

## Sold Price Analysis Report (July 01, 2011 to July 30, 2011)

### Single Family Residential

| Area      | MLS #    | Address                    | Org Price   | List Price  | Sold Price  | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-----------|----------|----------------------------|-------------|-------------|-------------|--------------|---------------|-----|
| Sunnyvale | 81024266 | 1110 Stoneylake Court      | \$438,000   | \$416,000   | \$420,000   | 96%          | 101%          | 305 |
| Sunnyvale | 81050123 | 668 Santa Coleta Court     | \$517,000   | \$490,000   | \$425,000   | 82%          | 87%           | 147 |
| Sunnyvale | 81102483 | 1514 Oriole Avenue         | \$989,000   | \$949,000   | \$949,000   | 96%          | 100%          | 135 |
| Sunnyvale | 81103222 | 965 Lakehaven Drive        | \$419,000   | \$399,900   | \$390,000   | 93%          | 98%           | 104 |
| Sunnyvale | 81104537 | 1386 Deroche Court         | \$1,279,000 | \$1,099,000 | \$1,050,000 | 82%          | 96%           | 133 |
| Sunnyvale | 81108807 | 642 West Washington Avenue | \$895,000   | \$849,000   | \$850,000   | 95%          | 100%          | 84  |
| Sunnyvale | 81111758 | 718 Lyrelake Court         | \$499,000   | \$480,000   | \$465,000   | 93%          | 97%           | 92  |
| Sunnyvale | 81113634 | 937 Foxglove Drive         | \$799,950   | \$774,950   | \$774,950   | 97%          | 100%          | 79  |
| Sunnyvale | 81113774 | 1242 Prescott Avenue       | \$369,900   | \$369,900   | \$370,000   | 100%         | 100%          | 98  |
| Sunnyvale | 81113991 | 550 Puccini Drive          | \$600,000   | \$600,000   | \$585,000   | 98%          | 98%           | 78  |
| Sunnyvale | 81116442 | 643 West Mckinley Avenue   | \$420,000   | \$420,000   | \$405,000   | 96%          | 96%           | 25  |
| Sunnyvale | 81118057 | 1166 Manzano Way           | \$405,000   | \$405,000   | \$421,000   | 104%         | 104%          | 27  |
| Sunnyvale | 81118421 | 1149 Jamestown Drive       | \$849,000   | \$849,000   | \$822,000   | 97%          | 97%           | 24  |
| Sunnyvale | 81118440 | 1017 West Iowa Avenue      | \$825,000   | \$825,000   | \$805,000   | 98%          | 98%           | 59  |
| Sunnyvale | 81118969 | 882 Hollenbeck Avenue      | \$875,000   | \$875,000   | \$865,000   | 99%          | 99%           | 26  |
| Sunnyvale | 81119322 | 1107 Blazingwood Drive     | \$499,000   | \$499,000   | \$502,000   | 101%         | 101%          | 22  |
| Sunnyvale | 81119699 | 749 Santa Paula Avenue     | \$528,000   | \$518,000   | \$508,000   | 96%          | 98%           | 33  |
| Sunnyvale | 81121449 | 443 Glendale Avenue        | \$529,999   | \$529,999   | \$495,000   | 93%          | 93%           | 61  |
| Sunnyvale | 81122072 | 1044 Gardenia Way          | \$849,950   | \$849,950   | \$840,000   | 99%          | 99%           | 23  |
| Sunnyvale | 81122248 | 536 South Sunnyvale Avenue | \$660,000   | \$660,000   | \$675,100   | 102%         | 102%          | 21  |
| Sunnyvale | 81122460 | 1187 Lime Drive            | \$925,000   | \$925,000   | \$915,000   | 99%          | 99%           | 21  |
| Sunnyvale | 81123322 | 879 Payne Court            | \$1,219,500 | \$1,219,500 | \$1,250,000 | 103%         | 103%          | 15  |
| Sunnyvale | 81123508 | 973 East Duane Avenue      | \$370,400   | \$370,400   | \$355,000   | 96%          | 96%           | 58  |
| Sunnyvale | 81124196 | 1143 Dahlia Court          | \$719,000   | \$699,000   | \$715,000   | 99%          | 102%          | 28  |
| Sunnyvale | 81124930 | 1330 Egret Drive           | \$950,000   | \$950,000   | \$982,000   | 103%         | 103%          | 11  |
| Sunnyvale | 81125370 | 1609 Nightingale Avenue    | \$675,000   | \$675,000   | \$660,000   | 98%          | 98%           | 9   |
| Sunnyvale | 81125373 | 1628 Mariani Drive         | \$1,238,888 | \$1,238,888 | \$1,225,000 | 99%          | 99%           | 5   |
| Sunnyvale | 81125890 | 709 Lakebird Drive         | \$369,900   | \$369,900   | \$375,000   | 101%         | 101%          | 34  |
| Sunnyvale | 81125921 | 1234 Manzano Way           | \$419,000   | \$419,000   | \$419,000   | 100%         | 100%          | 10  |
| Sunnyvale | 81125957 | 495 Ositos Avenue          | \$779,000   | \$779,000   | \$808,000   | 104%         | 104%          | 8   |
| Sunnyvale | 81125971 | 1581 Reston Terrace        | \$1,005,000 | \$1,005,000 | \$1,002,000 | 100%         | 100%          | 7   |
| Sunnyvale | 81125985 | 813 Peach Avenue           | \$848,000   | \$848,000   | \$888,800   | 105%         | 105%          | 11  |
| Sunnyvale | 81126128 | 381 South Fernwood Circle  | \$530,000   | \$530,000   | \$525,000   | 99%          | 99%           | 15  |
| Sunnyvale | 81126172 | 498 Pin Oak Drive          | \$829,888   | \$829,888   | \$825,000   | 99%          | 99%           | 17  |
| Sunnyvale | 81126379 | 1172 South Bernardo Avenue | \$929,000   | \$929,000   | \$929,000   | 100%         | 100%          | 7   |
| Sunnyvale | 81126403 | 780 Cascade Drive          | \$939,000   | \$939,000   | \$985,985   | 105%         | 105%          | 9   |
| Sunnyvale | 81126405 | 1471 Dove Lane             | \$899,000   | \$899,000   | \$910,000   | 101%         | 101%          | 7   |
| Sunnyvale | 81126409 | 1115 Polk Avenue           | \$850,000   | \$850,000   | \$840,000   | 99%          | 99%           | 13  |
| Sunnyvale | 81126485 | 147 Carlisle Way           | \$959,000   | \$959,000   | \$920,000   | 96%          | 96%           | 17  |
| Sunnyvale | 81126526 | 408 Waverly Street         | \$638,000   | \$638,000   | \$691,000   | 108%         | 108%          | 9   |
| Sunnyvale | 81126537 | 936 East Cardinal Drive    | \$779,000   | \$779,000   | \$760,000   | 98%          | 98%           | 12  |
| Sunnyvale | 81126541 | 1638 Heron Avenue          | \$858,000   | \$858,000   | \$874,088   | 102%         | 102%          | 8   |
| Sunnyvale | 81127497 | 704 Durshire Way           | \$838,000   | \$838,000   | \$875,000   | 104%         | 104%          | 8   |

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| Sunnyvale | 81127584 | 1575 Bittern Drive        | \$938,000        | \$938,000        | \$965,000        | 103%         | 103%          | 8         |
| Sunnyvale | 81127616 | 717 Madrone Avenue        | \$635,000        | \$635,000        | \$666,000        | 105%         | 105%          | 8         |
| Sunnyvale | 81127620 | 1538 Blackhawk Drive      | \$988,000        | \$988,000        | \$980,000        | 99%          | 99%           | 11        |
| Sunnyvale | 81127649 | 1120 Northumberland Drive | \$799,000        | \$810,000        | \$805,000        | 101%         | 99%           | 68        |
| Sunnyvale | 81127653 | 950 Lorne Way             | \$778,000        | \$778,000        | \$790,000        | 102%         | 102%          | 7         |
| Sunnyvale | 81128379 | 598 Cypress Avenue        | \$469,000        | \$469,000        | \$460,000        | 98%          | 98%           | 11        |
| Sunnyvale | 81129535 | 1352 Drysdale Street      | \$1,200,000      | \$1,200,000      | \$1,250,000      | 104%         | 104%          | 16        |
| Sunnyvale | 81129747 | 917 Amador Avenue         | \$410,000        | \$410,000        | \$410,000        | 100%         | 100%          | 1         |
| Sunnyvale | 81130125 | 1422 Lewiston Drive       | \$875,000        | \$875,000        | \$919,000        | 105%         | 105%          | 5         |
|           |          |                           | <b>\$748,200</b> | <b>\$740,563</b> | <b>\$742,152</b> | <b>99%</b>   | <b>100%</b>   | <b>39</b> |

### Townhouse/Condo (Comm Int Dev)

| Area      | MLS #    | Address                      | Org Price        | List Price       | Sold Price       | Sold\$/Org\$ | Sold\$/List\$ | DOM       |
|-----------|----------|------------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| Sunnyvale | 81101129 | 1103 Reed Avenue #B          | \$265,000        | \$247,500        | \$235,000        | 89%          | 95%           | 136       |
| Sunnyvale | 81108196 | 603 Arcadia Terrace #202     | \$375,000        | \$375,000        | \$350,000        | 93%          | 93%           | 16        |
| Sunnyvale | 81109696 | 418 Topaz Terrace            | \$649,950        | \$649,950        | \$647,814        | 100%         | 100%          | 78        |
| Sunnyvale | 81115980 | 224 East Red Oak Drive #P    | \$389,000        | \$325,000        | \$312,000        | 80%          | 96%           | 52        |
| Sunnyvale | 81116184 | 331 South Mary Avenue        | \$489,000        | \$489,000        | \$475,000        | 97%          | 97%           | 55        |
| Sunnyvale | 81119552 | 1269 Poplar Avenue #402      | \$319,900        | \$299,900        | \$285,000        | 89%          | 95%           | 60        |
| Sunnyvale | 81119774 | 577 San Remi Terrace         | \$530,826        | \$530,535        | \$530,535        | 100%         | 100%          | 19        |
| Sunnyvale | 81120407 | 358 Dunsmuir Terrace #2      | \$485,000        | \$495,000        | \$486,000        | 100%         | 98%           | 43        |
| Sunnyvale | 81121086 | 491 Tristania Terrace        | \$615,000        | \$599,000        | \$595,000        | 97%          | 99%           | 41        |
| Sunnyvale | 81121135 | 248 East Red Oak Drive       | \$268,200        | \$246,000        | \$240,000        | 89%          | 98%           | 46        |
| Sunnyvale | 81122120 | 720 Blair Court #N           | \$487,000        | \$487,000        | \$469,000        | 96%          | 96%           | 43        |
| Sunnyvale | 81122703 | 125 Connemara Way #156       | \$369,000        | \$369,000        | \$337,000        | 91%          | 91%           | 17        |
| Sunnyvale | 81123205 | 510 North Castlerock Terrace | \$618,000        | \$598,000        | \$598,000        | 97%          | 100%          | 15        |
| Sunnyvale | 81124101 | 1355 Sage Hen Way #P         | \$639,000        | \$639,000        | \$635,000        | 99%          | 99%           | 21        |
| Sunnyvale | 81124215 | 334 Dunsmuir Terrace #6      | \$469,000        | \$475,000        | \$475,000        | 101%         | 100%          | 22        |
| Sunnyvale | 81124687 | 458 Ives Terrace             | \$739,000        | \$739,000        | \$730,000        | 99%          | 99%           | 10        |
| Sunnyvale | 81125202 | 250 Santa Fe Terrace #111    | \$379,950        | \$379,950        | \$360,000        | 95%          | 95%           | 17        |
| Sunnyvale | 81125312 | 125 Connemara Way #126       | \$525,000        | \$525,000        | \$550,000        | 105%         | 105%          | 11        |
| Sunnyvale | 81125383 | 939 La Mesa Terrace #B       | \$599,000        | \$599,000        | \$605,000        | 101%         | 101%          | 5         |
| Sunnyvale | 81126013 | 880 East Fremont Avenue #206 | \$409,000        | \$409,000        | \$405,000        | 99%          | 99%           | 44        |
| Sunnyvale | 81126018 | 1348 Sydney Drive            | \$679,000        | \$679,000        | \$650,000        | 96%          | 96%           | 29        |
| Sunnyvale | 81126811 | 1355 Sage Hen Way #B         | \$625,000        | \$625,000        | \$638,000        | 102%         | 102%          | 4         |
| Sunnyvale | 81127115 | 938 La Mesa Terrace #C       | \$315,000        | \$315,000        | \$310,000        | 98%          | 98%           | 12        |
| Sunnyvale | 81127228 | 1360 Road Runner Terrace #H  | \$649,000        | \$649,000        | \$639,000        | 98%          | 98%           | 11        |
| Sunnyvale | 81127532 | 125 Connemara Way #98        | \$479,000        | \$479,000        | \$470,000        | 98%          | 98%           | 10        |
|           |          |                              | <b>\$494,713</b> | <b>\$488,953</b> | <b>\$481,094</b> | <b>97%</b>   | <b>98%</b>    | <b>33</b> |