

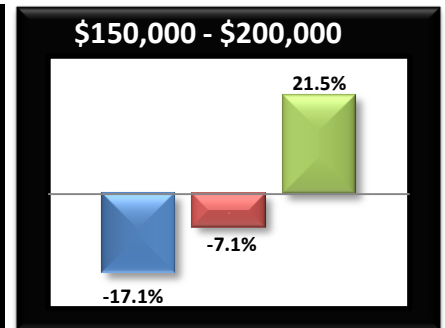
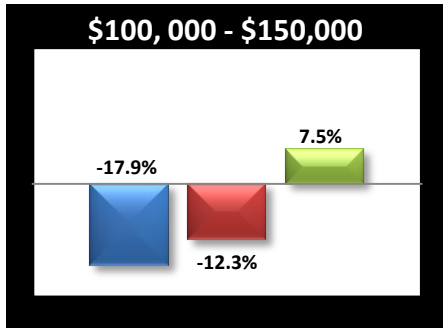
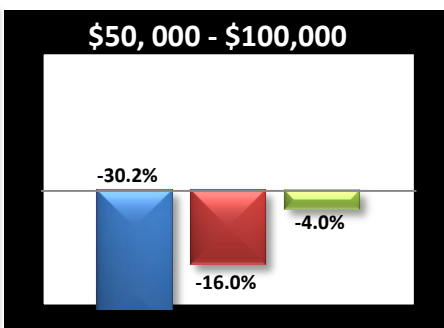


# Tulsa's Market At A Glance

May 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)	409	412	160	6.0	290	286	120	6.1	112	120	39	5.6
Jenks (5)	8	14	9	3.4	37	57	20	3.9	80	106	24	4.5
Union (9)	16	65	16	1.5	91	129	56	4.2	93	95	36	5.9
Broken Arrow (3)	35	104	40	2.0	158	283	83	3.3	181	169	55	6.4
Owasso (11)	13	21	7	3.7	73	116	44	3.8	118	98	46	7.2
Sand Springs (2)	37	47	16	4.7	40	33	7	7.3	24	7	4	20.6
Sapulpa (51)	39	41	13	5.7	46	26	7	10.6	9	11	2	4.9
Bixby (4)	9	11	2	4.9	28	41	5	4.1	41	45	20	5.5
Totals	566	715	263	4.7	763	971	342	4.7	658	651	226	6.1
Difference v Last Year	-30.2%	-16.0%	-4.0%		-17.9%	-12.3%	7.5%		-17.1%	-7.1%	21.5%	



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)	104	81	28	7.7	90	63	16	8.6	141	28	8	30.2
Jenks (5)	114	102	45	6.7	158	73	24	13.0	109	32	9	20.4
Union (9)	100	54	26	11.1	41	16	8	15.4	7	5	0	8.4
Broken Arrow (3)	186	105	34	10.6	83	29	5	17.2	24	3	0	48.0
Owasso (11)	114	73	20	9.4	61	23	15	15.9	22	3	7	44.0
Sand Springs (2)	22	10	6	13.2	17	11	1	9.3	4	1	0	24.0
Sapulpa (51)	14	9	1	9.3	9	5	1	10.8	8	2	1	24.0
Bixby (4)	91	47	15	11.6	100	34	14	17.6	83	11	5	45.3
Totals	745	481	175	9.3	559	254	84	13.2	398	85	30	28.1
Difference v Last Year	-5.2%	-6.8%	-6.4%		14.5%	-5.2%	-20.8%		19.5%	-22.0%	-41.2%	

