



Weekly Real Estate News Digest

1. Abuja Real Estate

Abuja's Rental Crisis Deepens as Rising Housing Costs Push Residents to the Suburbs

The rental market in Abuja is facing unprecedented pressure as rising construction costs drive up rents across the city.

- **Significant Increases:** Recent data indicates that rents in established areas like Jahi and Wuye are now exceeding ₦4 million annually.
- **Suburban Growth:** In locations such as Kubwa, Lugbe, Lokogoma, and Gwarinpa, rental prices have surged by 40% to 120% over the last two years. For example, a two-bedroom apartment in Lokogoma that cost ₦1.2 million in 2023 can now command up to ₦2.5 million.
- **Economic Drivers:** The spike is largely attributed to the rising cost of cement, building materials, transportation, and diesel, coupled with the continued depreciation of the Naira.
- **De Velli Insight:** This shift underscores the growing importance of mid-market developments in well-connected emerging communities, as residents prioritize affordability without sacrificing accessibility.

2. Nigeria Real Estate

Nigeria's Housing Opportunity Is Moving Beyond Luxury as Demand Shifts Towards the Mid-Market

Nigeria's housing market is at a pivotal turning point, with investment potential shifting from luxury to mid-market developments.

- **The Supply Gap:** With a housing deficit estimated at 28 million units, the primary opportunity lies in housing for young professionals and middle-income households.
- **Market Projections:** The real estate sector is projected to grow to \$40 billion by 2030. However, mortgage penetration remains a significant barrier, currently sitting below 1% of GDP.
- **Diaspora Influence:** Capital from Nigerians abroad—estimated between \$20 billion and \$25 billion in 2025—is increasingly flowing into structured real estate investments and managed residential developments.
- **Digital Transformation:** Enhanced transparency through verified titles and digital monitoring is encouraging greater participation from international investors.



3. African Real Estate

African Real Estate Records More Than \$2.1 Billion in Transactions as Institutional Investment Gains Momentum

Institutional activity across the continent is strengthening, signaling a move from s

- **Transaction Volume:** Over the past 18 months, 28 major deals across nine African countries have totaled more than \$2.1 billion.
- **Institutional Shift:** Domestic pension funds and family offices are moving beyond passive ownership into actively structuring property transactions.
- **Green Financing:** Sustainability has become a core driver, exemplified by a recent \$300 million green financing facility for Lango to develop a portfolio certified to international standards.
- **REIT Growth:** Real Estate Investment Trusts (REITs) contributed approximately \$568.5 million to the total activity, offering investors exposure to property without the need for direct physical purchases.

Content Publication Strategy

To maximize the impact of these stories on the **De Velli Group News** section, the following headlines are recommended to maintain a professional editoria

Priority	Recommended Website Headline	Segment
1.	Abuja Rental Crisis Deepens as Rising Housing Costs Push Residents to Suburbs	Local News
2.	Nigeria's Real Estate Opportunity Is Shifting Beyond Luxury Housing	National News
3.	African Real Estate Records \$2.1 Billion in Transactions as Institutional Investment Grows	Continental News

These articles have been structured to ensure they do not repeat previously covered topics such as land administration or basic investment risks. They should be scheduled for publication as part of the upcoming week's focus on educational and promotional content.