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CONCENTRATION IN THE AGRICULTURAL LAND MARKET IN UKRAINE: STATUS, TRENDS, AND REGULATORY CHALLENGES

It has been found that, as of 2026, the agricultural land market in Ukraine is characterized by functionality and steady development. In particular, the market is recovering from the slump in activity caused by the full-scale russian invasion. Market price dynamics show an upward trend. The market is also characterized by extreme regional disparity (revealed during the study) where security concerns act as the dominant driver of pricing. A comparative analysis of regional land markets in Ukraine was conducted based on the level of security risks for the 2024-2026 period. To this end, the following regional clusters were identified: the western macro-region, characterized by the highest level of security; the central macro-region, with a moderate level of security; and frontline territories, characterized by a high level of risk. Trends regarding the concentration and role of legal entities in Ukraine’s agricultural land market were analyzed, and the concentration coefficient was calculated. It has been determined that actual market concentration has shifted to the realm of operational control. The conclusion was reached that the agricultural land market in Ukraine exhibits an oligopolistic land-use structure at the highest level of agribusiness, dominated by the "Big Three" agro-holdings. The land bank structure of the top 10 agro-holdings for 2024-2026 was analyzed, taking the regional aspect into account. The specific legal grounds upon which large agricultural holdings in Ukraine utilize agricultural land have been examined. The key regulatory challenges and risks associated with the agricultural land market in Ukraine have been analyzed. Based on the analysis performed, a set of key potential positive and negative consequences of the concentration of the agricultural land market has been identified. Finally, specific directions for improving state regulation are presented to minimize market risks and the level of concentration in the agricultural land market.

Keywords: agricultural land, market, concentration level, agricultural holdings, farms, risks, land price.