



The Naira Fell ₦28 in One Day. Where Is Your Money Hiding?

The sharpest drop in 18 months has Abuja savers asking a very old question

Thursday, October 22. One number moved, and a lot of people noticed.

The naira closed at ₦1,365 to the dollar, down ₦28 from the day before. It was the sharpest one day fall since April 2025.

If you have savings sitting in an account, you probably felt that number before you finished reading it.

First, Let Us Stay Calm

One bad day is not a trend. Nigeria's gross foreign reserves stood at \$54.86 billion on September 24, above the Central Bank's year end projection of about \$51.04 billion, according to Nairametrics analysis of CBN data.

But dollar demand is running hot too. Foreign exchange demand hit a 15 year high of \$18.34 billion in the second quarter, according to Nairametrics analysis of FMDA data. Strong reserves and a sharp daily drop can sit side by side.

So nobody can promise you where the naira goes next. That is exactly why sensible people start asking where their savings are parked.

Meet Somto, the Saver

Somto C had money in a bank account and a growing worry. In Somto's words, savings sitting in a bank were losing value. So Somto acquired a first piece of land through a De Velli structured payment plan, and says the team treated a first time buyer with the same care as a high net worth investor.



The feeling Somto describes is simple: it is comforting to own an asset instead of watching a balance shrink.

That is one client's experience, not a guarantee. Land values depend on location, title, infrastructure and demand.

Meet Dr. Adebayo, the Diaspora Investor

Dr. O. Adebayo lives in the United Kingdom. Investing back home, in Dr. Adebayo's own words, usually comes with a lot of anxiety. What changed that was clear communication, verified documentation and regular updates, all the way to securing an allocation at De Velli Apex.

For diaspora buyers, a currency move is never just a headline. A weaker naira can stretch pounds and dollars further at home. But a favourable rate does not replace verification. If anything, it makes verification more important, because that is exactly when a deal starts to feel too good to question.

Meet Emeka, the Busy Professional

Emeka V. N. wanted income without the headache. Emeka chose De Velli's Turnkey Investment model, where the management team handles everything from construction standards to tenant acquisition.

In Emeka's words, it suits busy professionals who want passive rental income without the hassle of property management.

Why Not Just Borrow?

Because borrowing is expensive. At a continental forum in Addis Ababa, Dr Jobson Ewalefoh, Director General of the Infrastructure Concession Regulatory Commission, said commercial lending rates in Nigeria are above 23 per cent, according to the News Agency of Nigeria.

There is help. The Federal Mortgage Bank of Nigeria says it approved over ₦208 billion in housing and mortgage loans in 2025 and financed 6,911 homes, which is 96 per cent of its annual target. But not everyone qualifies, and not everyone can wait for a mortgage.

That is why many first time buyers look at structured payment plans, where you pay in instalments toward a documented plot.

Where Abuja Buyers Are Looking

De Velli's current projects give you a feel for the range:



1. **De Velli Apex, Dawaki:** 250 to 500 sqm
2. **De Velli Crest, behind Karmond Katampe Main:** 200 to 700 sqm
3. **De Velli Vellas, Katampe Extension:** 200 to 500 sqm
4. **De Velli Ville:** 200 sqm

Infrastructure is part of the story too. This weekend, President Tinubu inaugurated an 81 kilometre section of the Abuja to Kaduna highway, part of the wider Abuja, Kaduna, Zaria and Kano corridor. Better roads can influence where people live, work and invest. They do not, on their own, guarantee price growth.

A Word of Caution

Land is not a magic shield. A weaker naira can also raise the cost of imported building materials. Titles still need to be verified. And no one should stretch into payments they cannot sustain.

The goal is not to chase a trend. It is to own something real, documented and in your name.

Start Small, Start Smart

Not ready for a full plot? That is where the next chapter comes in. This November, at DROOM, De Velli goes live with the De Velli Dashboard, built so you can own a share of a premium development without buying the whole plot, one contribution at a time.

The theme for 2026 says it all: Democratizing Real Estate in Africa.

How De Velli Can Help

De Velli helps investors explore real estate opportunities in Abuja with attention to location, documentation and structured ownership. Whatever the naira does next, make sure your next move is an informed one.

[Talk to an Advisor on WhatsApp: +234 816 783 5818](#)

Sources

1. [Nairametrics: Naira weakens to N1,365/\\$, records sharpest daily decline in 18 months](#)
2. [Nairametrics: Nigeria's reserves gain \\$9.3 billion in 9 months](#)
3. [News Agency of Nigeria: African countries seek to replicate Nigeria's housing PPP model](#)
4. [Nairametrics: FMBN approves N208 billion in housing loans, finances 6,911 homes](#)
5. [Voice of Nigeria: Nigerian President Inaugurates 81km Abuja to Kaduna Highway](#)
6. Client reviews and project details: develligroup.com