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Bali Land Price Growth by Area: What Three- to Ten-Year Series Show

October 27, 2026 · 5 min read · **Market research**

Premium areas gained 200–400% over ten years, while Canggu's median added 1.1% in a quarter. The original series explain why those rates differ.

Read online: <https://riserealbali.com/guides/bali-land-price-growth-by-area/>

IN SHORT

Indo-Terra puts land price growth in premium areas at 200–400% for 2014–2024, in a January 2026 review. Magnum Estate estimates 15–30% growth across Bali over two years, May 2026. Canggu's median listing price added 1.1% in one quarter, according to COCO in March 2026. The samples cover different periods and measure asking prices, so their percentages are not directly comparable.

+200–400%

premium areas, 2014–2024

+15–30%

island-wide land, two years

+1.1%

Canggu median, one quarter

+1.08%

Bali IHPR, Q3 2025 year on year

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What does Indo-Terra's ten-year series show?

Land in premium areas gained 200–400% during 2014–2024. Indo-Terra puts average annual growth at 7–15%.

Bali property values rose about 51% from 2021 through 2024. That figure covers more than land.

In Ubud, land prices grew 5–8% annually during 2016–2019. They barely moved during 2020–2021.

Tampaksiring and other outlying areas gained 15–20% annually from 2022, according to Indo-Terra.

Source: Indo-Terra land market review, 14 January 2026

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Where does Magnum Estate see faster growth?

Land across Bali gained 15–30% over two years. Comparable plots in strong micro-areas grew 7–15% annually.

Magnum calls Uluwatu the fastest-growing land market. Its review gives no numerical series for the area.

Average villa asking prices rose 50% over twelve months. Magnum links that jump to a change in the listings.

The villa figure does not apply to land because the sample changed. Different properties entered the average.

Source: Magnum Estate, Bali Property Prices 2026, 26 May 2026

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What do Canggu and Kedungu show?

Canggu's median rose 1.1% in one quarter. COCO describes the Canggu market as stabilized.

The Kedungu series tripled during 2023–2025. Its rate type remains unconfirmed.

Property Kedungu considers annual leasehold the likely basis. A direct comparison with freehold would mix different rights.

Published land growth series

AREA	GROWTH	PERIOD	SOURCE
Premium areas	+200–400%	2014–2024	Indo-Terra, January 2026
Ubud	+5–8% annually	2016–2019	Indo-Terra, January 2026
Tampaksiring	+15–20% annually	from 2022	Indo-Terra, January 2026
Bali overall	+15–30%	two years	Magnum Estate, May 2026
Canggu	+1.1%	Q4 2025 to Q1 2026	COCO, March 2026
Kedungu	3×	2023–2025	Property Kedungu, September 2026; rate type unconfirmed

Source: COCO Development Group, 12 March 2026; Property Kedungu, 11 September 2026

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Why does the official index look different?

Bali's IHPR grew 1.08% year on year in Q3 2025, according to Bank Indonesia. Q2 growth was 0.67%.

The index tracks primary-market houses rather than resort-area land. It links growth to material and labor costs.

National IHPR rose 0.62% in Q1 2026 and 0.69% in Q2. Those figures cover the whole country.

IHPR provides an official market reference. It does not measure land asking prices.

Source: Bank Indonesia, IHPR, Q3 2025 and Q1–Q2 2026

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Why do the growth figures differ?

Asking prices can change during negotiation. Indonesia has no public registry of land transactions.

COCO estimates possible negotiation at 5–15%. The plot and the owner's position determine the outcome.

Expensive new listings can lift an average even when older plot prices stay flat. Medians respond less to sample changes.

Sources also draw area boundaries and select listings differently. Their periods and methods need to stay separate.

The area studies cover Canggu, Bukit, and Kedungu.

Source: COCO Development Group, 12 March 2026; supplied land dataset

06 / 06

How can a foreigner buy land?

Foreigners use leasehold or freehold through their own PT PMA company (HGB title, 30+20+30 years). Hak Milik is reserved for Indonesian citizens.

A deposit should follow checks of RDTR zoning, the certificate, legal access, and water. The zoning guide gives the process.

An independent PPAT notary and lawyer should review the documents for the specific transaction.

Source: Rise Real Bali purchase methodology; supplied land dataset

What this means for buyers

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- 01 Premium areas gained 200–400% over ten years in Indo-Terra's series.
 - 02 Magnum estimates 15–30% island-wide land growth over two years.
 - 03 Canggu's median gained 1.1% in one quarter in COCO's sample.
 - 04 IHPR measures new houses rather than land.
 - 05 The listing series track asking prices, not confirmed transactions.
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FAQ

Can growth percentages from different periods be compared?

Not directly. A useful comparison needs the same observation period and rate type.

What if an area has no numerical series?

A neighboring area's percentage will not fill the gap. Current listings with matching conditions give a better comparison.

Does land appreciation equal rental yield?

No. Plot appreciation and rental income are separate metrics. The dataset has no rental-yield calculation.

How should past growth inform plot selection?

A series describes its own sample. Plot selection also depends on zoning, documents, access, and water.

Does a weak quarterly median rule out negotiation?

No. The specific plot and the owner's position still determine the discount.

How do you build a comparable listing set?

Start with the same tenure, period, and RDTR zone. Access, terrain, and plot size should also be similar.

How we know this

Sources are limited to the series in section 2 of the supplied dataset and Bank Indonesia's official IHPR. Land prices and growth estimates from listings describe asking prices, not transactions. IHPR is an official index of primary-market house prices. Samples and area boundaries differ. The article makes no forecasts. Catalog medians are published only with at least 10 observations; none appear here. All prices are indicative, not an offer. Data in one table: `/assets/reports/gde-rastyot-cena-zemli-na-bali.csv`

— Indo-Terra, January 2026

— Magnum Estate, May 2026

— COCO Development Group, March 2026

— Property Kedungu, September 2026

— Bank Indonesia, IHPR, Q3 2025 and Q1–Q2 2026

Rise Real Bali is a real estate agency in Bali. We write from the deals we handle and from public data, and we name our sources.

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