

Sold Price Analysis Report (October 01, 2009 to October 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80900763	1383 Devona Terrace	\$1,498,000	\$1,348,000	\$1,250,000	83%	93%	222
Sunnyvale	80914175	1645 Lachine Drive	\$1,235,000	\$1,185,000	\$1,150,000	93%	97%	158
Sunnyvale	80836973	399 North Murphy Avenue	\$535,000	\$395,000	\$406,850	76%	103%	529
Sunnyvale	80925771	850 Gary Avenue	\$679,000	\$599,000	\$570,000	84%	95%	71
Sunnyvale	80925906	684 Windsor Terrace	\$888,888	\$859,950	\$850,000	96%	99%	103
Sunnyvale	80927647	286 Garner Drive	\$379,900	\$379,900	\$428,000	113%	113%	94
Sunnyvale	80927794	593 Cheyenne Drive	\$1,095,000	\$1,095,000	\$1,055,000	96%	96%	162
Sunnyvale	80928132	1438 Mallard Way	\$918,000	\$918,000	\$900,000	98%	98%	76
Sunnyvale	80929965	1132 Candlewood Court	\$450,000	\$450,000	\$384,300	85%	85%	76
Sunnyvale	80930227	1535 Coronach Avenue	\$985,000	\$985,000	\$975,000	99%	99%	98
Sunnyvale	80930483	1117 Rockefeller Drive	\$1,100,000	\$1,049,000	\$1,006,000	91%	96%	83
Sunnyvale	80930513	226 North Murphy Avenue	\$840,900	\$678,900	\$700,000	83%	103%	86
Sunnyvale	80930820	635 Morse Avenue	\$480,000	\$480,000	\$465,000	97%	97%	96
Sunnyvale	80931705	761 Santa Paula Avenue	\$399,000	\$430,000	\$430,000	108%	100%	71
Sunnyvale	80932651	855 Dwight Avenue	\$549,999	\$450,000	\$450,000	82%	100%	76
Sunnyvale	80933038	995 Lakewood Drive	\$499,999	\$493,000	\$471,000	94%	96%	110
Sunnyvale	80933453	1556 Meadowlark Lane	\$838,168	\$838,168	\$810,000	97%	97%	57
Sunnyvale	80934028	933 Populus Place	\$789,000	\$769,000	\$753,000	95%	98%	82
Sunnyvale	80934042	136 South Mary Avenue	\$775,000	\$758,888	\$749,000	97%	99%	49
Sunnyvale	80934658	1361 Los Arboles Avenue	\$799,000	\$799,000	\$770,000	96%	96%	46
Sunnyvale	80935225	375 South Fairoaks Avenue	\$735,000	\$674,950	\$665,000	90%	99%	45
Sunnyvale	80935226	428 East Washington Avenue	\$524,950	\$524,950	\$515,000	98%	98%	36
Sunnyvale	80935240	1561 South Mary Avenue	\$1,026,000	\$990,000	\$970,000	95%	98%	91
Sunnyvale	80935588	781 Carolina Avenue	\$399,000	\$369,000	\$400,125	100%	108%	40
Sunnyvale	80936294	771 Allison Way	\$895,000	\$895,000	\$840,000	94%	94%	164
Sunnyvale	80936321	1019 Grape Avenue	\$715,000	\$715,000	\$720,000	101%	101%	40
Sunnyvale	80936684	349 North Murphy Avenue	\$499,000	\$499,000	\$525,000	105%	105%	6
Sunnyvale	80937622	1350 Egret Drive	\$975,000	\$975,000	\$965,000	99%	99%	32
Sunnyvale	80937924	1615 South Mary Avenue	\$985,000	\$985,000	\$938,125	95%	95%	59
Sunnyvale	80939220	639 Lakehaven Drive	\$407,000	\$407,000	\$440,000	108%	108%	26
Sunnyvale	80939274	1063 Mango Avenue	\$739,000	\$699,888	\$670,000	91%	96%	42
Sunnyvale	80940325	1207 Palamos Avenue	\$340,000	\$340,000	\$395,000	116%	116%	12
Sunnyvale	80940812	786 San Miguel Avenue	\$479,400	\$479,400	\$515,000	107%	107%	22
Sunnyvale	80940938	1437 South Mary Avenue	\$988,000	\$988,000	\$945,000	96%	96%	16
Sunnyvale	80940997	495 Central Avenue	\$795,000	\$795,000	\$805,000	101%	101%	15
Sunnyvale	80941036	1426 Mallard Way	\$809,000	\$809,000	\$814,000	101%	101%	8
Sunnyvale	80941750	672 Borregas Avenue	\$409,000	\$409,000	\$415,000	101%	101%	4
Sunnyvale	80941869	365 Pescadero Terrace	\$814,900	\$814,900	\$845,000	104%	104%	28
Sunnyvale	80941937	1145 South Bernardo Avenue	\$865,000	\$865,000	\$892,000	103%	103%	17
Sunnyvale	80942043	592 Rockport Drive	\$869,000	\$869,000	\$800,000	92%	92%	23
Sunnyvale	80942059	622 East Mckinley Avenue	\$589,900	\$589,900	\$589,900	100%	100%	9
Sunnyvale	80942224	1071 West Knickerbocker Drive	\$799,000	\$799,000	\$815,000	102%	102%	7
Sunnyvale	80942906	825 Nectarine Avenue	\$798,000	\$798,000	\$851,000	107%	107%	8

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Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80942908	238 South Bayview Avenue	\$648,000	\$648,000	\$620,000	96%	96%	90
Sunnyvale	80942914	1283 Heatherstone Way	\$745,000	\$745,000	\$720,000	97%	97%	23
Sunnyvale	80943010	715 Lakehaven Drive	\$549,000	\$549,000	\$588,000	107%	107%	10
Sunnyvale	80943112	1112 Polk Avenue	\$699,000	\$685,000	\$662,000	95%	97%	30
Sunnyvale	80943611	275 Velvetlake Drive	\$449,000	\$449,000	\$475,000	106%	106%	2
Sunnyvale	80943985	1425 Knowlton Drive	\$1,198,000	\$1,198,000	\$1,160,000	97%	97%	10
Sunnyvale	80944411	863 Mango Avenue	\$688,000	\$688,000	\$692,000	101%	101%	15
Sunnyvale	80944437	1046 Polk Avenue	\$848,888	\$848,888	\$810,000	95%	95%	13
Sunnyvale	80944918	1034 Lois Avenue	\$749,500	\$749,500	\$770,000	103%	103%	10
Sunnyvale	80944973	1567 Heron Avenue	\$898,000	\$898,000	\$891,000	99%	99%	166
Sunnyvale	80945006	627 Starbush Drive	\$829,800	\$829,800	\$835,000	101%	101%	8
Sunnyvale	80945555	932 Poplar Avenue	\$699,950	\$699,950	\$765,000	109%	109%	6
Sunnyvale	80945556	1681 Lachine Drive	\$1,068,000	\$1,068,000	\$1,090,000	102%	102%	8
Sunnyvale	80948188	1237 Elderberry Drive	\$810,000	\$799,950	\$810,000	100%	101%	2
			\$755,634	\$738,735	\$733,181	97%	99%	61

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80918921	811 West California Avenue #T	\$249,900	\$249,900	\$275,000	110%	110%	11
Sunnyvale	80924891	195 Barranca Terrace	\$735,000	\$698,000	\$685,807	93%	98%	127
Sunnyvale	80925214	1233 Blackberry Terrace	\$669,000	\$639,000	\$622,000	93%	97%	128
Sunnyvale	80926211	999 Belmont Terrace #4	\$474,950	\$474,950	\$465,000	98%	98%	14
Sunnyvale	80927808	755 North Fair Oaks Avenue #4	\$348,000	\$330,000	\$330,000	95%	100%	97
Sunnyvale	80934432	999 West Evelyn Terrace #10	\$299,000	\$299,000	\$289,000	97%	97%	47
Sunnyvale	80936776	605 San Conrado Terrace #8	\$370,000	\$365,000	\$360,000	97%	99%	57
Sunnyvale	80937312	880 East Fremont Avenue #207	\$499,888	\$499,888	\$485,000	97%	97%	227
Sunnyvale	80937380	608 Arcadia Terrace #101	\$380,000	\$380,000	\$380,000	100%	100%	58
Sunnyvale	80937419	1295 Crescent Terrace	\$544,900	\$509,900	\$500,000	92%	98%	50
Sunnyvale	80938415	1131 Reed Avenue #D	\$279,000	\$279,000	\$285,000	102%	102%	18
Sunnyvale	80939818	184 Arroyo Terrace	\$658,000	\$658,000	\$620,000	94%	94%	0
Sunnyvale	80940384	905 Sunrose Terrace #206	\$520,000	\$499,000	\$508,000	98%	102%	15
Sunnyvale	80940695	865 Carlisle Way #107	\$515,000	\$515,000	\$515,000	100%	100%	3
Sunnyvale	80941614	609 Arcadia Terrace #104	\$335,000	\$329,000	\$318,500	95%	97%	34
Sunnyvale	80941699	1139 Reed Avenue #A	\$284,900	\$284,900	\$285,000	100%	100%	11
Sunnyvale	80942019	333 South Bernardo Avenue	\$560,000	\$560,000	\$584,000	104%	104%	10
Sunnyvale	80942028	436 Costa Mesa Terrace #D	\$369,000	\$369,000	\$360,000	98%	98%	12
Sunnyvale	80943293	625 West Garland Terrace	\$549,000	\$549,000	\$543,000	99%	99%	21
Sunnyvale	80943771	125 Connemara Way #14	\$609,000	\$609,000	\$620,000	102%	102%	12
Sunnyvale	80943793	703 San Conrado Terrace #8	\$339,900	\$339,900	\$345,000	102%	102%	14
Sunnyvale	80944216	605 Arcadia Terrace #106	\$398,000	\$398,000	\$406,800	102%	102%	8
Sunnyvale	80944257	1269 East Fremont Terrace	\$599,000	\$599,000	\$585,000	98%	98%	12
Sunnyvale	80944304	791 North Fair Oaks Avenue #8	\$260,000	\$260,000	\$290,000	112%	112%	7
Sunnyvale	80944423	709 Winstead Court	\$495,000	\$495,000	\$495,000	100%	100%	6

Sold Price Analysis Report (October 01, 2009 to October 30, 2009)**Townhouse/Condo (Comm Int Dev)**

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80944452	227 Duran Terrace	\$558,000	\$558,000	\$560,000	100%	100%	14
Sunnyvale	80945376	1155 La Rochelle Terrace #F	\$629,000	\$629,000	\$635,000	101%	101%	9
Sunnyvale	80946001	865 Carlisle Way #106	\$520,000	\$520,000	\$520,000	100%	100%	0
			\$466,016	\$460,587	\$459,540	99%	100%	37