



INTRA-URBAN MIGRATION AS A CHALLENGE TO RISING HOUSING COST IN ILORIN, NIGERIA

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ABSTRACT

Rapid urbanization and internal population mobility have become significant drivers of housing demand in many Nigerian cities. This study examines the impact of intra-urban migration on rising housing costs in Ilorin metropolis, Kwara State, Nigeria. Primary data were collected through questionnaires, interviews, and direct observation from 400 respondents, including landlords, estate valuers, urban planners, and housing developers selected through random sampling. The data were analyzed using descriptive statistics such as frequencies and percentages to evaluate migration trends, housing conditions, and residential satisfaction. The findings reveal a high level of residential mobility within the city, as Most of the respondents reported relocating within Ilorin in the last five years. The major drivers of relocation were high rent, poor housing conditions, job change, family reasons, and security concerns. Housing condition analysis indicates that self-contained apartments constitute the most common housing type, followed by one-room apartments, reflecting the affordability constraints faced by many residents. Rent distribution shows that 40% of respondents pay between ₦150,000 and ₦300,000 annually, while most of the respondents perceived housing availability as inadequate. Furthermore, most of the respondents expressed dissatisfaction with their housing conditions, while majority agreed that intra-urban migration contributes significantly to housing shortages and rising housing costs in Ilorin metropolis. The study concludes that increasing intra-urban migration intensifies housing demand, leading to rising rental costs and housing deficits. The study therefore emphasizes the need for effective urban housing policies, affordable housing development, and improved urban planning strategies to address housing challenges in rapidly growing cities.

Keywords: Intra-urban migration, housing cost, housing deficit, urban mobility, rent

1. INTRODUCTION

Population mobility has long been recognized as a central component of social and economic transformation across societies. Human movement occurs for diverse reasons, including employment opportunities, environmental pressures, household restructuring, and the search for improved living

conditions (Skeldon, 2012; Castles, de Haas, & Miller, 2014). In the context of rapidly expanding urban environments, internal migration has become particularly significant, influencing the spatial organization of cities and shaping patterns of urban development (Tacoli, 2012; UN-Habitat, 2016). While international migration often receives considerable scholarly attention, internal population movement within national and urban boundaries plays an equally important role in altering demographic structures, housing markets, and infrastructure demand in many developing countries (Adepoju, 2010; Awumbila, 2014). Among the various forms of internal mobility, intra-urban migration, which involves the movement of individuals or households from one neighbourhood to another within the same city has emerged as a key driver of urban restructuring in rapidly growing cities (Coulter, 2017; Champion & Hugo, 2019).

Intra-urban migration is closely linked to the dynamics of housing markets and urban economic conditions. Individuals often relocate within cities due to rising rental costs, housing quality concerns, employment mobility, and access to social amenities such as schools, healthcare facilities, and transportation networks (Clark & Huang, 2004; Rossi, 2013). In many developing cities, these relocation decisions are also influenced by fluctuations in household income, family size adjustments, and the availability of affordable housing options (Todaro & Smith, 2015; Tacoli, McGranahan, & Satterthwaite, 2015). Thus, internal residential mobility has become an important mechanism through which households respond to urban housing pressures. Studies have shown that population movement within cities often intensifies demand for available housing units, thereby influencing rental prices and contributing to the emergence of housing deficits in urban centres (Glaeser, 2011; Angel, 2012; Gilbert, 2016).

In Nigeria, urban population growth has been accompanied by increasing housing shortages and rising rental costs across major cities (Olatubara & Fatoye, 2007; Olotuah & Bobadaye, 2009). Rapid urban expansion, combined with inadequate housing supply, has created significant pressure on the urban housing sector, particularly in cities experiencing substantial population inflows (Aribigbola, 2008; Ademiluyi & Raji, 2008). Internal migration within urban areas has further intensified these pressures as households relocate in search of better housing opportunities or more affordable accommodation (Adewale, 2018; Akinyemi & Adetokunbo, 2020). As a result, many Nigerian cities now experience increasing housing costs, overcrowding, and the proliferation of informal settlements where access to basic services remains limited (Agbola & Agunbiade, 2009; Ibem & Aduwo, 2013).

No doubt, internal population mobility continues to reshape the urban housing landscape in Ilorin Metropolis (Olanrewaju, 2012; Adewale, 2018). This influx of people has increased population density and significantly expanded the demand for housing. As new residents arrive and existing households relocate within the city, competition for available housing units intensifies, often resulting in escalating rental prices and increasing pressure on housing infrastructure (Olatubara, 2014; Akinyemi & Adetokunbo, 2020). This has forced many households to occupy smaller housing units or relocate to peripheral neighbourhoods where accommodation may be relatively cheaper but often lacks adequate infrastructure and services (Gilbert, 2016; UN-Habitat, 2020).

The housing sector in Ilorin has struggled to keep pace with this rapid demographic and spatial transformation. Limited housing production, rising construction costs, and insufficient government intervention have contributed to widening gaps between housing supply and demand (Aribigbola, 2008; Adebayo, 2015). In many instances, private property developers concentrate on high-income residential

developments, leaving a significant proportion of the urban population dependent on informal or poorly serviced housing arrangements (Agbola & Agunbiade, 2009; Ibem & Aduwo, 2013). The consequences of these trends include overcrowded housing conditions, increased housing expenditure among urban households, and the expansion of informal settlements characterized by inadequate infrastructure and poor environmental conditions (UN-Habitat, 2016; Gilbert, 2016).

Another factor contributing to rising housing costs in Ilorin is the behavior of landlords and property owners in response to growing housing demand. As population mobility increases and housing supply remains limited, landlords often adjust rental prices to reflect market pressures, thereby making housing increasingly unaffordable for low- and middle-income earners (Olatubara & Fatoye, 2007; Olotuah & Bobadoye, 2009). Without effective rent regulation policies or sufficient affordable housing initiatives, urban residents are compelled to relocate frequently in search of more affordable accommodation. This cycle of relocation reinforces patterns of intra-urban migration while simultaneously intensifying pressure on the housing market (Tacoli, 2012; Angel, 2012).

While numerous studies have examined urban housing shortages and rural-urban migration in Nigeria, relatively limited scholarly attention has been given to the role of intra-urban migration in shaping housing affordability and housing deficits within individual cities (Adewale, 2018; Akinyemi & Adetokunbo, 2020). Much of the existing literature focuses on national housing shortages or the impacts of rural-urban population movement, often overlooking the internal mobility of residents within urban areas and its implications for housing markets (Ademiluyi & Raji, 2008; Olotuah & Bobadoye, 2009). A study that will provide a full knowledge of these internal mobility patterns is crucial for effective urban planning because residential relocation within cities directly influences housing demand distribution, rental price variation, and the spatial expansion of urban settlements (Coulter, 2017; Champion & Hugo, 2019). Against this background, the present study examines intra-urban migration as a critical factor contributing to rising housing costs in Ilorin metropolis. Specifically, the study investigates migration trends within the city, assesses housing conditions experienced by residents, and evaluates the extent to which population mobility influences housing demand and affordability. By providing empirical evidence on the relationship between intra-urban migration and housing cost dynamics, the study aims to contribute to ongoing discussions on sustainable urban housing policy and inclusive urban development strategies. The findings are expected to provide useful insights for policymakers, urban planners, and housing authorities seeking to address the growing housing deficit in rapidly expanding Nigerian cities.

2. MATERIAL AND METHODS

2.1 Study area

The study area is Ilorin Metropolis, which is the capital city of Kwara State, Nigeria. Ilorin metropolis consists of four Local Government Areas (LGAs) namely; Ilorin East, Ilorin West, Ilorin South and Asa. Ilorin is located approximately between latitude 8°30' and 8°50' North of the Equator and longitude 4°20' and 4°35' East of the Greenwich Meridian (Figure 1). Ilorin is the gateway city between southern and northern Nigeria with an approximate land area of 100 square kilometres (Kwara State Diary, 2012). The climate of Ilorin city is humid under the influence of the two trade winds prevailing over the country, characterized by high temperature throughout the year (Ajibade, 2002). Ilorin enjoys wet and dry seasons. The daily average temperature in January is 25°C; 27.5 °C in May and 22.5 °C in September. The wet season is between May and October with two peak periods in June

and September while the dry season spans between November and April. The mean annual rainfall is 1,200mm (Olanrewaju, 2012).

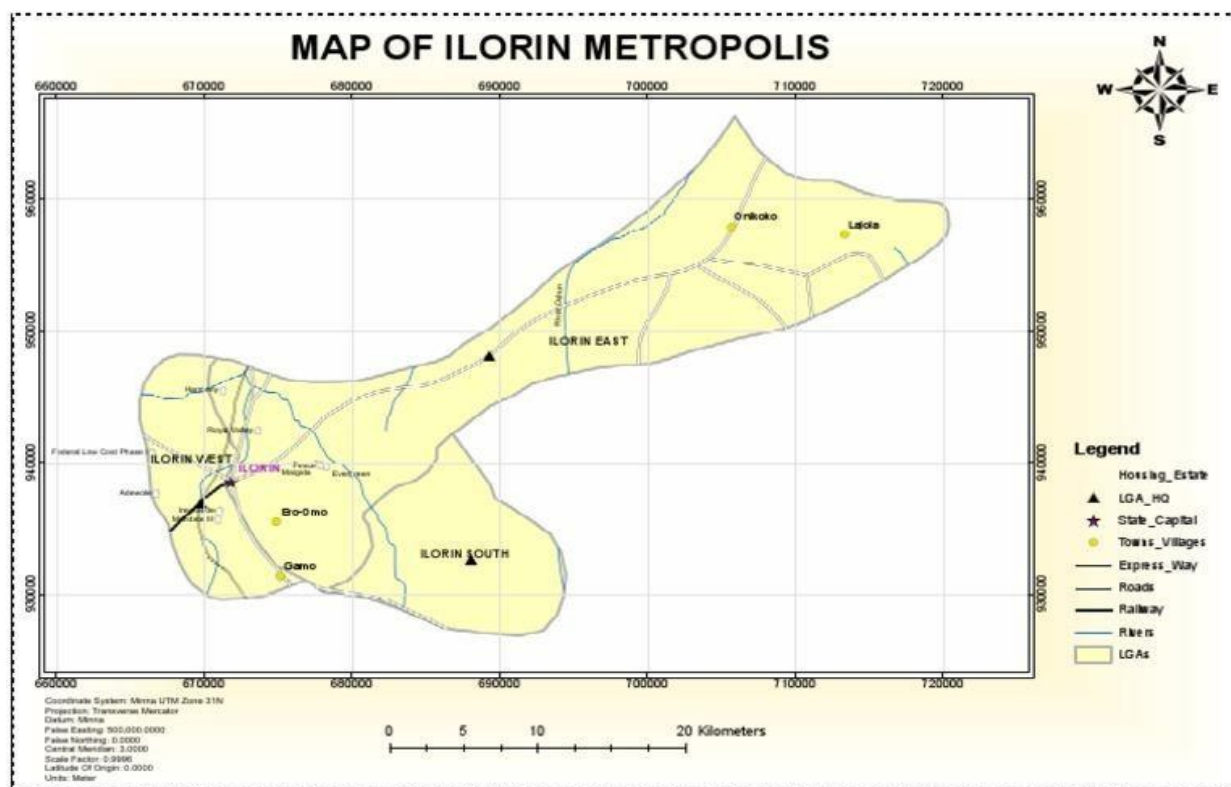


Figure 1: Map of the study area

2.2 Methods

This study adopted a cross-sectional survey design to examine how intra-urban migration contributes to rising housing costs in Ilorin metropolis, Kwara State, Nigeria. The study area comprised the four major local government areas that make up Ilorin metropolis, namely Ilorin East, Ilorin West, Ilorin South, and Asa, selected because they represent the core urban space experiencing rapid residential mobility and housing pressure. Primary data were collected from 400 respondents, including landlords, estate valuers, urban planners, and housing developers, using structured questionnaires, key informant interviews, and direct field observation to obtain both quantitative and qualitative evidence on migration patterns, housing conditions, rental values, housing satisfaction, and perceived housing challenges. Respondents were selected through random sampling to ensure fair representation of the major stakeholders in the urban housing market. The questionnaire was designed to capture socio-demographic characteristics, migration history, reasons for residential relocation, type of housing occupied, annual rent paid, housing availability, satisfaction with present accommodation, and suggested policy responses to the rising housing deficit. Field observation was used to complement questionnaire responses by assessing visible housing conditions and neighbourhood characteristics, while interviews provided deeper insight into the role of migration, rent dynamics, and housing supply constraints in the metropolis. Data collected were coded and analyzed using the Statistical Package for Social Sciences (SPSS). Descriptive statistical tools such as frequencies and tables were used to summarize the characteristics of respondents and explain migration and housing trends, while Chi-square test was employed to test the relationship between intra-urban migration and key housing deficit indicators. This methodological approach was considered

appropriate because it provided a systematic and evidence-based framework for understanding the extent to which internal residential mobility shapes housing demand, affordability, and deficit in Ilorin metropolis.

3. RESULTS AND DISCUSSION

3.1 Socio-Demographic Characteristics of Respondents

The socio-demographic characteristics of respondents presented in Table 1 reveal a relatively balanced gender distribution, with males constituting 55% of the respondents and females accounting for 45%. This slight dominance of male respondents may be attributed to the traditional role men often play in housing decisions and property management within many Nigerian households. The age distribution further indicates that the majority of respondents fall within the economically active age group of 20–39 years, representing 65% of the sample. Specifically, respondents aged 30–39 years accounted for the highest proportion (35%), followed by those aged 20–29 years (30%). This suggests that intra-urban migration in Ilorin is largely driven by individuals in their productive and working years who are more likely to relocate in search of better housing opportunities, employment proximity, and improved living conditions. Similar findings have been reported in other Nigerian cities where young and economically active populations constitute the majority of urban migrants due to employment mobility and housing affordability considerations (Tacoli, 2012; Akinyemi & Adetokunbo, 2020). Furthermore, the marital status distribution shows that married respondents represent the largest group (50%), followed by single individuals (40%), while divorced or widowed respondents account for only 10%. This pattern suggests that household formation and family responsibilities may significantly influence residential mobility within urban areas, as married individuals often seek improved housing conditions and larger accommodation for family stability.

The educational and occupational characteristics of respondents further provide insight into the socio-economic profile of individuals affected by intra-urban migration and rising housing costs in Ilorin. The results indicate that a significant proportion of respondents (55%) possess tertiary education, while 30% have secondary education, suggesting that the majority of respondents are relatively educated and capable of participating in formal employment and urban economic activities. Only 5% of respondents reported having no formal education. This finding aligns with studies which indicate that educated urban residents are more likely to migrate within cities due to career advancement, improved housing aspirations, and socio-economic mobility (Adewale, 2018; Olotuah & Bobadoye, 2009). In terms of occupation, civil servants represent the largest group (35%), followed by traders (25%), artisans (20%), and private sector employees (15%), while only 5% of respondents were unemployed. The dominance of civil servants and traders reflects the economic structure of Ilorin as an administrative and commercial centre that attracts workers seeking employment and business opportunities. However, rising housing costs may disproportionately affect these groups, particularly middle-income earners who may struggle to secure affordable accommodation in well-served neighbourhoods. Similar observations have been reported in Nigerian urban studies where housing affordability challenges are more pronounced among middle-income households and urban workers who relocate within cities in response to economic pressures and housing market dynamics (Adebayo, 2015; Akinyemi & Adetokunbo, 2020). These socio-demographic characteristics therefore provide important context for understanding how intra-urban migration contributes to increasing housing costs and housing demand in Ilorin metropolis.

Table 1: Socio-Demographic Characteristics of Respondents

Variable	Categories	Frequency	Percentage (%)
Gender	Male	220	55
	Female	180	45
Age Group	Below 20 years	40	10
	20 – 29 years	120	30
	30 – 39 years	140	35
	40 – 49 years	60	15
	50 years and above	40	10
Marital Status	Single	160	40
	Married	200	50
	Divorced/Widowed	40	10
Education Level	No formal education	20	5
	Primary school	40	10
	Secondary school	120	30
	Tertiary education	220	55
Occupation	Civil servant	140	35
	Trader	100	25
	Artisan	80	20
	Private sector employee	60	15
	Unemployed	20	5
Total		400	100

3.2 Intra-Urban Migration Trends

The results presented in Table 2 indicate a high level of residential mobility within Ilorin metropolis. About 70% of respondents reported that they had moved residence within the last five years, while only 30% remained in their previous locations. This finding suggests that intra-urban migration is a common phenomenon in the city and reflects the dynamic nature of urban housing markets. Among the key reasons for relocation, high rent accounted for 30%, making it the most important driver of residential mobility, followed by poor housing conditions (25%), job change (20%), family-related reasons (15%), and security concerns (10%). The dominance of rent-related factors indicates that housing affordability plays a major role in shaping household decisions regarding relocation within the city. This supports the argument that urban residents frequently move in search of more affordable housing options when rental costs exceed their financial capacity. Previous studies have similarly noted that rising housing costs often trigger internal relocation within cities as households attempt to balance income with housing expenditure (Akinyemi & Adetokunbo, 2020; Olotuah & Bobadoye, 2009).

Furthermore, the spatial distribution of migration shows that a significant proportion of migrants previously lived in Ilorin West (40%), followed by Ilorin South (25%) and Ilorin East (20%), while 15% originated from other areas. However, the current residential distribution reveals that Ilorin South (35%) and Ilorin East (30%) now accommodate the largest share of migrants, suggesting that these areas have

become attractive destinations for households seeking relatively affordable housing or improved living conditions. The movement pattern also indicates that residents are shifting away from high-demand areas such as Ilorin West toward locations where housing supply may be relatively less expensive or more accessible. Similar patterns of intra-urban migration driven by housing affordability and employment factors have been documented in other Nigerian cities. For instance, Adewale (2018) observed that internal residential mobility in Ilorin is strongly influenced by housing cost differentials across neighbourhoods, while Tacoli (2012) noted that intra-urban migration in developing cities is largely associated with economic pressures, housing availability, and access to employment opportunities. These findings therefore confirm that intra-urban migration plays a significant role in shaping housing demand patterns and contributes to the increasing pressure on the housing sector in Ilorin metropolis.

Table 2: Intra-Urban Migration Trends

Variable	Categories	Frequency	Percentage
Moved in the last 5 years?	Yes	280	70
	No	120	30
Reasons for Relocation	High rent	84	30
	Poor housing condition	70	25
	Job change	56	20
	Family reasons	42	15
	Security concerns	28	10
Previous Residence	Ilorin West	112	40
	Ilorin South	70	25
	Ilorin East	56	20
	Other Areas	42	15
Current Residence	Ilorin South	98	35
	Ilorin East	84	30
	Ilorin West	56	20
	Other Areas	42	15
Total		400	100

3.3 Housing Conditions and Challenges

The results presented in Table 3 show that housing conditions in Ilorin reflect a strong dominance of lower and middle-income housing types, which is consistent with the socioeconomic structure of many rapidly growing Nigerian cities. The most common housing type among respondents is self-contained apartments (30%), followed by one-room apartments (25%) and one-bedroom flats (20%), while larger housing units such as two-bedroom flats (15%) and three-bedroom flats or more (10%) are less common. This distribution suggests that many residents rely on relatively smaller housing units due to affordability constraints. The rent distribution further reinforces this pattern, as 40% of respondents pay between ₦150,000 and ₦300,000 annually, while 30% pay below ₦150,000, indicating that the majority of residents occupy relatively low-cost rental housing. However, despite these relatively modest housing types, the findings show that 60% of respondents perceive housing availability as inadequate or very inadequate, highlighting the growing housing deficit within Ilorin metropolis. This situation reflects the

increasing pressure placed on the urban housing market by population growth and intra-urban migration, where individuals relocate within the city in search of affordable accommodation and proximity to economic opportunities. Similar trends have been observed in other Nigerian cities, where rapid urban expansion and internal migration have intensified demand for affordable housing, thereby placing pressure on existing housing infrastructure (Olotuah & Bobadoye, 2009; Akinyemi & Adetokunbo, 2020).

Furthermore, the results indicate that the high cost of rent constitutes the most significant housing challenge, affecting 65% of respondents, while 20% identified lack of basic amenities, 10% reported poor maintenance culture, and 5% highlighted security concerns. The dominance of rent-related challenges suggests that rising housing costs remain the most critical issue facing urban residents in Ilorin. This finding can be attributed to increased housing demand caused by intra-urban migration, limited housing supply, and the growing influence of market forces in the urban housing sector. As more individuals relocate within the city to access employment opportunities, educational institutions, and improved living conditions, competition for available housing units increases, leading to higher rental prices. Similar findings have been reported in previous studies which indicate that housing affordability remains a major urban challenge in Nigerian cities due to rapid urbanization, population mobility, and insufficient government intervention in affordable housing provision (Adebayo, 2015; Adewale, 2018). Tacoli (2012) also notes that internal migration within cities often contributes to uneven housing distribution and increased rental costs, particularly in areas experiencing high population inflow. Therefore, the findings from Ilorin reinforce the broader argument that intra-urban migration significantly contributes to rising housing costs and housing shortages in rapidly expanding urban centres.

Table 3: Housing Conditions and Challenges

Variable	Categories	Frequency	Percentage
Type of Housing	One-room	70	25
	Self-contained	84	30
	One-bedroom flat	56	20
	Two-bedroom flat	42	15
	Three-bedroom flat or more	28	10
Annual Rent (₦)	Below 150,000	84	30
	150,000 – 300,000	112	40
	300,001 – 450,000	56	20
	Above 450,000	28	10
Housing Availability	Very adequate	28	10
	Adequate	84	30
	Inadequate	112	40
	Very inadequate	56	20
Housing Challenges	High cost of rent	182	65
	Lack of basic amenities	56	20
	Poor maintenance culture	28	10
	Security concerns	14	5
Total		400	100

3.4 Level of Housing Satisfaction

The results presented in Figure 2 reveal that 60% of respondents were not satisfied with their current housing conditions, while only 40% expressed satisfaction (Figure 2). This high level of dissatisfaction indicates the growing pressure on housing availability and affordability in Ilorin metropolis. The finding reflects the increasing difficulty many urban residents face in securing decent and affordable accommodation as the city continues to experience population inflow and intra-urban mobility. As residents relocate within the city in search of better opportunities, proximity to workplaces, or improved living environments, demand for housing intensifies, leading to increased rent levels and housing shortages. This finding aligns with the study of Akinyemi and Adetokunbo (2020), who reported that rapid urban population growth and internal migration significantly contribute to housing affordability challenges in Nigerian cities. Similarly, Olotuah and Bobadoye (2009) observed that the inability of the housing sector to keep pace with population growth has resulted in widespread housing dissatisfaction among urban residents, particularly among low- and middle-income earners.



Figure 2: Level of Housing Satisfaction

3.5 Contribution of Migration on Housing Deficit

Figure 3 documents data obtained on contribution of migration to housing deficit in Ilorin. The data shows that 75% of respondents agreed that intra-urban migration contributes significantly to housing deficits in Ilorin, while only 25% disagreed, reinforcing the argument that internal population movements intensify urban housing pressure. This finding supports the work of Tacoli (2012), who noted that internal migration within cities often increases housing demand and leads to overcrowding and rising rental costs when urban housing supply remains limited. Likewise, Castles, de Haas, and Miller (2014) emphasize that migration-driven urban population growth frequently results in housing shortages and increased inequality in access to housing, particularly in rapidly expanding cities in developing countries.

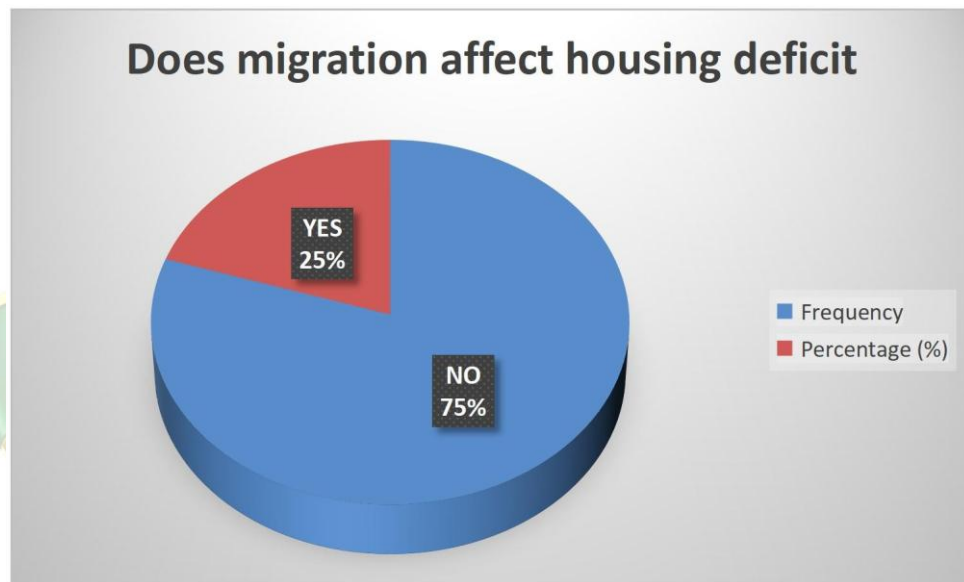


Figure 3: Contribution of Migration on Housing Deficit

3.6 Suggested Improvement

Data obtained on suggested improvement provided by respondents is documented in Figure 4. Significant proportion (40%) of the respondents suggested lowering rent prices, 30% recommended improving infrastructure, while 15% each proposed improved security and increased housing supply. These responses indicate that housing affordability, infrastructure provision, and security conditions are key factors influencing residential satisfaction and mobility within the city. These observations indicate that housing affordability, infrastructure provision, and security conditions are key factors influencing residential satisfaction and mobility within the city. This has been established in the previous studies. For instance, scholars such as Aribigbola (2008); Ibem & Amole, (2013) established that housing affordability significantly influences residents' satisfaction and their ability to remain in a particular neighborhood. These studies have consistently found that high rental costs reduce residential satisfaction and often force households to relocate to more affordable locations. Similarly, the recommendation for improved infrastructure aligns with findings that access to basic urban services such as electricity, water supply, road networks, and sanitation facilities is a major determinant of housing satisfaction and quality of life in urban areas (Jiboye, 2011; Ibem & Aduwo, 2013). Poor infrastructure has been widely reported to reduce residential satisfaction and increase the likelihood of residential mobility. Furthermore, the emphasis placed on improved security by respondents is consistent with research indicating that safety and neighborhood security strongly influence residents' perceptions of housing quality and overall satisfaction with their living environment (Jiboye, 2011). Areas with higher levels of insecurity are often associated with lower housing satisfaction and greater intentions to relocate.

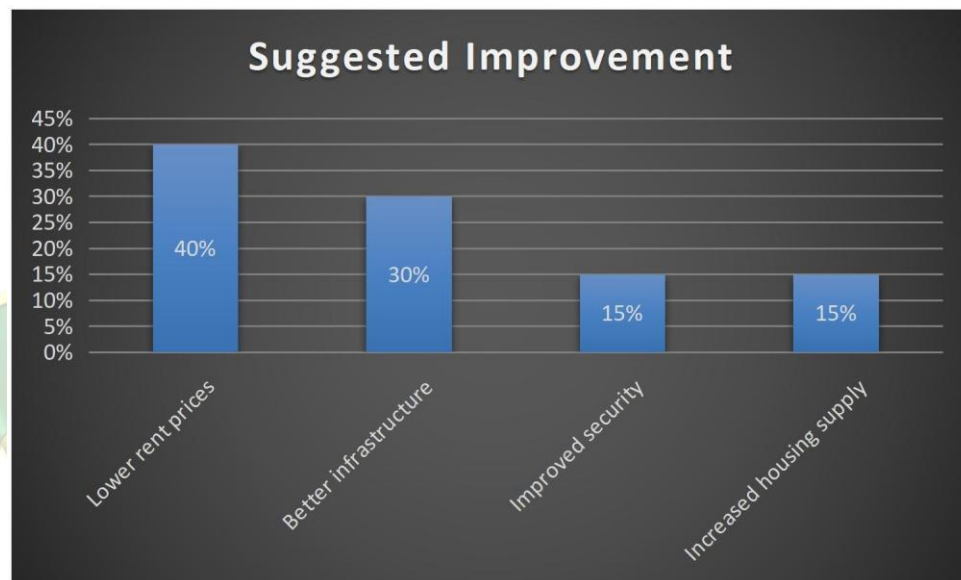


Figure 4: Suggested Improvements

3.7 Government Interventions

Findings from the survey indicate that respondents strongly emphasized the importance of government involvement in improving housing conditions. As shown in Figure 5, about 40% of the respondents recommended the development of low-cost housing schemes, while 35% advocated the introduction of rent control policies to regulate the cost of accommodation. In addition, 15% suggested improved infrastructure provision, and 10% proposed incentives for real estate developers as strategies to enhance housing accessibility and affordability. These findings align with several empirical studies that highlight the critical role of government policies in addressing housing affordability challenges. For instance, Olotuah and Bobadoye (2009) observed that the shortage of affordable housing in Nigerian cities has largely been attributed to weak government intervention and limited public housing programs. Their study emphasized that the development of low-cost housing schemes is essential in improving housing access for low-income households. Similarly, Aribigbola (2011) argued that public sector investment in affordable housing significantly improves residential satisfaction and reduces the pressure on the private rental market.

The respondents' support for rent control policies also corresponds with the findings of Adebayo (2018), who noted that rent regulation mechanisms can help protect low-income tenants from excessive rent increases in rapidly urbanizing cities. In many developing countries, rent control policies have been identified as a temporary strategy for improving housing affordability, particularly in urban centers experiencing rapid population growth. Furthermore, the recommendation for improved infrastructure provision supports the argument made by UN-Habitat (2011) that access to basic urban services such as roads, electricity, and water supply significantly influences housing satisfaction and the overall quality of urban living. According to Ibem and Amole (2013), inadequate infrastructure in many Nigerian residential areas contributes to poor living conditions and reduces the attractiveness of available housing units.

Scholars have also recommended that government should provide incentives to real estate developers is also consistent. For instance, Ademiluyi (2010) reported that private sector participation in housing development can be significantly enhanced through policy incentives such as tax relief, subsidized land, and access to affordable credit. Such incentives encourage developers to invest in mass housing projects, thereby increasing housing supply and reducing shortages in urban areas.

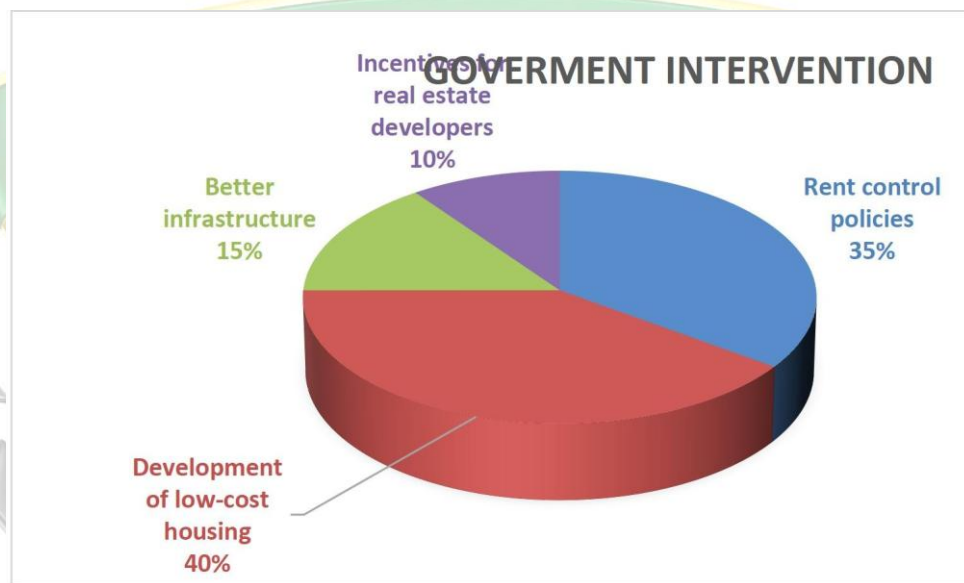


Figure 5: Government Interventions

3.8 Chi-Square Test of Relationship between Intra-Urban Migration and Housing Deficit

The Chi-square test results presented in Table 5 show that there is a statistically significant relationship between intra-urban migration and housing deficit indicators in Ilorin metropolis. The relationship between migration status and housing satisfaction was found to be statistically significant ($\chi^2 = 12.48$, $p < 0.05$), indicating that residential mobility within the city significantly influences the level of satisfaction residents derive from their housing conditions. Similarly, the relationship between migration and housing availability was also significant ($\chi^2 = 18.36$, $p < 0.05$), suggesting that areas experiencing higher migration inflow are more likely to experience housing shortages. Furthermore, the relationship between migration patterns and housing challenges was statistically significant ($\chi^2 = 21.54$, $p < 0.05$). This indicates that migration contributes to housing-related problems such as high rent, inadequate infrastructure, and poor housing maintenance. The strongest relationship was observed between intra-urban migration and perception of housing deficit ($\chi^2 = 34.27$, $p < 0.05$), confirming that population mobility within Ilorin significantly contributes to increasing housing demand and rising housing costs. These results support the descriptive findings which showed that 70% of respondents had relocated within Ilorin in the last five years, largely due to high rent and poor housing conditions. Increased migration within the city intensifies pressure on the available housing stock, thereby contributing to rising rental prices and housing shortages. This finding is consistent with the work of Tacoli (2012) who noted that internal migration within cities often increases housing demand and contributes to housing deficits in rapidly expanding urban areas. Similarly, Akinyemi & Adetokunbo (2020) observed that internal migration significantly influences housing affordability in Nigerian cities, particularly where housing supply fails to match rapid population mobility.

Table 4: Chi-Square Test of Relationship between Intra-Urban Migration and Housing Deficit

Variable	χ^2 Value	df	p-value	Decision
Migration status $\times$ Housing satisfaction	12.48	1	<0.001	Significant
Migration status $\times$ Housing availability	18.36	3	0.001	Significant
Migration status $\times$ Housing challenges	21.54	3	<0.001	Significant
Migration status $\times$ Perception of housing deficit	34.27	1	<0.001	Significant

4. CONCLUSION AND RECOMMENDATIONS

This study examined intra-urban migration as a major factor contributing to rising housing costs in Ilorin metropolis. The findings reveal that residential mobility within the city is widespread, largely due to housing affordability challenges, employment changes, and poor housing conditions. The study also found that the housing structure in Ilorin is dominated by smaller and relatively affordable housing units such as self-contained apartments and one-room apartments, indicating the growing pressure on housing supply and the financial limitations of many urban residents. Despite occupying relatively modest housing types, the majority of respondents reported challenges related to housing affordability and availability. The results further demonstrate that housing dissatisfaction is relatively high, mainly due to high rent, limited housing supply, and inadequate infrastructure. The findings also confirm that intra-urban migration significantly contributes to housing shortages in Ilorin, reinforcing the argument that population mobility within cities intensifies pressure on urban housing markets. These results align with previous studies which suggest that internal migration within cities increases housing demand and often results in rising rental prices, overcrowding, and housing shortages in rapidly growing urban centres. Therefore, without strategic urban housing interventions, intra-urban migration will continue to exacerbate housing inequality and affordability challenges in Ilorin metropolis. It is recommended that Government at both state and local levels should prioritize the construction of low-cost and affordable housing projects to accommodate the increasing urban population and reduce housing shortages. Appropriate rent control policies should be introduced to prevent arbitrary rent increases by landlords and ensure housing affordability for low- and middle-income households. Incentives such as tax relief, land subsidies, and housing development grants should be provided to real estate developers to encourage the construction of affordable housing units. Government should invest in the provision of basic urban infrastructure such as roads, water supply, electricity, and sanitation facilities in emerging residential areas to support balanced urban expansion. Urban planners should incorporate migration patterns into housing and city development policies to ensure that urban growth is properly managed and housing supply keeps pace with population mobility. Effective housing policies should be developed and implemented to address issues of housing deficit, informal settlements, and rising housing costs in rapidly growing Nigerian cities.

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