

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	216	430	219		163	143	292		315	92	151	
1972	226	473	239	4.7%	174	139	318	6.5%	313	101	169	-0.8%
1973	290	730	263	28.6%	231	287	371	32.8%	466	120	143	49.0%
1974	341	990	264	17.4%	262	428	360	13.6%	524	208	145	12.4%
1975	383	1061	226	12.4%	280	403	278	6.9%	622	222	151	18.6%
1976	421	1123	211	9.8%	314	463	239	12.0%	679	242	136	9.2%
1977	483	1043	178	14.9%	362	446	172	15.1%	712	234	146	4.9%
1978	502	1106	208	3.9%	398	561	216	10.1%	765	213	137	7.4%
1979	572	1446	207	13.8%	463	725	216	16.2%	824	243	154	7.7%
1980	664	1142	203	16.2%	565	609	200	22.2%	902	171	170	9.4%
1981	678	1175	232	2.1%	524	578	239	-7.3%	987	267	178	9.4%
1982	670	983	195	-1.2%	502	485	193	-4.2%	949	226	162	-3.8%
1983	559	1055	228	-16.6%	418	532	247	-16.7%	896	250	154	-5.6%
1984	564	1271	196	1.0%	482	637	188	15.1%	809	309	146	-9.8%
1985	415	1449	235	-26.5%	336	711	260	-30.2%	591	346	166	-26.9%
1986	334	1499	236	-19.5%	280	768	243	-16.6%	489	368	165	-17.2%
1987	324	1459	222	-3.2%	289	839	218	3.0%	468	296	168	-4.4%
1988	305	1589	248	-5.8%	263	921	257	-9.1%	495	309	150	5.9%
1989	356	1683	213	16.8%	293	979	218	11.4%	583	301	159	17.7%
1990	346	1757	248	-2.6%	280	994	289	-4.2%	577	327	144	-1.2%
1991	337	1704	234	-2.8%	294	1027	252	4.7%	508	280	156	-11.9%
1992	340	1801	230	0.9%	292	1129	249	-0.6%	512	300	151	0.9%
1993	379	1865	229	11.7%	346	1134	246	18.6%	530	295	148	3.6%
1994	392	1671	217	3.4%	354	1059	224	2.5%	537	290	151	1.2%
1995*	467	308	266	19.1%	467	121	342	31.9%	497	79	217	-7.4%
1996*	381	394	232	-18.4%	321	115	326	-31.4%	476	113	172	-4.3%

1997	404	992	233	6.0%	346	358	289	7.9%	447	269	206	-6.0%
1998	475	1323	212	17.4%	469	718	209	35.6%	564	290	154	26.2%
1999	521	1681	204	9.8%	532	1125	194	13.3%	573	295	155	1.5%
2000	698	2147	198	34.0%	751	1351	204	41.2%	676	303	148	18.0%
2001	670	1734	199	-4.1%	723	962	213	-3.7%	702	269	163	3.9%
2002	746	1453	233	11.3%	824	910	257	13.9%	691	191	165	-1.6%
2003	781	1599	258	4.7%	847	1002	292	2.8%	714	233	159	3.2%
2004	865	1630	237	10.8%	943	1012	262	11.3%	829	204	154	16.2%
2005	967	1487	244	11.8%	1043	972	274	10.6%	924	158	148	11.4%
2006	1097	1346	225	13.4%	1225	880	248	17.4%	908	184	150	-1.7%
2007	1225	1556	219	11.7%	1372	800	229	12.0%	905	235	185	-0.3%
2008	1327	1379	196	8.4%	1472	738	197	7.2%	1196	197	161	32.2%
2009	1286	957	183	-3.1%	1381	512	192	-6.2%	1179	131	184	-1.4%
2010	1331	1211	188	3.5%	1437	625	191	4.1%	1212	194	168	2.8%
2011	1438	1074	204	8.0%	1520	524	223	5.8%	1414	154	176	16.7%
2012	1468	1117	262	2.1%	1513	598	270	-0.5%	1566	141	211	10.8%
2013	1705	1202	205	16.2%	1723	563	234	13.9%	1955	166	155	24.8%
2014	1795	1273	211	5.2%	1841	600	229	6.8%	1967	175	153	0.6%
2015	1907	1335	184	6.3%	1936	634	171	5.1%	2059	198	161	4.7%
2016	1912	1070	178	0.2%	1969	485	183	1.7%	1982	175	161	-3.7%
2017	1899	1270	183	-0.7%	2006	678	192	1.9%	1870	200	168	-5.6%
2018	1940	1406	185	2.2%	2042	715	193	1.8%	1835	211	163	-1.9%
2019	2013	1501	169	3.8%	2132	791	162	4.4%	1838	202	157	0.1%
2020	2052	1075	190	1.9%	2184	577	196	2.5%	1797	163	170	-2.2%
2021	2588	1695	195	26.1%	2641	756	179	20.9%	2396	185	157	33.3%
2022	2859	1529	205	10.5%	2888	616	214	9.4%	2346	193	203	-2.1%
2023	2919	1197	188	2.1%	3084	577	217	6.8%	2384	158	160	1.6%

*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.