



RESIDENTIAL PROPERTY PRICE INDEX (RPPI) Fourth Quarter 2019/2020 PRESS RELEASE

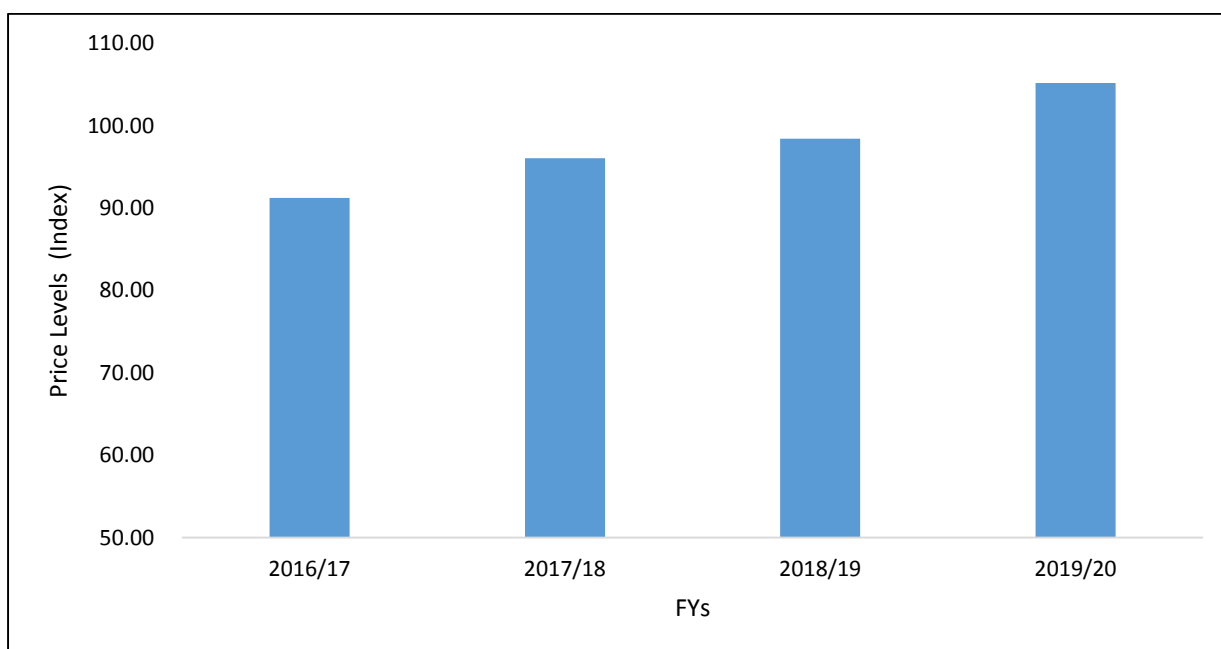
1.0 INTRODUCTION

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

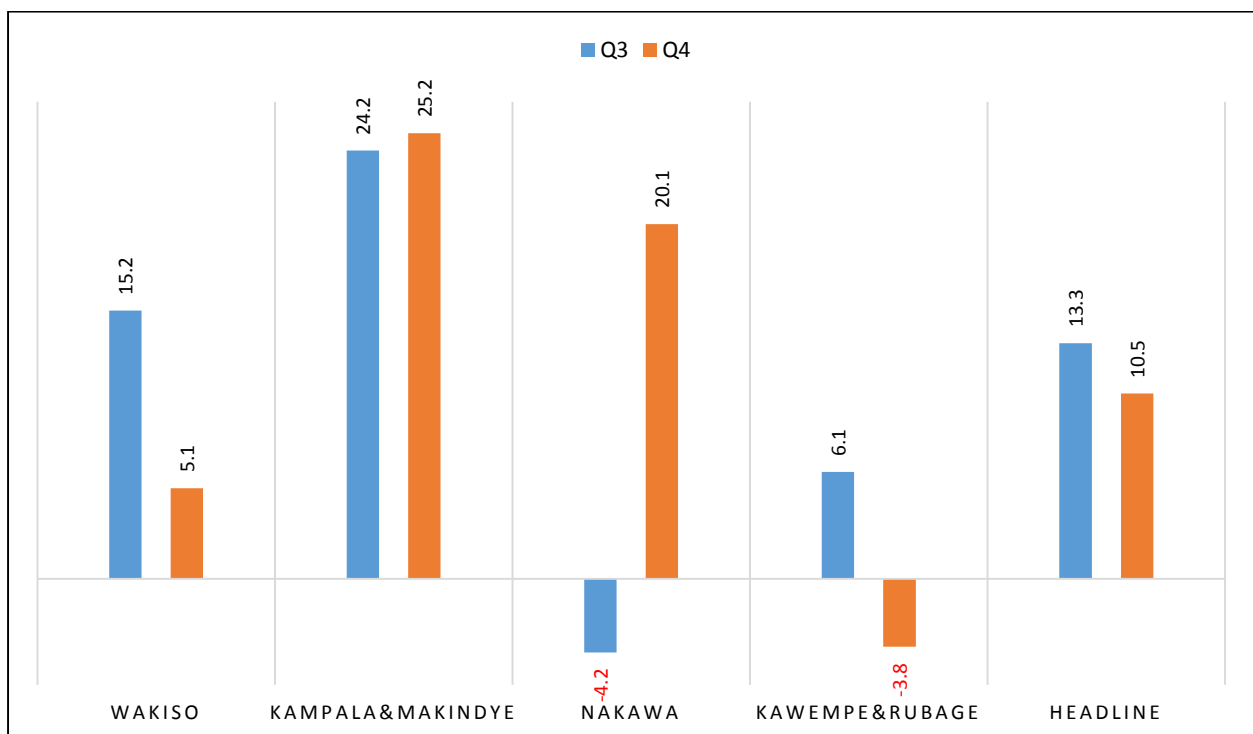
The Residential Property Price Index (RPPI) for GKMA registered 6.9 percent for the 2019/2020 FY from the 2.5 percent recorded during the 2018/2019 FY. The rise was due to prices of properties in Kampala Central & Makindye areas that increased to 19.4 for the year during the FY 2019/2020 compared to the 2.5 that was registered for the year 2018/2019 FY. In addition, prices in Nakawa area increased to 4.0 percent during the FY 2019/2020 compared to the minus 7.4 percent registered in the 2018/2019 FY. The figure 1 below shows the increasing price levels of residential properties within GKMA.

Figure 1: Residential Property Price Index for GKMA 2016/2017 - 2019/2020 FYs, (2014/2015 - 2015/2016 =100).



Year - on - Year quarterly changes, the RPPI for the quarter Q4 2019/2020 declined to 10.5 percent compared to the 13.3 percent recorded in Q3 2018/2019. The decline was due to residential properties in Wakiso areas that declined to 5.1 percent for the year ending Q4 2019/2020 compared to the 15.2 percent registered for the year ended Q3 2018/2019. In addition, prices of properties in Rubaga and Kawempe areas decreased to minus 3.8 percent for the year ending Q4 2019/2020 compared to the 6.1 percent recorded during the year ended Q3 2018/2019. During the same period, the annual inflation of properties in Nakawa area increased to 20.1 percent compared to minus 4.2 percent rise recorded in the Q3 2019/20, see Figure1below.

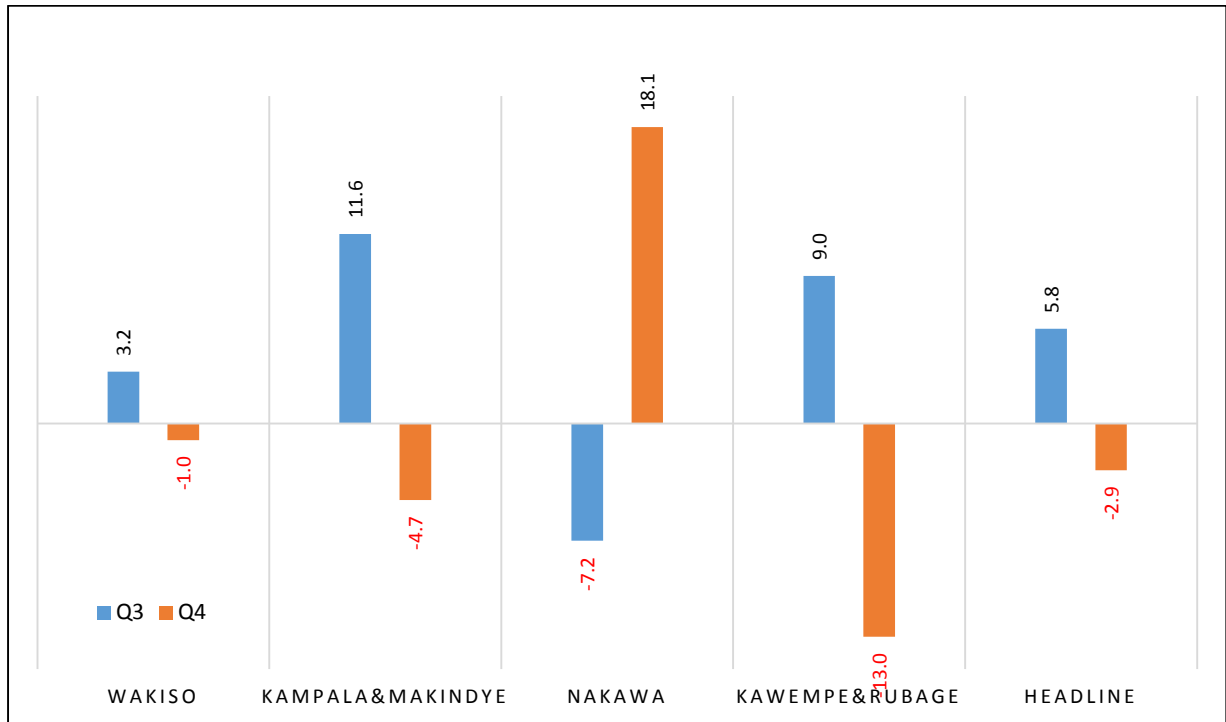
Figure1: Annual Residential Property Inflation by strata, Q3 and Q4, 2019/2020.



3.0 QUARTERLY RESULTS

The RPPI for GKMA decreased by minus 2.9 percent during the fourth quarter 2019/2020 from the 5.8 percent rise registered during the third quarter 2018/2019, see figure 2 below.

Figure2: Quarterly Residential Property Inflation by strata, Q3 and Q4, 2019/2020.



This quarterly decrease was due to Kawempe & Rubaga properties that decreased to minus 13.0 percent during the fourth quarter from the 9.0 percent rise recorded in the third quarter 2018/2019. In addition, quarterly prices of Kampala & Makindye areas decreased to minus 4.7 percent during the fourth quarter 2019/2020 from the 11.6 percent rise registered in the third quarter 2018/2019. However prices of properties in Nakawa area rose by 18.1 percent during the quarter from the earlier drop of minus 7.2 percent in the third quarter, see Figure 2 above.



Chris N Mukiza (PhD)
EXECUTIVE DIRECTOR

APPENDIX:**TABLE 1: ANNUAL INFLATION TRENDS BY STRATA, 2017/2018 - 2019/2020.**

	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

TABLE 2: QUARTERLY PERCENTAGE CHANGES BY STRATA, Q1 2017/18 - Q4 2019/2020.

		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
	Q4	8.4	-5.4	-5.7	-4.1	-0.3
2019/20	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

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