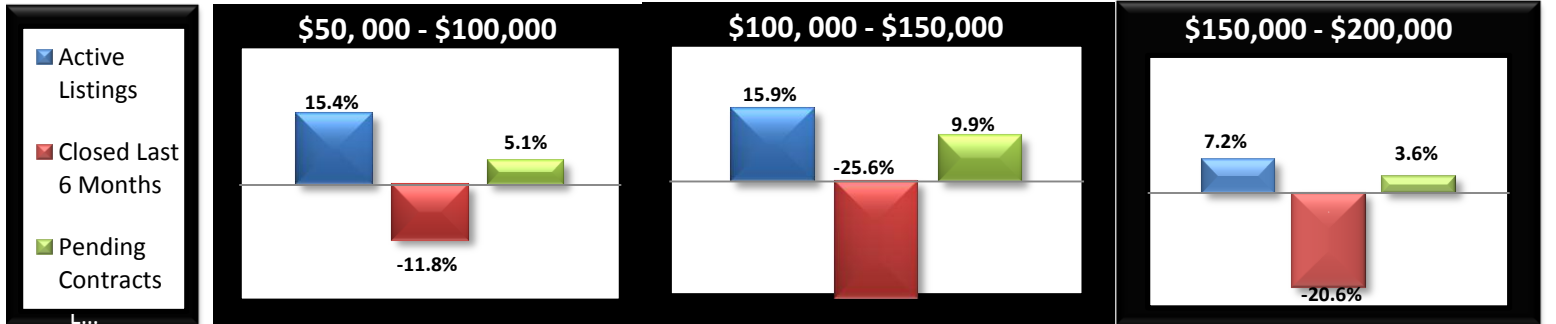


Tulsa's Market At A Glance

May 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)	516	328	125	9.4	413	232	80	10.7	196	105	46	11.2
Jenks (5)	6	15	10	2.4	63	70	26	5.4	109	70	26	9.3
Union (9)	65	68	19	5.7	134	90	40	8.9	119	76	33	9.4
Broken Arrow (3)	74	135	28	3.3	267	195	68	8.2	251	143	44	10.5
Owasso (11)	13	22	8	3.5	92	120	40	4.6	110	78	30	8.5
Sand Springs (2)	46	26	16	10.6	38	28	11	8.1	21	10	6	12.6
Sapulpa (51)	37	31	10	7.2	33	11	5	18.0	9	8	2	6.8
Bixby (4)	9	15	9	3.6	41	50	8	4.9	66	37	12	10.7
Totals	766	640	225	7.2	1081	796	278	8.1	881	527	199	10.0
Difference v Last Year	15.4%	-11.8%	5.1%		15.9%	-25.6%	9.9%		7.2%	-20.6%	3.6%	



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)	145	78	31	11.2	100	57	20	10.5	109	39	19	16.8
Jenks (5)	137	86	26	9.6	134	57	29	14.1	108	25	13	25.9
Union (9)	120	60	18	12.0	34	8	10	25.5	9	3	0	18.0
Broken Arrow (3)	175	75	41	14.0	71	34	8	12.5	15	1	1	90.0
Owasso (11)	117	53	28	13.2	52	18	14	17.3	30	7	1	25.7
Sand Springs (2)	23	6	7	23.0	18	1	0	108.0	5	1	0	30.0
Sapulpa (51)	16	0	1	n/a	14	0	0	n/a	13	0	2	n/a
Bixby (4)	102	47	19	13.0	100	39	22	15.4	83	24	10	20.8
Totals	835	405	171	12.4	523	214	103	14.7	372	100	46	22.3
Difference v Last Year	4.5%	-16.8%	13.2%		-6.1%	-13.0%	18.4%		-0.5%	1.0%	9.5%	

