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

October 2026 · market-wide figures for Nigeria

RENT INDEX	HOUSE PRICE INDEX	SHORT-LET INDEX
₦12.8M /year	**₦303.6M**	**₦159K** /night
Typical: ₦6.4M–₦26.5M	Typical: ₦163M–₦585M	Typical: ₦109.5K–₦229.6K
On last month ▲ +0.2%	On last month ▲ +0.9%	On last month ▲ +1.9%
On a year ago From Sept 2027	On a year ago From Sept 2027	On a year ago From Sept 2027
Listings **43,456**	Listings **74,484**	Listings **13,220**

Biggest movers Change on last month, areas with 100+ listings

RENT		HOUSE PRICE		SHORT-LET	
Ogun	▲ +24.3%	Rivers	▲ +3.7%	Oyo	▲ +5.1%
Rivers	▲ +5.2%	Enugu	▲ +3.5%	Lagos	▲ +1.9%
Abuja	▲ +1.1%	Abuja	▲ +2.1%	Rivers	▲ +1.2%
Oyo	▼ −10.1%	Edo	▼ −26.6%		
Lagos	▼ −0.1%	Oyo	▼ −0.9%		

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 9

#	State	Figure	Typical	On last month	Listings
1	Lagos	**₦13.1M**	₦6.5M–₦27.6M	▼ −0.1%	36,404
2	Abuja	**₦12.5M**	₦7.2M–₦23.7M	▲ +1.1%	6,358
3	Rivers	**₦5.3M**	₦2.9M–₦10.5M	▲ +5.2%	163
4	Oyo	**₦3.8M**	₦1.5M–₦7.6M	▼ −10.1%	233
5	Akwa Ibom (SS)	**₦3.6M**	₦1.5M–₦5.7M	Not available	27
6	Enugu (SS)	**₦2.1M**	₦1.3M–₦3.5M	Not available	24
7	Ogun	**₦1.5M**	₦768.4K–₦2.9M	▲ +24.3%	220
8	Edo (SS)	**₦1.5M**	₦760.9K–₦3.3M	Not available	21
9	Delta (SS)	**₦1.5M**	₦1.2M–₦3.3M	▼ −14.4%	21

HOW TO CITE

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Top states, House Price and Short-let Index, October 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**	**₦321.2M**	₦172.4M–₦621.7M	▲ +0.9%	59,688
2	**Abuja**	**₦291.8M**	₦158.8M–₦557.6M	▲ +2.1%	10,951
3	**Kaduna (SS)**	**₦240.4M**	₦153.7M–₦430.4M	Not available	22
4	**Delta (SS)**	**₦219M**	₦102.2M–₦351M	▼ −16.2%	78
5	**Rivers**	**₦203.8M**	₦116.6M–₦362.1M	▲ +3.7%	879
6	**Enugu**	**₦162.1M**	₦113.2M–₦245M	▲ +3.5%	392
7	**Oyo**	**₦150.6M**	₦71.8M–₦264.7M	▼ −0.9%	1,234
8	**Anambra (SS)**	**₦140.7M**	₦86.7M–₦266.3M	▼ −18.8%	35
9	**Imo (SS)**	**₦131.7M**	₦97.9M–₦207.9M	▼ −8.5%	37
10	**Edo**	**₦92.9M**	₦49M–₦168M	▼ −26.6%	112

Short-let Index Nightly rate

#	State	Figure	Typical	On last month	Listings
1	**Lagos**	**₦162.5K**	₦111.8K–₦237.4K	▲ +1.9%	11,081
2	**Edo (SS)**	**₦153.7K**	₦102.2K–₦193.4K	▲ +3.3%	20
3	**Enugu (SS)**	**₦150.4K**	₦105.9K–₦229.9K	▼ −9.3%	27
4	**Oyo**	**₦148.6K**	₦102.6K–₦208.6K	▲ +5.1%	165
5	**Rivers**	**₦148.2K**	₦105.3K–₦192.4K	▲ +1.2%	102
6	**Abuja**	**₦143.9K**	₦96.8K–₦199K	▲ +0.6%	1,779
7	**Ogun (SS)**	**₦100.7K**	₦69K–₦161.5K	▲ +21.6%	46

From the glossary

In October 2026, the typical yearly service charge for a 0-bedroom flat for rent in Nigeria was ₦450,000.

Service charge: https://nigeriapropertycentre.com/glossary/service-charge

In October 2026, 40.1% of land for sale listings in Nigeria mentioned C of O in the listing description.

Certificate of Occupancy: https://nigeriapropertycentre.com/glossary/certificate-of-occupancy

In October 2026, 11.6% of land for sale listings in Lagos mentioned Governor's Consent in the listing description.

Governor's Consent: https://nigeriapropertycentre.com/glossary/governors-consent

In October 2026, 56.3% of houses for sale in Lagos were listed with a boys' quarters.

Boys' quarters: https://nigeriapropertycentre.com/glossary/boys-quarters

In October 2026, 22.8% of rental listings in Nigeria mentioned a caution fee in the listing description.

Caution fee: https://nigeriapropertycentre.com/glossary/caution-fee

Source: Property Centre listing data. General information, not legal advice.

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-2026-10.

Full state and locality tables: https://nigeriapropertycentre.com/market-trends/average-prices

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