



UGANDA BUREAU OF STATISTICS



P.O. Box 7186, Kampala; Tel: 0414 – 706000; Fax: 0414 – 237553; Email: ubos@ubos.org; Website: www.ubos.org

RESIDENTIAL PROPERTY PRICE INDEX (RPPI) SECOND QUARTER 2018/19

PRESS RELEASE

1.0 INTRODUCTION

This press release presents statistical information on real estate price developments on a quarterly basis. The information covers Residential Property Price Index (RPPI). The geographical coverage of the indices is the Greater Kampala Metropolitan Area (GKMA), covering Kampala district and urban areas of Wakiso district. Uganda Bureau of Statistics (UBOS) uses the method of Hedonic pricing approach to compute the RPPI. Hedonic pricing is a method that identifies price factors. The factors are represented as price determining characteristics that exist and affect both internal and external of the property.

2.0 ANNUAL RESULTS

The Residential Property Price Index (RPPI) for GKMA registered a growth of 7.1 percent for the year ending second quarter 2018/19 compared 1.6 percent registered for the year ended first quarter 2018/19.

The increase was due to residential properties in Wakiso area that increased to 16.1 percent for the year ending second quarter 2018/9 compared to 2.2 percent registered for the year ended first quarter 2018/19. In addition prices of properties in Kampala Central and Makindye areas increased to 6.4 percent for the year ending second quarter 2018/19 compared to 2.6 percent registered during the year ended first quarter 2018/19, see Table 1.

Table 1: Annual Inflation trends by strata, Q1 2017/18 - Q2 2018/19.

		Wakiso	Kampala Central & Makindye	Nakawa	Kawempe & Rubaga	Headline
2017/18	Q1	-1.7	3.3	-4.4	-9.5	-2.7
	Q2	12.4	25.7	18.9	-3.0	12.7
	Q3	7.5	10.2	-2.8	-5.8	3.5
	Q4	14.9	17.5	-5.2	-3.2	8.6
2018/19	Q1	2.2	2.6	-6.0	4.1	1.6
	Q2	16.1	6.4	-7.5	2.3	7.1

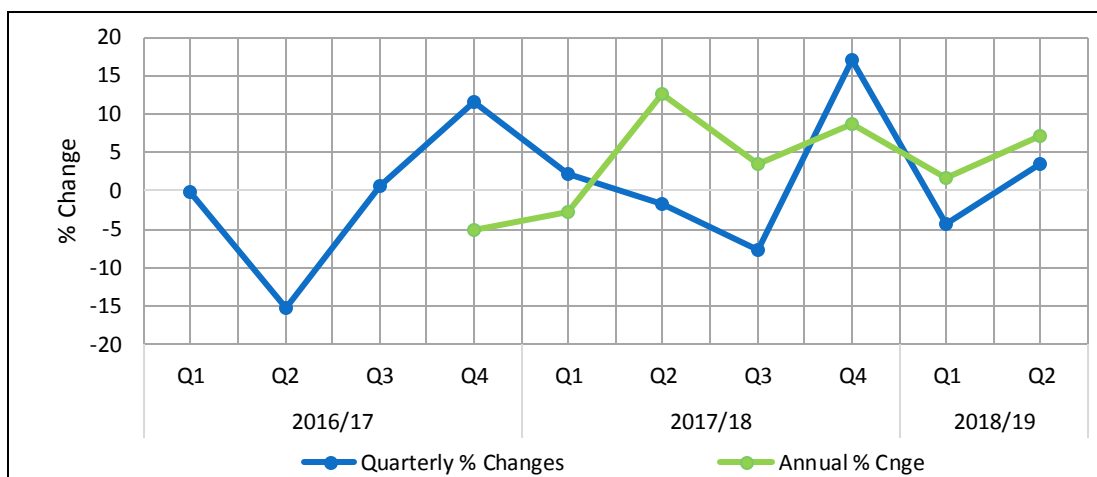
Source: UBOS

3.0 QUARTERLY RESULTS

The RPPI for GKMA increased by 3.5 percent during the second quarter 2018/19 from the minus 4.3 percent registered during the first quarter 2018/19.

This quarterly rise was due to Kampala Central and Makindye quarterly inflation that increased to 10.8 percent during the second quarter from the minus 16.2 percent registered during the first quarter of 2018/19. In addition, Wakiso quarterly prices of residential properties increased to 4.8 percent during the second quarter 2018/19 from the minus 0.5 percent registered in the first quarter 2018/19. Also, Nakawa residential properties prices increased by 1.9 percent compared to minus 8.5 percent registered during the first quarter.

Figure 1: Headline, Annual and Quarterly % Changes



Source: UBOS

However, residential properties prices for Kawempe and Rubaga, combined decreased to minus 6.2 percent during the second quarter compared to 9.1 percent rise recorded during the first quarter of 2018/19, see Table 2 and Figure 1.

Table 2: Quarterly percentage changes by strata, Q1 2017/18 - Q1 2018/19.

		Wakiso	Kampala Central & Makindye	Nakawa	Kawempe & Rubaga	Headline
2017/18	Q1	11.9	-4.0	-7.7	1.5	2.3
	Q2	-7.7	6.8	3.7	-4.6	-1.7
	Q3	-4.8	-11.2	-8.5	-7.4	-7.7
	Q4	16.9	29.1	8.4	8.0	17.2
2018/19	Q1	-0.5	-16.2	-8.5	9.1	-4.3
	Q2	4.8	10.8	1.9	-6.2	3.5

Source: UBOS

Vincent Musoke Nsubuga
FOR: EXECUTIVE DIRECTOR

Annex 1: All Regions (strata) Index: 2014/15- 2015/17 =100.

		Wakiso	Kampala Central &Makindye	Nakawa	Kawempe &Rubaga	Headline	Quarterly % Changes	Annual % changes
	Weights	39.54	23.74	13.44	23.28	100.00		
2015/16	Q1	100.00	100.00	100.00	100.00	100.00		
	Q2	100.00	100.00	100.00	100.00	100.00		
	Q3	100.00	100.00	100.00	100.00	100.00		
	Q4	100.00	100.00	100.00	100.00	100.00		
2016/17	Q1	95.60	103.80	98.49	104.16	99.93	-0.1	
	Q2	77.11	91.12	82.12	92.73	84.75	-15.2	
	Q3	76.72	92.93	91.81	88.38	85.31	0.7	
	Q4	83.94	111.70	102.05	92.91	95.05	11.6	-4.9
2017/18	Q1	93.94	107.26	94.15	94.30	97.21	2.3	-2.7
	Q2	86.67	114.55	97.60	89.95	95.52	-1.7	12.7
	Q3	82.48	101.67	89.27	83.27	88.13	-7.7	3.5
	Q4	96.44	131.28	96.78	89.96	103.25	17.2	8.6
2018/19	Q1	95.96	110.03	88.54	98.15	98.81	-4.3	1.6
	Q2	100.60	121.91	90.25	92.05	102.28	3.5	7.1