

ARIZONA CITRUS & DATES MARKET TRENDS

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Arizona Citrus & Date Industry Overview

- Arizona is a minor producer of fresh market citrus. Less than 3,500 bearing acres remain.
- Industry is concentrated in Yuma County mostly on the Yuma Mesa and is served by one primary packinghouse.
- Lemons are the primary commercial variety, though there are a few remaining groves of other varieties.
- Competition from California and abroad have increased the cumulative lemon supply which has put pressure on margins.
- Fallowing programs in key lemon growing areas have accelerated removal of older and lower producing groves.
- Date industry expected significant plantings in the 2010s. Supply increases with continued industry consolidation are evolving factors.

Arizona Citrus & Date Market Drivers

- **Lackluster Grower Returns**
- **Increasing Costs and Risk**
- **Industry Consolidation**
- **Water Speculation**
- **Rural Residential Expansion**
- **Diversification**

Citrus & Dates Grove Values

Land Use	Value Range		
	Per Gross Acre	Market Activity	Value Trend
Lemon Groves	\$23,500 - \$32,500	Limited	Slightly Increasing
Date Groves	\$40,000 - \$65,000	Very Limited	Inconclusive

- Lemon grove values closely track the underlying land and usually selling at or at a modest premium to the underlying land value.
- Higher prices are observed for citrus groves with rural residential or transitional influences, though these sale prices reflect alternative use potential.
- No commercial date sales in Yuma / Bard observed in 2025.

Questions?

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