



UGANDA BUREAU OF STATISTICS

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RESIDENTIAL PROPERTY PRICE INDEX (RPPI) Second Quarter 2020/2021 PRESS RELEASE

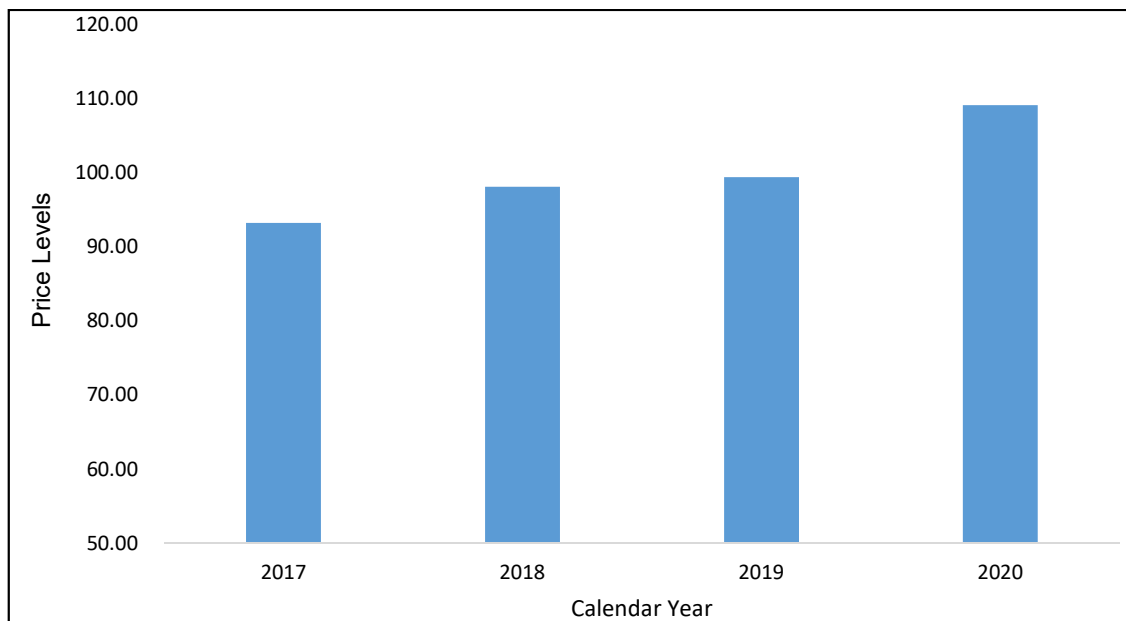
1.0 INTRODUCTION

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 ANNUAL RESULTS

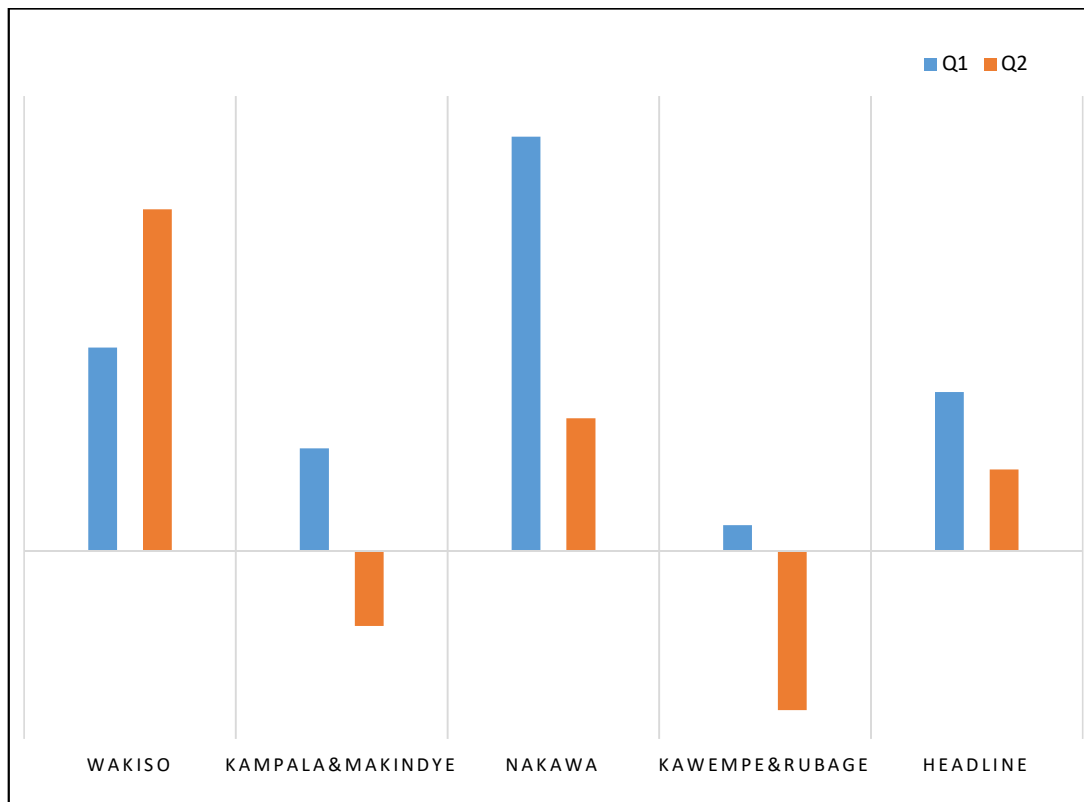
The Residential Property Price Index (RPPI) for GKMA registered a 9.7 percent increase for calendar year 2020 from 1.2 percent recorded during calendar year 2019. The rise was due to prices of properties in Nakawa and Wakiso areas that increased from a negative 3.8 and negative 3.4 percent respectively in 2019 to 12.6 percent and 13.8 percent in 2020. In addition, prices in Kampala and Makindye areas increased to 12.0 percent for the year 2020 from 7.2 registered in 2019. However prices in Kawempe and Rubaga areas declined from 5.0 percent in 2019 to a minus 1.5 percent in 2020. The figure 1 below shows the increasing price levels of residential properties within GKMA.

Figure1: Residential Property Price levels for GKMA, Calendar Year 2017 - 2020.



Year - on - Year quarterly changes, the RPPI for the quarter Q2 2020/2021 declined to 5.2 percent compared to the 10.1 percent recorded in Q1 2020/2021. The decline was due to residential properties in Kawempe and Rubaga areas that declined to minus 10.2 percent for the year ending Q2 2020/2021 compared to the 1.6 percent registered for the year ended Q1 2020/2021. However, during the same period, the annual inflation of properties in Wakiso area increased to 21.8 percent compared to 13.0 percent rise recorded in Q1 2020/21. See Figure2 below.

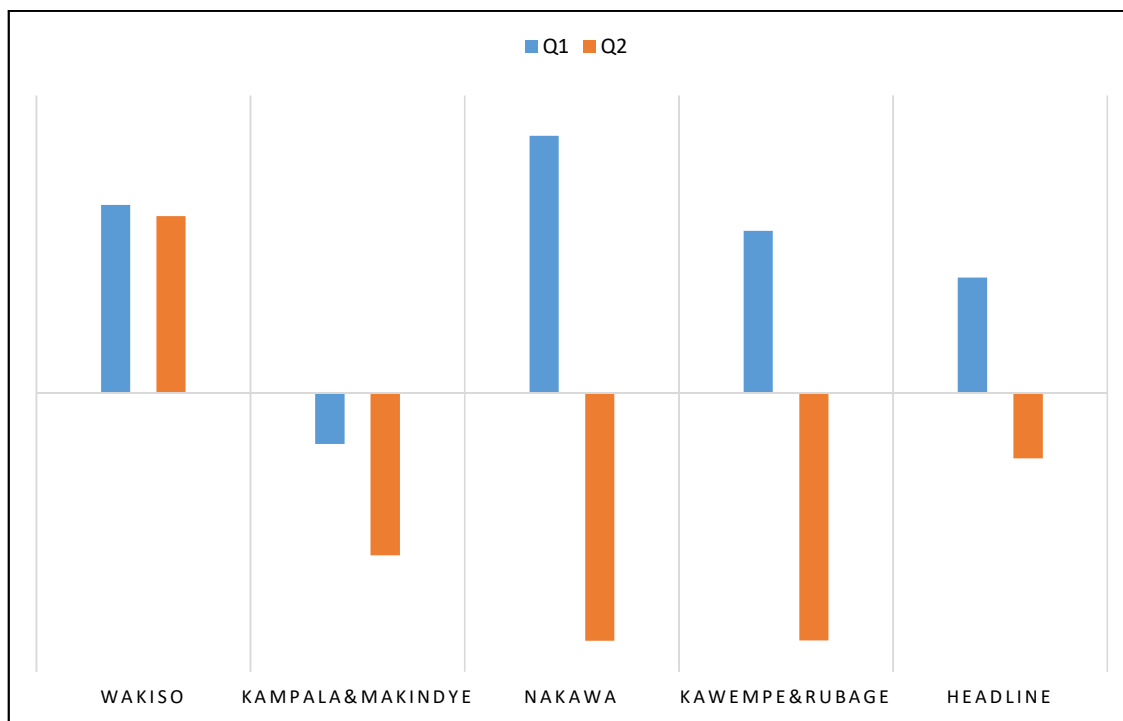
Figure2: Annual Residential Property Inflation by strata, Q1 2020/2021 and Q2 2020/21.



3.0 QUARTERLY RESULTS

The RPPI for GKMA registered a minus 3.3 percent during the second quarter 2020/2021 from 5.8 percent increase registered during the first quarter 2020/2021. See figure 3 below.

Figure 3: Quarterly Residential Property Inflation by strata, Q1 2020/2021 and Q2 2020/21



This quarterly decline was due to Nakawa and Kawempe & Rubaga properties that decreased by minus 12.5 percent and minus 12.4 percent respectively during the second quarter 2020/2021 from the 13.0 percent and 8.2 percent rise recorded in the first quarter 2020/2021. In addition, quarterly prices of Kampala & Makindye further decreased by minus 8.1 percent during the second quarter 2020/2021 from the minus 2.5 percent drop registered in the first quarter 2020/2021. See Figure 2 above.

Aliziki K. Lubega
FOR: EXECUTIVE DIRECTOR

APPENDIX:

TABLE 1: ANNUAL INFLATION TRENDS BY STRATA, 2017/2018 - 2020/2021.

	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
2019/20	2.2	19.4	4.0	0.7	6.9
CALENDAR YEAR					
2018	10.0	9.2	-5.4	-0.6	5.2
2019	-3.4	6.8	-3.8	5.0	1.2
2020	13.8	12.0	12.6	-1.5	9.7
ANNUAL QUARTERLY % CHANGES					
2018/2019					
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
2019/2020					
Q1	-3.0	18.5	0.6	-2.5	3.2
Q2	-6.5	9.9	0.7	3.0	1.0
Q3	15.2	24.2	-4.2	6.1	13.3
Q4	5.1	25.2	20.1	-3.8	10.5
2020/2021					
Q1	13.0	6.5	26.4	1.6	10.1
Q2	21.8	-4.8	8.5	-10.2	5.2

TABLE 2: QUARTERLY PERCENTAGE CHANGES BY STRATA, Q1 2017/18 - Q2 2020/2021.

		<i>Wakiso</i>	<i>Kampala Central & Makindye</i>	<i>Nakawa</i>	<i>Kawempe & Rubaga</i>	<i>Headline</i>
<i>2017/18</i>	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
<i>2018/19</i>	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
<i>2019/20</i>	Q1	1.9	14.5	7.3	2.4	6.2
	Q2	1.0	2.8	2.1	-0.9	1.3
	Q3	3.2	11.6	-7.2	9.0	5.8
	Q4	-1.0	-4.7	18.1	-13.0	-2.9
<i>2020/21</i>	Q1	9.5	-2.5	13.0	8.2	5.8
	Q2	8.9	-8.1	-12.5	-12.4	-3.3

TABLE 3: ALL REGIONS (STRATA) INDEX: 2014/2015- 2015/2016 =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	134.01	90.87	94.85	103.30	1.3	1.0
	Q3	97.05	149.51	84.36	103.40	109.28	5.8	13.3
	Q4	96.06	142.53	99.64	89.94	106.15	-2.9	10.5
2020/21	Q1	105.19	138.91	112.57	97.31	112.35	5.8	10.1
	Q2	114.57	127.59	98.55	85.22	108.68	-3.3	5.2