

West-Northwest 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	175	74	231		105	19	375		324	11	124	
1972	210	101	211	19.5%	156	20	226	48.2%	393	20	123	21.3%
1973	240	138	312	14.3%	134	26	822	-14.0%	541	24	157	37.7%
1974	340	101	279	42.0%	194	23	410	44.2%	624	18	163	15.2%
1975	378	193	225	11.1%	279	36	365	44.3%	578	28	148	-7.3%
1976	397	151	251	5.2%	278	31	450	-0.4%	808	29	118	39.7%
1977	453	121	177	14.1%	248	24	235	-10.8%	757	25	133	-6.2%
1978	515	111	197	13.5%	336	24	262	35.6%	841	24	146	11.0%
1979	625	152	188	21.4%	483	36	210	43.7%	961	32	140	14.3%
1980	612	150	214	-2.1%	432	36	270	-10.7%	1104	28	149	14.8%
1981	764	131	218	25.0%	487	38	315	12.9%	1390	35	136	26.0%
1982	576	141	237	-24.6%	360	32	398	-26.0%	1057	27	129	-24.0%
1983	593	150	210	3.0%	374	31	267	3.7%	984	36	137	-6.9%
1984	457	156	235	-23.0%	256	41	383	-31.6%	903	34	124	-8.3%
1985	374	223	242	-18.2%	212	55	404	-17.2%	715	59	134	-20.8%
1986	300	219	244	-19.7%	179	50	368	-15.4%	531	67	149	-25.8%
1987	271	174	220	-9.6%	186	51	243	3.8%	525	33	125	-1.1%
1988	307	166	247	13.3%	183	43	385	-1.9%	543	39	151	3.4%
1989	382	185	195	24.3%	227	39	222	24.6%	630	40	132	15.9%
1990	374	206	213	-2.0%	247	62	251	8.7%	626	39	144	-0.6%
1991	355	144	207	-5.2%	260	43	201	5.2%	604	24	146	-3.5%
1992	303	211	299	-14.5%	206	75	516	-20.6%	607	35	144	0.5%
1993	334	206	219	10.1%	266	76	269	28.6%	576	28	130	-5.1%
1994	351	209	261	5.1%	246	76	392	-7.2%	602	35	150	4.6%
1995*	329	43	458	-6.2%	270	21	694	9.5%	388	2	160	
1996*	306	63	372	-7.0%	260	30	481	-3.7%	708	6	137	

1997	345	173	245	12.8%	255	58	309	-1.7%	603	33	149	
1998	368	154	235	6.5%	260	42	353	1.7%	577	27	151	-4.3%
1999	351	147	237	-4.6%	275	57	290	5.9%	584	28	135	1.3%
2000	492	197	291	40.3%	416	78	359	51.4%	635	37	154	8.7%
2001	554	180	211	12.6%	474	45	307	13.7%	707	26	142	11.2%
2002	525	117	201	-5.2%	427	39	237	-9.8%	820	12	211	16.1%
2003	502	148	350	-4.5%	439	58	540	2.7%	604	32	168	-26.4%
2004	600	138	252	19.5%	556	48	277	26.7%	790	16	161	30.7%
2005	688	217	279	14.7%	577	92	386	3.8%	924	32	149	17.0%
2006	749	139	199	8.9%	688	40	224	19.2%	886	31	143	-4.1%
2007	937	161	212	25.1%	848	50	272	14.4%	1036	34	140	16.9%
2008	1008	182	232	7.7%	906	63	307	6.8%	1112	34	145	7.4%
2009	996	114	174	-1.2%	940	41	187	3.7%	1200	23	166	7.9%
2010	999	122	288	0.3%	972	53	391	3.4%	1059	14	130	-11.8%
2011	1245	143	274	24.6%	1106	47	295	13.8%	1363	41	172	28.7%
2012	1310	171	250	5.2%	1137	67	296	2.8%	1835	25	174	34.6%
2013	1529	140	180	16.7%	1327	45	191	16.7%	1916	25	149	4.4%
2014	1587	196	210	3.8%	1377	77	267	3.8%	2029	48	145	5.9%
2015	1622	146	211	2.2%	1349	54	263	-2.0%	2141	31	163	5.5%
2016	1520	171	223	-6.3%	1344	74	273	-0.3%	2164	23	123	1.1%
2017	1592	144	197	4.8%	1404	62	219	4.5%	2128	26	153	-1.6%
2018	1564	158	228	-1.8%	1402	75	242	-0.1%	1971	31	163	-7.4%
2019	1617	197	172	3.3%	1441	92	167	2.7%	2123	29	143	7.7%
2020	1489	154	272	-7.9%	1307	82	316	-9.3%	1883	22	149	-11.3%
2021	1703	171	235	14.4%	1452	84	261	11.1%	2189	30	162	16.2%
2022	1774	191	281	4.2%	1547	83	377	6.5%	2187	34	155	-0.1%

*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.