



# UGANDA BUREAU OF STATISTICS

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## RESIDENTIAL PROPERTY PRICE INDEX (RPPI) Second Quarter 2021/2022 PRESS RELEASE

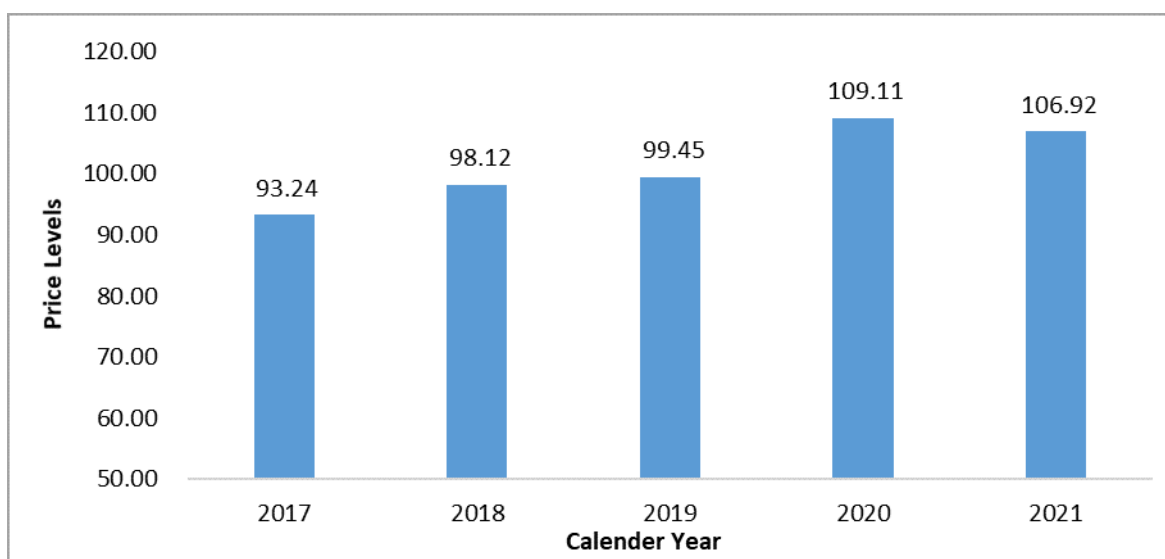
### 1.0 INTRODUCTION

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 minus 2.0 percent for calendar year 2021 from 9.7 percent recorded during calendar year 2020. The decline was due to prices of properties in Wakiso, Kampala Central & Makindye, Nakawa and Kawempe & Rubage areas that all decreased from 13.8, 12.0, 12.6 and minus 1.5 percent respectively in 2020 to minus 10.6, 9.7, minus 0.1 and minus 4.9 percent in the year 2021. The figure 1 below shows the decreasing price levels of residential properties within GKMA.

Figure1: Residential Property Price levels for GKMA, Calendar Year 2017 - 2021.



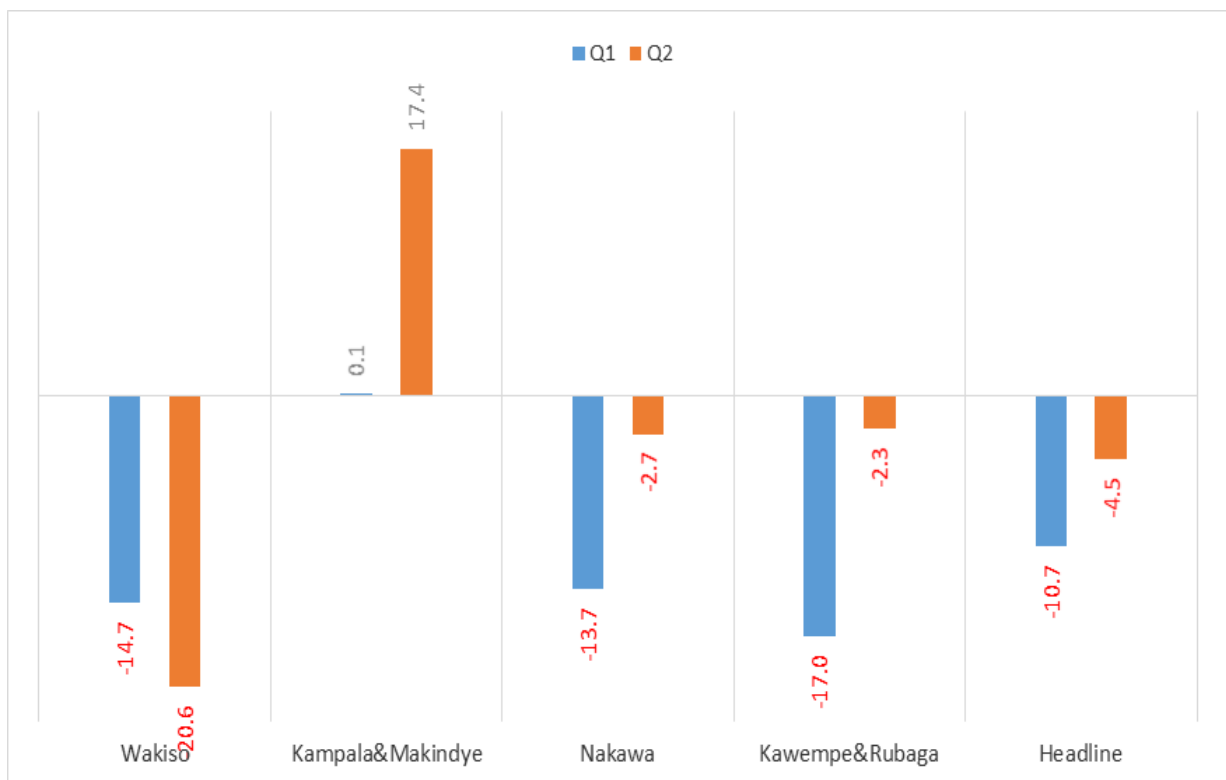
Year on Year quarterly RPPI for Q2 2021/2022 increased to minus 4.5 percent from the minus 10.7 percent recorded in the Q1 2021/2022. This is mainly attributed to Residential Property Inflation in Kampala Central & Makindye area that increased

to 17.4 percent for the year ending Q2 2021/2022 from the 0.1 percent registered for the year ended Q1 2021/2022.

In addition, Residential Property Inflation in ‘Kawempe & Rubaga’ increased to minus 2.3 percent while that of Nakawa increased to minus 2.7 percent for the year ending Q2 2021/2022 compared to minus 17.0 percent and minus 13.7 percent respectively registered for the year ended Q1 2021/2022.

However, Residential Property Inflation in Wakiso area decreased to minus 20.6 percent for the year ending Q2 2021/2022 compared to minus 14.7 percent registered for the year ended Q1 2021/2022, See Figure 2 below.

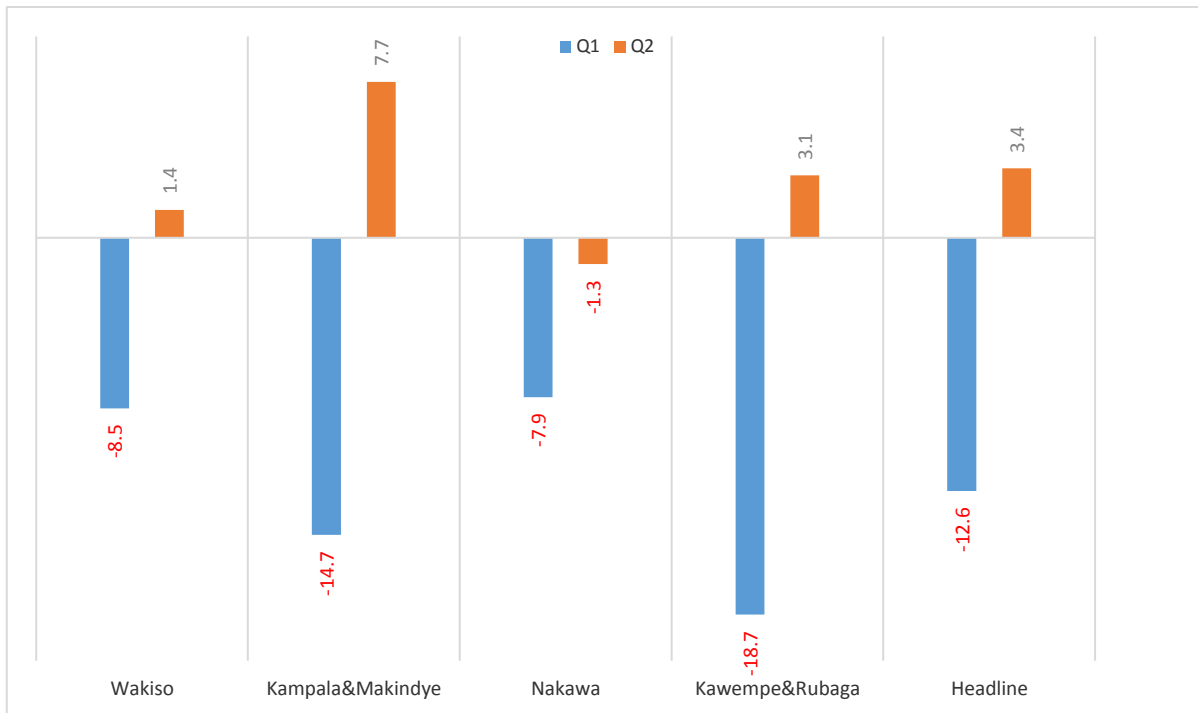
Figure 2: Annual Residential Property Inflation by strata, Q1 2021/2022 and Q2 2021/2022.



### 3.0 QUARTERLY RESULTS

The Quarterly Inflation for Residential Property for GKMA registered 3.4 percent rise for Q2 2021/2022 from the 12.6 percent drop registered for Q1 2021/2022, See Figure 3 below.

Figure 3: Quarterly Residential Property Inflation by strata, Q1 2021/2022 and Q2 2021/2022



This quarterly change was mainly due to increases in Residential Property Inflation in Kampala central & Makindye that registered 7.7 percent rise for Q2 2021/2022 from 14.7 percent drop recorded for Q1 2021/2022.

In addition, quarterly prices of ‘Kawempe & Rubaga’ and Wakiso registered 3.1 percent rise and 1.4 percent rise for Q2 2021/2022 from the 18.7 percent drop and 8.5 percent drop respectively registered for Q1 2021/2022.

However, quarterly prices of Nakawa registered 1.3 percent drop for Q2 2021/2022 from the 7.9 percent drop registered for Q1 2021/2022 See Figure 3 above.

**James Muwonge**

**FOR: EXECUTIVE DIRECTOR**

**APPENDIX:**

**TABLE 1: ANNUAL INFLATION TRENDS BY STRATA, 2017/2018 - 2021/2022.**

	<b>WAKISO</b>	<b>KAMPALA CENTRAL &amp; MAKINDYE</b>	<b>NAKAWA</b>	<b>KAWEMPE &amp; RUBAGA</b>	<b>HEADLINE</b>
<b>FINANCIAL YEAR</b>					
2018/19	3.5	2.5	-7.4	6.6	2.5
2019/20	2.2	19.4	4.0	0.7	6.9
2020/21	7.3	6.1	13.4	-2.1	5.6
<b>CALENDAR YEAR</b>					
2019	-3.4	7.2	-3.8	5.0	1.4
2020	13.8	12.0	12.6	-1.5	9.7
2021	-10.6	9.7	-0.1	-4.9	-2.0
<b>ANNUAL QUARTERLY % CHANGES</b>					
2018/2019 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
Q3	-7.1	7.6	14.0	-8.9	-0.5
Q4	2.1	14.4	5.9	10.4	8.2
2021/2022 Q1	-14.7	0.1	-13.7	-17.0	-10.7
Q2	-20.6	17.4	-2.7	-2.3	-4.5

**TABLE 2: QUARTERLY PERCENTAGE CHANGES BY STRATA, Q1 2017/18 - Q2 2021/2022.**

		<i>Wakiso</i>	<i>Kampala Central &amp; Makindye</i>	<i>Nakawa</i>	<i>Kawempe &amp; Rubaga</i>	<i>Headline</i>
<b>2017/18</b>	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
<b>2018/19</b>	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
<b>2019/20</b>	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
<b>2020/21</b>	Q1	9.5	-2.5	13.0	8.2	5.8
	Q2	8.9	-8.1	-12.5	-12.4	-3.3
	Q3	-21.3	26.1	-2.4	10.5	0.0
	Q4	8.8	1.4	9.7	5.5	5.6
<b>2021/22</b>	Q1	-8.5	-14.7	-7.9	-18.7	-12.6
	Q2	1.4	7.7	-1.3	3.1	3.4

**TABLE 3: ALL REGIONS (STRATA) INDEX: 2014/2015- 2015/2016 =100.**

		Wakiso	Kampala Central & Makindye	Nakawa	Kawempe & Rubaga	Headline	Quarterly % Changes	Annual % changes
	<b>Weights</b>	<b>39.54</b>	<b>23.74</b>	<b>13.44</b>	<b>23.28</b>	<b>100.00</b>		
2015/16	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
	Q3	90.11	160.91	96.19	94.18	108.69	0.0	-0.5
	Q4	98.08	163.12	105.50	99.31	114.80	5.6	8.2
2021/22	Q1	89.78	139.06	97.15	80.74	100.36	-12.6	-10.7
	Q2	91.02	149.82	95.88	83.24	103.82	3.4	-4.5