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Sommario/riassunto	This 25th anniversary e-book of PM discusses the hard-earned and not always steady progress that is being made in many African countries to transform their societies and economies to ones where they can begin to enjoy the benefits of greater freedom and prosperity. The six papers discuss topics ranging from the problems of affordable housing delivery in Ethiopia, to the impact of schemes implemented by Habitat for Humanity International in Ghana. The names in the e-book will for the most part be unfamiliar to readers - this is a first step in encouraging these researchers to join the mainstream and bring their views and perspectives to a wider audience. Note - this collection is published in collaboration with the African Real Estate Investment e-book in JPIF 25:1.