

TYCOR REALTY COMPANY

www.tycorrealty.com



10352 N. Gold Canyon Pl Oro Valley, Arizona 85737
Phone: 520. 219.4527 / Fax: 520. 219.4530
E-Mail: Tycorrealty@Comcast.net

MARKET ALERT

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We do not often issue alerts between our quarterly reports but we have noticed a change in activity that should be brought to your attention. Our recent quarterly reports have shown that the typical increase in spring buyer activity fizzled in 2009. The current data for 2010, which we summarize below, is providing us with a strong indication that 2010 Buyer activity is noticeably improving over last year's results. There is a decided increase in the number of properties which are "In-Contract" at this point in time. The In-Escrow contracts continue to be biased to the lower-priced end, but there are also small signs that mid-priced home purchases are also showing some signs of life.

\$ RANGES	ACTIVES		CONTINGENT & PENDING SALES	
	01/01/10	03/08/10	01/01/10	03/08/10
100's	50	67	20	33
200's	177	198	31	60
300's	84	101	15	23
400's	31	42	3	11
500's	20	21	5	9
600's	21	25	1	4
700's	17	13	3	0
800's	8	9	1	2
900's	2	8	0	0
1 M +	32	33	1	3
TOTALS	442	517	80	145

+ 17%

+ 81%

The Active Listing count has increased by 17% from this year's starting point, which is not an unusual occurrence for the January- February period, but the number of properties which are in Contingent or Pending Status (Active Escrows) has jumped by 81%. Actual Sales count in Jan' 10 totaled 43 homes and February' 10 totaled 39 homes. Sales should show a noted improvement in March and April, when these Contingent/Pending escrows close. This improvement may be a direct result of the Home Buyer Credits which are available to Buyers but, never-the-less, this data may be foretelling a market positive that could take hold for the balance of this spring, or beyond.

May be that a Selling Season is returning to our local market!