

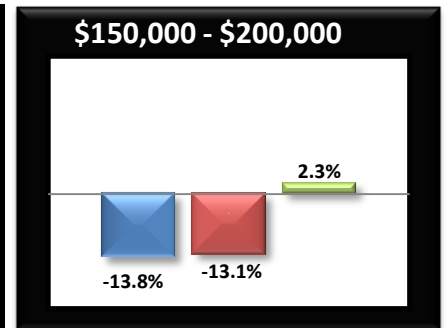
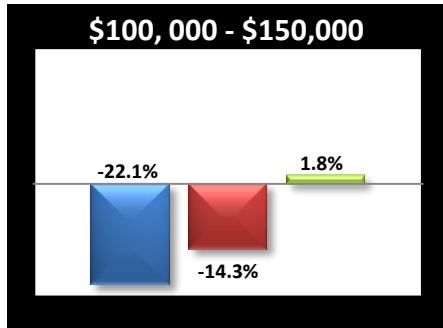
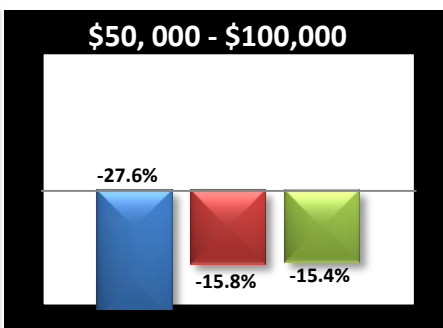
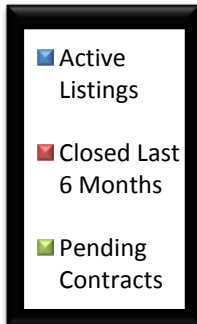


# Tulsa's Market At A Glance

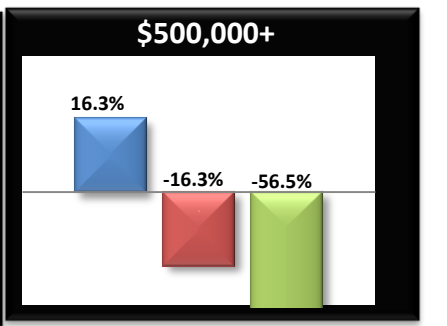
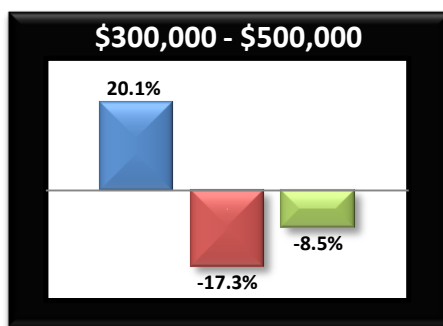
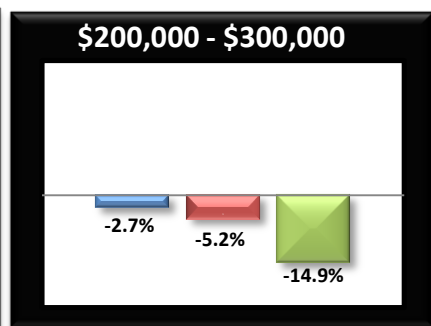
April 2009

A balanced market, would have a "# Months Supply" of between 5 to 6 months. Less than 4 months favors a Seller and more than 6 favors a Buyer.

School District	List Price Range											
	\$50,000 - \$100,000				\$100,000 - \$150,000				\$150,000 - \$200,000			
	Active Listings	6 Month Closed	Pending Contracts	# Months Supply	Active Listings	6 Month Closed	Pending Contracts	# Months Supply	Active Listings	6 Month Closed	Pending Contracts	# Months Supply
Tulsa (1)	412	389	139	6.4	271	257	115	6.3	111	98	43	6.8
Jenks (5)	8	13	7	3.7	39	54	20	4.3	77	91	33	5.1
Union (9)	24	67	19	2.1	68	110	64	3.7	98	90	29	6.5
Broken Arrow (3)	51	92	36	3.3	154	276	80	3.3	169	150	62	6.8
Owasso (11)	5	17	13	1.8	71	116	39	3.7	149	81	36	11.0
Sand Springs (2)	42	44	13	5.7	33	29	8	6.8	14	8	2	10.5
Sapulpa (51)	40	42	8	5.7	40	25	11	9.6	9	10	2	5.4
Bixby (4)	9	12	1	4.5	22	39	9	3.4	53	37	16	8.6
<b>Totals</b>	<b>591</b>	<b>676</b>	<b>236</b>	<b>5.2</b>	<b>698</b>	<b>906</b>	<b>346</b>	<b>4.6</b>	<b>680</b>	<b>565</b>	<b>223</b>	<b>7.2</b>
<b>Difference v Last Year</b>	<b>-27.6%</b>	<b>-15.8%</b>	<b>-15.4%</b>		<b>-22.1%</b>	<b>-14.3%</b>	<b>1.8%</b>		<b>-13.8%</b>	<b>-13.1%</b>	<b>2.3%</b>	



School District	List Price Range											
	\$200,000 - \$300,000				\$300,000 - \$500,000				\$500,000+			
	Active Listings	6 Month Closed	Pending Contracts	# Months Supply	Active Listings	6 Month Closed	Pending Contracts	# Months Supply	Active Listings	6 Month Closed	Pending Contracts	# Months Supply
Tulsa (1)	106	71	31	9.0	92	56	18	9.9	133	29	6	27.5
Jenks (5)	117	86	33	8.2	155	60	29	15.5	102	33	8	18.5
Union (9)	109	46	22	14.2	46	14	6	19.7	5	4	0	7.5
Broken Arrow (3)	184	108	37	10.2	77	25	13	18.5	23	3	0	46.0
Owasso (11)	113	68	23	10.0	57	24	9	14.3	26	4	1	39.0
Sand Springs (2)	21	10	1	12.6	17	11	0	9.3	6	1	0	36.0
Sapulpa (51)	12	6	4	12.0	6	5	1	7.2	8	2	1	24.0
Bixby (4)	86	41	15	12.6	94	30	10	18.8	75	11	4	40.9
<b>Totals</b>	<b>748</b>	<b>436</b>	<b>166</b>	<b>10.3</b>	<b>544</b>	<b>225</b>	<b>86</b>	<b>14.5</b>	<b>378</b>	<b>87</b>	<b>20</b>	<b>26.1</b>
<b>Difference v Last Year</b>	<b>-2.7%</b>	<b>-5.2%</b>	<b>-14.9%</b>		<b>20.1%</b>	<b>-17.3%</b>	<b>-8.5%</b>		<b>16.3%</b>	<b>-16.3%</b>	<b>-56.5%</b>	



Information Deemed Reliable But Not Guaranteed

Based on information from the **Greater Tulsa Association of Realtors** For the Period of Time Indicated on This Report