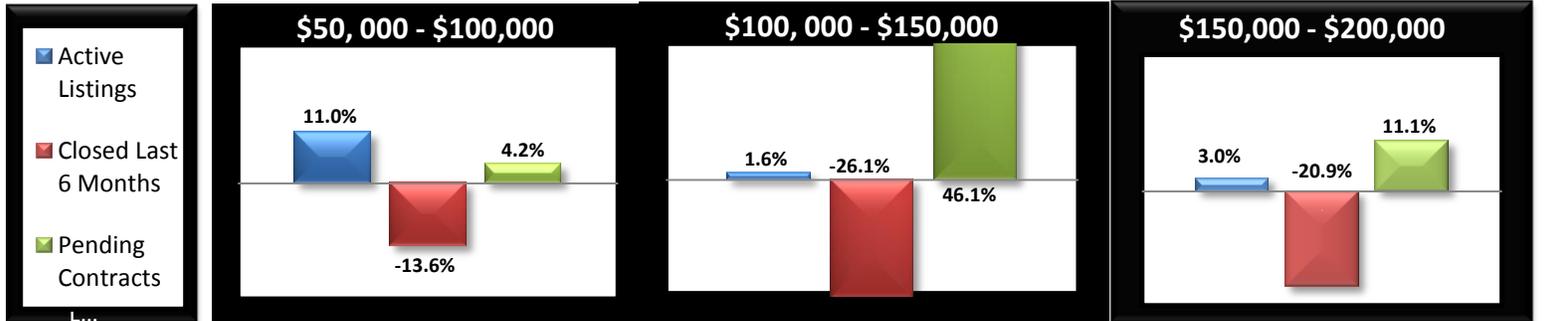


Tulsa's Market At A Glance

June 2011

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)	575	337	93	10.2	425	248	71	10.3	195	115	40	10.2
Jenks (5)	9	14	7	3.9	61	77	28	4.8	116	78	20	8.9
Union (9)	73	73	15	6.0	148	96	32	9.3	114	83	28	8.2
Broken Arrow (3)	91	130	23	4.2	274	217	74	7.6	255	155	34	9.9
Owasso (11)	13	22	7	3.5	92	119	44	4.6	124	86	20	8.7
Sand Springs (2)	55	31	13	10.6	38	28	13	8.1	26	10	4	15.6
Sapulpa (51)	41	31	11	7.9	31	10	3	18.6	14	9	2	9.3
Bixby (4)	10	17	6	3.5	39	47	14	5.0	61	41	12	8.9
Totals	867	655	175	7.9	1108	842	279	7.9	905	577	160	9.4
Difference v Last Year	11.0%	-13.6%	4.2%		1.6%	-26.1%	46.1%		3.0%	-20.9%	11.1%	



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)	131	80	32	9.8	115	66	16	10.5	114	40	9	17.1
Jenks (5)	131	91	31	8.6	127	73	27	10.4	106	26	10	24.5
Union (9)	119	63	16	11.3	34	16	3	12.8	9	3	1	18.0
Broken Arrow (3)	191	98	30	11.7	72	32	13	13.5	16	1	1	96.0
Owasso (11)	96	65	24	8.9	57	23	6	14.9	28	4	2	42.0
Sand Springs (2)	25	8	4	18.8	15	1	1	90.0	4	1	0	24.0
Sapulpa (51)	15	0	5	n/a	11	0	2	n/a	13	1	1	78.0
Bixby (4)	83	51	18	9.8	95	44	17	13.0	82	24	12	20.5
Totals	791	456	160	10.4	526	255	85	12.4	372	100	36	22.3
Difference v Last Year	-5.7%	-13.8%	33.3%		-9.0%	-3.0%	32.8%		-2.9%	-9.1%	24.1%	

