**Justification:** Prices in rental markets, as in most markets, are shaped by demand and supply. Nevertheless, rental market assessments can often challenge the humanitarian responder. Often, humanitarians may use available information coming from perception surveys of the displaced, average prices available coming from secondary sources, or other estimates in order to define how much rent may cost a person of concern. Rental markets are shaped by supply: apartments, buildings, rooms, space, features of that space, and the owners who may influence access and quality of that supply. Demand for these living spaces is also a key feature of defining the rental market of a geographic area. To measure demand in the rental market, the specific demographic profile of the population needs to be defined including age group, income, employment, household sizes, and vulnerability status. On the supply side, the good in question is non-consumable. Property values are determined between size, feature, condition, and often in humanitarian settings whether damaged (and the extent thereof) or not-damaged. Property values are often linked within the geographical boundaries where they are located, making it difficult to randomly sample housing and come up with conclusions that are representative of the entire housing stock.[[1]](#footnote-1) Within geographical boundaries, housing policy and legal norms play a determining role in the prices of a set location and can impact security of tenure and access to quality shelter.[[2]](#footnote-2)

In order to best determine the prices that the displaced population may be encountering, a rental market survey should take account of three essential components:

* Economic (value- shaped by aforementioned demand and supply characteristics),
* Physical (location, type, amenities, space),
* Legal (Tenure defined by relationship between property and either owner or occupier).

The following checklist are the key components of how to conduct a rental market assessment which corresponds with the needs of your specific response:

1. Consult key secondary resources:
   1. Cadastre: How strong is the cadastre at indicating economic, physical, and legal aspects of the rental market? Do PoCs perhaps encounter a different rental market due to their status?
   2. Existing Social Housing Policies in country: While it will likely be difficult for PoCs to access any social housing policies, what type of lessons and data concerning the housing market can be extracted from these policies?
   3. Humanitarian Assessments: What key housing indicators exist in humanitarian assessments that can shed light in terms of access, prices, and key characteristics of those demanding rent?
2. Determine how POCs find housing. (Is that through newspaper, internet, street vendors, through relatives, or other solutions?)
3. What kind of data is available through housing or rental announcements concerning square meters, location, contact, cost of rent, utilities, type of building, energy efficiency rates?
4. Set up a methods (phone calls, housing visits, as appropriate) to verify available of premises by contacting the individual listed in the announcement or individual responsible for identifying housing.

|  |  |
| --- | --- |
| **Status** | **Indication** |
| Active | Contact is able to answer additional questions about the property |
| Sold/Lent | Contact informs that the premise is already sold or lent. |
| Inactive | Contact informs that the advertisement was not authentic. |
| Open new record | Contact proposes you another property |

1. Key data to collect in phone call with contact for premise:
   1. Identity of the contact: Real estate agent, relative of the owner, owner of the premises
   2. Building features: how many floors, disability access, garden, laundry services
   3. Apartment features: Kitchen, bathroom inside/outside, how long vacant, furniture/no furniture
   4. Contract: How often rent is expected to be paid, how is it expected to be paid, type of contract, for how long is the contract, is there a deposit expected, how much is the deposit, does the real estate agent expect to be paid?, how much is that payment?
   5. Settlement Features: Distance to public transport, type of public transport, distance to food market/shop, distance to school,
   6. Accessibility: Is the contact willing to make rent out to PoCs?[[3]](#footnote-3)
2. Collect relevant data on PoC’s demand for housing[[4]](#footnote-4)
   1. Current accommodation
   2. How they find housing
   3. How long they have been living in their current location
   4. How much are they paying for their current accommodation
   5. How much income they have
   6. Reason for choosing their current location
   7. Previous experience with eviction and fears of eviction
3. Price mapping per area: Based on the data extracted from the rental market analysis, determine average costs of rent for POCs per geographic area.

1. Total number of residential buildings in a given area. [↑](#footnote-ref-1)
2. Caroline DeWast, Davide Nicolini, and Renee Wynveen April 2018: Any citation, copying, or using of the words from this paragraph requires permission from the three authors. [↑](#footnote-ref-2)
3. I. Chantefort and R. Wynveen- Before citing in any other publications, please consult with authors. [↑](#footnote-ref-3)
4. Some elements have already been integrated into the Protection Monitoring Tool [↑](#footnote-ref-4)