

Panhandle Oklahoma Land Sale Average Values*

Tracts >= 40 Acres Selling for <=\$3,000/Acre (\$6000 in 2008 and \$9000 in 2021)

| Year | All Sales | | | | Tracts 85%+ Pasture | | | | Tracts 85%+ Cropland | | | |
|------|-----------------|----------|--------------|---------------|---------------------|----------|--------------|-----------------|----------------------|----------|--------------|-----------------|
| | Average Value/A | Sales | Average Size | Yearly Change | Average Value/A | Sales | Average Size | Yearly % Change | Average Value/A | Sales | Average Size | Yearly % Change |
| | (dol.) | (number) | (acres) | (%) | (dol.) | (number) | (acres) | (%) | (dol.) | (number) | (acres) | (%) |
| 1971 | 148 | 16 | 313 | | 86 | 3 | 467 | | 174 | 12 | 281 | |
| 1972 | 131 | 42 | 364 | -11.5% | 83 | 5 | 864 | | 183 | 23 | 275 | 5.3% |
| 1973 | | 0 | | | | 0 | | | | 0 | | |
| 1974 | 164 | 28 | 461 | | 100 | 7 | 1094 | | 272 | 17 | 215 | |
| 1975 | 271 | 49 | 303 | 64.9% | 204 | 8 | 235 | | 363 | 30 | 239 | 33.6% |
| 1976 | 268 | 37 | 355 | -1.3% | 113 | 2 | 160 | | 379 | 25 | 237 | 4.4% |
| 1977 | 256 | 29 | 408 | -4.6% | 158 | 6 | 843 | | 390 | 17 | 259 | 2.8% |
| 1978 | 260 | 30 | 537 | 1.7% | 204 | 4 | 2796 | | 409 | 20 | 190 | 5.0% |
| 1979 | 316 | 65 | 514 | 21.4% | 240 | 15 | 1287 | | 448 | 38 | 236 | 9.5% |
| 1980 | 397 | 53 | 258 | 25.8% | 228 | 6 | 293 | | 466 | 38 | 227 | 4.0% |
| 1981 | 396 | 70 | 253 | -0.4% | 435 | 7 | 329 | | 396 | 57 | 249 | -15.0% |
| 1982 | 321 | 64 | 280 | -18.9% | 190 | 15 | 237 | | 365 | 37 | 301 | -7.7% |
| 1983 | 248 | 79 | 655 | -22.8% | 207 | 16 | 2163 | 9.2% | 379 | 46 | 238 | 3.7% |
| 1984 | 327 | 83 | 309 | 32.1% | 184 | 12 | 380 | -11.5% | 416 | 59 | 241 | 9.7% |
| 1985 | 273 | 106 | 343 | -16.6% | 194 | 22 | 335 | 5.7% | 310 | 60 | 341 | -25.5% |
| 1986 | 213 | 100 | 446 | -22.1% | 123 | 23 | 1005 | -36.7% | 368 | 55 | 251 | 18.9% |
| 1987 | 239 | 79 | 261 | 12.3% | 191 | 22 | 233 | 55.3% | 308 | 41 | 198 | -16.4% |
| 1988 | 193 | 101 | 443 | -19.2% | 152 | 25 | 545 | -20.5% | 341 | 49 | 197 | 10.6% |
| 1989 | 201 | 98 | 459 | 4.4% | 128 | 30 | 923 | -15.7% | 355 | 44 | 235 | 4.2% |
| 1990 | 213 | 104 | 430 | 5.8% | 155 | 42 | 735 | 21.2% | 370 | 46 | 218 | 4.3% |
| 1991 | 233 | 87 | 400 | 9.5% | 167 | 25 | 777 | 7.7% | 345 | 43 | 259 | -6.7% |
| 1992 | 229 | 146 | 325 | -1.9% | 169 | 62 | 453 | 1.4% | 352 | 58 | 217 | 1.8% |
| 1993 | 262 | 137 | 236 | 14.7% | 196 | 48 | 289 | 15.9% | 344 | 64 | 186 | -2.2% |
| 1994 | 282 | 110 | 292 | 7.7% | 208 | 36 | 374 | 5.9% | 375 | 56 | 234 | 9.0% |
| 1995 | 362 | 48 | 316 | 28.1% | 261 | 6 | 227 | | 396 | 37 | 301 | 5.7% |
| 1996 | 251 | 59 | 304 | -30.6% | 167 | 16 | 427 | | 348 | 26 | 264 | -12.2% |

| | | | | | | | | | | | | |
|-------|------|----|-----|--------|-----|----|------|--------|------|----|-----|--------|
| 1997 | 276 | 85 | 324 | 10.0% | 132 | 14 | 490 | -20.9% | 380 | 47 | 253 | 9.1% |
| 1998 | 294 | 73 | 243 | 6.6% | 165 | 17 | 179 | 24.9% | 346 | 40 | 213 | -9.0% |
| 1999 | 316 | 73 | 266 | 7.4% | 180 | 14 | 246 | 9.3% | 371 | 43 | 235 | 7.3% |
| 2000 | 325 | 72 | 291 | 2.7% | 219 | 23 | 344 | 21.7% | 406 | 36 | 234 | 9.5% |
| 2001 | 312 | 65 | 347 | -4.0% | 261 | 19 | 405 | 19.2% | 366 | 30 | 285 | -10.0% |
| 2002 | 349 | 39 | 374 | 11.8% | 211 | 10 | 768 | -19.1% | 375 | 21 | 219 | 2.7% |
| 2003 | 339 | 42 | 382 | -2.8% | 265 | 7 | 855 | | 357 | 24 | 273 | -5.0% |
| 2004* | 367 | 24 | 260 | 8.3% | 390 | 7 | 148 | | 352 | 9 | 227 | |
| 2005* | 277 | 6 | 327 | -24.5% | 310 | 4 | 130 | | | 1 | | |
| 2006* | 309 | 26 | 284 | 11.5% | 241 | 8 | 225 | | 386 | 10 | 205 | |
| 2007 | 408 | 81 | 279 | 31.9% | 317 | 14 | 219 | 31.4% | 455 | 48 | 272 | 17.9% |
| 2008 | 517 | 35 | 258 | 26.7% | 447 | 14 | 284 | 40.7% | 580 | 17 | 228 | 27.6% |
| 2009 | 496 | 30 | 425 | -4.0% | 430 | 13 | 587 | -3.7% | 563 | 9 | 408 | -2.9% |
| 2010 | 572 | 25 | 449 | 15.3% | 550 | 3 | 198 | 27.9% | 591 | 20 | 345 | 4.9% |
| 2011 | 662 | 26 | 522 | 15.8% | 450 | 12 | 632 | -18.3% | 775 | 11 | 407 | 31.1% |
| 2012 | 809 | 39 | 595 | 22.1% | 568 | 9 | 737 | 26.3% | 937 | 24 | 418 | 20.8% |
| 2013 | 790 | 23 | 763 | -2.3% | 558 | 11 | 1273 | -1.7% | 1002 | 12 | 295 | 7.0% |
| 2014 | 849 | 24 | 390 | 7.5% | 750 | 5 | 850 | 34.2% | 989 | 12 | 182 | -1.3% |
| 2015 | 1067 | 26 | 346 | 25.7% | 764 | 14 | 308 | 2.0% | 1487 | 11 | 369 | 50.4% |
| 2016 | 827 | 21 | 333 | -22.5% | 590 | 4 | 836 | -22.8% | 804 | 14 | 215 | -45.9% |
| 2017 | 778 | 37 | 424 | -5.9% | 672 | 11 | 627 | 13.9% | 824 | 21 | 304 | 2.4% |
| 2018 | 992 | 42 | 468 | 27.5% | 649 | 19 | 537 | -3.4% | 1387 | 17 | 336 | 68.3% |
| 2019 | 962 | 28 | 331 | -3.1% | 727 | 10 | 328 | 12.1% | 1064 | 16 | 288 | -23.3% |
| 2020 | 1078 | 38 | 251 | 12.1% | 659 | 14 | 205 | -9.4% | 1238 | 17 | 280 | 16.4% |
| 2021 | 1016 | 29 | 405 | -5.7% | 652 | 13 | 500 | -1.0% | 1061 | 9 | 234 | -14.3% |
| 2022 | 1101 | 59 | 548 | 8.3% | 708 | 19 | 294 | 8.6% | 1042 | 30 | 508 | -1.8% |
| 2023 | 1344 | 39 | 403 | 22.1% | 813 | 14 | 486 | 14.8% | 1423 | 19 | 368 | 36.5% |

*Caution is advised when analyzing average annual land value patterns and trends during 2004-2006 due to minimal sales data available. Individual sale reports are omitted.