

## Sold Price Analysis Report (February 01, 2011 to February 28, 2011)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80917811	1348 Turnstone Way	\$985,000	\$899,900	\$850,000	86%	94%	634
Sunnyvale	81033260	849 Lakebird Drive	\$389,000	\$400,000	\$400,000	103%	100%	115
Sunnyvale	81039535	574 Maple Avenue	\$349,000	\$355,000	\$355,000	102%	100%	123
Sunnyvale	81042046	956 Kintyre Way	\$799,900	\$729,900	\$758,000	95%	104%	37
Sunnyvale	81043177	370 East Duane Avenue	\$369,000	\$399,000	\$388,000	105%	97%	135
Sunnyvale	81043937	836 East California Avenue	\$420,000	\$388,000	\$378,000	90%	97%	65
Sunnyvale	81044809	1043 Duncan Avenue	\$429,000	\$339,000	\$351,341	82%	104%	145
Sunnyvale	81045309	643 Lakewood Drive	\$389,500	\$389,500	\$389,500	100%	100%	127
Sunnyvale	81047626	625 West Remington Drive	\$889,000	\$848,000	\$824,000	93%	97%	111
Sunnyvale	81049188	1364 Spoonbill Way	\$689,000	\$689,000	\$755,000	110%	110%	7
Sunnyvale	81049230	645 Ashbourne Drive	\$819,000	\$729,900	\$710,000	87%	97%	102
Sunnyvale	81052320	594 Templeton Drive	\$878,000	\$829,000	\$750,000	85%	90%	184
Sunnyvale	81052669	677 Torrington Drive	\$899,000	\$849,000	\$825,000	92%	97%	79
Sunnyvale	81052768	1125 North Sage Court	\$925,000	\$899,000	\$875,000	95%	97%	78
Sunnyvale	81053052	228 Waverly Street	\$790,000	\$790,000	\$785,000	99%	99%	78
Sunnyvale	81053725	1005 Lakedale Way	\$449,900	\$419,900	\$420,000	93%	100%	72
Sunnyvale	81054685	798 Madrone Avenue	\$399,950	\$399,950	\$360,000	90%	90%	64
Sunnyvale	81055965	1109 Lorne Way	\$849,000	\$849,000	\$849,000	100%	100%	70
Sunnyvale	81056868	1003 Lupine Drive	\$799,900	\$799,900	\$770,000	96%	96%	105
Sunnyvale	81057600	874 South Mary Avenue	\$849,000	\$849,000	\$822,888	97%	97%	109
Sunnyvale	81057642	222 Velvetlake Drive	\$367,200	\$348,840	\$360,000	98%	103%	377
Sunnyvale	81057892	363 Carroll Street	\$948,000	\$948,000	\$948,000	100%	100%	331
Sunnyvale	81057898	136 Carson Court	\$798,000	\$798,000	\$773,000	97%	97%	173
Sunnyvale	81058030	742 Lakehaven Drive	\$395,000	\$395,000	\$388,500	98%	98%	7
Sunnyvale	81058581	160 Kirbyhill Way	\$999,000	\$999,000	\$1,128,000	113%	113%	15
Sunnyvale	81058614	446 Joshua Way	\$700,000	\$700,000	\$692,500	99%	99%	17
Sunnyvale	81100096	1482 Valcartier Street	\$1,050,000	\$1,050,000	\$1,090,000	104%	104%	10
Sunnyvale	81100514	383 Sara Avenue	\$988,888	\$988,888	\$1,030,000	104%	104%	9
Sunnyvale	81101046	577 Centralia Court	\$998,000	\$998,000	\$1,035,000	104%	104%	11
Sunnyvale	81101389	223 Carbonera Avenue	\$899,000	\$899,000	\$870,000	97%	97%	10
Sunnyvale	81101450	790 Cascade Drive	\$899,000	\$899,000	\$961,000	107%	107%	15
Sunnyvale	81101529	1332 Torrance Avenue	\$485,000	\$485,000	\$465,000	96%	96%	23
Sunnyvale	81105742	1080 Ticonderoga Drive	\$928,000	\$928,000	\$977,000	105%	105%	7
Sunnyvale	81106455	902 Azure	\$1,199,000	\$1,199,000	\$1,125,000	94%	94%	0
			<b>\$735,919</b>	<b>\$720,226</b>	<b>\$719,374</b>	<b>98%</b>	<b>100%</b>	<b>101</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81014405	968 Belmont Terrace #6	\$464,999	\$439,950	\$400,000	86%	91%	189
Sunnyvale	81030317	681 Crescent Avenue	\$525,000	\$449,900	\$425,000	81%	94%	207
Sunnyvale	81033771	1381 Zurich Terrace	\$699,000	\$644,000	\$630,000	90%	98%	199
Sunnyvale	81036702	795 North Fair Oaks Avenue #12	\$269,900	\$214,900	\$208,000	77%	97%	166
Sunnyvale	81039657	225 Red Oak Drive #L	\$369,900	\$299,900	\$279,500	76%	93%	175

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Sunnyvale	81044780	561 Blackwood Terrace	\$549,000	\$549,000	\$550,000	100%	100%	83
Sunnyvale	81049344	1269 Poplar Avenue #202	\$339,900	\$299,900	\$295,000	87%	98%	123
Sunnyvale	81050309	962 Belmont Terrace #3	\$475,000	\$465,000	\$455,000	96%	98%	94
Sunnyvale	81053905	903 Sunrose Terrace #208	\$375,000	\$382,000	\$387,000	103%	101%	83
Sunnyvale	81054101	1275 Riesling Terrace	\$560,000	\$560,000	\$550,000	98%	98%	61
Sunnyvale	81055684	1372 Sydney Drive	\$649,000	\$649,000	\$665,000	102%	102%	62
Sunnyvale	81057041	615 San Conrado Terrace #5	\$292,030	\$292,030	\$293,000	100%	100%	15
Sunnyvale	81057435	422 East Evelyn Avenue #X101	\$349,000	\$349,000	\$366,554	105%	105%	15
Sunnyvale	81058746	680 Alberta Avenue #C	\$356,898	\$356,898	\$361,000	101%	101%	20
Sunnyvale	81100065	676 Montara Terrace	\$569,900	\$569,900	\$576,000	101%	101%	10
Sunnyvale	81101414	667 Pinnacles Terrace	\$563,000	\$563,000	\$550,000	98%	98%	8
Sunnyvale	81102135	1093 Lund Terrace #44	\$595,000	\$595,000	\$590,000	99%	99%	19
Sunnyvale	81102706	125 Connemara Way #72	\$485,000	\$485,000	\$480,000	99%	99%	134
Sunnyvale	81103626	863 Rosemary Terrace	\$610,000	\$610,000	\$610,000	100%	100%	8
			<b>\$478,817</b>	<b>\$461,809</b>	<b>\$456,371</b>	<b>95%</b>	<b>99%</b>	<b>88</b>