



Shelter Cluster Yemen
ShelterCluster.org
Coordinating Humanitarian Shelter

Market Assessment Taiz Northern Districts

Prepared by



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Key Findings

Respondents profile

Of the surveyed population, 95% comprise Returnee returnees, 4% comprise host communities, while the remaining 1% comprise are IDPs. Among the respondents:

- 47% are living in IDP sites.
- 41% are in rental accommodation. owned house
- 6% are living in other places.
- 4% are hosted by family members.
- 3% are living in damaged house.

A. Shelter Materials and Non-Food Items

Shelter materials

The majority of respondents have confirmed the limited availability of shelter and rehabilitation materials in nearby markets. However, small fraction mentioned the 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:

- 41% mentioned the market being within 2 to 4 km from their residence.
- 22% reported living within 1 km far from the market.
- 21% indicated the market being situated 5 to 10 km from their homes.
- A small fraction (2%) indicated the market being situated more than 20 km from their homes.

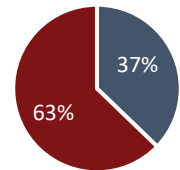
In terms of travel time:

- 28% spent around 30 minutes reaching the shelters and NFI market.
- 27% reported they spent less than 15 minutes to reach the market.
- 24% reported a travel time of around 15 minutes to access the market.
- 19% stated a travel time around 1 hour to the market.
- A small fraction (2%) stated they spent 2 hours of travel time reaching the market.

B. Rental Accommodation

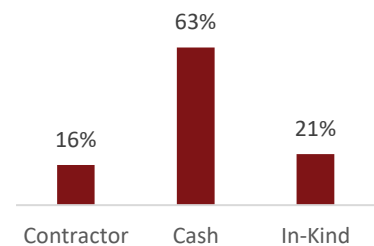
The findings from interviews conducted in Al Maafer, At Taiziyah, Maqbanah and Sharab Ar Rawnah districts revealed various rental cost ranges among respondents. Approximately:

Respondents Gender

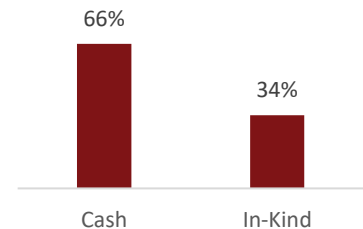


■ Female ■ Male

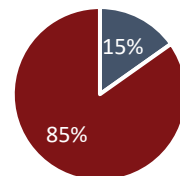
Preferred Modality



Preferred Modality



Availability and accessibility of rental accommodation



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

- 31% reported rental costs between YER 21,100 to 33,769 (\$40-\$64).
- 23% mentioned costs between YER 34,287.5 to 41,672.5 (\$65-\$79).
- 21% stated costs are between YER 42,200 to 52,750 (\$80-\$100).
- 20% indicated costs lower than YER 20,572.5 (Less than \$39).
- A small fraction (5%) stated that costs are more than YER 52,750 (More than \$100).

The data highlights that 55% of respondents experienced stabilized in rental costs over the past six months. However, 44% noted an increase cost during the same period. A small fraction (2%) indicated a decrease in rental costs during the past six months.

Furthermore, 80% acknowledged accumulating rental payments due to non-payment in recent months. Conversely, 20% 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			Ta izz (N) Price	
			At Taiziyah	Maqbanah
Category	Items	Unit	Average	
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 1.967	YER 1.900
	Wooden plate: Size: 100mm width x 22mm depth x 4000mm length.	PCS	YER 2.700	YER 2.567
	Wooden plate: Size: 100mm width x 50mm depth x 5000mm length.	PCS	YER 8.600	YER 6.667
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 10.667	YER 8.333
	Box profile galvanised iron roofing sheets. 0.5mm thick. 1000mm wide length 6000mm	PCS	YER 20.267	YER 15.167

	Box profile galvanised iron roofing sheets. 0.21mm thick. 1000mm wide length 6000mm	PCS	YER 9.000	YER 7.000
Iron Ridge Cap	Galvanised iron ridge cap. 0.5 mm thickness. atleast 600mm wide. (length availabe market 3.5m)	PCS	N/A	YER 1.667
Iron Wire Mesh	Square wire mesh from galvanised iron with hole 2cm x 2cm. to be fixed on purlins to restrain thermnal insulation.(Roll 12m x 1m)	Roll	YER 4.000	YER 5.000
Iron Net	Iron Net 5cmx5cm opening size (Galvanised chain link iron mesh). Size of the roll is (10m x 2m)	Roll	YER 18.333	YER 6.667
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 35.000	YER 20.000
Galvanized Metal Mesh	Galvanized iron "Daymen mesh" 1.22x2.44 m and 1.3mm thickness	PCS	YER 3.907	YER 4.500
GI Pipes	Galvanized iron pipe Diameter: 2.5 inch Thickness: 2.4 mm Length: 6 m	PCS	YER 17.667	YER 18.000
	Galvanized iron pipe Diameter: 1.0 inch Thickness: 1.5 mm Length: 6 m	PCS	YER 6.833	YER 5.833
	Galvanized iron pipe Diameter: 3/4 inch Thickness: 1.25 mm Length: 6 m	PCS	YER 5.153	YER 4.667
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 4.707	YER 3.600
Reinforcement Steel Bars	Reinforcement Steel bars: Diameter: Ø10 mm. Length: 2.0 m	PCS	YER 533	YER 510
	Reinforcement steel bars: Diameter: Ø 12mm Length: 12 m	PCS	YER 4.433	YER 4.433
	Soft steel bars Ø 6 mm diameter and 6 m length	PCS	YER 1.067	YER 1.033
Iron Bars	Iron Bar: 2mm x 10mm section for walls. iron bar length is 6 meters	PCS	YER 4.967	N/A
Iron Plates	Iron plate: 1mm thick x 50 cm in height for walls at bottom ends of the walls	m2	N/A	N/A
Shelter Covering				
Plastic Sheets	Plastic Sheet. Dimensions: 4x6 Yard (3.5x5.35) m Weight: approx. (3.5 - 4.5) kg	PCS	YER 4.400	YER 4.833
	Plastic Sheet. Dimensions: 6x8 Yard (5.2x6.8) m Weight: approx. (6.2) kg	PCS	YER 8.567	YER 8.167
	Plastic sheet PVC-650 2mm for a tent (4x4x2.5).	m2	YER 7.800	YER 9.667
	Banner Vinyl materials	m2	YER 2.600	YER 1.000

Thermal Insulation Foam	Thermal insulation foam. tin double sided 15mm thick. (Roll 20m x1m x15 mm.)	Roll	YER 20.333	YER 17.000
	Thermal insulation foam. tin double sided 8mm thick. (Roll 20m x1m x8 mm.)	Roll	YER 11.383	YER 13.000
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 10.000	YER 11.333
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 447	YER 383
	Cement block 40*20*20 cm - Automatic pressure - Solid	PCS	YER 580	YER 680
	Cement block 40*20*20 cm - Normal pressure - Hollowed	PCS	YER 250	YER 360
	Cement block 40*20*20 cm - Automatic pressure - Hollowed	PCS	YER 385	YER 380
Doors	Wooden door	m2	YER 42.167	YER 45.667
	Aluminum door normal section	m2	YER 31.333	YER 31.333
	Iron door with 1.25mm thickness	m2	YER 21.250	YER 24.167
Windows	Wooden Windows	m2	YER 29.083	YER 25.000
	Aluminum windows normal section	m2	YER 37.500	YER 37.333
Cement Bags	50Kg package amrani type or Alwatania or the avilable good quality in the area	Bag	YER 3.500	YER 3.800
Sand	Sand free of mud and impurities to be used for concrete mortar	m3	YER 8.600	YER 10.433
Gravel	Well graded to be used for concrete mortar	m3	YER 8.800	YER 10.833
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 2.000	YER 2.625
Ropes	Sisal rope - Thickness 10 mm	m	YER 150	YER 195
	Sisal rope - Thickness 5 mm	m	YER 150	YER 101
	Nylon rope - Thickness: 5 mm	m	YER 67	YER 63
	Nylon rope - Thickness: 7 mm	m	YER 70	YER 71

	Nylon rope - Thickness: 8 mm	m	YER 73	YER 94
	Nylon rope - Thickness: 10 mm	m	YER 130	YER 131
Plastic Hose	Flexible plastic hose 1 in diameter with a length of 100 m	Roll	YER 34.333	YER 40.500
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 1.667	YER 2.250
	Nails. Length:4 Inch (100mm). Diameter: 2 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 1.333	YER 1.300
	Nails. Length:3 Inch (75mm). Diameter: 2 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 1.167	YER 1.250
	Nails. Length:2 Inch (50mm). Diameter: 2 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 1.067	YER 1.150
	Nails. Length:1 Inch (25mm). Diameter: 1 mm.Box weight:1kg.steel galvanized round wire common nail.	Pack	YER 917	YER 850
PVC Pipes	PVC pipe 3/4 in diameter 6 m long for wiring	PCS	YER 2.267	YER 2.125
	PVC pipe 4 in diameter 2.8 mm thickness 5.5 m long for isolation of wooden poles	PCS	YER 9.833	YER 7.250
Empty Bags (Shwalah)	Empty Polypropylene bags - Size: (50 cm*75 cm) - Bag Capacity: (50 Kg)	PCS	YER 383	N/A
Wood Paint	Anti termite paint	Liter	YER 2.467	YER 800
Hinges	Window hinges: 2 inch mild steel butt hinge complete with fixing screws.	PCS	YER 233	YER 625
	Door hinges: 4" galvanised steel hinges. complete with fixing screws.	PCS	YER 800	YER 788
Bolt Latch	Window latch bolt: galvanised steel straight barrel bolt latch complete with fixing screws 100mm long	PCS	YER 367	YER 500
	Door Latch barrel bolt: galvanised steel straight barrel latch bolt. complete with fixing screws about 200mm long (internal)	PCS	YER 433	YER 800
	Door Latch barrel bolt: galvanised steel straight barrel latch bolt. complete with fixing screws about 200mm long (external lock)	PCS	YER 500	YER 800

Non Food Items

Bedding

Blanket	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 1.5-2 kG	PCS	YER 5.125	YER 5.817
	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 3-4 kG	PCS	YER 9.625	YER 9.167
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 4.950	YER 5.250
	Cooking pot with lid 5 liters aluminum	PCS	YER 4.050	YER 4.000
Plates	Plates - Stainless Steel	PCS	YER 1.325	YER 2.300
Cups	Cups - Stainless Steel	PCS	YER 350	YER 313
Table Spoons	Table Spoons - Stainless Steel	PCS	YER 138	YER 64
Kitchen knife	Kitchen knife with stainless steel blade	PCS	YER 700	YER 750
Serving spoon	serving spoon - Stainless Steel	PCS	YER 550	YER 763
Bucket	Bucket with lid and strong plastic handle to carry the bucket - Capacity: 17 liters - Weight: 800 grams	PCS	YER 2.075	YER 1.988
Sleeping Mats	Sleeping Mats - Dimensions: 1.8*0.9 m Composition: 100% synthetic yarns in a tightly wove	PCS	YER 3.125	YER 6.750
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 5.825	YER 6.325
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 5.375	YER 3.975
Local Sleeping mat	Local Sleeping mat - diameter 90 cm - made of Khazaf sheet - hand crafted	PCS	YER 2.125	YER 3.500
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 8.250	YER 4.250
Cloth				
Pajama	Summer clothing - Male Adult: Cotton pajama average quality	PCS	YER 2.738	YER 3.125

	Summer clothing - Female Adult: Cotton pajama average quality	PCS	YER 2.725	YER 2.875
	Summer clothing - Male Child Adult: Cotton pajama average quality	PCS	YER 2.350	YER 2.875
	Summer clothing - Female Child Adult: Cotton pajama average quality	PCS	YER 1.600	YER 3.125
	Summer clothing - Infant: Cotton pajama average quality	PCS	YER 1.463	YER 1.875
	Winter Clothing - Male: Fleece pajamas	PCS	YER 3.275	YER 4.375
	Winter Clothing - Female: Fleece pajamas	PCS	YER 2.750	YER 3.875
	Winter Clothing - Children: Fleece pajamas	PCS	YER 1.775	YER 2.625
	Winter Clothing - Infant (under 2 years): pajamas	PCS	YER 1.300	YER 2.250
	Winter Clothing - Infant (over 2 years): pajamas	PCS	YER 1.788	YER 2.950
Blanket	Summer clothing - Infant: Cotton blanket average quality	PCS	YER 1.700	YER 1.875
	Winter Clothing - Infant (under 2 years): Fleece infant blanket	PCS	YER 1.550	YER 2.375
	Winter Clothing - Infant (over 2 years): Fleece infant blanket	PCS	YER 1.900	YER 2.500
Socks	Winter Clothing - Male: socks	PCS	YER 450	YER 650
	Winter Clothing - Female: socks	PCS	YER 375	YER 600
	Winter Clothing - Children: socks	PCS	YER 169	YER 375
	Winter Clothing - Infant (under 2 years): socks	PCS	YER 388	YER 538
	Winter Clothing - Infant (over 2 years): socks	PCS	YER 363	YER 675
Hat	Winter Clothing - Children: hat	PCS	YER 450	YER 1.025
	Winter Clothing - Infant (under 2 years): hat	PCS	YER 325	YER 575
	Winter Clothing - Infant (over 2 years): hat	PCS	YER 550	YER 625
Sweater	Winter Clothing - Female: sweater	PCS	YER 1.925	YER 2.250
	Winter Clothing - Children: sweater	PCS	YER 1.325	YER 1.375
Shawl	Winter Clothing - Male: shawl.	PCS	YER 1.125	YER 1.250
Scarf	Winter Clothing - Female: scarf.	PCS	YER 1.350	YER 1.625
Gloves	Winter Clothing - Children: gloves	PCS	YER 213	YER 500
Jaket	Winter Clothing - Male: jacket	PCS	YER 3.650	YER 3.000

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

At Taiziyah 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 23,333	YER 11,667
2 rooms and a kitchen a bathroom	YER 45,000	YER 30,000
3 rooms, 2 bathrooms and a kitchen	YER 63,333	YER 40,000
4 rooms, 2 bathrooms and a kitchen	YER 80,000	YER 56,667

Maqbanah 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 23,333	YER 18,333
2 rooms and a kitchen a bathroom	YER 35,000	YER 26,667
3 rooms, 2 bathrooms and a kitchen	YER 51,667	YER 40,000
4 rooms, 2 bathrooms and a kitchen	YER 66,667	YER 53,333