

Northeast 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	248	35	241		251	22	293		356	2	80	
1972	242	64	366	-2.4%	199	41	456	-20.7%	256	4	128	
1973	324	149	254	33.8%	297	92	306	49.2%	485	13	115	89.7%
1974	343	175	267	5.9%	308	124	312	3.6%	478	9	89	
1975	286	190	274	-16.6%	254	130	330	-17.5%	660	9	84	
1976	365	276	198	27.7%	341	195	214	34.2%	672	16	87	
1977	451	227	146	23.4%	387	146	151	13.6%	841	19	98	25.1%
1978	518	264	177	14.9%	478	177	191	23.5%	812	13	86	-3.5%
1979	589	292	164	13.8%	553	205	169	15.6%	1166	13	123	43.7%
1980	681	291	180	15.6%	606	184	204	9.6%	1181	20	106	1.3%
1981	734	307	146	7.8%	674	213	141	11.3%	1149	21	133	-2.7%
1982	582	226	186	-20.7%	520	175	197	-22.8%	993	12	90	-13.6%
1983	619	230	173	6.3%	556	177	181	6.9%	1436	18	98	44.6%
1984	610	293	145	-1.5%	585	231	146	5.2%	1368	14	80	-4.8%
1985	484	275	178	-20.6%	428	211	184	-26.8%	822	13	106	-39.9%
1986	376	287	197	-22.4%	366	210	202	-14.5%	433	17	169	-47.4%
1987	305	334	247	-18.8%	276	266	259	-24.7%	619	20	243	43.1%
1988	313	416	214	2.7%	297	344	216	7.7%	483	16	100	-21.9%
1989	369	446	167	17.6%	350	355	166	18.1%	606	30	131	25.3%
1990	368	428	173	-0.1%	332	331	176	-5.3%	712	23	124	17.5%
1991	344	474	211	-6.5%	325	377	225	-2.1%	604	18	97	-15.2%
1992	379	493	194	10.0%	364	414	198	12.1%	622	19	174	3.1%
1993	398	522	252	5.1%	392	440	256	7.7%	567	14	91	-8.8%
1994	481	434	163	20.8%	477	360	159	21.7%	909	21	76	60.1%
1995*	285	2	380		285	2	380			0		
1996*	486	9	577		466	5	933		670	2	160	

1997	675	80	112		670	64	111		1132	6	91	
1998	717	290	141	6.1%	726	244	136	8.3%	904	15	103	
1999	665	514	159	-7.1%	654	453	157	-10.0%	1143	12	107	26.4%
2000	915	519	168	37.5%	923	468	170	41.1%	1024	17	102	-10.5%
2001	804	318	203	-12.1%	802	283	199	-13.0%	864	14	127	-15.6%
2002	940	338	239	16.9%	955	294	234	19.0%	1049	14	168	21.5%
2003	912	376	306	-2.9%	918	337	300	-3.8%	1064	6	76	
2004	1031	401	193	13.0%	1049	355	177	14.3%	1181	10	184	
2005	1164	393	243	12.9%	1182	360	246	12.7%	1280	5	194	
2006	1271	306	186	9.2%	1268	288	189	7.2%	1309	8	80	
2007	1470	375	200	15.7%	1525	236	185	20.2%	1518	13	217	
2008	1549	350	215	5.4%	1582	249	213	3.8%	2187	12	222	44.1%
2009	1588	231	169	2.5%	1637	148	155	3.5%	2331	4	609	
2010	1607	288	146	1.2%	1633	194	141	-0.2%	1823	9	150	
2011	1684	252	186	4.8%	1775	149	206	8.7%	2128	10	240	
2012	1634	286	284	-3.0%	1687	177	316	-5.0%	2023	8	158	
2013	1823	328	156	11.6%	1908	174	151	13.1%	2462	20	144	
2014	1909	294	257	4.7%	2013	177	301	5.5%	3081	3	165	
2015	2053	348	172	7.5%	2177	192	143	8.2%	2376	12	119	
2016	2196	258	175	7.0%	2303	145	181	5.8%	3306	9	184	
2017	2219	266	169	1.0%	2278	176	185	-1.1%	2738	10	182	
2018	2215	286	156	-0.2%	2266	185	162	-0.5%	2398	10	160	-12.4%
2019	2331	280	158	5.2%	2241	201	141	-1.1%	2535	2	120	
2020	2517	168	232	8.0%	2572	121	262	14.8%		1		
2021	3015	344	215	19.4%	3166	163	162	23.1%	4419	7	165	
2022	3511	295	161	16.5%	3693	120	145	16.7%	4300	5	148	
2023	3586	216	213	2.1%	3796	120	275	2.8%	3239	4	95	

*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.