

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

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81016874	602 Bernal Avenue	\$419,000	\$349,000	\$349,000	83%	100%	302
Sunnyvale	81020676	1390 Sandia Avenue	\$399,000	\$399,000	\$405,000	102%	102%	164
Sunnyvale	81022979	912 E Evelyn Avenue	\$509,000	\$489,000	\$455,000	89%	93%	301
Sunnyvale	81037681	571 Leyte Terrace #00112	\$550,999	\$550,999	\$570,000	103%	103%	180
Sunnyvale	81040534	1338 Torrance Avenue	\$440,000	\$409,000	\$415,000	94%	101%	80
Sunnyvale	81041729	124 South Pastoria Avenue	\$459,000	\$509,000	\$521,000	114%	102%	180
Sunnyvale	81042960	791 Lakewood Drive	\$355,000	\$319,900	\$320,000	90%	100%	141
Sunnyvale	81043416	1063 Duncan Avenue	\$330,000	\$410,000	\$380,000	115%	93%	119
Sunnyvale	81046638	1195 Manzano Way	\$424,900	\$359,900	\$355,000	84%	99%	90
Sunnyvale	81047783	940 Rosette Court	\$689,950	\$669,950	\$669,950	97%	100%	124
Sunnyvale	81047927	1142 Lafayette Drive	\$1,049,000	\$950,000	\$950,000	91%	100%	44
Sunnyvale	81049665	774 Starbush Drive	\$888,000	\$839,000	\$815,000	92%	97%	118
Sunnyvale	81052418	329 Angel Avenue	\$520,000	\$495,000	\$510,000	98%	103%	83
Sunnyvale	81052763	476 Central Avenue	\$849,000	\$799,000	\$730,000	86%	91%	121
Sunnyvale	81053054	871 Shirley Avenue	\$450,000	\$350,000	\$310,000	69%	89%	87
Sunnyvale	81053370	943 Robin Way	\$975,000	\$949,000	\$937,000	96%	99%	108
Sunnyvale	81054605	1029 Duncan Avenue	\$449,900	\$375,000	\$376,000	84%	100%	92
Sunnyvale	81054792	837 Lakeknoll Drive	\$439,000	\$439,000	\$439,000	100%	100%	17
Sunnyvale	81057624	221 Morse Avenue	\$539,900	\$455,000	\$465,000	86%	102%	243
Sunnyvale	81100178	688 Santa Coleta Court	\$449,000	\$449,000	\$428,730	95%	95%	31
Sunnyvale	81101161	1482 Belleville Way	\$1,200,000	\$1,200,000	\$1,088,000	91%	91%	28
Sunnyvale	81101248	1381 Franchere Place	\$1,299,000	\$1,435,000	\$1,299,000	100%	91%	30
Sunnyvale	81101393	1071 South Bernardo Avenue	\$820,000	\$749,000	\$712,000	87%	95%	43
Sunnyvale	81101931	1002 Candlewood Avenue	\$469,900	\$429,900	\$410,000	87%	95%	29
Sunnyvale	81102493	662 San Diego Avenue	\$449,000	\$449,000	\$475,000	106%	106%	12
Sunnyvale	81103379	1586 South Bernardo Avenue	\$899,999	\$899,999	\$875,000	97%	97%	66
Sunnyvale	81103559	1322 Selo Drive	\$1,198,000	\$1,198,000	\$1,198,000	100%	100%	12
Sunnyvale	81104565	990 Bonneville Way	\$909,000	\$909,000	\$935,000	103%	103%	25
Sunnyvale	81104638	1170 Sesame Drive	\$979,000	\$979,000	\$960,000	98%	98%	1
Sunnyvale	81105167	771 Madrone Avenue	\$379,000	\$379,000	\$369,999	98%	98%	13
Sunnyvale	81105319	709 Carolina Avenue	\$406,000	\$406,000	\$410,000	101%	101%	11
Sunnyvale	81105551	949 The Dalles Avenue	\$1,049,950	\$999,950	\$960,000	91%	96%	21
Sunnyvale	81105831	950 Inverness Way	\$699,888	\$699,888	\$722,000	103%	103%	6
Sunnyvale	81105882	831 Rubis Drive	\$875,000	\$875,000	\$840,000	96%	96%	13
Sunnyvale	81106328	613 Princeton Drive	\$985,000	\$985,000	\$998,000	101%	101%	7
Sunnyvale	81106517	882 South Elmira Drive	\$968,000	\$968,000	\$970,000	100%	100%	10
Sunnyvale	81106805	884 Rubis Drive	\$989,000	\$989,000	\$925,600	94%	94%	0
Sunnyvale	81106847	140 Carson Court	\$729,000	\$729,000	\$710,000	97%	97%	9
Sunnyvale	81106860	756 Inverness Way	\$799,888	\$799,888	\$851,000	106%	106%	7
Sunnyvale	81106985	1135 Plum Avenue	\$800,000	\$800,000	\$845,000	106%	106%	3
Sunnyvale	81107005	1383 Devona Terrace	\$1,348,000	\$1,348,000	\$1,380,000	102%	102%	8
Sunnyvale	81107123	1113 Columbine Avenue	\$619,900	\$619,900	\$605,000	98%	98%	12
Sunnyvale	81107203	747 Madrone Avenue	\$390,000	\$390,000	\$420,000	108%	108%	5

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Sunnyvale	81107930	917 Arlington Court	\$798,000	\$798,000	\$850,000	107%	107%	12
Sunnyvale	81108489	791 Blanchard Way	\$849,000	\$849,000	\$915,000	108%	108%	7
Sunnyvale	81108545	10 Oak Court	\$435,000	\$435,000	\$425,000	98%	98%	5
Sunnyvale	81109140	1290 Caldwell Court	\$1,365,000	\$1,365,000	\$1,350,000	99%	99%	9
Sunnyvale	81109790	1067 Marigold Court	\$698,000	\$698,000	\$720,000	103%	103%	6
Sunnyvale	81110391	784 Pear Avenue	\$1,070,000	\$1,070,000	\$1,070,000	100%	100%	0
			<b>\$727,820</b>	<b>\$714,659</b>	<b>\$707,944</b>	<b>97%</b>	<b>99%</b>	<b>62</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81003693	765 North Fair Oaks Avenue #2	\$319,000	\$240,000	\$230,000	72%	96%	388
Sunnyvale	81006714	544 East Maude Avenue	\$365,000	\$350,000	\$325,000	89%	93%	360
Sunnyvale	81024629	880 East Fremont Avenue #308	\$265,000	\$210,000	\$190,000	72%	90%	237
Sunnyvale	81030478	972 Belmont Terrace #7	\$460,000	\$399,950	\$410,000	89%	103%	187
Sunnyvale	81039835	1271 Poplar Avenue #103	\$334,900	\$254,900	\$250,000	75%	98%	176
Sunnyvale	81041227	880 East Fremont Avenue #313	\$255,000	\$210,000	\$203,500	80%	97%	153
Sunnyvale	81042667	420 East Evelyn Avenue #Z102	\$344,000	\$281,900	\$242,550	71%	86%	179
Sunnyvale	81048869	1163 La Rochelle Terrace #G	\$629,000	\$629,000	\$615,000	98%	98%	42
Sunnyvale	81052156	880 East Fremont Avenue #609	\$249,500	\$210,000	\$210,000	84%	100%	105
Sunnyvale	81053793	209 East Red Oak Drive #F	\$309,900	\$274,900	\$275,000	89%	100%	463
Sunnyvale	81057693	761 North Fair Oaks Avenue #5	\$324,900	\$299,900	\$298,000	92%	99%	72
Sunnyvale	81101441	1230 Crescent Terrace	\$599,000	\$599,000	\$606,000	101%	101%	78
Sunnyvale	81102541	725 Blair Court #D	\$599,000	\$599,000	\$623,000	104%	104%	8
Sunnyvale	81103262	986 Bellomo Avenue #1	\$425,000	\$425,000	\$425,000	100%	100%	11
Sunnyvale	81103562	1156 La Rochelle Terrace #F	\$625,000	\$625,000	\$615,000	98%	98%	11
Sunnyvale	81103589	20580 Shady Oak Lane	\$599,888	\$599,888	\$590,000	98%	98%	19
Sunnyvale	81103605	525 Porpoise Bay Terrace #A	\$629,000	\$629,000	\$625,000	99%	99%	8
Sunnyvale	81105774	425 Costa Mesa Terrace #F	\$330,000	\$330,000	\$318,500	97%	97%	21
Sunnyvale	81106209	630 West Garland Terrace	\$499,999	\$499,999	\$480,777	96%	96%	263
Sunnyvale	81106314	999 West Evelyn Terrace #81	\$330,000	\$330,000	\$345,000	105%	105%	769
Sunnyvale	81109000	714 Russett Terrace	\$615,000	\$615,000	\$590,000	96%	96%	1
			<b>\$433,718</b>	<b>\$410,116</b>	<b>\$403,206</b>	<b>93%</b>	<b>98%</b>	<b>169</b>