

Panhandle 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	148	16	313		86	3	467		174	12	281	
1972	131	42	364	-11.5%	83	5	864		183	23	275	5.3%
1973		0				0				0		
1974	164	28	461		100	7	1094		272	17	215	
1975	271	49	303	64.9%	204	8	235		363	30	239	33.6%
1976	268	37	355	-1.3%	113	2	160		379	25	237	4.4%
1977	256	29	408	-4.6%	158	6	843		390	17	259	2.8%
1978	260	30	537	1.7%	204	4	2796		409	20	190	5.0%
1979	316	65	514	21.4%	240	15	1287		448	38	236	9.5%
1980	397	53	258	25.8%	228	6	293		466	38	227	4.0%
1981	396	70	253	-0.4%	435	7	329		396	57	249	-15.0%
1982	321	64	280	-18.9%	190	15	237		365	37	301	-7.7%
1983	248	79	655	-22.8%	207	16	2163	9.2%	379	46	238	3.7%
1984	327	83	309	32.1%	184	12	380	-11.5%	416	59	241	9.7%
1985	273	106	343	-16.6%	194	22	335	5.7%	310	60	341	-25.5%
1986	213	100	446	-22.1%	123	23	1005	-36.7%	368	55	251	18.9%
1987	239	79	261	12.3%	191	22	233	55.3%	308	41	198	-16.4%
1988	193	101	443	-19.2%	152	25	545	-20.5%	341	49	197	10.6%
1989	201	98	459	4.4%	128	30	923	-15.7%	355	44	235	4.2%
1990	213	104	430	5.8%	155	42	735	21.2%	370	46	218	4.3%
1991	233	87	400	9.5%	167	25	777	7.7%	345	43	259	-6.7%
1992	229	146	325	-1.9%	169	62	453	1.4%	352	58	217	1.8%
1993	262	137	236	14.7%	196	48	289	15.9%	344	64	186	-2.2%
1994	282	110	292	7.7%	208	36	374	5.9%	375	56	234	9.0%
1995	362	48	316	28.1%	261	6	227		396	37	301	5.7%
1996	251	59	304	-30.6%	167	16	427		348	26	264	-12.2%

1997	276	85	324	10.0%	132	14	490	-20.9%	380	47	253	9.1%
1998	294	73	243	6.6%	165	17	179	24.9%	346	40	213	-9.0%
1999	316	73	266	7.4%	180	14	246	9.3%	371	43	235	7.3%
2000	325	72	291	2.7%	219	23	344	21.7%	406	36	234	9.5%
2001	312	65	347	-4.0%	261	19	405	19.2%	366	30	285	-10.0%
2002	349	39	374	11.8%	211	10	768	-19.1%	375	21	219	2.7%
2003	339	42	382	-2.8%	265	7	855		357	24	273	-5.0%
2004*	367	24	260	8.3%	390	7	148		352	9	227	
2005*	277	6	327	-24.5%	310	4	130			1		
2006*	309	26	284	11.5%	241	8	225		386	10	205	
2007	408	81	279	31.9%	317	14	219	31.4%	455	48	272	17.9%
2008	517	35	258	26.7%	447	14	284	40.7%	580	17	228	27.6%
2009	496	30	425	-4.0%	430	13	587	-3.7%	563	9	408	-2.9%
2010	572	25	449	15.3%	550	3	198	27.9%	591	20	345	4.9%
2011	662	26	522	15.8%	450	12	632	-18.3%	775	11	407	31.1%
2012	809	39	595	22.1%	568	9	737	26.3%	937	24	418	20.8%
2013	790	23	763	-2.3%	558	11	1273	-1.7%	1002	12	295	7.0%
2014	849	24	390	7.5%	750	5	850	34.2%	989	12	182	-1.3%
2015	1067	26	346	25.7%	764	14	308	2.0%	1487	11	369	50.4%
2016	827	21	333	-22.5%	590	4	836	-22.8%	804	14	215	-45.9%
2017	778	37	424	-5.9%	672	11	627	13.9%	824	21	304	2.4%
2018	992	42	468	27.5%	649	19	537	-3.4%	1387	17	336	68.3%
2019	962	28	331	-3.1%	727	10	328	12.1%	1064	16	288	-23.3%
2020	1078	38	251	12.1%	659	14	205	-9.4%	1238	17	280	16.4%
2021	1016	29	405	-5.7%	652	13	500	-1.0%	1061	9	234	-14.3%
2022	1101	59	548	8.3%	708	19	294	8.6%	1042	30	508	-1.8%

*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.