



A Review of the Data Landscape in Nigeria's Housing Ecosystem



Centre for Affordable
Housing Finance
in Africa

A focus on the National Bureau of Statistics

Data is critical in the development of any sector. It informs policy decisions by government as well as investment decisions made by private sector participants including funders and developers. In light of this, the Data Agenda is core to the missions of CAHF, Reall and 71point4, which all look towards working housing finance markets in Africa. The Data Agenda seeks to identify and disseminate available data and encourage provision of additional data where data gaps exist, to support better investment decision making for affordable housing.

Together with central banks, **statistics bureaus** form the core of a country's data landscape, collecting and publishing a range of data in various ways. The data landscape of statistics bureaus typically includes data on building and construction (such as the number of approved residential building plans or value of capital invested in dwellings per year), prices of construction inputs, housing costs and rentals. Statistics bureaus also collect demographic data generated by nationally representative household or business surveys. These data are often summarized in a statistical abstract that is available for download from the statistical bureau's website.

The **National Bureau of Statistics (NBS)** plays this important data provision and curation role in Nigeria. The NBS was established as a body corporate and set out as an autonomous public authority responsible to the Presidency by the Statistics Act of 2007. This Act confirms the NBS as the main national agency responsible for the development and management of official statistics, the authoritative source and custodian of official statistics in Nigeria, with the following key functions:

- Co-ordinate the National Statistical System (NSS)
- Advise Federal, State and Local Government on matters relating to statistical development
- Develop and promote the use of statistical standards and methodologies in the NSS

- Collect, compile, analyse, interpret, publish, and disseminate statistical information.
- Develop and maintain a comprehensive national data bank by encouraging unit of line ministries & agencies to develop their sectorial data bank and forward to the NBS

The Statistics Act also sets out the establishment, objectives, and functions of the National Statistical System (NSS). The key objectives of the NSS are to raise public awareness about the importance and role of statistical information to society; to collect, process, analyse, and disseminate statistical data; and promote the use of best practice and international standards in the production, management, and dissemination of statistics.

A Call to Action

The NBS has a critical role to play in addressing key data gaps by collating and presenting public sector data relevant to housing. Key data gaps to focus on include:

- **Macroeconomic Data** - National accounts data for housing sector specifically (production accounts, input-output tables, supply and use tables (annual).
- **Household surveys** - Data on household housing characteristics (e.g., type of dwelling, tenure status, access to basic services, Annual household income distribution thresholds
- **Labour Surveys** - Data on formal and informal employment per sector/occupation
- **Housing production** - Data on building permit applications, building permit approvals, and building permit rejections.
- **Housing production** - Data on time taken to process various permits required for residential construction

About Nigeria's housing data landscape

A full report, "A Review of the Data Landscape in African Housing Ecosystems: Nigeria" — a joint initiative of the **Centre for Affordable Housing Finance in Africa**, **71point4** and **Reall**, interrogates the availability and quality of housing-relevant data required to populate a set of priority indicators that characterise activity along Nigeria's Housing Value Chain.

The review identified gaps in Nigeria's housing data landscape. To view the complete Data Landscape report and all the recommendations in detail, go to: <https://housingfinanceafrica.org/documents/a-review-of-the-data-landscape-in-african-housing-ecosystems-nigeria/>.

The Nigeria National Bureau of Statistics has a critical role to play in Nigeria's data landscape.

The NBS publishes demographic, socio-economic, and other economic statistics in a range of downloadable reports, or open data platforms available on its website.

Macroeconomic data

The NBS hosts a wide range of macroeconomic data in their e-library in the form of publications and excel spreadsheets. This data includes CPI and inflation, economic overview reports, international trade, business and finance data as well as GDP data.

Social and Demographic Data

The social and demographic data curated by the NBS can be used to garner detailed insights on the **demand side of housing markets**. Surveys typically include questions on materials used to construct dwellings, access to services, housing tenure, and household size. NBS has several social and demographic reports and datasets in their e-library. This includes Millennium and Sustainable Development Goal (MDG/SDG) reports, household surveys, gender and youth surveys, labour surveys, social and demographic statistics, and multiple indicator cluster surveys.

National Real Estate Data Collation Management Programme

In 2017, the CBN Statistics Department in collaboration with REDAN kick-started the inter-agency collaboration that gave birth to the NRE-DCMP (with 14 organizations). NBS's support towards the housing data platform includes collating and presenting public sector data relevant to housing.

Key NBS reports with useful data relevant to housing demand and impact of the sector on the broader economy include:

- Nigeria General Household Survey (GHS) Panel
- Nigeria Labour Force Survey Report
- Nigerian Living Standards Survey (NLSS)
- Nigerian Capital Importation report
- Sector summary reports-including real estate and construction, last released in 2012 .

A full list of NBS products can be found in their e-library: <https://nigerianstat.gov.ng/elibrary> .

Data can also be analysed and visualised from the NBS data warehouse: <https://nigerianstat.gov.ng/> and the Open Data Warehouse: <https://nigeria.opendataforafrica.org/>

Two gaps could usefully be filled by the NBS:

1. **The disaggregation of national accounts data to distinguish the gross fixed capital formation of residential dwellings as % of GDP, and the ratio of residential construction and rental sectors to GDP.**
2. **Income data:**
 - **Consumer Price Index (CPI) data by quintile or decile, presented with data on expenditure on housing, transport and services/utilities.**
 - **Household survey data by income segment, on levels of spending in housing, transport and services/utilities.**
 - **Income data for urban, rural areas and capital city.**

Key next steps

Nigeria has a rich administrative data landscape that can offer valuable insights on the state of the housing market. Much of this is locked in other databases or reports and would be usefully shared with a housing-specific purpose. There is an opportunity for the NBS to make **high value interventions that unlock, disseminate, disaggregate and gather data.**

Unlock	Disseminate	Disaggregate	Gather
NBS can extract and analyse household data to close data gaps	More frequent iterations of surveys (e.g. Social Accounting Matrix) and sector summary reports (Real Estate and Construction Report).	Make raw data available for household level analysis of income, housing circumstances, etc.	There maybe opportunities for the NBS to gather and publish building and construction data.

CAHF looks forward to the National Housing Data Centre becoming the home for the Housing Market Information Portal, which has to date been hosted by the NMRC. For more information, please contact David Chiwetu at CAHF – David@housingfinanceafrica.org