



**Shelter Cluster Yemen**  
ShelterCluster.org  
Coordinating Humanitarian Shelter

# **Market Assessment Dhamar Governorate**

**Prepared by**



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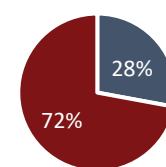
## Key Findings

### Respondents profile

Of the surveyed population, 85% comprise IDP returnees, while 14% consist of members from host communities, relatively a small fraction (1%) consists of IDPs. Among the respondents:

- 60% are residing in rental accommodation.
- 36% are living in IDP sites.
- 2% are hosted by family members.
- 1% are living in their owned houses.

Respondents Gender



■ Female ■ Male

### 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

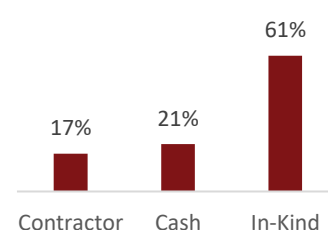
All respondents reported the availability of NFIs, including bedding and kitchen materials in nearby markets. Regarding proximity:

- 63% mentioned the market being within 2 to 4 km from their residence.
- 26% reported living within 1 km of the market.
- 11% indicated the market is located within 5 to 10 km from their homes.

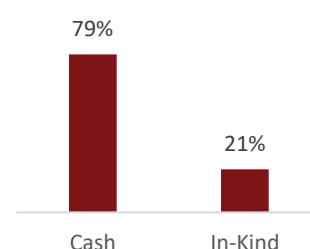
In terms of travel time:

- The majority (54%) reported a travel time less than 15 minutes to access the market.
- 26% spent around 15 minutes reaching the shelters and NFI market.
- 20% indicated they spent 30 minutes to reach the market.

Preferred Modality



Preferred Modality



### B. Rental Accommodation

The findings from interviews conducted in Dhamar City district revealed various rental cost ranges among respondents. Approximately:

- 43% reported rental costs between YER 21,100 to YER 33,769 (\$40-\$64).
- 24% mentioned costs lower than YER 20,572.5 (Less than \$39).
- 17% indicated costs between YER 34,287 to YER 41,672 (\$65-\$79).
- 13% stated ranges of YER 42,200 to YER 52,750 (\$80-\$100).
- 4% reported a rental cost exceeding YER 52,750 (More than \$100).

The data highlights that a majority (73%) of respondents experienced stable rental costs over the past six months. However, 24% indicated an increase of costs during the same period.

Availability and accessibility of rental accommodation



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

Furthermore, 92% acknowledged accumulating rental payments due to non-payment in recent months. Conversely, only 8% 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			Dhamar Price
			Dhamar City
Category	Items	Unit	Average
<b>Wooden Materials</b>			
Wooden Poles	Wooden pole: Dimensions: 75mm x 75mm x3000mm	PCS	N/A
	Wooden pole: Dimensions: 50mm x 50mm x3000mm	PCS	N/A
	Wooden pole: Dimensions: 75mm x 75mm x4000mm	PCS	N/A
	Wooden pole: Dimensions: 50mm x 50mm x4000mm	PCS	N/A
Wooden Plate	Wooden plate: Size: 100mm width x 22mm depth x 3000mm length.	PCS	YER 2.200
	Wooden plate: Size: 100mm width x 22mm depth x 4000mm length.	PCS	YER 2.938
	Wooden plate: Size: 100mm width x 50mm depth x 5000mm length.	PCS	YER 7.688
Wooden Plywood	Plywood panel size. 1200mmx 2400mm. 9 mm thick.first class. minimum 7 plies	PCS	N/A
	Plywood panel size. 1200mmx 2400mm. 6 mm thick.first class minimum 7 plies	PCS	N/A
<b>Steel Materials</b>			
Iron Sheets	Box profile galvanised iron roofing sheets. 0.5mm thick. 1000mm wide length 2500mm	PCS	YER 8.500
	Box profile galvanised iron roofing sheets. 0.5mm thick. 1000mm wide length 6000mm	PCS	YER 19.825
	Box profile galvanised iron roofing sheets. 0.21mm thick. 1000mm wide length 6000mm	PCS	YER 11.200
Iron Ridge Cap	Galvanised iron ridge cap. 0.5 mm thickness. atleast 600mm wide. ( length available market 3.5m)	PCS	YER 9.000
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 3.525
Iron Net	Iron Net 5cmx5cm opening size (Galvanised chain link iron mesh). Size of the roll is (10m x 2m)	Roll	YER 16.625
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 28.000
Galvanized Metal Mesh	Galvanized iron "Daymen mesh" 1.22x2.44 m and 1.3mm thickness	PCS	YER 6.000
GI Pipes	Galvanized iron pipe Diameter: 2.5 inch Thickness: 2.4 mm Length: 6 m	PCS	YER 17.700
	Galvanized iron pipe Diameter: 1.0 inch Thickness: 1.5 mm Length: 6 m	PCS	YER 4.000
	Galvanized iron pipe Diameter: 3/4 inch Thickness: 1.25 mm Length: 6 m	PCS	YER 4.375

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 5.050
Reinforcement Steel Bars	Reinforcement Steel bars: Diameter: Ø10 mm. Length: 2.0 m	PCS	YER 675
	Reinforcement steel bars: Diameter: Ø 12mm Length: 12 m	PCS	YER 4.450
	Soft steel bars Ø 6 mm diameter and 6 m length	PCS	YER 1.250
Iron Bars	Iron Bar: 2mm x 10mm section for walls. iron bar length is 6 meters	PCS	YER 5.325
Iron Plates	Iron plate: 1mm thick x 50 cm in height for walls at bottom ends of the walls	m2	YER 4.950
<b>Shelter Covering</b>			
Plastic Sheets	Plastic Sheet. Dimensions: 4x6 Yard (3.5x5.35) m Weight: approx. (3.5 - 4.5) kg	PCS	YER 5.667
	Plastic Sheet. Dimensions: 6x8 Yard (5.2x6.8) m Weight: approx. (6.2) kg	PCS	YER 9.000
	Plastic sheet PVC-650 2mm for a tent (4x4x2.5).	m2	YER 6.767
	Banner Vinyl materials	m2	YER 800
Thermal Insulation Foam	Thermal insulation foam. tin double sided 15mm thick. (Roll 20m x1m x15 mm.)	Roll	YER 16.667
	Thermal insulation foam. tin double sided 8mm thick. (Roll 20m x1m x8 mm.)	Roll	YER 15.333
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 13.000
<b>Local Materials</b>			
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
Helfa/Thumam	Helfa/Thumam - Bundle Diameter: 20 cm - Bundle Parameter: 60 cm - Bundle Length: 50 cm	Bundle	N/A
<b>Rehabilitation Materials</b>			
Cement Blocks	Cement block 40*20*20 cm - Normal pressure - Solid	PCS	YER 220
	Cement block 40*20*20 cm - Automatic pressure - Solid	PCS	YER 258
	Cement block 40*20*20 cm - Normal pressure - Hollowed	PCS	YER 108
	Cement block 40*20*20 cm - Automatic pressure - Hollowed	PCS	YER 207
Doors	Wooden door	m2	YER 19.167
	Aluminum door normal section	m2	YER 14.333
	Iron door with 1.25mm thickness	m2	YER 12.500
Windows	Wooden Windows	m2	YER 11.667
	Aluminum windows normal section	m2	YER 15.000

Cement Bags	50Kg package amrani type or Alwatania or the available good quality in the area	Bag	YER 1.733
Sand	Sand free of mud and impurities to be used for concrete mortar	m3	YER 4.500
Gravel	Well graded to be used for concrete mortar	m3	YER 4.667
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 2.267
Ropes	Sisal rope - Thickness 10 mm	m	YER 205
	Sisal rope - Thickness 5 mm	m	YER 95
	Nylon rope - Thickness: 5 mm	m	YER 53
	Nylon rope - Thickness: 7 mm	m	YER 55
	Nylon rope - Thickness: 8 mm	m	YER 63
Ropes	Nylon rope - Thickness: 10 mm	m	YER 105
Plastic Hose	Flexible plastic hose 1 in diameter with a length of 100 m	Roll	YER 45.000
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 2.700
	Nails. Length:4 Inch (100mm). Diameter: 2 mm. Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 1.433
	Nails. Length:3 Inch (75mm). Diameter: 2 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 1.233
	Nails. Length:2 Inch (50mm). Diameter: 2 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 1.100
	Nails. Length:1 Inch (25mm). Diameter: 1 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 883
PVC Pipes	PVC pipe 3/4 in diameter 6 m long for wiring	PCS	YER 2.650
	PVC pipe 4 in diameter 2.8 mm thickness 5.5 m long for isolation of wooden poles	PCS	YER 9.167
Empty Bags (Shwalah)	Empty Polypropylene bags - Size: (50 cm*75 cm) - Bag Capacity: (50 Kg)	PCS	YER 150
Wood Paint	Anti termite paint	Liter	YER 2.033
Hinges	Window hinges: 2 inch mild steel butt hinge complete with fixing screws.	PCS	YER 333
	Door hinges: 4" galvanised steel hinges. complete with fixing screws.	PCS	YER 683
Bolt Latch	Window latch bolt: galvanised steel straight barrel bolt latch complete with fixing screws 100mm long	PCS	YER 500

	Door Latch barrel bolt: galvanised steel straight barrel latch bolt. complete with fixing screws about 200mm long (internal)	PCS	YER 700
	Door Latch barrel bolt: galvanised steel straight barrel latch bolt. complete with fixing screws about 200mm long (external lock)	PCS	YER 700

## Non Food Items

### Bedding

Blanket	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 1.5-2 kG	PCS	YER 4.900
	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 3-4 kG	PCS	YER 9.800
Mattress	Mattresses - Dimensions: 1.7*0.9 m with a Thickness 10cm	PCS	N/A
Bed Sheet	Bed Sheets - Dimensions: 2.0 x 2.30m - Compositions: Cotton - Weight: 800 gram	PCS	N/A

### Kitchen/House Materials

Cooking pot	Cooking pot with lid 7 litres aluminium	PCS	YER 3.133
	Cooking pot with lid 5 litres aluminium	PCS	YER 2.467
Plates	Plates - Stainless Steel	PCS	YER 1.133
Cups	Cups - Stainless Steel	PCS	YER 317
Table Spoons	Table Spoons - Stainless Steel	PCS	YER 53
Kitchen knife	Kitchen knife with stainless steel blade	PCS	YER 600
Serving spoon	serving spoon - Stainless Steel	PCS	YER 500
Bucket	Bucket with lid and strong plastic handle to carry the bucket - Capacity: 17 litres - Weight: 800 grams	PCS	YER 2.267
Sleeping Mats	Sleeping Mats - Dimensions: 1.8*0.9 m Composition: 100% synthetic yarns in a tightly wove	PCS	YER 2.100
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
Thermos	Water Cooler Container (Thermos) - with lid - Capacity: 8 litres - made of plastic - strong plastic handle to be carried	PCS	YER 7.500
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 2.500
Local Sleeping mat	Local Sleeping mat - diameter 90 cm - made of Khazaf sheet - hand crafted	PCS	YER 0
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 5.167

Cloth			
Pajama	Summer clothing - Male Adult: Cotton pajama average quality	PCS	YER 2.133
	Summer clothing - Female Adult: Cotton pajama average quality	PCS	YER 2.500
	Summer clothing - Male Child Adult: Cotton pajama average quality	PCS	YER 2.600
	Summer clothing - Female Child Adult: Cotton pajama average quality	PCS	YER 1.833
	Summer clothing - Infant: Cotton pajama average quality	PCS	YER 1.500
	Winter Clothing - Male: Fleece pajamas	PCS	YER 3.767
	Winter Clothing - Female: Fleece pajamas	PCS	YER 2.500
	Winter Clothing - Children: Fleece pajamas	PCS	YER 1.300
	Winter Clothing - Infant (under 2 years): pajamas	PCS	YER 1.333
	Winter Clothing - Infant (over 2 years): pajamas	PCS	YER 1.400
Blanket	Summer clothing - Infant: Cotton blanket average quality	PCS	YER 2.400
	Winter Clothing - Infant (under 2 years): Fleece infant blanket	PCS	YER 2.267
	Winter Clothing - Infant (over 2 years): Fleece infant blanket	PCS	YER 1.933
Socks	Winter Clothing - Male: socks	PCS	YER 450
	Winter Clothing - Female: socks	PCS	YER 433
	Winter Clothing - Children: socks	PCS	YER 267
	Winter Clothing - Infant (under 2 years): socks	PCS	YER 433
	Winter Clothing - Infant (over 2 years): socks	PCS	YER 300
Hat	Winter Clothing - Children: hat	PCS	YER 600
	Winter Clothing - Infant (under 2 years): hat	PCS	YER 400
	Winter Clothing - Infant (over 2 years): hat	PCS	YER 567
Sweater	Winter Clothing - Female: sweater	PCS	YER 2.133
	Winter Clothing - Children: sweater	PCS	YER 1.500
Shawl	Winter Clothing - Male: shawl.	PCS	YER 1.767
Scarf	Winter Clothing - Female: scarf.	PCS	YER 1.667
Gloves	Winter Clothing - Children: gloves	PCS	YER 200
Jaket	Winter Clothing - Male: jacket	PCS	YER 3.800

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

Dhamar City District:

<b>Housing structure</b>	<b>Average price - close proximity to basic services</b>	<b>Average price - far away from basic services</b>
1 room and a kitchen and a bathroom	YER 22,778	YER 13,556
2 rooms and a kitchen a bathroom	YER 33,889	YER 21,667
3 rooms, 2 bathrooms and a kitchen	YER 46,667	YER 33,889
4 rooms, 2 bathrooms and a kitchen	YER 64,444	YER 42,222