

Nigeria Property Centre Time to Let and Sell Index

Q3 2026 · July–September 2026

DAYS TO LET 28 days typical 11–66 days · 6,771 lets On Q2 2026: ▲ +1 day · On Q3 2025: ▲ +5 days	DAYS TO SELL 94 days typical 25–240 days · 2,739 sales On Q2 2026: ▼ –10 days · On Q3 2025: ▼ –7 days
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“Homes in Nigeria let in a median 28 days and sold in 94 in Q3 2026”

By state

State	Days to let	Lets	Days to sell	Sales
Lagos	27	5,513	89	2,093
Abuja	29	1,161	98	517
Ogun	28	50	85	34
Oyo	21	32	154	36
Rivers	54	29	157	29

Method in three lines. Calendar days from when a listing was created to when its own advertiser first marked it let or sold, for flats and houses of 1–5 bedrooms above our price floors. A figure needs 20 lets or sales from 5 advertisers, none above half; thin areas pool four quarters ("12-month figure"). It measures homes that let or sold, not every listing; days when an advertiser marked 25+ listings are left out.

HOW TO CITE

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The largest localities, days to let

Area	Days to let	Typical range	Lets	On Q2 2026
Lekki	30	12-70 days	2,515	▲ +1 day
Ajah	20	6-51 days	1,302	0 days
Ikoyi	44	15-115 days	369	▼ -4 days
Victoria Island (VI)	36	17-80 days	282	▼ -4 days
Ikeja	36	14-93 days	195	▲ +5 days
Ibeju Lekki	27	10-84 days	178	▼ -2 days
Gwarinpa	13	8-29 days	133	▼ -6 days
Magodo	19	8-49 days	121	▲ +3 days
Ojodu	27	11-52 days	99	Not available
Yaba	23	10-40 days	98	Not available
Surulere	16	10-35 days	96	Not available
Katampe	26	11-60 days	95	Not available

Corrections

None since the last release.

Every quarter since Q1 2021 and every area, type and size are on the living page: <https://nigeriaproertycentre.com/market-trends/time-to-let-and-sell>

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