

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

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80821289	615 Johanna Avenue	\$530,000	\$375,000	\$360,000	68%	96%	312
Sunnyvale	80836100	699 Borregas Avenue	\$699,000	\$529,000	\$529,000	76%	100%	168
Sunnyvale	80912336	864 The Dalles Avenue	\$1,298,000	\$1,269,000	\$1,269,000	98%	100%	154
Sunnyvale	80916246	977 Foxglove Drive	\$775,000	\$775,000	\$760,000	98%	98%	174
Sunnyvale	80916699	1061 Duane Court	\$485,000	\$450,000	\$433,700	89%	96%	135
Sunnyvale	80917714	971 Ticonderoga Drive	\$1,100,000	\$910,000	\$875,000	80%	96%	150
Sunnyvale	80921502	898 Zinfandel Way	\$1,367,000	\$1,199,000	\$1,090,000	80%	91%	122
Sunnyvale	80925526	799 West Homestead Road	\$988,000	\$949,000	\$920,000	93%	97%	54
Sunnyvale	80925808	1077 Rockefeller Drive	\$1,095,000	\$996,000	\$950,000	87%	95%	88
Sunnyvale	80926117	381 Florence Street	\$868,000	\$868,000	\$858,500	99%	99%	76
Sunnyvale	80926852	1151 Bennington Drive	\$850,000	\$799,000	\$775,000	91%	97%	85
Sunnyvale	80926943	375 Balsam Avenue	\$499,000	\$499,000	\$536,000	107%	107%	52
Sunnyvale	80927414	439 Glendale Avenue	\$386,700	\$386,700	\$390,000	101%	101%	48
Sunnyvale	80927964	980 Lakewood Drive	\$377,000	\$377,000	\$401,000	106%	106%	7
Sunnyvale	80928009	1202 Heatherstone Way	\$650,000	\$650,000	\$647,800	100%	100%	50
Sunnyvale	80929049	718 Henderson Avenue	\$838,000	\$838,000	\$785,000	94%	94%	44
Sunnyvale	80929257	439 Ositos Avenue	\$848,000	\$848,000	\$810,000	96%	96%	65
Sunnyvale	80930000	1374 Sandia Avenue	\$350,000	\$350,000	\$405,000	116%	116%	71
Sunnyvale	80930097	1373 Torrance Avenue	\$200,000	\$450,000	\$469,650	235%	104%	17
Sunnyvale	80931749	440 Nuestra Avenue	\$838,000	\$838,000	\$787,000	94%	94%	41
Sunnyvale	80932330	150 South Pastoria Avenue	\$520,000	\$494,000	\$511,000	98%	103%	46
Sunnyvale	80932586	1678 Langport Drive	\$1,190,000	\$1,190,000	\$1,150,000	97%	97%	107
Sunnyvale	80932683	1623 Edmonton Avenue	\$1,139,000	\$1,139,000	\$1,095,000	96%	96%	8
Sunnyvale	80932698	742 Blue Sage Drive	\$848,000	\$848,000	\$828,888	98%	98%	37
Sunnyvale	80933054	1520 Meadowlark Lane	\$799,534	\$799,534	\$771,500	96%	96%	36
Sunnyvale	80934019	859 Maranta Avenue	\$965,000	\$915,000	\$890,000	92%	97%	23
Sunnyvale	80934631	418 South Mary Avenue	\$420,750	\$420,750	\$525,000	125%	125%	7
Sunnyvale	80934665	1625 Longspur Avenue	\$875,000	\$859,000	\$845,000	97%	98%	38
Sunnyvale	80935020	297 Beemer Avenue	\$698,000	\$698,000	\$668,000	96%	96%	30
Sunnyvale	80935114	1602 South Wolfe Road	\$593,750	\$593,750	\$660,000	111%	111%	24
Sunnyvale	80935165	660 Toyon Avenue	\$554,400	\$554,400	\$560,000	101%	101%	20
Sunnyvale	80936371	1020 Lupine Drive	\$999,888	\$999,888	\$950,000	95%	95%	19
Sunnyvale	80936386	1139 Blair Avenue	\$825,000	\$825,000	\$835,000	101%	101%	7
Sunnyvale	80936528	1505 Lochinvar Avenue	\$849,000	\$849,000	\$870,000	102%	102%	8
Sunnyvale	80936801	1276 Prescott Avenue	\$499,000	\$499,000	\$470,000	94%	94%	22
Sunnyvale	80936867	854 Carlisle Way	\$789,000	\$789,000	\$775,000	98%	98%	123
Sunnyvale	80936943	1395 Torrance Avenue	\$519,900	\$519,900	\$540,000	104%	104%	5
Sunnyvale	80937126	1218 Lime Drive	\$875,000	\$875,000	\$872,000	100%	100%	26
Sunnyvale	80937366	547 Pine Avenue	\$525,000	\$525,000	\$550,000	105%	105%	25
Sunnyvale	80937615	654 West Remington Drive	\$929,000	\$929,000	\$897,500	97%	97%	14
Sunnyvale	80937628	645 Borregas Avenue	\$479,000	\$479,000	\$550,000	115%	115%	12
Sunnyvale	80937678	974 Leighton Way	\$799,950	\$799,950	\$780,000	98%	98%	5
Sunnyvale	80938182	405 South Sunnyvale Avenue	\$455,400	\$455,400	\$515,000	113%	113%	51

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Sunnyvale	80938187	1514 Coronach Avenue	\$901,900	\$901,900	\$918,000	102%	102%	12
Sunnyvale	80938605	138 Walnut Avenue	\$549,900	\$549,000	\$530,000	96%	97%	9
Sunnyvale	80938710	1438 Ormsby Drive	\$968,000	\$968,000	\$946,750	98%	98%	11
Sunnyvale	80939581	702 Dona Avenue	\$759,000	\$759,000	\$750,000	99%	99%	87
Sunnyvale	80939870	763 Peekskill Drive	\$1,088,000	\$1,088,000	\$1,050,000	97%	97%	8
Sunnyvale	80940906	828 Lakeknoll Drive	\$355,900	\$355,900	\$360,000	101%	101%	3
Sunnyvale	80941042	259 Velvetlake Drive	\$377,190	\$377,190	\$445,000	118%	118%	9
Sunnyvale	80942054	1137 West Knickerbocker Drive	\$898,000	\$898,000	\$910,000	101%	101%	8
Sunnyvale	80942878	545 East Duane Avenue	\$638,000	\$638,000	\$669,255	105%	105%	9
			\$744,734	\$729,755	\$725,760	97%	99%	53

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80900838	880 East Fremont Avenue #328	\$419,000	\$325,000	\$325,000	78%	100%	210
Sunnyvale	80904580	979 Pinto Palm Terrace #11	\$489,000	\$470,000	\$451,000	92%	96%	194
Sunnyvale	80912527	219 Peppermint Tree Terrace #6	\$560,000	\$560,000	\$592,500	106%	106%	40
Sunnyvale	80913111	976 Alpine Terrace #5	\$689,000	\$639,000	\$635,000	92%	99%	150
Sunnyvale	80915717	891 West California Avenue #M	\$279,000	\$280,000	\$285,000	102%	102%	188
Sunnyvale	80919240	607 Arcadia Terrace #101	\$365,750	\$374,950	\$375,000	103%	100%	147
Sunnyvale	80919414	1107 Reed Avenue #A	\$299,000	\$335,000	\$335,000	112%	100%	99
Sunnyvale	80927211	186 Arroyo Terrace	\$658,000	\$648,000	\$615,000	93%	95%	83
Sunnyvale	80929645	999 West Evelyn Terrace #30	\$330,000	\$299,900	\$300,000	91%	100%	46
Sunnyvale	80930666	929 East El Camino Real #211C	\$340,000	\$320,000	\$320,000	94%	100%	62
Sunnyvale	80931317	702 San Conrado Terrace #1	\$342,000	\$342,000	\$345,000	101%	101%	16
Sunnyvale	80933301	836 Maria Lane	\$639,000	\$639,000	\$650,000	102%	102%	7
Sunnyvale	80933676	987 La Mesa Terrace #H	\$649,500	\$631,000	\$625,000	96%	99%	35
Sunnyvale	80934383	838 Maria Lane	\$639,000	\$639,000	\$635,000	99%	99%	1
Sunnyvale	80935012	663 Picasso Terrace	\$630,000	\$598,888	\$603,001	96%	101%	38
Sunnyvale	80935372	979 La Mesa Terrace #B	\$667,000	\$667,000	\$640,000	96%	96%	15
Sunnyvale	80935478	617 Arcadia Terrace #305	\$405,000	\$405,000	\$405,250	100%	100%	5
Sunnyvale	80935521	865 Carlisle Way #113	\$514,000	\$514,000	\$514,514	100%	100%	0
Sunnyvale	80936866	250 Santa Fe Terrace #310	\$388,000	\$388,000	\$395,888	102%	102%	4
Sunnyvale	80937029	1226 Crescent Terrace	\$539,500	\$539,500	\$550,000	102%	102%	12
Sunnyvale	80937240	125 Connemara Way #166	\$499,950	\$499,950	\$495,000	99%	99%	17
Sunnyvale	80937763	757 North Fair Oaks Avenue #3	\$313,000	\$313,000	\$319,000	102%	102%	3
Sunnyvale	80938181	1024 Chula Vista Terrace	\$474,000	\$474,000	\$480,000	101%	101%	13
Sunnyvale	80938913	949 South Wolfe Road	\$675,000	\$675,000	\$670,000	99%	99%	10
Sunnyvale	80938933	1649 Albatross Drive	\$590,000	\$599,000	\$600,000	102%	100%	16
Sunnyvale	80939115	435 Hogarth Terrace	\$668,000	\$668,000	\$685,000	103%	103%	14
Sunnyvale	80939156	567 Monterey Terrace	\$625,000	\$625,000	\$628,000	100%	100%	4
Sunnyvale	80939617	755 North Fair Oaks Avenue #7	\$225,000	\$225,000	\$245,000	109%	109%	8
Sunnyvale	80940016	181 Arroyo Terrace	\$698,000	\$698,000	\$698,000	100%	100%	0
Sunnyvale	80940043	617 Arcadia Terrace #201	\$430,000	\$430,000	\$431,000	100%	100%	10

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80943697	187 Arroyo Terrace	\$698,000	\$698,000	\$691,000	99%	99%	0
			\$507,668	\$500,651	\$501,263	99%	100%	47