

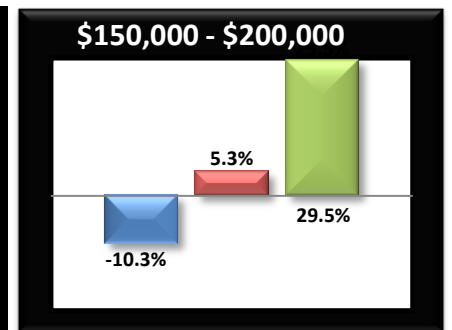
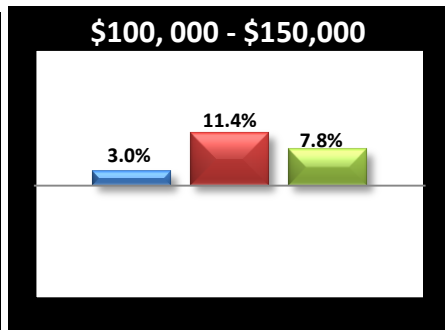
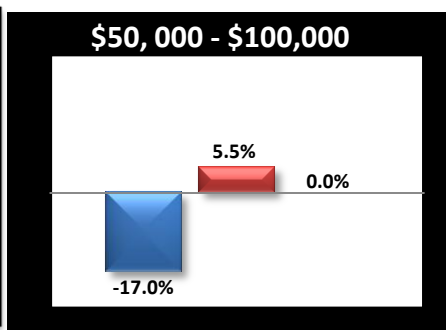


Tulsa's Market At A Glance

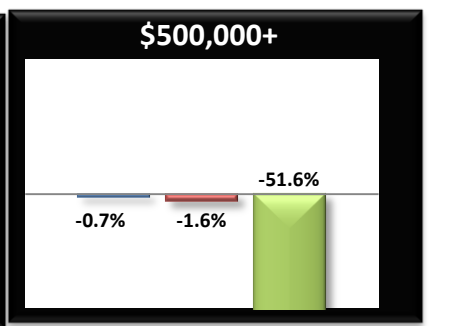
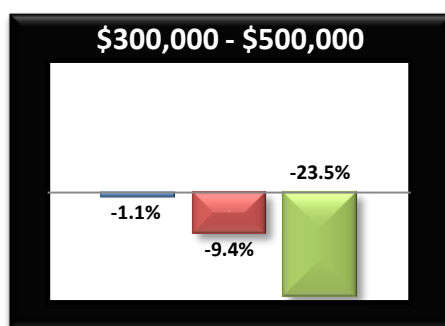
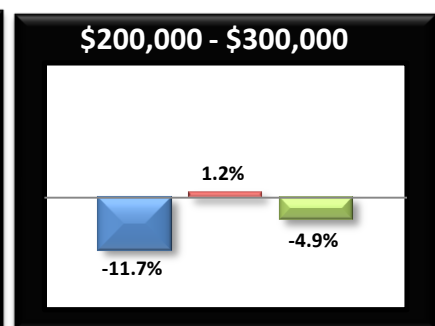
December 2009

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)	390	595	108	3.9	284	454	37	3.8	99	141	23	4.2
Jenks (5)	3	21	5	0.9	37	94	14	2.4	63	111	20	3.4
Union (9)	29	55	14	3.2	104	163	21	3.8	98	115	16	5.1
Broken Arrow (3)	38	132	22	1.7	189	355	30	3.2	178	212	22	5.0
Owasso (11)	12	28	4	2.6	74	162	24	2.7	111	144	21	4.6
Sand Springs (2)	36	50	7	4.3	30	44	9	4.1	21	26	4	4.8
Sapulpa (51)	39	47	7	5.0	34	40	8	5.1	17	8	1	12.8
Bixby (4)	6	12	3	3.0	27	44	9	3.7	39	61	7	3.8
Totals	553	940	170	3.5	779	1356	152	3.4	626	818	114	4.6
Difference v Last Year	-17.0%	5.5%	0.0%		3.0%	11.4%	7.8%		-10.3%	5.3%	29.5%	



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)	80	91	18	5.3	102	48	6	12.8	86	50	7	10.3
Jenks (5)	107	122	21	5.3	113	83	9	8.2	91	41	5	13.3
Union (9)	89	72	7	7.4	32	14	4	13.7	8	4	0	12.0
Broken Arrow (3)	155	140	9	6.6	84	44	4	11.5	14	1	0	84.0
Owasso (11)	86	95	18	5.4	49	19	6	15.5	24	8	1	18.0
Sand Springs (2)	20	8	1	15.0	16	4	0	24.0	5	1	0	30.0
Sapulpa (51)	10	7	0	8.6	4	5	1	4.8	9	4	0	13.5
Bixby (4)	74	59	4	7.5	71	43	9	9.9	63	17	2	22.2
Totals	621	594	78	6.3	471	260	39	10.9	300	126	15	14.3
Difference v Last Year	-11.7%	1.2%	-4.9%		-1.1%	-9.4%	-23.5%		-0.7%	-1.6%	-51.6%	



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