Published: 17th September 2026

INTERNATIONAL JOURNAL OF REAL ESTATE

ISSN: 2476-8073

HOUSING RENTAL DIFFERENTIALS AND NEIGHBOURHOOD CHARACTERISTICS: A HEDONIC PRICE APPROACH IN TWO NIGERIAN COMMUNITIES

[1]Alao, Rasheed Olamide, [2]Ajibade Kayode Rasheed, [3]Awonuga Simbiat Yetunde, [4]Baba Imran Eniola

[1]Department of Estate Management, Faculty of Environmental Sciences, University of Ilorin, Kwara State, Nigeria

[2,4]Department of Estate Management, Faculty of Environmental Sciences, University of Abuja, Nigeria

[3]Department of Estate Management and Valuation, School of Environmental Studies, Gateway ICT Polytechnic, Saapade, Ibadan, Oyo State, Nigeria

Email: [1]alao.ro@unilorin.edu.ng, [2]rasheed.ajibade@uniabuja.edu.ng, [3]simbiatawonuga@gmail.com, [4]imran.eniola@uniabuja.edu.ng

Corresponding author's email: alao.ro@unilorin.edu.ng

DOI: https://doi.org/10.5281/zenodo.22817895

ABSTRACT

This study examines housing rental differentials and the relationship between neighbourhood characteristics and residential rental values in Sango and Basin, two contrasting residential communities in Ilorin, Nigeria, using the Hedonic Price Model as its analytical framework. Data were obtained through structured questionnaires administered to residential property occupiers and Estate Surveyors and Valuers, producing 255 valid responses comprising 168 property occupiers and 87 property professionals (a 78.4% response rate among the professional population). Descriptive statistics and multiple regression analysis were used to examine the data. Basin recorded higher average rental values than Sango across all five property types examined — tenement buildings, self-contained apartments, and one-, two- and three-bedroom apartments. Regression results showed stronger relationships between neighbourhood characteristics and rental values in Basin for tenement, self-contained and one-bedroom properties, with R^2 values of 62.5%, 59.3% and 60.1% respectively, compared with generally lower explanatory power in Sango. Environmental and waste management, affordable housing and recreational spaces were significant predictors of rental value in Basin, while education, community life and road accessibility were more relevant in Sango. The study concludes that neighbourhood characteristics contribute differently to rental values across the two communities and recommends improved infrastructure, environmental management, security and affordable housing provision to enhance neighbourhood quality and support more sustainable residential property markets. Some methodological limitations, including small sub-sample sizes for individual property types and the need to re-verify one regression result, are discussed and should be addressed before the underlying dataset is relied upon for policy purposes.

Keywords: Affordable housing; hedonic price model; housing rental values; neighbourhood characteristics; Sango; Basin.

1. Introduction

Residential property values are influenced by a combination of property-specific and neighbourhood-related characteristics. Accessibility, social amenities, environmental conditions, security and socio-economic attributes are widely identified as important determinants of neighbourhood desirability and residential property values (Sakariyau, Mendie, Ajibade, & Yusuf, 2025; Alabi, Sakariyau, Misbahu, & Olaifa, 2021). The influence of these characteristics, however, varies across locations because neighbourhoods differ in their levels of urbanisation, infrastructure, environmental conditions and socio-economic composition.

In Ilorin, Sango and Basin provide contrasting residential environments. Sango is a relatively urbanised area that has experienced population growth and increased economic activity, generating demand for housing; its strategic location and access to commercial centres and social amenities have contributed to its attractiveness, although rapid urbanisation has also brought congestion, infrastructure strain and waste-management challenges typical of Ilorin's fast-growing districts (Baba, Asiyanbi, & Adeyemo, 2026). Basin, by contrast, retains a more semi-rural character, with natural landscapes and lower building density, but also experiences challenges relating to infrastructure and access to urban amenities.

Neighbourhood characteristics provide an important basis for understanding differences in residential rental values. Physical infrastructure, security, environmental quality, social amenities and accessibility affect the attractiveness and functionality of residential locations (Alabi et al., 2021). Poor infrastructure, inadequate sanitation, environmental degradation and insecurity can reduce neighbourhood desirability and property values, while better infrastructure, amenities and environmental conditions can increase demand and value (Iroham, Oluwunmi, Simon, & Akerele, 2014).

The hedonic price approach provides the theoretical basis for examining this relationship. The Hedonic Price Model (HPM) regards property prices as a function of the attributes embodied in a property, including structural, locational and neighbourhood characteristics (Rosen, 1974). The model is particularly useful because it allows the contribution of individual attributes to property prices to be examined rather than treating a residential property as a single undifferentiated commodity (Sakariyau et al., 2025). This study applies the HPM to quantify and compare the

contribution of neighbourhood characteristics to residential rental values in Sango and Basin. Differences between the two communities in infrastructure, environmental management, security, accessibility and social amenities are expected to correspond with differences in residential rental values.

This study identifies a gap in comparative research examining how neighbourhood quality and residential rental values differ between distinct neighbourhoods within the same Nigerian city. Existing studies have generally considered infrastructure, environmental quality, security and other determinants of property value separately (Uwaezuoke, Sani, Igoche, Akaehomhen, & Sakariyau, 2022; Famuyiwa, 2018); comparatively little empirical work integrates these characteristics into a direct, property-type-disaggregated comparison of two neighbourhoods in the same city. This study addresses that gap by examining whether the observed rental differentials between Sango and Basin correspond to differences in neighbourhood characteristics, and whether the influence of these characteristics varies by residential property type.

2. Literature Review

2.1 Housing Rental Values and Property Characteristics

Residential property is an important component of the real estate market, with its value and demand influenced by property characteristics, neighbourhood quality, infrastructure and socio-economic conditions. Property value is not static but changes in response to market forces and neighbourhood dynamics; location, structural characteristics and market demand are among the factors most consistently identified as influencing property values (Sakariyau et al., 2025).

Structural characteristics — size, age, design, construction quality and condition — also affect value. The number of bedrooms, bathrooms, parking provision and general layout can explain why rental values vary across residential property types (Uwaezuoke et al., 2022). Market forces further influence rental values: where housing demand is high and supply limited, values tend to rise, while weaker demand or excess supply exerts downward pressure. Differences in rental values therefore cannot be attributed to neighbourhood characteristics alone, although neighbourhood conditions form an important part of the valuation process.

https://doi.org/10.5281/zenodo.22817895

2.2 Neighbourhood Characteristics and Housing Values

Neighbourhood quality encompasses physical, social, economic and environmental characteristics that determine the attractiveness and functionality of an area, including accessibility, social amenities, security, aesthetic qualities, infrastructure and environmental conditions (Wike, 2026). Well-maintained roads, drainage systems and proximity to social amenities increase neighbourhood desirability and can enhance property values.

Infrastructure is particularly important because roads, drainage, electricity, water supply and waste-disposal systems affect the functionality and liveability of neighbourhoods; inadequate infrastructure can depress housing demand and contribute to value depreciation, while improved infrastructure increases neighbourhood appeal and property values (Iroham et al., 2014; Abdullahi, Sakariyau, Ajibade, & AbdulHafeez, 2024). Social amenities — schools, healthcare facilities, parks and recreational facilities — similarly increase convenience and quality of life and therefore contribute to residential demand and values, while security affects residential desirability because high crime levels or inadequate security can discourage potential occupants and depress property values. Environmental quality also matters: clean environments, green spaces and low levels of noise and pollution increase neighbourhood desirability, whereas flooding, pollution and poor waste management reduce demand and contribute to depreciation (Sakariyau, Ibrahim, Akinbami, & Abdul-azeez, 2023).

2.3 The Hedonic Price Approach

The Hedonic Price Model is a major theoretical basis for analysing residential property values. Rosen (1974) conceptualises property prices as reflecting the attributes embodied in a property, including structural, locational and neighbourhood characteristics. The approach is useful for identifying how individual neighbourhood attributes contribute to differences in property prices (Sakariyau et al., 2025), and requires information on housing prices, structural characteristics and neighbourhood-quality indicators such as drainage, security and access to services (Jamiu & Mendie, 2023). The application of hedonic analysis to housing rentals in Nigeria is reflected in Famuyiwa (2018), who used the hedonic pricing model to examine natural environmental amenities and house rentals, and in Uwaezuoke et al. (2022), who applied hedonic modelling specifically to residential rental values in Ilorin metropolis.

2.4 Empirical Evidence and Research Gap

Previous empirical studies generally establish relationships between neighbourhood characteristics and residential property values, with location, accessibility, security, infrastructure and social amenities recurring as important components of residential property valuation (Alabi et al., 2021). Local evidence from Ilorin further shows that neighbourhood preference and physical development sustainability are shaped by housing quality, environmental infrastructure and access to facilities, with poorly served areas typically avoided by residents (Baba et al., 2026). However, comparatively little research has examined these factors together across distinct neighbourhoods within the same Nigerian city. This study addresses that gap by examining rental values in Sango and Basin and relating differences in those values to neighbourhood characteristics, with regression analysis used to assess the strength of the relationship separately across residential property types.

3. Methodology

3.1 Research Design

This study adopted a descriptive survey research design combining quantitative and qualitative approaches to examine the relationship between neighbourhood qualities and residential rental values. The design enabled the collection of information on accessibility, security, proximity to amenities and other neighbourhood characteristics and facilitated comparison between Sango and Basin, Ilorin.

3.2 Study Population and Sampling

The target population comprised property occupiers within Sango and Basin and Estate Surveyors and Valuers registered with the Ilorin branch of the Nigerian Institution of Estate Surveyors and Valuers. Because the population of property occupiers was unknown, Cochran's (1977) formula for an infinite population was applied at a 95% confidence level, yielding a minimum required sample of 168 property occupiers. [Author note: the precise margin of error and assumed proportion used to derive n = 168 should be confirmed and stated explicitly, as the original manuscript did not record these parameters.] For registered estate professionals, a population of 111 was identified and census sampling was adopted because of the relatively small professional population; 87 of the 111 professionals responded, a response rate of 78.4%. A stratified random

https://doi.org/10.5281/zenodo.22817895

sampling approach was used to obtain proportional representation across the two study areas, with strata based on proximity to major roads, commercial hubs and schools, after which respondents were selected within strata. A total of 255 valid responses were received, comprising 168 residential property occupiers and 87 Estate Surveyors and Valuers.

This study obtained informed consent from all respondents prior to questionnaire administration; participation was voluntary, and respondents were assured of the anonymity and confidentiality of their responses.

3.3 Data Sources and Collection

This study used primary and secondary data. Primary data were collected through structured questionnaires containing open- and closed-ended questions, administered to residential property occupiers and Estate Surveyors and Valuers; secondary information was sourced from real estate firms, government agencies, academic journals and previous studies dealing with neighbourhood quality and property value. The questionnaire covered neighbourhood quality, residential rental values (reported on an annual basis) and the relationship between neighbourhood characteristics and property values. The neighbourhood indicators considered were: public amenities, security, environmental and waste management, affordable housing, community and social life, recreational spaces, education and learning centres, road infrastructure and accessibility, proximity to public facilities, and housing conditions.

3.4 Data Analysis

Descriptive statistics — mean, standard deviation and the Relative Importance Index (RII) — were used to summarise respondents' ratings of neighbourhood indicators and rental values. The RII was computed as $RII = \Sigma W / (A \times N)$, where W is the weighting assigned by each respondent to a given indicator on the study's rating scale, A is the highest possible weighting on that scale, and N is the total number of respondents; RII values range from 0 to 1, with higher values indicating a more favourable rating. Multiple linear regression was used to assess the relationship between neighbourhood qualities (as explanatory variables) and residential rental value (as the dependent variable), estimated separately for each residential property type in Sango and Basin.

4. Findings and Discussion

4.1 Neighbourhood Conditions in Sango and Basin

The assessment of neighbourhood conditions revealed a clear difference between the two communities. Basin generally recorded higher ratings across most neighbourhood indicators. Among property occupiers, Basin recorded relatively high RII ratings for recreational spaces (0.658), road infrastructure and accessibility (0.652), affordable housing (0.650), community and social life (0.642), and education and learning centres (0.642). Housing conditions and security in Basin were also rated comparatively favourably by respondents, consistent with the broader pattern of higher-rated neighbourhood conditions in Basin than in Sango, though their specific RII values should be reported alongside the other indicators in the full descriptive results table.

In Sango, education and learning centres recorded the highest RII among property occupiers at 0.628, followed by proximity to public facilities (0.622) and affordable housing (0.602). Security, public amenities, housing conditions, recreational spaces, environmental and waste management, and community and social life all recorded RII values below 0.60. The comparative assessment indicates that Basin generally offers better neighbourhood conditions, while Sango experiences greater deficiencies in infrastructure, waste management, social life and security — a difference relevant to the observed rental-value differential between the communities.

4.2 Housing Rental Differentials

Rental values were consistently higher in Basin than in Sango across all five residential property types examined, as shown in Table 1.

Table 1: Housing Rental Differentials between Sango and Basin

Property type	Sango mean annual rent (₦)	Basin mean annual rent (₦)	Difference (₦)
Tenement building	34,071.43	44,285.71	+10,214.28
Self-contained apartment	126,428.57	160,000.00	+33,571.43
One-bedroom apartment	152,142.86	228,750.00	+76,607.14
Two-bedroom apartment	262,500.00	377,500.00	+115,000.00
Three-bedroom apartment	277,857.14	405,000.00	+127,142.86

https://doi.org/10.5281/zenodo.22817895

The rental differential was relatively small for tenement buildings but became substantially wider for larger apartments; the three-bedroom differential exceeded ₦127,000 per annum. This pattern is consistent with a more premium rental market in Basin, where higher rents are associated with better neighbourhood conditions, infrastructure and service delivery, while Sango provides comparatively more affordable housing options. Variation within Basin was also relatively high for larger apartment categories: the standard deviation for two-bedroom apartments was ₦118,059.15 and that for three-bedroom apartments was ₦108,098.04, indicating a wide range of rental values within Basin.

4.3 Regression Results for Sango and Basin

The regression analysis produced different results across the five property categories in each community, summarised in Table 2 (Sango) and Table 3 (Basin). Because each property-type regression was estimated on a small property-type-specific sub-sample informally estimated at roughly 7 to 17 valid responses per cell, given 168 occupier responses spread across five property types in two communities — relative to the nine to ten neighbourhood predictors included, these models should be read as exploratory rather than confirmatory; results with only borderline sample adequacy are more prone to instability, and this caveat applies to all models reported below, not only those flagged individually.

Table 2: Regression Results for Sango

Property type	R	R^2	F (p-value)	Significant variables (p < 0.05)
Tenement	0.684	0.468	1.498 (0.223)	None significant at 5%; education p = 0.011 is significant, community life (p = 0.056) and road accessibility (p = 0.080) not significant
Self-contained	0.579	0.335	0.857 (0.586)	None
One-bedroom	0.519	0.269	0.627 (0.772)	None; recreation p = 0.054 not significant
Two-bedroom	0.490	0.240	0.537 (0.841)	None
Three-bedroom	0.637	0.406	1.162 (0.377)	None significant at 5%; security p = 0.052 not significant

The Sango tenement model produced an R of 0.684 and R^2 of 0.468, indicating that the assessed neighbourhood variables explained 46.8% of the variation in tenement rents, although the overall

model was not statistically significant (F = 1.498, p = 0.223); only education (p = 0.011) was significant among individual predictors. For self-contained apartments, the model (R^2 = 0.335) was not significant overall (p = 0.586) and no individual predictor reached significance. The one-bedroom model was weaker still (R^2 = 0.269, p = 0.772), and the two-bedroom model was the weakest among the Sango categories (R^2 = 0.240, p = 0.841), with no significant predictors in either case. The three-bedroom model produced R^2 = 0.406, but was not statistically significant overall (F = 1.162, p = 0.377); security (p = 0.052) approached but did not reach the conventional 5% threshold. Taken together, the Sango results show generally weak statistical relationships between neighbourhood characteristics and rents, with education standing out as the one individually significant predictor identified, in the tenement category.

Table 3: Regression Results for Basin

Property type	R	R^2	F (p-value)	Significant variables (p < 0.05)
Tenement	0.791	0.625	2.833 (0.028)	Environmental & waste management (p = 0.004); affordable housing (p = 0.011); recreation (p = 0.021)
Self-contained	0.770	0.593	2.480 (0.048)	Recreational spaces (p = 0.001)
One-bedroom	0.775	0.601	2.557 (0.043)	Recreation (p = 0.048); affordable housing (p = 0.059) and education (p = 0.057) not significant
Two-bedroom	0.419	0.176	0.362 (0.947)	None
Three-bedroom	—	—	Requires re-verification (see Section 5.3)	Education (p = 0.061) and security (p = 0.201) not significant

The Basin models produced stronger relationships for several property categories. The tenement model recorded the strongest overall result (R^2 = 0.625, F = 2.833, p = 0.028), with environmental and waste management (p = 0.004), affordable housing (p = 0.011) and recreational spaces (p = 0.021) identified as significant predictors. The self-contained model (R^2 = 0.593, p = 0.048) and the one-bedroom model (R^2 = 0.601, p = 0.043) were also statistically significant, with recreational spaces significant in both. The two-bedroom model was markedly weaker (R^2 = 0.176, F = 0.362, p = 0.947), with no significant predictors. For the three-bedroom model, the overall model-fit statistics currently reported in the underlying dataset (R = 0.637, R^2 = 0.406, F = 1.162, p = 0.378) are identical to the Sango three-bedroom model reported in Table 2, which is not statistically

https://doi.org/10.5281/zenodo.22817895

plausible for two different samples and indicates a data-recording or transcription error. These overall statistics are therefore withheld pending re-estimation from the original dataset (see Section 5.3); the individually reported predictor p-values for education ($p = 0.061$) and security ($p = 0.201$, not significant at the 5% level) are retained here as they were computed separately from the flagged model-summary figures, but should also be re-verified.

4.4 Comparative Discussion

The major distinction between the two communities lies in the strength and consistency of the relationship between neighbourhood characteristics and rental values. In Basin, statistically significant relationships were observed for tenement, self-contained and one-bedroom apartments, with R^2 values of 62.5%, 59.3% and 60.1% respectively; the corresponding Sango models produced R^2 values of 46.8%, 33.5% and 26.9% and were not statistically significant. This contrast is notable because average rental values in Basin were also higher across every property category, suggesting that neighbourhood attributes are more strongly incorporated into rental values in Basin than in Sango.

Environmental and waste management, recreational spaces and affordable housing recur among the significant variables in the Basin models. In the tenement model, environmental and waste management and recreational spaces were associated with higher rents, while affordable housing was associated with lower rents — consistent with a trade-off in which units marketed as more affordable are, on average, situated in less premium micro-locations within Basin. The weaker and largely non-significant Sango relationships suggest that factors beyond the neighbourhood indicators measured here — affordability constraints, internal property features and personal preference — may play a comparatively larger role in Sango's rental market. These findings are consistent with the hedonic perspective (Rosen, 1974) and with the broader Nigerian literature identifying infrastructure, environmental quality, accessibility, security and amenities as relevant components of residential property value (Iroham et al., 2014; Sakariyau et al., 2025).

It should be noted that this study reports only the overall model-fit statistics (R, R^2, F, p) and the significance levels of individual predictors; unstandardised and standardised regression coefficients (B and β) for each neighbourhood variable are not reported here and should be added in a full coefficient table before this manuscript is finalised for submission, so that the direction

and magnitude — not only the statistical significance — of each relationship can be assessed by reviewers and readers.

5. Recommendations and Conclusion

5.1 Recommendations

Based on the findings, this study recommends the following:

- Improvement of neighbourhood conditions in Sango should be prioritised, particularly road infrastructure, drainage, functional waste-disposal mechanisms and rehabilitation of public infrastructure.
- Affordable housing should be provided without compromising neighbourhood and housing quality, maintaining appropriate standards of space, ventilation, infrastructure and landscaping.
- Security improvements are recommended for both communities, particularly Basin, where security remained a comparative concern despite generally better neighbourhood conditions; suggested measures include improved street lighting, community patrols and neighbourhood-watch schemes.
- Community development and social interaction should be strengthened through resident associations, neighbourhood meetings, sanitation activities and community events, particularly in Sango.

5.2 Study Limitations

Several limitations should be addressed before the findings are relied upon for policy or further publication. First, the number of valid responses per property type per community is small (informally estimated at roughly 7 to 17 per cell), which limits the statistical power and stability of models estimated with nine to ten neighbourhood predictors; the exact n per cell should be reported explicitly, and the regression claims should be interpreted as exploratory rather than confirmatory until confirmed. Second, the Basin three-bedroom model-fit statistics (R, R^2, F, p) were found to be identical to the Sango three-bedroom model and have been withheld pending re-estimation from the original dataset (Section 4.3). Third, full regression coefficient tables (B, standard error, β, t) for each neighbourhood variable should be reported in a revised version of this

https://doi.org/10.5281/zenodo.22817895

study, as the results presented here are limited to model-fit statistics and predictor significance levels. Fourth, instrument reliability (e.g., Cronbach's alpha) and a full respondent-profile table should be reported. Finally, the precise assumptions (margin of error and assumed proportion) used in applying Cochran's formula to derive the occupier sample size should be stated explicitly.

5.3 Conclusion

This study demonstrates clear rental differentials between Sango and Basin, Ilorin. Basin recorded higher average rental values for every residential property type examined, with the differential increasing from approximately ₦10,214 for tenement buildings to ₦127,143 for three-bedroom apartments. Neighbourhood characteristics do not exert the same influence on rental values across the two communities: Basin exhibited stronger and more consistent, statistically significant relationships between neighbourhood characteristics and rental values for tenement, self-contained and one-bedroom apartments, while Sango recorded weaker, generally non-significant relationships for most property categories. The comparative evidence indicates that neighbourhood quality is an important differentiator of residential rental values, but its influence varies by location and housing type, and that rental differentials within the same city cannot be understood solely in terms of the dwelling itself but also require consideration of the qualities of the surrounding neighbourhood. The methodological limitations identified in Section 5.2 should be resolved before these findings are treated as conclusive.

References

Abdullahi, T. I., Sakariyau, J. K., Ajibade, K. R., & AbdulHafeez, S. K. (2024). Examination of co-operators' satisfaction with strategies of housing finance of cooperative societies in tertiary institutions in Kwara State. Geo-Studies Forum: An International Journal of Environmental & Policy Issues, 9(2), 55–68.

Alabi, O. T., Sakariyau, J. K., Misbahu, A., & Olaifa, O. J. (2021). Effect of physical characteristics on resident's satisfaction in a high-density area of Ilorin metropolis. Traektoriya Nauki = Path of Science, 7(9), 1001–1006. https://doi.org/10.22178/pos.74-1

Baba, B. S., Asiyanbi, A. O., & Adeyemo, A. A. (2026). Impact of neighborhood preference on physical development sustainability in Ilorin, Nigeria. FUOYE Planning Journal, 4(1).

Famuyiwa, F. (2018). Natural environmental amenities and house rentals: A hedonic analysis for integrated planning. Journal of African Real Estate Research, 3(2), 44–62. https://doi.org/10.15641/jarer.v0i0.482

Iroham, C. O., Oluwunmi, A. O., Simon, R. F., & Akerele, B. A. (2014). Assessing the trend in rental values of commercial properties along Oyemekun Road, Akure, Nigeria. Covenant Journal of Research in the Built Environment, 1(1), 13–37.

Jamiu, K. S., & Mendie, E. A. (2023). Risk adjusted analysis of residential properties in South-South Nigeria: A downside risk perspective. Fuoye Planning Journal, 1(2).

Mendie, E. A., & Sakariyau, J. K. (2023). Housing affordability among civil servants in Ogun State, Nigeria. Fudma Journal of Sciences, 7(6), 333–337.

Rosen, S. (1974). Hedonic prices and implicit markets: Product differentiation in pure competition. Journal of Political Economy, 82(1), 34–55.

Sakariyau, J. K., Muhammad, S. M., Bello, M. U., Aliyu, A. A., & AbdulRazak, R. (2023). Socio-economic characteristics of households determining housing satisfaction in Bauchi metropolis, Bauchi State, Nigeria. International Journal of Real Estate Studies, 17(1), 59–69. https://doi.org/10.11113/intrest.v17n1.318

Sakariyau, J. K., Ibrahim, A. T., Akinbami, B. S., & Abdul-azeez, B. M. (2025a). Harnessing mortgage financing for residential real estate growth in Garki, Abuja, Nigeria. Nigerian Journal of Environmental Sciences and Technology (NIJEST), 9(1), 256–264.

Sakariyau, J. K., Mendie, E. A., Ajibade, K. R., & Yusuf, A. (2025b). A review of literature on application of hedonic price model on residential property value in Nigeria. International Journal of Real Estate, 1(2), 41–55.

Uwaezuoke, N. I., Sani, G., Igoche, F. O., Akaehomhen, O. N., & Sakariyau, J. K. (2022). Hedonic modelling of residential rental values in Ilorin metropolis, Nigeria. International Journal of Latest Technology in Engineering, Management & Applied Science (IJLTEMAS), 11(4), 1–9.

Wike, E. O. (2026). Neighbourhood service adequacy and residential satisfaction in GRA Lafia, Nasarawa State, Nigeria: An assessment of service gaps and improvement priorities. International Journal of Real Estate, 2(2), 132–140.

Yusuf, R., Muhammad, I. H., Otunola, A. O., & Kayode, S. J. (2021). Effect of accessibility on commercial property rental values performance in Oja Oba Market, Ilorin metropolis. Traektoriya Nauki = Path of Science, 7(12), 2001–2006.