

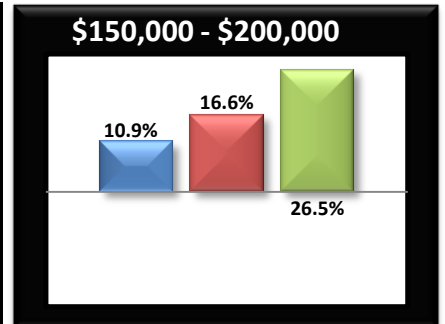
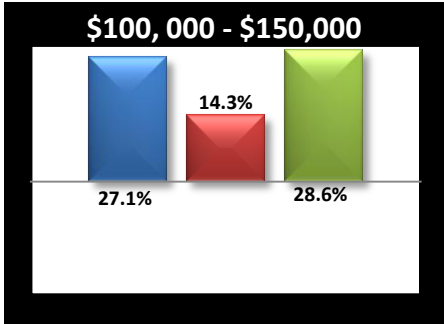
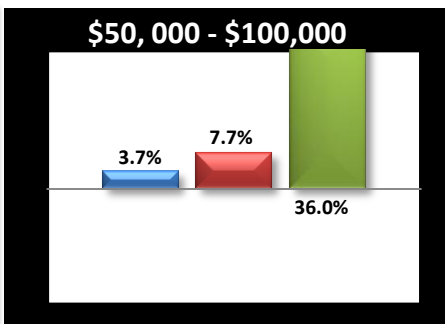
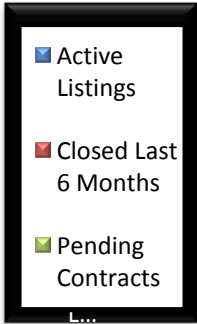


Tulsa's Market At A Glance

April 2010

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)	445	438	210	6.1	353	318	144	6.7	158	118	55	8.0
Jenks (5)	4	9	4	2.7	46	63	29	4.4	81	82	42	5.9
Union (9)	27	51	24	3.2	111	130	63	5.1	115	106	36	6.5
Broken Arrow (3)	50	116	37	2.6	188	271	104	4.2	215	167	77	7.7
Owasso (11)	6	30	11	1.2	89	132	52	4.0	105	113	46	5.6
Sand Springs (2)	41	36	14	6.8	40	43	11	5.6	26	25	6	6.2
Sapulpa (51)	39	41	18	5.7	32	31	14	6.2	14	7	7	12.0
Bixby (4)	1	7	3	0.9	28	48	28	3.5	40	41	13	5.9
Totals	613	728	321	5.1	887	1036	445	5.1	754	659	282	6.9
Difference v Last Year	3.7%	7.7%	36.0%		27.1%	14.3%	28.6%		10.9%	16.6%	26.5%	



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)	124	69	29	10.8	95	51	20	11.2	107	37	20	17.4
Jenks (5)	127	97	32	7.9	151	63	34	14.4	102	35	11	17.5
Union (9)	103	59	27	10.5	44	21	7	12.6	12	2	2	36.0
Broken Arrow (3)	185	90	44	12.3	84	25	12	20.2	14	4	0	21.0
Owasso (11)	96	74	37	7.8	53	11	14	28.9	32	8	1	24.0
Sand Springs (2)	24	15	2	9.6	15	2	2	45.0	5	1	0	30.0
Sapulpa (51)	18	7	4	15.4	6	4	0	9.0	11	2	1	33.0
Bixby (4)	66	47	10	8.4	94	46	21	12.3	77	18	13	25.7
Totals	743	458	185	9.7	542	223	110	14.6	360	107	48	20.2
Difference v Last Year	-0.7%	5.0%	11.4%		-0.4%	-0.9%	27.9%		-4.8%	23.0%	140.0%	

