

Southeast 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	161	59	383		149	49	404		528	3	160	
1972	178	29	324	10.5%	155	21	341	4.4%		1		
1973	223	97	423	25.1%	191	80	404	23.4%		1		
1974	258	132	366	16.0%	251	106	417	31.1%	359	5	124	
1975	299	111	347	15.9%	280	82	361	11.5%	389	5	276	
1976	289	115	264	-3.4%	260	84	282	-6.9%	655	3	121	
1977	399	138	236	37.9%	324	108	174	24.6%	608	7	318	
1978	391	182	269	-1.8%	323	138	256	-0.4%	708	5	180	
1979	370	223	266	-5.5%	353	182	276	9.4%	708	4	192	
1980	513	178	284	38.7%	425	144	254	20.2%	1025	6	639	
1981	485	157	352	-5.4%	434	118	368	2.1%	832	6	836	
1982	478	101	183	-1.5%	446	88	187	2.9%		1		
1983	453	148	182	-5.2%	418	127	181	-6.3%	582	5	198	
1984	496	190	159	9.6%	480	160	160	14.8%	874	6	70	
1985	287	161	468	-42.2%	265	139	497	-44.8%	867	8	120	
1986	340	182	217	18.7%	319	159	189	20.7%	483	5	518	
1987	291	198	329	-14.6%	283	176	297	-11.5%	313	6	1108	
1988	233	233	377	-19.7%	220	206	399	-22.1%	484	5	173	
1989	307	248	265	31.4%	286	223	258	30.1%	497	3	1386	
1990	273	232	464	-10.8%	263	207	490	-8.2%	418	5	145	
1991	269	248	352	-1.5%	262	218	356	-0.2%	400	3	156	
1992	269	249	304	-0.3%	253	225	309	-3.4%	511	6	251	
1993	304	274	271	13.2%	299	248	282	18.1%	340	7	235	
1994	296	235	311	-2.5%	292	230	313	-2.5%		1		
1995*	582	7	1593		597	6	1825			0		
1996*		1				1				0		

1997	518	22	302		383	17	218		1331	2	245
1998	413	190	298	-20.3%	381	172	285	-0.4%	936	4	247
1999	464	279	234	12.5%	456	260	237	19.7%	757	5	86
2000	648	343	233	39.7%	644	329	228	41.2%	859	4	190
2001	664	328	227	2.4%	661	325	227	2.7%		0	
2002	711	283	308	7.2%	705	276	311	6.6%	1024	6	184
2003	765	300	343	7.6%	765	300	343	8.6%		0	
2004	834	307	402	9.0%	835	304	404	9.1%	850	2	160
2005	945	286	337	13.3%	945	280	339	13.2%	1028	2	73
2006	1160	330	312	22.8%	1159	323	312	22.7%		1	
2007	1416	319	300	22.0%	1425	295	283	22.9%	1421	3	429
2008	1472	247	201	4.0%	1492	224	171	4.7%		0	
2009	1351	172	178	-8.2%	1375	153	180	-7.9%		1	
2010	1401	243	173	3.7%	1458	206	171	6.0%	1481	3	207
2011	1480	185	211	5.7%	1523	159	213	4.5%		0	
2012	1546	208	240	4.4%	1547	186	198	1.6%	2257	3	212
2013	1696	252	294	9.7%	1728	185	302	11.7%	2283	9	186
2014	1715	205	251	1.1%	1785	139	191	3.3%	3577	2	298
2015	1884	187	240	9.9%	1912	162	162	7.1%		0	
2016	1993	41	189	5.8%	2004	36	153	4.8%		1	
2017	2059	155	192	3.3%	2078	137	179	3.7%	3125	2	550
2018	2071	189	204	0.6%	2147	143	209	3.3%		1	
2019	2217	213	218	7.1%	2272	153	193	5.8%	3769	2	101
2020	2513	99	128	13.4%	2534	77	126	11.5%	3135	4	154
2021	2888	320	206	14.9%	3126	143	174	23.4%	2842	5	285
2022	3322	234	237	15.0%	3433	107	262	9.8%	3335	3	185

*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.