QUID AND STONES COMPANY

2026 NIGERIAN REAL ESTATE INTELLIGENCE REPORT

ABUJA vs LAGOS

Which City Gives Better ROI?

A data-driven deep-dive into rental yields, capital appreciation, market trends, risk factors, and investment verdict for 2026.

24%	5–8%	22M+
Lagos Short-Let Net Yield (Q1 2026)	Abuja Gross Rental Yield	Nigeria's Housing Deficit (Units)

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2026

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01 | EXECUTIVE SUMMARY

Nigeria's real estate market entered 2026 as one of Sub-Saharan Africa's most dynamic investment arenas. With a housing deficit exceeding 22 million units and property prices rising 14% in nominal terms over the past 12 months — with prime areas in Lagos and Abuja recording 15–25% gains — the two cities continue to dominate investor attention. Yet they reward capital in fundamentally different ways.

Lagos is Nigeria's commercial engine — a speculative, high-velocity market where short-let apartments in Lekki, Ikoyi, and Victoria Island delivered average net yields of 24% in Q1 2026. Capital appreciation in emerging corridors like Ibeju-Lekki is running as high as 40% year-on-year, fuelled by mega-infrastructure projects including the Lagos-Calabar Coastal Highway, the Lekki Deep Sea Port, and the Fourth Mainland Bridge. The trade-off: higher volatility, land title complexity, and steeper entry costs.

Abuja, Nigeria's Federal Capital Territory, offers a different proposition. Gross rental yields of 5–8% are underpinned by a captive tenant base of politicians, diplomats, NGO workers, and corporate executives. The AGIS digital land registry dramatically reduces title fraud risk. Property price appreciation in prime districts runs at a measured 10–20% annually — less explosive than Lagos, but more predictable. The 2026 consensus is clear: **Lagos maximises returns for aggressive investors; Abuja is the sanctuary for capital preservation and steady income.**

DIMENSION	LAGOS	ABUJA
Rental Yield (Long lease)	4–10% gross	5–8% gross
Short-Let Yield (Prime)	24–32% net	15–25% net
Capital Appreciation (Prime)	15–40% YoY	10–20% YoY
Market Volatility	High	Moderate
Title Security	Moderate (complex)	High (AGIS)
Tenant Quality	Mixed	High (govt/corp)
Entry Cost (2-bed apartment)	N80M–N250M	N60M–N180M
Short-Let Infrastructure	Excellent	Good

Source: Estate Intel, TheAfricanvestor, NigeriaHousingMarket.com, NREB — Q1/Q2 2026

02 | NIGERIA'S REAL ESTATE MARKET: THE 2026 MACRO PICTURE

$2.42 Trillion	$2.05 Trillion	3.15%	22–28M Units
Nigeria RE Market Value	Residential Segment	2026–2031 CAGR	Housing Deficit

Source: Statista Market Forecast 2026, Nigeria National Bureau of Statistics

Nigeria's real estate sector has emerged as the third-largest contributor to the national economy, with the market valued at approximately $2.42 trillion as of 2026. The residential segment alone accounts for over $2.05 trillion, and the sector is forecast to grow at a compound annual rate of 3.15% through 2031, reaching $2.83 trillion.

The fundamental demand driver is brutally simple: Nigeria faces a housing deficit of between 22 and 28 million units, and urbanisation continues to push millions of Nigerians into already congested cities. This structural undersupply means that regardless of short-term macroeconomic turbulence, demand pressure will sustain price growth in Lagos and Abuja for years to come.

Key Macro Forces Shaping 2026

Currency Stability	The Naira has stabilised around N1,400–N1,500 per USD in 2026, creating improved conditions for diaspora investment — a cohort remitting over $20 billion annually into Nigeria, a significant portion channelled into premium real estate.
Inflation & Interest Rates	High interest rates (12–25% for bank mortgages) have kept the market almost entirely cash-based, restricting buyer pools but insulating prime assets from speculative mortgage bubbles.
Infrastructure Catalyst	The Lagos-Calabar Coastal Highway has pushed prices 25–40% in areas within 5km of newly opened sections. The Fourth Mainland Bridge and Lekki Deep Sea Port are driving parallel value creation.
PropTech Adoption	Virtual tours, AI valuation engines, and blockchain title verification are accelerating deal timelines and reducing fraud risk — particularly impactful for diaspora buyers transacting remotely.
Tax Reform (Tax Act 2025)	New tax legislation is expected to influence transaction and holding costs throughout 2026, making due diligence on stamp duties, CGT, and WHT more critical than ever.
Luxury Market Resilience	The luxury segment remains insulated from broader market headwinds. Over 1,000 luxury apartments are under construction across Lagos, Abuja, and Port Harcourt, with annual rents for high-end 2–3 bed units ranging from N25M to N180M.

> ***Investor Alert:*** *Real estate prices in Nigeria have risen approximately 300% in Naira terms over the past decade. Even accounting for currency depreciation, USD-denominated returns have been positive for well-positioned properties in Lagos and Abuja — a track record that continues to attract diaspora capital and institutional interest.*

03 | LAGOS — THE CASH FLOW CAPITAL

24% Avg	26–32%	15–40% YoY	2–8%
Short-Let Net Yield (Q1 2026)	Prime Zone Short-Let Yield	Prime Area Price Appreciation	Vacancy Rate (Prime Areas)

Source: NREB Q1 2026, TheAfricanvestor, NigeriaHousingMarket.com, Dirichi Properties

Lagos is Nigeria's commercial megalopolis — a city of 25+ million people generating over 25% of national GDP. For real estate investors, it is unrivalled in cash-flow potential and capital appreciation velocity. The 2026 market is characterised by acute housing undersupply, an exploding short-let economy, and transformative infrastructure projects reshaping entire corridors.

Short-Let: The Star Performer of 2026

The Lagos short-let market delivered an average 24% net yield in Q1 2026, according to aggregated data from Airbnb, Spleet, Quicken, and local platforms. Furnished 2–3 bedroom units in prime zones achieved 26–32% net yields after management and maintenance costs, with occupancy rates of 85–95% driven by business travellers, diaspora visitors, corporate relocations, and weekend tourists.

Zone	Net Yield	Avg Occupancy	Nightly Rate (2-3 Bed)
Lekki Phase 1	26–32%	88–95%	N65,000–N120,000
Ikoyi	24–30%	85–92%	N80,000–N150,000
Victoria Island	22–28%	85–92%	N70,000–N130,000
Yaba	18–22%	80–88%	N30,000–N60,000
Surulere	15–20%	78–85%	N25,000–N50,000

Source: NREB Lagos Short-Let Yields Q1 2026

Long-Let Rental Market

Long-let rental yields in Lagos average 6–8% gross in mid-market areas such as Yaba and Lekki Phase 1, but compress to 3–5% in ultra-prime areas like Ikoyi, where purchase prices are significantly elevated relative to achievable rents. Mainland areas including Yaba, Maryland, and Gbagada deliver the best long-let yields at 7–9%, with strong resilience during economic downturns.

Area / Type	Annual Rent Range	Gross Yield	Profile
Ikoyi (3-bed luxury)	N18M – N36M+	3–5%	Expat / executive
Victoria Island (3-bed)	N15M – N25M	4–6%	Corporate / diplomatic
Lekki Phase 1 (2-bed)	N8M – N16M	6–8%	Professional / mid-corp
Yaba / Maryland (2-bed)	N4M – N8M	7–9%	Tech workers / young prof.
Ikeja GRA (3-bed)	N8M – N14M	5–8%	Corporate / executive
Surulere / Magodo (3-bed)	N5M – N10M	6–8%	Middle market

Source: TheAfricanvestor Lagos Rental Yields Update, February 2026

Capital Appreciation Hotspots

Neighbourhood	Price Range (Residential)	Appreciation YoY	Key Driver
Ikoyi / Banana Island	N450M – N2B+	20–30%	Prestige, land scarcity
Victoria Island	N300M – N750M	18–25%	Commercial hub, expat demand
Lekki Phase 1	N250M – N500M	15–20%	Lifestyle, corporate demand
Ibeju-Lekki / Epe corridor	Land: N3M – N50M	Up to 40%	Coastal Highway, Dangote Refinery
Osapa London / Ajah	N95M – N200M	18–25%	Affordable island living
Mainland (Yaba/Gbagada)	N45M – N100M	12–18%	Tech hub, affordability

Source: Dirichi Properties, NigeriaHousingMarket.com, TheAfricanvestor — 2026

> ***Infrastructure Watch:*** *Properties within 5km of the Lagos-Calabar Coastal Highway have already recorded 25–40% appreciation spikes. The Fourth Mainland Bridge is unlocking massive value in Ikorodu (Itamaga) and Ajah (Abraham Adesanya) — areas analysts are flagging as 2026's most asymmetric long-term bets. Investors who moved into Baiyeku and Langbasa in early 2026 are positioned ahead of an expected 50%+ jump once the bridge's Lagoon section completes.*

04 | ABUJA — THE STABILITY FORTRESS

5–8%	95 Days	15–20% YoY	~8%
Gross Rental Yield	Avg Days on Market	Prime Appreciation (Jabi/Katampe)	Typical Asking Price Discount

Source: TheAfricanvestor Abuja Market Analysis, April 2026; Estate Intel

Abuja is Nigeria's Federal Capital Territory — a planned city built around a master blueprint where infrastructure often precedes urbanisation. The capital's real estate market is driven by a uniquely captive demand base: federal civil servants, politicians, diplomats, international organisations, NGO workers, and a growing upper-middle class. This structural demand makes Abuja's rental market exceptionally resilient, even during national economic downturns.

The AGIS Advantage: Why Title Security Matters

Unlike Lagos, where land disputes with Omo-Onile (landowners) and complex layered titles remain a persistent risk, Abuja benefits from a centralised land regime through the FCT Minister and a digital land registry known as AGIS (Abuja Geographic Information Systems). This structure significantly reduces fraud risk and accelerates due diligence — a decisive advantage for diaspora investors and institutional buyers unable to conduct prolonged physical verification.

It is critical to note that in Abuja, the Federal Government technically owns all land. The Certificate of Occupancy (C of O) is the highest tier of land ownership, and investors must understand the zoning hierarchy before committing capital. This centralised structure, while adding acquisition costs, is a net positive for security and legal certainty.

Rental Market: Quality Over Quantity

Abuja's rental yields of 5–8% are slightly lower than Lagos's best long-let yields, but the tenant profile more than compensates. Corporate-backed tenants — government agencies, embassies, international organisations — translate to fewer defaults, lower vacancy risk, and longer tenancy durations. The 'Monday-to-Friday' crowd of politicians and civil servants who rent in Abuja during the working week create a permanent demand floor.

Area / Property Type	Annual Rent	Gross Yield	Primary Tenant

Maitama (5-bed house)	N10M – N15M+	5–7%	Senior officials / diplomats
Asokoro (4-bed house)	N8M – N12M	5–7%	Ministers / senior execs
Wuse II (3-bed apartment)	N3M – N4M	6–8%	Corporate / government
Jabi (2-bed apartment)	N1.5M – N2.5M	6–9%	Mid-career professionals
Katampe Ext. (3-bed)	N3M – N5M	6–8%	Corporate / NGO workers
Gwarinpa (3-bed)	N2M – N3.5M	7–9%	Civil servants / middle class
Lugbe / Lokogoma (2-bed)	N0.8M – N1.5M	8–10%	Emerging middle class

Source: TheAfricanvestor Abuja Market Analysis; Nigeria Price Comparison, 2026

Appreciation Dynamics

Abuja's property price appreciation is more measured than Lagos — typically running 10–20% annually in established districts, with emerging zones like Katampe Extension, Jahi, and Dakibiyu recording 15–20% growth in 2026. The fastest-appreciating areas share a common profile: limited supply of well-finished properties in secure estates, combined with strong buyer demand from the diaspora and cash buyers. The average Abuja property spends around 95 days on the market before selling, with well-priced apartments in active districts like Jabi, Wuye, Utako, and Gwarinpa moving in 45–75 days.

District	Avg Price (House)	Appreciation YoY	Category
Maitama	N500M – N1.2B+	10–15%	Ultra-prime / diplomatic
Asokoro	N400M – N800M	10–15%	Prime / government
Wuse II	N200M – N500M	12–18%	Commercial prime
Jabi	N120M – N280M	15–20%	Growing mid-prime
Katampe Extension	N100M – N250M	15–20%	High-growth emerging
Guzape / Guzape Hills	N80M – N200M	12–18%	Emerging upscale
Gwarinpa	N50M – N120M	10–15%	Established mainstream

Source: NigeriaHousingMarket.com Abuja Property Prices 2026

> ***Terrain Advantage:*** *Abuja's solid terrain means developers avoid the expensive piling and foundation work that Lagos's waterlogged Island locations require. Combined with a cleaner, planned urban environment, lower construction costs per square metre give Abuja developers a structural margin advantage over their Lagos counterparts — savings that can be passed to buyers or retained as higher development yields.*

05 | HEAD-TO-HEAD: ROI COMPARISON

METRIC	LAGOS	ABUJA	EDGE
Short-Let Yield (Prime)	24–32% net	15–25% net	LAGOS
Long Lease Yield (Best)	7–9% (Yaba/Mainland)	7–9% (Lugbe/Gwarinpa)	DRAW
Long Lease Yield (Prime)	3–5% (Ikoyi/VI)	5–7% (Maitama/Asokoro)	ABUJA
Capital Appreciation (Prime)	20–30% YoY	10–15% YoY	LAGOS
Capital Appreciation (Growth)	Up to 40% YoY (corridor)	15–20% YoY	LAGOS
Entry Cost (2-bed apartment)	N80M–N250M	N60M–N180M	ABUJA
Land Title Security	Moderate	High (AGIS)	ABUJA
Tenant Default Risk	Moderate–High	Low	ABUJA
Market Liquidity	High	Moderate	LAGOS
Infrastructure ROI Catalyst	Extreme (coastal highway, port)	Moderate	LAGOS
Regulatory Clarity	Complex (Omo-Onile risk)	Clear (AGIS / C of O)	ABUJA
Short-Let Infrastructure	Excellent	Good	LAGOS
Price Volatility	High	Moderate–Low	ABUJA
Diaspora Appeal	Very High	High	LAGOS
5-Year Capital Gain Potential	Very High	High	LAGOS

LAGOS WINS	DRAW	ABUJA WINS
9	1	5
Categories Won	Categories Tied	Categories Won

Lagos edges ahead on raw ROI metrics, but Abuja's wins are in security, stability, and tenant quality — factors that matter enormously for risk-adjusted returns.

06 | INVESTMENT STRATEGY BY INVESTOR PROFILE

The Diaspora Cash-Flow Hunter

LAGOS

You have N80M–N250M to invest and want maximum monthly income with minimal management headaches. Go to Lekki Phase 1 or Victoria Island. A furnished 2-bedroom unit purchased for around N90–95M (inclusive of N8–12M furnishing cost) is generating N18–19M net annually in the short-let market as of Q1 2026 — a net yield approaching 20%. Focus on buildings with reliable power backup; solar+inverter estates command a 15–25% rental premium.

● **Best Bet: Short-let in Lekki Phase 1 | Expected Net Yield: 20–28%**

The Conservative Wealth Preserver

ABUJA

Capital preservation is paramount. You need a credible asset that holds value in USD terms, throws off reliable income, and won't require you to fight Omo-Onile disputes from abroad. Maitama or Asokoro delivers diplomatic-grade tenants on multi-year leases, predictable 5–7% gross yields, and a transparent AGIS title. Long-term upside: 10–15% annual appreciation in an undersupplied prime market.

● **Best Bet: 3–4 bed house in Maitama/Asokoro | Expected Gross Yield: 5–7%**

The Aggressive Land Banker

LAGOS

You believe in infrastructure arbitrage. You are buying land in Ibeju-Lekki, along the Lagos-Calabar Coastal Highway corridor, or in Ajah (Abraham Adesanya area) before the Fourth Mainland Bridge completion drives a 50%+ price spike. This is a 3–7 year hold with asymmetric upside — potential 100–200% gains in emerging corridors — but zero cash flow and exposure to infrastructure delay risk.

● **Best Bet: Land in Epe/Ibeju-Lekki or Ajah corridor | Expected 5-Year Gain: 80–200%**

The Steady Income Seeker (N30–60M Budget)

ABUJA

Mid-market investor seeking a low-stress rental portfolio. Gwarinpa and Lugbe offer 2–3 bed apartments at more accessible price points (N30–80M range), delivering 7–10% gross yields to a tenant base of civil servants and middle-income professionals. Abuja's planned urban layout means fewer infrastructure surprises and more predictable rental income.

● **Best Bet: 2-bed apartment in Gwarinpa or Lugbe | Expected Gross Yield: 7–10%**

The Dual-Market Portfolio Builder

BOTH

Seasoned investors are increasingly running a Lagos + Abuja dual strategy: Lagos assets for aggressive cash flow and capital appreciation; Abuja assets as a stable hedge and income anchor. A typical split: 60% Lagos (short-let + emerging corridor land) + 40% Abuja (diplomatic-tier long-let). This combination optimises risk-adjusted return across Nigeria's two biggest demand centres.

● **Best Split: 60% Lagos (Lekki/corridor land) + 40% Abuja (Jabi/Katampe) | Blended Yield: 12–18%**

07 | RISK FACTORS: WHAT CAN GO WRONG

Lagos Risk Matrix

Risk Factor	Severity	Detail
Title Complexity	HIGH	Land disputes with Omo-Onile, fraudulent titles, and layered C of O claims remain a persistent risk. Always engage a qualified Lagos property lawyer and conduct physical verification.
Flood Risk	MODERATE–HIGH	Parts of Lekki, Victoria Island, and low-lying Mainland areas flood seasonally. Ground-floor units in flood-prone areas are harder to rent and lose value faster.
Market Volatility	HIGH	Lagos's speculative micro-markets can see rapid price spikes followed by corrections. Infrastructure delays (e.g., bridge timeline shifts) can stall corridor appreciation.
Short-Let Saturation	MODERATE	The surge in short-let supply in Lekki and VI is beginning to compress yields in overbuilt buildings. Building quality and professional management are increasingly differentiating factors.
Mortgage Financing Risk	HIGH	Bank mortgages at 12–25% APR can create negative cashflow on rental income — Lagos case studies show leveraged investors generating negative ROI until sale. Cash or developer payment plans are strongly preferred.
Tax Act 2025 Impact	MODERATE	New tax obligations on transaction fees, stamp duties, and title registration are raising effective acquisition costs. Budget an additional 15–20% above purchase price for total entry costs.

Abuja Risk Matrix

Risk Factor	Severity	Detail
FCT Land Ownership	MODERATE	The Federal Government technically owns all land in Abuja. C of O terms can be revoked for regulatory violations or rezoning. Always verify zoning compliance before purchase.
Market Liquidity	MODERATE	Abuja's market is smaller and less liquid than Lagos. Prime luxury properties can take 120–180 days to sell, reducing flexibility for investors needing quick exits.
Political Cycle Risk	LOW–MODERATE	Abuja's rental demand is partly tied to government activity. Post-election periods can see temporary softening as political tenants relocate. Diplomatic and NGO demand provides a partial buffer.

Supply Pipeline	LOW–MODERATE	New-build developments account for 30–40% of Abuja's listing stock in 2026. Oversupply in specific sub-markets (Katampe, Guzape) could compress yields if demand growth slows.
High Acquisition Costs	MODERATE	Entry costs including agent commission (10%), legal fees (5–10%), and security deposit can increase first-year costs by 25–35% above the listed price.
Interest Rate Environment	MODERATE	Like Lagos, Abuja's market is predominantly cash-based. Any mortgage financing at current rates (12–25%) typically produces negative cashflow on rental income alone.

08 | THE 2026 VERDICT — WHICH CITY WINS?

THE SHORT ANSWER

If you want the **highest possible ROI**, deploy capital in **Lagos**.

If you want **safety, predictability, and institutional-grade tenants**, choose **Abuja**.

If you want the **optimal risk-adjusted portfolio**, invest in **both**.

The 2026 data leaves little room for ambiguity. Lagos is the superior market for investors chasing aggressive growth — short-let yields of 24–32%, infrastructure-driven land appreciation of up to 40%, and an unparalleled pipeline of catalysts including the Lekki Deep Sea Port, Dangote Refinery, and the Lagos-Calabar Coastal Highway. It is a market that rewards the bold and the well-informed.

Abuja, however, is not a consolation prize. For investors prioritising capital preservation, legal certainty, and a tenant base that largely eliminates default risk, Abuja's 5–8% gross yields and 10–20% annual appreciation represent a compelling proposition. The AGIS digital registry, combined with Abuja's planned urban infrastructure, gives it a durability that speculative Lagos corridors cannot match.

The most sophisticated investors in Nigeria's 2026 market are not choosing between these cities — they are building portfolios that leverage both. A Lagos short-let in Lekki anchors the cash-flow engine; an Abuja long-let in Jabi or Katampe Extension provides the stable base. Together, they form a blended yield of 12–18% with meaningful capital appreciation on both ends — a profile that compares favourably to almost any alternative asset class available to Nigerian investors.

09 | NEIGHBOURHOODS TO WATCH IN 2026

Location	City	Why It's Hot in 2026	Upside Potential
Ibeju-Lekki / Epe Corridor	Lagos	Coastal Highway, Dangote Refinery, Alaro City — transformative industrial zone becoming a residential support city	VERY HIGH (40%+ YoY)

Ajah / Abraham Adesanya	Lagos	Fourth Mainland Bridge proximity; 'dark horse' play before expected 50% price jump on bridge completion	HIGH (30–50% on bridge)
Eko Atlantic	Lagos	Off-plan luxury vertical; USD-benchmarked rents attracting diaspora; insulated from flooding	HIGH (15–25% YoY)
Yaba	Lagos	Nigeria's Silicon Valley; tech ecosystem driving young professional demand; best long-let yield/price ratio	MODERATE-HIGH (12–18%)
Katampe Extension	Abuja	Secure estate stock, strong diaspora demand, AGIS-clear titles, rising supply of quality finishes	HIGH (15–20% YoY)
Jabi	Abuja	Waterfront development, active commercial strip, fastest-selling sub-market in Abuja (45–60 days)	MODERATE-HIGH (15–18%)
Guzape / Guzape Hills	Abuja	New upscale satellite with lower entry price than Maitama; emerging diplomatic and executive demand	MODERATE-HIGH (12–18%)
Lokogoma / Lugbe	Abuja	Affordable entry point with expanding middle-class tenant base; highest gross yields in FCT at 8–10%	MODERATE (10–14%)

Source: Compiled from TheAfricanvestor, NigeriaHousingMarket.com, Guardian Nigeria, Estate Intel — 2026

Final Takeaway for 2026: *The Nigerian real estate market is not for passive investors. It rewards those who understand micro-market dynamics, verify titles rigorously, and position ahead of infrastructure catalysts. Whether you choose Lagos or Abuja, the fundamentals — 22+ million unit housing deficit, $20B+ annual diaspora remittances, and a young, urbanising population — mean that demand-side pressure will sustain returns for years to come. The question is never whether to invest in Nigerian real estate. It is where, how, and with whom.*

10 | SOURCES & METHODOLOGY

This report synthesises current market data from the following primary and secondary sources, all accessed or published in 2025–2026. Data points are presented as ranges where single-point estimates would be misleading due to micro-market variation.

Statista Market Forecast 2026 — Nigeria Real Estate Market Projections ($2.42T market value, CAGR 3.15%)

TheAfricanvestor.com (April 2026) — Abuja Market Analysis: price volatility, days on market, asking price discounts, rental yields by district

NigeriaHousingMarket.com (Jan–Mar 2026) — Lagos & Abuja property price breakdowns, neighbourhood guides, 2026 forecast report

Nigeria Real Estate Blog / NREB (March 2026) — Lagos Short-Let Yields Q1 2026 (24% avg net yield, zone-by-zone breakdown)

TheAfricanvestor.com — Nigeria Price Forecasts (Apr 2026) — National price appreciation data, fastest-growing neighbourhoods, 14% YoY nominal growth

Guardian Nigeria (January 2026) — Nigeria Luxury Real Estate 2026: pricing for luxury apartments, diaspora demand, market projections

Baay Realty Investment Guide (Apr 2026) — Nigeria investment strategies, case studies, ROI examples, financing scenarios

Dirichi Properties Blog (March 2026) — Lagos property market report: price ranges, yields, location-specific data

TheAfricanvestor.com — Lagos Rental Yields (Jan 2026) — Gross yield by neighbourhood, vacancy rates, tenant profiles, withholding tax notes

TheAfricanvestor.com — Best Areas Lagos (Apr 2026) — Highest-yield neighbourhoods, Airbnb performance, short-let leaders

PropertyAccess Nigeria (Feb 2026) — 2026 real estate trends: PropTech, infrastructure, sustainability, rental demand

Nigeria Housing Market — Lagos Property Prices (Jan 2026) — Entry costs, land price categories, infrastructure-driven appreciation spikes

Estate Intel — Prime residential research, Abuja development pipeline, Lagos supply data

Nigeria Property Centre — Listing data, pricing verification, days-on-market statistics

Central Bank of Nigeria — Financing context, mortgage market data, National Housing Fund details

International Monetary Fund / World Bank — Macro context: inflation, currency, interest rate environment

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