

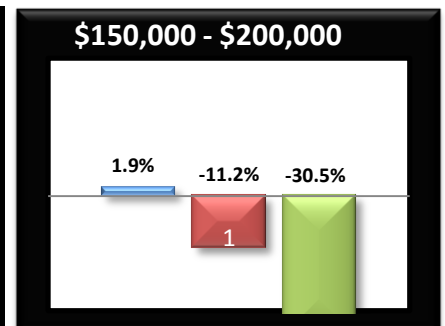
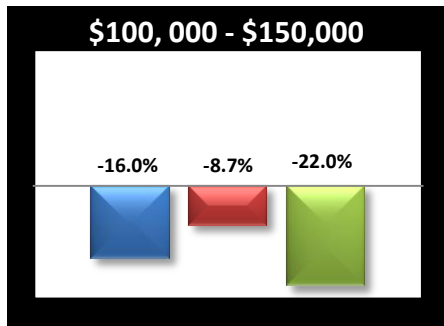
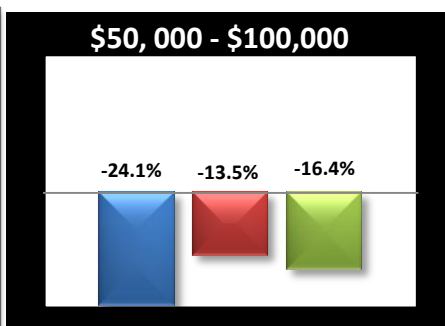


Tulsa's Market At A Glance

October 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)	553	637	104	5.2	323	454	53	4.3	128	172	19	4.5
Jenks (5)	9	18	4	3.0	31	94	14	2.0	103	113	14	5.5
Union (9)	34	70	16	2.9	78	163	29	2.9	117	159	19	4.4
Broken Arrow (3)	54	121	22	2.7	202	377	65	3.2	200	238	28	5.0
Owasso (11)	9	28	5	1.9	74	163	27	2.7	119	134	15	5.3
Sand Springs (2)	41	66	10	3.7	33	46	2	4.3	23	19	2	7.3
Sapulpa (51)	40	57	12	4.2	25	41	6	3.7	9	19	4	2.8
Bixby (4)	6	11	5	3.3	26	61	6	2.6	53	64	6	5.0
Totals	746	1008	178	4.4	792	1399	202	3.4	752	918	107	4.9
Difference v Last Year	-24.1%	-13.5%	-16.4%		-16.0%	-8.7%	-22.0%		1.9%	-11.2%	-30.5%	



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)	108	112	19	5.8	117	72	9	9.8	107	54	7	11.9
Jenks (5)	128	152	18	5.1	136	123	8	6.6	101	57	8	10.6
Union (9)	95	117	12	4.9	32	17	2	11.3	8	9	0	5.3
Broken Arrow (3)	203	160	26	7.6	73	27	5	16.2	21	3	2	42.0
Owasso (11)	113	99	14	6.8	49	32	10	9.2	22	8	2	16.5
Sand Springs (2)	20	10	4	12.0	17	7	2	14.6	3	0	0	n/a
Sapulpa (51)	12	8	3	9.0	7	3	1	14.0	7	1	0	42.0
Bixby (4)	98	64	2	9.2	86	71	2	7.3	70	22	2	19.1
Totals	777	722	98	6.5	517	352	39	8.8	339	154	21	13.2
Difference v Last Year	3.1%	-10.0%	-6.7%		16.4%	-12.4%	-49.4%		12.6%	-2.5%	-32.3%	

