



RESIDENTIAL PROPERTY PRICE INDEX (RPPI)

Second Quarter 2019/20

PRESS RELEASE

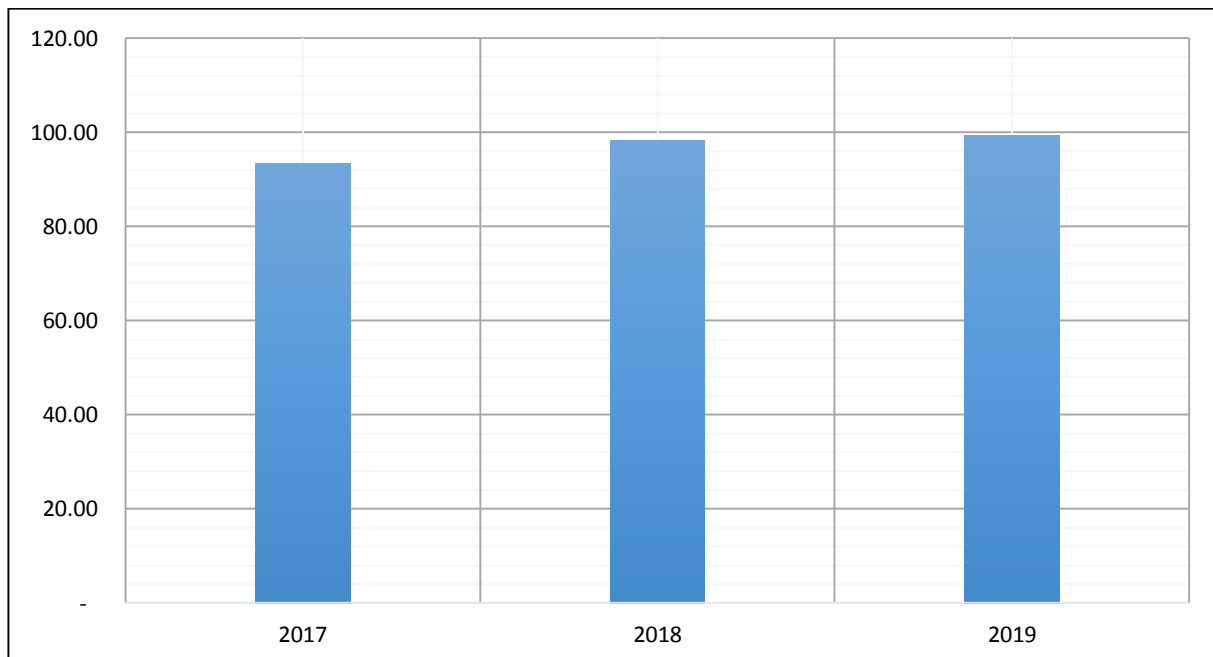
1.0 INTRODUCTION

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 features of the property.

2.0 CALENDER YEAR 2019 RESULTS

The Residential Property Price Index (RPPI) for GKMA is registered at 99.32 price level index for 2019 Calendar Year (CY) from the 98.12 price level of the 2018 CY. This is a 1.2 percent rise for the 2019 CY from the 5.2 percent rise recorded during the CY 2018. The rise was due to prices of properties in most parts of GKMA including Kampala & Makindye, and Kawempe & Rubaga that registered 6.8 and 5.0 percent respectively. However, prices in Nakawa and Wakiso areas declined to minus 3.8 and minus 3.4 percent respectively. The figure 1 below shows the increasing price levels of residential properties within GKMA.

Figure 1: Headline Residential Property Price Index for GKMA CY 2017-2019, (2014/15 - 2015/16 =100).



3.0 ANNUAL RESULTS

Year - on - Year quarterly changes, the RPPI for the quarter Q2 2019/20 declined to 0.5 percent compared to the 3.2 percent recorded in Q1 2019/20. The decline was due to residential properties in Wakiso areas that declined to minus 6.5 percent for the year ending Q2 2019/20 compared to the minus 3.0 percent registered for the year ended Q1 2019/20. In addition prices of properties in Kampala Central and Makindye areas decreased to 8.1 percent for the year ending Q2 2019/20 compared to the 18.5 percent recorded during the year ended Q1 2019/20, see Table 1.

Table 1: Annual Inflation trends by strata, Q1 2018/19 - Q1 2019/20.

		Wakiso	Kampala Central & Makindye	Nakawa	Kawempe & Rubaga	Headline
Financial Year						
2017/18		7.8	14.0	0.9	-5.5	5.3
2018/19		3.5	2.5	-7.4	6.6	2.5
Calendar Year						
2018		10.0	9.2	-5.4	-0.6	5.2
2019		-3.4	6.8	-3.8	5.0	1.2
Annual Quarterly % Changes						
2018/19	Q1	2.2	2.6	-6.0	4.1	1.6
	Q2	16.1	6.4	-7.5	2.3	7.1
	Q3	2.2	18.4	-1.4	17.1	9.4
	Q4	-5.3	-13.3	-14.3	4.0	-6.9
2019/20	Q1	-3.0	18.5	0.6	-2.5	3.2
	Q2	-6.5	8.1	0.7	3.0	0.5

Source: UBOS

Figure 2: Headline RPPI for GKMA on a Quarterly Basis Q1 2017/18 - Q2 2019/20

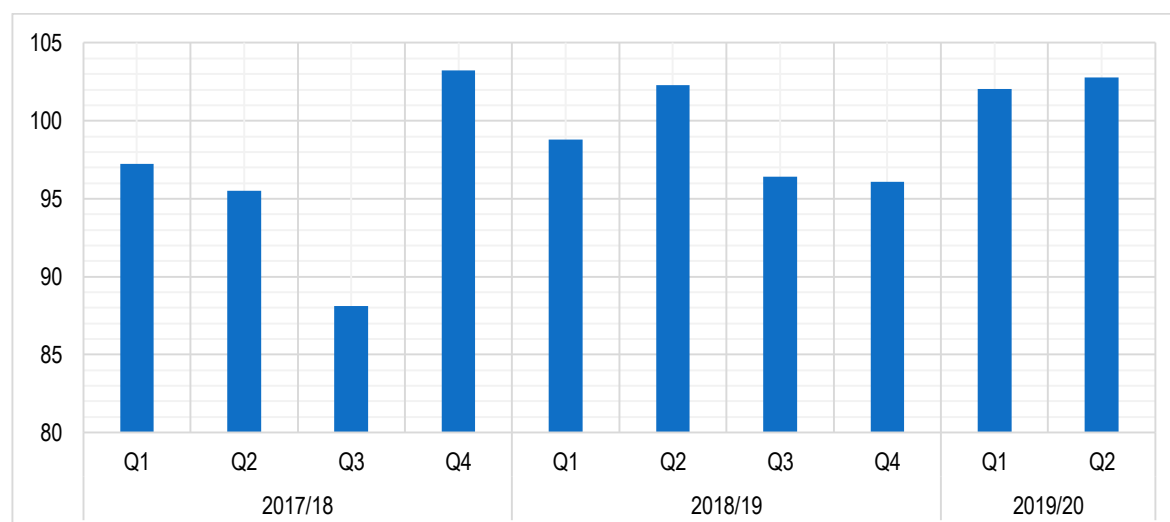
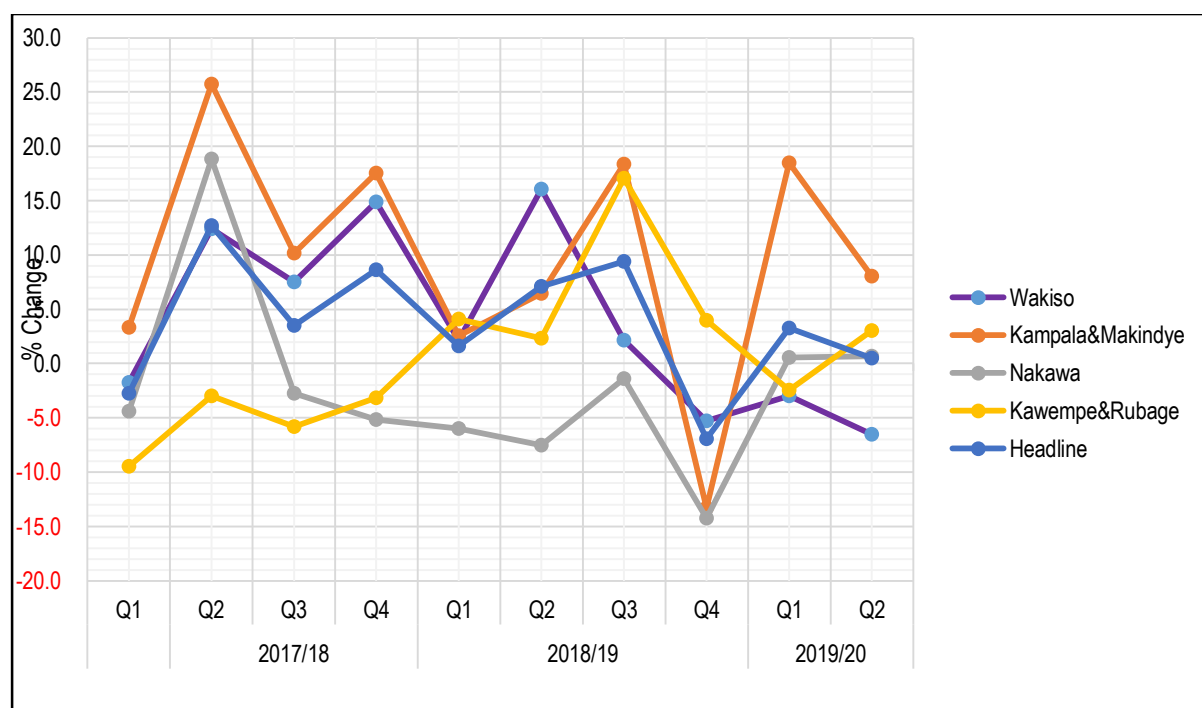


Figure 3: Year - on - Year Quarterly % Changes for GKMA: Q1 2017/18 - Q2 2019/20.



3.0 QUARTERLY RESULTS

The RPPI for GKMA increased by 0.7 percent during the second quarter 2019/20 from the 6.2 percent rise registered during the first 2019/20, see table 2 below.

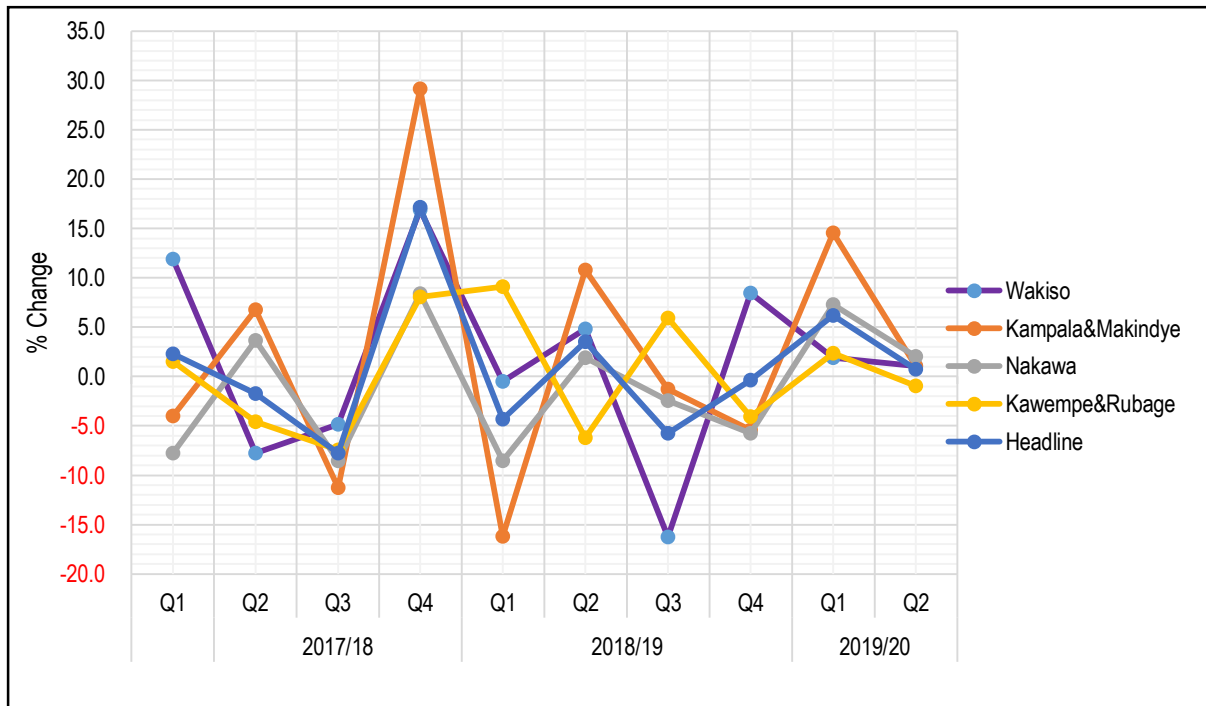
Table 2: Quarterly percentage changes by strata, Q1 2017/18 - Q2 2019/20.

		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
	Q3	-16.3	-1.3	-2.5	5.9	-5.7
	Q4	8.4	-5.4	-5.7	-4.1	-0.3
2019/20	Q1	1.9	14.5	7.3	2.4	6.2
	Q2	1.0	1.0	2.1	-0.9	0.7

Source: UBOS

This quarterly increase was due to Wakiso, Kampala & Makindye, and Nakawa properties that rose by 1.0 , 1.0 and 2.1 percent respectively during the second quarter 2019/20. However, quarterly prices of Kawempe and Rubaga decreased by 0.9 percent during the second quarter 2019/20 from the 2.4 percent rise registered in the first quarter 2019/20, see Table 3 and Figure 4.

Figure 4: Quarterly % Changes for GKMA: 2017/18 - 2019/20



Source: UBOS

Kaudha Aliziki Lubega
For: EXECUTIVE DIRECTOR

Annex 1: All Regions (strata) Index: 2014/15- 2015/16 =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
	Q3	84.25	120.34	88.03	97.50	96.41	-5.7	9.4
	Q4	91.37	113.83	82.97	93.53	96.08	-0.3	-6.9
2019/20	Q1	93.11	130.38	89.04	95.74	102.02	6.2	3.2
	Q2	94.07	131.74	90.87	94.85	102.76	0.7	0.5