



Farm Credit Canada

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# Historic FCC Farmland Values Report

1986-2025

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## Historic national average % change in farmland values (1986-2025)

Year	Canada	B.C.	Alta.	Sask.	Man.	Ont.	Que.	N.B.	N.S.	P.E.I.	N.L.
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%	-
2017	8.4%	2.7%	7.3%	10.2%	5.0%	9.4%	8.2%	5.8%	9.5%	5.6%	-
2018	6.6%	6.1%	7.4%	7.4%	3.7%	3.6%	8.3%	1.8%	-4.9%	4.2%	-
2019	5.2%	5.4%	3.3%	6.2%	4.0%	6.7%	6.4%	17.2%	1.2%	22.6%	-
2020	5.4%	8.0%	6.0%	5.4%	3.6%	4.7%	7.3%	1.3%	1.6%	2.3%	-
2021	8.3%	18.1%	3.6%	7.4%	9.9%	22.2%	10.0%	5.2%	12.3%	15.2%	-
2022	12.8%	8.0%	10.0%	14.2%	11.2%	19.4%	11.0%	17.1%	11.6%	18.7%	-
2023	11.5%	-3.1%	6.5%	15.7%	11.1%	10.7%	13.3%	5.6%	7.8%	7.4%	-
2024	9.3%	11.3%	7.1%	13.1%	6.5%	3.1%	7.7%	9.0%	5.3%	1.4%	-
2025	9.3%	-1.7%	11.4%	9.4%	12.2%	2.2%	4.8%	9.1%	1.6%	8.5%	-

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 (1997-2025)

British Columbia	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	2023	2024	2025
Cariboo-Chilcotin	\$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	\$4,400	\$4,400	\$4,400
Kootenay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$15,300	\$16,800	\$22,400	\$24,100	\$21,500	\$17,000
Okanagan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$24,400	\$29,700	\$34,000	\$32,500	\$40,500	\$40,500
Peace-Northern	\$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	\$2,100	\$2,400	\$2,400
South Coast	\$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	\$112,200	\$113,000	\$104,600
Vancouver Island	\$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	\$63,800	\$62,300	\$65,600
Thompson-Nicola (irrigated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$11,000	\$11,000	\$10,309	\$10,309	\$12,000	\$14,000	\$18,600	\$20,100	\$20,100	\$21,000	\$21,000

Alberta	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	2023	2024	2025
Central	\$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	\$5,900	\$6,400	\$7,000
Northern	\$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	\$4,200	\$4,700	\$5,200
Peace	\$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	\$2,800	\$3,100	\$3,400
Southern (irrigated)	\$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	\$16,600	\$18,000	\$20,000
Southern	\$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	\$5,000	\$5,000	\$5,800

Saskatchewan	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	2023	2024	2025
East Central	\$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	\$2,700	\$3,200	\$3,600
North Eastern	\$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	\$3,600	\$4,200	\$4,700
North Western	\$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	\$2,900	\$3,500	\$3,900
South Eastern	\$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	\$2,900	\$3,200	\$3,500
South Western	\$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	\$2,500	\$2,600	\$2,800
West Central	\$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	\$3,000	\$3,500	\$3,700
West Central and South Western (irrigated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$5,000	\$6,300	\$6,500	\$8,200	\$9,800

Manitoba	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	2023	2024	2025
Central Plains – Pembina Valley	\$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	\$6,400	\$6,600	\$7,200
Eastman	\$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	\$5,700	\$6,300	\$6,700
Interlake	\$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	\$4,200	\$4,500	\$4,800
Parkland	\$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	\$3,000	\$3,300	\$3,900
Westman	\$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	\$3,800	\$4,100	\$4,700
Westman and Central Plains – Pembina Valley (irrigated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$9,500	\$10,500	\$10,600	\$12,500	\$12,900	\$12,900

Ontario	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	2023	2024	2025
Central East	\$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	\$13,000	\$13,100	\$13,100
Central West	\$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	\$27,900	\$31,700	\$33,200
Eastern	\$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	\$12,800	\$13,000	\$13,500
Mid Western	\$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	\$19,200	\$19,200	\$20,300
Northern	\$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	\$4,800	\$4,900	\$5,400
South East	\$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	\$20,700	\$21,500	\$21,900
South West	\$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	\$32,700	\$33,700	\$33,700
Southern	\$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	\$23,100	\$23,600	\$23,400

Quebec	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	2023	2024	2025
Abitibi-Témiscamingue	\$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	\$1,700	\$1,700	\$1,800
Bas-Saint-Laurent – Gaspésie	\$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	\$5,100	\$5,800	\$6,000
Centre-du-Québec	\$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	\$13,400	\$14,500	\$15,200
Chaudière-Appalaches	\$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	\$2,5														