



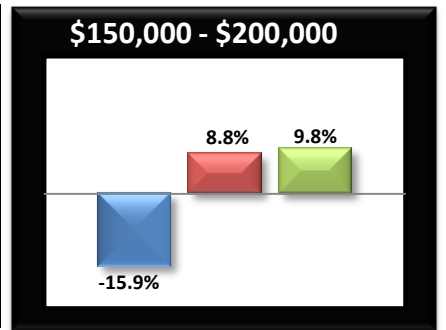
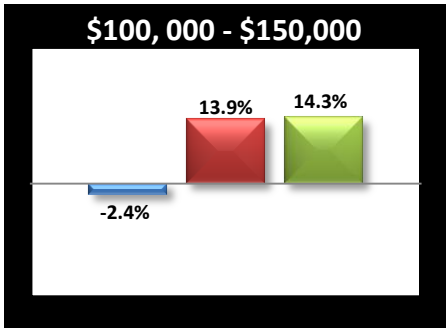
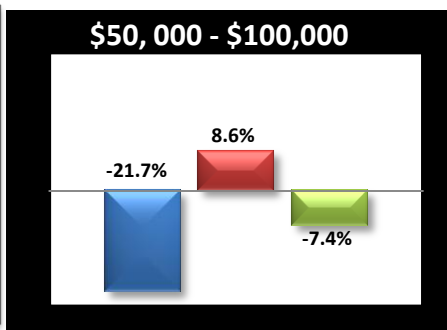
# Tulsa's Market At A Glance

November 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)	402	609	117	4.0	296	512	53	3.5	100	158	24	3.8
Jenks (5)	3	24	5	0.8	42	103	12	2.4	68	116	16	3.5
Union (9)	32	63	12	3.0	106	182	19	3.5	95	134	24	4.3
Broken Arrow (3)	36	134	32	1.6	179	376	35	2.9	181	226	27	4.8
Owasso (11)	9	30	6	1.8	80	175	31	2.7	101	159	19	3.8
Sand Springs (2)	36	55	7	3.9	28	47	9	3.6	16	20	7	4.8
Sapulpa (51)	39	51	6	4.6	28	47	9	3.6	16	9	1	10.7
Bixby (4)	5	14	2	2.1	24	45	8	3.2	42	72	5	3.5
Totals	562	980	187	3.4	783	1487	176	3.2	619	894	123	4.2
Difference v Last Year	-21.7%	8.6%	-7.4%		-2.4%	13.9%	14.3%		-15.9%	8.8%	9.8%	

- 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)	86	95	15	5.4	102	45	12	13.6	85	54	7	9.4
Jenks (5)	101	130	25	4.7	116	91	8	7.6	91	40	6	13.7
Union (9)	79	81	11	5.9	32	19	2	10.1	8	4	0	12.0
Broken Arrow (3)	150	152	17	5.9	83	44	3	11.3	16	1	0	96.0
Owasso (11)	82	99	25	5.0	44	27	8	9.8	24	12	1	12.0
Sand Springs (2)	20	11	3	10.9	16	4	0	24.0	6	1	0	36.0
Sapulpa (51)	13	5	2	15.6	5	4	2	7.5	8	4	0	12.0
Bixby (4)	80	60	8	8.0	75	43	8	10.5	70	17	6	24.7
Totals	611	633	106	5.8	473	277	43	10.2	308	133	20	13.9
Difference v Last Year	-16.4%	-1.9%	6.0%		-5.2%	-16.3%	-17.3%		-4.6%	-8.3%	-13.0%	

- Active Listings
- Closed Last 6 Months
- Pending Contracts

