

Title: Empirical Verification of the Accuracy of Valuation Estimates Emanating from Nigerian Valuers: A Case Study of Lagos Metropolis.

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Abstract: This study sought to examine with a view to validating or dispensing the criticisms as to whether Nigerian valuers are capable of undertaking investment valuations in a reliable and accurate manner or not. The study revealed a wide variance between the sale figures of the twelve sampled properties from their valuations carried out by the sampled valuers. The study concluded by recommending that the Nigerian Institution of Estate Surveyors and Valuers and Estate Surveyors and Valuation Registration Board of Nigeria (the two bodies responsible for the regulation of the valuation profession in the country) taking up the responsibility of ensuring that variance in valuation is minimised by way of providing databank in order to provide more meaningful valuation advice.