

Sold Price Analysis Report (November 02, 2009 to November 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80943446	1783 Lark Lane	\$920,000	\$920,000	\$920,000	100%	100%	95
Sunnyvale	80908450	807 Pierino Avenue	\$749,000	\$650,000	\$610,000	81%	94%	62
Sunnyvale	80911955	319 Roosevelt Avenue	\$599,000	\$599,000	\$480,000	80%	80%	36
Sunnyvale	80914973	702 Henrietta Avenue	\$698,000	\$675,000	\$650,000	93%	96%	258
Sunnyvale	80924997	1087 Candlewood Avenue	\$399,999	\$399,999	\$410,000	103%	103%	105
Sunnyvale	80926761	110 Sunset Avenue	\$499,000	\$458,000	\$405,000	81%	88%	122
Sunnyvale	80927968	907 East Homestead Road	\$778,000	\$778,000	\$766,000	98%	98%	87
Sunnyvale	80928585	533 Middlebury Drive	\$1,350,000	\$1,350,000	\$1,200,000	89%	89%	126
Sunnyvale	80929840	807 Wilmington Terrace	\$1,189,950	\$1,189,950	\$1,196,424	101%	101%	67
Sunnyvale	80933325	1035 Sitka Terrace	\$719,888	\$674,888	\$655,000	91%	97%	90
Sunnyvale	80935179	939 Iris Avenue	\$5,498,888	\$549,888	\$725,000	13%	132%	12
Sunnyvale	80935527	334 Florence Street	\$598,888	\$559,888	\$531,900	89%	95%	68
Sunnyvale	80936402	1426 Ormsby Drive	\$969,000	\$969,000	\$930,000	96%	96%	85
Sunnyvale	80937595	872 Hollenbeck Avenue	\$815,000	\$749,000	\$749,000	92%	100%	69
Sunnyvale	80939642	639 Coleraine Court	\$999,000	\$970,000	\$908,500	91%	94%	62
Sunnyvale	80939921	938 Berkshire Avenue	\$899,000	\$899,000	\$850,000	95%	95%	51
Sunnyvale	80940990	115 Macdowell Terrace	\$775,000	\$775,000	\$760,000	98%	98%	44
Sunnyvale	80943603	748 Islay Court	\$100,500	\$948,000	\$910,000	905%	96%	31
Sunnyvale	80943663	1663 Heron Avenue	\$859,000	\$839,000	\$830,000	97%	99%	31
Sunnyvale	80944428	1136 Sherwood Court	\$859,000	\$859,000	\$852,000	99%	99%	8
Sunnyvale	80944588	551 Crawford Drive	\$839,000	\$799,000	\$750,000	89%	94%	48
Sunnyvale	80944674	921 Coachella Avenue	\$499,000	\$499,000	\$500,000	100%	100%	8
Sunnyvale	80944867	1279 Palamos Avenue	\$495,000	\$479,999	\$475,000	96%	99%	20
Sunnyvale	80944940	1617 Swallow Drive	\$799,800	\$799,800	\$740,000	93%	93%	35
Sunnyvale	80945327	1584 Mallard Way	\$825,000	\$825,000	\$781,000	95%	95%	42
Sunnyvale	80945485	1311 Sandia Avenue	\$429,900	\$449,900	\$450,000	105%	100%	13
Sunnyvale	80945575	510 Inverness Way	\$978,000	\$978,000	\$990,000	101%	101%	9
Sunnyvale	80945829	1072 Chico Court	\$420,750	\$420,750	\$425,000	101%	101%	20
Sunnyvale	80945884	1564 Kennewick Drive	\$1,249,000	\$1,249,000	\$1,250,000	100%	100%	11
Sunnyvale	80945946	1099 Bradford Drive	\$346,500	\$346,500	\$335,000	97%	97%	18
Sunnyvale	80945977	1666 South Wolfe Road	\$678,000	\$678,000	\$650,000	96%	96%	125
Sunnyvale	80946665	533 Sunnymount Avenue	\$1,099,000	\$1,099,000	\$1,000,000	91%	91%	23
Sunnyvale	80946698	967 Heatherstone Way	\$780,000	\$780,000	\$800,000	103%	103%	8
Sunnyvale	80947154	885 Ithaca Avenue	\$1,148,000	\$1,148,000	\$1,107,500	96%	96%	196
Sunnyvale	80947431	609 Endicott Drive	\$928,888	\$928,888	\$1,030,000	111%	111%	8
Sunnyvale	80947926	1095 Castleton Way	\$898,000	\$898,000	\$900,000	100%	100%	8
Sunnyvale	80948107	928 Almaden Avenue	\$422,000	\$422,000	\$442,000	105%	105%	9
Sunnyvale	80948678	1226 Susan Way	\$648,998	\$685,998	\$732,500	113%	107%	10
Sunnyvale	80948797	1365 Spoonbill Way	\$829,000	\$829,000	\$810,000	98%	98%	14
Sunnyvale	80948803	860 Cedar Avenue	\$469,900	\$469,900	\$490,000	104%	104%	10
Sunnyvale	80949016	219 Roosevelt Avenue	\$695,000	\$695,000	\$675,000	97%	97%	6
Sunnyvale	80949028	859 South Wolfe Road	\$585,000	\$585,000	\$685,000	117%	117%	7
Sunnyvale	80949029	865 Sutter Avenue	\$685,000	\$685,000	\$728,000	106%	106%	11

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Sunnyvale	80949348	851 Lori Avenue	\$386,900	\$386,900	\$486,000	126%	126%	20
Sunnyvale	80949973	1235 Pecos Way	\$519,900	\$519,900	\$550,900	106%	106%	8
Sunnyvale	80950021	776 Pear Avenue	\$1,049,000	\$1,049,000	\$1,030,000	98%	98%	13
Sunnyvale	80950445	1044 Merritt Terrace	\$789,000	\$789,000	\$792,000	100%	100%	13
			\$846,163	\$751,237	\$743,483	88%	99%	47

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80900225	1001 East Evelyn Terrace #133	\$310,000	\$279,500	\$265,000	85%	95%	293
Sunnyvale	80916104	192 Barranca Terrace	\$709,000	\$620,000	\$620,000	87%	100%	213
Sunnyvale	80919996	1037 Scotia Terrace #301	\$479,950	\$479,950	\$430,000	90%	90%	171
Sunnyvale	80926701	993 Asilomar Terrace #2	\$589,900	\$499,988	\$510,000	86%	102%	126
Sunnyvale	80930651	233 East Red Oak Drive #L	\$395,900	\$329,900	\$325,000	82%	99%	111
Sunnyvale	80933427	639 East Garland Terrace	\$499,000	\$474,999	\$465,000	93%	98%	81
Sunnyvale	80933616	431 Costa Mesa Terrace #B	\$400,000	\$400,000	\$385,000	96%	96%	81
Sunnyvale	80937815	125 Connemara Way #170	\$524,888	\$524,888	\$510,000	97%	97%	129
Sunnyvale	80938211	516 South Castlerock Terrace	\$639,000	\$639,000	\$623,000	97%	97%	68
Sunnyvale	80939819	1225 Picasso Drive	\$505,000	\$485,000	\$475,000	94%	98%	55
Sunnyvale	80942026	1007 South Wolfe Road #2	\$458,000	\$458,000	\$425,000	93%	93%	34
Sunnyvale	80943040	986 La Mesa Terrace #C	\$634,500	\$624,000	\$610,000	96%	98%	38
Sunnyvale	80943103	1135 Reed Avenue #B	\$272,250	\$272,250	\$285,000	105%	105%	17
Sunnyvale	80943104	975 Asilomar Terrace #3	\$549,000	\$549,000	\$530,000	97%	97%	74
Sunnyvale	80945302	613 Arcadia Terrace #204	\$400,000	\$399,988	\$408,000	102%	102%	11
Sunnyvale	80946373	194 Barranca Terrace	\$635,000	\$635,000	\$635,000	100%	100%	13
Sunnyvale	80946394	188 Arroyo Terrace	\$710,000	\$710,000	\$695,000	98%	98%	30
Sunnyvale	80946635	973 Asilomar Terrace #2	\$569,000	\$569,000	\$525,000	92%	92%	14
Sunnyvale	80947590	771 North Fair Oaks Avenue #8	\$299,900	\$299,900	\$299,900	100%	100%	9
Sunnyvale	80947920	509 Porpoise Bay Terrace #G	\$635,000	\$635,000	\$638,888	101%	101%	8
Sunnyvale	80948375	731 West Fremont Avenue	\$469,000	\$469,000	\$500,000	107%	107%	12
			\$508,776	\$493,065	\$483,799	95%	98%	76