

## Sold Price Analysis Report (May 02, 2011 to May 31, 2011)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81031299	702 Santa Susana Street	\$320,000	\$320,000	\$350,000	109%	109%	6
Sunnyvale	81037730	734 Lakewood Drive	\$440,000	\$379,900	\$350,000	80%	92%	559
Sunnyvale	81040753	996 Fairwood Avenue	\$395,000	\$349,950	\$230,000	58%	66%	45
Sunnyvale	81050639	317 Greenlake Drive	\$399,000	\$344,900	\$390,000	98%	113%	175
Sunnyvale	81057403	877 Rubis Drive	\$1,095,000	\$985,000	\$942,000	86%	96%	137
Sunnyvale	81100585	666 San Pedro Avenue	\$550,000	\$498,000	\$470,000	85%	94%	104
Sunnyvale	81100895	348 North Sunnyvale Avenue	\$492,000	\$492,000	\$500,000	102%	102%	152
Sunnyvale	81101562	1232 Socorro Avenue	\$429,000	\$429,000	\$429,000	100%	100%	13
Sunnyvale	81103120	351 Beemer Avenue	\$777,000	\$749,500	\$725,000	93%	97%	65
Sunnyvale	81104539	1128 Lillick Drive	\$728,000	\$728,000	\$720,000	99%	99%	60
Sunnyvale	81105849	165 Leota Avenue	\$800,000	\$729,000	\$755,000	94%	104%	65
Sunnyvale	81107751	997 Chelan Drive	\$1,199,000	\$999,999	\$988,250	82%	99%	55
Sunnyvale	81108088	738 Hebrides Way	\$1,298,000	\$1,249,800	\$1,223,200	94%	98%	41
Sunnyvale	81110193	1486 Teal Drive	\$750,000	\$750,000	\$750,000	100%	100%	27
Sunnyvale	81110207	1426 Hawk Court	\$1,179,000	\$1,179,000	\$1,185,000	101%	101%	27
Sunnyvale	81110306	430 Juniper Court	\$958,000	\$898,000	\$890,000	93%	99%	47
Sunnyvale	81110321	614 North Bayview Avenue	\$529,950	\$515,000	\$505,000	95%	98%	21
Sunnyvale	81110409	586 North Bayview Avenue	\$550,000	\$535,000	\$525,000	95%	98%	40
Sunnyvale	81111415	1260 Pyracantha Terrace	\$1,180,000	\$1,098,000	\$1,065,000	90%	97%	26
Sunnyvale	81111448	1564 Partridge Court	\$775,000	\$775,000	\$760,000	98%	98%	40
Sunnyvale	81112467	1255 Susan Way	\$769,000	\$769,000	\$760,000	99%	99%	17
Sunnyvale	81112724	1075 Merrimac Drive	\$849,950	\$849,950	\$860,000	101%	101%	21
Sunnyvale	81113102	1233 Mandarin Drive	\$1,150,000	\$1,090,000	\$1,096,000	95%	101%	38
Sunnyvale	81113383	807 Coolidge Avenue	\$535,000	\$535,000	\$555,000	104%	104%	8
Sunnyvale	81113626	720 Santa Paula Avenue	\$495,950	\$495,950	\$498,000	100%	100%	10
Sunnyvale	81113640	1650 Heron Avenue	\$838,000	\$838,000	\$864,063	103%	103%	9
Sunnyvale	81113642	942 Heatherstone Way	\$699,000	\$699,000	\$720,000	103%	103%	8
Sunnyvale	81113643	815 Sutter Avenue	\$748,800	\$748,800	\$801,000	107%	107%	8
Sunnyvale	81113648	859 Pagoda Tree Court	\$849,000	\$849,000	\$877,000	103%	103%	9
Sunnyvale	81113823	644 East Mckinley Avenue	\$549,000	\$549,000	\$545,000	99%	99%	7
Sunnyvale	81113829	310 North Murphy Avenue	\$439,900	\$439,900	\$413,000	94%	94%	12
Sunnyvale	81113942	809 Nectarine Avenue	\$782,500	\$782,500	\$770,000	98%	98%	14
Sunnyvale	81113969	1072 Chico Court	\$509,000	\$509,000	\$512,500	101%	101%	17
Sunnyvale	81114465	1055 Morningside Drive	\$899,000	\$899,000	\$950,000	106%	106%	9
Sunnyvale	81114519	871 The Dalles Avenue	\$1,049,000	\$1,049,000	\$1,085,000	103%	103%	8
Sunnyvale	81114546	783 Madrone Avenue	\$535,000	\$535,000	\$515,000	96%	96%	30
Sunnyvale	81114725	1537 Dominion Avenue	\$850,000	\$850,000	\$850,000	100%	100%	7
Sunnyvale	81114757	1403 Lewiston Drive	\$1,198,000	\$1,198,000	\$1,198,000	100%	100%	10
Sunnyvale	81114923	386 Pescadero Terrace	\$989,000	\$989,000	\$1,007,900	102%	102%	10
Sunnyvale	81114930	1164 West Iowa Avenue	\$778,000	\$778,000	\$789,900	102%	102%	9
Sunnyvale	81114947	1676 Nightingale Avenue	\$688,000	\$688,000	\$620,165	90%	90%	9
Sunnyvale	81114982	745 Sequoia Drive	\$824,000	\$824,000	\$836,000	101%	101%	12
Sunnyvale	81115401	1345 Poplar Avenue	\$699,000	\$699,000	\$730,000	104%	104%	11

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81115900	335 North Murphy Avenue	\$415,000	\$415,000	\$415,000	100%	100%	5
Sunnyvale	81116045	754 Cascade Drive	\$1,259,000	\$1,259,000	\$1,253,500	100%	100%	11
Sunnyvale	81116104	719 Timberpine Avenue	\$785,000	\$785,000	\$742,000	95%	95%	19
Sunnyvale	81116159	784 Duncardine Way	\$886,000	\$886,000	\$910,000	103%	103%	11
Sunnyvale	81116186	203 Waverly Street	\$559,000	\$559,000	\$565,000	101%	101%	8
Sunnyvale	81116271	1334 Egret Drive	\$752,999	\$752,999	\$803,000	107%	107%	14
Sunnyvale	81116588	859 Coolidge Avenue	\$985,000	\$985,000	\$978,000	99%	99%	5
Sunnyvale	81116745	834 Rubis Drive	\$1,089,000	\$1,089,000	\$1,089,000	100%	100%	6
Sunnyvale	81116897	702 Lakehaven Drive	\$399,888	\$399,888	\$445,000	111%	111%	9
Sunnyvale	81117181	374 Morse Avenue	\$437,000	\$437,000	\$437,000	100%	100%	9
Sunnyvale	81117237	409 Molino Avenue	\$670,000	\$670,000	\$670,000	100%	100%	10
Sunnyvale	81117260	1117 Lynn Way	\$975,000	\$975,000	\$1,025,000	105%	105%	12
Sunnyvale	81117339	275 West Duane Avenue	\$375,000	\$375,000	\$390,000	104%	104%	15
Sunnyvale	81118085	1014 East Evelyn Avenue	\$575,000	\$575,000	\$585,000	102%	102%	6
Sunnyvale	81118446	1070 Paintbrush Drive	\$729,000	\$729,000	\$726,000	100%	100%	9
Sunnyvale	81119664	1614 Canary Drive	\$1,288,000	\$1,288,000	\$1,315,088	102%	102%	8
			<b>\$758,440</b>	<b>\$743,204</b>	<b>\$744,993</b>	<b>98%</b>	<b>100%</b>	<b>37</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81031456	996 Belmont Terrace #6	\$479,000	\$465,000	\$410,000	86%	88%	298
Sunnyvale	81037969	125 Connemara Way #94	\$510,000	\$485,000	\$465,000	91%	96%	242
Sunnyvale	81039928	125 Connemara Way #101	\$510,000	\$467,500	\$445,000	87%	95%	249
Sunnyvale	81047603	880 East Fremont Avenue #206	\$399,000	\$399,000	\$343,000	86%	86%	163
Sunnyvale	81052397	610 Arcadia Terrace #206	\$409,950	\$388,000	\$388,555	95%	100%	125
Sunnyvale	81056290	612 Arcadia Terrace #301	\$405,000	\$390,000	\$375,000	93%	96%	91
Sunnyvale	81057810	125 Connemara Way #68	\$478,000	\$478,000	\$400,000	84%	84%	60
Sunnyvale	81103483	1001 East Evelyn Terrace #160	\$292,000	\$280,000	\$270,000	92%	96%	64
Sunnyvale	81104198	968 Asilomar Terrace #3	\$539,000	\$509,000	\$497,500	92%	98%	75
Sunnyvale	81107814	569 Montego Terrace	\$595,000	\$565,000	\$560,000	94%	99%	78
Sunnyvale	81109592	880 East Fremont Avenue #603	\$210,000	\$210,000	\$202,000	96%	96%	211
Sunnyvale	81110325	630 Antioch Terrace	\$450,000	\$450,000	\$430,000	96%	96%	26
Sunnyvale	81110576	880 East Fremont Avenue #726	\$320,000	\$320,000	\$333,500	104%	104%	48
Sunnyvale	81112363	702 San Conrado Terrace #2	\$249,959	\$249,959	\$235,000	94%	94%	42
Sunnyvale	81113630	990 La Mesa Terrace #F	\$555,000	\$555,000	\$593,500	107%	107%	14
Sunnyvale	81113679	1671 Albatross Drive	\$595,000	\$595,000	\$620,000	104%	104%	9
Sunnyvale	81114064	976 Alpine Terrace #2	\$569,950	\$569,950	\$560,000	98%	98%	216
Sunnyvale	81114817	334 Dunsmuir Terrace #3	\$455,000	\$455,000	\$455,000	100%	100%	13
Sunnyvale	81114905	979 Pinto Palm Terrace #40	\$399,000	\$399,000	\$399,000	100%	100%	4
Sunnyvale	81114942	1037 Scotia Terrace #202	\$449,000	\$449,000	\$426,000	95%	95%	8
Sunnyvale	81115154	1414 Yukon Drive	\$650,000	\$650,000	\$660,000	102%	102%	5
Sunnyvale	81116339	905 Sunrose Terrace #304	\$465,000	\$465,000	\$467,600	101%	101%	10
Sunnyvale	81117317	125 Connemara Way #70	\$485,000	\$485,000	\$480,000	99%	99%	9

**Sold Price Analysis Report (May 02, 2011 to May 31, 2011)****Townhouse/Condo (Comm Int Dev)**

<b>Area</b>	<b>MLS #</b>	<b>Address</b>	<b>Org Price</b>	<b>List Price</b>	<b>Sold Price</b>	<b>Sold\$/Org\$</b>	<b>Sold\$/List\$</b>	<b>DOM</b>
Sunnyvale	81117490	967 La Mesa Terrace #B	\$589,000	\$589,000	\$595,000	101%	101%	5
Sunnyvale	81117701	611 San Conrado Terrace #7	\$320,000	\$320,000	\$326,000	102%	102%	4
Sunnyvale	81118184	416 Ives Terrace	\$740,000	\$740,000	\$740,000	100%	100%	10
Sunnyvale	81118779	210 West Red Oak Drive #N	\$248,500	\$248,500	\$265,000	107%	107%	14
			<b>\$458,050</b>	<b>\$450,997</b>	<b>\$442,284</b>	<b>97%</b>	<b>98%</b>	<b>78</b>