



NEW ABUJA ROAD PROJECTS EXPECTED TO BOOST LAND VALUES

One of the biggest developments affecting Abuja's real estate market was the commissioning of key road projects by the Federal Government.

Vice President Kashim Shettima inaugurated the Arterial Road N5 linking Life Camp Junction to Ring Road III in Dape District and the Federal Highway 105 connecting the Airport Expressway to Kuje Township Junction.

Real estate experts believe these projects will improve accessibility and increase demand for land and housing in Kuje, Dape, Life Camp, and surrounding districts. Investors are already monitoring these corridors for future appreciation opportunities.

Source:

State House Abuja, June 10 to 11, 2026.

EXPERTS WARN OF UNEVEN REAL ESTATE GROWTH IN 2026

According to a report published by Punch Newspapers, property experts have warned that Nigeria's real estate sector may experience uneven growth due to economic and political uncertainties ahead of the 2027 elections.

However, infrastructure development and continued urban expansion are expected to keep land values rising in strategic locations. Abuja was specifically highlighted as a market where land demand remains tied to government activity, population growth, and diplomatic presence.

Source: *Punch Newspapers, February 23, 2026.*

Headline: "Expert Predicts Uneven Real Estate Growth in 2026."

GOVERNMENT PUSHES LAND ADMINISTRATION REFORMS

Discussions around land reforms continued during the week as stakeholders emphasized efforts to unlock dormant land assets across Nigeria.

The Federal Government has been promoting reforms aimed at improving land administration, reducing title bottlenecks, and increasing access to land for development. Industry stakeholders

believe these reforms could improve investor confidence and make property transactions more transparent.

Source: *Daily Trust*.

Headline: "FG Moves to Unlock N300bn Land Assets."

HOUSING AFFORDABILITY REMAINS A MAJOR CONCERN

Housing affordability remained one of the most discussed issues in the property sector during the week. Rising construction costs, inflation, and limited mortgage access continue to make home ownership difficult for many Nigerians.

Developers and housing professionals are calling for stronger government intervention, affordable mortgage schemes, and increased housing supply to address the growing housing deficit.

This challenge continues to affect major cities including Abuja, Lagos, Port Harcourt, and Kano.

Sources: Housing industry reports, Daily Trust property coverage, and stakeholder discussions during the week.

KEY COMPLAINTS FROM THE SECTOR

- Rising house rents across major cities.
- High cost of building materials.
- Slow land title processing in some states.
- Limited access to affordable mortgages.
- Growing housing deficit despite increasing demand.

INVESTOR TAKEAWAY

The biggest signal from this week is that infrastructure remains the strongest driver of land appreciation. Areas benefiting from new roads and government projects, especially within Abuja's growth corridors, may continue attracting investors. At the same time, affordability challenges are increasing demand for affordable housing and rental properties.