



# UGANDA BUREAU OF STATISTICS



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## RESIDENTIAL PROPERTY PRICE INDEX (RPPI) THIRD 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 9.4 percent for the year ending March 2019 (third quarter 2018/19) compared 7.1 percent registered for the year ended December 2018 (Second quarter 2018/19).

The increase was due to residential properties in Kampala Central & Makindye areas that increased to 18.4 percent for the year ending March 2019 compared to 6.4 percent registered for the year ended December 2018. In addition prices of properties in Kawempe and Rubaga areas increased to 17.1 percent for the year ending March 2019 compared to 2.3 percent registered during the year ended December 2018, see Table 1.

Table 1: Annual Inflation trends by strata, Q1 2017/18 - Q3 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
	Q3	2.2	18.4	-1.4	17.1	9.4

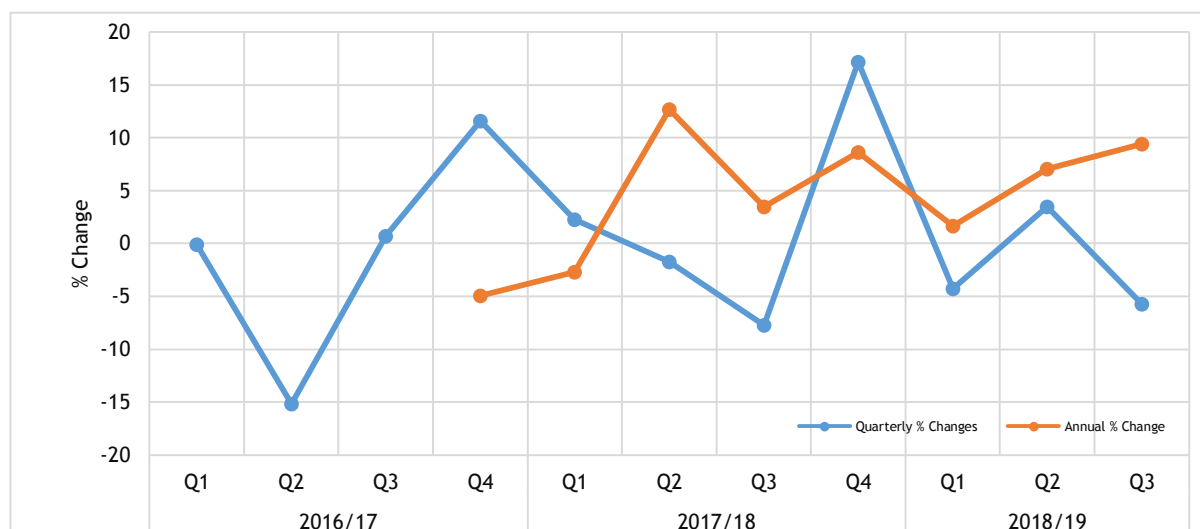
Source: UBOS

#### 3.0 QUARTERLY RESULTS

The RPPI for GKMA decreased by minus 5.7 percent during the third quarter 2018/19 from the 3.5 percent increase registered during the second quarter 2018/19.

This quarterly drop was due to Wakiso properties quarterly inflation that decreased to minus 16.3 percent during the third quarter 2018/19 from the 4.8 percent increase registered during the second quarter of 2018/19. In addition, Nakawa quarterly prices of residential properties decreased to minus 2.5 percent during the third quarter 2018/19 from the 1.9 percent registered in the second quarter 2018/19. However, residential properties prices for Kawempe and Rubaga areas, increased to 5.9 percent during the third quarter of 2018/19 compared to the minus 6.2 percent recorded during the second quarter of 2018/19, see Table 2 and Figure 1.

**Figure 1: Headline, Annual and Quarterly % Changes**



Source: UBOS

**Table 2: Quarterly percentage changes by strata, Q1 2017/18 - Q3 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
	Q3	-16.3	-1.3	-2.5	5.9	-5.7

Source: UBOS

  
**Imelda Atai Musana**  
 Ag. 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
	<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	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