

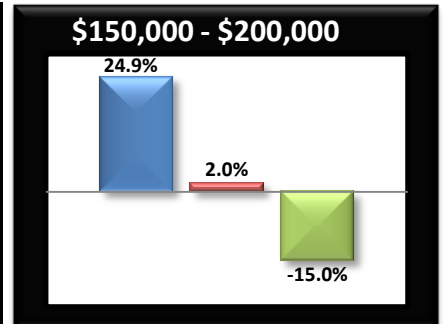
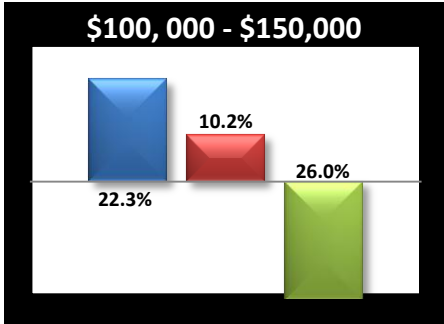
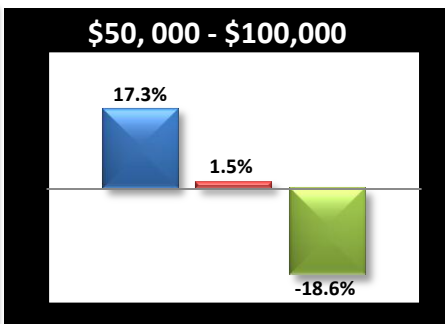
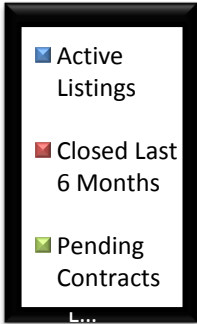


Tulsa's Market At A Glance

May 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)	478	443	126	6.5	356	326	86	6.6	163	125	40	7.8
Jenks (5)	2	12	4	1.0	59	60	14	5.9	91	87	27	6.3
Union (9)	35	59	13	3.6	126	142	27	5.3	129	101	18	7.7
Broken Arrow (3)	54	107	41	3.0	191	279	62	4.1	239	171	52	8.4
Owasso (11)	8	25	8	1.9	97	143	35	4.1	119	113	35	6.3
Sand Springs (2)	49	36	8	8.2	44	36	5	7.3	23	21	7	6.6
Sapulpa (51)	35	37	13	5.7	30	30	9	6.0	18	9	2	12.0
Bixby (4)	3	7	1	2.6	30	54	15	3.3	40	37	11	6.5
Totals	664	726	214	5.5	933	1070	253	5.2	822	664	192	7.4
Difference v Last Year	17.3%	1.5%	-18.6%		22.3%	10.2%	-26.0%		24.9%	2.0%	-15.0%	



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)	128	72	26	10.7	103	52	14	11.9	112	31	19	21.7
Jenks (5)	131	104	30	7.6	160	65	25	14.8	112	31	11	21.7
Union (9)	118	64	13	11.1	45	20	8	13.5	11	3	0	22.0
Broken Arrow (3)	202	94	36	12.9	78	31	13	15.1	14	3	0	28.0
Owasso (11)	112	79	26	8.5	55	18	11	18.3	28	7	2	24.0
Sand Springs (2)	21	14	3	9.0	16	4	0	24.0	7	0	0	n/a
Sapulpa (51)	19	8	6	14.3	6	4	1	9.0	8	1	2	48.0
Bixby (4)	68	52	11	7.8	94	52	15	10.8	82	23	8	21.4
Totals	799	487	151	9.8	557	246	87	13.6	374	99	42	22.7
Difference v Last Year	7.2%	1.2%	-13.7%		-0.4%	-3.1%	3.6%		-6.0%	16.5%	40.0%	

