

**Title:** An Empirical Authentication of the Accuracy of Nigerian Investment Valuations

**Author(s):** Ayedun, C.A., Ogunba, O.A. and Oloyede, S.A.

**Outlet:** Journal of the Nigerian Institution of Estate Surveyors and Valuers

**Date:**

**Abstract:** The study employed secondary data of the 131 Federal Government privatised properties which were valued by Nigeria Estate Surveyors and Valuers before they were sold. The sale prices and valuation opinion data were analysed with the use of mean deviation and other statistical tests. The results of the analyses confirmed that even where property valuation assignments are fully paid for and the the properties inspected the valuation figures by Nigerian valuers do not yet meet regression and deviation based standards of reliability. The study concluded that there is need for valuation profession to enshrine a maximum acceptable margin of error in the future valuation standards and ensure more rigorous training of valuers with a view to minimising the incidence of inaccuracy of investment valuations in the country.