

Sold Price Analysis Report (August 03, 2009 to August 31, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80905540	1060 Essex Avenue	\$449,999	\$425,000	\$425,000	94%	100%	203
Sunnyvale	80802961	598 East Arbor Avenue	\$710,000	\$375,000	\$365,000	51%	97%	485
Sunnyvale	80821240	798 Carolina Avenue	\$569,900	\$499,900	\$470,000	82%	94%	339
Sunnyvale	80832795	178 Florence Street	\$499,000	\$449,000	\$455,000	91%	101%	318
Sunnyvale	80849026	1048 Blazingwood Drive	\$429,000	\$370,000	\$381,000	89%	103%	198
Sunnyvale	80903921	301 Greenlake Drive	\$409,000	\$368,000	\$368,000	90%	100%	182
Sunnyvale	80904027	1081 Colton Avenue	\$450,000	\$410,810	\$400,000	89%	97%	178
Sunnyvale	80909226	262 Alturas Avenue	\$421,900	\$421,900	\$306,000	73%	73%	133
Sunnyvale	80913693	809 Coolidge Avenue	\$1,100,000	\$899,999	\$877,100	80%	97%	135
Sunnyvale	80915972	303 Jarvis Court	\$869,000	\$869,000	\$700,000	81%	81%	85
Sunnyvale	80918476	1560 Murre Lane	\$1,198,000	\$940,000	\$905,000	76%	96%	93
Sunnyvale	80918508	838 Dartshire Way	\$839,000	\$799,000	\$775,000	92%	97%	83
Sunnyvale	80919031	1074 West Knickerbocker Drive	\$815,000	\$719,000	\$730,000	90%	102%	66
Sunnyvale	80919180	1334 Sandia Avenue	\$340,000	\$340,000	\$370,000	109%	109%	0
Sunnyvale	80919817	957 Azalea Drive	\$799,000	\$799,000	\$754,450	94%	94%	117
Sunnyvale	80920056	329 North Murphy Avenue	\$444,000	\$444,000	\$400,000	90%	90%	102
Sunnyvale	80922313	744 Lakefair Drive	\$376,900	\$376,900	\$360,000	96%	96%	23
Sunnyvale	80922661	1144 Northumberland Drive	\$1,125,000	\$950,000	\$920,000	82%	97%	55
Sunnyvale	80923196	1431 Bedford Avenue	\$1,079,000	\$1,079,000	\$1,035,000	96%	96%	50
Sunnyvale	80925603	202 Velvetlake Drive	\$384,900	\$384,900	\$355,000	92%	92%	3
Sunnyvale	80925635	746 Lakewood Drive	\$365,750	\$351,120	\$351,120	96%	100%	47
Sunnyvale	80925731	1267 Townsend Terrace	\$1,025,000	\$999,000	\$960,000	94%	96%	110
Sunnyvale	80926816	925 East Cardinal Drive	\$699,950	\$699,950	\$685,000	98%	98%	9
Sunnyvale	80927228	722 West Remington Drive	\$888,000	\$888,000	\$880,000	99%	99%	13
Sunnyvale	80927252	651 Bryan Avenue	\$598,000	\$598,000	\$585,000	98%	98%	26
Sunnyvale	80928157	565 Kirk Avenue	\$475,000	\$475,000	\$475,000	100%	100%	7
Sunnyvale	80928778	850 Somerset Drive	\$1,158,000	\$1,158,000	\$1,158,000	100%	100%	11
Sunnyvale	80929258	1149 Heatherstone Way	\$998,000	\$949,000	\$910,000	91%	96%	39
Sunnyvale	80929260	929 Carson Drive	\$859,000	\$859,000	\$870,000	101%	101%	7
Sunnyvale	80929274	529 South Sunnyvale Avenue	\$529,000	\$529,000	\$538,000	102%	102%	13
Sunnyvale	80929283	1067 Rembrandt Drive	\$949,000	\$898,000	\$870,000	92%	97%	47
Sunnyvale	80929644	638 East Duane Avenue	\$387,950	\$387,950	\$450,000	116%	116%	7
Sunnyvale	80929842	582 North Bayview Avenue	\$599,000	\$599,000	\$575,000	96%	96%	150
Sunnyvale	80930202	231 Twinlake Drive	\$339,900	\$339,900	\$389,775	115%	115%	51
Sunnyvale	80930239	718 Carolina Avenue	\$408,900	\$408,900	\$435,000	106%	106%	10
Sunnyvale	80930317	184 West Arbor Avenue	\$485,000	\$485,000	\$527,000	109%	109%	10
Sunnyvale	80930479	1001 Rosa Avenue	\$833,000	\$833,000	\$829,000	100%	100%	245
Sunnyvale	80930538	1633 Honfleur Drive	\$1,149,800	\$1,149,800	\$1,050,000	91%	91%	21
Sunnyvale	80930911	551 Crawford Drive	\$801,875	\$801,875	\$782,000	98%	98%	459
Sunnyvale	80931098	185 Matadero Drive	\$734,500	\$719,500	\$688,000	94%	96%	28
Sunnyvale	80931576	1118 Merrimac Drive	\$780,000	\$780,000	\$745,000	96%	96%	14
Sunnyvale	80931828	618 West Remington Drive	\$949,000	\$949,000	\$910,000	96%	96%	25
Sunnyvale	80932065	1677 Francolin Terrace	\$988,000	\$988,000	\$980,000	99%	99%	8

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Sunnyvale	80932157	169 Leota Avenue	\$689,000	\$689,000	\$695,000	101%	101%	12
Sunnyvale	80932522	1513 Belleville Way	\$979,000	\$979,000	\$1,004,000	103%	103%	9
Sunnyvale	80932536	1503 Jasper Drive	\$898,000	\$898,000	\$905,000	101%	101%	12
Sunnyvale	80932572	1126 Lexington Drive	\$859,000	\$845,000	\$815,000	95%	96%	21
Sunnyvale	80932673	758 Sweetbay Drive	\$839,000	\$839,000	\$845,000	101%	101%	8
Sunnyvale	80932685	385 East Olive Avenue	\$775,000	\$775,000	\$755,000	97%	97%	6
Sunnyvale	80932694	1079 Morningside Drive	\$799,000	\$799,000	\$835,000	105%	105%	105
Sunnyvale	80932721	485 Maxine Court	\$899,000	\$899,000	\$880,000	98%	98%	22
Sunnyvale	80932728	585 Templeton Drive	\$950,000	\$950,000	\$935,000	98%	98%	160
Sunnyvale	80933030	1397 Colinton Way	\$1,130,000	\$1,130,000	\$1,080,000	96%	96%	20
Sunnyvale	80933439	814 Lakeknoll Drive	\$399,999	\$399,999	\$405,000	101%	101%	387
Sunnyvale	80933564	827 Pear Avenue	\$1,050,000	\$1,050,000	\$1,075,000	102%	102%	9
Sunnyvale	80933976	1662 Goldfinch Way	\$849,000	\$849,000	\$849,000	100%	100%	8
Sunnyvale	80934058	863 Lakewood Drive	\$439,000	\$439,000	\$450,000	103%	103%	5
Sunnyvale	80934064	872 West Knickerbocker Drive	\$899,956	\$899,956	\$918,000	102%	102%	5
Sunnyvale	80934239	974 Kennard Way	\$799,000	\$799,000	\$760,000	95%	95%	13
Sunnyvale	80934253	1007 Havre Court	\$1,020,000	\$1,020,000	\$1,000,005	98%	98%	1
Sunnyvale	80934732	362 Bishop Avenue	\$849,500	\$849,500	\$850,000	100%	100%	12
Sunnyvale	80934863	876 Coolidge Avenue	\$429,000	\$429,000	\$442,000	103%	103%	8
Sunnyvale	80935215	590 Dublin Way	\$979,500	\$979,500	\$992,000	101%	101%	7
Sunnyvale	80936397	836 Duncardine Way	\$859,000	\$859,000	\$860,000	100%	100%	13
			\$745,331	\$720,990	\$708,507	95%	98%	79

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80901146	1269 Poplar Avenue #409	\$349,888	\$349,888	\$365,000	104%	104%	427
Sunnyvale	80908459	757 North Fair Oaks Avenue #5	\$310,000	\$279,950	\$285,000	92%	102%	111
Sunnyvale	80900140	880 East Fremont Avenue #712	\$319,000	\$220,000	\$250,000	78%	114%	361
Sunnyvale	80901309	1243 Henderson Avenue #E	\$579,000	\$510,000	\$497,500	86%	98%	196
Sunnyvale	80909509	621 East El Camino Real #201	\$399,500	\$349,900	\$340,000	85%	97%	197
Sunnyvale	80912322	530 La Conner Drive #35	\$558,000	\$529,000	\$509,000	91%	96%	125
Sunnyvale	80915853	190 Barranca Terrace	\$748,000	\$718,000	\$685,000	92%	95%	101
Sunnyvale	80916247	1127 Lund Terrace	\$610,000	\$569,000	\$565,000	93%	99%	124
Sunnyvale	80917862	1129 Reed Avenue #A	\$324,900	\$269,900	\$265,000	82%	98%	104
Sunnyvale	80921396	605 San Conrado Terrace #2	\$304,950	\$299,950	\$279,000	91%	93%	66
Sunnyvale	80924823	618 Antioch Terrace	\$529,950	\$488,000	\$480,000	91%	98%	57
Sunnyvale	80927855	1271 Poplar Avenue #202	\$415,000	\$399,888	\$380,000	92%	95%	47
Sunnyvale	80928095	521 Porpoise Bay Terrace #A	\$658,000	\$645,000	\$638,000	97%	99%	29
Sunnyvale	80928540	602 Arcadia Terrace #205	\$380,000	\$380,000	\$400,000	105%	105%	46
Sunnyvale	80930500	834 Maria Lane	\$679,000	\$679,000	\$684,011	101%	101%	22
Sunnyvale	80930926	1001 East Evelyn Terrace #138	\$330,000	\$330,000	\$315,000	95%	95%	193
Sunnyvale	80932263	905 Sunrose Terrace #202	\$446,000	\$446,000	\$455,000	102%	102%	6
Sunnyvale	80933202	1105 Reed Avenue #D	\$265,999	\$265,999	\$283,000	106%	106%	10

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80933430	1001 East Evelyn Terrace #108	\$335,000	\$335,000	\$320,000	96%	96%	17
Sunnyvale	80933882	865 Carlisle Way #111	\$514,000	\$514,000	\$514,000	100%	100%	0
Sunnyvale	80934006	880 East Fremont Avenue #721	\$429,888	\$429,888	\$436,000	101%	101%	8
Sunnyvale	80934433	840 Maria Lane	\$669,000	\$669,000	\$658,965	99%	99%	1
Sunnyvale	80935007	611 Arcadia Terrace #302	\$399,000	\$399,000	\$410,000	103%	103%	7
Sunnyvale	80935115	614 San Conrado Terrace #8	\$355,000	\$355,000	\$355,000	100%	100%	8
Sunnyvale	80935347	250 Santa Fe Terrace #112	\$390,000	\$390,000	\$387,000	99%	99%	7
			\$451,963	\$432,855	\$430,259	95%	99%	91