



Shelter Cluster Yemen
ShelterCluster.org
Coordinating Humanitarian Shelter

Market Assessment Sana'a Governorate

Prepared by

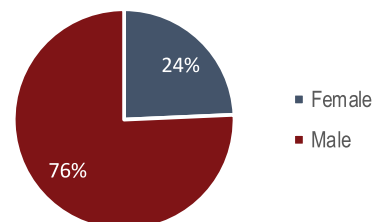


December 2023

Respondents profile

Of the surveyed population, 95% comprise IDP returnees, while the remaining 5% consist of a mix of IDPs and members from host communities. Among the respondents:

- 50% are residing in rental accommodation.
- 47% are living in IDP sites.
- 2% are hosted by family members.



A. Shelter Materials and Non-Food Items

Shelter materials

Most 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

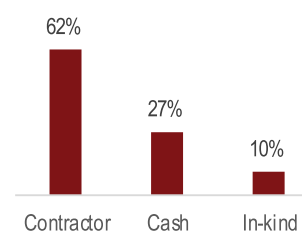
All respondents interviewed affirmed the availability of NFIs, including bedding and kitchen materials, in nearby markets. Regarding proximity:

- 54% mentioned the market being within 2 to 4 km from their residence.
- 40% reported living within 1 km of the market.
- A smaller subset (7%) indicated the market being situated 5 to 10 km from their homes.

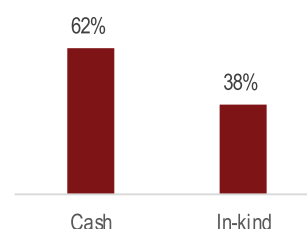
In terms of travel time:

- The majority (41%) spent less than 15 minutes reaching the shelters and NFI market.
- 29% reported a travel time of around 30 minutes to access the market.

Preferred Modality



Preferred Modality



B. Rental Accommodation

The findings from interviews conducted in Sanhan and Hamdan districts revealed various rental cost ranges among respondents. Approximately:

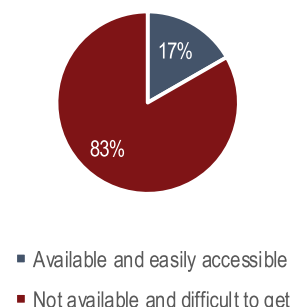
- 50% reported rental costs between YER 21,100 to YER 33,769 (\$40-\$64).
- 30% indicated costs between YER 34,287 to YER 41,672 (\$65-\$79).
- 17% stated ranges of YER 42,200 to YER 52,750 (\$80-\$100).
- 13% reported costs exceeding YER 52,750 (More than \$100).
- A smaller fraction (8%) mentioned costs lower than YER 20,572.5 (Less than \$39).

The data highlights that a majority (54%) of respondents experienced stable rental costs over the past six months. However, almost half (48%) noted an increase during the same period.

Furthermore, 95% acknowledged accumulating rental payments due to non-payment in recent months. Conversely, only 5% confirmed being up-to-date with rent payments, without any accumulated costs.

Annex I: Shelter materials and NFI prices

Availability and accessibility of rental accommodation



			Hamdan	Sanhan
Category	Items	Unit	Average Prices	
Wooden Materials				
Wooden Poles	Wooden pole: Dimensions: 75mm x 75mm x3000mm	PCS	N/A	N/A
	Wooden pole: Dimensions: 50mm x 50mm x3000mm	PCS	N/A	N/A
	Wooden pole: Dimensions: 75mm x 75mm x4000mm	PCS	N/A	N/A
	Wooden pole: Dimensions: 50mm x 50mm x4000mm	PCS	N/A	N/A
Wooden Plate	Wooden plate: Size: 100mm width x 22mm depth x 3000mm length,	PCS	YER 2,300	YER 2,133
	Wooden plate: Size: 100mm width x 22mm depth x 4000mm length,	PCS	YER 3,000	YER 3,000
	Wooden plate: Size: 100mm width x 50mm depth x 5000mm length,	PCS	YER 8,000	YER 7,333
Wooden Plywood	Plywood panel size, 1200mmx 2400mm, 9 mm thick,first class, minimum 7 plies	PCS	N/A	N/A
	Plywood panel size, 1200mmx 2400mm, 6 mm thick,first class minimum 7 plies	PCS	N/A	N/A
Steel Materials				
Iron Sheets	Box profile galvanised iron roofing sheets, 0.5mm thick, 1000mm wide length 2500mm	PCS	YER 10,633	YER 12,083
	Box profile galvanised iron roofing sheets, 0.5mm thick, 1000mm wide length 6000mm	PCS	YER 20,167	YER 22,900
	Box profile galvanised iron roofing sheets, 0.21mm thick, 1000mm wide length 6000mm	PCS	YER 9,800	YER 9,700
Iron Ridge Cap	Galvanised iron ridge cap, 0.5 mm thickness, atleast 600mm wide, (length available market 3.5m)	PCS	N/A	YER 7,900
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 3,767	YER 4,533
Iron Net	Iron Net 5cmx5cm opening size (Galvanised chain link iron mesh). Size of the roll is (10m x 2m)	Roll	YER 20,767	YER 11,833
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 23,367	YER 26,433
Galvanized Metal Mesh	Galvanized iron "Daymen mesh" 1.22x2.44 m and 1.3mm thickness	PCS	YER 4,283	YER 4,333
GI Pipes	Galvanized iron pipe Diameter: 2.5 inch Thickness: 2.4 mm Length: 6 m	PCS	YER 15,367	YER 19,667
	Galvanized iron pipe Diameter: 1.0 inch Thickness: 1.5 mm Length: 6 m	PCS	YER 4,783	YER 4,567
	Galvanized iron pipe Diameter: 3/4 inch Thickness: 1.25 mm Length: 6 m	PCS	YER 4,350	YER 4,350
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 4,867	YER 5,133
Reinforcement Steel Bars	Reinforcement Steel bars: Diameter: Ø10 mm. Length: 2.0 m	PCS	YER 500	YER 523
	Reinforcement steel bars: Diameter: Ø 12mm Length: 12 m	PCS	YER 4,383	YER 4,537
	Soft steel bars Ø 6 mm diameter and 6 m length	PCS	YER 833	YER 717
Iron Bars	Iron Bar: 2mm x 10mm section for walls, iron bar length is 6 meters	PCS	YER 5,000	N/A
Iron Plates	Iron plate: 1mm thick x 50 cm in height for walls at bottom ends of the walls	m2	YER 7,000	YER 7,000
Shelter Covering				
Plastic Sheets	Plastic Sheet, Dimensions: 4x6 Yard (3.5x5.35) m Weight: approx. (3.5 - 4.5) kg	PCS	YER 4,167	YER 4,433
	Plastic Sheet, Dimensions: 6x8 Yard (5.2x6.8) m Weight: approx. (6.2) kg	PCS	YER 8,033	YER 8,600
	Plastic sheet PVC-650 2mm for a tent (4x4x2.5).	m2	YER 6,400	YER 5,700
	Banner Vinyl materials	m2	YER 1,633	YER 2,333
Thermal Insulation Foam	Thermal insulation foam, tin double sided 15mm thick, (Roll 20m x1m x15 mm.)	Roll	YER 23,667	YER 25,667
	Thermal insulation foam, tin double sided 8mm thick, (Roll 20m x1m x8 mm.)	Roll	YER 13,500	YER 16,500

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 12,667	YER 11,567
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
Helfa/Thumam	Helfa/Thumam - Bundle Diameter: 20 cm - Bundle Parameter: 60 cm - Bundle Length: 50 cm	Bundle	N/A	N/A
Rehabilitation Materials				
Cement Blocks	Cement block 40*20*20 cm - Normal pressure - Solid	PCS	YER 427	YER 139
	Cement block 40*20*20 cm - Automatic pressure - Solid	PCS	YER 517	YER 364
	Cement block 40*20*20 cm - Normal pressure - Hollowed	PCS	YER 257	YER 148
	Cement block 40*20*20 cm - Automatic pressure - Hollowed	PCS	YER 300	YER 256
Doors	Wooden door	m2	YER 41,833	YER 15,333
	Aluminum door normal section	m2	YER 28,667	YER 11,556
	Iron door with 1.25mm thickness	m2	YER 25,500	YER 7,333
Windows	Wooden Windows	m2	YER 25,000	YER 9,444
	Aluminum windows normal section	m2	YER 38,333	YER 11,222
Cement Bags	50Kg package amrani type or Alwatania or the available good quality in the area	Bag	YER 3,858	YER 2,633
Sand	Sand free of mud and impurities to be used for concrete mortar	m3	YER 8,000	YER 5,222
Gravel	Well graded to be used for concrete mortar	m3	YER 9,133	YER 5,844
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 3,325	YER 2,333
Ropes	Sisal rope - Thickness 10 mm	m	YER 198	YER 193
	Sisal rope - Thickness 5 mm	m	YER 146	YER 115
	Nylon rope - Thickness: 5 mm	m	YER 60	YER 53
	Nylon rope - Thickness: 7 mm	m	YER 74	YER 63
	Nylon rope - Thickness: 8 mm	m	YER 88	YER 75
	Nylon rope - Thickness: 10 mm	m	YER 123	YER 90
Plastic Hose	Flexible plastic hose 1 in diameter with a length of 100 m	Roll	YER 31,250	YER 37,333
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 1,725	YER 2,567
	Nails, Length:4 Inch (100mm), Diameter: 2 mm,Box weight:1kg,steel galvanized round wire common nail,	Pack	YER 1,350	YER 1,867
	Nails, Length:3 Inch (75mm), Diameter: 2 mm,Box weight:1kg,steel galvanized round wire common nail,	Pack	YER 1,225	YER 1,867
	Nails, Length:2 Inch (50mm), Diameter: 2 mm,Box weight:1kg,steel galvanized round wire common nail,	Pack	YER 1,125	YER 1,300
	Nails, Length:1 Inch (25mm), Diameter: 1 mm,Box weight:1kg,steel galvanized round wire common nail,	Pack	YER 950	YER 917
PVC Pipes	PVC pipe 3/4 in diameter 6 m long for wiring	PCS	YER 3,300	YER 2,433
	PVC pipe 4 in diameter 2.8 mm thickness 5.5 m long for isolation of wooden poles	PCS	YER 10,250	YER 10,000
Empty Bags (Shwalah)	Empty Polypropylene bags - Size: (50 cm*75 cm) - Bag Capacity: (50 Kg)	PCS	YER 150	YER 200
Wood Paint	Anti termite paint	Liter	YER 2,775	YER 1,717
Hinges	Window hinges: 2 inch mild steel butt hinge complete with fixing screws.	PCS	YER 250	YER 233
	Door hinges: 4" galvanised steel hinges, complete with fixing screws.	PCS	YER 425	YER 500

Bolt Latch	Window latch bolt: galvanised steel straight barrel bolt latch complete with fixing screws 100mm long	PCS	YER 338	YER 300
	Door Latch barrel bolt: galvanised steel straight barrel latch bolt, complete with fixing screws about 200mm long (internal)	PCS	YER 775	YER 633
	Door Latch barrel bolt: galvanised steel straight barrel latch bolt, complete with fixing screws about 200mm long (external lock)	PCS	YER 775	YER 750

Non Food Items

Bedding

Blanket	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 1.5-2 kG	PCS	YER 6,000	YER 5,467
	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 3-4 kG	PCS	YER 9,333	YER 9,000
Mattress	Mattresses - Dimensions: 1.7*0.9 m with a Thickness 10cm	PCS	N/A	N/A
Bed Sheet	Bed Sheets - Dimensions: 2.0 x 2.30m - Compositions: Cotton - Weight: 800 gram	PCS	N/A	N/A

Kitchen/House Materials

Cooking pot	Cooking pot with lid 7 liters aluminum	PCS	YER 5,125	YER 5,300
	Cooking pot with lid 5 liters aluminum	PCS	YER 4,250	YER 4,567
Plates	Plates - Stainless Steel	PCS	YER 1,050	YER 1,800
Cups	Cups - Stainless Steel	PCS	YER 188	YER 383
Table Spoons	Table Spoons - Stainless Steel	PCS	YER 70	YER 117
Kitchen knife	Kitchen knife with stainless steel blade	PCS	YER 975	YER 1,533
Serving spoon	serving spoon - Stainless Steel	PCS	YER 650	YER 1,067
Bucket	Bucket with lid and strong plastic handle to carry the bucket - Capacity: 17 liters - Weight: 800 grams	PCS	YER 1,775	YER 2,900
Sleeping Mats	Sleeping Mats - Dimensions: 1.8*0.9 m Composition: 100% synthetic yarns in a tightly wove	PCS	YER 2,075	YER 2,400
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
Thermos	Water Cooler Container (Thermos) - with lid - Capacity: 8 liters - made of plastic - strong plastic handle to be carried	PCS	YER 6,375	YER 7,000
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 High	PCS	YER 4,500	YER 5,667
Local Sleeping mat	Local Sleeping mat - diameter 90 cm - made of Khazaf sheet - hand crafted	PCS	YER 2,350	YER 2,000
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 8,375	YER 6,667

Cloth

Pajama	Summer clothing - Male Adult: Cotton pajama average quality	PCS	YER 3,425	YER 3,000
	Summer clothing - Female Adult: Cotton pajama average quality	PCS	YER 2,675	YER 2,833
	Summer clothing - Male Child Adult: Cotton pajama average quality	PCS	YER 2,575	YER 3,000
	Summer clothing - Female Child Adult: Cotton pajama average quality	PCS	YER 3,050	YER 3,000
	Summer clothing - Infant: Cotton pajama average quality	PCS	YER 1,225	YER 1,500
	Winter Clothing - Male: Fleece pajamas	PCS	YER 3,250	YER 3,333
	Winter Clothing - Female: Fleece pajamas	PCS	YER 3,125	YER 3,667
	Winter Clothing - Children: Fleece pajamas	PCS	YER 2,325	YER 2,167
	Winter Clothing - Infant (under 2 years): pajamas	PCS	YER 1,575	YER 1,667
	Winter Clothing - Infant (over 2 years): pajamas	PCS	YER 1,900	YER 1,667

Blanket	Summer clothing - Infant: Cotton blanket average quality	PCS	YER 1,275	YER 2,167
	Winter Clothing - Infant (under 2 years): Fleece infant blanket	PCS	YER 1,100	YER 2,167
	Winter Clothing - Infant (over 2 years): Fleece infant blanket	PCS	YER 1,750	YER 2,833
Socks	Winter Clothing - Male: socks	PCS	YER 363	YER 500
	Winter Clothing - Female: socks	PCS	YER 413	YER 483
	Winter Clothing - Children: socks	PCS	YER 213	YER 217
	Winter Clothing - Infant (under 2 years): socks	PCS	YER 488	YER 533
	Winter Clothing - Infant (over 2 years): socks	PCS	YER 400	YER 333
Hat	Winter Clothing - Children: hat	PCS	YER 500	YER 650
	Winter Clothing - Infant (under 2 years): hat	PCS	YER 450	YER 500
	Winter Clothing - Infant (over 2 years): hat	PCS	YER 563	YER 600
Sweater	Winter Clothing - Female: sweater	PCS	YER 2,475	YER 2,833
	Winter Clothing - Children: sweater	PCS	YER 1,375	YER 2,000
Shawl	Winter Clothing - Male: shawl.	PCS	YER 900	YER 2,833
Scarf	Winter Clothing - Female: scarf.	PCS	YER 2,575	YER 2,833
Gloves	Winter Clothing - Children: gloves	PCS	YER 788	YER 300
Jaket	Winter Clothing - Male: jacket	PCS	YER 5,825	YER 4,500

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

Sanhan 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 23,333
2 rooms and a kitchen a bathroom	YER 46,667	YER 30,000
3 rooms, 2 bathrooms and a kitchen	YER 61,667	YER 41,667
4 rooms, 2 bathrooms and a kitchen	YER 71,667	YER 55,000

Hamdan 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 17,333	YER 12,667
2 rooms and a kitchen a bathroom	YER 30,000	YER 20,000
3 rooms, 2 bathrooms and a kitchen	YER 45,000	YER 31,667
4 rooms, 2 bathrooms and a kitchen	YER 60,000	YER 40,000