



ANALYSIS OF CHANGES IN RESIDENTIAL RENTAL VALUES ACROSS SELECTED RESIDENTIAL DENSITY ZONES IN AKURE, NIGERIA

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ABSTRACT

Purpose: This study analysed the trend in changes in residential rental values across selected residential density zones in Akure, Nigeria, between 2004 and 2024. The study examined rental value within low-, medium- and high-density residential neighbourhoods and evaluated variations in rental changes among selected residential property types within the study area.

Design/Methodology/Approach: The study employed primary data from the registered Estate Surveying and Valuation firms operating within the Akure metropolis. The study utilised descriptive statistics such as mean and trend analysis, and inferential statistics such as analysis of variance (ANOVA), and Tukey-Bonferroni test.

Findings: Changes in rental values of residential property across densities demonstrated an upward annual change across the density zones between 2004 and 2024, although the magnitude of change varied according to the neighbourhood density. The study found that there was statistically significant variation in rental values in low-and high-densities residential zones but insignificant rental variation in medium residential neighbourhoods.

Research Limitations/Implications: The study was limited to selected residential density zones within Akure and relied primarily on responses from registered Estate Surveying and Valuation firms. Limited to Alagbaka and Ijapo Estate representing low-density residential areas; Oke-Aro and FUTA South Gate axis representing medium-density residential areas; and Arakale, Oja-Oba and Isolo representing high-density residential neighbourhoods.

Practical Implications: Results showed that residential rental values in Akure have witnessed significant changes over the period due to urban expansion, changes in socio-economic conditions and increasing housing demands. The study recommends the expansion of housing infrastructure, increased investment in affordable housing, and the formulation of strategic urban policies.

Originality/Value: The study provides empirical evidence that rental changes are statistically significant in low- and high-density zones except in medium residential zone. Also, the rental values provide a substantial long-term residential rental-change across different residential density zones in Akure.

Keywords: Rental Values, Residential Density Zones, Housing Demand, Urbanisation, Akure.

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1.0 INTRODUCTION

Urbanisation is the development and growth of cities and towns. It is viewed not only in terms of individual cities but also as systems of cities, encompassing connections between urban locations and interactions between urban and rural locations (Kuddus, Tynan & McBryde, 2020). Urbanisation leads to the expansion of the physical size of the urban areas; be it horizontal growth, also called outward growth or urban sprawl involving the growth of a city into its surroundings in an unplanned and unbalanced way (UN-Habitat, 2020). In the countryside, low-density, poorly planned development patterns or through vertical countryside (Ma, Jiang & Zhang, 2022). The United Nations estimated that half the world's population will live in by 2050. By 2050, it is estimated that one-half of the world's population will be living in. The study by Kuddus, Tynan and McBryde, (2020), the majority of urban areas are at the end of 2008. This new influx of people, migrate towards the city, there needs to be somewhere to live and that's where the problem of shelter is raised.

Over the years, rents in Nigerian cities have been on an upward trend. According to Adepetu, Benshak, and Aliboh (2024), the rental values have witnessed most incremental changes since the end of the civil war. An escalating trend that has been large scale and significant concern to various governments of the country and has turned into a big issue. Among academics, professionals, social activists and the public, the topic of rental trends has been a matter of considerable debate, drawing the attention of politicians and other stakeholders (Ma *et al.*, 2022). Each of the various stakeholders in the rent movements are concerned with the movement of rents in real estate market. To the investor, rental income levels determine the profitability of investment property and rental, and there are two significant aspects of real estate measurement: capital value appreciation and cash flow investment performance (Aiyepada & Adedokun, 2025). For the tenant, rental movement affects business profitability and plays an important role in the business. It has an impact on cash flow projection for the consulting real estate managers and the size of their portfolio. Rental accommodation is also affected by rental movements (Adepetu *et al.*, 2024). Every kind of real estate is impacted by changes in rents, but these changes appear to be more obvious across densities due to difference in amenities and proximities to places. It is thus clear there is a need not only to analyses rental trends of residential but also to compare rental differentials across the residential densities.

Neighbourhood attributes influence values of real estate where functional amenities such as tarred road, electricity and groomed landscape exist have been responsible for rental differentials across the neighbourhoods (Olotuah, 2015; Adepetu *et al.*, 2024; Aiyepada & Adedokun, 2025). However, disamenities such as landfills, poor drainage systems and dysfunctional social infrastructure where they exist down slide the rental values of residential real estate investment (Aluko, 2011; Ochomma & Ekenta, 2024). Other Highlighted factors responsible for rental changes and differentials across the Nigerian cities include institutional and economic factors, location, complementary uses, competition amongst landlords and tenants, competition amongst and between uses, design, degree of obsolescence, accessibility, road network, relationship between landlord and tenants and negative externalities (Ma *et al.*, 2022). The real estate price index for residential rentals that underlies this work is comprised of changes in the rents of units occupied as tenanted dwellings special significance. The classification study was carried out and the rental value appraised and determines the different types of residential buildings. They are a category of houses which attracts and considers the means to acquiring properties in that category. The cardinality of the density zones in Akure are the principal tools used in attaining the target of this study. This study therefore contributes to existing literature by analysing changes in residential rental values across selected residential density zones in Akure between 2004 and 2024.

2.0 LITERATURE REVIEW

According to Olotuah and Taiwo (2015), while analysing the relationship between housing supply and demand across Nigerian cities noted that inadequate housing supply and increasing urban demand have intensified pressure on residential accommodation within Nigerian cities; a situation which has led to rising rental values and increasing housing affordability challenges. In a similar study by Obeng-Odoom (2013) argued that rapid population growth within African cities frequently inflates land and property prices without corresponding improvements in infrastructure and housing quality. As a result, rental growth patterns within urban centres are strongly influenced by the type of neighbourhood and the level of its infrastructural quality.

Akinyode and Oloyede (2019) while analysing the influence of location, accessibility and infrastructure on rental value of residential property within Nigerian cities. The result revealed that low-density residential areas were generally associated with planned neighbourhood layouts, lower concentration of population, better infrastructure and predominantly well-to-do residents with higher and stable-rising trend in property values. Abdullah, Abdullah and Muhammad (2019) analysed trends of residential properties rental values in Sabon-Tasha and Bakin-Ruwa using a 10-year rental value from 2001-2011 within the study period and also analysed the percentage changes in rental value of properties within the study areas. The change in the rental value of one room tenement, two-room, and three-bedroom in Sabon-Tasha from 2001-2011 were 77.1%, 63.9% and 90% respectively while the corresponding change in population over the period is 50.1%, while change in rental values of one room apartment, two-room and three bedroom in Bakin-Ruwa are 63.9%, 80.3% and 63.9% respectively at a corresponding change in population at 47.6%. The study established that demographic changes, greatly affect rental values of properties; both residential and commercial.

Okafor and Egolum (2021) analysed the rental values of residential properties in selected neighbourhoods (GRA, Ngozika estate, Udoka estate, Ifite-Awka) in Awka so as to identify the variations in them vis-à-vis the neighbourhoods' characteristics within the period 2011 to 2020. The research methodology adopted was survey research. Respondents in the study comprised Estate Surveyors and Valuers practising in Awka for the past ten years. Data collected were presented and analysed with tables, charts and two-way ANOVA. Time series graph was used to present the trends of rental values of the 3-bedroom flat accommodations from 2011 to 2020. The study discovered that there are variations in the rental values of three-bedroom flat among the neighbourhoods with Ngozika Estate having the highest rental value and Ifite-Awka having the lowest.

Odunnaike, and Olagoke-Salami, (2023) analysed mixed residential developments occupied predominantly by middle-income households in selected neighbourhoods in Abeokuta Ogun State. The results revealed that rental values within medium-density areas are generally moderate relative to low-density neighbourhoods, although values often increase significantly where accessibility and infrastructure improve. Adepetu, Benshak, and Aliboh (2024) investigated the changing residential rental values in Rantya-Gyel from 2009 to 2019. The study hypothesised that residential rental values have witnessed significant increases, that the increases were demand-driven, and that the type of accommodation demanded by tenants was influenced by their demographic and socio-economic status. The chi-square and analysis of variance (F-ratio) techniques were employed in testing the hypotheses. The study found that the rent of different categories of accommodation had gone up by more than threefold and most of the tenants (Christians) came from Jos North. Aiyepada & Adedokun (2025) examined how improved accessibility influences rental value appreciation in a rapidly urbanising environment. A mixed-methods approach was adopted, combining descriptive, longitudinal, and trend analysis designs. A total of 1,846 residential properties within a 10-metre buffer of the bypass were identified, from which 320 properties across eight neighbourhoods were sampled using stratified random sampling. Data analysis employed statistical tools such as frequency

distribution, mean item scores, time-series analysis, ANOVA, and Spearman rank correlation. Results show significant rental growth over the 10-year period: tenements increased from ₦12,000 to ₦40,000, self-contained units from ₦30,000 to ₦120,000, and duplexes from ₦0 to ₦1,000,000. Abdulkareem and Alonge (2026) investigated the rental value dynamics of residential properties across low-, medium- and high-density neighbourhoods specifically Fadikpe, Tundun Fulani, and Bosso Estate, respectively in Minna, Nigeria, for the period 2013–2025. The study employed two-way analysis of variance (ANOVA) to test for statistically significant variations in rental values across different property types and neighbourhood densities. Findings indicated a sustained increase in demand for rental housing in Minna, exerting significant upward pressure on rental values for all residential categories. The study further confirmed statistically significant variations in rental values across the studied density zones.

The reviewed literature suggests that residential rental values vary across the different residential density zones due to differences in population pressure, infrastructural quality and accessibility. Therefore, looking at the foregoing studies, there is a need to analyse the residential property value differentials in Akure in order to contribute to the existing body of knowledge about the residential property market in the study area. Therefore, this study is an exploratory research intended to seek knowledge about the rental changes in residential property in Akure with a view to determining the significance of variation in rental-change differentials across the densities.

3.0 RESEARCH METHODOLOGY

A total of twenty-five (25) questionnaires were administered to 25 practicing Estate Surveying and Valuation firms in Akure (NIEVS Directory, 2025) using census sampling technique. A total number 19 questionnaires were retrieved and analysed for the study. The study employed descriptive trend analysis of rental changes in residential property values across the densities and analysis of variance (ANOVA) to analyse the significance of rental-change differentials across the study areas.

Selected residential neighbourhoods examined in the study included Alagbaka and Ijapo Estate representing low-density residential areas; Oke-Aro and FUTA South Gate axis representing medium-density residential areas; and Arakale, Oja-Oba and Isolo representing high-density residential neighbourhoods. These areas were selected to capture the differences in residential rental values across different residential density zones within the metropolis.

4.0 RESULTS AND DISCUSSION

Characteristics of Respondents

A total of twenty-five (25) questionnaires were administered to practising Estate Surveyors and Valuers within Akure metropolis, out of which nineteen (19) valid responses were retrieved and used for analysis, representing a response rate of 76%. The respondents comprised registered and experienced real estate professionals actively involved in property valuation, management and residential market transactions within the study area.

4.1 Trends in Residential Rental Values Across Residential Density Zones

The findings revealed substantial increases in residential rental values across all residential density zones in Akure between 2004 and 2024. Rental growth patterns varied according to neighbourhood characteristics, property types and residential demand patterns within the study area.

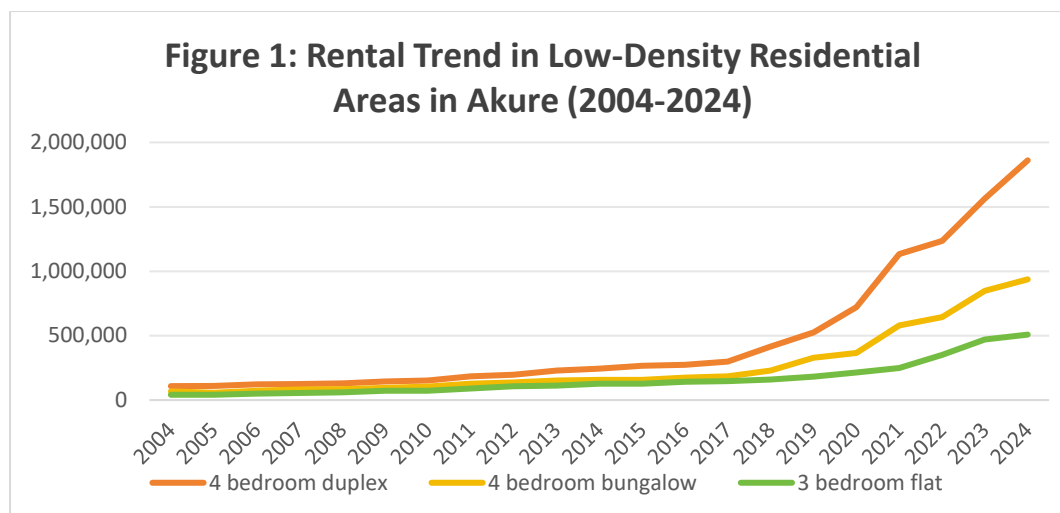
Table 1: Comparative Residential Rental Trends across Selected Residential Density Zones in Akure (2004–2024)

Property Type	Density	Mean Rent	Mean Rent	Absolute	Percentage
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	Zone	(2004) ₦	(2024) ₦	Increase (₦)	Increase (%)
4-Bedroom Duplex	Low Density	108,333	1,861,052	1,752,719	1618
4-Bedroom Bungalow	Low Density	66,578	937,105	870,527	1308
3-Bedroom Flat	Low Density	41,263	508,157	466,894	1132
3-Bedroom Flat	Medium Density	35,631	273,789	238,158	668
2-Bedroom Flat	Medium Density	25,842	197,789	171,947	665
Tenement building	High Density	10,210	51,736	41,526	407
Self-contained apartment	High Density	12,026	78,473	66,447	553
3-Bedroom Flat	High Density	24,631	154,894	130,263	529
2-Bedroom Flat	High Density	18,978	117,578	98,600	520
1-Bedroom Flat	High Density	14,505	68,684	54,179	374

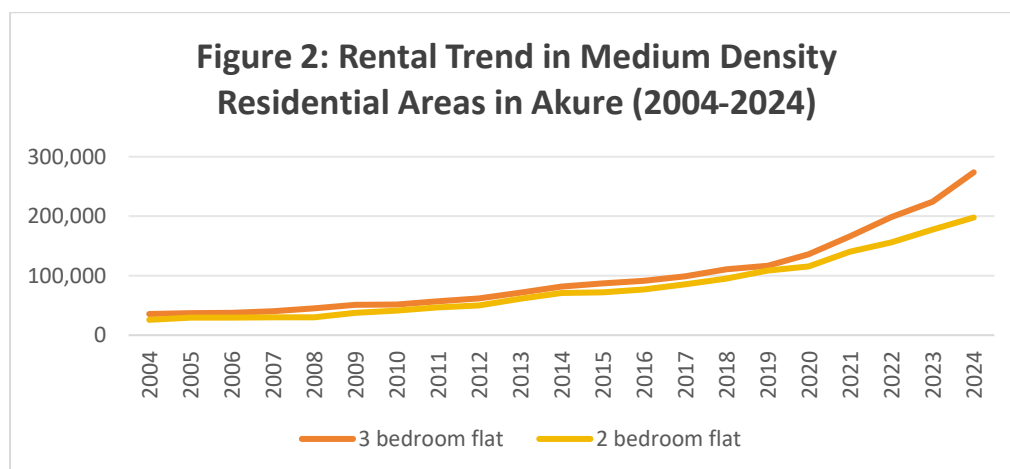
Source: Field Survey, 2026

The results presented in Table 1 in residential rental values across all residential density zones in Akure between 2004 and 2024. Low-density residential neighbourhoods consistently maintained the highest rental values throughout the period examined. As shown in Figure 1, the rental value of four-bedroom duplexes increased from ₦108,333 in 2004 to ₦1,861,052 in 2024, representing the highest rental escalation among all the residential property categories analysed. Four-bedroom bungalows and three-bedroom flats within low-density neighbourhoods also experienced marked increases in rental values during the same period. The dominance of low-density residential areas may be linked to superior infrastructure, planned neighbourhood layouts, improved accessibility and the concentration of relatively high-income residents within areas such as Alagbaka and Ijapo Estate. These neighbourhoods are generally characterised by better road networks, lower congestion levels and improved environmental quality, thereby making them more attractive to higher-income households seeking premium residential accommodation.



Source: Field Survey, 2026

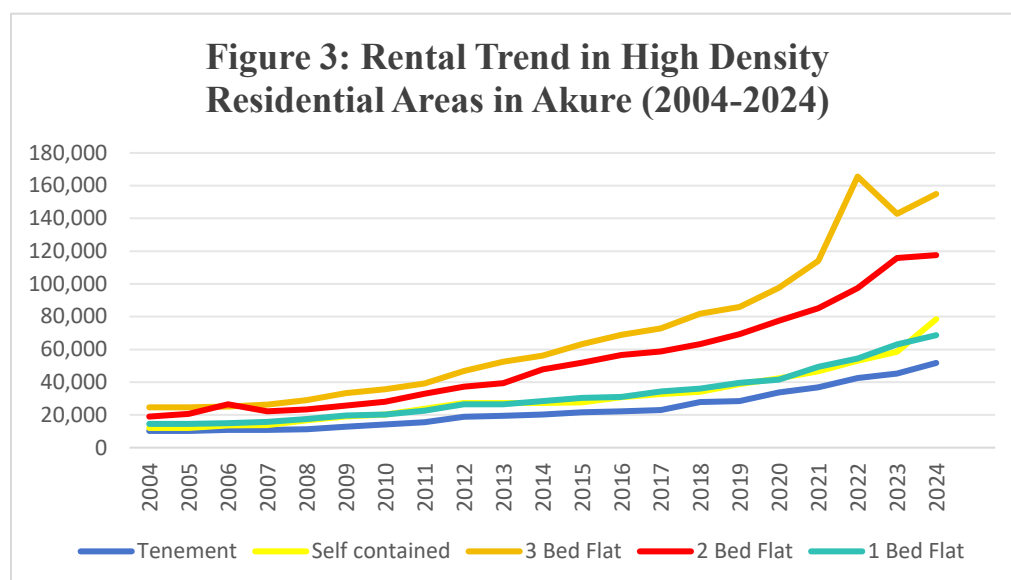
The trend observed in Figure 1 further indicates that rental growth within low-density neighbourhoods became considerably sharper after 2018. This pattern may reflect increasing urban expansion, rising land values and growing demand for residential properties within strategically located and well-planned neighbourhoods in Akure. The rapid escalation observed after 2020 may also be associated with rising inflation, increasing construction costs and broader economic pressures affecting the Nigerian housing sector. This finding supports Akinyode and Oloyede (2019), who established that infrastructural quality, accessibility and neighbourhood characteristics significantly influence residential property values within Nigerian urban centres.



Source: Field Survey, 2026

Medium-density residential areas also recorded notable increases in rental values over the study period. Figure 2 shows that the rental value of medium-density three-bedroom flats increased from ₦35,631 in 2004 to ₦273,789 in 2024, while two-bedroom flats increased from ₦25,842 to ₦197,789 during the same period. Although the rate of increase within medium-density neighbourhoods was relatively lower than that of low-density areas, the upward trend remained consistent throughout the study period. This steady growth pattern may be associated with increasing housing demand among middle-income earners who are unable to afford accommodation within low-density neighbourhoods but still seek relatively accessible and organised residential environments.

The noticeable increase in medium-density rental values after 2020 may further suggest increasing pressure on urban housing supply within Akure. As rental values within low-density areas became increasingly unaffordable to many households, medium-density neighbourhoods likely became more attractive alternatives due to their relative affordability and proximity to commercial and educational activities.



Source: Field Survey, 2026

Figure 3 further demonstrates that high-density residential neighbourhoods also experienced continuous rental increases despite maintaining comparatively lower rental levels throughout the study period. Among the high-density property categories, three-bedroom flats recorded the highest rental values, increasing from ₦24,631 in 2004 to ₦154,894 in 2024. Self-contained apartments, one-bedroom flats and tenement buildings also showed steady increases over the period examined. Although high-density neighbourhoods are generally characterised by higher population concentration, infrastructural deficiencies and lower environmental quality, the persistent increase in rental values suggests sustained demand for relatively affordable residential accommodation within the city.

The increase in rental values within high-density neighbourhoods may also reflect increasing rural-urban migration, population concentration and worsening pressure on affordable housing within Akure. This finding corroborates Olotuah (2015), who argued that rapid urban population growth within Nigerian cities places significant pressure on available housing stock, thereby contributing to persistent increases in residential rental values.

Table 2 Analysis of Variance in Rental Values of Residential Rental Values in Low Density Areas

	Sum of Squares	df	Mean Square	F	Sig.
Between Groups	1097616345873.4	2	548808172936.714	4.604	.014
Within Groups	7152817654449.4	60	119213627574.157		
Total	8250434000322.8	62			

Source: Field Survey, 2026

The analysis of variance in rental values of residential properties is presented in Table 2. The result revealed that the f-statistics at 4.604 was statistically significant at 0.05 (p-value <0.05). The result further implies that there is statistically significant difference in rental values of 4B/R and 3B/R residential properties within low density residential market in Akure. The result further indicates there is no difference in the quality of housing amenities across residential properties in low density areas that could have caused a significant difference in rental values. Therefore, the area that constitutes the bulk of difference can be determined using post-hoc test (HSD -Tukey Bonferroni test).

Table 3 HSD (Tukey Bonferroni test) of Significance Difference in Low Density Areas

	(I) Variable	(J) Variable	Mean Difference (I-J)		Sig.	95% Confidence Interval	
				Std. Error		Lower Bound	Upper Bound
Bonferroni (0.05)	4-Duplex	4-Bungalow	212023.285 71	106553.642 91	.154	- 50413.3482	474459.919 6
		3-Flat	317401.714 29	106553.642 91	.013	54965.0804	579838.348 2
	4-Bungalow	4-Duplex	- 212023.285 7	106553.642 91	.154	- 474459.919 6	50413.3482
		3-Flat	105378.428 57	106553.642 91	.980	- 157058.205 3	367815.062 5
	3-Flat	4-Duplex	- 317401.714 2	106553.642 91	.013	- 579838.348 2	- 54965.0804
		4-Bungalow	- 105378.428 5	106553.642 91	.980	- 367815.062 5	157058.205 3

*. The mean difference is significant at the 0.05 level.

The result of Bonferroni test and Honesty Significance Difference (HSD-Tukey) is presented in Table 3. Bonferroni test showed that Bonferroni alpha at 0.05 indicating a p-value above 0.05 is considered insignificant while a p-value below 0.05 is considered statistically significant. Based on Bonferroni test, there is statistically significant difference between 4-BR Duplex and 3-B/R flat at 0.05 level of significant at 5% significance level (p-value < 0.05). There is no statistically significant difference in rental values between 4-B/R Duplex and 4-B/R Bungalow; and, 3-B/R flat and 4-B/R Bungalow at 5% (p-value > 0.05). These results imply that the bulk of significant difference in rental values can be found between 4-BR Duplex and 3-B/R flat, but not between 4-B/R Duplex and 4-B/R Bungalow; and, 3-B/R flat and 4-B/R Bungalow.

Table 4 Analysis of Variance in Rental Values of Residential Rental Values in Medium Density Area

	Sum of Squares	df	Mean Square	F	Sig.
Between Groups	3728285403.429	1	3728285403.429	1.040	.314
Within Groups	143422711027.048	40	3585567775.676		
Total	147150996430.476	41			

Source: Field Survey, 2026.

The analysis of variance in rental values of residential properties in medium density area is presented in Table 4. The result revealed that the f-statistics at 1.040 was not statistically significant at 0.05 (p-value > 0.05). The result further implies that there is no statistically significant difference in rental values of 3B/R flat and 3B/R bungalow within low density residential market in Akure. The result further indicates there is difference in the quality of housing amenities provided and proximity to places between 3B/R flat and 3B/R bungalow in medium density residential neighbourhood.

Table 5 Analysis of Variance in Rental Values of Residential Rental Values in High density Area

	Sum of Squares	df	Mean Square	F	Sig.
Between Groups	29465860010.438	4	7366465002.610	10.209	.000
Within Groups	72159416802.952	100	721594168.030		
Total	101625276813.390	104			

Source: Field Survey, 2026

The analysis of variance in rental values of residential properties in high density is presented in Table 5. The result revealed that the f-statistics at 4.604 was statistically significant at 0.05 (p-value < 0.05). The result further implies that there is statistically significant difference in rental values of residential properties within high density residential market in Akure. The result further indicates there is no difference in the quality of housing amenities across residential properties in high density areas that could have caused a significant difference in rental values.

Table 6 HSD (Tukey Bonferroni test) of Significance Difference in High density Area

						95% Confidence Interval	
(I) variable	(J) variable	Mean Difference (I-J)	Std. Error	Sig.	Lower Bound	Upper Bound	
Bonferro ni (0.05)	Tenement	Self-contained	-8002.95238	8289.94898	0.960	-31800.5071	15794.6023
		2-Bedroom	-45409.76190*	8289.94898	.000	-69207.3166	-21612.2072
		3-Bedroom	-29903.04762*	8289.94898	.005	-53700.6023	-6105.4929
		1-bedroom	-8672.19048	8289.94898	0.960	-32469.7451	15125.3642
	Self-contained	Tenement	8002.95238	8289.94898	0.960	-15794.6023	31800.5071
		2-Bedroom	-37406.80952*	8289.94898	.000	-61204.3642	-13609.2549
		3-Bedroom	-21900.09524	8289.94898	.096	-45697.6499	1897.4594
		1-bedroom	-669.23810	8289.94898	0.960	-24466.7928	23128.3166
	2-Bedroom	Tenement	45409.76190*	8289.94898	.000	21612.2072	69207.3166
		Self-contained	37406.80952*	8289.94898	.000	13609.2549	61204.3642
		3-Bedroom	15506.71429	8289.94898	.643	-8290.8404	39304.2690
		1-bedroom	36737.57143*	8289.94898	.000	12940.0168	60535.1261
	3-Bedroom	Tenement	29903.04762*	8289.94898	.005	6105.4929	53700.6023
		Self-contained	21900.09524	8289.94898	.096	-1897.4594	45697.6499
		2-Bedroom	-15506.71429	8289.94898	.643	-39304.2690	8290.8404
		1-bedroom	21230.85714	8289.94898	.119	-2566.6975	45028.4118
	1-bedroom	Tenement	8672.19048	8289.94898	0.960	-15125.3642	32469.7451

	Self-contained	669.23810	8289.948 98	0.960	- 23128.316 6	24466.792 8
	2-Bedroom	- 36737.5714 3*	8289.948 98	.000	- 60535.126 1	- 12940.016 8
	3-Bedroom	- 21230.8571 4	8289.948 98	.119	- 45028.411 8	2566.6975

*. The mean difference is significant at the 0.05 level.

The result of Bonferroni test and Honesty Significance Difference (HSD-Tukey) is presented in Table 6. Bonferroni test showed that Bonferroni alpha at 0.05 indicating a p-value above 0.05 is considered insignificant while a p-value below 0.05 is considered statistically significant. Based on Bonferroni test, there is statistically significant difference between Tenement, 2-BR and 3-B/R bungalow; and, self-contain and 2B/R bungalow; and 1B/R and 2B/R at 0.05 level of significant at 5% significance level (p-value < 0.05). There is no statistically significant difference in rental values between 1-d 1B/R and Tenement; 1B/R and 3B/R; 3B/R and self-contained; 3B/R and 2B/R Bungalow at 5% (p-value > 0.05). These results imply that the bulk of significant difference in rental values can be found between Tenement and 2-BR; and, Tenement and 3-B/R bungalow; self-contain and 2B/R bungalow; and, 1B/R and 2B/R bungalow.

5.0 DISCUSSION OF FINDINGS AND CONCLUSION

The analysis of changes in rental values of residential property across densities has demonstrated an evidence of upward annual changes across the density zones between 2004 and 2024, although the magnitude of change varied according to the neighbourhood density, and this finding is consistent with Odunnaïke and Olagoke-Salami, 2023; Adepetu et al., 2024; Abdulkareem and Alonge, (2026) where there is evidence upward rental changes across residential density zone. According to Ma et al., (2022); and Adepetu et al., (2024) stated upward changes in rental values across densities have been attributed to differences in quality of locational proximity, complementary uses, accessibility to places and amenities.

The study also found the evidence that showed statistically significant variation in rental values in low and high densities residential zones, and this finding is in line with Okafor and Egolum (2021) and, Abdulkareem and Alonge, (2026) where there was evidence statistically significant variation in rental changes across the residential zones. However, the study further found the evidence that showed insignificant variation in rental values in medium density residential zone and this finding was contrary to Okafor and Egolum (2021); and, Abdulkareem and Alonge, (2026). According to Ma et al. (2022); Odunnaïke, and Olagoke-Salami, 2023; and Adepetu et al., (2024) have associated rental differentials across the residential density zones to difference in quality housing amenities across the residential neighbourhoods.

The study therefore understood that housing rents increased considerably across low-, medium- and high-density residential neighbourhoods, although the magnitude and pattern of increase differed among property categories and neighbourhood types especially in low- and high-density zones. Low-density residential areas consistently maintained the highest rental levels throughout the period examined, particularly for four-bedroom duplexes and bungalows. This reflects the strong influence of infrastructural quality, neighbourhood planning, accessibility and environmental conditions on urban rental patterns within Akure. Medium-density neighbourhoods also experienced rental changes but insignificant variation residential properties, indicating rising housing demand among middle-income households seeking relatively accessible and organised residential environments. High-density residential areas similarly witnessed persistent rent increases despite their comparatively lower rental levels, suggesting intensified pressure on affordable urban housing within the city. The study noted that rental values within Akure have changed significantly over the past two decades, especially in low- and high-density areas due to sustained urban growth and mounting pressure on housing supply. The study contributes to existing literature by providing empirical evidence on long-term rental variations across residential density zones within a rapidly growing, medium-sized Akure metropolis.

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