

NIGERIA PROPERTY CENTRE AFFORDABILITY GAP · Q3 2026

What people can pay, against what's asked · July-September 2026

Searchers budget 29% below asking for Lagos 1-bed flats to rent; people who asked agents to find them a home budget 73% below.

Rent (a year)

Area and home	Asking (Asking: Sept 2026)	People searching our site	People who asked agents to find them a home	People who set an alert
Lagos 1-bed flats	₦3.7M	₦2.6M (−29%)	₦1M (−73%)	—
Lagos 2-bed flats	₦9.4M	₦5.2M (−44%)	₦2M (−79%)	—
Lagos 2-bed houses	₦7.8M	₦6.7M (−15%)	₦2M (−74%)	—
Lagos 3-bed flats	₦18M	₦6.7M (−63%)	₦3M (−83%)	—
Lagos 3-bed houses	₦10.3M	₦11.6M (+12%)	₦3M (−71%)	—
Abuja 1-bed flats	₦4.2M	₦3.1M (−27%)	₦1.5M (−64%)	—
Abuja 2-bed flats	₦7.2M	₦6.6M (−8%)	₦3M (−59%)	—
Abuja 3-bed houses	₦10.9M	₦13M (+20%)	—	—

Cite: Nigeria Property Centre Affordability Gap, Q3 2026 release, Nigeria Property Centre, <https://nigeriapropertycentre.com/market-trends/affordability-gap#release-2026-q3>

Buy (total price)

Area and home	Asking (Asking: Sept 2026)	People searching our site	People who asked agents to find them a home	People who set an alert
Lagos 4-bed houses	₦282.1M	₦261.5M (−7%)	₦145M (−49%)	—
Lagos 3-bed houses	₦158.7M	₦150M (−5%)	—	—
Lagos 5-bed houses	₦627M	₦497.8M (−21%)	—	—
Lagos 2-bed houses	₦136.6M	₦112.5M (−18%)	—	—
Lagos 1-bed flats	₦104.7M	₦2.5M (−98%)	—	—
Lagos 3-bed flats	₦348.7M	₦200M (−43%)	—	—
Abuja 3-bed houses	₦148.9M	₦140.8M (−5%)	—	—
Lagos 2-bed flats	₦203.6M	₦121.2M (−41%)	—	—

Short-let (a night)

Area and home	Asking (Asking: Sept 2026)	People searching our site	People who asked agents to find them a home	People who set an alert
Lagos 1-bed flats	₦101.7K	₦117.5K (+16%)	₦50K (−51%)	—

Searches 17–30 Sept 2026 · Requests Oct 2025–Sept 2026 · Alerts live 30 Sept 2026. A group shows a figure from 50 budget-stated searches, 30 requests or 30 alerts. Gap = (budget median – asking median) ÷ asking median. Banded search budgets are precise to about ±20%. Method: <https://nigeriaproertycentre.com/market-trends/affordability-gap/methodology>

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