

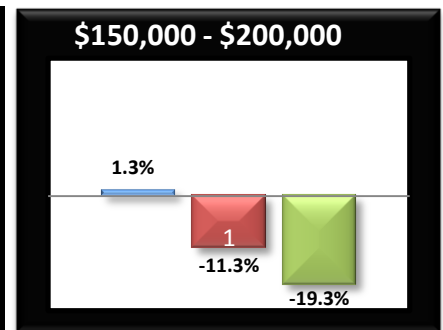
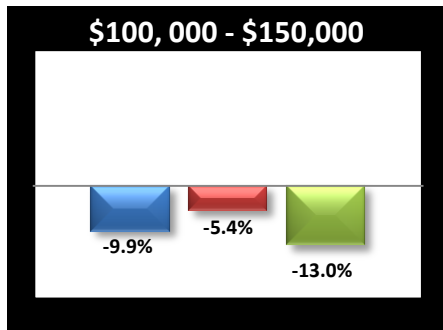
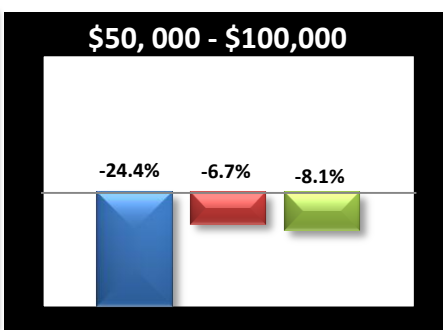


Tulsa's Market At A Glance

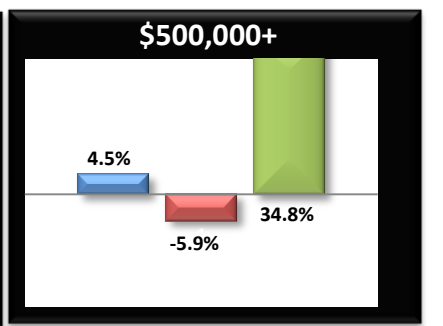
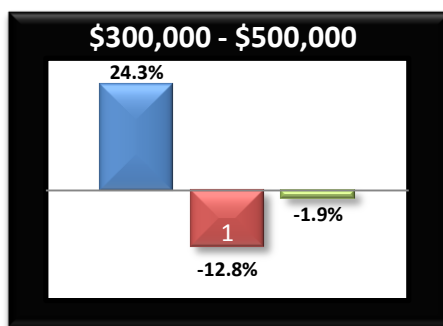
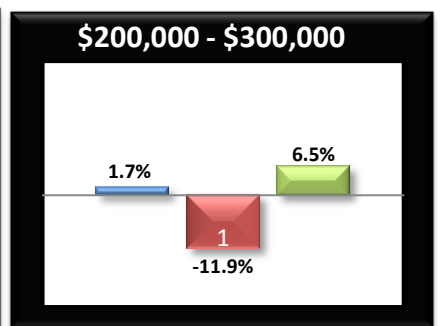
December 2008

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)	485	560	88	5.2	295	387	42	4.6	120	132	15	5.5
Jenks (5)	8	18	5	2.7	27	87	8	1.9	98	99	9	5.9
Union (9)	33	68	22	2.9	85	133	15	3.8	99	150	15	4.0
Broken Arrow (3)	48	109	26	2.6	174	339	41	3.1	187	208	21	5.4
Owasso (11)	5	19	8	1.6	72	140	22	3.1	121	106	19	6.8
Sand Springs (2)	40	54	11	4.4	43	40	4	6.5	16	16	2	6.0
Sapulpa (51)	41	50	7	4.9	41	44	3	5.6	9	19	1	2.8
Bixby (4)	6	13	3	2.8	19	47	6	2.4	48	47	6	6.1
Totals	666	891	170	4.5	756	1217	141	3.7	698	777	88	5.4
Difference v Last Year	-24.4%	-6.7%	-8.1%		-9.9%	-5.4%	-13.0%		1.3%	-11.3%	-19.3%	



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)	92	102	14	5.4	100	55	15	10.9	96	43	8	13.4
Jenks (5)	127	108	12	7.1	124	92	7	8.1	90	46	14	11.7
Union (9)	84	85	8	5.9	33	17	1	11.6	4	8	2	3.0
Broken Arrow (3)	170	144	15	7.1	65	31	7	12.6	21	3	0	42.0
Owasso (11)	118	88	16	8.0	48	30	4	9.6	18	8	1	13.5
Sand Springs (2)	21	11	2	11.5	15	6	6	15.0	4	0	1	n/a
Sapulpa (51)	9	6	4	9.0	8	3	2	16.0	4	1	2	24.0
Bixby (4)	82	43	11	11.4	83	53	9	9.4	65	19	3	20.5
Totals	703	587	82	7.2	476	287	51	10.0	302	128	31	14.2
Difference v Last Year	1.7%	-11.9%	6.5%		24.3%	-12.8%	-1.9%		4.5%	-5.9%	34.8%	



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