

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

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81025941	826 San Pablo Avenue	\$449,999	\$440,000	\$440,000	98%	100%	134
Sunnyvale	81028890	755 Lakehaven Drive	\$589,900	\$499,900	\$507,400	86%	102%	152
Sunnyvale	81029005	979 Larkspur Avenue	\$899,000	\$868,888	\$850,000	95%	98%	135
Sunnyvale	81030145	115 West Hemlock Avenue	\$390,000	\$339,500	\$320,000	82%	94%	117
Sunnyvale	81030967	1413 Hollenbeck Avenue	\$899,800	\$849,800	\$828,000	92%	97%	44
Sunnyvale	81031195	778 Lakeknoll Drive	\$439,900	\$399,900	\$399,900	91%	100%	87
Sunnyvale	81033044	148 South Mary Avenue	\$675,000	\$649,900	\$625,000	93%	96%	110
Sunnyvale	81033342	1025 Cascade Drive	\$1,170,000	\$1,170,000	\$1,096,000	94%	94%	80
Sunnyvale	81034128	1461 Cloverdale Court	\$1,049,000	\$988,888	\$985,000	94%	100%	92
Sunnyvale	81036093	1649 Nightingale Avenue	\$660,000	\$668,000	\$690,000	105%	103%	64
Sunnyvale	81037431	579 Morse Avenue	\$425,000	\$425,000	\$450,500	106%	106%	8
Sunnyvale	81037738	677 Carolina Avenue	\$569,900	\$569,900	\$548,900	96%	96%	89
Sunnyvale	81038665	439 Juniper Court	\$699,900	\$699,900	\$716,000	102%	102%	57
Sunnyvale	81040624	141 Chestnut Avenue	\$424,900	\$379,000	\$369,000	87%	97%	63
Sunnyvale	81040872	1173 South Mary Avenue	\$938,000	\$918,000	\$900,000	96%	98%	48
Sunnyvale	81040882	1125 Merrimac Drive	\$910,000	\$905,000	\$893,000	98%	99%	36
Sunnyvale	81041601	950 San Saba Court	\$430,000	\$430,000	\$435,500	101%	101%	14
Sunnyvale	81041609	1382 Warner Avenue	\$849,999	\$849,999	\$900,000	106%	106%	52
Sunnyvale	81042041	926 East Evelyn Avenue	\$694,900	\$679,900	\$679,000	98%	100%	34
Sunnyvale	81042237	884 Savory Drive	\$1,050,000	\$975,000	\$935,000	89%	96%	84
Sunnyvale	81042721	298 Velvetlake Drive	\$475,000	\$439,000	\$455,000	96%	104%	42
Sunnyvale	81043821	1551 Jasper Drive	\$1,199,999	\$1,124,888	\$1,110,000	93%	99%	32
Sunnyvale	81043844	923 The Dalles Avenue	\$949,950	\$949,950	\$935,000	98%	98%	39
Sunnyvale	81044209	1118 Kelsey Drive	\$938,000	\$899,950	\$883,000	94%	98%	29
Sunnyvale	81045273	1096 Candlewood Avenue	\$449,950	\$434,900	\$435,000	97%	100%	30
Sunnyvale	81045411	867 Coolidge Avenue	\$499,000	\$499,000	\$469,000	94%	94%	34
Sunnyvale	81045516	450 Southwood Avenue	\$678,000	\$678,000	\$680,000	100%	100%	15
Sunnyvale	81045661	1305 Torrance Avenue	\$374,900	\$374,900	\$374,900	100%	100%	16
Sunnyvale	81046093	1260 Oak Creek Way	\$430,000	\$430,000	\$420,000	98%	98%	21
Sunnyvale	81046533	897 Firethorn Terrace	\$744,600	\$744,600	\$730,000	98%	98%	23
Sunnyvale	81046605	1043 Pinenut Court	\$1,199,000	\$1,199,000	\$1,250,000	104%	104%	8
Sunnyvale	81046795	815 Lois Avenue	\$728,000	\$728,000	\$732,000	101%	101%	48
Sunnyvale	81047104	1580 Waxwing Avenue	\$928,000	\$928,000	\$915,000	99%	99%	12
Sunnyvale	81047136	954 Planetree Place	\$699,800	\$699,800	\$705,000	101%	101%	10
Sunnyvale	81047231	1402 Falcon Avenue	\$968,000	\$968,000	\$945,000	98%	98%	72
Sunnyvale	81047447	817 Lakeknoll Drive	\$379,500	\$379,500	\$379,500	100%	100%	3
Sunnyvale	81047674	1243 Tucson Avenue	\$349,900	\$380,000	\$380,000	109%	100%	343
Sunnyvale	81047728	262 Alturas Avenue	\$489,000	\$489,000	\$489,000	100%	100%	68
Sunnyvale	81047756	1111 Lorne Way	\$898,000	\$898,000	\$888,000	99%	99%	8
Sunnyvale	81047797	1540 Nuthatch Lane	\$839,000	\$839,000	\$825,000	98%	98%	22
Sunnyvale	81048733	570 Dublin Way	\$928,000	\$928,000	\$947,000	102%	102%	8
Sunnyvale	81048836	320 East Iowa Avenue	\$425,000	\$425,000	\$500,000	118%	118%	8
Sunnyvale	81048857	1469 Newfoundland Drive	\$1,125,000	\$1,125,000	\$1,200,000	107%	107%	6

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Sunnyvale	81049856	492 Vine Avenue	\$545,000	\$545,000	\$550,000	101%	101%	10
Sunnyvale	81049861	660 San Miguel Avenue	\$469,900	\$469,900	\$470,000	100%	100%	13
Sunnyvale	81049900	490 Roosevelt Avenue	\$518,000	\$518,000	\$506,000	98%	98%	21
Sunnyvale	81050289	453 Glendale Avenue	\$479,950	\$479,950	\$479,950	100%	100%	36
Sunnyvale	81050301	1374 Fisherhawk Drive	\$818,000	\$818,000	\$818,000	100%	100%	32
Sunnyvale	81050860	736 Ramona Avenue	\$1,097,500	\$1,097,500	\$1,075,000	98%	98%	87
Sunnyvale	81050904	737 Dartshire Way	\$859,000	\$859,000	\$862,000	100%	100%	10
Sunnyvale	81051049	914 Inverness Way	\$828,000	\$828,000	\$805,000	97%	97%	49
Sunnyvale	81051206	274 Lakemuir Drive	\$362,100	\$362,100	\$359,233	99%	99%	13
Sunnyvale	81051219	592 Clearwater Court	\$1,025,000	\$995,000	\$925,000	90%	93%	24
Sunnyvale	81051311	765 Georgia Avenue	\$395,000	\$395,000	\$423,500	107%	107%	6
			\$709,412	\$696,952	\$694,246	98%	100%	50

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81009491	866 East Evelyn Avenue	\$537,800	\$466,500	\$425,000	79%	91%	207
Sunnyvale	81011226	1127 Reed Avenue #A	\$355,000	\$309,975	\$310,000	87%	100%	224
Sunnyvale	81018051	605 Arcadia Terrace #302	\$415,000	\$410,000	\$405,000	98%	99%	190
Sunnyvale	81019129	811 West California Avenue #S	\$249,950	\$249,950	\$280,000	112%	112%	9
Sunnyvale	81023014	602 Arcadia Terrace #101	\$360,000	\$360,000	\$348,000	97%	97%	321
Sunnyvale	81033105	1237 Hollenbeck Avenue #2	\$469,000	\$439,000	\$410,000	87%	93%	179
Sunnyvale	81036421	1085 Reed Avenue #A	\$339,900	\$309,900	\$301,000	89%	97%	81
Sunnyvale	81043068	483 Virginia Pine Terrace	\$500,000	\$468,000	\$450,000	90%	96%	50
Sunnyvale	81044057	609 Arcadia Terrace #302	\$410,000	\$410,000	\$410,000	100%	100%	30
Sunnyvale	81045370	971 Belmont Terrace #8	\$469,000	\$469,000	\$465,000	99%	99%	31
Sunnyvale	81045477	485 Tea Tree Trails	\$615,000	\$599,950	\$595,000	97%	99%	26
Sunnyvale	81048559	621 East El Camino Real #104	\$359,000	\$359,000	\$333,000	93%	93%	31
Sunnyvale	81048708	412 Crescent Avenue #42	\$468,000	\$450,000	\$430,000	92%	96%	153
Sunnyvale	81048844	929 East El Camino Real #322F	\$258,000	\$258,000	\$268,000	104%	104%	9
			\$414,689	\$397,091	\$387,857	94%	98%	110