

Real Estate Price Analysis for Bonny Island, Nigeria (2025)

Updated with Rental Data (2020–2025)

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Overview

Bonny Island, a key oil and gas hub in Rivers State, Nigeria, is home to the Nigeria LNG plant and Bonny Light Oil export terminal. This updated analysis incorporates rental data from **2020 to 2025** across **40 locations**, spanning property types from **Self Contain to 3 Bedroom** units. Properties are categorized by **Old** and **New** conditions to reflect market value differences.

Rental Price Trends (2020–2025)

Property Type Old Property (2020 → 2025) New Property (2020 → 2025)

Self Contain	₦150,000 → ₦400,000	₦200,000 → ₦500,000
1 Bedroom	₦250,000 → ₦800,000	₦280,000 → ₦1,200,000
2 Bedroom	₦350,000 → ₦1,500,000	₦400,000 → ₦2,000,000
3 Bedroom	₦450,000 → ₦2,000,000	₦550,000 → ₦3,000,000

Average Annual Rent Increment

- **Old Properties:** 22.16% (Self Contain) to 35.57% (2 Bedroom)
- **New Properties:** 20.49% (Self Contain) to 43.59% (3 Bedroom)

Payment Terms:

- **Old properties:** 1-year upfront payment
 - **New properties:** 2-year upfront payment
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Location-Specific Insights

◆ *Akiamoa, Akiamoa Navy Base, Akiamoa Village*

- **Rents:** Uniform for Old houses (₦400,000 for Self Contain in 2025)
- **Factors:** Navy Base proximity adds slight premium; Village areas may lack infrastructure

◆ *Main Town, Bonny Roundabout, Hospital Road, Berger Road*

- **Rents:** High for New properties (up to ₦3M for 3 Bedroom)
- **Factors:** Central access, proximity to hospitals, markets, schools

◆ *Coconut Estate, Finima, NLNG Roundabout, Shell Gate*

- **Rents:** Highest (₦3M+ for 3 Bedroom New in 2025)
- **Factors:** Expatriate demand, NLNG staff housing, secure roads and facilities

◆ *Coastal Areas: Coal Beach, Sand Field*

- **Rents:** Lower for Old properties (₦800K for 3 Bedroom in 2024)
- **Factors:** Flood risk lowers Old house value, but New builds may offset with appeal

◆ *Other Areas (e.g., Water Well, Pack Community)*

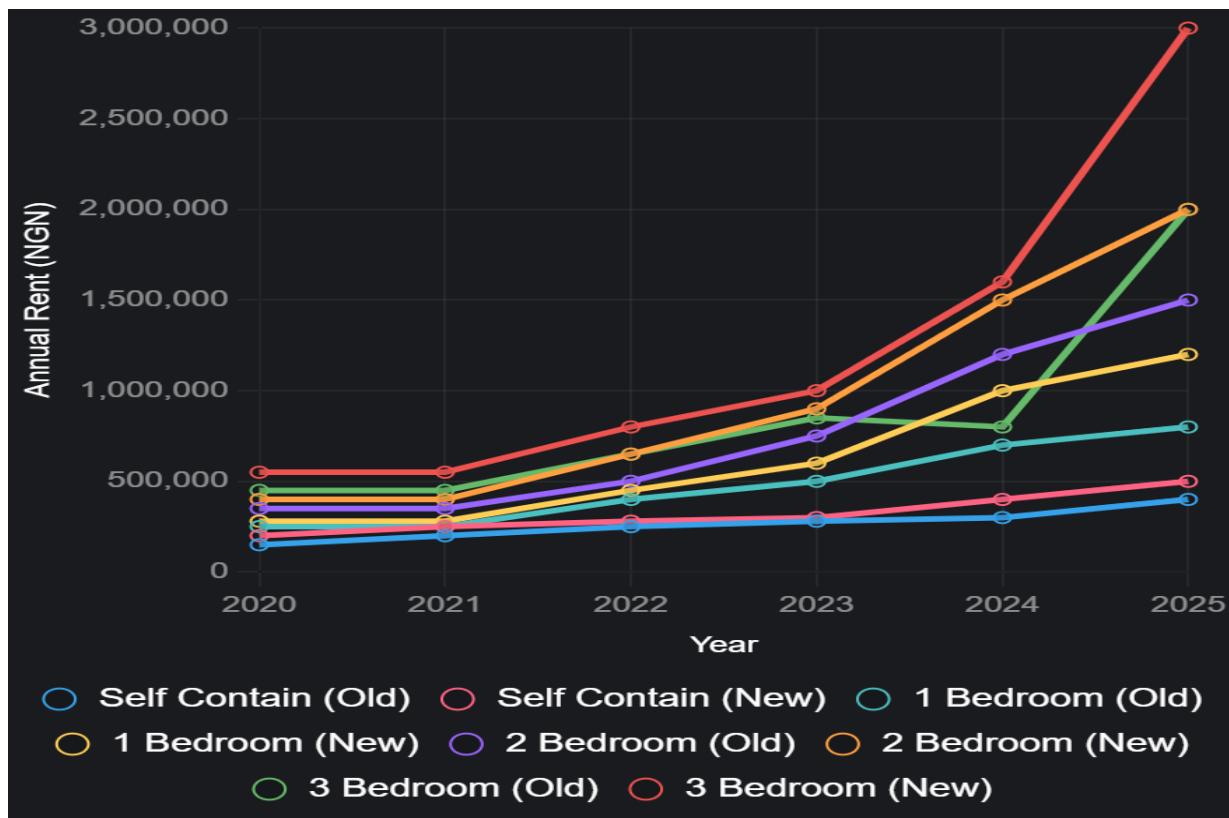
- **Rents:** Generally lower due to distance and infrastructure limitations
- **Factors:** Lack of commercial activity or roads affects attractiveness

Key Factors Affecting Rental Prices

- **Economic Conditions:** 33% inflation in 2025 raises rent across board
- **Expatriate Demand:** Oil/gas professionals drive demand in premium zones
- **Limited Land Supply:** Island geography pushes prices higher
- **Infrastructure Projects:** Bonny–Bodo Road boosts access and rent in connected areas
- **House Condition:** New buildings attract 25–50% premium
- **Environmental Risks:** Coastal flooding reduces appeal of older properties

Chart of Rent Increments

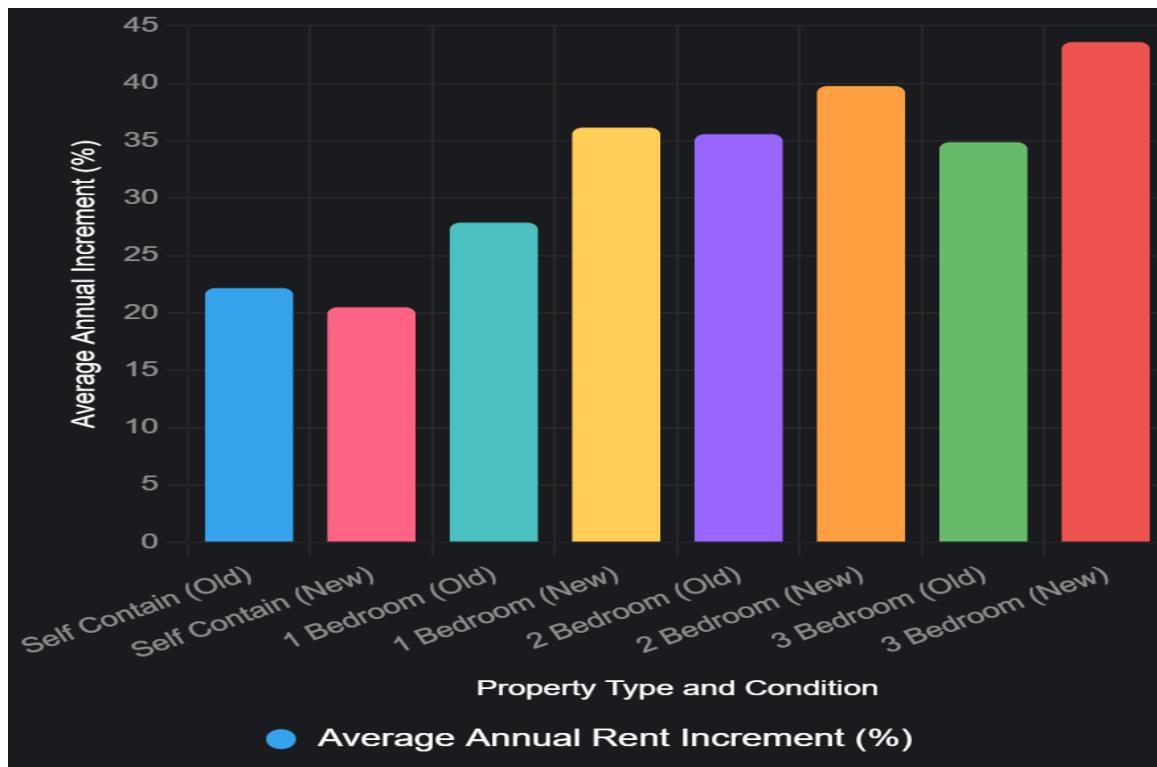
To visualize the rental price trends, here is a chart showing the average annual rent for each property type (Old and New) from 2020 to 2025, aggregated across all locations:



this chart illustrates the steep upward trend in rents, with New properties showing consistently higher values and larger increments, particularly in 2024–2025.

Bar Chart: Average Annual Rent Increment by Property Type (2020–2025)

This chart visualizes the average annual percentage rent increment for each property type (Self Contain, 1 Bedroom, 2 Bedroom, 3 Bedroom) and condition (Old, New), highlighting the rate of price growth. It's useful for investors and landlords to understand which property types yield the highest returns and for tenants to anticipate future costs.



Stakeholder Value:

- **Landlords/Investors:** Identify high-growth properties (e.g., 3 Bedroom New at 43.59%) for pricing or investment decisions.
- **Tenants:** Understand which properties (e.g., Self Contain New at 20.49%) have slower rent growth for budgeting.
- **Government:** Assess market dynamics to inform housing policies.

Line Chart: Rent Growth vs. Inflation (2020–2025)

This chart compares the average annual rent growth for 3 Bedroom New properties (a high-demand segment) against Nigeria's inflation rate (assumed at 33% annually for 2025, with historical estimates for 2020–2024). It highlights whether rent increases outpace inflation, informing affordability and policy decisions.



Stakeholder Value:

- Tenants:** Assess affordability as rents grow faster than inflation (e.g., 87.50% vs. 33.0% in 2024).
- Investors:** Confirm real estate as an inflation-hedging investment.
- Government:** Identify need for rent control or subsidies if rent growth significantly exceeds inflation.

Note: Inflation rates are estimates (13.2% in 2020, 17.0% in 2021, 18.9% in 2022, 24.7% in 2023, 33.0% in 2024–2025). Adjust with actual data if available.

Recommendations & Advisory to Stakeholders

From Silas Realty NG – Bonny Rent Insight 2020–2025

1. Review and Align Your Rent Pricing with Market Trends

If you're a landlord still charging 2020 prices, you're likely missing out on substantial income. Rents for Self Contain units have nearly tripled in 5 years, and newer properties attract premium tenants who are willing to pay more — especially in areas like Finima, Coconut Estate, and

NLNG Roundabout.

Now is the time to review your current pricing, compare with our insights, and adjust accordingly.

2. Invest Where the Data Shows Growth

Property prices have not increased equally across Bonny Island. Our data shows that areas close to infrastructure, security, and NLNG facilities have seen the highest rent appreciation.

If you're looking to build, renovate, or acquire property, **focus your efforts on proven high-yield zones** like Coconut Estate, Shell Gate, Finima, and Bonny Roundabout.

3. Renovate Old Properties — Especially in Strategic Locations

Old properties in central or coastal areas are underpriced only because of their condition. A modest renovation could increase your rent value by 25–40%, especially if you upgrade to a “New” standard.

Consider waterproofing, repainting, modern tiling, and lighting. The market rewards updated homes, particularly in flood-prone or high-traffic areas.

4. Leverage Rent Data for Smarter Property Management

Whether you're managing one house or a full estate, rent tracking is no longer optional. Use this report to guide:

- Yearly rent reviews
- Budget planning for upgrades
- Negotiation with tenants or service vendors

If you'd like help setting up a **custom rent tracking dashboard**, **Silas Realty NG can support you** with that.

5. Collaborate — Not Just Compete

Are you a landlord, investor, or estate developer? Use these insights to partner with others rather than operate in isolation.

Pool funds for infrastructure in emerging zones, or offer tenants coordinated services (like security or solar power) that justify premium rent.

6. Market With Intelligence, Not Guesswork

Let your rent price reflect your property's true value — and back it with data. Tenants are more confident paying higher rates when shown real insights:

“Rents in this area have risen 40% in 3 years. You’re still paying below market average.”

With our charts and visual tools, **you can negotiate from a position of knowledge.**

Final Word: Stay Ahead of the Curve

The Bonny Island rental market is evolving fast — driven by oil sector growth, land scarcity, and infrastructure upgrades.

If you want to remain competitive, **don’t guess — use the data.**

Let Silas Realty NG guide you through the next 5 years with precision, insights, and bold strategies.

Conclusion

Bonny Island’s rental market shows strong growth between **2020 and 2025**, with average rent increases from **20.49% to 43.59%** annually depending on property type and condition.

New properties in high-demand locations such as Coconut Estate, NLNG Roundabout, and Finima see the sharpest price increases.

Environmental and infrastructural factors strongly influence rent levels, especially in coastal and underdeveloped areas.

Bonny Island Rental Market Outlook (2025–2030)

Predictive Insight by Silas Realty NG

1. Projected Rent Growth (2025–2030)

Property Type	Old Property (2030 est.)	New Property (2030 est.)
Self Contain	₦700,000 – ₦800,000	₦900,000 – ₦1,000,000
1 Bedroom	₦1,200,000 – ₦1,500,000	₦1,800,000 – ₦2,200,000
2 Bedroom	₦2,000,000 – ₦2,400,000	₦2,800,000 – ₦3,500,000
3 Bedroom	₦2,800,000 – ₦3,500,000	₦4,000,000 – ₦5,000,000

These projections assume a compound annual growth rate (CAGR) of 12–18%, moderated by inflation and property supply constraints.

Key Drivers Behind the Growth

1. **Infrastructure Projects Maturing**
 - *Bonny-Bodo Road* and related upgrades will boost accessibility, raising property demand across inland and previously remote zones.
2. **Oil & Gas Sector Stability**
 - Continued expansion of **NLNG Train 7 and beyond** will attract more skilled labor and expatriates, increasing rental demand in premium areas.
3. **Urban Renewal Pressure**
 - Older areas will face pressure to renovate or be phased out, creating more “New” category listings that justify 2-year payment terms and higher rents.
4. **Climate Resilience Demands**
 - Flood-prone locations will require climate-smart housing; *eco-conscious design* may command premiums, especially for high-end tenants.
5. **Data & Tech Adoption**
 - Landlords and property managers who adopt data-driven pricing, digital payment systems, and maintenance tracking will dominate the market.

Potential Risks to Watch

- **Inflation Volatility:** Nigeria's macroeconomic conditions may distort affordability.
 - **Overpricing in Poor Zones:** Without infrastructure backing, pricing in underdeveloped areas may stagnate.
 - **Environmental Decline:** Coastal areas that ignore climate risk may face decreasing rental appeal.
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Silas Realty NG Advisory: 2025–2030 Strategy

"The next 5 years will reward proactive landlords and visionary investors."

Invest Now in strategic zones like Bonny Roundabout, NLNG Road, and Coconut Estate before values peak.

Renovate Now in Old Town and coastal fringes to transition stock into New category pricing.

Track the Data — landlords using data will win the pricing game, retain better tenants, and command respect.

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