Kaduna State University Environmental Science Journal (KESJ)
Website: *https://kesj.org.ng* ***ISSN:*** *2734-2751*

Volume 5, Issue 2, December 2025
DOI: https://doi.org/10.66884/kesj.2025.xrbblz6e

SMART CITY TECHNOLOGIES AND REAL ESTATE PRICINGS IN ABUJA, NIGERIA: A HEDONIC PRICING APPROACH **Jamiu K. SAKARIYAU[1], Oluwatunmise S. MORADEYO[2], Taiwo Q. YUSUFF[3], Chunyi DIBI[4] and Rasheed O. ALAO[5]**

[1]Department of Estate Management, University of Abuja, Abuja. Nigeria.
[2]Department of Estate Management and Valuation, The Polytechnic, Ibadan, Oyo State, Nigeria.
[3]Research Units, Leptons Multi Concept Limited, FCT, Abuja. Nigeria. [4] Emmanuel Sololeke Consulting Jos, Plateau State, Nigeria.
[5]Department of Estate Management, University of Ilorin, Nigeria.

Corresponding author's email address: moradeyo.oluwatunmise@polyibadan.edu.ng

ABSTRACT

Purpose: *Limited empirical evidence exists on the effects of smart technologies on property values in African cities. This study investigates how smart city initiatives influence real estate development and property pricing in Abuja, Nigeria's Federal Capital Territory, using a hedonic pricing regression model.*

Design/methodology/approach: *To achieve this aim, using a hedonic pricing regression model. The analysis utilized 1,247 property transactions and associated market data from 2020–2024. Primary data were obtained from consultations with Abuja Geographic Information Systems (AGIS) officials and real estate developers, while secondary data were sourced from major Nigerian property portals. Key smart city indicators including smart building features, digital connectivity, and proximity to technology-driven urban projects were incorporated into the model.*

Findings: *Findings show that smart city attributes affect property values: properties with smart features command higher prices, areas with stronger digital connectivity appreciate faster, and proximity to major smart city projects is linked to increased market values. The findings highlight how smart city technologies enhance property values and urban competitiveness. Improvements in Abuja's global smart city ranking aligned with positive shifts in residential pricing.*

Research limitations/Implications*: The study is mostly based on official property transaction data that may not capture Abuja's informal or off-market dealings, resulting in potential market representation bias. The smart city indicators employed were limited to what was locally published between 2020 and 2024, which excluded dimensions like IoT systems and environmental sensors. study is one of the first empirical evaluations of how smart city projects affect property values in Abuja and Nigeria as a whole. It provides data-driven evidence that links advances in smart city development to demonstrable changes in residential property prices.*

Practical implications: *The developers should add energy-efficient, secure, and interconnected smart technologies to residential and commercial projects for real value premiums. Consider grouping developments near technologically advanced facilities to increase sales appeal and urban efficiency.*

Originality/value: *The study provides empirical evidence on how smart city efforts effect real estate development and property values in an African context, specifically Abuja, Nigeria.*

Keywords: *Smart City Technologies, Residential Property Values, Hedonic Pricing Model, Abuja, Nigeria*

[1] Email: kesj@kasu.edu.ng

1.0 INTRODUCTION

The growing urbanization of African cities creates both fundamental challenges and revolutionary potential for sustainable development and resilience in cities. Among these cities, Abuja, the Federal Capital Territory of Nigeria, stands out as a prime illustration of the continent's evolving urban landscape (Bashir, et al., 2021). Despite rapid urbanization, the effect of smart city technologies on property values in Nigeria remains empirically untested (Zhang & Liu, 2021). As Nigeria continues to have one of the worlds fastest urban growth rates, the constraints on infrastructure, housing, and urban government have increased. According to Abubakar and Aina (2019), Abuja exemplifies the dynamics of a rapidly expanding metropolis in which population expansion, infrastructure demand, and land speculation all combine to generate an evolving urban form.

Smart city initiatives have gained international recognition as a strategic strategy to regulating urban expansion to cater to the complex demands of contemporary urban life (Masik, Saga & Scott, 2021). In general, smart cities use digital and information technologies including data analytics, artificial intelligence (AI), the Internet of Things (IoT), and intelligent infrastructure systems to improve service delivery, increase sustainability, and improve urban life quality. According to Angelidou et al. (2018), integrating smart technologies into urban management presents fresh chances for social inclusion, economic productivity and environmental efficiency. Cities are now dynamic, data-driven ecosystems that affect how people live, travel, work, and invest rather than just being geographical locations (Masik et al., 2021).

The real estate industry in Abuja has grown significantly in recent years, especially in the residential sector. According to estimates, the city's property values will rise by about 7% by 2024, mostly due to improvements in infrastructure, population expansion, and the growing popularity of digital real estate options (Aihie, 2019). Property preferences and investment choices are being progressively impacted by the incorporation of smart technology into residential complexes, including smart meters, automated homes, fingerprint access control, and intelligent transportation systems (Qayyum, Jamil & Ali, 2023). Abuja remains trail its regional counterparts in terms of smart city maturity, notwithstanding recent advancements (Garwe & Thondhlana, 2021). Globally, research has shown that smart city initiatives can influence real estate values. In Europe, energy-efficient buildings and intelligent transportation infrastructure have been found to increase neighborhood appeal and residential property prices (Angelidou et al., 2018). In rapidly urbanizing Asian cities such as Seoul, Singapore, and Pune, proximity to smart infrastructure including smart grids and digital transit networks has been shown to boost investor confidence and raise home values; in Pune, metro line expansions increased nearby property prices by over 45% (Tan & Taeihagh, 2020). Early smart city projects in Africa, such as Tatu City and Konza Technopolis in Kenya, have also demonstrated that integrated smart infrastructure can shape urban planning, influence investor decisions, and affect land values (Guma & Monstadt, 2021). However, no empirical study has examined how smart city technologies influence residential property pricing in Abuja.

Despite these global insights, African cities have generally made limited progress on the Smart City Index. Cairo and Rabat rank 117th and 123rd. while Nigeria's leading cities Abuja and Lagos rank 133rd and 135th, highlighting the need for stronger institutional and regulatory support to accelerate adoption. In Nigeria, the impact of smart city technologies on residential property pricing remains largely unexplored (Essien & Jesse, 2024). Most international studies focus on infrastructure-driven effects, such as new metro stations (Foster et al., 2023), with limited attention to other smart technologies, including IoT-enabled security or BIM-based building management (Altohami et al., 2021). In Africa, very few studies have systematically examined how smart features affect home prices (Bhanye et al., 2024). While ICT's general impact on urban development has been discussed, the implications for specific submarkets, such as residential property, are under-researched (Aihie, 2019). To address this gap, this study investigates the effects of smart city technologies on residential property prices in Abuja. Specifically, it seeks to answer the following research questions:

1. How do smart city initiatives influence property prices in Abuja?
2. Which categories of smart city technologies have the greatest impact on real estate values?
3. What has been the trend in annual property appreciation in Abuja over the past four years?

This study addresses a critical knowledge gap by examining how smart city technologies influence property pricing in Abuja's rapidly evolving real estate market. This study contributes empirical evidence on smart city–property value dynamics in sub-Saharan Africa and informs policy for inclusive urban development. As Nigeria's tech sector and urban development converge, demand for tech-enabled homes is rising, yet little is known about the pricing effects of these innovations. While smart city impacts on real estate are well documented in affluent economies, evidence from West Africa is scarce. By focusing on Abuja, this study situates local experiences within global debates on smart urbanism and provides insights for policymakers, developers, investors, and urban planners seeking to understand and leverage technology-driven shifts in housing markets, urban investment, and infrastructure planning.

2.0 LITERATURE REVIEW

This study begins by examining prior conceptual and empirical research on the relationship between smart city technologies and property values. The review highlights global evidence from Previous Studies on Smart City, Hedonic Price Model in Pricing Real Estate, and theoretical framework.

2.1 Previous Studies on Smart City

Smart cities are a rapidly evolving notion that is altering urban dynamics in the twenty-first century. By leveraging advanced technology and data analytics, smart cities improve infrastructure and service efficiency, foster sustainable economic growth, and improve the quality of life for their citizens (Alakoum & Nica, 2024). In order to create a networked and intelligent urban environment, smart cities incorporate a variety of sectors, including leadership, education, healthcare, energy, and transportation. Over the past 20 years, there has been a considerable evolution in the scholarly discourse around smart cities. Yigitcanlar et al. (2018) discovered that the current body of research has failed to sufficiently define the concept of a smart city. Yet the majority of current conceptual frameworks don't do much to further our comprehension of the idea of a smart city. Both theoretical advancement and real-world application are hampered by this definitional ambiguity.

The relationship between smart city initiatives and real estate markets is gaining attention as urban technology adoption picks up speed, Al-Rimawi and Nadler, 2025 maintained that Smart city initiatives have a substantial impact on real estate demand due to their improved quality of life, stateofthe-art infrastructure, and focus on future-ready developments. The demand for residential and commercial real estate rises as a result of these cities' attraction to individuals and businesses seeking sustainability, efficiency, and connectivity.

By attracting investments in high-tech and green industries, smart cities develop become hubs for innovation and economic expansion (Al-Rimawi & Nadler, 2025). The development of intelligent buildings and infrastructure stimulates the local economy, creates jobs, and attracts qualified workers, all of which raise the city's standing abroad. Additionally, local governments receive a substantial amount of revenue from the increase in property prices associated with smart city programs, which they can utilize to finance new smart technology and urban improvements (Alakoum & Nica, 2024).

While early studies on smart cities emphasized definitional ambiguity, more recent research has shifted toward examining the economic implications of smart city features. Information technologies can both concentrate and disperse economic activity, according to Glaeser and Kahn (2010). Building on this, Moretti (2012) highlighted how innovation hubs and smart city investments generate localized economic benefits, often reflected in higher property values.

Empirical evidence on intelligent transportation systems shows mixed results. For instance, Martinez et al. (2021) found 2–4% property value increases near smart parking systems in Barcelona, whereas Chen and Wu (2019) reported 3–7% premiums near optimized intersections in Shanghai. In Toronto, Thompson et al. (2022) observed that affluent districts benefited more than lower-income neighbourhoods, while Johnson and Smith (2020) found no significant pricing effects in Seattle. Similar patterns have been reported in European cities such as Stockholm and Lyon (Andersson et al., 2020; Dubois & Martin, 2021), and in Seoul, Lee and Park (2021) documented 8–12% property premiums near smart bus stations. Smart grid and broadband technologies have generally shown more modest effects. Schneider et al. (2020) observed 4–8% premiums in German cities, while Kolko (2012) reported that broadband access was associated with 6–7% higher property values. Liu et al. (2021) found that fibre optic networks in Chinese city centres generated 5–15% premiums, and preliminary data from South Korea suggest that 5G access could contribute 2–5% surcharges on property values (Anderson & Jones, 2022). Despite these findings, isolating the impact of specific smart technologies from broader urban improvements remains a persistent challenge in Abuja.

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2.2 Hedonic Price Model in Pricing Real Estate

The hedonic pricing model has been the most often used method in real estate research to analyse the variables that affect property value (Sakariyau et al., 2025). Real estate scholars have tended to focus on the "explanatory" rather than the "predictive" aspects of the Hedonic Pricing Model (HPM) approach, despite the fact that it has been widely employed in the business for property evaluation. The theoretical underpinnings of hedonic pricing are Lancaster's consumer theory and Rosen's market equilibrium model (Abidoye & Chan, 2018). Real estate research has made substantial use of the hedonic price model, which was developed from Rosen's (1974) theoretical model and Lancaster's (1966) consumer theory. By breaking down property values into their component features, this method enables researchers to quantify specific technological premiums (Abidoye & Chan, 2018). “In this study, the (HPM) Hedonic Price Model is applied to quantify how smart city features such as fiber connectivity and security systems affect Abuja’s residential property values. Applications of hedonic pricing in Nigeria have been modest at first and are expanding. In 1986, HPM was first applied in Nigeria. The number of annual releases has varied since then. However, a significant number of articles have been published after 2010 (Abidoye & Chan, 2021).

2.3 Theoretical Framework

Hedonic pricing models, which break down property values into their component features, provide the theoretical underpinnings for comprehending how smart cities affect real estate prices. According to Rosen (1974), the capitalization of amenities and disamenities into market values is reflected in property prices. This paradigm was recently broadened to incorporate digital amenities and technological infrastructure as value-determining elements by Kim et al. (2020) and Zhang and Liu (2021). The degree to which each aspect influences the property's market price is estimated using the hedonic pricing model. If non-environmental elements are kept constant when running this kind of model, any price variances that remain will reflect variations in the external environment of the good. The theoretical model follows Rosen's (1974) equilibrium framework, where property prices (P) are determined by structural characteristics (S), neighbourhood attributes (N), and locational factors (L), extended to include smart city variables (SC):

$$P = f(S, N, L, SC, \varepsilon)$$

Where SC encompasses digital infrastructure quality, smart building features.

Hedonic pricing theory (Rosen, 1974) explains that property price (P) is a function of several bundled characteristics that buyers evaluate simultaneously. In this study, the model is expanded to include smart city variables, reflecting modern amenities and digital infrastructure that now influence housing markets.

The conceptual relationship is based on the idea that:

- Structural features (S) describe the physical characteristics of the property.
- Neighborhood factors (N) capture the social and environmental quality around the property.

- Location (L) describes spatial accessibility and connectivity.
- Smart city variables (SC) incorporate digital infrastructure, smart building technologies, and ICT-enabled services.
- All these combine to determine Property Price (P). Mathematically, as adapted from Rosen (1974):

P = f(S, N, L, SC, ε) Where ε represents random error.

Explanation of the Conceptual Flow Model / Diagram

The conceptual model depicts how property prices are influenced through a hierarchical process. Structural elements make the most significant contribution to the baseline property quality. These qualities function within neighbourhood circumstances, which are incorporated in broader regional attributes. Smart city factors build on traditional determinants by incorporating digital infrastructure and technologically enabled services that increase property appeal. The cumulative influence of all of these variables eventually decides the property price (P).

Rosen (1974) stated that the following are the assumptions and limitations of HPM: buyers and sellers have extensive knowledge about all property features and value them reasonably. In practice, information asymmetry, limited rationality, and undetected quality differences frequently influence how properties are viewed and priced. The model is predicated on the existence of an economic equilibrium in which prices properly capture the worth of all facilities and disamenities. However, property markets, particularly in developing countries, can encounter disequilibrium due to governmental distortions, inadequate rivalry, or fast urban transformation. HPM implies that individual property features affect price both separately and additively. This oversimplifies conditions where attributes interact (e.g., smart technology and neighbourhood quality), or where the marginal value of an attribute depends on the presence or level of another.

3.0 METHODOLOGY

In this study, a quantitative cross-section correlational research design was employed. This design is ideal since the primary purpose was to empirically study the statistical relationships between smart city features and real estate values at any particular time (Lu, Chen, & Yu, 2019). In accordance with the principles of the hedonic pricing model, the cross-sectional correlational framework enables the simultaneous evaluation of several property, neighbourhood and technological parameters (Mweshi & Sakyi, 2020). The questionnaire was administered using random sampling, which minimizes researcher bias and improves sample representativeness by giving every member of the target population an equal and independent chance of being chosen (Mweshi & Sakyi, 2020). Data were obtained, verified and cleaned. The study used both primary and secondary data sources. The primary data set consisted of 1,247 residential property transaction records (2020-2024) collected from significant real estate firms in the study area. Secondary data were obtained from credible institutional databases, such as market trend information from the Nigerian Property Centre and PropertyPro, as well as records on smart city technology indicators from the Federal Capital Territory Administration (FCTA) and the Nigeria Smart City Initiative. Other secondary sources include reports from governments, academic publications, datasets from the Nigerian Bureau of Statistics, and worldwide smart city indices. Furthermore, all data utilized in the analysis were gathered from freely accessible secondary sources, and when firm-level transaction records were required, official permission was obtained from the property development firms to access and use the information for research reasons.

3.1 Hedonic Pricing Regression Multiple hedonic pricing regression models are used in the main analytical approach, which adheres to accepted real estate research procedures. The regression technique is used by the hedonic pricing model to ascertain the prices that buyers of homes have paid for certain attributes.

Linear Model: $\ln(\text{Price}) = \beta_0 + \beta_1(\text{Structural}) + \beta_2(\text{Smart City}) + \beta_3(\text{Neighbourhood}) + \beta_4(\text{Location}) + \varepsilon$ Semi-log Model: $\text{Price} = \alpha_0 + \alpha_1\ln(\text{Smart Tech}) + \alpha_2(\text{Other Variables}) + \mu$

Because the hedonic pricing model was calculated in log-linear form, the regression coefficients show the approximate percentage changes in property price that occur when the independent variable is changed by one unit. For continuous variables, an increase of one unit corresponds to a coefficient x 100 percent rise in price. For dummy variables, the coefficient represents a percentage difference in price relative to the benchmark category. This transformation enables an intuitive understanding of the implications of structural, urban, neighbourhood, as well as locational attributes on property values.

4.0 PRESENTATIONAND DISCUSSION OF RESULTS 4.1 Property Distribution by District The variance in smart-technology adoption by district reveals strong patterns of urban inequity and housing fragmentation. High-income regions like Maitama, Asokoro, and Guzape have the greatest property values and adoption rates (68-73%), showing that sophisticated smart features are most prevalent in premium neighbourhoods. In contrast, lesser-priced districts had substantially lower uptake, with "Other Districts" accounting for only 28%.

Table 1: Property Distribution by District

District	Number of Properties	Percentage	Average Price (₦ million)	Smart Tech Adoption Rate
Maitama	228	18.3%	65.2	73%
Asokoro	196	15.7%	58.9	68%
Wuse II	177	14.2%	45.7	52%
Garki	160	12.8%	38.4	41%
Katampe Extension	111	8.9%	42.1	67%
Guzape	92	7.4%	48.3	71%
Other Districts	283	22.7%	31.2	28%
Total	1,247	100%	44.7	51%

This uneven distribution in Table 1 shows that smart-city integrating is exacerbating existing spatial imbalances, resulting in a tiered housing market in which technology advantages increasingly distinguish high-end neighbourhoods from the rest of the city. The smart technology adoption rate was calculated using a composite score that included essential technological characteristics found in each property, such as fibre connectivity, smart safety measures, and other digital amenities. These attributes were evaluated and aggregated for each property to give a percentage that represents the district's general level of smart technology adoption. The property categories included in the analysis were selected using structural and locational criteria, as per normal hedonic pricing methodology (Rosen, 1974). Properties were classified based on size, number of bedrooms, age, and district location, to ensure that each group recorded important distinctions in both physical qualities and market context for future research.

Hedonic Regression analysis

All statistical studies were carried out using STATA 17, which was used to clean, transform, and estimate the hedonic pricing model. The study used a 5% significance level, and coefficients were interpreted using standard cut-offs of $p < 0.05$, $p < 0.01$, and $p < 0.001$. A set of diagnostic tests were performed to guarantee the reliability of the computed coefficients. The Variance Inflation Factor, or VIF, was used to test multicollinearity; all variables had VIF values ranging from 1.12 to 2.15, showing no collinearity problems. The Breusch-Pagan/Cook-Weisberg test was used to assess heteroscedasticity, and when it was found, robust standard errors were used to correct the results. The model's adequacy tests (F-statistic = 142.3, $p < 0.001$) and goodness-of-fit metrics ($R^2 = 0.847$; modified $R^2 = 0.841$) validated its ability to explain changes in property prices between districts.

Property values have a significant positive correlation with closeness to smart cities. The average premium for properties within one kilometre of major smart infrastructure projects is ₦2.8 million ($p < 0.001$). Accounting for other variables, a property's value reduces by ₦280,000 for each kilometre away from smart city developments. To quantify the influence of smart city features on property values, the study employs a hedonic pricing model. Semi-log is used for elasticity interpretation. **Table 2: Hedonic Regression analysis**

Variable	Coefficient	Standard Error	t-statistic	p-value	VIF
Structural Variables					
Property Size (sqm)	0.00089	0.00012	7.42***	<0.001	1.23
Bedrooms	0.156	0.034	4.59***	<0.001	1.87
Building Age	-0.012	0.003	-4.00***	<0.001	1.15
Smart City Variables					
Variable	Coefficient	Standard Error	t-statistic	p-value	VIF
Distance to Smart Projects (km)	-0.280	0.045	-6.22***	<0.001	1.34
Smart Technology Score	0.120	0.018	6.67***	<0.001	1.56
Fiber Connectivity (dummy)	0.198	0.035	5.66***	<0.001	1.12
Smart Security (dummy)	0.287	0.041	7.00***	<0.001	1.28

Neighborhood Variables					
Maitama (dummy)	0.425	0.067	6.34***	<0.001	2.15
Asokoro (dummy)	0.389	0.064	6.08***	<0.001	1.98
Amenity Access Score	0.089	0.021	4.24***	<0.001	1.43
Locational Variables					
Distance to CBD (km)	-0.045	0.012	-3.75***	<0.001	1.67
Transportation Score	0.067	0.018	3.72***	<0.001	1.34
Constant	9.234	0.156	59.19***	<0.001	-
Model Statistics					
R-squared	0.847				
Adjusted R-squared	0.841				
F-statistic	142.3***				
Observations	1,247				

*Dependent variable is log of property price. *** $p<0.001$, ** $p<0.01$, * $p<0.05$*

Table 3: Smart City Value Clusters Analysis

Cluster Location	Properties	Avg Appreciation Rate	Smart Projects	Cluster Premium
Maitama-CBD	89	22.3%	7	35%
Asokoro-Diplomatic	76	19.8%	5	31%
Wuse II-Commercial	134	18.6%	6	28%
Katampe Extension	67	24.1%	4	38%
Guzape District	54	21.7%	3	33%

With property prices falling exponentially with distance from smart infrastructure hubs, Table 3 showed that the Central Business District and nearby smart districts exhibit the largest value concentration. The table compares property clusters in terms of price growth and smart-city integration. Katampe Extension (24.1%) and Maitama-CBD (22.3%) saw the greatest increase, correlating with more neighbouring smart projects. Cluster Premiums show that these places are much more expensive than the city average, implying that smart-city investments and great locations drive both property appreciation and inequalities in location.

Maintaining Temporal Comparability through Inflation-Based Price Adjustment

This lowers researcher bias and makes the sample more representative. Because the dataset's property transactions were recorded throughout multiple years, temporal comparability was assured through converting all observed prices to constant-year values using a suitable inflation index (for example, the Consumer Price Index). This adjustment reduced distortions caused by year-over-year inflation and guaranteed that variations in average prices between districts represented genuine market fluctuations rather than changes in the overall price level.

For each real estate assessment, the actual transaction price was multiplied by the base year's inflation index divided by the transaction year. The dataset's prices, including district-level averages (e.g., ₦65.2 million in Maitama, ₦58.9 million in Asokoro, and ₦31.2 million in Other Districts), were normalized to the same constant-year naira. This enabled direct comparisons between districts, ensured uniformity in the hedonic pricing model, and increased the trustworthiness of conclusions derived about the link between smart technology adoption and the value of properties. **Temporal Trends Table 4: Annual Appreciation Trends (2020-2024)**

Year	Conventional Properties	Smart Properties	Premium Gap
2020	3.2%	8.1%	4.9%
2021	2.8%	9.3%	6.5%
2022	4.1%	10.7%	6.6%
2023	5.8%	11.2%	5.4%
2024	7.0%	11.3%	4.3%

Table 4 shows that properties with smart features appreciate range (8.1–11.3%). While conventional properties only appreciate 5.8%. The premium gap stabilizes as smart technologies gain traction, since the temporal pattern shows rising market complexity and technological knowledge. The reduction of the premium difference from 6.6% in 2022 to 4.3% in 2024 implies that smart technologies are becoming more prevalent in traditional properties, diminishing the relative benefit of smart-enabled units. Market adjustments may also be a factor, as growing availability of smart features and increasing buyer knowledge result in more balanced pricing. Furthermore, regulatory incentives or upgrades to infrastructure could have aided widespread adoption, resulting in a gradual increase in value rates between smart and traditional residences.

4.2 Discussion of results

The empirical results show that smart city efforts have a considerable impact on residential value in Abuja, which is consistent with hedonic pricing theory. The regression analysis indicates that structural, technological, neighbourhood, and locational characteristics operationalized as property size, bedrooms, residence age, advanced technology score, fibre connectivity, smart security, closeness to smart projects, district simulations, amenities access, distance to CBD, and transportation score transform theoretical constructs into tangible drivers of property prices. Structural elements capture physical functionality, smart-city variables show technology integration, neighbourhood traits suggest socio-spatial appeal, and locational measures account for accessibility. Properties with advanced smart features attract considerable premiums, which are consistent with

Andersson et al. (2020) but higher than Lee & Park (2021), most likely due to variations in market maturity. Smart security systems are responsible for 28.7% of the price premium (coefficient = 0.287, $p < 0.001$), while fibre optic connection contributes 12% (coefficient = 0.198, $p < 0.001$), underscoring the importance of high-quality digital infrastructure. Smart-city features have expanded in importance over time: by 2024, residences incorporating smart technologies saw up to a 7% boost in value relative to conventional flats, with fully equipped smart homes commanding 18-25% more than equivalent traditional properties. This is consistent with the findings of Andersson et al. (2020) and Dubois and Martin (2021) demonstrating that technological amenities are capitalized into property values. While these findings support theoretical predictions and previous empirical research, significant model limitations must be acknowledged. The hedonic model presupposes perfect market information and attributes separability, which may not completely account for behavioural or speculative factors in Abuja's competitive real estate market. Furthermore, the research is based on cross-sectional and secondary data, which may restrict the assessment of causal impacts over time. Overall, the findings show that smart city technologies have a considerable impact on residential property values in Abuja, supporting the hedonic assumption of amenities capitalization and emphasizing the significance of technology-driven growth in cities in altering housing market trends.

5.0 CONCLUSION AND RECOMMENDATIONS

This study demonstrates how smart city efforts influence residential property values and urban growth in Abuja, Nigeria. Hedonic pricing analysis shows that properties with smart technology fetch value premiums of 18-25%, while proximity to sophisticated infrastructure creates price gradients of around ₦2.8 million per kilometre. Spatial patterns show that smart city developments promote the emergence of value clusters and corridors, altering traditional centre-periphery property gradients.

The findings show that purchasers are becoming more reacting to smart city attributes, and the influence of these innovations has expanded over time, indicating both market maturity and rising adoption rates. This study expands the hedonic pricing model by explicitly including smart technology considerations, and provides empirical conclusions comparable with global investigations such as Andersson et al., 2020; Dubois & Martin, 2021 while emphasizing Nigerian-specific issues including infrastructure shortages and uneven technology uptake. Overall, the data suggest that smart city design might increase property values, stimulate urban expansion, and strengthen the hedonic assumption of amenity capitalizing, while also highlighting concerns about potential disparities in access to technological benefits. Based on the findings, we make the following recommendations: Public investment should prioritize digital infrastructure, such as internet access, smart transportation systems, and digital management platforms. Government should also make smart technology inexpensive and accessible for all income ranges to minimize inequality. Encourage smart city master plans that integrate technology investments throughout urban systems, rather than individual initiatives. Property developers should add energy-efficient, secure, and interconnected smart technologies to residential and commercial projects for real value premiums. Consider grouping developments near technologically advanced facilities to increase sales appeal and urban efficiency. International alliances can offer technology and finance to drive smart city implementation and innovation The Investors should focus on projects that increase access to smart technology while retaining affordability and diversity.

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