



Shelter Cluster Yemen
ShelterCluster.org
Coordinating Humanitarian Shelter

Market Assessment Amanat Al Asimah Governorate

Prepared by



December 2023

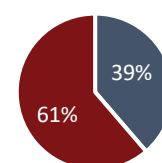
Key Findings

Respondents profile

Of the surveyed population, 81% comprise IDP returnees, while 17% consist of members from host communities, relatively a small fraction (2%) consists of IDPs. Among the respondents:

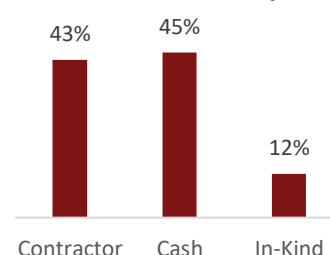
- 87% are residing in rental accommodation.
- 5% are living in IDP sites.
- 4% are hosted by family members.
- 4% are living in their owned houses.

Respondents Gender

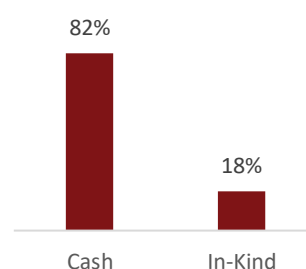


■ Female ■ Male

Preferred Modality



Preferred Modality



A. Shelter Materials and Non-Food Items

Shelter materials

Most of the respondents have confirmed the availability of shelter materials in nearby markets. Conversely, a small fraction mentioned the limited availability of shelter and rehabilitation materials in their vicinity.

NFIs materials

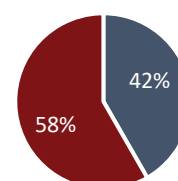
The majority of the interviewed respondents reported the availability of NFIs, including bedding and kitchen materials, in nearby markets, while a small fraction indicated a limited availability of NFIs materials in the nearby markets. Regarding proximity:

- 44% mentioned the market being within 2 to 4 km from their residence.
- 43% reported living within 1 km of the market.
- 11% indicated the market is located within 5 to 10 km from their homes.
- A smaller subset (1%) stated the market being situated 11 to 20 km from their homes.

In terms of travel time:

- The majority (40%) spent around 15 minutes reaching the shelters and NFI market.
- 39% reported a travel time less than 15 minutes to access the market.
- 20% indicated they spent 30 minutes to reach the market.
- 1% stated a time travel around 1 hour reaching the market.

Availability and accessibility of rental accommodation



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

B. Rental Accommodation

The findings from interviews conducted in As Sabain, Bani Al Harith, Maain, Shuaub, At Tahrir, Aththaorah, Azzal, Old City, Sanaa City, Bahlul Al Wahdah and Assafiyah districts revealed various rental cost ranges among respondents. Approximately:

- 26% reported a rental cost exceeding YER 52,750 (More than \$100).
- 24% reported rental costs between YER 21,100 to YER 33,769 (\$40-\$64).
- 24% indicated costs between YER 34,287 to YER 41,672 (\$65-\$79).
- 19% stated ranges of YER 42,200 to YER 52,750 (\$80-\$100).
- 7% mentioned costs lower than YER 20,572.5 (Less than \$39).

The data highlights that a majority (65%) of respondents experienced stable rental costs over the past six months. However, 34% indicated an increase of costs, and a small fraction (1%) noted a decrease of rental costs during the same period.

Furthermore, 79% acknowledged accumulating rental payments due to non-payment in recent months. Conversely, only 21% confirmed being up-to-date with rent payments, without any accumulated costs.

Annex I: Shelter materials and NFI prices

Market Assessment _ Shelter & NFIs Average prices			Amanat Al Asimah Price		
			Al Wahdah	As Sabain	Assafiyah
Category	Items	Unit	Average		
Wooden Materials					
Wooden Poles	Wooden pole: Dimensions: 75mm x 75mm x3000mm	PCS	N/A	N/A	N/A
	Wooden pole: Dimensions: 50mm x 50mm x3000mm	PCS	N/A	N/A	N/A
	Wooden pole: Dimensions: 75mm x 75mm x4000mm	PCS	N/A	N/A	N/A
	Wooden pole: Dimensions: 50mm x 50mm x4000mm	PCS	N/A	N/A	N/A
Wooden Plate	Wooden plate: Size: 100mm width x 22mm depth x 3000mm length,	PCS	YER 1,850	YER 2,033	YER 1,983
	Wooden plate: Size: 100mm width x 22mm depth x 4000mm length,	PCS	YER 2,500	YER 2,633	YER 2,650
	Wooden plate: Size: 100mm width x 50mm depth x 5000mm length,	PCS	YER 7,333	YER 7,533	YER 2,500
Wooden Plywood	Plywood panel size, 1200mmx 2400mm, 9 mm thick,first class, minimum 7 plies	PCS	N/A	N/A	N/A
	Plywood panel size, 1200mmx 2400mm, 6 mm thick,first class minimum 7 plies	PCS	N/A	N/A	N/A
Steel Materials					
Iron Sheets	Box profile galvanised iron roofing sheets, 0.5mm thick, 1000mm wide length 2500mm	PCS	YER 8,833	YER 8,900	YER 9,267
	Box profile galvanised iron roofing sheets, 0.5mm thick, 1000mm wide length 6000mm	PCS	YER 20,800	YER 19,717	YER 20,200
	Box profile galvanised iron roofing sheets, 0.21mm thick, 1000mm wide length 6000mm	PCS	YER 9,567	YER 8,000	YER 8,000
Iron Ridge Cap	Galvanised iron ridge cap, 0.5 mm thickness, atleast 600mm wide, (length available market 3.5m)	PCS	YER 7,400	YER 8,617	N/A
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 3,833	YER 4,317	YER 2,683
Iron Net	Iron Net 5cmx5cm opening size (Galvanised chain link iron mesh). Size of the roll is (10m x 2m)	Roll	YER 14,500	YER 18,500	YER 12,800
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 28,500	YER 28,500	YER 29,833
Galvanized Metal Mesh	Galvanized iron "Daymen mesh" 1.22x2.44 m and 1.3mm thickness	PCS	YER 4,800	YER 5,267	YER 4,333
GI Pipes	Galvanized iron pipe Diameter: 2.5-inch Thickness: 2.4 mm Length: 6 m	PCS	YER 16,800	YER 17,100	YER 16,167

	Galvanized iron pipe Diameter: 1.0 inch Thickness: 1.5 mm Length: 6 m	PCS	YER 5,083	YER 4,800	YER 5,267
	Galvanized iron pipe Diameter: 3/4 inch Thickness: 1.25 mm Length: 6 m	PCS	YER 4,733	YER 4,400	YER 4,133
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 4,900	YER 6,000	YER 5,233
Reinforcement Steel Bars	Reinforcement Steel bars: Diameter: Ø10 mm. Length: 2.0 m	PCS	YER 500	YER 557	YER 500
	Reinforcement steel bars: Diameter: Ø 12mm Length: 12 m	PCS	YER 4,367	YER 4,600	YER 4,250
	Soft steel bars Ø 6 mm diameter and 6 m length	PCS	YER 912	YER 950	YER 867
Iron Bars	Iron Bar: 2mm x 10mm section for walls, iron bar length is 6 meters	PCS	YER 5,050	YER 4,500	YER 5,100
Iron Plates	Iron plate: 1mm thick x 50 cm in height for walls at bottom ends of the walls	m2	YER 4,483	YER 4,400	YER 5,000
Shelter Covering					
Plastic Sheets	Plastic Sheet, Dimensions: 4x6 Yard (3.5x5.35) m Weight: approx. (3.5 - 4.5) kg	PCS	YER 4,850	YER 4,820	YER 5,067
	Plastic Sheet, Dimensions: 6x8 Yard (5.2x6.8) m Weight: approx. (6.2) kg	PCS	YER 9,650	YER 9,438	YER 8,000
	Plastic sheet PVC-650 2mm for a tent (4x4x2.5).	m2	YER 6,100	YER 6,100	YER 5,433
	Banner Vinyl materials	m2	YER 1,667	YER 1,500	YER 1,583
Thermal Insulation Foam	Thermal insulation foam, tin double sided 15mm thick, (Roll 20m x1m x15 mm.)	Roll	YER 20,767	YER 19,275	YER 25,000
	Thermal insulation foam, tin double sided 8mm thick, (Roll 20m x1m x8 mm.)	Roll	YER 12,333	YER 11,375	YER 15,000
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 9,833	YER 10,750	YER 10,833
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 250	YER 215	N/A
	Cement block 40*20*20 cm - Automatic pressure - Solid	PCS	YER 255	YER 260	YER 265
	Cement block 40*20*20 cm - Normal pressure - Hollowed	PCS	YER 170	YER 100	YER 115
	Cement block 40*20*20 cm - Automatic pressure - Hollowed	PCS	YER 187	YER 160	YER 165

Doors	Wooden door	m2	YER 20,500	YER 20,000	YER 18,333
	Aluminium door normal section	m2	YER 16,167	YER 12,500	YER 14,500
	Iron door with 1.25mm thickness	m2	YER 11,000	YER 9,333	YER 11,167
Windows	Wooden Windows	m2	YER 13,333	YER 14,083	YER 13,417
	Aluminium windows normal section	m2	YER 16,167	YER 16,000	YER 17,333
Cement Bags	50Kg package amrani type or Alwatania or the available good quality in the area	Bag	YER 1,367	YER 2,000	YER 2,033
Sand	Sand free of mud and impurities to be used for concrete mortar	m3	YER 3,750	YER 4,133	YER 3,833
Gravel	Well graded to be used for concrete mortar	m3	YER 5,000	YER 4,375	YER 4,417
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 1,433	YER 1,950	YER 1,633
Ropes	Sisal rope - Thickness 10 mm	m	YER 250	YER 238	YER 180
	Sisal rope - Thickness 5 mm	m	YER 100	YER 133	YER 97
	Nylon rope - Thickness: 5 mm	m	YER 50	YER 55	YER 50
	Nylon rope - Thickness: 7 mm	m	YER 57	YER 84	YER 63
	Nylon rope - Thickness: 8 mm	m	YER 80	YER 103	YER 67
	Nylon rope - Thickness: 10 mm	m	YER 87	YER 145	YER 80
Plastic Hose	Flexible plastic hose 1 in diameter with a length of 100 m	Roll	YER 38,900	YER 39,750	YER 40,667
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 1,700	YER 1,650	YER 1,933
	Nails, Length:4 Inch (100mm), Diameter: 2 mm, Box weight:1kg,steel galvanized round wire common nail,	Pack	YER 1,500	YER 1,550	YER 1,233
	Nails, Length:3 Inch (75mm), Diameter: 2 mm,Box weight:1kg,steel galvanized round wire common nail,	Pack	YER 1,333	YER 1,300	YER 1,233
	Nails, Length:2 Inch (50mm), Diameter: 2 mm,Box weight:1kg,steel galvanized round wire common nail,	Pack	YER 1,117	YER 1,050	YER 1,167
	Nails, Length:1 Inch (25mm), Diameter: 1 mm,Box weight:1kg,steel galvanized round wire common nail,	Pack	YER 867	YER 900	YER 900
PVC Pipes	PVC pipe 3/4 in diameter 6 m long for wiring	PCS	YER 2,600	YER 2,600	YER 1,933
	PVC pipe 4 in diameter 2.8 mm thickness 5.5 m long for isolation of wooden poles	PCS	YER 7,267	YER 6,500	YER 10,200
Empty Bags (Shwalah)	Empty Polypropylene bags - Size: (50 cm*75 cm) - Bag Capacity: (50 Kg)	PCS	YER 350	YER 155	YER 167
Wood Paint	Anti termite paint	Liter	YER 2,067	YER 1,550	YER 1,583
Hinges	Window hinges: 2 inch mild steel butt hinge complete with fixing screws.	PCS	YER 400	YER 288	YER 250
	Door hinges: 4" galvanised steel hinges, complete with fixing screws.	PCS	YER 700	YER 525	YER 440

Bolt Latch	Window latch bolt: galvanised steel straight barrel bolt latch completes with fixing screws 100mm long	PCS	YER 350	YER 375	YER 317
	Door Latch barrel bolt: galvanised steel straight barrel latch bolt, complete with fixing screws about 200mm long (internal)	PCS	YER 617	YER 413	YER 550
	Door Latch barrel bolt: galvanised steel straight barrel latch bolt, complete with fixing screws about 200mm long (external lock)	PCS	YER 733	YER 675	YER 583

Non Food Items

Bedding

Blanket	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 1.5-2 kG	PCS	YER 9,750	YER 4,775	YER 5,125
	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 3-4 kG	PCS	YER 12,750	YER 7,225	YER 8,950
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 litres aluminium	PCS	YER 6,225	YER 3,333	YER 6,300
	Cooking pot with lid 5 litres aluminium	PCS	YER 5,075	YER 3,167	YER 4,800
Plates	Plates - Stainless Steel	PCS	YER 1,163	YER 1,500	YER 2,750
Cups	Cups - Stainless Steel	PCS	YER 375	YER 283	YER 375
Table Spoons	Table Spoons - Stainless Steel	PCS	YER 154	YER 67	YER 98
Kitchen knife	Kitchen knife with stainless steel blade	PCS	YER 975	YER 1,033	YER 950
Serving spoon	serving spoon - Stainless Steel	PCS	YER 913	YER 733	YER 1,025
Bucket	Bucket with lid and strong plastic handle to carry the bucket - Capacity: 17 litres - Weight: 800 grams	PCS	YER 1,775	YER 1,667	YER 2,500
Sleeping Mats	Sleeping Mats - Dimensions: 1.8*0.9 m Composition: 100% synthetic yarns in a tightly wove	PCS	YER 2,400	YER 2,133	YER 2,300
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 litres - made of plastic - strong plastic handle to be carried	PCS	YER 7,625	YER 6,167	YER 6,750
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	YER 4,875	YER 5,467	YER 5,375
Local Sleeping mat	Local Sleeping mat - diameter 90 cm - made of Khazaf sheet - hand crafted	PCS	YER 2,675	YER 2,667	YER 2,250
Solar Lamp	Solar Lamp - LED type - Battery: 7.5 Wh Li-ion NMC battery (2,200 mAh at 3.7V) - Life	PCS	YER 9,625	YER 10,667	YER 6,750

Span: 4+ years (1500 Charge cycles) - Can charge mobiles, lights, etc.

Cloth

Pajama	Summer clothing - Male Adult: Cotton pajama average quality	PCS	YER 3,725	YER 2,517	YER 3,750
	Summer clothing - Female Adult: Cotton pajama average quality	PCS	YER 3,500	YER 2,850	YER 3,625
	Summer clothing - Male Child Adult: Cotton pajama average quality	PCS	YER 3,100	YER 2,500	YER 3,125
	Summer clothing - Female Child Adult: Cotton pajama average quality	PCS	YER 3,975	YER 1,583	YER 3,625
	Summer clothing - Infant: Cotton pajama average quality	PCS	YER 2,125	YER 1,550	YER 2,125
	Winter Clothing - Male: Fleece pajamas	PCS	YER 4,225	YER 3,333	YER 4,750
	Winter Clothing - Female: Fleece pajamas	PCS	YER 4,225	YER 2,683	YER 4,500
	Winter Clothing - Children: Fleece pajamas	PCS	YER 3,250	YER 1,833	YER 3,875
	Winter Clothing - Infant (under 2 years): pajamas	PCS	YER 2,825	YER 1,433	YER 2,375
	Winter Clothing - Infant (over 2 years): pajamas	PCS	YER 3,625	YER 1,833	YER 3,125
Blanket	Summer clothing - Infant: Cotton blanket average quality	PCS	YER 2,975	YER 1,667	YER 2,575
	Winter Clothing - Infant (under 2 years): Fleece infant blanket	PCS	YER 4,250	YER 1,467	YER 2,450
	Winter Clothing - Infant (over 2 years): Fleece infant blanket	PCS	YER 3,500	YER 2,133	YER 2,750
Socks	Winter Clothing - Male: socks	PCS	YER 675	YER 400	YER 525
	Winter Clothing - Female: socks	PCS	YER 725	YER 467	YER 475
	Winter Clothing - Children: socks	PCS	YER 425	YER 267	YER 313
	Winter Clothing - Infant (under 2 years): socks	PCS	YER 388	YER 300	YER 413
	Winter Clothing - Infant (over 2 years): socks	PCS	YER 525	YER 450	YER 375
Hat	Winter Clothing - Children: hat	PCS	YER 750	YER 500	YER 750
	Winter Clothing - Infant (under 2 years): hat	PCS	YER 613	YER 350	YER 500
	Winter Clothing - Infant (over 2 years): hat	PCS	YER 775	YER 567	YER 550
Sweater	Winter Clothing - Female: sweater	PCS	YER 1,875	YER 2,600	YER 3,500
	Winter Clothing - Children: sweater	PCS	YER 1,550	YER 1,333	YER 1,375
Shawl	Winter Clothing - Male: shawl.	PCS	YER 1,725	YER 1,767	YER 1,500
Scarf	Winter Clothing - Female: scarf.	PCS	YER 2,750	YER 2,000	YER 2,775
Gloves	Winter Clothing - Children: gloves	PCS	YER 888	YER 500	YER 525
Jaket	Winter Clothing - Male: jacket	PCS	YER 4,125	YER 3,833	YER 5,900

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

As Sabain 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 36,667	YER 24,444
2 rooms and a kitchen a bathroom	YER 56,667	YER 45,000
3 rooms, 2 bathrooms and a kitchen	YER 79,444	YER 61,667
4 rooms, 2 bathrooms and a kitchen	YER 108,333	YER 86,667

Bani Al Harith 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 21,667	YER 16,111
2 rooms and a kitchen a bathroom	YER 41,667	YER 29,444
3 rooms, 2 bathrooms and a kitchen	YER 56,111	YER 41,111
4 rooms, 2 bathrooms and a kitchen	YER 74,444	YER 57,778

Maain 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 35,000	YER 26,111
2 rooms and a kitchen a bathroom	YER 58,889	YER 46,111
3 rooms, 2 bathrooms and a kitchen	YER 85,556	YER 68,333
4 rooms, 2 bathrooms and a kitchen	YER 121,111	YER 91,667

Shuaub 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 26,444	YER 18,889
2 rooms and a kitchen a bathroom	YER 37,778	YER 27,222
3 rooms, 2 bathrooms and a kitchen	YER 52,778	YER 38,333
4 rooms, 2 bathrooms and a kitchen	YER 76,111	YER 56,667