

South 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	240	44	187		165	19	170		479	7	116	
1972	207	28	163	-13.8%	179	19	165	8.6%	535	3	124	
1973	299	63	240	44.1%	251	37	277	39.9%	548	3	155	
1974	304	103	320	1.7%	278	60	423	10.7%	542	10	121	-1.1%
1975	401	120	179	32.2%	318	66	181	14.4%	825	14	116	52.2%
1976	491	114	163	22.2%	392	60	142	23.3%	1009	9	121	
1977	503	125	147	2.4%	388	61	153	-1.1%	911	16	138	
1978	503	160	174	0.1%	437	94	160	12.7%	817	14	122	-10.4%
1979	558	210	172	10.8%	505	115	146	15.7%	852	11	160	4.3%
1980	709	138	135	27.2%	574	75	137	13.7%	1425	11	85	67.3%
1981	652	158	279	-8.1%	445	79	347	-22.5%	1504	19	143	5.5%
1982	746	125	160	14.5%	626	78	159	40.7%	1192	12	142	-20.7%
1983	714	159	178	-4.4%	548	79	170	-12.4%	1184	26	120	-0.7%
1984	704	170	170	-1.3%	528	96	192	-3.7%	1165	27	114	-1.6%
1985	614	190	148	-12.8%	510	102	142	-3.4%	1132	17	135	-2.9%
1986	413	223	189	-32.8%	382	120	177	-25.1%	587	21	129	-48.1%
1987	357	184	188	-13.6%	326	117	171	-14.6%	497	14	202	-15.3%
1988	374	185	197	4.7%	337	102	202	3.3%	709	16	155	42.6%
1989	390	171	188	4.5%	336	99	188	-0.3%	792	18	119	11.7%
1990	363	181	268	-7.1%	312	104	338	-7.2%	766	17	107	-3.3%
1991	388	195	207	7.0%	317	113	253	1.7%	868	20	122	13.4%
1992	428	154	148	10.4%	372	104	148	17.5%	817	11	97	-6.0%
1993	423	188	213	-1.3%	343	115	254	-8.0%	885	16	127	8.4%
1994	469	196	151	11.0%	404	125	153	17.9%	865	14	110	-2.2%
1995*	574	87	180	22.3%	532	52	154	31.7%	886	7	108	
1996*	628	59	143	9.5%	588	25	155	10.4%	752	7	108	

1997	590	111	183	-6.0%	579	63	160	-1.5%	1232	16	101	
1998	550	153	182	-6.9%	497	78	182	-14.2%	678	23	123	-44.9%
1999	582	160	185	5.9%	509	94	189	2.5%	783	23	145	15.4%
2000	681	246	224	17.0%	634	187	234	24.7%	996	28	145	27.2%
2001	757	175	186	11.1%	729	128	199	15.0%	958	25	154	-3.8%
2002	817	129	293	7.9%	832	103	276	14.0%	1031	7	92	
2003	888	154	200	8.6%	909	112	156	9.3%	1319	8	169	
2004	940	120	227	5.9%	981	77	217	7.9%	1013	2	160	
2005	1288	71	207	37.0%	1324	57	199	35.0%	1469	3	93	
2006	1347	61	217	4.6%	1355	47	229	2.3%	1260	4	147	
2007	1416	104	218	5.1%	1361	77	205	0.5%	1444	9	196	
2008	1699	86	164	20.0%	1826	61	149	34.1%		1		
2009	1467	52	263	-13.7%	1400	40	298	-23.3%	1746	4	193	
2010	1481	71	238	1.0%	1516	53	278	8.3%	1713	6	95	
2011	1610	89	166	8.7%	1527	56	154	0.8%	1910	16	141	
2012	1574	101	337	-2.2%	1571	75	275	2.9%	2032	5	149	
2013	1750	102	209	11.2%	1736	65	228	10.5%	2131	4	145	
2014	2057	133	178	17.6%	1999	85	179	15.1%	2485	20	142	
2015	2187	161	158	6.3%	2075	87	168	3.8%	2529	16	100	1.8%
2016	2170	142	148	-0.8%	2127	92	138	2.5%	2315	10	169	-8.5%
2017	2247	175	176	3.5%	2219	120	179	4.4%	2542	19	153	9.8%
2018	2233	188	148	-0.6%	2223	113	132	0.2%	2686	16	94	5.7%
2019	2513	207	152	12.5%	2467	138	159	11.0%	2784	13	113	3.7%
2020	2628	186	149	4.6%	2663	136	150	7.9%	2566	10	142	-7.8%
2021	3101	293	159	18.0%	3048	161	153	14.4%	3497	22	133	36.3%
2022	3536	258	171	14.0%	3569	121	152	17.1%	3924	10	144	12.2%
2023	3462	193	135	-2.1%	3666	123	131	2.7%	2771	15	146	-29.4%

*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.