

Southwest 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	214	66	177		176	7	160		289	23	144	
1972	175	66	233	-18.2%	115	11	218	-34.9%	267	15	157	-7.7%
1973	289	129	181	65.0%	187	12	265	62.7%	350	42	145	31.0%
1974	315	215	204	9.1%	166	23	460	-11.0%	423	91	144	20.9%
1975	376	180	167	19.4%	266	17	184	60.2%	503	57	153	18.8%
1976	423	239	189	12.4%	247	20	592	-7.2%	582	92	138	15.7%
1977	484	211	161	14.3%	332	25	179	34.1%	626	84	138	7.7%
1978	523	197	174	8.1%	347	21	194	4.7%	680	80	142	8.6%
1979	668	265	168	27.8%	489	31	160	40.6%	873	98	143	28.4%
1980	687	125	187	2.8%	468	7	248	-4.1%	941	41	148	7.8%
1981	660	198	217	-3.8%	510	24	234	8.9%	1029	72	146	9.3%
1982	744	157	170	12.7%	538	26	137	5.5%	974	56	157	-5.3%
1983	565	153	184	-24.1%	381	28	236	-29.2%	817	48	144	-16.2%
1984	501	215	201	-11.2%	353	18	298	-7.3%	810	85	132	-0.8%
1985	375	242	176	-25.1%	255	48	198	-27.9%	517	80	140	-36.2%
1986	224	222	291	-40.3%	126	40	809	-50.4%	396	80	152	-23.3%
1987	348	210	158	55.4%	291	33	154	129.9%	455	77	125	14.7%
1988	344	215	179	-1.3%	224	37	202	-23.0%	461	70	159	1.3%
1989	381	250	193	10.8%	249	54	315	11.3%	601	80	131	30.5%
1990	360	289	176	-5.5%	242	66	229	-2.7%	504	95	130	-16.1%
1991	333	281	185	-7.5%	224	51	243	-7.6%	436	88	144	-13.7%
1992	354	291	199	6.3%	239	73	282	6.5%	487	88	135	11.8%
1993	373	289	182	5.2%	284	63	205	19.0%	495	92	135	1.7%
1994	380	261	196	1.9%	269	50	320	-5.1%	528	97	143	6.7%
1995*	463	96	166	21.9%	495	26	186	83.6%	519	28	146	-1.8%
1996*	375	160	182	-19.0%	315	34	205	-36.3%	468	55	155	-9.8%

1997	329	304	215	-12.1%	222	73	345	-29.5%	251	90	288	-46.4%
1998	351	254	207	6.5%	213	35	392	-4.1%	497	111	156	98.1%
1999	398	212	176	13.4%	370	43	160	73.9%	461	74	166	-7.3%
2000	459	239	198	15.4%	473	50	254	27.9%	548	61	147	19.0%
2001	483	263	202	5.1%	386	32	308	-18.4%	631	58	158	15.0%
2002	476	243	199	-1.4%	443	52	248	14.7%	553	65	173	-12.4%
2003	501	203	233	5.1%	464	50	349	4.6%	552	59	175	-0.1%
2004	584	277	216	16.6%	546	51	314	17.7%	701	93	170	27.0%
2005	649	214	208	11.2%	555	41	256	1.7%	791	62	154	12.9%
2006	670	160	186	3.2%	731	28	185	31.8%	736	54	151	-6.9%
2007	840	207	221	25.4%	1010	42	242	38.0%	883	68	163	20.0%
2008	937	218	189	11.6%	1027	59	217	1.7%	1036	62	150	17.2%
2009	931	162	195	-0.6%	848	54	222	-17.4%	1090	44	155	5.2%
2010	989	194	202	6.3%	881	55	239	3.9%	1181	68	163	8.4%
2011	1040	192	215	5.2%	969	53	307	9.9%	1189	48	142	0.7%
2012	1172	167	214	12.6%	1012	44	304	4.5%	1484	41	160	24.8%
2013	1354	137	188	15.5%	1081	30	186	6.7%	1764	47	152	18.9%
2014	1235	172	189	-8.8%	1195	43	169	10.6%	1402	43	174	-20.5%
2015	1453	203	180	17.6%	1405	61	214	17.6%	1650	56	162	17.7%
2016	1385	193	173	-4.7%	1284	67	198	-8.6%	1644	55	135	-0.4%
2017	1355	226	190	-2.2%	1256	81	207	-2.2%	1590	56	153	-3.2%
2018	1410	267	193	4.1%	1435	84	240	14.3%	1521	77	162	-4.4%
2019	1413	275	169	0.2%	1325	92	169	-7.6%	1557	78	161	2.4%
2020	1364	222	202	-3.5%	1239	75	198	-6.5%	1572	61	185	1.0%
2021	1618	220	192	18.6%	1621	96	186	30.8%	1821	45	179	15.9%
2022	1857	204	200	14.8%	1665	92	225	2.7%	2218	46	167	21.8%
2023	1961	174	207	5.6%	1787	74	252	7.3%	2266	34	134	2.2%

*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.