UGANDA BUREAU OF STATISTICS
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RESIDENTIAL PROPERTY PRICE INDEX (RPPI)
First Quarter 2021/2022
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.

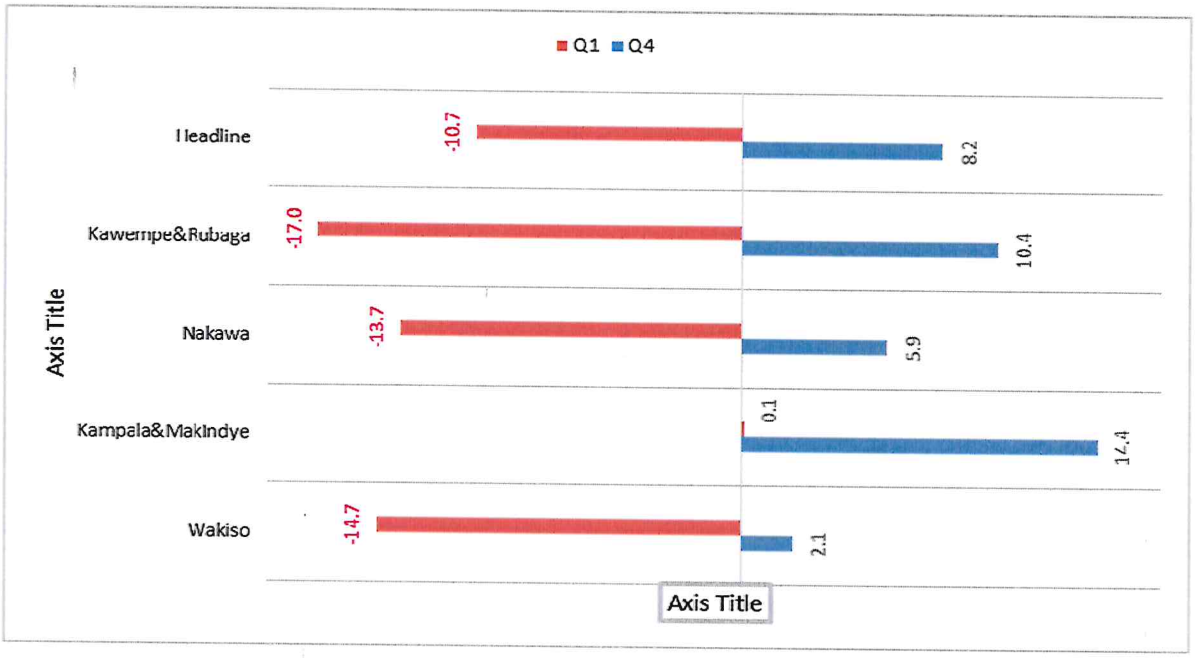
2.0 ANNUAL RESULTS

Year on Year quarterly RPPI for Q1 2021/2022 decreased to minus 10.7 percent compared to 8.2 percent increase recorded in the Q4 2020/2021. The decrease was recorded for all GKMA residential properties. The decrease in RPPI is mainly attributed to Residential Property Inflation in Wakiso area that decreased to minus 14.7 percent for the year ending Q1 2021/2022 compared to 2.1 percent increase registered for the year ended Q4 2020/2021.

In addition, Residential Property Inflation in 'Kawempe & Rubaga' decreased to minus 17.0 percent while that of Nakawa decreased to minus 13.7 percent for the year ending Q1 2021/2022 compared to increases of 10.4 percent and 5.9 percent respectively registered for the year ended Q4 2020/2021.

However, Residential Property Inflation in Kampala central & Makindye areas increased to 0.1 percent for the year ending Q1 2021/2022 compared to 14.4 percent increase registered for the year ended Q4 2020/2021, See Figure1 below.

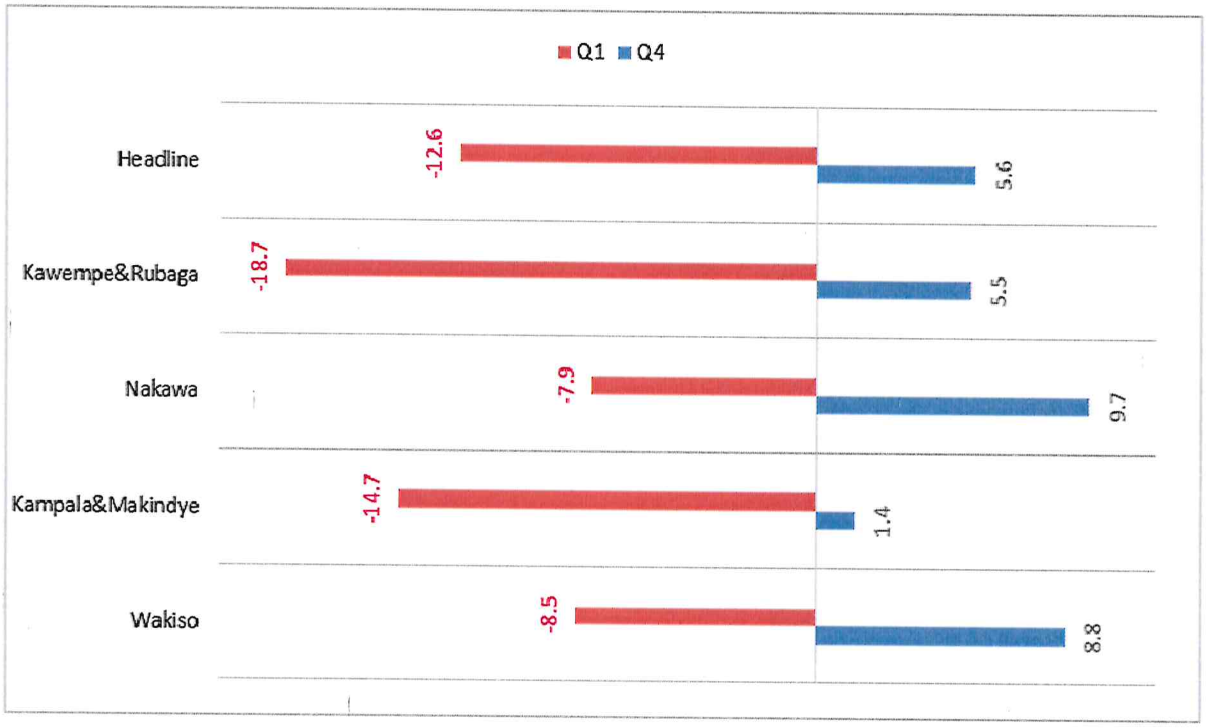
Figure 1: Annual Residential Property Inflation by strata, Q4 2020/2021 and Q1 2021/2022.



3.0 QUARTERLY RESULTS

The Quarterly Inflation for Residential Property for GKMA registered 12.6 percent drop for Q1 2021/2022 from the 5.6 percent rise registered for Q4 2020/2021, See Figure 2 below.

Figure 2: Quarterly Residential Property Inflation by strata, Q4 2020/2021 and Q1 2021/22



This quarterly change was mainly due to Wakiso Residential Property Inflation that registered 8.5 percent drop for Q1 2021/2022 from 8.8 percent rise recorded for Q4 2020/2021.

In addition, quarterly prices of 'Kawempe & Rubaga', 'Kampala central & Makindye' and Nakawa registered 18.7 percent drop, 14.7 percent drop and 7.9 percent drop for Q1 2021/2022 from the 5.5 percent rise, 1.4 percent rise and 9.7 percent rise respectively registered for Q4 2020/2021, See Figure 2 above.

Imelda A. Musana (PhD)

<u>FOR: EXECUTIVE DIRECTOR/CHIEF STATISTICIAN</u>

APPENDIX:

TABLE 1: ANNUAL INFLATION TRENDS BY STRATA, 2017/2018 - 2021/2022.

	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 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
Q4	2.1	14.4	5.9	10.4	8.2
2021/2022 Q1	-14.7	0.1	-13.7	-17.0	-10.7

TABLE 2: QUARTERLY PERCENTAGE CHANGES BY STRATA, Q1 2017/18 - Q1 2021/2022.

		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
	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
2021/22	Q1	-8.5	-14.7	-7.9	-18.7	-12.6

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	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
2021/22	Q1	89.78	139.06	97.15	80.74	100.36	-12.6	-10.7