

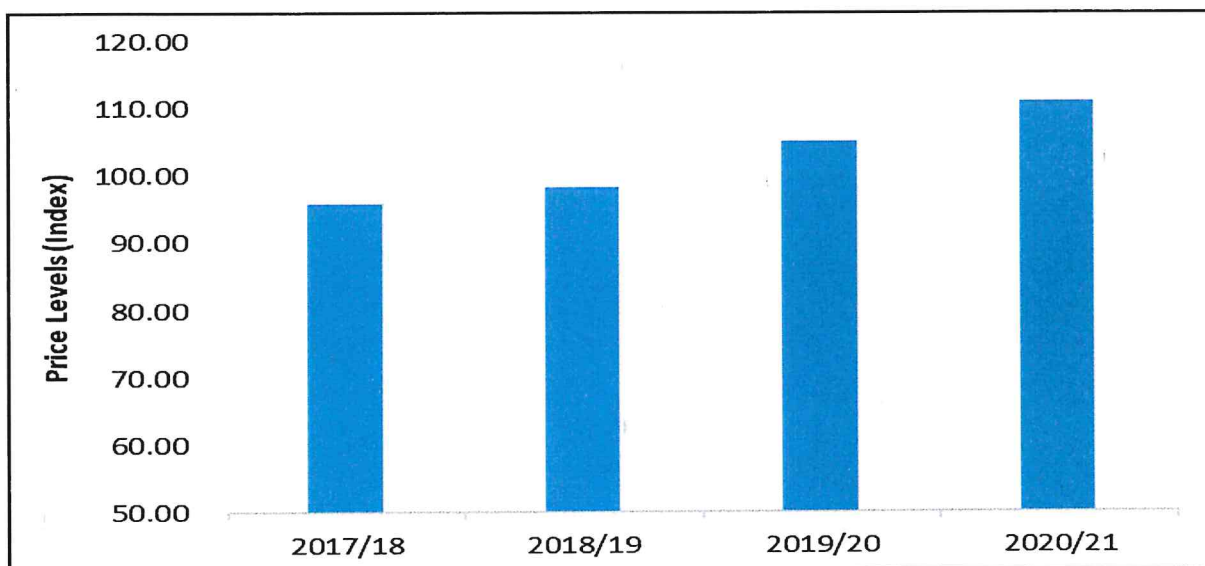
RESIDENTIAL PROPERTY PRICE INDEX (RPPI) Fourth Quarter 2020/2021

PRESS RELEASE

1.0 ANNUAL HIGHLIGHTS

The Residential Property Price Index (RPPI) for Greater Kampala Metropolitan Area (GKMA) is at 111.13 for 2020/2021 Financial Year (FY) from the 105.19 for the last FY. This is a 5.6 percent increase for the FY 2020/2021 from the 6.9 percent recorded during the FY 2019/2020. The rise was mainly due to prices of properties in Nakawa areas that increased to 13.4 percent for the year during the FY 2020/2021 compared to the 4.0 percent that was registered for the FY 2019/2020. In addition, prices in Wakiso area increased to 7.3 percent during the FY 2020/2021 compared to 2.2 percent registered in the FY 2020/2021. The figure 1 below shows the increasing price levels of residential properties within GKMA.

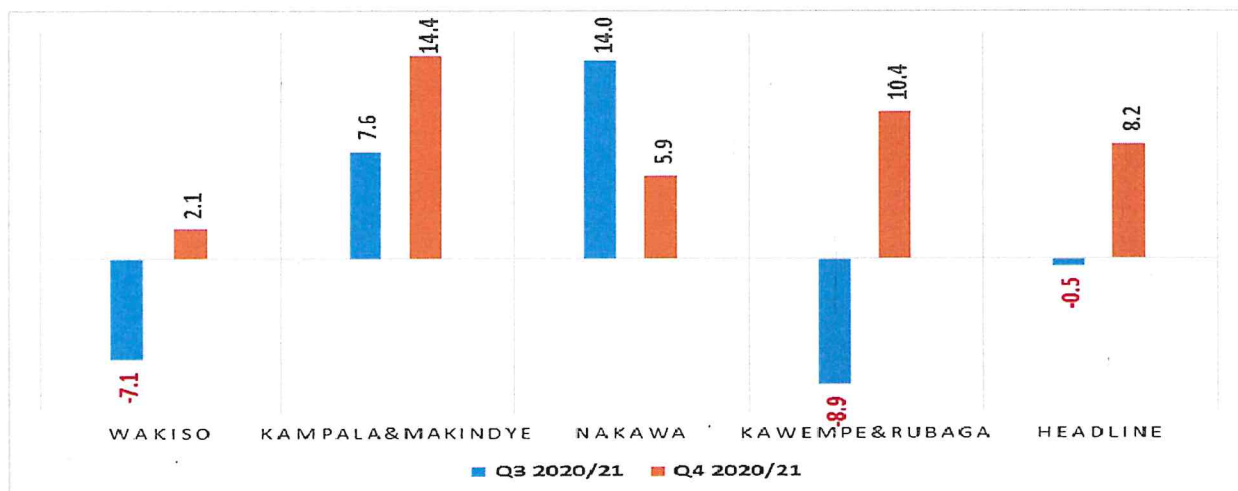
Figure 1: Residential Property Price Index for GKMA 2017/2018 - 2020/2021 FYs, (2014/2015 -2015/2016 =100).



Year - on - Year quarterly changes, the RPPI for the quarter ending Q4 2020/2021 increased to 8.2 percent compared to minus 0.5 percent recorded in the quarter ended Q3 2020/2021. The increase was mainly due to residential properties in 'Kawempe & Rubaga' area that increased to 10.4 percent for the year ending Q4 2020/2021 compared to minus 8.9 percent registered for the year ended Q3 2020/2021. In addition, residential properties in 'Kampala & Makindye' areas increased to 14.4 percent for the year ending Q4 2020/2021 compared to 7.6 percent registered for the year ended Q3 2020/2021.

However, during the same period, the annual inflation of properties in Nakawa areas declined to 5.9 percent compared to 14.0 percent recorded in Q3 2020/2021. See Figure1 below.

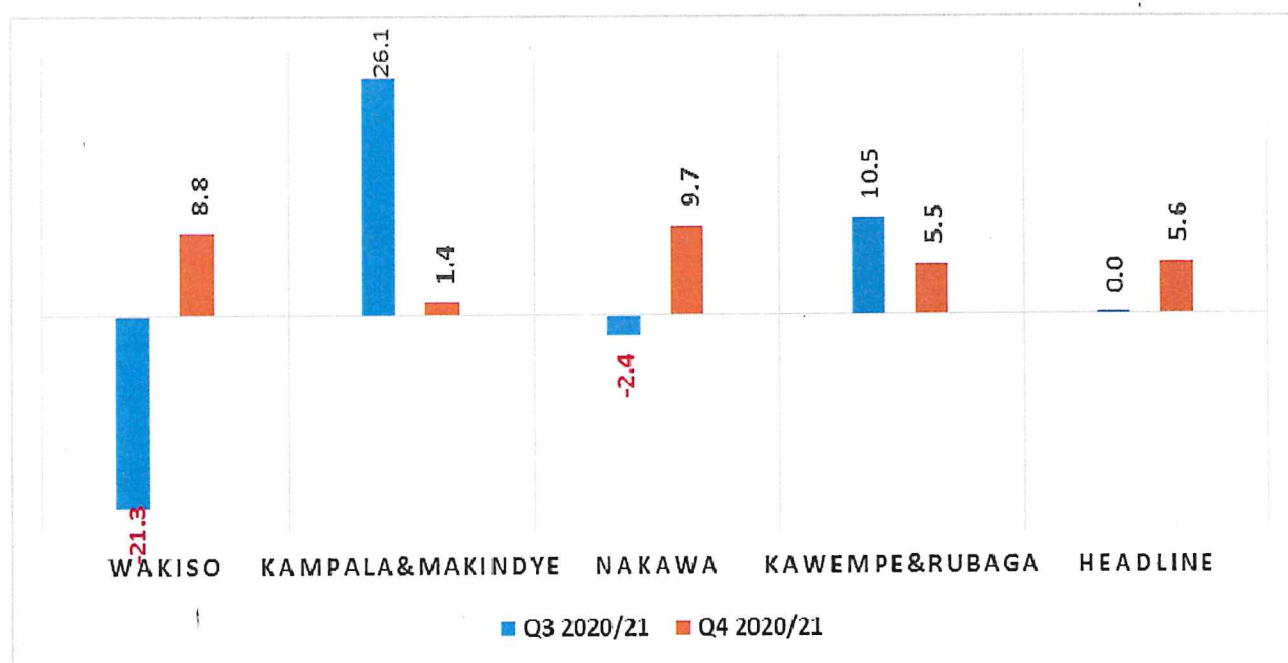
Figure 2: Annual Residential Property Inflation by areas, Q3 2020/2021 and Q4 2020/2021.



2.0 QUARTERLY HIGHLIGHTS

The Quarterly Inflation for Residential properties for GKMA registered 5.6 percent rise during the quarter Q4 2020/2021 from the 0.0 percent registered during the quarter Q3 2020/2021. See figure 2 below.

Figure 3: Quarterly Residential Property Inflation by areas, Q3 2020/2021 and Q4 2020/21



This quarterly change was mainly due to Wakiso residential properties that increased by 8.8 percent during the quarter Q4 2020/2021 from 21.3 percent drop recorded in the quarter Q3 2020/2021. In addition, quarterly prices of Nakawa, 'Kampala central & Makindye' and 'Kawempe & Rubaga' increased by 9.7 percent, 1.4 percent and 5.5 percent during the quarter Q4 2020/2021 from the 2.4 percent drop, 26.1 percent rise and 10.5 percent rise respectively registered in the quarter Q3 2020/2021. See Figure 2 above.



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APPENDIX:

TABLE 1: ANNUAL INFLATION TRENDS BY STRATA, 2017/2018 - 2020/2021.

	WAKISO	KAMPALA CENTRAL & MAKINDYE	NAKAWA	KAWEMPE & RUBAGA	HEADLINE
FINANCIAL YEAR					
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
CALENDAR YEAR					
2019	-3.4	7.2	-3.8	5.0	1.4
2020	13.8	12.0	12.6	-1.5	9.7
ANNUAL QUARTERLY % CHANGES					
2018/2019	2.2	2.6	-6.0	4.1	1.6
Q1					
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	-3.0	18.5	0.6	-2.5	3.2
Q1					
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

TABLE 2: QUARTERLY PERCENTAGE CHANGES BY STRATA, Q1 2017/18 - Q4 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
	Q4	8.8	1.4	9.7	5.5	5.6

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
	Q4	98.08	163.12	105.50	99.31	114.80	5.6	8.2