

Sold Price Analysis Report (July 01, 2009 to July 31, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80923355	1751 Lark Lane	\$899,000	\$899,000	\$865,000	96%	96%	30
Cupertino	80924651	1741 Heron Avenue	\$1,248,000	\$1,248,000	\$1,234,000	99%	99%	9
Cupertino	80926226	1761 Karameos Drive	\$1,049,000	\$1,049,000	\$1,030,000	98%	98%	20
Sunnyvale	80837110	1214 Van Dyck Drive	\$1,079,900	\$859,900	\$835,000	77%	97%	231
Sunnyvale	80845035	809 Muender Avenue	\$549,900	\$459,900	\$440,000	80%	96%	202
Sunnyvale	80902747	1309 Avoset Terrace	\$1,075,000	\$998,000	\$926,000	86%	93%	124
Sunnyvale	80904299	985 Amador Avenue	\$407,900	\$396,900	\$390,000	96%	98%	48
Sunnyvale	80907369	252 North Murphy Avenue	\$1,695,000	\$1,695,000	\$1,590,000	94%	94%	89
Sunnyvale	80908297	1566 Belleville Way	\$1,098,000	\$1,098,000	\$1,025,000	93%	93%	107
Sunnyvale	80908984	981 Astoria Drive	\$949,800	\$925,000	\$905,000	95%	98%	88
Sunnyvale	80911181	680 Conway Road	\$749,000	\$619,000	\$619,000	83%	100%	113
Sunnyvale	80911685	728 Kenley Way	\$1,495,000	\$1,425,000	\$1,380,000	92%	97%	108
Sunnyvale	80912808	577 Fir Avenue	\$399,000	\$369,900	\$360,000	90%	97%	49
Sunnyvale	80913617	997 Astoria Drive	\$947,000	\$919,000	\$850,000	90%	92%	252
Sunnyvale	80915409	523 Humber Court	\$1,100,000	\$1,050,000	\$980,000	89%	93%	66
Sunnyvale	80916043	841 Gary Avenue	\$749,888	\$739,000	\$729,500	97%	99%	72
Sunnyvale	80916114	942 Lantana Drive	\$835,000	\$798,888	\$777,000	93%	97%	44
Sunnyvale	80916258	716 West Knickerbocker Drive	\$878,000	\$868,000	\$835,000	95%	96%	48
Sunnyvale	80916531	938 Kennard Way	\$958,000	\$858,000	\$820,000	86%	96%	99
Sunnyvale	80917180	834 Lakewood Drive	\$394,900	\$394,900	\$384,198	97%	97%	46
Sunnyvale	80917268	1054 Morningside Drive	\$848,000	\$799,000	\$775,000	91%	97%	50
Sunnyvale	80918235	621 Harrow Way	\$1,089,000	\$998,000	\$940,000	86%	94%	61
Sunnyvale	80918899	1688 Samedra Street	\$99,888	\$978,888	\$953,750	955%	97%	56
Sunnyvale	80919496	801 South Knickerbocker Drive	\$550,000	\$550,000	\$590,000	107%	107%	24
Sunnyvale	80919807	1110 Castleton Way	\$788,000	\$788,000	\$777,000	99%	99%	8
Sunnyvale	80921966	1022 Azalea Drive	\$788,000	\$788,000	\$750,000	95%	95%	14
Sunnyvale	80922167	1149 South Mary Avenue	\$900,000	\$900,000	\$878,000	98%	98%	85
Sunnyvale	80922177	843 Bremerton Drive	\$1,190,000	\$1,099,500	\$1,035,000	87%	94%	43
Sunnyvale	80922355	569 Bryan Avenue	\$699,000	\$699,000	\$640,000	92%	92%	35
Sunnyvale	80922876	1356 Torrance Avenue	\$375,900	\$375,900	\$350,000	93%	93%	7
Sunnyvale	80923031	702 Georgia Avenue	\$450,000	\$450,000	\$505,000	112%	112%	9
Sunnyvale	80923121	262 Silverlake Drive	\$469,000	\$455,000	\$445,000	95%	98%	35
Sunnyvale	80923340	785 West Knickerbocker Drive	\$798,000	\$798,000	\$828,000	104%	104%	9
Sunnyvale	80923372	1753 Killdeer Court	\$948,000	\$948,000	\$902,500	95%	95%	30
Sunnyvale	80923566	1067 Bryant Way	\$718,900	\$718,900	\$725,000	101%	101%	12
Sunnyvale	80924098	944 Cambridge Avenue	\$829,000	\$829,000	\$815,000	98%	98%	90
Sunnyvale	80924249	820 Duff Court	\$825,000	\$825,000	\$800,000	97%	97%	27
Sunnyvale	80924333	117 Macdowell Terrace	\$749,000	\$749,000	\$755,000	101%	101%	24
Sunnyvale	80924418	1642 Manitoba Drive	\$1,098,000	\$1,098,000	\$1,030,000	94%	94%	37
Sunnyvale	80924541	137 South Mary Avenue	\$708,000	\$708,000	\$681,912	96%	96%	99
Sunnyvale	80924570	492 Lincoln Avenue	\$600,000	\$600,000	\$570,000	95%	95%	28
Sunnyvale	80924598	1176 South Bernardo Avenue	\$850,000	\$850,000	\$830,000	98%	98%	11
Sunnyvale	80924993	756 San Miguel Avenue	\$389,900	\$389,900	\$450,000	115%	115%	29

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Sunnyvale	80925483	835 Mangrove Avenue	\$748,000	\$748,000	\$768,000	103%	103%	10
Sunnyvale	80925492	530 South Frances Street	\$985,000	\$985,000	\$950,000	96%	96%	215
Sunnyvale	80925521	828 Henderson Avenue	\$798,000	\$798,000	\$770,000	96%	96%	9
Sunnyvale	80925522	1101 West Knickerbocker Drive	\$969,000	\$949,000	\$905,000	93%	95%	21
Sunnyvale	80925531	1574 Waxwing Avenue	\$859,000	\$799,000	\$790,000	92%	99%	29
Sunnyvale	80925815	380 East Eaglewood Avenue	\$479,888	\$479,888	\$468,000	98%	98%	27
Sunnyvale	80926004	750 Lois Avenue	\$690,000	\$690,000	\$675,000	98%	98%	54
Sunnyvale	80926295	263 Velvetlake Drive	\$331,972	\$331,972	\$410,000	124%	124%	5
Sunnyvale	80926312	1585 Blackhawk Drive	\$888,000	\$888,000	\$878,000	99%	99%	13
Sunnyvale	80926421	879 South Knickerbocker Drive	\$825,000	\$825,000	\$825,000	100%	100%	56
Sunnyvale	80926672	654 Madrone Avenue	\$524,888	\$524,888	\$505,000	96%	96%	8
Sunnyvale	80926845	372 North Murphy Avenue	\$489,000	\$489,000	\$490,000	100%	100%	17
Sunnyvale	80926859	1022 Wright Terrace	\$675,000	\$675,000	\$750,000	111%	111%	3
Sunnyvale	80926861	1066 Robbia Drive	\$915,000	\$915,000	\$875,000	96%	96%	21
Sunnyvale	80926922	215 Roosevelt Avenue	\$699,000	\$699,000	\$685,000	98%	98%	8
Sunnyvale	80927066	1479 Newfoundland Drive	\$940,000	\$940,000	\$935,000	99%	99%	9
Sunnyvale	80927901	722 Saranac Drive	\$1,035,000	\$1,035,000	\$1,020,000	99%	99%	11
Sunnyvale	80927966	140 South Bayview Avenue	\$449,900	\$449,900	\$449,900	100%	100%	6
Sunnyvale	80928001	1453 Hampton Drive	\$669,000	\$669,000	\$648,100	97%	97%	17
Sunnyvale	80928088	1425 South Wolfe Road	\$599,000	\$599,000	\$625,000	104%	104%	9
Sunnyvale	80928126	565 Loch Lomond Court	\$1,478,000	\$1,478,000	\$1,448,000	98%	98%	13
Sunnyvale	80929164	247 Gabilan Avenue	\$700,000	\$700,000	\$656,000	94%	94%	29
Sunnyvale	80929278	1422 Firebird Way	\$848,000	\$848,000	\$860,000	101%	101%	7
Sunnyvale	80929280	1172 South Mary Avenue	\$839,000	\$839,000	\$792,800	94%	94%	13
Sunnyvale	80929293	668 Bend Drive	\$975,000	\$975,000	\$935,000	96%	96%	14
Sunnyvale	80929725	1583 Kennewick Drive	\$1,325,000	\$1,325,000	\$1,250,000	94%	94%	5
Sunnyvale	80930033	471 Juniper Court	\$839,000	\$839,000	\$855,000	102%	102%	9
Sunnyvale	80930492	776 Devonshire Way	\$849,000	\$849,000	\$842,000	99%	99%	10
Sunnyvale	80930495	839 South Mary Avenue	\$789,000	\$789,000	\$780,000	99%	99%	9
Sunnyvale	80930505	1008 Havre Court	\$950,000	\$950,000	\$942,000	99%	99%	8
Sunnyvale	80932609	275 Velvetlake Drive	\$323,900	\$323,900	\$340,000	105%	105%	3
			\$808,154	\$803,662	\$785,455	97%	98%	45

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80903562	1042 Morse Avenue #54	\$694,995	\$694,995	\$635,000	91%	91%	140
Sunnyvale	80820032	671 Montara Terrace	\$699,000	\$548,888	\$553,000	79%	101%	240
Sunnyvale	80833944	467 Costa Mesa Terrace #B	\$470,000	\$405,000	\$370,000	79%	91%	280
Sunnyvale	80848970	995 Belmont Terrace #2	\$555,000	\$479,000	\$445,000	80%	93%	185
Sunnyvale	80850444	611 Lakehaven Terrace	\$390,000	\$395,000	\$370,000	95%	94%	169
Sunnyvale	80900577	880 East Fremont Avenue #701	\$328,000	\$258,000	\$240,000	73%	93%	108
Sunnyvale	80905435	734 Seneca Terrace	\$648,888	\$599,999	\$605,000	93%	101%	457
Sunnyvale	80908281	707 San Conrado Terrace #2	\$309,000	\$275,000	\$271,500	88%	99%	122

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Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80908410	1629 Ontario Drive	\$859,000	\$695,000	\$685,000	80%	99%	80
Sunnyvale	80912345	205 West Red Oak Drive #J	\$429,000	\$399,950	\$370,000	86%	93%	83
Sunnyvale	80913686	646 South Fair Oaks Avenue	\$560,000	\$549,999	\$540,000	96%	98%	62
Sunnyvale	80913961	310 Dunsmuir Terrace #2	\$498,000	\$475,000	\$435,000	87%	92%	210
Sunnyvale	80916062	1377 Yukon Terrace	\$699,500	\$639,000	\$639,000	91%	100%	73
Sunnyvale	80917216	999 West Evelyn Terrace #61	\$299,800	\$299,800	\$299,800	100%	100%	7
Sunnyvale	80919103	1633 Ontario Drive	\$749,888	\$695,000	\$690,000	92%	99%	22
Sunnyvale	80919106	1631 Ontario Drive	\$749,888	\$695,000	\$680,000	91%	98%	22
Sunnyvale	80919434	991 Belmont Terrace #1	\$495,000	\$484,950	\$480,000	97%	99%	64
Sunnyvale	80920039	959 La Mesa Terrace #B	\$679,500	\$665,000	\$630,000	93%	95%	48
Sunnyvale	80920533	1106 Munich Terrace #31	\$658,000	\$658,000	\$625,000	95%	95%	23
Sunnyvale	80920957	934 La Mesa Terrace #G	\$689,900	\$669,500	\$635,000	92%	95%	64
Sunnyvale	80921550	865 Carlisle Way #130	\$509,888	\$509,888	\$509,888	100%	100%	38
Sunnyvale	80921985	134 Carroll Street #303	\$450,000	\$436,500	\$421,000	94%	96%	290
Sunnyvale	80922194	929 East El Camino Real #109C	\$282,000	\$282,000	\$278,500	99%	99%	39
Sunnyvale	80922923	1155 Kassel Terrace	\$635,000	\$615,000	\$610,000	96%	99%	29
Sunnyvale	80923368	1262 Crescent Terrace	\$529,000	\$529,000	\$525,000	99%	99%	28
Sunnyvale	80925033	125 Connemara Way #46	\$499,950	\$499,950	\$499,950	100%	100%	5
Sunnyvale	80925171	1121 Lund Terrace	\$599,000	\$575,000	\$564,000	94%	98%	29
Sunnyvale	80925529	196 Barranca Terrace	\$728,000	\$728,000	\$695,000	95%	95%	1
Sunnyvale	80925714	215 West Red Oak Drive #D	\$349,000	\$349,000	\$349,000	100%	100%	10
Sunnyvale	80926345	606 Arcadia Terrace #102	\$260,000	\$260,000	\$265,000	102%	102%	9
Sunnyvale	80927446	857 Carlisle Way #114	\$509,888	\$509,888	\$509,888	100%	100%	35
Sunnyvale	80928011	1103 Lund Terrace	\$615,000	\$615,000	\$609,000	99%	99%	8
Sunnyvale	80928091	581 Blackwood Terrace	\$649,000	\$649,000	\$632,000	97%	97%	14
Sunnyvale	80929312	1000 Chula Vista Terrace	\$458,888	\$458,888	\$465,000	101%	101%	12
Sunnyvale	80930295	402 Hogarth Terrace	\$629,900	\$629,900	\$615,000	98%	98%	10
Sunnyvale	80932639	972 Asilomar Terrace #4	\$559,900	\$559,900	\$555,000	99%	99%	10
			\$547,966	\$521,917	\$508,376	93%	97%	84