

Sold Price Analysis Report (July 01, 2010 to July 31, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80810530	1127 Palamos Avenue	\$658,888	\$460,000	\$445,000	68%	97%	878
Sunnyvale	80944363	1195 Manzano Way	\$549,900	\$549,900	\$425,000	77%	77%	251
Sunnyvale	80946562	1077 Clematis Drive	\$689,000	\$699,000	\$650,000	94%	93%	170
Sunnyvale	80947805	819 Wilmington Terrace	\$1,249,950	\$1,259,950	\$1,190,000	95%	94%	247
Sunnyvale	80951448	743 Lakemuir Drive	\$420,000	\$400,000	\$425,000	101%	106%	162
Sunnyvale	80956642	499 South Bayview Avenue	\$800,000	\$649,000	\$638,000	80%	98%	183
Sunnyvale	81002637	504 Cheyenne Drive	\$950,000	\$849,000	\$849,000	89%	100%	146
Sunnyvale	81005365	1672 Langport Drive	\$1,298,000	\$1,198,000	\$1,150,000	89%	96%	109
Sunnyvale	81008389	856 Muender Avenue	\$479,000	\$479,000	\$465,000	97%	97%	21
Sunnyvale	81012588	1244 South Mary Avenue	\$948,000	\$948,000	\$924,000	97%	97%	44
Sunnyvale	81013071	815 Wilmington Terrace	\$1,249,950	\$1,249,950	\$1,241,047	99%	99%	56
Sunnyvale	81015281	1008 Hollenbeck Avenue	\$999,988	\$899,000	\$899,000	90%	100%	79
Sunnyvale	81018067	942 South Wolfe Road	\$495,000	\$419,000	\$413,000	83%	99%	52
Sunnyvale	81018419	963 Berkshire Avenue	\$839,500	\$839,500	\$879,600	105%	105%	44
Sunnyvale	81018586	1232 Poplar Avenue	\$429,000	\$829,000	\$771,000	180%	93%	194
Sunnyvale	81019463	1001 Blair Avenue	\$790,000	\$749,888	\$725,000	92%	97%	49
Sunnyvale	81019472	1394 Floyd Avenue	\$1,625,000	\$1,625,000	\$1,625,000	100%	100%	28
Sunnyvale	81021111	730 Santa Rita Street	\$513,900	\$513,900	\$480,000	93%	93%	48
Sunnyvale	81021207	1051 Heatherstone Way	\$849,500	\$849,500	\$785,000	92%	92%	38
Sunnyvale	81021581	1109 Remington Court	\$835,000	\$835,000	\$832,000	100%	100%	13
Sunnyvale	81021675	1663 South Wolfe Road	\$825,000	\$790,000	\$735,000	89%	93%	44
Sunnyvale	81022150	1565 Klamath Drive	\$1,199,000	\$1,199,000	\$1,170,000	98%	98%	43
Sunnyvale	81023365	1512 Murre Lane	\$848,000	\$848,000	\$848,000	100%	100%	49
Sunnyvale	81023383	273 West Ferndale Avenue	\$749,000	\$749,000	\$717,500	96%	96%	42
Sunnyvale	81023389	1634 Meadowlark Lane	\$765,000	\$765,000	\$785,000	103%	103%	16
Sunnyvale	81023408	552 Middlebury Drive	\$1,275,000	\$1,275,000	\$1,280,000	100%	100%	14
Sunnyvale	81023876	1321 Pauline Drive	\$925,000	\$925,000	\$930,000	101%	101%	11
Sunnyvale	81024532	7 Oak Court	\$999,999	\$999,999	\$940,000	94%	94%	84
Sunnyvale	81024712	1018 Huckleberry Court	\$1,088,000	\$1,088,000	\$1,044,000	96%	96%	36
Sunnyvale	81024771	1648 Nightingale Avenue	\$795,000	\$749,000	\$760,000	96%	101%	24
Sunnyvale	81024892	698 Santa Ynez Street	\$439,900	\$439,900	\$439,000	100%	100%	10
Sunnyvale	81025891	808 Duff Court	\$729,000	\$729,000	\$662,875	91%	91%	15
Sunnyvale	81025945	1159 Viscaino Avenue	\$798,000	\$798,000	\$770,000	96%	96%	34
Sunnyvale	81025996	1664 Belleville Way	\$1,050,000	\$1,050,000	\$1,080,000	103%	103%	13
Sunnyvale	81025999	1513 South Mary Avenue	\$1,098,000	\$1,098,000	\$1,050,000	96%	96%	21
Sunnyvale	81026009	1298 West Knickerbocker Drive	\$899,000	\$899,000	\$855,000	95%	95%	28
Sunnyvale	81026534	331 Garner Drive	\$390,000	\$390,000	\$379,000	97%	97%	19
Sunnyvale	81026780	1591 Parrot Avenue	\$799,500	\$799,500	\$795,000	99%	99%	20
Sunnyvale	81026830	1602 Longspur Avenue	\$948,000	\$948,000	\$1,000,000	105%	105%	7
Sunnyvale	81026831	1145 Jamestown Drive	\$855,000	\$855,000	\$855,000	100%	100%	9
Sunnyvale	81026886	1409 Kelowna Court	\$928,000	\$928,000	\$935,000	101%	101%	9
Sunnyvale	81026948	1051 Hudson Way	\$788,000	\$788,000	\$768,000	97%	97%	9
Sunnyvale	81027098	1163 Pulora Court	\$1,078,000	\$1,078,000	\$1,185,000	110%	110%	8

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Sunnyvale	81027110	875 South Knickerbocker Drive	\$695,000	\$695,000	\$725,000	104%	104%	13
Sunnyvale	81027167	374 Redondo Terrace	\$870,000	\$849,000	\$838,000	96%	99%	22
Sunnyvale	81027493	813 San Petronio Street	\$458,000	\$458,000	\$425,000	93%	93%	19
Sunnyvale	81027518	640 Santa Barbara Terrace	\$729,000	\$729,000	\$730,000	100%	100%	11
Sunnyvale	81027846	389 East Taylor Avenue	\$599,000	\$599,000	\$572,000	95%	95%	19
Sunnyvale	81027922	816 Mulberry Lane	\$799,000	\$799,000	\$799,000	100%	100%	45
Sunnyvale	81028012	773 Limerick Court	\$899,900	\$899,900	\$878,000	98%	98%	14
Sunnyvale	81028125	1394 Sandia Avenue	\$388,000	\$388,000	\$401,000	103%	103%	16
Sunnyvale	81028238	1466 Valcartier Street	\$948,888	\$948,888	\$1,020,000	107%	107%	11
Sunnyvale	81028493	772 Londonderry Drive	\$835,000	\$835,000	\$865,000	104%	104%	9
Sunnyvale	81028504	1405 Ormsby Drive	\$998,000	\$998,000	\$1,002,688	100%	100%	10
Sunnyvale	81028506	866 Shirley Avenue	\$515,000	\$515,000	\$522,000	101%	101%	7
Sunnyvale	81028631	1033 Candlewood Avenue	\$435,000	\$435,000	\$426,000	98%	98%	12
Sunnyvale	81028685	844 Talisman Drive	\$929,800	\$929,800	\$985,000	106%	106%	8
Sunnyvale	81029289	1018 Duncan Avenue	\$445,000	\$445,000	\$450,000	101%	101%	10
Sunnyvale	81029576	254 Twinlake Drive	\$440,000	\$440,000	\$440,000	100%	100%	27
Sunnyvale	81029815	615 Cypress Avenue	\$439,000	\$439,000	\$470,000	107%	107%	14
Sunnyvale	81029890	641 Torrington Drive	\$917,000	\$917,000	\$921,000	100%	100%	12
Sunnyvale	81029901	956 Bidwell Avenue	\$695,000	\$695,000	\$710,000	102%	102%	8
Sunnyvale	81029911	626 Carlisle Way	\$968,000	\$968,000	\$1,027,000	106%	106%	8
Sunnyvale	81031068	1609 Lochinvar Avenue	\$809,950	\$809,950	\$846,000	104%	104%	7
Sunnyvale	81031090	1041 Cassia Way	\$750,000	\$750,000	\$740,000	99%	99%	9
Sunnyvale	81031134	279 Gabilan Avenue	\$998,000	\$998,000	\$998,000	100%	100%	6
Sunnyvale	81031189	850 South Mary Avenue	\$725,000	\$725,000	\$737,000	102%	102%	9
Sunnyvale	81031464	1440 Floyd Avenue	\$949,000	\$949,000	\$1,010,000	106%	106%	3
Sunnyvale	81032738	967 Bluebonnet Drive	\$689,950	\$689,950	\$691,000	100%	100%	10
			\$809,630	\$802,818	\$797,445	98%	99%	54

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81007271	1624 Belleville Way	\$665,000	\$649,000	\$645,000	97%	99%	112
Sunnyvale	81009008	695 South Knickerbocker Drive #9	\$499,000	\$450,000	\$450,000	90%	100%	90
Sunnyvale	81011125	761 Carmel Avenue	\$349,000	\$349,000	\$380,000	109%	109%	95
Sunnyvale	81013925	905 Sunrose Terrace #108	\$429,000	\$429,000	\$417,000	97%	97%	31
Sunnyvale	81016296	680 Alberta Avenue #R	\$599,888	\$549,888	\$505,000	84%	92%	65
Sunnyvale	81016467	859 Rattan Terrace #9	\$650,000	\$649,000	\$639,000	98%	98%	86
Sunnyvale	81018488	1293 Picasso Drive	\$500,000	\$500,000	\$475,000	95%	95%	120
Sunnyvale	81019974	1186 Blackberry Terrace	\$649,000	\$629,000	\$620,000	96%	99%	52
Sunnyvale	81021194	521 Salerno Terrace	\$668,000	\$668,000	\$658,000	99%	99%	109
Sunnyvale	81021754	404 Ives Terrace	\$690,000	\$690,000	\$685,000	99%	99%	42
Sunnyvale	81023455	127 Crescent Avenue	\$559,800	\$559,800	\$532,500	95%	95%	39
Sunnyvale	81023494	125 Connemara Way #64	\$499,950	\$499,950	\$495,000	99%	99%	26
Sunnyvale	81024134	999 West Evelyn Terrace #56	\$273,000	\$273,000	\$270,000	99%	99%	11

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81025702	189 Barranca Terrace	\$698,000	\$698,000	\$703,800	101%	101%	11
Sunnyvale	81027163	875 Brookline Drive #A	\$539,000	\$519,000	\$510,000	95%	98%	36
Sunnyvale	81027990	996 Belmont Terrace #5	\$515,000	\$515,000	\$495,000	96%	96%	19
Sunnyvale	81028845	787 North Fair Oaks Avenue #4	\$299,000	\$299,000	\$300,000	100%	100%	36
Sunnyvale	81029143	933 La Mesa Terrace #C	\$629,000	\$629,000	\$610,000	97%	97%	17
			\$539,535	\$530,869	\$521,683	97%	98%	55