



## 4.5. Housing, water, and sanitation

### 4.5.1. Housing

Around one-third of the country's housing units, corresponding to 1.3 million, have been either destroyed or severely damaged over the conflict.[998](#) The World Bank estimated the direct physical damage to infrastructure, residential buildings, and non-residential buildings to be at USD 108 billion.[999](#) Conflict-related housing damage is widespread across Syria, with the highest proportions of completely destroyed homes reported in Hama, Idlib, Rural Damascus, and Homs governorates.[1000](#) Around 6.2 million people in Syria are in need of shelter repair assistance while 4.1 million Syrians, particularly returnees, face challenges with documentation and housing, land and property due to destroyed homes, lost ownership records and secondary occupancy.[1001](#)

Syria's real estate sector is marked by severe inflationary stagnation, with property prices far exceeding incomes and little government intervention to address the gap. The crisis is particularly acute in cities like Damascus and Aleppo, driven by high demand, and is compounded by structural issues such as inheritance disputes, illegal occupation, and administrative and technical obstacles to proper property registration.[1002](#)

At the national level, the availability of vacant and safe housing units for rent or purchase was reported to be highly limited. Across the country, the majority of communities (60 %) across most governorates,[1003](#) reported that the average rent for a two-bedroom housing unit remained below 50 USD per month. A notable exception was Damascus, where average rents were reported to exceed 300 USD per month. An increase in rental prices was reported nationwide during 2025, with particularly significant rises observed in Damascus, Dar'a and Hama governorates. Rising rental costs are driven by increased demand from returnees and population growth, alongside higher reconstruction costs, limited housing availability, and broader inflation.[1004](#) In Damascus city, due to widespread destruction in the suburbs, there is a severe shortage of housing and limited availability of residential areas.[1005](#)

Around 23 % of Damascus respondents to a 2025 survey managed to afford housing costs, including rent, electricity and water, 50 % just about managed to afford them, while 6 % did not manage to afford housing costs. Most respondents in Damascus lived with their immediate family (78 %), followed by those living with extended family (16 %) and with housing partners (5 %), while only 1 % reported living alone.[1006](#) In April 2026, Syria's Minister of Social Affairs and Labour stated that the average rent in Damascus is around USD 1 000, which cannot be covered by salaries which range between USD 200 and 300.[1007](#)

Women's access to housing and property is largely dependent on male relatives, as ownership is typically registered in the names of husbands or other male family members.<sup>1008</sup> Although alternative proof of ownership may exist, such as customary contracts, testimonies, or financial records, restrictive social norms, limited financial means and economic dependence make it difficult for women to secure formal ownership or tenure.<sup>1009</sup> Additionally, discriminatory inheritance laws and norms limit women's access to property, which is predominantly passed to men.<sup>1010</sup>

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UNDP, The impact of the conflict in Syria, 20 February 2025, [url](#), p. 38

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World Bank (The), The Syrian Conflict, Physical Damage and Reconstruction Assessment (2011-2024), August 2025, [url](#), p. 8

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Global Shelter Cluster, Syria Nationwide Housing Damage Assessment, 26 January 2026, [url](#), p. 7

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UNOCHA, Syrian Arab Republic: 2026 Humanitarian Needs and Response Plan (April 2026), 2 April 2026, [url](#), p. 10

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Enab Baladi, Syrians Without Homes, Stagnant Market and Awaited Investments, 16 April 2026, [url](#)

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The assessment was carried out using a total of 1 725 Key Informants Interviews across 1 221 communities which took place between 14 October and 4 December 2025. Global Shelter Cluster, SYR Shelter Sector Housing Damage Assessment, 26 January 2026, [url](#), p. 1

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Global Shelter Cluster, Syria Nationwide Housing Damage Assessment, 26 January 2026, [url](#), p. 19

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Syria Direct, Reconstruction plan for eastern Damascus neighborhoods alarms residents, 20 April 2026, [url](#); Syria Justice and Accountability Centre, online interview with EUAA, 11 June 2025

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AT, Country of Origin Information Department of the Austrian Federal Office for Immigration, Statistics Lebanon: Syria: Socio-Economic Survey 2025, 27 October 2025, [url](#), pp. 1, 16

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New Arab (The), 80% of Syrians still suffering food insecurity, despite conflict dying down, 6 April 2026, [url](#)

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UN Human Rights Council, Report of the Independent International Commission of Inquiry on the Syrian Arab Republic (A/HRC/61-62), 12 March 2026, [url](#), para 61; Syria Report (The), Report: Ownership, Planning, and Population Transformations in Damascus' Informal Settlements, and Their Impact on Women's Rights, 30 November 2025, [url](#)

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Syria Report (The), Report: Ownership, Planning, and Population Transformations in Damascus' Informal Settlements, and Their Impact on Women's Rights, 30 November 2025, [url](#)

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UN Human Rights Council, Report of the Independent International Commission of Inquiry on the Syrian Arab Republic (A/HRC/61-62), 12 March 2026, [url](#), para 61