



HISTORIC FCC FARMLAND  
VALUES REPORT **1985-21**

Published on March 14, 2022

## Historic national average % change in farmland values (1985-2021)

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*

\*There was an insufficient number of publicly reported transactions to accurately assess farmland values in Newfoundland and Labrador.

## Historic national dollars per acre by region in farmland values (1996-2021)

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
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
Kootenay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$15,300	\$16,800
Okanagan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$24,400	\$29,700
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
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
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
Thompson-Nicola (irrigated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$11,000	\$11,000	\$10,309	\$10,309	\$12,000	\$14,000	\$18,600

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
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
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
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
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
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

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
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
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
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
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
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
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
West Central and South Western Irrigated	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$5,000

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
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
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
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
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
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
Westman and Central Plains - Pembina Valley (irrigated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$9,500	\$10,500

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
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
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
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
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
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
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
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
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

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
Abitibi-Temiscamingue	\$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
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
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
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
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</										