

Myanmar | Joint Market Monitoring Initiative (JMMI)

5 - 22 February 2026

MARKET OVERVIEW

INTRODUCTION

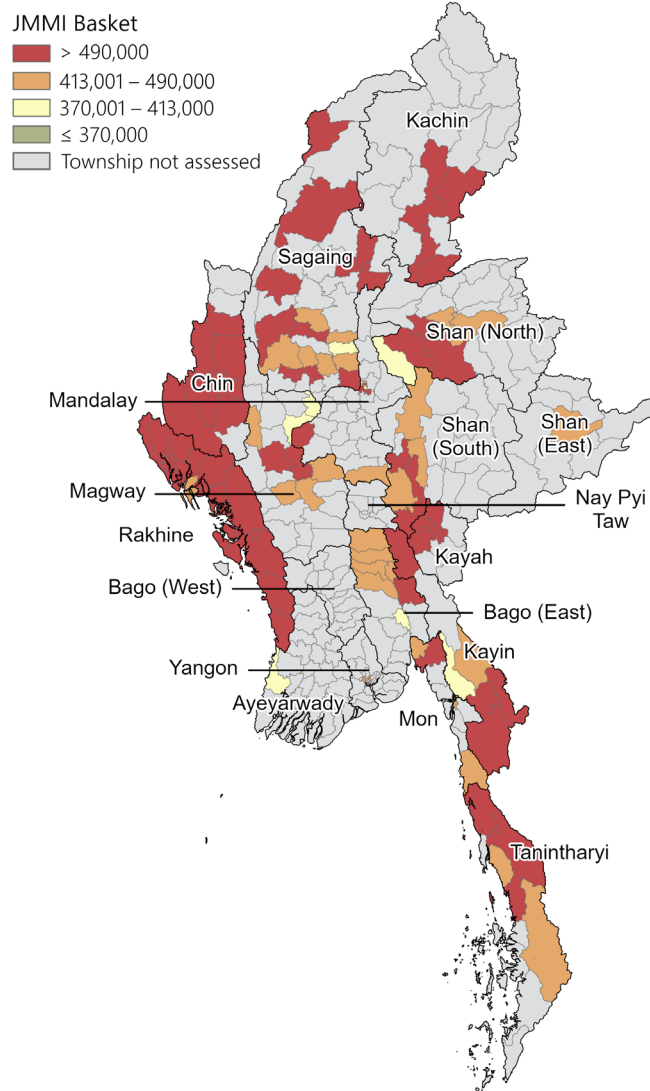
With the aim of informing actors in the cash and markets space in Myanmar, the Joint Market Monitoring Initiative (JMMI) tracks markets and prices through monthly data collection using harmonised tools and analysis frameworks.

Items monitored by the JMMI are determined in close collaboration with the Cash and Markets Working Group (CMWG) and relevant clusters. The JMMI incorporates WFP price monitoring data which has supplemented the dataset used for this month's analysis by a total of 274 interviews in 68 townships.

Data was collected through key informant interviews (KIIs) with market vendors across the 16 states and regions surveyed. A minimum of three vendors were interviewed per assessed township, and if possible, at least three prices were collected for each item. Aggregated results are presented at national, regional/state, and township levels. For more details on the methodology, see page 8.¹

Food Items ²			
Rice	48.3 kg	Pork	1.2 kg
Palm oil	3.6 L	Chicken	1.4 kg
Split chickpeas	1.7 kg	Egg	1.4 kg
Onion	2.7 kg	Dried fish	1.4 kg
Tomato	3.9 kg	Fish paste	1 kg
Banana	4.6 kg		
Food Basket			
all items mentioned above + 32.6% added for other food items not itemized			
JMMI Basket			
all food items, the food top-up +38% added to account for essential non-food items			

JMMI BASKET PRICE BY TOWNSHIP



KEY INDICATORS

Cost of JMMI Basket³

485,372 MMK

▲ 8,130 MMK +2%

Cost of Monitored Food Items

345,827 MMK

▲ 7,457 MMK +2%

Cost of Monitored NFI Items⁴

61,344 MMK

▲ 1,010 MMK +2%

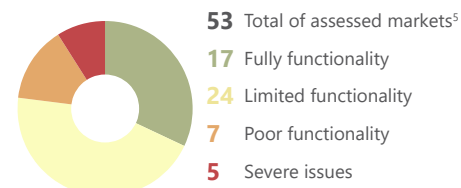
Cost of WASH Items

54,224 MMK

▼ 1,666 MMK -3%

16	States/Regions
107	Townships
647 ⁵	Key informant interviews (KIIs)
32	Items/Services monitored

MARKET FUNCTIONALITY SCORE



KEY FINDINGS

- The national JMMI Basket recorded a slight increase this month, continuing the trend observed over the past few months of steadily rising pressure on households. Part of this rise can be attributed to changes in coverage.
- Fluctuations in the price of rice played a key role in JMMI Basket costs at state / region level: in certain townships in Sagaing, Mandalay, and Kachin the observed increase in the rice prices pushed up the price of the state baskets median, while in Mon and Shan (North), the decrease contributed to the fall of the basket prices. This reinforces the already observed high volatility of core item prices likely to have a direct impact on customers.
- The aforementioned high prices also continue to have a negative effect on market functionality. A majority of markets assessed for functionality (31/53)⁵ were still classified as limited or poorly functional, primarily due to affordability challenges.
- Over the past months, predictability of prices has consistently been low across the majority of assessed townships which in turn, has impacted affordability as vendors and shoppers must proceed with caution. This highlights the combined and overlapping effects of environmental factors and effects of conflict and is a trend that is unlikely to change going forward.

1. If your organization has preferences for areas to cover, please contact the JMMI Myanmar team through the Cash and Markets Working Group (CMWG).

2. More details on calculation can be found on page 2.

3. The calculation of the JMMI Basket follows the process outlined in the Myanmar Minimum Expenditure Basket November 2024 Update. [Link](#).

4. The cost of the monitored NFI items excludes WASH NFIs.

5. 647 include the number of interviews conducted by WFP. 337 were conducted by JMMI partners in 53 townships where MFS score is available.

6. More information on trends can be found in Annex 1 which includes a breakdown of JMMI basket price changes over the last two months and the JMMI dashboard which includes time series data starting May 2025.



World Food Programme



JMMI Basket

The JMMI Basket represents the minimum set of food and non-food items necessary to support a household of 4.2 members for one month.

The cost of the basket can be used as a proxy for the financial burdens facing households in different locations. The basket's composition was determined in collaboration with the Myanmar CMWG and relevant partners. It is largely aligned with but **should not be considered the Minimum Expenditure Basket (MEB)**, which is a metric that is calculated and published by the CMWG alone.

The JMMI Basket is calculated as follows (see table p.1):⁷

- Food component: accumulated price of the itemised food list.
- Supplemented by 32.6% of that accumulated price for unspecified food items.
- An additional 38% is added to this figure to account for essential Non-food items (NFIs). Prices of NFIs and other items can be found in annex 2.

Market Functionality Score (MFS)⁸

The MFS is a method of classifying markets based on their level of functionality with the aim of helping humanitarian actors in comparing townships and understanding which markets could support Cash and Voucher Assistance, where local procurement is possible, and where alternative interventions may be necessary. The MFS is made up of the below five dimensions, each weighed based on how strongly it influences a market's overall ability to meet customer demand.

- Accessibility (25%): physical and social access to markets.
- Availability (30%): ability of markets to consistently supply core commodities.
- Affordability (15%): financial access to markets and price volatility.
- Resilience (20%): vulnerability of supply chains and ease of restocking.
- Infrastructure (10%): state of markets' physical and financial infrastructure.

Findings overview at national level

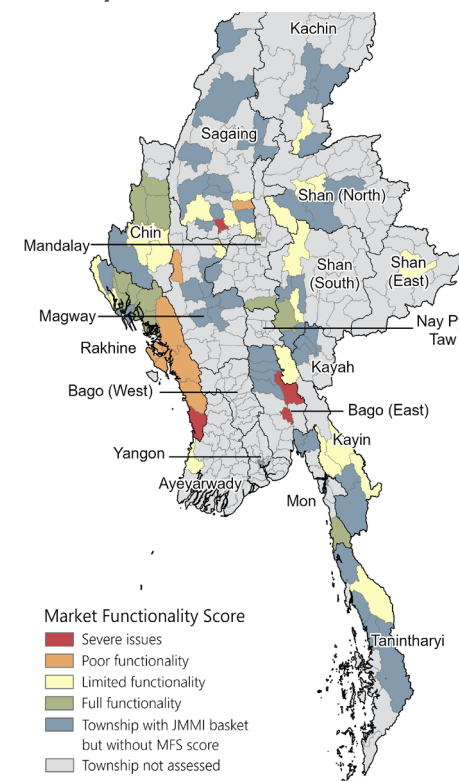
Although the national JMMI median Basket only recorded an increase of 2% compared to January, high prices continued to impact various states/regions. Indeed, while prices are likely to have been in part influenced by a change of coverage, the JMMI Basket keeps rising: For this month of February, the general trend was toward an increase in the majority of the states/regions. While this increase was minor in most of the cases, conflict and the dynamics around main road axes are likely to continue to pressure prices.

At the state/region level, major increases in JMMI Basket prices were observed in Kachin (10%), Sagaing (10%), Magway (9%) and Yangon (7%) (see annex 1 for more details). In Kachin, this trend was likely driven by increased rice prices in Bhamo and to a lesser extent in Myitkyina. On-going conflict and disrupting of key roads between Mandalay and Myitkyina may have contributed in part to peaks in price and affected availability or resilience of supply chains,⁹ although the current JMMI data is insufficient to confirm this dynamic.¹⁰ In Sagaing, higher prices were caused to a larger part by a shift in coverage and in the number of items monitored.¹¹ Indeed, a more exhaustive price collection in Homalin pushed the overall basket, as well as other township medians up. However, a rise in the price of rice (between 38% and 10%) observed in a few townships in Sagaing indicates an alignment with the national and North-West trend for price increases. Similarly, the reported increase in Magway was partially due to the addition of monitoring activities in Chauk, which had a higher basket price compared to the rest of the assessed townships in the state. Finally in Yangon, the re-inclusion of Bahan drove the state median up alongside some increase observed in North Okkalapa.

At the same time, major price decreases were observed in Shan (North) and Mon. After the jump observed between December and January (+18%), Shan (North) saw its median state basket decrease (-18%), likely due in part to the absence of coverage in Kutkai. At the same time, a general trend toward a lower price of rice was observed (5,232 for a pyi in February, a 26% decrease compared to January at the state level). Similarly in Mon, the lower price in rice likely drove down the state JMMI Basket median (3,715 MMK for a pyi, a 38% decrease compared to January).

Minor changes were observed at the national level for the non-food items (NFIs) basket (+2%) and the WASH basket (-3%). Prices for construction items continued to fluctuate and were reported as limited or completely unavailable in up to 9 states/

MFS SCORE, BY TOWNSHIPS



regions. Similarly, availability of medicines continued to be reportedly restricted in Chin, Bago (East), Shan (South), Magway, Kayin, Rakhine and Sagaing. As for petrol and diesel, limited or complete unavailability were found in Kayin, Sagaing, Bago (East), Magway and Rakhine.

In terms of market functionality, just over half (24/53) were found to have limited functionality and an additional seven markets were categorized as having poor functionality. These scores were once again largely driven by constrained affordability with financial challenges for customers and inability of price forecasting by vendors showing the overlap between shock and environment. 17 markets were found as fully functional, an improvement compared to January.

Finally, for the five markets assessed classified as having severe issues this month, accessibility was the main issue, linked to conflict dynamics: vendors reported movement restrictions, checkpoints but also security concerns at the market place (curfew, presence of armed group).

7. 32.6% of the full food MEB consists of other food items including vegetables or dairy products outside of what was listed on page 1. The additional 38% for NFI is based on the 2024 CMWG technical guidance, and is designed to account for diverse expenditures (e.g. rent/shelter, WASH, utilities, fuel/energy, NFIs...).

8. MFS findings only include data collected by JMMI partners and does not include WFP data. In February, the MFS was compiled for 53 townships across 15 states / regions.

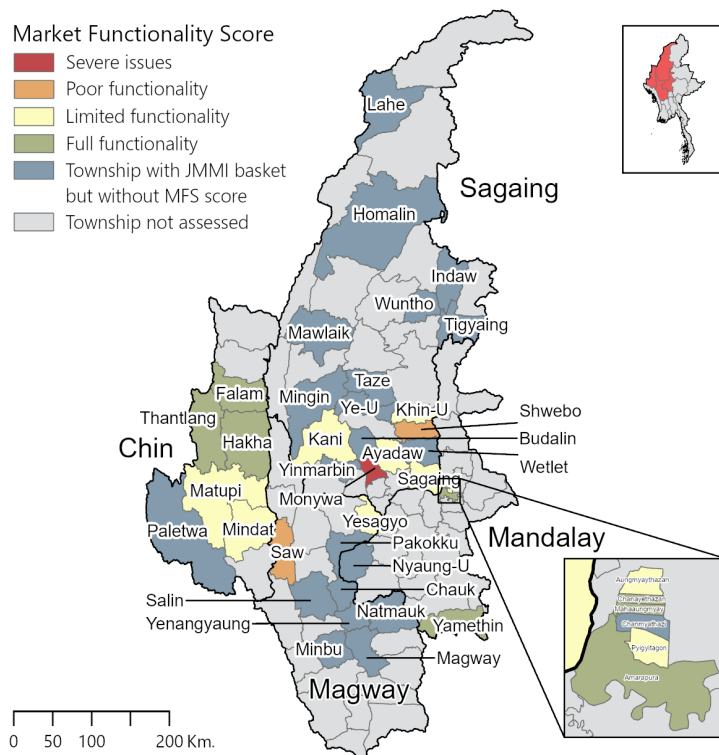
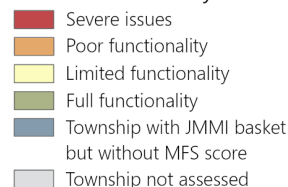
9. According to secondary sources.

10. These townships in Kachin are exclusively covered by WFP who does not collect information on availability and supply chains.

11. Homalin is exclusively covered by WFP. For the February month of data collection, WFP collected the prices for more items than previously, including comparatively high prices for fish and meat products. Since these prices were previously imputed and therefore average, the addition of these unusually high prices caused noticeably increases in the state median.

Sub-region: Northwest

Market Functionality Score



Chin

- Although JMMI Basket prices in Chin remained largely stable, minor fluctuations were observed only in fish products, salt, and palm oil compared to January. Zooming-in, these variations occurred principally in Mindat and Paletwa, where vegetable prices also decreased but were offset by higher pork prices.
- The pattern of high prices across townships remained similar to last month, with **Thantlang recording the second-highest JMMI Basket price (867,478 MMK)** for this month. As an illustration, the pyi of rice was reported at 10,000 MMK for this month (4,602 MMK for national level).
- Market functionality analysis continued **strong scores in Falam, Thantlang, and Hakha, while Matupi and Mindat remained classified as limited.** Across all markets, affordability remained the weakest aspect.
- No major changes in availability and supply chains were recorded—except in Mindat, where some vendors reported certain food and construction items as completely unavailable.

Sagaing

- The increases in the JMMI Baskets were largely driven by changes in coverage and the expanded range of items for which prices were collected,¹³ resulting in the sharp rise in Homalin and other townships (+10%–39%) compared to the previous month. Despite this, **price volatility persisted, particularly for rice**, with increases up to 38% in Wetlet, 31% in Wuntho, 27% in Homalin and 11% in Yinmarbin. This latter had the highest rice prices among all the townships assessed at the national level (10,658 MMK for a pyi).
- Due to expanded item coverage, **Homalin recorded the highest JMMI Basket value this month (963,007 MMK) across all the townships covered**, while Yinmarbin ranked third. Rising prices in Yinmarbin may be linked to deteriorating access along the route to Pale¹⁴. These access constraints were also felt in the area, highlighted by insecurity affected JMMI partners to collect data in Salingyi and Monywa.¹⁵
- Market functionality showed slight improvement compared to January, with Sagaing improving from poor to limited and Ayadaw from severe to limited**, while Kani, Khin-U and Shwebo remained unchanged. Improvements were mainly driven by fewer accessibility constraints reported by the vendors in these townships.
- Availability remained limited, with meat products, fruits and vegetables items reported as partially or completely unavailable, particularly in Ayadaw.** Medicines also continued to be limited across all the assessed townships.

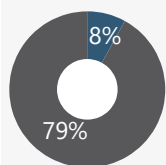
Mandalay

- The JMMI Basket price remained stable at the state level, despite changes in coverage compared to the January round. **At a more granular level, notable variations were observed in Amapura (+10%), Nyaung-U (+15%) and Yamethin (-19%).**
- Amapura recorded the highest basket value** in the state and saw a continual increase in the basket **driven by prices of rice (+40%), chickpea (+65%), as well as fish paste (67%).** Nyaung-U also saw a rise in rice prices (+37%), while prices for meat products and fish paste declined. The decrease in Yamethin was mainly driven by lower prices of fish products and tomatoes.
- Market functionality scores remained stable, with four markets classified as fully functional and two as limited.** Availability and supply chains were generally strong, although vendors in Amapura reported difficulties in restocking due to economic constraints. Despite the reported tensions in the southern part of the region,¹⁴ vendors did not indicate significant issues related to accessibility or security for customers.

Magway

- After a period of stability between December and January, the state-level JMMI Basket experienced a slight increase from January to February, **mainly due to changes in coverage and the range of items collected¹³ in some townships.**
- Chauk, not covered last round, recorded the highest basket value (573,228 MMK), with the price of a pyi of rice at 6,598 MMK compared to the state median of 4,821 MMK.** Salin experienced the largest increase compared to last month, largely driven by more extensive price data collection.
- Market functionality was assessed as **limited in Yesagyo and poor in Saw**, although this latter saw an improvement from severe to poor due to better product availability since last month despite the report of disruptions along the Minbu–Salin–Saw road axis.¹⁴ In Ye, accessibility remained the weakest pillar due to the presence of checkpoints, while no such issues were reported in Saw.

Key market functionality figures



% of vendors reporting problems that prevented customers or vendors from physically traveling to, working at, or shopping at this marketplace in the 7 days prior to data collection.

When reported, main security factors having a negative impact on business, customers or vendors themselves, by number of vendors¹²

Curfews	12/166
Fear of airstrikes	5/166
Fear of violence	1/166

12. This excludes 'none' reported by 153 vendors.

13. Similar to note 11. These townships are exclusively covered by WFP. For the February month of data collection, WFP collected the prices for more items than previously, including comparatively high prices for fish and meat products. Since these prices were previously imputed and therefore average, the addition of these unusually high prices caused noticeably increases in the state median.

14. According to secondary sources.

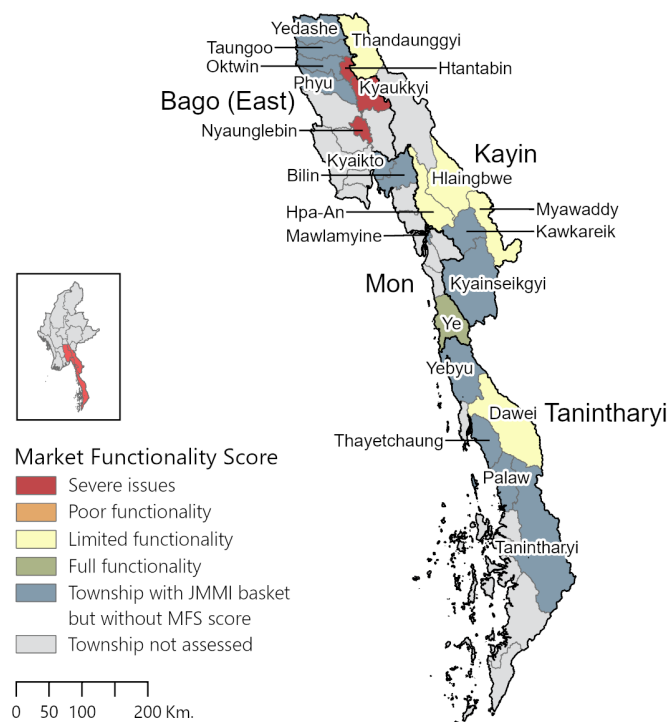
15. JMMI partners could not complete data collection due to security restrictions.

16. A list of admin 3 (townships)-level JMMI Basket costs can be found in annex 1.

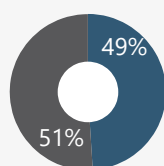
JMMI BASKET COSTS, BY STATE/REGION¹⁶

State/Region	Food Basket	JMMI Basket	Change from January
Chin	442,639	610,842	▼ 2%
Sagaing	370,419	511,178	▲ 10%
Magway	345,867	477,296	▲ 9%
Mandalay	349,634	482,494	▲ 2%

Sub-region: Southeast



Key market functionality figures



% of vendors reporting problems that prevented customers or vendors from physically traveling to, working at, or shopping at this marketplace in the 7 days prior to data collection, all located in Kayin, Bago (East) and Tanintharyi. Checkpoint and movement restriction were the most common cited reasons, aligning with dynamics around the key road axis.

When reported, main security factors having a negative impact on business, customers or vendors themselves, by number of vendors¹⁷

Curfews	14/43
Fear of recruitment	8/43
Presence of armed actors	7/43

Bago (East)

- The JMMI Basket remained stable at the state level compared to January, **although notable increases were observed in Yedashe (+18%) and, to a lesser extent, in Taungoo (+7%)**, mainly driven by fluctuations in chicken and fish paste prices. While rice prices remained stable overall following earlier increases, Yedashe still recorded a significant rise of 40%.
- Market functionality remained unchanged, **with all three assessed townships still classified as severe**. Accessibility further deteriorated in Kyaukkyi, reflecting the continued impact of conflict dynamics;¹⁸ one vendor reported that the market was accessible for trade only three times per week.¹⁹ Affordability remained extremely low, driven by high prices and additional transportation costs for customers accessing markets.
- Product availability showed slight improvement**, with no food items reported as limited. **However, vendors continued to face challenges importing NFIs.**¹⁹ Medicine availability remained limited in Kyaukkyi, consistent with trends observed last month.

Kayin

- After the decrease observed between December and January, **the state-level JMMI Basket recorded a slight increase (3%), with variation in price trends across townships**: A sharp increase was observed in Thandaunggyi, mainly driven by rising chickpea prices (+58%) and a doubling of fish product prices; vendors reported cargo limitations and reliance on external suppliers as contributing factors.¹⁹
- Chickpea prices also increased in **Kyainseikgyi, making it the township with the highest basket value this month** (567,054 MMK) in Kayin, while Hpa-An recorded an 8% decrease, largely due to lower vegetable prices.
- Market functionality **across all assessed townships was classified as limited**, with Hlaingbwe deteriorating from fully to limited and Thandaunggyi improving from severe to limited compared to January. In Hlaingbwe, the decline was driven by reduced affordability, although other pillars remained stable, indicating resilience despite conflict dynamics along the Hlaingbwe–Paingkyone road.¹⁸ In Thandaunggyi, improvements were observed, but accessibility constraints persisted due to movement restrictions.
- No major changes in MFS score were observed in Hpa-An and Myawaddy**, where affordability remained the weakest pillar, partly due to vendors' inability to forecast prices, highlighting continued price volatility.

Mon

- After the increase between December and January, the state-level **JMMI state Basket decreased this month, largely driven by fluctuations in rice: prices fell in Kyaukto (-42%) and Mawlamyine (-39%)**, although Bilin, not covered last month, recorded a rice price of 8,640 MMK—more than the double of Kyaukto and Mawlamyine.
- As a result, Bilin recorded the highest basket median this month**, while Kyaukto recorded the lowest, reversing the situation from January when Kyaukto had the highest basket, which highlights the extreme price volatility in the state and area. In Bilin, price dynamics were likely influenced by tension around the control of the highway running through Bilin toward Kayah state.¹⁸ However, limited data restricts the ability to link availability and supply chain trends with these price patterns.²⁰
- Ye**, the only township assessed for MFS, **saw its score improve from limited to fully functional** compared to January, mainly due to greater supplier diversity.

Tanintharyi

- Small price fluctuations were observed in Tanintharyi, partly due to changes in coverage and the range of items collected. **A more noticeable increase in the JMMI Basket compared to January was recorded in Dawei**, making it the township with the highest basket value in the state. In contrast, Tanintharyi experienced a decrease in its basket, largely due to a sharp drop in tomato prices (-37%).
- As in the previous month, **Dawei was the only market assessed for functionality**, and experienced an improvement in its score, **from poor to limited**; however, this masked a minor deterioration in accessibility reported by one vendor. Product availability remained generally good, although some vendors continued to report availability of core items and high supplier prices, mostly local suppliers, as main challenges to keep their shop operational.

JMMI BASKET COSTS, BY STATE/REGION²¹

State/Region	Food Basket	JMMI Basket	Change from January
Kayin	360,436	497,401	▲ 3%
Tanintharyi	350,739	484,020	▲ 2%
Mon	320,780	442,676	▼ 11%
Bago (East)	311,019	429,207	▲ 1%

17. This excludes 'none' reported by 22 vendors.

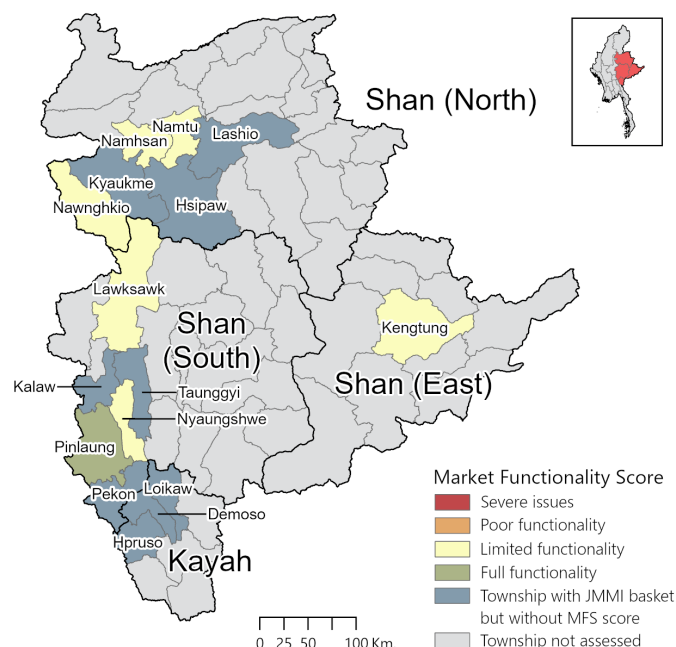
18. According to secondary sources.

19. Reported by key informants under the comments section of the JMMI.

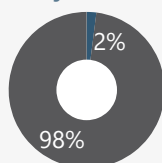
20. Bilin is exclusively covered by WFP and therefore, no data on availability and supply chains is available.

21. A list of admin 3 (townships)-level JMMI Basket costs can be found in annex 1.

Sub-region: Shan and Kayah



Key market functionality figures



% of vendors reporting problems that prevented customers or vendors from physically traveling to, working at, or shopping at this marketplace in the 7 days prior to data collection.

These findings show an important decrease in reports of accessibility issues compared to last month when 22% of vendors highlighted them.

When reported, most common difficulties faced by vendors to maintain their business operational and well-stocked, by number of vendors²²

Prices charged by suppliers 17/42

Other reasons, all cited by 4 vendors: agricultural gaps, availability, movement restrictions, not enough cash, not enough staff, transport affected by conflict.

Shan (North)

- After the sharp increase observed between December and January, **the JMMI Basket prices experienced a decrease between January and February**. This decline was particularly notable in **Nawngghkio (-23%)** and **Namhsan (-23%)**, mainly driven by a sharp drop in rice prices (-33% in Nawngghkio and -37% in Namhsan), as well as lower prices for fish paste. The absence of Kutkai from this month's coverage may also have contributed to the observed decrease at state level.
- Despite this decrease, **Namhsan recorded the highest prices within the state, with increases reported for chickpeas (67%) and vegetables (161% for tomato and 95% for onion)**. In general, continued price volatility suggests that reported movement restrictions along key roads²³ are affecting market prices. However, vendors indicated that overall availability remained stable.
- The three markets assessed in **MFS maintained their limited functionality classification**, even while improvements in the accessibility and availability scores were observed in Namhsan compared to January.

Shan (South)

- The JMMI Basket remained stable** in Shan (South) following the increase observed between December and January, **suggesting that trade and transportation dynamics in Shan (North) continue to restrain trade and sustain high price levels**. Indeed, vendors continued to report ongoing challenges related to limited truck transportation from Northern Shan State and restrictions on Chinese imports.²⁴ Lawksawk, located at the border with the North, showed lower availability compared to other assessed townships.
- A closer look shows that prices **continued to rise mainly in Pekon, which maintained the highest basket value in the state**. Rice prices increased (+28%), along with salt and oil, while vegetable prices declined. The decrease in vegetables prices was also observed in other townships that experienced overall price reductions.
- Similar to last month and despite the prices dynamics, **the assessed markets in Pinlaung were found to be fully functional, while Nyaugshwe was classified as having limited functionality**. Markets in **Lawksawk reportedly improved from poor to limited functionality**. In the townships with limited functionality, affordability remained the main constraint, driven by both price levels and vendors' inability to forecast prices, highlighting again the continued volatility likely linked to transportation and trade constraints (e.g. taxation, importation restrictions).

Shan (East)

- Compared to the rest of Shan region, **prices of the JMMI Basket continued to be stable in Kengtung similarly to the period between December and January**.
- Likewise, **markets in Kengtung retained the classification of limited functionality**. No major changes were observed.

Kayah

- A small increase in the state-level JMMI Basket compared to January was found, **mainly due to an increase in Loikaw**. No major changes were recorded in Demoso and Hpruso.
- The rise of the prices in Loikaw **may be associated with reported damage to the Hpasawng Salween River Bridge**, which could have disrupted food and medicine supplies.²³ However, limited coverage restricted full assessment of these dynamics.
- No market functionality data was collected in January.

JMMI BASKET COSTS, BY TOWNSHIP

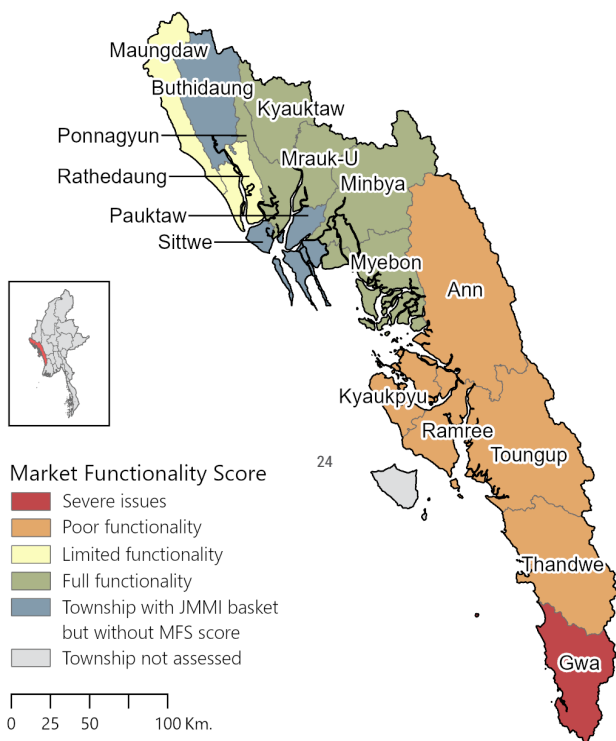
State/ Townships	Food Basket	JMMI Basket	Change from January
Kayah	398,183	549,493	▲ 6%
Loikaw	432,098	596,295	▲ 6%
Hpruso	395,278	545,484	▼ 1%
Demoso	366,609	505,920	▲ 1%
Shan (North)	361,014	498,200	▼ 18%
Namhsan	391,843	540,743	▼ 23%
Kyaukme	378,951	522,953	▼ 15%
Hsipaw	363,385	501,472	▼ 17%
Shan (South)	342,545	472,712	▼ 1%
Lashio	352,162	485,984	▼ 14%
Namtu	344,281	475,108	▼ 1%
Nawngghkio	293,964	405,670	▼ 23%
Pekon	390,790	539,290	▲ 8%
Nyaungshwe	388,501	536,131	▲ 4%
Kalaw	356,301	491,695	▲ 4%
Pinlaung	325,100	448,638	▲ 2%
Taunggyi	322,571	445,149	▼ 10%
Lawksawk	310,214	428,095	▼ 10%
Shan (East)	332,981	459,513	▲ 1%
Kengtung	332,981	459,513	▲ 1%

22. This excludes 'none' reported by 25 vendors.

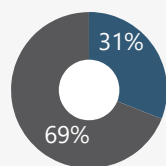
23. According to secondary sources.

24. Reported by key informants under the comments section of the JMMI.

Sub-region: Rakhine



Key market functionality figures



% of vendors reporting problems that prevented customers or vendors from physically traveling to, working at, or shopping at this marketplace in the 7 days prior to data collection.

When reported, main security factors having a negative impact on business, customers or vendors themselves, by number of vendors²⁵

Fear of airstrikes	15/65
Presence of armed actors	5/65
Curfews	4/65

State level

- The state-level JMMI Basket **continued to slightly decrease, although small increases in the prices were noted in the northern part of the state.** The main changes were concentrated around typically volatile items such as meat products, fish paste, and tomatoes.
- A small improvement was observed in the availability of food products and medicines, while NFIs remained widely limited. **These limitations were again attributed to border closures and transport shortages**, reflecting ongoing conflict dynamics in northern areas and along key routes to the south, complicating the movement of goods.²⁶
- Market functionality classifications **remained similar to last month**, with a consistent pattern across the three sub-areas.

Northern

- Small increases in JMMI Basket prices were observed in Buthidaung and Rathedaung**, mainly driven by higher prices for meat and fish products, while **Maungdaw recorded a small decrease** due to lower vegetable prices compared to last month.
- As in the previous month, **availability of items was reported to be good**, with restocking times slightly shortening and generally remaining below 10 days for most items, except medicines. However, **transportation constraints and border closures continued to be highlighted by vendors** as key challenges affecting their ability to restock.
- The two markets assessed in terms of functionality **remained classified as limited**, with no major changes compared to last month. Affordability continued to be the primary constraint for customers.

Central

- The majority of townships in the central area **experienced slight fluctuations in their JMMI Basket prices toward a decrease, except for Pauktaw, which recorded a slight increase.** Price variations were mainly observed in chickpeas, vegetables, meat products, and fish paste. The price of baskets in Sittwe and Kyauktaw remained stable.
- Availability of the items remained stable** with no major disruptions in supply chain, as well as restocking times compared to last month, although longer delays (around 15 days) were reported in Myebon, Minbya and Kyauktaw.
- All the assessed townships maintained their classification as fully functional.** Despite reports of intensified attacks around Kyauktaw and Mrauk-U,²⁶ vendors did not report significant issues affecting market accessibility.

Southern

- As in the rest of the state the JMMI Basket prices remained broadly stable**, with only minor fluctuations mainly driven by decreases in tomato and fish paste prices. Despite this stability, **price levels remained high, with Gwa, Ann, and Kyaukpyu recording basket values above 700,000 MMK.**
- High prices were accompanied by availability constraints, particularly in Ann and Kyaukpyu**, where many food items and medicines were reported as limited by vendors. Limited availability of construction items was also reported across all assessed townships, along with weak restocking capacity (up to 30 days for some items).
- No improvements were observed in market functionality, with Gwa remaining the township with the lowest score across all the assessed townships nationwide.** Accessibility and affordability continued to be major constraints in Ramree, Kyaukpyu, Ann and Gwa, aligning with reports of fighting around Kyaukpyu that likely disrupted security and supply chains,²⁶ although these had not significantly worsened market security conditions.

JMMI BASKET COSTS, BY TOWNSHIP

Township	Food Basket	JMMI Basket	Change from January
Rakhine	423,892	584,971	▼ 3%
Gwa	514,901	710,563	▼ 1%
Ann	510,276	704,182	▼ 3%
Kyaukpyu	509,218	702,720	▲ 1%
Ramree	493,529	681,070	▼ 4%
Rathedaung	434,970	600,259	▲ 4%
Toungup	434,311	599,349	▲ 1%
Thandwe	426,588	588,691	▼ 5%
Minbya	418,231	577,159	▼ 2%
Myebon	415,122	572,868	▼ 3%
Ponnagyun	414,764	572,375	0%
Maungdaw	408,175	563,281	▼ 2%
Kyauktaw	399,339	551,088	▲ 1%
Buthidaung	398,580	550,040	▲ 7%
Mrauk-U	397,881	549,075	▼ 3%
Sittwe	371,157	512,196	0%
Pauktaw	352,283	486,150	▲ 5%

Sub-regions: Kachin; Yangon and Ayeyarwady

Kachin

- After the decrease observed between December and January, **the JMMI Basket price at the state level recorded a new increase** (+10%), affecting all covered townships and likely influenced by transportation dynamics impacting the movement of goods.²⁷
- Increases were particularly notable in **Bhamo, driven by higher prices for chicken and fish paste, along with a rise in rice prices** (+23%). Rice price also increased in Myitkyina (+10%).
- Bhamo, the only township with a MFS score, **remained classified as limited**, although a slight deterioration in accessibility was reported due to ongoing conflict. Several food items, as well as NFIs continued to be reported as limited in availability, with longer restocking times compared to the national median (between 10-15 days for food items, and more than 20 days for NFIs).

Yangon

- Due to the increase of the JMMI Basket price this month, Yangon lost its position as one of the lowest baskets compared to other states/regions. **The re-inclusion of Bahan not covered in recent months mostly drove the price up. Some price fluctuations were also observed in North Okkalapa.**
- The three markets assessed for MFS were **fully functional**, with no major issues reported.

Ayeyarwady

- As in the previous month, Pathein (only township assessed) **maintained very low JMMI Basket price**, with no major fluctuations.
- Pathein retained its **limited market functionality score**, mainly due to affordability challenges (customers' financial constraints, vendors' difficulty in forecasting prices), and some security concerns.

JMMI BASKET COSTS, BY STATE/REGION²⁸

State	Food Basket ⁹	JMMI Basket	Change from January
Kachin	375,989	518,864	▲ 10%
Yangon	449,861	620,808	▲ 7%
Ayeyarwady	269,701	372,188	▲ 1%

Methodology

The Joint Market Monitoring Initiative (JMMI) gathers data through Key Informant Interviews (KIIs) with retail vendors in selected markets. Vendors share insights based on their experience in the 30 days prior to data collection.

The February 2026 round took place between 5th-22nd February with a total of 647 KIIs conducted across 107 townships in 16 states/regions by data collection partners. In each assessed township, at least three vendors were interviewed using a structured questionnaire. Enumerators identified traders selling directly to consumers, stocking at least one monitored item, and serving mainly low- to middle-income customers. When possible, at least three price points per item per township were collected for reliability. Data collection followed a hybrid approach: in-person where access allowed it, remote in restricted areas.

The integration of WFP Price Monitoring into the JMMI, increased coverage by 274 interviews in 68. WFP data focuses on core food items: rice, pulses, tomato, onion, egg and salt and is valuable to expand coverage and produce food basket prices.

Vendor-level data were aggregated at township level. Prices and stock levels were recorded from individual traders, and the median value for each item was calculated per township. National and regional estimates were generated using a "medians of medians" approach, calculating medians across township-level medians rather than raw data. This methodology provides consistent, timely, and context-sensitive insights into market functionality and price trends across both stable and crisis-affected areas on a monthly basis. **Please contact the JMMI Myanmar team for further information.**

Limitations

Sampling and representativeness:

Due to the purposive sampling strategy employed, **the findings should be considered indicative and cannot be interpreted as statistically representative at township, regional, or national levels.** This approach may also introduce some bias towards larger markets as these were more likely to have more items compared to smaller, or informal, markets that are essential in many areas. Another limitation is linked to the urban bias and uneven geographical coverage.

Key informant Data Reliability:

Findings rely on the ability of the surveyed vendors to accurately report their prices, stock levels, or availability of items, likely impacted by misunderstanding, optimism bias, or perceived potential for aid delivery as a result of the assessment. Additionally, in several questions, vendors were asked to give their perspective on topics relating to customers (access and security issues). The perception is not holistic, since the situation of vendors and customers who cannot access the market may be missing from the dataset. Lastly, estimates of prices for the daily unskilled labour should be interpreted with caution as these data are sourced from market vendors rather than labour unions and the type of labour was not specified.

Price imputation from higher administrative levels:

In the event that township level data was missing, prices used for the calculation of the baskets were imputed from township median or regional medians. As a result, findings from urban areas with more coverage, may influence rural areas.

Data collection partners

ADRA AYO, CLCA, CPU, CSI, KMSS-B, KRRC, LDA, M-Dos, NAG/CLHS, Save The Children, SPCD, WAPAN & others

About WFP Price Monitoring

The World Food Programme (WFP) conducts regular global market analyses by monitoring food-price data from amongst low income or crisis affected communities which WFP is directly serving.

About the JMMI

The Joint Market Monitoring Initiative is a response wide approach to monitor markets jointly with Cash Working Groups (CWG), based on collaboration and efficient use of resources and which enables humanitarian actors to work toward a common goal. Organisations which participate in the Initiative collect data on a monthly basis in pre-determined markets, using a standardized methodology and questionnaire. Data from partners is then compiled, cleaned, analysed and released for the benefit of all humanitarian actors.

7 27. According to secondary sources.
28. A list of admin 3 (townships)-level JMMI Basket costs can be found in annex 1.

Annex 1: Breakdown of JMMI Basket and Food Component by Sub-National Division, State/Region, and Township

Northwest	Food Basket	JMMI Basket	Change from December
Chin	442,639	610,842	▼ 2%
Thantlang	628,608	867,478	0%
Matupi	498,758	688,286	0%
Paletwa	487,151	672,268	▲ 2%
Falam	425,988	587,864	▼ 2%
Hakha	413,910	571,195	▼ 2%
Mindat	365,403	504,257	▼ 10%
Sagaing	370,419	511,178	▲ 10%
Homalin	719,588	993,032	▲ 39%
Yinmarbin	568,405	784,399	▲ 17%
Lahe	558,368	770,548	▲ 8%
Mawlaik	475,307	655,924	▲ 9%
Wuntho	428,924	591,916	▲ 21%
Tigyaing	400,574	552,792	▲ 11%
Monywa	399,687	551,568	▲ 25%
Indaw	361,464	498,820	▲ 8%
Ye-U	359,771	496,484	▲ 18%
Mingin	358,693	494,996	▲ 11%
Sagaing	356,322	491,725	▲ 7%
Taze	351,090	484,504	NA
Khin-U	343,575	474,134	▼ 6%
Kani	334,853	462,098	▼ 3%
Budalin	333,650	460,437	▲ 16%
Wetlet	330,420	455,980	▲ 30%
Ayadaw	325,604	449,333	▲ 7%
Shwebo	275,199	379,775	▲ 2%
Magway	345,867	477,296	▲ 9%
Chauk	415,383	573,228	NA
Salin	380,753	525,440	▲ 22%
Yenangyaung	362,656	500,465	▼ 11%
Magway	348,586	481,049	▲ 7%
Minbu	346,336	477,944	▲ 10%
Saw	339,717	468,810	▼ 3%
Natmauk	305,451	421,523	▼ 1%
Pakokku	296,315	408,914	▲ 7%
Yesagyo	282,350	389,643	NA
Mandalay	349,634	482,494	▲ 2%
Amarapura	453,742	626,164	▲ 10%
Nyaung-U	397,926	549,139	▲ 15%
Mahaangmyay	380,760	525,449	▲ 2%
Chanayethazan	356,104	491,423	▲ 3%
Aungmyaythazan	340,560	469,972	▲ 2%

Chanmyathazi	339,223	468,128	▲ 2%
Yamethin	327,293	451,665	▼ 19%
Pyigyitagon	290,209	400,488	▼ 4%
Southeast			
Kayin	360,436	497,401	▲ 3%
Kyainseikgyi	410,908	567,054	▲ 6%
Kawkareik	393,323	542,785	▲ 4%
Myawaddy	391,346	540,057	0%
Thandaunggyi	365,974	505,044	▲ 18%
Hlaingbwe	324,905	448,369	0%
Hpa-An	296,569	409,265	▼ 3%
Tanintharyi	350,739	484,020	▲ 2%
Palaw	367,099	506,597	▲ 2%
Dawei	366,939	506,376	▲ 4%
Yebyu	355,880	491,114	▲ 10%
Tanintharyi	350,739	484,020	▼ 8%
Thayetchaung	325,491	449,178	▼ 2%
Mon	320,780	442,676	▼ 11%
Bilin	452,419	624,339	NA
Kyaikto	338,836	467,593	▼ 16%
Mawlamyine	315,544	435,451	▼ 11%
Ye	313,375	432,457	▲ 4%
Bago (East)	311,019	429,207	▲ 1%
Kyaukykyi	366,308	505,505	0%
Yedashe	329,993	455,391	▲ 18%
Htantabin	329,981	455,374	▼ 3%
Taungoo	325,676	449,433	▲ 7%
Phyu	322,897	445,598	▲ 4%
Oktwin	301,388	415,915	▼ 2%
Nyaunglebin	291,573	402,371	▲ 1%
Shan and Kayah			
Kayah	398,183	549,493	▲ 6%
Loikaw	432,098	596,295	▲ 6%
Hpruso	395,278	545,484	▼ 1%
Demoso	366,609	505,920	▲ 1%
Shan (North)	361,014	498,200	▼ 18%
Namhsan	391,843	540,743	▼ 23%
Kyaukme	378,951	522,953	▼ 15%
Hsipaw	363,385	501,472	▼ 17%
Lashio	352,162	485,984	▼ 14%
Namtu	344,281	475,108	▼ 1%
Nawngkhio	293,964	405,670	▼ 23%

Shan (South)	342,545	472,712	▼ 1%
Pekon	390,790	539,290	▲ 8%
Nyaungshwe	388,501	536,131	▲ 4%
Kalaw	356,301	491,695	▲ 4%
Pinlaung	325,100	448,638	▲ 2%
Taunggyi	322,571	445,149	▼ 10%
Lawksawk	310,214	428,095	▼ 10%
Shan (East)	332,981	459,513	▲ 1%
Kengtung	332,981	459,513	▲ 1%
Rakhine	423,892	584,971	▼ 3%
Gwa	514,901	710,563	▼ 1%
Ann	510,276	704,182	▼ 3%
Kyaukpyu	509,218	702,720	▲ 1%
Ramree	493,529	681,070	▼ 4%
Rathedaung	434,970	600,259	▲ 4%
Toungup	434,311	599,349	▲ 1%
Thandwe	426,588	588,691	▼ 5%
Minbya	418,231	577,159	▼ 2%
Myebon	415,122	572,868	▼ 3%
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Buthidaung	398,580	550,040	▲ 7%
Mrauk-U	397,881	549,075	▼ 3%
Sittwe	371,157	512,196	0%
Pauktaw	352,283	486,150	▲ 5%
Kachin	375,989	518,864	▲ 10%
Mansi	390,160	538,421	▲ 7%
Waingmaw	384,732	530,930	▲ 10%
Myitkyina	375,968	518,835	▲ 11%
Bhamo	367,101	506,599	▲ 13%
Yangon	449,861	620,808	▲ 7%
Bahan	449,861	620,808	NA
Sanchaung	416,048	574,146	▲ 3%
Kyeemyindaing	407,794	562,755	▲ 2%
Hlaingtharya	337,598	465,885	▲ 6%
North Okkalapa	336,694	464,637	▲ 9%
Insein	331,634	457,655	▲ 6%
Dagon Myothit	325,944	449,803	▲ 1%
Ayeyarwady	269,701	372,188	▲ 1%
Pathein	269,701	372,188	▲ 1%

Annex 2: Breakdown of NFI Basket, labour cost and other items monitored

Median price for all monitored NFI

Location	February	January	Change from January
Kachin	111,294 MMK	101,285 MMK	▲ 10%
Bago (East)	83,402 MMK	52,879 MMK	▲ 58%
Sagaing	75,973 MMK	66,939 MMK	▲ 13%
Chin	74,599 MMK	86,989 MMK	▼ 14%
Mon	72,748 MMK	60,334 MMK	▲ 21%
Shan (South)	70,195 MMK	77,265 MMK	▼ 9%
Yangon	69,876 MMK	68,572 MMK	▲ 2%
National	61,344 MMK	60,334 MMK	▲ 2%
Kayah	61,344 MMK	60,334 MMK	▲ 2%
Tanintharyi	61,344 MMK	60,334 MMK	▲ 2%
Rakhine	60,926 MMK	59,981 MMK	▲ 2%
Mandalay	60,671 MMK	58,984 MMK	▲ 3%
Shan (East)	59,804 MMK	58,934 MMK	▲ 1%
Ayeyarwady	50,622 MMK	50,622 MMK	0%
Shan (North)	45,759 MMK	43,794 MMK	▲ 4%
Magway	44,789 MMK	48,524 MMK	▼ 8%
Kayin	43,811 MMK	57,852 MMK	▼ 24%

State/region-level labor cost medians for the last two rounds

Location	February	January	Change from January ³¹
Kachin	20,000 MMK	20,000 MMK	0%
Tanintharyi	20,000 MMK	20,000 MMK	0%
Yangon	20,000 MMK	12,500 MMK	▲ 60%
Rakhine	18,000 MMK	18,000 MMK	0%
Mon	16,500 MMK	15,000 MMK	▲ 10%
National	15,000 MMK	15,000 MMK	0%
Kayin	15,000 MMK	12,500 MMK	▲ 20%
Sagaing	15,000 MMK	11,000 MMK	▲ 36%
Shan (South)	15,000 MMK	15,000 MMK	0%
Shan (East)	15,000 MMK	15,000 MMK	0%
Ayeyarwady	15,000 MMK	15,000 MMK	0%
Magway	13,500 MMK	18,000 MMK	▼ 25%
Chin	12,500 MMK	15,000 MMK	▼ 17%
Bago (East)	12,500 MMK	12,000 MMK	▲ 4%
Shan (North)	12,000 MMK	8,500 MMK	▲ 41%
Mandalay	10,000 MMK	10,000 MMK	0%
Kayah	NA	NA	

Items	Unit	February	January	Change from January
Diesel	1 litre	3,625 MMK	3,150 MMK	▲ 15%
Petrol	1 litre	4,150 MMK	4,000 MMK	▲ 4%
Bucket	20 litre	14,750 MMK	14,650 MMK	▲ 1%
Sanitary Pad	10 pieces	2,500 MMK	3,000 MMK	▲ 17%
Soap	60gr bar	2,500 MMK	2,500 MMK	0%
Metformin	10 pieces	2,500 MMK	1,825 MMK	▲ 37%
Metronidazole	10 pieces	1,500 MMK	1,225 MMK	▲ 22%
Amoxicillin	10 pieces	2,325 MMK	2,275 MMK	▲ 2%
Paracetamol	10 pieces	1,500 MMK	1,500 MMK	0%