

14TH NATIONAL COUNCIL ON LANDS, HOUSING AND URBAN DEVELOPMENT



Enhancing Housing Adequacy Through National
Housing Data Programme.

22nd January 2026

A PRESENTATION BY:
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CHAIRMAN, NATIONAL HOUSING DATA
TECHNICAL COMMITTEE



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National Housing Data (NHD)

On Tuesday, 20th of August 2024, the **Honourable Minister of Housing and Urban Development** inaugurated the Joint Committee on **National Housing Data (NHD)**.

Objective: To map out and implement a blueprint for ensuring transparency and ease of access to Housing Data in Nigeria for policy and decision making towards **affordable housing** and **wellbeing** of Nigerians.



Background

- **Affordable Housing and Housing Deficit in Nigeria**
- **Land and Title Issues**
- **Long-term funding Issues – Lack of Access to Finance**
- **Housing Supply Challenges and Infrastructure Issues**
- **Lack of Accurate Housing Data**
- In 2021, the World Bank estimated that Nigeria's housing deficit stood at **15.56 million units** (Behr et al., 2021). In 2023, the Nigerian government put the housing deficit statistics at **28 million units** with an **estimated funding need of N21 trillion** (The State House, 2023).

- NESG 2024, Bridging The Housing and Urban Development Divide

Participating Organizations

1. Federal Ministry of Housing and Urban Development, **FMHUD**
2. Nigeria Mortgage Refinance Company, **NMRC**
3. National Bureau of Statistics, **NBS**
4. National Population Commission, **NPC**
5. Central Bank of Nigeria, **CBN**
6. Federal Mortgage Bank of Nigeria, **FMBN**
7. Federal Housing Authority, **FHA**
8. Family Homes Funds Limited, **FHFL**
9. Real Estate Developers' Association of Nigeria, **REDAN**
10. Association of Housing Corporation of Nigeria, **AHCN**
11. Mortgage Bankers' Association of Nigeria, **MBAN**
12. Housing Development Advocacy of Nigeria, **HDAN**
13. The Homes Group – Industry Experts



NATIONAL HOUSING DATA - STEERING COMMITTEE

S/N	NAME	Organisation	Position	Steering Committee
1	Dr. Shuaib Belgore	FMHUD	Permanent Secretary	Chair
2	Kehinde Ogundimu	NMRC	CEO	Co-Chair
3	Prince Adeyemi Adeniran	NBS	Statistician General	Member
4	Dr. Osifo Tellson Ojogun	NPC	Director General	Member
5	Shehu Usman Osidi	FMBN	CEO	Member
6	Ayo Olowookere	MBAN	President	Member
7	Eno Obongha	AHCN	President	Member
8	Hon. Oyetunde Ojo	FHA	CEO	Member
9	Abdul Mutallab Mukhtar	FHFL	CEO	Member
10	Dr. Moses Usman Okpanachi	CBN	Director, Statistics Dept	Member
11	Festus Adebayo	HDAN	CEO	Member
12	Mukhtar Iliyasu Umar	FMHUD	DPRS	Secretary
13	Dr. Taofeeq Olatinwo	NMRC	Head ICT & BPO	Technical Committee

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Goals

NHD GOALS

The Joint Committee is responsible for developing a blueprint for, and implementing the following (this list is not exhaustive):

- 1) National Housing Data Centre (NHDC)
- 2) Data gathering channel from public and private institutions
- 3) Distribution channel for Housing Data to institutional / retail investors in the Nigerian Financial Market
- 4) Engagement with the State Governors and relevant MDAs to integrate to a central housing data that facilitates affordable housing and access to finance
- 5) Creating infrastructure to support housing economic value chain and housing price index

Status

NHD – Status

- ✓ 8 Workshops of the Technical Committee (In-person and Virtual)
- ✓ Data Gathering Framework defined
- ✓ Housing Data Portal (Temporary site – in place)
- ✓ **Housing Deficit research completed (with the World Bank)**
- ✓ States engagement carried out
- ✓ The Presidency Central Results Delivery Coordinating Unit (CRDCU) has captured NHD as one of the High Impact Deliverables for FMHUD. Delivered Q1, Q2 and Q3 2025 reports
- ✓ Special Purpose Vehicle – Organisational Frameworks developed

Data Gathering process defined and gathered:

1 of 2

- **NPC Building Attributes**
- **NBS Living Standards Survey 2022 - 2024**
- **CBN - Building Materials**
- **CBN - Housing Condition**
- **CBN - Weekly Prices of Building Materials**
- **FMBN Operational Performance**
- **FHFL – Number of Houses Delivered**
- **AHCN Building Construction Data – 2023**
- **FMHUD - Selling Prices of the National Housing Programme across the Country**
- **FMHUD - Numbers of NHP buildings across the Country 2016 – 2023**

Data Gathering process defined and gathered:

2 of 2

- **FMHUD - Prototype Housing Scheme As At August 2014**
- **NMRC – Housing Data Survey – 2016**
- **NREDCMP – National Housing Data Survey – 2018**
- **CAHF Data indices**
- **HOFINET Financial Economic Template**
- **Nigeria Housing Deficit**
- **Nigeria Residential Property Price Index**

Nigeria Housing Portal

Housing Market Information Portal

- <https://hmip.nmrc.com.ng/>

Adequate Housing Index (AHI)

- <https://tinyurl.com/inadequatehousing>

Housing Deficit

- 1. Household Crowding Index**
- 2. Adequate Housing Index**
3. Quantitative Norm-Based Methodology: UN-Habitat (2012)
4. Incremental Housing Deficit Approach
5. Demographic Projection-Based Methodology
6. Market-Based Methodology
7. Survey-Based/Administrative Data Approach
8. Composite Index Methodology

Household Crowding Index (HCI)

Scope:

- An index focused solely on space deficiency within a dwelling.

Purpose:

- To measure the extent of overcrowding by calculating the ratio of people to rooms.

Methodology:

- Calculated by dividing the total number of inhabitants by the total number of rooms in a household.

Interpretation:

- A higher HCI value signifies more crowding, indicating that the living space is insufficient for the number of people, which is associated with negative impacts on health and child development.

Adequate Housing Index (AHI)

Scope:

- A broad, multi-dimensional index assessing various aspects of housing quality, including water access, electricity, sanitation, and housing quality.

Purpose:

- To provide a comparable assessment of housing adequacy across different countries, identify housing deficits, and raise awareness about the overall housing situation.

Methodology:

- Uses a uniform methodology based on a set of seven adequacy dimensions, often derived from household expenditure and consumption surveys, and assigns weights to these dimensions to form a single index score.
 - Tenure Security,
 - Affordability,
 - Accessibility,
 - Cultural Adequacy,
 - Habitability,
 - Availability of Services, Materials, Facilities, and Infrastructure, and
 - Location

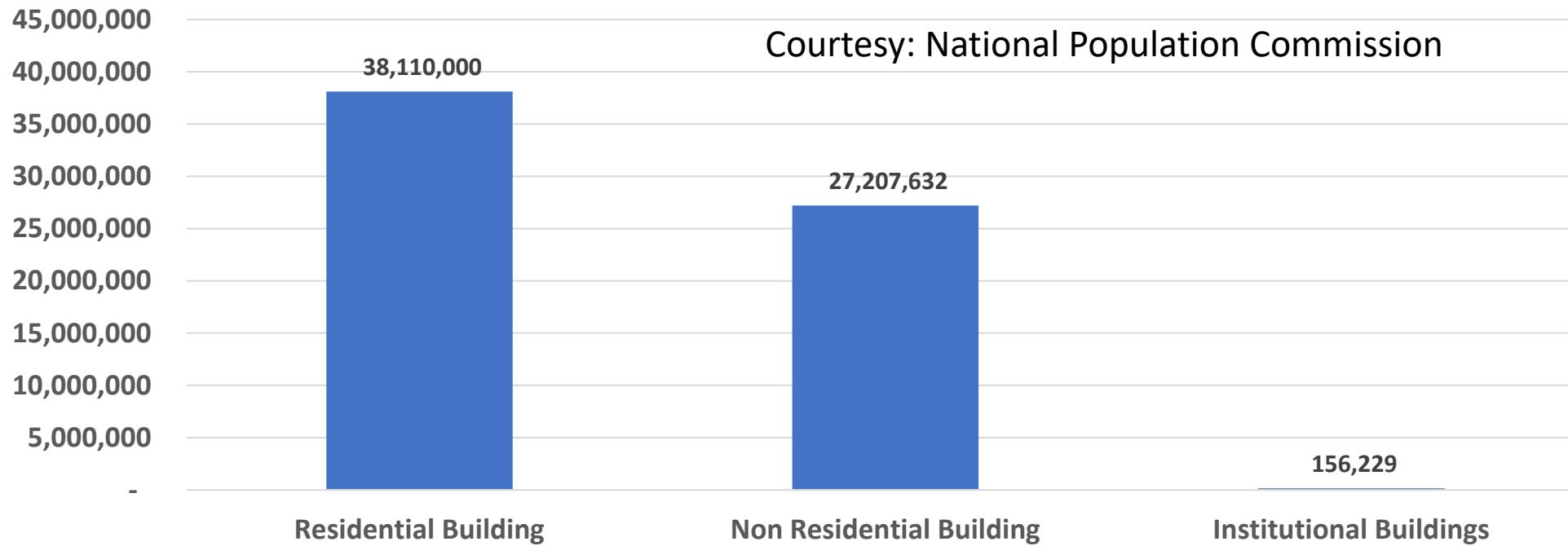
Interpretation:

- An AHI score ranges from 0 (highly inadequate) to 1 (highly adequate), with a higher score indicating better overall housing conditions.

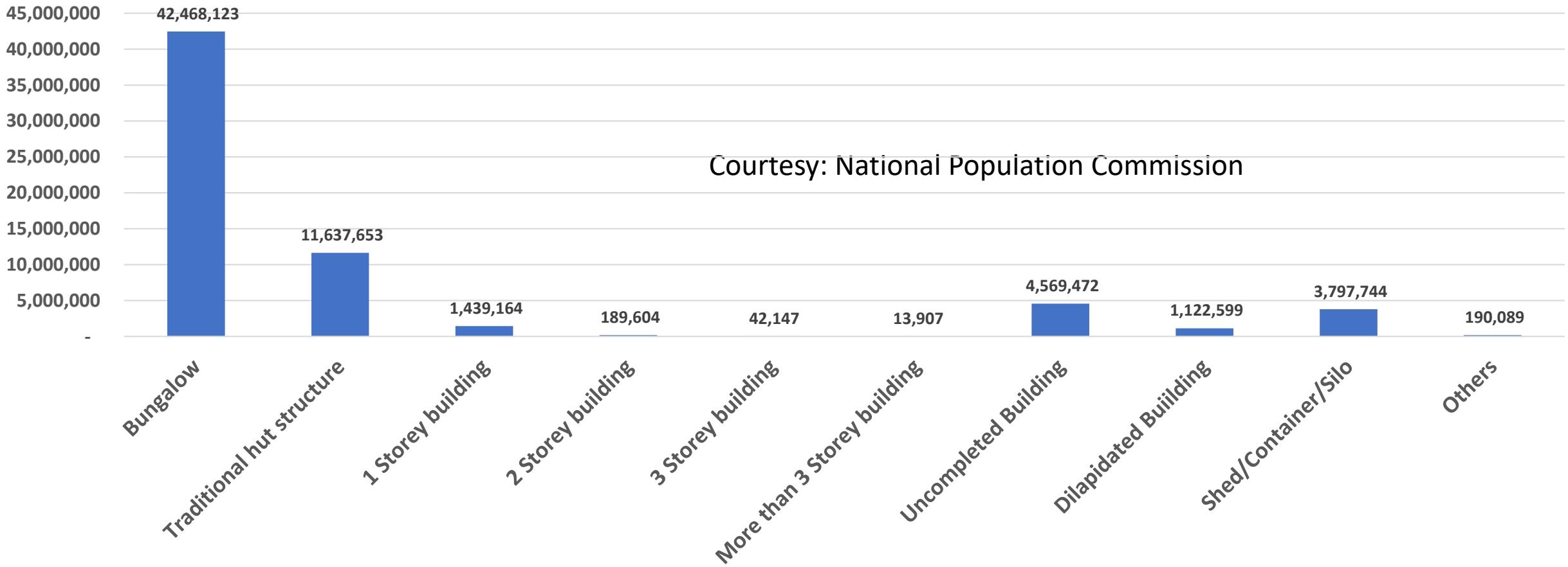
Datasets and Validation Processes

- NPC Housing Census 2014-2022 (using Geospatial data)
- NBS – Worldbank (Nigerian Living Standard Survey – 2022-2024)

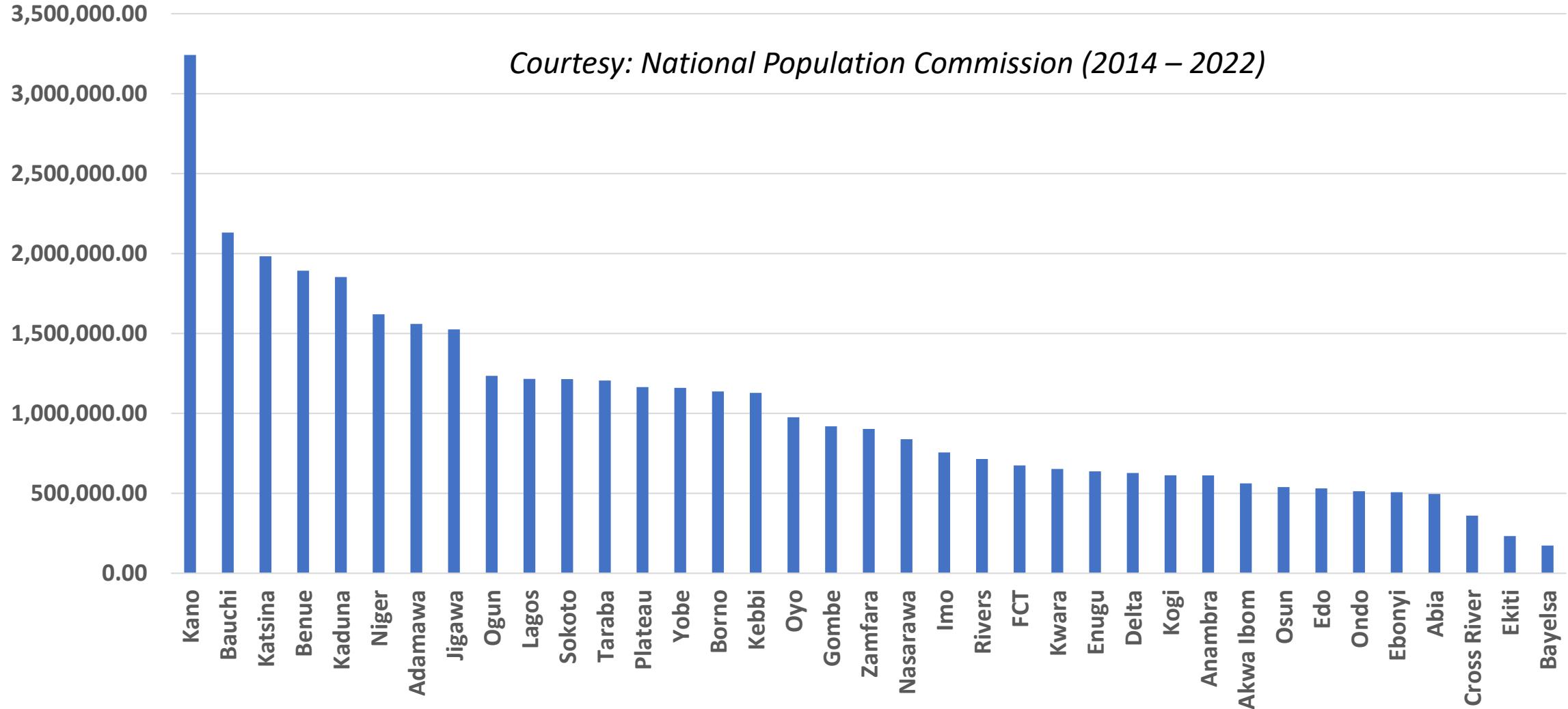
Building in Nigeria - 2022



Building Types in Nigeria - 2022



Total Number of Residential Buildings



Nigeria Housing Deficit – 2025

State	National			HCI - No. of Crowded buildings (a proxy for housing need)	Deficit (State)	State AHI	Housing Deficit
	Population	Commission	Residential buildings				
Kano	7.38%		24.83%	67.79%	3,241,884.00	2,197,518.7	0.482679 1,564,791
Bauchi	5.78%		37.33%	56.89%	2,131,260.00	1,212,450.1	0.622768 1,327,281
Katsina	12.00%		31.20%	56.80%	1,982,720.00	1,126,185.0	0.580211 1,150,395
Benue	38.27%		37.04%	24.69%	1,892,697.00	467,332.6	0.480937 910,268
Adamawa	23.71%		42.24%	34.05%	1,559,966.00	531,195.3	0.556099 867,495
Taraba	19.63%		40.19%	40.19%	1,205,654.00	484,515.2	0.587716 708,582
Sokoto	10.17%		25.42%	64.41%	1,214,696.00	782,346.6	0.582262 707,271
Kaduna	25.58%		44.65%	29.77%	1,853,213.00	551,654.1	0.370934 687,420
Jigawa	10.09%		39.45%	50.46%	1,525,755.00	769,876.4	0.435348 664,235
Yobe	11.59%		28.99%	59.42%	1,159,779.00	689,144.0	0.440721 511,138
Oyo	46.38%		32.61%	21.01%	975,978.00	205,096.8	0.490717 478,929
Imo	60.51%		28.66%	10.83%	755,852.00	81,843.8	0.604258 456,730
Nasarawa	20.83%		50.00%	29.17%	838,882.00	244,673.9	0.534046 448,001
Kebbi	4.69%		26.56%	68.75%	1,128,408.00	775,780.5	0.381949 430,994
Lagos	22.84%		30.96%	46.19%	1,215,828.00	561,626.1	0.320278 389,403
Borno	4.35%		23.91%	71.74%	1,137,573.00	816,085.0	0.338101 384,615
Rivers	35.29%		30.39%	34.31%	714,751.00	245,257.7	0.522765 373,647
FCT	22.32%		39.29%	38.39%	674,378.00	258,913.0	0.502526 338,892
Ogun	42.96%		33.33%	23.70%	1,234,826.00	292,699.5	0.236375 291,882
Kogi	39.18%		43.30%	17.53%	613,020.00	107,436.5	0.371854 227,954
Plateau	25.00%		57.14%	17.86%	1,164,411.00	207,930.5	0.193465 225,273
Ebonyi	32.41%		44.44%	23.15%	507,296.00	117,429.6	0.409901 207,941
Niger	32.87%		49.65%	17.48%	1,619,661.00	283,157.5	0.12377 200,465
Gombe	18.80%		51.88%	29.32%	919,449.00	269,612.9	0.16681 153,374
Zamfara	11.11%		48.15%	40.74%	902,899.00	367,847.7	0.167471 151,210
Enugu	56.97%		27.88%	15.15%	637,558.00	96,599.7	0.23209 147,971
Akwa Ibom	48.26%		34.83%	16.92%	562,622.00	95,169.9	0.242372 136,364
Cross River	41.41%		33.33%	25.25%	360,647.00	91,072.5	0.376902 135,929
Osun	42.11%		39.47%	18.42%	538,908.00	99,272.5	0.215238 115,994
Abia	50.21%		33.74%	16.05%	496,382.00	79,666.2	0.180493 89,593
Delta	39.04%		42.47%	18.49%	627,058.00	115,962.8	0.141681 88,842
Anambra	37.61%		34.19%	28.21%	612,397.00	172,727.4	0.145011 88,804
Ondo	37.33%		36.00%	26.67%	513,524.00	136,939.7	0.157191 80,721
Edo	32.47%		48.05%	19.48%	530,944.00	103,430.6	0.147893 78,523
Bayelsa	30.67%		25.33%	44.00%	173,680.00	76,419.2	0.291997 50,714
Ekiti	37.80%		33.07%	29.13%	232,867.00	67,843.1	0.164301 38,260
Kwara	30.11%		38.17%	31.72%	652,577.00	207,000.2	0.024137 15,751
NATIONAL				38,110,000.00	14,989,713.0		14,925,653

Data Gathering & Housing Portal

NMRC HMIP

https://hmip.nmrc.com.ng

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Recent Statistics

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Residential Buildings in Nigeria 2717M	Number of Commercial Buildings in Nigeria 2717M	Current Housing Deficit 14.99M	Nigeria's Population 227M	Number of Residential Buildings in Nigeria 38M	Number of Commercial Buildings in Nigeria 2717M	Current Housing Deficit 14.99M	Nigeria's Population 227M
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<https://hmip.nmrc.com.ng/dashboard/home>

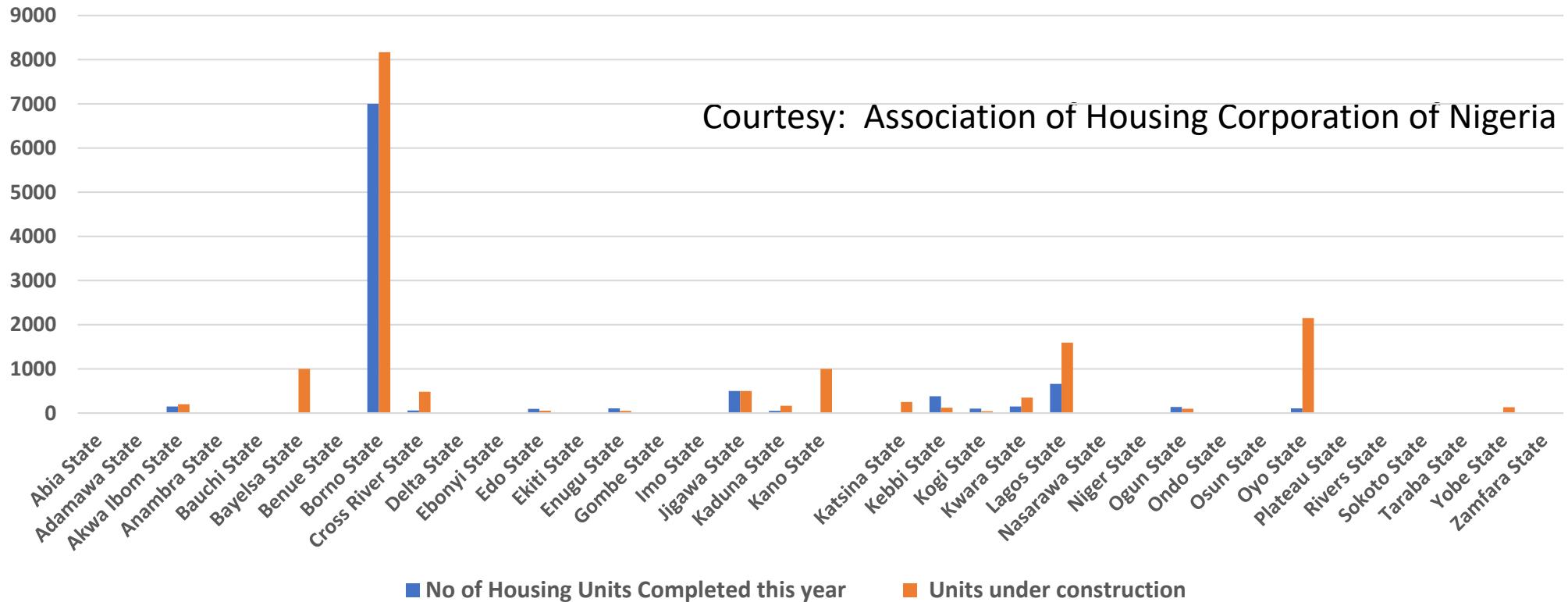
Nigeria Household Income

		Wages/ Salaries	Self Employment	Pension	Public Assistance
1	Mean	200,811.15	261,722.42	159,386.83	76,665.67
2	Median	150,000.00	180,000.00	120,000.00	50,000.00
3	Percentiles	20	60,000.00	78,000.00	50,000.00
	25	75,000.00	90,000.00	60,000.00	30,000.00
	40	120,000.00	142,000.00	90,000.00	40,000.00
	50	150,000.00	180,000.00	120,000.00	50,000.00
	60	180,000.00	210,000.00	140,000.00	63,000.00
	75	246,000.00	300,000.00	180,000.00	95,000.00
	80	282,000.00	350,000.00	205,000.00	100,000.00
	95	550,000.00	722,000.00	396,000.00	200,000.00

FMBN Q1 2025

FEDERAL MORTGAGE BANK OF NIGERIA		
OPERATIONAL PERFORMANCE AS AT MARCH 2025		
PERFORMANCE INDICATOR	JAN-MAR 2025	1992- MAR 2025
	QUARTER	CUMULATIVE
No of Contributing States as at date	35	NA
Registered Employers	192	27,095
Registered Contributors	31,852	5,902,834
Registered Cooperative Societies	81	1,663
Registered Cooperative Members	-	23,132
Cooperative NHF Collections (₦)	4,715,644.59	508,533,577.94
NHF Collections	37,924,625,905.57	851,931,842,003.15
NHF Refund (₦)	3,731,570,657.67	97,208,273,081.79
NHF Refund Beneficiaries	14,040	529,745
Total Loan Disbursements (₦)	-	-
Housing Units Delivered	783	40,296
Mortgage Loans Originated	143	38,859
R.T.O Loans Beneficiaries	221	1,536
FHRL Loan Beneficiaries	3,688	129,906

AHCN: Number of Housing Units Completed in 2023



CBN – Nigeria Real Estate Data – Q1 2025

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1
REAL ESTATE (NGN)	676,257,759,374.79	755,097,842,185.94	744,033,103,503.31	840,240,680,223.86	941,822,232,552.63	1,010,660,371,046.91	995,597,256,620.34	957,375,839,035.42	903,754,649,930.59
Residential Mortgage Loans (NGN)	18,736,978,875.57	26,470,141,833.80	30,570,447,684.85	39,103,936,546.34	37,982,353,365.68	106,015,622,876.88	120,376,590,337.37	136,751,069,627.11	150,283,534,760.82
Commercial Property (NGN)	179,543,171,916.71	221,359,127,940.78	188,408,269,223.93	202,646,184,009.84	277,301,320,432.84	259,722,075,068.63	226,813,328,636.71	237,417,784,678.17	189,421,473,760.13
Home Equity (NGN)	2,924,084,883.08	2,592,357,700.94	2,573,831,672.95	1,819,754,069.43	1,631,592,773.16	1,515,234,245.55	1,622,954,127.95	1,530,010,909.11	1,354,389,324.76
Real estate Construction/ Home Developers (NGN)	357,532,158,369.08	387,748,651,057.86	397,119,904,109.39	444,087,914,095.07	433,534,215,126.99	439,748,556,025.21	453,771,814,570.79	388,052,930,955.96	366,549,469,456.12
Real estate (Income-Producing) (NGN)	114,435,559,481.17	113,125,985,537.17	122,318,898,328.53	149,561,187,100.55	188,367,532,500.13	200,670,967,155.49	190,124,870,076.11	190,753,727,500.21	193,384,748,891.50
High-volatility Commercial real estate (NGN)	3,085,805,849.18	3,801,578,115.39	3,041,752,483.66	3,021,704,402.63	3,005,218,353.83	2,987,915,675.15	2,887,698,871.41	2,870,315,364.86	2,761,033,737.26

CBN – Residential Property Price Index by Property Type (Mar 2018 = 100)

The Housing Price Index helps you understand your prices relative to the market average. A HPI greater than 100 indicates your prices are higher than the competition, while a Housing Price Index less than 100 suggests your prices are lower.

Type of Residential Property	Change (y-o-y)												2024		
	2021			2022				2023							
	Jun	Sep	Dec	Mar	Jun	Sep	Dec	Mar	Jun	Sep	Dec	Mar	Jun	Sep	
Standard Self-Contained Apartment (SCA)	44.89	56.83	35.01	19.52	-14.92	2.03	12.76	25.51	23.00	4.43	10.15	-31.88	81.72		
Standard One Bedroom Apartment (1BR)	38.95	48.57	103.66	94.27	60.88	56.05	0.93	5.57	7.00	8.78	10.42	-92.75	-41.67		
Standard Two-Bedroom Detached Bungalow (2DB)	29.92	33.61	79.26	74.11	52.67	55.10	10.16	9.91	10.00	7.13	1.76	-77.74	-7.83		
Standard Three-Bedroom Detached Bungalow (3DB)	26.61	29.75	17.85	14.50	7.29	6.48	12.23	12.94	7.00	6.62	1.31	-20.66	40.83		
Standard Two-Bedroom Semi-Detached Bungalow (2SDB)	37.93	25.36	39.60	31.03	19.18	17.67	7.66	15.52	13.00	14.33	10.98	-46.16	-33.77		
Standard Three-Bedroom Semi-Detached Bungalow (3SDB)	54.11	43.26	11.32	12.97	-7.85	-8.79	-0.36	0.37	5.00	8.12	11.05	2.05	21.57		
Standard Two-Bedroom Block of Flats (2BF)	12.36	10.58	50.25	61.31	33.13	32.77	23.13	22.95	33.00	36.33	10.19	-66.78	-54.42		
Standard Three-Bedroom Block of Flats (3BF)	21.78	17.85	81.39	68.68	48.09	56.53	8.44	0.97	11.00	3.26	-3.65	-77.03	-41.25		
Standard Four-Bedroom Detached Duplex (4DD)	3.22	4.96	7.96	11.73	28.54	27.92	20.95	19.60	10.00	14.57	12.89	-18.27	-0.51		
Standard Five-Bedroom Detached Duplex (5DD)	9.24	9.64	17.79	10.01	12.76	12.89	4.13	4.62	10.00	15.45	19.89	-12.52	42.84		
Standard Four-Bedroom Semi-Detached Duplex (4SDD)	21.44	17.92	45.30	40.14	17.56	15.64	2.60	2.20	0.00	0.74	-1.95	-40.25	0.22		
Standard Five-Bedroom Semi-Detached Duplex (5SDD)	15.71	16.94	7.74	-2.19	-4.16	0.01	7.17	5.15	10.00	10.99	17.09	-3.70	47.18		
Standard Terrace Duplex Apartment (TDA)	3.49	12.75	12.28	7.07	9.77	12.32	17.62	24.01	20.00	21.09	19.42	-29.24	27.11		
NATIONAL INDEX	19.50	18.51	12.92	6.65	4.59	6.18	6.62	7.25	6.01	6.69	8.88	-4.59	17.48		

CBN – Residential Property Price Index by Zone (Mar 2018 = 100)

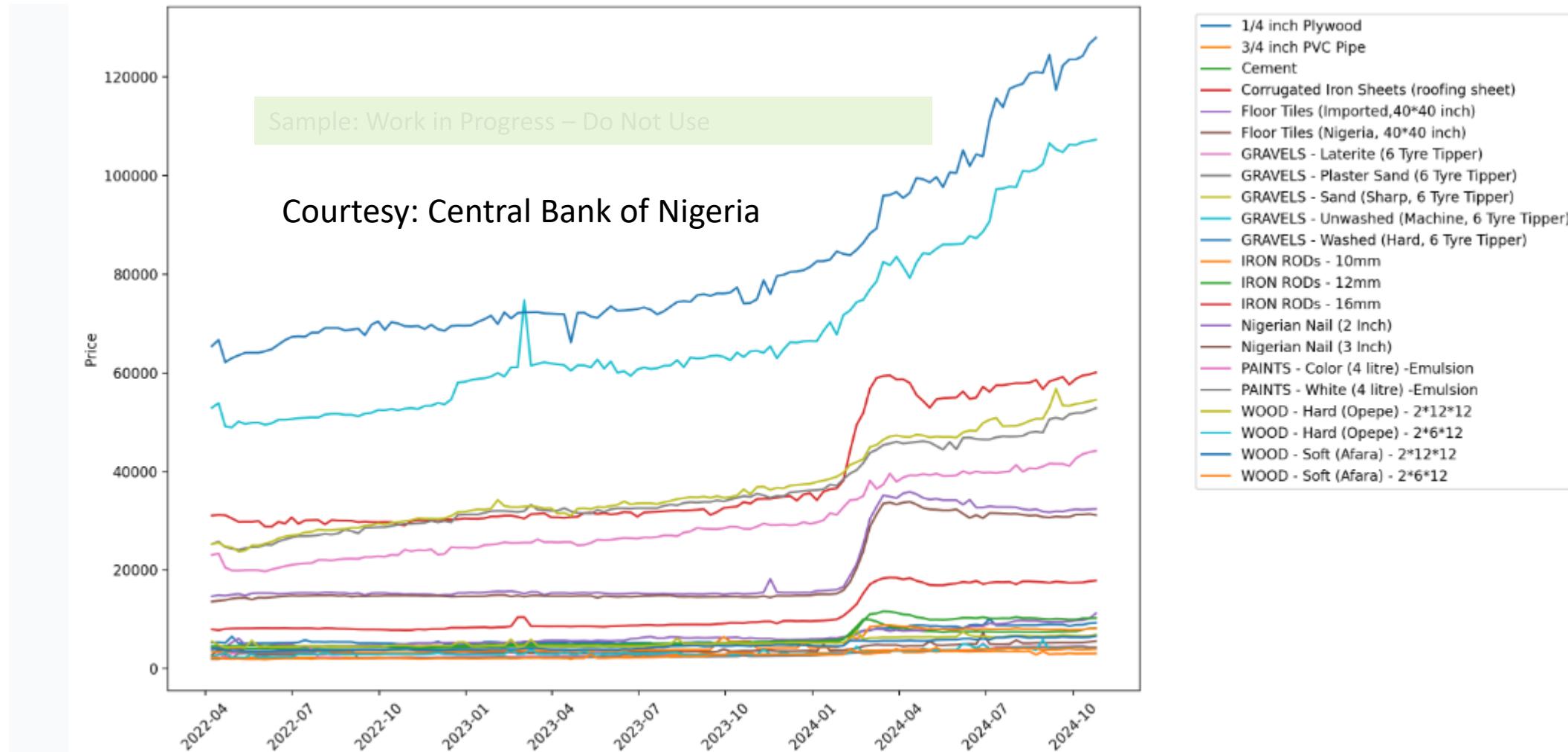
Table 2: Residential Property Price Index by Zone (Mar 2018 = 100)

ZONE	2020				2021				2022				2023				2024		
	Mar	Jun	Sep	Dec	Mar	Jun	Sep	Dec	Mar	Jun	Sep	Dec	Mar	Jun	Sep	Dec	Mar	Jun	Sep
North Central	98.60	95.62	101.28	107.60	115.50	119.64	121.25	138.19	139.10	145.31	149.74	155.89	165.72	168.31	170.91	173.50	139.10	145.31	
North East	104.00	111.44	105.72	110.18	114.45	120.71	121.50	121.30	121.30	122.09	123.11	123.45	123.69	123.99	124.48	124.88	121.30	122.09	
North West	85.23	71.35	89.96	137.28	148.53	187.94	189.18	216.31	216.31	221.37	221.90	223.10	223.11	223.37	223.62	223.88	216.31	221.37	
South East	112.66	122.76	116.58	124.65	127.45	129.73	130.51	137.03	136.90	136.90	137.21	137.78	138.01	138.90	139.80	140.69	136.90	136.90	
South West	120.40	117.71	113.91	119.77	131.65	146.15	132.92	152.24	158.01	158.01	159.19	159.34	159.89	160.01	160.13	160.25	158.01	158.01	
South South	116.37	117.87	120.50	124.29	131.35	131.13	146.56	158.01	154.89	157.68	158.90	160.60	160.09	160.68	161.26	161.85	154.89	157.68	
NATIONAL INDEX	97.85	105.49	106.91	112.58	118.99	124.99	125.42	125.49	125.64	129.58	131.60	132.11	132.89	135.59	138.29	140.99	125.64	129.58	

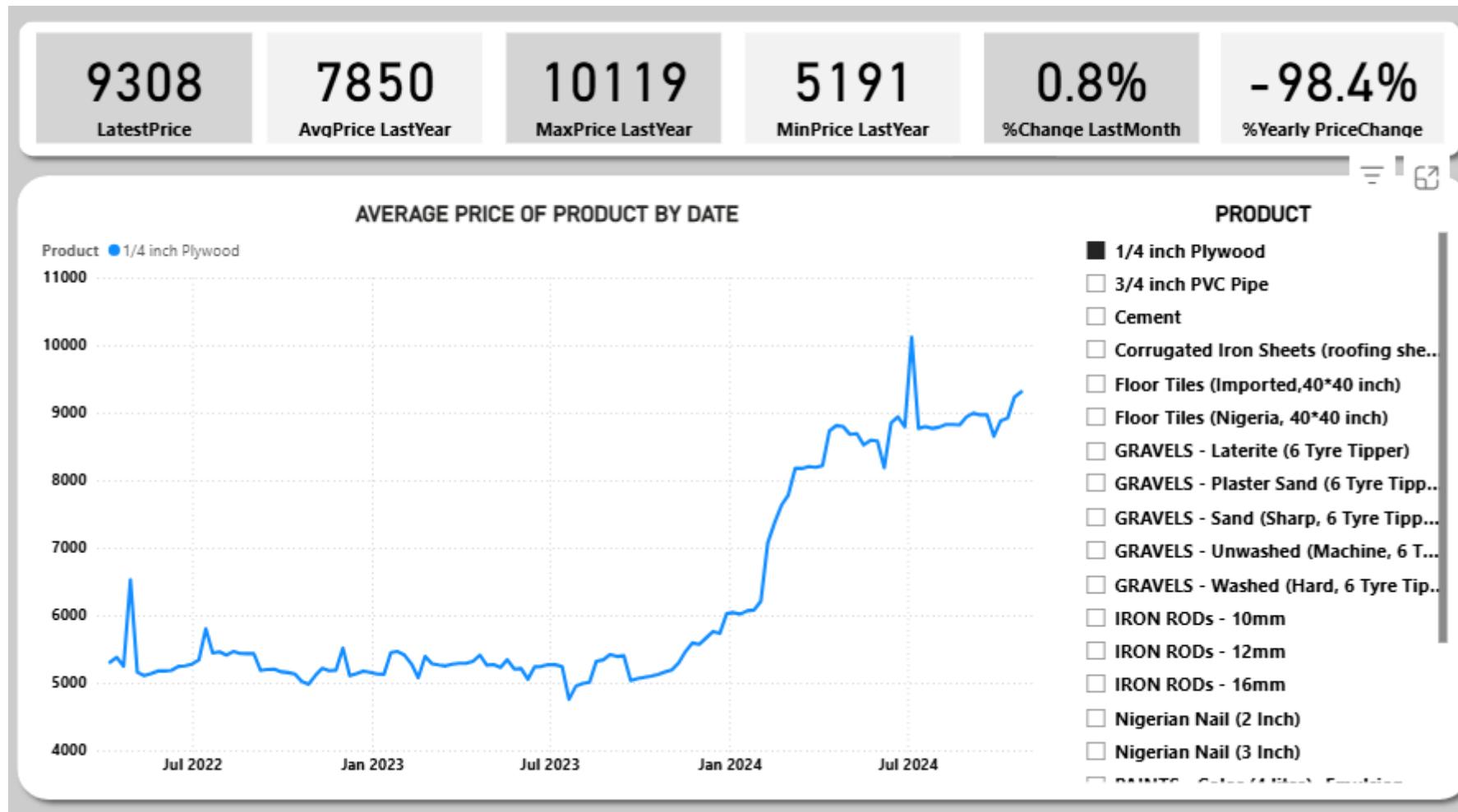
CBN – Median Prices of Residential Properties by Type (In Naira)

House Type	2022				2023				2024			
	Mar	Jun	Sep	Dec	Mar	Jun	Sep	Dec	Mar	Jun	Sep	
Standard Self-Contained Apartment (SCA)	3,600,000	3,720,000	3,700,000	3,800,000	3,800,000	3,720,000	3,740,000	3,760,000	3,730,000	3,720,000		
Standard One Bedroom Apartment (1BR)	4,587,500	4,675,000	4,850,000	4,880,000	4,900,000	5,275,000	5,650,000	6,025,000	6,400,000	6,775,000		
Standard Two-Bedroom Detached Bungalow (2DB)	10,500,000	11,200,000	11,500,000	11,500,000	12,100,000	13,200,000	14,300,000	15,400,000	16,500,000	17,600,000		
Standard Three-Bedroom Detached Bungalow (3DB)	12,650,000	12,840,000	12,900,000	13,175,000	14,500,000	15,640,000	16,780,000	17,920,000	19,060,000	20,200,000		
Standard Two-Bedroom Semi-Detached Bungalow (2SB)	12,250,000	12,600,000	13,200,000	13,800,000	14,100,000	15,600,000	17,100,000	18,600,000	20,100,000	21,600,000		
Standard Three-Bedroom Semi-Detached Bungalow (3SB)	20,250,000	21,535,000	21,500,000	24,000,000	24,200,000	25,625,000	27,050,000	28,475,000	29,900,000	31,325,000		
Standard Two-Bedroom Block of Flats (2BF)	15,500,000	16,675,000	16,600,000	17,000,000	17,500,000	19,675,000	21,850,000	24,025,000	26,200,000	28,375,000		
Standard Three-Bedroom Block of Flats (3BF)	21,837,500	23,105,000	23,105,000	23,500,000	23,500,000	24,505,000	25,510,000	26,515,000	27,520,000	28,525,000		
Standard Four-Bedroom Detached Duplex (4DD)	31,150,000	28,920,000	35,000,000	35,000,000	36,000,000	38,920,000	41,840,000	44,760,000	47,680,000	50,600,000		
Standard Five-Bedroom Detached Duplex (5DD)	60,650,000	64,095,000	65,000,000	65,000,000	69,000,000	69,095,000	69,190,000	69,285,000	69,380,000	69,475,000		
Standard Four-Bedroom Semi-Detached Duplex (4SDD)	42,500,000	44,100,000	45,000,000	45,000,000	49,000,000	54,100,000	59,200,000	64,300,000	69,400,000	74,500,000		
Standard Five-Bedroom Semi-Detached Duplex (5SDD)	53,050,000	53,380,000	55,000,000	55,500,000	60,000,000	63,580,000	67,160,000	70,740,000	74,320,000	77,900,000		
Standard Terrace Duplex Apartment (TDA)	87,000,000	92,850,000	95,000,000	98,000,000	98,000,000	99,850,000	101,700,000	103,550,000	105,400,000	107,250,000		

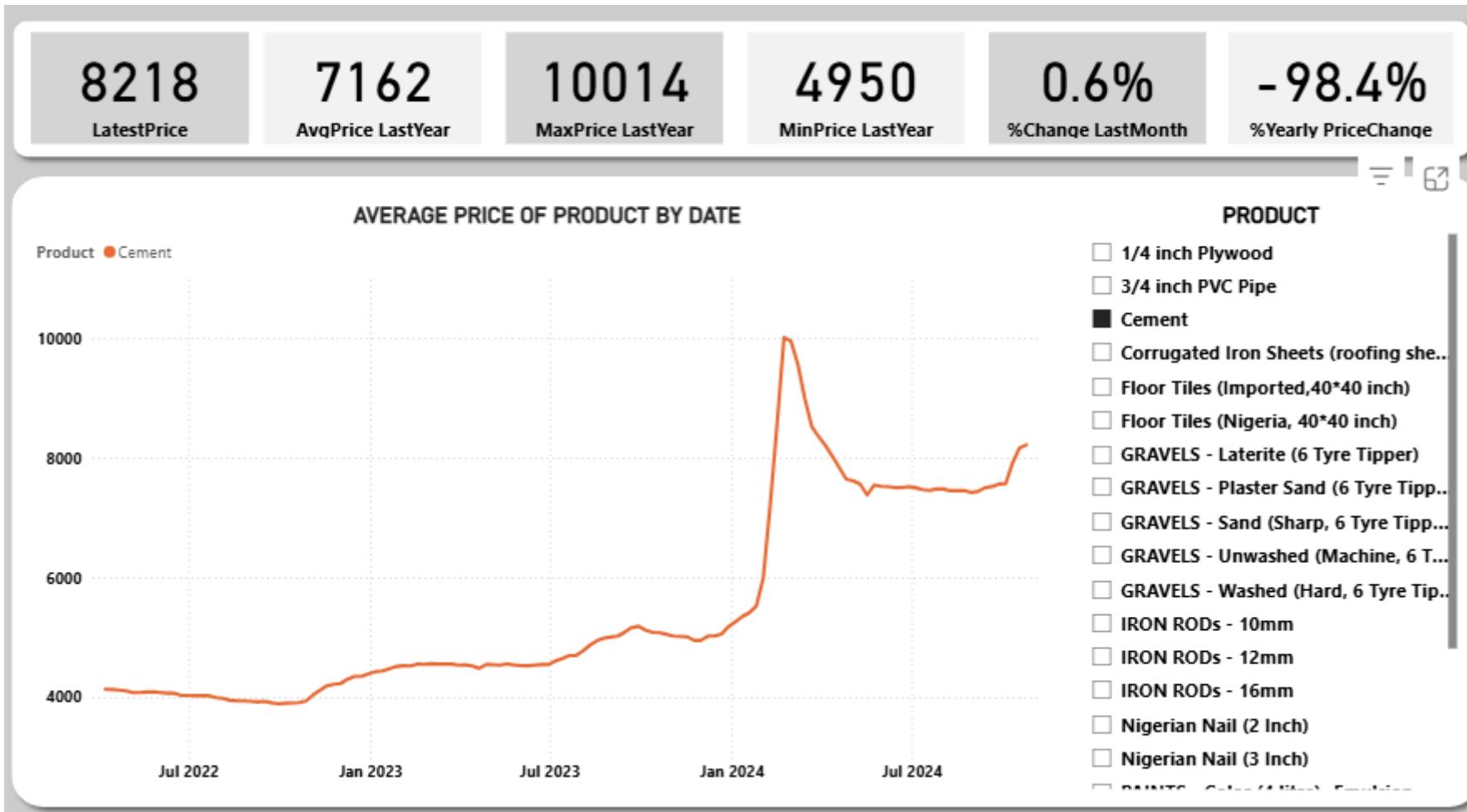
Price Trends for Building Materials: 2022 - 2024



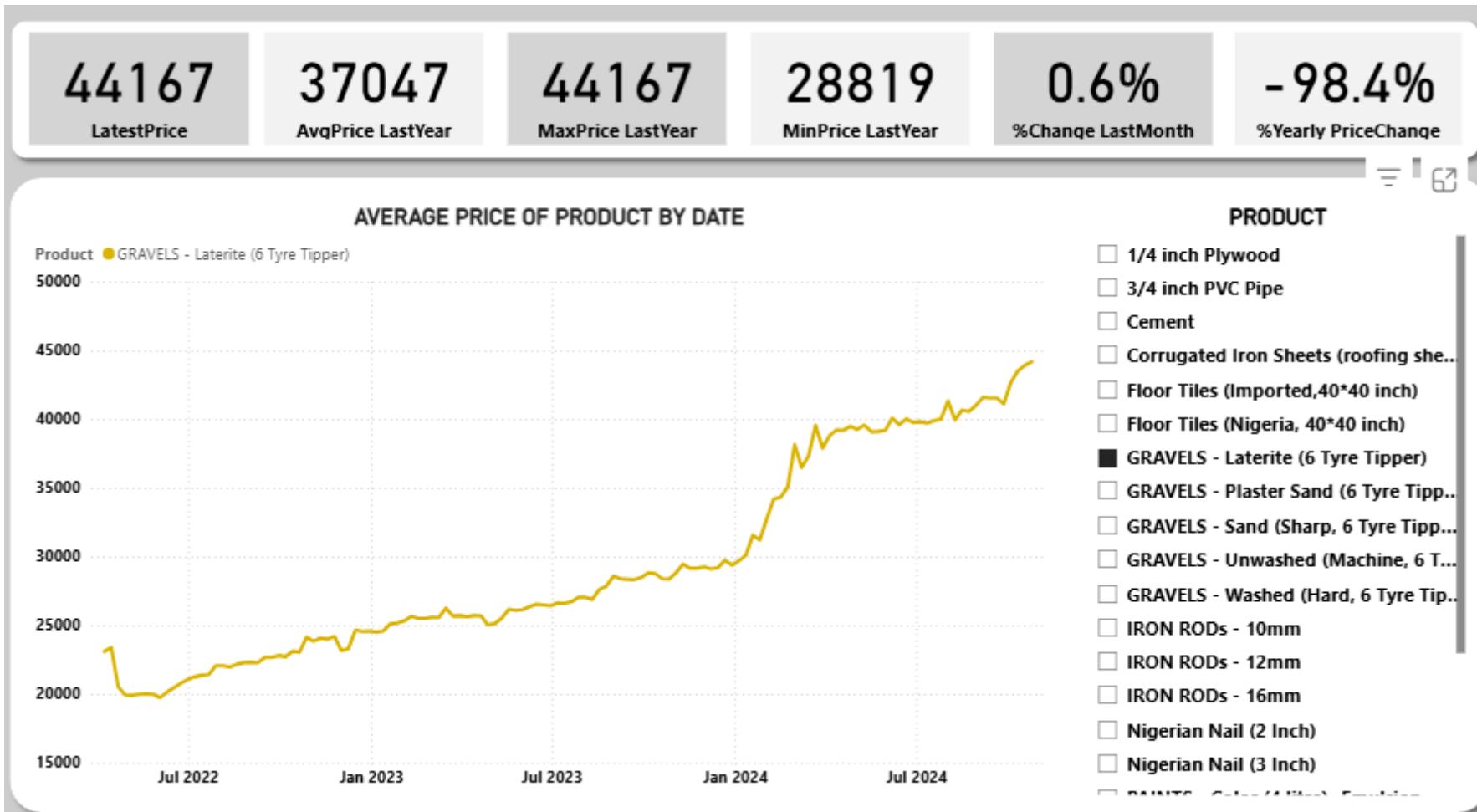
Price of $\frac{1}{4}$ inch Plywood: 2022 - 2024



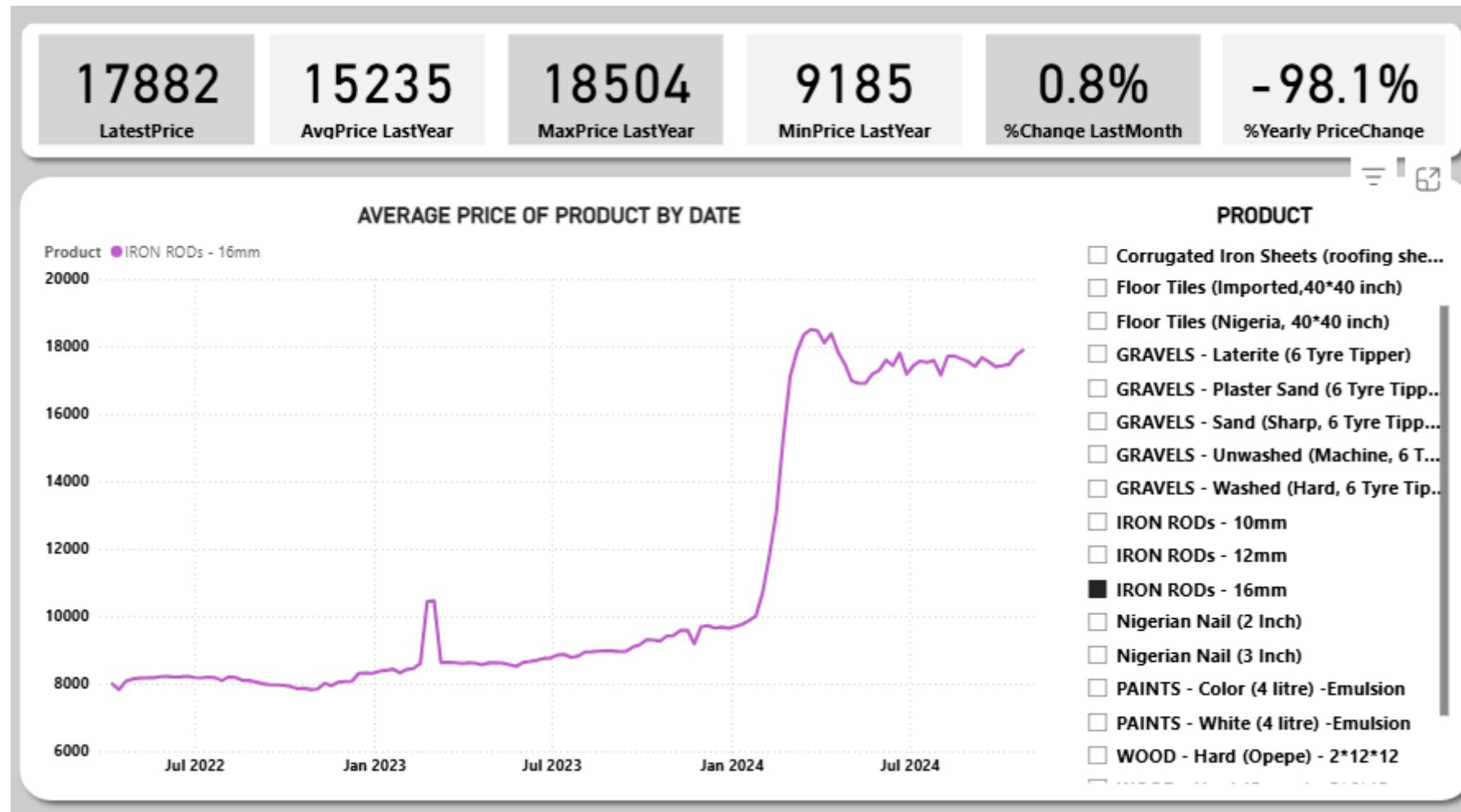
Price of Cement: 2022 - 2024



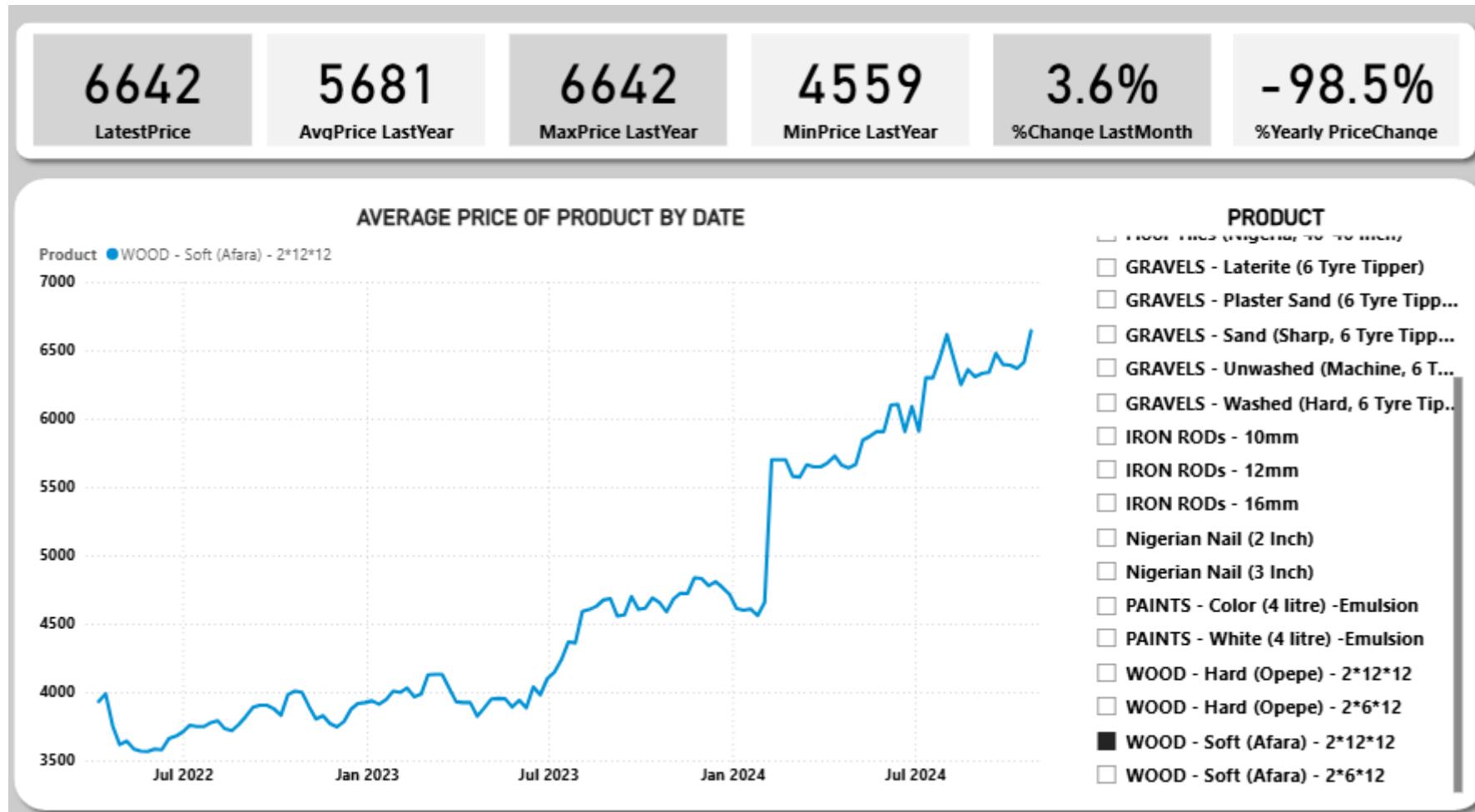
Price of Laterite: 2022 - 2024

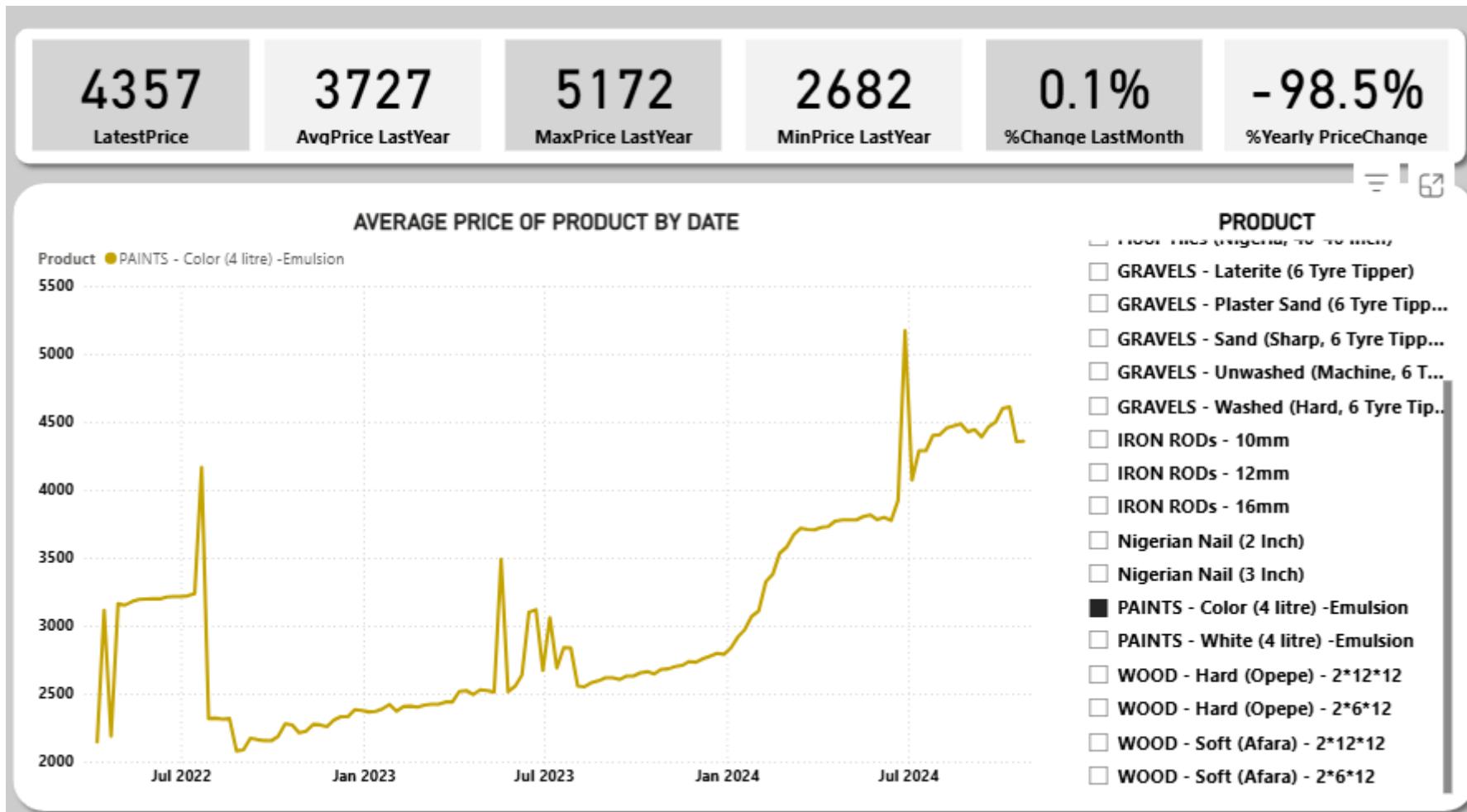


Price of 16mm Iron Rods: 2022 - 2024



Price of Wood – Soft Afara: 2022 - 2024





Way Forward

Way Forward



1. Urban renewal
2. Housing supply
3. Local Building Materials Hub – manufacturing to reduce costs
4. Upgrade of infrastructure



Recommendations & Conclusion

Approved by HM

Recommendations & Conclusion



1. NHDC to start within FMHUD – PRS, then, establish the SPV for National Housing Data Centre



2. Continue with the frameworks developed by the Technical Committee

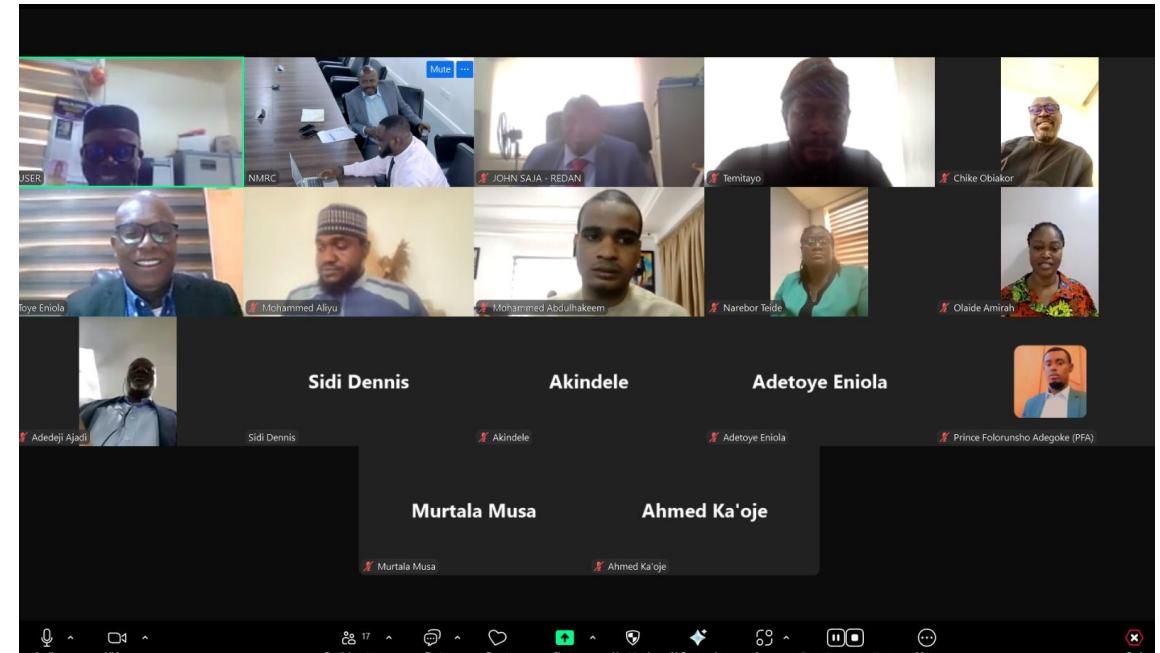


3. All Federal and State Housing projects should be listed on the portal for buying and selling



4. Ensure the sustainability of the program from short to medium to longer term







Thank You!!!