

LAGOS RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
LAGOS	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
Victoria Island	5,000,000	10,000,000	---	6,000,000	10,000,000	---	5,000,000 - 10,000,000	10,000,000 - 20,000,000	5,000,000 - 10,000,000
Ikoyi/Banana Island	6,000,000	12,500,000	7,000,000	6,000,000	15,000,000	8,000,000	8,000,000 - 15,000,000	15,000,000 - 30,000,000	10,000,000 - 20,000,000
Lekki Scheme 1	3,000,000	7,000,000	3,000,000	3,500,000	8,000,000	4,000,000	2,500,000 - 4,000,000	5,000,000 - 15,000,000	3,000,000 - 5,000,000
Oniru	4,000,000	6,500,000	5,500,000	4,500,000	7,000,000	5,500,000	3,000,000 - 5,000,000	5,000,000 - 10,000,000	3,500,000 - 5,000,000
Dolphin	2,500,000	3,500,000	---	3,000,000	4,000,000	---	1,200,000 - 2,000,000	3,500,000 - 5,000,000	---
Festac/Amuwo Odofin	1,000,000	2,000,000	1,300,000	900,000	1,800,000	1,200,000	1,500,000.00	2,200,000.00	1,700,000.00
Apapa GRA	3,000,000	5,000,000	3,500,000	2,500,000	3,500,000	3,000,000	2,500,000.00	3,500,000.00	2,800,000.00
Anthony/Ilupeju/Gbagada	1,400,000	2,500,000	1,800,000	1,400,000	2,800,000	1,700,000	1,500,000.00	3,000,000.00	1,700,000.00
Allen Avenue/Opebi	1,500,000	2,500,000	2,000,000	1,400,000	2,300,000	1,800,000	1,500,000.00	2,500,000.00	1,800,000.00
Surulere/Bode Thomas/Adeniran Ogunsanya	1,500,000	2,800,000	1,700,000	1,500,000	2,500,000	1,500,000	1,500,000.00	3,000,000.00	1,700,000.00
Yaba/Herbert Marcoulay	1,500,000	2,700,000	1,800,000	1,300,000	2,500,000	1,500,000	1,500,000.00	2,800,000.00	1,700,000.00
GRA Ikeja/Shonibare	4,000,000	8,000,000	4,500,000	4,000,000	7,000,000	5,000,000	4,200,000.00	6,500,000.00	4,500,000.00
Ogudu GRA	1,300,000	3,500,000	2,000,000	1,200,000	3,000,000	1,600,000	1,500,000.00	3,500,000.00	1,800,000.00
Magodo	1,200,000	3,000,000	1,500,000	1,400,000	3,000,000	1,700,000	1,800,000.00	3,200,000.00	2,000,000.00

ABUJA RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
ABUJA	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
Asokoro/ Maitama	3,500,000	8,000,000	---	3,500,000	8,000,000	---	1,500,000 - 3,500,000	10,000,000 - 15,000,000	3,000,000 - 8,000,000
Wuse II	2,500,000	8,000,000	---	2,500,000	8,000,000	---	1,500,000 - 3,500,000	8,000,000 - 15,000,000	3,000,000 - 7,000,000
Wuse zones	1,500,000	4,500,000	1,800,000	1,500,000	4,500,000	1,800,000	1,500,000 - 2,000,000	4,000,000 - 10,000,000	1,800,000 - 3,500,000
Garki	1,500,000	4,500,000	---	1,500,000	4,500,000	---	1,000,000 - 1,800,000	3,500,000 - 8,000,000	1,500,000 - 2,500,000
Suleja	700,000	900,000	850,000	700,000	900,000	850,000	500,000 - 800,000	1,500,000 - 2,000,000	600,000 - 900,000

ENUGU RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
ENUGU	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
GRA Enugu	700,000	1,500,000	700,000	1,200,000	2,500,000	1,500,000	800,000 - 1,200,000.00	1,500,000 - 2,500,000.00	1,500,000 - 2,500,000.00
Independence Layout	600,000	1,000,000	750,000	800,000	1,500,000	1,200,000	600,000 - 1,000,000.00	1,500,000 - 2,500,000.00	1,000,000 - 1,500,000.00
Achara Layout (Uwani)	250,000	650,000	800,000	400,000	1,500,000	800,000	350,000 - 500,000.00	500,000 - 900,000.00	500,000 - 800,000.00
Emene	250,000	800,000	600,000	400,000	1,200,000	700,000	350,000 - 1,000,000.00	1,000,000 - 2,000,000.00	500,000 - 1,000,000.00

PORT HARCOURT RESIDENTIAL RENTAL VALUES (₦)

PORT HARCOURT	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
ONITSHA	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
GRA Port Harcourt	1,800,000	3,500,000	2,500,000	1,800,000	3,500,000	2,500,000	2,000,000	4,000,000	2,500,000
Trans Amadi	1,500,000	2,500,000	2,000,000	1,500,000	2,500,000	2,000,000	1,500,000	1,800,000-2,000,000	2,000,000

AWKA RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
AWKA	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
Zik's Avenue	---	---	---	---	---	---	200,000 - 400,000	400,000 - 800,000	450,000 - 700,000
Nnewi	---	---	---	---	---	---	200,000 - 300,000	400,000 - 600,000	300,000 - 450,000
Ekwulobia	---	---	---	---	---	---	200,000 - 300,000	300,000 - 500,000	250,000 - 400,000
Abagana	---	---	---	---	---	---	150,000 - 250,000	300,000 - 450,000	250,000 - 400,000

ONITSHA RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
ONITSHA	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
Awka Rd.	---	---	---	---	---	---	250,000.00 - 300,000.00	800,000.00	400,000.00
Fegge	---	---	---	---	---	---	250,000.00 - 300,000.00	600,000.00	400,000.00
Awada	---	---	---	---	---	---	240,000.00 - 260,000.00	600,000.00	350,000.00
GRA	---	---	---	---	---	---	500,000.00 - 800,000.00	1,500,000.00	600,000.00
Upper Iweka	---	---	---	---	---	---	250,000.00 - 300,000.00	500,000.00	300,000.00

EDO RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
EDO	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
New Etete Layout	---	---	---	450,000 - 600,000	700,000 - 850,000	---	500,000 - 700,000	750,000 - 900,000	---
Benin GRA	---	---	---	450,000 - 550,000	650,000 - 850,000	---	500,000 - 600,000	700,000 - 900,000	---
Sapele Road	---	---	---	200,000 - 300,000	350,000 - 400,000	---	250,000 - 350,000	400,000 - 450,000	---

AKURE RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
AKURE	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
Alagbaka GRA	---	---	---	300,000 - 350,000	400,000 - 550,000	---	350,000 - 400,000	450,000 - 600,000	---
Ijapo	---	---	---	250,000 - 300,000	350,000 - 450,000	---	300,000 - 350,000	400,000 - 500,000	---
Adesida Area	---	---	---	200,000 - 220,000	250,000 - 280,000	---	200,000 - 250,000	250,000 - 300,000	---

KADUNA RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
KADUNA	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
Barnawa	---	---	---	300,000 - 350,000	400,000 - 450,000	---	350,000 - 400,000	450,000 - 500,000	---
Angwangwanrimi	---	---	---	500,000 - 600,000	600,000 - 650,000	---	550,000 - 600,000	650,000 - 700,000	---
Sabon Gari	---	---	---	200,000 - 250,000	300,000 - 350,000	---	200,000 - 300,000	350,000 - 400,000	---

JOS RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
JOS	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
Jos GRA	---	---	---	1,000,000 - 1,300,000	2,000,000 - 2,200,000	---	1,200,000 - 1,500,000	2,000,000 - 2,500,000	---
Rayfield	---	---	---	1,200,000 - 1,400,000	2,000,000 - 2,500,000	---	1,300,000 - 1,500,000	2,000,000 - 3,000,000	---
Liberty Boulevard	---	---	---	1,000,000 - 1,200,000	1,200,000 - 1,500,000	---	1,000,000 - 1,300,000	1,500,000 - 1,700,000	---

YENOGOA RESIDENTIAL RENTAL VALUES (₦)

LOCATION	DECEMBER 2016			DECEMBER 2017			DECEMBER 2018		
YENOGOA	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow	3 Bedroom Flat	4/5 Bedroom Detached House	3 Bedroom Bungalow
Kpansia	---	---	---	300,000 - 350,000	350,000 - 400,000	---	350,000 - 400,000	400,000 - 450,000	---
Okaka Gardens	---	---	---	400,000 - 450,000	500,000 - 550,000	---	450,000 - 500,000	500,000 - 600,000	---
Opolo	---	---	---	350,000 - 400,000	400,000 - 450,000	---	400,000 - 450,000	450,000 - 500,000	---

Land Values Per Square Metre (₦)

LAGOS	2017	2018
Opebi / Allen	85,000 - 110,000	90,000 - 120,000
Adeniyi Jones	70,000 - 75,000	100,000 - 120,000
Oba Akran	155,000 - 230,000	160,000 - 235,000
Ogba	45,000 - 60,000	50,000 - 70,000
Gra Ikeja	150,000 - 200,000	150,000 - 200,000
Maryland / Ilupeju / Gbagada / Anthony	65,000 - 85,000	80,000 - 120,000
Apapa (Commercial / Industrial) Area	---	120,000 - 150,000
Apapa GRA	80,000 - 100,000	100,000 - 120,000
Yaba	---	90,000 - 100,000
Palmgroove	62,000 - 70,000	65,000 - 70,000
Shomolu	30,000 - 38,000	35,000 - 40,000
Akoka	38,000 - 54,000	40,000 - 65,000
Ebutte Metta	38,000 - 47,000	45,000 - 60,000
Herbert Macaulay	---	85,000 - 100,000
Onike Iwaya	---	40,000 - 50,000
Festac (Commercial)	---	85,000 - 100,000
Festac (Residential)	45,000 - 55,000	48,000 - 60,000
Satellite Town	45,000 - 55,000	65,000 - 75,000
Ogudu / Magodo	---	75,000 - 85,000
Ogudu GRA	100,000 - 120,000	100,000 - 120,000
Magodo GRA	100,000 - 135,000	80,000 - 100,000
Ikorodu (Residential)	15,000 - 23,000	20,000 - 25,000
Mile 12/ Ketu	23,000 - 47,000	30,000 - 50,000

BANANA ISLAND/ IKOYI	2017	2018
Banana Island	N350,000-N450,000	N350,000-N500,000
Ikoyi	N350,000-N400,000	N350,000-N500,000
Victoria island	N300,000-N350,000	N250,000-N400,000
Lekki	350,000	N400,000
Lekki Phase 1	N150,000-N180,000	N150,000-N250,000
Agungi	N40,000	N35,000-N60,000
Lekki Phase 2	N15,000	N15,000-N25,000
VGC	N140,000	N70,000-N100,000

Land Values Per Square Metre (₦)

ABUJA	2017	2018
MAITAMA	200,000 – 250,000	200,000 – 250,000
WUSE 1	80,000 – 100,000	100,000 – 150,000
WUSE 2	150,000 – 200,000	180,000 – 250,000
ASOKORO	150,000 – 180,000	200,000 – 250,000
CENTRAL AREA	100,000 – 250,000	250,000 – 350,000
GARKI 1	70,000 – 100,000	80,000 – 100,000
GARKI 2	80,000 – 100,000	80,000 – 150,000
JABI	120,000 – 150,000	120,000 – 180,000
UTAKO	120,000 – 150,000	100,000 – 180,000
KAURA	20,000 – 35,000	25,000 – 35,000
DURUMI	40,000 – 45,000	30,000 – 45,000
LOKOGOMA	20,000 – 25,000	10,000 – 20,000
KUBWA	10,000 – 15,000	15,000 – 25,000
KARU	7,000 – 10,000	9,000 – 15,000
KURUDU	2,000 – 3,000	800 – 1,500
LUGBE	6,000 – 10,000	3,000 – 6,000
KYAMI	3,000 – 5,000	2,500 – 7,000

PORT HARCOURT	2017	2018
Peter Odili	60,000 – 65,000	75,000 – 85,000
Abuloma	60,000 – 65,000	50,000 – 55,000
Ikwerre Road	55,000 – 65,000	65,000 – 75,000
Stadium Road	45,000 – 55,000	45,000 – 55,000
Old Aba Road	30,000 – 40,000	35,000 – 45,000
Airport Road	20,000 – 30,000	20,000 – 30,000
Rumuokwurusi	25,000 – 85,000	75,000 – 85,000
Mile 1 Diobu Mile 3	40,000 – 50,000	55,000 – 65,000
Total Village	75,000 – 85,000	65,000 – 75,000
GRA Phase 1,2,3	75,000 – 110,000	85,000 – 100,000
Rukpoku/Rumuodomaya/Eliozu & Environs	25,000 – 45,000	25,000 – 35,000
Agip Estate/Ada George & Environs	45,000 – 55,000	50,000 – 60,000

Land Values Per Square Metre (₦)

AWKA	2017	2018
AGU AWKA	N10,000 – N15,000	N60,000 – N90,000
AWKA MAIN	N20,000 – N50,000	N40,000 – N60,000
ZIK AVENUE	N50,000- N90,000	N50,000- N90,000

ONITSHA	2017	2018
ZONE A,B,C	40,000.00 - 110,000.00	40,000.00 - 110,000.00
ODOAKPU/MODEBE AVENUE	17,000.00 – 30,000.00	17,000.00 – 30,000.00
NEW MARKET ROAD/ OLD MARKET ROAD	85,000.00 – 125,000.00	85,000.00 – 125,000.00
FEGGE/FEGGE HOUSING ESTATE	25,000.00 – 50,000.00	25,000.00 – 50,000.00
G.R.A	40,000.00 – 85,000.00	40,000.00 – 85,000.00

ENUGU	2017	2018
GRA	25,000.00 – 40,000.00	40,000.00 – 60,000.00
NEW HAVEN	50,000.00 – 70,000.00	35,000.00 – 45,000.00
INDEPENDENCE LAYOUT	54,000.00 – 65,000.00	35,000.00 – 50,000.00
OGUI/UWANI/AGBANI ROAD	25,000.00 – 40,000.00	30,000.00 – 40,000.00
UWANI	15,000.00 – 20,000.00	30,000.00 – 45,000.00
OGUI NEW LAYOUT	25,000.00 – 30,000.00	25,000.00 – 30,000.00

EDO	2017	2018
Airport Road	40,000 – 43,000	40,000 –45,000
Benin GRA	45,000 – 48,000	45,000-50,000
Sapele	60,000 – 65,000	60,000 – 70,000

KADUNA	2017	2018
Barnawa	20,000 – 22,000	20,000 – 23,000
Angwangwanrimi	85,000- 87,000	85,000- 88,000
Sabon Gari	10,000 – 12,000	10,000 – 13,000

Land Values Per Square Metre (₦)

AKURE	2017	2018
Alagbaka	12,000 - 14,000	13,000 - 15,000
Ijapo	12,000 - 14,000	13,000 - 15,000
Adesida Road	7,000 - 9,000	7,000 - 9,000

KANO	2017	2018
Bompai	55,000 - 58,000	55,000 - 60,000
Sabon Gari	33,000 - 35,000	35,000 - 38,000
Airport Road	40,000- 42,000	40,000 - 45,000

JOS	2017	2018
Jos GRA	5,000- 7,000	6,000- 8,000
Rayfield	6,000-8,000	7,000-8,000
Ahmadu Bello Way/ Railway	9,000 -11,000	10,000 -12,000

YENOGOA	2017	2018
Kpansia	11,000 - 13,000	12,000 - 14,000
Okaka Gardens	25,000 - 27, 000	27,000 - 29, 000
Opolo	24,000 - 26,000	25,000 - 27,000
Biogbola Ebis	11,000 - 13,000	12,000 - 14,000

Port Harcourt Office Rental Value Per Square Meter (₦)

PORT HARCOURT	2016	2017	2018
GRA PHC	22,000	22,000	18,000 - 20,000
Trans Amadi	18,000	18,000	20,000 - 25,000

Enugu Office Rental Value Per Square Meter (₦)

ENUGU	2016	2017	2018
GRA Enugu	10,000	10,000	11,000.00 -15,000.00
Independence Layout	10,000	10,000	11,000.00 - 15,000.00
Achara Layout	7,000	8,000	5,000.00 - 8,000.00
Emene	6,000	6,000	3,000.00 - 6,000.00

Abuja Office Rental Value Per Square Meter (₦)

ABUJA	2016	2017	2018
Asokoro/Maitama	35,000	35,000	30,000 - 80,000
Wuse II	35,000	35,000	30,000 - 60,000
Wuse Zones	25,000	25,000	25,000 - 35,000
Garki	25,000	25,000	25,000 - 35,000
Central Area	30,000	30,000	25,000 - 100,000

Edo Office Rental Value Per Square Meter (₦)

EDO	2016	2017	2018
Airport Road	---	5,000- 7,000	5,000- 8,000
Benin GRA	---	8,000-9,000	8,000-10,000
Sapele	---	8,000 - 10,000	8,000 - 12,000

Yenogoa Office Rental Value Per Square Meter (₦)

YENOGOA	2016	2017	2018
Kpansia	---	3,000 - 4,000	3,000 - 4,000
Okaka Gardens	---	7,000 - 9,000	8,000 - 10,000
Opolo	---	6,000 - 8,000	7,000 - 9,000
Biogbola Ebis	---	3,000 - 4,000	3,000 - 4,000

Kaduna Office Rental Value Per Square Meter (₦)

KADUNA	2016	2017	2018
Barnawa	---	350,000 – 400,000	6,000 – 8,000
Angwangwanrimi	---	550,000 – 600,000	13,000 – 16,000
Sabon Gari	---	200,000 – 300,000	3,500 – 5,000

Kano Office Rental Value Per Square Meter (₦)

KANO	2016	2017	2018
Bompai	---	8,000 – 10,000	9,000 – 11,000
Sabon Gari	---	6,000- 8,000	7,000- 8,000
Airport Road	---	6,000- 8,000	7,000- 9,000

Jos Office Rental Value Per Square Meter (₦)

JOS	2016	2017	2018
Jos GRA	---	7,000 – 9,000	8,000 – 10,000
Rayfield	---	6,000-8,000	7,000-9,000
Ahmadu Bello Way/ Railway	---	10,000-12,000	11,000-13,000

Akure Office Rental Value Per Square Meter (₦)

AKURE	2016	2017	2018
Alagbaka	---	1,800 – 2,000	2,000-2,500
Ijapo	---	1,600 – 1,800	1,800- 2,000
Adesida Road	---	1,500 – 1,800	1,500 – 1,800

Onitsha Office Rental Value Per Square Meter (₦)

ONITSHA	2016	2017	2018
New Market Road	---	---	5,000.00 – 9,000.00
Fegge	---	---	4,000.00 – 6,000.00
Awada	---	---	3,000.00 – 6,000.00
GRA	---	---	20,000.00 – 35,000.00
Upper Iweka	---	---	4,000.00 – 7,000.00
Old Market Road	---	---	4,000.00 – ,000.00
Awka Road	---	---	5,000.00 – 7,000.00
Portharcourt Road	---	---	4,000.00 – 15,000.00
Limca Road	---	---	3,000.00 – 6,000.00