

Nigeria Property Market Report — Q4 2026

Published 3 October 2026 · Covering 1 Oct – 31 Dec 2026 · 142,249 listings · 18 states · 47 areas

Full report with per-area breakdowns: <https://nigeriaproertycentre.com/market-reports/q4-2026>

National asking prices

CATEGORY	MEDIAN	AVERAGE	LISTINGS
For rent	₦13,000,000/yr	₦46,836,184/yr	43,587
For sale	₦320,000,000	₦1,300,875,073	98,662

Top states by median rent

1	Abuja	₦14,000,000/yr
2	Lagos	₦13,000,000/yr
3	Rivers	₦6,000,000/yr
4	Oyo	₦4,000,000/yr
5	Ogun	₦1,800,000/yr

Top states by median sale price

1	Lagos	₦350,000,000
2	Abuja	₦350,000,000
3	Rivers	₦220,000,000
4	Oyo	₦150,000,000
5	Enugu	₦150,000,000
6	Delta	₦150,000,000
7	Edo	₦130,000,000
8	Ogun	₦69,000,000
9	Akwa Ibom	₦50,000,000

How fast the market moves

MEDIAN DAYS TO LET

26 days

from 10,781 completed lets, last 12 months

MEDIAN DAYS TO SELL

76 days

from 5,439 completed sales, 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.

How asking prices are moving

Covers 1 Oct – 3 Oct 2026.

RENTAL LISTINGS REPRICED

0.5%

0.3% cut · 0.2% raised · median cut 10.5% · 7 days to a first cut

SALE LISTINGS REPRICED

0.2%

0.1% cut · 0.1% raised · median cut 7.7% · 5 days to a first cut

Measured from advertisers' own changes to a listing's asking price during the quarter, as a share of the listings published at the time of the report. Corrections are left out: changes by our review team, changes within an hour of publishing, and moves of more than half the price. Days to a first cut counts listings published since 11 Sep 2026, the first day price changes were recorded. Figures are published only where at least 20 listings were repriced, and never for an individual listing.

Where the enquiries are going

ENQUIRIES PER 100 RENTAL LISTINGS

110.6

in the 28 days to 1 Oct · 36.5% of listings had at least one · 40.0% ask more than 10% over their area's median

ENQUIRIES PER 100 SALE LISTINGS

26.7

in the 28 days to 1 Oct · 15.9% of listings had at least one · 41.1% ask more than 10% over their area's median

Enquiries are phone and WhatsApp contacts made through the site over the 28 days to the date shown, counted once per person, listing, channel and day, across the same listings the price figures count. A listing's price position is its asking price against the median for comparable listings in its area, where at least 10 exist; listings priced in another currency have none. Figures are published for areas with at least 20 scored listings.

Highest gross rental yields

AREA AND PROPERTY		GROSS YIELD	MEDIAN ASKING PRICE
1	Abuja — 2-bed	7.5%	₦100,000,000
2	Lagos — 5-bed	6.9%	₦580,000,000
3	Lagos — 3-bed	6.8%	₦250,000,000
4	Ikeja — house	6.67%	₦450,000,000
5	Abuja — 3-bed	6.67%	₦150,000,000

Per-area medians for every covered locality, property-type breakdowns and price movements are in the full report. **Free to use with credit.** You can quote and republish these figures, as long as you credit Nigeria Property Centre and link back to the report: <https://nigeriaproertycentre.com/market-reports/q4-2026>. Licensed under CC BY 4.0.

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.

Q4 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 by bedrooms

1 bedroom	₦3,500,000/yr	4,470
2 bedrooms	₦9,000,000/yr	8,755
3 bedrooms	₦15,000,000/yr	10,213
4 bedrooms	₦18,000,000/yr	10,123
5 bedrooms	₦35,000,000/yr	3,427

Median sale price by bedrooms

1 bedroom	₦100,000,000	1,738
2 bedrooms	₦190,000,000	10,273
3 bedrooms	₦200,000,000	13,067
4 bedrooms	₦280,000,000	27,061
5 bedrooms	₦550,000,000	21,416

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

AREA	MEDIAN PER PLOT	LISTINGS
Ado-Odo/Ota, Ogun	₦3,000,000	24
Ibadan, Oyo	₦3,500,000	128
Ijebu Ode, Ogun	₦3,500,000	28
Ikorodu, Lagos	₦4,200,000	83
Aba, Abia	₦5,400,000	20
Kuje, Abuja	₦6,000,000	75
Mowe Ofada, Ogun	₦7,200,000	64
Asaba, Delta	₦7,500,000	115
Awka, Anambra	₦8,500,000	22
Epe, Lagos	₦9,000,000	105

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	67 nights
Lagos — 3-bed	₦195,000	87 nights
Lagos — 1-bed	₦100,000	35 nights
Lekki — 2-bed	₦160,000	—
Abuja	₦140,000	100 nights
Lekki — 1-bed	₦110,000	—
Lekki — 3-bed	₦180,000	—
Lagos — 4-bed	₦250,000	74 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, is in the full report. **Free to use with credit.** You can quote and republish these figures, as long as you credit Nigeria Property Centre and link back to the report: <https://nigeriapropertycentre.com/market-reports/q4-2026>. Licensed under CC BY 4.0.