SITUATION OVERVIEW

Syria Nationwide Housing Damage Assessment

October-November-December 2025

Context

After more than fourteen years of conflict and crisis, Syria continues to face a profound and cumulative housing and infrastructure deficit that undermines stability, recovery efforts, and prospects for safe and dignified living conditions. While the political landscape shifted significantly following political changes in late 2024, the material impacts of protracted conflict on the built environment remain acute. According to the 2025 Humanitarian Needs and Response Plan (HNRP), one-third of the country's housing stock has been damaged or destroyed, while critical infrastructure, including roads, water networks, electricity, and sanitation systems, remains largely non-functional.[1] As of December 2025, an estimated 7.4 million people remain internally displaced,[2] including more than 1.5 million living in tents, unfinished buildings, or overcrowded collective centres never intended for long-term use.[3] The February 2023 earthquakes further exacerbated vulnerabilities, destroying an additional 47,000 homes and displacing over 50,000 families.[4]

Displacement and return dynamics continue to evolve within this fragile socio-economic and security environment. As of December 2025, an estimated 1.26 million individuals who had been displaced outside Syria were reported to have returned to the country since December 2024., many to damaged, looted, or structurally unsafe homes, particularly in Damascus, Aleppo, Idleb, and Homs governorates.[5] Meanwhile, northwest Syria continues to host nearly two million IDPs across more than 1,150 camps and informal settlements, with approximately 700,000 people living in substandard shelters and exposed to recurring seasonal hazards.[6] The broader humanitarian situation remains severe. Over 90% of Syrians live below the poverty line, and 16.5 million people were in need of humanitarian assistance in 2025.[7] Despite ongoing efforts, the Syria Shelter and Non-Food Items (SNFI) Sector had reached only 45% of its 811,000 targeted beneficiaries as of December 2025, highlighting the scale of unmet needs.[8]

Objective

In this context, the Syria SNFI Sector commissioned the Nationwide Housing Damage Assessment to guide strategic planning for the upcoming humanitarian funding cycle. The assessment represents the first comprehensive nationwide review of housing damage since December 2024, conducted amid ongoing political transition and the restructuring of the humanitarian coordination architecture. It seeks to validate and refine existing historical data on the extent, typology, and severity of housing damage previously identified through the Syria SNFI Sector's analytical reviews.

Through targeted data collection in communities that have reported significant levels of housing damage in the past, the assessment complements and validates existing secondary information, providing a harmonized and comparable evidence base on housing damage across locations through a uniform methodology. Beyond quantifying housing damage at the community level, the assessment examines occupancy status, residents' socio-economic conditions, and health and protection risks associated with unsafe or destroyed housing, including Housing, Land and Property (HLP) barriers. It also assesses the functionality of essential infrastructure and services, as well as priority rehabilitation needs.

By triangulating findings with the most updated data on return movements and intentions, the assessment links humanitarian needs with early recovery priorities. It supports return planning, shelter rehabilitation, and area-based programming, while strengthening coordination across national and sub-national actors. Together, these insights provide a more robust, data-driven foundation for long-term recovery and resilience-building efforts across Syria.

Methodology overview

This assessment was conducted using Key Informant Interviews (KIIs) with individuals possessing substantial, context-specific knowledge of housing conditions at the community level across Syria. KIs were purposively sampled, with data collection supported by 52 partner organizations of the Syria SNFI sector.

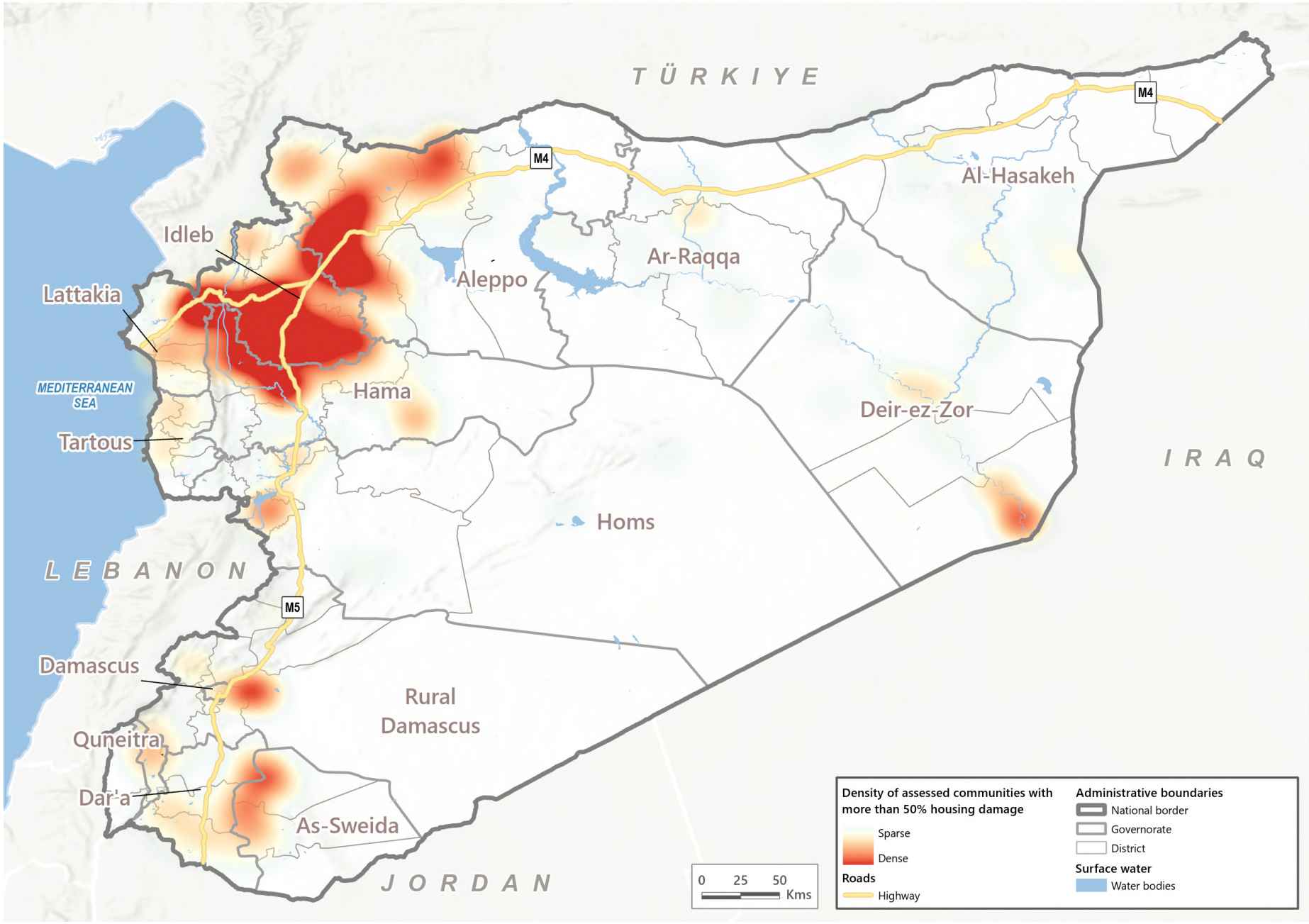
Between 14 October and 4 December 2025, a **total of 1,725 KIIs were conducted across 1,221 communities**, either in person or remotely. Interviews were aggregated at the community level, so **all percentages reported in this report reflect the share of communities assessed. Findings are highly indicative and should be interpreted cautiously, in light of the adopted methodology.** For more detailed information, please consult the methodology note at the end of this report.

Key Messages*

- **Housing damage is widespread across assessed communities in Syria, though its scale and severity vary considerably by location.** Overall, 89% of assessed communities reported some degree of housing damage, with nearly half indicating that more than half of their housing stock was affected. Severe damage was disproportionately reported in southern and north-western governorates, reflecting differing conflict and shock dynamics across the country.
- **While damage is extensive, the national housing damage profile is predominantly characterised by low to moderate severity, with high-severity destruction affecting a smaller share of the housing stock.** On average, nearly half (48%)of damaged housing was reported as negligibly damaged, over one-third (35%) as partially damaged, and less than one-fifth (17%) as completely damaged. Conflict-related damage was consistently associated with higher severity levels, whereas housing affected by environmental hazards was more often reported as low-severity damage.
- **Damaged housing is widely inhabited, particularly by returnees, reflecting a gap between housing conditions and return dynamics.** Nearly all communities reporting housing damage indicated continued habitation across all severity categories, including in structurally compromised units.
- **Findings seem to highlight a pronounced gap between return dynamics, including recorded returns and intentions, and housing conditions.** While damaged housing continues to be a major barrier for households considering return, evidence suggests that many actual returns are taking place in contexts of significant housing damage. This underscores a context in which return appears to be driven less by the availability of safe and adequate housing and more by constrained choices, limited alternatives, and enduring connections to land and property, reinforcing the urgency of targeted housing repair to make returns safer and more sustainable.
- **Housing damage scale and severity and essential services functionality were found to be closely interlinked.** Communities experiencing larger-scale and higher-severity housing damage also report reduced availability and functionality of electricity, water, sanitation, health, and education services, constraining safe habitation, shelter recovery, and broader area-based recovery outcomes.

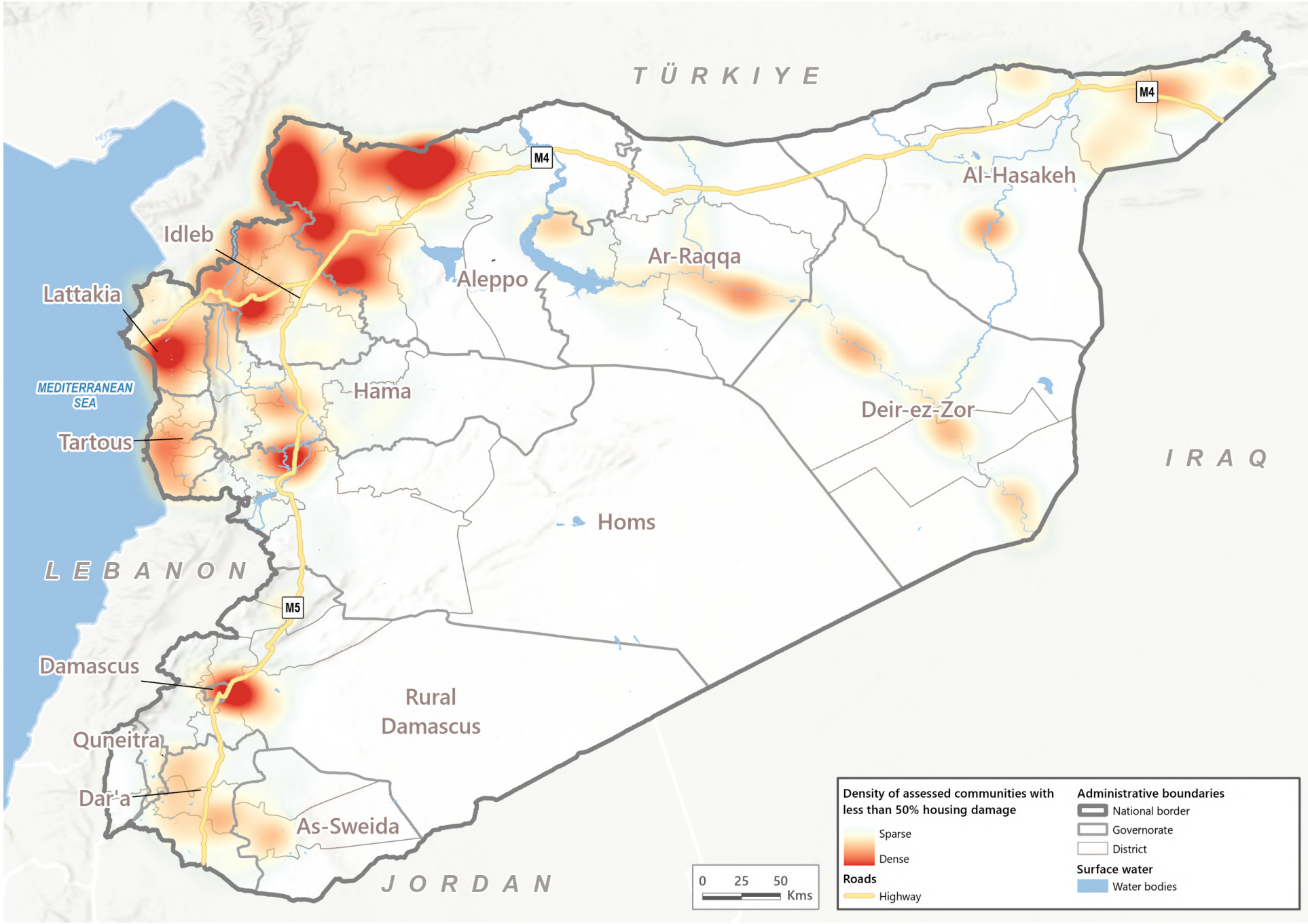
* Key Messages reflect community-level reporting and indicative trends based on key informant interviews (KIIs). Findings should be interpreted with caution and do not constitute statistically representative estimates.

Map 1: Spatial concentration of assessed communities reporting housing damage affecting more than 50% of their housing stock*



*It is important to recognize that density maps inherently reflect the number of observations conducted within each spatial unit. In cases where the sample is unevenly distributed across the territory, as in this assessment, density patterns should be interpreted with caution. Areas displaying high density may do so also because a larger number of target communities were assessed, rather than indicating solely a proportionally higher prevalence of damage. Conversely, areas with low or no density coverage, such as Homs governorate, may simply reflect limited data collection rather than an absence of significant housing damage. Therefore, density should be interpreted as a reflection of both observation concentration and the extent of damage, rather than as a direct measure of damage prevalence alone.

Map 2: Spatial concentration of assessed communities reporting housing damage affecting less than 50% of their housing stock



Scale of housing damage

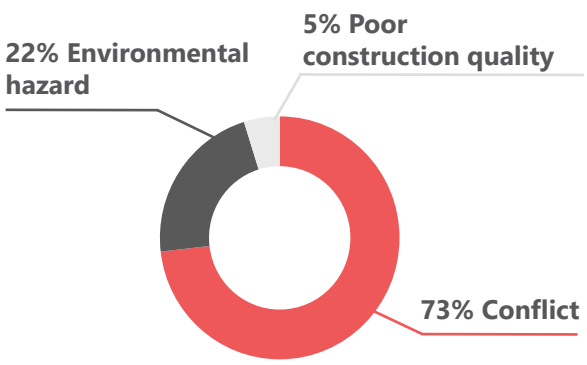
Findings indicate widespread housing stock damage across communities in Syria, with substantial variation between governorates in the extent of damage reported at the community level.

Overall, **89% of assessed communities reported some degree of housing stock damage**, while only 11% indicated no observable damage. **Among communities reporting damage, nearly half (49%) stated that more than half of their housing stock was affected**, including 30% where damage was reported to affect over three-quarters of all housing units. The remaining 51% of affected communities reported lower levels of damage, with less than half of their housing stock impacted.

Findings also indicate strong regional divide in the scale of community-level housing damage reported, likely shaped by differing shock dynamics across the country. The most severe levels of destruction are concentrated in the south and the northwest, where governorates such as As-Sweida, Quneitra, Idleb, and Hama record the highest shares of communities reporting damage to more than 75% of their housing stock. These concentrations strongly align with areas that experienced prolonged, high-intensity conflict and repeated episodes of front-line shifts.

Primary cause of housing damage

Findings indicate that Syria's housing damage landscape is primarily shaped by the effects of protracted conflict, alongside localized impacts of significant environmental shocks.



Across the national territory, conflict-related incidents including shelling, aerial bombardment, and armed clashes remain the dominant driver of housing damage, identified as the primary cause in 73% of assessed communities, making conflict the overwhelmingly prevalent source of destruction.

Distribution of assessed communities reporting housing damage, by extent of damaged housing stock at the community level, disaggregated by governorate*

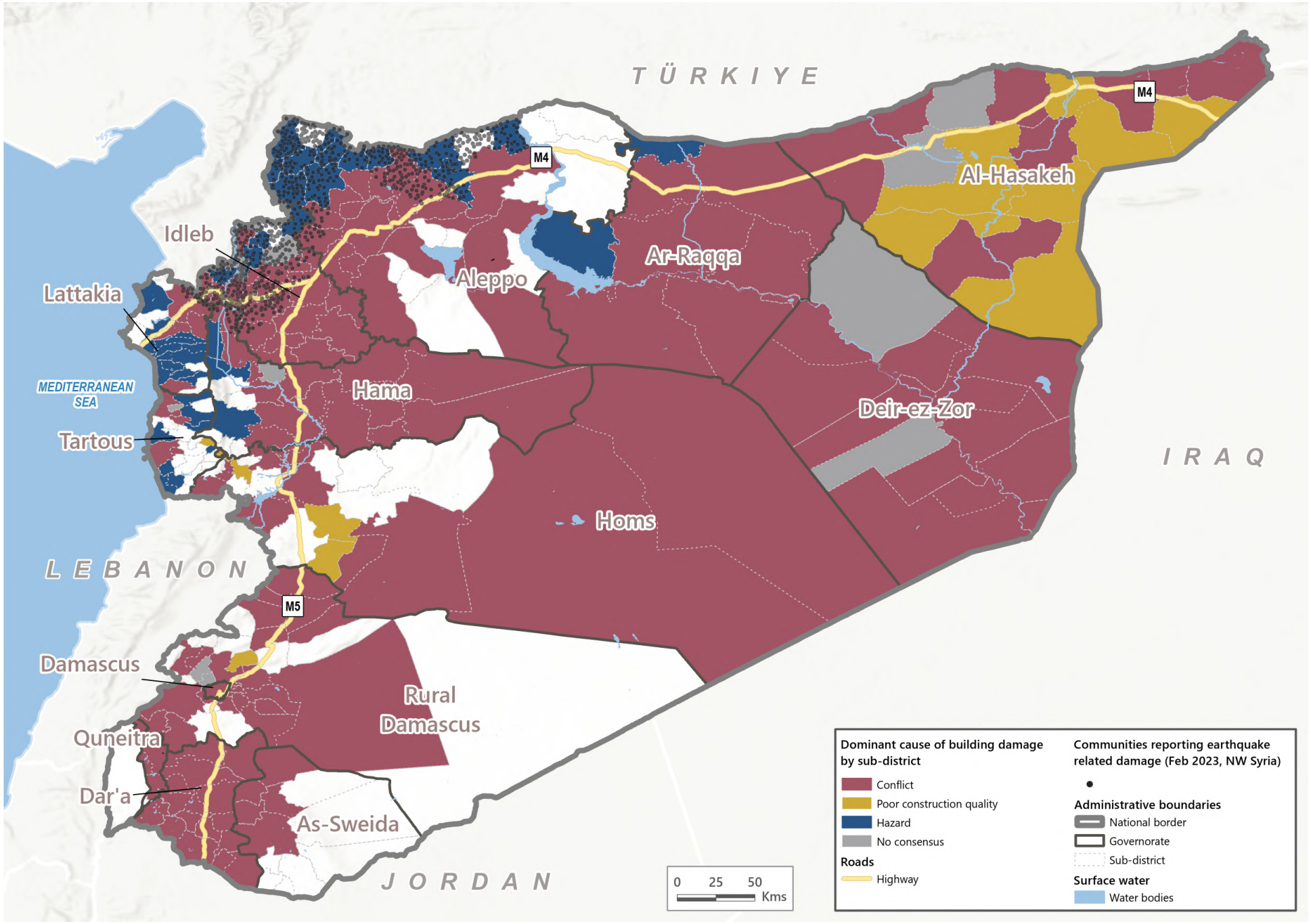
	Few (1-25%)	Some (25–49%)	Many (50–74%)	Most (75%+)
Aleppo (N=299)	29%	26%	20%	25%
Al-Hasakeh (N=71)	52%	24%	15%	8%
Ar-Raqqa (N=57)	65%	12%	14%	9%
As-Sweida (N=39)	18%	8%	13%	62%
Damascus (N=1)	0%	100%	0%	0%
Dar'a (N=48)	40%	25%	21%	15%
Deir-ez-Zor (N=67)	39%	15%	24%	22%
Hama (N=94)	19%	14%	20%	47%
Homs (N=48)	38%	19%	15%	29%
Idleb (N=193)	17%	14%	24%	45%
Lattakia (N=60)	37%	18%	12%	33%
Quneitra (N=8)	13%	13%	25%	50%
Rural Damascus (N=55)	36%	18%	18%	27%
Tartous (N=36)	31%	39%	17%	14%
National (N=1,076)	31%	20%	19%	30%

*Findings for Damascus and Quneitra are based on very small sample sizes (1 and 8 observations, respectively) and should therefore be interpreted with caution.

Damage driver variations across governorates points to distinct and multi-hazard spatial risk profiles. In fact, while conflict remains the primary driver of housing damage in most governorates, notable regional variations exist.

In Lattakia and Tartous, environmental hazards were the leading cause of damage, reported by 63% and 53% of communities, respectively. Post-earthquake impacts also remain evident in northwest Syria, where environmental hazards, including seismic activity, were reported as the primary cause of damage by 38% of communities in Aleppo, 20% in Hama, and 15% in Idleb. In northeastern Syria, damage profiles differ further, with poor construction quality identified as the main cause in a substantial share of communities in Al-Hasakeh (44%) and Ar-Raqqa (11%).

Map 3: Most frequently reported cause of housing damage at the sub-district level, overlaid with communities reporting earthquake-related housing damage in February 2023[9]



Severity of housing damage

Findings indicate that, while damage is widespread, the overall damage profile is characterised by predominantly by low-severity impacts, with high-severity damage affecting a minority of the national housing stock, and with conflict acting as the principal driver of more severe housing damage.

Qualitative severity categories adopted for the assessment and the corresponding definitions applied to community-level housing damage[10]

Negligible Damage	Cosmetic or aesthetic damage only; Safe and functional; Fully Habitable
Partial Damage	Includes minor, moderate, or heavy damage; structure may remain safe or require rehabilitation; Conditionally Habitable
Complete Damage	Fully or largely collapsed; requires major structural works or full reconstruction; Not Habitable

Analysis of assessed communities indicates that, on average at the national level, damaged housing stock was predominantly reported to be negligibly damaged (48%), followed by partially damaged units (35%), while completely damaged housing stock represents a smaller share (17%).

Findings also suggest that conflict was the primary driver of high-severity housing damage, whereas environmental hazards were generally associated with lower-severity damage reports. Housing affected by conflict exhibited higher average severity, with an average of 19% of the stock reported as completely damaged and 37% as partially damaged. In comparison, damage from environmental hazards was, on average, considerably less severe, with 67% of affected housing stock reported as negligibly damaged, 27% as partially damaged, and only 6% as completely damaged.

Significant geographic variation in the distribution of housing damage severity was also observed. Governorates in the northwest and central regions, particularly Hama (27% of housing stock completely damaged), Idleb (22%), Rural Damascus (17%), and Homs (17%), reported the highest average shares of complete damage, consistent with areas exposed to intense and sustained conflict.

National average distribution of damaged housing stock by severity level and primary cause of damage

	Negligible Damage	Partial Damage	Complete Damage
National (N=937)	48%	35%	17%
National - Conflict driven (N=696)	44%	37%	19%
National - Environmental hazard driven (N=207)	67%	27%	6%

Governorate-level average distribution of damaged housing stock by severity level

	Negligible Damage	Partial Damage	Complete Damage
Damascus (N=1)	N/A	N/A	N/A
Hama (N=94)	39%	33%	27%
Idleb (N=193)	37%	41%	22%
Rural Damascus (N=55)	48%	32%	19%
Homs (N=48)	50%	31%	19%
Quneitra (N=8)	32%	52%	16%
Aleppo (N=299)	47%	37%	16%
Lattakia (N=60)	45%	39%	16%
As-Sweida (N=42)	48%	36%	16%
Deir-ez-Zor (N=67)	53%	33%	14%
Ar-Raqqa (N=57)	69%	19%	12%
Dar'a (N=49)	61%	29%	10%
Al-Hasakeh (N=74)	54%	39%	7%
Tartous (N=36)	58%	38%	4%

Data on how communities reported the extent of damage within their housing stock across the three severity categories suggests that **damage severity within communities is generally mixed rather than polarized: most communities reported a combination of damage levels, with negligible damage affecting the largest portion of housing stock across the majority of assessed communities, and only a minority of units experiencing mostly partial or complete damage.** In other words, rather than communities being at opposite extremes, either entirely minimally damaged or entirely destroyed, housing damage tends to follow a more gradual and heterogeneous damage profile at the community level.

Among communities reporting negligible damage, 46% indicated that it affected more than 50% of their damaged housing stock. In contrast, complete damage was far less common at this scale: only 6% of communities reporting total destruction indicated that more than 50% of their housing stock was completely destroyed, while the majority (45%) reported destruction affecting less than 10% of their dwellings.

However, notable variations were retrieved at the governorate level, where larger shares of complete damage were reported. Homs (16%) and Hama (15%) recorded the highest proportions of communities in which more than 50% of the housing stock was completely destroyed, while As-Sweida had the highest concentration of communities (13%) reporting that over 75% of their housing stock was affected.

Top 5 governorates with the highest share of communities reporting more than half of their damaged housing stock to be completely damaged

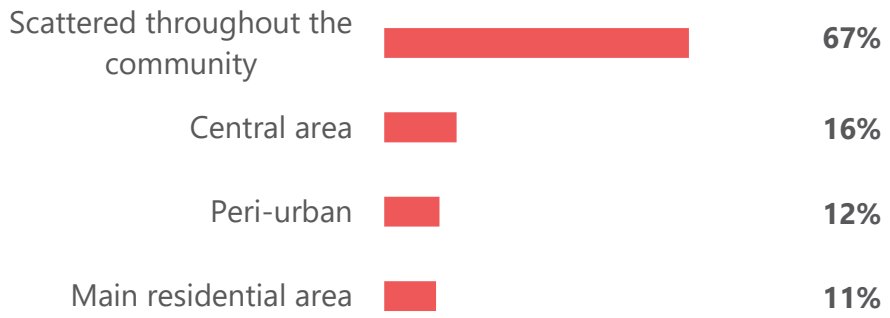
	Many (50–74%)	Most (75%+)
Hama	10%	6%
Homs	10%	5%
As-Sweida	0%	13%
Idleb	6%	3%
Rural Damascus	7%	0%

Distribution of communities by housing damage severity and extent of reportedly affected housing damage stock at community level

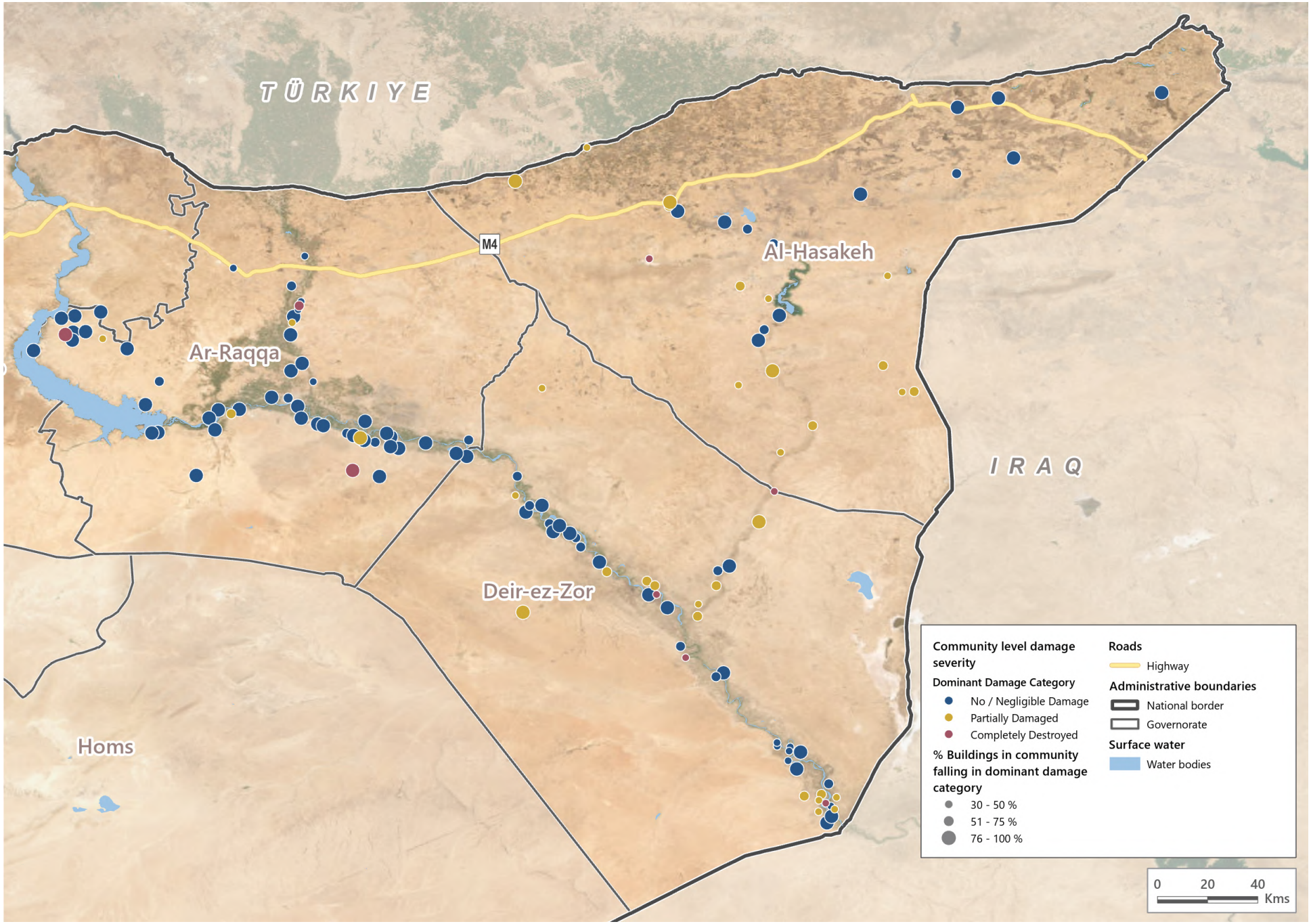
	Few (1-25%)	Some (25–49%)	Many (50–74%)	Most (75%+)
Negligible Damage	32%	21%	19%	27%
Partial Damage	46%	30%	16%	7%
Complete Damage	81%	12%	4%	2%

Findings show that housing damage within communities is predominantly spatially dispersed rather than concentrated. Across the country, 67% of assessed communities reported that damage is scattered throughout the community's boundaries, making it the most widespread pattern across all governorates. This trend far outweighs other reported distributions: 16% of communities identified damage concentrated in central areas, 12% in peri-urban zones, and 11% in specific residential clusters. This spatial fragmentation of damage also implies that households with damaged homes are not clustered in easily isolatable pockets but are embedded across the full urban or rural fabric of the community.

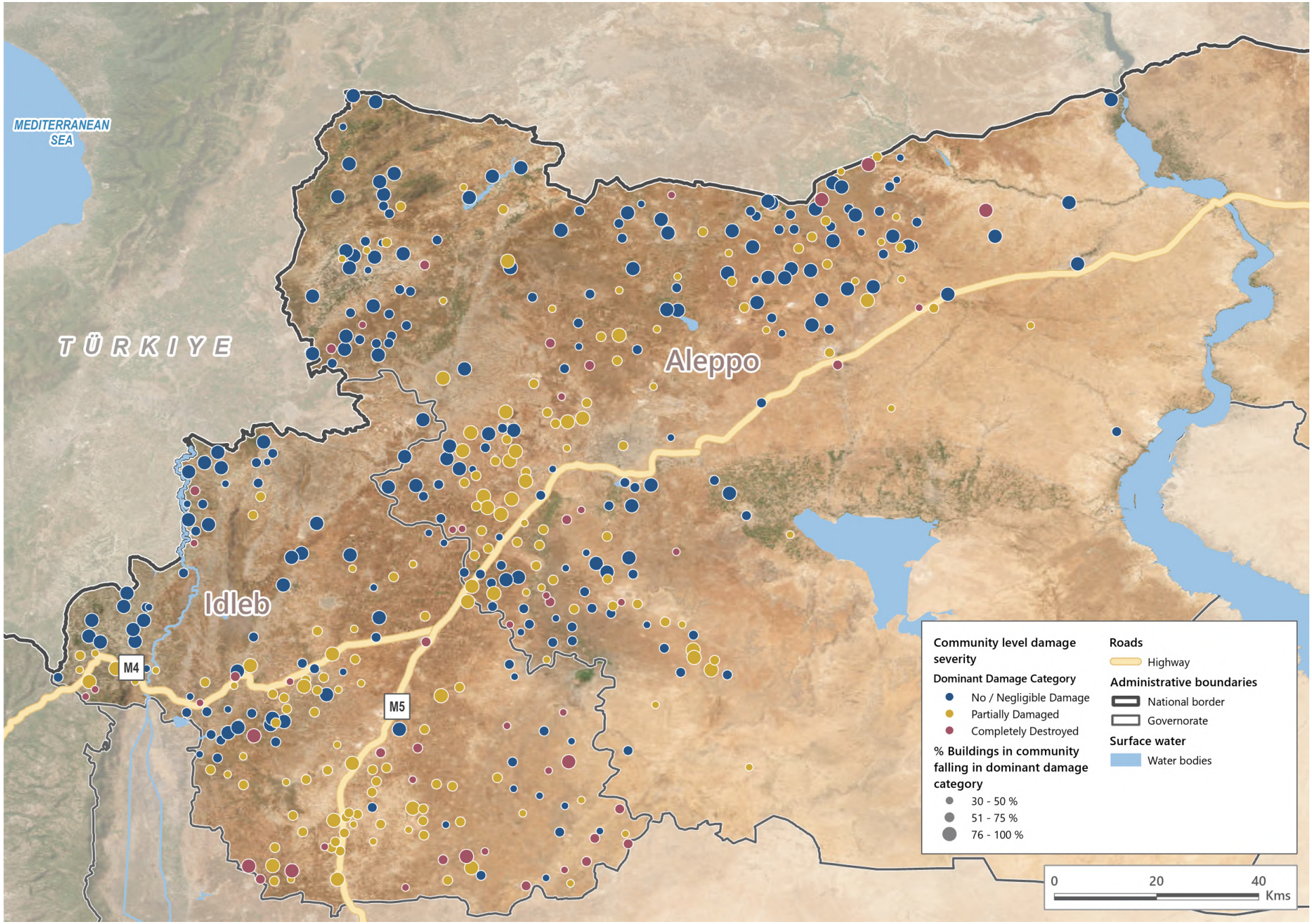
Areas most frequently reported as affected by housing damage across communities



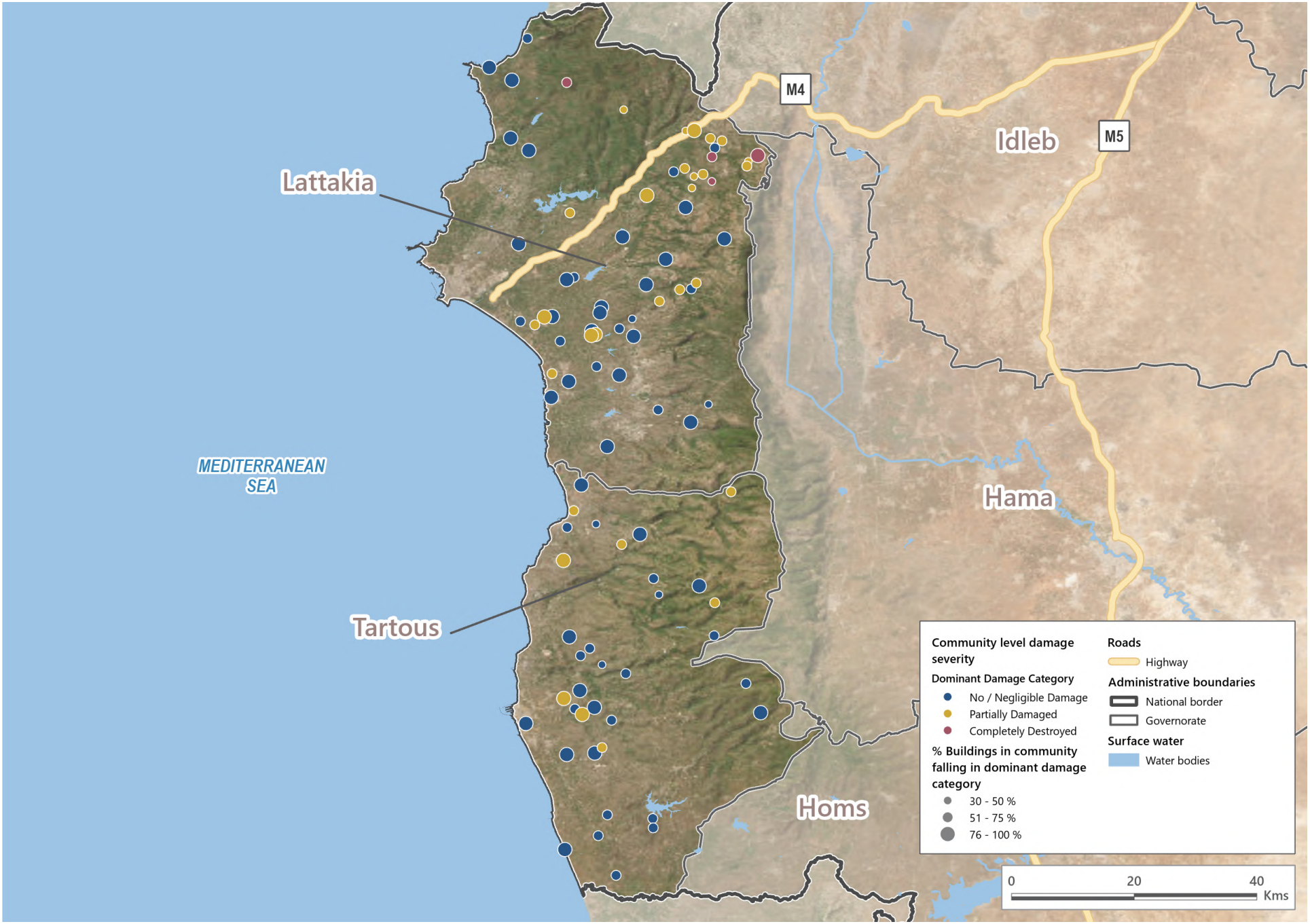
Map 4: Predominant housing damage severity at the community level - Northeast of Syria[11]



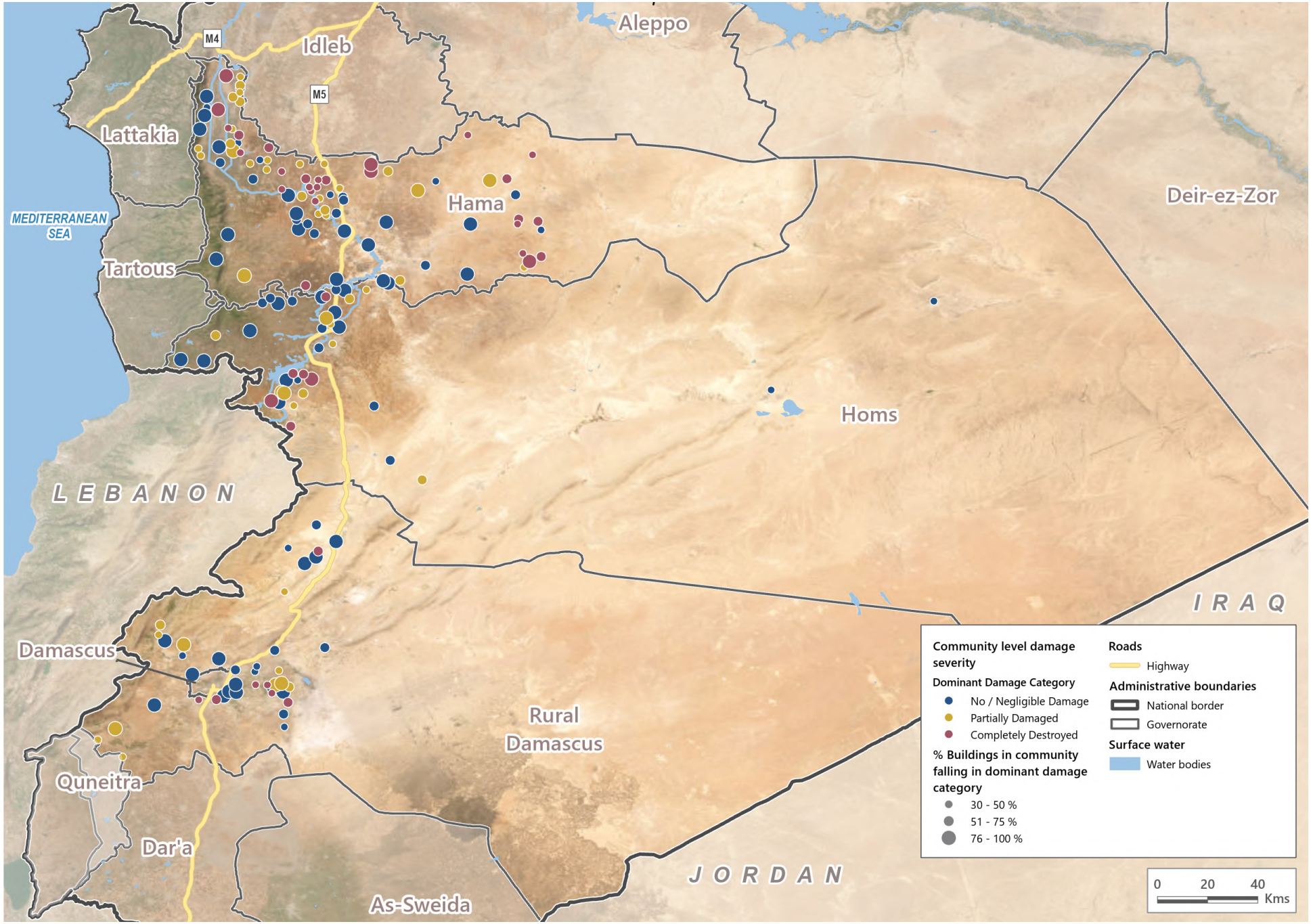
Map 5: Predominant housing damage severity at the community level - Northwest of Syria



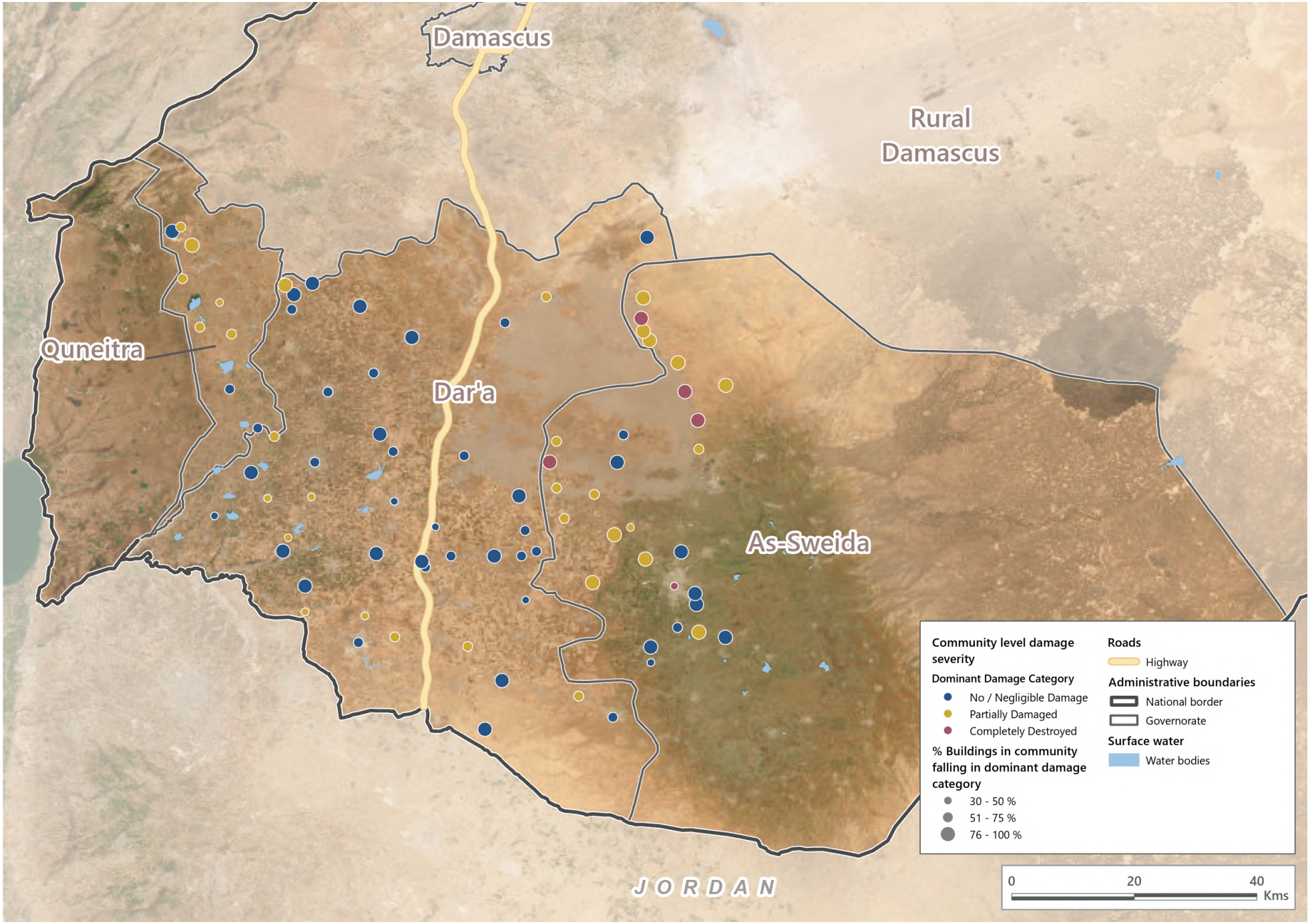
Map 6: Predominant housing damage severity at the community level - Coastal area of Syria



Map 7: Predominant housing damage severity at the community level - Central Syria

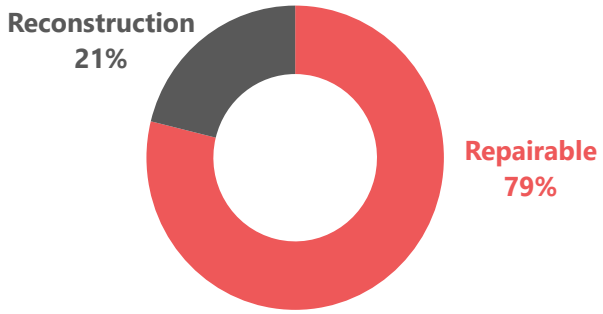


Map 8: Predominant housing damage severity at the community level - Southern Syria



Repair and rehabilitation needs

National-level findings indicate that the majority of damaged housing stock remains structurally recoverable, with repair needs substantially outweighing full reconstruction requirements.

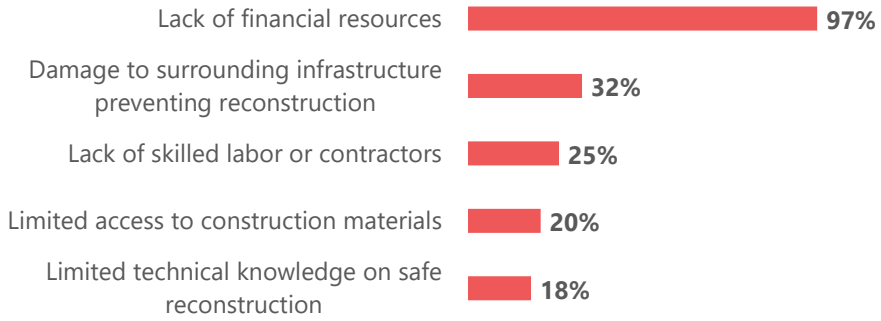


Across assessed communities, most reported damage falls within repairable categories: 64% of communities reporting any housing damage stated that more than 75% of their affected stock is repairable. By contrast, reconstruction needs remain comparatively limited. Among communities reporting housing damage, 58% indicated that no more than 25% of their damaged stock requires complete rebuilding, with the national average share of housing requiring full reconstruction estimated at 21%.

At the same time, geographical disparities are pronounced, mostly mirroring the concentration of completely damaged housing stock distribution across the country, with cases pointing to localized but acute structural failure. The highest proportions of communities reporting that more than half (>51%) of their damaged housing stock requires full reconstruction were observed in Hama (17% of damaged communities), Rural Damascus (17%), and Deir-ez-Zor (10%). In As-Sweida, while overall reconstruction needs remain limited, 2% of communities reporting housing damage indicated that their entire damaged stock requires complete reconstruction.

At the national level, reported repair needs were found to be highly concentrated around core structural and utility components of damaged housing. Among communities indicating the presence of repairable housing stock, the three most frequently cited structural repair priorities were wall repair or replacement (89%), followed by door and window repair or replacement (86%) and roof repair or replacement (67%). Utility-related interventions also featured prominently, including plumbing and sanitation system repair or installation (81%) and electrical system repair or installation (72%).

Most commonly reported barriers to housing repair and reconstruction nationally



Governorate-level housing damage by severity and repair and reconstruction needs

	Average share of housing stock repairable	Average share of housing stock requiring recon-struction	Average share of housing stock completely damaged	Communities with >50% of housing stock completely damaged
Damascus (N=1)	65%	35%	NA	NA
Rural Damascus (N=55)	67%	33%	19%	7%
Hama (N=94)	71%	29%	27%	16%
Idleb (N=193)	75%	25%	22%	9%
Deir-ez-Zor (N=67)	75%	25%	14%	2%
Ar-Raqqa (N=57)	77%	23%	12%	6%
Homs (N=48)	81%	19%	19%	15%
Lattakia (N=60)	81%	19%	16%	5%
Dar'a (N=49)	82%	18%	10%	0%
Aleppo (N=299)	82%	18%	16%	4%
Al-Hasakeh (N=74)	82%	18%	7%	0%
As-Sweida (N=42)	83%	17%	16%	13%
Quneitra (N=8)	84%	16%	16%	0%
Tartous (N=36)	97%	3%	4%	0%

Damaged housing occupation rate

Overall, national-level findings show that a significant share of damaged housing remains occupied across all damage categories, including structures assessed as severely compromised and unsafe. However, the proportion of occupied units decreases as the reported level of structural damage increases.

National average share of damaged housing stock reportedly occupied

Negligible Damage	84%
Partial Damage	61%
Complete Damage	9%

Nearly all communities (99%) reporting damaged housing indicated that at least some level of habitation persisted across all categories of damage severity.

Among communities reporting negligible damage, 97% indicated that some portion of this housing stock remained occupied. In fact, the majority of these communities reported high levels of continued habitation, with 79% stating that more than three-quarters of negligibly damaged dwellings were still in use.

A similar, though less pronounced, pattern was observed for partially damaged housing. While 97% of communities reported ongoing habitation within this category, only 44% indicated that more than 75% of such dwellings remained occupied, reflecting declining habitability as structural damage increased.

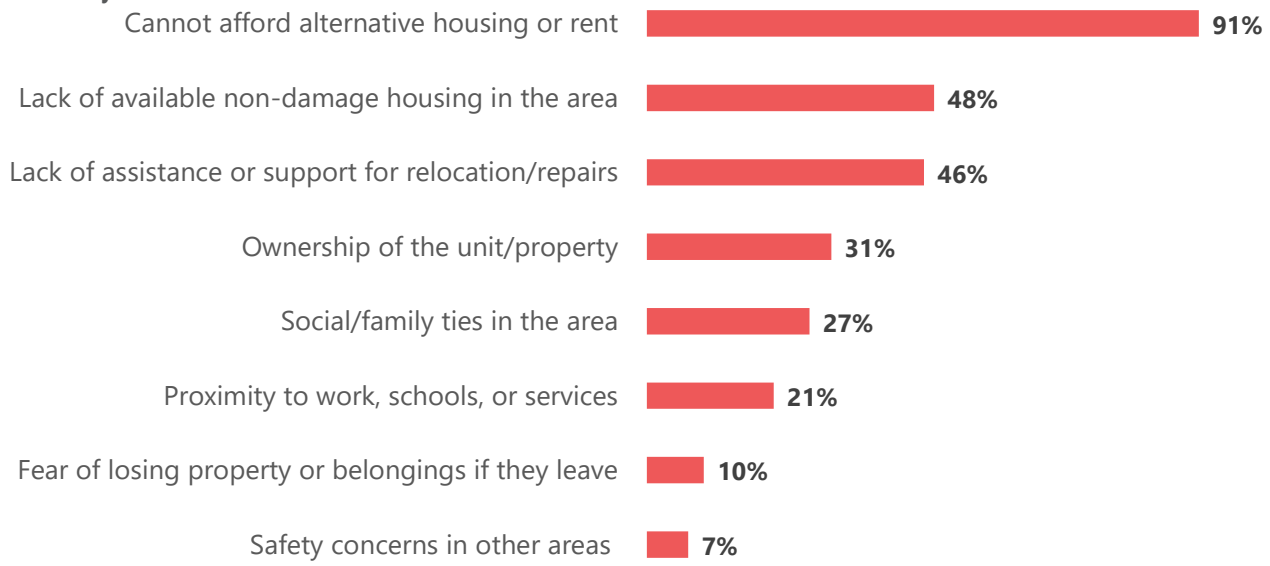
Even in the case of completely destroyed housing, continued occupation was not uncommon. Nearly half of all reporting communities (44%) indicated some level of habitation in destroyed structures, although only 4% reported that more than three-quarters of these units remained occupied. This trend was particularly evident in As-Sweida, Tartous, and Hama, where 11%, 11%, and 9% of communities respectively reported that more than 75% of their completely damaged housing stock was inhabited at the time of data collection.

National distribution of communities by housing damage severity and extent of affected housing damage stock reportedly inhabited at community level

	0%	< 10%	10% - 25%	26% - 50%	51% - 75%	> 75%
Negligible Damage	2%	2%	5%	6%	6%	79%
Partial Damage	3%	6%	14%	19%	15%	44%
Complete Damage	54%	19%	18%	5%	1%	4%

Findings indicate that damaged housing stock continues to be inhabited due to a combination of economic and structural constraints, which together constrain households in unsafe living conditions and perpetuate prolonged exposure to health and protection risks. Across communities, the most frequently cited reason for remaining in damaged housing was the lack of financial resources to secure alternative shelter, reported by 91% of communities. This was followed by the limited availability of vacant, undamaged housing (48%) and insufficient assistance or support for relocation or repairs (46%).

Most frequently cited reasons for the continued habitation of damaged housing across communities nationally



Socio-economic profile of households in damaged housing*

Returnees constitute the population most frequently estimated to reside in damaged housing units across the communities assessed, underscoring the acute vulnerability of returning households attempting to re-establish livelihoods in damaged shelter.

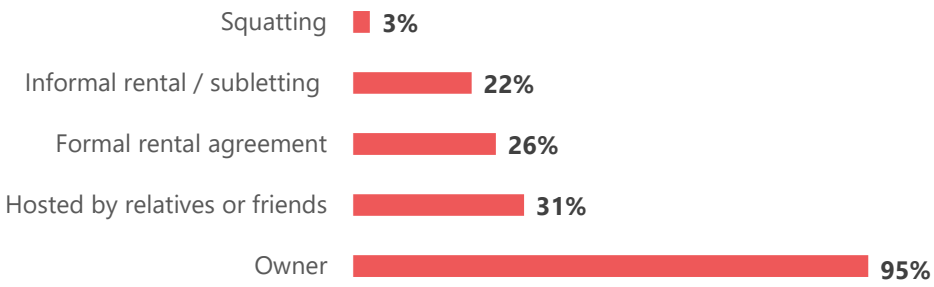
Nationwide, returnees were estimated to occupy damaged housing by 71% of communities. Host or non-displaced households were also estimated by 63% of communities, while internally displaced persons (IDPs) were mentioned by 44% of communities.

Beyond displacement status, households living in damaged housing units were often identified as having vulnerable socio-economic profiles. Across communities, these households were commonly characterized by limited financial resources (73%), female-headed households (67%), and the presence of elderly members or large families with five or more children (60%). Together, these factors seem to highlight the compounded vulnerabilities faced by households in damaged housing, increasing their exposure to health, protection, and livelihood risks.

Top five protection concerns faced by households residing in damaged housing units, by assessed communities

Lack of privacy due to damaged structure	49%
Increased risk of theft or crime	36%
Presence of unexploded ordnance (UXO)	28%
Lack of legal documentation proving ownership or tenancy	17%
Risk of harassment, exploitation, or gender-based violence (GBV)	13%

Most frequently estimated tenure conditions among households living in damaged housing, by assessed community



*Findings are based on KIs whose expertise may not primarily focus on household-level socio-economic and protection conditions; results are indicative only and should be interpreted with caution.

Findings seem to indicate that the scale and severity of housing damage across communities constitute a major structural barrier to safe and dignified return. Nearly half of communities (47%) reporting housing damage identified it as a major obstacle to resettlement in original homes, while an additional 27% considered it a moderate obstacle.

Tenure patterns also offer important insight into return dynamics, suggesting that return decisions are often shaped less by the availability of safe and adequate housing and more by ownership status. Across assessed communities, the vast majority of households living in damaged housing were reported to be owners (95%), suggesting a strong preference for returning to original properties despite unsafe or substandard conditions. This pattern is further reinforced by research conducted in September 2025, which showed that IDPs residing in camps across Syria who expressed an intention to return, overwhelmingly planned to return to their original homes as their primary shelter solution, even when these dwellings are reported to be severely damaged.[12]

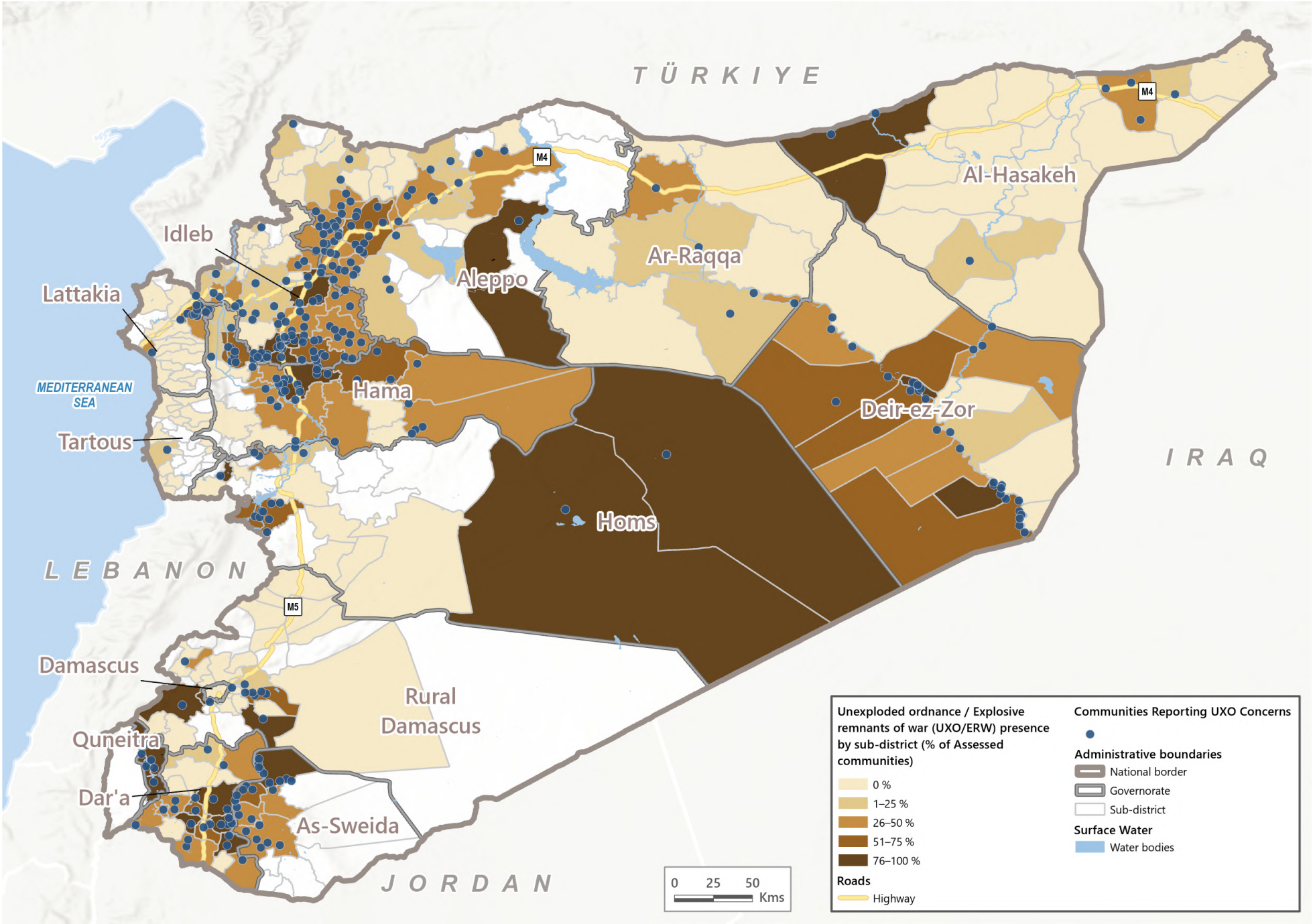
The top six governorates recording the highest figures of actual return[13] and intended return as of December 2025,[14] including Hama, Homs, Idleb, Aleppo, and Rural Damascus, also correspond to areas experiencing some of the most extensive and severe housing damage.

	Distribution of returnee population[16]	Average share of housing stock completely damaged	Communities with >50% of housing stock completely damaged
Damascus (N=1)	18%	NA	NA
Aleppo (N=299)	15%	16%	4%
Idleb (N=193)	15%	22%	9%
Rural Damascus (N=55)	13%	19%	7%
Homs (N=48)	13%	19%	15%
Hama (N=94)	10%	27%	16%

This pattern was found to be similarly reflected at the sub-district level. In September 2025, Kafr Nobol, Madiq Castle, and Maarrat An Numan were most frequently identified as intended return destinations by IDPs residing in camps across Syria, with projected population increases of up to 175%, 34%, and 20% respectively within one year.[15] Those same sub-districts presented 57%, 80%, and 88% of assessed communities respectively reporting more than 75% of their housing stock damaged.

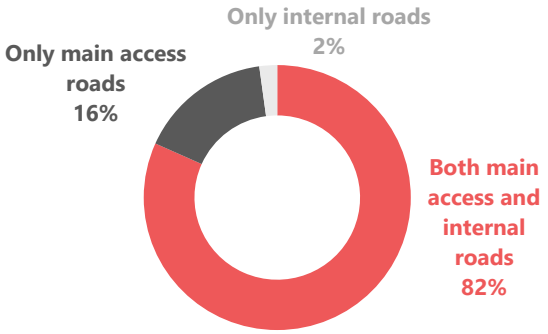
Taken together, these findings highlight a pronounced gap between return dynamics, including recorded returns and intentions, and housing conditions. While damaged housing continues to be a major barrier for households considering return, evidence suggests that many actual returns are taking place in contexts of significant housing damage. This underscores a context in which return appears to be driven less by the availability of safe and adequate housing and more by constrained choices, limited alternatives, and enduring connections to land and property, reinforcing the urgency of targeted housing repair to make returns safer and more sustainable.

Map 9: Reported presence of unexploded ordnance (UXO) and explosive remnants of war (ERW) in the vicinity of damaged housing units across assessed communities and sub-districts



Availability and functionality of essential infrastructure and services

Nationally, roads are widely available and mostly passable, with accessibility largely unaffected even in communities experiencing extensive or severe housing damage.



Nationally, the availability of transportation infrastructure appeared relatively widespread, with 82% of assessed communities reporting the presence of both main access and internal roads.

Among these, 81% described these roads as damaged yet passable, while 17% reported them to be in good and usable condition. The remaining 16% of communities reported having only main access roads.

Importantly, this distribution of road availability and reported usability was found to be broadly consistent even among communities where more than half of the housing stock was damaged, as well as among communities where more than half of the damaged housing stock was classified as destroyed.

National-level findings demonstrate that the availability and functionality of electricity, water, and sewage networks, remain significantly constrained across assessed communities. Importantly, service coverage shows an indicative, yet consistent, pattern of decline with both the scale and severity of reported housing damage.

Nationally reported availability of electricity, water, and sewage networks by increasing scale and severity of damage among assessed communities reporting some level of housing damage

	Level	National (N=1,083)*	>50% of community housing stock is damaged (N=525)	>=50% of damaged housing stock is completely destroyed (N=85)
Electricity grid connection	Yes	66%	54%	41%
	No	34%	46%	58%
Connection to the sewage and water public network	Yes, Both	50%	46%	29%
	Water only	24%	25%	27%
	Sewage only	5%	5%	6%
	None	21%	24%	38%

Nationally reported functionality of education and health facilities by increasing scale and severity of damage among assessed communities reporting some level of housing damage

	Level	National (N=1,083)*	> 50% of community housing stock is damaged (N=525)	>=50% of damaged housing stock is completely destroyed (N=85)
Education facilities	Fully functional	33%	22%	17%
	Partially functional	49%	54%	47%
	Not functional	14%	21%	31%
	No facilities	3%	4%	6%
Health facilities	Fully functional	13%	7%	0%
	Partially functional	37%	30%	11%
	Not functional	17%	23%	36%
	No facilities	34%	40%	52%

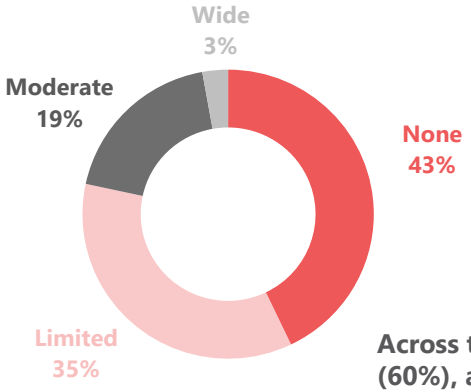
Similarly, **as the scale and severity of housing damage increase, the functionality of essential public services, particularly education and health facilities, seems to decline.**

These findings indicate that housing damage is embedded within broader patterns of infrastructural degradation, compounding household vulnerability. **Communities experiencing the most severe structural damage are also those with weaker access to essential services required for safe habitation, recovery, and basic public health.** This convergence of housing and infrastructure fragility heightens protection and health risks, constrains return and early recovery prospects, and contributes to increased rehabilitation and reconstruction needs.

* Figures are based on 1,083 assessed communities that reported some degree of housing damage, excluding communities that reported no housing damage (N=138) from the total sample of assessed communities (N=1,221).

Rental market availability and accessibility trends

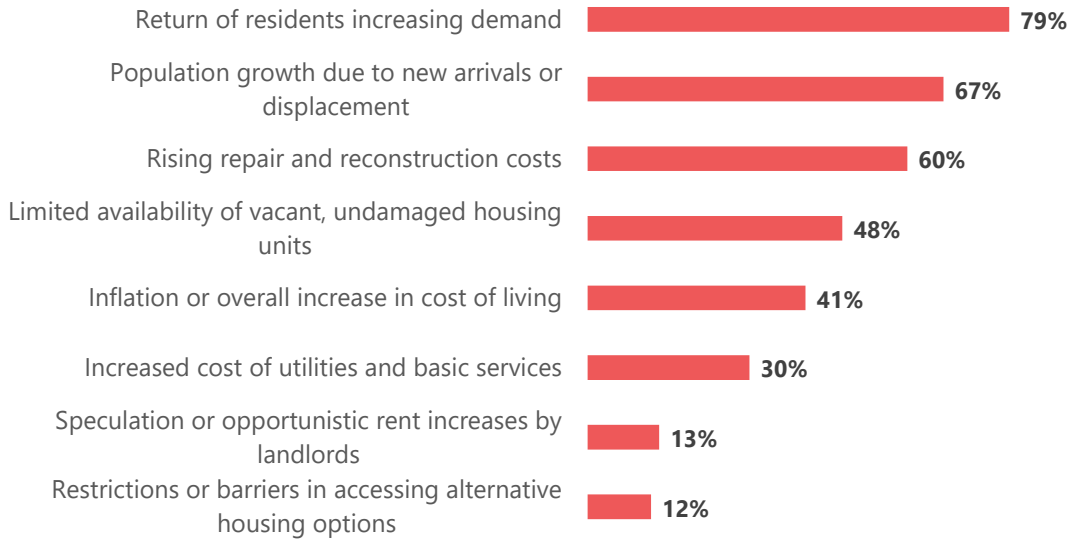
At the national level, the availability of vacant and safe housing units for rent or purchase was reported to be highly limited across assessed communities.



Overall, 42% of communities indicated that no such housing was available, while a further 35% reported only limited availability. Only 3% of communities reported wide availability of vacant housing. Relatively higher availability was observed in Al-Hasakeh, Aleppo, and Ar-Raqqa, where 47%, 45%, and 20% of communities respectively reported moderate to wide availability.

Across the country, the majority of communities (60%), across most governorates, 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.

Most frequently mentioned factors contributing to rental price increases nationally



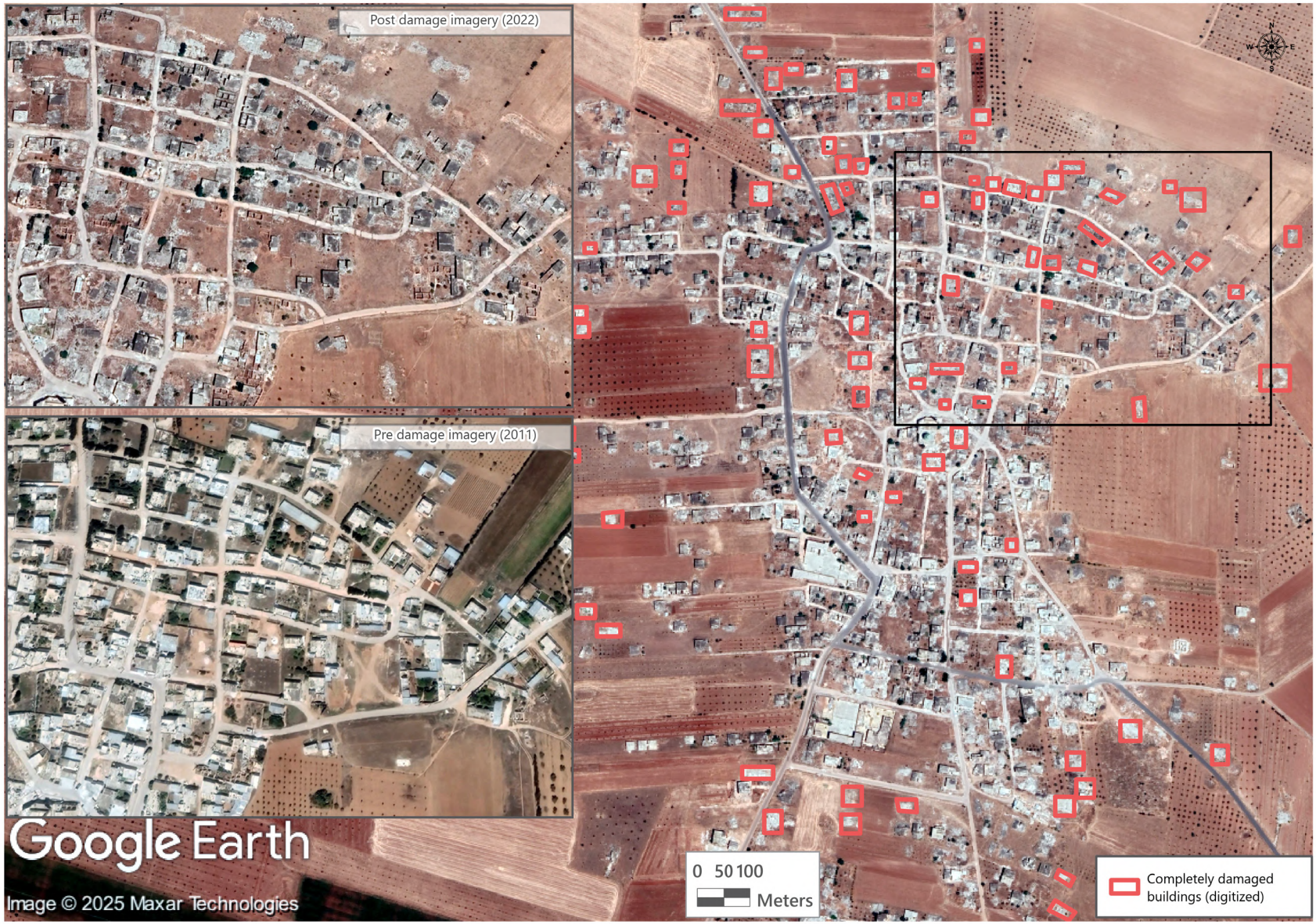
Findings point to a nationwide increase in rental prices over the past year. This trend was consistently reported across most governorates and is largely attributed to population return, increasing repair costs and increased pressure on an already limited supply of available rental housing. At the national level, 70% of assessed communities reported an increase in average rental prices of a 2-bedroom housing unit over the past year. This pattern was also observed at the governorate level, with the majority of communities in nearly all governorates, except Lattakia, reporting rising rental costs. In Quneitra, Damascus, Dar'a, and Hama, this increase was described as particularly pronounced, with most or all assessed communities indicating significant rent inflation (noting that Damascus constitutes a single-community governorate).

Share of assessed communities by reported rental price trends over the past year, by governorate*

	No increase	Slight increase	Remarkable Increase
Quneitra (N=8)	0%	0%	100%
Damascus (N=1)	0%	0%	100%
Dar'a (N=48)	15%	27%	58%
Hama (N=83)	14%	29%	58%
Rural Damascus (N=60)	16%	35%	49%
Idleb (N=178)	27%	27%	46%
Homs (N=66)	27%	32%	41%
Aleppo (N=290)	34%	39%	27%
Ar-Raqqa (N=49)	32%	43%	25%
As-Sweida (N=35)	45%	32%	23%
Al-Hasakeh (N=83)	22%	57%	21%
Tartous (N=40)	33%	47%	19%
Lattakia (N=40)	59%	26%	15%
Deir-ez-Zor (N=59)	47%	42%	11%

*Figures are based on 1,040 assessed communities, after excluding communities that reported not knowing rental price trends over the past year (N=181) from the total sample of 1,221 assessed communities (including those reporting no housing damage).

Map 10: Damaged buildings in Buwaidah al Sharqiyah (P-code: C2715), Homs Governorate, identified through open-source satellite imagery analysis* conducted using Google Earth Engine (December 2025)[17]

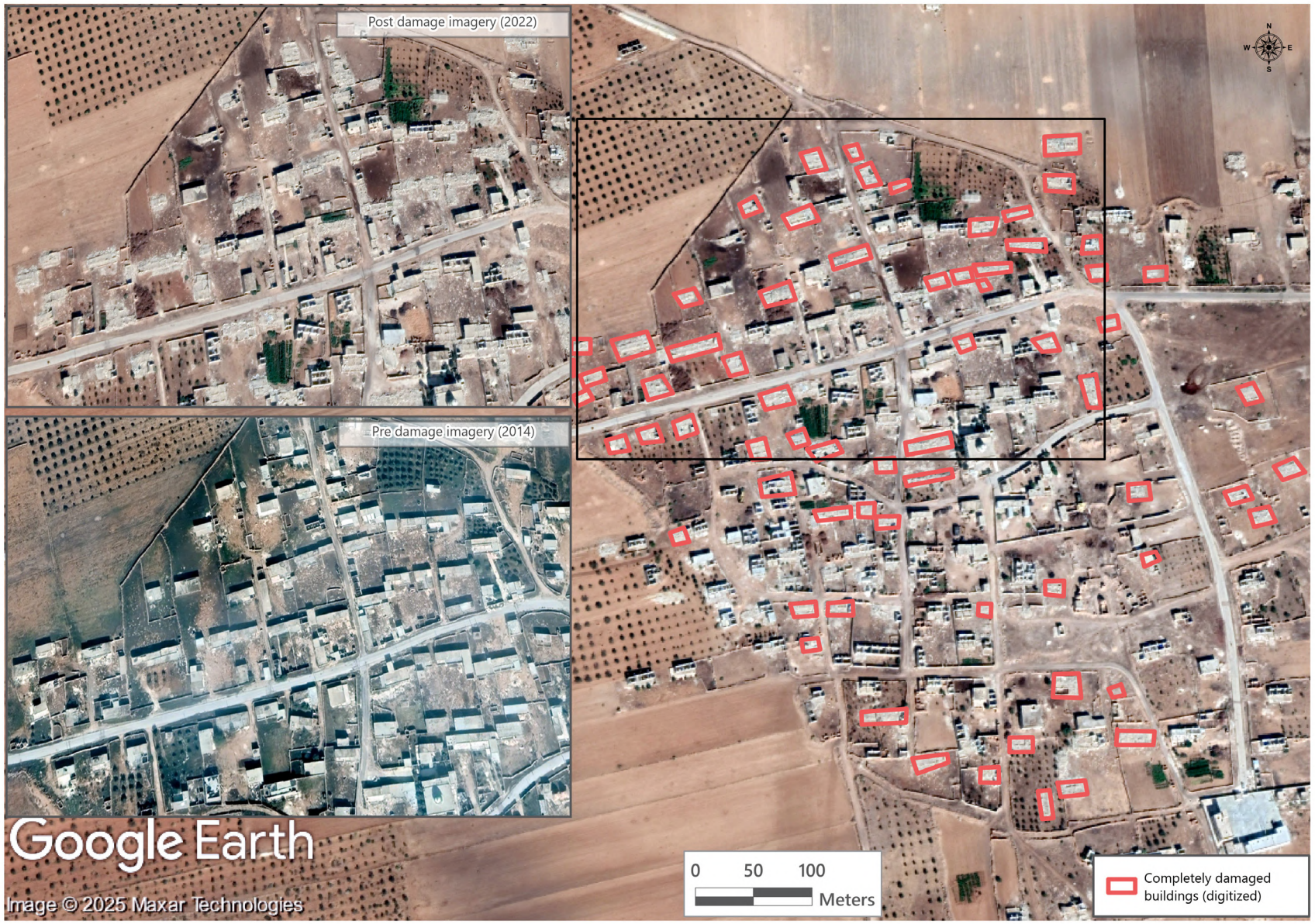


Buwaidah al Sharqiyah, located in Al-Qusayr Sub-district, Homs Governorate, is the **second**[18] most populous assessed community that was found to exhibit the following characteristics:

- Damage affecting more than 50% of the housing stock
- Over half of damaged housing units reported as completely damaged or destroyed
- More than 50% of completely damaged units reportedly inhabited

*The main map reflects post-damage conditions, with damaged features digitised using pre-damage imagery as the baseline. Damage identification relied solely on visual interpretation through detailed comparison of pre- and post-damage satellite imagery, and only structures exhibiting clear and unambiguous signs of damage were digitised. Consequently, the analysis is subject to potential underestimation, as certain forms or degrees of damage may not be detectable at the spatial and spectral resolution of the available imagery, and the actual level of damage may therefore be higher than captured.

Map 11: Damaged buildings in Khafsine (P-code: C3025), Hama Governorate, identified through open-source satellite imagery analysis conducted using Google Earth Engine (December 2025)



Khafsine, located in Suran Sub-district, Homa Governorate, is the **third** most populous assessed community that was found to exhibit the following characteristics:

- Damage affecting more than 50% of the housing stock
- Over half of damaged housing units reported as completely damaged or destroyed
- More than 50% of completely damaged units reportedly inhabited

Methodology note

The assessment adopted a quantitative, deductive research approach based on Key Informant Interviews (KIIs) with individuals possessing detailed, context-specific knowledge of housing conditions and damage at the community level across Syria. The approach aimed to validate and update existing housing damage datasets, which are historically fragmented and methodologically inconsistent.

Key Informants were purposively selected through the professional networks of Shelter Sector partners, targeting individuals with sustained, first-hand familiarity with local housing conditions through their professional or community roles (e.g. municipal staff, engineers, contractors, community leaders, and humanitarian technical staff). While KII-based approaches are commonly applied in hard-to-access settings where technical surveys are not feasible, it is acknowledged that informants may differ in both their geographic coverage and technical understanding of structural damage. To mitigate these limitations, REACH implemented comprehensive enumerator training, with a strong emphasis on probing techniques and internal triangulation to strengthen data reliability.

Target locations were identified through a systematic secondary data review (SDR) compiled by the Syria Shelter Sector, consolidating all available housing damage datasets up to 2019. A blanket sampling strategy was applied to all communities identified in the SDR as having 10% or more housing damage, and subsequently expanded to include locations reporting moderate or higher shelter damage in the July 2025 HSOS exercise. In total, 1,725 KIIs were conducted across 1,221 communities nationwide. To maximise reliability within the chosen methodology, the number of KIIs conducted per community was scaled to the most recent available population estimates:

- Fewer than 10,000 inhabitants: 1 KII
- 10,000–100,000 inhabitants: 3 KIIs
- More than 100,000 inhabitants: 5 KIIs
- Damascus: 9 KIIs

Data collection was entirely partner-led and conducted either in person or remotely by phone to maximise geographic coverage and data consistency. Participation was voluntary, with Shelter Sector partners mobilised through the Housing Damage Assessment Technical Working Group (TWIG), which coordinated coverage across all targeted locations.

Quantitative analysis relied primarily on descriptive statistics to examine the distribution and typology of housing damage across geographic areas and community profiles. The analysis resulted in a **community-level aggregated dataset, whereby all KIIs for a given community were merged into a single record.** Categorical variables were aggregated using the mode, while numerical variables were aggregated using the median.

Limitations

The assessment relies on KIIs, which, while appropriate for hard-to-access contexts, are subject to limitations related to informant knowledge, coverage, and technical understanding. Data quality varies across communities, particularly where only one KII was conducted, and some technical aspects of housing damage may be beyond the accurate reporting capacity of informants. Although triangulation, purposive sampling, enumerator training, and internal checks help mitigate these risks, they remain relevant when aggregating findings at the community level.

In addition, the geographic distribution of assessed communities is uneven across governorates due to disparities in the availability and quality of pre-existing data used to construct the sampling frame. This results in overrepresentation in some areas and limited or no coverage in others, constraining cross-governorate comparability and analytical visibility.

As a result, findings should be interpreted as indicative rather than conclusive, reflecting reported trends within the assessed sample rather than statistically representative national-level estimates. Findings based on small subsets (fewer than 30 communities) should be interpreted with particular caution.

Assessment Coverage Map

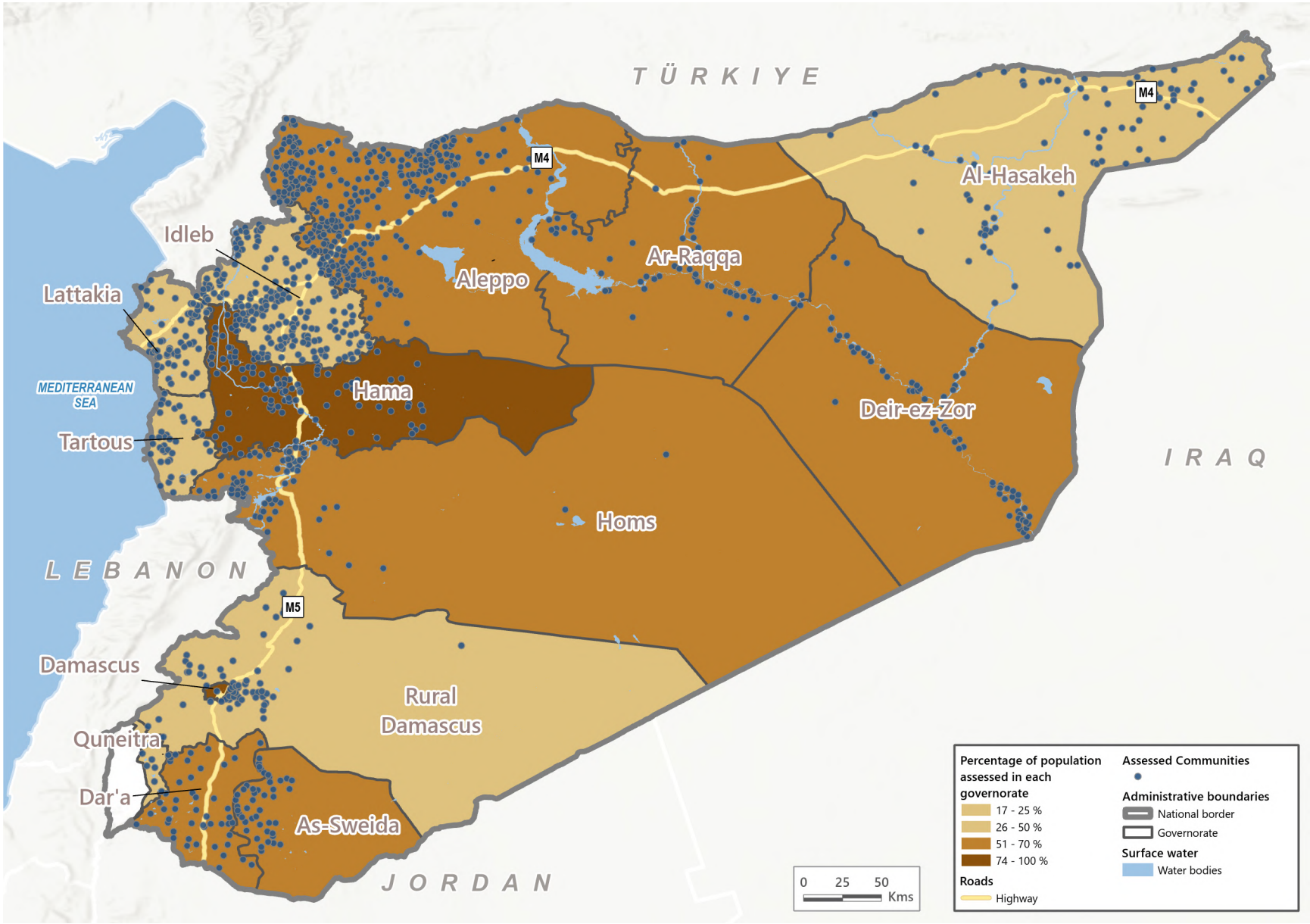
Governorates: 14

Districts: 58

Sub-districts: 216

Communities: 1,221

Communities assessed by governorate	
Aleppo	350
Al-Hasakeh	92
Ar-Raqqa	62
As-Sweida	46
Damascus	1
Dar'a	49
Deir-ez-Zor	69
Hama	105
Homs	74
Idleb	197
Lattakia	63
Quneitra	8
Rural Damascus	65
Tartous	40



Contributing organisations

UNHCR The UN Refugee Agency

SYRIA SHELTER/NFI SECTOR
Coordinating Humanitarian Shelter and Settlements

REACH Informing more effective humanitarian action

Endnotes

1 OCHA (July 2025), "Syrian Arab Republic: Humanitarian Response Priorities (January to December 2025)".
2 UNHCR (December 2025), "Operational Data Portal - Syria".
3 OCHA (July 2025), "Syrian Arab Republic: Humanitarian Response Priorities (January to December 2025)".
4 OCHA (July 2025), "Syrian Arab Republic: Humanitarian Response Priorities (January to December 2025)".
5 UNHCR (December 2025), "Operational Data Portal - Syria" - Figures consulted on 18/12/2025
6 Global Shelter Cluster (October 2025), "Syria Overview".
7 OCHA (July 2025), "Syrian Arab Republic: Humanitarian Response Priorities (January to December 2025)".
8 Global Shelter Cluster (October 2025), "Syria Overview".- Figures consulted on 18/12/2025
9 REACH (February 2023), "Northwest Syria - Earthquake Exposed Communities".
10 For the purpose of this assessment, the damage categories were adapted from the official shelter damage classification developed by the Syria Shelter Cluster for shelter rehabilitation in Syria. At the request of the Syria SNFI sector, the six original damage categories were consolidated into three, in line with the shelter sector's preference to use a simplified classification rather than the six-category rehabilitation guidance. Link here: "Syria Housing Rehabilitation Guidelines 2025".
11 Although data were collected on the share of all three damage categories in each community, mapping required the identification of a single dominant damage category per community across regions. The dominant category corresponds to the damage level with the highest reported proportion of housing units falling into that category. Where two categories were equally prevalent, the more severe category was retained.
12 REACH (November 2025), "Whole of Syria IDP intention survey - Key findings".
13 UNHCR (December 2025), "Operational Data Portal - Syria" - Figures consulted on 18/12/2025
14 REACH (November 2025), "Whole of Syria IDP intention survey - Key findings".
15
16 REACH (November 2025), "Whole of Syria IDP intention survey - Key findings".
UNHCR (December 2025), "Operational Data Portal - Syria" - Figures consulted on 18/12/2025
17 Imagery was sourced from Google Earth Desktop. For C2715, the post-damage image dates to 23.10.2022 and the pre-damage image to 30.05.2011. For C2350, the post-damage image dates to 29.10.2022 and the pre-damage image to 25.10.2014. More recent imagery was not used due to the lack of sufficiently clear images for all required dates within the available data sources. In both cases, the main map represents post-damage conditions, with damaged features digitized using pre-damage imagery as the baseline.
18 Open-source satellite imagery from Google Earth Engine was not available for Siyal (Abu Kamal sub-district, Dair-ez-Zor Governorate), the most populous assessed community exhibiting damage affecting over 50% of the housing stock, a majority of damaged units classified as completely damaged or destroyed, and reported habitation of more than 50% of these units.

ABOUT REACH

REACH Initiative facilitates the development of information tools and products that enhance the capacity of aid actors to make evidence-based decisions in emergency, recovery and development contexts. The methodologies used by REACH include primary data collection and in-depth analysis, and all activities are conducted through inter-agency aid coordination mechanisms. REACH is a joint initiative of IMPACT Initiatives, ACTED and the United Nations Institute for Training and Research - Operational Satellite Applications Programme (UNITAR-UNOSAT).