Market Monitoring: Shelter and Household Items

13-18 December 2025 | Gaza Strip

Context & Rationale

As of December, the population across the Gaza Strip continues to experience the protracted impacts of more than two years of conflict and repeated displacement, despite the recent ceasefire. While access and movement have marginally improved, widespread damage to shelters, infrastructure, and basic services continues to constrain living conditions and recovery efforts.
Markets remain fragile, characterized by inconsistent supply, price volatility, and limited availability of essential items. Compared to the period prior to the ceasefire, vendors reported modest improvements in market functioning, including slightly improved access and more regular market operating days, alongside reduced movement constraints. However, these improvements have not translated into full market recovery. Supply chains remain disrupted, the availability of key shelter and non-food items (NFI) remains limited, and price volatility persists, reflecting continued import constraints, liquidity shortages, and reliance on a narrow supplier base. As a result, households' ability to meet basic shelter needs through local markets remains constrained, particularly amid repeated displacement and heightened seasonal needs.
In this context, up-to-date and representative market information is required to inform humanitarian shelter and non-food items responses. This assessment provides a snapshot of current shelter and household items market conditions in December, drawing on vendor perspectives to identify key gaps and support evidence-based planning of appropriate, market sensitive interventions across Gaza.

Key Findings

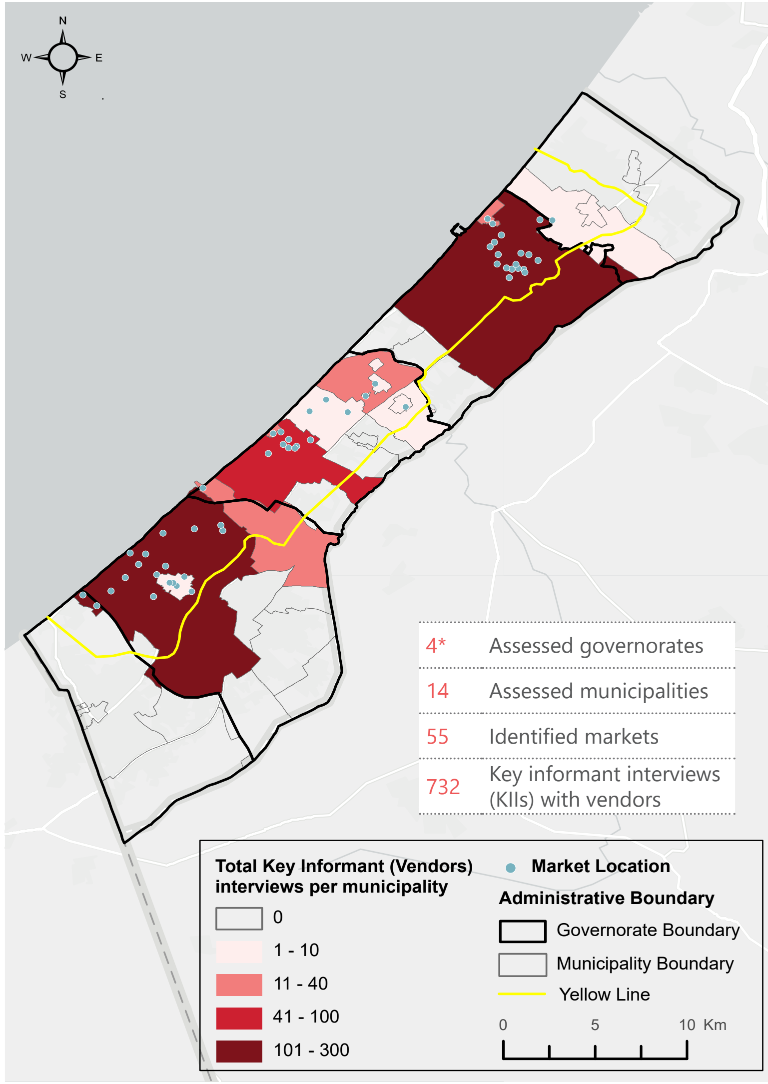
- **Shelter and household items show limited availability across assessed municipalities, alongside high and volatile prices, with heightened demand during the winter period amid continued restrictions on the entry of shelter aid trucks.**

- **Most vendors reported low to moderate levels of market activity and functionality,** driven by operational constraints including supply shortages, high transportation costs, elevated supplier prices, and wholesalers' use of bargaining power to impose unfair prices. Vendors' heavy reliance on wholesalers further limited their ability to adapt to market operational constraints

- **Market accessibility and day-to-day operations were significantly constrained**, with vendors citing multiple access and safety challenges. The most commonly reported barriers included sewage water obstructing market access, hazardous or conflict-damaged structures, limited transportation options, damaged access roads, and adverse weather conditions, all of which restricted the movement of goods and people and reduced customer footfall.

- **The majority of vendors reported accepting cash payments (95%), while 80% reported accepting e-wallet payments**. Key barriers to wider e-wallet use included vendors' continued reliance on cash to pay wholesalers who largely do not accept digital payments as well as vendors' preference not to use e-wallets.

Map 1: Assessed Markets and Interviews per Municipality



* Limited coverage in Northern Gaza governorate.

Shelter and Household Items Availability, by Municipality

Items	Al-Bureij	Al- Bureij Camp	Al-Qarara	An Nuseirat	An Nuseirat Camp	Al-Shati' Camp	Az Zawayda	Deir al Balah	Deir al Balah Camp	Gaza	Jabalya	Jabalya Camp	Khan Younis	Khan Younis Camp
Energy														
Fuel (Deisel)	*	Low Availability	Low Availability	Low Availability	*	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	*	Low Availability	Low Availability
Firewood	*	Low Availability	Low Availability	Low Availability	*	Available	Low Availability	Low Availability	Low Availability	Low Availability	No Consensus	*	Available	Available
Gas cylinder	*	Low Availability	Low Availability	No Consensus	*	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	*	Low Availability	Low Availability
Gas (parallel market)	*	Available	Low Availability	No Consensus	*	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	*	Low Availability	Low Availability
Plastic fuel	*	Low Availability	Low Availability	No Consensus	*	No Consensus	No Consensus	Low Availability	No Consensus	Low Availability	Available	*	Low Availability	Low Availability
Winter Items														
Winter Jacket	*	Available	Low Availability	Available	Available	Low Availability	*	Available	Available	Available	Available	Available	Low Availability	Available
Winter boots	*	Available	No Consensus	Available	Available	No Consensus	*	Available	Available	Available	Available	Available	Available	Low Availability
Shelter Items														
Plastic sheeting	*	*	Not Available	Low Availability	No Consensus	No Consensus	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	*	Low Availability	*
High quality tarpaulin	*	*	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	No Consensus	Low Availability	Low Availability	*	Low Availability	*
Lower quality tarpaulin	*	*	Not Available	Low Availability	No Consensus	Low Availability	Low Availability	Low Availability	Available	Low Availability	Low Availability	*	Low Availability	*
Heavy adhesive duct tape	*	*	Available	Low Availability	Available	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	*	Low Availability	*
Regular adhesive duct tape	*	*	Available	Low Availability	Available	No Consensus	No Consensus	Available	No Consensus	Available	Low Availability	*	Available	*
Nylon Rope (3-5 mm)	*	*	Available	Low Availability	No Consensus	No Consensus	No Consensus	Low Availability	No Consensus	Low Availability	Low Availability	*	Low Availability	*
Nylon Rope (6-8 mm)	*	*	No Consensus	Low Availability	No Consensus	No Consensus	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	*	Low Availability	*
Geodesic tents	*	*	Low Availability	Low Availability	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	*	Low Availability	*
Lower quality tents	*	*	Low Availability	Low Availability	Low Availability	Low Availability	Available	Low Availability	No Consensus	Low Availability	Low Availability	*	Low Availability	*
Nails 20 mm	*	*	Low Availability	No Consensus	No Consensus	No Consensus	No Consensus	Low Availability	No Consensus	Low Availability	Available	*	Low Availability	*
Nail 40-60 mm	*	*	Available	Low Availability	No Consensus	No Consensus	No Consensus	Low Availability	Low Availability	Available	No Consensus	*	Low Availability	*
Sandbags	*	*	Low Availability	Low Availability	No Consensus	No Consensus	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	*	Low Availability	*
Timber	*	*	Low Availability	Low Availability	No Consensus	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	*	Low Availability	*
Household Items														
Winter blanket	Not Available	*	Low Availability	Low Availability	Low Availability	Low Availability	*	No Consensus	No Consensus	Low Availability	Low Availability	Available	Low Availability	No Consensus
Mattress	Low Availability	*	Low Availability	Low Availability	No Consensus	Low Availability	*	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	Not Available
Mat	Not Available	*	Low Availability	Low Availability	Low Availability	Low Availability	*	No Consensus	Low Availability	Low Availability	Low Availability	Low Availability	Low Availability	Not Available
Spoon	Low Availability	*	Low Availability	Available	Low Availability	Available	*	Low Availability	Available	Available	Low Availability	Available	Available	Available
Knife	Low Availability	*	Low Availability	Low Availability	Available	Available	*	Low Availability	Low Availability	Low Availability	Low Availability	Available	Low Availability	Low Availability
Stainless steel cooking pot (5 L)	Low Availability	*	Low Availability	No Consensus	No Consensus	Available	*	Low Availability	No Consensus	Low Availability	Low Availability	Available	Low Availability	Low Availability
Stainless steel serving dish	*	*	Low Availability	Available	No Consensus	Available	*	Low Availability	Available	Low Availability	Low Availability	Available	Low Availability	Low Availability
Stainless steel cups	*	*	Low Availability	No Consensus	No Consensus	Available	*	Low Availability	No Consensus	Low Availability	Low Availability	Available	Low Availability	Low Availability
Solar light	Low Availability	*	No Consensus	Low Availability	No Consensus	Low Availability	*	Low Availability	Not Available	Low Availability	Low Availability	Low Availability	Low Availability	Not Available

Available   Low Availability   Not Available   No Consensus   * No data

The colors in this table indicate the majority response from vendors. If an item is reported as unavailable by the majority of vendors, it is marked in red. Similarly, green indicates availability, and yellow indicates limited availability.

Item Availability

Reported item availability is based on vendors' perceptions during the data collection period. Vendors were asked to assess the availability of item categories corresponding to the goods they sell within the market. For example, a vendor selling fuel and firewood provided information on the availability of all items within the energy category. It is important to note that item availability changes frequently and thus findings reflect only items reported as available during the week of data collection. According to December data, the majority of shelter and household items were reported as having **limited availability**, with fuel in particular consistently reported as low across all assessed municipalities. Additionally, gas cylinders available in markets during data collection were predominantly reported as 8 kg; however, field reports following the assessment indicated a shift toward the availability of smaller 6 kg cylinders. **These shortages of essential items highlight heightened household vulnerability, particularly with respect to meeting basic heating needs during harsh seasonal conditions, as key energy- and shelter-related items remain scarce in markets.**

Median Prices of Shelter and Household Items (ILS), by Municipality

Items	Unit	Al-Burei	Al- Bureij Camp	Al-Qarara	An Nuseirat	An Nuseirat Camp	Al-Shati' Camp	Az Zaway-da	Deir al Balah	Deir al Balah Camp	Gaza	Jabalya	Jabalya Camp	Khan Younis	Khan You-nis Camp
Energy															
Fuel (Deisel)	1 L	*	*	50	60	*	*	53	55	45	50	*	*	55	55
Firewood	1 kg	*	*	5	*	*	5	5	4.75	6	5	*	*	5.5	*
Gas cylinder	8 kg	*	60	56	*	*	*	*	*	*	65	65	*	75	75
Gas (parallel market)	1 kg	*	*	92.5	*	*	85	*	*	95	88.5	80	*	100	100
Plastic fuel	1 L	*	*	*	*	*	*	*	*	*	25	*	*	26	25
Shelter Items															
Plastic sheeting	1 m2	*	*	*	4.5	*	*	8	*	4	4.7	*	*	13	*
High quality tarpaulin	1 m2	*	*	3.75	5	*	5	*	4.3	5	5	*	*	4.2	*
Lower quality tarpaulin	1 m2	*	*	*	3	*	*	*	4.5	2.5	3.3	*	*	3	*
Heavy adhesive duct	1 un	*	*	15	22.5	*	*	25	11.5	20	15	*	*	15	*
Regular adhesive duct	1 un	*	*	10	11	7.5	*	10	10	15	8	*	*	10	*
Nylon Rope (3-5 mm)	1 m	*	*	0.9	2	*	*	2	1	1.75	1	*	*	1	*
Nylon Rope (6-8 mm)	1 m	*	*	1.4	3.75	*	*	*	1	2.25	1	3	*	1	*
Geodesic tents	1 un	*	*	*	*	*	*	*	2000	2000	2000	2000	*	1800	*
Lower quality tents	1 un	*	*	*	300	*	350	*	350	400	400	*	*	500	*
Nails 20mm	1 kg	*	*	120	200	*	*	130	115	100	90	*	*	100	*
Nail 40-60 mm	1 kg	*	*	80	200	*	*	80	65	100	90	90	*	80	*
Sandbags	1 un	*	*	*	*	*	*	*	4	*	3	*	*	5	*
Timber	1 m	*	*	*	30	*	*	10	*	*	23	*	*	24	*
Household Items															
Winter blanket	1 un	*	*	*	25	*	17.5	*	*	20	20	*	20	25	40
Mattress	1 un	75	*	*	130	*	100	*	*	*	110	*	*	100	*
Mat	1 un	*	*	*	200	*	200	*	*	100	210	400	*	80	8
Spoon	1 un	*	*	1	2	2.5	2	*	1.1	1.5	1.6	*	*	1.2	1.25
Knife	1 un	*	*	*	5	6.5	5	*	7	5	7	*	*	5	7
Stainless steel cooking	1 un	*	*	*	50	55	120	*	90	35	60	*	*	70	75
Stainless steel serving	1 un	*	*	*	7.5	5	8	*	5	5	7	*	*	5	6
Stainless steel cups	1 un	*	*	*	5	5	5	*	6.5	10	4	*	*	5	9

This table presents median item prices by municipality, expressed in Shekels (ILS). Prices for winter specific items like blankets and boots are not included due to high price variability within the same municipality.
* No data (commodity unavailable).

Shelter and Household Items Prices

In line with seasonal trends, **winter conditions in Gaza have exacerbated existing vulnerabilities**, with heavy rainfall and ongoing economic pressures leaving an estimated 1.28 million people in need of emergency shelter and household items.[1] During the data collection period, **vendors reported low availability of key shelter and household items including tents, tarpaulins, winter blankets, mats, and mattresses which likely contributed to elevated prices in locations where these items were available, reflecting increased demand amid constrained supply and rising needs.**

Prices for shelter and household items were highly variable, primarily depending on quality, country of origin, and availability. For example, winter jackets ranged from 70 ILS to 150 ILS, reflecting differences in material and source. Mat prices, though limited in availability, varied between 200–400 ILS. Solar lights ranged from 130 ILS to 560 ILS, and 5-litre stainless steel cooking pots were reported between 50 ILS and 120 ILS, with variations largely driven by brand, country of origin, and market availability.

Median Prices (ILS), by Region

Items	Unit	North*	Middle	South*
Energy				
Fuel (Deisel)	1 L	50	54	55
Firewood	1 kg	5	6	5.25
Gas cylinder	8 kg	65	60	75
Gas (parallel market)	1 kg	87	95	100
Plastic fuel	1 L	25	No data	25
Winter Items				
Winter Jacket	1 un	140	100	120
Winter boots	1 un	80	100	80
Shelter Items				
Plastic sheeting	1 m2	4.7	4.5	13
High quality tarpaulin	1 m2	5	5	4
Lower quality tarpaulin	1 m2	3.3	3.5	3
Heavy adhesive duct tape	1 un	15	15	15
Regular adhesive duct tape	1 un	8	10	10
Nylon Rope (3-5 mm)	1 m	1	1	1
Nylon Rope (6-8 mm)	1 m	1	1.5	1
Geodesic tents	1 un	2000	2000	1800
Lower quality tents	1 un	400	350	500
Nails 20mm	1 kg	90	130	100
Nail 40-60 mm	1 kg	90	100	80
Sandbags	1 un	3	4	5
Timber	1 m	23	20	24
Household Items				
Winter blanket	1 un	20	25	25
Mattress	1 un	110	125	100
Mat	1 un	200	175	80
Spoon	1 un	1.7	1.4	1.2
Knife	1 un	7	6	5
Stainless steel cooking pot (5 Liters)	1 un	60	65	70
Stainless steel serving dish	1 un	7	5	5
Stainless steel cups	1 un	4	5	5
Solar light	1 un	270	560	500

Item Availability, by Region

Items	North*	Middle	South*
Energy			
Fuel (Deisel)	Low Availability	Low Availability	Low Availability
Firewood	Low Availability	Low Availability	Low Availability
Gas cylinder	Low Availability	Low Availability	Low Availability
Gas (parallel market)	Low Availability	Low Availability	Low Availability
Plastic fuel	Low Availability	Low Availability	Low Availability
Winter Items			
Winter Jacket	Available	Available	Low Availability
Winter boots	Available	Available	No Consensus
Shelter Items			
Plastic sheeting	Low Availability	Low Availability	Low Availability
High quality tarpaulin	Low Availability	Low Availability	Low Availability
Lower quality tarpaulin	Low Availability	Low Availability	Low Availability
Heavy adhesive duct tape	Low Availability	Low Availability	Low Availability
Regular adhesive duct tape	Available	Available	Available
Nylon Rope (3-5 mm)	Low Availability	Low Availability	Low Availability
Nylon Rope (6-8 mm)	Low Availability	Low Availability	Low Availability
Geodesic tents	Low Availability	Low Availability	Low Availability
Lower quality tents	Low Availability	Low Availability	Low Availability
Nails 20 mm	Low Availability	Low Availability	Low Availability
Nail 40-60 mm	Available	Low Availability	Low Availability
Sandbags	Low Availability	Low Availability	Low Availability
Timber	Low Availability	Low Availability	Low Availability
Household Items			
Winter blanket	Low Availability	Low Availability	Low Availability
Mattress	Low Availability	Low Availability	Low Availability
Mat	Low Availability	Low Availability	Low Availability
Spoon	Available	Low Availability	Available
Knife	Low Availability	Low Availability	Low Availability
Stainless steel cooking pot (5 L)Liters)	Low Availability	Low Availability	Low Availability
Stainless steel serving dish	Low Availability	Available	Low Availability
Stainless steel cups	Low Availability	Low Availability	Low Availability
Solar light	Low Availability	Low Availability	Low Availability

Available   Low Availability   Not Available   No Consensus

* North refers to Gaza Governorate only; South refers to Khan Younis Governorate only.

Findings from the December shelter and household items market monitoring indicate that **energy related items consistently exhibited limited availability across the Gaza Strip.** This aligns with recent Shelter Cluster analysis[2], which highlights that households depend on a narrow range of energy sources for cooking and heating, primarily cooking gas, firewood, and alternative fuels. The limited availability of these energy items in local markets directly constrains households' ability to meet basic heating and cooking needs during the winter period, while also undermining the functioning of essential services and humanitarian operations that rely on fuel and electricity. Taken together, these findings underscore that energy item shortages represent a cross-cutting costraint affecting household well-being, shelter adequacy, and the effectiveness of market-based humanitarian responses across Gaza.

Physical Barriers to Access Markets

In the 7 days prior to data collection, **80% of shelter and household item vendors reported challenges affecting customers' or vendors' ability to travel to, work in, or shop at marketplaces** (73% in Gaza City, 78% in Deir al Balah, and 86% in Khan Younis), negatively impacting market accessibility and day to day operations. **The most frequently reported constraint was the presence of sewage water obstructing access to markets (48%)**. Safety concerns were also prominent, with **43% of vendors reporting hazardous or damaged structures in the market vicinity**, posing risks to both traders and customers.

Access constraints were further compounded by **limited transportation options (31%)**, as well as **hazardous or damaged roads leading to markets (22%)**, which restricted movement of goods and people. **In addition, adverse weather conditions, particularly heavy rainfall, were reported as a barrier to market access by 20% of vendors**, as heavy rain both discouraged customers from visiting markets and created challenging working conditions for vendors.

Access to a Locked, Secured Storage Facility

Over the 7 days prior to data collection, **the majority of vendors (64%)** reported having access to a locked, secure storage space within their own business facilities in the Gaza strip. Access to secure storage is important for protecting goods from theft, weather related damage and pests, and allows vendors to maintain a stock of goods to ensure continuity of items available on the market.

Proportion of vendors reporting on access to a locked, secured storage facility, per governorate

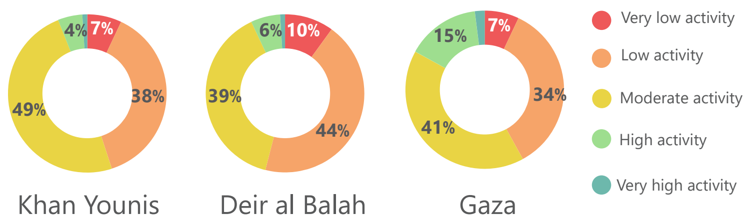
	Gaza	Deir Al Balah	Khan Younis
Yes, within my own business facilities	49%	59%	77%
Yes, elsewhere within the marketplace	9%	9%	8%
Yes, I store goods at another facility outside this marketplace	5%	15%	10%
No, I do not have access to a secure storage space	37%	17%	5%

Market Activity

Recent market activity in Gaza remains highly constrained and fragmented. While some informal and small scale trading continues, particularly for essential goods, overall market functionality is severely limited by widespread destruction of commercial infrastructure, disrupted supply chains, and ongoing movement and access constraints.

Despite a sharp increase in bank deposits since October 2023[3], this trend does not indicate economic recovery. Instead, it might reflect suppressed economic activity, with liquidity accumulating in bank accounts due to insecurity, halted investment, and restricted access to physical cash. High cash out costs and limited circulation of banknotes continue to constrain purchasing power and trade volumes, resulting in localized, volatile markets that remain highly sensitive to availability and liquidity shocks.

Vendor Perceptions of Market Activity[4]



Low market activity across the Gaza Strip was likely influenced by heavy rainfall during the data collection period, which may have affected vendors' perceptions of market activity.

Operational Challenges for Vendors of Shelter and Household Items

In the 7 days prior to data collection, vendors reported several challenges affecting shop operations and stock availability. The most commonly reported challenges were **limited availability of essential goods (48%)** and **increased transportation or fuel costs (48%). High prices from wholesalers, which constrained vendors' ability to restock, were reported by 33% of vendors.** Additionally, 32% reported difficulties accessing sufficient physical banknotes to pay suppliers, while 27% indicated that wholesalers were using their bargaining power to impose unfair prices.

Most reported operational challenges by vendors in the 7 days prior to data collection, per governorate

	Gaza	Deir Al Balah	Khan Younis
High cost of fuel/transportation hindering supply chain	46%	50%	49%
Difficulties with availability of core goods	47%	41%	51%
Wholesalers using their bargaining power to set unfair prices	32%	39%	19%
Price increases/high prices from suppliers impacts ability to buy stocks	31%	38%	31%
Difficulties accessing enough physical banknotes to pay suppliers	33%	30%	31%

Shelter and Household Item Needs

Findings from the Household Vulnerability Assessment[5] indicate that shelter remains a critical priority need for the population, while access to assistance is extremely limited. Shelter was reported as one of the three most frequently cited priority needs by half of all households. Despite this, only 1% of households reported receiving shelter assistance, and no households reported receiving support for essential household items, highlighting a significant gap between needs and available assistance.

Shelter and Household Items Suppliers

Vendors in **Deir al Balah** governorate reported to more commonly **rely on a single supplier for shelter items**, compared to Gaza and Khan Younis Governorates (14% in Deir al Balah compared to 11% in Khan Younis and 1% in Gaza). Reliance on a single supplier increases vendors' vulnerability to supply disruptions and price fluctuations, reducing their ability to adapt to shocks and potentially limiting the availability and affordability of shelter items for customers.

>80% **of vendors reported to rely on more than one supplier for shelter and non-food items, across assessed municipalities**

Type of Supplier

In Deir al Balah, Khan Younis, and Gaza, vendors **most commonly reported relying on wholesalers as their primary source for shelter items.** This was followed by reliance on vendors within Gaza who typically supply a large client base, as well as smaller vendors or individuals within Gaza who generally supply a limited number of clients. Market monitoring and reporting indicate that a limited number of suppliers dominate the market due to coordination costs, restricted movement of goods through crossings, and high fees for importing commercial supplies. These constraints reduce competition, reinforce reliance on existing wholesalers, and elevate the role of intermediaries, shaping how vendors access stock and manage restocking amid constrained supply chains.[6]

Vendor Credit Access

Access to credit is a key component of market functionality, enabling vendors to manage cash flow, purchase stock, and continue operations amid liquidity constraints. In Gaza, where cash shortages and supply disruptions are widespread, access to credit plays an important role in sustaining market activity and supporting the availability of essential goods. However, **an estimated 40% of vendors across assessed municipalities report having no access to credit**, highlighting a significant and widespread constraint on vendors' ability to restock, absorb shocks, and maintain consistent market operations.

Percentage of vendors reporting access to credit sources used to obtain additional cash for business operations

	Gaza	Deir al Balah	Khan Younis
Credit from wholesalers	23%	44%	26%
Borrowing from friends and family	40%	25%	42%
No source	45%	26%	39%

Cash Liquidity Crisis

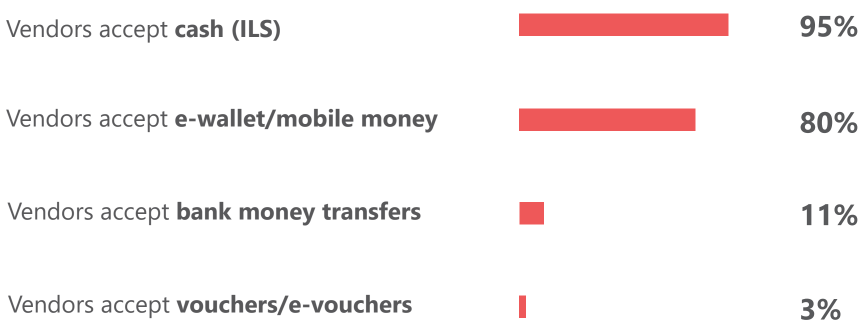
Gaza continues to face a severe cash liquidity crisis, significantly constraining household purchasing power and access to essential goods. Cash circulation remains disrupted due to limited banking operations, ongoing shortages of usable Shekel (ILS), and the widespread rejection of damaged banknotes. These constraints hinder daily transactions for both consumers and vendors, while limited access to physical cash also restricts wholesalers' and vendors' ability to restock goods and supplies.

Within this context, vendors' payment practices reflect the central role of cash in market transactions. **Vendors who reported not accepting mobile money or e-wallets most commonly cited the inability to use digital payments with wholesalers, who largely do not accept e-wallets (37%).** This was followed by **vendors' preference not to use e-wallets (33%), lack of an account to receive mobile money payments (22%)**, and limited knowledge of how to use digital platforms (8%).

As a result, **vendors reported continued reliance on cash to conduct business**, particularly to pay wholesalers. At the same time, some vendors noted being compelled to use e-wallets due to challenges with physical cash, including the prevalence of torn or unusable banknotes. Barriers such as lack of access to mobile phones or low levels of trust in e-wallet systems were not commonly reported, suggesting that digital payment constraints are largely driven by structural cash-based supply chain practices rather than technological access or mistrust.

E-wallet Acceptance

Percentage of vendors that accept any of the following types of payment from their customers



Moreover, a small proportion of shelter and household item vendors reported accepting alternative payment modalities, with 2% accepting cash in foreign currencies or informal credit, and 1% reporting acceptance of barter transactions.

Methodology

The Gaza Shelter and Household Items Market Monitoring Assessment is a quantitative, key informant (KI) assessment targeting purposively sampled vendors within their respective market areas. This exercise was carried out through the Shelter Cluster's Technical Working Group on Cash and Markets for Shelter, with an extensive assessment focused on market access, item availability, and pricing. The assessment was complemented by inclusion in the Shelter Cluster price monitoring exercise, implemented collaboratively with five Shelter Cluster partners: CRS, Heks Eper, IMPACT, NRC, and PARC/Shelter Box.

Markets are selected based on field capacity and access, as well as field teams' assessments of their relative importance within each governorate. The most significant marketplaces were identified based on findings from a previously conducted market mapping exercise.[7]

A standardized data collection tool was used to collect data on the price and availability of selected shelter and household items, alongside key challenges reported from vendors' perspectives. Prices are reported per specified unit, such as per kilogram for items typically sold by weight, unless an item is commonly sold as an individual unit (e.g. cooking pots) or by area or length, such as plastic sheeting measured in square meters.

Data collection

In each assessed market location, the target was to collect at least three prices per shelter and household item, where feasible, from different vendors to support data quality and consistency. However, due to limited item availability in Gaza, this criterion was not met for all items in some municipalities. Data collection was conducted between 13–18 December 2025 and covered 732 vendors across 14 municipalities in four governorates: Khan Younis, Deir al Balah, Gaza Governorate, with limited coverage in Northern Gaza.

Identification of Vendors

Vendors are retailers or individuals selling directly to consumers. Moreover, vendors sell at least one category of goods included in this assessment and the person interviewed was the owner of the shop, or someone who had sufficient knowledge about the business operations.

Enumerators and training

Data were collected by field staff familiar with local market conditions. Enumerators received direct training from a trainer familiar with the assessment tool and methodology. Data collection was conducted using the Kobo mobile application. In addition, field teams were provided with a tracking sheet to support market identification, trader assessment, and price data collection.

Data cleaning and analysis

Following data collection, data was compiled and cleaned, normalizing prices, cross-checking outliers, and calculating the medians and percentages of collected market indicators in each assessed location.

The median item prices reported in this factsheet are 'location medians', designed to minimise the effects of outliers and differing amounts of data among assessed locations. The median prices of all assessed items are calculated within each assessed municipality.

Challenges and Limitations

- The situation in the Gaza Strip is highly sensitive and changing rapidly so the information presented in this brief only provides a snapshot of the situation during the reporting period and might become outdated very quickly. As such, price data is only indicative for the time frame within which it was collected. It is important to note that ongoing and significant disruptions to supply chains, including restrictions on imports and movement, play a critical role in shaping market trends and the availability of goods, adding further volatility to the data.
- With current coverage, data is mostly collected from markets in accessible areas, therefore no data was collected in Rafah and a limited coverage in Northern Gaza.
- Due to shelter items shortages and rise in unaffordability, prices of some items were not collected in certain municipalities since these were not found in the assessed markets.
- Data collection coincided with heavy rainfall and anticipated flooding, which may have contributed to temporary price increases for shelter items during the assessment period.
- Predefined measurement units did not always align with how items were available or commonly sold in markets, which may affect comparability of price and availability data across locations.

Endnotes

[1] OCHA (December 2025). Reported impact snapshot | Gaza Strip.

[2] Shelter Cluster (June 2025). A jump in deposits in Gaza banks despite the war and destruction.

[3] The New Arab (December 2025). Gaza's energy crisis threatens lives and humanitarian response.

[4] "On a scale of 1 to 5, how would you describe the overall level of market activity in the past 7 days, based on the number of vendors, customers, and goods being sold each day, regardless of any disruptions or issues encountered?" This self-reported data may be influenced by individual vendors' subjective interpretations and biases and it is an indicator used in the JMMI for oPt.

[5] HOVA, Shelter and Living Conditions in Gaza, (December 2025). Available upon request.

[6] Aljazeera (November 2025). Merchandise coordination and merchant monopoly deepen Gaza's economic wounds.

[7] Market Mapping (October 2025). Available upon request.

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Annex: Shelter Cluster Operational Recommendations – Cash and Voucher Assistance (CVA) for Shelter and NFIs

Cash and voucher assistance (CVA) can support shelter and NFI responses in Gaza when applied in a context-specific and risk-informed manner. The recommendations below outline key considerations for modality selection, geographic targeting, payment mechanisms, and program adaptation, taking into account market constraints and the ongoing cash liquidity crisis.

1. Modality Selection and Scope

• **CVA should not be used as a stand-alone modality for core shelter provision** in areas where **critical shelter items** (e.g. tents, timber, tarpaulins, plastic sheeting) **are reported as having low or inconsistent availability.** In such contexts, in-kind assistance or hybrid approaches remain essential to ensure access to life-saving shelter materials.

• **CVA programs for targeted and specific items may be considered with close monitoring**, where markets demonstrate a degree of functionality and availability, for example: specific household items like winter clothing. Such assistance should be targeted through needs assessments for most vulnerable households.

2. Geographic Differentiation and Market Sensitivity

• **CVA design should reflect significant geographic differences in market access and functionality** across northern, middle, and southern Gaza.
- In relatively better-functioning markets, CVA design may be more flexible, for example: to select shelter or NFIs based on household needs, to support household choice.
- Regular market monitoring should be carried out to inform adjustment of transfer values when required.

3. Cash Liquidity and Payment Modalities

• Despite relatively high acceptance of e-wallets by vendors, cash remains the dominant transaction modality, driven by wholesalers' reliance on physical cash and limited acceptance of digital payments upstream.
- Cash-based interventions should therefore account for physical cash availability, liquidity constraints, and the risk of high cash-out fees for households.
- Where e-wallets are used, coordination with the CWG and financial service providers is essential to reduce transaction costs and ensure vendor usability.

4. Market Risk Mitigation and Protection Measures

• To reduce risks of inflationary pressure:
- **CVA should be implemented alongside vendor engagement**, including transparent pricing, agreed price ceilings (where feasible), and post-distribution market checks.
- **Particular attention should be paid to markets dominated by a limited number of wholesalers**, as reliance on monopolistic supply chains increases price manipulation risks.

5. Coordination, Monitoring, and Adaptive Programming

• All shelter and NFI CVA interventions should be:
- Coordinated through the Shelter Cluster and CWG.
- Informed by regular price and availability monitoring.
- Designed with clear trigger points for modality shifts if markets deteriorate further.

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