"The Dutch region of Flevoland had the highest regional average price for one hectare of arable land in the EU at € 141 094 per hectare."

"There is a twenty-fold variation in the average price of arable land between EU Member States."

"In 2021, renting one hectare of arable land or permanent grassland was most expensive in the Netherlands (an average of € 1 721)."

Each factor of production used in agriculture typically earns a type of income; labour receives a wage, entrepreneurs profit, capital earns interest and land generates rental income. Understanding land prices and rents is also a key element for understanding future prospective of agriculture.

The level of land prices depends on a number of factors; these include national factors (like laws), regional factors (like climate and proximity to networks) and localised productivity factors (such as soil quality, slope or drainage). The market forces of supply and demand, including the influence of foreign ownership rules, can also influence the price of agricultural land. Competition for land comes not only from farmers but also from others planning to use land for purposes other than agriculture. As such, it is interesting to see prices at a point in time and note the developments in prices for regions over time.

This article analyses the differences in agricultural land prices and rents between EU Member States. It presents data from the most recent data collection.
Agricultural land prices in the EU

The price of one hectare of arable land in 2021 ranged from a low of €3,661 on average in Croatia to €77,583 on average in the Netherlands, among the twenty EU Member States for which 2021 data are available. Indeed, the price of arable land in every region of the Netherlands in 2021 was above all other available national averages in the EU in 2021 (see Figure 1).

At the regional level, the highest prices for arable land were in the Dutch region of Flevoland (an average €141,094 per hectare). By contrast, the lowest was in the Swedish region of Övre Norrland (an average €1,882).

Average prices of one hectare of arable land in the EU, 2021
(in € per ha)

![Graph showing the average prices of arable land in the EU, 2021.](image)

Figure 1: National and regional average prices of arable land (in € per hectare, 2021) Source: Eurostat (api_lprc)

Buying arable land was usually more expensive than buying permanent grassland. The price of one hectare of permanent grassland in 2021 ranged from a low of €1,423 on average in Bulgaria to €62,818 on average in the Netherlands. This was also the case in most regions of the EU. Indeed, arable land was a little over twenty times more expensive on average than permanent grassland on the Greek islands of the North Aegean region (arable land: €37,926 and permanent grassland: €1,744) and in the Spanish region of Murcia (arable land: €20,445 and permanent grassland: €982). The Spanish regions of Asturias (€8,096 / €9,536), Madrid (€7,621 / €7,946) and the Lithuanian region of Sostinės (€3,805 / €4,055), stand out as exceptions.
Agricultural land rental prices

Not all land is owned by the farmer working it. Many farmers rent their land, as either a short or long-term business decision. The cost of renting land is another factor that farmers have to absorb in their business. Mirroring the variation in arable land prices, annual rental prices of one hectare of agricultural land (average of arable land and permanent grassland) also vary starkly between countries and regions within countries.

Renting one hectare of arable land and/or permanent grassland was most expensive in the Netherlands (€ 836 per ha in 2021) followed by Denmark (€ 547 per ha) and Greece (€ 459 per ha). With data from 2020, Italy was amongst the countries with the most expensive land rents (€ 837 per ha). Agricultural land rental prices in 2021 were lowest in Slovakia (€ 62 per ha), Croatia (€ 74 per ha) and Malta and Latvia (both € 83 per ha).

Among the EU’s regions, renting one hectare of agricultural land was most expensive in 2021 in the Dutch region of Flevoland (€ 1 721 per ha), followed by Canarias in Spain (€ 1 119 per ha) and Attiki in Greece (€ 927 per ha). With data from 2020, Venezia Giulia in Italy (€ 1 714 per ha) would be amongst the regions with the highest rental prices.

By contrast, rental prices were lowest in Mellersta Norrland and Övre Norrland (both € 25 per ha) in Sweden, followed by Východné Slovensko (€ 42) in Slovakia.

Among EU countries that reported specific rental prices for arable land and for permanent grassland, renting permanent grassland was always cheaper than renting arable land. The rent for one hectare of permanent grassland in 2021 ranged from a low of € 39 on average in Slovakia to € 337 on average in Ireland, compared with rental prices for arable land that varied between € 79 and € 466 in the same two countries.
Average rental prices for one hectare of land in the EU, 2021
(in € per ha of arable land and/or permanent grassland per year)

Figure 2: National and regional agricultural land rent prices (in € per hectare of arable land and/or permanent grassland per year, 2021) Source: Eurostat (apri_lrnt)

Source data for tables and graphs
- Land prices and rents in the EU: tables and figures

Data sources
Agricultural land prices and rents are now being collected on an annual basis and a common methodology has been developed as a basis for comparable statistics. These datasets were made available publicly in 2018.

Key indicators and concepts
Agricultural land prices refer to the price of one hectare of free agricultural land without buildings or plantations during the reference period (a calendar year). Depending on the EU Member State, these prices can be collected from the owner of the agricultural land who is selling (selling prices) or from the physical person/legal person/legal entity who is purchasing the land for agricultural purposes (purchase prices).

Agricultural land rents refer to the price of renting one hectare of agricultural land without buildings or plantations for one year. The renting price should be collected from the agricultural holdings renting the land for agricultural purposes (renting price paid). The reference period is the calendar year.

The prices and rents expressed in national currency are converted into euro by using the corresponding annual
exchange rate, to allow comparisons among EU Member States.

Context

Agricultural land values and rents

Policy-makers follow developments in the land market to evaluate the impact of policies on it. Statistics on land prices and rents, expressed as absolute prices, facilitate an insight into various key issues (sales versus rental markets, effect of new users, CAP changes, environmental pressures, etc.). In addition, absolute prices help to properly assess how the farm land value relates to agricultural income and hence whether farms remain viable given changes in agricultural land prices and rents. Furthermore, regional data enable the identification of the situations where land prices are a driving factor in terms of structural change. These policy requirements have driven the need for reliable and comparable data on agricultural land prices and rents.

Other articles

- Agriculture, forestry and fishery statistics

Database

- Agriculture (agri), see:

Land prices and rents (apri_lpr)
  - Agricultural land renting prices for one year by region (apri_lrnt)
  - Agricultural land prices by region (apri_lprc)
  - Agricultural land renting prices for one year by region - historical data (until 2009) (apri_lrnt_h)
  - Agricultural land prices by region - historical data (until 2009) (apri_lprc_h)

Dedicated section

- Agriculture

Publications

- Agriculture, forestry and fishery statistics — 2020 edition (Statistical book)

Methodology


Legislation

EU agricultural land price and rent statistics are based on an ESS agreement of October 2018 between Eurostat and the Member States.