



Analysis of the Housing Market: Case of the Bamako District

Dr Daman-Guilé DIAWARA^{1*}, Dr Amidou BALLO²

Teacher-Researcher, Development Economist, Faculty of Economic Sciences and Management (FSEG)

University of Social Sciences and Management of Bamako (USSGB)

Center for Expertise in Economic and Social Development (laboratory).

*Corresponding Author

Dr Daman-Guilé DIAWARA

E-mail : damanguiled@gmail.com
damanguilediawara@fseg-ussgb.net

Article History

Received: 01.02.2025

Accepted: 18.03.2025

Published: 29.04.2025

Abstract: *The District of Bamako, the capital of Mali, is experiencing rapid urban expansion and significant demographic changes. This growth has led to an increasing interest in the local real estate market, a complex field influenced by various economic, social, and political factors. Thus, the analysis of the housing market in the District of Bamako aims to thoroughly explore the dynamics of the housing market, focusing on supply and demand, characteristics, recent trends, and challenges.*

Moreover, Bamako's population has experienced rapid growth over the past few decades, rising from approximately 1 million inhabitants in the 1990s to over 2.3 million today. This demographic growth has created a strong demand for housing, particularly for low- and middle-income households. Consequently, the supply of affordable housing has not kept pace with this increasing demand.

The methodological approach emphasizes the use of economic analysis tools, descriptive statistics, mathematical tools, and environmental analysis. The results reveal an imbalance between the supply and demand for housing in Bamako. Thus, the housing market in Bamako faces major challenges related to rapid demographic growth and high costs. Efforts are underway to address the demand for affordable housing, but substantial progress remains to be made.

Keywords: growth, demography, housing market, population, urbanization.

I. Introduction

The District of Bamako, the vibrant capital of Mali, is experiencing rapid urban expansion and significant demographic changes. This growth has generated increasing interest in the local real estate market, a complex field influenced by various economic, social, and political factors. This analysis aims to explore the dynamics of the housing market in Bamako in depth, focusing on supply and demand, key players, recent trends, and challenges to be addressed. By understanding these elements, we aim to provide an insightful overview of the current state of the real estate market in the region and lay the groundwork for prospective reflections on its development.

Bamako, located in the southwest of Mali, is the country's capital and largest city. It plays a central role as the economic and political hub of Mali. Bamako became the capital in 1960 when the country gained independence from France. As the capital, it is home to the Malian government and major political institutions, including the presidency, the National Assembly, and the central government.

As an economic center, Bamako is the main driver of the Malian economy. The city hosts numerous businesses, industries, and financial institutions. The service sector, including finance, trade, and telecommunications, is steadily growing in Bamako. As an economic hub, Bamako attracts both national and foreign investments.

The Grand Market of Bamako, known as "le Grand Marché" or "the Medina Coura Market," is one of the most important markets in the region, offering a variety of local and imported products. Bamako serves as a center for commercial activity and trade, facilitating economic exchanges at both national and regional levels.

Furthermore, Bamako is an educational and cultural hub, housing several universities, schools, and higher education institutions, making it an essential educational center for the country. Culturally, Bamako hosts numerous artistic events, museums, and festivals that contribute to the rich cultural heritage of Mali.

Mali is rich in natural resources, including gold, cotton, and oil. Bamako acts as a central access point for the management and

Cite this article:

DIAWARA, D. G., BALLO, A., (2025). Analysis of the Housing Market: Case of the Bamako District. *ISAR Journal of Economics and Business Management*, 3(4), 59-68.

export of these resources. The population of Bamako is rapidly growing due to urbanization and the city's economic appeal. This demographic growth continues to drive the demand for housing, services, and urban infrastructure.

As the capital, Bamako is much more than a political center; it is a focal point for economic, cultural, and educational development in Mali, significantly influencing life in the country as a whole. The real estate market in the District of Bamako, the beating heart of Mali, reflects the rapid evolution of this ever-expanding metropolis. As an economic, cultural, and political hub, Bamako attracts a growing population, creating both challenging issues and intriguing opportunities in the housing sector.

Bamako has a high population growth rate, estimated at about 4-5% per year in recent years, driven by migration to urban areas and relatively high birth rates. The city covers an area of approximately 250 km²; the rapid population growth is a reflection of increasing urbanization in Mali, with many residents seeking better economic and social opportunities. This growth poses challenges in terms of housing, infrastructure, public services, and sustainable development.

This presentation will explore the distinct characteristics of this market, delving into the geographical, demographic, and economic specificities that contribute to shaping a dynamic and ever-changing real estate landscape. By analyzing these fundamental aspects, we will seek to decipher the driving forces that orchestrate the housing market in this strategic region.

The importance of Bamako as the capital of Mali is undeniable both economically and socially. Recognized as the economic center of Mali, Bamako is the main driver of the Malian economy. The city concentrates a significant share of the country's economic activity, including the finance, commerce, industry, and services sectors. The combination of its economic role as a center of activity and its social importance as an educational, cultural, and political hub makes Bamako a key element in the life of Mali. The city significantly contributes to economic development, cultural diversity, and political stability in the country. Therefore, demographic and economic growth always accompanies the evolution of the housing market, allowing for analysis of the adequacy between housing supply and demand.

The general objective is to analyze and evaluate the current state of housing supply and demand in Mali to identify challenges and opportunities in the real estate sector and to propose recommendations for improving housing accessibility and quality for the Malian population. The specific objective is to study trends in the urban and rural population in Mali to determine which segments of the population are most in need of housing. Additionally, we will examine the impact of ongoing social housing programs and identify gaps in their implementation.

The methodological approach will involve the use of official data, economic analysis, descriptive approaches, mathematical tools, and environmental analysis. This study emphasizes the context of the real estate market in Bamako; the characteristics of the real estate market; the methodology; analysis of indicators; supply and demand analysis for housing in Bamako; environmental analysis; results and discussions; and conclusions.

II. Theoretical and Empirical Review

Research on the real estate market is essential for understanding the economic and social dynamics of a region. In Bamako, the rapid population growth and urbanization have sparked increased interest in housing market analysis. The theory of supply and demand is fundamental for explaining fluctuations in real estate prices. According to Mankiw (2020), these economic principles also apply to real estate markets in developing countries, including Mali. Models such as time series analysis have been applied to forecast trends in the real estate market. Case and Shiller (2003) developed models that can be adapted to analyze price data in Bamako, providing a framework for anticipating market movements.

Previous studies on the real estate market in Bamako include Diallo (2017), who examined the evolution of the housing market over the past decade, highlighting periods of significant growth and the impacts of the global financial crisis. The study by Togola and Sylla (2019) explored the demographic characteristics of buyers in Bamako, shedding light on housing preferences and challenges faced by renters. Baba (2018) analyzed housing affordability in Bamako, noting that price growth often outpaces household purchasing power, creating tensions in the market. Kone (2020) documented the state of infrastructure in Bamako, emphasizing that many housing units do not meet safety standards, affecting residents' quality of life. Diakité (2021) investigated the impact of digital technologies on the real estate market, focusing on the emergence of online platforms that facilitate the sale and rental of properties in Bamako. Coulibaly and Traoré (2022) discussed sustainable development initiatives in the real estate sector, highlighting the importance of integrated urban planning to address rapid urban growth.

The literature review highlights key contributions to the understanding of the real estate market in Bamako while identifying gaps in current research, particularly concerning the impact of public policies on the market.

Beyond this, the empirical review examines the housing market in Bamako, relying on studies and surveys conducted by various stakeholders between 2015 and 2023. According to a study by the Human Sciences Institute in 2018, Bamako faces a deficit of 300,000 housing units, exacerbated by rapid urbanization. A World Bank survey in 2021 revealed that real estate prices increased by 20% over five years, making homeownership difficult for many households. Rent often represents more than 30% of income, as noted in a report by the NGO Habitat and Development in 2022. A study conducted by the University of Bamako in 2019 indicated that 40% of housing in informal neighborhoods does not meet construction standards, posing risks to residents' safety and health. A report from UN-Habitat in 2023 emphasized precarious living conditions and lack of access to basic services.

The empirical analysis concludes with the need for an integrated approach to increase the production of affordable housing, facilitate access to mortgage credit, and improve infrastructure in informal neighborhoods. Strengthened collaboration between authorities, the private sector, and civil society is essential to meet the growing housing needs in Bamako.

1.1 Context

The District of Bamako, the capital of Mali, is a dynamic geographic and demographic region that plays an important role in the life of the country. Located in the southwest of Mali along the Niger River, Bamako holds a strategic position for trade and transportation. It is the largest urban agglomeration in Mali, covering an area of approximately 245 square kilometers.

Bamako is also the most populous city in Mali, with a constantly growing population. According to data available until my last update in 2021, the city's population was around 2.7 million inhabitants. This rapid demographic growth is primarily due to urbanization, internal migration, and the city's economic appeal.

The population of Bamako is ethnically diverse, including groups such as the Bambara, Peulhs, Malinkés, and other Malian ethnic groups. The city also hosts a small community of expatriates and foreigners, contributing to its cultural diversity.

As the main urban hub of Mali, Bamako's urbanization is an ongoing phenomenon. The city continues to expand, with a high concentration of population in central neighborhoods. It remains an economic center for Mali, housing a wide range of businesses, financial institutions, and commercial activities. The city attracts workers from across the country seeking economic opportunities and access to services.

Bamako's geography along the Niger River makes it a vital center for trade, transportation, and communications. Its rapidly growing demographic reflects its status as the economic engine and political capital of Mali. The cultural diversity of the city and its role in the country make it a key region for Mali's future.

Demographic Evolution and Urbanization

Bamako, located in the southwest of Mali, is not only the capital but also the largest city in the country. It plays a central role as the economic and political hub of Mali. Bamako acquired its status as the capital in 1960, when the country gained independence from France. As the capital, it is the seat of the Malian government and houses major political institutions, including the presidency, the National Assembly, and the central government.

Bamako is the primary driver of the Malian economy, hosting numerous businesses, industries, and financial institutions. The service sector, including finance, trade, and telecommunications, is steadily growing in Bamako. As an economic hub, it attracts both national and foreign investments.

The Grand Market of Bamako, known as "le Grand Marché" or "the Medina Coura Market," is one of the most important markets in the region, offering a variety of local and imported products. Bamako serves as a center for commercial activity and trade, facilitating economic exchanges on both national and regional scales.

Additionally, the city is home to several universities, schools, and higher education institutions, making it an essential educational center for the country. Culturally, Bamako hosts various artistic events, museums, and festivals, contributing to the rich cultural heritage of Mali.

Mali is rich in natural resources, including gold, cotton, and oil. Bamako acts as a central access point for the management and export of these resources. The population of Bamako is rapidly growing due to urbanization and the city's economic allure. This demographic evolution, both quantitatively and qualitatively, influences the development of the housing market.

This continuous population growth fuels the demand for housing, services, and urban infrastructure. Therefore, as the capital, Bamako is much more than merely a political center; it is a focal point for economic, cultural, and educational development in Mali, significantly influencing the life of the country as a whole.

The analysis highlights trends in urbanization in Mali and the implications for the housing sector. It is essential to develop strategies that promote balanced development between urban and rural areas to ensure a sustainable future for the country. Bamako faces a housing crisis characterized by growing demand, a shortage of affordable options, and uneven living conditions. An integrated and collaborative approach is necessary to address these challenges and improve the situation for its residents.

2. Characteristics of the Real Estate Market

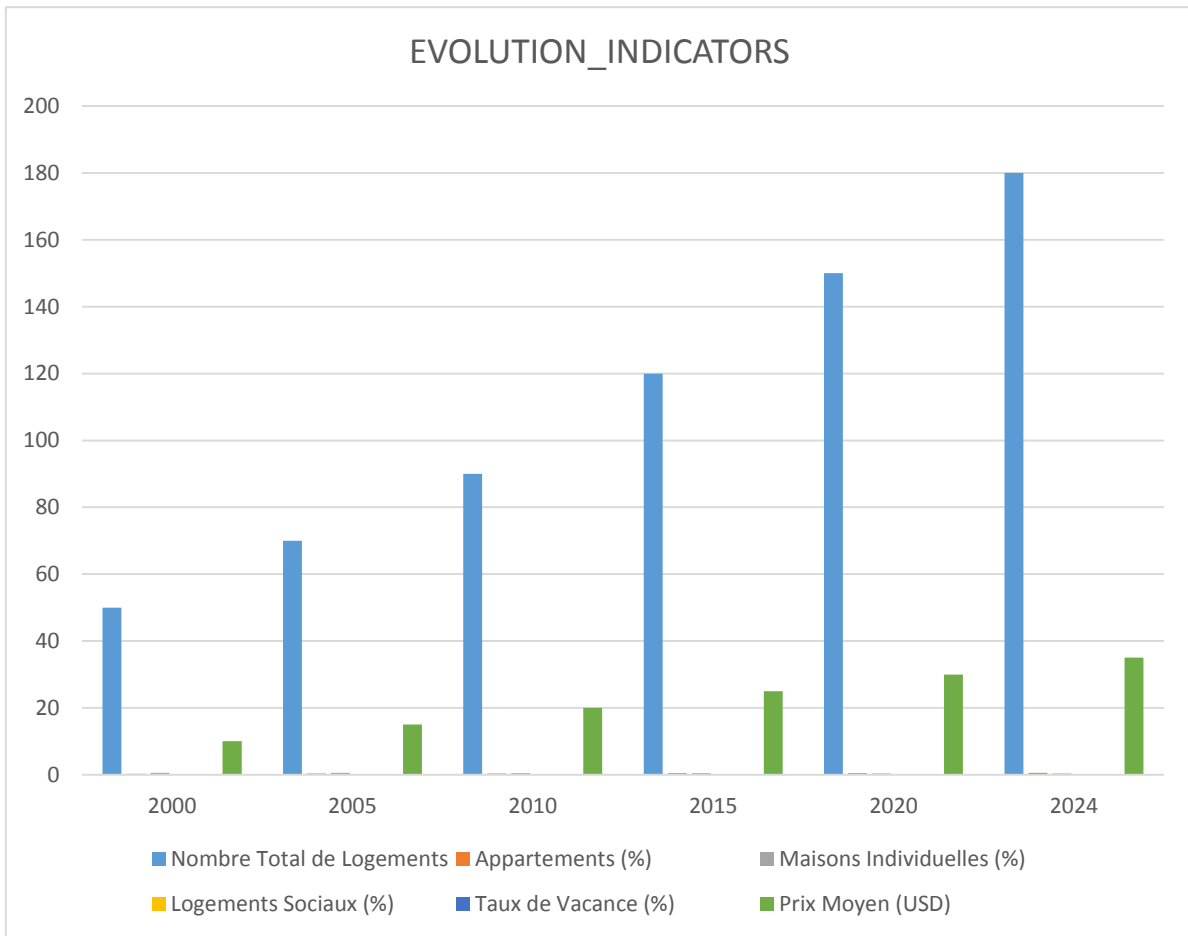
The importance of analyzing the real estate market in the District of Bamako lies in its ability to provide crucial insights for the involved stakeholders. This analysis helps to understand demographic and economic trends, which aids in anticipating housing demand, allowing developers to adjust accordingly. A thorough market analysis enables the adaptation of housing supply to the specific needs of the population, thereby fostering balanced and sustainable growth.

Identifying market trends, whether in terms of the types of housing sought or pricing, is essential for remaining competitive and responsive to sector developments. Investors can make more informed decisions by understanding the opportunities and risks associated with the Bamako real estate market, thereby promoting wiser investments. Additionally, government authorities can use these analyses to formulate effective housing policies aimed at meeting the population's needs while promoting sustainable urban development.

The analysis of the real estate market in Bamako becomes a vital strategic tool for guiding the decisions of various stakeholders, contributing to balanced growth and harmonious development in the region. The objectives of the real estate market analysis in the District of Bamako are multiple and aim to provide a comprehensive understanding of the sector's dynamics.

The District of Bamako is located in the southwestern part of Mali, West Africa. More specifically, it is situated on the northern bank of the Niger River, offering a strategic position along this important waterway. As the capital of Mali, Bamako constitutes the economic, political, and cultural heart of the country, and the District of Bamako encompasses this metropolis along with its immediate surroundings. Its privileged geographical location along the Niger River has historically made Bamako a crucial commercial center and has facilitated its development as a regional hub.

Figure 1: Trends in Housing Indicators from 2000 to 2024



Source : Author

These trends highlight the importance of tailored public policies to address the growing demand for housing, particularly for vulnerable segments of the population, while preventing a housing affordability crisis.

Demographic evolution and urbanization are key elements that influence the social and economic dynamics of the District of Bamako, playing a central role in shaping the local real estate market. The characteristics of the real estate market in the District of Bamako are diverse and reflect the complex dynamics of this rapidly growing metropolis. The market offers a variety of properties, ranging from downtown apartments to residential houses in the suburbs, thus catering to varied demands.

With contrasting pricing trends, real estate prices fluctuate based on location, size, and amenities of the properties. Central neighborhoods may have higher prices compared to peripheral areas. National and regional economic fluctuations can impact prices and demand, with economic stability often being a key factor influencing buying and renting decisions. Constantly developing real estate projects, whether residential complexes, shopping centers, or public infrastructure, contribute to shaping the market.

Certain neighborhoods may be more sought after due to their proximity to business, education, or leisure centers, thus influencing demand and prices. Real estate developers, agents, and other stakeholders play a crucial role in creating, marketing, and

selling properties. Accessibility challenges may arise, particularly concerning financing and access to credit, affecting the population's ability to invest in real estate. The impact of government policies, such as those related to urban planning and housing, can also influence the real estate market by introducing incentives or regulations.

In this sense, the diversity of properties, pricing trends, ongoing developments, and involved stakeholders are all characteristics that define the dynamic real estate market of the District of Bamako.

III. Methodology

The methodological approach emphasizes economic analysis, descriptive statistics, mathematical tools, environmental analysis, results, perspectives, and discussions, using official data from the period of 2019 to 2024.

3.1. Indicators

The District of Bamako has several real estate developers who play a key role in the development and management of the local real estate market. These developers contribute to shaping the urban landscape by addressing the growing demand for housing and infrastructure. Consequently, these real estate developers operate at various levels of the market, offering diverse solutions in terms of types of housing, price ranges, and locations. Their role is crucial in meeting the increasing demand for housing in the District of

Bamako and contributing to the sustainable development of the region.

In the real estate market of the District of Bamako, various stakeholders contribute to shaping and energizing the sector. Collaboration among these stakeholders is essential to ensure harmonious development of the real estate market, meet the needs of the population, and maintain high standards of quality and legality in the sector. The presence of these investors diversifies

funding sources and stimulates innovation in Bamako's real estate market. Their commitment not only helps to meet the demand for housing but also shapes the urban development of the region. These foreign investments and partnerships are often mutually beneficial, promoting the sustainable development of the real estate market in Bamako while offering foreign investors opportunities in a growing economy.

Table 1: Indicators of Housing Types

Category	Indicator	Value
Housing Supply	Available Housing Types	
	Apartments	40 %
	Single-Family Homes	35 %
	Social Housing	20 %
	Others	5 %
	Ongoing Construction Projects	150 projects
	Geographic Distribution	
	City Center	50 %
	Suburban Areas	30 %
	Suburbs	20 %
Housing Demand	Applicant Profile	
	Average Number of Members per Household	5
	Age Range of Applicants	-25-35 years (45%) -36-50 years (30%) -51+ years (25%)
	Reasons for Housing Search	
	Migration to the City	60 %
	Improvement of Living Conditions	25 %
	Investment	15 %
	Occupancy Rate	
	Vacancy Rate	10 %
	Occupancy Rate by Type	Apartments (85%) Houses (75%)
Supply/Demand Comparison	Balance between Supply and Demand	Deficit of 20%
	Areas of Tension	City Center, Suburban Areas
Trends	Evolution of Figures	
	Housing Supply	Increase of 5% per year
	Demand Fluctuation	Impact of the Economic Crisis

Source : Author

Apartments (40%) dominate the supply, followed by individual houses (35%) and social housing (20%), reflecting a preference for collective and affordable housing. Currently, there are 150 construction projects underway, indicating a positive dynamic in the sector. Half of the supply is concentrated in the city center, while suburban and peri-urban areas are also experiencing expansion.

Households are relatively large, with an average of 5 members, and young people aged 25-35 represent 45% of applicants, highlighting a growing active population. Migration to the city is the primary reason for demand (60%), followed by the pursuit of improved living conditions (25%). The vacancy rate is low (10%), indicating strong absorption of the supply.

A 20% deficit between supply and demand shows pressure on the market, which could lead to rising prices and increased competition for housing. Supply is increasing by 5% per year; however, demand may fluctuate due to economic factors, necessitating ongoing attention.

3.2. Analysis of Supply and Demand

Analyzing supply and demand in the real estate market of the District of Bamako is essential for understanding the dynamics that influence the sector's equilibrium.

Supply Analysis

- **Types of Housing:** Examine the diversity of housing types available, from apartments to individual houses, as well as trends in new developments.

- **Real Estate Projects:** Evaluate ongoing and planned real estate projects, considering their size, location, and features to anticipate future supply.
- **Quality of Construction:** Analyze the quality of housing construction to understand how it meets market standards and expectations.
- **Innovation and Sustainability:** Examine trends in architectural innovation and sustainability in housing construction.

Demand Analysis

- **Population Segments:** Identify specific segments of the population, such as young professionals, families, or retirees, who are the primary demanders of housing.
- **Economic Factors:** Assess the impact of economic conditions, including average income, employment, and interest rates, on the population's ability to buy or rent housing.
- **Demographic Trends:** Analyze demographic trends, such as population growth and changes in household composition, to anticipate future needs.
- **Consumer Preferences:** Understand consumer preferences regarding housing, including size, amenities, and location, to adapt the supply accordingly.
- **Financial Accessibility:** Evaluate the ease of access to financing and its impact on housing demand.

Through these analyses, it is possible to identify opportunities and challenges in the Bamako real estate market, enabling stakeholders to make informed decisions to meet the needs of the population.

Table 2: Housing Demand and Supply in Mali 2020-2025

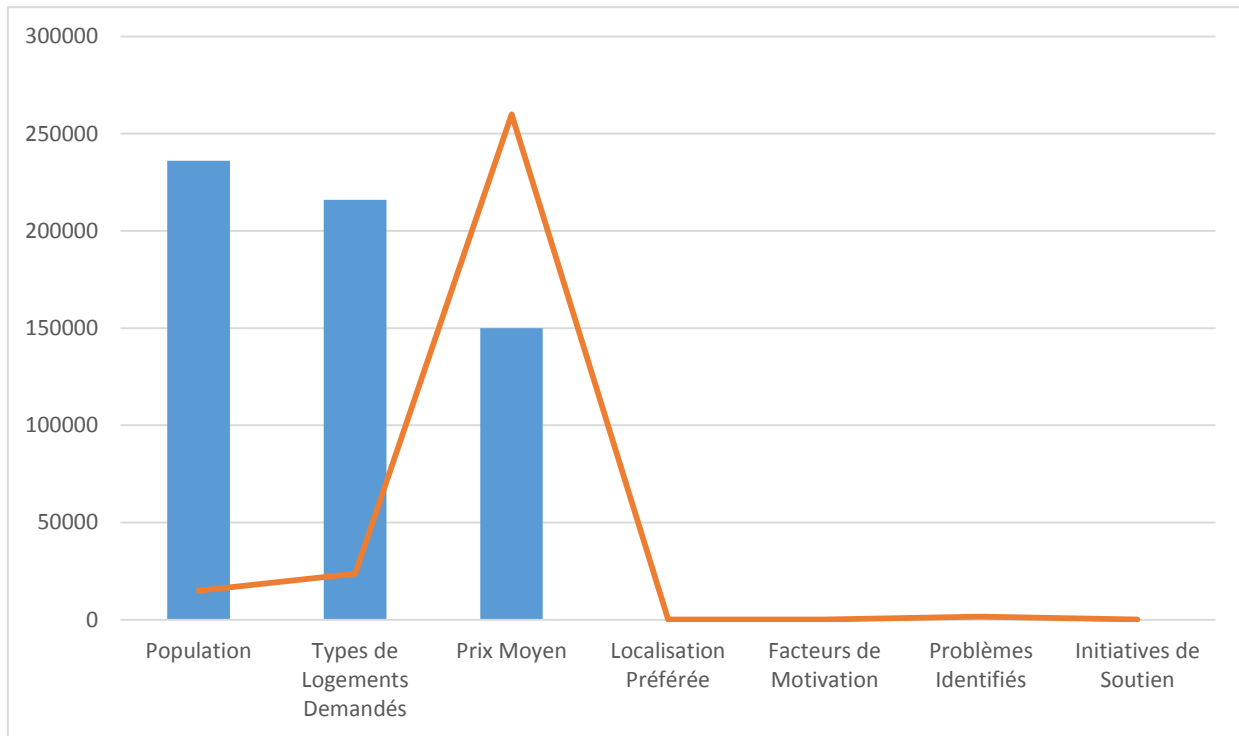
Criteria	Housing Demand	Housing Supply
Population	Rapid Population Growth	Limited Increase in Supply
Types of Housing Requested	Single-family Homes, Apartments	Old and New Properties
Average Price	Rising Prices, Often Unaffordable	Prices Vary by Location
Preferred Location	Central and Peripheral Neighborhoods	Concentration of Offers in Urban Areas
Motivating Factors	Proximity to Services, Employment, Schools	Land Accessibility, Regulation
Identified Issues	Insufficient Affordable Options	Variable Quality of Constructions
Support Initiatives	Social Housing Programs	Policies to Encourage Construction

Source: Author

The dynamics of the real estate market in Mali are characterized by strong demand facing an insufficient supply. Public policies and private initiatives will play a crucial role in balancing this market

and improving access to housing for all. For precise data, it is recommended to consult market studies, government reports, or surveys conducted by specialized institutions.

Figure 2: Evolution of Housing Supply and Demand from 2000 to 2024



Source : Author

We observe an imbalanced housing market in Mali, with demand significantly exceeding supply, prices that are unaffordable for the majority of the population, and significant challenges to overcome. It is important to develop tailored strategies to align supply with demand and ensure equitable access to housing.

3.3 ENVIRONMENTAL ANALYSIS

The strengths, weaknesses, opportunities, and threats for the housing market in Bamako:

Strengths

- **Market Growth:** Continuous increase in the number of housing units, indicating strong demand.
- **Diversity of Supply:** Presence of apartments, individual houses, and social housing, catering to different segments of the population.
- **Rapid Urbanization:** Urbanization leads to an increased need for housing, stimulating real estate development.

Weaknesses

- **Financial Accessibility:** Rising housing prices may make access difficult for low- and middle-income households.
- **Concentration of Supply:** A large portion of the supply is concentrated in the city center, which may lead to saturation in certain areas.
- **Insufficient Infrastructure:** Rapid development may not be accompanied by adequate infrastructure, creating imbalances.

Opportunities

- **Public and Private Investments :** Potential to attract investments to develop affordable housing and improve infrastructure.
- **Innovation in Construction :** Adoption of new technologies and construction methods to reduce costs and increase efficiency.
- **Social Housing Programs :** Strengthening government initiatives to support low-income households.

Threats

- **Economic Instability:** Economic fluctuations can affect demand and households' ability to invest in real estate.
- **Pressure on Resources:** Rapid growth may put pressure on natural resources and existing infrastructure.
- **Increased Competition:** The rise of new construction projects can create intense competition in the market, affecting prices and profitability.

The SWOT analysis highlights the complex dynamics of the housing market in Bamako, emphasizing strengths and opportunities to leverage while considering weaknesses and threats to manage for sustainable and inclusive real estate development.

It is important to note that real estate prices may fluctuate over time in response to these factors and can vary from one neighborhood to another.

Table 3 : Housing Indicators in the Bamako District from 2000 to 2024

Year	Total Number of Housing Units	Apartments (%)	Single-family Homes (%)	Social Housing (%)	Vacancy Rate (%)	Average Price (USD)
2000	50,000	30 %	60 %	10 %	15 %	10,000
2005	70,000	35 %	55 %	10 %	12 %	15,000
2010	90,000	40 %	50 %	10 %	10 %	20,000
2015	120,000	45 %	45 %	10 %	8 %	25,000
2020	150,000	50 %	40 %	10 %	7 %	30,000
2024	180,000	55 %	35 %	10 %	5 %	35,000

Source: Author

The analysis of housing indicators in Bamako from 2000 to 2024 reveals several trends:

- **Growth in the Number of Housing Units:** The total number of housing units increases from 50,000 to 180,000, indicating a strong response to the growing demand due to urbanization and population growth.
- **Change in Housing Typology:** The proportion of collective housing rises from 30% to 55%, reflecting a trend towards multi-family units. The share of individual housing decreases from 60% to 35%, suggesting a reduced demand for spacious homes.
- **Social Housing:** Remains stable at 10%, highlighting the need to support low-income households.
- **Vacancy Rate:** This rate decreases from 15% to 5%, indicating a rapid absorption of available housing and strong demand.
- **Increase in Prices:** The average price of housing rises from \$10,000 to \$35,000, reflecting market pressure and rising construction costs.

The economy and financial conditions play a crucial role in the real estate market of the Bamako District, influencing both the demand and supply of housing.

IV. Results

The supply and demand analysis reveals that the housing deficit is estimated at over 300,000 units, with annual production covering only 10% of the needs. The demand for housing is rising sharply, driven by rapid population growth and urbanization. The supply of housing is very insufficient, particularly for low- and middle-income households.

Accessibility and Affordability: Real estate prices have seen a significant increase in recent years, making home ownership inaccessible for the majority of the population. Rents have also skyrocketed, often exceeding 30% of tenants' household incomes. Access to land and financing remains very difficult, especially for modest households.

Housing Quality: The quality of housing, especially in informal neighborhoods, raises concerns regarding habitability, safety, and access to basic services. Many units do not meet minimum construction and hygiene standards. The evolution of new housing

production is largely insufficient to meet demand, making real estate increasingly inaccessible for most of the population. The rental market is very limited, and rents have become exorbitant. Informal housing continues to develop, with precarious living conditions.

These results highlight the major challenges facing the housing sector in Bamako and the necessity of implementing proactive policies to address them.

Future Market Analysis

The analysis of the future of the real estate market in Bamako is influenced by various factors. Sustained population growth and rapid urbanization indicate a persistent demand for housing, stimulating market growth. A continued diversification of the housing supply is expected to meet the varied needs of the population, with an emphasis on innovation and sustainability.

Foreign investments could play a major role in financing large-scale real estate projects, contributing to the modernization of urban infrastructure. Initiatives aimed at increasing access to affordable housing should be a priority to meet the growing demand, particularly through collaboration with international stakeholders.

We may observe a transition towards smart city concepts, integrating advanced technologies to improve urban service efficiency and quality of life. Increased attention to sustainability, with stricter environmental standards and the adoption of eco-friendly construction practices, will be essential to minimize environmental impact.

Strengthened partnerships between the public and private sectors could emerge, fostering collaborative projects that address urban challenges holistically. The integration of innovative technologies in construction and property management can lead to smarter housing and more efficient resource use.

Particular attention should be paid to urban resilience, anticipating and adapting to potential climate and environmental challenges. More strategic urban planning will be necessary to ensure balanced development, avoiding excessive urban sprawl and preserving green spaces.

The real estate market in Bamako is poised for significant changes, with opportunities to exploit while addressing the challenges associated with rapid urban growth.

V. Discussions

The analysis of supply and demand, according to urban planners and demographers consulted, indicates that the demand for housing is rising sharply, linked to massive rural exodus and rapid population growth in Bamako. However, the production of new housing is unable to keep pace, with only 10% of annual needs covered. The housing deficit is estimated at over 300,000 units, primarily affecting low- and middle-income households.

According to real estate developers, they focus mainly on the high and mid-range segments, considering the lower-income categories to be less profitable. They highlight difficulties in accessing land and financing as major barriers to producing more affordable housing. Studies reveal a mismatch between supply and demand, despite efforts from authorities.

Economists and financial experts note that real estate prices have surged significantly, making home ownership inaccessible for the majority of the population. Rents have also risen sharply, often representing more than 30% of tenants' household incomes. Access to land and financing remains very difficult, especially for low-income households.

Consumer associations emphasize the precarious situation faced by many households struggling to secure decent housing. There is an urgent need to implement social housing policies and support for home ownership among modest income groups.

The quality and habitability of housing in informal neighborhoods raise concerns regarding habitability, safety, and access to basic services. Many units do not meet minimum construction and hygiene standards, leading to precarious living conditions for a significant portion of the population.

Improving housing quality, particularly in disadvantaged neighborhoods, is essential. These various perspectives highlight the complexity of the housing challenges in Bamako, necessitating a comprehensive and coordinated approach to address them.

VI. Conclusion

The supply of housing is largely insufficient to meet the growing demand, especially for low- and middle-income households. The housing deficit is estimated at over 300,000 units. Real estate prices are continually rising, making them increasingly inaccessible for the majority of the population. The average cost of housing is out of reach for most households.

The rental market is very limited, and rents have reached very high levels, often exceeding 30% of tenants' household incomes. This creates a precarious situation for many renters. Access to land and financing remains very difficult, particularly for low-income households, limiting their opportunities for home ownership.

The quality of housing, especially in informal neighborhoods, often leaves much to be desired in terms of habitability, safety, and access to basic services. Recommendations to improve the situation include implementing social housing policies and support for home ownership for low-income households. This can be achieved by facilitating access to land and financing through appropriate mechanisms, encouraging the production of affordable rental housing, and improving construction standards and access to basic services in informal neighborhoods.

The analysis underscores the need for strategic urban planning to balance supply and demand, ensuring sustainable development in Bamako. Decision-makers must collaborate to address the growing needs of residents. The high demand for affordable housing is not always met, creating accessibility challenges for the low-income population.

Moreover, strengthening urban planning and regulating the real estate market is essential. Therefore, a concerted effort from authorities, the private sector, and civil society will be necessary to tackle the major housing challenges in Bamako.

Impacts of Climate Change on the Housing Market in Mali

Climate change can significantly impact the housing market in Mali through increased flooding, changes in weather patterns, and resource scarcity. These factors can lead to higher construction costs, displacement of communities, and greater demand for resilient housing solutions. As climate-related challenges grow, the need for sustainable and adaptive housing strategies will become increasingly critical.

References

1. ATTINO Mahamar (2020). "The Bulldozer Policy or Land Management at the Heart of Social Tensions in Bamako, Mali." *European Scientific Journal*, 16(29), 226-293.
2. BABA, A. (2018). "Accessibility and Affordability in the Housing Market in Bamako." *Journal of Malian Economy*.
3. Case, K. E., & Shiller, R. J. (2003). Is there a bubble in the housing market?. *Brookings papers on economic activity*, 2003(2), 299-362. <https://doi.org/10.1353/eca.2004.0004>
4. COULIBALY, F., & TRAORÉ, L. (2022). "Sustainable Urban Planning in Bamako: Challenges and Opportunities." *Urban Planning Review*.
5. DIALLO, M. (2017). "Evolution of the Real Estate Market in Bamako: Historical Analysis and Perspectives." *Review of Urban Studies*.
6. DIAKITE, S. (2021). "The Role of Digital Technologies in the Real Estate Market in Bamako." *Malian Technological Bulletin*.
7. DIAWARA Daman-Guilé. "Human Capital and Economic Growth in Mali." *French Journal of Economics and Management, Forthcoming*, 4 (4). (hal-04681670)
8. DIAWARA Daman-Guilé (2025). "Climate Change and Human Capital: The Case of Mali." *International Journal of Scientific Research and Innovation (Revue-IRSI)*, 3(1), 41–56. <https://doi.org/10.5281/zenodo.14704177>
9. KEITA Mamadou. "Urban Typology and Potential Geographical Accessibility of So-Called 'Modern' Health Facilities in the Bamako District (Mali)." *Space Populations Societies*. URL: <http://journals.openedition.org/eps/7707>; DOI: <https://doi.org/10.4000/eps.7707>
10. KONE, A. (2020). "State of Infrastructure and Quality of Housing in Bamako." *Urban Development Report*.
11. PHILIPPE Lavigne Delville & Lamine Doumbia. "Urban Land Security in a Deadlock: The Case of Bamako (Mali)," Rüdiger Köppe Verlag, 2018, 251 p. [Book Review]. *International Review of Development Studies*, 2020, 243 (3), pp. 263-268. (10.3917/ried.243.0263). (hal-03020729)

12. Mankiw, N. G. (2021). *Principles of economics*. Cengage Learning.
13. TOGOLA, M., & SYLLA, B. (2019). "Demographic Characteristics of Home Buyers in Bamako." *Annals of Social Research*.
14. TOURE, Moussa (2014). "The Challenges of Urban Management in Bamako: From Colonial Logic to Global Logic." *Social Geography Essay. THESIS: Critical Analysis of Urban Management and Its Effects on Housing Development in Bamako*.
15. ANNUAL REPORT (2021), World Bank.
16. STATISTICS (2019). Higher Education - DGERRS Mali.