



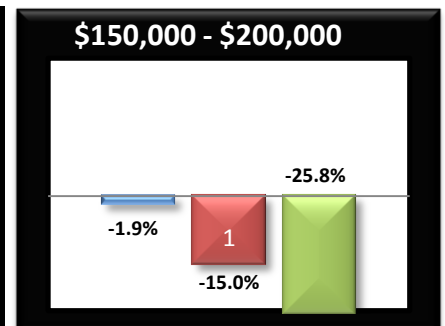
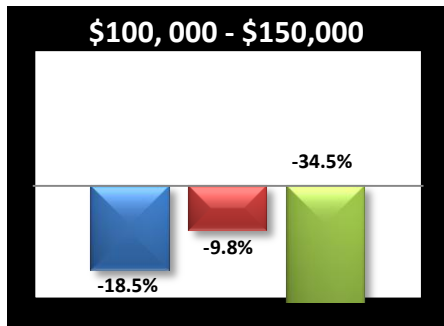
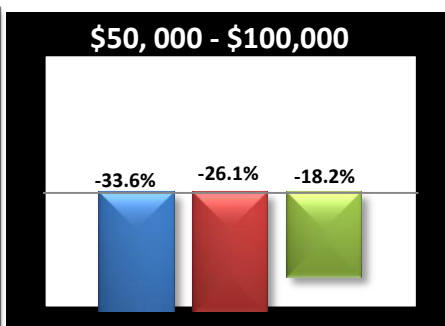
# Tulsa's Market At A Glance

November 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)	525	570	114	5.5	313	414	48	4.5	127	147	21	5.2
Jenks (5)	5	18	4	1.7	30	91	8	2.0	100	102	15	5.9
Union (9)	37	68	21	3.3	86	152	16	3.4	101	155	20	3.9
Broken Arrow (3)	57	106	25	3.2	192	352	56	3.3	191	210	32	5.5
Owasso (11)	9	21	7	2.6	80	159	15	3.0	135	122	12	6.6
Sand Springs (2)	38	55	15	4.1	38	41	1	5.6	20	18	1	6.7
Sapulpa (51)	42	51	9	4.9	42	42	2	6.0	11	18	2	3.7
Bixby (4)	5	13	7	2.3	21	55	8	2.3	51	50	9	6.1
<b>Totals</b>	<b>718</b>	<b>902</b>	<b>202</b>	<b>4.8</b>	<b>802</b>	<b>1306</b>	<b>154</b>	<b>3.7</b>	<b>736</b>	<b>822</b>	<b>112</b>	<b>5.4</b>
<b>Difference v Last Year</b>	<b>-33.6%</b>	<b>-26.1%</b>	<b>-18.2%</b>		<b>-18.5%</b>	<b>-9.8%</b>	<b>-34.5%</b>		<b>-1.9%</b>	<b>-15.0%</b>	<b>-25.8%</b>	

- Active Listings
- Closed Last 6 Months
- Pending Contracts



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	107	18	5.8	115	66	13	10.5	105	50	5	12.6
Jenks (5)	127	129	16	5.9	123	107	13	6.9	92	55	13	10.0
Union (9)	90	98	15	5.5	33	19	1	10.4	6	8	1	4.5
Broken Arrow (3)	176	155	24	6.8	68	29	6	14.1	23	3	0	46.0
Owasso (11)	116	91	12	7.6	45	34	8	7.9	19	8	2	14.3
Sand Springs (2)	20	8	4	15.0	16	7	5	13.7	4	0	0	n/a
Sapulpa (51)	13	6	2	13.0	8	3	1	16.0	8	1	0	48.0
Bixby (4)	85	51	9	10.0	91	66	5	8.3	66	20	2	19.8
<b>Totals</b>	<b>731</b>	<b>645</b>	<b>100</b>	<b>6.8</b>	<b>499</b>	<b>331</b>	<b>52</b>	<b>9.0</b>	<b>323</b>	<b>145</b>	<b>23</b>	<b>13.4</b>
<b>Difference v Last Year</b>	<b>-3.1%</b>	<b>-13.5%</b>	<b>-9.1%</b>		<b>16.6%</b>	<b>-10.8%</b>	<b>-28.8%</b>		<b>5.2%</b>	<b>2.1%</b>	<b>-41.0%</b>	

- Active Listings
- Closed Last 6 Months
- Pending Contracts

