

Sold Price Analysis Report (July 01, 2008 to July 31, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80773850	767 Borregas Avenue	\$699,900	\$619,900	\$498,750	71%	80%	311
Sunnyvale	80785466	508 Crawford Drive	\$899,000	\$899,000	\$850,000	95%	95%	73
Sunnyvale	80785492	681 Santa Coleta Court	\$670,000	\$655,000	\$640,000	96%	98%	90
Sunnyvale	80785532	1274 Sandia Avenue	\$649,000	\$549,000	\$506,500	78%	92%	107
Sunnyvale	80787432	998 Heatherstone Way	\$849,000	\$799,000	\$775,000	91%	97%	84
Sunnyvale	80802080	1158 Quince Avenue	\$1,395,000	\$1,395,000	\$1,366,000	98%	98%	14
Sunnyvale	80805341	1018 Rockrose Avenue	\$899,950	\$899,950	\$875,000	97%	97%	14
Sunnyvale	80805343	796 Ponderosa Avenue	\$899,000	\$899,000	\$875,000	97%	97%	48
Sunnyvale	80805376	777 West Washington Avenue	\$525,000	\$525,000	\$525,000	100%	100%	48
Sunnyvale	80805423	799 Dona Avenue	\$988,000	\$930,000	\$910,000	92%	98%	41
Sunnyvale	80806094	1266 Poplar Avenue	\$898,000	\$898,000	\$875,000	97%	97%	25
Sunnyvale	80806132	260 South Mary Avenue	\$799,950	\$799,950	\$780,000	98%	98%	45
Sunnyvale	80806376	280 Bartlett Avenue	\$624,731	\$624,731	\$585,000	94%	94%	148
Sunnyvale	80808274	1209 West Knickerbocker Drive	\$1,255,000	\$999,000	\$1,000,000	80%	100%	41
Sunnyvale	80808321	325 Carroll Street	\$788,000	\$788,000	\$802,000	102%	102%	29
Sunnyvale	80808481	317 Jackson Street	\$799,000	\$799,000	\$775,000	97%	97%	42
Sunnyvale	80808491	1533 Murre Lane	\$899,000	\$899,000	\$877,000	98%	98%	26
Sunnyvale	80808734	1315 Selo Drive	\$968,000	\$938,000	\$865,000	89%	92%	34
Sunnyvale	80808877	661 West Washington Avenue	\$536,750	\$536,750	\$657,500	122%	122%	8
Sunnyvale	80809019	306 Bartlett Avenue	\$449,900	\$449,900	\$458,000	102%	102%	50
Sunnyvale	80809214	1080 Harper Avenue	\$1,198,000	\$1,198,000	\$1,156,000	96%	96%	18
Sunnyvale	80809269	1360 Sage Hen Way	\$896,000	\$896,000	\$884,000	99%	99%	42
Sunnyvale	80809443	1156 Myrtle Drive	\$689,950	\$689,950	\$660,000	96%	96%	32
Sunnyvale	80809995	754 Manzanita Avenue	\$469,900	\$469,900	\$515,000	110%	110%	406
Sunnyvale	80810657	1032 Lassen Terrace	\$989,000	\$989,000	\$952,000	96%	96%	14
Sunnyvale	80810745	764 Islay Court	\$1,100,000	\$1,100,000	\$1,105,000	100%	100%	14
Sunnyvale	80810775	977 Amador Avenue	\$559,500	\$559,500	\$530,000	95%	95%	31
Sunnyvale	80811125	821 Goldenrod Court	\$1,138,888	\$1,099,888	\$1,090,000	96%	99%	32
Sunnyvale	80811300	280 Lakemuir Drive	\$465,000	\$465,000	\$455,000	98%	98%	16
Sunnyvale	80811315	1261 Torrance Avenue	\$519,999	\$519,999	\$540,000	104%	104%	16
Sunnyvale	80811375	771 Mahogany Lane	\$875,000	\$875,000	\$875,000	100%	100%	10
Sunnyvale	80811393	1225 Manet Drive	\$799,900	\$799,900	\$827,000	103%	103%	10
Sunnyvale	80811396	1455 Enderby Way	\$1,248,000	\$1,198,000	\$1,160,000	93%	97%	40
Sunnyvale	80811406	1467 Flamingo Way	\$839,000	\$839,000	\$870,000	104%	104%	13
Sunnyvale	80811440	736 Peach Avenue	\$869,000	\$869,000	\$905,000	104%	104%	9
Sunnyvale	80811826	509 Cottage Grove Terrace	\$1,050,000	\$1,050,000	\$1,018,000	97%	97%	72
Sunnyvale	80811849	1042 Blazingwood Drive	\$399,000	\$399,000	\$438,000	110%	110%	21
Sunnyvale	80812621	812 Haverhill Drive	\$950,000	\$950,000	\$953,000	100%	100%	10
Sunnyvale	80812807	733 Carlisle Way	\$988,000	\$988,000	\$1,050,000	106%	106%	8
Sunnyvale	80812855	1353 Thunderbird Avenue	\$1,148,000	\$1,148,000	\$1,210,000	105%	105%	7
Sunnyvale	80812874	1534 Sandpiper Court	\$549,888	\$949,888	\$900,000	164%	95%	140
Sunnyvale	80813019	944 Kennard Way	\$975,000	\$975,000	\$1,012,000	104%	104%	5
Sunnyvale	80813029	1414 Ormsby Drive	\$999,000	\$999,000	\$1,000,000	100%	100%	8

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Sunnyvale	80813058	834 Nectarine Avenue	\$949,950	\$949,950	\$940,000	99%	99%	11
Sunnyvale	80813178	1695 Heron Avenue	\$799,000	\$799,000	\$815,000	102%	102%	16
Sunnyvale	80813266	569 Croyden Court	\$998,888	\$998,888	\$950,000	95%	95%	12
Sunnyvale	80813469	815 Lois Avenue	\$799,990	\$799,990	\$785,000	98%	98%	46
Sunnyvale	80813835	828 San Petronio Street	\$550,000	\$550,000	\$543,000	99%	99%	5
Sunnyvale	80814293	993 Kintyre Way	\$928,888	\$928,888	\$960,000	103%	103%	10
Sunnyvale	80814353	450 Rincon Avenue	\$859,000	\$859,000	\$862,000	100%	100%	22
Sunnyvale	80814521	418 Novato Avenue	\$860,000	\$860,000	\$880,000	102%	102%	9
Sunnyvale	80814539	726 Borregas Avenue	\$613,888	\$613,888	\$608,000	99%	99%	9
Sunnyvale	80814593	1666 Longspur Avenue	\$918,000	\$918,000	\$970,000	106%	106%	9
Sunnyvale	80815081	1088 Clematis Drive	\$748,888	\$748,888	\$800,000	107%	107%	5
Sunnyvale	80815821	1569 Fraser Drive	\$1,260,000	\$1,260,000	\$1,310,000	104%	104%	10
Sunnyvale	80816060	1473 Firebird Way	\$949,000	\$949,000	\$975,000	103%	103%	9
Sunnyvale	80816067	968 Kintyre Way	\$900,000	\$900,000	\$925,000	103%	103%	6
Sunnyvale	80816415	1519 Oriole Avenue	\$925,800	\$925,800	\$926,500	100%	100%	16
Sunnyvale	80817376	759 Pear Avenue	\$849,000	\$849,000	\$908,000	107%	107%	9
Sunnyvale	80817442	350 Sunset Avenue	\$948,880	\$948,880	\$998,888	105%	105%	4
Sunnyvale	80817630	662 Wingate Drive	\$1,179,000	\$1,179,000	\$1,176,000	100%	100%	8
Sunnyvale	80817648	816 Lois Avenue	\$949,000	\$949,000	\$962,500	101%	101%	8
Sunnyvale	80819447	132 Sunset Avenue	\$658,000	\$658,000	\$700,000	106%	106%	8
Sunnyvale	80814571	1089 West Mckinley Avenue	\$769,000	\$769,000	\$760,000	99%	99%	20
			\$853,475	\$849,131	\$849,307	100%	100%	39

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80772435	1069 Saginaw Terrace #102	\$499,900	\$499,900	\$499,900	100%	100%	187
Sunnyvale	80777270	538 Ironwood Terrace #00002	\$340,000	\$270,000	\$305,000	90%	113%	93
Sunnyvale	80779403	999 Evelyn Terrace #00069	\$394,998	\$349,998	\$365,000	92%	104%	180
Sunnyvale	80782499	999 Evelyn Terrace #00036	\$369,950	\$337,500	\$310,000	84%	92%	99
Sunnyvale	80784064	999 Evelyn Terrace #00039	\$379,900	\$319,900	\$325,000	86%	102%	71
Sunnyvale	80786524	489 Virginia Pine	\$709,948	\$709,948	\$651,000	92%	92%	27
Sunnyvale	80800531	1143 Reed Avenue #D	\$378,000	\$339,000	\$328,000	87%	97%	64
Sunnyvale	80803696	905 Sunrose Terrace #104	\$539,950	\$539,950	\$515,000	95%	95%	73
Sunnyvale	80803699	506 North Castlerock Terrace	\$520,000	\$520,000	\$500,000	96%	96%	125
Sunnyvale	80803808	507 North Cascade Terrace	\$669,000	\$669,000	\$657,000	98%	98%	40
Sunnyvale	80804873	1183 Blackberry Terrace	\$750,000	\$699,900	\$669,000	89%	96%	44
Sunnyvale	80808871	610 Arcadia Terrace #106	\$488,000	\$479,000	\$479,000	98%	100%	69
Sunnyvale	80809941	640 South Ahwanee Terrace	\$559,000	\$559,000	\$545,000	97%	97%	141
Sunnyvale	80810155	608 San Conrado Terrace #1	\$429,000	\$429,000	\$413,900	96%	96%	31
Sunnyvale	80810180	720 Blair Court #L	\$599,000	\$625,000	\$643,500	107%	103%	13
Sunnyvale	80810225	1099 Munich Terrace	\$729,500	\$729,500	\$717,000	98%	98%	25
Sunnyvale	80812669	801 West California Avenue #C	\$325,000	\$317,500	\$315,000	97%	99%	18
Sunnyvale	80812904	524 Sirte Terrace	\$749,000	\$720,000	\$705,000	94%	98%	19

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80812994	1659 New Brunswick Avenue	\$775,000	\$775,000	\$775,000	100%	100%	25
Sunnyvale	80813031	125 Connemara Way #18	\$544,980	\$544,980	\$563,000	103%	103%	7
Sunnyvale	80813449	899 Periwinkle Terrace	\$610,000	\$610,000	\$610,000	100%	100%	178
Sunnyvale	80816356	509 Porpoise Bay Terrace #E	\$649,500	\$649,500	\$643,000	99%	99%	7
Sunnyvale	80816986	564 Manet Terrace	\$664,900	\$664,900	\$687,000	103%	103%	5
			\$551,066	\$537,325	\$531,361	96%	99%	67