

## Sold Price Analysis Report (August 01, 2011 to August 31, 2011)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81107455	1214 Socorro Avenue	\$400,000	\$400,000	\$400,000	100%	100%	0
Sunnyvale	81110638	576 East Duane Avenue	\$450,000	\$427,000	\$427,000	95%	100%	162
Sunnyvale	81111179	648 Washington Avenue	\$895,000	\$849,000	\$855,000	96%	101%	120
Sunnyvale	81112948	1027 Reed Avenue	\$589,589	\$559,900	\$538,000	91%	96%	129
Sunnyvale	81115153	570 East Evelyn Avenue	\$355,000	\$355,000	\$325,000	92%	92%	93
Sunnyvale	81117664	163 West Hemlock Avenue	\$399,900	\$364,900	\$335,000	84%	92%	331
Sunnyvale	81118242	150 Garner Drive	\$378,000	\$340,000	\$345,000	91%	101%	9
Sunnyvale	81118566	1109 Robin Way	\$975,000	\$729,900	\$692,000	71%	95%	49
Sunnyvale	81119372	832 Duncardine Way	\$825,000	\$799,000	\$789,500	96%	99%	60
Sunnyvale	81119760	1362 South Wolfe Road	\$660,000	\$627,000	\$570,000	86%	91%	70
Sunnyvale	81123499	633 Johanna Avenue	\$410,000	\$405,000	\$392,000	96%	97%	218
Sunnyvale	81123633	1642 Bittern Drive	\$1,049,000	\$1,049,000	\$928,250	88%	88%	35
Sunnyvale	81124193	916 Poplar Avenue	\$789,000	\$659,000	\$645,000	82%	98%	43
Sunnyvale	81125360	1548 Hollenbeck Avenue	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	31
Sunnyvale	81125538	1197 Lime Drive	\$1,099,000	\$1,079,000	\$1,079,000	98%	100%	128
Sunnyvale	81125661	1356 Norman Drive	\$1,338,000	\$1,338,000	\$1,303,000	97%	97%	77
Sunnyvale	81125714	1050 Susan Way	\$740,000	\$710,000	\$725,888	98%	102%	36
Sunnyvale	81125954	817 The Dalles Avenue	\$1,288,888	\$1,258,000	\$1,220,000	95%	97%	31
Sunnyvale	81126176	813 Ladis Court	\$579,000	\$579,000	\$630,000	109%	109%	14
Sunnyvale	81126516	997 Crestwood Court	\$439,000	\$439,000	\$420,000	96%	96%	153
Sunnyvale	81126609	756 Santa Christina Court	\$545,000	\$545,000	\$530,000	97%	97%	27
Sunnyvale	81126637	843 West Remington Drive	\$1,099,888	\$1,099,888	\$1,059,000	96%	96%	52
Sunnyvale	81126817	1459 Dove Lane	\$895,000	\$895,000	\$928,580	104%	104%	11
Sunnyvale	81126964	1023 Renoir Court	\$735,000	\$699,000	\$660,000	90%	94%	18
Sunnyvale	81127641	469 Vine Avenue	\$529,000	\$529,000	\$580,000	110%	110%	17
Sunnyvale	81127995	1273 Socorro Avenue	\$435,000	\$435,000	\$435,000	100%	100%	8
Sunnyvale	81128002	762 Borregas Avenue	\$450,000	\$450,000	\$430,000	96%	96%	0
Sunnyvale	81128111	1542 Barton Drive	\$1,045,900	\$1,045,900	\$1,190,000	114%	114%	8
Sunnyvale	81128183	746 Lakemuir Drive	\$499,900	\$499,900	\$502,500	101%	101%	32
Sunnyvale	81128238	643 Madrone Avenue	\$549,500	\$549,000	\$530,000	96%	97%	20
Sunnyvale	81128264	575 Fir Avenue	\$399,888	\$458,000	\$410,000	103%	90%	30
Sunnyvale	81128277	1438 Hollenbeck Avenue	\$899,000	\$899,000	\$853,125	95%	95%	8
Sunnyvale	81128514	1531 Lewiston Drive	\$1,225,000	\$1,225,000	\$1,280,000	104%	104%	10
Sunnyvale	81129086	831 South Mary Avenue	\$768,888	\$768,888	\$750,000	98%	98%	10
Sunnyvale	81129513	1067 Syracuse Drive	\$1,079,000	\$1,079,000	\$1,135,000	105%	105%	12
Sunnyvale	81129519	1660 Lachine Drive	\$1,148,000	\$1,148,000	\$1,168,800	102%	102%	8
Sunnyvale	81129550	558 North Bayview Avenue	\$525,000	\$525,000	\$526,000	100%	100%	12
Sunnyvale	81129554	593 Sunnymount Avenue	\$938,000	\$938,000	\$910,000	97%	97%	20
Sunnyvale	81129555	879 Quintinia Drive	\$750,000	\$750,000	\$754,000	101%	101%	9
Sunnyvale	81130151	702 Londonderry Drive	\$1,099,800	\$1,099,800	\$1,120,000	102%	102%	71
Sunnyvale	81130351	1476 Mistaya Court	\$980,000	\$980,000	\$985,000	101%	101%	8
Sunnyvale	81130464	1567 Nuthatch Lane	\$799,000	\$799,000	\$860,000	108%	108%	11
Sunnyvale	81130688	179 Berwick Way	\$948,000	\$948,000	\$965,000	102%	102%	7

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Sunnyvale	81130742	864 Louise Drive	\$1,189,000	\$1,189,000	\$1,250,000	105%	105%	8
Sunnyvale	81130864	1598 South Wolfe Road	\$648,000	\$648,000	\$625,000	96%	96%	189
Sunnyvale	81130925	817 Gary Avenue	\$880,000	\$880,000	\$895,000	102%	102%	8
Sunnyvale	81130995	763 Shasta Fir Drive	\$849,000	\$849,000	\$861,000	101%	101%	9
Sunnyvale	81131400	1619 South Wolfe Road	\$668,800	\$668,800	\$670,000	100%	100%	11
Sunnyvale	81131822	678 Durshire Way	\$868,800	\$858,800	\$872,000	100%	102%	7
Sunnyvale	81131841	1131 Pome Avenue	\$998,000	\$998,000	\$993,000	99%	99%	12
Sunnyvale	81132102	939 Berkshire Avenue	\$883,000	\$883,000	\$870,000	99%	99%	8
Sunnyvale	81132691	1322 Egret Drive	\$750,000	\$750,000	\$777,000	104%	104%	4
Sunnyvale	81133065	864 Kearney Terrace	\$865,000	\$865,000	\$883,000	102%	102%	7
			<b>\$789,674</b>	<b>\$776,843</b>	<b>\$775,993</b>	<b>98%</b>	<b>100%</b>	<b>46</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81049761	880 East Fremont Avenue #608	\$379,000	\$339,000	\$330,000	87%	97%	196
Sunnyvale	81105646	880 East Fremont Avenue #203	\$399,000	\$420,000	\$370,000	93%	88%	154
Sunnyvale	81108498	522 Salerno Terrace #126	\$499,000	\$490,000	\$490,000	98%	100%	43
Sunnyvale	81108985	735 West Fremont Avenue	\$535,000	\$422,730	\$433,000	81%	102%	139
Sunnyvale	81110195	210 Red Oak Drive #210 G	\$298,000	\$298,000	\$245,800	82%	82%	115
Sunnyvale	81111482	205 Red Oak Drive	\$249,000	\$235,000	\$235,000	94%	100%	124
Sunnyvale	81118488	929 East El Camino Real #312C	\$358,500	\$305,000	\$310,000	86%	102%	79
Sunnyvale	81119144	506 North Cascade Terrace	\$638,888	\$579,800	\$546,000	85%	94%	153
Sunnyvale	81119321	972 Asilomar Terrace #5	\$519,000	\$499,950	\$495,000	95%	99%	97
Sunnyvale	81120701	739 Seneca Terrace	\$595,000	\$595,000	\$620,000	104%	104%	13
Sunnyvale	81122224	580 San Posadas Terrace	\$627,338	\$627,338	\$627,338	100%	100%	42
Sunnyvale	81122343	119 Brahms Way	\$328,888	\$299,888	\$299,000	91%	100%	32
Sunnyvale	81123438	255 South Bayview Avenue #D	\$674,500	\$614,900	\$612,000	91%	100%	40
Sunnyvale	81124050	1139 Kassel Terrace	\$599,950	\$599,950	\$576,000	96%	96%	14
Sunnyvale	81125230	1148 Lemans Terrace	\$590,000	\$575,300	\$540,000	92%	94%	414
Sunnyvale	81125363	1095 Lund Terrace	\$609,000	\$596,000	\$573,000	94%	96%	33
Sunnyvale	81126302	624 Lakehaven Terrace	\$334,900	\$329,900	\$331,888	99%	101%	50
Sunnyvale	81127871	605 Arcadia Terrace #303	\$398,800	\$398,800	\$391,000	98%	98%	20
Sunnyvale	81128751	137 Holly Terrace	\$548,000	\$548,000	\$545,000	99%	99%	14
Sunnyvale	81129116	999 West Evelyn Terrace #94	\$270,000	\$270,000	\$262,500	97%	97%	11
Sunnyvale	81129598	235 Red Oak Drive #H	\$295,000	\$295,000	\$285,000	97%	97%	8
Sunnyvale	81130056	125 Connemara Way #161	\$469,000	\$469,000	\$466,000	99%	99%	10
Sunnyvale	81130268	611 Arcadia Terrace #203	\$385,000	\$385,000	\$372,500	97%	97%	26
Sunnyvale	81130705	982 Alpine Terrace #5	\$639,000	\$639,000	\$645,000	101%	101%	8
Sunnyvale	81133157	1042 Linz Terrace	\$635,000	\$635,000	\$635,000	100%	100%	7
			<b>\$474,991</b>	<b>\$458,702</b>	<b>\$449,441</b>	<b>95%</b>	<b>98%</b>	<b>74</b>