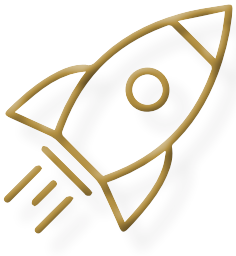
Namibia Statistics Agency

NAMIBIA COMMERCIAL AGRICULTURAL LAND PRICE INDEX (ALPI) BULLETIN

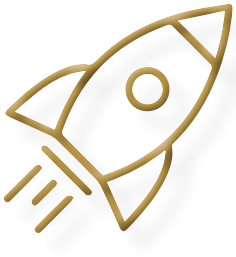


2015-2023



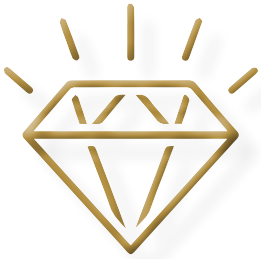
Mission Statement

"Leveraging on partnerships and innovative technologies, to produce and disseminate relevant, quality, timely statistics and spatial data that are fit-for-purpose in accordance with international standards and best practice."



Vision Statement

"Be a high-performance institution in quality statistics delivery."



Core Values

Integrity
Excellent Performance
Professionalism
Accountability
Partnership
Customer-focused

TABLE OF CONTENTS

PREFACE ii
SECTION 1: IMPORTANCE OF AGRICULTURAL LAND PRICE INDEX (ALPI) 1
SECTION 2: COMPOSITION OF MARKETABLE COMMERCIAL AGRICULTURAL LAND IN NAMIBIA 2
SECTION 3: MARKETABLE COMMERCIAL AGRICULTURAL LAND PRICE PERFORMANCE 3
3.1. THE TREND OF NATIONAL ANNUAL AVERAGE AGRICULTURAL LAND PRICE PER HECTARE, 2015 TO 2023 3
3.2. REGIONAL AVERAGE AGRICULTURAL LAND PRICE PER HECTARE, 2015 TO 2023 4
SECTION 4: AGRICULTURAL LAND PRICE INDEX 6
4.1 NATIONAL & REGIONAL AGRICULTURAL LAND PRICE INDEX, 2015 TO 2023 6
4.2 NATIONAL AGRICULTURAL LAND PRICE GROWTH RATES, 2015 TO 2023 7
4.3 REGIONAL AGRICULTURAL LAND PRICE GROWTH RATES, 2015 TO 2023 8
SECTION 5: TECHNICAL NOTES 9
5.1 DEFINITION OF ALPI 9
5.2 COVERAGE 9
5.3 DATA SOURCES 9
5.4 REFERENCE PERIOD 9
5.5 REPORTING FREQUENCIES 10
5.6 LAND PRICE 10

TABLE OF FIGURES

FIGURE 1: NAMIBIA COMMERCIAL AGRICULTURAL LAND MARKET SIZE (HA IN MILLION) BY REGIONS; 2023. 2
FIGURE 2: THE NATIONAL ANNUAL AVERAGE AGRICULTURAL LAND PRICE PER HECTARE FOR NAMIBIA IN (N$); 2015 TO 2023. 3
FIGURE 3: THE REGIONAL ANNUAL AVERAGE AGRICULTURAL LAND PRICE PER HECTARE PER REGION (N$) 4
FIGURE 4: NAMIBIA AVERAGE PRICE PER HECTARE FOR COMMERCIAL AGRICULTURAL LAND PER REGION IN N$, 2015 TO 2023 5
FIGURE 5: NATIONAL & REGIONAL AGRICULTURAL LAND PRICE INDEX, 2015 TO 2023 6
FIGURE 6: NATIONAL AGRICULTURAL LAND PRICE GROWTH RATES, 2015 TO 2023. 8

TABLE OF TABLES

TABLE 1: YEAR-ON-YEAR CHANGE IN AGRICULTURAL LAND PRICE PER HECTARE IN PERCENTAGE (%) PER REGION, 2015-2023 8

APPENDIX

APPENDIX A: REGIONAL ANNUAL AVERAGE AGRICULTURAL LAND PRICE(N$)/HA, 2015 – 2023. 11
APPENDIX B: NATIONAL AND REGIONAL AGRICULTURAL LAND PRICE INDEX (2015=100), 2015 – 2023 11
APPENDIX C: YEAR-ON-YEAR NATIONAL AGRICULTURAL LAND PRICE INDEX PERCENTAGE CHANGE; 2015 – 2023 12
APPENDIX D: YEAR-ON-YEAR REGIONAL AGRICULTURAL LAND PRICE INDEX PERCENTAGE CHANGE; 2015-2023 12

PREFACE



Agricultural land is a crucial resource that underpins the sustainability and productivity of the agricultural sector, playing a pivotal role in food production, rural livelihoods, and economic development. Understanding the dynamics of agricultural land markets, including trends in land prices, is essential for stakeholders involved in agriculture, real estate, and rural development. The Agricultural Land Price Index (ALPI) provides valuable insights into the relative changes in agricultural land prices over time across eight (8) different regions housing commercial farms. This index serves as a key indicator for investors, farmers, policymakers, and market analysts, guiding decision-making processes related to land investment, farm planning, government policy formulation, and agricultural market analysis. In this context, analyzing ALPI data for various regions of Namibia offers valuable insights into the evolving landscape of agricultural land markets and sheds light on opportunities and challenges in the agricultural sector. This report aims to explore and interpret the ALPI trends in Namibia from 2015 to 2023, focusing on their significance for agricultural stakeholders and the broader economy.

Over the period from 2015 to 2023, the national index for agricultural land prices in Namibia increased to 121.1 basis points in 2023, implying an average annual increase of 21.1 percent in agricultural land prices across all regions compared since 2015. Generally, there are several factors that could have pushed up the price for agricultural land, but in the context of Namibian commercial land market, price increment is largely attributed to an increase in demand matched with limited supply of land.

I would like to extend NSA's sincere appreciation to all the stakeholders who contributed to the compilation of the Agricultural Land Price Index (ALPI) report. Let me thank the Ministry of Agriculture, Water and Land Reform, as well as Agri Bank of Namibia and data providers to the ministry for their collaboration and commitment to ensuring the availability and accuracy of ALPI data. Their dedication enables stakeholders across various sectors to make informed decisions regarding agricultural land investment, planning, and policy formulation. We recognize and applaud their contributions to promoting transparency, efficiency, and sustainability in Namibia's agricultural land market. In the same vein, I would like to urge our users of statistical information to send to us any comments that may enhance the quality of this report at info@nsa.org.na

Alex Shimuafeni
Statistician-General & CEO

SECTION 1:
IMPORTANCE OF AGRICULTURAL LAND PRICE INDEX (ALPI)

The aim of the Agricultural Land Price Index (ALPI) is to provide a comprehensive and reliable measure of the changes in agricultural land prices over time. This index serves several purposes:

Market Monitoring
The ALPI enables stakeholders to monitor trends and fluctuations in agricultural land prices, offering insights into the health and dynamics of agricultural land markets. By tracking changes in land prices, policymakers, investors, and market participants can assess market conditions, identify emerging trends, and make informed decisions.

Policy Formulation
Policymakers use the ALPI to formulate and evaluate policies related to land management, agricultural development, and rural economics. By understanding the drivers of changes in land prices, policymakers can design interventions to promote sustainable land use, address affordability issues, and support the growth of the agricultural sector.

Investment Analysis
Investors and financial institutions rely on the ALPI to assess the attractiveness and potential returns of investments in agricultural land. By analyzing historical price trends and forecasting future movements, investors can make informed decisions about allocating capital to agricultural land assets.

Farm Planning
Farmers and agricultural businesses use the ALPI to evaluate the value of their land assets, assess market conditions for land acquisition or sale, and make strategic decisions about farm expansion, diversification, or exit strategies. Understanding land price trends helps farmers optimize land use, improve operational efficiency, and enhance profitability.

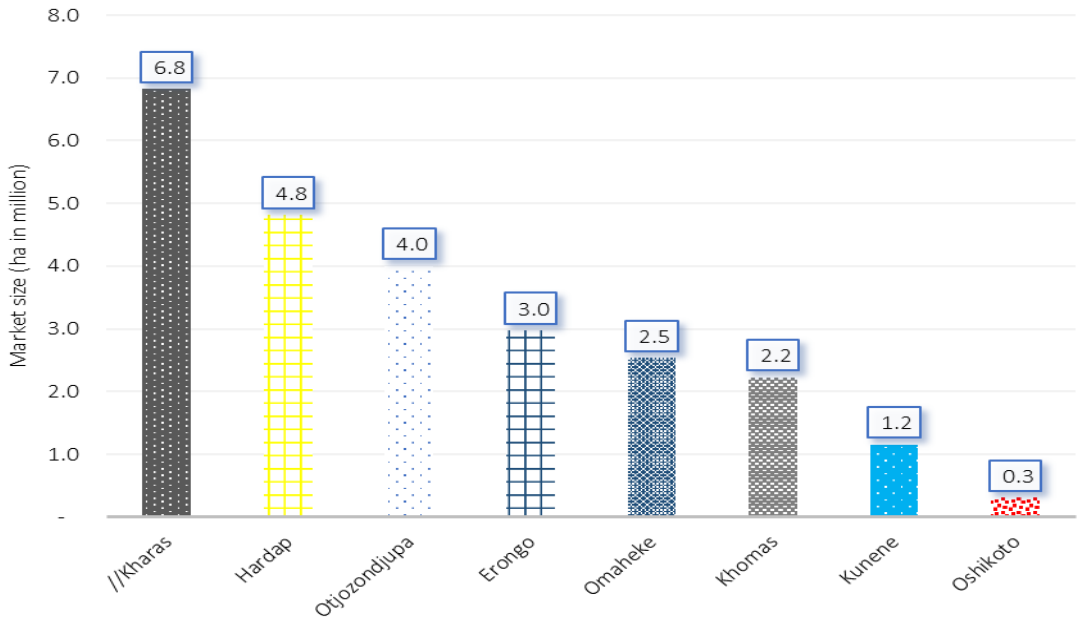
Economic Research
Researchers and analysts use the ALPI as a key indicator for studying the relationship between agricultural land prices and broader economic factors such as inflation, interest rates, commodity prices, and demographic trends. By analysing correlations and causal relationships, researchers can contribute to a deeper understanding of agricultural land market dynamics and their implications for the economy.

Overall, the aim of the ALPI is to provide stakeholders with reliable information and insights into agricultural land market trends, facilitating decision-making, policy formulation, investment analysis, and economic research in the agricultural sector.

SECTION 2:
COMPOSITION OF MARKETABLE COMMERCIAL AGRICULTURAL LAND IN NAMIBIA

This section highlights the distribution of marketable agricultural land across eight different regions hosting commercial farms in Namibia in 2023, providing insights into each of these region's contribution to the agricultural sector.

Figure 1: Namibia commercial agricultural land market size (ha in million) by regions; 2023.



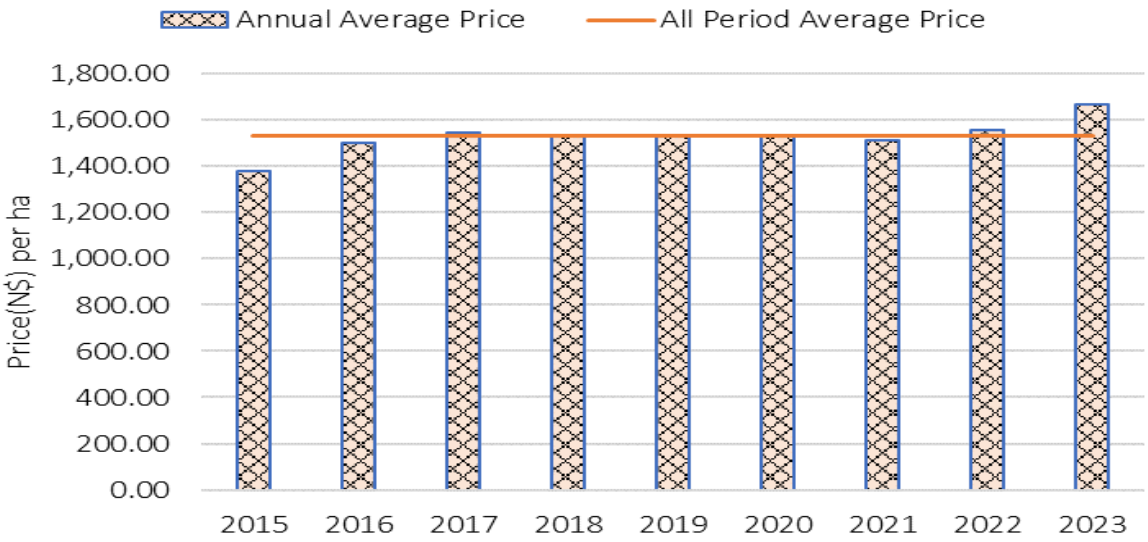
A summary of how the total marketable commercial agricultural land was distributed within the eight (8) regions housing commercial farms in 2023 is provided on Figure 1. In 2023, Namibia's commercial marketable agricultural land size totaled 24.9 million hectares, distributed across the eight (8) regions. //Kharas emerged as the leading contributor with 6.8 million hectares, representing 27.4% of the total agricultural land, followed by Hardap with 4.8 million hectares (19.4%) and Otjozondjupa with 4.0 million hectares (16.1%). Erongo accounted for 3.0 million hectares (12.0%), while Omaheke contributed 2.5 million hectares (10.2%). Khomas comprised 2.2 million hectares (9.0%), Kunene 1.2 million hectares (4.7%), and Oshikoto the smallest share with 0.3 million hectares (1.3%).

The distribution of marketable commercial agricultural land in Namibia in 2023 underscores the diverse landscape and agricultural potential across the country's eight (8) regions. With a total commercial agriculture land size of 24.9 million hectares, each region plays a crucial role in contributing to the nation's agricultural sector. While some regions, such as //Kharas, Hardap, and Otjozondjupa, boast substantial land sizes, others like Oshikoto hold smaller shares. Understanding these regional disparities is vital for informed decision-making in agricultural planning, resource allocation, and sustainable development initiatives aimed at harnessing Namibia's agricultural potential for the benefit of its economy and populace.

SECTION 3:
MARKETABLE COMMERCIAL AGRICULTURAL LAND PRICE PERFORMANCE

3.1. THE TREND OF NATIONAL ANNUAL AVERAGE AGRICULTURAL LAND PRICE PER HECTARE, 2015 TO 2023

Figure 2: The national annual average agricultural land price per hectare for Namibia in (N$); 2015 to 2023.



The **"Annual Average Price"** represents the average price per hectare for commercial agricultural land for each year from 2015 to 2023. In 2015, the annual average price was N$1,376.50, and it increased gradually over the years, reaching N$1,667.55 in 2023. The **"All Period Average Price"** represents the average price per hectare for commercial agricultural land across all the years from 2015 to 2023 which stood at N$1,528.85.

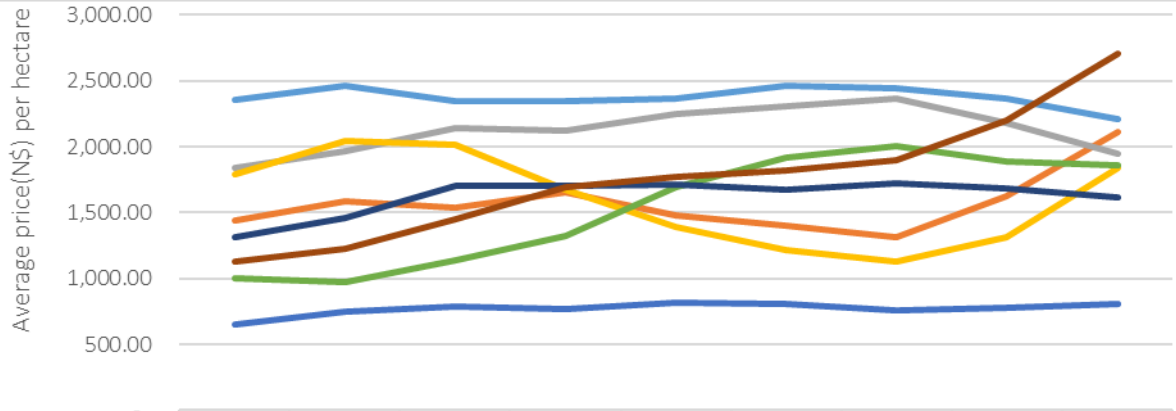
Figure 2 indicates that the average price in 2015 and 2016 trended below the all-period average price. This indicates that in 2015 and 2016, the average price per hectare for commercial agricultural land was lower than the average price over the entire period. Between 2017 and 2020, the average price was slightly above the all-period average price. This implies that the average price per hectare for commercial agricultural land during that period was higher than the average price over the entire period. In 2021, the average price slightly dropped below the all-period average price before a cross-over increase above the all-period average in 2022. The average price in 2023 was N$1,667.55, significantly higher than the all-period average price. This indicates that in 2023, the average price per hectare for commercial agricultural land was substantially higher than the average price over the entire period.

Overall, between 2016 to 2022, the average price hovered around the all- period average price. This suggests that during this period, the price was relatively consistent with the average price over the entire period. Similarly, this implies stability in price compared to the overall average.

3.2. REGIONAL AVERAGE AGRICULTURAL LAND PRICE PER HECTARE, 2015 TO 2023

Analysis of agricultural land prices per region is important because they are not uniform across geographic areas, as prices are affected by different factors in different geographic regions. Agricultural factors such as soil productivity, land improvements, tract size, and farm income are common variables in determining agricultural land values. Figure 3 depicts the movement in annual average price per hectare of commercial agricultural land per region.

Figure 3: The regional annual average agricultural land price per hectare per Region (N$)



	2015	2016	2017	2018	2019	2020	2021	2022	2023
//Kharas	651.77	751.17	790.19	770.82	812.03	806.17	758.43	773.62	804.00
Hardap	1,440.18	1,584.66	1,537.61	1,652.16	1,483.37	1,402.30	1,315.13	1,627.55	2,116.51
Otjozondjupa	1,837.62	1,969.71	2,144.53	2,117.69	2,253.86	2,306.70	2,363.96	2,180.59	1,951.17
Erongo	1,795.91	2,044.91	2,016.93	1,678.54	1,388.76	1,213.87	1,128.37	1,309.45	1,842.62
Omaheke	2,354.65	2,467.85	2,343.90	2,343.44	2,364.69	2,459.81	2,444.42	2,370.86	2,213.04
Khomas	999.81	975.04	1,141.85	1,327.46	1,694.29	1,922.35	2,008.10	1,890.40	1,857.39
Kunene	1,317.98	1,456.82	1,705.32	1,702.29	1,710.68	1,670.91	1,726.28	1,687.65	1,615.55
Oshikoto	1,130.33	1,228.52	1,451.69	1,697.92	1,767.95	1,816.88	1,899.23	2,199.06	2,704.17

3.2.1 //Kharas

During 2015 the average price in //Kharas region stood at N$651.77 per hectare and gradually increased to N$804.00 per hectare in 2023. The average prices showed a gradual upward trend despite minor fluctuations. The region registered slight increases in 2016 and 2019, and though there were slight dips in 2020 and 2021, the price rose again from 2022 to 2023.

3.2.2 Hardap

In 2015, the average price per hectare stood at N$1,440.18 and it increased to N$2,116.51 per hectare in 2023. The average price per hectare in the region showed initial stability until 2018, and this was followed by the consecutive decreases from 2019 to 2021. However, there was a significant rise in 2022 and 2023, indicating a strong upward trend towards the end of the period under study.

3.2.3 Otjozondjupa

Starting at N$1,837.62 per hectare in 2015, average prices in Otjozondjupa peaked at N$2,363.96 per hectare in 2021 before dropping to N$1,951.17 per hectare in 2023. The trend shows a steady increase until 2021, followed by a deceleration in 2022 and 2023.

3.2.4 Erongo

Beginning at N$1,795.91 per hectare in 2015, average prices in Erongo showed fluctuations over the years, dropping to a record low of N$1,128.37 per hectare in 2021, and then rebounding to N$1,842.62 per hectare in 2023. The region experienced significant ups and downs, with a notable decline between 2017 and 2021, followed by a recovery in the last two years.

3.2.5 Omaheke

Starting at N$2,354.65 per hectare in 2015 and slightly decreasing to N$2,213.04 per hectare in 2023, the agricultural land average price in Omaheke remained relatively stable with minor fluctuations. Average prices peaked in 2016 at N$2,467.85 per hectare, followed by slight fluctuations thereafter but overall maintained high values.

3.2.6 Khomas

Average prices in the Khomas region stood at N$999.81 per hectare in 2015, peaked at N$2,008.10 per hectare in 2021, and then slightly dropped to N$1,857.39 per hectare in 2023. The trend shows a strong upward movement, particularly between 2016 and 2021, with slight decreases afterward but still maintaining high values.

3.2.7 Kunene

Starting at N$1,317.98 per hectare in 2015, peaking at N$1,726.28 per hectare in 2021, and ending at N$1,615.55 per hectare in 2023. Average prices in Kunene saw a moderate increase between 2015 and 2017, followed by price stabilization from 2018 to 2023.

3.2.8 Oshikoto

Average prices in Oshikoto region stood at N$1,130.33 per hectare in 2015 and significantly increased to N$2,704.17 per hectare in 2023. The region displayed a steady and significant upward trend, with a sharp rise in the last three years.

These figures indicate the varying levels of average land prices across different regions in Namibia, reflecting the diverse economic dynamics in the agricultural land market within the country. Overall, this information can be valuable for various stakeholders, such as investors, financiers, policymakers, and real estate developers, in making informed decisions related to land investments, valuation, land tax, land reform and development projects.

Figure 4: Average price per hectare for commercial agricultural land per region in N$, 2015 to 2023.

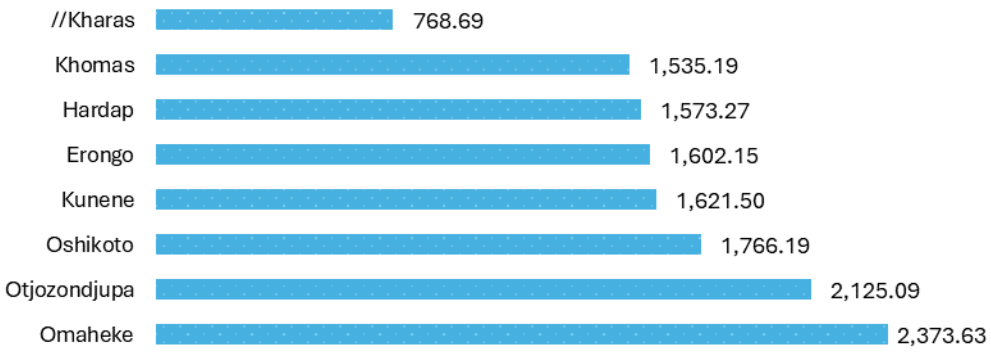


Figure 4 presents the all-time regional average price per hectare (in N$) for each region spanning the years 2015 to 2023.

The Omaheke region was the most expensive region to buy commercial agricultural land over the stated period, with an average price of N$2,373.63 per hectare. The Otjozondjupa region followed in second place, with an average price of N$2,125.09 per hectare over the nine (9) year period under review. Oshikoto and Kunene regions ranked third and fourth, where the agricultural land was at average prices of N$1,766.19 and N$1,621.50 per hectare, respectively. These were followed by the Erongo region in fifth place with an average price per hectare of N$1,602.15 and //Kharas was the least expensive region to acquire agricultural land with an average price of N$768.69 per hectare.

This information can be valuable for assessing regional real estate market trends in terms of farmland, investment opportunities, and economic development patterns.

SECTION 4:
AGRICULTURAL LAND PRICE INDEX

This section provides an insight into the Agricultural Land Price Index (ALPI) evolution on the national level and regional level. It highlights the indices based on 2015 as the base year. The section also reflects on the year-on-year growth rates and growth rate from 2015 price levels.

4.1 NATIONAL & REGIONAL AGRICULTURAL LAND PRICE INDEX, 2015 TO 2023

Figure 5: National & regional Agricultural Land Price Index, 2015 to 2023

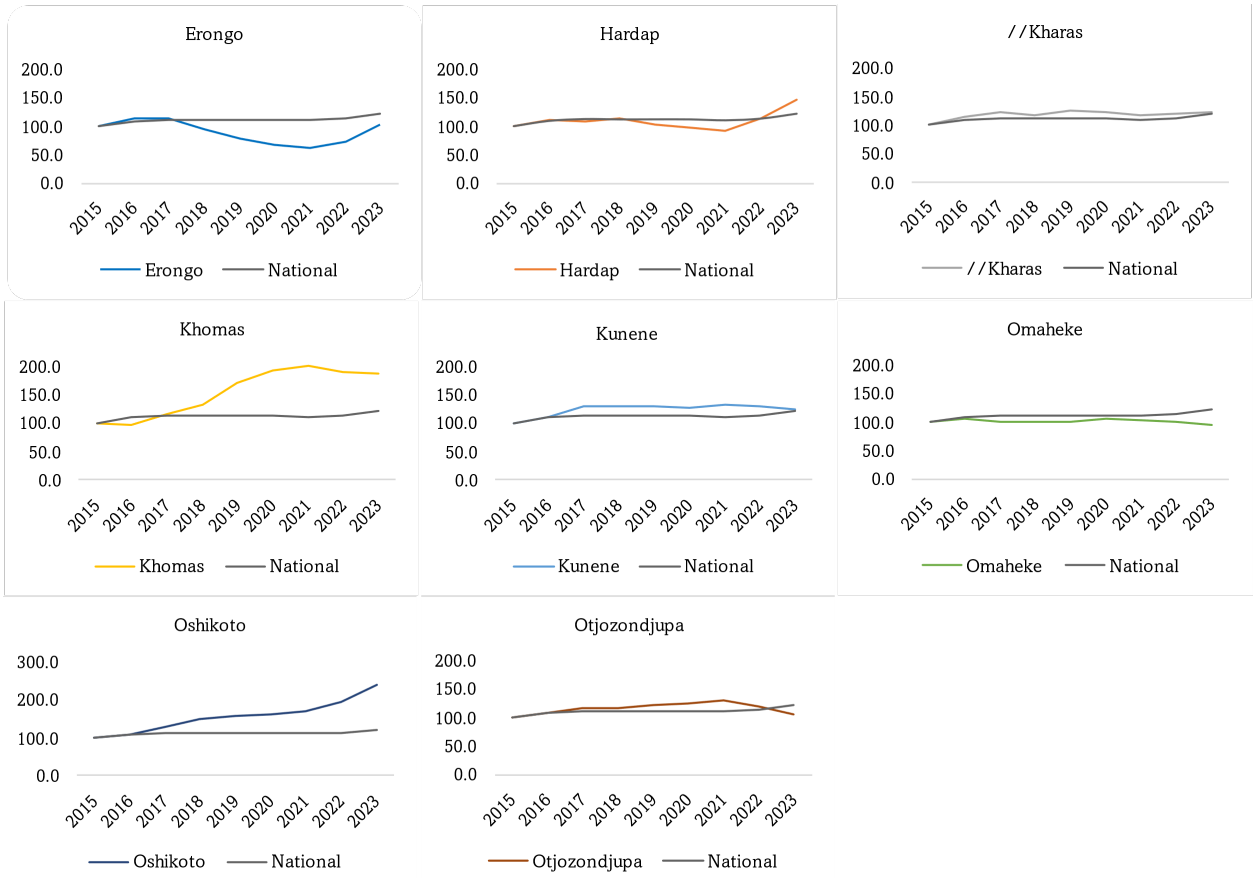


Figure 5 presents the regional and national index over the period from 2015 to 2023. The index provides insights into how average agricultural land prices in various regions of Namibia have evolved relative to their values in 2015. The Agricultural Land Price Indices in //Kharas, Khomas, Kunene, Oshikoto and Otjozondjupa regions have been above the national levels for most of the periods whereas the ALPI for Erongo, Hardap and Omaheke regions have been trailing the national level for most of the time over the same period.

4.1.1 National

Over the period of 2015 to 2023, the national index for agricultural land prices in Namibia increased to 121.1 basis points in 2023, implying an increase of 21.1 percent in agricultural land prices across all regions compared to 2015. This indicates a general upward trend in agricultural land values nationwide over the period, reflecting overall growth and development in the agricultural sector. Factors such as increased demand for agricultural products, government intervention as a "buyer" through resettlement program, and investments in agricultural infrastructure may have contributed to this trend.

4.1.2 Regional Analysis, across individual regions

4.1.2.1 Oshikoto region
Oshikoto experienced the most remarkable growth in agricultural land prices, with the index soaring to 239.2 basis points in 2023, representing a significant 139.2 percent increase when compared to 2015.

4.1.2.2 Khomas region
Khomas also saw a notable increase in agricultural land prices, with the index reaching 185.8 basis points in 2023, indicating an 85.8 percent rise when compared to 2015.

4.1.2.3 Hardap region
Hardap also experienced significant increase in agricultural land prices, with the index reaching 147.0 basis point in 2023, indicating a substantial 47.0 percentage rise when compared to 2015.

4.1.2.4 //Kharas region
//Kharas showed a moderate increase in agricultural land prices, with the index reaching 123.4 basis points in 2023, indicating a 23.4 percent rise when compared to 2015.

4.1.2.5 Kunene region
Kunene also saw a moderate increase in agricultural land prices, with the index standing at 122.6 basis points in 2023, suggesting a 22.6 percent rise when compared to 2015.

4.1.2.6 Otjozondjupa region
Otjozondjupa experienced modest growth in agricultural land prices, with the index reaching 106.2 basis points in 2023, indicating a 6.2 percent rise when compared to 2015.

4.1.2.7 Erongo region
Erongo experienced fluctuations in agricultural land prices over the period, with the index reaching 102.6 basis points in 2023, indicating a 2.6 percent increase when compared to 2015.

4.1.2.8 Omaheke region
Omaheke saw a slight decrease in agricultural land prices, with the index declining to 94.0 basis points in 2023, suggesting a 6.0 percent decrease compared to 2015.

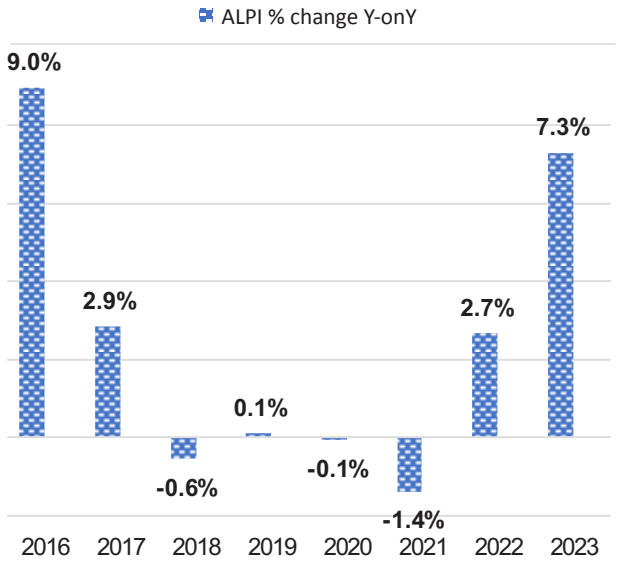
4.2 NATIONAL AGRICULTURAL LAND PRICE GROWTH RATES, 2015 TO 2023

Figure 6 presents the annual Agricultural Land Price Index (ALPI) percentage change year-on-year and the percentage change relative to the base year 2015 for national average prices per hectare in Namibia from 2015 to 2023.

4.2.1 Annual Percentage Change Year-on-Year (Y-on-Y)
The ALPI reflects the annual percentage change in national average prices per hectare compared to the previous year. From 2015 to 2023, there has been fluctuations in the annual percentage change, with the highest growth of 9.0 percent registered in 2016.

The data suggests a generally positive trajectory in national average prices per hectare in Namibia's agricultural sector from 2015 to 2023, despite fluctuations in year-on-year changes. The notable increase in 2023, in terms of annual percentage change, reflects growing demand or investment in agricultural land. This trend could be attributed to various factors such as increased agricultural productivity, land scarcity, changing land use patterns, or external factors like economic conditions and government policies. Overall, the data indicates a strengthening agricultural land market in Namibia over the specified period.

Figure 6: Year-on-Year National Agricultural Land Price index percentage change*, 2015 to 2023.*



4.3 REGIONAL AGRICULTURAL LAND PRICE GROWTH RATES, 2015 TO 2023

Table 1 summarizes the annual average percentage changes in agricultural land prices amongst the eight (8) regions for the period 2015 to 2023 (y-on-y). The table provides data on the year-on-year (Y-on-Y) percentage change for regional average prices per hectare in various regions of Namibia from 2015 to 2023.

4.3.1 Year-on-Year (Y-on-Y) Percentage Change

The year-on-year (Y-o-Y) percentage change indicates the annual growth or decline in regional average prices per hectare compared to the previous year. Different regions and years exhibit fluctuations in the Y-o-Y percentage change, reflecting varying trends in the growth or decline of land prices. Notably, some regions experienced substantial increases in certain years, such as Erongo in 2023 with a significant 40.7 percent rise, while others saw notable declines, such as Otjozondjupa in 2023 with a 10.5 percent decrease (table 1).

In conclusion, the data illustrates dynamic trends in regional average prices per hectare across Namibia from 2015 to 2023. While some regions experienced significant growth in land prices, others faced fluctuations and occasional deflations. Understanding these trends is crucial for stakeholders involved in agriculture, real estate, and economic development, as they provide insights into regional market dynamics and investment opportunities in Namibia's agricultural sector.

Table 1: Year-on-Year Change in agricultural land price per hectare in percentage (%) per region, 2015-2023

Year	Erongo	Hardap	//Kharas	Khomas	Kunene	Omaheke	Oshikoto	Otjozondjupa
2015	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2016	13.9%	10.0%	15.3%	-2.5%	10.5%	4.8%	8.7%	7.2%
2017	-1.4%	-3.0%	5.2%	17.1%	17.1%	-5.0%	18.2%	8.9%
2018	-16.8%	7.4%	-2.5%	16.3%	-0.2%	0.0%	17.0%	-1.3%
2019	-17.3%	-10.2%	5.3%	27.6%	0.5%	0.9%	4.1%	6.4%
2020	-12.6%	-5.5%	-0.7%	13.5%	-2.3%	4.0%	2.8%	2.3%
2021	-7.0%	-6.2%	-5.9%	4.5%	3.3%	-0.6%	4.5%	2.5%
2022	16.0%	23.8%	2.0%	-5.9%	-2.2%	-3.0%	15.8%	-7.8%
2023	40.7%	30.0%	3.9%	-1.7%	-4.3%	-6.7%	23.0%	-10.5%

SECTION 5:
TECHNICAL NOTES

5.1 DEFINITION OF ALPI

The Agricultural Land Price Index (ALPI) is a statistical measure used to track and analyze the changes in the prices of agricultural land over time. It quantifies the relative movements in the prices of agricultural land, typically measured in terms of price per hectare or acre, within a specific geographic area or region. The ALPI provides insights into the trends, dynamics, and factors influencing agricultural land markets, serving as a valuable tool for stakeholders such as farmers, investors, policymakers, and market analysts. It enables monitoring of the overall health and performance of agricultural land markets, facilitates decision-making regarding land acquisition, investment, and agricultural planning, and supports policy formulation related to land management, rural development, and agricultural economics.

5.2 COVERAGE

Geographic Coverage
The ALPI covers only the land that is commercially used for agricultural purposes. Hence the transactions used are only those that fall under the eight (8) regions that house commercial farms in Namibia.

Property Sizes
ALPI covers commercial agricultural land measuring 3000 ha and above during phase1 (1985 to 2015; and 2500 ha and above from 2016 to date. The size is considered sufficient to capture trends in commercial-scale agriculture. However, considerations are being made to include smaller parcels in future to reflect on changes in small-scale farming or hobby farming.

Types of Agricultural Land
The data from the registry does not have the dimension for types of agriculture. Therefore, the index does not specify the types of agricultural land, e.g., cropland, pastureland, orchards, vineyards, and other forms of agricultural real estate which may have different price dynamics. However, discussions are underway to have this important dimension in future.

Exclusions
Certain types of land or transactions are excluded from ALPI coverage if they are not representative of typical agricultural land market activity. For example, land sales for non-agricultural purposes or transactions of land between relatives, deceased estates(inheritance), divorce settlement, foreclosures and close corporations are excluded as they are considered not to be traded at market prices.

5.3 DATA SOURCES

ALPI relies on administrative data sourced solely from the Land Registry office (Deed office) under Ministry of Agriculture, Water and Land Reform (MAWLR).

5.4 REFERENCE PERIOD

The ALPI data is available from 1985 to the present but the base year is set to 2015. This means that while historical data is accessible, the index's calculations and comparisons in this report reference 2015 as the base year for measuring price changes. By setting 2015 as the base year, the index emphasizes recent trends and developments in the agricultural land market. This approach is particularly relevant for stakeholders interested in understanding current market dynamics and making decisions based on more recent data. While the base year has shifted, retaining historical data from 1985 onwards enables long-term analysis of agricultural land price trends. Users of the index can still examine price movements and patterns over several decades, providing valuable insights into the market's evolution over time.

Overall, shifting the base year of the ALPI to 2015 while retaining historical data allows for a balanced approach to analyzing agricultural land price dynamics, offering both a recent snapshot and a comprehensive view of long-term trends in the market.

5.5 REPORTING FREQUENCIES

Agricultural land price index data will be reported annually. Agricultural land transactions do not occur frequently enough to provide reliable data for quarterly or monthly reporting. Agricultural land tends to have longer wait periods compared to other types of real estate, with fewer transactions occurring within shorter timeframes.

5.6 LAND PRICE

The ALPI utilizes actual sales prices of agricultural land transactions as reported to the Deed office by government agencies, real estate agents, landowners, or other relevant sources. Sales prices represent the actual value at which agricultural land is bought and sold in the market. In other words, this is the price of agricultural land received/paid by the holder in a free trade without deduction of taxes or levies and without the inclusion of subsidies. In practice, this means the actual price agreed upon by the person closing the transaction. Any tax the seller may be obliged to subsequently pay as a result of selling the land, such as capital gains tax, would not be deducted from the price. Transaction should be Arm's Length, thus, transactions of land between relatives, deceased estates(inheritance), divorce settlement, foreclosures and close corporations are excluded as they are considered not to be traded at market prices.

APPENDIX A: REGIONAL ANNUAL AVERAGE AGRICULTURAL LAND PRICE (N$)/HA, 2015 – 2023.

Year	Average price(N$) per hectare								
	//Kharas	Hardap	Otjozondjupa	Erongo	Omaheke	Khomas	Kunene	Oshikoto	National
2015	651.77	1,440.18	1,837.62	1,795.91	2,354.65	999.81	1,317.98	1,130.33	1,376.50
2016	751.17	1,584.66	1,969.71	2,044.91	2,467.85	975.04	1,456.82	1,228.52	1,499.91
2017	790.19	1,537.61	2,144.53	2,016.93	2,343.90	1,141.85	1,705.32	1,451.69	1,542.83
2018	770.82	1,652.16	2,117.69	1,678.54	2,343.44	1,327.46	1,702.29	1,697.92	1,534.26
2019	812.03	1,483.37	2,253.86	1,388.76	2,364.69	1,694.29	1,710.68	1,767.95	1,536.09
2020	806.17	1,402.30	2,306.70	1,213.87	2,459.81	1,922.35	1,670.91	1,816.88	1,534.91
2021	758.43	1,315.13	2,363.96	1,128.37	2,444.42	2,008.10	1,726.28	1,899.23	1,513.51
2022	773.62	1,627.55	2,180.59	1,309.45	2,370.86	1,890.40	1,687.65	2,199.06	1,554.03
2023	804.00	2,116.51	1,951.17	1,842.62	2,213.04	1,857.39	1,615.55	2,704.17	1,667.55
Average	768.69	1,573.27	2,125.09	1,602.15	2,373.63	1,535.19	1,621.50	1,766.19	1,528.85

APPENDIX B: NATIONAL AND REGIONAL AGRICULTURAL LAND PRICE INDEX (2015=100), 2015 – 2023

Year	Erongo	Hardap	//Kharas	Khomas	Kunene	Omaheke	Oshikoto	Otjozondjupa	National
2015	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2016	113.9	110.0	115.3	97.5	110.5	104.8	108.7	107.2	109.0
2017	112.3	106.8	121.2	114.2	129.4	99.5	128.4	116.7	112.1
2018	93.5	114.7	118.3	132.8	129.2	99.5	150.2	115.2	111.5
2019	77.3	103.0	124.6	169.5	129.8	100.4	156.4	122.7	111.6
2020	67.6	97.4	123.7	192.3	126.8	104.5	160.7	125.5	111.5
2021	62.8	91.3	116.4	200.8	131.0	103.8	168.0	128.6	110.0
2022	72.9	113.0	118.7	189.1	128.0	100.7	194.6	118.7	112.9
2023	102.6	147.0	123.4	185.8	122.6	94.0	239.2	106.2	121.1

APPENDIX C: YEAR-ON-YEAR NATIONAL AGRICULTURAL LAND PRICE INDEX PERCENTAGE CHANGE; 2015 – 2023

Year	ALPI % change Y-on-Y
2015	
2016	9.0%
2017	2.9%
2018	-0.6%
2019	0.1%
2020	-0.1%
2021	-1.4%
2022	2.7%
2023	7.3%

APPENDIX D: YEAR-ON-YEAR REGIONAL AGRICULTURAL LAND PRICE INDEX PERCENTAGE CHANGE; 2015-2023

Year	Erongo	Hardap	//Kharas	Khomas	Kunene	Omaheke	Oshikoto	Otjozondjupa
2015		0.0	0.0	0.0	0.0	0.0	0.0	0.0
2016	13.9%	10.0%	15.3%	-2.5%	10.5%	4.8%	8.7%	7.2%
2017	-1.4%	-3.0%	5.2%	17.1%	17.1%	-5.0%	18.2%	8.9%
2018	-16.8%	7.4%	-2.5%	16.3%	-0.2%	0.0%	17.0%	-1.3%
2019	-17.3%	-10.2%	5.3%	27.6%	0.5%	0.9%	4.1%	6.4%
2020	-12.6%	-5.5%	-0.7%	13.5%	-2.3%	4.0%	2.8%	2.3%
2021	-7.0%	-6.2%	-5.9%	4.5%	3.3%	-0.6%	4.5%	2.5%
2022	16.0%	23.8%	2.0%	-5.9%	-2.2%	-3.0%	15.8%	-7.8%
2023	40.7%	30.0%	3.9%	-1.7%	-4.3%	-6.7%	23.0%	-10.5%



Namibia Statistics Agency

Namibia Statistics Agency
P.O. Box 2133, FGI House, Post Street Mall,
Windhoek, Namibia

Tel: +264 61 431 3200
Fax: +264 61 431 3253

Email: info@nsa.org.na
www.nsa.org.na