



Shelter Cluster Yemen

ShelterCluster.org

Coordinating Humanitarian Shelter

Market Assessment Abyan Governorate

Prepared by



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Key Findings

Respondents profile

Of the surveyed population, 83% comprise IDP returnees, 10% comprise host communities, while the remaining 8% of respondents are IDPs. Among the respondents:

- 32% are living in IDP sites.
- 13% are residing in rental accommodation.
- 2% are hosted by family members.
- 6% are living in different places (none of the above).

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:

- 38% mentioned the market being within 5 to 10 km from their residence.
- 33% reported living within 2 to 10 km of the market.
- 23% indicated the market being situated 1 km from their homes.

In terms of travel time:

- The majority (34%) spent around 30 minutes reaching the shelters and NFI market.
- 32% reported a travel time of spent less than 15 minutes to access the market.
- 31% indicated a travel time 15 minutes to reach the market.
- A small fraction (4%) stated a travel time about 1 hour reaching the shelters and NFI market.

B. Rental Accommodation

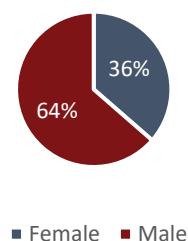
The findings from interviews conducted in Khanfir, Lawdar and Zingibar districts revealed various rental cost ranges among respondents. Approximately:

- The majority (78%) reported rental costs lower than YER 52,299 (Less than \$39).
- 18% mentioned ranges between YER 53,640 to 85,824 (\$40-\$64)
- 2% indicated costs between YER 87,165 to 10,5939 (\$65-\$79).
- A small fraction (1%) stated both ranges of YER 107,280 to 134,100 (\$80-\$100), and exceeding YER 134,100 (More than \$100).

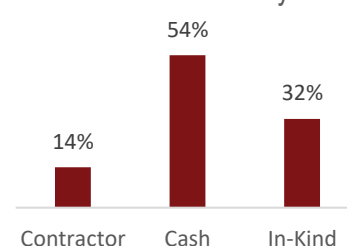
The data highlights that a majority (52%) of respondents noted an increase rental costs over the past six months. However, almost half (48%) experienced stable during the same period.

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.

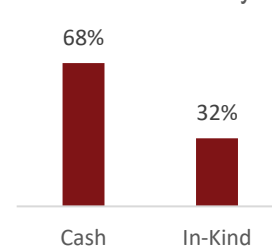
Respondents Gender



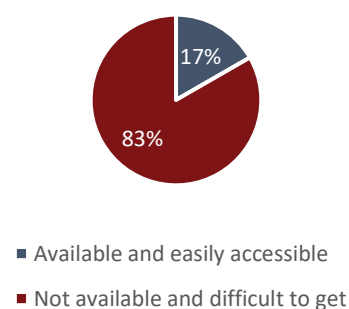
Preferred Modality



Preferred Modality



Availability and accessibility of rental accommodation



Annex I: Shelter materials and NFI prices

Market Assessment _ Shelter & NFIs Average prices			Abyan Price		
			Khanfir	Lawdar	Zingibar
Category	Items	Unit	Average		
Wooden Materials					
Wooden Poles	Wooden pole: Dimensions: 75mm x 75mm x3000mm	PCS	YER 9,840	YER 10,340	YER 9,000
	Wooden pole: Dimensions: 50mm x 50mm x3000mm	PCS	YER 6,170	YER 7,970	YER 7,840
	Wooden pole: Dimensions: 75mm x 75mm x4000mm	PCS	YER 13,170	YER 18,340	YER 13,000
	Wooden pole: Dimensions: 50mm x 50mm x4000mm	PCS	YER 8,000	YER 11,340	YER 9,940
Wooden Plate	Wooden plate: Size: 100mm width x 22mm depth x 3000mm length,	PCS	YER 7,240	YER 7,170	YER 8,270
	Wooden plate: Size: 100mm width x 22mm depth x 4000mm length,	PCS	YER 7,000	YER 7,690	YER 6,440
	Wooden plate: Size: 100mm width x 50mm depth x 5000mm length,	PCS	N/A	YER 17,000	YER 17,250
Wooden Plywood	Plywood panel size, 1200mmx 2400mm, 9 mm thick,first class, minimum 7 plies	PCS	YER 22,500	YER 26,000	YER 22,400
	Plywood panel size, 1200mmx 2400mm, 6 mm thick,first class minimum 7 plies	PCS	YER 17,500	YER 17,670	YER 17,500
Steel Materials					
Iron Sheets	Box profile galvanised iron roofing sheets, 0.5mm thick, 1000mm wide length 2500mm	PCS	YER 21,600	YER 20,250	YER 19,500
	Box profile galvanised iron roofing sheets, 0.5mm thick, 1000mm wide length 6000mm	PCS	YER 43,320	YER 44,000	YER 45,000
	Box profile galvanised iron roofing sheets, 0.21mm thick, 1000mm wide length 6000mm	PCS	YER 21,770	YER 22,500	YER 21,840
Iron Ridge Cap	Galvanised iron ridge cap, 0.5 mm thickness, at least 600mm wide, (length available market 3.5m)	PCS	YER 19,290	N/A	YER 20,000
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 19,290	YER 17,840	YER 24,170
Iron Net	Iron Net 5cmx5cm opening size (Galvanised chain link iron mesh). Size of the roll is (10m x 2m)	Roll	YER 24,250	YER 27,000	YER 26,340
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 66,140	YER 75,000	YER 68,700
Galvanized Metal Mesh	Galvanized iron "Daymen mesh" 1.22x2.44 m and 1.3mm thickness	PCS	YER 12,000	N/A	YER 14,340
GI Pipes	Galvanized iron pipe Diameter: 2.5-inch Thickness: 2.4 mm Length: 6 m	PCS	YER 38,850	N/A	YER 38,000
	Galvanized iron pipe Diameter: 1.0-inch Thickness: 1.5 mm Length: 6 m	PCS	YER 13,067	N/A	YER 14,433

	Galvanized iron pipe Diameter: 3/4-inch Thickness: 1.25 mm Length: 6 m	PCS	YER 11,733	N/A	YER 15,667
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 13,740	YER 23,000	YER 20,240
Reinforcement Steel Bars	Reinforcement Steel bars: Diameter: Ø10 mm. Length: 2.0 m	PCS	YER 1,490	YER 2,000	YER 1,520
	Reinforcement steel bars: Diameter: Ø 12mm Length: 12 m	PCS	YER 12,690	YER 14,000	YER 11,500
	Soft steel bars Ø 6 mm diameter and 6 m length	PCS	YER 5,750	YER 3,540	YER 3,170
Iron Bars	Iron Bar: 2mm x 10mm section for walls, iron bar length is 6 meters	PCS	YER 12,700	N/A	YER 11,800
Iron Plates	Iron plate: 1mm thick x 50 cm in height for walls at bottom ends of the walls	m2	YER 13,100	N/A	YER 12,500
Shelter Covering					
Plastic Sheets	Plastic Sheet, Dimensions: 4x6 Yard (3.5x5.35) m Weight: approx. (3.5 - 4.5) kg	PCS	YER 8,040	YER 10,000	YER 7,700
	Plastic Sheet, Dimensions: 6x8 Yard (5.2x6.8) m Weight: approx. (6.2) kg	PCS	YER 11,900	YER 16,000	YER 11,480
	Plastic sheet PVC-650 2mm for a tent (4x4x2.5).	m2	N/A	YER 21,000	YER 25,500
	Banner Vinyl materials	m2	N/A	YER 9,300	N/A
Thermal Insulation Foam	Thermal insulation foam, tin double sided 15mm thick, (Roll 20m x1m x15 mm.)	Roll	YER 41,000	YER 55,000	YER 49,500
	Thermal insulation foam, tin double sided 8mm thick, (Roll 20m x1m x8 mm.)	Roll	YER 22,200	YER 22,500	YER 22,170
Mosquito Net	Mosquito net / fly mesh, to be fixed on gaps between plywood walls and CGI roof along the length of shelter (roll 12m x 1m)	Roll	YER 16,500	YER 19,000	YER 17,900
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 825	YER 600	YER 600
	Cement block 40*20*20 cm - Automatic pressure - Solid	PCS	YER 1,030	YER 1,000	YER 900
	Cement block 40*20*20 cm - Normal pressure - Hollowed	PCS	YER 525	YER 350	YER 580
	Cement block 40*20*20 cm - Automatic pressure - Hollowed	PCS	YER 680	YER 640	YER 650
Doors	Wooden door	m2	YER 103,000	YER 89,000	YER 72,500
	Aluminium door normal section	m2	YER 61,400	YER 87,400	N/A
	Iron door with 1.25mm thickness	m2	YER 57,650	YER 48,000	N/A

Windows	Wooden Windows	m2	YER 111,000	YER 87,800	YER 96,750
	Aluminium windows normal section	m2	YER 104,100	YER 88,400	N/A
Cement Bags	50Kg package amrani type or Alwatania or the available good quality in the area	Bag	YER 7,120	YER 7,500	YER 6,600
Sand	Sand free of mud and impurities to be used for concrete mortar	m3	YER 11,375	YER 11,500	YER 15,000
Gravel	Well graded to be used for concrete mortar	m3	YER 10,750	YER 9,800	YER 10,000
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 8,000	YER 6,000	YER 6,000
Ropes	Sisal rope - Thickness 10 mm	m	YER 200	YER 185	YER 345
	Sisal rope - Thickness 5 mm	m	YER 150	YER 175	YER 250
	Nylon rope - Thickness: 5 mm	m	YER 170	YER 150	YER 175
	Nylon rope - Thickness: 7 mm	m	YER 150	YER 155	YER 265
	Nylon rope - Thickness: 8 mm	m	YER 217	YER 105	YER 350
	Nylon rope - Thickness: 10 mm	m	YER 200	YER 180	YER 210
Plastic Hose	Flexible plastic hose 1 in diameter with a length of 100 m	Roll	YER 110,000	YER 95,000	YER 100,500
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 3,670	YER 3,100	YER 4,175
	Nails, Length:4 Inch (100mm), Diameter: 2 mm, Box weight:1kg, steel galvanized round wire common nail,	Pack	YER 2,270	YER 2,500	YER 2,050
	Nails, Length:3 Inch (75mm), Diameter: 2 mm, Box weight:1kg, steel galvanized round wire common nail,	Pack	YER 2,270	YER 2,050	YER 2,050
	Nails, Length:2 Inch (50mm), Diameter: 2 mm, Box weight:1kg, steel galvanized round wire common nail,	Pack	YER 2,270	YER 1,850	YER 2,000
	Nails, Length:1 Inch (25mm), Diameter: 1 mm, Box weight:1kg, steel galvanized round wire common nail,	Pack	YER 2,400	YER 2,750	YER 2,000
PVC Pipes	PVC pipe 3/4 in diameter 6 m long for wiring	PCS	YER 3,500	YER 4,620	YER 4,450
	PVC pipe 4 in diameter 2.8 mm thickness 5.5 m long for isolation of wooden poles	PCS	YER 21,840	YER 22,500	YER 20,500
Empty Bags (Shwalah)	Empty Polypropylene bags - Size: (50 cm*75 cm) - Bag Capacity: (50 Kg)	PCS	YER 250	YER 400	YER 265
Wood Paint	Anti termite paint	Liter	YER 6,285	YER 5,250	YER 4,810
Hinges	Window hinges: 2 inch mild steel butt hinge complete with fixing screws.	PCS	YER 1,270	YER 1,250	YER 1,125
	Door hinges: 4" galvanised steel hinges, complete with fixing screws.	PCS	YER 2,000	YER 1,500	YER 1,150
Bolt Latch	Window latch bolt: galvanised steel straight barrel bolt latch completes with fixing screws 100mm long	PCS	YER 1,000	YER 1,250	YER 1,125

	Door Latch barrel bolt: galvanised steel straight barrel latch bolt, complete with fixing screws about 200mm long (internal)	PCS	YER 1,235	YER 2,150	YER 1,625
	Door Latch barrel bolt: galvanised steel straight barrel latch bolt, complete with fixing screws about 200mm long (external lock)	PCS	YER 1,635	YER 2,150	YER 1,975
Non Food Items					
Bedding					
Blanket	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 1.5-2 kG	PCS	YER 9,670	YER 8,035	N/A
	Blankets 1.5 x 2 m - Compositions: polyester 100% - Medium Thermal 3-4 kG	PCS	YER 18,500	YER 10,500	N/A
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 7,665	YER 9,500	N/A
	Cooking pot with lid 5 liters aluminum	PCS	YER 7,335	YER 8,335	N/A
Plates	Plates - Stainless Steel	PCS	YER 2,335	YER 3,500	N/A
Cups	Cups - Stainless Steel	PCS	YER 535	YER 470	N/A
Table Spoons	Table Spoons - Stainless Steel	PCS	YER 100	YER 150	N/A
Kitchen knife	Kitchen knife with stainless steel blade	PCS	YER 1,070	YER 1,170	N/A
Serving spoon	serving spoon - Stainless Steel	PCS	YER 1,435	YER 2,000	N/A
Bucket	Bucket with lid and strong plastic handle to carry the bucket - Capacity: 17 liters - Weight: 800 grams	PCS	YER 3,935	YER 2,335	N/A
Sleeping Mats	Sleeping Mats - Dimensions: 1.8*0.9 m Composition: 100% synthetic yarns in a tightly wove	PCS	YER 4,500	YER 8,500	N/A
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 11,000	YER 11,500	N/A
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 8,335	YER 9,000	N/A

Local Sleeping mat	Local Sleeping mat - diameter 90 cm - made of Khazaf sheet - hand crafted	PCS	N/A	YER 9,835	N/A
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 8,600	N/A	N/A
Cloth					
Pajama	Summer clothing - Male Adult: Cotton pajama average quality	PCS	YER 8,335	YER 10,335	N/A
	Summer clothing - Female Adult: Cotton pajama average quality	PCS	YER 8,340	YER 7,335	N/A
	Summer clothing - Male Child Adult: Cotton pajama average quality	PCS	YER 7,170	YER 8,170	N/A
	Summer clothing - Female Child Adult: Cotton pajama average quality	PCS	YER 7,170	YER 7,000	N/A
	Summer clothing - Infant: Cotton pajama average quality	PCS	YER 2,170	YER 3,670	N/A
	Winter Clothing - Male: Fleece pajamas	PCS	YER 9,670	YER 9,500	N/A
	Winter Clothing - Female: Fleece pajamas	PCS	YER 8,335	YER 9,000	N/A
	Winter Clothing - Children: Fleece pajamas	PCS	YER 6,000	YER 6,670	N/A
	Winter Clothing - Infant (under 2 years): pajamas	PCS	YER 3,670	YER 4,670	N/A
	Winter Clothing - Infant (over 2 years): pajamas	PCS	YER 5,000	YER 5,000	N/A
Blanket	Summer clothing - Infant: Cotton blanket average quality	PCS	YER 2,670	YER 3,170	N/A
	Winter Clothing - Infant (under 2 years): Fleece infant blanket	PCS	YER 3,170	YER 3,835	N/A
	Winter Clothing - Infant (over 2 years): Fleece infant blanket	PCS	YER 4,000	YER 3,170	N/A
Socks	Winter Clothing - Male: socks	PCS	YER 1,335	YER 1,400	N/A
	Winter Clothing - Female: socks	PCS	YER 1,335	YER 1,835	N/A
	Winter Clothing - Children: socks	PCS	YER 935	YER 1,235	N/A
	Winter Clothing - Infant (under 2 years): socks	PCS	YER 470	YER 1,030	N/A
	Winter Clothing - Infant (over 2 years): socks	PCS	YER 800	YER 1,500	N/A
Hat	Winter Clothing - Children: hat	PCS	YER 2,000	YER 2,000	N/A
	Winter Clothing - Infant (under 2 years): hat	PCS	YER 1,500	YER 1,500	N/A
	Winter Clothing - Infant (over 2 years): hat	PCS	YER 1,835	YER 1,835	N/A
Sweater	Winter Clothing - Female: sweater	PCS	YER 7,670	YER 3,335	N/A
	Winter Clothing - Children: sweater	PCS	YER 5,000	YER 2,335	N/A
Shawl	Winter Clothing - Male: shawl.	PCS	YER 3,835	YER 2,835	N/A
Scarf	Winter Clothing - Female: scarf.	PCS	YER 3,670	YER 3,000	N/A
Gloves	Winter Clothing - Children: gloves	PCS	YER 1,170	YER 1,000	N/A
Jaket	Winter Clothing - Male: jacket	PCS	YER 11,150	YER 9,680	N/A

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

Khanfir 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 43,333	YER 26,667
2 rooms and a kitchen a bathroom	YER 76,667	YER 50,000
3 rooms, 2 bathrooms and a kitchen	YER 100,000	YER 70,000
4 rooms, 2 bathrooms and a kitchen	YER 123,333	YER 90,000

Lawdar 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 56,667	YER 45,000
2 rooms and a kitchen a bathroom	YER 68,333	YER 55,000
3 rooms, 2 bathrooms and a kitchen	YER 86,667	YER 70,000
4 rooms, 2 bathrooms and a kitchen	YER 103,333	YER 86,667