

## Sold Price Analysis Report (August 02, 2010 to August 31, 2010)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80956861	596 Balsam Avenue	\$380,000	\$380,000	\$400,000	105%	105%	178
Sunnyvale	81009865	840 Poplar Avenue	\$1,099,888	\$979,000	\$925,000	84%	94%	126
Sunnyvale	81021166	779 Lakehaven Drive	\$407,900	\$386,900	\$375,500	92%	97%	85
Sunnyvale	81021983	847 Van Court	\$1,280,000	\$1,280,000	\$1,200,000	94%	94%	41
Sunnyvale	81023313	550 East Washington Avenue	\$785,000	\$759,000	\$725,000	92%	96%	51
Sunnyvale	81024110	943 West Washington Avenue	\$749,000	\$749,000	\$738,000	99%	99%	32
Sunnyvale	81024425	1382 Socorro Avenue	\$385,024	\$347,484	\$370,000	96%	106%	50
Sunnyvale	81024628	1130 Rockefeller Drive	\$1,100,000	\$1,080,000	\$1,040,000	95%	96%	51
Sunnyvale	81024681	1082 Valley Forge Drive	\$998,000	\$968,000	\$970,000	97%	100%	62
Sunnyvale	81026269	1343 Cordilleras Avenue	\$1,075,000	\$1,049,000	\$950,000	88%	91%	36
Sunnyvale	81026515	814 White Oak Lane	\$549,888	\$499,888	\$495,000	90%	99%	31
Sunnyvale	81026658	1043 Payette Avenue	\$998,888	\$948,000	\$944,288	95%	100%	66
Sunnyvale	81026903	1235 Susan Way	\$939,000	\$898,000	\$870,000	93%	97%	50
Sunnyvale	81026984	398 North Fernwood Circle	\$515,000	\$515,000	\$517,000	100%	100%	55
Sunnyvale	81027159	843 West Washington Avenue	\$625,000	\$599,950	\$535,000	86%	89%	65
Sunnyvale	81027384	1085 Fairwood Avenue	\$399,900	\$349,900	\$350,000	88%	100%	33
Sunnyvale	81027670	1481 Knowlton Drive	\$1,260,000	\$1,260,000	\$1,195,000	95%	95%	30
Sunnyvale	81028543	1141 South Sage Court	\$928,988	\$928,988	\$915,000	98%	98%	34
Sunnyvale	81029500	709 San Simeon Street	\$550,000	\$550,000	\$565,000	103%	103%	15
Sunnyvale	81029803	1236 Sargent Drive	\$925,000	\$925,000	\$918,720	99%	99%	8
Sunnyvale	81029899	720 Harvard Avenue	\$848,000	\$848,000	\$841,000	99%	99%	12
Sunnyvale	81029902	267 Eureka Court	\$519,000	\$519,000	\$527,000	102%	102%	14
Sunnyvale	81029922	1671 Longspur Avenue	\$838,000	\$838,000	\$845,000	101%	101%	8
Sunnyvale	81029951	1101 Susan Way	\$898,000	\$898,000	\$866,000	96%	96%	32
Sunnyvale	81030296	1172 Corral Avenue	\$848,000	\$848,000	\$839,000	99%	99%	27
Sunnyvale	81031122	291 Alturas Avenue	\$475,000	\$475,000	\$460,500	97%	97%	21
Sunnyvale	81031136	951 East Homestead Road	\$678,000	\$678,000	\$655,000	97%	97%	226
Sunnyvale	81031536	1082 Castleton Way	\$938,000	\$938,000	\$920,000	98%	98%	56
Sunnyvale	81032283	1299 Susan Way	\$715,000	\$715,000	\$716,750	100%	100%	5
Sunnyvale	81033132	392 North Murphy Avenue	\$375,000	\$375,000	\$350,000	93%	93%	29
Sunnyvale	81033243	1663 Manitoba Drive	\$1,125,000	\$1,125,000	\$1,165,000	104%	104%	9
Sunnyvale	81033296	671 Durshire Way	\$979,000	\$979,000	\$1,025,000	105%	105%	13
Sunnyvale	81033373	390 Balsam Avenue	\$575,000	\$575,000	\$562,500	98%	98%	2
Sunnyvale	81033410	816 Kirkaldy Court	\$849,950	\$849,950	\$860,000	101%	101%	8
Sunnyvale	81033422	918 Lorne Way	\$798,000	\$798,000	\$798,000	100%	100%	8
Sunnyvale	81033434	1557 Jasper Drive	\$1,098,888	\$1,098,888	\$1,130,000	103%	103%	12
Sunnyvale	81033435	1519 Belleville Way	\$1,198,000	\$1,198,000	\$1,180,000	98%	98%	12
Sunnyvale	81033649	264 West Duane Avenue	\$485,000	\$485,000	\$485,000	100%	100%	8
Sunnyvale	81033994	1190 Myrtle Drive	\$474,900	\$474,900	\$428,500	90%	90%	14
Sunnyvale	81034514	660 Bonanza Court	\$895,000	\$895,000	\$921,888	103%	103%	11
Sunnyvale	81034638	1618 Hummingbird Lane	\$888,000	\$888,000	\$881,000	99%	99%	8
Sunnyvale	81034751	1107 Lorne Way	\$928,000	\$928,000	\$940,000	101%	101%	11
Sunnyvale	81034780	1487 Dartshire Court	\$1,199,950	\$1,199,950	\$1,167,500	97%	97%	14

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Sunnyvale	81034828	1570 Lochinvar Avenue	\$769,000	\$769,000	\$769,000	100%	100%	9
Sunnyvale	81035810	453 Glendale Avenue	\$388,888	\$388,888	\$395,000	102%	102%	5
Sunnyvale	81036100	1332 Poplar Avenue	\$599,000	\$599,000	\$562,000	94%	94%	63
Sunnyvale	81036522	361 Redondo Terrace	\$875,000	\$875,000	\$922,000	105%	105%	7
Sunnyvale	81037303	406 North Fernwood Circle	\$435,000	\$435,000	\$380,000	87%	87%	4
Sunnyvale	81037611	150 North Taaffe Street	\$399,000	\$399,000	\$438,000	110%	110%	0
			<b>\$776,409</b>	<b>\$766,238</b>	<b>\$755,697</b>	<b>97%</b>	<b>99%</b>	<b>36</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80936522	978 La Mesa Terrace #D	\$625,777	\$579,900	\$580,000	93%	100%	236
Sunnyvale	80947447	689 Crescent Avenue	\$495,000	\$405,000	\$430,000	87%	106%	109
Sunnyvale	81015572	530 La Conner Drive #25	\$410,000	\$399,000	\$400,000	98%	100%	54
Sunnyvale	81018707	638 Yellowstone Terrace	\$729,000	\$699,900	\$685,000	94%	98%	87
Sunnyvale	81019009	1001 East Evelyn Terrace #187	\$299,000	\$299,000	\$299,000	100%	100%	24
Sunnyvale	81019444	460 Costa Mesa Terrace #D	\$350,000	\$325,000	\$315,000	90%	97%	71
Sunnyvale	81024743	970 Bellomo Avenue #C	\$525,000	\$460,000	\$428,000	82%	93%	78
Sunnyvale	81025387	1355 Sage Hen Way #C	\$518,000	\$499,000	\$492,000	95%	99%	84
Sunnyvale	81027099	990 Alpine Terrace #5	\$568,000	\$528,000	\$510,000	90%	97%	65
Sunnyvale	81028445	973 Asilomar Terrace #4	\$499,000	\$499,000	\$491,000	98%	98%	73
Sunnyvale	81029947	1269 Poplar Avenue #109	\$295,000	\$295,000	\$290,000	98%	98%	22
Sunnyvale	81031098	128 Brahms Way	\$565,000	\$565,000	\$575,000	102%	102%	7
Sunnyvale	81031115	1094 Lund Terrace #67	\$597,000	\$597,000	\$597,000	100%	100%	15
Sunnyvale	81032117	652 Picasso Terrace	\$598,000	\$598,000	\$605,000	101%	101%	10
Sunnyvale	81033095	847 West California Avenue #G	\$289,900	\$289,900	\$289,000	100%	100%	7
Sunnyvale	81033396	889 Periwinkle Terrace	\$660,000	\$659,000	\$665,000	101%	101%	15
Sunnyvale	81033736	695 South Knickerbocker Drive #23	\$375,000	\$375,000	\$370,000	99%	99%	77
Sunnyvale	81034410	828 Kingfisher Terrace	\$579,000	\$579,000	\$545,000	94%	94%	18
Sunnyvale	81034421	795 North Fair Oaks Avenue #5	\$258,900	\$258,900	\$260,000	100%	100%	21
Sunnyvale	81034982	1143 La Rochelle Terrace #F	\$589,000	\$589,000	\$592,000	101%	101%	7
Sunnyvale	81037513	225 Red Oak Drive	\$364,900	\$364,900	\$358,000	98%	98%	6
			<b>\$485,261</b>	<b>\$469,738</b>	<b>\$465,524</b>	<b>96%</b>	<b>99%</b>	<b>52</b>