



UGANDA BUREAU OF STATISTICS

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RESIDENTIAL PROPERTY PRICE INDEX (RPPI)

Third Quarter 2020/2021

PRESS RELEASE

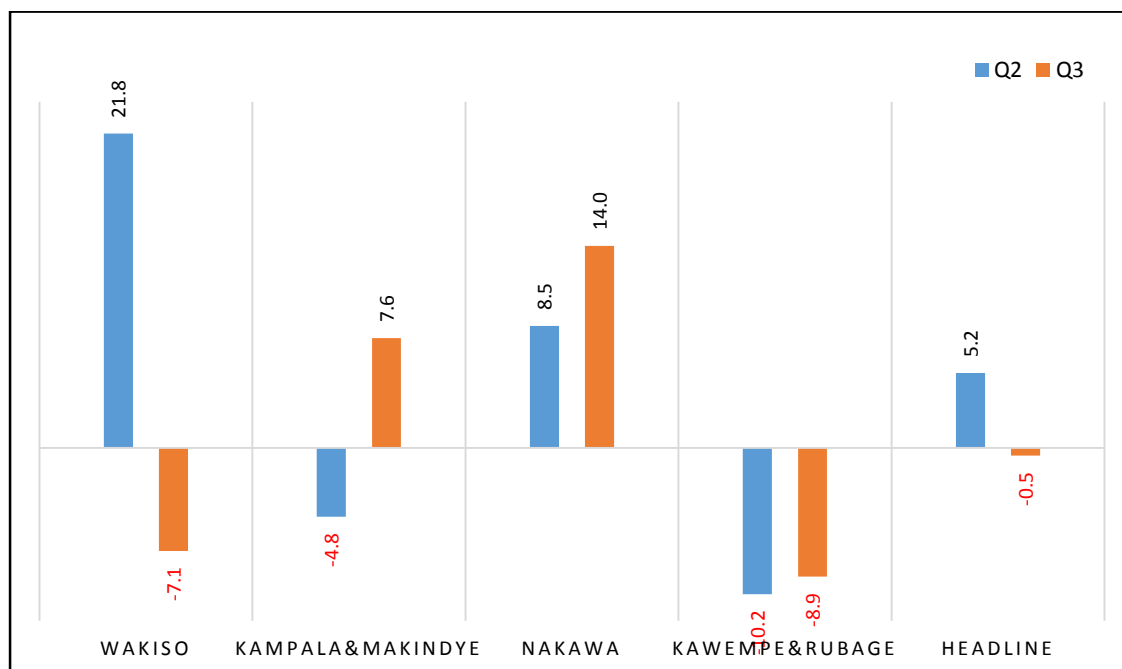
1.0 INTRODUCTION

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 Annual Inflation for Residential properties for the quarter Q3 2020/2021 declined to minus 0.5 percent compared to 5.2 percent recorded in the quarter Q2 2020/2021. The decline was due to residential properties in Wakiso area that declined to minus 7.1 percent for the year ending Q3 2020/2021 compared to 21.8 percent registered for the year ended Q2 2020/2021. However, during the same period, the annual inflation of properties in Kampala Central and Makindye areas increased to 7.6 percent compared to minus 4.8 percent recorded in Q2 2020/2021. See Figure1 below.

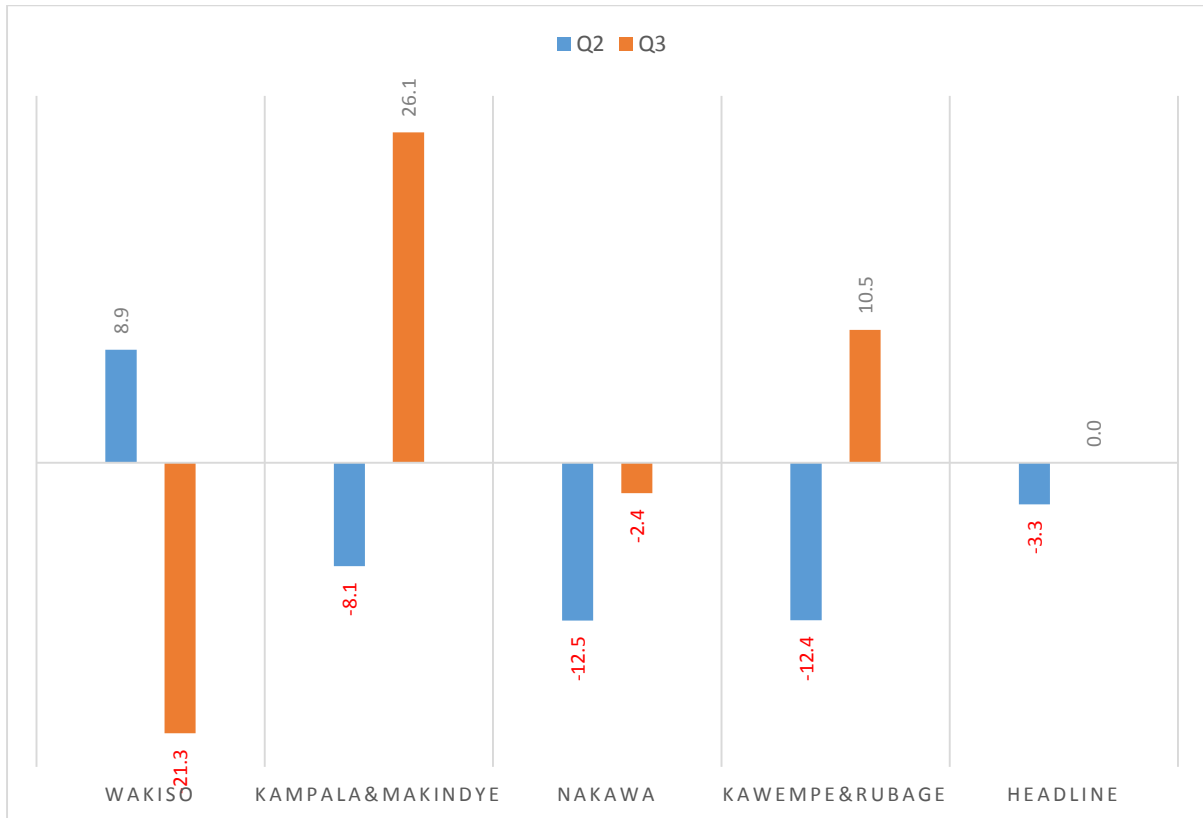
Figure1: Annual Residential Property Inflation by strata, Q2 2020/2021 and Q3 2020/2021.



3.0 QUARTERLY RESULTS

The Quarterly Inflation for Residential properties for GKMA registered 0.0 percent during the quarter Q3 2020/2021 from the 3.3 percent drop registered during the quarter Q2 2020/2021. See figure 2 below.

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



This quarterly change was due to both Kampala Central & Makindye and Kawempe & Rubaga properties that increased by 26.1 percent and 10.5 percent respectively during the quarter Q3 2020/2021 from 8.1 percent and 12.4 percent decline recorded in the quarter Q2 2020/2021. However, quarterly prices of Wakiso decreased by 21.3 percent during the quarter Q3 2020/2021 from the 8.9 percent increase registered in the quarter Q2 2020/2021. See Figure 2 above.


Imelda Atai Musaha (PhD)
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
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
Q3	-7.1	7.6	14.0	-8.9	-0.5

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
	Q3	-21.3	26.1	-2.4	10.5	0.0

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
	Q3	90.11	160.91	96.19	94.18	108.69	0.0	-0.5