



RESIDENTIAL MARKET

Abuja FCT Q1 | Q2 | Q3 | Q4 | 2026

Quarterly Residential Briefing • Q1 2026



Market at a Glance

The Abuja residential market opened 2026 on a firm footing, with an estimated **850 completed unit transactions** in Q1 2026 — equivalent to roughly **₦42 billion** in transaction volume and a **+12 % year-on-year** increase. Activity was led by the **mid-tier family housing** segment (3-bed flats and semi-detached homes priced ₦70 - 150 m), which accounted for 42 % of closings.

The **luxury apartment** segment in Maitama and Asokoro posted a second consecutive quarter of recovery, supported by diaspora capital and FCT infrastructure completions. Katampe Extension, Jahi and Kado remained the fastest-appreciating districts, with asking prices up **30 - 39 % year-on-year** as the N16 interchange neared handover.

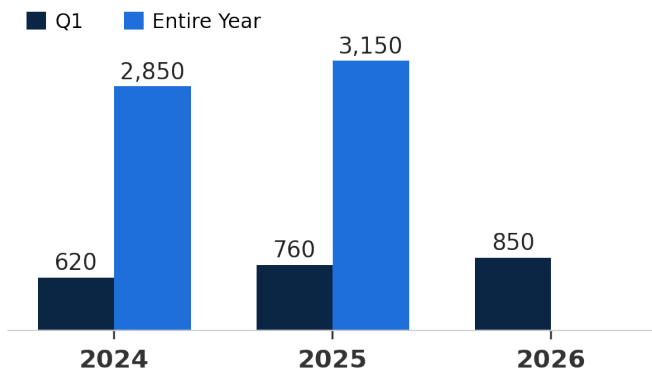
Vacancy across tracked developments stood at **8.5 %**, tightening 110 bp from the previous year. Prime rents for a 3-bed serviced apartment in Maitama climbed to **₦9.5 m / year** — close to the 2025 peak — while the territory-wide average inched up to **₦3.2 m / year**. For full-year 2026, OASIS forecasts transaction volume of around **₦185 billion**, a 10 % increase on 2025.

Fast Facts

| | Q1 2026 | Change YoY |
|----------------------|-------------|------------|
| Units Transacted | 850 | +12 % |
| Transaction Volume | ₦42 bn | +24 % |
| Vacancy (tracked) | 8.5 % | -110 bp |
| Prime Rent (3-bed) | ₦9.5 m / yr | +8 % |
| Average Rent (3-bed) | ₦3.2 m / yr | +7 % |
| Avg Price / sqm | ₦850,000 | +12 % |

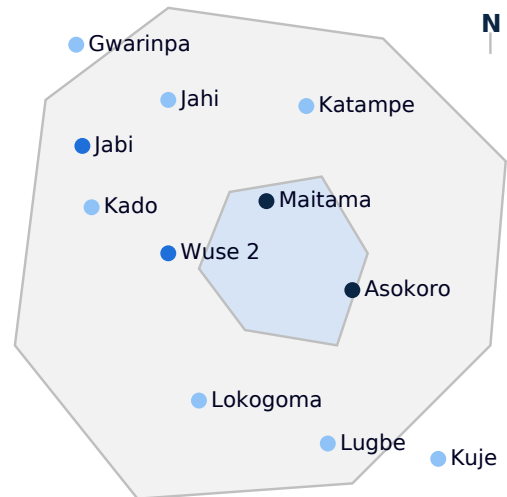
Units Transacted

completed residential units (Q1 vs full year)



Submarket Heat Map

tracked residential activity by district





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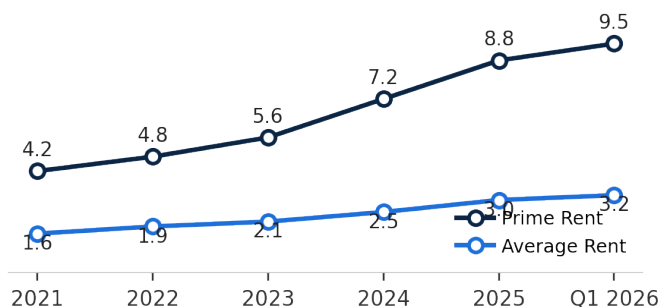
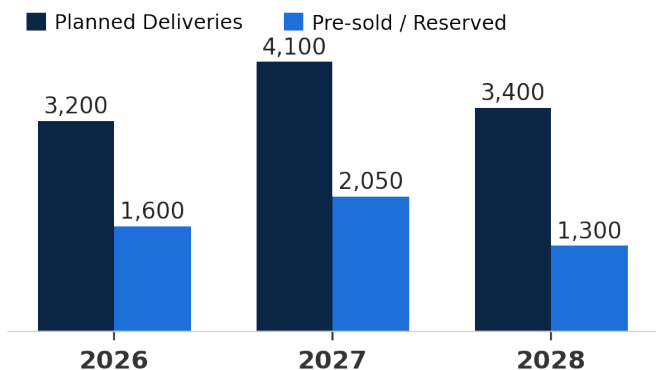
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Planned Deliveries

residential units, planned vs pre-sold/reserved

Prime & Average Rents

3-bed serviced apartment, ₦ million / year



Demand Mix by Segment

Q1 2026 transactions



- Mid-Tier Family Housing **42 %**
- Luxury Apartments **28 %**
- Entry-Level Starter Homes **18 %**
- Other Segments **12 %**

Key Drivers of Q1 Growth

what's moving the market

Infrastructure

N16 interchange and Outer Northern Expressway Phase 2 completion.

Diaspora Flows

Remittance-funded purchases up an est. 18 % YoY.

Mortgage Access

NMRC refinance activity supporting mid-tier demand.

Supply Discipline

Developer completions below absorption by ~12 %.



INVESTMENT

Abuja FCT Q1 | Q2 | Q3 | Q4 | 2026

Residential Investment Snapshot • Q1 2026

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Market at a Glance

Residential investment volumes in the Federal Capital Territory reached an estimated **₦42 bn** in Q1 2026, **+24 % YoY**, driven by build-to-sell deals in Jahi, Guzape, Katampe Extension and Kado, and by a cluster of off-plan bulk purchases in Kuje and Lugbe. Private investors and family offices remained the dominant buyer group (**31 %** of volume), followed by asset and fund managers (**24 %**).

On the sell side, **property developers** led (38 %) as stabilised schemes rotated out of construction balance sheets, followed by private landowners. **Prime gross rental yields** in Maitama compressed 40 bp quarter-on-quarter to **7.0 %**, while mid-tier Gwarinpa held at **4.4 %**. With price-to-rent multiples near 22x, the market remains fairly valued in prime zones but stretched in outer mid-tier estates. For the full year 2026, OASIS expects FCT residential transaction volume of around **₦185 bn**, a ~10 % increase on 2025, supported by continued diaspora inflows and a gradual normalisation of construction financing costs.

Fast Facts

| | Q1 2026 | Change YoY |
|-----------------------|--------------|------------|
| Residential Tx Volume | ₦42 bn | +24 % |
| Avg Deal Size | ₦49.4 m | +11 % |
| Prime Yield Maitama | 7.0 % | -40 bp |
| Prime Yield Gwarinpa | 4.4 % | -10 bp |
| Price-to-Rent Ratio | 22x | +0.5x |
| Most Active Buyer | Private / FO | |

Where Capital Went

prime yields (gross), transaction volume, share of total (Q1 2026)

| Luxury Apts | Mid-Tier Homes | Entry-Level | Land / Plots |
|---------------------------|---------------------------|--------------------------|--------------------------|
| 7.0 % | 4.8 % | 3.4 % | — |
| Volume ₦11.8 bn | Volume ₦17.6 bn | Volume ₦7.6 bn | Volume ₦5.0 bn |
| Share 28 % | Share 42 % | Share 18 % | Share 12 % |



INVESTMENT

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Residential Investment Snapshot • Q1 2026



Top 3 Buyer Groups

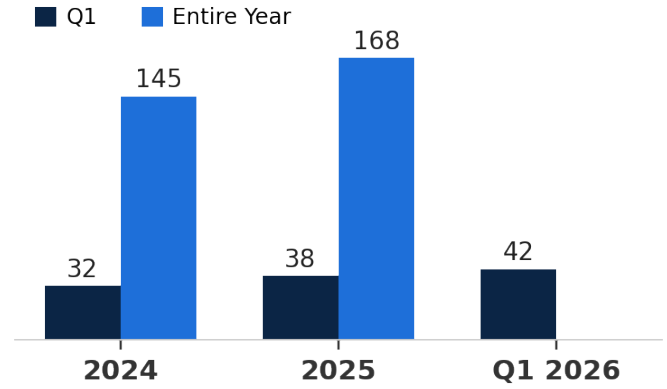
commercial residential (12-mo rolling)



- Private Inv. / Family Offices **31 %**
- Asset / Fund Managers **24 %**
- Property Developers **17 %**
- Other Investors **28 %**

Transaction Volume

residential, # billion



Top 3 Seller Groups

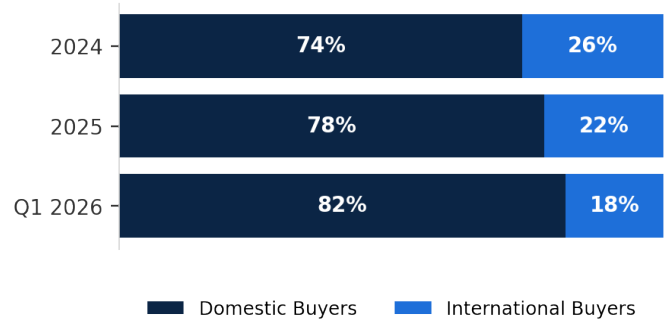
commercial residential (12-mo rolling)



- Property Developers **38 %**
- Private Landowners **22 %**
- Listed Property Companies **15 %**
- Other Investors **25 %**

Source of Capital

share of transaction volume





INVESTMENT

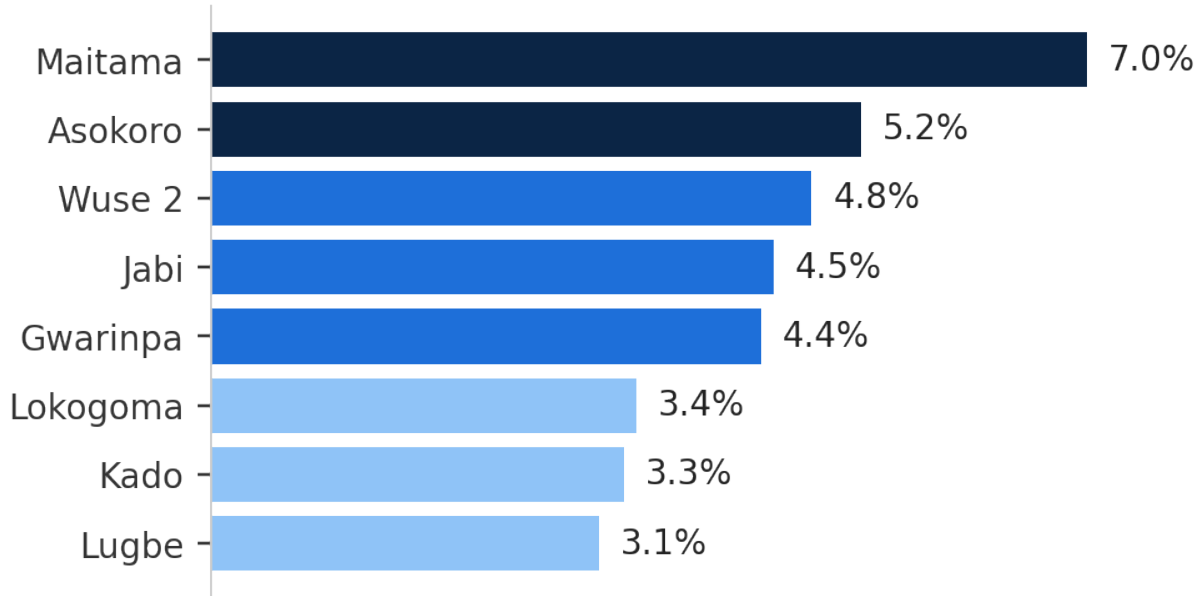
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Gross Rental Yields by District

Maitama leads on yield; mid-tier districts cluster around 4 – 5 %



Outlook

next 12 months — OASIS base case

- **Prime** (Maitama, Asokoro): flat to +5 % in NGN terms; yields may compress 30–50 bp if leasing momentum holds.
- **Mid-tier** (Gwarinpa, Jabi, Kado, Katampe Ext.): +6 – 10 %, supported by infrastructure and diaspora demand.
- **Entry-level** (Kuje, Lokogoma, Lugbe): –2 to +4 %; sensitive to mortgage rates and FX.
- Full-year 2026 transaction volume projected at ~**₦185 bn**, +10 % YoY.

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Q1 2026 BRIEFING