

Sold Price Analysis Report (October 01, 2010 to October 29, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81016217	1344 Torrance Avenue	\$350,000	\$350,000	\$390,000	111%	111%	52
Sunnyvale	81020663	819 Cedar Avenue	\$369,900	\$349,900	\$333,000	90%	95%	42
Sunnyvale	81023398	1382 Sandia Avenue	\$425,000	\$425,000	\$440,000	104%	104%	9
Sunnyvale	81030917	823 San Rafael Street	\$449,000	\$405,000	\$405,000	90%	100%	84
Sunnyvale	81030970	959 Astoria Drive	\$1,088,000	\$995,000	\$1,026,000	94%	103%	122
Sunnyvale	81033353	839 San Mateo Court	\$575,000	\$519,000	\$475,000	83%	92%	73
Sunnyvale	81036056	220 Velvetlake Drive	\$396,000	\$396,000	\$396,000	100%	100%	249
Sunnyvale	81036884	1652 Lachine Drive	\$1,048,000	\$1,048,000	\$1,021,888	98%	98%	104
Sunnyvale	81037024	510 Davenport Court	\$789,995	\$789,995	\$765,000	97%	97%	43
Sunnyvale	81037664	172 South Pastoria Avenue	\$435,000	\$435,000	\$435,000	100%	100%	53
Sunnyvale	81038413	826 Lori Avenue	\$519,950	\$509,950	\$500,000	96%	98%	32
Sunnyvale	81038480	1063 Heatherstone Way	\$899,000	\$835,000	\$835,000	93%	100%	55
Sunnyvale	81039682	1514 Barton Drive	\$1,069,000	\$969,000	\$937,500	88%	97%	55
Sunnyvale	81040338	1377 Franchere Place	\$1,198,888	\$1,150,000	\$1,115,000	93%	97%	31
Sunnyvale	81040859	1064 Paintbrush Drive	\$679,000	\$649,900	\$643,000	95%	99%	47
Sunnyvale	81041675	1135 Vasquez Avenue	\$749,900	\$729,000	\$710,000	95%	97%	28
Sunnyvale	81042054	1150 Charmwood Court	\$548,000	\$548,000	\$525,000	96%	96%	16
Sunnyvale	81042081	1035 Rockrose Avenue	\$749,000	\$749,000	\$750,000	100%	100%	8
Sunnyvale	81042367	1063 Valley Forge Drive	\$899,900	\$899,900	\$860,000	96%	96%	17
Sunnyvale	81042650	1062 Robin Way	\$799,900	\$799,900	\$828,240	104%	104%	18
Sunnyvale	81043011	432 Ositos Avenue	\$699,000	\$699,000	\$795,000	114%	114%	9
Sunnyvale	81043321	1323 Sandia Avenue	\$405,000	\$405,000	\$500,000	123%	123%	20
Sunnyvale	81043368	647 Torrington Drive	\$898,000	\$898,000	\$878,000	98%	98%	135
Sunnyvale	81044523	103 North Murphy Avenue	\$475,000	\$475,000	\$500,000	105%	105%	7
Sunnyvale	81045442	854 Oracle Oak Place	\$798,000	\$798,000	\$798,000	100%	100%	10
Sunnyvale	81045451	1116 West Iowa Avenue	\$749,000	\$749,000	\$746,000	100%	100%	23
Sunnyvale	81045459	213 West Ferndale Avenue	\$715,000	\$715,000	\$716,000	100%	100%	9
Sunnyvale	81045486	1617 Meadowlark Lane	\$599,000	\$599,000	\$620,000	104%	104%	4
Sunnyvale	81045655	845 South Knickerbocker Drive	\$779,000	\$779,000	\$767,000	98%	98%	14
Sunnyvale	81046670	717 Carolina Avenue	\$474,900	\$474,900	\$495,000	104%	104%	504
Sunnyvale	81047721	1044 Fernleaf Drive	\$815,000	\$815,000	\$820,888	101%	101%	8
Sunnyvale	81047738	392 North Murphy Avenue	\$479,000	\$479,000	\$500,000	104%	104%	1
			\$685,135	\$669,951	\$672,704	98%	100%	59

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80945111	491 Texas Oak Trails	\$653,000	\$653,000	\$600,369	92%	92%	34
Sunnyvale	81009004	602 Arcadia Terrace #104	\$315,500	\$289,500	\$251,475	80%	87%	191
Sunnyvale	81012145	486 Wild Cherry Terrace	\$619,420	\$619,420	\$596,171	96%	96%	100
Sunnyvale	81013248	220 Red Oak Drive #M	\$342,700	\$299,900	\$210,000	61%	70%	181
Sunnyvale	81013760	209 East Red Oak Drive #P	\$335,000	\$335,000	\$360,000	107%	107%	22
Sunnyvale	81028149	601 Arcadia Terrace #106	\$435,000	\$429,900	\$415,000	95%	97%	100
Sunnyvale	81032528	1262 Riesling Terrace	\$499,950	\$484,950	\$481,000	96%	99%	68

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Sunnyvale	81033728	541 Romberg Drive	\$699,950	\$575,950	\$580,000	83%	101%	67
Sunnyvale	81040901	1094 Munich Terrace	\$615,000	\$595,000	\$583,000	95%	98%	33
Sunnyvale	81040928	591 Blackwood Terrace	\$598,950	\$598,950	\$592,500	99%	99%	28
Sunnyvale	81041094	905 Sunrose Terrace #305	\$455,000	\$455,000	\$450,000	99%	99%	21
Sunnyvale	81041930	254 Ficus Terrace	\$599,999	\$599,999	\$595,000	99%	99%	27
Sunnyvale	81042743	942 La Mesa Terrace #D	\$579,000	\$579,000	\$560,000	97%	97%	4
Sunnyvale	81043191	1269 Poplar Avenue #102	\$349,900	\$349,900	\$300,000	86%	86%	21
Sunnyvale	81044652	322 Dunsmuir Terrace #7	\$459,000	\$459,000	\$455,000	99%	99%	8
Sunnyvale	81045428	434 Ives Terrace	\$750,000	\$750,000	\$750,000	100%	100%	15
Sunnyvale	81047051	709 San Conrado Terrace #4	\$348,000	\$348,000	\$338,300	97%	97%	19
Sunnyvale	81047252	757 Seneca Terrace	\$599,900	\$599,900	\$565,000	94%	94%	12
			\$514,182	\$501,243	\$482,379	94%	96%	53