



# UGANDA BUREAU OF STATISTICS

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## RESIDENTIAL PROPERTY PRICE INDICES AND INFLATION Third Quarter 2025/2026 PRESS RELEASE

### 1.0 ANNUAL RESULTS

The Annual Residential Property Inflation as measured by the Residential Property Price Index for the year ending quarter three FY2025/26 is registered at 10.5 percent compared to 9.2 percent recorded for the year ended quarter two FY2025/26 as shown in Table1 and Figure 1 below.

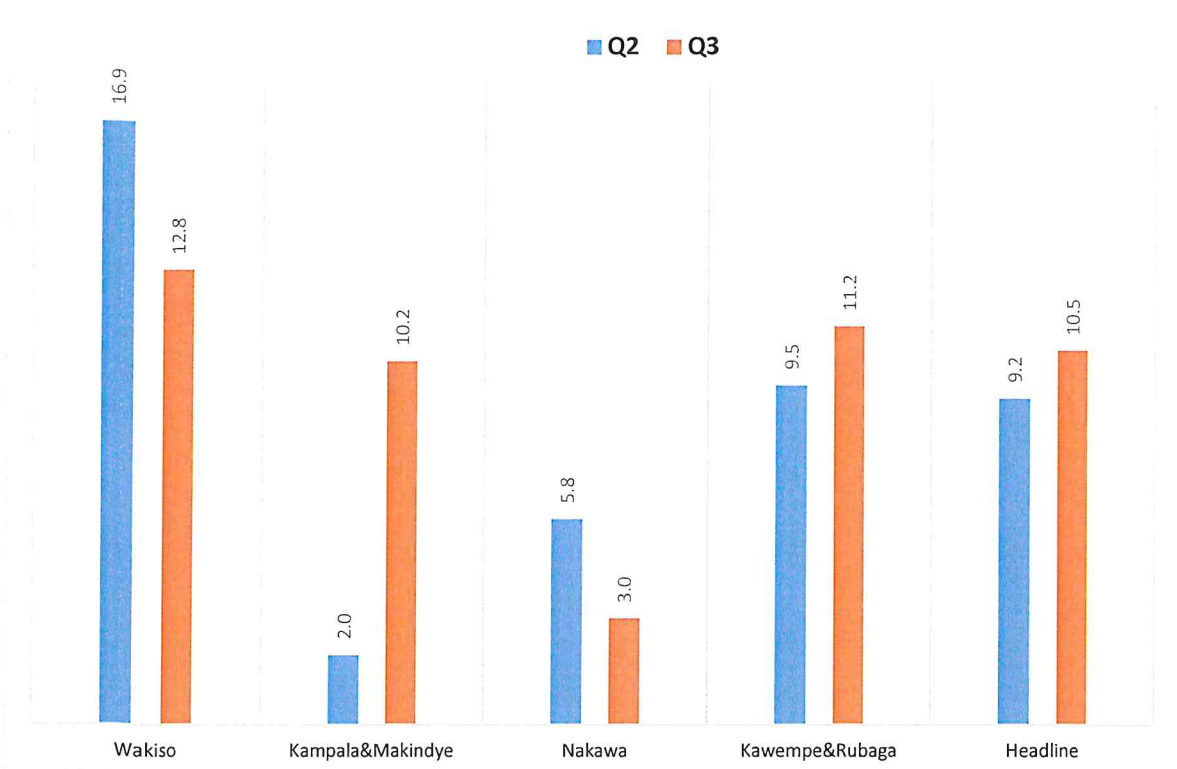
This is mainly attributed to prices of residential properties in ‘Kampala Central & Makindye’ that registered 10.2 percent for the year ending quarter three FY 2025/26 compared to 2.0 percent recorded for the year ended quarter two FY2025/26. In addition, residential property prices in Kawempe & Rubaga increased by 11.2 percent for the year ending quarter three FY2025/26 compared to 9.5 percent registered for the year ended quarter two FY2025/26.

However, residential property prices in ‘Kampala Wakiso registered 12.8 percent for the year ending quarter three FY2025/26 compared to 16.9 percent recorded for the year ended quarter two FY2025/26 and Nakawa registered 3.0 percent for the year ending quarter three FY2025/26 compared to 5.8 percent registered for the year ended quarter two FY2025/26.

Table1: Overall RPPI and rates of inflation (2014/2015- 2015/2016 =100)

| Quarter                             | Overall Index (RPPI) | Inflation |
|-------------------------------------|----------------------|-----------|
| January - March 2026(Q3 2025/26)    | 121.07               | 10.5      |
| October - December 2025(Q2 2025/26) | 118.82               | 9.2       |
| July - September 2025(Q1 2025/26)   | 115.76               | 4.7       |
| April - June 2025 (Q4 2024/25)      | 112.46               | 4.8       |
| January - March 2025 (Q3 2024/25)   | 109.54               | 3.8       |

**Figure 1: Annual Residential Property Inflation by strata, Q2 2025/2026 and Q3 2025/2026.**



## 2.0 QUARTERLY RESULTS

The quarterly inflation for residential properties for GKMA increased by 1.9 percent in quarter three FY2025/26 from the 2.6 percent rise registered in quarter two FY2025/26 as shown in Figure 2 and Appendix table 3.

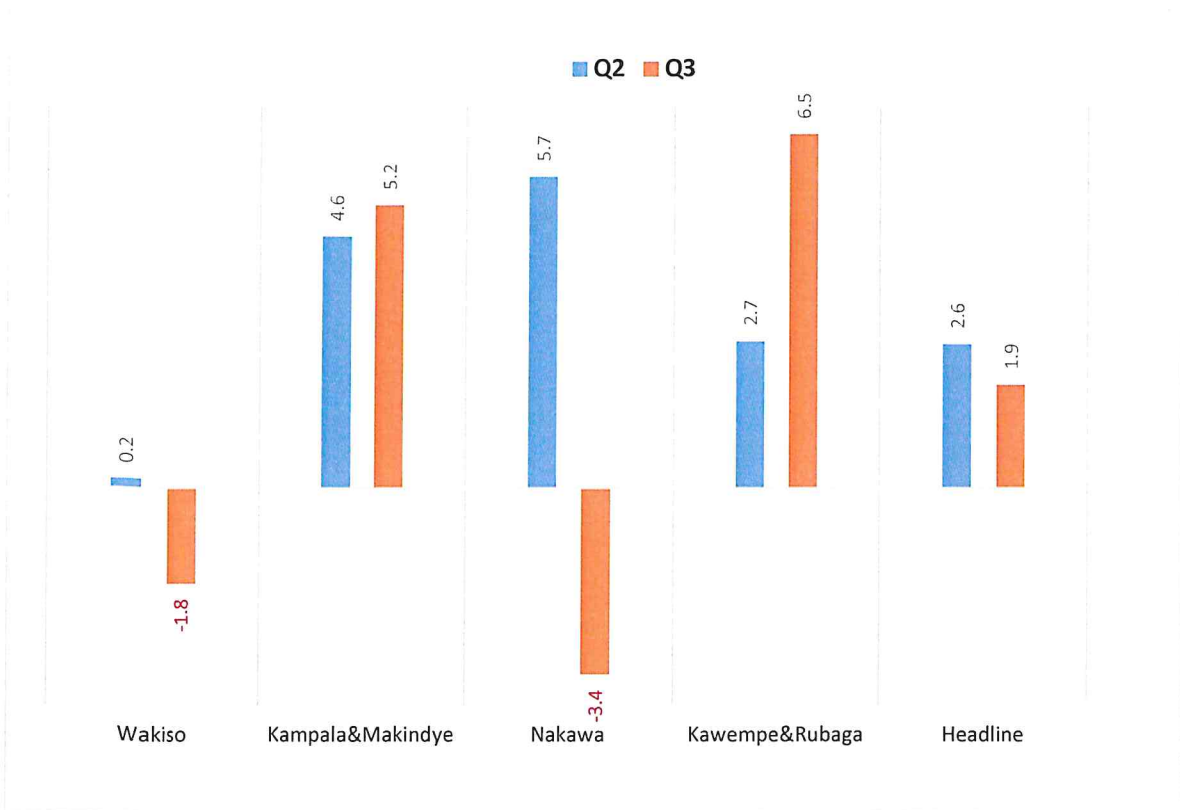
The rise in the quarterly inflation is attributed to residential property prices in ‘Kawempe & Rubaga’ that increased by 6.5 percent in quarter three FY2025/26 from 2.7 percent rise recorded in quarter two FY2025/26.

In addition, residential property prices in ‘Kampala Central & Makindye’ increased by 5.2 percent in quarter three FY2025/26 from the 4.6 percent rise registered in quarter two FY2025/26.

However, residential property prices in Wakiso registered a 1.8 percent drop in quarter three FY2025/26 from the 0.2 percent rise registered in quarter two FY2025/26.

Residential property prices in Nakawa registered a 3.4 percent drop in quarter three FY2025/26 from the 5.7 percent rise registered in quarter two FY2025/26.

Figure 2: Quarterly Residential Property Inflation by strata, Q2 2025/2026 and Q3 2025/2026.



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**EXECUTIVE DIRECTOR**

**APPENDIX:**

**TABLE 2: ANNUAL INFLATION BY STRATA, Q3 2022/2023 - Q3 2025/2026.**

| Financial Year                        | WAKISO | KAMPALA<br>CENTRAL &<br>MAKINDYE | NAKAWA | KAWEMPE<br>& RUBAGA | HEADLINE |
|---------------------------------------|--------|----------------------------------|--------|---------------------|----------|
| <b>2022/23</b>                        | 1.1    | -13.4                            | -9.8   | 4.9                 | -4.5     |
| <b>2023/24</b>                        | 2.4    | 11.6                             | 1.9    | 3.9                 | 5.5      |
| <b>2024/25</b>                        | 3.0    | 5.4                              | 4.9    | 4.8                 | 4.3      |
| <b>Calendar Year</b>                  |        |                                  |        |                     |          |
| <b>2023</b>                           | -0.8   | -0.5                             | -1.0   | 3.5                 | 0.1      |
| <b>2024</b>                           | 2.1    | 9.4                              | 2.3    | 2.5                 | 4.6      |
| <b>2025</b>                           | 11.6   | -2.2                             | 6.2    | 7.8                 | 5.6      |
| <b>Annual Quarterly %<br/>Changes</b> |        |                                  |        |                     |          |
| <b>2022/2023 Q3</b>                   | 2.2    | -11.2                            | -3.8   | 0.5                 | -3.4     |
| <b>Q4</b>                             | -6.5   | -15.0                            | -6.3   | 3.9                 | -7.6     |
| <b>2023/2024 Q1</b>                   | -1.3   | 19.2                             | 0.6    | 2.8                 | 5.7      |
| <b>Q2</b>                             | 3.0    | 12.2                             | 6.7    | 6.7                 | 7.0      |
| <b>Q3</b>                             | 5.9    | 9.2                              | 1.4    | 7.8                 | 6.8      |
| <b>Q4</b>                             | 2.3    | 6.9                              | -0.7   | -1.2                | 2.7      |
| <b>2024/2025 Q1</b>                   | -0.5   | 16.0                             | 0.7    | 2.6                 | 5.6      |
| <b>Q2</b>                             | 1.0    | 5.5                              | 7.7    | 1.1                 | 3.2      |
| <b>Q3</b>                             | 2.6    | 3.6                              | 6.2    | 4.7                 | 3.8      |
| <b>Q4</b>                             | 8.6    | -3.1                             | 5.0    | 10.8                | 4.8      |
| <b>2025/2026 Q1</b>                   | 18.3   | -10.2                            | 7.8    | 6.4                 | 4.7      |
| <b>Q2</b>                             | 16.9   | 2.0                              | 5.8    | 9.5                 | 9.2      |
| <b>Q3</b>                             | 12.8   | 10.2                             | 3.0    | 11.2                | 10.5     |

**TABLE 3: QUARTERLY INFLATION BY STRATA, Q3 2020/21 - Q3 2025/2026.**

|                |    | Wakiso | Kampala Central<br>& Makindye | Nakawa | Kawempe<br>& Rubaga | Headline |
|----------------|----|--------|-------------------------------|--------|---------------------|----------|
| <b>2020/21</b> | 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      |
|                | Q3 | -2.8   | -1.0                          | -7.5   | 4.5                 | -1.4     |
|                | Q4 | 14.4   | 12.7                          | 5.4    | 3.0                 | 10.5     |
| <b>2022/23</b> | Q1 | -4.2   | -28.2                         | -9.2   | -0.3                | -12.4    |
|                | Q2 | -4.2   | 7.8                           | -5.0   | -2.5                | -0.5     |
|                | Q3 | -2.6   | 1.8                           | 5.9    | 0.3                 | 0.3      |
|                | Q4 | 4.6    | 7.8                           | 2.6    | 6.5                 | 5.8      |
| <b>2023/24</b> | Q1 | 1.2    | 0.8                           | -2.5   | -1.4                | 0.1      |
|                | Q2 | -0.1   | 1.4                           | 0.7    | 1.2                 | 0.7      |
|                | Q3 | 0.2    | -0.9                          | 0.7    | 1.3                 | 0.1      |
|                | Q4 | 1.0    | 5.5                           | 0.5    | -2.3                | 1.7      |
| <b>2024/25</b> | Q1 | -1.5   | 9.5                           | -1.1   | 2.5                 | 3.0      |
|                | Q2 | 1.3    | -7.8                          | 7.8    | -0.3                | -1.6     |
|                | Q3 | 1.9    | -2.7                          | -0.8   | 4.9                 | 0.7      |
|                | Q4 | 6.9    | -1.3                          | -0.6   | 3.4                 | 2.7      |
| <b>2025/26</b> | Q1 | 7.3    | 1.4                           | 1.5    | -1.7                | 2.9      |
|                | Q2 | 0.2    | 4.6                           | 5.7    | 2.7                 | 2.6      |
|                | Q3 | -1.8   | 5.2                           | -3.4   | 6.5                 | 1.9      |

**TABLE 4: ALL REGIONS (STRATA) INDEX: 2014/2015- 2015/2016 =100.**

|                |                | Wakiso       | Central<br>& Makindye | Nakawa       | Kawempe<br>& Rubaga | Headline      | Quarterly<br>%Changes | Annual %<br>changes |
|----------------|----------------|--------------|-----------------------|--------------|---------------------|---------------|-----------------------|---------------------|
|                | <b>Weights</b> | <b>39.54</b> | <b>23.74</b>          | <b>13.44</b> | <b>23.28</b>        | <b>100.00</b> |                       |                     |
| <b>2018/19</b> | <b>Q3</b>      | 84.25        | 120.34                | 88.03        | 97.50               | 96.41         | -5.7                  | 9.4                 |
|                | <b>Q4</b>      | 91.37        | 113.83                | 82.97        | 93.53               | 96.08         | -0.3                  | -6.9                |
| <b>2019/20</b> | <b>Q1</b>      | 93.11        | 130.38                | 89.04        | 95.74               | 102.02        | 6.2                   | 3.2                 |
|                | <b>Q2</b>      | 94.07        | 134.01                | 90.87        | 94.85               | 103.30        | 1.3                   | 1.0                 |
|                | <b>Q3</b>      | 97.05        | 149.51                | 84.36        | 103.40              | 109.28        | 5.8                   | 13.3                |
|                | <b>Q4</b>      | 96.06        | 142.53                | 99.64        | 89.94               | 106.15        | -2.9                  | 10.5                |
| <b>2020/21</b> | <b>Q1</b>      | 105.19       | 138.91                | 112.57       | 97.31               | 112.35        | 5.8                   | 10.1                |
|                | <b>Q2</b>      | 114.57       | 127.59                | 98.55        | 85.22               | 108.68        | -3.3                  | 5.2                 |
|                | <b>Q3</b>      | 90.11        | 160.91                | 96.19        | 94.18               | 108.69        | 0.0                   | -0.5                |
|                | <b>Q4</b>      | 98.08        | 163.12                | 105.50       | 99.31               | 114.80        | 5.6                   | 8.2                 |
| <b>2021/22</b> | <b>Q1</b>      | 89.78        | 139.06                | 97.15        | 80.74               | 100.36        | -12.6                 | -10.7               |
|                | <b>Q2</b>      | 91.02        | 149.82                | 95.88        | 83.24               | 103.82        | 3.4                   | -4.5                |
|                | <b>Q3</b>      | 88.44        | 148.27                | 88.68        | 87.02               | 102.35        | -1.4                  | -5.8                |
|                | <b>Q4</b>      | 101.17       | 167.07                | 93.46        | 89.66               | 113.10        | 10.5                  | -1.5                |
| <b>2022/23</b> | <b>Q1</b>      | 96.90        | 120.03                | 84.83        | 89.40               | 99.02         | -12.4                 | -1.3                |
|                | <b>Q2</b>      | 92.78        | 129.36                | 80.57        | 87.16               | 98.52         | -0.5                  | -5.1                |
|                | <b>Q3</b>      | 90.41        | 131.66                | 85.30        | 87.46               | 98.83         | 0.3                   | -3.4                |
|                | <b>Q4</b>      | 94.55        | 141.93                | 87.54        | 93.18               | 104.54        | 5.8                   | -7.6                |
| <b>2023/24</b> | <b>Q1</b>      | 95.67        | 143.10                | 85.32        | 91.89               | 104.66        | 0.1                   | 5.7                 |
|                | <b>Q2</b>      | 95.56        | 145.09                | 85.94        | 93.02               | 105.44        | 0.7                   | 7.0                 |
|                | <b>Q3</b>      | 95.78        | 143.78                | 86.50        | 94.26               | 105.57        | 0.1                   | 6.8                 |
|                | <b>Q4</b>      | 96.70        | 151.67                | 86.90        | 92.05               | 107.35        | 1.7                   | 2.7                 |
| <b>2024/25</b> | <b>Q1</b>      | 95.21        | 166.03                | 85.93        | 94.31               | 110.57        | 3.0                   | 5.6                 |
|                | <b>Q2</b>      | 96.49        | 153.06                | 92.59        | 94.05               | 108.83        | -1.6                  | 3.2                 |
|                | <b>Q3</b>      | 98.30        | 148.94                | 91.84        | 98.68               | 109.54        | 0.7                   | 3.8                 |
|                | <b>Q4</b>      | 105.03       | 147.05                | 91.25        | 102.02              | 112.46        | 2.7                   | 4.8                 |
| <b>2025/26</b> | <b>Q1</b>      | 112.66       | 149.16                | 92.65        | 100.33              | 115.76        | 2.9                   | 4.7                 |
|                | <b>Q2</b>      | 112.84       | 156.06                | 97.95        | 103.03              | 118.82        | 2.6                   | 9.2                 |
|                | <b>Q3</b>      | 110.86       | 164.17                | 94.59        | 109.72              | 121.07        | 1.9                   | 10.5                |