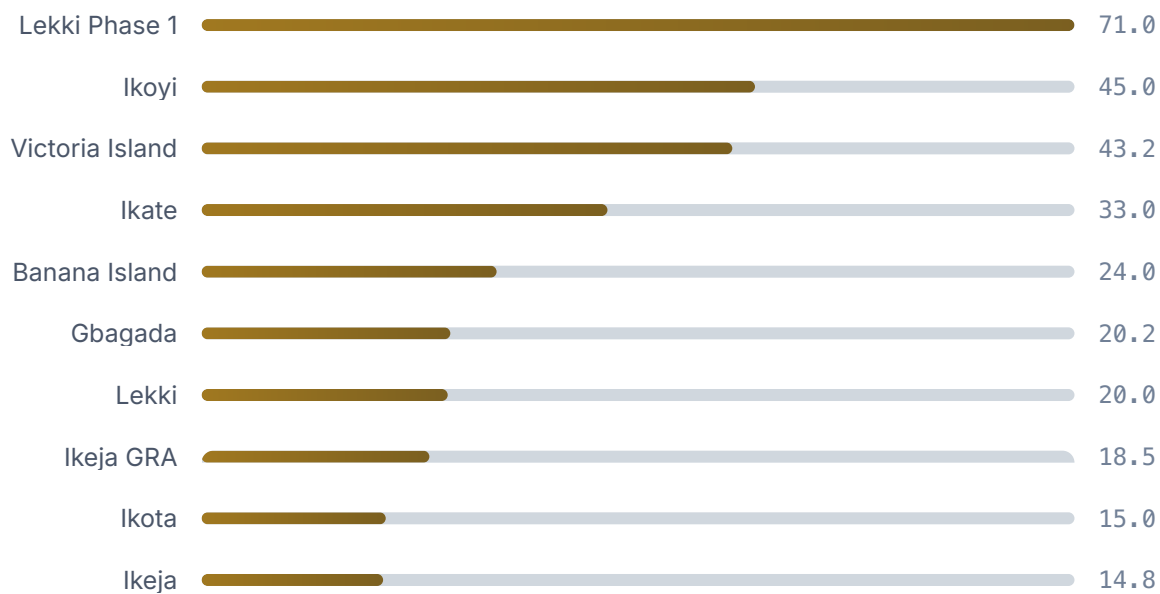
1 BED FLAT



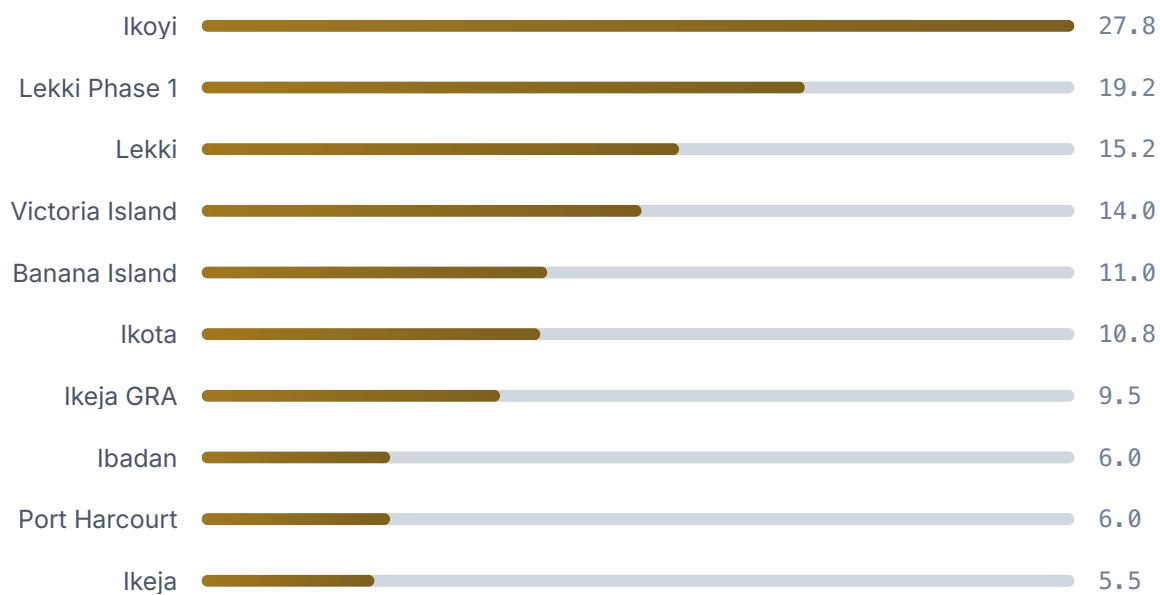
2 BED FLAT



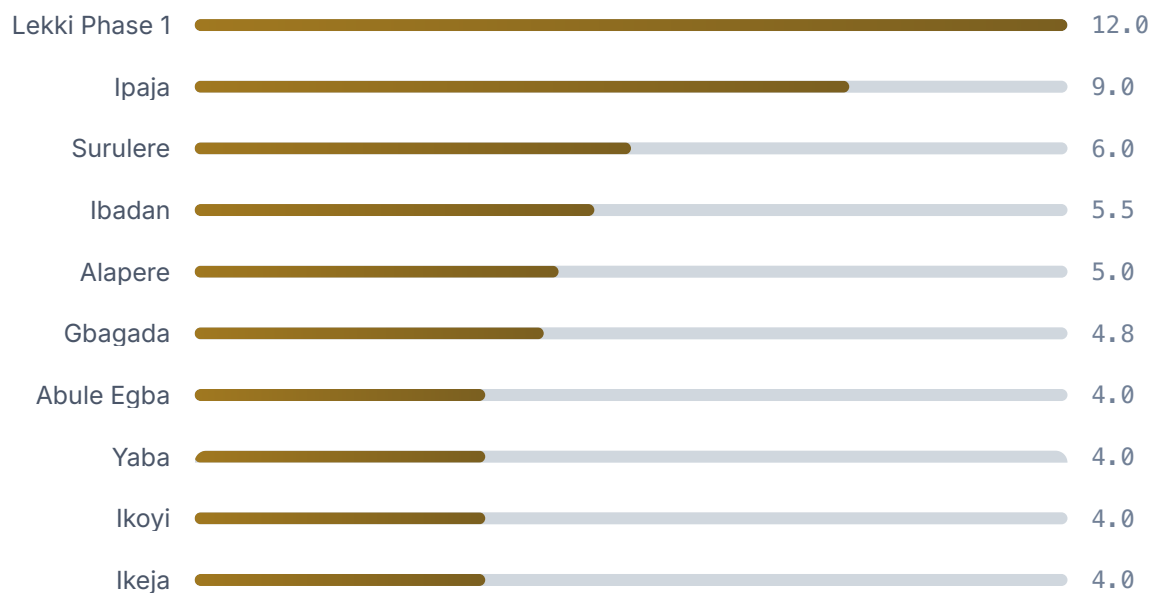
3 BED FLAT



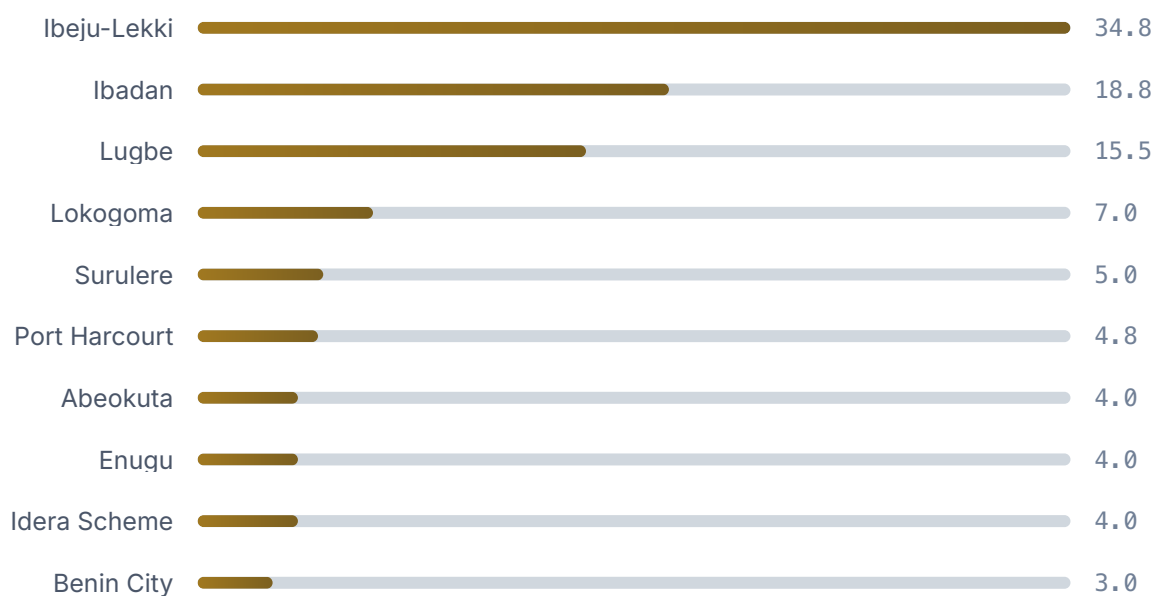
4 PLUS BED FLAT



BLOCK OF FLATS



BUNGALOW



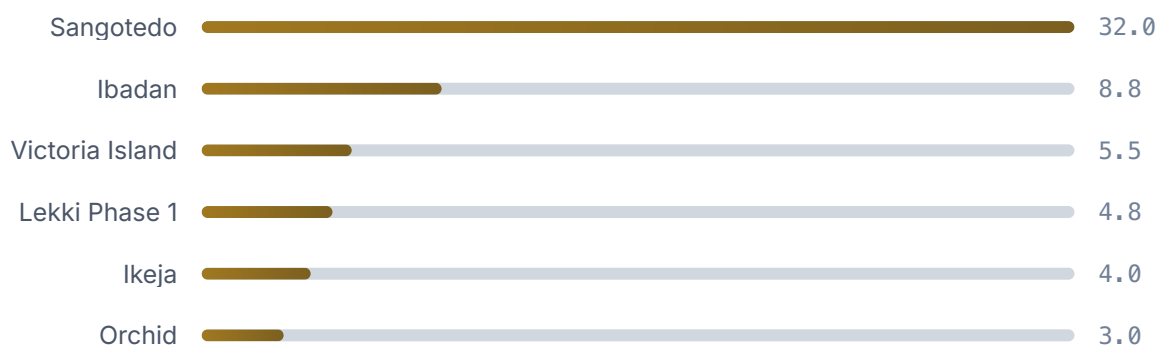
COMMERCIAL HOSPITALITY



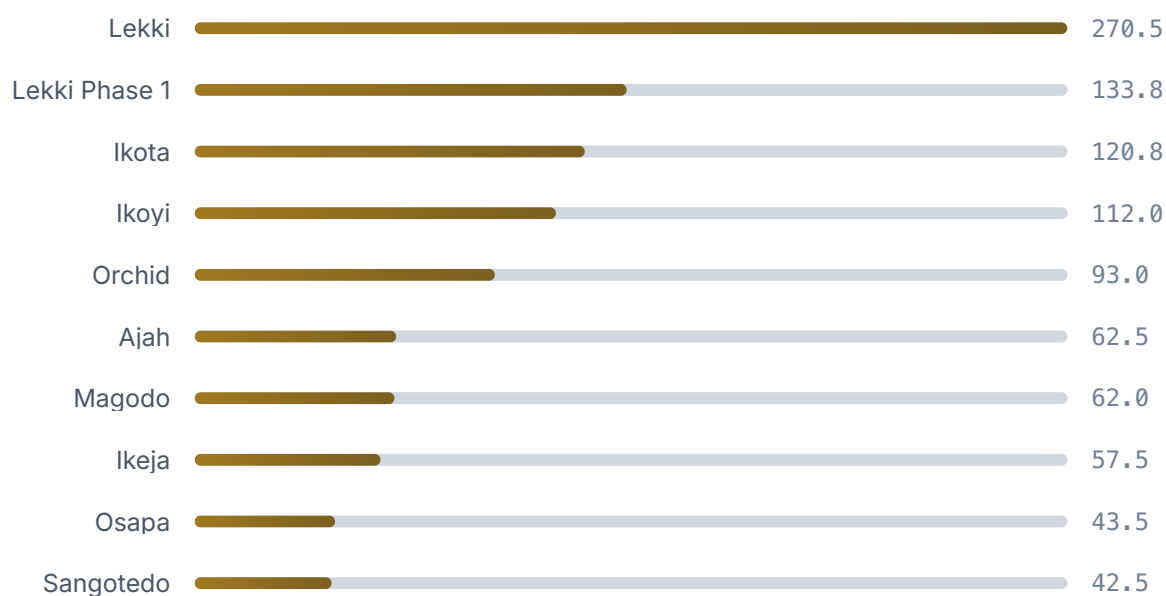
COMMERCIAL INDUSTRIAL



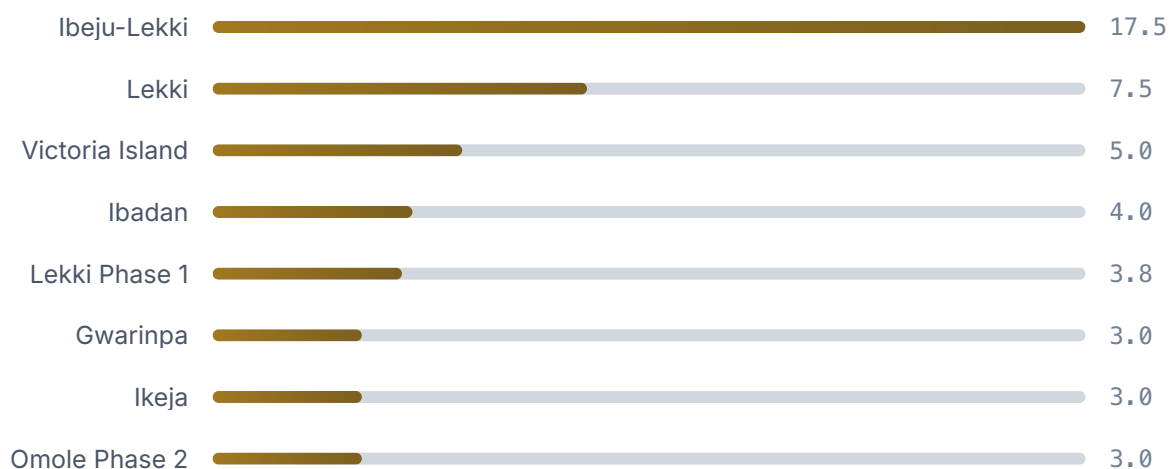
COMMERCIAL OFFICE RETAIL



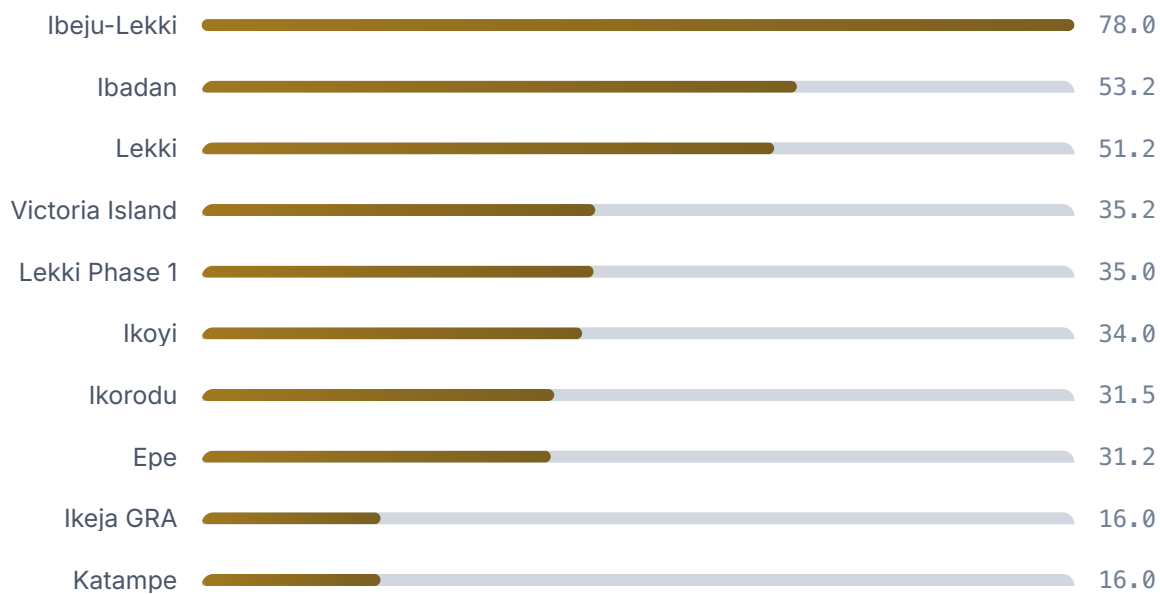
DETACHED HOUSE



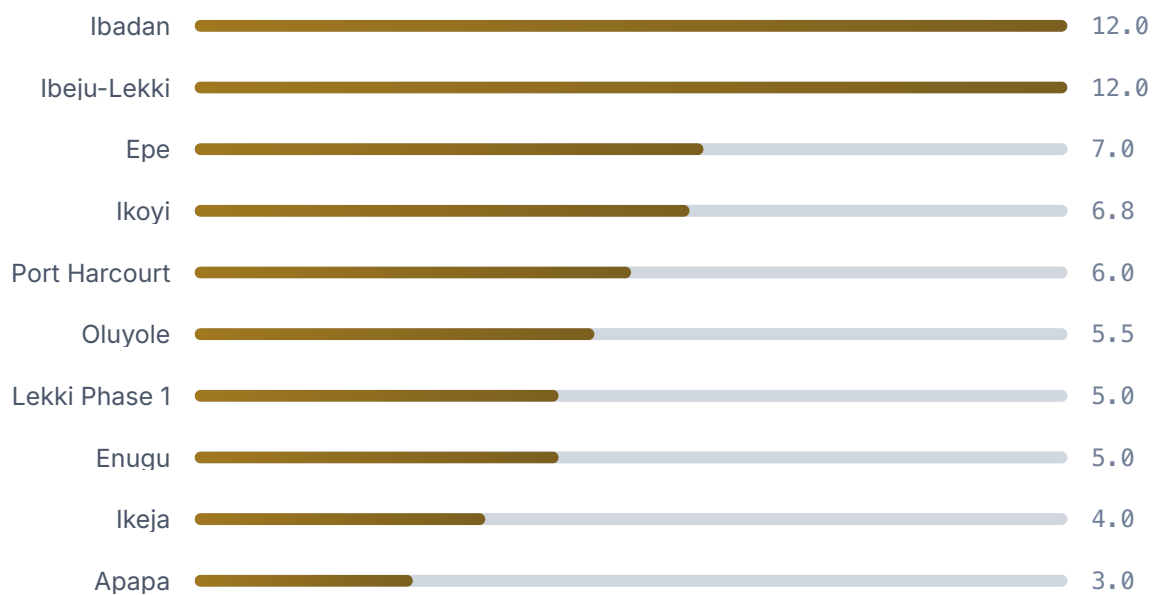
LAND COMMERCIAL



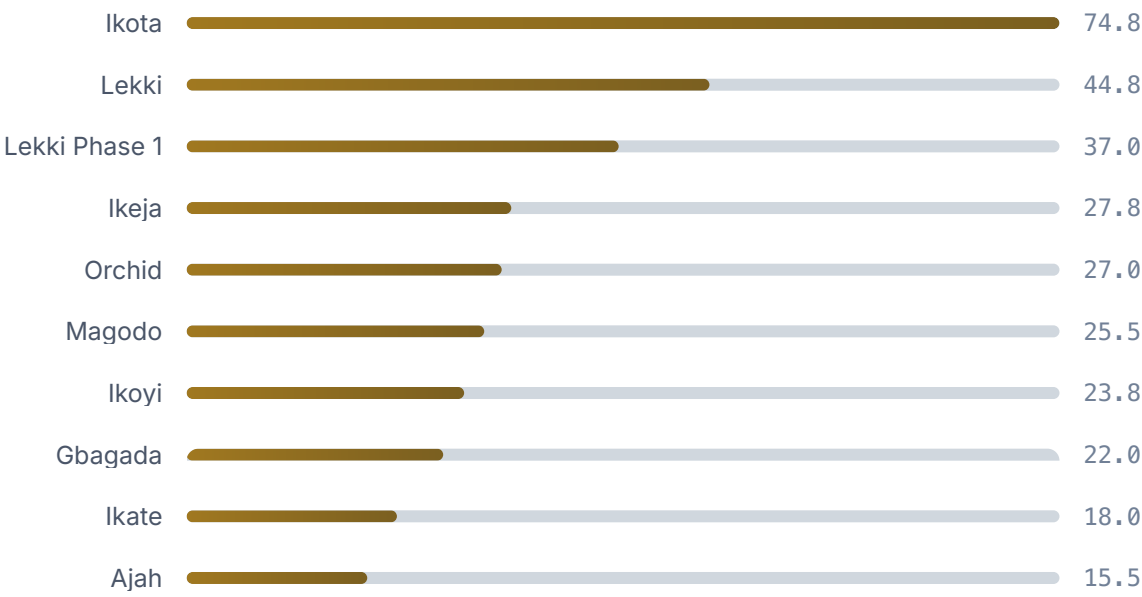
LAND RESIDENTIAL



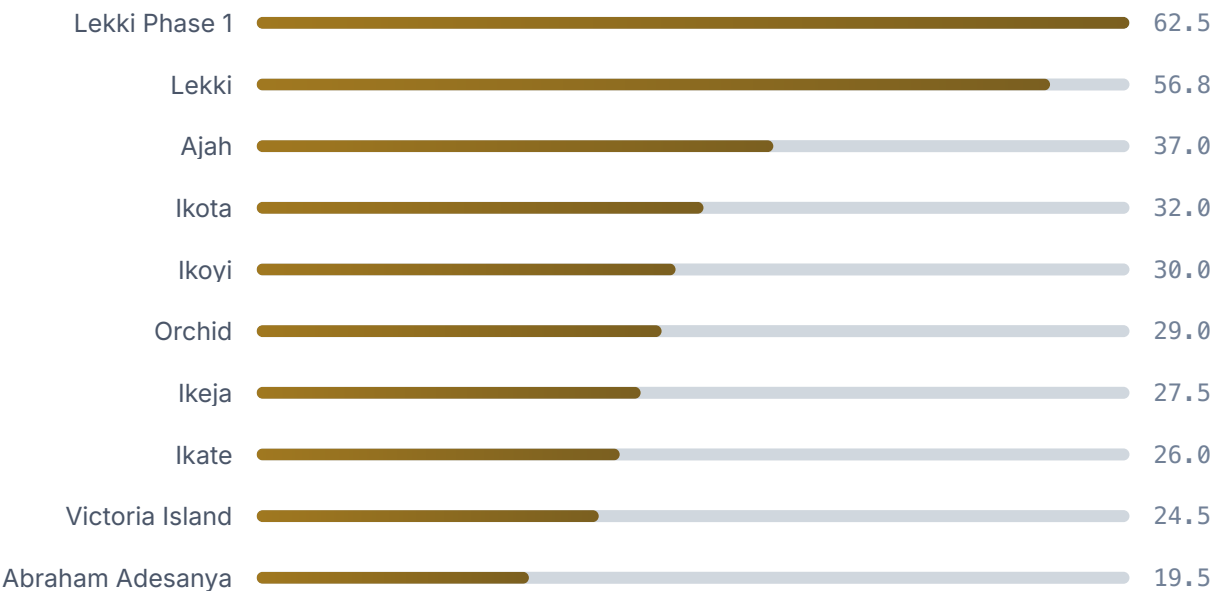
OTHER



SEMI DETACHED HOUSE



TERRACED HOUSE



PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
1 BED FLAT	Lekki Phase 1	LAGOS	15.0
	Victoria Island	LAGOS	12.5
	Surulere	LAGOS	10.0
	Ikate	LAGOS	9.0
	Alimosho	LAGOS	6.5
	Lekki	LAGOS	6.5

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Yaba	LAGOS	5.0
	Akoka	LAGOS	5.0
	Abeokuta	OGUN	4.0
	Wuse	ABUJA	3.0
2 BED FLAT	Lekki Phase 1	LAGOS	125.0
	Ikate	LAGOS	56.0
	Victoria Island	LAGOS	37.2
	Lekki	LAGOS	22.0
	Elegushi	LAGOS	20.5
	Ikoyi	LAGOS	11.8
	Ajah	LAGOS	10.5
	Yaba	LAGOS	10.2
	Ibadan	IBADAN	9.8
	Abijo	LAGOS	9.5
3 BED FLAT	Lekki Phase 1	LAGOS	71.0
	Ikoyi	LAGOS	45.0
	Victoria Island	LAGOS	43.2
	Ikate	LAGOS	33.0
	Banana Island	LAGOS	24.0
	Gbagada	LAGOS	20.2
	Lekki	LAGOS	20.0
	Ikeja GRA	LAGOS	18.5
	Ikota	LAGOS	15.0
	Ikeja	LAGOS	14.8
4 PLUS BED FLAT	Ikoyi	LAGOS	27.8
	Lekki Phase 1	LAGOS	19.2

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Lekki	LAGOS	15.2
	Victoria Island	LAGOS	14.0
	Banana Island	LAGOS	11.0
	Ikota	LAGOS	10.8
	Ikeja GRA	LAGOS	9.5
	Ibadan	IBADAN	6.0
	Port Harcourt	PH	6.0
	Ikeja	LAGOS	5.5
BLOCK OF FLATS	Lekki Phase 1	LAGOS	12.0
	Ipaja	LAGOS	9.0
	Surulere	LAGOS	6.0
	Ibadan	IBADAN	5.5
	Alapere	LAGOS	5.0
	Gbagada	LAGOS	4.8
	Abule Egba	LAGOS	4.0
	Yaba	LAGOS	4.0
	Ikoyi	LAGOS	4.0
	Ikeja	LAGOS	4.0
BUNGALOW	Ibeju-Lekki	LAGOS	34.8
	Ibadan	IBADAN	18.8
	Lugbe	ABUJA	15.5
	Lokogoma	ABUJA	7.0
	Surulere	LAGOS	5.0
	Port Harcourt	PH	4.8
	Abeokuta	OGUN	4.0
	Enugu	ENUGU	4.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Idera Scheme	LAGOS	4.0
	Benin City	EDO	3.0
COMMERCIAL HOSPITALITY	Ibadan	IBADAN	10.0
	Ikeja	LAGOS	4.0
COMMERCIAL INDUSTRIAL	Ikeja	LAGOS	5.0
	Oregun	LAGOS	3.0
COMMERCIAL OFFICE RETAIL	Sangotedo	LAGOS	32.0
	Ibadan	IBADAN	8.8
	Victoria Island	LAGOS	5.5
	Lekki Phase 1	LAGOS	4.8
	Ikeja	LAGOS	4.0
	Orchid	LAGOS	3.0
DETACHED HOUSE	Lekki	LAGOS	270.5
	Lekki Phase 1	LAGOS	133.8
	Ikota	LAGOS	120.8
	Ikoyi	LAGOS	112.0
	Orchid	LAGOS	93.0
	Ajah	LAGOS	62.5
	Magodo	LAGOS	62.0
	Ikeja	LAGOS	57.5
	Osapa	LAGOS	43.5
	Sangotedo	LAGOS	42.5
LAND COMMERCIAL	Ibeju-Lekki	LAGOS	17.5
	Lekki	LAGOS	7.5
	Victoria Island	LAGOS	5.0
	Ibadan	IBADAN	4.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Lekki Phase 1	LAGOS	3.8
	Gwarinpa	ABUJA	3.0
	Ikeja	LAGOS	3.0
	Omole Phase 2	LAGOS	3.0
LAND RESIDENTIAL	Ibeju-Lekki	LAGOS	78.0
	Ibadan	IBADAN	53.2
	Lekki	LAGOS	51.2
	Victoria Island	LAGOS	35.2
	Lekki Phase 1	LAGOS	35.0
	Ikoyi	LAGOS	34.0
	Ikorodu	LAGOS	31.5
	Epe	LAGOS	31.2
	Ikeja GRA	LAGOS	16.0
	Katampe	ABUJA	16.0
OTHER	Ibadan	IBADAN	12.0
	Ibeju-Lekki	LAGOS	12.0
	Epe	LAGOS	7.0
	Ikoyi	LAGOS	6.8
	Port Harcourt	PH	6.0
	Oluyole	IBADAN	5.5
	Lekki Phase 1	LAGOS	5.0
	Enugu	ENUGU	5.0
	Ikeja	LAGOS	4.0
	Apapa	LAGOS	3.0
SEMI DETACHED HOUSE	Ikota	LAGOS	74.8
	Lekki	LAGOS	44.8

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Lekki Phase 1	LAGOS	37.0
	Ikeja	LAGOS	27.8
	Orchid	LAGOS	27.0
	Magodo	LAGOS	25.5
	Ikoyi	LAGOS	23.8
	Gbagada	LAGOS	22.0
	Ikate	LAGOS	18.0
	Ajah	LAGOS	15.5
TERRACED HOUSE	Lekki Phase 1	LAGOS	62.5
	Lekki	LAGOS	56.8
	Ajah	LAGOS	37.0
	Ikota	LAGOS	32.0
	Ikoyi	LAGOS	30.0
	Orchid	LAGOS	29.0
	Ikeja	LAGOS	27.5
	Ikate	LAGOS	26.0
	Victoria Island	LAGOS	24.5
	Abraham Adesanya	LAGOS	19.5

Pricing Tiers — Expensive & Affordable

Pricing structures show extreme divergence between the luxury core and peripheral markets. The luxury ceiling is dominated by Banana Island (LAGOS) with an average weekly median price of ₦4461.1M and a rapid Days on Market (DOM) of 2.7 days, followed by Ikoyi at ₦3293.8M (DOM: 2.4 days). Conversely, the affordable end of the market is represented by Ohaji (IMO) at a median of ₦4.5M and Ijebu Ode (OGUN) at ₦6.5M, both

exhibiting a minimal DOM of 1.0 day, indicating immediate liquidity for low-ticket entry points.

MOST EXPENSIVE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Victoria Island LAGOS	₦185.0M	1.4d
	Ikate LAGOS	₦180.0M	1.0d
	Lekki Phase 1 LAGOS	₦150.0M	8.8d
	Lekki LAGOS	₦82.5M	1.0d
	Akoka LAGOS	₦75.0M	1.0d
	Alimosho LAGOS	₦65.0M	1.0d
	Surulere LAGOS	₦55.0M	1.0d
	Yaba LAGOS	₦35.0M	1.0d
2 BED FLAT	Victoria Island LAGOS	₦431.2M	3.0d
	Ikoyi LAGOS	₦410.0M	6.8d
	Lekki Phase 1 LAGOS	₦280.0M	3.1d
	Maryland LAGOS	₦273.8M	1.0d
	Banana Island LAGOS	₦270.0M	4.4d
	Abule Egba LAGOS	₦230.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikate LAGOS	₦187.5M	3.5d
	Elegushi LAGOS	₦170.0M	4.7d
	Ilasan LAGOS	₦170.0M	1.0d
	Ikeja LAGOS	₦161.9M	1.0d
3 BED FLAT	Banana Island LAGOS	₦885.0M	1.1d
	Ikoyi LAGOS	₦725.0M	1.6d
	Victoria Island LAGOS	₦500.0M	2.5d
	Ikeja GRA LAGOS	₦427.5M	1.0d
	Lekki Phase 1 LAGOS	₦350.0M	4.2d
	Allen Avenue LAGOS	₦281.2M	1.0d
	Freedom Way LAGOS	₦260.0M	1.0d
	Ikate LAGOS	₦250.0M	1.5d
	Elegushi LAGOS	₦240.0M	1.6d
	Maryland LAGOS	₦235.0M	1.0d
4 PLUS BED FLAT	Ikoyi LAGOS	₦1.54B	2.1d
	Victoria Island LAGOS	₦850.0M	1.4d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Guzape ABUJA	₦800.0M	14.9d
	Ikeja GRA LAGOS	₦800.0M	1.0d
	Banana Island LAGOS	₦795.0M	5.7d
	Omole Phase 1 LAGOS	₦650.0M	1.0d
	Ikeja LAGOS	₦632.5M	4.0d
	Lekki Phase 1 LAGOS	₦531.2M	1.0d
	Victoria Garden City LAGOS	₦450.0M	2.0d
	Lekki LAGOS	₦420.6M	1.0d
BLOCK OF FLATS	Lekki Phase 1 LAGOS	₦260.0M	10.3d
	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	Surulere LAGOS	₦195.0M	2.7d
	Lokogoma ABUJA	₦100.0M	6.8d
	Ibeju-Lekki LAGOS	₦79.8M	1.3d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Lugbe ABUJA	₦74.0M	1.0d
	Ibadan IBADAN	₦35.8M	1.5d
COMMERCIAL HOSPITALITY	Ibadan IBADAN	₦250.0M	1.0d
COMMERCIAL INDUSTRIAL	Ikeja LAGOS	₦4.50B	1.0d
COMMERCIAL OFFICE RETAIL	Victoria Island LAGOS	₦4.31B	4.6d
	Ibadan IBADAN	₦200.0M	1.0d
	Sangotedo LAGOS	₦171.0M	3.5d
DETACHED HOUSE	Banana Island LAGOS	₦5.00B	2.6d
	Maitama ABUJA	₦2.50B	1.0d
	Ikoyi LAGOS	₦2.38B	2.1d
	Ikeja GRA LAGOS	₦2.00B	5.9d
	Pinnacle Beach Estate LAGOS	₦1.80B	9.6d
	Asokoro ABUJA	₦1.66B	1.0d
	Victoria Island LAGOS	₦1.60B	1.0d
	Nicon Town LAGOS	₦1.50B	1.0d
	Osapa London LAGOS	₦987.5M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
LAND COMMERCIAL	Lekki Phase 1 LAGOS	₦980.0M	2.0d
	Lekki LAGOS	₦537.5M	1.0d
	Ibeju-Lekki LAGOS	₦63.2M	1.8d
	Victoria Island LAGOS	₦2.0M	1.0d
LAND RESIDENTIAL	Ikeja GRA LAGOS	₦2.80B	7.2d
	Banana Island LAGOS	₦2.00B	6.7d
	Apapa LAGOS	₦1.35B	1.0d
	Victoria Island LAGOS	₦1.20B	1.2d
	Guzape ABUJA	₦1.02B	2.2d
	Ikate LAGOS	₦870.0M	1.0d
	Jahi ABUJA	₦800.0M	1.0d
	Lekki Phase 1 LAGOS	₦674.4M	4.1d
	Pinnock Beach Estate LAGOS	₦620.0M	1.0d
	Ikeja LAGOS	₦562.5M	1.0d
OTHER	Ikoyi LAGOS	₦1.81B	1.0d
	Lekki Phase 1 LAGOS	₦570.0M	11.2d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Oluyole IBADAN	₦256.2M	1.0d
	Enugu ENUGU	₦170.0M	1.0d
	Ibadan IBADAN	₦57.5M	1.0d
	Ibeju-Lekki LAGOS	₦35.0M	1.0d
	Port Harcourt PH	₦30.0M	1.0d
	Epe LAGOS	₦5.5M	1.0d
SEMI DETACHED HOUSE	Ikoyi LAGOS	₦1.30B	3.8d
	Ikeja GRA LAGOS	₦961.2M	1.0d
	Victoria Island LAGOS	₦755.0M	1.0d
	Lekki Phase 1 LAGOS	₦750.0M	3.6d
	Ikate LAGOS	₦600.0M	1.0d
	Omole Phase 1 LAGOS	₦450.0M	1.0d
	Ikeja LAGOS	₦402.5M	1.0d
	Ogudu LAGOS	₦370.0M	1.0d
	Magodo LAGOS	₦347.5M	1.0d
	Maryland LAGOS	₦340.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
TERRACED HOUSE	Ikoyi LAGOS	₦1.20B	3.8d
	Banana Island LAGOS	₦1.20B	1.0d
	Victoria Island LAGOS	₦800.0M	2.4d
	Lekki Phase 1 LAGOS	₦572.5M	4.8d
	Ikeja GRA LAGOS	₦560.0M	1.0d
	Katampe ABUJA	₦431.2M	1.0d
	Jahi ABUJA	₦380.0M	11.5d
	Guzape ABUJA	₦380.0M	1.0d
	Ogudu LAGOS	₦365.0M	1.0d
	Elegushi LAGOS	₦350.0M	1.0d

MOST AFFORDABLE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Abeokuta OGUN	₦12.0M	1.0d
	Shomolu LAGOS	₦16.0M	1.0d
	Yaba LAGOS	₦35.0M	1.0d
	Surulere LAGOS	₦55.0M	1.0d
	Ologolo LAGOS	₦65.0M	6.2d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Alimosho LAGOS	₦65.0M	1.0d
	Akoka LAGOS	₦75.0M	1.0d
	Lekki LAGOS	₦82.5M	1.0d
	Lekki Phase 1 LAGOS	₦150.0M	8.8d
	Ikte LAGOS	₦180.0M	1.0d
2 BED FLAT	Shomolu LAGOS	₦6.5M	1.0d
	Jakande LAGOS	₦24.0M	1.0d
	Ikorodu LAGOS	₦32.5M	1.0d
	Sapele Road EDO	₦63.0M	1.0d
	Sangotedo LAGOS	₦66.0M	1.0d
	Kubwa ABUJA	₦70.0M	1.0d
	Ago Palace LAGOS	₦70.0M	1.0d
	Abijo LAGOS	₦75.0M	1.0d
	Alimosho LAGOS	₦80.0M	1.0d
	Benin EDO	₦82.5M	1.0d
3 BED FLAT	Ikorodu LAGOS	₦45.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Lokogoma ABUJA	₦70.0M	1.0d
	Abijo LAGOS	₦77.5M	1.0d
	Ibeju-Lekki LAGOS	₦102.0M	1.0d
	Ajah LAGOS	₦113.8M	1.0d
	Abraham Adesanya LAGOS	₦115.0M	9.4d
	Ibadan IBADAN	₦117.5M	1.0d
	Ikota LAGOS	₦120.0M	14.3d
	Sangotedo LAGOS	₦120.0M	1.0d
	Orchid LAGOS	₦140.0M	10.1d
4 PLUS BED FLAT	Ikorodu LAGOS	₦41.0M	3.8d
	Orchid LAGOS	₦152.5M	1.0d
	Life Camp ABUJA	₦170.0M	1.0d
	Surulere LAGOS	₦200.0M	1.0d
	Port Harcourt PH	₦222.5M	1.0d
	Ikota LAGOS	₦230.0M	1.0d
	Agege LAGOS	₦260.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ibadan IBADAN	₦292.5M	11.8d
	Ibeju-Lekki LAGOS	₦298.0M	1.0d
	Jahi ABUJA	₦330.0M	1.0d
BLOCK OF FLATS	Ibadan IBADAN	₦65.0M	1.0d
	Abule Egba LAGOS	₦80.0M	1.0d
	Ikorodu LAGOS	₦80.0M	1.0d
	Ikotun LAGOS	₦135.0M	1.0d
	Ifako-Ijaiye LAGOS	₦140.0M	1.0d
	Alapere LAGOS	₦150.0M	1.0d
	Ipaja LAGOS	₦160.0M	1.0d
	Surulere LAGOS	₦175.0M	1.0d
	Lekki Phase 1 LAGOS	₦260.0M	10.3d
	Victoria Island LAGOS	₦270.0M	1.0d
BUNGALOW	Abeokuta OGUN	₦35.0M	1.0d
	Ibadan IBADAN	₦35.8M	1.5d
	Ikorodu LAGOS	₦45.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Enugu ENUGU	₦65.0M	19.2d
	Benin City EDO	₦70.0M	1.0d
	Lugbe ABUJA	₦74.0M	1.0d
	Ipaja LAGOS	₦75.0M	1.0d
	Ibeju-Lekki LAGOS	₦79.8M	1.3d
	Benin EDO	₦80.0M	1.0d
	Idera Scheme LAGOS	₦85.0M	1.0d
COMMERCIAL HOSPITALITY	Ibadan IBADAN	₦250.0M	1.0d
	Ikeja LAGOS	₦1.26B	1.0d
COMMERCIAL INDUSTRIAL	Ikeja LAGOS	₦4.50B	1.0d
	Oregun LAGOS	₦6.00B	1.0d
COMMERCIAL OFFICE RETAIL	Orchid LAGOS	₦71.0M	1.0d
	Sangotedo LAGOS	₦171.0M	3.5d
	Ibadan IBADAN	₦200.0M	1.0d
	Ikeja LAGOS	₦875.0M	1.0d
	Lekki Phase 1 LAGOS	₦1.52B	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
DETACHED HOUSE	Victoria Island LAGOS	₦4.31B	4.6d
	Ikorodu LAGOS	₦18.5M	1.0d
	Ibeju-Lekki LAGOS	₦165.0M	1.0d
	Owerri IMO	₦190.0M	1.0d
	Lugbe ABUJA	₦200.0M	8.3d
	Enugu ENUGU	₦220.0M	4.8d
	Lokogoma ABUJA	₦220.0M	3.2d
	Port Harcourt PH	₦227.5M	3.3d
	Alimosho LAGOS	₦230.0M	1.0d
	Sangotedo LAGOS	₦230.0M	2.7d
LAND COMMERCIAL	Lagos Business School LAGOS	₦230.0M	1.0d
	Lekki Phase 1 LAGOS	₦2.0M	1.0d
	Victoria Island LAGOS	₦2.0M	1.0d
	Ibeju-Lekki LAGOS	₦63.2M	1.8d
	Ibadan IBADAN	₦225.0M	1.0d
	Lekki LAGOS	₦537.5M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Omole Phase 2 LAGOS	₦700.0M	1.0d
	Gwarinpa ABUJA	₦1.40B	1.0d
	Ikeja LAGOS	₦1.80B	1.0d
LAND RESIDENTIAL	Abeokuta OGUN	₦4.0M	1.0d
	Ado OGUN	₦4.3M	1.0d
	Ohaji IMO	₦4.5M	1.0d
	Ikoyi LAGOS	₦4.5M	4.4d
	Obafemi Owode OGUN	₦4.5M	1.0d
	Kuje ABUJA	₦5.0M	10.1d
	Badagry LAGOS	₦6.5M	1.0d
	Ofada OGUN	₦7.1M	3.2d
	Ijebu Ode OGUN	₦9.5M	1.0d
	Ikorodu LAGOS	₦10.0M	1.5d
OTHER	Ikorodu LAGOS	₦5.0M	7.7d
	Epe LAGOS	₦5.5M	1.0d
	Port Harcourt PH	₦30.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ibeju-Lekki LAGOS	₦35.0M	1.0d
	Ibadan IBADAN	₦57.5M	1.0d
	Enugu ENUGU	₦170.0M	1.0d
	Alimosho LAGOS	₦200.0M	1.0d
	Oluyole IBADAN	₦256.2M	1.0d
	Ikte LAGOS	₦260.0M	1.0d
	Lekki Phase 1 LAGOS	₦570.0M	11.2d
SEMI DETACHED HOUSE	Ibeju-Lekki LAGOS	₦94.7M	10.9d
	Idera Scheme LAGOS	₦109.4M	1.0d
	Kubwa ABUJA	₦110.0M	1.0d
	Thomas Estate LAGOS	₦131.2M	1.0d
	Lokogoma ABUJA	₦150.0M	2.4d
	Ajah LAGOS	₦160.0M	1.0d
	Sangotedo LAGOS	₦170.0M	3.3d
	Abraham Adesanya LAGOS	₦170.0M	1.0d
	Life Camp ABUJA	₦178.1M	12.9d

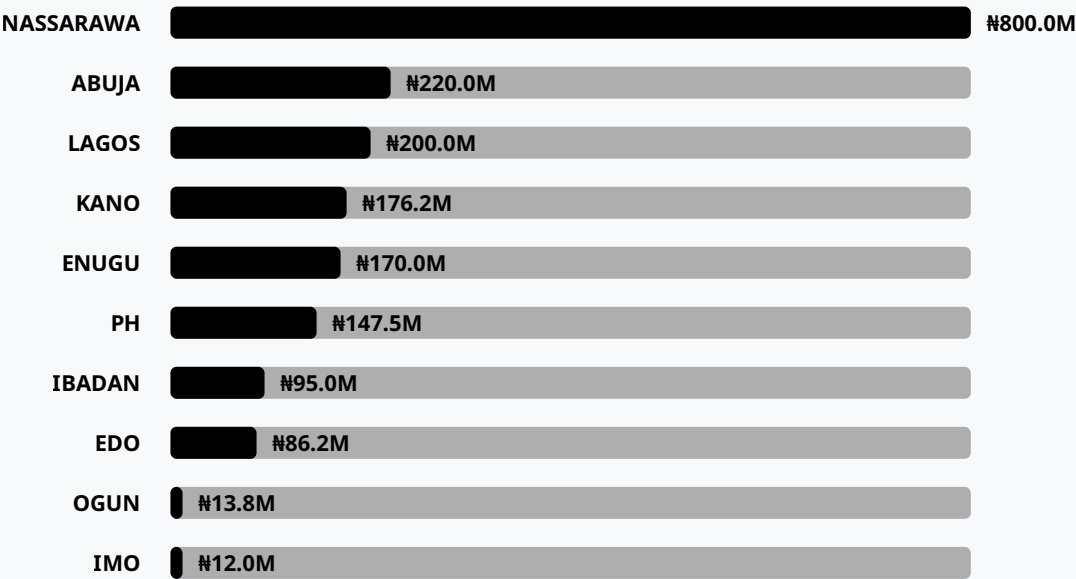
PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
TERRACED HOUSE	Abijo LAGOS	₦185.0M	1.0d
	Karsana ABUJA	₦80.0M	1.0d
	Abijo LAGOS	₦90.0M	1.0d
	Idera Scheme LAGOS	₦90.0M	1.0d
	Lugbe ABUJA	₦100.0M	1.0d
	Abraham Adesanya LAGOS	₦115.0M	1.0d
	Ajah LAGOS	₦115.0M	1.0d
	Thomas Estate LAGOS	₦119.0M	1.0d
	Lagos Business School LAGOS	₦125.0M	1.0d
	Sangotedo LAGOS	₦127.5M	1.0d
	Lafiaji LAGOS	₦150.0M	1.0d

04 Regional Performance Deep Dive

Lagos remains the primary driver of online listing activity, accounting for 132 neighbourhoods and 19,275 active listings. The state recorded 712 new listings and a median price of ₦200.0M, with Lekki Phase 1 emerging as the top neighbourhood. The high volume of active listings coupled with premium pricing underscores the sustained developer focus on the Lagos coastal corridor. Abuja represents a highly capitalised market segment, spanning 64 neighbourhoods with 2,695 active listings and 102 new listings. The federal capital territory posted a median price of ₦220.0M—surpassing the

Lagos median—with Katampe leading activity. This premium pricing reflects the high cost of land acquisition and infrastructure in Abuja's prime districts. Beyond the two primary hubs, Ibadan showed significant activity with 895 active listings and a median price of ₦95.0M, while Port Harcourt recorded 286 active listings and a median of ₦147.5M. Interestingly, Nassarawa presented a high median price of ₦800.0M across 7 active listings, driven by institutional or niche developments near Ave Maria University, Lafia. Conversely, affordable hubs like Ogun (538 active listings, median of ₦13.8M) and Edo (223 active listings, median of ₦86.2M, led by Asaba) offer accessible alternatives.

MEDIAN PRICE COMPARISON BY REGION (NGN)

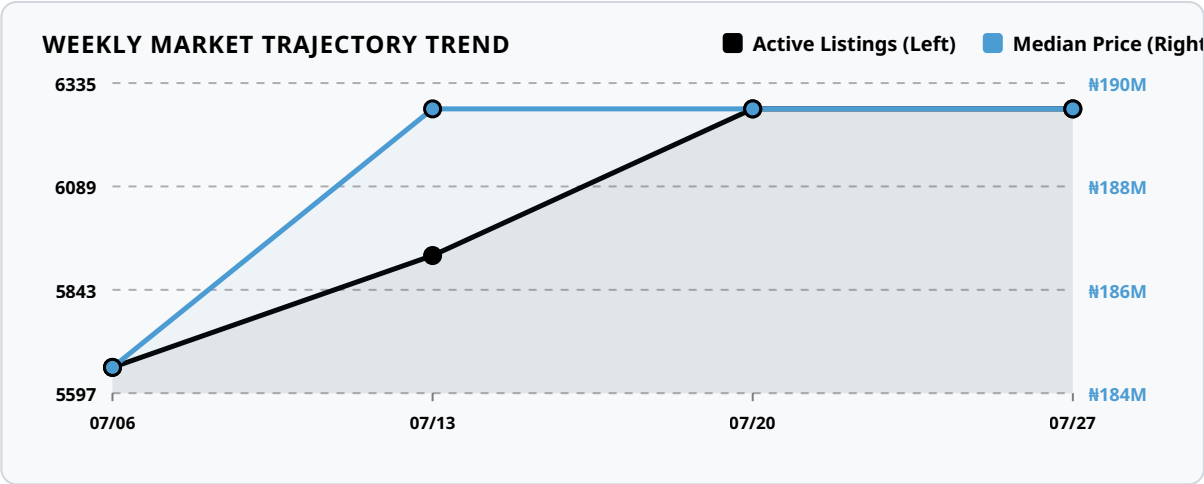


CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
ABUJA	64	2,695	102	7	₦220.0M	Katampe
EDO	7	223	1	0	₦86.2M	Asaba
ENUGU	3	128	1	2	₦170.0M	Enugu
IBADAN	12	895	61	2	₦95.0M	Ibadan
IMO	5	77	8	0	₦12.0M	Ohaji
KANO	2	8	0	0	₦176.2M	Dala Kano

CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
LAGOS	132	19,275	712	31	₦200.0M	Lekki Phase 1
NASSARAWA	2	7	1	0	₦800.0M	Ave Maria University. Lafia Nassarawa
OGUN	26	538	23	2	₦13.8M	Ijebu Ode
PH	5	286	13	2	₦147.5M	Port Harcourt

05

Weekly Market Trajectory



PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
1 BED FLAT	2026-07-06	73	2	0	₦70.0M
	2026-07-13	73	0	0	₦70.0M
	2026-07-20	84	9	0	₦70.0M
	2026-07-27	84	0	0	₦70.0M
2 BED FLAT	2026-07-06	485	23	0	₦130.0M
	2026-07-13	507	22	0	₦130.0M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-07-20	534	24	1	₦130.0M
	2026-07-27	534	0	1	₦130.0M
3 BED FLAT	2026-07-06	440	33	0	₦170.0M
	2026-07-13	453	13	0	₦172.5M
	2026-07-20	479	26	1	₦170.0M
	2026-07-27	479	0	0	₦170.0M
4 PLUS BED FLAT	2026-07-06	176	12	1	₦425.0M
	2026-07-13	186	9	0	₦400.0M
	2026-07-20	203	17	0	₦400.0M
	2026-07-27	203	0	0	₦400.0M
BLOCK OF FLATS	2026-07-06	72	1	0	₦175.0M
	2026-07-13	74	2	0	₦175.0M
	2026-07-20	76	2	0	₦175.0M
	2026-07-27	76	0	0	₦175.0M
BUNGALOW	2026-07-06	94	6	0	₦79.5M
	2026-07-13	110	14	1	₦80.0M
	2026-07-20	116	6	0	₦75.0M
	2026-07-27	116	0	1	₦75.0M
COMMERCIAL HOSPITALITY	2026-07-06	14	1	0	₦757.5M
	2026-07-13	14	0	0	₦757.5M
	2026-07-20	14	0	0	₦757.5M
	2026-07-27	14	0	0	₦757.5M
COMMERCIAL INDUSTRIAL	2026-07-20	8	4	0	₦5.25B
	2026-07-27	8	0	0	₦5.25B
COMMERCIAL OFFICE RETAIL	2026-07-06	55	0	0	₦537.5M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-07-13	57	2	0	₦537.5M
	2026-07-20	60	3	0	₦537.5M
	2026-07-27	60	0	0	₦537.5M
DETACHED HOUSE	2026-07-06	1,611	86	2	₦440.0M
	2026-07-13	1,685	72	7	₦445.0M
	2026-07-20	1,781	96	3	₦445.0M
	2026-07-27	1,781	0	1	₦445.0M
LAND COMMERCIAL	2026-07-06	42	4	0	₦225.0M
	2026-07-13	43	1	0	₦225.0M
	2026-07-20	48	3	0	₦350.0M
	2026-07-27	48	0	0	₦350.0M
LAND RESIDENTIAL	2026-07-06	772	32	1	₦93.8M
	2026-07-13	821	42	0	₦93.8M
	2026-07-20	872	44	3	₦102.5M
	2026-07-27	872	0	3	₦102.5M
OTHER	2026-07-06	62	1	0	₦215.0M
	2026-07-13	63	1	0	₦215.0M
	2026-07-20	76	8	0	₦200.0M
	2026-07-27	76	0	1	₦200.0M
SEMI DETACHED HOUSE	2026-07-06	454	32	2	₦297.5M
	2026-07-13	482	25	2	₦260.0M
	2026-07-20	515	30	1	₦280.0M
	2026-07-27	515	0	1	₦280.0M
TERRACED HOUSE	2026-07-06	562	25	1	₦260.0M
	2026-07-13	583	21	2	₦260.0M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-07-20	618	34	0	₦270.0M
	2026-07-27	618	0	1	₦270.0M

06

Price Reduction Analysis

The PS-0 PropertyScraper lens captured 46 price reduction events during the month, peaking at 14 reductions in the week of 13 July. Lagos accounted for the vast majority (31 reductions), followed by Abuja with 7. This low volume of reductions relative to the 24,132 cumulative active listings indicates strong seller holding power and a reluctance to discount, despite rising inventory levels.

Peak reduction week: 2026-07-13 with 14 events.



07

Market Outlook

The combination of rising active listings and stable median prices at ₦190.0M suggests a market in consolidation. The sudden drop to zero new listings in the final week of July indicates that developers and agents may be pausing new campaigns to allow existing inventory to clear. Expect stable pricing to persist into the next quarter, with highly liquid, lower-priced peripheral listings continuing to clear rapidly.

RENTALS MARKET ANALYSIS

PEAK ACTIVE LISTINGS 5,459 Latest week total	NEW LISTINGS 930 Discovered this period	PRICE REDUCTIONS 53 Seller adjustments tracked
INVENTORY GROWTH 13.1% First → last week	NEIGHBOURHOODS TRACKED 178 Across 6 cities	

01

Executive Summary

The residential rental market in July 2026, analysed through the PS-0 PropertyScraper lens, showed robust expansion in active listings alongside absolute rental rate stability. Active listings grew by 13.1% over the month, starting at 4,826 and peaking at 5,459 in the final two weeks. This growth occurred across 178 unique neighbourhoods, accumulating 20,862 active listings and 930 new rental listings.

Despite the influx of new rental supply, the median rental price remained completely flat at ₦7.0M/yr throughout the entire month. The combination of rising inventory and static pricing suggests that landlords are prioritising occupancy over aggressive rent hikes, maintaining a stable baseline for premium residential rentals.

Key Takeaways

- Active rental listings grew by 13.1% in July, peaking at 5,459 listings.
- Median rental price remained unchanged at ₦7.0M/yr throughout the entire month.
- Banana Island commanded the highest median rent at ₦61.7M/yr with a 1.8-day DOM.
- Lagos dominated rental activity with 18,160 active listings and 759 new listings.
- Abuja commanded a premium median rental price of ₦9.0M/yr across 47 neighbourhoods.

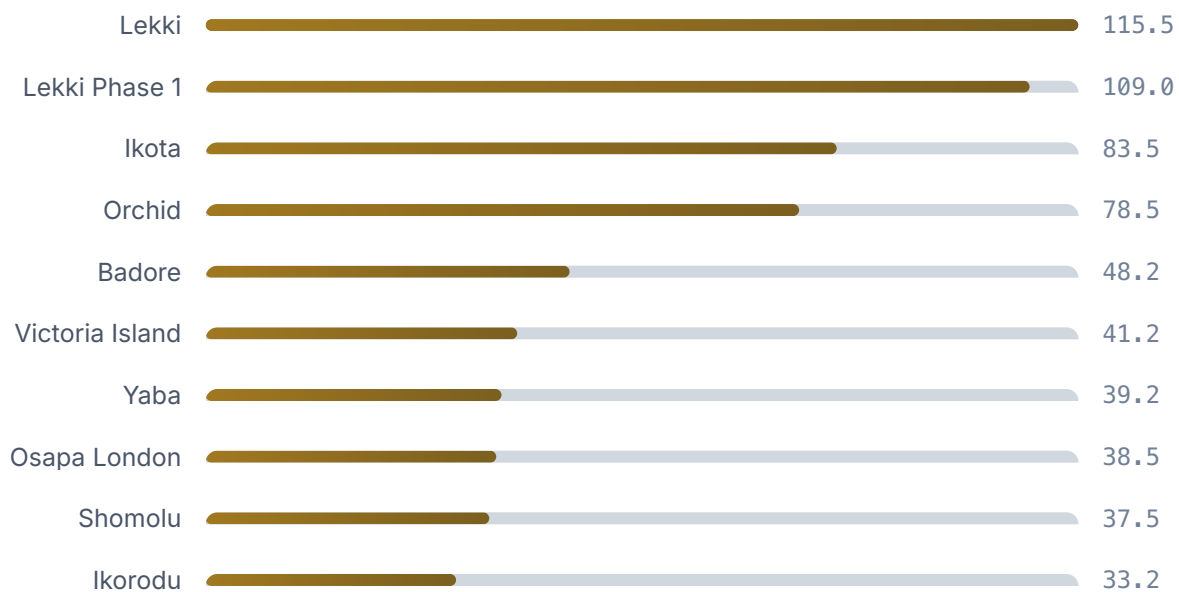
Data Scope & Scraper Limitations: This report represents observations collected solely through the PS-0 PropertyScraper pipeline from advertised online listings. It should be understood as a specific digital lens on advertised prices and online inventory, not as an absolute, exhaustive generalisation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

02

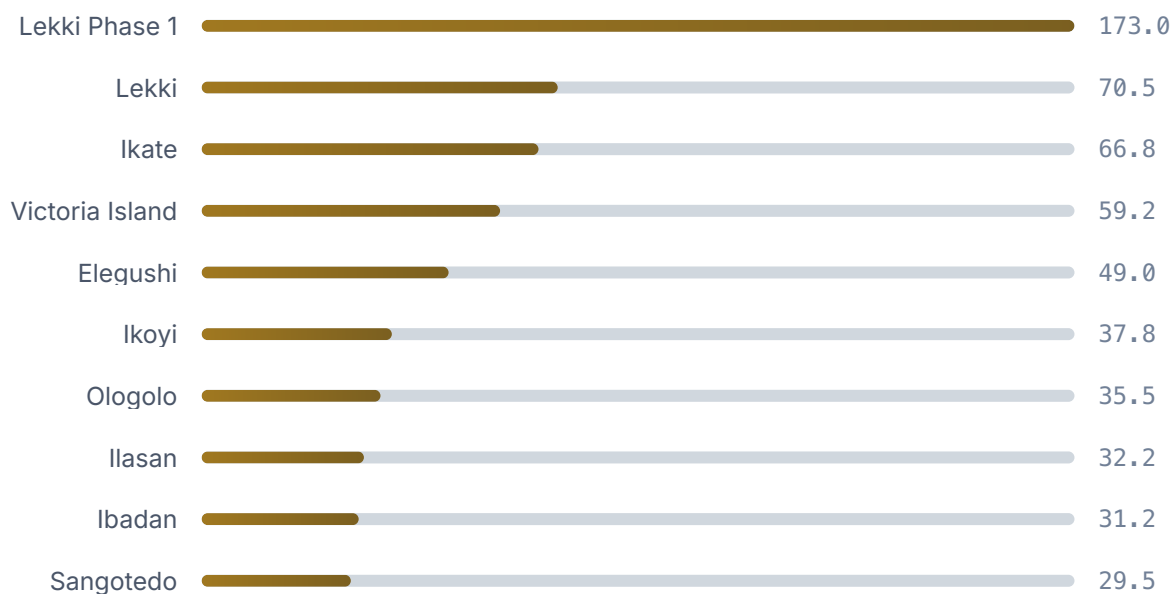
Inventory Distribution — Most Active Areas

Rental inventory is heavily concentrated in the high-density premium corridors of Lagos. Lekki Phase 1 led the market with an average of 47.3 active listings per week, followed by Lekki at 37.4 and Ikoyi at 32.7. This concentration indicates that online rental marketing is heavily focused on the Lekki-Ikoyi axis, where corporate tenants and expatriates are most active.

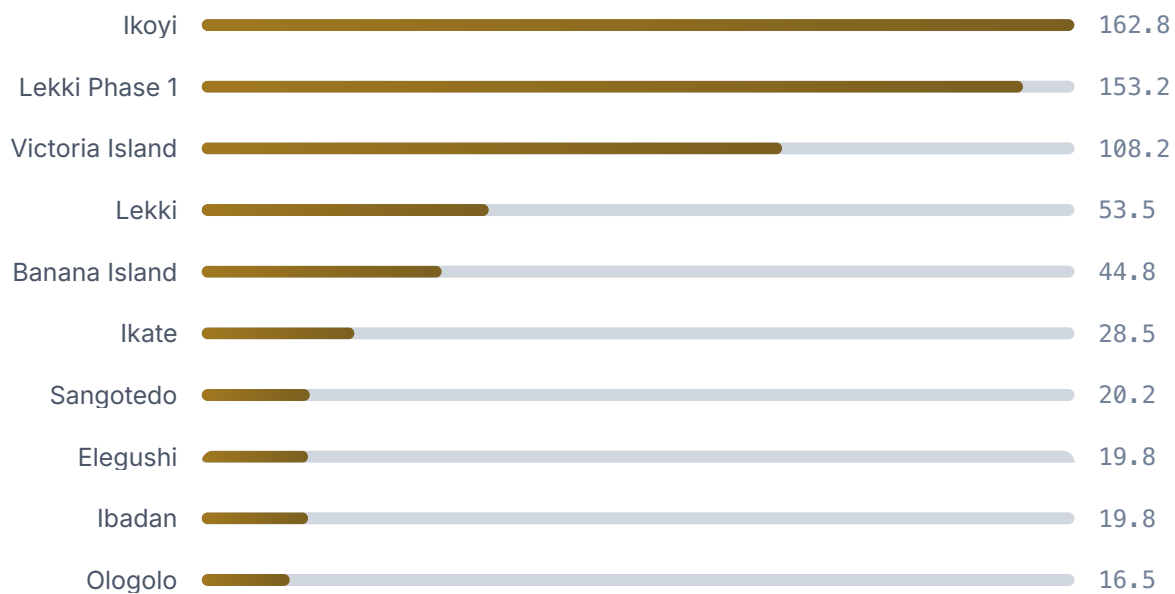
1 BED FLAT



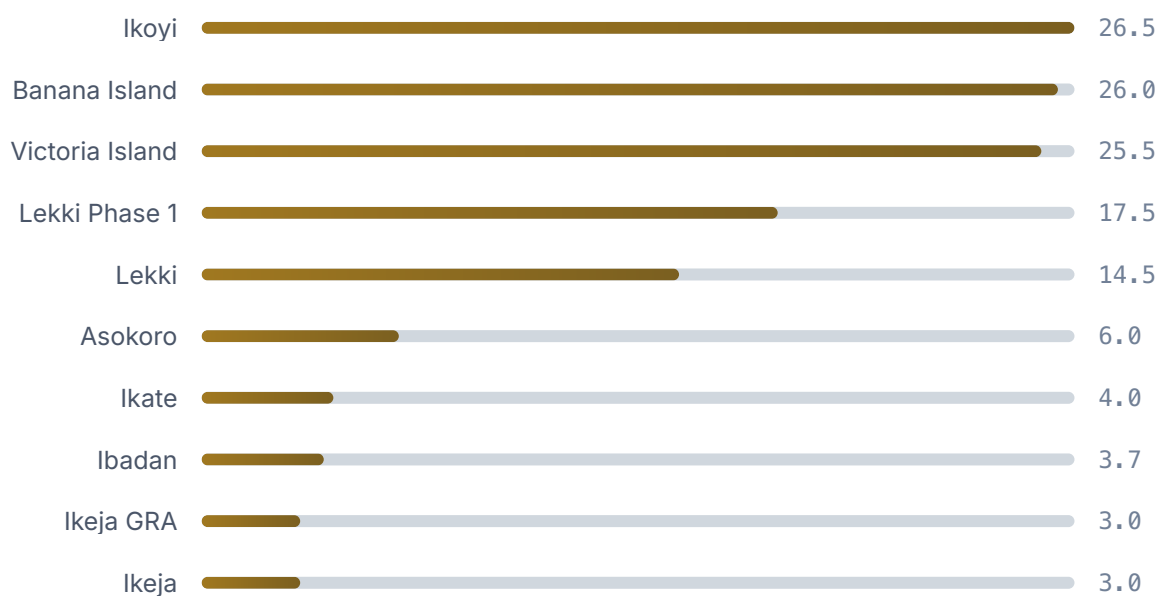
2 BED FLAT



3 BED FLAT



4 PLUS BED FLAT



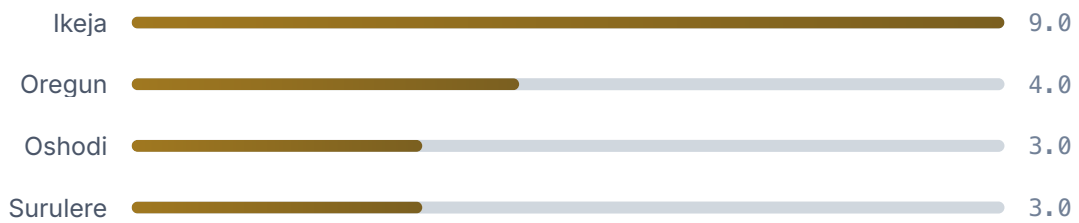
BLOCK OF FLATS



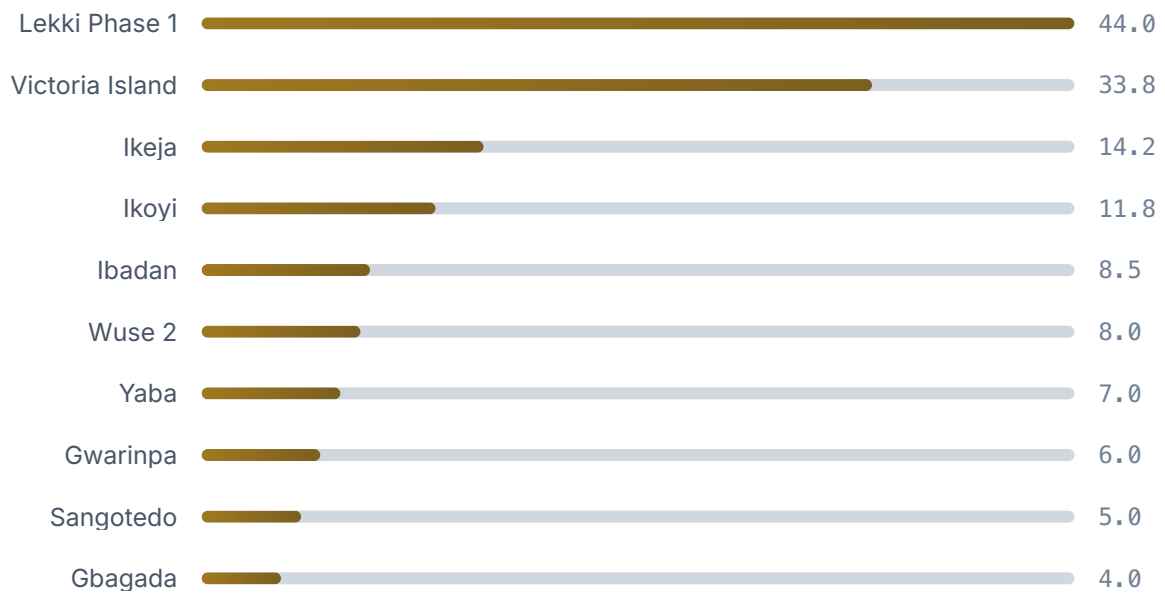
BUNGALOW



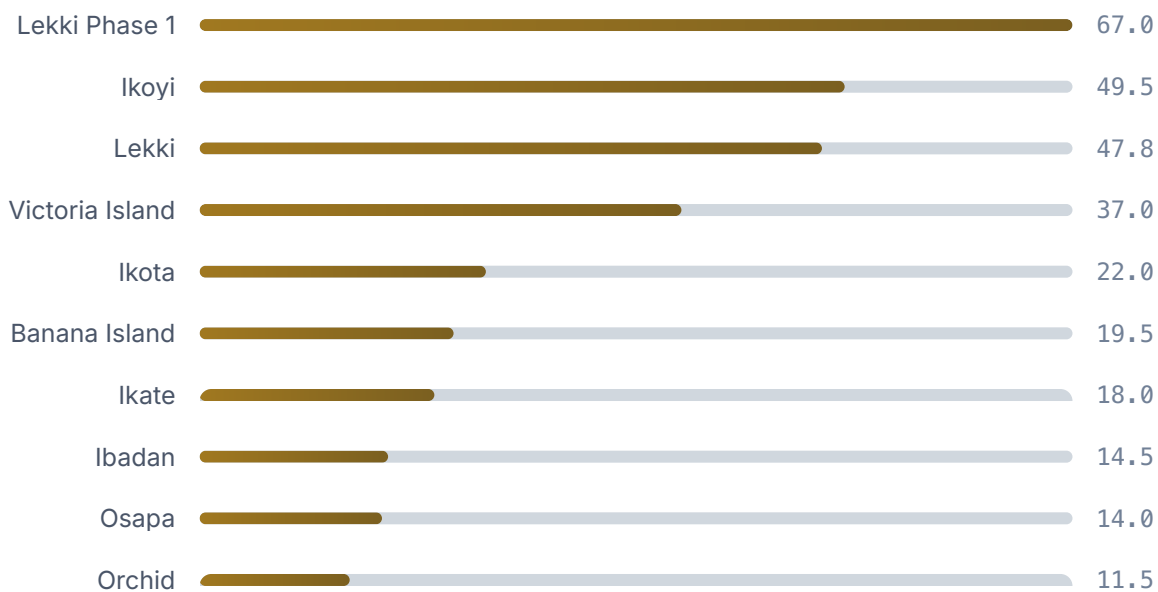
COMMERCIAL INDUSTRIAL



COMMERCIAL OFFICE RETAIL



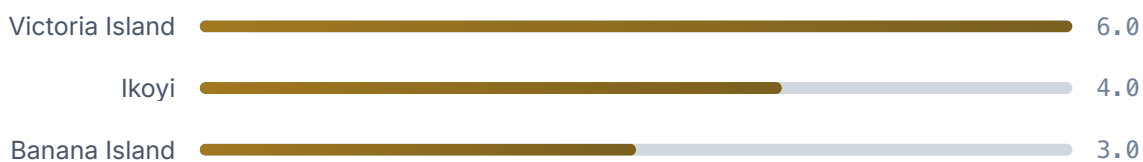
DETACHED HOUSE



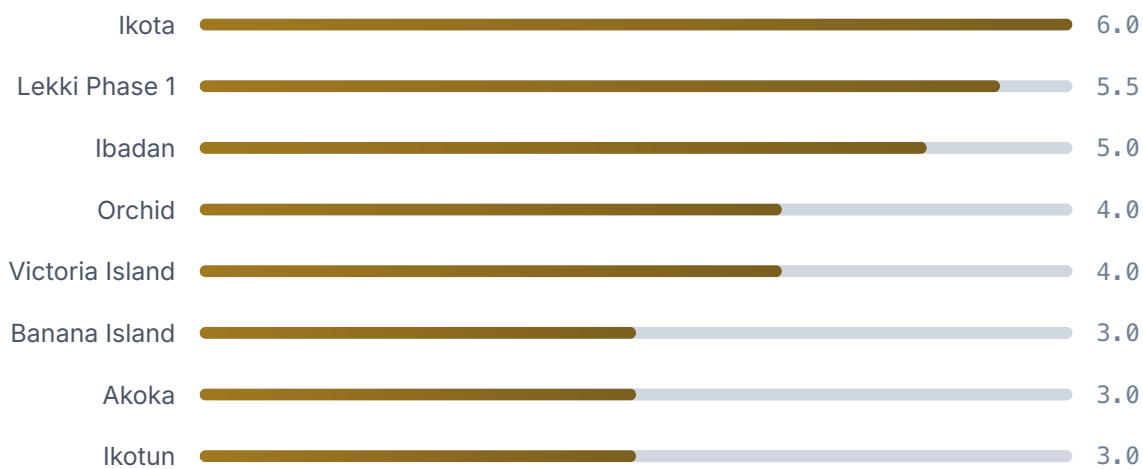
LAND COMMERCIAL



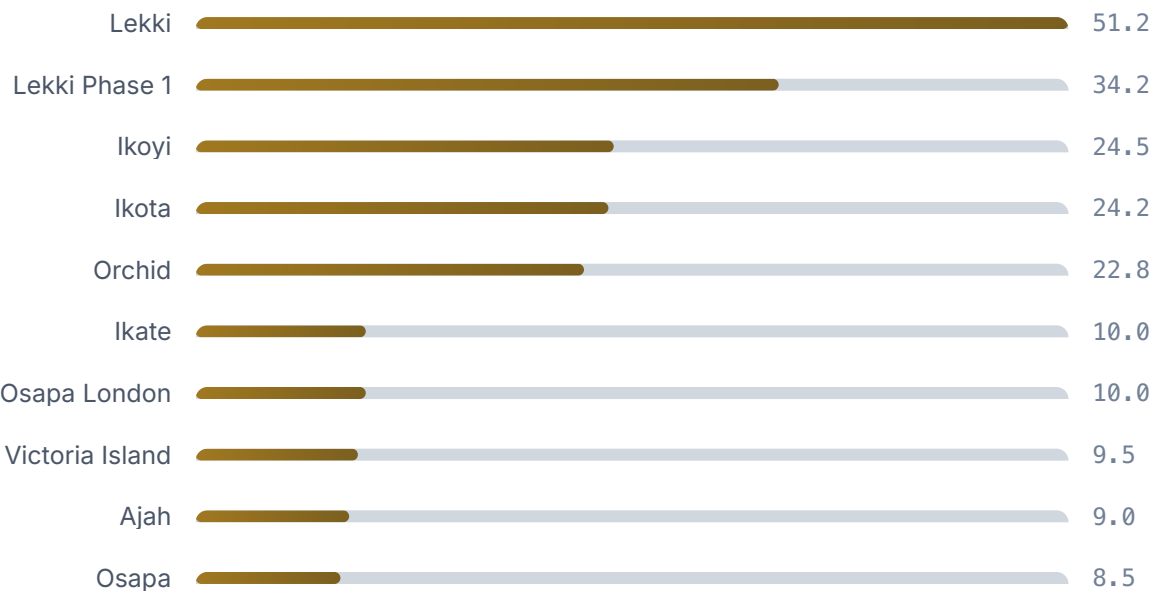
LAND RESIDENTIAL



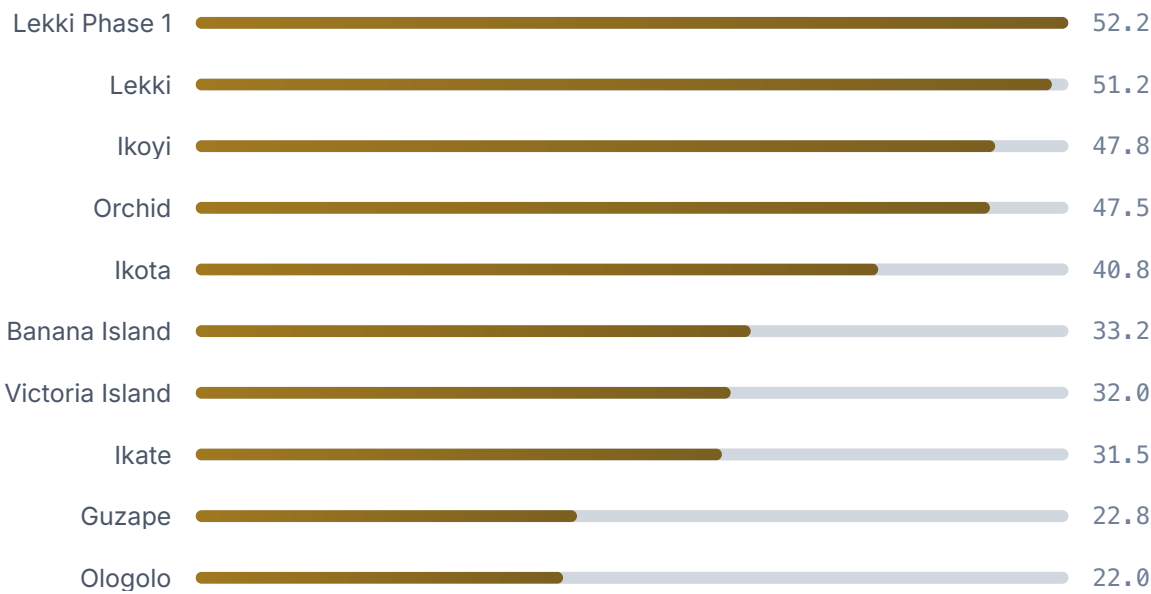
OTHER



SEMI DETACHED HOUSE



TERRACED HOUSE



PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
1 BED FLAT	Lekki	LAGOS	115.5
	Lekki Phase 1	LAGOS	109.0
	Ikota	LAGOS	83.5
	Orchid	LAGOS	78.5
	Badore	LAGOS	48.2
	Victoria Island	LAGOS	41.2

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Yaba	LAGOS	39.2
	Osapa London	LAGOS	38.5
	Shomolu	LAGOS	37.5
	Ikorodu	LAGOS	33.2
2 BED FLAT	Lekki Phase 1	LAGOS	173.0
	Lekki	LAGOS	70.5
	Ikate	LAGOS	66.8
	Victoria Island	LAGOS	59.2
	Elegushi	LAGOS	49.0
	Ikoyi	LAGOS	37.8
	Ologolo	LAGOS	35.5
	Ilasan	LAGOS	32.2
	Ibadan	IBADAN	31.2
	Sangotedo	LAGOS	29.5
3 BED FLAT	Ikoyi	LAGOS	162.8
	Lekki Phase 1	LAGOS	153.2
	Victoria Island	LAGOS	108.2
	Lekki	LAGOS	53.5
	Banana Island	LAGOS	44.8
	Ikate	LAGOS	28.5
	Sangotedo	LAGOS	20.2
	Elegushi	LAGOS	19.8
	Ibadan	IBADAN	19.8
	Ologolo	LAGOS	16.5
4 PLUS BED FLAT	Ikoyi	LAGOS	26.5
	Banana Island	LAGOS	26.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Victoria Island	LAGOS	25.5
	Lekki Phase 1	LAGOS	17.5
	Lekki	LAGOS	14.5
	Asokoro	ABUJA	6.0
	Ikate	LAGOS	4.0
	Ibadan	IBADAN	3.7
	Ikeja GRA	LAGOS	3.0
	Ikeja	LAGOS	3.0
BLOCK OF FLATS	Lugbe	ABUJA	4.0
BUNGALOW	Galadimawa	ABUJA	3.0
	Gwarinpa	ABUJA	3.0
	Lugbe	ABUJA	3.0
	Abraham Adesanya	LAGOS	3.0
	Lekki	LAGOS	3.0
COMMERCIAL INDUSTRIAL	Ikeja	LAGOS	9.0
	Oregun	LAGOS	4.0
	Oshodi	LAGOS	3.0
	Surulere	LAGOS	3.0
COMMERCIAL OFFICE RETAIL	Lekki Phase 1	LAGOS	44.0
	Victoria Island	LAGOS	33.8
	Ikeja	LAGOS	14.2
	Ikoyi	LAGOS	11.8
	Ibadan	IBADAN	8.5
	Wuse 2	ABUJA	8.0
	Yaba	LAGOS	7.0
	Gwarinpa	ABUJA	6.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Sangotedo	LAGOS	5.0
	Gbagada	LAGOS	4.0
DETACHED HOUSE	Lekki Phase 1	LAGOS	67.0
	Ikoyi	LAGOS	49.5
	Lekki	LAGOS	47.8
	Victoria Island	LAGOS	37.0
	Ikota	LAGOS	22.0
	Banana Island	LAGOS	19.5
	Ikate	LAGOS	18.0
	Ibadan	IBADAN	14.5
	Osapa	LAGOS	14.0
	Orchid	LAGOS	11.5
LAND COMMERCIAL	Victoria Island	LAGOS	5.0
	Ikoyi	LAGOS	4.0
LAND RESIDENTIAL	Victoria Island	LAGOS	6.0
	Ikoyi	LAGOS	4.0
	Banana Island	LAGOS	3.0
OTHER	Ikota	LAGOS	6.0
	Lekki Phase 1	LAGOS	5.5
	Ibadan	IBADAN	5.0
	Orchid	LAGOS	4.0
	Victoria Island	LAGOS	4.0
	Banana Island	ABUJA	3.0
	Akoka	LAGOS	3.0
	Ikotun	LAGOS	3.0
SEMI DETACHED HOUSE	Lekki	LAGOS	51.2

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Lekki Phase 1	LAGOS	34.2
	Ikoyi	LAGOS	24.5
	Ikota	LAGOS	24.2
	Orchid	LAGOS	22.8
	Ikate	LAGOS	10.0
	Osapa London	LAGOS	10.0
	Victoria Island	LAGOS	9.5
	Ajah	LAGOS	9.0
	Osapa	LAGOS	8.5
TERRACED HOUSE	Lekki Phase 1	LAGOS	52.2
	Lekki	LAGOS	51.2
	Ikoyi	LAGOS	47.8
	Orchid	LAGOS	47.5
	Ikota	LAGOS	40.8
	Banana Island	LAGOS	33.2
	Victoria Island	LAGOS	32.0
	Ikate	LAGOS	31.5
	Guzape	ABUJA	22.8
	Ologolo	LAGOS	22.0

03 Pricing Tiers — Expensive & Affordable

The rental pricing spectrum reveals a stark divide between elite enclaves and mainland commuter hubs. Banana Island represents the luxury ceiling at ₦61.7M/yr with a rapid DOM of 1.8 days, closely followed by Victoria Island at ₦53.5M/yr (DOM: 2.0 days). In contrast, mainland locations like Mushin (₦1.0M/yr) and Bariga (₦1.1M/yr) represent the

affordable floor, both showing a DOM of 1.0 day, reflecting immediate demand for affordable urban housing.

MOST EXPENSIVE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Banana Island LAGOS	₦15.0M/yr	2.1d
	Ikoyi LAGOS	₦11.0M/yr	8.0d
	Victoria Island LAGOS	₦8.0M/yr	2.1d
	Lekki Phase 1 LAGOS	₦6.0M/yr	4.8d
	Ikate LAGOS	₦4.3M/yr	6.7d
	Osapa London LAGOS	₦3.5M/yr	1.2d
	Igbo Efon LAGOS	₦3.5M/yr	4.3d
	Ilasan LAGOS	₦3.4M/yr	1.0d
	Chevy View LAGOS	₦3.3M/yr	1.0d
	Osapa LAGOS	₦3.2M/yr	1.0d
2 BED FLAT	Banana Island LAGOS	₦30.0M/yr	2.3d
	Ikoyi LAGOS	₦25.0M/yr	2.4d
	Victoria Island LAGOS	₦18.0M/yr	2.4d
	Lekki Phase 1 LAGOS	₦15.0M/yr	3.7d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Freedom Way LAGOS	₦12.0M/yr	1.0d
	Katampe ABUJA	₦10.2M/yr	1.0d
	Elegushi LAGOS	₦10.2M/yr	1.1d
	Ikate LAGOS	₦10.0M/yr	2.8d
	Ilasan LAGOS	₦10.0M/yr	1.0d
	Ologolo LAGOS	₦7.4M/yr	4.5d
3 BED FLAT	Banana Island LAGOS	₦40.0M/yr	2.1d
	Ikoyi LAGOS	₦39.0M/yr	3.5d
	Victoria Island LAGOS	₦30.0M/yr	1.1d
	Ikeja GRA LAGOS	₦25.0M/yr	6.7d
	Lekki Phase 1 LAGOS	₦20.0M/yr	3.2d
	Maitama ABUJA	₦20.0M/yr	11.9d
	Elegushi LAGOS	₦15.6M/yr	5.7d
	Wuse 2 ABUJA	₦15.0M/yr	1.0d
	Ikate LAGOS	₦15.0M/yr	1.6d
	Katampe ABUJA	₦13.0M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
4 PLUS BED FLAT	Asokoro ABUJA	₦52.5M/yr	1.0d
	Ikoyi LAGOS	₦50.9M/yr	1.0d
	Victoria Island LAGOS	₦50.0M/yr	1.2d
	Banana Island LAGOS	₦46.2M/yr	2.8d
	Lekki Phase 1 LAGOS	₦25.0M/yr	1.0d
	Lekki LAGOS	₦18.0M/yr	1.0d
COMMERCIAL INDUSTRIAL	Ikeja LAGOS	₦50k/yr	1.0d
COMMERCIAL OFFICE RETAIL	Wuse 2 ABUJA	₦17.0M/yr	4.9d
	Ikoyi LAGOS	₦14.4M/yr	1.0d
	Lekki Phase 1 LAGOS	₦10.5M/yr	1.5d
	Yaba LAGOS	₦8.0M/yr	3.8d
	Victoria Island LAGOS	₦7.3M/yr	2.8d
	Gwarinpa ABUJA	₦6.5M/yr	1.0d
	Ikeja LAGOS	₦6.1M/yr	2.2d
	Ibadan IBADAN	₦3.9M/yr	1.0d
	Sangotedo LAGOS	₦2.8M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
DETACHED HOUSE	Banana Island LAGOS	₦118.8M/yr	1.8d
	Victoria Island LAGOS	₦82.5M/yr	1.0d
	Asokoro ABUJA	₦80.0M/yr	5.5d
	Maitama ABUJA	₦79.4M/yr	1.0d
	Ikoyi LAGOS	₦70.0M/yr	3.3d
	Ikeja GRA LAGOS	₦40.0M/yr	2.1d
	Lekki Phase 1 LAGOS	₦35.0M/yr	1.6d
	Ikeja LAGOS	₦25.0M/yr	1.0d
	Osapa London LAGOS	₦25.0M/yr	1.0d
	Ikte LAGOS	₦25.0M/yr	1.0d
LAND COMMERCIAL	Victoria Island LAGOS	₦100.0M/yr	1.0d
LAND RESIDENTIAL	Victoria Island LAGOS	₦55.0M/yr	1.0d
OTHER	Lekki Phase 1 LAGOS	₦12.3M/yr	1.0d
	Ibadan IBADAN	₦3.5M/yr	1.0d
	Ikota LAGOS	₦2.8M/yr	1.0d
SEMI DETACHED HOUSE	Banana Island LAGOS	₦79.9M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikoyi LAGOS	₦60.0M/yr	1.1d
	Victoria Island LAGOS	₦48.8M/yr	4.9d
	Lekki Phase 1 LAGOS	₦38.2M/yr	1.0d
	Asokoro ABUJA	₦32.5M/yr	1.0d
	Ikate LAGOS	₦24.0M/yr	1.3d
	Osapa LAGOS	₦15.0M/yr	11.2d
	Lekki LAGOS	₦13.0M/yr	1.8d
	Orchid LAGOS	₦11.2M/yr	1.0d
	Osapa London LAGOS	₦11.0M/yr	1.9d
TERRACED HOUSE	Ikeja LAGOS	₦146.4M/yr	1.0d
	Banana Island LAGOS	₦60.0M/yr	2.6d
	Ikoyi LAGOS	₦50.0M/yr	4.4d
	Maitama ABUJA	₦40.0M/yr	1.0d
	Victoria Island LAGOS	₦35.0M/yr	2.7d
	Lekki Phase 1 LAGOS	₦25.0M/yr	3.3d
	Ikeja GRA LAGOS	₦25.0M/yr	2.9d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Katampe ABUJA	₦17.8M/yr	1.0d
	Jahi ABUJA	₦16.5M/yr	1.0d
	Guzape ABUJA	₦16.0M/yr	3.3d

MOST AFFORDABLE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Ikorodu LAGOS	₦281k/yr	2.3d
	Ipaja LAGOS	₦375k/yr	1.0d
	Bwari ABUJA	₦500k/yr	1.0d
	Obafemi Owode OGUN	₦600k/yr	1.0d
	Ikotun LAGOS	₦700k/yr	1.0d
	Ojota LAGOS	₦800k/yr	4.1d
	Ibeju-Lekki LAGOS	₦800k/yr	7.0d
	Abule Egba LAGOS	₦800k/yr	1.0d
	Olokonla LAGOS	₦850k/yr	1.0d
	Awoyaya LAGOS	₦1.0M/yr	1.0d
2 BED FLAT	Ikorodu LAGOS	₦1.2M/yr	4.0d
	Okun Ajah LAGOS	₦1.5M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Wuse ABUJA	₦1.8M/yr	1.0d
	Abule Egba LAGOS	₦2.1M/yr	8.8d
	Ibeju-Lekki LAGOS	₦2.3M/yr	1.0d
	Ibadan IBADAN	₦2.4M/yr	2.7d
	Ipaja LAGOS	₦2.5M/yr	1.0d
	Badore LAGOS	₦2.5M/yr	1.0d
	Monastery Road LAGOS	₦2.5M/yr	1.0d
	Obafemi Owode OGUN	₦2.5M/yr	1.0d
3 BED FLAT	Ikotun LAGOS	₦1.9M/yr	1.0d
	Obafemi Owode OGUN	₦2.1M/yr	9.4d
	Ibadan IBADAN	₦2.2M/yr	1.0d
	Oluyole IBADAN	₦2.7M/yr	1.0d
	Mobil Road LAGOS	₦3.0M/yr	1.0d
	Badore LAGOS	₦3.5M/yr	5.7d
	Ago Palace LAGOS	₦3.6M/yr	1.0d
	Ajah LAGOS	₦4.0M/yr	3.5d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Olokonla LAGOS	₦4.0M/yr	6.2d
	Sangotedo LAGOS	₦4.1M/yr	2.8d
4 PLUS BED FLAT	Ibadan IBADAN	₦8.3M/yr	1.0d
	Ikte LAGOS	₦14.5M/yr	1.0d
	Lekki LAGOS	₦18.0M/yr	1.0d
	Ikeja LAGOS	₦25.0M/yr	1.0d
	Lekki Phase 1 LAGOS	₦25.0M/yr	1.0d
	Ikeja GRA LAGOS	₦40.0M/yr	1.0d
	Banana Island LAGOS	₦46.2M/yr	2.8d
	Victoria Island LAGOS	₦50.0M/yr	1.2d
	Ikoyi LAGOS	₦50.9M/yr	1.0d
	Asokoro ABUJA	₦52.5M/yr	1.0d
BLOCK OF FLATS	Lugbe ABUJA	₦2.4M/yr	1.0d
BUNGALOW	Lugbe ABUJA	₦3.5M/yr	1.0d
	Abraham Adesanya LAGOS	₦4.5M/yr	1.0d
	Galadimawa ABUJA	₦9.0M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Gwarinpa ABUJA	₦10.0M/yr	1.0d
	Lekki LAGOS	₦13.0M/yr	25.3d
COMMERCIAL INDUSTRIAL	Ikeja LAGOS	₦50k/yr	1.0d
	Surulere LAGOS	₦50k/yr	1.0d
	Oshodi LAGOS	₦100k/yr	1.0d
	Oregun LAGOS	₦2.5M/yr	1.0d
COMMERCIAL OFFICE RETAIL	Gbagada LAGOS	₦2.5M/yr	4.3d
	Ogba LAGOS	₦2.8M/yr	1.0d
	Sangotedo LAGOS	₦2.8M/yr	1.0d
	Osapa London LAGOS	₦3.5M/yr	1.0d
	Ibadan IBADAN	₦3.9M/yr	1.0d
	Ikeja LAGOS	₦6.1M/yr	2.2d
	Gwarinpa ABUJA	₦6.5M/yr	1.0d
	Victoria Island LAGOS	₦7.3M/yr	2.8d
	Yaba LAGOS	₦8.0M/yr	3.8d
	Lekki Phase 1 LAGOS	₦10.5M/yr	1.5d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
DETACHED HOUSE	Okun Ajah LAGOS	₦3.0M/yr	1.0d
	Abraham Adesanya LAGOS	₦6.8M/yr	4.0d
	Sangotedo LAGOS	₦7.6M/yr	1.0d
	Ajah LAGOS	₦8.5M/yr	1.0d
	Ibadan IBADAN	₦8.8M/yr	1.0d
	Gaduwa ABUJA	₦11.0M/yr	18.5d
	Orchid LAGOS	₦12.8M/yr	3.4d
	Agungi LAGOS	₦13.0M/yr	1.0d
	Lekki Phase 2 LAGOS	₦13.1M/yr	1.0d
	Ikota LAGOS	₦13.8M/yr	1.3d
LAND COMMERCIAL	Victoria Island LAGOS	₦100.0M/yr	1.0d
	Ikoyi LAGOS	₦175.0M/yr	1.5d
LAND RESIDENTIAL	Banana Island LAGOS	₦50.0M/yr	1.0d
	Victoria Island LAGOS	₦55.0M/yr	1.0d
	Ikoyi LAGOS	₦90.0M/yr	2.2d
OTHER	Akoka LAGOS	₦1.2M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	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	₦3.5M/yr	1.0d
	Lekki Phase 1 LAGOS	₦12.3M/yr	1.0d
	Victoria Island LAGOS	₦77.5M/yr	3.3d
SEMI DETACHED HOUSE	Sangotedo LAGOS	₦7.0M/yr	1.0d
	Ajah LAGOS	₦9.0M/yr	3.9d
	Lekki Conservation LAGOS	₦9.0M/yr	1.0d
	Abraham Adesanya LAGOS	₦9.0M/yr	8.9d
	Ologolo LAGOS	₦10.0M/yr	1.0d
	Ikota LAGOS	₦10.2M/yr	1.0d
	Oral Estate LAGOS	₦11.0M/yr	1.0d
	Agungi LAGOS	₦11.0M/yr	1.0d
	Osapa London LAGOS	₦11.0M/yr	1.9d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
TERRACED HOUSE	Orchid LAGOS	₦11.2M/yr	1.0d
	Sangotedo LAGOS	₦6.0M/yr	1.4d
	Ajah LAGOS	₦7.5M/yr	1.0d
	Abraham Adesanya LAGOS	₦7.5M/yr	1.0d
	Ikota LAGOS	₦7.6M/yr	1.0d
	Mobil Road LAGOS	₦8.0M/yr	1.0d
	Ibadan IBADAN	₦8.0M/yr	1.0d
	Agungi LAGOS	₦8.5M/yr	1.0d
	Lekki Phase 2 LAGOS	₦8.8M/yr	1.0d
	Orchid LAGOS	₦9.0M/yr	3.0d
	Gaduwa ABUJA	₦9.0M/yr	1.0d

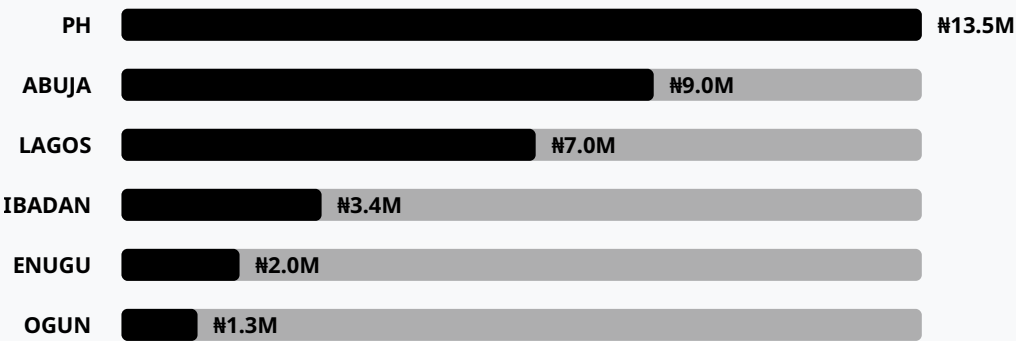
04

Regional Performance Deep Dive

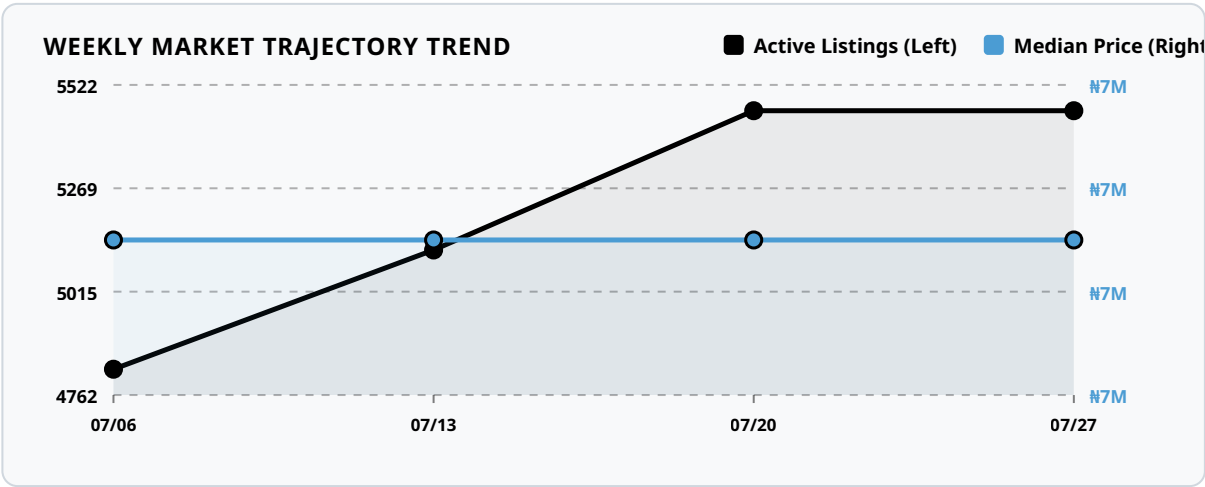
Lagos continues to anchor the rental market, accounting for 119 neighbourhoods and 18,160 active listings. The state recorded 759 new rental listings and maintained a median rent of ₦7.0M/yr, with Lekki Phase 1 leading as the most active rental hub. The high volume of active listings reflects a highly liquid rental market with rapid turnover in prime locations. Abuja's rental market, spanning 47 neighbourhoods, recorded 2,025 active listings and 118 new listings. The capital city commanded a premium median rental price of ₦9.0M/yr—significantly higher than the Lagos median—with Jahi emerging as the top neighbourhood.

High-end districts like Maitama (₦35.4M/yr) and Guzape (₦20.2M/yr) continue to drive the upper tier of Abuja's rental market. Outside the two major metropolitan areas, Port Harcourt recorded a high median rent of ₦13.5M/yr across 48 active listings, reflecting the high cost of secure corporate housing in the oil-producing hub. Ibadan showed a substantial volume of 517 active listings with a median rent of ₦3.4M/yr, while Ogun offered a highly affordable alternative with 81 active listings and a median of ₦1.3M/yr, led by Obafemi Owode.

MEDIAN PRICE COMPARISON BY REGION (NGN)



CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
ABUJA	47	2,025	118	7	₦9.0M/yr	Jahi
ENUGU	2	31	1	0	₦2.0M/yr	Enugu
IBADAN	7	517	46	0	₦3.4M/yr	Ibadan
LAGOS	119	18,160	759	46	₦7.0M/yr	Lekki Phase 1
OGUN	8	81	5	0	₦1.3M/yr	Obafemi Owode
PH	2	48	1	0	₦13.5M/yr	Port Harcourt



PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
1 BED FLAT	2026-07-06	1,024	47	9	₦2.0M/yr
	2026-07-13	1,072	43	1	₦2.0M/yr
	2026-07-20	1,141	65	5	₦2.0M/yr
	2026-07-27	1,141	0	2	₦2.0M/yr
2 BED FLAT	2026-07-06	903	53	1	₦4.5M/yr
	2026-07-13	983	78	4	₦4.5M/yr
	2026-07-20	1,055	68	1	₦4.5M/yr
	2026-07-27	1,055	0	2	₦4.5M/yr
3 BED FLAT	2026-07-06	830	45	4	₦7.2M/yr
	2026-07-13	890	55	4	₦7.2M/yr
	2026-07-20	957	60	1	₦7.5M/yr
	2026-07-27	957	0	0	₦7.5M/yr
4 PLUS BED FLAT	2026-07-06	113	12	0	₦45.0M/yr
	2026-07-13	116	1	0	₦42.5M/yr
	2026-07-20	136	17	0	₦32.5M/yr

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-07-27	136	0	0	₦32.5M/yr
BLOCK OF FLATS	2026-07-13	4	2	0	₦2.4M/yr
	2026-07-20	4	0	0	₦2.4M/yr
	2026-07-27	4	0	0	₦2.4M/yr
BUNGALOW	2026-07-06	15	1	0	₦9.0M/yr
	2026-07-13	15	0	0	₦9.0M/yr
	2026-07-20	15	0	0	₦9.0M/yr
	2026-07-27	15	0	0	₦9.0M/yr
COMMERCIAL INDUSTRIAL	2026-07-06	12	0	0	₦75k/yr
	2026-07-13	16	2	0	₦100k/yr
	2026-07-20	19	1	0	₦75k/yr
	2026-07-27	19	0	0	₦75k/yr
COMMERCIAL OFFICE RETAIL	2026-07-06	136	15	0	₦6.5M/yr
	2026-07-13	149	13	0	₦7.0M/yr
	2026-07-20	158	7	0	₦6.5M/yr
	2026-07-27	158	0	0	₦6.5M/yr
DETACHED HOUSE	2026-07-06	408	18	3	₦23.0M/yr
	2026-07-13	433	19	2	₦23.2M/yr
	2026-07-20	465	31	1	₦23.0M/yr
	2026-07-27	465	0	1	₦23.0M/yr
LAND COMMERCIAL	2026-07-06	9	0	0	₦137.5M/yr
	2026-07-13	9	0	0	₦137.5M/yr
	2026-07-20	9	0	0	₦137.5M/yr
	2026-07-27	9	0	0	₦137.5M/yr
LAND RESIDENTIAL	2026-07-06	10	0	0	₦72.5M/yr

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-07-13	10	0	0	₦72.5M/yr
	2026-07-20	13	1	0	₦55.0M/yr
	2026-07-27	13	0	0	₦55.0M/yr
OTHER	2026-07-06	32	2	0	₦2.4M/yr
	2026-07-13	34	2	0	₦2.4M/yr
	2026-07-20	34	0	0	₦2.4M/yr
	2026-07-27	34	0	0	₦2.4M/yr
SEMI DETACHED HOUSE	2026-07-06	258	13	3	₦15.0M/yr
	2026-07-13	270	12	2	₦15.0M/yr
	2026-07-20	286	14	0	₦15.0M/yr
	2026-07-27	286	0	0	₦15.0M/yr
TERRACED HOUSE	2026-07-06	513	36	0	₦12.0M/yr
	2026-07-13	536	21	4	₦12.0M/yr
	2026-07-20	577	38	2	₦12.5M/yr
	2026-07-27	577	0	0	₦12.5M/yr

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Price Reduction Analysis

A total of 53 price reduction events were observed through the PS-0 PropertyScraper lens, peaking at 21 reductions in the first week of July. Lagos accounted for 46 of these reductions, while Abuja recorded 7. The concentration of rental discounts in Lagos suggests that some landlords in highly competitive segments are adjusting expectations to secure tenants quickly and avoid prolonged vacancies.

Peak reduction week: 2026-07-06 with 21 events.



07 Market Outlook

The rental market is poised for continued stability, as evidenced by the flat ₦7.0M/yr median rent despite a 13.1% increase in active listings. The drop to zero new listings in the final week of July suggests a temporary pause in new supply, which should assist in absorbing current vacancies. Landlords in premium segments are expected to maintain current pricing to preserve occupancy rates.

08 Methodology & Data Notes

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.

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