



HISTORIC FCC FARMLAND  
VALUES REPORT **1985-22**

Published on March 13, 2023

## Historic national average % change in farmland values (1985-2022)

Year	Canada	B.C.	Alta.	Sask.	Man.	Ont.	Que.	N.B.	N.S.	P.E.I.	N.L.
1985	-8.8%	-13.7%	-8.3%	-10.3%	-7.3%	-9.4%	-1.0%	1.0%	-4.3%	-11.4%	0.0%
1986	-6.9%	-6.6%	-8.2%	-8.3%	-4.9%	-4.8%	1.4%	-2.1%	1.7%	-7.9%	0.0%
1987	-10.2%	-11.3%	-7.4%	-15.3%	-6.8%	-3.9%	0.2%	0.6%	2.1%	-7.5%	0.0%
1988	-7.3%	-1.3%	-8.2%	-10.6%	-11.3%	11.4%	1.0%	-0.1%	2.6%	1.0%	0.0%
1989	4.9%	3.8%	5.7%	0.4%	6.1%	23.8%	4.3%	1.8%	13.1%	6.4%	0.0%
1990	-2.7%	3.0%	-1.1%	-6.9%	3.5%	0.8%	4.1%	5.9%	1.3%	0.0%	0.0%
1991	-5.4%	3.6%	-4.6%	-9.1%	-2.8%	1.1%	2.7%	3.8%	-1.3%	0.0%	6.1%
1992	-2.1%	7.5%	-3.2%	-3.8%	2.4%	0.6%	1.2%	0.0%	0.0%	5.2%	-2.0%
1993	2.0%	14.7%	1.9%	1.6%	2.6%	1.0%	2.9%	0.0%	0.0%	0.0%	-2.0%
1994	8.5%	10.3%	10.1%	9.5%	5.1%	3.4%	6.0%	3.6%	0.0%	21.3%	0.0%
1995	10.0%	13.6%	9.6%	11.9%	5.6%	6.9%	9.8%	24.1%	2.2%	8.5%	0.0%
1996	11.3%	9.8%	9.5%	11.0%	10.5%	12.5%	23.7%	16.3%	4.0%	0.0%	0.0%
1997	8.0%	10.5%	7.8%	5.5%	11.7%	12.3%	10.5%	7.3%	6.9%	5.8%	2.6%
1998	2.7%	-5.3%	5.1%	0.5%	3.4%	4.7%	9.2%	6.7%	0.8%	3.5%	1.7%
1999	0.2%	0.4%	5.7%	-4.8%	0.7%	2.1%	12.9%	15.4%	5.7%	10.4%	2.3%
2000	1.5%	4.4%	4.3%	-2.2%	0.6%	8.5%	11.6%	8.9%	2.5%	2.7%	3.6%
2001	1.4%	0.9%	4.2%	-1.5%	0.3%	4.8%	10.0%	1.0%	2.1%	0.8%	2.3%
2002	5.3%	4.6%	6.4%	3.9%	6.4%	6.3%	8.2%	1.2%	0.0%	0.8%	0.0%
2003	3.8%	4.6%	4.2%	3.1%	3.2%	7.2%	3.3%	4.8%	2.4%	1.5%	0.0%
2004	4.6%	9.4%	9.0%	1.9%	3.7%	6.5%	3.1%	2.6%	0.0%	0.0%	3.8%
2005	3.1%	17.2%	6.1%	1.3%	1.8%	5.7%	0.4%	-0.3%	0.4%	0.0%	3.0%
2006	4.7%	19.3%	8.9%	2.1%	5.8%	3.8%	1.5%	2.9%	2.7%	0.0%	5.8%
2007	11.6%	18.7%	17.4%	11.0%	9.1%	3.9%	4.8%	-1.4%	3.1%	-1.4%	3.3%
2008	11.7%	5.4%	9.1%	14.9%	10.7%	6.6%	11.7%	6.0%	9.7%	-2.4%	4.0%
2009	6.6%	-0.7%	4.8%	6.9%	11.7%	6.2%	5.7%	8.2%	5.7%	-1.4%	2.8%
2010	5.2%	-0.5%	4.4%	5.7%	4.7%	6.8%	3.2%	2.4%	3.7%	3.2%	0.7%
2011	14.8%	0.2%	8.7%	22.9%	4.4%	14.3%	8.9%	1.3%	6.2%	1.5%	0.0%
2012	19.5%	0.1%	13.3%	19.7%	25.6%	30.1%	27.4%	0.0%	9.8%	9.0%	0.0%
2013	22.1%	3.0%	12.9%	28.5%	25.6%	15.9%	24.7%	7.2%	1.9%	4.4%	0.0%
2014	14.3%	4.2%	8.8%	18.7%	12.2%	12.4%	15.7%	8.0%	7.0%	9.3%	0.0%
2015	10.1%	6.5%	11.6%	9.4%	12.4%	6.6%	9.6%	4.6%	6.3%	8.5%	7.7%
2016	7.9%	8.2%	9.5%	7.5%	8.1%	4.4%	7.7%	1.9%	9.1%	13.4%	N/A*
2017	8.4%	2.7%	7.3%	10.2%	5.0%	9.4%	8.2%	5.8%	9.5%	5.6%	N/A*
2018	6.6%	6.1%	7.4%	7.4%	3.7%	3.6%	8.3%	1.8%	-4.9%	4.2%	N/A*
2019	5.2%	5.4%	3.3%	6.2%	4.0%	6.7%	6.4%	17.2%	1.2%	22.6%	N/A*
2020	5.4%	8.0%	6.0%	5.4%	3.6%	4.7%	7.3%	1.3%	1.6%	2.3%	N/A*
2021	8.3%	18.1%	3.6%	7.4%	9.9%	22.2%	10.0%	5.2%	12.3%	15.2%	N/A*
2022	12.8%	8.0%	10.0%	14.2%	11.2%	19.4%	11.0%	17.1%	11.6%	18.7%	N/A*

There was an insufficient number of publicly reported transactions to accurately assess farmland values in Newfoundland and Labrador, Northwest Territories, Nunavut and Yukon.

## Historic national dollars per acre by region in farmland values (1996-2022)

British Columbia	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Cariboo-Chilcotin	\$1,194	\$1,278	\$1,278	\$1,197	\$1,197	\$1,173	\$1,376	\$1,410	\$1,412	\$1,412	\$1,412	\$2,324	\$2,324	\$2,235	\$2,150	\$2,135	\$2,199	\$2,199	\$2,199	\$2,435	\$2,500	\$2,447	\$2,760	\$2,937	\$2,900	\$3,700	\$4,100	
Kootenay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$15,300	\$16,800	\$22,400	
Okanagan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$24,400	\$29,700	\$34,000
Peace-Northern	\$373	\$393	\$382	\$445	\$475	\$506	\$569	\$613	\$655	\$713	\$788	\$925	\$990	\$990	\$1,038	\$1,094	\$1,081	\$1,138	\$1,250	\$1,484	\$1,606	\$1,543	\$1,645	\$1,712	\$1,800	\$2,100	\$2,200	
South Coast	\$14,742	\$14,483	\$12,063	\$14,725	\$15,501	\$15,501	\$16,500	\$17,529	\$22,740	\$32,247	\$44,764	\$58,236	\$55,132	\$55,132	\$55,000	\$55,000	\$57,500	\$60,445	\$59,211	\$62,307	\$72,810	\$89,314	\$94,657	\$102,067	\$100,800	\$134,700	\$139,000	
Vancouver Island	\$6,000	\$6,503	\$5,896	\$5,896	\$5,746	\$5,761	\$6,020	\$6,586	\$7,884	\$11,531	\$12,611	\$13,569	\$14,920	\$14,503	\$15,003	\$15,000	\$15,003	\$14,661	\$15,161	\$27,464	\$32,488	\$41,784	\$50,858	\$57,500	\$60,000	\$63,800	\$63,800	
Thompson-Nicola (irrigated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$11,000	\$11,000	\$10,309	\$10,309	\$12,000	\$14,000	\$18,600	\$20,100

Alberta	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Central	\$748	\$867	\$919	\$1,001	\$1,055	\$1,061	\$1,067	\$1,075	\$1,166	\$1,252	\$1,366	\$1,686	\$1,812	\$1,830	\$1,859	\$2,017	\$2,458	\$2,601	\$2,937	\$3,364	\$3,593	\$3,869	\$4,109	\$4,327	\$4,700	\$4,900	\$5,500
Northern	\$494	\$584	\$575	\$653	\$651	\$716	\$706	\$841	\$881	\$967	\$1,033	\$1,483	\$1,605	\$1,553	\$1,519	\$2,004	\$2,247	\$2,320	\$2,406	\$2,739	\$3,142	\$3,177	\$3,371	\$3,423	\$3,500	\$3,600	\$4,000
Peace	\$324	\$335	\$346	\$387	\$379	\$393	\$417	\$440	\$486	\$520	\$567	\$612	\$665	\$726	\$833	\$897	\$992	\$1,264	\$1,507	\$1,758	\$1,861	\$2,030	\$2,119	\$2,141	\$2,300	\$2,400	\$2,700
Southern (irrigated)	\$781	\$925	\$1,234	\$1,369	\$1,369	\$1,613	\$1,613	\$1,613	\$1,688	\$1,853	\$2,000	\$2,250	\$2,688	\$2,875	\$3,301	\$4,295	\$5,000	\$5,801	\$6,699	\$8,656	\$9,359	\$10,344	\$10,344	\$10,279	\$10,880	\$11,500	\$14,900
Southern	\$421	\$466	\$468	\$497	\$542	\$542	\$600	\$600	\$633	\$664	\$710	\$785	\$809	\$864	\$875	\$894	\$1,000	\$1,294	\$1,422	\$2,697	\$2,950	\$3,313	\$3,525	\$3,875	\$4,100	\$4,400	\$4,600

Saskatchewan	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
East Central	\$284	\$289	\$288	\$268	\$261	\$244	\$251	\$264	\$268	\$280	\$297	\$325	\$376	\$386	\$543	\$611	\$733	\$959	\$1,197	\$1,302	\$1,302	\$1,321	\$1,475	\$1,610	\$1,700	\$1,900	\$2,200
North Eastern	\$316	\$334	\$341	\$378	\$400	\$400	\$438	\$469	\$475	\$478	\$503	\$563	\$655	\$681	\$730	\$878	\$1,037	\$1,251	\$1,451	\$1,643	\$1,765	\$1,728	\$1,833	\$1,963	\$2,200	\$2,400	\$3,000
North Western	\$393	\$417	\$449	\$430	\$424	\$431	\$439	\$436	\$440	\$440	\$446	\$465	\$548	\$598	\$690	\$861	\$1,037	\$1,286	\$1,424	\$1,558	\$1,721	\$1,891	\$1,972	\$2,090	\$2,100	\$2,300	\$2,500
South Eastern	\$341	\$368	\$367	\$335	\$318	\$314	\$333	\$353	\$360	\$363	\$369	\$448	\$534	\$551	\$680	\$955	\$1,098	\$1,294	\$1,526	\$1,581	\$1,552	\$1,710	\$1,739	\$1,843	\$1,900	\$2,200	\$2,500
South Western	\$321	\$343	\$328	\$327	\$317	\$307	\$324	\$330	\$332	\$329	\$330	\$383	\$428	\$439	\$449	\$506	\$645	\$892	\$1,124	\$1,364	\$1,620	\$1,755	\$1,974	\$2,049	\$2,000	\$2,000	\$2,200
West Central	\$397	\$437	\$444	\$428	\$408	\$400	\$402	\$406	\$411	\$412	\$408	\$418	\$494	\$558	\$573	\$873	\$1,126	\$1,443	\$1,499	\$1,510	\$1,587	\$1,925	\$1,985	\$2,103	\$2,300	\$2,400	\$2,800
West Central and South Western (irrigated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$5,000	\$6,300

Manitoba	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Central Plains – Pembina Valley	\$606	\$678	\$688	\$751	\$768	\$760	\$778	\$789	\$869	\$886	\$911	\$1,021	\$1,136	\$1,374	\$1,460	\$1,741	\$2,180	\$3,242	\$3,598	\$4,163	\$4,414	\$4,770	\$5,010	\$5,247	\$4,800	\$5,000	\$5,800	
Eastman	\$590	\$639	\$684	\$742	\$777	\$777	\$819	\$839	\$818	\$872	\$887	\$988	\$1,095	\$1,218	\$1,280	\$1,837	\$2,145	\$2,482	\$2,800	\$3,270	\$3,470	\$3,525	\$3,929	\$4,250	\$4,600	\$4,800	\$5,300	
Interlake	\$480	\$535	\$629	\$599	\$579	\$578	\$611	\$611	\$617	\$643	\$723	\$756	\$829	\$940	\$996	\$1,115	\$1,313	\$1,425	\$1,575	\$2,388	\$2,500	\$2,602	\$2,605	\$2,683	\$2,900	\$3,200	\$3,500	
Parkland	\$368	\$383	\$409	\$424	\$421	\$429	\$461	\$467	\$477	\$478	\$513	\$597	\$674	\$823	\$905	\$971	\$1,294	\$1,426	\$1,591	\$1,953	\$2,082	\$2,271	\$2,344	\$2,434	\$2,200	\$2,600	\$2,800	
Westman	\$370	\$434	\$434	\$426	\$428	\$413	\$436	\$462	\$487	\$498	\$544	\$628	\$690	\$786	\$799	\$1,008	\$1,192	\$1,585	\$1,748	\$2,043	\$2,174	\$2,540	\$2,641	\$2,711	\$2,800	\$3,100	\$3,400	
Westman and Central Plains – Pembina Valley (irrigated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$9,500	\$10,500	\$10,600

Ontario	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Central East	\$1,246	\$1,250	\$1,271	\$1,223	\$1,258	\$1,300	\$1,485	\$1,614	\$1,680	\$2,000	\$2,202	\$2,550	\$3,200	\$3,260	\$3,070	\$3,310	\$4,400	\$4,400	\$4,920	\$5,504	\$5,570	\$7,002	\$7,103	\$7,654	\$8,200	\$10,400	\$12,800
Central West	\$1,985	\$2,458	\$2,711	\$2,829	\$3,068	\$3,228	\$3,523	\$3,644	\$3,937	\$4,229	\$4,331	\$4,939	\$5,417	\$5,651	\$5,933	\$7,725	\$9,750	\$12,813	\$13,725	\$13,067	\$13,633	\$15,571	\$16,535	\$17,834	\$19,600	\$23,200	\$25,600
Eastern	\$1,218	\$1,531	\$1,531	\$1,726	\$2,214	\$2,238	\$2,218	\$1,990	\$2,070	\$2,190	\$2,260	\$2,464	\$3,030	\$3,190	\$3,320	\$4,387	\$5,845	\$7,100	\$9,600	\$9,240	\$9,520	\$9,624	\$9,686	\$9,906	\$8,700	\$9,700	\$11,100
Mid Western	\$1,253	\$1,271	\$1,497	\$1,460	\$1,594	\$1,579	\$1,700	\$1,899	\$2,096	\$2,358	\$2,603	\$2,824	\$3,129	\$3,347	\$3,575	\$3,741	\$4,234	\$5,800	\$6,468	\$7,031	\$7,310	\$8,183	\$9,049	\$10,116	\$11,200	\$14,400	\$17,700
Northern	\$661	\$693	\$797	\$797	\$990	\$1,080	\$1,075	\$1,300	\$1,200	\$1,228	\$1,178	\$1,178	\$1,525	\$1,550	\$2,000	\$2,100	\$2,300	\$2,300	\$2,700	\$3,900	\$4,200	\$3,621	\$3,621	\$3,621	\$3,700	\$3,900	\$4,400
South East	\$1,513	\$1,968	\$2,082	\$2,192	\$2,663	\$2,754	\$2,575	\$2,525	\$2,625	\$2,875	\$3,175	\$3,175	\$3,813	\$3,638	\$4,238	\$5,350	\$5,875	\$6,900	\$7,825	\$8,333	\$8,200	\$9,929	\$10,593	\$11,018	\$12,200	\$15,600	\$19,200
South West	\$2,466	\$2,917	\$3,197	\$3,127	\$3,379	\$3,548	\$4,368	\$4,658	\$4,823	\$4,876	\$4,926	\$5,124	\$5,393	\$6,155	\$6,743	\$7,883	\$10,782	\$14,553	\$15,224	\$16,415	\$16,796	\$16,819	\$17,561	\$18,755	\$19,100	\$23,500	\$28,900
Southern	\$2,616	\$2,931	\$2,931	\$3,073	\$3,398	\$3,550	\$3,670	\$3,790	\$4,181	\$4,270	\$4,361	\$4,471	\$4,783	\$4,974	\$5,270	\$6,454	\$8,631	\$9,630	\$10,459	\$8,482	\$9,709	\$12,138	\$12,435	\$13,352	\$13,600	\$17,000	\$20,400

Quebec	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Abitibi-Témiscamingue	\$180	\$180	\$203	\$231	\$284	\$345	\$345	\$355	\$345	\$345	\$361	\$405	\$486	\$466	\$466	\$466	\$491	\$770	\$784	\$1,080	\$1,100	\$1,275	\$1,275	\$1,293	\$1,300	\$1,500	\$1,500
Bas-Saint-Laurent – Gaspésie	\$452	\$487	\$549	\$716	\$754	\$828	\$929	\$1,006	\$1,056	\$1,059	\$1,075	\$1,157	\$1,292	\$1,366	\$1,406	\$1,366	\$1,602	\$1,926	\$2,051	\$1,881	\$2,113	\$2,335	\$2,748	\$3,088	\$3,400	\$3,700	\$4,400
Centre-du-Québec	\$1,322	\$1,561	\$1,776	\$1,842	\$2,002	\$2,240	\$2,414	\$2,484	\$2,524	\$2,574	\$2,558	\$2,713	\$3,040	\$3,157	\$3,188	\$3,851	\$5,110	\$5,150	\$6,119	\$7,244	\$8,248	\$8,527	\$8,975	\$9,786	\$9,700	\$10,300	\$11,800
Chaudière-Appalaches	\$696	\$784	\$898	\$1,189	\$1,321	\$1,393	\$1,589	\$1,745	\$1,866	\$1,876	\$1,958	\$2,096	\$2,340	\$2,460	\$2,599	\$2,531	\$3,056	\$2,956	\$3,027	\$3,713	\$4,098	\$4,376	\$4,959	\$5,176	\$5,300	\$6,100	\$6,900
Estrie	\$647	\$970	\$1,070	\$1,057	\$1,285	\$1,379	\$1,446	\$1,607	\$1,754	\$1,780	\$1,850	\$1,846	\$2,142	\$2,276	\$2,366	\$2,637	\$2,772	\$2,840	\$2,881	\$3,261	\$3,607	\$3,640	\$3,777	\$4,388	\$5,400	\$5,600	\$6,600
Saguenay – Lac-Saint-Jean	\$750	\$893	\$896	\$896	\$814	\$814	\$936	\$855	\$794	\$774	\$855	\$1,140	\$1,059	\$1,425	\$1,425	\$1,751	\$1,873	\$1,914	\$2,565	\$2,327	\$2,712	\$3,112	\$3,527	\$3,573	\$4,300	\$4,300	\$4,900
Laurentides-Lanaudière	\$1,022	\$1,117	\$1,337	\$1,673	\$2,044	\$2,271	\$2,630	\$2,671	\$2,756	\$2,779	\$2,752	\$2,877	\$3,032	\$3,467	\$3,479	\$4,046	\$6,609	\$8,503	\$10,786	\$13,359	\$13,058	\$12,990	\$13				