



PRICES OF AGRICULTURAL LAND AND RENTS - 2025

In 2025, the average price of transactions with arable land in Bulgaria amounted to BGN 1 648 per one decare, which was 3.3% lower than in 2024. Compared to the previous year, there was a decrease in the price of arable land transactions in four statistical regions: Severen tsentralen, Severoiztochen, Yugoiztochen and Yugozapaden regions. An increase was registered in Severozapaden and Yuzhen tsentralen region.

In 2025, the average price for rent/lease per one decare of arable land reached BGN 51, which was 12.1% lower than in 2024. Compared to the previous year, there was a decrease in the price in all regions with the most significant decline recorded in Severoiztochen region - by 15.2%.

Price of the agricultural land transactions in the Republic of Bulgaria in 2025

In 2025, the average price of transactions with arable land in Bulgaria amounted to BGN 1 648 per one decare, which was 3.3% lower than in 2024. The average price of transactions with permanent grassland (meadows and pastures) was BGN 284 per decare and decreased by 4.0% compared to the previous year (Table 1).

Table 1. Average prices of agricultural land transactions by land use categories in the period 2017 - 2025

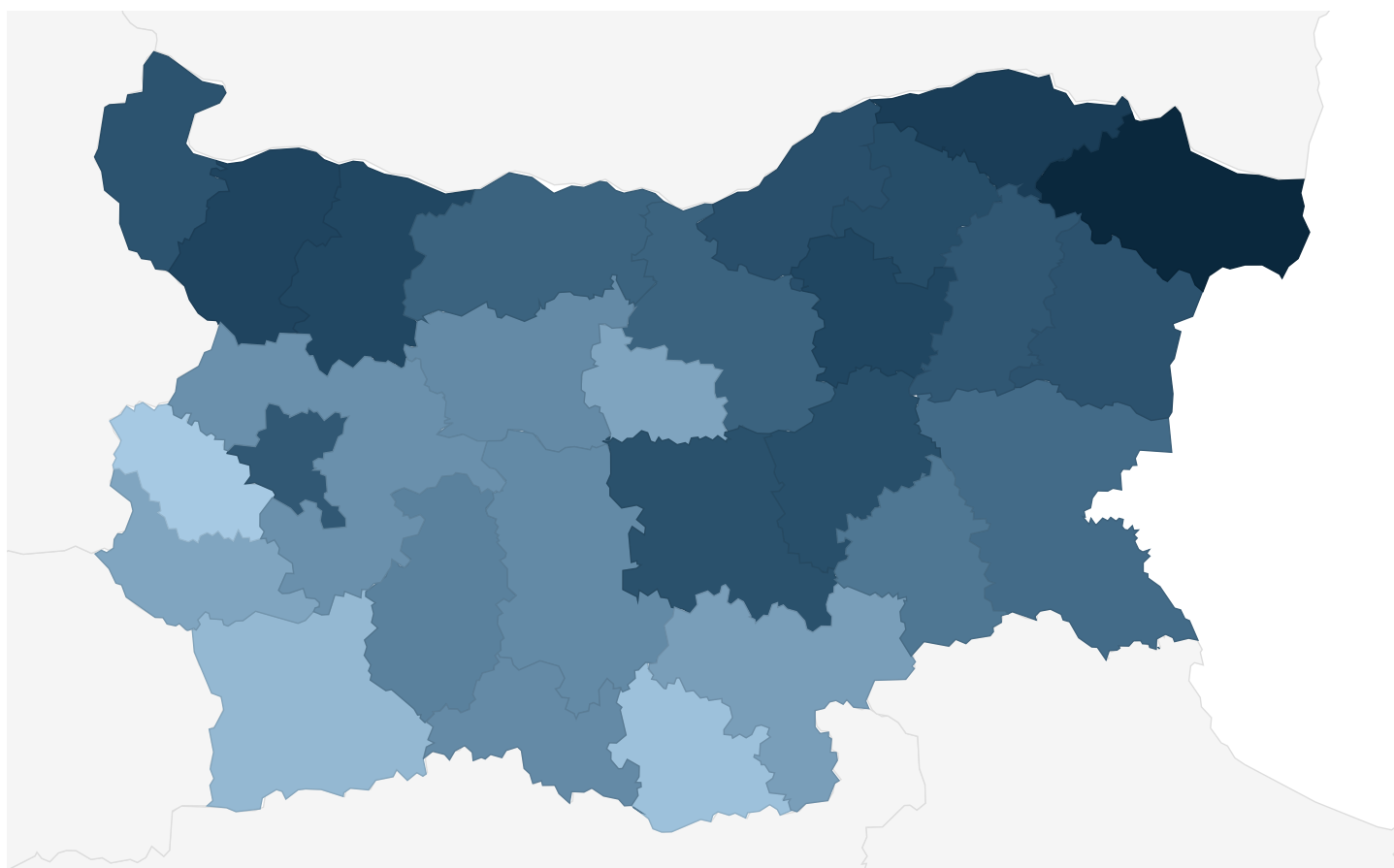
Land use categories	2017	2018	2019	2020	2021	2022	2023	2024*	(BGN/dca)
									2025
Arable land	870	980	1053	1033	1174	1428	1602	1705	1648
Permanent grassland	262	218	300	264	321	369	386	296	284

In 2025, compared to the previous year there was a decrease in the price of arable land transactions in four statistical regions: Severen tsentralen, Severoiztochen, Yugoiztochen and Yugozapaden regions. Despite the decrease of 9.5% compared to 2024, the highest price remains in Severoiztochen region - BGN 2 092 per one decare. In Severen tsentralen region the price of arable land transactions decreased to BGN 1 726 per one decare (by 2.4%), in Yugoiztochen region - BGN 1 506 per one decare (by 7.6%), in Yugozapaden region - BGN 1 099 per one decare (by 2.3%). An increase in prices was recorded in Severozapaden and in Yuzhen tsentralen region - by 4.1% and 6.8%, respectively (Table 2).

Table 2. Average prices of arable land transactions by statistical regions in the period 2017 - 2025

Statistical regions	2017	2018	2019	2020	2021	2022	2023	2024*	(BGN/dca)
									2025
Total	870	980	1053	1033	1174	1428	1602	1705	1648
Severozapaden	920	884	967	987	1284	1525	1639	1595	1661
Severen tsentralen	789	1098	1138	1146	1275	1575	1764	1769	1726
Severoiztochen	1401	1357	1462	1467	1546	2043	2487	2311	2092
Yugoiztochen	804	809	861	887	937	1096	1189	1629	1506
Yugozapaden	303	199	818	352	624	643	686	1125	1099
Yuzhen tsentralen	539	681	706	637	700	705	676	1064	1136

Figure 1. Average prices of arable land transactions by districts in 2025



Rent prices of arable land in the Republic of Bulgaria in 2025

In 2025, the average price for rent/lease per one decare of arable land amounted to BGN 51, which was 12.1% less than in 2024. The average price for rent/lease of one decare of permanent grassland was BGN 20 per decare and recorded a decrease of 13.0% compared to the previous year (Table 3).

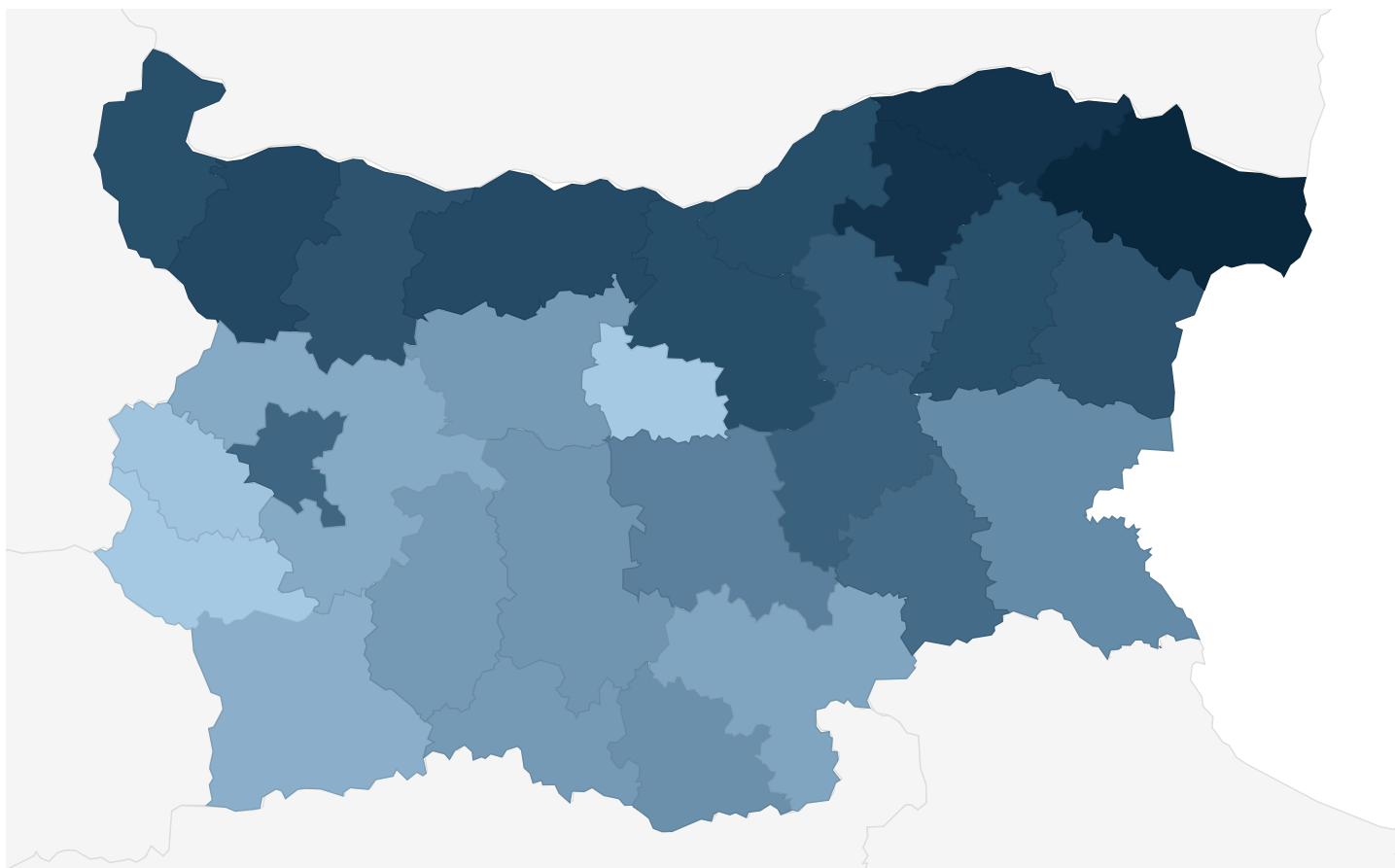
Table 3. Average rent prices of agricultural land by land use categories in the period 2017 - 2025

									(BGN/dca)
Land use categories	2017	2018	2019	2020	2021	2022	2023	2024*	2025
Arable land	47	50	49	44	52	63	62	58	51
Permanent grassland	16	16	23	21	26	26	24	23	20

There was a drop in the price paid for rent/lease per one decare of arable land compared to the previous year in all regions. The most significant decrease was registered in Severoiztochen region - by 15.2% compared to 2024. Despite the substantial decline, the highest average price remained in Severoiztochen region - BGN 67 per decare. The average price in Yugozapaden regions recorded the smallest decline - by 6.1% (Table 4).

Table 4. Average rent prices of arable land by statistical regions in the period 2017 - 2025

									(BGN/dca)
Statistical regions	2017	2018	2019	2020	2021	2022	2023	2024*	2025
Total	47	50	49	44	52	63	62	58	51
Severozapaden	45	48	50	49	54	63	66	63	57
Severen tsentralen	57	59	60	58	64	75	76	71	63
Severoiztochen	68	70	69	53	80	93	84	79	67
Yugoiztochen	34	35	37	35	40	52	51	48	42
Yugozapaden	28	30	30	30	30	35	36	33	31
Yuzhen tsentralen	31	32	32	31	33	44	43	40	35

Figure 2. Average rent prices of arable land by districts in 2025**Methodological notes**

The data are compiled in accordance with Regulation (EU) 2022/2379 of the European Parliament and of the Council on statistics on agricultural input and output, implementing Regulation (EU) 2023/1579 laying down rules for the application of Regulation (EU) 2022/2379 of the European Parliament and of the Council on statistics on agricultural input and output and the Handbook on Agricultural Land Prices and Rents.

Sources of data

From 2010 to 2024 inclusive, data on agricultural land prices and rents have been collected through a survey covering three main groups of respondents operating on the agricultural land market:

- Agricultural holdings, renting agricultural land for development of their economic activity (NACE.BG - 2008, code 01);
- Agricultural holdings, buying agricultural land for development of their economic activity (NACE.BG - 2008, code 01);
- Land transactions companies established according to the National legislation specially to carry out operations (purchase, sale and rental) of agricultural land (NACE - 2008, codes 6810 and 6820);
- Real estate agencies buying and selling agricultural land (NACE.BG - 2008, code 6831). Only those agricultural land

transactions where its purpose for agricultural production is not changed are taken into account.

As of 2025, the respondent survey has been discontinued, and data on the area and the rental price per unit area agricultural land are obtained from administrative source - the Register of Lease Agreements maintained by the Ministry of Agriculture and Food. The data on the area and the price per unit area of sold/purchased agricultural land are obtained from the Registry Agency and the Geodesy, Cartography and Cadastre Agency.

To ensure data comparability over time, the 2024 figures have been recalculated using the same administrative data sources.

Geographical coverage

The survey covered all national territory. The data are based on all registered transactions involving agricultural land recorded in the information system of the Registry Agency, regardless of the location of the property, as well as on all active agricultural land lease contracts.

Referent period

According to the Common Methodology of Eurostat, the referent period was a calendar year.

Land use categories

Three land use groups were observed: arable land, meadows and pastures. To ensure compliance with the Common Methodology of Eurostat the meadows and pastures were summarised in a common group - permanent grassland and average price for this category was calculated.

Unit for measurement.

According to the practice for agricultural land transactions and land rent/lease in Bulgaria data were collected in BGN per one decare agricultural land.

Price of agricultural land transactions

According to the Common Methodology of Eurostat the information referred to the land transaction and rent/lease of agricultural land, which was used only for agricultural production, i.e., its further use will not be changed.

The price of agricultural land transactions was the price paid by the owner on the free market, including taxes and leaves (without VAT) paid per one decare. The price did not include amounts paid for the rights to use, the monetary compensations, received by the landowner for the sale or acquisition of land, the value of buildings on the land, paid inheritance and received subsidies (if there were).

Price of rents for hired/leased agricultural land

The value of rent/lease of agricultural land was the value paid to the landowner per one decare as a return for supplying its assets to the land user. The value did not include amounts paid for the rights to use, the value of buildings or dwellings, situated on the rented/leased land, as well as the costs related to other assets (current costs of building maintenance, insurance and depreciation of buildings and others).

Calculation of average prices

At municipality level (LAU2) the average price of land transactions/rented areas for the respective land use category was calculated as a weighted average using the corresponding areas as weights. At NUTS3 level (district), NUTS2 level (statistical region), NUTS1 level (statistical zone) and NUTS0 (national level) the average price for the respective land use category was calculated as average weighted value using as weights the areas from the Integrated Farm Statistics survey. For agricultural land transaction prices, the weights are the areas of arable land and permanent grassland, while for agricultural land rent/lease prices, the weight is the area of the rented/leased agricultural land. The area figures (weights) were updated regularly following the publication of data from the latest Integrated Farm Statistics survey conducted in Bulgaria^[1].

Data confidentiality

The data confidentiality was ensured in compliance with paragraphs 25 to 27 of the Statistics Act.

Information about the methodology and data collected within the Survey on the agricultural land prices and rents in Bulgaria was published on the website of NSI.

[1] Integrated Farm Statistics surveys in Bulgaria are conducted by the Ministry of Agriculture and Food. In the years ending in 0, exhaustive surveys (Censuses) are conducted, and sample surveys - in the years ending in 3 and 6 (between the two censuses).

* Break in the time series. The average prices for 2024 and 2025 were calculated based on data from administrative sources.