



UGANDA BUREAU OF STATISTICS

P.O. Box 7186, Kampala; Tel: 0414 – 706000; Fax: 0414 – 237553; Email: ubos@ubos.org; Website: www.ubos.org



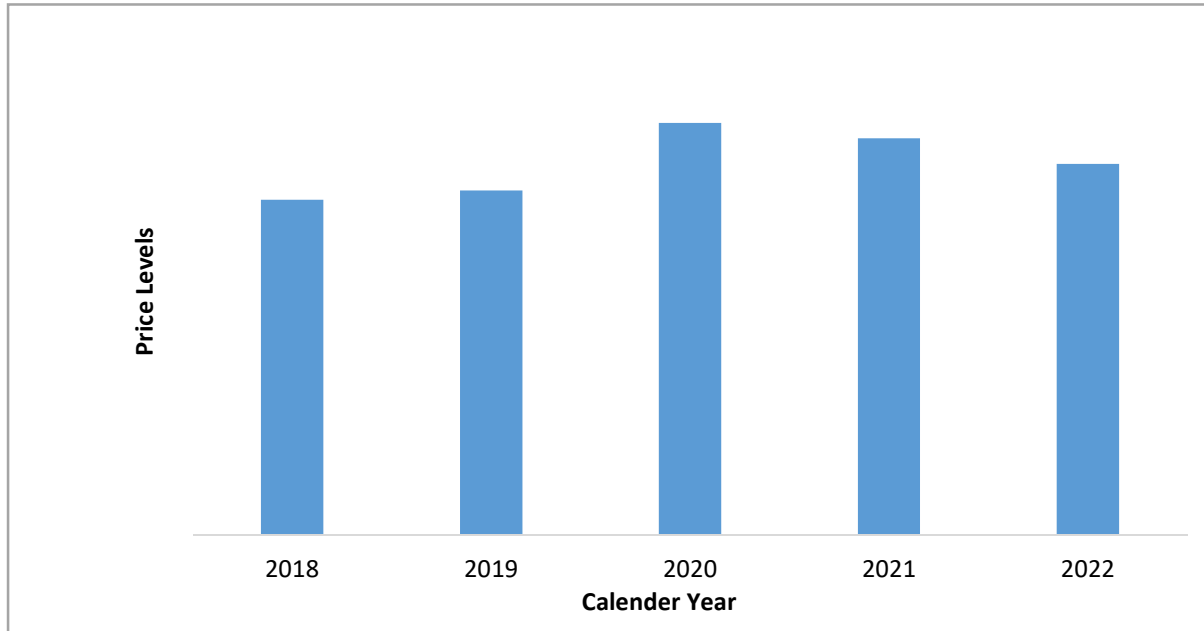
RESIDENTIAL PROPERTY PRICE INDEX (RPPI) Second Quarter 2022/2023 PRESS RELEASE

1.0 ANNUAL RESULTS

The Residential Property inflation for GKMA registered a minus 3.4 percent for calendar year 2022 from the minus 2.0 percent recorded during calendar year 2021. The decline was due to prices of properties in ‘Kampala Central & Makindye’ and Nakawa areas that decreased from 9.7 and minus 0.1 percent respectively in 2021 to minus 7.9 and minus 12.0 percent in the year 2022.

However, Wakiso and Kawempe & Rubaga areas increased from minus 10.6 and minus 4.9 percent respectively in the year 2021 to 2.8 and minus 1.2 percent in the year 2022. The figure 1 below shows the decreasing price levels of residential properties within GKMA.

Figure 1: Residential Property Price levels for GKMA, Calendar Year 2018 - 2022.

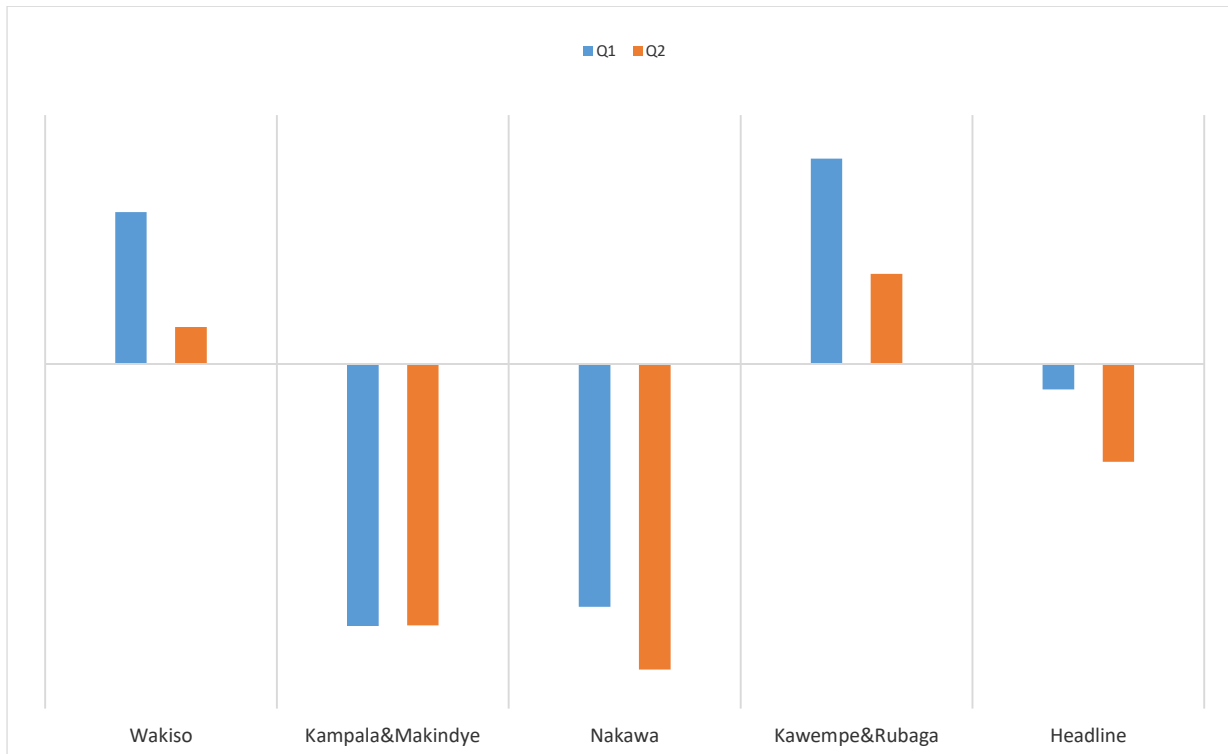


Year on Year quarterly inflation for Residential Property for Greater Kampala Metropolitan Area (GKMA) for Q2 2022/2023 decreased to minus 5.1 percent compared to minus 1.3 percent recorded in the Q1 2022/2023. The decrease in the Residential Property inflation is mainly attributed to Residential Property Inflation in areas of Wakiso, Nakawa and ‘Kawempe & Rubaga’ areas that decreased to 1.9, minus 16.0 and 4.7 percent respectively for the year ending Q2 2022/2023

compared to 7.9, minus 12.7 and 10.7 percent registered for the year ended Q1 2022/2023.

However, Residential Property Inflation in ‘Kampala central & Makindye’ registered minus 13.7 percent for the year ending Q2 2022/2023 the same rate registered for the year ended Q1 2022/2023.

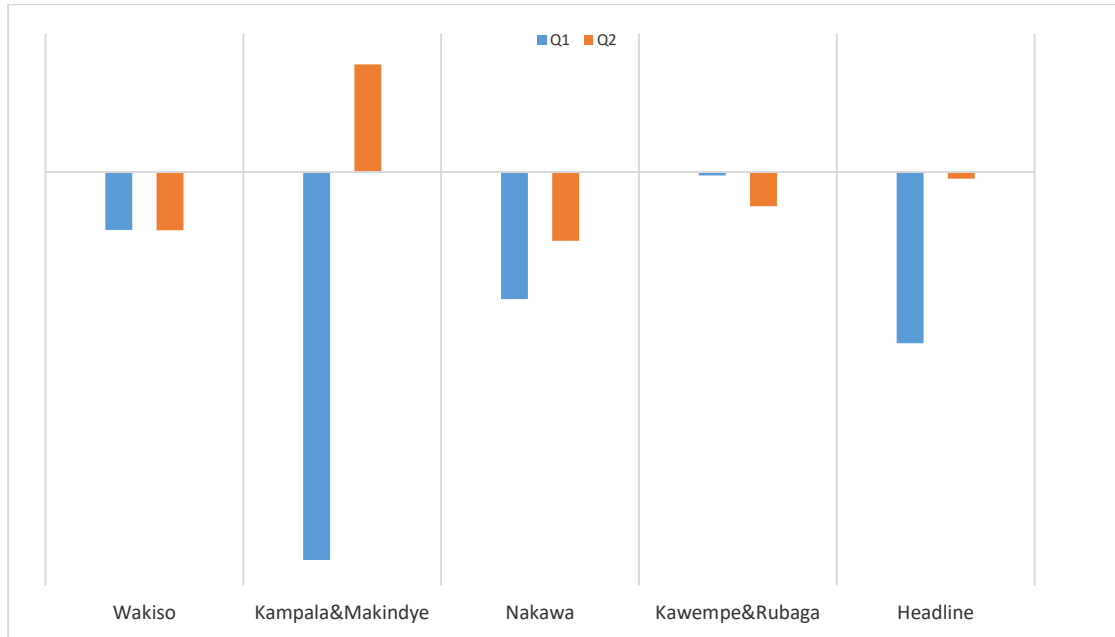
Figure 2: Annual Residential Property Inflation by strata, Q2 2022/2023 and Q1 2022/2023.



2.0 QUARTERLY RESULTS

The Quarterly Inflation for Residential Property for GKMA decreased by 0.5 percent for Q2 2022/2023 from the 12.4 percent drop registered for Q1 2022/2023 as shown in figure 3.

Figure 3: Quarterly Residential Property Inflation by strata, Q2 2022/2023 and Q1 2022/2023.



This Quarterly Inflation decline was mainly due to Wakiso, Nakawa and ‘Kawempe & Rubaga’ ‘properties Inflation that decreased by 4.2 percent, 5.0 percent and 2.5 percent respectively for Q2 2022/2023 from the 4.2 percent drop, 9.2 percent drop and 0.3 percent drop recorded in Q1 2022/2023.

However, Quarterly Inflation for ‘Central and Makindye’ areas increased by 7.8 percent for Q2 2022/2023 from the 28.2 percent drop registered for Q1 2022/2023.

Aliziki K. Lubega

For: EXECUTIVE DIRECTOR

APPENDIX:

TABLE 1: ANNUAL INFLATION BY STRATA, Q4 2018/2019 - Q2 2022/2023.

	WAKISO	KAMPALA CENTRAL & MAKINDYE	NAKAWA	KAWEMPE & RUBAGA	HEADLINE
FINANCIAL YEAR					
2019/20	2.2	19.4	4.0	0.7	6.9
2020/21	7.3	6.1	13.4	-2.1	5.6
2021/22	-9.2	2.3	-9.1	-9.4	-5.6
CALENDAR YEAR					
2020	13.8	12.0	12.6	-1.5	9.7
2021	-10.6	9.7	-0.1	-4.9	-2.0
2022	2.8	-7.9	-12.0	-1.2	-3.4
ANNUAL QUARTERLY % CHANGES					
2019/2020 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
Q2	-20.6	17.4	-2.7	-2.3	-4.5
Q3	-1.9	-7.9	-7.8	-7.6	-5.8
Q4	3.1	2.4	-11.4	-9.7	-1.5
2022/2023 Q1	7.9	-13.7	-12.7	10.7	-1.3
Q2	1.9	-13.7	-16.0	4.7	-5.1

TABLE 2: QUARTERLY INFLATION BY STRATA, Q2 2017/18 - Q2 2022/2023.

		WAKISO	KAMPALA CENTRAL & MAKINDYE	NAKAWA	KAWEMPE & RUBAGA	HEADLINE
2017/18	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
2019/20	Q4	8.4	-5.4	-5.7	-4.1	-0.3
	Q1	1.9	14.5	7.3	2.4	6.2
	Q2	1.0	2.8	2.1	-0.9	1.3
2020/21	Q3	3.2	11.6	-7.2	9.0	5.8
	Q4	-1.0	-4.7	18.1	-13.0	-2.9
	Q1	9.5	-2.5	13.0	8.2	5.8
2021/22	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
2022/23	Q1	-8.5	-14.7	-7.9	-18.7	-12.6
	Q2	1.4	7.7	-1.3	3.1	3.4
	Q3	-2.8	-1.0	-7.5	4.5	-1.4
2022/23	Q4	14.4	12.7	5.4	3.0	10.5
	Q1	-4.2	-28.2	-9.2	-0.3	-12.4
	Q2	-4.2	7.8	-5.0	-2.5	-0.5

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

		Wakiso	Central & Makindye	Nakawa	Kawempe & Rubaga	Headline	Qrterly % Changes	Annual % changes
	Weights	39.54	23.74	13.44	23.28	100.00		
2015/16	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
	Q2	91.02	149.82	95.88	83.24	103.82	3.4	-4.5
	Q3	88.44	148.27	88.68	87.02	102.35	-1.4	-5.8
	Q4	101.17	167.07	93.46	89.66	113.10	10.5	-1.5
2022/23	Q1	96.90	120.03	84.83	89.40	99.02	-12.4	-1.3
	Q2	92.78	129.36	80.57	87.16	98.52	-0.5	-5.1