

Nigerian Residential Real Estate Market Report

September 2026 — 2026-09-07 to 2026-09-28

PS-0 PropertyScraper

10 Cities

246 Neighbourhoods

4 Weeks of Data

Published October 1, 2026

SALES MARKET ANALYSIS

PEAK ACTIVE LISTINGS 8,026 Latest week total	NEW LISTINGS 723 Discovered this period	PRICE REDUCTIONS 38 Seller adjustments tracked
INVENTORY GROWTH 7.2% First → last week	NEIGHBOURHOODS TRACKED 246 Across 10 cities	

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Executive Summary

Analysis of the PS-0 PropertyScraper lens reveals a steady expansion in the Nigerian residential sales market during September 2026. Cumulative active listings reached 31,340 across 246 unique neighbourhoods, with active listings peaking at 8,026 in the final weeks, representing a 7.2% growth from the start of the month. This expansion was supported by 723 new listings, though momentum cooled by the final week of the month when new listings dropped to zero.

Pricing trends show a marginal downward adjustment in the overall median listing price, sliding from ₦190.0M in the first week to a stable ₦185.0M in the final fortnight. This minor correction suggests a slight recalibration by sellers to meet buyer expectations, particularly as active inventory accumulated. The market remains highly concentrated, with Lagos dominating both listing volumes and high-value transactions.

Key Takeaways

- Active sales listings grew 7.2% over September, peaking at 8,026 listings in the final week.
- Lagos dominated sales activity, accounting for 24,856 active listings and a median price of ₦210.0M.
- Banana Island remains the most expensive market, averaging ₦4430.6M with a swift 3.6 days on market.
- Abuja commanded a premium median sales price of ₦220.0M, outpacing the Lagos median of ₦210.0M.

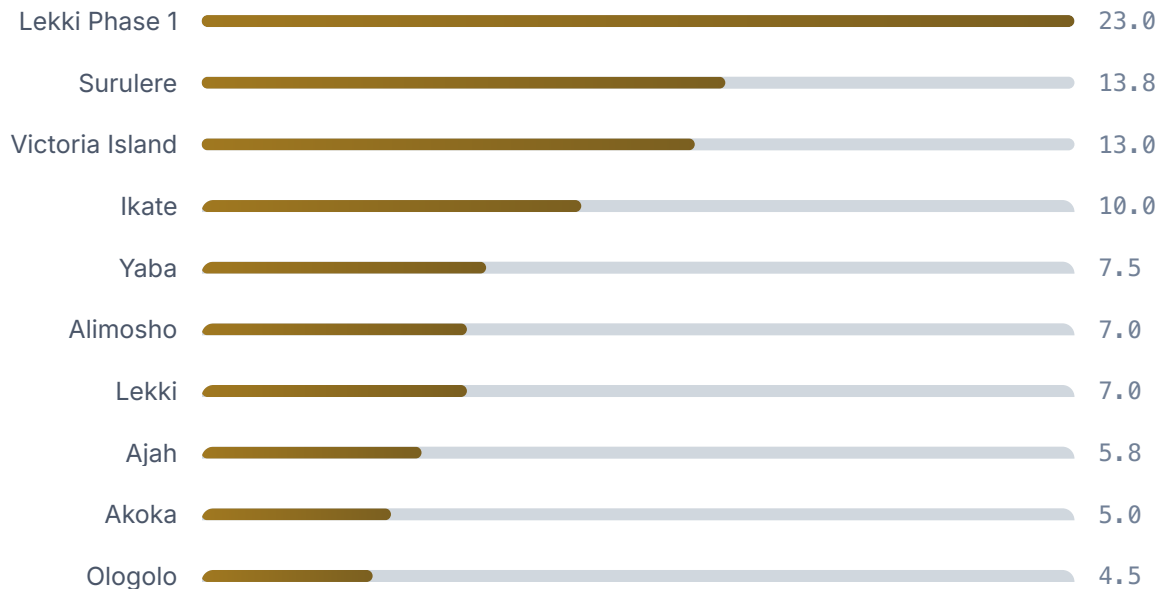
Data Scope & Scraper Limitations: This report represents observations collected solely through the PS-0 PropertyScraper pipeline from advertised online listings. It should be understood as a specific digital lens on advertised prices and online inventory, not as an absolute, exhaustive generalisation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

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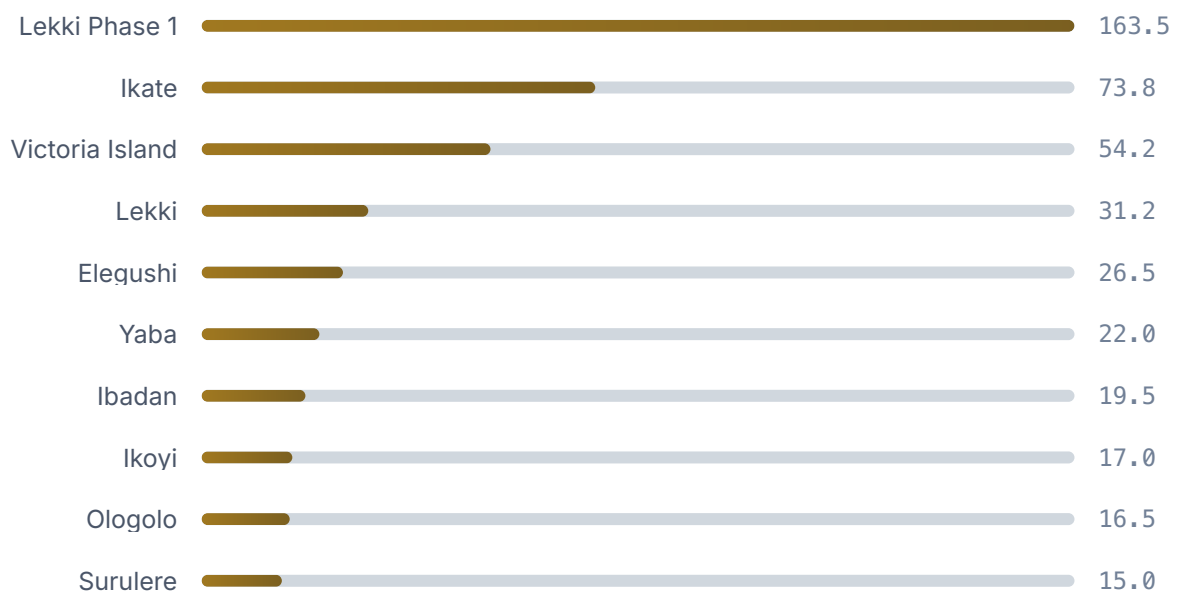
Inventory Distribution — Most Active Areas

The distribution of active listings is heavily skewed towards prime Lagos corridors. Lekki and Lekki Phase 1 led the market, averaging 50.1 and 47.8 active listings per week, respectively, followed closely by Ikota at 39.4. This concentration highlights a strong developer and seller focus on the Lekki-Ajah coastal axis. Outside Lagos, Ibadan and Asaba (Edo) emerged as notable secondary hubs, averaging 18.7 and 18.0 active listings per week, signalling growing developer interest in regional capitals.

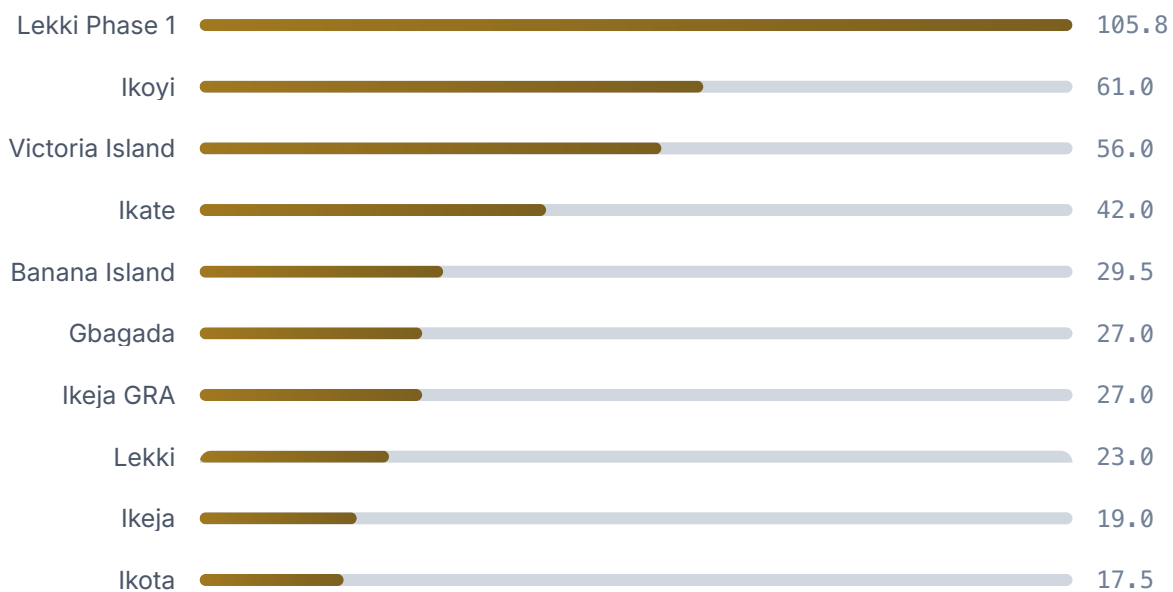
1 BED FLAT



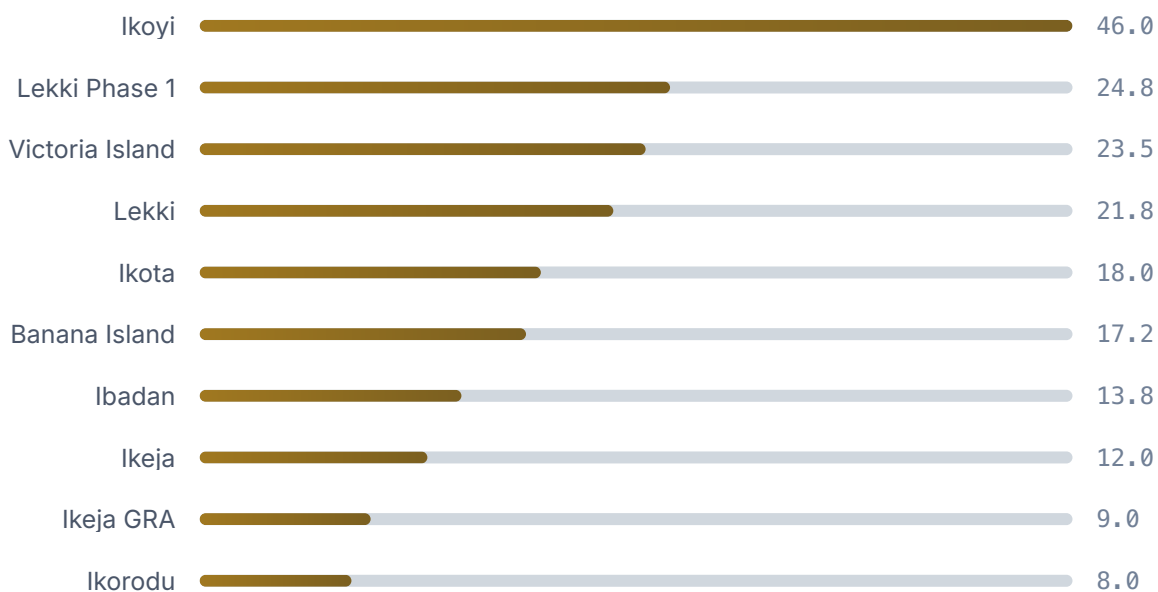
2 BED FLAT



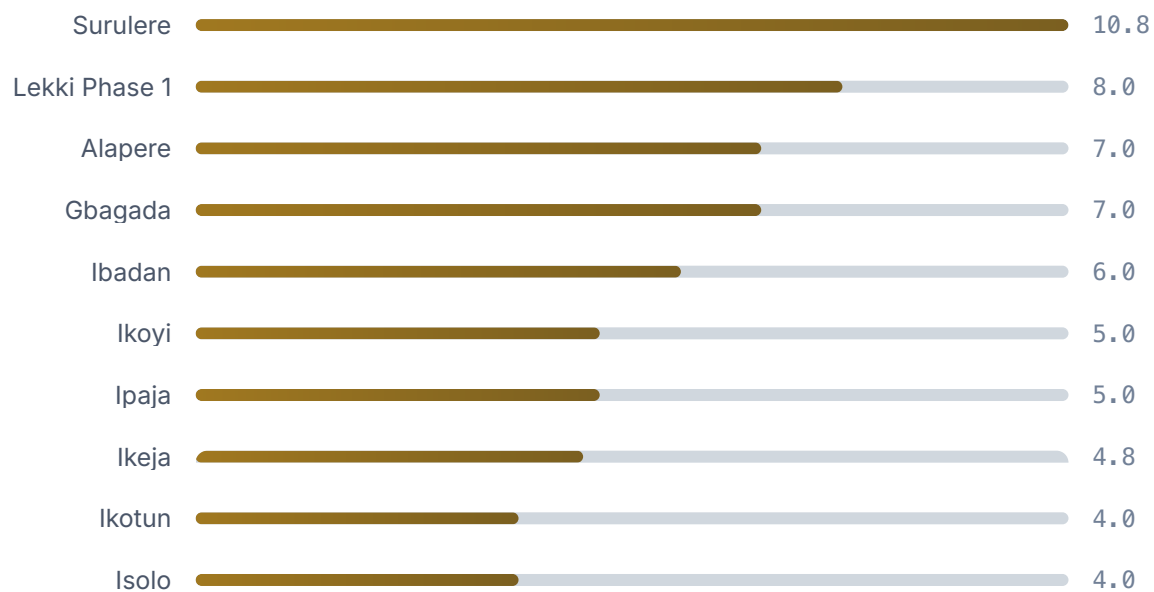
3 BED FLAT



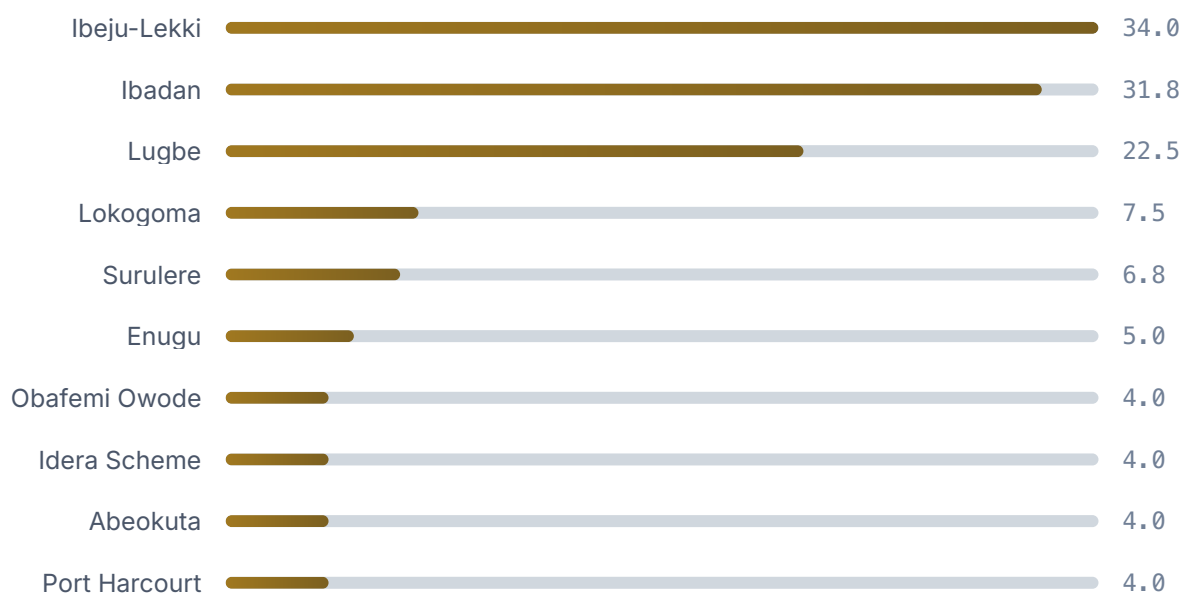
4 PLUS BED FLAT



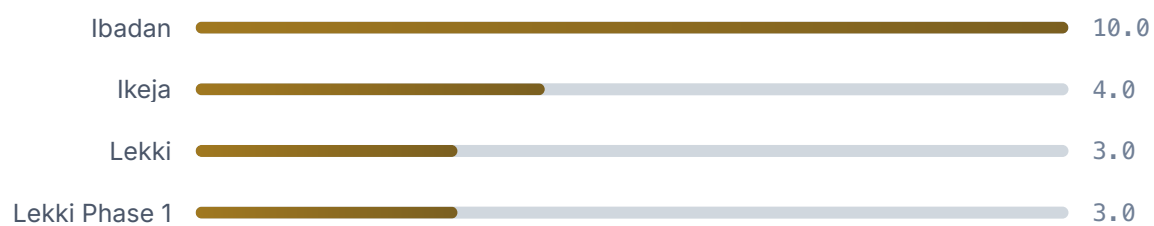
BLOCK OF FLATS



BUNGALOW



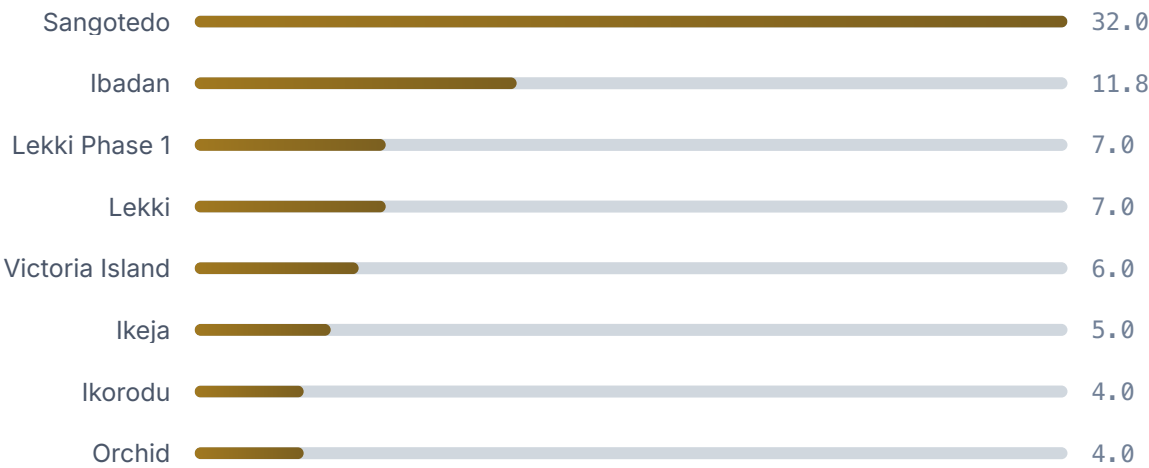
COMMERCIAL HOSPITALITY



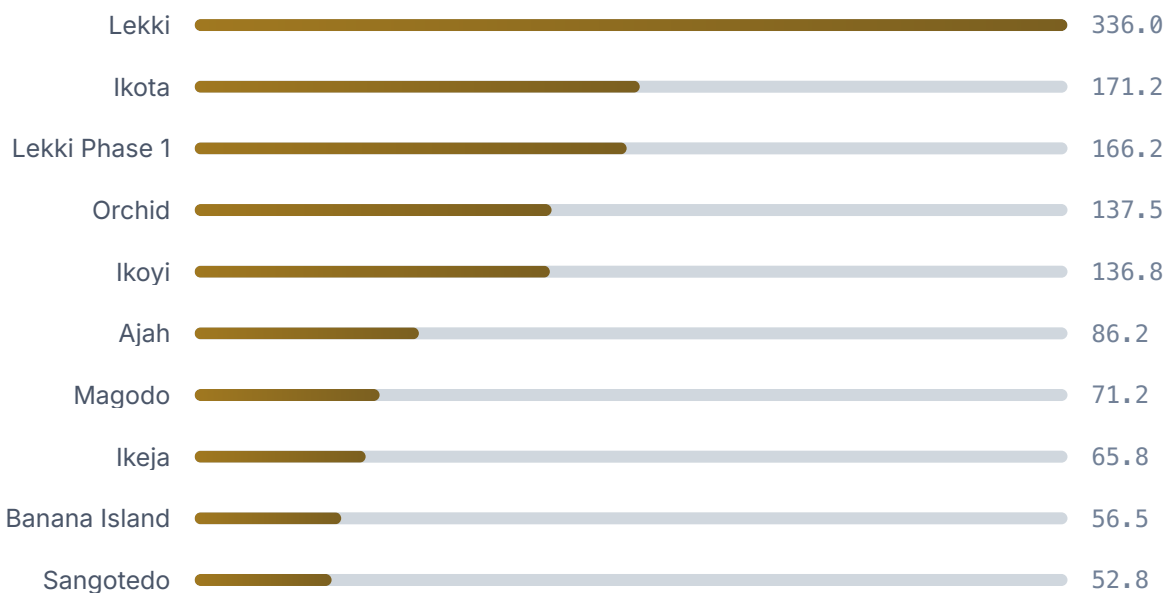
COMMERCIAL INDUSTRIAL



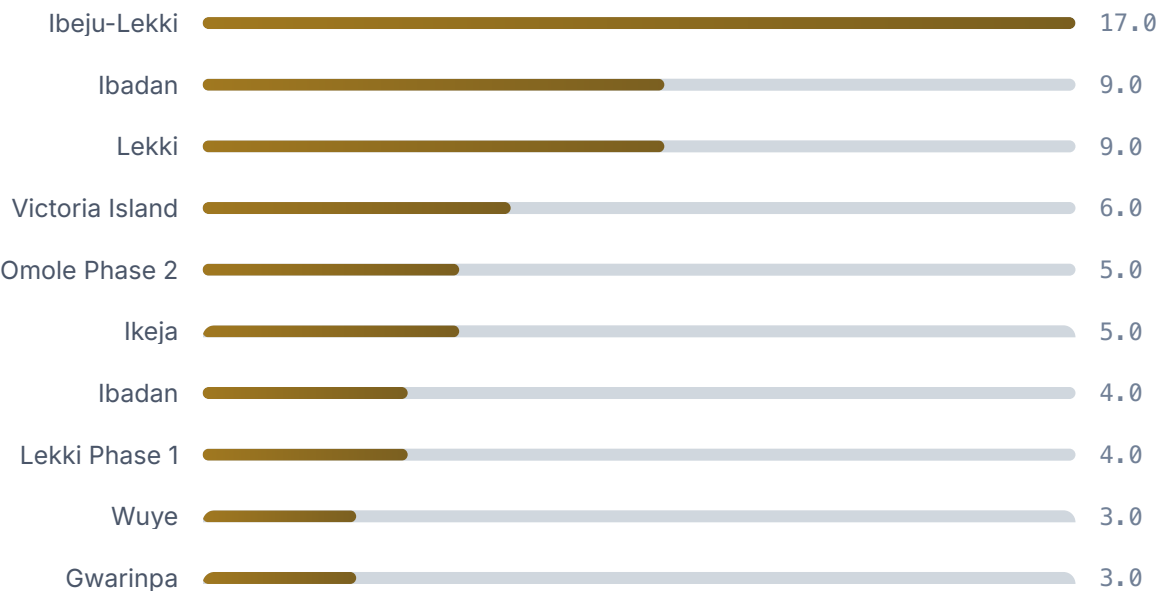
COMMERCIAL OFFICE RETAIL



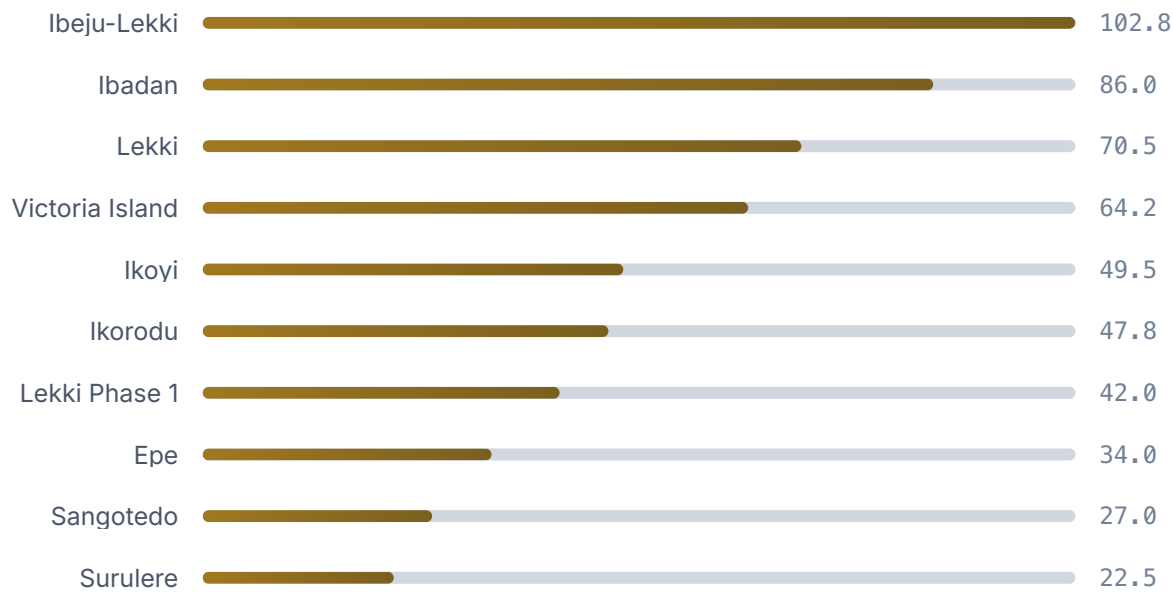
DETACHED HOUSE



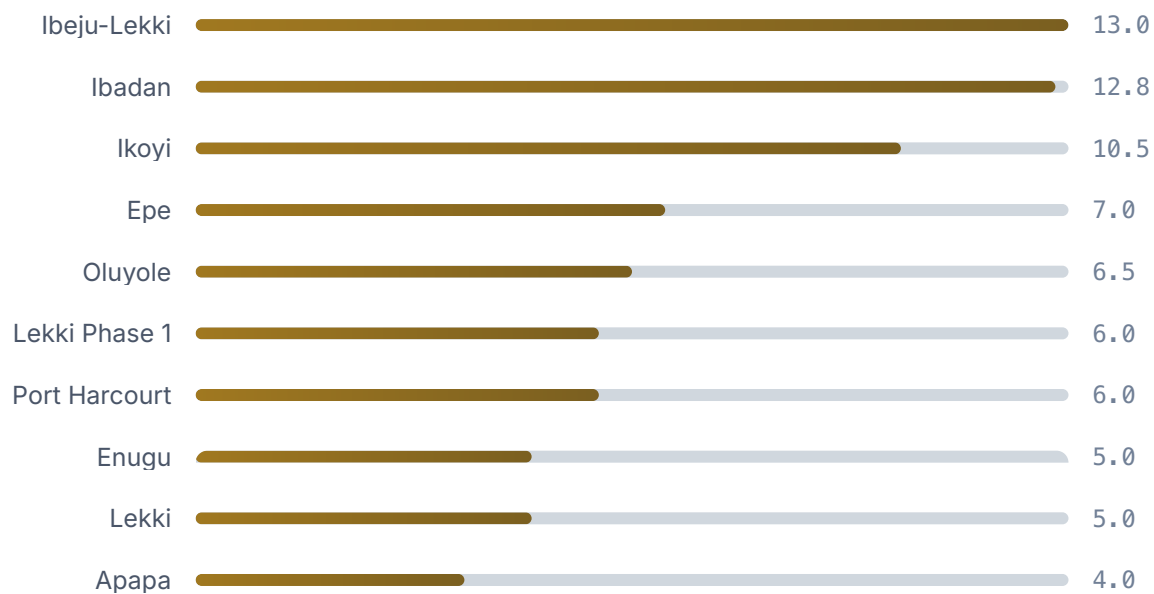
LAND COMMERCIAL



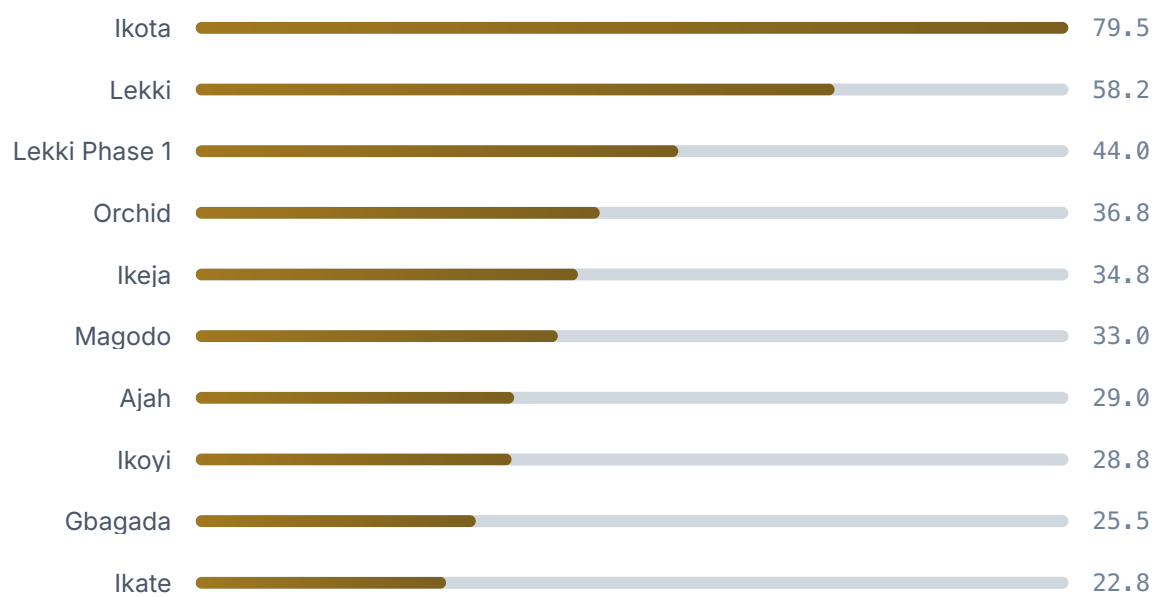
LAND RESIDENTIAL



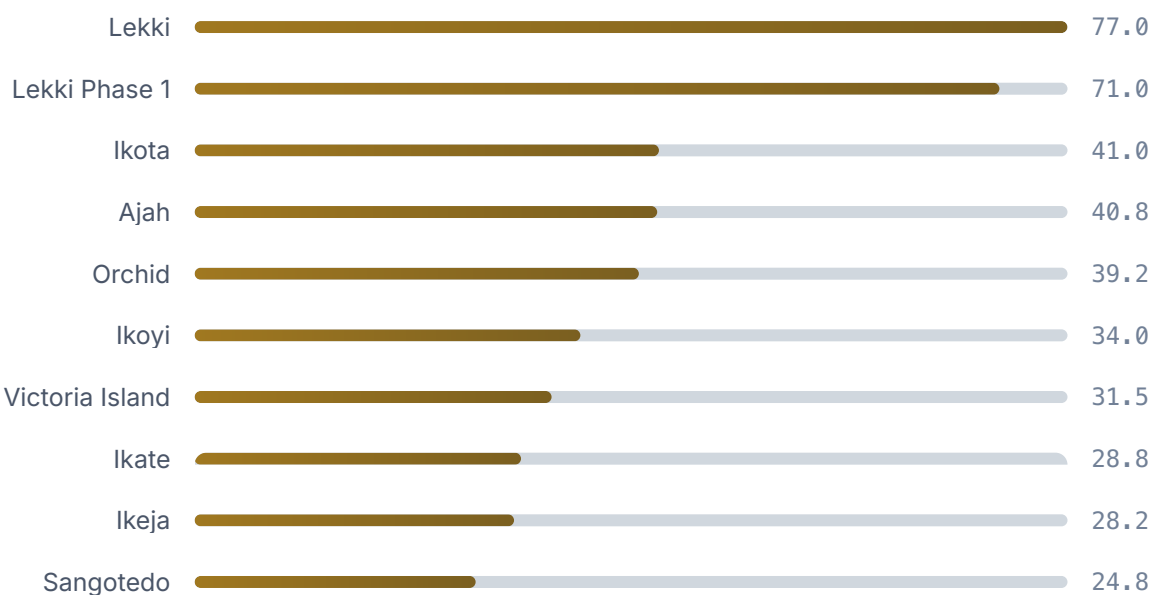
OTHER



SEMI DETACHED HOUSE



TERRACED HOUSE



PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
1 BED FLAT	Lekki Phase 1	LAGOS	23.0
	Surulere	LAGOS	13.8
	Victoria Island	LAGOS	13.0
	Ikate	LAGOS	10.0
	Yaba	LAGOS	7.5
	Alimosho	LAGOS	7.0
	Lekki	LAGOS	7.0
	Ajah	LAGOS	5.8
	Akoka	LAGOS	5.0
	Ologolo	LAGOS	4.5
2 BED FLAT	Lekki Phase 1	LAGOS	163.5
	Ikate	LAGOS	73.8
	Victoria Island	LAGOS	54.2
	Lekki	LAGOS	31.2
	Elegushi	LAGOS	26.5
	Yaba	LAGOS	22.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Ibadan	IBADAN	19.5
	Ikoyi	LAGOS	17.0
	Ologolo	LAGOS	16.5
	Surulere	LAGOS	15.0
3 BED FLAT	Lekki Phase 1	LAGOS	105.8
	Ikoyi	LAGOS	61.0
	Victoria Island	LAGOS	56.0
	Ikate	LAGOS	42.0
	Banana Island	LAGOS	29.5
	Gbagada	LAGOS	27.0
	Ikeja GRA	LAGOS	27.0
	Lekki	LAGOS	23.0
	Ikeja	LAGOS	19.0
	Ikota	LAGOS	17.5
4 PLUS BED FLAT	Ikoyi	LAGOS	46.0
	Lekki Phase 1	LAGOS	24.8
	Victoria Island	LAGOS	23.5
	Lekki	LAGOS	21.8
	Ikota	LAGOS	18.0
	Banana Island	LAGOS	17.2
	Ibadan	IBADAN	13.8
	Ikeja	LAGOS	12.0
	Ikeja GRA	LAGOS	9.0
	Ikorodu	LAGOS	8.0
BLOCK OF FLATS	Surulere	LAGOS	10.8
	Lekki Phase 1	LAGOS	8.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Alapere	LAGOS	7.0
	Gbagada	LAGOS	7.0
	Ibadan	IBADAN	6.0
	Ikoyi	LAGOS	5.0
	Ipaja	LAGOS	5.0
	Ikeja	LAGOS	4.8
	Ikotun	LAGOS	4.0
	Isolo	LAGOS	4.0
BUNGALOW	Ibeju-Lekki	LAGOS	34.0
	Ibadan	IBADAN	31.8
	Lugbe	ABUJA	22.5
	Lokogoma	ABUJA	7.5
	Surulere	LAGOS	6.8
	Enugu	ENUGU	5.0
	Obafemi Owode	OGUN	4.0
	Idera Scheme	LAGOS	4.0
	Abeokuta	OGUN	4.0
	Port Harcourt	PH	4.0
COMMERCIAL HOSPITALITY	Ibadan	IBADAN	10.0
	Ikeja	LAGOS	4.0
	Lekki	LAGOS	3.0
	Lekki Phase 1	LAGOS	3.0
COMMERCIAL INDUSTRIAL	Ikeja	LAGOS	4.0
	Oregun	LAGOS	3.0
COMMERCIAL OFFICE RETAIL	Sangotedo	LAGOS	32.0
	Ibadan	IBADAN	11.8

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Lekki Phase 1	LAGOS	7.0
	Lekki	LAGOS	7.0
	Victoria Island	LAGOS	6.0
	Ikeja	LAGOS	5.0
	Ikorodu	LAGOS	4.0
	Orchid	LAGOS	4.0
DETACHED HOUSE	Lekki	LAGOS	336.0
	Ikota	LAGOS	171.2
	Lekki Phase 1	LAGOS	166.2
	Orchid	LAGOS	137.5
	Ikoyi	LAGOS	136.8
	Ajah	LAGOS	86.2
	Magodo	LAGOS	71.2
	Ikeja	LAGOS	65.8
	Banana Island	LAGOS	56.5
	Sangotedo	LAGOS	52.8
LAND COMMERCIAL	Ibeju-Lekki	LAGOS	17.0
	Ibadan	IBADAN	9.0
	Lekki	LAGOS	9.0
	Victoria Island	LAGOS	6.0
	Omole Phase 2	LAGOS	5.0
	Ikeja	LAGOS	5.0
	Ibadan	LAGOS	4.0
	Lekki Phase 1	LAGOS	4.0
	Wuye	ABUJA	3.0
	Gwarinpa	ABUJA	3.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
LAND RESIDENTIAL	Ibeju-Lekki	LAGOS	102.8
	Ibadan	IBADAN	86.0
	Lekki	LAGOS	70.5
	Victoria Island	LAGOS	64.2
	Ikoyi	LAGOS	49.5
	Ikorodu	LAGOS	47.8
	Lekki Phase 1	LAGOS	42.0
	Epe	LAGOS	34.0
	Sangotedo	LAGOS	27.0
	Surulere	LAGOS	22.5
OTHER	Ibeju-Lekki	LAGOS	13.0
	Ibadan	IBADAN	12.8
	Ikoyi	LAGOS	10.5
	Epe	LAGOS	7.0
	Oluyole	IBADAN	6.5
	Lekki Phase 1	LAGOS	6.0
	Port Harcourt	PH	6.0
	Enugu	ENUGU	5.0
	Lekki	LAGOS	5.0
	Apapa	LAGOS	4.0
SEMI DETACHED HOUSE	Ikota	LAGOS	79.5
	Lekki	LAGOS	58.2
	Lekki Phase 1	LAGOS	44.0
	Orchid	LAGOS	36.8
	Ikeja	LAGOS	34.8
	Magodo	LAGOS	33.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Ajah	LAGOS	29.0
	Ikoyi	LAGOS	28.8
	Gbagada	LAGOS	25.5
	Ikate	LAGOS	22.8
TERRACED HOUSE	Lekki	LAGOS	77.0
	Lekki Phase 1	LAGOS	71.0
	Ikota	LAGOS	41.0
	Ajah	LAGOS	40.8
	Orchid	LAGOS	39.2
	Ikoyi	LAGOS	34.0
	Victoria Island	LAGOS	31.5
	Ikate	LAGOS	28.8
	Ikeja	LAGOS	28.2
	Sangotedo	LAGOS	24.8

03 Pricing Tiers — Expensive & Affordable

The luxury segment is defined by an exceptionally high ceiling, led by Banana Island with an average weekly median price of ₦4430.6M and a remarkably short Days on Market (DOM) of 3.6 days, followed by Ikoyi at ₦3101.5M (DOM: 3.3 days). This rapid absorption of ultra-high-net-worth properties indicates robust liquidity at the top tier. Conversely, the affordable end of the market is represented by outlying or emerging areas such as Ilupeju at ₦1.5M (DOM: 33.0 days) and regional locations like Ohaji in Imo at ₦4.5M (DOM: 1.0 days), illustrating a vast pricing chasm across the scraped landscape.

MOST EXPENSIVE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Victoria Island LAGOS	₦185.0M	1.4d
	Ikate LAGOS	₦165.0M	1.0d
	Lekki Phase 1 LAGOS	₦160.0M	13.8d
	Lekki LAGOS	₦85.0M	1.0d
	Akoka LAGOS	₦75.0M	1.0d
	Alimosho LAGOS	₦65.0M	1.0d
	Ajah LAGOS	₦61.9M	1.0d
	Surulere LAGOS	₦58.8M	7.4d
	Yaba LAGOS	₦25.8M	1.0d
2 BED FLAT	Victoria Island LAGOS	₦450.0M	6.6d
	Ikoyi LAGOS	₦410.0M	9.3d
	Ikeja GRA LAGOS	₦330.0M	1.0d
	Maryland LAGOS	₦282.5M	1.0d
	Lekki Phase 1 LAGOS	₦280.0M	5.1d
	Banana Island LAGOS	₦270.0M	4.4d
	Freedom Way LAGOS	₦250.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikate LAGOS	₦190.0M	4.8d
	Yaba LAGOS	₦185.0M	1.0d
	Osapa LAGOS	₦178.8M	1.0d
3 BED FLAT	Banana Island LAGOS	₦865.0M	8.6d
	Ikoyi LAGOS	₦700.0M	4.2d
	Victoria Island LAGOS	₦528.8M	3.1d
	Ikeja GRA LAGOS	₦450.0M	1.2d
	Lekki Phase 1 LAGOS	₦380.0M	4.4d
	Ogba LAGOS	₦350.0M	1.0d
	Allen Avenue LAGOS	₦300.0M	1.0d
	Freedom Way LAGOS	₦280.0M	1.0d
	Elegushi LAGOS	₦260.0M	23.3d
	Maryland LAGOS	₦251.2M	1.0d
4 PLUS BED FLAT	Banana Island LAGOS	₦1.76B	7.7d
	Maitama ABUJA	₦1.50B	1.0d
	Ikoyi LAGOS	₦1.38B	4.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Maryland LAGOS	₦850.0M	23.0d
	Guzape ABUJA	₦800.0M	14.9d
	Victoria Island LAGOS	₦761.2M	3.0d
	Ikeja GRA LAGOS	₦750.0M	1.0d
	Lekki Phase 1 LAGOS	₦506.2M	5.6d
	Victoria Garden City LAGOS	₦450.0M	1.8d
	Lekki LAGOS	₦435.0M	1.0d
BLOCK OF FLATS	Ikoyi LAGOS	₦2.50B	1.0d
	Gbagada LAGOS	₦300.0M	21.1d
	Surulere LAGOS	₦282.5M	1.0d
	Lekki Phase 1 LAGOS	₦275.0M	23.0d
	Alapere LAGOS	₦165.0M	1.0d
	Ipaja LAGOS	₦160.0M	1.0d
	Ibadan IBADAN	₦62.5M	1.0d
BUNGALOW	Surulere LAGOS	₦281.2M	1.0d
	Lokogoma ABUJA	₦100.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ibeju-Lekki LAGOS	₦84.0M	11.8d
	Enugu ENUGU	₦70.0M	34.3d
	Lugbe ABUJA	₦65.0M	1.9d
	Ibadan IBADAN	₦36.1M	5.2d
COMMERCIAL HOSPITALITY	Ibadan IBADAN	₦250.0M	1.0d
COMMERCIAL OFFICE RETAIL	Victoria Island LAGOS	₦5.50B	13.2d
	Ikeja LAGOS	₦1.00B	1.0d
	Lekki Phase 1 LAGOS	₦900.0M	1.0d
	Lekki LAGOS	₦650.0M	1.0d
	Ibadan IBADAN	₦200.0M	1.0d
	Sangotedo LAGOS	₦171.0M	3.5d
DETACHED HOUSE	Banana Island LAGOS	₦4.58B	2.8d
	Ikoyi LAGOS	₦2.50B	4.3d
	Maitama ABUJA	₦2.50B	5.0d
	Ikeja GRA LAGOS	₦2.00B	7.3d
	Asokoro ABUJA	₦1.74B	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Pinnock Beach Estate LAGOS	₦1.65B	29.9d
	Victoria Island LAGOS	₦1.60B	1.0d
	Nicon Town LAGOS	₦1.50B	1.0d
	Freedom Way LAGOS	₦1.40B	1.0d
	Lekki Phase 1 LAGOS	₦1.07B	2.2d
LAND COMMERCIAL	Ikeja LAGOS	₦1.80B	1.0d
	Omole Phase 2 LAGOS	₦700.0M	1.0d
	Lekki LAGOS	₦600.0M	13.9d
	Ibadan IBADAN	₦80.0M	1.0d
	Ibeju-Lekki LAGOS	₦73.0M	11.3d
	Victoria Island LAGOS	₦2.5M	1.0d
LAND RESIDENTIAL	Ikeja GRA LAGOS	₦3.10B	10.4d
	Maitama ABUJA	₦2.88B	1.0d
	Wuye ABUJA	₦1.80B	1.0d
	Victoria Island LAGOS	₦1.79B	2.7d
	Jabi ABUJA	₦1.55B	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Apapa LAGOS	₦1.35B	1.0d
	Agidingbi LAGOS	₦1.25B	1.0d
	Banana Island LAGOS	₦1.00B	5.1d
	Ikate LAGOS	₦870.0M	1.0d
	Guzape ABUJA	₦850.0M	8.7d
OTHER	Ikoyi LAGOS	₦1.85B	1.0d
	Lekki Phase 1 LAGOS	₦660.0M	10.7d
	Lekki LAGOS	₦470.0M	1.0d
	Enugu ENUGU	₦170.0M	19.7d
	Oluyole IBADAN	₦117.5M	1.0d
	Ibadan IBADAN	₦66.2M	8.6d
	Ibeju-Lekki LAGOS	₦35.0M	1.0d
	Port Harcourt PH	₦30.0M	1.0d
	Epe LAGOS	₦5.5M	1.0d
SEMI DETACHED HOUSE	Banana Island LAGOS	₦2.00B	1.0d
	Ikoyi LAGOS	₦1.30B	3.5d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikeja GRA LAGOS	₦1.00B	1.0d
	Ikate LAGOS	₦875.0M	1.0d
	Victoria Island LAGOS	₦800.0M	1.0d
	Lekki Phase 1 LAGOS	₦712.5M	3.8d
	Guzape ABUJA	₦600.0M	1.0d
	Omole Phase 1 LAGOS	₦450.0M	9.3d
	Ikeja LAGOS	₦417.5M	1.0d
	Ogudu LAGOS	₦395.0M	1.0d
TERRACED HOUSE	Banana Island LAGOS	₦1.40B	1.0d
	Ikoyi LAGOS	₦1.00B	6.0d
	Victoria Island LAGOS	₦850.0M	7.0d
	Lekki Phase 1 LAGOS	₦580.0M	6.6d
	Ikeja GRA LAGOS	₦550.0M	1.0d
	Kado ABUJA	₦450.0M	1.0d
	Guzape ABUJA	₦400.0M	1.0d
	Jahi ABUJA	₦400.0M	8.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Mabushi ABUJA	₦400.0M	14.8d
	Katampe ABUJA	₦375.0M	1.0d

MOST AFFORDABLE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Abeokuta OGUN	₦12.0M	1.0d
	Shomolu LAGOS	₦16.2M	1.0d
	Gbagada LAGOS	₦19.0M	1.0d
	Yaba LAGOS	₦25.8M	1.0d
	Ikorodu LAGOS	₦55.0M	1.0d
	Surulere LAGOS	₦58.8M	7.4d
	Ajah LAGOS	₦61.9M	1.0d
	Alimosho LAGOS	₦65.0M	1.0d
	Ologolo LAGOS	₦74.8M	4.5d
	Akoka LAGOS	₦75.0M	1.0d
2 BED FLAT	Jakande LAGOS	₦24.0M	1.0d
	Shomolu LAGOS	₦27.1M	1.0d
	Ikorodu LAGOS	₦45.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Sapele Road EDO	₦63.0M	1.0d
	Life Camp ABUJA	₦65.0M	1.0d
	Ipaja LAGOS	₦65.0M	1.0d
	Idu ABUJA	₦65.0M	1.0d
	Ago Palace LAGOS	₦67.5M	1.0d
	Lagos Business School LAGOS	₦75.0M	1.0d
	Abule Egba LAGOS	₦75.0M	1.0d
3 BED FLAT	Ikorodu LAGOS	₦35.0M	1.0d
	Enugu ENUGU	₦55.0M	46.5d
	Abijo LAGOS	₦87.5M	1.0d
	Ibadan IBADAN	₦90.0M	10.4d
	Ajah LAGOS	₦95.0M	20.2d
	Isheri North LAGOS	₦100.0M	14.6d
	Ibeju-Lekki LAGOS	₦102.0M	10.7d
	Abraham Adesanya LAGOS	₦120.0M	7.5d
	Sangotedo LAGOS	₦120.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
4 PLUS BED FLAT	Ikota LAGOS	₦127.5M	12.6d
	Ikorodu LAGOS	₦55.0M	2.5d
	Ipaja LAGOS	₦100.0M	1.0d
	Oluyole IBADAN	₦107.5M	1.0d
	Lugbe ABUJA	₦170.0M	1.0d
	Abraham Adesanya LAGOS	₦175.0M	1.0d
	Agege LAGOS	₦185.0M	1.0d
	Owerri IMO	₦195.0M	1.0d
	Sangotedo LAGOS	₦200.0M	1.0d
	Port Harcourt PH	₦222.5M	1.0d
	Gwarinpa ABUJA	₦228.1M	1.0d
BLOCK OF FLATS	Ibadan IBADAN	₦62.5M	1.0d
	Abule Egba LAGOS	₦62.5M	1.0d
	Ikorodu LAGOS	₦70.0M	1.0d
	Ikotun LAGOS	₦130.0M	1.0d
	Ifako-Ijaiye LAGOS	₦140.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ipaja LAGOS	₦160.0M	1.0d
	Alapere LAGOS	₦165.0M	1.0d
	Katampe ABUJA	₦165.0M	1.0d
	Isolo LAGOS	₦192.5M	1.0d
	Akoka LAGOS	₦250.0M	1.0d
BUNGALOW	Kurudu ABUJA	₦6.5M	1.0d
	Ibadan IBADAN	₦36.1M	5.2d
	Ipaja LAGOS	₦40.0M	1.0d
	Obafemi Owode OGUN	₦41.5M	1.0d
	Abeokuta OGUN	₦41.8M	1.0d
	Lugbe ABUJA	₦65.0M	1.9d
	Enugu ENUGU	₦70.0M	34.3d
	Benin City EDO	₦70.0M	1.0d
	Benin EDO	₦80.0M	1.0d
	Ibeju-Lekki LAGOS	₦84.0M	11.8d
COMMERCIAL HOSPITALITY	Ibadan IBADAN	₦250.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Lekki Phase 1 LAGOS	₦850.0M	1.0d
	Ikeja LAGOS	₦1.26B	1.0d
	Lekki LAGOS	₦2.20B	1.0d
COMMERCIAL INDUSTRIAL	Ikeja LAGOS	₦2.25B	1.0d
	Oregun LAGOS	₦6.00B	1.0d
COMMERCIAL OFFICE RETAIL	Ikorodu LAGOS	₦57.5M	1.0d
	Sangotedo LAGOS	₦171.0M	3.5d
	Ibadan IBADAN	₦200.0M	1.0d
	Orchid LAGOS	₦360.5M	1.0d
	Lekki LAGOS	₦650.0M	1.0d
	Lekki Phase 1 LAGOS	₦900.0M	1.0d
	Ikeja LAGOS	₦1.00B	1.0d
	Victoria Island LAGOS	₦5.50B	13.2d
DETACHED HOUSE	Central Business District ABUJA	₦5.7M	1.0d
	Epe LAGOS	₦20.0M	1.0d
	Badore LAGOS	₦80.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikorodu LAGOS	₦130.0M	1.0d
	Ikotun LAGOS	₦145.0M	4.0d
	Jericho IBADAN	₦170.0M	1.0d
	Owerri IMO	₦190.0M	1.0d
	Lugbe ABUJA	₦205.0M	8.4d
	Lokogoma ABUJA	₦220.0M	1.0d
	Enugu ENUGU	₦220.0M	10.1d
LAND COMMERCIAL	Victoria Island LAGOS	₦2.5M	1.0d
	Ibadan LAGOS	₦31.5M	1.0d
	Lekki Phase 1 LAGOS	₦50.9M	22.1d
	Ibeju-Lekki LAGOS	₦73.0M	11.3d
	Ibadan IBADAN	₦80.0M	1.0d
	Wuye ABUJA	₦266.2M	1.0d
	Lekki LAGOS	₦600.0M	13.9d
	Omole Phase 2 LAGOS	₦700.0M	1.0d
	Gwarinpa ABUJA	₦1.40B	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
LAND RESIDENTIAL	Ikeja LAGOS	₦1.80B	1.0d
	Ilupeju LAGOS	₦1.5M	33.0d
	Ngor Okpala IMO	₦3.5M	14.6d
	Ado OGUN	₦4.0M	21.2d
	Ohaji IMO	₦4.5M	1.0d
	Obafemi Owode OGUN	₦4.5M	1.0d
	Kuje ABUJA	₦5.0M	30.4d
	Ikoyi LAGOS	₦5.1M	5.3d
	Ofada OGUN	₦6.2M	3.0d
	Badagry LAGOS	₦7.2M	19.2d
	Mowe OGUN	₦8.5M	1.0d
OTHER	Odogbolu OGUN	₦1.5M	1.0d
	Epe LAGOS	₦5.5M	1.0d
	Lagos Island LAGOS	₦8.5M	1.0d
	Port Harcourt PH	₦30.0M	1.0d
	Ibeju-Lekki LAGOS	₦35.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ibadan IBADAN	₦66.2M	8.6d
	Oluyole IBADAN	₦117.5M	1.0d
	Enugu ENUGU	₦170.0M	19.7d
	Alimosho LAGOS	₦200.0M	1.0d
	Shangisha LAGOS	₦420.0M	1.0d
SEMI DETACHED HOUSE	Idu ABUJA	₦95.0M	11.5d
	Ibeju-Lekki LAGOS	₦109.4M	41.9d
	Idera Scheme LAGOS	₦109.4M	1.0d
	Kubwa ABUJA	₦110.0M	1.0d
	Thomas Estate LAGOS	₦130.0M	1.0d
	Lokogoma ABUJA	₦140.0M	2.1d
	Lugbe ABUJA	₦155.0M	1.0d
	Sangotedo LAGOS	₦157.0M	6.9d
	Lagos Business School LAGOS	₦160.0M	1.0d
	Ado Road LAGOS	₦160.0M	1.0d
TERRACED HOUSE	Karsana ABUJA	₦80.0M	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Idera Scheme LAGOS	₦90.0M	1.0d
	Lugbe ABUJA	₦90.6M	1.0d
	Ajah LAGOS	₦110.0M	1.5d
	Abraham Adesanya LAGOS	₦117.5M	4.4d
	Sangotedo LAGOS	₦125.6M	1.0d
	Thomas Estate LAGOS	₦128.0M	1.0d
	Lagos Business School LAGOS	₦137.5M	1.0d
	Orchid LAGOS	₦140.0M	1.5d
	Idu ABUJA	₦150.0M	1.0d

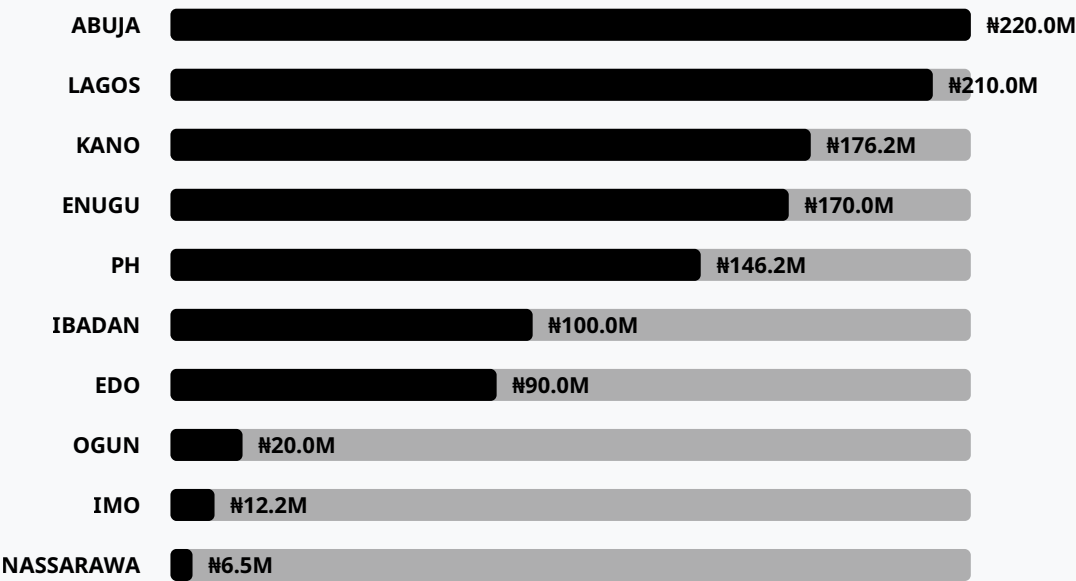
04

Regional Performance Deep Dive

Lagos remains the undisputed anchor of the residential sales market, accounting for 133 neighbourhoods and 24,856 active listings. The state recorded 548 new listings and a median price of ₦210.0M, reflecting its status as the primary focus of real estate investment. Lekki continues to be the top-performing neighbourhood by volume, while prime areas like Banana Island and Ikoyi command the highest premiums, demonstrating resilient demand despite broader macroeconomic pressures. Abuja presents a highly premium profile, with 70 neighbourhoods represented and an active listing volume of 3,563. The capital city commanded a median listing price of ₦220.0M, surpassing the Lagos median. Katampe emerged as the top neighbourhood, while ultra-prime districts like Asokoro and Guzape maintained high pricing tiers at ₦904.2M (DOM: 7.4 days) and ₦807.2M (DOM: 3.3 days) respectively, indicating sustained institutional and high-net-

worth demand. Beyond the primary hubs, regional markets showed varied activity. Ibadan led secondary cities with 1,407 active listings and a median price of ₦100.0M, while Port Harcourt recorded 325 active listings with a premium median price of ₦146.2M. Ogun State displayed a substantial footprint of 635 active listings but at a highly accessible median price of ₦20.0M, driven by commuter-belt developments. Conversely, markets like Kano (8 active listings, median ₦176.2M) and Nassarawa (12 active listings, median ₦6.5M) remain niche, low-volume environments within the scraped data.

MEDIAN PRICE COMPARISON BY REGION (NGN)

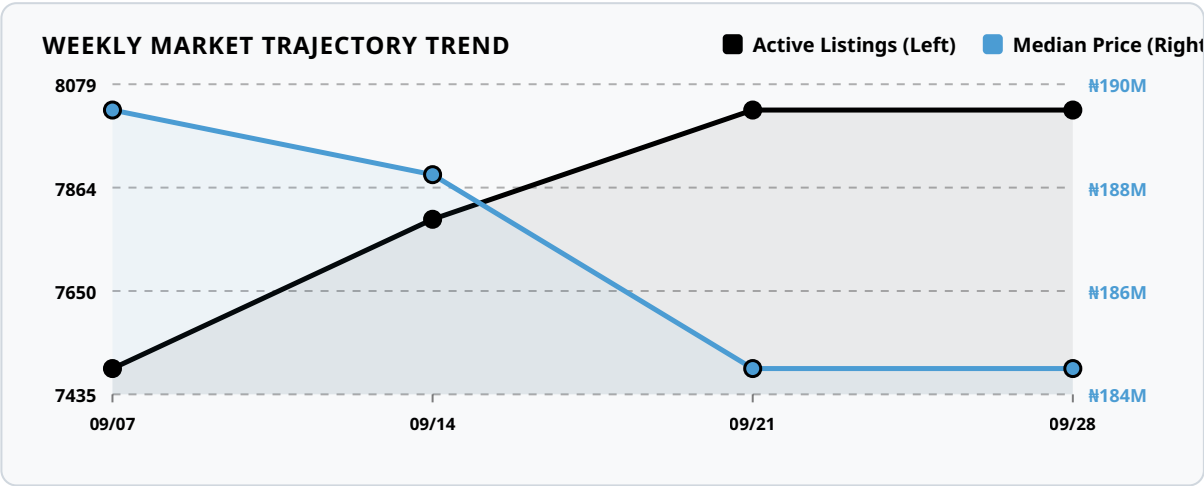


CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
ABUJA	70	3,563	123	4	₦220.0M	Katampe
EDO	8	242	3	0	₦90.0M	Asaba
ENUGU	3	184	0	1	₦170.0M	Enugu
IBADAN	13	1,407	45	5	₦100.0M	Ibadan
IMO	5	108	0	0	₦12.2M	Ngor Okpala
KANO	2	8	0	0	₦176.2M	Dala Kano
LAGOS	133	24,856	548	27	₦210.0M	Lekki

CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
NASSARAWA	3	12	0	0	₦6.5M	Ave Maria University. Lafia Nassarawa
OGUN	29	635	1	0	₦20.0M	Ijebu Ode
PH	5	325	3	1	₦146.2M	Port Harcourt

05

Weekly Market Trajectory



PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
1 BED FLAT	2026-09-07	109	4	0	₦65.0M
	2026-09-14	111	2	0	₦65.0M
	2026-09-21	115	4	0	₦65.0M
	2026-09-28	115	0	0	₦65.0M
2 BED FLAT	2026-09-07	655	21	2	₦130.0M
	2026-09-14	687	33	0	₦130.0M
	2026-09-21	705	18	1	₦130.0M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-09-28	705	0	0	₦130.0M
3 BED FLAT	2026-09-07	590	17	2	₦170.0M
	2026-09-14	614	22	0	₦170.0M
	2026-09-21	627	13	0	₦170.0M
	2026-09-28	627	0	0	₦170.0M
4 PLUS BED FLAT	2026-09-07	287	17	1	₦400.0M
	2026-09-14	311	22	0	₦395.0M
	2026-09-21	326	13	0	₦379.0M
	2026-09-28	326	0	0	₦379.0M
BLOCK OF FLATS	2026-09-07	82	0	0	₦192.5M
	2026-09-14	93	7	0	₦250.0M
	2026-09-21	96	3	0	₦250.0M
	2026-09-28	96	0	1	₦250.0M
BUNGALOW	2026-09-07	134	0	0	₦84.0M
	2026-09-14	142	8	0	₦82.0M
	2026-09-21	148	4	1	₦80.0M
	2026-09-28	148	0	0	₦80.0M
COMMERCIAL HOSPITALITY	2026-09-07	20	0	0	₦1.06B
	2026-09-14	20	0	0	₦1.06B
	2026-09-21	20	0	0	₦1.06B
	2026-09-28	20	0	0	₦1.06B
COMMERCIAL INDUSTRIAL	2026-09-07	7	0	0	₦4.13B
	2026-09-14	7	0	0	₦4.13B
	2026-09-21	7	0	0	₦4.13B
	2026-09-28	7	0	0	₦4.13B

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
COMMERCIAL OFFICE RETAIL	2026-09-07	75	1	0	₦505.3M
	2026-09-14	76	1	0	₦505.3M
	2026-09-21	78	2	0	₦505.3M
	2026-09-28	78	0	0	₦505.3M
DETACHED HOUSE	2026-09-07	2,090	44	6	₦420.0M
	2026-09-14	2,184	86	5	₦410.0M
	2026-09-21	2,236	50	0	₦410.0M
	2026-09-28	2,236	0	2	₦410.0M
LAND COMMERCIAL	2026-09-07	58	2	1	₦340.0M
	2026-09-14	62	3	0	₦80.0M
	2026-09-21	68	3	0	₦266.2M
	2026-09-28	68	0	0	₦266.2M
LAND RESIDENTIAL	2026-09-07	1,136	35	1	₦80.0M
	2026-09-14	1,170	32	1	₦77.5M
	2026-09-21	1,225	55	2	₦77.5M
	2026-09-28	1,225	0	0	₦77.5M
OTHER	2026-09-07	88	2	1	₦185.0M
	2026-09-14	91	3	0	₦170.0M
	2026-09-21	92	1	0	₦170.0M
	2026-09-28	92	0	0	₦170.0M
SEMI DETACHED HOUSE	2026-09-07	590	10	3	₦280.0M
	2026-09-14	626	30	0	₦242.5M
	2026-09-21	649	21	1	₦250.0M
	2026-09-28	649	0	0	₦250.0M
TERRACED HOUSE	2026-09-07	731	12	1	₦290.0M

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-09-14	755	22	0	₦280.0M
	2026-09-21	770	13	3	₦270.0M
	2026-09-28	770	0	0	₦270.0M

06

Price Reduction Analysis

A total of 38 price reduction events were recorded during the month, peaking sharply in the first week (2026-09-07) with 19 reductions before tapering off. Lagos accounted for the vast majority of these adjustments with 27 events, followed by Ibadan with 5 and Abuja with 4. This front-loaded discounting behaviour suggests that sellers who entered the month with aggressive pricing quickly adjusted expectations to stimulate interest, though the low overall volume of reductions relative to total active listings indicates that most sellers remain willing to hold their asking prices.

Peak reduction week: 2026-09-07 with 19 events.



07

Market Outlook

The sales market is entering a phase of consolidation. While active listings grew by 7.2% over the month, the complete halt in new listings in the final week suggests a temporary pause in new supply as developers assess market absorption. The marginal decline in median price to ₦185.0M, combined with rapid transaction times in ultra-prime locations,

suggests that well-priced luxury assets will continue to trade swiftly, while secondary and emerging markets may experience slower absorption unless pricing concessions are made.

RENTALS MARKET ANALYSIS

PEAK ACTIVE LISTINGS 6,907 Latest week total	NEW LISTINGS 798 Discovered this period	PRICE REDUCTIONS 55 Seller adjustments tracked
INVENTORY GROWTH 9.4% First → last week	NEIGHBOURHOODS TRACKED 184 Across 6 cities	

01

Executive Summary

The residential rental market, as observed through the PS-0 PropertyScraper lens, demonstrated strong expansion in September 2026. Cumulative active rental listings reached 26,737 across 184 unique neighbourhoods, with active listings growing by 9.4% from 6,311 in the first week to a peak of 6,907 in the final fortnight. This growth was supported by 798 new rental listings, which peaked mid-month before flattening out.

Despite the steady influx of inventory, rental pricing remained remarkably inelastic. The median weekly rental price held firm at ₦7.0M/yr throughout the entire month. This stability indicates a highly resilient demand base capable of absorbing new supply at current pricing levels, particularly in high-density, premium residential corridors where occupancy pressure remains elevated.

Key Takeaways

- Active rental listings grew by 9.4% over the month, peaking at 6,907 listings in the final week.
- The median rental price remained perfectly flat at ₦7.0M/yr throughout September, indicating stable demand.
- Lagos accounted for 86.7% of active rental listings, with Lekki Phase 1 leading all neighbourhoods.
- Abuja rentals commanded a premium median of ₦9.0M/yr, driven by high-end districts like Maitama.

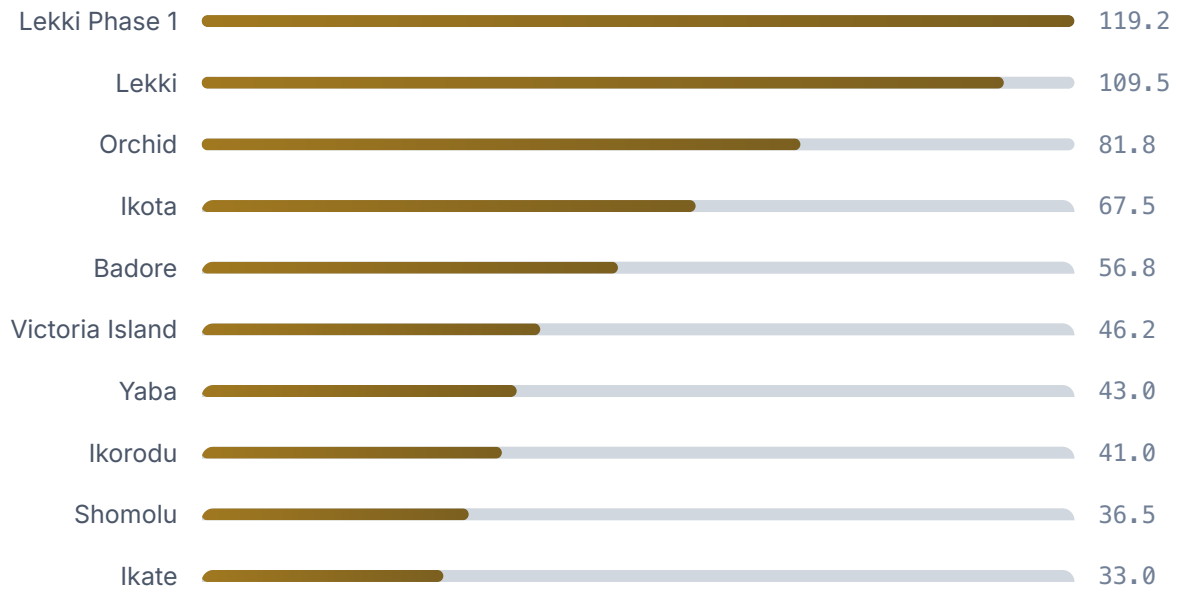
Data Scope & Scraper Limitations: This report represents observations collected solely through the PS-0 PropertyScraper pipeline from advertised online listings. It should be understood as a specific digital lens on advertised prices and online inventory, not as an absolute, exhaustive generalisation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

02

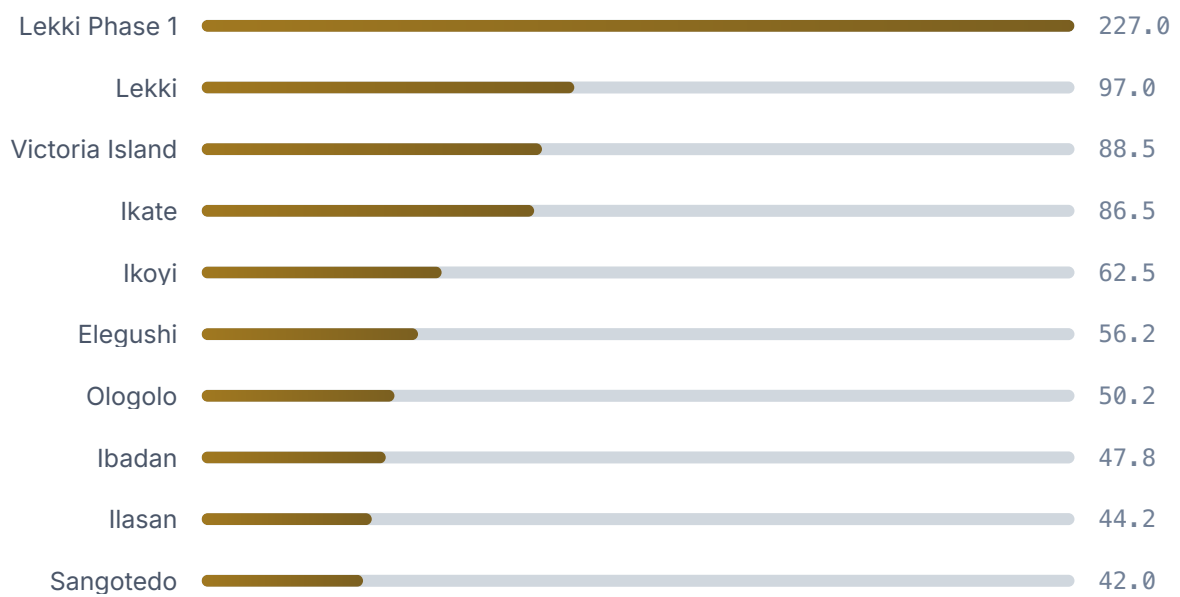
Inventory Distribution — Most Active Areas

Rental listing volumes were heavily concentrated in prime Lagos suburbs. Lekki Phase 1 led all neighbourhoods with an average of 62.4 active listings per week, followed by Lekki at 45.4 and Ikoyi at 39.2. This distribution highlights the intense rental activity along the Lekki-Ikoyi corridor, which serves as the primary residential hub for corporate professionals. Outside Lagos, Ibadan was the only regional market to break into the top ten, averaging 14.2 active listings per week.

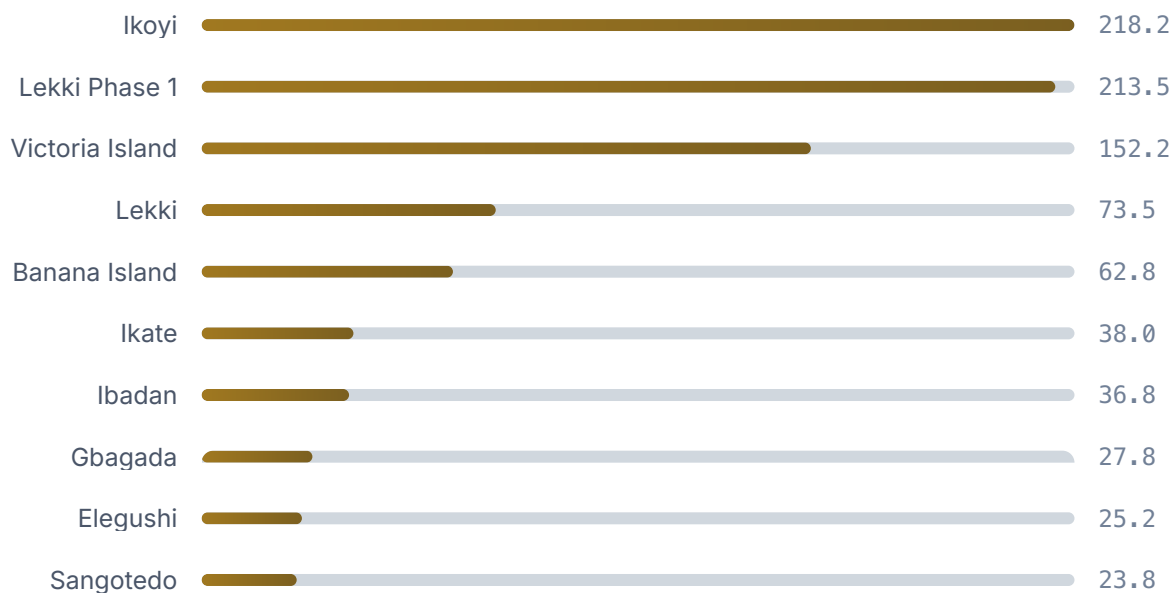
1 BED FLAT



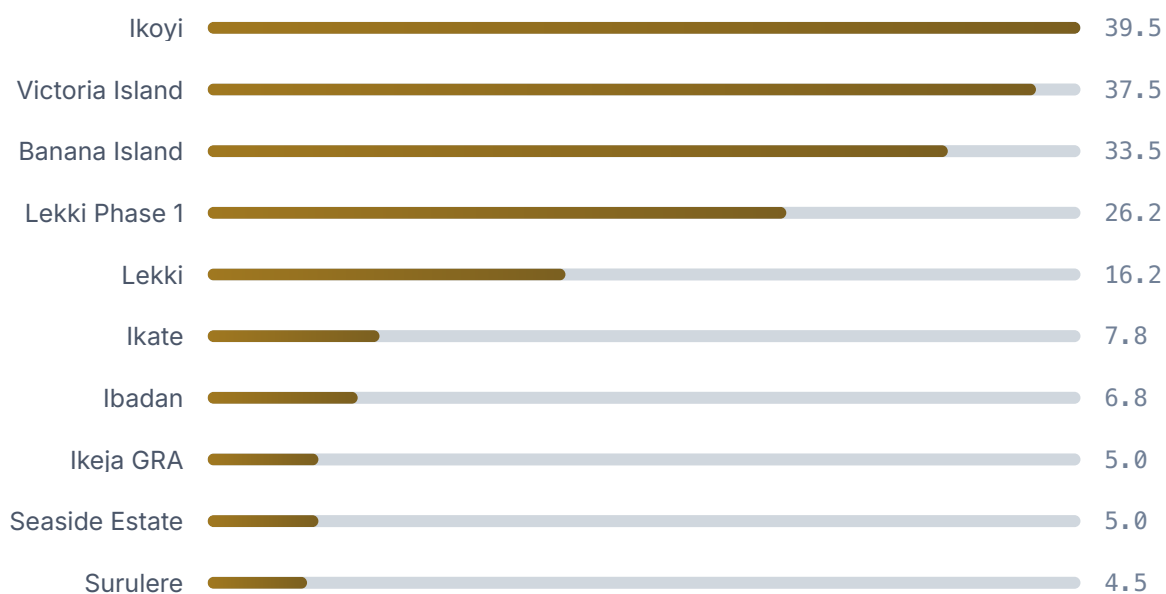
2 BED FLAT



3 BED FLAT



4 PLUS BED FLAT



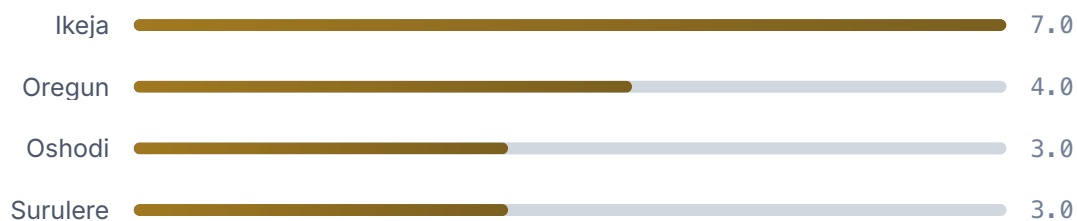
BLOCK OF FLATS



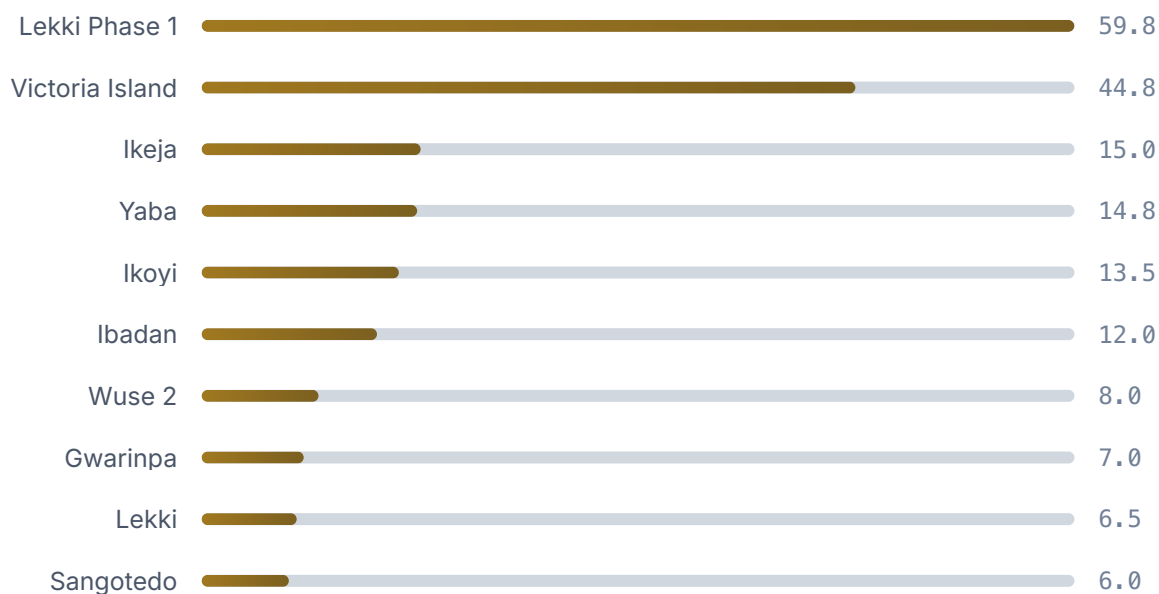
BUNGALOW



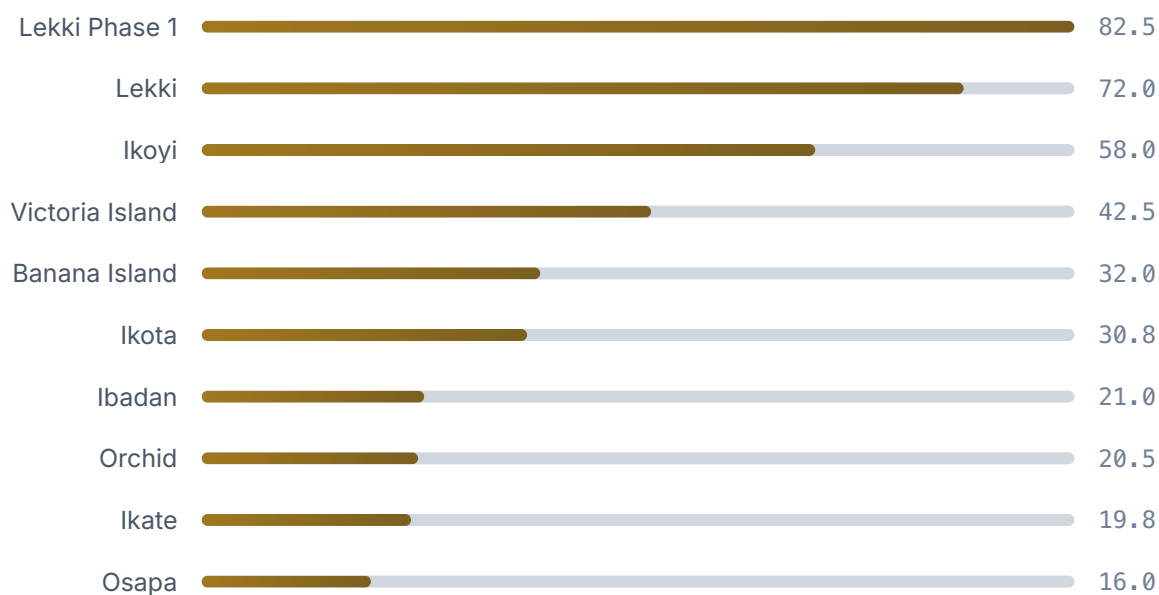
COMMERCIAL INDUSTRIAL



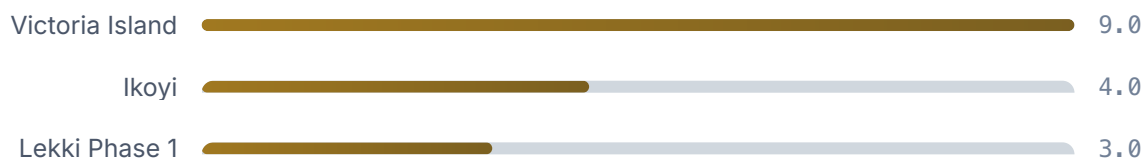
COMMERCIAL OFFICE RETAIL



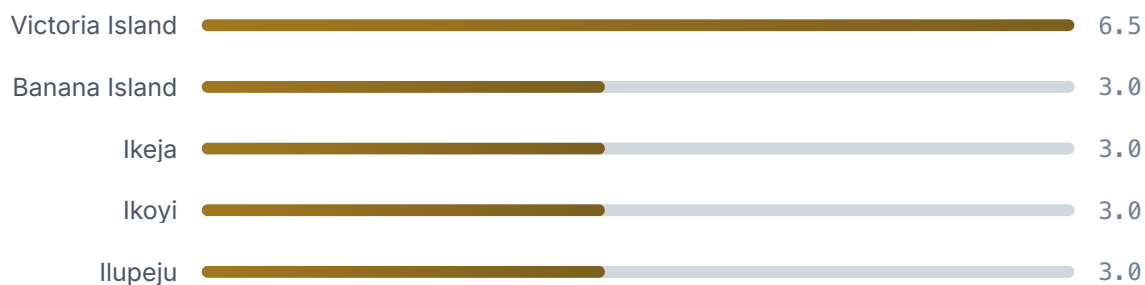
DETACHED HOUSE



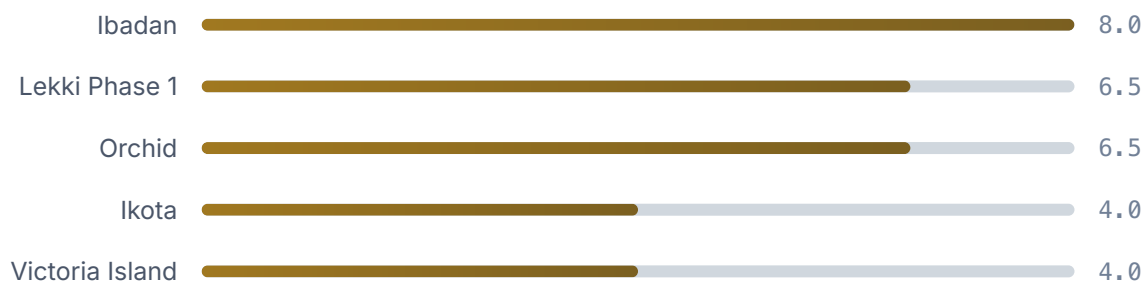
LAND COMMERCIAL



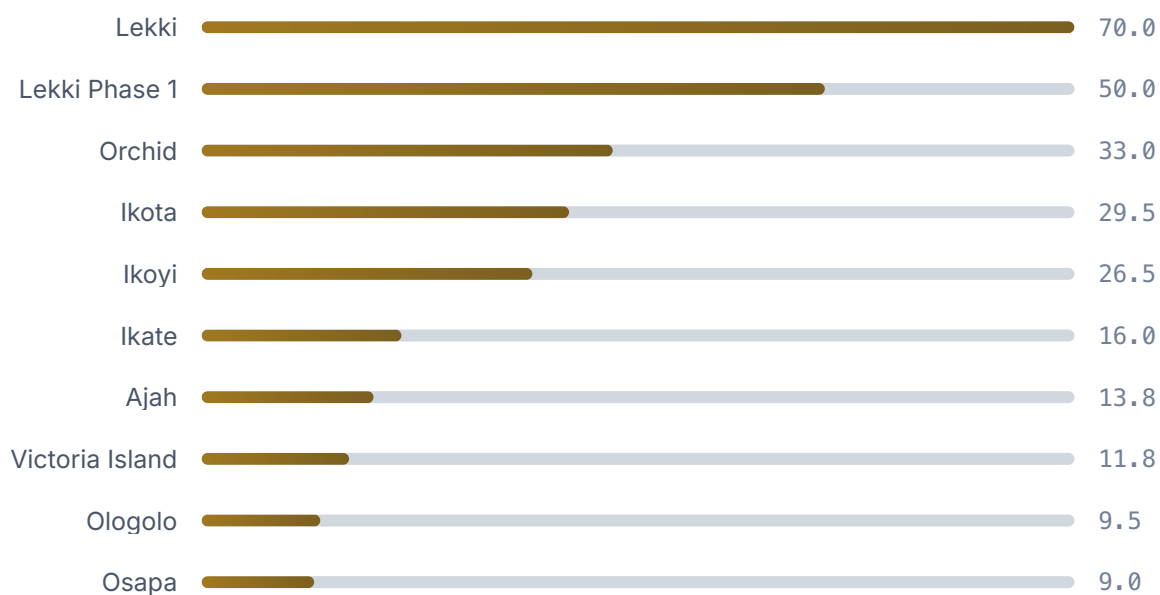
LAND RESIDENTIAL



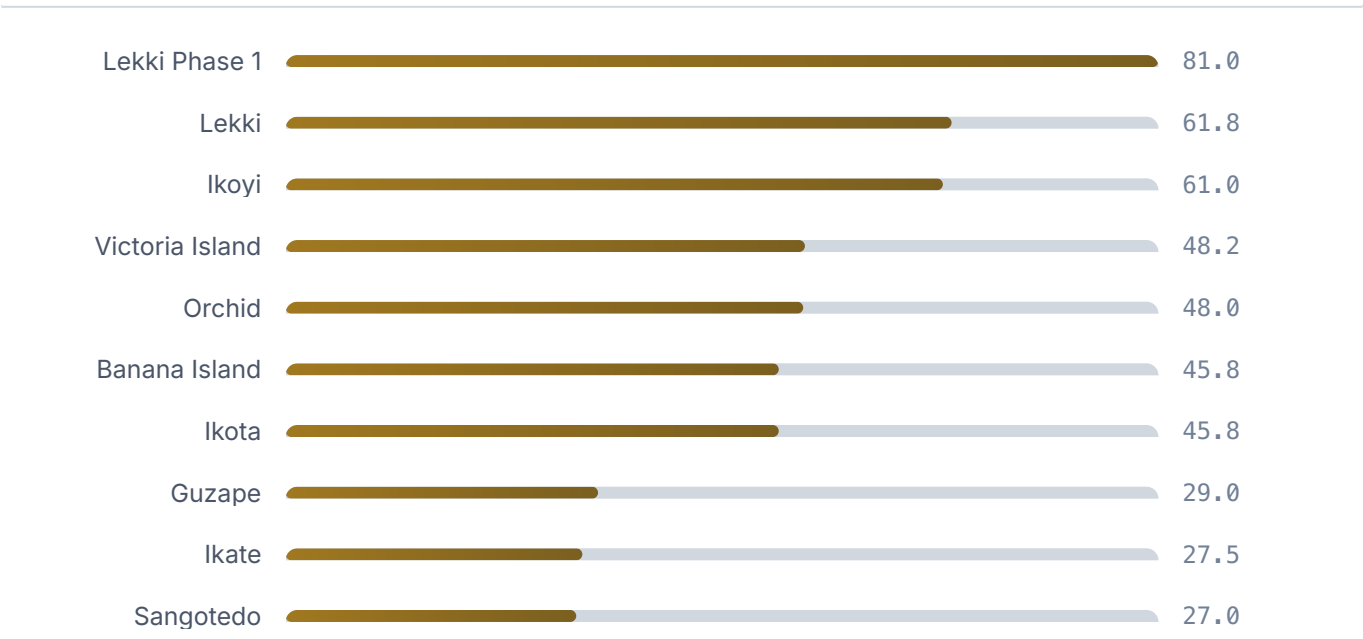
OTHER



SEMI DETACHED HOUSE



TERRACED HOUSE



PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
1 BED FLAT	Lekki Phase 1	LAGOS	119.2
	Lekki	LAGOS	109.5
	Orchid	LAGOS	81.8
	Ikota	LAGOS	67.5
	Badore	LAGOS	56.8
	Victoria Island	LAGOS	46.2
	Yaba	LAGOS	43.0
	Ikorodu	LAGOS	41.0
	Shomolu	LAGOS	36.5
	Ikate	LAGOS	33.0
2 BED FLAT	Lekki Phase 1	LAGOS	227.0
	Lekki	LAGOS	97.0
	Victoria Island	LAGOS	88.5
	Ikate	LAGOS	86.5
	Ikoyi	LAGOS	62.5
	Elegushi	LAGOS	56.2

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Ologolo	LAGOS	50.2
	Ibadan	IBADAN	47.8
	Ilasan	LAGOS	44.2
	Sangotedo	LAGOS	42.0
3 BED FLAT	Ikoyi	LAGOS	218.2
	Lekki Phase 1	LAGOS	213.5
	Victoria Island	LAGOS	152.2
	Lekki	LAGOS	73.5
	Banana Island	LAGOS	62.8
	Ikate	LAGOS	38.0
	Ibadan	IBADAN	36.8
	Gbagada	LAGOS	27.8
	Elegushi	LAGOS	25.2
	Sangotedo	LAGOS	23.8
4 PLUS BED FLAT	Ikoyi	LAGOS	39.5
	Victoria Island	LAGOS	37.5
	Banana Island	LAGOS	33.5
	Lekki Phase 1	LAGOS	26.2
	Lekki	LAGOS	16.2
	Ikate	LAGOS	7.8
	Ibadan	IBADAN	6.8
	Ikeja GRA	LAGOS	5.0
	Seaside Estate	LAGOS	5.0
	Surulere	LAGOS	4.5
BLOCK OF FLATS	Lugbe	ABUJA	4.8
BUNGALOW	Galadimawa	ABUJA	4.0

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Gwarinpa	ABUJA	3.0
	Kubwa	ABUJA	3.0
	Lugbe	ABUJA	3.0
COMMERCIAL INDUSTRIAL	Ikeja	LAGOS	7.0
	Oregun	LAGOS	4.0
	Oshodi	LAGOS	3.0
	Surulere	LAGOS	3.0
COMMERCIAL OFFICE RETAIL	Lekki Phase 1	LAGOS	59.8
	Victoria Island	LAGOS	44.8
	Ikeja	LAGOS	15.0
	Yaba	LAGOS	14.8
	Ikoyi	LAGOS	13.5
	Ibadan	IBADAN	12.0
	Wuse 2	ABUJA	8.0
	Gwarinpa	ABUJA	7.0
	Lekki	LAGOS	6.5
	Sangotedo	LAGOS	6.0
DETACHED HOUSE	Lekki Phase 1	LAGOS	82.5
	Lekki	LAGOS	72.0
	Ikoyi	LAGOS	58.0
	Victoria Island	LAGOS	42.5
	Banana Island	LAGOS	32.0
	Ikota	LAGOS	30.8
	Ibadan	IBADAN	21.0
	Orchid	LAGOS	20.5
	Ikate	LAGOS	19.8

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
LAND COMMERCIAL	Osapa	LAGOS	16.0
	Victoria Island	LAGOS	9.0
	Ikoyi	LAGOS	4.0
	Lekki Phase 1	LAGOS	3.0
LAND RESIDENTIAL	Victoria Island	LAGOS	6.5
	Banana Island	LAGOS	3.0
	Ikeja	LAGOS	3.0
	Ikoyi	LAGOS	3.0
	Ilupeju	LAGOS	3.0
OTHER	Ibadan	IBADAN	8.0
	Lekki Phase 1	LAGOS	6.5
	Orchid	LAGOS	6.5
	Ikota	LAGOS	4.0
	Victoria Island	LAGOS	4.0
SEMI DETACHED HOUSE	Lekki	LAGOS	70.0
	Lekki Phase 1	LAGOS	50.0
	Orchid	LAGOS	33.0
	Ikota	LAGOS	29.5
	Ikoyi	LAGOS	26.5
	Ikate	LAGOS	16.0
	Ajah	LAGOS	13.8
	Victoria Island	LAGOS	11.8
	Ologolo	LAGOS	9.5
	Osapa	LAGOS	9.0
TERRACED HOUSE	Lekki Phase 1	LAGOS	81.0
	Lekki	LAGOS	61.8

PROPERTY CLASS	NEIGHBOURHOOD	CITY / STATE	AVG. WEEKLY ACTIVE LISTINGS
	Ikoyi	LAGOS	61.0
	Victoria Island	LAGOS	48.2
	Orchid	LAGOS	48.0
	Banana Island	LAGOS	45.8
	Ikota	LAGOS	45.8
	Guzape	ABUJA	29.0
	Ikate	LAGOS	27.5
	Sangotedo	LAGOS	27.0

03

Pricing Tiers — Expensive & Affordable

The rental market exhibits extreme stratification. The luxury ceiling is exceptionally high, led by Banana Island at ₦57.4M/yr (DOM: 3.8 days) and Ikoyi at ₦51.3M/yr (DOM: 3.6 days), reflecting robust corporate tenant demand. Conversely, the affordable end of the scraped market is dominated by mainland Lagos locations such as Bariga and Mushin, both averaging ₦1.0M/yr with a DOM of 1.0 day, indicating immediate absorption of low-cost housing options.

MOST EXPENSIVE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Banana Island LAGOS	₦15.0M/yr	11.6d
	Ikoyi LAGOS	₦12.5M/yr	10.6d
	Victoria Island LAGOS	₦8.0M/yr	5.4d
	Lekki Phase 1 LAGOS	₦6.0M/yr	7.6d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ilasan LAGOS	₦5.0M/yr	1.0d
	Ikate LAGOS	₦5.0M/yr	5.5d
	Maryland LAGOS	₦4.0M/yr	1.0d
	Ologolo LAGOS	₦4.0M/yr	4.8d
	Elegushi LAGOS	₦3.7M/yr	5.8d
	Lekki LAGOS	₦3.5M/yr	3.2d
2 BED FLAT	Banana Island LAGOS	₦30.0M/yr	5.8d
	Ikoyi LAGOS	₦29.0M/yr	2.4d
	Victoria Island LAGOS	₦20.0M/yr	4.4d
	Lekki Phase 1 LAGOS	₦15.0M/yr	5.6d
	Freedom Way LAGOS	₦13.0M/yr	1.0d
	Elegushi LAGOS	₦10.0M/yr	2.8d
	Ikate LAGOS	₦10.0M/yr	3.1d
	Ilasan LAGOS	₦9.0M/yr	1.4d
	Jahi ABUJA	₦8.0M/yr	1.0d
	Maryland LAGOS	₦7.5M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
3 BED FLAT	Banana Island LAGOS	₦40.0M/yr	3.8d
	Ikoyi LAGOS	₦36.4M/yr	4.0d
	Victoria Island LAGOS	₦30.0M/yr	2.4d
	Ikeja GRA LAGOS	₦25.0M/yr	9.6d
	Asokoro ABUJA	₦23.0M/yr	1.0d
	Maitama ABUJA	₦22.5M/yr	11.1d
	Lekki Phase 1 LAGOS	₦20.0M/yr	5.1d
	Elegushi LAGOS	₦15.8M/yr	7.7d
	Ikate LAGOS	₦15.0M/yr	1.8d
	Wuse 2 ABUJA	₦15.0M/yr	20.2d
4 PLUS BED FLAT	Ikoyi LAGOS	₦60.0M/yr	7.1d
	Victoria Island LAGOS	₦50.0M/yr	1.1d
	Banana Island LAGOS	₦50.0M/yr	4.4d
	Ikeja GRA LAGOS	₦40.0M/yr	1.0d
	Lekki Phase 1 LAGOS	₦25.0M/yr	3.2d
	Lekki LAGOS	₦16.9M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikate LAGOS	₦14.0M/yr	1.0d
	Ibadan IBADAN	₦5.6M/yr	1.0d
	Seaside Estate LAGOS	₦2.0M/yr	1.0d
COMMERCIAL INDUSTRIAL	Ikeja LAGOS	₦50k/yr	1.0d
COMMERCIAL OFFICE RETAIL	Wuse 2 ABUJA	₦18.0M/yr	9.3d
	Ikoyi LAGOS	₦14.2M/yr	1.0d
	Lekki Phase 1 LAGOS	₦12.0M/yr	2.6d
	Lekki LAGOS	₦10.0M/yr	1.0d
	Victoria Island LAGOS	₦7.5M/yr	2.5d
	Yaba LAGOS	₦6.7M/yr	2.3d
	Gwarinpa ABUJA	₦6.0M/yr	1.0d
	Ikeja LAGOS	₦4.5M/yr	10.0d
	Sangotedo LAGOS	₦3.6M/yr	1.0d
	Ibadan IBADAN	₦3.2M/yr	1.0d
DETACHED HOUSE	Banana Island LAGOS	₦119.0M/yr	2.4d
	Maitama ABUJA	₦95.0M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikoyi LAGOS	₦70.0M/yr	6.9d
	Victoria Island LAGOS	₦70.0M/yr	1.0d
	Asokoro ABUJA	₦60.0M/yr	18.6d
	Ikeja GRA LAGOS	₦45.0M/yr	11.2d
	Lekki Phase 1 LAGOS	₦38.8M/yr	1.2d
	Guzape ABUJA	₦35.0M/yr	4.4d
	Ikeja LAGOS	₦30.0M/yr	1.0d
	Ikte LAGOS	₦26.9M/yr	1.0d
LAND COMMERCIAL	Victoria Island LAGOS	₦100.0M/yr	1.0d
LAND RESIDENTIAL	Victoria Island LAGOS	₦43.8M/yr	1.0d
OTHER	Lekki Phase 1 LAGOS	₦12.8M/yr	1.0d
	Ibadan IBADAN	₦7.0M/yr	1.0d
	Orchid LAGOS	₦2.0M/yr	5.0d
SEMI DETACHED HOUSE	Banana Island LAGOS	₦80.0M/yr	1.0d
	Ikoyi LAGOS	₦60.0M/yr	5.2d
	Victoria Island LAGOS	₦46.2M/yr	4.4d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Asokoro ABUJA	₦32.5M/yr	1.0d
	Lekki Phase 1 LAGOS	₦31.2M/yr	3.1d
	Guzape ABUJA	₦30.0M/yr	1.0d
	Katampe ABUJA	₦27.5M/yr	1.0d
	Ikte LAGOS	₦20.5M/yr	1.2d
	Elegushi LAGOS	₦20.0M/yr	1.0d
	Osapa LAGOS	₦15.0M/yr	14.3d
TERRACED HOUSE	Banana Island LAGOS	₦60.0M/yr	5.8d
	Ikoyi LAGOS	₦50.0M/yr	3.1d
	Maitama ABUJA	₦41.2M/yr	1.0d
	Ikeja GRA LAGOS	₦30.0M/yr	2.0d
	Victoria Island LAGOS	₦30.0M/yr	3.7d
	Ikeja LAGOS	₦25.0M/yr	1.0d
	Lekki Phase 1 LAGOS	₦25.0M/yr	4.7d
	Katampe ABUJA	₦20.0M/yr	6.5d
	Jahi ABUJA	₦18.0M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikate LAGOS	₦16.0M/yr	1.0d

MOST AFFORDABLE AREAS

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
1 BED FLAT	Obafemi Owode OGUN	₦250k/yr	1.0d
	Ikorodu LAGOS	₦350k/yr	3.1d
	Ipaja LAGOS	₦400k/yr	1.0d
	Bwari ABUJA	₦500k/yr	1.0d
	Abule Egba LAGOS	₦625k/yr	1.0d
	Ikotun LAGOS	₦700k/yr	1.0d
	Ibadan IBADAN	₦762k/yr	1.4d
	Ojota LAGOS	₦800k/yr	4.1d
	Kubwa ABUJA	₦900k/yr	1.0d
	Bariga LAGOS	₦1.0M/yr	1.0d
2 BED FLAT	Tipper Garage IBADAN	₦900k/yr	1.0d
	Gwagwalada ABUJA	₦1.3M/yr	1.0d
	Okun Ajah LAGOS	₦1.5M/yr	1.0d
	Ikorodu LAGOS	₦1.5M/yr	7.2d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikotun LAGOS	₦1.6M/yr	1.0d
	Shomolu LAGOS	₦1.7M/yr	1.0d
	Unity Estate LAGOS	₦2.0M/yr	1.0d
	Enugu ENUGU	₦2.0M/yr	1.0d
	Ibadan IBADAN	₦2.0M/yr	1.4d
	Ibeju-Lekki LAGOS	₦2.1M/yr	8.7d
3 BED FLAT	Obafemi Owode OGUN	₦1.8M/yr	12.2d
	Ikotun LAGOS	₦1.8M/yr	1.0d
	Ibeju-Lekki LAGOS	₦2.0M/yr	1.0d
	Ibadan IBADAN	₦2.5M/yr	1.0d
	Agege LAGOS	₦2.7M/yr	1.0d
	Oluyole IBADAN	₦2.9M/yr	1.0d
	Ikorodu LAGOS	₦3.0M/yr	1.0d
	Ago Palace LAGOS	₦3.5M/yr	1.0d
	Badore LAGOS	₦3.5M/yr	1.0d
	Ogudu LAGOS	₦3.6M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
4 PLUS BED FLAT	Surulere LAGOS	₦1.5M/yr	3.5d
	Seaside Estate LAGOS	₦2.0M/yr	1.0d
	Badore LAGOS	₦2.5M/yr	1.0d
	Yaba LAGOS	₦3.2M/yr	1.0d
	Ibadan IBADAN	₦5.6M/yr	1.0d
	Abraham Adesanya LAGOS	₦7.9M/yr	1.0d
	Igbo Efon LAGOS	₦10.0M/yr	1.0d
	Ikota LAGOS	₦10.0M/yr	1.0d
	Ikate LAGOS	₦14.0M/yr	1.0d
	Lekki LAGOS	₦16.9M/yr	1.0d
BLOCK OF FLATS	Lugbe ABUJA	₦2.5M/yr	1.0d
BUNGALOW	Kubwa ABUJA	₦2.5M/yr	24.9d
	Lugbe ABUJA	₦3.5M/yr	1.0d
	Galadimawa ABUJA	₦8.0M/yr	1.0d
	Gwarinpa ABUJA	₦11.0M/yr	38.4d
COMMERCIAL INDUSTRIAL	Ikeja LAGOS	₦50k/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Surulere LAGOS	₦50k/yr	1.0d
	Oshodi LAGOS	₦100k/yr	1.0d
	Oregun LAGOS	₦2.5M/yr	1.0d
COMMERCIAL OFFICE RETAIL	Gbagada LAGOS	₦1.4M/yr	1.0d
	Ikota LAGOS	₦1.6M/yr	1.0d
	Abraham Adesanya LAGOS	₦1.7M/yr	25.4d
	Surulere LAGOS	₦1.9M/yr	1.0d
	Ogba LAGOS	₦2.8M/yr	1.0d
	Ibadan IBADAN	₦3.2M/yr	1.0d
	Sangotedo LAGOS	₦3.6M/yr	1.0d
	Ikeja LAGOS	₦4.5M/yr	10.0d
	Gwarinpa ABUJA	₦6.0M/yr	1.0d
	Yaba LAGOS	₦6.7M/yr	2.3d
DETACHED HOUSE	Ilupeju LAGOS	₦1.2M/yr	1.0d
	Okun Ajah LAGOS	₦3.0M/yr	1.0d
	Ibeju-Lekki LAGOS	₦7.0M/yr	13.2d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Sangotedo LAGOS	₦8.0M/yr	1.0d
	Abraham Adesanya LAGOS	₦8.2M/yr	1.0d
	Ibadan IBADAN	₦8.5M/yr	7.4d
	Ajah LAGOS	₦9.0M/yr	1.0d
	Ado Road LAGOS	₦9.5M/yr	1.0d
	Oluyole IBADAN	₦10.0M/yr	1.0d
	Surulere LAGOS	₦10.0M/yr	1.0d
LAND COMMERCIAL	Lekki Phase 1 LAGOS	₦100.0M/yr	1.0d
	Victoria Island LAGOS	₦100.0M/yr	1.0d
	Ikoyi LAGOS	₦175.0M/yr	1.5d
LAND RESIDENTIAL	Ikeja LAGOS	₦1.0M/yr	1.0d
	Ilupeju LAGOS	₦36.0M/yr	1.0d
	Victoria Island LAGOS	₦43.8M/yr	1.0d
	Banana Island LAGOS	₦50.0M/yr	1.0d
	Ikoyi LAGOS	₦80.0M/yr	2.7d
OTHER	Orchid LAGOS	₦2.0M/yr	5.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ikota LAGOS	₦2.9M/yr	1.0d
	Ibadan IBADAN	₦7.0M/yr	1.0d
	Lekki Phase 1 LAGOS	₦12.8M/yr	1.0d
	Victoria Island LAGOS	₦77.5M/yr	3.3d
SEMI DETACHED HOUSE	Sangotedo LAGOS	₦7.0M/yr	1.0d
	Ibadan IBADAN	₦7.8M/yr	1.0d
	Abraham Adesanya LAGOS	₦8.0M/yr	1.0d
	Ajah LAGOS	₦8.4M/yr	2.9d
	Lekki Conservation LAGOS	₦9.0M/yr	1.0d
	Omole Phase 2 LAGOS	₦9.5M/yr	1.0d
	Osapa London LAGOS	₦10.0M/yr	2.1d
	Agungi LAGOS	₦10.0M/yr	1.0d
	Ikota LAGOS	₦11.0M/yr	1.0d
	Oral Estate LAGOS	₦11.0M/yr	1.0d
TERRACED HOUSE	Sangotedo LAGOS	₦6.0M/yr	2.5d
	Badore LAGOS	₦6.5M/yr	1.0d

PROPERTY CLASS	NEIGHBOURHOOD	AVG. MEDIAN PRICE	AVG. DOM
	Ajah LAGOS	₦7.0M/yr	5.7d
	Abraham Adesanya LAGOS	₦7.5M/yr	1.0d
	Ikota LAGOS	₦8.0M/yr	1.6d
	Ibadan IBADAN	₦8.0M/yr	1.0d
	Mobil Road LAGOS	₦8.0M/yr	1.0d
	Gaduwa ABUJA	₦9.0M/yr	1.0d
	Agungi LAGOS	₦9.0M/yr	1.0d
	Orchid LAGOS	₦9.0M/yr	3.4d

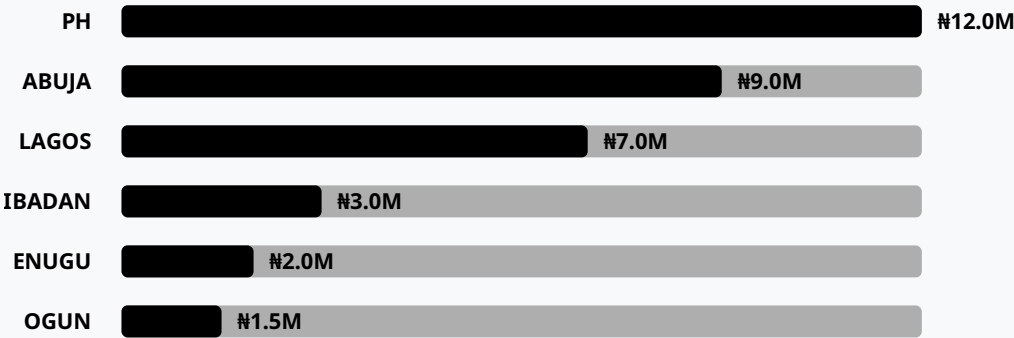
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Regional Performance Deep Dive

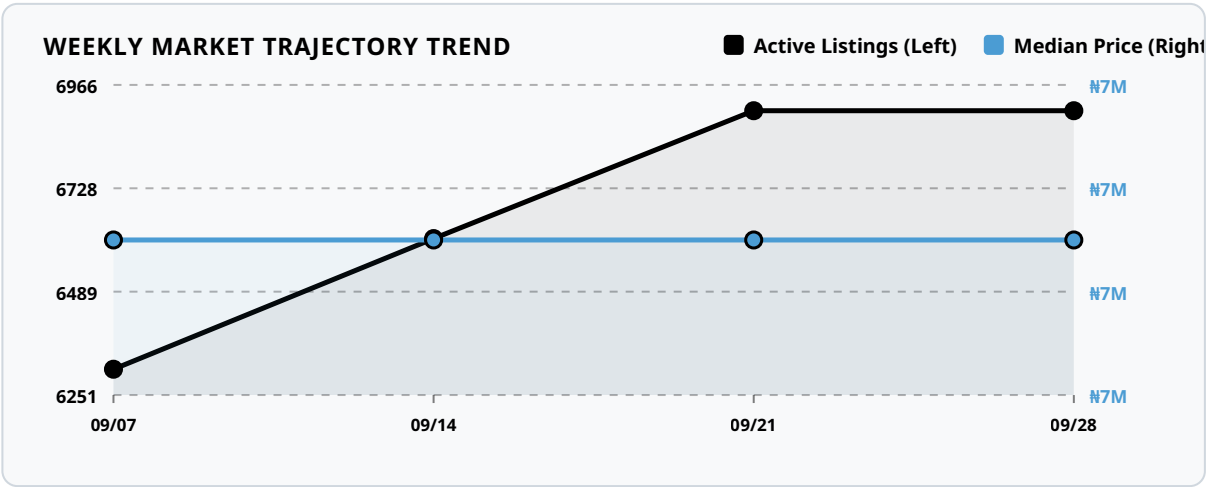
Lagos remains the core driver of rental activity, representing 124 neighbourhoods and 23,202 active listings. The state recorded 704 new listings and maintained a median rental price of ₦7.0M/yr. The high concentration of listings in Lekki Phase 1 and Ikate, combined with rapid absorption rates, underscores the strong rental yields available in these middle-to-upper-tier coastal markets. Abuja's rental market presents a highly premium profile, with 52 neighbourhoods and 2,523 active listings. The capital city commanded a median rental price of ₦9.0M/yr, significantly higher than the Lagos median. Guzape emerged as the top rental neighbourhood, while prime districts like Maitama (₦34.0M/yr, DOM: 2.3 days) and Katampe (₦17.9M/yr, DOM: 1.7 days) continue to attract premium corporate and diplomatic tenants. Regional rental markets remain comparatively small but show distinct characteristics. Port Harcourt recorded a high median rental price of ₦12.0M/yr across 56 active listings, driven by corporate oil and gas tenancies. Ibadan offered a substantial secondary market with 834 active listings and a median price of ₦3.0M/yr. Ogun State provided affordable commuter options with 94 active listings at a median of ₦1.5M/yr,

while Enugu remained a low-volume niche with 28 active listings and a median of ₦2.0M/yr.

MEDIAN PRICE COMPARISON BY REGION (NGN)



CITY / STATE	NEIGHBOURHOODS	CUMULATIVE ACTIVE	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)	TOP ACTIVE AREA
ABUJA	52	2,523	67	5	₦9.0M/yr	Guzape
ENUGU	1	28	0	0	₦2.0M/yr	Enugu
IBADAN	7	834	22	0	₦3.0M/yr	Ibadan
LAGOS	124	23,202	704	49	₦7.0M/yr	Lekki Phase 1
OGUN	8	94	2	0	₦1.5M/yr	Obafemi Owode
PH	2	56	3	1	₦12.0M/yr	Port Harcourt



PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
1 BED FLAT	2026-09-07	1,162	20	6	₦2.0M/yr
	2026-09-14	1,214	54	1	₦2.0M/yr
	2026-09-21	1,271	51	2	₦2.0M/yr
	2026-09-28	1,271	0	0	₦2.0M/yr
2 BED FLAT	2026-09-07	1,276	55	6	₦4.0M/yr
	2026-09-14	1,334	52	3	₦4.0M/yr
	2026-09-21	1,393	59	0	₦4.0M/yr
	2026-09-28	1,393	0	1	₦4.0M/yr
3 BED FLAT	2026-09-07	1,184	48	8	₦7.9M/yr
	2026-09-14	1,248	63	1	₦7.5M/yr
	2026-09-21	1,305	57	0	₦7.5M/yr
	2026-09-28	1,305	0	3	₦7.5M/yr
4 PLUS BED FLAT	2026-09-07	178	3	1	₦25.0M/yr
	2026-09-14	204	22	0	₦16.5M/yr
	2026-09-21	222	16	0	₦16.0M/yr

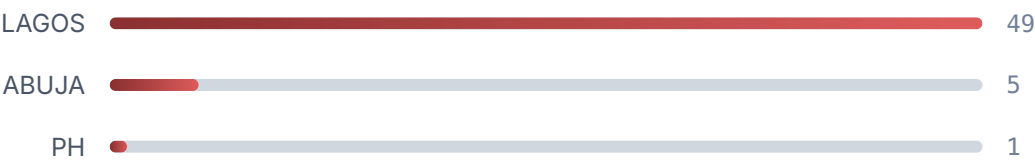
PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
	2026-09-28	222	0	0	₦16.0M/yr
BLOCK OF FLATS	2026-09-07	4	0	0	₦2.6M/yr
	2026-09-14	5	1	0	₦2.5M/yr
	2026-09-21	5	0	0	₦2.5M/yr
	2026-09-28	5	0	0	₦2.5M/yr
BUNGALOW	2026-09-07	13	0	0	₦5.8M/yr
	2026-09-14	10	0	0	₦8.0M/yr
	2026-09-21	10	0	0	₦8.0M/yr
	2026-09-28	10	0	0	₦8.0M/yr
COMMERCIAL INDUSTRIAL	2026-09-07	17	0	0	₦75k/yr
	2026-09-14	17	0	0	₦75k/yr
	2026-09-21	17	0	0	₦75k/yr
	2026-09-28	17	0	0	₦75k/yr
COMMERCIAL OFFICE RETAIL	2026-09-07	210	3	0	₦6.5M/yr
	2026-09-14	214	4	0	₦6.2M/yr
	2026-09-21	221	5	1	₦6.5M/yr
	2026-09-28	221	0	0	₦6.5M/yr
DETACHED HOUSE	2026-09-07	550	24	2	₦18.0M/yr
	2026-09-14	586	34	0	₦18.0M/yr
	2026-09-21	605	17	1	₦18.0M/yr
	2026-09-28	605	0	1	₦18.0M/yr
LAND COMMERCIAL	2026-09-07	16	2	0	₦100.0M/yr
	2026-09-14	16	0	0	₦100.0M/yr
	2026-09-21	16	0	0	₦100.0M/yr
	2026-09-28	16	0	0	₦100.0M/yr

PROPERTY CLASS	WEEK START	ACTIVE LISTINGS	NEW LISTINGS	PRICE REDUCTIONS	MEDIAN PRICE (NGN)
LAND RESIDENTIAL	2026-09-07	15	0	0	₦48.8M/yr
	2026-09-14	18	1	0	₦47.5M/yr
	2026-09-21	19	1	0	₦40.0M/yr
	2026-09-28	19	0	0	₦40.0M/yr
OTHER	2026-09-07	28	0	0	₦7.0M/yr
	2026-09-14	28	0	0	₦7.0M/yr
	2026-09-21	30	2	0	₦7.0M/yr
	2026-09-28	30	0	0	₦7.0M/yr
SEMI DETACHED HOUSE	2026-09-07	347	9	2	₦13.5M/yr
	2026-09-14	359	12	0	₦13.5M/yr
	2026-09-21	374	15	1	₦13.8M/yr
	2026-09-28	374	0	0	₦13.8M/yr
TERRACED HOUSE	2026-09-07	675	20	4	₦12.0M/yr
	2026-09-14	712	35	1	₦12.0M/yr
	2026-09-21	762	42	1	₦12.5M/yr
	2026-09-28	762	0	0	₦12.5M/yr

06 Price Reduction Analysis

The rental market saw 55 price reduction events, heavily concentrated in the first week of the month (34 reductions) before dropping sharply. Lagos accounted for 49 of these reductions, with Abuja recording 5 and Port Harcourt 1. This front-loaded adjustment pattern suggests that landlords who listed properties with overly optimistic premiums at the start of the month quickly corrected their asking rents to avoid costly void periods, leading to the stable ₦7.0M/yr median observed thereafter.

Peak reduction week: 2026-09-07 with 34 events.



07

Market Outlook

The rental market is poised for continued stability. The 9.4% growth in active listings, paired with a flat median rent of ₦7.0M/yr, suggests that supply is expanding in lockstep with demand. The rapid absorption times (DOM under 3 days) across both ultra-luxury areas like Victoria Island and affordable mainland hubs like Shomolu indicate that rental demand remains deep, and landlords are likely to maintain strong pricing power in the coming quarter.

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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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Disclaimer

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