

## Sold Price Analysis Report (August 01, 2008 to August 29, 2008)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80780350	277 Garner Drive	\$499,000	\$448,000	\$439,977	88%	98%	95
Sunnyvale	80780695	735 Borregas Avenue	\$575,000	\$525,000	\$505,000	88%	96%	134
Sunnyvale	80783811	1378 Miette Way	\$1,679,000	\$1,599,000	\$1,552,000	92%	97%	92
Sunnyvale	80785111	675 West Washington Avenue	\$599,999	\$519,999	\$540,000	90%	104%	120
Sunnyvale	80785439	478 South Taaffe Street	\$925,000	\$900,000	\$865,000	94%	96%	129
Sunnyvale	80801476	667 Madrone Avenue	\$503,900	\$503,900	\$550,000	109%	109%	94
Sunnyvale	80803805	819 San Pier Court	\$675,000	\$599,950	\$575,000	85%	96%	78
Sunnyvale	80804817	1517 Coronach Avenue	\$1,250,000	\$1,175,000	\$1,125,000	90%	96%	54
Sunnyvale	80807625	1087 Syracuse Drive	\$1,129,000	\$1,099,000	\$1,110,000	98%	101%	53
Sunnyvale	80809021	1442 South Wolfe Road	\$599,950	\$549,950	\$529,000	88%	96%	60
Sunnyvale	80809628	635 Carlisle Way	\$959,000	\$959,000	\$929,000	97%	97%	46
Sunnyvale	80810220	1079 Enderby Way	\$1,400,000	\$1,248,888	\$1,100,000	79%	88%	56
Sunnyvale	80811922	1249 Oak Creek Way	\$585,900	\$505,000	\$510,000	87%	101%	53
Sunnyvale	80811991	910 Lakewood Drive	\$454,900	\$454,900	\$430,000	95%	95%	35
Sunnyvale	80812620	1415 Mallard Way	\$975,000	\$949,000	\$920,000	94%	97%	56
Sunnyvale	80812818	713 San Simeon Street	\$499,900	\$499,900	\$520,000	104%	104%	45
Sunnyvale	80812846	741 Santa Ynez Street	\$499,900	\$459,900	\$450,000	90%	98%	43
Sunnyvale	80813025	946 Primrose Avenue	\$899,000	\$899,000	\$855,000	95%	95%	61
Sunnyvale	80814581	819 Piper Avenue	\$1,129,000	\$1,129,000	\$1,089,200	96%	96%	81
Sunnyvale	80814980	1209 Van Dyck Drive	\$1,058,000	\$1,058,000	\$1,010,000	95%	95%	77
Sunnyvale	80816042	1496 Chukar Court	\$1,136,000	\$1,089,000	\$1,060,000	93%	97%	39
Sunnyvale	80816046	1664 Belleville Way	\$1,175,000	\$1,175,000	\$1,050,000	89%	89%	34
Sunnyvale	80816048	1133 Strawberry Court	\$1,149,000	\$1,149,000	\$1,100,000	96%	96%	42
Sunnyvale	80817490	770 Lakemuir Drive	\$550,000	\$550,000	\$535,000	97%	97%	21
Sunnyvale	80817554	595 Crawford Drive	\$1,180,000	\$1,180,000	\$1,165,000	99%	99%	37
Sunnyvale	80817594	1170 Silverlake Drive	\$461,700	\$461,700	\$500,000	108%	108%	20
Sunnyvale	80817798	254 Hazelton Avenue	\$465,900	\$465,900	\$501,000	108%	108%	6
Sunnyvale	80818168	744 Durshire Way	\$1,015,000	\$1,015,000	\$1,015,000	100%	100%	11
Sunnyvale	80818336	642 Lakewood Drive	\$410,000	\$410,000	\$410,000	100%	100%	14
Sunnyvale	80818991	765 Mahogany Lane	\$930,000	\$949,000	\$900,000	97%	95%	30
Sunnyvale	80819477	565 Gresham Avenue	\$482,500	\$482,500	\$485,000	101%	101%	17
Sunnyvale	80819488	1592 Mallard Way	\$829,000	\$829,000	\$801,000	97%	97%	7
Sunnyvale	80819660	1025 Bluebonnet Drive	\$850,000	\$850,000	\$835,000	98%	98%	23
Sunnyvale	80819691	125 Charles Avenue	\$675,000	\$675,000	\$650,000	96%	96%	25
Sunnyvale	80819729	1561 Lochinvar Avenue	\$730,000	\$730,000	\$780,000	107%	107%	9
Sunnyvale	80819873	890 West Olive Avenue	\$859,000	\$859,000	\$920,000	107%	107%	9
Sunnyvale	80819907	833 Peach Avenue	\$849,000	\$849,000	\$842,500	99%	99%	10
Sunnyvale	80819931	765 Iris Avenue	\$819,000	\$819,000	\$853,000	104%	104%	10
Sunnyvale	80820120	942 Olympus Court	\$1,178,000	\$1,178,000	\$1,235,000	105%	105%	10
Sunnyvale	80820224	1342 Flicker Way	\$1,268,000	\$1,268,000	\$1,268,000	100%	100%	6
Sunnyvale	80820235	1016 Ingram Court	\$968,000	\$968,000	\$1,080,000	112%	112%	7
Sunnyvale	80821793	393 North Murphy Avenue	\$519,000	\$519,000	\$510,000	98%	98%	9
Sunnyvale	80821865	1549 South Mary Avenue	\$1,198,888	\$1,198,888	\$1,210,000	101%	101%	6

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Sunnyvale	80821873	1516 Quail Avenue	\$919,800	\$919,800	\$975,000	106%	106%	8
Sunnyvale	80821884	1029 Fernleaf Drive	\$988,000	\$988,000	\$975,000	99%	99%	9
Sunnyvale	80822590	182 Waverly Street	\$599,000	\$599,000	\$600,000	100%	100%	6
Sunnyvale	80822852	814 Anshen Court	\$1,180,000	\$1,180,000	\$1,280,000	108%	108%	9
Sunnyvale	80822872	1127 Parkington Avenue	\$948,888	\$948,888	\$958,000	101%	101%	7
Sunnyvale	80823082	1331 Torrance Avenue	\$439,900	\$439,900	\$455,000	103%	103%	8
Sunnyvale	80823446	981 Cascade Drive	\$980,000	\$980,000	\$1,001,000	102%	102%	7
Sunnyvale	80824876	314 Schroeder Street	\$629,000	\$629,000	\$650,000	103%	103%	9
Sunnyvale	80815824	835 Rubis Drive	\$1,185	\$1,185,000	\$1,080,000	91139%	91%	15
			<b>\$832,312</b>	<b>\$838,884</b>	<b>\$832,378</b>	<b>100%</b>	<b>99%</b>	<b>37</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80772483	209 Red Oak Drive #Q	\$400,000	\$350,000	\$340,000	85%	97%	147
Sunnyvale	80780445	403 Hogarth Terrace	\$696,000	\$696,000	\$733,000	105%	105%	6
Sunnyvale	80781112	572 Leyte Terrace #00101	\$719,850	\$719,850	\$695,000	97%	97%	145
Sunnyvale	80781570	1101 Lund Terrace #00048	\$719,900	\$669,900	\$650,000	90%	97%	151
Sunnyvale	80787714	761 Brea Terrace	\$518,000	\$475,000	\$475,000	92%	100%	275
Sunnyvale	80804964	379 Dunsmuir Terrace #3	\$499,000	\$499,000	\$505,000	101%	101%	131
Sunnyvale	80805300	425 Costa Mesa Terrace #B	\$439,900	\$439,900	\$425,000	97%	97%	65
Sunnyvale	80805440	650 South Ahwanee Terrace	\$509,000	\$479,000	\$464,000	91%	97%	83
Sunnyvale	80808744	903 Sunrose Terrace #105	\$499,999	\$499,999	\$490,000	98%	98%	29
Sunnyvale	80809569	346 Dunsmuir Terrace #7	\$389,000	\$389,000	\$360,000	93%	93%	35
Sunnyvale	80810780	999 West Evelyn Terrace #18	\$368,000	\$348,000	\$338,000	92%	97%	63
Sunnyvale	80811267	1271 Poplar Avenue #309	\$419,000	\$398,000	\$393,000	94%	99%	48
Sunnyvale	80811395	236 East Red Oak Drive #L	\$364,950	\$364,950	\$345,000	95%	95%	39
Sunnyvale	80815942	968 Belmont Terrace #8	\$595,000	\$595,000	\$580,000	97%	97%	17
Sunnyvale	80816054	1228 Blackberry Terrace	\$648,000	\$632,000	\$623,000	96%	99%	37
Sunnyvale	80816989	428 Ives Terrace	\$963,000	\$863,000	\$855,000	89%	99%	69
Sunnyvale	80818887	871 West California Avenue #D	\$314,900	\$314,900	\$305,000	97%	97%	14
Sunnyvale	80821367	611 San Conrado Terrace #1	\$349,900	\$349,900	\$349,000	100%	100%	0
Sunnyvale	80816091	521 South Cascade Terrace	\$680,000	\$669,000	\$645,000	95%	96%	44
Sunnyvale	80817294	715 Quetta Avenue #L	\$639,900	\$639,900	\$640,000	100%	100%	11
Sunnyvale	80820279	1171 La Rochelle Terrace #0000E	\$649,000	\$649,000	\$635,000	98%	98%	13
			<b>\$542,014</b>	<b>\$525,776</b>	<b>\$516,429</b>	<b>95%</b>	<b>98%</b>	<b>68</b>