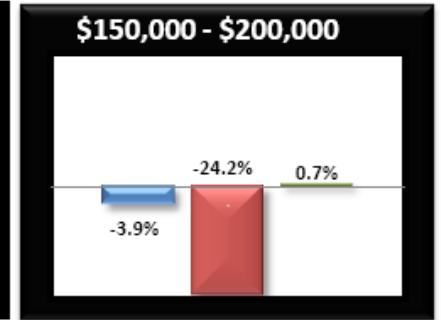
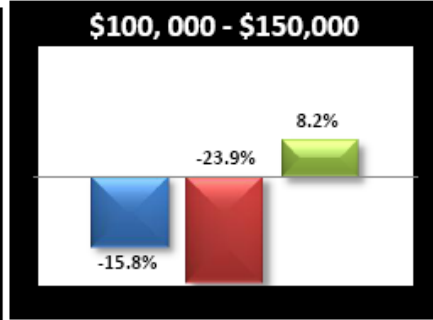
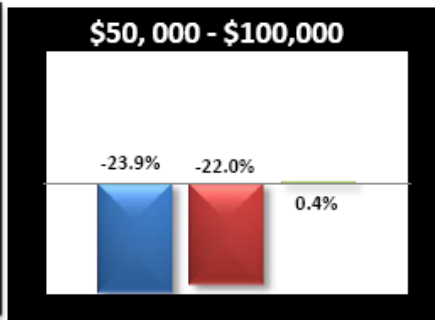
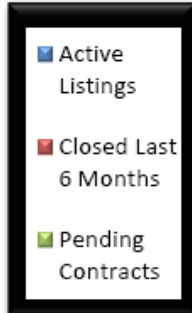


Tulsa's Market At A Glance

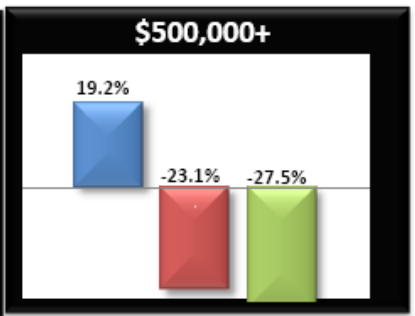
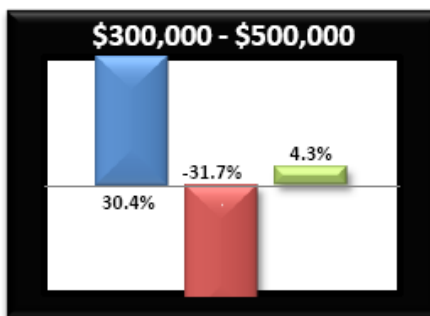
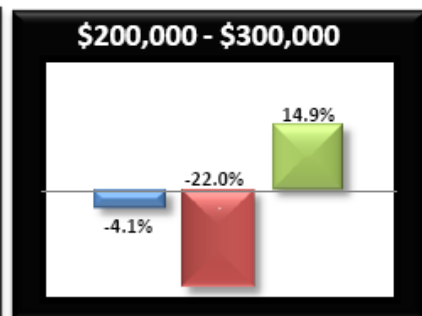
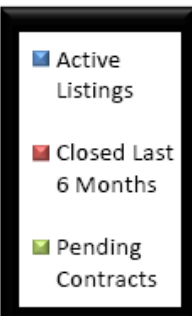
February 2009

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)	450	395	125	6.8	272	253	85	6.5	120	81	18	8.9
Jenks (5)	4	13	4	1.8	31	55	15	3.4	88	59	23	8.9
Union (9)	22	58	19	2.3	88	88	43	6.0	95	96	25	5.9
Broken Arrow (3)	51	85	33	3.6	143	233	82	3.7	197	138	39	8.6
Owasso (11)	11	12	12	5.5	73	95	30	4.6	142	76	25	11.2
Sand Springs (2)	40	35	13	6.9	33	25	7	7.9	13	12	1	6.5
Sapulpa (51)	40	38	19	6.3	33	27	11	7.3	9	13	3	4.2
Bixby (4)	6	12	1	3.0	25	33	5	4.5	43	35	12	7.4
Totals	624	648	226	5.8	698	809	278	5.2	707	510	146	8.3
Difference v Last Year	-23.9%	-22.0%	0.4%		-15.8%	-23.9%	8.2%		-3.9%	-24.2%	0.7%	



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)	94	67	16	8.4	89	36	13	14.8	113	29	9	23.4
Jenks (5)	119	69	25	10.3	137	52	18	15.8	101	31	11	19.5
Union (9)	82	58	13	8.5	34	15	5	13.6	5	9	1	3.3
Broken Arrow (3)	187	86	37	13.0	74	24	12	18.5	22	1	2	132.0
Owasso (11)	117	49	23	14.3	62	24	4	15.5	25	4	1	37.5
Sand Springs (2)	19	8	1	14.3	13	3	5	26.0	6	0	0	n/a
Sapulpa (51)	12	5	2	14.4	6	1	2	36.0	6	1	0	36.0
Bixby (4)	78	33	14	14.2	83	30	14	16.6	69	8	5	51.8
Totals	708	375	131	11.3	498	185	73	16.2	347	83	29	25.1
Difference v Last Year	-4.1%	-22.0%	14.9%		30.4%	-31.7%	4.3%		19.2%	-23.1%	-27.5%	



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