

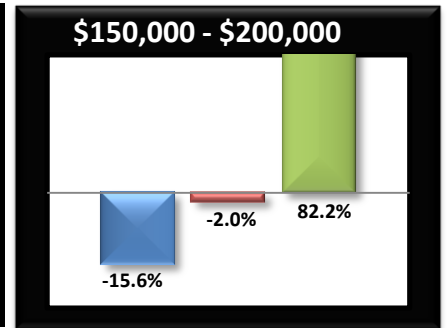
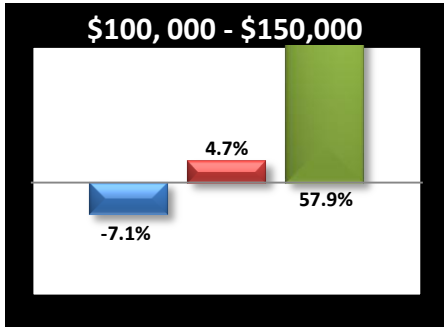
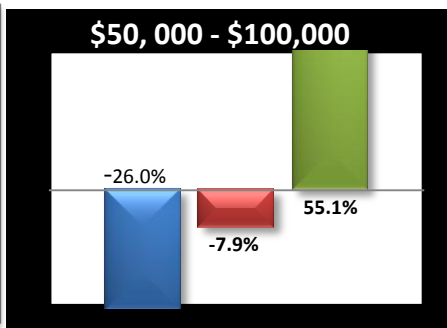
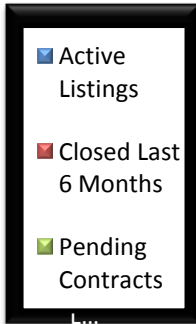


# Tulsa's Market At A Glance

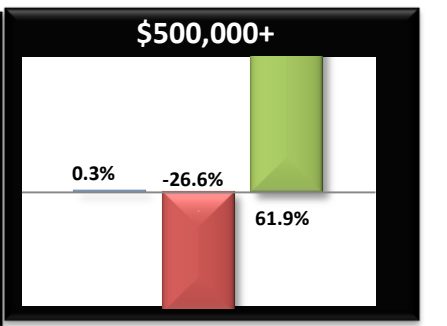
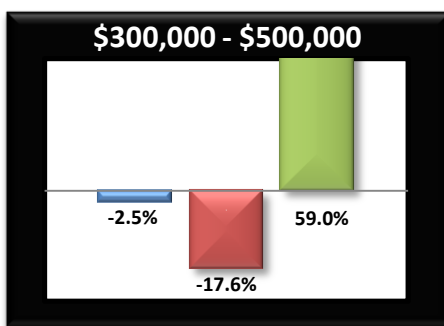
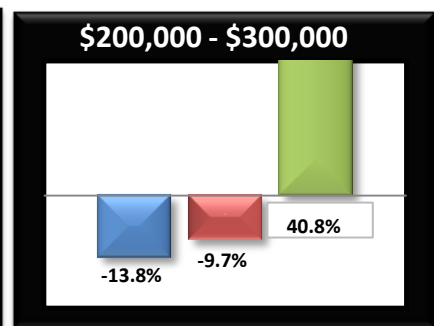
October 2009

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)	396	567	177	4.2	292	503	103	3.5	102	162	34	3.8
Jenks (5)	3	26	5	0.7	30	98	22	1.8	71	128	19	3.3
Union (9)	28	59	15	2.8	94	193	34	2.9	94	122	36	4.6
Broken Arrow (3)	38	133	40	1.7	166	363	88	2.7	170	232	43	4.4
Owasso (11)	6	30	10	1.2	67	181	36	2.2	115	160	34	4.3
Sand Springs (2)	33	53	13	3.7	29	40	14	4.4	22	15	10	8.8
Sapulpa (51)	41	45	15	5.5	31	45	9	4.1	16	11	1	8.7
Bixby (4)	7	15	1	2.8	27	42	13	3.9	45	70	18	3.9
<b>Totals</b>	<b>552</b>	<b>928</b>	<b>276</b>	<b>3.6</b>	<b>736</b>	<b>1465</b>	<b>319</b>	<b>3.0</b>	<b>635</b>	<b>900</b>	<b>195</b>	<b>4.2</b>
<b>Difference v Last Year</b>	<b>-26.0%</b>	<b>-7.9%</b>	<b>55.1%</b>		<b>-7.1%</b>	<b>4.7%</b>	<b>57.9%</b>		<b>-15.6%</b>	<b>-2.0%</b>	<b>82.2%</b>	



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)	94	101	24	5.6	107	48	8	13.4	96	44	16	13.1
Jenks (5)	111	136	25	4.9	128	94	19	8.2	97	34	10	17.1
Union (9)	86	85	19	6.1	36	21	5	10.3	9	4	1	13.5
Broken Arrow (3)	164	146	27	6.7	81	46	11	10.6	18	0	2	n/a
Owasso (11)	98	101	32	5.8	46	30	6	9.2	25	10	0	15.0
Sand Springs (2)	21	9	2	14.0	15	5	0	18.0	7	0	1	n/a
Sapulpa (51)	16	8	1	12.0	9	4	0	13.5	6	3	1	12.0
Bixby (4)	80	66	8	7.3	82	42	13	11.7	82	18	3	27.3
<b>Totals</b>	<b>670</b>	<b>652</b>	<b>138</b>	<b>6.2</b>	<b>504</b>	<b>290</b>	<b>62</b>	<b>10.4</b>	<b>340</b>	<b>113</b>	<b>34</b>	<b>18.1</b>
<b>Difference v Last Year</b>	<b>-13.8%</b>	<b>-9.7%</b>	<b>40.8%</b>		<b>-2.5%</b>	<b>-17.6%</b>	<b>59.0%</b>		<b>0.3%</b>	<b>-26.6%</b>	<b>61.9%</b>	



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