

Central-North Central 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	306	144	146		244	19	112		386	34	130	
1972	349	143	159	14.0%	243	13	204	-0.3%	456	35	129	18.1%
1973	414	151	161	18.8%	283	15	202	16.6%	544	36	139	19.5%
1974	586	248	155	41.5%	412	53	142	45.2%	830	56	123	52.4%
1975	640	278	149	9.2%	385	53	155	-6.5%	931	79	124	12.2%
1976	694	249	146	8.4%	455	44	149	18.3%	971	66	117	4.2%
1977	714	228	142	2.9%	552	48	151	21.2%	922	66	132	-5.0%
1978	796	247	133	11.4%	647	71	125	17.2%	1050	57	121	13.9%
1979	941	282	146	18.3%	862	82	128	33.2%	1096	46	126	4.3%
1980	1054	233	142	11.9%	996	106	133	15.6%	1389	22	116	26.8%
1981	1183	201	155	12.3%	875	44	128	-12.2%	1634	56	134	17.7%
1982	1133	221	141	-4.2%	700	39	144	-20.0%	1484	78	130	-9.2%
1983	993	177	160	-12.4%	599	31	171	-14.3%	1358	64	143	-8.4%
1984	813	241	168	-18.2%	546	36	273	-8.8%	1120	82	130	-17.6%
1985	657	301	159	-19.2%	491	60	231	-10.1%	875	107	122	-21.9%
1986	498	322	157	-24.1%	415	77	149	-15.5%	624	122	136	-28.7%
1987	462	304	141	-7.3%	398	60	118	-4.1%	573	102	130	-8.3%
1988	426	288	161	-7.6%	342	53	154	-14.1%	555	107	126	-3.0%
1989	497	302	154	16.5%	341	53	173	-0.3%	734	84	136	32.2%
1990	559	329	155	12.5%	388	68	183	13.8%	725	100	134	-1.2%
1991	481	305	151	-13.9%	369	86	153	-4.7%	629	82	140	-13.3%
1992	501	283	142	4.1%	406	70	146	10.0%	636	79	120	1.2%
1993	574	264	155	14.5%	502	60	143	23.4%	720	73	148	13.3%
1994	523	246	149	-8.8%	414	57	164	-17.4%	629	63	126	-12.7%
1995*	533	24	148	1.9%	589	7	126		625	5	166	
1996*	618	48	150	16.0%	1057	2	149		705	17	125	

1997	473	245	242	-23.5%	372	57	534		749	75	135	6.3%
1998	593	258	164	25.3%	527	74	176	41.7%	750	70	136	0.1%
1999	589	397	179	-0.6%	549	129	233	4.2%	701	110	133	-6.6%
2000	705	444	143	19.8%	772	133	128	40.5%	701	117	127	0.0%
2001	740	359	146	5.0%	934	86	128	21.0%	750	115	145	7.0%
2002	839	236	147	13.2%	1133	67	134	21.3%	763	66	137	1.8%
2003	878	306	133	4.7%	1128	71	114	-0.4%	852	102	126	11.7%
2004	985	307	142	12.1%	1083	116	162	-4.1%	1009	70	120	18.4%
2005	1038	251	137	5.4%	1153	90	118	6.5%	1023	53	139	1.4%
2006	1119	259	158	7.8%	1376	81	142	19.4%	1044	76	150	2.1%
2007	1124	238	150	0.4%	1204	62	168	-12.5%	960	58	132	-8.1%
2008	1319	216	140	17.4%	1587	47	133	31.8%	1345	70	143	40.2%
2009	1315	155	138	-0.4%	1580	49	137	-0.4%	1161	44	129	-13.7%
2010	1327	220	142	1.0%	1405	42	135	-11.1%	1306	72	137	12.5%
2011	1509	128	139	13.7%	1740	19	134	23.9%	1568	27	141	20.0%
2012	1608	112	170	6.5%	1633	24	160	-6.1%	1710	34	171	9.1%
2013	1952	177	133	21.4%	1955	39	122	19.7%	2123	48	128	24.2%
2014	2228	190	139	14.2%	2088	48	173	6.8%	2311	46	133	8.9%
2015	2147	205	148	-3.6%	2163	37	136	3.6%	2289	71	138	-1.0%
2016	2142	194	155	-0.2%	2180	41	117	0.8%	2201	62	166	-3.8%
2017	1938	210	135	-9.5%	2160	59	122	-0.9%	1976	65	136	-10.3%
2018	2119	229	147	9.3%	2246	66	157	4.0%	1975	59	134	0.0%
2019	2076	265	137	-2.0%	2282	82	115	1.6%	1960	61	137	-0.7%
2020	2103	170	141	1.3%	2210	49	123	-3.2%	1920	48	133	-2.1%
2021	2520	265	149	19.8%	2451	77	138	10.9%	2447	67	127	27.4%
2022	2940	267	136	16.7%	3084	66	143	25.8%	2684	65	128	9.7%
2023	2999	237	137	2.0%	3273	61	128	6.1%	2663	61	128	-0.8%

*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.