

Sold Price Analysis Report (October 01, 2008 to October 31, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80789204	264 East Arbor Avenue	\$545,000	\$545,000	\$541,000	99%	99%	29
Sunnyvale	80801223	1291 Torrance Avenue	\$505,000	\$505,000	\$541,500	107%	107%	111
Sunnyvale	80804524	566 East Arbor Avenue	\$575,000	\$489,900	\$484,000	84%	99%	117
Sunnyvale	80804653	833 Coachella Avenue	\$595,000	\$549,000	\$529,000	89%	96%	138
Sunnyvale	80807842	792 Santa Paula Avenue	\$599,000	\$499,000	\$515,000	86%	103%	44
Sunnyvale	80811138	302 West Eaglewood Avenue	\$479,000	\$479,000	\$475,000	99%	99%	80
Sunnyvale	80815313	1176 West Mckinley Avenue	\$1,488,000	\$1,298,800	\$1,125,000	76%	87%	84
Sunnyvale	80819207	1230 Sandia Avenue	\$510,000	\$485,000	\$475,000	93%	98%	51
Sunnyvale	80819993	1110 Myrtle Drive	\$688,800	\$648,880	\$622,000	90%	96%	60
Sunnyvale	80820345	825 Gail Avenue	\$950,000	\$900,000	\$859,000	90%	95%	57
Sunnyvale	80821039	273 North Sunnyvale Avenue	\$775,000	\$775,000	\$755,000	97%	97%	53
Sunnyvale	80822450	838 San Ramon Avenue	\$435,000	\$435,000	\$455,000	105%	105%	50
Sunnyvale	80823324	1059 Lois Avenue	\$899,000	\$875,000	\$865,000	96%	99%	52
Sunnyvale	80824679	851 San Mateo Court	\$499,900	\$499,900	\$499,900	100%	100%	8
Sunnyvale	80826067	693 East Mckinley Avenue	\$679,000	\$679,000	\$663,000	98%	98%	20
Sunnyvale	80827445	987 Kintyre Way	\$878,000	\$859,000	\$835,000	95%	97%	37
Sunnyvale	80827613	945 Buckeye Drive	\$969,000	\$950,000	\$940,000	97%	99%	35
Sunnyvale	80828880	345 Orchard Avenue	\$636,000	\$636,000	\$600,000	94%	94%	13
Sunnyvale	80828991	1002 Lorne Way	\$899,998	\$899,998	\$869,950	97%	97%	21
Sunnyvale	80829113	1068 Chico Court	\$525,000	\$525,000	\$475,000	90%	90%	37
Sunnyvale	80829351	931 West Homestead Road	\$988,888	\$988,888	\$940,000	95%	95%	119
Sunnyvale	80830511	401 Pala Avenue	\$895,000	\$895,000	\$910,000	102%	102%	8
Sunnyvale	80831192	817 Shenandoah Drive	\$1,098,000	\$1,098,000	\$1,078,000	98%	98%	9
Sunnyvale	80831870	843 Lakewood Drive	\$455,000	\$455,000	\$457,000	100%	100%	13
Sunnyvale	80832943	1392 Belleville Way	\$1,279,000	\$1,279,000	\$1,265,000	99%	99%	7
Sunnyvale	80832983	848 Corvallis Drive	\$1,090,000	\$1,090,000	\$1,100,000	101%	101%	10
Sunnyvale	80832998	839 Nisqually Drive	\$1,350,000	\$1,350,000	\$1,254,000	93%	93%	9
Sunnyvale	80833210	391 Balsam Avenue	\$574,888	\$574,888	\$590,000	103%	103%	9
Sunnyvale	80833296	825 Devonshire Way	\$859,900	\$859,900	\$861,000	100%	100%	17
Sunnyvale	80833679	1619 Finch Way	\$899,000	\$899,000	\$925,000	103%	103%	11
Sunnyvale	80833862	224 East Ferndale Avenue	\$429,000	\$429,000	\$430,000	100%	100%	8
Sunnyvale	80833976	1092 Ticonderoga Drive	\$898,000	\$898,000	\$878,000	98%	98%	10
Sunnyvale	80834541	547 West Washington Avenue	\$548,888	\$548,888	\$540,000	98%	98%	8
Sunnyvale	80834551	1156 Socorro Avenue	\$504,900	\$504,900	\$515,500	102%	102%	6
Sunnyvale	80834564	1610 Heron Avenue	\$838,000	\$838,000	\$827,000	99%	99%	6
Sunnyvale	80835463	1497 Yukon Drive	\$829,000	\$829,000	\$820,000	99%	99%	8
Sunnyvale	80835915	1074 Yorktown Drive	\$889,800	\$889,800	\$890,000	100%	100%	8
Sunnyvale	80836569	1083 Clematis Drive	\$958,000	\$958,000	\$950,000	99%	99%	18
Sunnyvale	80831514	1070 West Iowa Avenue	\$849,000	\$849,000	\$849,000	100%	100%	89
Sunnyvale	80834550	1628 Hummingbird Lane	\$799,000	\$799,000	\$927,000	116%	116%	6
			\$779,099	\$764,169	\$753,271	97%	99%	37

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Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Other Area	80816494	629 East El Camino Real #107	\$499,000	\$459,000	\$460,000	92%	100%	109
Sunnyvale	80810787	608 Arcadia Terrace #104	\$479,900	\$455,000	\$423,500	88%	93%	353
Sunnyvale	80813700	1360 Road Runner Terrace #0000K	\$698,000	\$685,000	\$670,000	96%	98%	68
Sunnyvale	80819046	985 Asilomar Terrace #2	\$650,000	\$635,000	\$615,000	95%	97%	69
Sunnyvale	80820839	880 East Fremont Avenue #310	\$522,000	\$500,000	\$500,000	96%	100%	301
Sunnyvale	80821150	1001 East Evelyn Terrace #106	\$383,888	\$375,000	\$360,000	94%	96%	62
Sunnyvale	80822524	125 Connemara Way #66	\$548,888	\$548,888	\$537,000	98%	98%	46
Sunnyvale	80828074	771 North Fair Oaks Avenue #7	\$324,999	\$324,999	\$317,000	98%	98%	20
Sunnyvale	80828928	1033 Scotia Terrace #201	\$464,000	\$464,000	\$432,320	93%	93%	24
Sunnyvale	80830121	1265 East Fremont Terrace	\$765,000	\$765,000	\$741,000	97%	97%	15
Sunnyvale	80831437	1287 West Fremont Terrace	\$719,950	\$719,950	\$722,000	100%	100%	7
Sunnyvale	80832046	929 East El Camino Real #420E	\$463,000	\$463,000	\$435,000	94%	94%	97
Sunnyvale	80833452	608 San Conrado Terrace #6	\$419,000	\$419,000	\$415,000	99%	99%	6
Sunnyvale	80835048	865 Rattan Terrace	\$649,000	\$649,000	\$650,000	100%	100%	3
			\$541,902	\$533,060	\$519,844	96%	98%	84