

Sold Price Analysis Report (June 01, 2010 to June 30, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	81018348	953 Pocatello Avenue	\$949,000	\$949,000	\$927,500	98%	98%	13
Sunnyvale	80826038	140 West Arbor Avenue	\$400,000	\$400,000	\$425,000	106%	106%	584
Sunnyvale	80947809	1296 Pistachio Terrace	\$999,950	\$999,950	\$1,002,467	100%	100%	5
Sunnyvale	80951626	1025 Robin Way	\$1,195,000	\$970,000	\$950,000	79%	98%	220
Sunnyvale	80954152	1313 Torrance Avenue	\$399,000	\$399,000	\$400,000	100%	100%	146
Sunnyvale	81006573	1096 Duncan Avenue	\$429,000	\$399,500	\$362,000	84%	91%	220
Sunnyvale	81007714	568 North Eden Avenue	\$449,888	\$449,888	\$450,000	100%	100%	15
Sunnyvale	81008543	1029 La Salle Drive	\$969,000	\$939,000	\$890,000	92%	95%	93
Sunnyvale	81011037	299 Leota Avenue	\$900,000	\$859,000	\$833,000	93%	97%	58
Sunnyvale	81011552	822 South Wolfe Road	\$695,000	\$660,000	\$660,000	95%	100%	70
Sunnyvale	81012284	917 Populus Place	\$695,000	\$655,000	\$635,000	91%	97%	31
Sunnyvale	81012603	252 South Bayview Avenue	\$550,000	\$550,000	\$537,500	98%	98%	24
Sunnyvale	81012624	1678 Francolin Terrace	\$1,086,888	\$998,888	\$1,010,000	93%	101%	52
Sunnyvale	81013980	1125 The Dalles Avenue	\$1,228,000	\$1,228,000	\$1,250,000	102%	102%	11
Sunnyvale	81014482	301 North Bayview Avenue	\$585,000	\$585,000	\$542,000	93%	93%	48
Sunnyvale	81014484	1616 Mariani Drive	\$1,298,000	\$1,298,000	\$1,280,000	99%	99%	20
Sunnyvale	81015221	1502 Kennewick Drive	\$1,225,000	\$1,195,000	\$1,190,000	97%	100%	36
Sunnyvale	81015567	324 North Murphy Avenue	\$599,000	\$594,000	\$585,000	98%	98%	32
Sunnyvale	81015660	539 Carroll Street	\$699,000	\$639,000	\$600,000	86%	94%	44
Sunnyvale	81016364	1070 Manhattan Court	\$962,000	\$962,000	\$911,000	95%	95%	52
Sunnyvale	81016546	1205 Morningside Drive	\$939,950	\$939,950	\$988,000	105%	105%	11
Sunnyvale	81016589	752 Silver Pine Court	\$1,050,000	\$1,050,000	\$1,003,000	96%	96%	15
Sunnyvale	81016817	466 Purisima Avenue	\$780,000	\$780,000	\$800,000	103%	103%	8
Sunnyvale	81017655	1331 Sandia Avenue	\$415,000	\$415,000	\$410,000	99%	99%	7
Sunnyvale	81017778	339 Jackson Street	\$491,000	\$491,000	\$520,000	106%	106%	67
Sunnyvale	81017795	921 Quercus Court	\$875,000	\$875,000	\$820,000	94%	94%	24
Sunnyvale	81018319	1075 Cassia Way	\$799,000	\$799,000	\$815,000	102%	102%	14
Sunnyvale	81018679	860 Oracle Oak Place	\$698,000	\$698,000	\$710,000	102%	102%	3
Sunnyvale	81018813	490 East Olive Avenue	\$848,000	\$848,000	\$860,000	101%	101%	11
Sunnyvale	81019071	1685 Wright Avenue	\$1,188,000	\$1,188,000	\$1,300,000	109%	109%	17
Sunnyvale	81019091	1557 Warbler Avenue	\$768,800	\$768,800	\$774,850	101%	101%	9
Sunnyvale	81019357	1274 Ortiz Court	\$499,000	\$499,000	\$519,000	104%	104%	10
Sunnyvale	81019408	1507 Kingsgate Drive	\$1,168,000	\$1,168,000	\$1,215,000	104%	104%	9
Sunnyvale	81019415	902 Arrowrock Place	\$1,099,000	\$1,099,000	\$1,150,000	105%	105%	9
Sunnyvale	81019485	1050 Morningside Drive	\$1,298,000	\$1,298,000	\$1,265,500	97%	97%	25
Sunnyvale	81019910	730 Manzanita Avenue	\$475,000	\$475,000	\$468,000	99%	99%	9
Sunnyvale	81019911	790 Sequoia Drive	\$938,000	\$898,000	\$848,000	90%	94%	63
Sunnyvale	81020563	1382 Pointe Claire Drive	\$948,000	\$948,000	\$966,000	102%	102%	9
Sunnyvale	81020670	183 Matadero Drive	\$749,000	\$749,000	\$725,000	97%	97%	37
Sunnyvale	81020700	808 Muender Avenue	\$895,000	\$895,000	\$895,000	100%	100%	25
Sunnyvale	81020732	888 Rubis Drive	\$985,000	\$985,000	\$955,000	97%	97%	11
Sunnyvale	81020764	1513 Samedra Street	\$1,098,000	\$1,098,000	\$1,170,000	107%	107%	9
Sunnyvale	81020813	1198 Hollenbeck Avenue	\$918,000	\$918,000	\$930,000	101%	101%	27

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Sunnyvale	81020836	803 Selkirk Place	\$1,048,000	\$1,048,000	\$1,015,000	97%	97%	13
Sunnyvale	81020848	1472 Kingfisher Way	\$898,000	\$898,000	\$920,000	102%	102%	9
Sunnyvale	81020889	1134 Bennington Drive	\$899,800	\$899,800	\$968,000	108%	108%	8
Sunnyvale	81021147	175 South Pastoria Avenue	\$355,000	\$355,000	\$450,000	127%	127%	19
Sunnyvale	81022181	1598 Finch Way	\$848,000	\$848,000	\$895,000	106%	106%	9
Sunnyvale	81022502	746 Santa Rosa Street	\$429,000	\$429,000	\$450,000	105%	105%	19
Sunnyvale	81022999	390 Lastreto Avenue	\$445,000	\$445,000	\$445,000	100%	100%	21
Sunnyvale	81023098	925 Bidwell Avenue	\$695,000	\$695,000	\$695,000	100%	100%	11
Sunnyvale	81023196	383 East Maude Avenue	\$400,000	\$400,000	\$400,000	100%	100%	173
Sunnyvale	81023581	1301 Socorro Avenue	\$399,888	\$399,888	\$445,000	111%	111%	16
Sunnyvale	81023664	966 Colusa Avenue	\$499,000	\$499,000	\$520,000	104%	104%	10
Sunnyvale	81024329	894 Hollenbeck Avenue	\$788,888	\$788,888	\$800,000	101%	101%	11
Sunnyvale	81024462	1526 Wright Avenue	\$842,000	\$842,000	\$902,000	107%	107%	4
Sunnyvale	81024713	822 Nectarine Avenue	\$788,000	\$788,000	\$838,000	106%	106%	7
Sunnyvale	81024734	967 Harney Way	\$958,000	\$958,000	\$1,091,000	114%	114%	7
Sunnyvale	81024763	1521 Flamingo Way	\$980,000	\$980,000	\$1,020,000	104%	104%	9
Sunnyvale	81024770	1109 Jamestown Drive	\$849,000	\$849,000	\$849,000	100%	100%	9
Sunnyvale	81024795	1487 Lewiston Drive	\$1,160,000	\$1,160,000	\$1,148,000	99%	99%	10
Sunnyvale	81025072	1549 Barton Drive	\$989,950	\$989,950	\$1,008,000	102%	102%	33
Sunnyvale	81027105	1454 Floyd Avenue	\$849,888	\$849,888	\$921,888	108%	108%	7
Sunnyvale	81027831	775 Peekskill Drive	\$1,075,000	\$1,075,000	\$1,050,000	98%	98%	6
Sunnyvale	81029097	1219 West Knickerbocker Drive	\$725,000	\$725,000	\$725,000	100%	100%	2
			\$817,829	\$808,237	\$816,980	100%	101%	40

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80942375	489 Texas Oak Trails	\$624,000	\$624,000	\$615,674	99%	99%	87
Sunnyvale	80951255	203 Peppermint Tree Terrace #7	\$498,000	\$498,000	\$498,000	100%	100%	25
Sunnyvale	80952067	203 Peppermint Tree Terrace #8	\$555,000	\$555,000	\$555,000	100%	100%	19
Sunnyvale	81000690	1030 Lyon Terrace	\$599,000	\$599,000	\$581,000	97%	97%	34
Sunnyvale	81002063	609 Arcadia Terrace #306	\$408,000	\$408,000	\$441,000	108%	108%	21
Sunnyvale	81013774	877 Rattan Terrace	\$650,000	\$600,000	\$585,000	90%	98%	61
Sunnyvale	81013996	125 Connemara Way #91	\$510,000	\$499,950	\$490,000	96%	98%	38
Sunnyvale	81014041	604 Arcadia Terrace #303	\$397,500	\$397,500	\$401,000	101%	101%	57
Sunnyvale	81015122	431 Costa Mesa Terrace #D	\$438,000	\$419,000	\$415,000	95%	99%	43
Sunnyvale	81016843	999 West Evelyn Terrace #46	\$329,500	\$329,500	\$329,500	100%	100%	67
Sunnyvale	81021063	1174 Kassel Terrace	\$635,000	\$635,000	\$635,000	100%	100%	2
Sunnyvale	81021377	1271 Poplar Avenue #408	\$389,888	\$389,888	\$330,000	85%	85%	24
Sunnyvale	81021452	633 East El Camino Real #201	\$285,000	\$285,000	\$279,000	98%	98%	15
Sunnyvale	81021967	418 Ives Terrace	\$735,000	\$735,000	\$748,000	102%	102%	15
Sunnyvale	81022186	1365 Yukon Terrace	\$660,000	\$660,000	\$675,000	102%	102%	8
Sunnyvale	81022858	1549 New Brunswick Avenue	\$669,000	\$669,000	\$700,000	105%	105%	11
Sunnyvale	81023965	250 Santa Fe Terrace #227	\$425,000	\$425,000	\$415,000	98%	98%	15

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Townhouse/Condo (Comm Int Dev)

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Sunnyvale	81024735	412 Crescent Avenue #41	\$499,000	\$499,000	\$499,000	100%	100%	10
			\$517,049	\$512,658	\$510,676	99%	100%	31