



Diya,
Fatimilehin & Co
ESTATE SURVEYORS & VALUERS

2026 Nigerian Residential Market Review

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Infrastructure-Led Growth

Nigeria’s housing market is evolving within a broader spread of infrastructure expansion. Across the country’s six geopolitical regions, new road corridors, energy projects, and urban renewal programmes are beginning to reshape where residential demand concentrates.

While progress remains uneven, infrastructure spending has become a major catalyst for real estate activity. Major transport projects, including the Lagos–Calabar Coastal Highway and upgrades to several federal and state roads, are improving regional connectivity and unlocking new residential corridors.

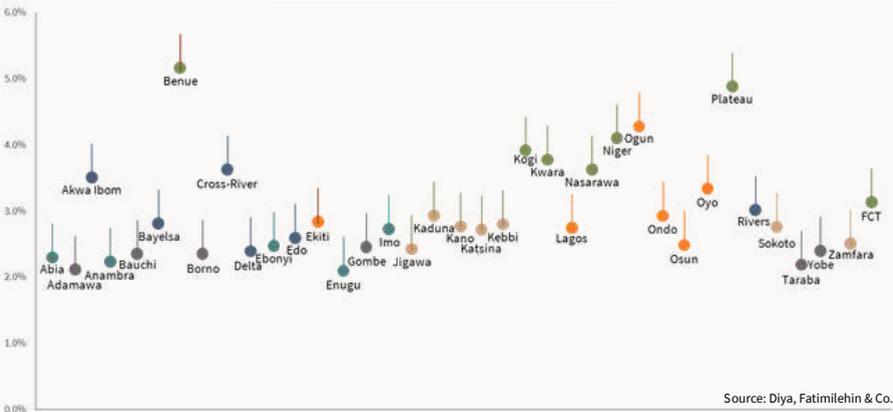
Yes, the scale of Nigeria’s housing gap remains daunting and requires 700,000 units annually over the next two decades. This shortage continues to

underpin demand across both ownership and rental markets. Institutional financing initiatives are beginning to emerge, but mortgage penetration remains low.

Against this backdrop, regional property markets are responding in different ways. In the South-East and South-South, diaspora investment and improving infrastructure are sustaining price growth in prime residential districts. Northern cities, on the other hand, are showing early signs of recovery as reconstruction efforts and transport upgrades revive urban activity.

For investors, the implication is clear - locations benefiting from sustained infrastructure spending are likely to remain the most resilient drivers of housing demand in the years ahead.

Prime Yields in Key Cities



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South-East Region

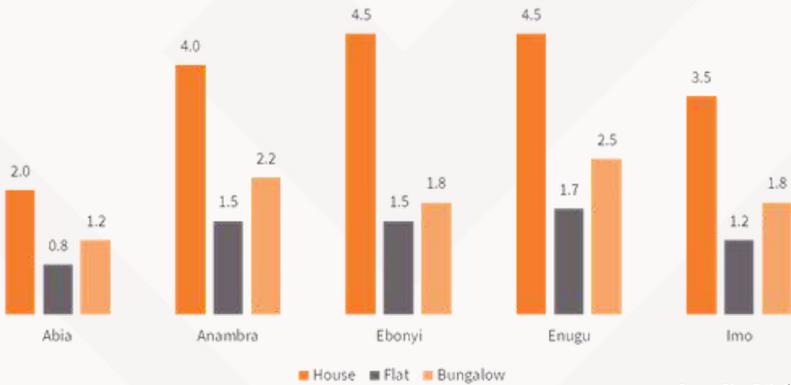


The recently launched South-East Vision 2050 blueprint seeks to reposition the region as the next engine of Nigeria's growth. A combination of infrastructure expansion, growing diaspora investment and renewed regional planning is beginning to reshape the South-East's urban landscape. From the ongoing construction of the Abia Airport to the expansion of key roads across Anambra and the launch of Enugu Air connecting Enugu with Lagos and Abuja, these signal a broader effort at boosting economic integration and unlocking investment potential.

The South-East housing market which has long been dominated by owner-occupied residences is becoming more investment driven. As the region grows its attractiveness, private developers and investors are beginning to explore rental housing and mixed-use schemes across major urban cities such as Awka, Umuahia, Owerri, and Enugu.

This reflects the rising demand for apartments and houses from professional, entrepreneurs, and diaspora citizens, seeking modern housing with reliable utilities and improved urban amenities.

Average Rent Prices - ₦'M



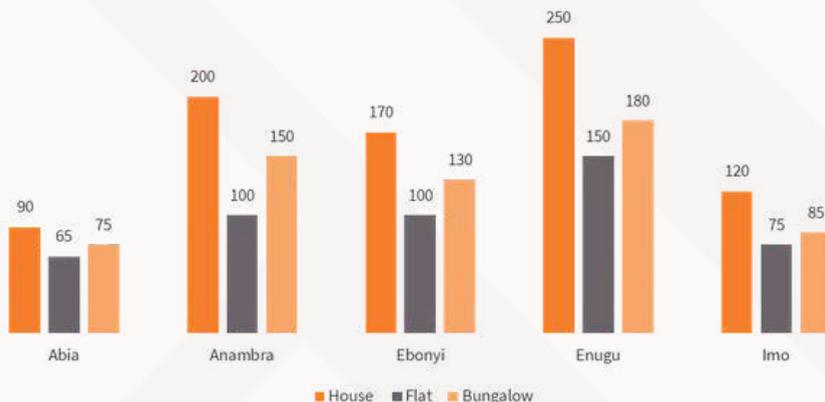
Source: Diya, Fatimilehin & Co.

Infrastructure upgrades continue to play a central role in this transition. In Abia State, the completion of major road projects such as the 46.3km Umuahia-Uzuakoli-Abiriba-Ohafia road

and ongoing reconstruction efforts on Port-Harcourt Road in Aba has opened up new areas for residential development. The commissioning of the 2x15 MVA Ogbor Hill Substation has



Average Sale Prices - ₦'M



Source: Diya, Fatimilehin & Co.

also strengthened power supply to the state, triggering commercial and residential demand. Other notable investments in the region include the Haier manufacturing facility in Enugu and the proposed 1,200-bed pharmaceutical hospital in Ebonyi.

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Enugu State recently signed a MoU with Landmark Africa Group to redevelop the iconic Nike Lake Resort

Anambra on the other hand, has taken a step at improving land administration in the state with the launch of the Anambra Geographic Information System (ANAMGIS). Newly completed projects such as the Solution Fun City

and the Ultra-Modern Market and Transport Park highlight efforts at revenue diversification.

The recent commissioning of modern transport terminals including expansion of the 44.1km Enugu-Ugwogo Nike-Opi-Nsukka dual carriageway have boosted Enugu's attractiveness.

The state recently signed a MoU with Landmark Africa Group to redevelop the iconic Nike Lake Resort to serve as a major hospitality destination. Plans are also underway to revitalise the famous Hotel Presidential, a moribund property originally built over 6 decades ago.

Ebonyi's industrialisation plans are picking up pace with the development of



the Ebonyi State Industrial City and the 10-storey Presco building in Abakaliki. Ongoing road projects in the state include the 23km Ogbaga–Randa Road and the Enyim Agbaja Bridge linking Ebonyi to Benue State.

The impact on residential market performance has been notable. Across the region, house prices have risen by circa 17%, with average prices now exceeding ₦130M, while rental values for

smaller-sized bungalows and flats by approximately 28%.

New residential clusters are emerging around transport links, commercial hubs, and airport axis. While security concerns remain, redevelopment initiatives and infrastructure investments in areas such as Umunneochi and Ukwa West are observed and poised to gradually restore confidence in the broader region.



Solution Fun City, Awka

North-West Region



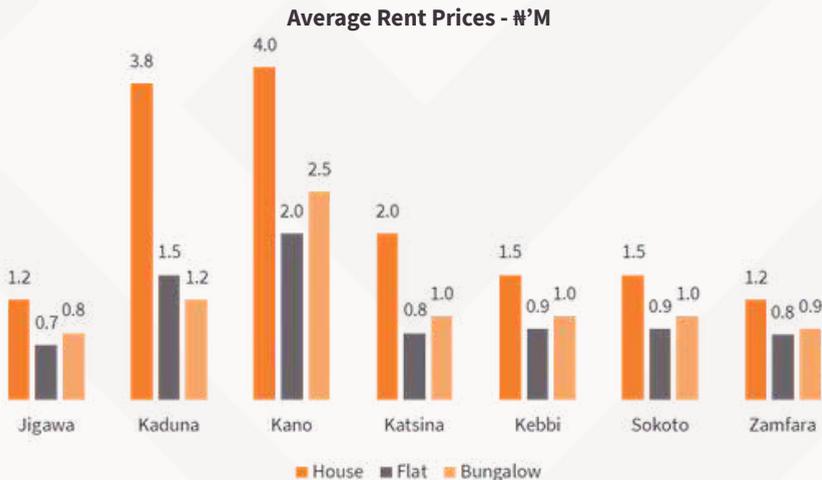
North-West Region



The North-West is witnessing a slow but gradual expansion in infrastructure and urban development. Kano and Kaduna continue to lead the region in terms of regional growth and development. In Kano, the state government has unveiled plans for an ambitious metropolitan rail system valued at about ₦1Trn, complementing ongoing road expansion projects including transport corridors linking the city to Aminu Kano International Airport. Kaduna, on the other hand, is exploring financing options for a light and continues to invest heavily in road expansion, including the extension of

major transport corridors linking the city to Aminu Kano International Airport. Kaduna, meanwhile, is exploring funding options for a light-rail network while advancing new residential layouts designed to accommodate the city's growing urban population.

Across the broader region, several states are pushing hard on infrastructure and economic development initiatives. In Jigawa State, the government has entered a partnership with a Saudi Arabian agricultural conglomerate to develop a



Source: Diya, Fatimilehin & Co.

fully integrated 100,000-hectare alfalfa irrigation project. Drainage projects designed to mitigate seasonal flooding

risks, are ongoing across multiple flood-prone areas including Dutse, Kazaure, Hadejia and Gumel.



In Kaduna, the recently reconstructed 23-kilometre Madauchi-Kafanchan road has improved connectivity between several rural communities while significantly reducing travel time along the Zonkwa-Samaru-Kagoro axis.

There is a reaffirmed commitment to completing the strategic Abuja-Kaduna highway. The state has also seen a wave of project launches, including a 300-bed specialist hospital, a pharmaceutical-grade warehouse in Kakuri, and the groundbreaking of the Kaduna Special Agro-Processing Zone in Daki-Takwas. Housing initiatives are also expanding, with the launch of the Renewed Hope Affordable Housing Estate in Sobawa and the Kaima Smart City in Kagarko, complementing existing schemes such as the Qatar Sanabil Project. The Kaduna State government commenced the 3,319-hectare Nuru Suraj Ungwar Dosa New

Extension Layout and the 200-hectare Urban Shelter development in Millennium City.

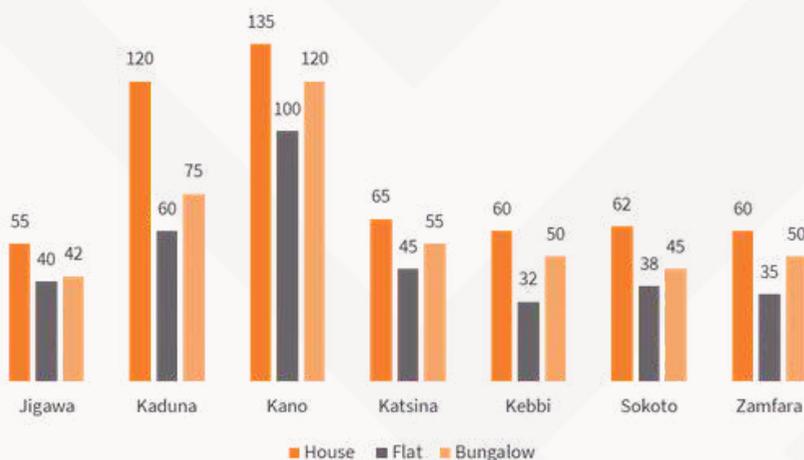
Katsina has unveiled a new master plan covering the cities of Katsina, Daura and Funtua, aimed at repositioning them as more modern and economically competitive urban centres. Section II of the Katsina-Kano dual carriageway in Katsina.

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Kano State has unveiled plans for an ambitious metropolitan rail system valued at about #1Trn.

The state has also signed a memorandum of understanding with Genesis Power and Energy Solutions UK to advance a 10-megawatt wind power project at Lambar Rimi, while work has

Average Sale Prices - #’M



Source: Diya, Fatimilehin & Co.



begun on the 14-kilometre Daura Western Bypass as part of a broader urban renewal programme.

Construction work continues along the superhighway corridor in Kebbi State, with visible progress along the Lagga and Amburse sections. the Argungu Kaniyaka Road in Kebbi.

The Nigerian Railway Corporation (NRC) is exploring the revival of the Kaduna–Nguru–Kaura Namoda railway corridor to restore rail connectivity to Zamfara and potentially strengthen trade and mobility across the wider North-West.

Despite these developments, security challenges continue to weigh on investor sentiment in parts of the region, particularly in states affected by

banditry. Nevertheless, established urban districts in Kano and Kaduna continue to record strong demand for high-quality housing, especially larger duplexes preferred by professionals, expatriates and business owners.

Rental values in prime areas of these cities now exceed ₦4M annually in some locations, reflecting sustained demand for premium accommodation supported by improved infrastructure, proximity to commercial districts and relatively stronger security conditions.

Beyond traditional neighbourhoods, several peri-urban areas are emerging as new residential growth corridors as land scarcity and rising property prices push development outward from established city centres.



Sani Sulaiman Road in Kaduna

South-South Region



South-South Region



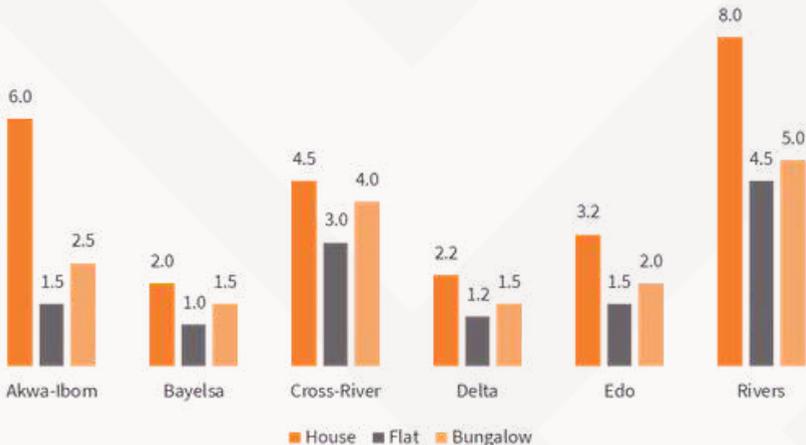
Often referred to as the Niger Delta, the South-South occupies a paradoxical position within Nigeria's economy. Rich in oil and accounting for a significant share of national revenues, the region has yet to translate its resource wealth into broad-based urban development. Persistent challenges, from maritime crime and oil-related conflicts to environmental degradation, continue to shape investor sentiment. As the federal government tightens regulatory oversight across Nigeria's maritime corridors, regional stakeholders have increasingly advocated a more decentralised development model that allows state government greater latitude in shaping economic strategy.

A landmark project in the region is the Lagos-Calabar Coastal Highway, sections

of which will traverse parts of the South-South. If completed as planned, this could significantly reshape logistics, tourism, and property development along the corridor. A range of other infrastructure projects are underway across Edo, Delta, Bayelsa, and Akwa Ibom.

Akwa Ibom continues to consolidate its position as an emerging commercial hub. Construction is progressing on the Oron Marine Terminal, while work has commenced on several road projects such as the 23.25km Ikot-Okoro-Ikot Ibiritam Road and the 65km three-lane dual carriageway in Nsit Atai as part of the broader Lagos-Calabar highway. Reconstruction works have begun on the long-abandoned Ibom International Convention Centre and Hotel Complex, a 14-story hospitality project. A new 150-unit residential estate is also underway in

Average Rent Prices - ₦'M



Source: Diya, Fatimilehin & Co.



Uyo Village as part of renewal measures.

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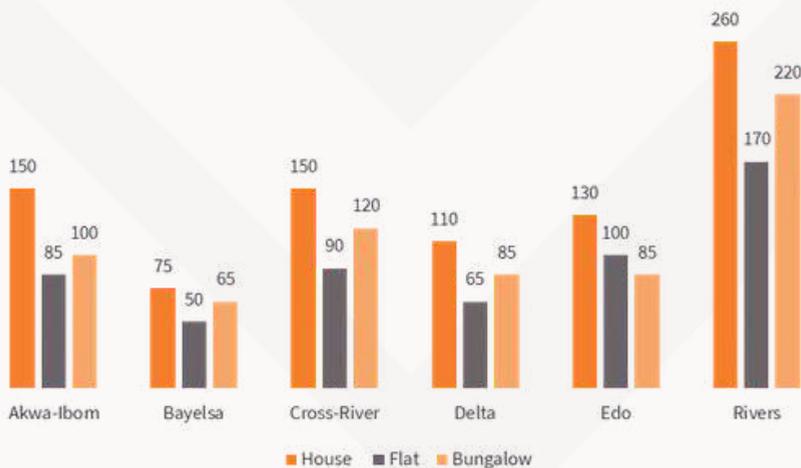
Reconstruction works have begun on the long-abandoned Ibom International Convention Centre and Hotel Complex, a 14-story hospitality project.

Construction of the Ekeremor-Agge Road is expected to link several riverine areas in Bayelsa with the rest of the state. The soon-to-be commissioned 60MW gas turbine plant is set to stabilise electricity supply and support industrial activity. Efforts are also visible in the development of the proposed 15,000-hectare New Yenagoa City, which is designed to accommodate housing estates, modern roads, and a stadium.

Ongoing road projects in Cross-River include the Esuk-Utan-NNPC corridor, the 17km Boki East-West Road and the 10km Ndok Junction-Mbube-Okubushuyu Road. Ongoing infrastructure projects in Cross-River includes the Esuk Utan/NNPC Road, the 17-km Boki East-West Road and the 10-km Ndok Junction-Mbube-Okubushuyu Road.

In Delta, the state government has embarked on the refurbishment of idle turbines at the Sapele Power facility which is expected to restore 120MW of generation capacity to the national grid. Several key road projects are also underway including the Agbor flyover, the Oke-Abavo-Ekuku-Agbor corridor and the Ugbolu-Okpanam Road network. The ongoing Asaba waterfront road project is expected to stimulate real estate activity along the Niger riverfront.

Average Sale Prices - ₦'M



Source: Diya, Fatimilehin & Co.



Key infrastructure upgrades including the construction of the Ramat Park flyover and the Port-Hacourt Ring Road are ongoing in Edo and Rivers respectively.

Taken together, these projects are beginning to influence property values, particularly the residential segment across several cities. Excluding Rivers State, mid-prime residential nodes in parts of South-South now record average house prices around ₦123M.

Capital growth across the region has remained moderate but consistent. Bungalows and flats have recorded price increases of 11%, while larger-sized houses have appreciated at about 8%.

Over time, the region's residential market may move beyond its dependence on oil activities to a more diversified real estate landscape.



Obodhi-Ozochi Road & Bridge in Rivers

North-East Region



North-East Region



After more than a decade of prolonged conflict and insecurity, parts of the North-East are beginning to show signs of recovery. While population gradually returns to cities, renewed infrastructure spending and targeted humanitarian investments are helping to revive housing demand. Although development remains uneven, the combination of reconstruction efforts and new economic initiatives is beginning to reshape the region's outlook.



Adamawa has secured approval for the construction of a new airstrip in Mubi

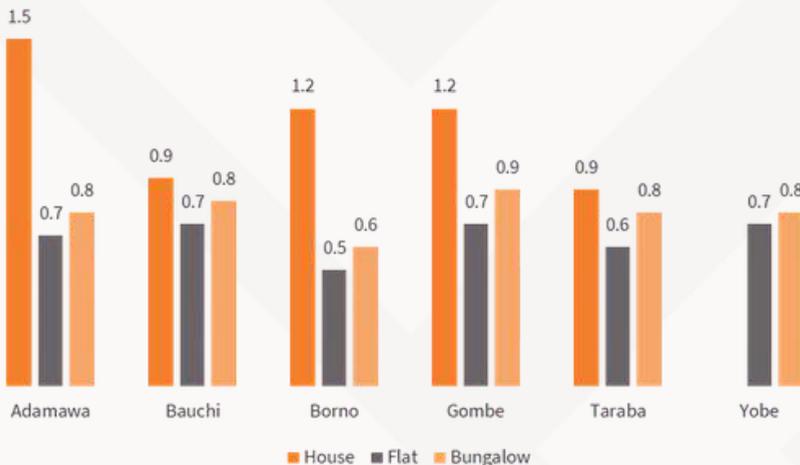
In Bauchi, infrastructure-led development remains a key pillar. Among state's flagship projects is the construction of a

₦3.4Bn modern trailer park in Azare, designed to support long-haul logistics.

The state has also entered a partnership with Shandong Minsheng Group to unlock its mining and industrial potential. Other ongoing infrastructure projects include the dualisation of the 420km Akwanga-Jos-Bauchi-Gombe Highway and the development of the Fuhai Energy Industrial Park. In 2025, the Ahmadu Bello International Conference Centre was inaugurated in Bauchi.

To enhance cross-border commerce, the Baga-Chad Waterway Project, now nearing completion in Borno, is expected to reconnect Baga with the Republic of Chad through Lake Chad. To tacking perennial flooding, the Borno state government has embarked

Average Rent Prices - ₦/M



Source: Diya, Fatimilehin & Co.



on the reconstruction of bridges and roads linking Maiduguri. Landmark projects recently commissioned in the state include the Muhammadu Buhari International Airport new terminal, a 72-unit housing estate in Mafa, the Bursari dual-carriage road, the West-end flyover bridge, the Sultan Mainalari dual-carriage road, and the 2.4km Shehu Sanda Kura dual-carriage road.

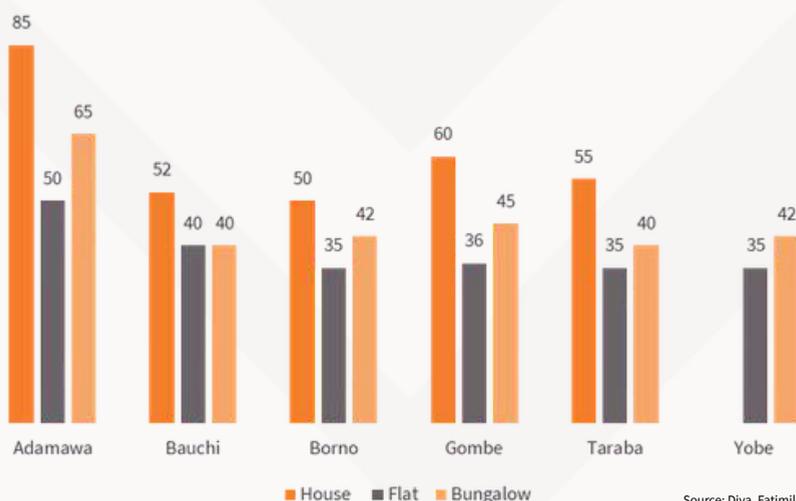
In Gombe, notable projects recently inaugurated include the Nafada IV span bridge, the 27km Kuri-Dasa Road, and a 66-unit shopping complex in Bajoga. Ongoing construction projects include the 19.9km Mararraban Kwaji-Jagali-Jarawa-Maikaho-Tsando-Dandela to Dasa Road, as well as the Muhammadu Industrial Park.

Key projects ongoing in Adamawa include the Bekaji Underpass, a 4.42km

road in Jada, the 8km Banjiram-Chikila road, and the expansion of Galadima Aminu Way. Rural electrification initiatives are also progressing in Bobini and Bodeno. To strengthen aviation connectivity in the region, approval has been secured for the construction of a new airstrip in Mubi. Upon completion, the new International Conference & Event Centre near Yola International Airport in Adamawa will spur commercial and residential activities along the Airport Road corridor.

Further north, the ongoing 77-kilometre Damaturu-Gujba-Buni-Yadi-Magza Road is expected to link Yobe with neighbouring states, thereby improving logistics. Other ongoing infrastructure projects include the Potiskum-Jakusko-Gashua road, the Damaturu Flyover and Underpass, the

Average Sale Prices - ₦'M



Source: Diya, Fatimilehin & Co.



Damaturu City Mall, and the Damaturu-Gambir Road. The Yobe State government has recently acquired the 176-unit Maisandari Housing Estate in Damaturu.

In Taraba, the construction of the Takum-Lissam road and the Wukari Township road aims to boost mobility across key agricultural nodes, while upgrades to Danbaba Suntai Airport are expected to strengthen connectivity to Abuja.

The region's property remains in an early stage of recovery. Overall residential price growth across the

the North-East has averaged around 5% across all property types. Demand for bungalows and flats remains strong in prime areas.

In Yola, annual rents for houses in prime districts now exceed ₦1.5M. As infrastructure investment continues and urban migration gathers momentum, cities such as Yola, Gombe, Maiduguri, and Damaturu are likely to emerge as focal points for the next phase of housing development across the North-East.



Newly launched 3,000-seater International Conference Centre in Bauchi

South-West Region



South-West Region



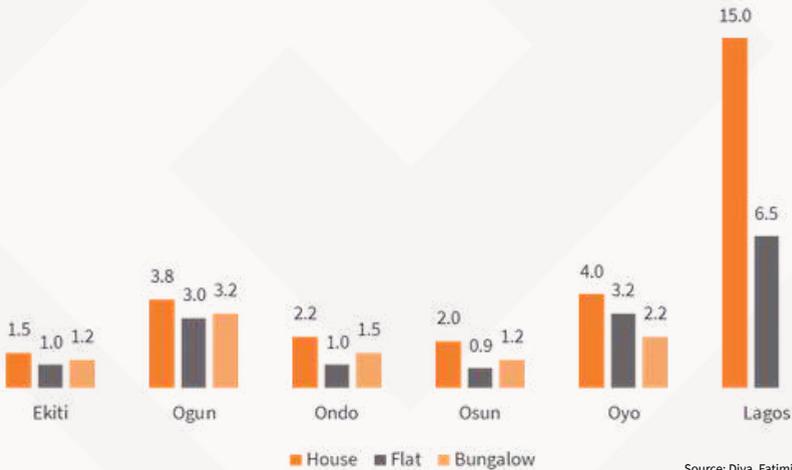
The South-West remains Nigeria’s most dynamic economic corridor, anchored by Lagos and supported by expanding industrial clusters in neighbouring states. Strong IGRs, increasing infrastructure investment, and diaspora inflows continue to shape the region’s real estate market. In Lagos alone, internally generated revenue has now surpassed the ₦1Trn mark.

The Lagos residential market continues to reflect the scale of capital flowing into

the region. Prime districts remain among the most expensive in the country. In Eko Atlantic, the average sales price for a 4-bedroom apartment has climbed to ₦2.5Bn. Commercial activity is also expanding in the district. Orca Mall, a premium retail offering recently launched is expected to complement residential demand Eko Atlantic other high-end neighbourhoods.

Work continues the 750km Lagos-Calabar Coastal Highway. The 47km Lagos section

Average Rent Prices - ₦'M



Source: Diya, Fatimilehin & Co.

is also progressing with first phase already completed. Urban renewal efforts within the state include the demolition of slum derelicts in Makoko and a few other areas. Proposed and ongoing landmark projects in the state include the \$3Bn Green Line Rail, the Sokoto-Badagry Superhighway and the

\$1Bn modernisation programme for the Apapa and Tin Can Island Ports. The redevelopment of the over 180-unit Ilubirin Foreshore Housing is on track to be completed in 2026.

In Ekiti, road upgrades are underway, including the Ijero-Epe-Araromi-Iropora



Road, the Enu Odi-Ita Eku-Igirigiri Road, and the Ado-Iworoko-Ifaki Road. The Agro-Allied International Cargo Airport is fully operational and has commenced commercial flight operations.

Ogun continues to maintain its position as one of the fastest-growing industrial hubs, attracting foreign investment. A notable example is the \$450M investment by Stellar Steel Company Limited in steel production. Operations have kicked off at the Gateway International Airport. Recently completed road projects include Phase II of the Imashayi-Igan-Okoto-Ayetoro Road, the 5.2km Iworo-Ogbogbo-Igbeba Road, the Lantoro-Oke-Yidi-Isale Ake Junction Road, and the Akute-Ajuwon-Alagbole Road. A 250-bed hospital was recently completed in Abeokuta alongside several housing projects in Ibara GRA Phase II, Appeal Court Quarters, and Isey Court.



The redevelopment of the over 180-unit Ilubirin Foreshore Housing is on track to be completed in 2026.

Ongoing projects in Osun include the extension of the Lagere Flyover Bridge to Enuwa and the dualization of the 39km Osogbo-Ikirun-Inisha-Okuku-Ijabe-Ila Odo Road, and a 3.6 km dual carriageway in Iwo. The 2km Oba Jinsin/Ita Obajoko Road, the Ogunlade Junction-Kamila Junction Road, and Ajagunla Street are some of the completed roads in the state. A 250-unit housing project under the Renewed Hope Estates is currently under construction in Osun.

Oyo has intensified its infrastructure programme under its 2023-2027 development plan. The state recently

Average Sale Prices - #’M



Source: Diya, Fatimilehin & Co.



commissioned the Ibadan Central Terminals 1 and 2 to boost the city's transportation system. ₦38Bn has been approved for the reconstruction of the 30km Igbobo-Kishi Road and the 38.9km Ido-Akufo-Eruwa Road in Ibarapa.

Ondo continues to position itself as an emerging industrial and logistics. Recent partnership with international firms to construct a 500,000 barrels per day refinery and a free trade zone is expected to kick off soon. Over \$50Bn has been secured for these projects. Road expansion projects within the state include the Ore-Ondo-Akure and Ore-Okitipupa-Igbokoda corridors.

As these initiatives across the region continue to gain momentum, residential markets across the South-West are responding accordingly.

Outside Lagos, prime neighbourhoods in Abeokuta, Ibadan, and Osogbo now record average annual rents exceeding ₦3.5M. Within Lagos, prime appreciation has been far more pronounced. In areas such as Victoria Island and Banana Island, sales values have spiked dramatically, rising by over 70% for houses.

With more than 500 hectares of greenfield land identified along the Lekki-Epe Corridor and Lagos-Calabar Coastal Highway, infrastructure projects along these routes are expected to unlock new residential districts, logistics and commercial activities.



TY Danjuma Logistics Park, with lettable size of 29,000 sqm, located in Ibeju-Lekki

North-Central Region



North-Central Region



The North-Central is home to Nigeria’s Federal Capital Territory – Abuja, yet development remains uneven across the region. Nowhere is the contrast more evident than between the FCT and its neighbouring states. While Abuja continues to attract significant institutional capital, with ₦1.31Trn allocated to capital projects in 2025, the scale of infrastructure expansion in the FCT is not yet mirrored across much of the wider region. A few ongoing and completed projects in the capital includes the 86km Abuja-Lokoja highway, the Arterial Road N20 Interchange bridges, the 15km Old Keffi road, the ILS01 – ILS03 Dakibiyu corridors, and the 16km service lane of the INEX corridor.

The long-abandoned Abuja Centenary City project is being revisited and an estimated \$1.6Bn is required to construct

the large-scale mixed-use scheme. Housing and infrastructure developments are progressing along the Idu-Karsana area. Notable projects include the 245-hectare Abuja Industrial Park in Idu and the 3000+ housing units under the Renewed Hope Cities programme.

In Benue, the dualisation of the 13km Wurukum-Air Force Base road and the rehabilitation of the 20km Mbawuar-Bako-Negher road and 14km Spur-Mbaakon road are underway. The High-Level Roundabout Interchange in Makurdi is nearing completion, while drainage rehabilitation projects in areas such as Wurukum Market, North Bank, and Federal Low-cost Housing areas are addressing long-standing flooding concerns. Housing delivery is also gaining momentum with the construction of the BPC Eco-City Estate on the site of the former BBL Quarters in Makurdi.

Average Rent Prices - ₦'M



Source: Diya, Fatimilehin & Co.



In Plateau, several road projects linking communities are ongoing, including the Lafia-Shendam road, the Namus Junction and Rayfield, and the Babban Lamba-Sharram road. The development of agro-logistics Centres seeks to position Plateau as a strategic hub for agricultural processing and distribution across the Middle Belt. Housing delivery is also expanding through the construction of a 2,000-unit workers' housing estate in Miango.

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The long-abandoned Abuja Centenary City project is being revisited. An estimated \$1.6Bn is required to complete the project.

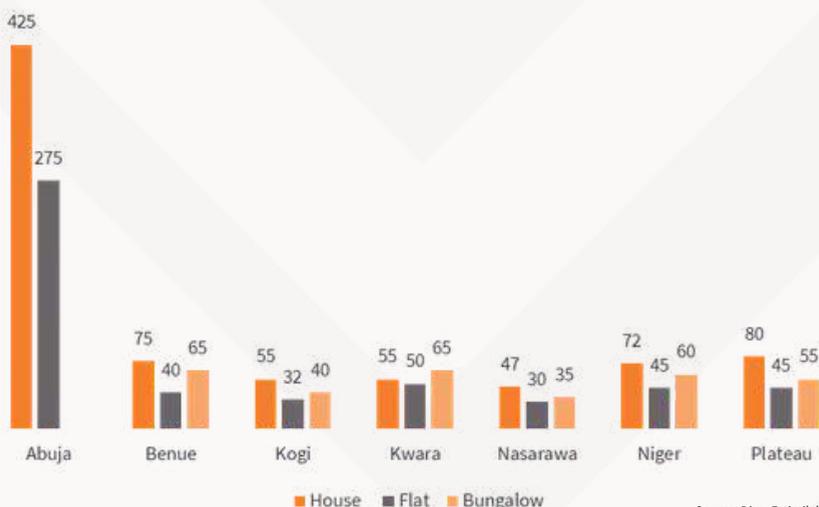
Nasarawa continues to benefit from its proximity to Abuja with a recent infrastructure win following the federal

government's approval to rehabilitate Phase II of the 129.3km Keffi-Nasarawa-Abaji road linking the FCT. Other projects underway include the Abuja-Mararaba and Buka City flyovers, alongside the development of 430 housing units in parts of Nasarawa. Industrial investment is also gaining momentum, with a \$600M lithium processing plant set for commissioning in the state.

Plans are underway to finance the Kogi State International Airport and the Lokoja International Market through a proposed ₦50Bn Sukuk bond. Road upgrades are also progressing in parts of the state including the 10km Mopa-Muro township road and the Asaya-Ogidi-Ayire road.

Notable initiatives in Kwara include the ongoing International Conference Centre

Average Sale Prices - ₦'M



Source: Diya, Fatimilehin & Co.



Centre in Ilorin, as well as road upgrades such as the 15.15km Ojoku-Ilemona road and the 46km Eiyenkorin-Afon-Ojoku-Offa road.

Across the region, the influence of infrastructure investment on real estate is most evident in Abuja. Emerging districts such as Karsana, Mpape, Idu, Kubwa, Lugbe, and Dutse have experienced rising development activity with average annual rents for residential houses nearing ₦4.5M.

Abuja's property market remains one of the most resilient in the country. In prime residential districts, annual rents

now exceed ₦40M, in some locations while high-end sales values have exceeded ₦1Bn.

The region's investment outlook remains tempered by security concerns in parts of Niger, Benue, Plateau, and Kwara, which continue to weigh on investor sentiment and constrain the pace of real estate expansion.



A 90m bridge intersecting with the Ring Road, connecting Wuye and Wuse districts



Methodology

This report draws on a combination of primary research, secondary data sources and market analysis to assess residential property trends across Nigeria's six geopolitical regions. Where comprehensive datasets were not readily available, reasonable assumptions and adjustments were applied to ensure consistency and comparability across locations. Primary research formed the core of the dataset and was drawn from the firm's proprietary database of ongoing and concluded residential transactions, discussions with property developers, real estate agents, and other market participants. These insights were complemented by secondary data obtained from government publications, infrastructure project announcements, property listings, market disclosures and other open-source platforms, which were used to contextualise pricing patterns and validate observed market movements.

Where inconsistencies or gaps in reported figures were identified, adjustments were made to align the data with prevailing market conditions at the time of analysis. Infrastructure developments referenced in the report were compiled from publicly available project announcements, government communications and verified media reports.

Images By

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Disclaimer

The information in this report is general in nature and not tailored to any specific individual, entity, or property. While Diya, Fatimilehin & Co. confirms that all data was sourced from credible sources and strives for accuracy as of the date received, no guarantee is given that it will remain current. The content does not represent the firm's opinion on any specific real estate project. Professional advice should be sought before acting on this information.



Diya,
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ESTATE SURVEYORS & VALUERS

BESPOKE
MARKET
REPORT

FEASIBILITY
STUDIES

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ANALYSIS

PORTFOLIO
INVESTMENT
ADVISORY

research@diyafatimilehin.net
[+234 915 409 4446](tel:+2349154094446)
www.diyafatimilehin.net



Tola Oyekan
Head of Research & Advisory
tola.oyekan@diyafatimilehin.net