# Determinants of Housing Satisfaction in Residential Areas of Akure, Nigeria

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**Abstract:** *Housing satisfaction is a multifaceted indicator of urban livability, shaped by socio-economic, physical, and environmental factors. This mixed-methods study investigates housing satisfaction determinants in residential areas of Akure, Nigeria, across low-, medium-, and high-density residential areas. Through stratified random sampling, 369 household heads were surveyed, augmented by key informant interviews with officials from the Ministry of Physical Planning and Urban Development and Ondo State Development and Property Corporation. Findings highlight significant disparities: low-density areas benefit from better access to public transport (66.7% easy), amenities (54.9% easy), robust security, and high environmental quality (77.1% good/very good air quality), driven by higher incomes (38.6% ≥₦200,000/month) and formal employment (60.1%). In contrast, high-density areas face challenges, including affordability constraints (68.8% <₦50,000/month), overcrowding, limited accessibility (50% >30 minutes to services), insecurity, and severe pollution (50% serious noise; 43.8% poor/very poor air quality). Medium-density areas show intermediate conditions. Key satisfaction determinants include workplace proximity, affordability, security, cleanliness, and green spaces. The study reveals gaps in Nigeria's National Housing Policy, worsening urban inequities while recommendations include targeted infrastructure improvements, affordable housing programs, and integrated green planning to boost satisfaction and support SDG 11 for sustainable urbanisation.*

**Keywords:** Housing satisfaction, residential density, socio-economic disparities, environmental quality, sustainable urban planning, SDG 11.

## 1 Introduction

Housing is a core human necessity, providing shelter, security, and comfort while fostering physical health, psychological well-being, and social cohesion (Ajom *et al.,* 2022; Eteng *et al.,* 2022; Owolabi, 2017; Henilane, 2016). Beyond its basic function, housing defines urban environments, mirrors living standards, and bolsters family stability amid rising populations, socio-economic shifts, and technological progress (Omolabi and Adebayo, 2017; Remali *et al.,* 2016). It includes physical dwellings, neighbourhoods, infrastructure, and amenities, typically designated for residential purposes, such as single-family homes and multi-family complexes (Nadeem *et al.,* 2013; Santiago, 2024).

Housing satisfaction, a key indicator in urban studies, geography, sociology, and environmental psychology, measures how well residential environments meet residents' needs and aspirations (Ibem and Amole, 2012; Jansen, 2014). Influenced by dwelling design, maintenance, social infrastructure, typology (low-rise layouts often outperforming high-rises), and economic factors like income, GDP, inflation, and exchange rates, it drives urban quality of life (Kumar *et al.,* 2021; Kocak and Terzi, 2024).

Globally, developed nations face affordability crises due to economic volatility and supply constraints (OECD, 2024), while developing countries contend with infrastructure gaps and inequalities (Hossain and Roy, 2022; Mwangi and Otieno, 2023). In Nigeria, rapid urbanisation exacerbates housing shortages and substandard conditions, particularly in Akure (Aribigbola and Ayeniyu, 2014; Oladapo, 2016). Socio-economic factors, including income, employment, education, tenure, and amenities, shape satisfaction (Fakere and Fadamiro, 2018). Despite Nigeria's National Housing Policy (2012), implementation gaps persist, worsening overcrowding and peri-urban sprawl (Adebayo, 2018). This study therefore, investigates determinants of housing satisfaction in residential areas of Akure, offering research-backed recommendations for sustainable housing in the study area.

## 2 Literature Review

Housing extends beyond mere shelter, integrating infrastructure, utilities, services, employment opportunities, and security, while contributing to economic growth, public health, and social stability (Nwokoro *et al.,* 2015; Soyinka and Siu, 2018; Farinmade *et al.,* 2018; Jiboye, 2010). As a vital economic sector and indicator of living standards, housing faces global urban challenges, including inadequacies, overcrowding, poor amenities, substandard structures, and unsuitable locations (*Bramley et al.,* 2010; Addo, 2013). Quality housing, however, enhances well-being, community livability, and quality of life, with strong

links to health, productivity, and socio-economic progress (UN-Habitat, 2012; Afrane et al., 2014; Olotuah, 2015; Viljoen et al., 2020; Immergluck, 2018; World Bank, 2017).

Housing satisfaction, a subjective evaluation of living conditions, reflects the alignment of residents' needs, expectations, and experiences across physical, social, economic, and environmental dimensions (Bodur and Keskin, 2021; Ibem *et al.,* 2018). Influenced by dwelling attributes, neighbourhood quality, location, and household characteristics, it significantly affects mental health and urban livability (Emami and Sadeghlou, 2021; Kabisch *et al.,* 2020; *Borgoni et al.,* 2021). Empirical studies reveal diverse satisfaction levels. Mohit and Azim (2012) reported moderate satisfaction in Hulhumale, Maldives, with higher ratings for services than unit space, advocating for enhanced facility designs. In Nigeria, Mammadi *et al.* (2020) found high satisfaction in Maiduguri for bedrooms and kitchens but moderate for toilets, emphasising occupant-specific designs.

Further to the foregoing, Salisu *et al.* (2019) noted dissatisfaction in Lagos public housing due to inadequate unit size, location, and infrastructure. Township layout, road networks, and amenity access influence satisfaction, with inner-city areas often outperforming peripheral zones (Cao and Wang, 2016; Day, 2013). In Akure, these factors underscore the need to examine housing satisfaction drivers to inform context-specific policies and designs for sustainable urban development.

## 3 Materials and Methods

Akure, Ondo State's capital, is a medium-sized urban centre in southwestern Nigeria, located at 7°12′N–7°19′N and 5°08′E–5°18′E, 420 km southwest Nigeria (Usman *et al.,* 2018). Covering 41.2 km², it features residential land use and a central business district (Owoeye and Omole, 2012). Hosting institutions like the Federal University of Technology, its morphology includes traditional, peripheral, and suburban areas (Olotuah, 2000; Akin and Oyetunji, 2010). Population grew from 38,852 (1952) to 353,311 (2006), projected to 589,376 by 2020 (National Population Census, 2006). In the tropical rainforest belt, it has 2,378 mm rainfall and 26.7°C–31°C temperatures (Rotowa *et al.,* 2015; Olatunji, 2007; Nigerian Meteorological Agency, 2012).

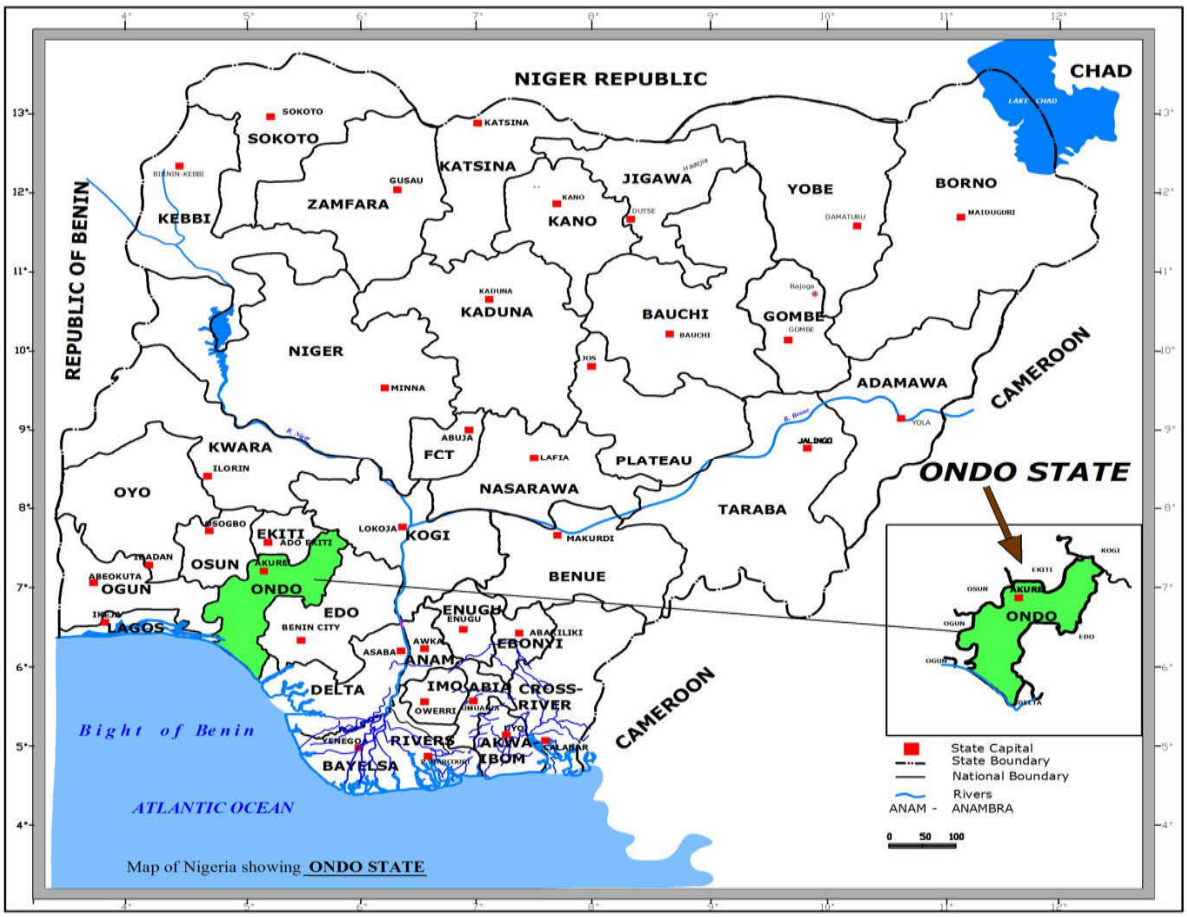


**Fig 1:** Ondo State map in the National Setting

**Source:** Ondo State Ministry of Physical Planning and Urban Development, (2019)

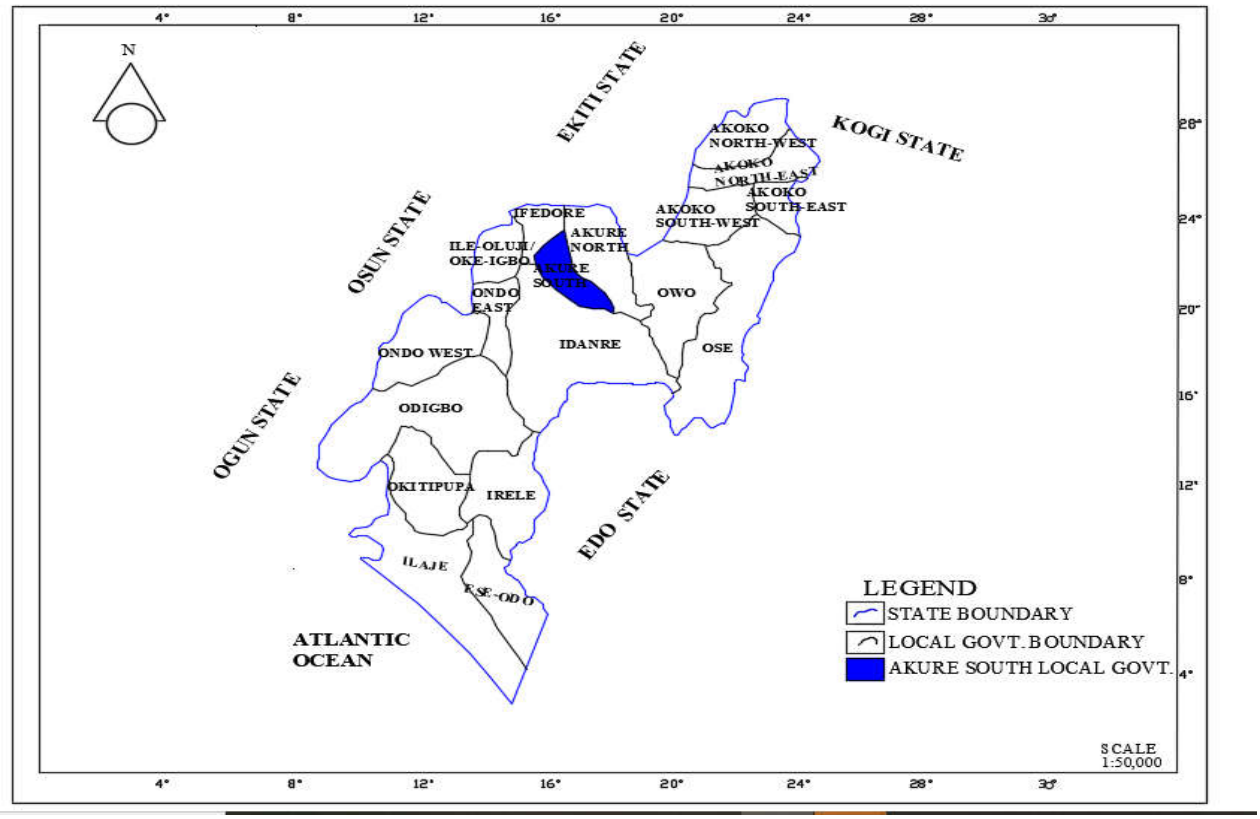


**Fig 2:** Ondo State highlighting Akure South Local Government Area

**Source:** Ondo State Ministry of Physical Planning and Urban Development, (2022)

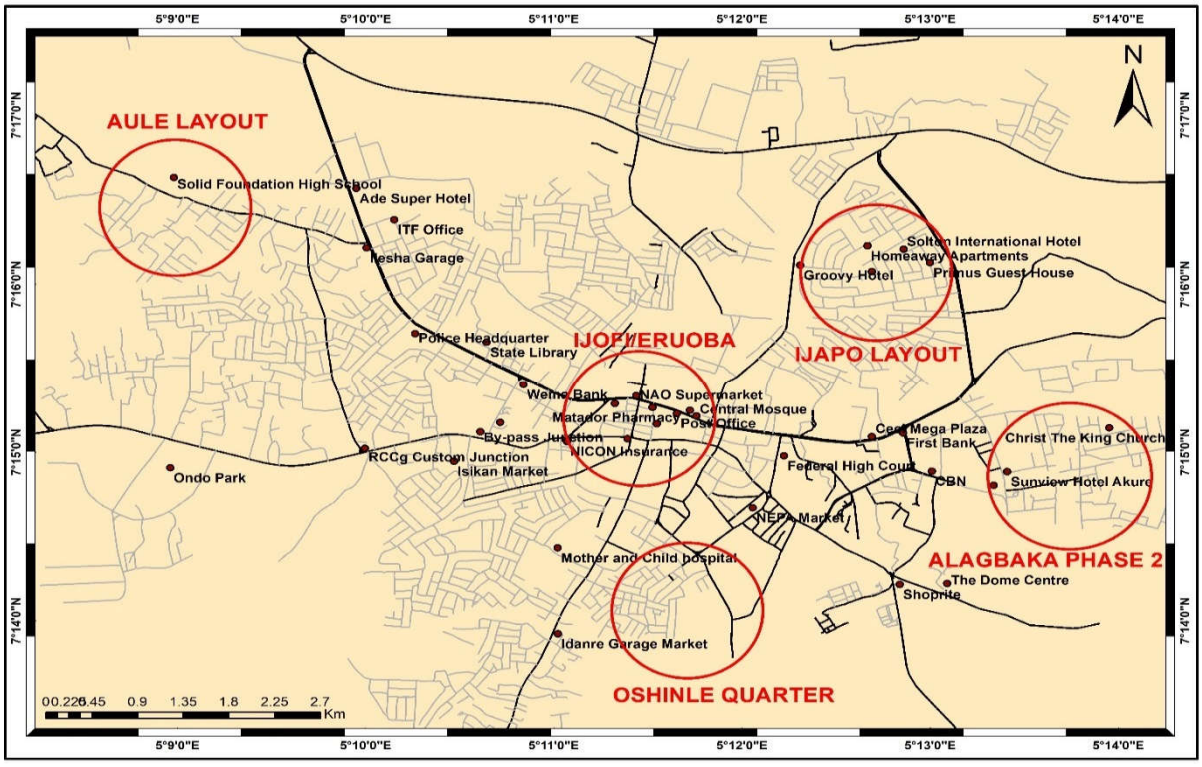


**Fig 3:** Akure Street Map showing the sampled locations for this study

**Source:** Map generated by the author using ArcGIS 10.8 with data from OpenStreetMap (2025)

This study adopted a mixed-methods approach to evaluate the drivers of housing satisfaction in Akure's residential areas, Nigeria, integrating quantitative and qualitative methods across four phases: reconnaissance, density-based stratification (high, medium, low), data collection, and analysis. Primary data were gathered using structured questionnaire administered to 369 household heads, selected through stratified random sampling across Ijofi/Eruoba, Awule/Oshinle, and Ijapo/Alagbaka Phase II, with systematic random sampling (every 17th building), representing 1.2% of 30,625 households (Ondo State Bureau of Statistics, 2012; Okoko, 2001). Data collection was also complemented by photographic observations and interviews with officials from the Ministry of Physical Planning and Urban Development (MPPUD) and Ondo State Development and Property Corporation (OSDPC). Secondary data encompassed census records and GIS imagery. Field surveys, conducted over three weekends, employed trained bilingual research assistants to ensure accuracy. Data analysis utilised SPSS 23.0 and Excel 2016, applying univariate descriptive statistics (frequency, percentage, mean, and standard deviation) to identify key drivers of housing satisfaction, thereby providing evidence-based recommendations for sustainable urban planning in the study area.

## 4 Results and Discussion

### 4.1 Socio-Economic Characteristics of Respondents

Analysis in Table 1 detailed the socio-economic characteristics of respondents in Akure's residential density areas. Males dominated low-density (58.2%) and medium-density (55%) areas, with gender balance in high-density areas (50%), aligning with Adewusi (2020) on affluent male-led households but contrasting Ogunyemi and Olatubosun (2021) on female-led low-income areas. Age peaked at 35–44 years in low- and high-density areas and 18–24 years in medium-density areas, suggesting younger households in affordable areas (Aribigbola, 2018). Married respondents prevailed (73.2% low, 68% medium, 62.5% high). Education varied significantly: 57.5% in low-density areas had tertiary education, while 18.8% in high-density areas had informal education, reflecting resource disparities (UN-Habitat, 2016). Christians predominated (83.7% low, 56.3% high). Employment showed formal jobs in low-density areas (60.1%) and self-employment in high-density areas (50%), indicating formal job access in affluent areas (World Bank, 2018). Household sizes averaged 3–5, with larger families in high-density areas. Income disparities highlighted 38.6% of low-density respondents earning ≥₦200,000 monthly, versus 7% in medium-density and 68.8% in high-density earning below ₦50,000, consistent with World Bank (2020). These socio-

economic patterns across Akure's density areas underscore drivers of housing satisfaction, guiding sustainable urban planning.

**Table 1: Socio-Economic Characteristics of Respondents**

| **Gender** | **Low Density (n= 153)** | **Medium Density (n= 200)** | **High Density (n= 16)** | **Total (n= 369)** |
|---|---|---|---|---|
| Male | 89 (58.2%) | 110 (55%) | 8 (50%) | 207 (56.1%) |
| Female | 64 (41.8%) | 90 (45%) | 8 (50%) | 162 (43.9%) |
| **Age of Respondents** | | | | |
| 18–24 yrs | 15 (9.8%) | 20 (10%) | 2 (12.5%) | 37 (10%) |
| 25–34 yrs | 46 (30.1%) | 92 (46%) | 8 (50%) | 146 (39.6%) |
| 35–44 yrs | 61 (39.9%) | 60 (30%) | 4 (25%) | 125 (33.9%) |
| 45–54 yrs | 21 (13.7%) | 20 (10%) | 1 (6.3%) | 42 (11.4%) |
| 55 yrs and above | 10 (6.5%) | 8 (4%) | 1 (6.3%) | 19 (5.1%) |
| **Marital Status** | | | | |
| Single | 28 (18.3%) | 46 (23%) | 5 (31.3%) | 79 (21.4%) |
| Married | 112 (73.2%) | 132 (66.0%) | 8 (50%) | 252 (68.3%) |
| Widowed | 9 (5.9%) | 12 (6.0%) | 2 (12.5%) | 23 (6.2%) |
| Divorced | 4 (2.6%) | 10 (5.0%) | 1 (6.2%) | 15 (4.1%) |
| **Educational Qualification** | | | | |
| Informal Education | 4 (2.6%) | 9 (4.5%) | 3 (18.8%) | 16 (4.3%) |
| Primary Education | 12 (7.8%) | 36 (18%) | 6 (37.5%) | 54 (14.6%) |
| Secondary Education | 49 (32%) | 92 (46%) | 5 (31.2%) | 146 (39.6%) |
| Tertiary Education | 88 (57.5%) | 63 (31.5%) | 2 (12.5%) | 153 (41.5%) |
| **Religion** | | | | |
| Christianity | 128 (83.7%) | 146 (73%) | 9 (56.3%) | 283 (76.7%) |
| Muslim | 23 (15%) | 48 (24%) | 6 (37.5%) | 77 (20.9%) |
| Traditional | 2 (1.3%) | 6 (3%) | 1 (6.2%) | 9 (2.4%) |
| **Employment Status** | | | | |
| Employed | 92 (60.1%) | 101 (50.5%) | 4 (25%) | 197 (53.4%) |
| Self-employed | 42 (27.5%) | 76 (38%) | 8 (50%) | 126 (34.1%) |
| Unemployed | 12 (7.8%) | 15 (7.5%) | 2 (12.5%) | 29 (7.9%) |
| Retired | 7 (4.6%) | 8 (4%) | 2 (12.5%) | 17 (4.6%) |
| **Household Size** | | | | |
| 1-2 | 21 (13.7%) | 25 (12.5%) | 1 (6.3%) | 47 (12.7%) |
| 3-5 | 78 (51%) | 108 (54%) | 5 (31.3%) | 191 (51.8%) |
| 6-8 | 42 (27.5%) | 56 (28%) | 7 (43.8%) | 105 (28.5%) |
| More than 8 | 12 (7.8%) | 11 (5.5%) | 3 (18.8%) | 26 (7%) |
| **Monthly Income** | | | | |
| Below ₦50,000 | 14 (9.2%) | 96 (48%) | 11 (68.8%) | 121 (32.8%) |
| ₦50,000 - ₦99,999 | 32 (20.9%) | 64 (32%) | 3 (18.8%) | 99 (26.8%) |
| ₦100,000 - ₦199,999 | 48 (31.4%) | 26 (13%) | 2 (12.5%) | 76 (20.6%) |
| ₦200,000 - ₦299,999 | 37 (24.2%) | 10 (5%) | Nil | 47 (12.7%) |
| ₦300,000 and above | 22 (14.4%) | 4 (2%) | Nil | 26 (7%) |

**Source;** Author's Fieldwork, 2025

Analysis of respondents' occupation shown in Table 1 illustrates the occupational status of respondents in the study area. In low-density areas, 47.1% were civil servants,

26.8% were employed in the private sector, 18.3% were traders, and 7.8% were farmers. In medium-density areas, 33% were civil servants, 19% were in the private sector, 31% were traders, and 17% were farmers. In high-density areas, 12.5% were civil servants, 6.3% were in the private sector, 50% were traders, and 31.3% were farmers. These findings align with Chen (2012), indicating that low-density, formal residential areas are predominantly occupied by formal sector workers, such as civil servants and private sector employees, due to higher educational levels and access to economic opportunities.

Conversely, high-density, informal areas are characterised by a prevalence of informal sector activities, such as trading and farming, reflecting limited access to formal employment. This occupational distribution underscores socio-economic disparities across Akure's residential areas, influencing housing satisfaction and highlighting the need for targeted urban planning interventions to address these drivers and promote equitable housing outcomes.

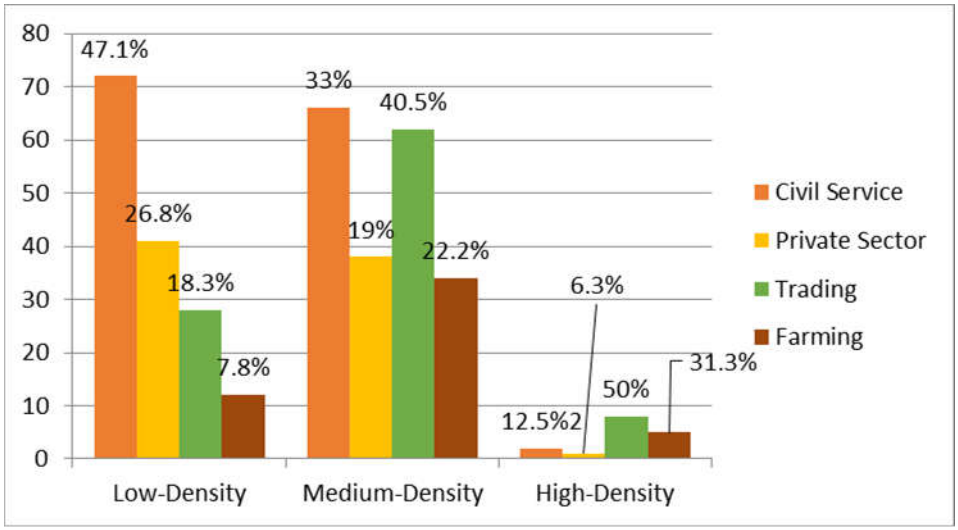


**Fig 4: Occupation of Respondents**

**Source;** Author's Fieldwork, 2025

Analysis on Figure 5 presents the annual rent distribution of respondents across Akure's residential areas. In low-density areas, 3.3% of respondents paid below ₦100,000, 17% paid ₦100,000–₦200,000, 28.1% paid ₦200,000–₦300,000, 36.6% paid ≥₦300,000, and 15% were owner-occupiers paying no rent. In medium-density areas, 42% paid below ₦100,000, 38% paid ₦100,000–₦200,000, 14% paid ₦200,000–₦300,000, 3.5% paid ≥₦300,000, and 2.5% were owner-occupiers. In high-density areas, 62.5% paid below ₦100,000, and 37.5% were owner-occupiers. These patterns corroborate Aribigbola (2019), indicating that higher rents in low-density areas reflect better infrastructure and housing quality, while lower rents and higher owner-occupancy in high-density areas stem from self-built or inherited properties. This rent distribution highlights socio-economic disparities

influencing housing satisfaction in Akure, emphasising the need for sustainable urban planning strategies to address affordability and enhance residential satisfaction across density strata.

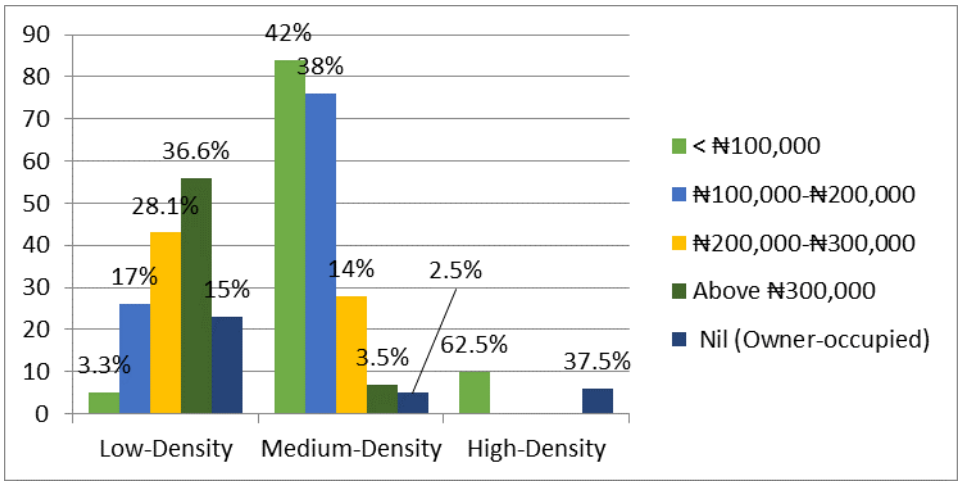


**Fig 5 Annual Rent of Respondents**

**Source;** Author's Fieldwork, 2025

Consequent upon the foregoing, analysis on respondents' length of stay in the study area presented in Figure 6 illustrates the length of stay of respondents across Akure's residential density areas. In low-density areas, 5.9% resided for less than 1 year, 37.9% for 1–5 years, 28.8% for 6–10 years, and 27.5% for over 10 years. In medium-density areas, 11% stayed for less than 1 year, 44.5% for 1–5 years, 27% for 6–10 years, and 17.5% for over 10 years. In high-density areas, 12.5% lived for less than 1 year, 50% for 1–5 years, 18.8% for 6–10 years, and 18.8% for over 10 years. These results are consistent with Ibem and Amole (2013), suggesting that low-density areas exhibit longer residency due to superior housing conditions and higher rates of homeownership. Conversely, high-density areas show greater mobility, driven by economic constraints and tenancy challenges. This distribution of residency duration highlights key socio-economic factors influencing housing satisfaction in Akure, underscoring the need for targeted urban planning interventions to enhance residential stability and satisfaction in the study area.

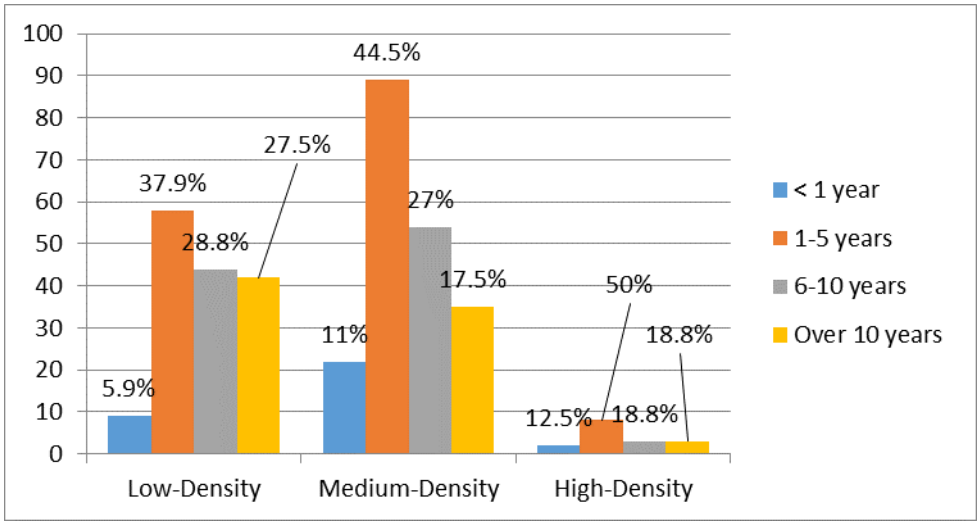


**Fig 6: Length of Stay**

**Source;** Author's Fieldwork, 2025

### 4.2 Determinants of Housing Satisfaction in the Study Area

Analysis in Table 2 delineated the determinants of housing satisfaction across Akure's residential areas. In the low-density areas, 66.7% of respondents reported easy access to public transport, and 33.3% moderate access, reflecting robust infrastructure. Social amenities were accessible, with 54.9% citing easy access, 37.9% moderate, and 7.2% poor. Proximity to essential services was favourable, with 29.4% within less than 10 minutes, 56.9% within 10–30 minutes, and 13.7% greater than 30 minutes. Housing preferences prioritised proximity to workplace (26.8%), aesthetics (23.5%), security (20.9%), affordability (17%), and accessibility (11.8%). Security was highly rated (30.1% very good, 48.4% good), and environmental cleanliness was strong (37.9% very clean, 41.8% clean) due to effective waste management.

Mores so, in medium-density areas, public transport access was less favourable, with 59% easy, 32% moderate, and 9% poor. Amenity access was moderate (48% easy, 37% moderate, 15% poor), and service proximity included 26% less than 10 minutes, 53% within 10–30 minutes, and 21% greater than 30 minutes. Preferences emphasised affordability (38%), workplace proximity (27%), security (14%), accessibility (13%), and aesthetics (8%). Security was moderate (19% very good, 36% good), with cleanliness challenges (14% very clean, 36% clean, 37% moderate, 10% dirty, 3% very dirty). In high-density areas, public transport access was limited (31.3% easy, 43.8% moderate, 25% poor) due to unplanned layouts. Amenity access was poor (12.5% easy, 43.8% poor), and service proximity was challenging (6.3% less than 10 minutes, 50% more than 30 minutes). Preferences prioritised affordability (50%) and accessibility (31.3%), with no aesthetic focus. Security was poor

(31.3% poor), and cleanliness degraded (12.5% clean, 37.5% dirty, 25% very dirty). These factors; access, proximity, affordability, security, cleanliness, among others drive housing satisfaction in the study area, informing targeted urban planning in residential areas of Akure.

**Table 2: Determinants of Housing Satisfaction in the Study Area**

| **Accessibility of House to Public Transport** | **Low Density (n= 153)** | **Medium Density (n= 200)** | **High Density (n= 16)** | **Total (n= 369)** |
|---|---|---|---|---|
| Easily accessible | 102 (66.7%) | 118 (59%) | 5 (31.3%) | 225 (61%) |
| Moderately accessible | 51 (33.3%) | 64 (32%) | 7 (43.8%) | 122 (33.1%) |
| Poorly accessible | ¨Nil | 18 (9%) | 4 (25%) | 22 (6%) |
| **Accessibility to Social Amenities** | | | | |
| Easily accessible | 84 (54.9%) | 96 (48%) | 2 (12.5%) | 182 (49.3%) |
| Moderately accessible | 58 (37.9%) | 74 (37%) | 7 (43.8%) | 139 (37.7%) |
| Poorly accessible | 11 (7.2%) | 30 (15%) | 7 (43.8%) | 48 (13%) |
| **Proximity to Essential Services** | | | | |
| Very close (≤10 mins) | 45 (29.4%) | 52 (26%) | 1 (6.3%) | 98 (26.6%) |
| Close (10–30 mins) | 87 (56.9%) | 106 (53%) | 7 (43.8%) | 200 (54.2%) |
| Far (>30 mins) | 21 (13.7%) | 42 (21%) | 8 (50%) | 71 (19.3%) |
| **Reasons for Building Preference** | | | | |
| House rent (affordability) | 26 (17%) | 76 (38%) | 8 (50%) | 110 (29.8%) |
| Nearness to workplace | 41 (26.8%) | 54 (27%) | 2 (12.5%) | 97 (26.3%) |
| Aesthetic environment | 36 (23.5%) | 16 (8%) | Nil | 52 (14.1%) |
| Security reasons | 32 (20.9%) | 28 (14%) | 1 (6.3%) | 61 (16.5%) |
| Accessibility | 18 (11.8%) | 26 (13%) | 5 (31.3%) | 49 (13.3%) |
| **Level of Security** | | | | |
| Poor | 9 (5.9%) | 32 (16%) | 5 (31.3%) | 46 (12.5%) |
| Fair | 24 (15.7%) | 58 (29%) | 7 (43.8%) | 89 (24.1%) |
| Good | 74 (48.4%) | 72 (36%) | 3 (18.8%) | 149 (40.4%) |
| Very good | 46 (30.1%) | 38 (19%) | 1 (6.3%) | 85 (23%) |
| **Cleanliness of Environment** | | | | |
| Very clean | 58 (37.9%) | 28 (14%) | Nil | 86 (23.3%) |
| Clean | 64 (41.8%) | 72 (36%) | 2 (12.5%) | 138 (37.4%) |
| Moderately clean | 31 (20.3%) | 74 (37%) | 4 (25%) | 109 (29.5%) |
| Dirty | Nil | 20 (10%) | 6 (37.5%) | 26 (7.1%) |
| Very dirty | Nil | 6 (3%) | 4 (25%) | 10 (2.7%) |

**Source;** Author's Fieldwork, 2025

Consequently, Table 3 also revealed drivers of housing satisfaction in Akure's residential areas. In the low-density areas, air quality was rated highly, with 36.6% reported very good, 40.5% good, and 22.9% fair, with no poor or very poor ratings. Noise pollution was minimal, with 47.1% reported no issue, 43.1% minor, and 9.8% moderate. Only 9.8% noted major pollution sources (e.g., traffic, places of worship), while 90.2% reported none. Vegetation/green space was adequate for 47.1%, limited for 36.6%, and absent for 16.3% (Chokor, 2005). Challenges included inadequate facilities (30.1%), poor maintenance

(20.3%), and poor accessibility (14.4%), with 35.3% reported no issues. In medium-density areas, air quality was less favourable, with 14% very good, 36% good, 39% fair, 9% poor, and 2% very poor. Noise pollution was reported as no issue by 24%, minor by 46%, moderate by 25%, and serious by 5%. Major pollution sources (e.g., traffic, factories, and dumpsites) were noted by 21%, with 79% reporting none. Vegetation was adequate for 19%, limited for 49%, and absent for 32%. Challenges included poor maintenance (31%), poor accessibility (20%), insecurity (19%), overcrowding (17%), and inadequate facilities (9%), with 4% reported no issues.

Meanwhile, in high-density areas, air quality was poor, with 12.5% good, 43.8% fair, 31.3% poor, and 12.5% very poor, due to pollution from congestion and open burning. Noise pollution was significant, with 6.3% reporting no issue, 12.5% minor, 31.3% moderate, and 50% serious, linked to overcrowding and commercial activities. Major pollution sources (e.g., traffic, markets, and dumpsites) were reported by 75%. Vegetation was limited for 37.5% and absent for 62.5%. Challenges included overcrowding (37.5%), insecurity (18.8%), poor accessibility (18.8%), poor maintenance (12.5%), and inadequate facilities (12.5%), with none reported no issues. These findings highlight air quality, noise, pollution, vegetation, and infrastructure as also critical drivers of housing satisfaction in the study area, informing urban planning in residential areas of Akure.

**Table 3: Determinants of Housing Satisfaction in the Study Area**

| **Air Quality** | **Low Density (n= 153)** | **Medium Density (n= 200)** | **High Density (n= 16)** | **Total (n= 369)** |
|---|---|---|---|---|
| Very good | 56 (36.6%) | 28 (14%) | Nil | 84 (22.8%) |
| Good | 62 (40.5%) | 72 (36%) | 2 (12.5%) | 136 (36.9%) |
| Fair | 35 (22.9%) | 78 (39%) | 7 (43.8%) | 120 (32.5%) |
| Poor | Nil | 18 (9%) | 5 (31.3%) | 30 (8.1%) |
| Very poor | Nil | 4 (2%) | 2 (12.5%) | 8 (2.2%) |
| **Noise Pollution** | | | | |
| Not a problem | 72 (47.1%) | 48 (24%) | 1 (6.3%) | 121 (32.8%) |
| Minor issue | 66 (43.1%) | 92 (46%) | 2 (12.5%) | 160 (43.4%) |
| Moderate issue | 15 (9.8%) | 50 (25%) | 5 (31.3%) | 70 (19%) |
| Serious problem | Nil | 10 (5%) | 8 (50%) | 18 (4.9%) |
| **Presence of Major Pollution Source** | | | | |
| Yes | 15 (9.8%) | 42 (21%) | 12 (75%) | 69 (18.7%) |
| No | 138 (90.2%) | 158 (79%) | 4 (25%) | 300 (81.3%) |

| | | | | |
|---|---|---|---|---|
| **Vegetation/Green Space** | | | | |
| Adequate | 72 (47.1%) | 38 (19%) | Nil | 110 (29.8%) |
| Limited | 56 (36.6%) | 98 (49%) | 6 (37.5%) | 160 (43.4%) |
| None | 25 (16.3%) | 64 (32%) | 10 (62.5%) | 99 (26.8%) |
| **Major Challenges faced** | | | | |
| Poor maintenance | 31 (20.3%) | 62 (31%) | 2 (12.5%) | 95 (25.7%) |
| Overcrowding | 12 (7.8%) | 34 (17%) | 6 (37.5%) | 52 (14.1%) |
| Insecurity | Nil | 38 (19%) | 3 (18.8%) | 39 (10.6%) |
| Poor accessibility | 10 (14.4%) | 40 (20%) | 3 (18.8%) | 65 (17.6%) |
| Inadequate facilities | 46 (30.1%) | 18 (9%) | 2 (12.5%) | 66 (17.9%) |
| None | 54 (35.3%) | 8 (4%) | Nil | 62 (16.8%) |

**Source;** Author's Fieldwork, 2025

## 5 Conclusion

Conclusively, this study illuminates the diverse determinants of housing satisfaction within Akure's residential areas, highlighting pronounced variations among low-, medium-, and high-density areas. Socio-economic attributes encompassing income, educational attainment, occupational status, and tenure exert substantial influence on satisfaction levels, whereby residents in affluent low-density precincts enjoy enhanced access to transportation, amenities, security, and environmental standards, in contrast to high-density areas burdened by congestion, pollution, and infrastructural shortcomings. Critical factors, including service proximity, affordability, hygiene, air quality, and green provisions, demonstrate the intricate interdependence of physical, social, and economic aspects of residential environments.

In view of the foregoing, the results substantiate ongoing deficiencies in implementing Nigeria's National Housing Policy, which intensify urban disparities and impede advancement toward SDG 11 for sustainable urbanisation. To improve housing satisfaction, decision-makers ought to emphasise focused strategies, such as infrastructural enhancements in the high-density areas, cost-effective housing programmes, and cohesive urban planning that integrates verdant areas and pollution mitigation measures. Subsequent studies might examine temporal patterns or conduct inter-city comparisons within Nigeria to augment these observations. Ultimately, cultivating equitable housing conditions in Akure will elevate inhabitants' well-being while advancing robust, inclusive urban growth in emerging economies.

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