

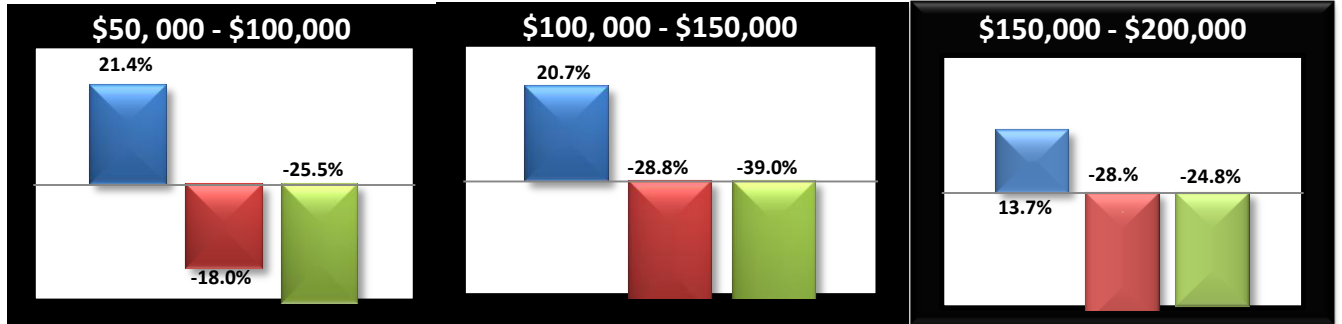


# Tulsa's Market At A Glance

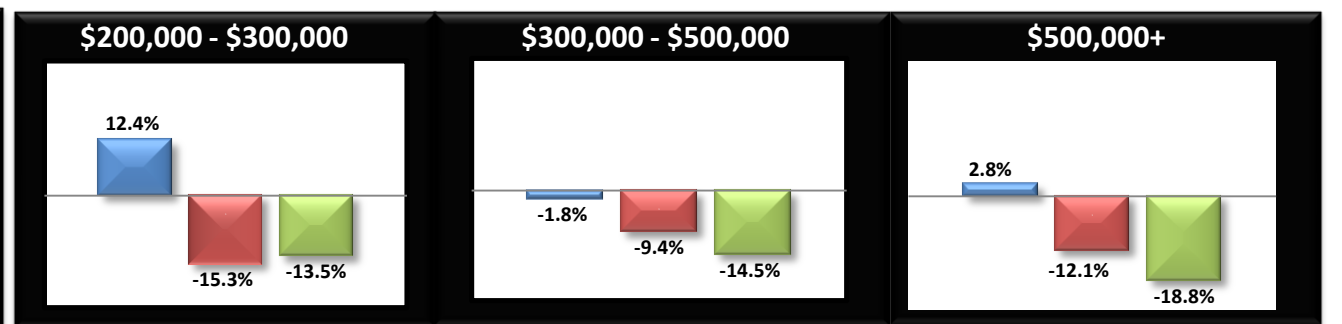
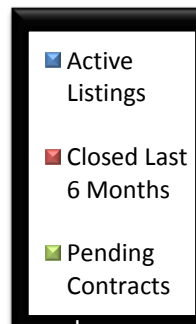
April 2011

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)	494	303	127	9.8	404	210	84	11.5	191	98	48	11.7
Jenks (5)	6	16	9	2.3	62	66	23	5.6	101	65	28	9.3
Union (9)	64	56	26	6.9	126	83	44	9.1	114	66	32	10.4
Broken Arrow (3)	73	127	37	3.4	270	189	56	8.6	234	126	50	11.1
Owasso (11)	16	20	8	4.8	100	112	37	5.4	117	80	30	8.8
Sand Springs (2)	42	23	16	11.0	40	24	13	10.0	25	7	4	21.4
Sapulpa (51)	38	38	10	6.0	36	13	3	16.6	8	4	4	12.0
Bixby (4)	11	14	6	4.7	33	41	11	4.8	67	25	16	16.1
<b>Totals</b>	<b>744</b>	<b>597</b>	<b>239</b>	<b>7.5</b>	<b>1071</b>	<b>738</b>	<b>271</b>	<b>8.7</b>	<b>857</b>	<b>471</b>	<b>212</b>	<b>10.9</b>
<b>Difference v Last Year</b>	<b>21.4%</b>	<b>-18.0%</b>	<b>-25.5%</b>		<b>20.7%</b>	<b>-28.8%</b>	<b>-39.1%</b>		<b>13.7%</b>	<b>-28.5%</b>	<b>-24.8%</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)	143	74	26	11.6	104	53	17	11.8	105	36	19	17.5
Jenks (5)	141	92	27	9.2	140	56	26	15.0	109	25	9	26.2
Union (9)	116	48	20	14.5	39	7	6	33.4	8	3	1	16.0
Broken Arrow (3)	185	77	39	14.4	69	29	9	14.3	14	1	1	84.0
Owasso (11)	110	50	26	13.2	54	21	10	15.4	29	5	1	34.8
Sand Springs (2)	26	6	5	26.0	15	1	1	90.0	7	1	0	42.0
Sapulpa (51)	17	0	0	n/a	11	0	0	n/a	16	0	1	n/a
Bixby (4)	97	41	17	14.2	100	35	25	17.1	82	23	7	21.4
<b>Totals</b>	<b>835</b>	<b>388</b>	<b>160</b>	<b>12.9</b>	<b>532</b>	<b>202</b>	<b>94</b>	<b>15.8</b>	<b>370</b>	<b>94</b>	<b>39</b>	<b>23.6</b>
<b>Difference v Last Year</b>	<b>12.4%</b>	<b>-15.3%</b>	<b>-13.5%</b>		<b>-1.8%</b>	<b>-9.4%</b>	<b>-14.5%</b>		<b>2.8%</b>	<b>-12.1%</b>	<b>-18.8%</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