

Nigeria Property Centre Rent, House Price and Short-let Index

September 2026 · market-wide figures for Nigeria

RENT INDEX	HOUSE PRICE INDEX	SHORT-LET INDEX
₦12.7M /year	₦301M	₦156.1K /night
Typical: ₦6.4M–₦26.3M	Typical: ₦162.2M–₦579.3M	Typical: ₦106K–₦223.4K
On last month	On last month	On last month
On a year ago	On a year ago	On a year ago
Listings	Listings	Listings
Not available	Not available	Not available
From Sept 2027	From Sept 2027	From Sept 2027
43,136	73,376	13,218

Biggest movers

Change on last month, areas with 100+ listings

RENT	HOUSE PRICE	SHORT-LET
No comparable month yet.	No comparable month yet.	No comparable month yet.

Method in three lines

1. Counts flats and houses (1–5 beds) live on any day of the month, plus those first published in it; duplicates count once.
2. Each figure is a grouped median of asking prices over fixed price bands; the typical range is the middle half.
3. Areas need 20+ listings: 20–99 are labelled Small sample (SS), and thin areas are pooled over 3 months. New method from September 2026.

Rent Index

Median yearly rent, top 7

#	State	Figure	Typical	On last month	Listings
1	Lagos	₦13.1M	₦6.5M–₦27.5M	Not available	35,739
2	Abuja	₦12.4M	₦7.1M–₦23.1M	Not available	6,684
3	Rivers	₦5.1M	₦2.4M–₦10.6M	Not available	199
4	Oyo	₦4.2M	₦1.6M–₦7.9M	Not available	203
5	Akwa Ibom (SS)	₦2.7M	₦1.4M–₦4.2M	Not available	22
6	Delta (SS)	₦1.7M	₦1.3M–₦2.6M	Not available	31
7	Ogun	₦1.2M	₦678.7K–₦2.3M	Not available	258

HOW TO CITE

Nigeria Property Centre Rent Index, September 2026 release, Nigeria Property Centre, <https://nigeriaproertycentre.com/market-trends/average-prices/for-rent#release-2026-09>

Nigeria Property Centre House Price Index, September 2026 release, Nigeria Property Centre, <https://nigeriaproertycentre.com/market-trends/average-prices/for-sale#release-2026-09>

Nigeria Property Centre Short-let Index, September 2026 release, Nigeria Property Centre, <https://nigeriaproertycentre.com/market-trends/average-prices/for-rent/short-let#release-2026-09>

Every figure has its own page; add #release-2026-09 to a page's address for this month's figure. Full tables:

<https://nigeriaproertycentre.com/market-trends/average-prices>

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Top states, House Price and Short-let Index, September 2026

Rent Index top areas are on page 1. Median of all property types and sizes, ranked by figure, highest first. SS = Small sample (20–99 listings).

House Price Index Sale price

#	State	Figure	Typical	On last month	Listings
1	Lagos	₦318.5M	₦171.6M–₦614M	Not available	58,694
2	Abuja	₦285.6M	₦155.9M–₦549.3M	Not available	11,082
3	Delta (SS)	₦261.3M	₦126M–₦380M	Not available	60
4	Rivers	₦196.4M	₦111.3M–₦338.8M	Not available	862
5	Anambra (SS)	₦173.2M	₦89.9M–₦298M	Not available	32
6	Enugu	₦156.6M	₦107.4M–₦231.3M	Not available	372
7	Oyo	₦152M	₦72.3M–₦265.5M	Not available	1,125
8	Imo (SS)	₦143.9M	₦100.8M–₦221.1M	Not available	37
9	Edo (SS)	₦126.5M	₦75.8M–₦225.4M	Not available	87
10	Ondo (SS)	₦79.8M	₦49.7M–₦117.8M	Not available	44

Short-let Index Nightly rate

#	State	Figure	Typical	On last month	Listings
1	Enugu (SS)	₦165.9K	₦123.1K–₦218.9K	Not available	35
2	Lagos	₦159.4K	₦108.7K–₦231.1K	Not available	10,858
3	Edo (SS)	₦148.8K	₦105.9K–₦178.2K	Not available	22
4	Rivers	₦146.5K	₦106.8K–₦188.6K	Not available	107
5	Abuja	₦143K	₦96.7K–₦200.7K	Not available	2,029
6	Oyo	₦141.5K	₦93.6K–₦201.1K	Not available	129
7	Ogun (SS)	₦82.8K	₦62.3K–₦153.7K	Not available	38

Reading these figures

Changes on a year ago start with the September 2027 release, a year after the method changed.

Areas with fewer than 20 listings are not published. Thin areas may carry a 3-month figure.

Every figure has its own page and a link to each month, for example #release-2026-09.

Full state and locality tables: <https://nigeriaproertycentre.com/market-trends/average-prices>

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