

## Sold Price Analysis Report (January 02, 2009 to January 30, 2009)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80816086	595 East Olive Avenue	\$649,950	\$549,950	\$520,000	80%	95%	165
Sunnyvale	80820116	1266 Manzano Way	\$525,000	\$450,000	\$450,000	86%	100%	146
Sunnyvale	80827402	582 Madrone Avenue	\$530,000	\$360,000	\$360,000	68%	100%	150
Sunnyvale	80832425	381 South Mary Avenue	\$849,888	\$849,888	\$820,000	96%	96%	103
Sunnyvale	80833029	533 Sequoia Drive	\$745,900	\$649,900	\$570,000	76%	88%	299
Sunnyvale	80834102	1209 Manzano Way	\$400,000	\$400,000	\$420,000	105%	105%	11
Sunnyvale	80834525	1537 Barton Drive	\$1,149,000	\$1,015,000	\$952,000	83%	94%	86
Sunnyvale	80837084	751 Lakewood Drive	\$449,900	\$429,900	\$449,900	100%	105%	113
Sunnyvale	80837230	1675 Martin Avenue	\$938,000	\$918,000	\$870,000	93%	95%	99
Sunnyvale	80838816	851 San Pablo Avenue	\$545,900	\$545,900	\$500,000	92%	92%	57
Sunnyvale	80839119	445 East Mckinley Avenue	\$815,000	\$815,000	\$795,000	98%	98%	14
Sunnyvale	80839446	128 Sunset Avenue	\$799,000	\$599,000	\$609,000	76%	102%	67
Sunnyvale	80841669	1386 Sandia Avenue	\$388,500	\$388,500	\$365,000	94%	94%	47
Sunnyvale	80843700	1149 Pimento Avenue	\$1,285,000	\$1,170,000	\$1,100,000	86%	94%	48
Sunnyvale	80844288	995 Lakewood Drive	\$424,900	\$424,900	\$414,900	98%	98%	15
Sunnyvale	80844794	1583 Partridge Court	\$935,000	\$935,000	\$900,000	96%	96%	18
Sunnyvale	80844814	705 West Washington Avenue	\$639,000	\$599,000	\$565,000	88%	94%	38
Sunnyvale	80844829	837 Corvallis Drive	\$1,298,000	\$1,298,000	\$1,208,700	93%	93%	29
Sunnyvale	80845142	715 Lakechime Drive	\$429,900	\$429,900	\$440,000	102%	102%	47
Sunnyvale	80845884	954 Bluebonnet Drive	\$849,900	\$849,900	\$795,000	94%	94%	114
Sunnyvale	80846393	710 Lakebird Drive	\$399,000	\$399,000	\$402,000	101%	101%	12
Sunnyvale	80846933	633 Cheshire Way	\$949,000	\$908,000	\$915,000	96%	101%	21
Sunnyvale	80847150	590 Cypress Avenue	\$479,900	\$479,900	\$490,000	102%	102%	12
Sunnyvale	80847624	882 South Wolfe Road	\$559	\$559,500	\$540,000	96601%	97%	14
Sunnyvale	80847813	1149 Snowberry Court	\$1,087,000	\$1,087,000	\$1,030,000	95%	95%	17
Sunnyvale	80848372	1249 Manzano Way	\$432,500	\$432,500	\$435,000	101%	101%	10
Sunnyvale	80848873	1420 Bittern Drive	\$949,800	\$949,800	\$925,000	97%	97%	6
Sunnyvale	80848900	943 Bidwell Avenue	\$708,888	\$708,888	\$708,888	100%	100%	153
Sunnyvale	80848922	401 Nuestra Avenue	\$858,000	\$798,000	\$795,000	93%	100%	7
Sunnyvale	80849196	274 Meadowlake Drive	\$418,900	\$418,900	\$430,000	103%	103%	12
Sunnyvale	80849884	1249 Tucson Avenue	\$459,999	\$459,999	\$460,000	100%	100%	252
			<b>\$690,041</b>	<b>\$673,523</b>	<b>\$652,754</b>	<b>95%</b>	<b>97%</b>	<b>70</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80808546	602 Arcadia Terrace #302	\$500,000	\$415,000	\$385,000	77%	93%	204
Sunnyvale	80837297	662 Picasso Terrace	\$579,000	\$499,000	\$510,000	88%	102%	77
Sunnyvale	80843679	508 Cape Blanco Court	\$580,000	\$560,000	\$530,000	91%	95%	37
Sunnyvale	80846020	1005 Bryant Way #M	\$656,000	\$656,000	\$640,000	98%	98%	12
Sunnyvale	80847638	611 Arcadia Terrace #204	\$409,900	\$409,900	\$425,000	104%	104%	24
Sunnyvale	80900525	1172 La Rochelle Terrace #A	\$649,000	\$649,000	\$638,000	98%	98%	223
Sunnyvale	80823988	1065 Saginaw Terrace #102	\$474,000	\$464,000	\$434,000	92%	94%	137
Sunnyvale	80833771	1037 Scotia Terrace #202	\$469,000	\$464,000	\$438,000	93%	94%	61

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**\$539,613**

**\$514,613**

**\$500,000**

**93%**

**97%**

**97**