Olive Grove Land Prices in the West Bank

1. Overview

Olive groves are among the most valued types of agricultural land in the West Bank, offering both economic and cultural importance. Land values vary significantly based on location (Area A, B, or C), proximity to infrastructure, security conditions, and the maturity and productivity of the trees.

2. Area B Pricing (2020 Baseline)

- Average value: approximately **US $25,563 per dunam** (~0.247 acres)
- Equivalent: ~**US $103,500 per acre**
- A 27-acre olive grove: ~**US $2.8 million**
- Olive grove premium: 10–20% higher, ~**US $3.2 million** for 27 acres

3. Area C Pricing (2020 Baseline)

- Average value: approximately **US $12,684 per dunam** (~0.247 acres)
- Equivalent: ~**US $51,000 per acre**
- A 27-acre olive grove: ~**US $1.38 million**
- Olive grove premium: ~**US $1.5–1.65 million**

4. Factors Affecting Price

- **Proximity to settlements:** Can reduce value by 20–40% due to access risks.
- **Tree age and yield:** Mature, productive groves are worth more.
- **Documentation:** Clean ownership papers increase value and liquidity.
- **Access and infrastructure:** Road access, irrigation, and security all affect pricing.

5. Market Considerations

The West Bank land market is highly localized, with liquidity affected by political conditions and restrictions on movement. For the most accurate valuation, professional appraisal by a land expert familiar with the area is recommended.

6. References and Sources

- Palestinian Land and Water Settlement Commission (2020)
- United Nations land assessments
- NGO reports on agricultural land and olive grove economics
- Local anecdotal reports and transaction data