



Shelter Cluster Yemen

ShelterCluster.org

Coordinating Humanitarian Shelter

Market Assessment Aden Governorate

Prepared by



December 2023

Key Findings

Respondents profile

Of the surveyed population, 53% comprise Returnee returnees, 27% comprise communities, while the remaining 20% comprise are IDPs. Among the respondents:

- 34% are in rental accommodation.
- 27% damaged house.
- 19% owned house
- 18% are living in IDP sites.
- 2% are hosted by family members.

A. Shelter Materials and Non-Food Items

Shelter materials

All respondents have confirmed the availability of shelter and rehabilitation materials in nearby markets.

NFIs materials

All respondents interviewed affirmed the availability of NFIs, including bedding and kitchen materials in nearby markets. Regarding proximity:

- 51% mentioned the market being within 2 to 4 km from their residence.
- 20% reported living within 1 km of the market.
- 19% indicated the market being situated 5 to 10 km from their homes.
- 9% stated the market being situated 11 to 20 km from their homes.
- A small fraction (1%) indicated the market being situated more than 20 km from their homes.

In terms of travel time:

- The majority (41%) reported they spent around 15 minutes to reach the market.
- 30% stated spent less than 15 minutes reaching the shelters and NFI market.
- 26% reported a travel time of around 30 minutes to access the market.
- A small fraction (3%) stated they exceed 1 hour of travel time reaching the market.

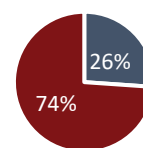
B. Rental Accommodation

The findings from interviews conducted in Al Buraiqeh, Al Mualla, Ash Shaikh Outhman, Dar Sad and Khur Maksar districts revealed various rental cost ranges among respondents. Approximately:

- 45% indicated costs lower than YER 52,299 (Less than \$39).
- 39% reported rental costs between YER 53,640 to 85,824 (\$40-\$64).
- 6% mentioned costs between YER 87,165 to 105,939 (\$65-\$79).
- 5% mentioned costs are between YER 107,280 to 134,100 (\$80-\$100).
- 5% stated that costs are more than YER 52,750 (More than \$100).

The data highlights that a majority (51%) of respondents experienced stabilized in rental costs over the past six months. However, 48% noted an increase cost during the same period. A small fraction (1%) indicated a decrease in rental costs during the past six months. Furthermore, 60% acknowledged accumulating rental payments due to non-payment in recent months. Conversely, 40% confirmed being up-to-date with rent payments, without any accumulated costs

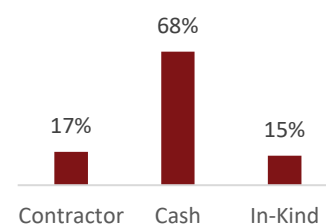
Dependents Gender



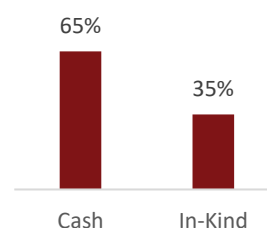
■ Female ■ Male

host

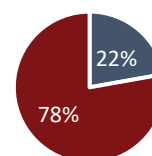
Preferred Modality



Preferred Modality



Availability and accessibility of rental accommodation



■ Available and easily accessible
■ Not available and difficult to get

Annex I: Shelter materials and NFI prices

Market Assessment _ Shelter & NFIs Average prices			Aden Price		
			Craiter	Dar Sad	Khur Maksar
Category	Items	Unit	Average		
Wooden Materials					
Wooden Poles	Wooden pole: Dimensions: 75mm x 75mm x3000mm	PCS	YER 9.500	YER 8.890	YER 10.280
	Wooden pole: Dimensions: 50mm x 50mm x3000mm	PCS	YER 6.500	YER 6.300	YER 5.280
	Wooden pole: Dimensions: 75mm x 75mm x4000mm	PCS	YER 14.000	YER 12.165	YER 12.265
	Wooden pole: Dimensions: 50mm x 50mm x4000mm	PCS	YER 7.500	YER 6.635	YER 6.865
Wooden Plate	Wooden plate: Size: 100mm width x 22mm depth x 3000mm length.	PCS	YER 6.000	YER 5.435	YER 6.085
	Wooden plate: Size: 100mm width x 22mm depth x 4000mm length.	PCS	YER 7.625	YER 6.765	YER 6.985
	Wooden plate: Size: 100mm width x 50mm depth x 5000mm length.	PCS	YER 16.000	YER 15.000	YER 18.535
Wooden Plywood	Plywood panel size. 1200mmx 2400mm. 9 mm thick first class. minimum 7 plies	PCS	YER 25.000	YER 21.665	YER 23.385
	Plywood panel size. 1200mmx 2400mm. 6 mm thick.first class minimum 7 plies	PCS	YER 15.900	YER 17.700	YER 17.665
Steel Materials					
Iron Sheets	Box profile galvanised iron roofing sheets. 0.5mm thick. 1000mm wide length 2500mm	PCS	YER 18.500	YER 20.800	YER 22.625
	Box profile galvanised iron roofing sheets. 0.5mm thick. 1000mm wide length 6000mm	PCS	YER 47.300	YER 47.330	YER 41.725
	Box profile galvanised iron roofing sheets. 0.21mm thick. 1000mm wide length 6000mm	PCS	YER 26.500	YER 24.200	YER 27.650
Iron Ridge Cap	Galvanised iron ridge cap. 0.5 mm thickness. atleast 600mm wide. (length available market 3.5m)	PCS	YER 19.000	N/A	YER 20.850
Iron Wire Mesh	Square wire mesh from galvanised iron with hole 2cm x 2cm. to be fixed on purlins to restrain thermal insulation. (Roll 12m x 1m)	Roll	YER 17.000	YER 25.400	YER 26.000
Iron Net	Iron Net 5cmx5cm opening size (Galvanised chain link iron mesh). Size of the roll is (10m x 2m)	Roll	YER 28.100	YER 34.830	YER 27.820
Iron Net	Iron Net 5cmx5cm opening size (Galvanised chain link iron mesh) isolated with a plastic layer. Size of the roll is (10m x 2m)	Roll	YER 86.650	YER 86.330	YER 85.430
Galvanized Metal Mesh	Galvanized iron "Daymen mesh" 1.22x2.44 m and 1.3mm thickness	PCS	YER 17.700	YER 11.965	YER 17.300
GI Pipes	Galvanized iron pipe Diameter: 2.5 inch Thickness: 2.4 mm Length: 6 m	PCS	YER 57.300	YER 54.965	YER 50.415
	Galvanized iron pipe Diameter: 1.0 inch Thickness: 1.5 mm Length: 6 m	PCS	YER 12.000	YER 15.735	YER 15.630

	Galvanized iron pipe Diameter: 3/4 inch Thickness: 1.25 mm Length: 6 m	PCS	YER 12.000	YER 14.400	YER 13.265
Steel Hollow Section	Steel member hollow section with a cross section of 50 * 25 mm and a thickness of 1.25 mm - 6m length	PCS	YER 14.000	YER 12.935	YER 12.817
Reinforcement Steel Bars	Reinforcement Steel bars: Diameter: Ø10 mm. Length: 2.0 m	PCS	YER 1.800	YER 1.650	YER 1.500
	Reinforcement steel bars: Diameter: Ø 12mm Length: 12 m	PCS	YER 19.000	YER 15.150	YER 15.135
	Soft steel bars Ø 6 mm diameter and 6 m length	PCS	YER 5.000	N/A	YER 4.815
Iron Bars	Iron Bar: 2mm x 10mm section for walls. iron bar length is 6 meters	PCS	YER 10.500	YER 10.500	YER 8.035
Iron Plates	Iron plate: 1mm thick x 50 cm in height for walls at bottom ends of the walls	m2	YER 15.000	YER 17.665	YER 14.435
Shelter Covering					
Plastic Sheets	Plastic Sheet. Dimensions: 4x6 Yard (3.5x5.35) m Weight: approx. (3.5 - 4.5) kg	PCS	YER 14.350	YER 14.400	YER 16.867
	Plastic Sheet. Dimensions: 6x8 Yard (5.2x6.8) m Weight: approx. (6.2) kg	PCS	YER 15.500	YER 12.020	YER 12.985
	Plastic sheet PVC-650 2mm for a tent (4x4x2.5).	m2	YER 17.500	N/A	YER 26.765
	Banner Vinyl materials	m2	YER 7.400	YER 5.800	YER 6.000
Thermal Insulation Foam	Thermal insulation foam. tin double sided 15mm thick. (Roll 20m x1m x15 mm.)	Roll	YER 42.400	YER 43.500	YER 42.815
	Thermal insulation foam. tin double sided 8mm thick. (Roll 20m x1m x8 mm.)	Roll	YER 24.250	YER 22.415	YER 20.550
Mosquito Net	Mosquito net / flymesh. to be fixed on gaps between plywood walls and CGI roof along the length of shelter (roll 12m x 1m)	Roll	YER 20.000	YER 26.665	YER 19.335
Local Materials					
Khazaf	Al-Khazaf" to cover the walls - Dimensions: 1.22x2.44 m - Length: 2.44 m - Width: 1.22 m - Thickness: not less than 5mm.	m2	N/A	N/A	N/A
Helfa/Thumam	Helfa/Thumam - Bundle Diameter: 20 cm - Bundle Parameter: 60 cm - Bundle Length: 50 cm	Bundle	N/A	N/A	N/A
Rehabilitation Materials					
Cement Blocks	Cement block 40*20*20 cm - Normal pressure - Solid	PCS	YER 800	YER 550	YER 925
	Cement block 40*20*20 cm - Automatic pressure - Solid	PCS	YER 800	YER 920	YER 770
	Cement block 40*20*20 cm - Normal pressure - Hollowed	PCS	YER 600	YER 565	YER 650
	Cement block 40*20*20 cm - Automatic pressure - Hollowed	PCS	YER 800	YER 570	YER 600
Doors	Wooden door	m2	YER 81.600	YER 80.635	YER 76.335
	Aluminum door normal section	m2	YER 67.000	YER 72.110	YER 71.900

	Iron door with 1.25mm thickness	m2	YER 65.720	YER 63.170	YER 76.400
Windows	Wooden Windows	m2	YER 86.480	YER 79.425	YER 105.335
	Aluminum windows normal section	m2	YER 111.860	YER 103.610	YER 105.450
Cement Bags	50Kg package amrani type or Alwatania or the available good quality in the area	Bag	YER 7.500	YER 6.850	YER 7.075
Sand	Sand free of mud and impurities to be used for concrete mortar	m3	YER 9.000	YER 12.500	YER 13.885
Gravel	Well graded to be used for concrete mortar	m3	YER 15.000	YER 11.735	YER 11.250
Accessories					
Nylon Zip Ties	Heavy Duty Nylon Cable Tie Wire Zip Ties Self Locking Tie Wraps Cable Management Kit 100 pcs 16-inch 400mm x 4.6mm	Pack	YER 4.535	YER 4.865	YER 5.010
Ropes	Sisal rope - Thickness 10 mm	m	YER 155	YER 250	YER 130
	Sisal rope - Thickness 5 mm	m	YER 150	YER 140	YER 166
	Nylon rope - Thickness: 5 mm	m	YER 130	YER 175	YER 150
	Nylon rope - Thickness: 7 mm	m	YER 185	YER 180	YER 170
	Nylon rope - Thickness: 8 mm	m	YER 172	YER 180	YER 120
	Nylon rope - Thickness: 10 mm	m	YER 225	YER 302	YER 170
Plastic Hose	Flexible plastic hose 1 in diameter with a length of 100 m	Roll	YER 7.450	YER 6.765	YER 3.770
Nails	Nails. Roofing/umbrella with rubber gasket. Length: 63.25 mm (2.5 inches). diameter of head: 12. 65mm.Thickness: 3.5 mm twisted. Box weight:1kg	Pack	YER 3.965	YER 4.100	YER 4.875
	Nails. Length:4 Inch (100mm). Diameter: 2 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 1.500	YER 2.030	YER 1.500
	Nails. Length:3 Inch (75mm). Diameter: 2 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 1.800	YER 2.165	YER 1.975
	Nails. Length:2 Inch (50mm). Diameter: 2 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 1.965	YER 1.910	YER 1.500
	Nails. Length:1 Inch (25mm). Diameter: 1 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 2.167	YER 1.900	YER 1.525
PVC Pipes	PVC pipe 3/4 in diameter 6 m long for wiring	PCS	YER 4.135	YER 4.265	YER 3.775
	PVC pipe 4 in diameter 2.8 mm thickness 5.5 m long for isolation of wooden poles	PCS	YER 21.500	YER 23.665	YER 19.600
Empty Bags (Shwalah)	Empty Polypropylene bags - Size: (50 cm*75 cm) - Bag Capacity: (50 Kg)	PCS	YER 350	YER 180	YER 195
Wood Paint	Anti termite paint	Liter	YER 7.450	YER 6.770	YER 3.770
Hinges	Window hinges: 2 inch mild steel butt hinge complete with fixing screws.	PCS	YER 835	YER 885	YER 1.375
	Door hinges: 4" galvanised steel hinges. complete with fixing screws.	PCS	YER 1.200	YER 1.700	YER 2.350
Bolt Latch	Window latch bolt: galvanised steel straight barrel bolt latch complete with fixing screws 100mm long	PCS	YER 1.100	YER 920	YER 975

	Door Latch barrel bolt: galvanised steel straight barrel latch bolt. complete with fixing screws about 200mm long (internal)	PCS	YER 1.300	YER 1.415	YER 1.500
	Door Latch barrel bolt: galvanised steel straight barrel latch bolt. complete with fixing screws about 200mm long (external lock)	PCS	YER 1.835	YER 1.965	YER 2.075
Non Food Items					
Bedding					
Blanket	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 1.5-2 kG	PCS	YER 15.300	YER 12.070	YER 15.650
	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 3-4 kG	PCS	YER 19.770	YER 21.470	YER 20.275
Mattress	Mattresses - Dimensions: 1.7*0.9 m with a Thickness 10cm	PCS	N/A	N/A	N/A
Bed Sheet	Bed Sheets - Dimensions: 2.0 x 2.30m - Compositions: Cotton - Weight: 800 gram	PCS	N/A	N/A	N/A
Kitchen/House Materials					
Cooking pot	Cooking pot with lid 7 liters aluminum	PCS	YER 15.500	YER 13.325	YER 9.600
	Cooking pot with lid 5 liters aluminum	PCS	YER 10.670	YER 11.450	YER 6.950
Plates	Plates - Stainless Steel	PCS	YER 4.500	YER 3.250	YER 3.525
Cups	Cups - Stainless Steel	PCS	YER 665	YER 625	YER 815
Table Spoons	Table Spoons - Stainless Steel	PCS	YER 635	YER 960	YER 140
Kitchen knife	Kitchen knife with stainless steel blade	PCS	YER 1.065	YER 1.250	YER 1.325
Serving spoon	serving spoon - Stainless Steel	PCS	YER 1.465	YER 1.100	YER 1.610
Bucket	Bucket with lid and strong plastic handle to carry the bucket - Capacity: 17 liters - Weight: 800 grams	PCS	YER 7.165	YER 6.250	YER 6.500
Sleeping Mats	Sleeping Mats - Dimensions: 1.8*0.9 m Composition: 100% synthetic yarns in a tightly wove	PCS	YER 6.800	YER 6.475	YER 6.475
Mosquito nets	Mosquito nets - 100 % Polyethylene (PE) or Polyester (PES) - (180 cm length x 160 cm width x 150 cm height) +/- 5 % treated with WHOPES (WHO Pesticide Evaluation Scheme)	PCS	N/A	N/A	N/A
Thermos	Water Cooler Container (Thermos) - with lid - Capacity: 8 liters - made of plastic - strong plastic handle to be carried	PCS	YER 15.000	YER 12.640	YER 14.475
Cooking Stove	Cooking Stove - Cubical Yemeni Made local handcraft. made of chip-sum with fan in the side and opening in the top. with a Size of 24cm cylinder Hight	PCS	N/A	YER 11.100	YER 7.450
Local Sleeping mat	Local Sleeping mat - diameter 90 cm - made of Khazaf sheet - hand crafted	PCS	YER 4.000	YER 11.000	YER 7.000
Solar Lamp	Solar Lamp - LED type - Battery: 7.5 Wh Li-ion NMC battery (2.200 mAh at 3.7V) - Life Span: 4+ years (1500 Charge cycles) - Can charge mobiles. lights. etc.	PCS	YER 8.450	N/A	YER 9.075

Cloth					
Pajama	Summer clothing - Male Adult: Cotton pajama average quality	PCS	YER 11.000	YER 5.465	YER 7.385
	Summer clothing - Female Adult: Cotton pajama average quality	PCS	YER 8.835	YER 5.470	YER 6.225
	Summer clothing - Male Child Adult: Cotton pajama average quality	PCS	YER 9.000	YER 5.035	YER 5.110
	Summer clothing - Female Child Adult: Cotton pajama average quality	PCS	YER 8.265	YER 504	YER 6.785
	Summer clothing - Infant: Cotton pajama average quality	PCS	YER 3.000	YER 3.100	YER 3.400
	Winter Clothing - Male: Fleece pajamas	PCS	YER 7.500	YER 7.535	YER 7.950
	Winter Clothing - Female: Fleece pajamas	PCS	YER 9.000	YER 7.535	YER 7.475
	Winter Clothing - Children: Fleece pajamas	PCS	YER 6.835	YER 7.035	YER 4.850
	Winter Clothing - Infant (under 2 years): pajamas	PCS	YER 4.750	YER 4.335	YER 3.525
	Winter Clothing - Infant (over 2 years): pajamas	PCS	YER 4.900	YER 5.835	YER 3.725
Blanket	Summer clothing - Infant: Cotton blanket average quality	PCS	YER 3.335	YER 2.935	YER 4.575
	Winter Clothing - Infant (under 2 years): Fleece infant blanket	PCS	YER 4.835	YER 3.500	YER 4.675
	Winter Clothing - Infant (over 2 years): Fleece infant blanket	PCS	YER 5.335	YER 4.335	YER 4.785
Socks	Winter Clothing - Male: socks	PCS	YER 1.500	YER 1.100	YER 1.150
	Winter Clothing - Female: socks	PCS	YER 1.500	YER 735	YER 1.230
	Winter Clothing - Children: socks	PCS	YER 1.200	YER 700	YER 925
	Winter Clothing - Infant (under 2 years): socks	PCS	YER 1.000	YER 600	YER 900
	Winter Clothing - Infant (over 2 years): socks	PCS	YER 1.000	YER 1.100	YER 1.150
Hat	Winter Clothing - Children: hat	PCS	YER 2.665	YER 1.235	YER 1.975
	Winter Clothing - Infant (under 2 years): hat	PCS	YER 2.365	YER 1.167	YER 1.500
	Winter Clothing - Infant (over 2 years): hat	PCS	YER 2.000	YER 1.400	YER 1.305
Sweater	Winter Clothing - Female: sweater	PCS	YER 8.500	YER 3.535	YER 4.975
	Winter Clothing - Children: sweater	PCS	YER 5.670	YER 6.700	YER 3.900
Shawl	Winter Clothing - Male: shawl.	PCS	YER 3.670	YER 3.170	YER 5.235
Scarf	Winter Clothing - Female: scarf.	PCS	YER 3.000	YER 2.335	YER 3.260
Gloves	Winter Clothing - Children: gloves	PCS	YER 1.830	YER 1.167	YER 1.175
Jaket	Winter Clothing - Male: jacket	PCS	YER 9.170	YER 12.100	YER 12.925

Annex II: Real estate average prices (Number of rooms and proximity to basic services)

Dar Sad District:

Housing structure	Average price - close proximity to basic services	Average price - far away from basic services
1 room and a kitchen and a bathroom	YER 55,714	YER 42,857
2 rooms and a kitchen a bathroom	YER 78,571	YER 61,429
3 rooms, 2 bathrooms and a kitchen	YER 130,000	YER 95,000
4 rooms, 2 bathrooms and a kitchen	YER 175,714	YER 144,286

Al Buraiqeh District:

Housing structure	Average price - close proximity to basic services	Average price - far away from basic services
1 room and a kitchen and a bathroom	YER 80,000	YER 55,000
2 rooms and a kitchen a bathroom	YER 153,750	YER 115,625
3 rooms, 2 bathrooms and a kitchen	YER 206,250	YER 143,750
4 rooms, 2 bathrooms and a kitchen	YER 300,000	YER 206,250