



UGANDA BUREAU OF STATISTICS



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RESIDENTIAL PROPERTY PRICE INDEX (RPPI)

First Quarter 2019/20

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

Year - on - Year quarterly changes, the RPPI for the quarter Q1 2019/20 increased to 3.2 percent compared to the minus 6.9 percent recorded in Q4 2018/19. The increase was due to residential properties in Kampala Central & Makindye areas that increased to 18.5 percent for the year ending Q1 2019/20 compared to the minus 13.3 percent decline registered for the year ended Q4 2018/19. In addition prices of properties in Nakawa areas increased to 0.6 percent for the year ending Q1 2019/20 compared to the minus 14.3 percent recorded during the year ended Q4 2018/19, see Table 1.

Table 1: Annual Inflation trends by strata, Q1 2018/19 - Q1 2019/20.

		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
Annual Quarterly % Changes						
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
	Q4	-5.3	-13.3	-14.3	4.0	-6.9
2019/20	Q1	-3.0	18.5	0.6	-2.5	3.2

Source: UBOS

Figure 2: Headline RPPI for GKMA on a Quarterly Basis Q1 2016/17 - Q1 2019/20

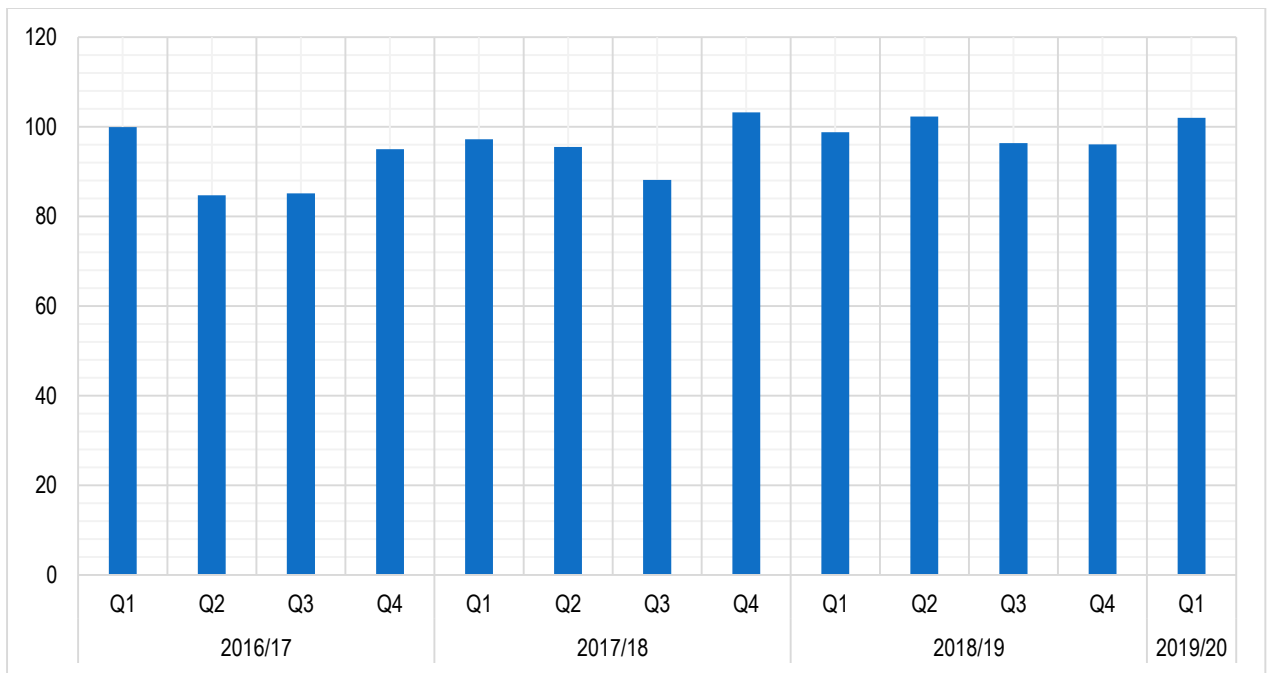
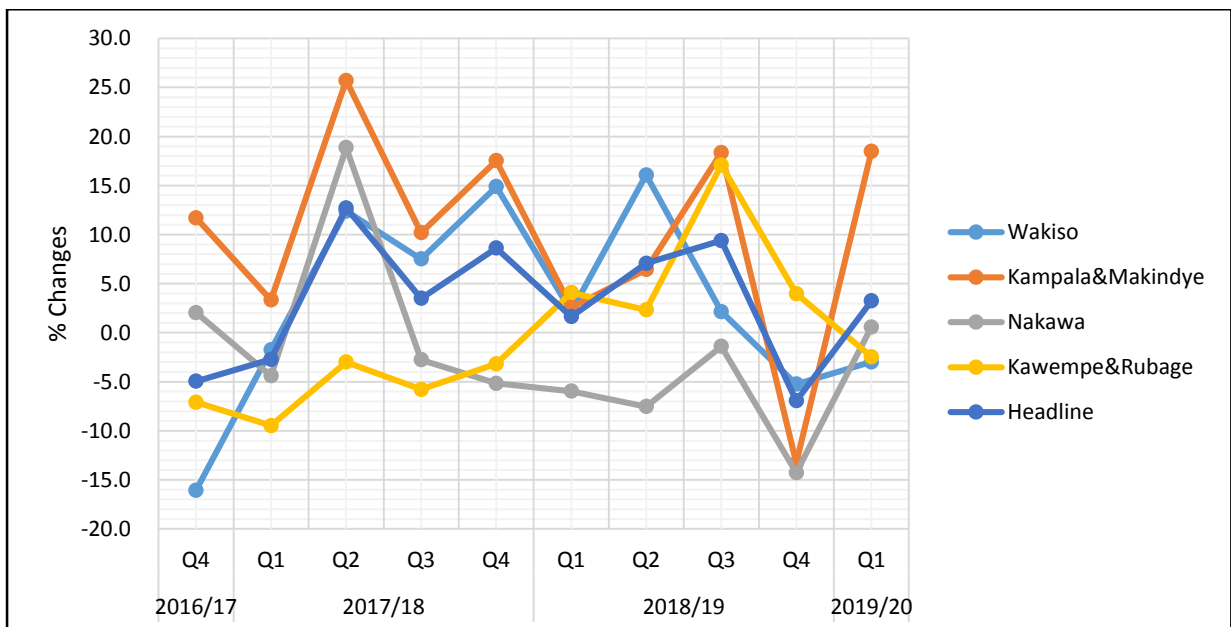


Figure 3: Year - on - Year Quarterly % Changes for GKMA: Q4 2016/17 - Q1 2019/20.



3.0 QUARTERLY RESULTS

The RPPI for GKMA increased by 6.2 percent during the first quarter 2019/20 from the minus 0.3 percent registered during the fourth quarter 2018/19, see table 2 below.

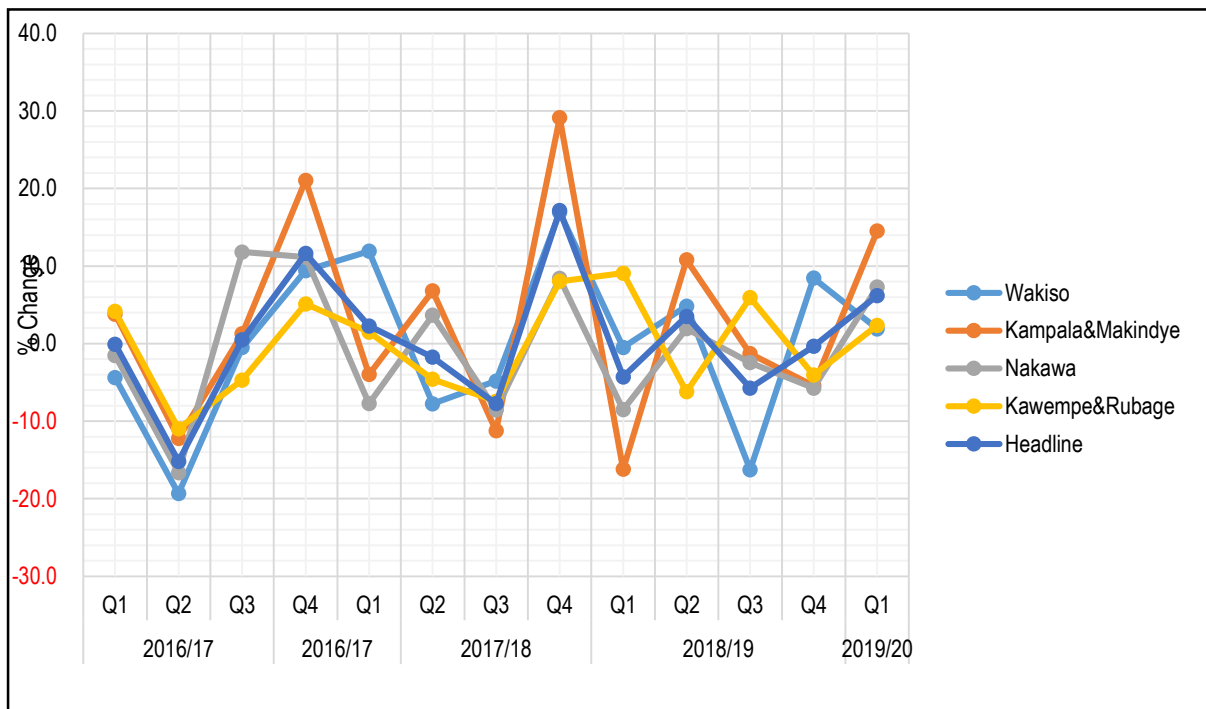
Table 2: Quarterly percentage changes by strata, Q1 2017/18 - Q1 2019/20.

		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

Source: UBOS

This quarterly increase was due to Kampala & Makindye properties quarterly inflation that increased to 14.5 percent during the first quarter 2019/20 from the minus 5.4 percent registered during the fourth quarter of 2018/19. In addition, Nakawa quarterly prices of residential properties increased to 7.3 percent during the first quarter 2019/20 from the minus 5.7 percent registered in the fourth quarter 2018/19, see Table 2 and Figure 2.

Figure 3: Quarterly % Changes for GKMA: 2016/17 - 2019/20



Source: UBOS



Chris N Mukiza (PhD)
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
	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