



# UGANDA BUREAU OF STATISTICS

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## RESIDENTIAL PROPERTY PRICE INDEX (RPPI)

### First Quarter 2020/2021

### PRESS RELEASE

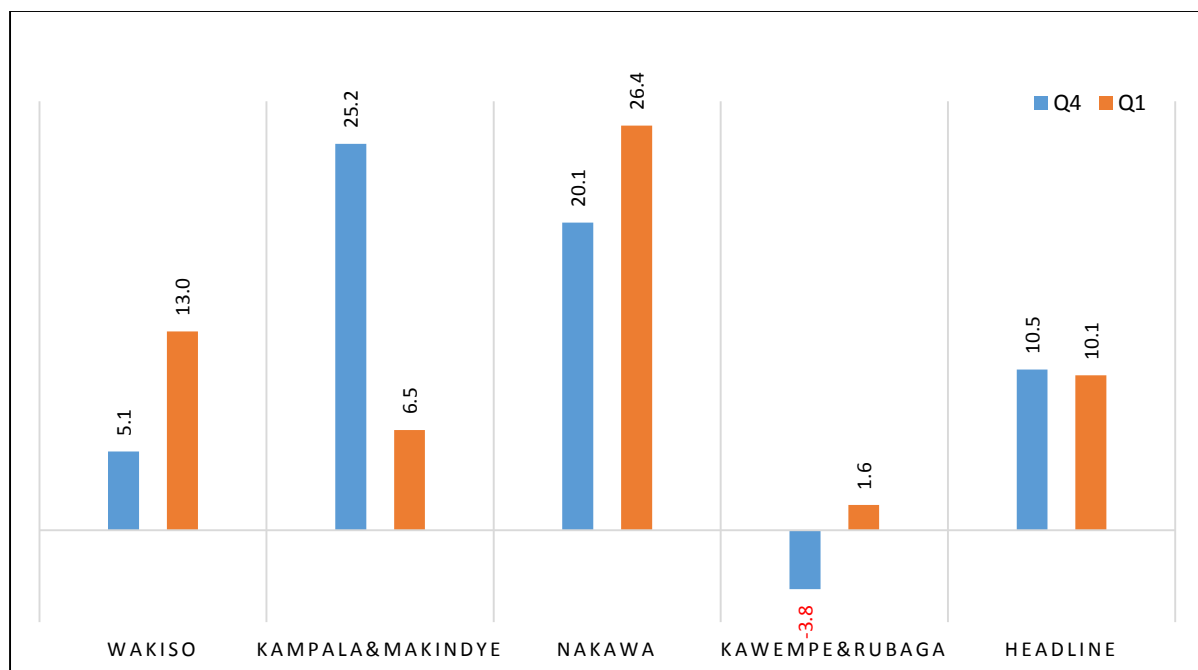
#### 1.0 INTRODUCTION

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

Year - on - Year quarterly changes, the RPPI for the quarter Q1 2020/2021 declined to 10.1 percent compared to the 10.5 percent recorded in Q4 2019/2020. The decline was due to residential properties in Kampala Central and Makindye areas that declined to 6.5 percent for the year ending Q1 2020/2021 compared to the 25.2 percent registered for the year ended Q4 2019/2020. However, during the same period, the annual inflation of properties in Wakiso area increased to 13.0 percent compared to 5.1 percent rise recorded in Q4 2019/20, see Figure1below.

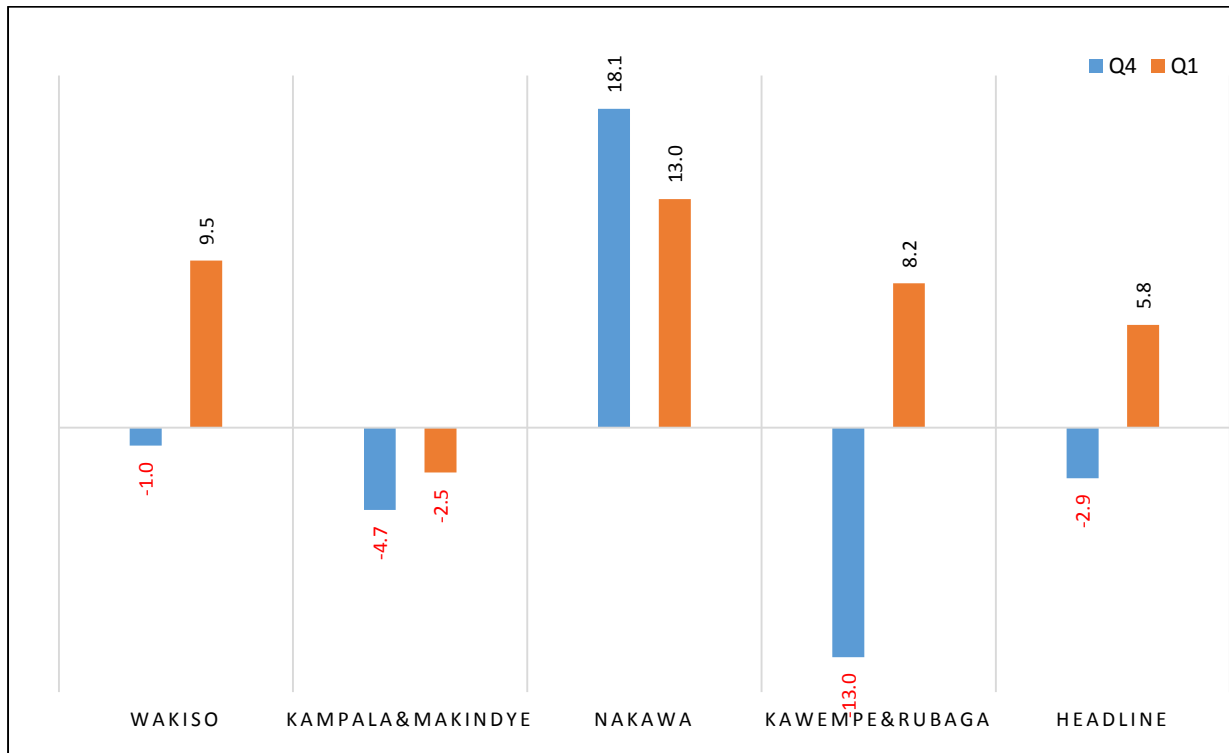
Figure1: Annual Residential Property Inflation by strata, Q4 2019/2020 and Q1 2020/21.



### 3.0 QUARTERLY RESULTS

The RPPi for GKMA increased by 5.8 percent during the first quarter 2020/2021 from the minus 2.9 percent drop registered during the fourth quarter 2019/2020, see figure 2 below.

Figure2: Quarterly Residential Property Inflation by strata, Q4 2019/2020 and Q1 2020/21



This quarterly increase was due to Nakawa properties that increased to 13.0 percent during the first quarter 2020/2021 from the 18.1 percent rise recorded in the fourth quarter 2019/2020. In addition, quarterly prices of Wakiso increased to 9.5 percent during the first quarter 2020/2021 from the minus 1.0 percent drop registered in the fourth quarter 2019/2020. However prices of properties in Kampala Central and Makindye areas dropped by minus 2.5 percent during the quarter from the earlier drop of minus 4.7 percent in the fourth quarter, see Figure 2 above.

  
Imelda Atai Musana (PhD)  
**FOR: EXECUTIVE DIRECTOR**

## APPENDIX:

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

	Wakiso	Kampala Central & Makindye	Nakawa	Kawempe & Rubaga	Headline
<b>Financial Year</b>					
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
<b>Calendar Year</b>					
2018	10.0	9.2	-5.4	-0.6	5.2
2019	-3.4	6.8	-3.8	5.0	1.2
<b>Annual Quarterly % Changes</b>					
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

**TABLE 2: QUARTERLY PERCENTAGE CHANGES BY STRATA, Q1 2017/18 - Q1 2020/2021.**

		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
2020/21	Q1	9.5	-2.5	13.0	8.2	5.8

**TABLE 3: ALL REGIONS (STRATA) INDEX: 2014/2015- 2015/2016 =100.**

		Wakiso	Kampala Central & Makindye	Nakawa	Kawempe & Rubaga	Headline	Quarterly % Changes	Annual % changes
	<b>Weights</b>	<b>39.54</b>	<b>23.74</b>	<b>13.44</b>	<b>23.28</b>	<b>100.00</b>		
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