

Nigeria Property Market Report — Q3 2026

Published 7 August 2026 · Covering 1 Jul – 30 Sep 2026 · 127,738 listings · 17 states · 47 areas

Full report with per-area breakdowns: <https://nigeriaproertycentre.com/market-reports/q3-2026>

National asking prices

CATEGORY	MEDIAN	AVERAGE	LISTINGS
For rent (per year)	₦13,000,000	₦50,564,216	38,657
For sale	₦300,000,000	₦1,366,008,983	89,081

Top states by median rent

1	Lagos	₦13,000,000 per year
2	Abuja	₦13,000,000 per year
3	Oyo	₦5,000,000 per year
4	Rivers	₦4,500,000 per year
5	Ogun	₦1,200,000 per year

Top states by median sale price

1	Abuja	₦350,000,000
2	Lagos	₦330,000,000
3	Rivers	₦185,000,000
4	Enugu	₦160,000,000
5	Oyo	₦150,000,000
6	Delta	₦140,000,000
7	Edo	₦130,000,000
8	Ogun	₦60,000,000
9	Akwa Ibom	₦45,000,000

How fast the market moves

MEDIAN DAYS TO SELL

66 days

from 3,419 completed sales, last 12 months

MEDIAN DAYS TO LET

23 days

from 6,664 completed lets, last 12 months

Counts only listings that transacted, so it is how long a completed deal took rather than how long a property should be expected to wait.

Highest gross rental yields

AREA AND PROPERTY	GROSS YIELD	MEDIAN ASKING PRICE
1 Abuja — 2-bed	7.37%	₦95,000,000
2 Lagos — 3-bed	6.8%	₦250,000,000
3 Abuja — 3-bed	6.67%	₦150,000,000
4 Lagos — 4-bed	6.67%	₦270,000,000
5 Lagos — 5-bed	6.36%	₦550,000,000

Per-area medians for every covered locality, property-type breakdowns and price movements are in the full report, free to cite with attribution: <https://nigeriaproertycentre.com/market-reports/q3-2026>

Median and average of advertised asking prices, in NGN, of every listing published on Nigeria Property Centre when the report was generated. Cells with fewer than 20 listings are excluded, as are listings advertised in US dollars. So are listings asking below ₦50,000 to rent or ₦300,000 to buy, which are placeholder prices rather than real ones. Not every advertised price is a whole-property asking price. Those quoted per plot, acre, hectare or square metre, and those quoted by the night, week or calendar month, are excluded from the figures above. They are published in their own units, in the land and short-let sections. Short lets below ₦5,000 a night are excluded on the same basis as the floors above. © 2026 Nigeria Property Centre.

Q3 2026 — the cuts nobody else publishes

By bedroom, so a price move can be told apart from a change in what happened to be listed; by the plot, which is how land is actually traded here; and by the night.

Median rent per year by bedrooms

1 bedroom	₦3,500,000	4,235
2 bedrooms	₦8,500,000	7,552
3 bedrooms	₦15,000,000	8,882
4 bedrooms	₦18,000,000	9,085
5 bedrooms	₦35,000,000	3,040

Median sale price by bedrooms

1 bedroom	₦100,000,000	1,641
2 bedrooms	₦180,000,000	9,235
3 bedrooms	₦195,000,000	11,923
4 bedrooms	₦270,000,000	24,015
5 bedrooms	₦550,000,000	18,925

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

AREA	MEDIAN PER PLOT	LISTINGS
Ado-Odo/Ota, Ogun	₦3,000,000	28
Ibadan, Oyo	₦3,500,000	147
Ijebu Ode, Ogun	₦3,500,000	24
Ikorodu, Lagos	₦4,000,000	83
Kuje, Abuja	₦5,500,000	41
Asaba, Delta	₦7,000,000	90
Mowe Ofada, Ogun	₦7,000,000	78
Epe, Lagos	₦8,000,000	131
Enugu, Enugu	₦10,000,000	42
Kabusa, Abuja	₦11,700,000	40

Short lets by the night

AREA	MEDIAN PER NIGHT	NIGHTS TO EQUAL A YEAR'S RENT
Lagos	₦150,000	87 nights
Lekki	₦150,000	80 nights
Lagos — 2-bed	₦150,000	60 nights
Lagos — 1-bed	₦100,000	35 nights
Lagos — 3-bed	₦190,000	89 nights
Lekki — 2-bed	₦155,000	—
Abuja	₦130,000	100 nights
Lekki — 1-bed	₦100,000	—
Lekki — 3-bed	₦179,000	—
Lagos — 4-bed	₦240,000	75 nights

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

Every figure above, per area and free to cite with attribution: <https://nigeriaproertycentre.com/market-reports/q3-2026>