

East-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	247	6	115		244	5	111			0		
1972	228	9	143	-7.5%	228	9	143			0		
1973	388	31	279	70.0%	384	25	324			1		
1974	293	35	333	-24.5%	272	32	329	-29.0%	488	2	481	
1975	336	14	107	14.6%	324	11	101	18.8%		0		
1976	312	32	153	-7.3%	294	27	158	-9.2%	501	2	100	
1977	433	28	153	38.9%	433	28	153	47.2%		0		
1978	395	34	192	-8.8%	386	32	200	-10.9%		0		
1979	582	64	206	47.4%	576	59	216	49.4%		1		
1980	541	60	188	-7.0%	514	51	194	-10.8%	763	5	165	
1981	574	62	207	6.1%	550	55	218	7.0%		1		
1982	623	40	137	8.6%	591	32	153	7.5%	1288	3	43	
1983	561	53	179	-10.0%	519	43	192	-12.2%	897	7	113	
1984	612	48	153	9.1%	581	43	155	11.9%	1194	2	130	
1985	448	84	143	-26.8%	478	74	125	-17.8%	843	2	140	
1986	544	98	92	21.3%	539	89	88	12.8%		1		
1987	410	119	107	-24.5%	410	114	108	-23.9%	492	3	63	
1988	433	121	126	5.4%	405	111	123	-1.1%	732	7	180	
1989	400	131	122	-7.7%	393	126	124	-3.0%	810	2	75	
1990	352	123	169	-12.0%	352	114	163	-10.5%	856	2	154	
1991	424	120	120	20.6%	424	114	119	20.5%	554	2	153	
1992	427	115	149	0.8%	427	106	151	0.6%	461	4	74	
1993	446	95	141	4.5%	464	84	138	8.7%		1		
1994	487	133	158	9.0%	481	125	161	3.6%	615	3	112	
1995*		1				1				0		
1996*		0				0				0		

1997	588	13	196		659	12	170			0	
1998	672	57	173	14.4%	704	56	164	6.9%		0	
1999	748	75	148	11.3%	748	75	148	6.2%		0	
2000	1047	87	147	39.9%	1059	83	146	41.6%	838	3	104
2001	929	46	152	-11.2%	941	44	154	-11.2%		1	
2002	1036	68	177	11.5%	1036	68	177	10.1%		0	
2003	1147	70	122	10.7%	1156	67	118	11.6%	1000	2	80
2004	1283	56	244	11.9%	1294	54	249	11.9%	1000	2	100
2005	1402	49	298	9.2%	1405	48	299	8.6%		0	
2006	1737	65	379	23.9%	1737	65	379	23.7%		0	
2007	1834	71	138	5.6%	2041	24	118	17.5%	1482	2	552
2008	1942	45	183	5.9%	2292	21	118	12.3%		1	
2009	1767	41	141	-9.0%	2213	14	128	-3.4%	2398	2	197
2010	1743	48	201	-1.4%	2100	19	120	-5.1%	1462	2	162
2011	1945	59	119	11.6%	2161	29	114	2.9%		1	
2012	1828	33	195	-6.0%	2180	16	231	0.9%		1	
2013	1925	43	183	5.3%	2251	14	202	3.3%		1	
2014	2223	59	151	15.5%	2647	26	86	17.6%		1	
2015	2167	59	162	-2.5%	2572	27	113	-2.8%		1	
2016	2577	50	161	18.9%	2913	26	107	13.3%		1	
2017	2414	57	205	-6.3%	2640	32	226	-9.4%		1	
2018	2811	47	183	16.4%	3136	30	144	18.8%		0	
2019	2575	36	146	-8.4%	2684	23	125	-14.4%		1	
2020	3024	38	121	17.4%	3223	23	74	20.1%		0	
2021	3260	53	184	6.7%	3562	19	129	6.3%		0	
2022	3723	21	157	14.2%	4782	8	129	34.2%		0	
2023	4614	14	81	23.9%	4619	9	78	-3.4%		0	

*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.