

Sold Price Analysis Report (September 01, 2008 to September 30, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80762324	1029 Borregas Avenue	\$715,000	\$399,000	\$480,000	67%	120%	230
Sunnyvale	80781889	294 West Eaglewood Avenue	\$599,000	\$525,000	\$535,000	89%	102%	170
Sunnyvale	80785370	3 Oak Court	\$699,000,000	\$699,000	\$630,000	0%	90%	125
Sunnyvale	80786475	683 Pinnacles Trails	\$659,900	\$599,900	\$565,000	86%	94%	136
Sunnyvale	80805102	912 Margaret Court	\$999,000	\$999,000	\$1,010,000	101%	101%	145
Sunnyvale	80805233	575 Pine Avenue	\$679,000	\$509,000	\$502,000	74%	99%	80
Sunnyvale	80807568	372 Greenlake Drive	\$499,900	\$499,900	\$444,466	89%	89%	386
Sunnyvale	80808384	1520 Norland Drive	\$1,500,000	\$1,300,000	\$1,270,000	85%	98%	65
Sunnyvale	80810157	1374 Franchere Place	\$1,488,888	\$1,215,000	\$1,180,000	79%	97%	120
Sunnyvale	80810159	579 Maple Avenue	\$588,000	\$549,000	\$500,000	85%	91%	83
Sunnyvale	80811746	1050 Hollenbeck Avenue	\$849,888	\$774,000	\$700,000	82%	90%	82
Sunnyvale	80812299	1021 East Duane Avenue	\$499,900	\$439,900	\$425,000	85%	97%	70
Sunnyvale	80812981	1110 Clydebank Court	\$1,188,000	\$1,098,000	\$1,075,000	90%	98%	71
Sunnyvale	80813160	1332 Socorro Avenue	\$459,500	\$439,500	\$390,000	85%	89%	394
Sunnyvale	80813855	1241 Manzano Way	\$464,900	\$464,900	\$450,000	97%	97%	283
Sunnyvale	80816085	1134 Merrimac Drive	\$875,000	\$825,000	\$825,000	94%	100%	44
Sunnyvale	80817579	868 San Mateo Court	\$649,000	\$625,000	\$610,000	94%	98%	45
Sunnyvale	80817801	1190 Skylake Court	\$499,000	\$499,000	\$490,000	98%	98%	27
Sunnyvale	80818520	925 Fairwood Avenue	\$449,900	\$449,900	\$435,000	97%	97%	34
Sunnyvale	80819889	1067 Grape Avenue	\$895,000	\$850,000	\$830,000	93%	98%	50
Sunnyvale	80820249	821 South Knickerbocker Drive	\$887,000	\$835,000	\$835,000	94%	100%	75
Sunnyvale	80820282	769 Lowell Court	\$1,098,000	\$1,098,000	\$1,095,000	100%	100%	25
Sunnyvale	80820313	858 Elmira Drive	\$1,198,000	\$1,198,000	\$1,178,000	98%	98%	35
Sunnyvale	80820316	1333 Selo Drive	\$749,000	\$749,000	\$715,000	95%	95%	48
Sunnyvale	80820653	318 West Duane Avenue	\$475,000	\$475,000	\$475,000	100%	100%	1
Sunnyvale	80820745	870 Rubis Drive	\$1,050,000	\$1,000,000	\$1,000,000	95%	100%	21
Sunnyvale	80821503	1353 Flicker Way	\$1,049,000	\$1,024,950	\$985,000	94%	96%	31
Sunnyvale	80821828	1601 Lochinvar Avenue	\$899,000	\$899,000	\$890,000	99%	99%	39
Sunnyvale	80821868	156 South Pastoria Avenue	\$949,970	\$949,970	\$950,000	100%	100%	33
Sunnyvale	80822151	861 Sutter Avenue	\$878,000	\$878,000	\$860,000	98%	98%	61
Sunnyvale	80822152	786 Gavello Avenue	\$977,500	\$977,500	\$950,000	97%	97%	20
Sunnyvale	80822162	1274 Socorro Avenue	\$493,900	\$413,900	\$425,000	86%	103%	26
Sunnyvale	80822190	1489 Hampton Drive	\$849,000	\$799,000	\$777,000	92%	97%	31
Sunnyvale	80822195	1219 Prescott Avenue	\$589,888	\$589,888	\$555,000	94%	94%	70
Sunnyvale	80823097	1137 Heatherstone Way	\$879,000	\$879,000	\$848,000	96%	96%	13
Sunnyvale	80823360	834 West Remington Drive	\$898,000	\$898,000	\$895,000	100%	100%	13
Sunnyvale	80823414	1087 Kildare Avenue	\$988,000	\$988,000	\$968,000	98%	98%	23
Sunnyvale	80823415	546 Dawn Drive	\$1,400,000	\$1,400,000	\$1,290,000	92%	92%	26
Sunnyvale	80824668	654 Lakefair Drive	\$469,900	\$469,900	\$450,000	96%	96%	22
Sunnyvale	80824827	1044 Renoir Court	\$850,000	\$850,000	\$850,000	100%	100%	15
Sunnyvale	80824852	1563 Murre Lane	\$889,000	\$889,000	\$908,888	102%	102%	7
Sunnyvale	80825710	544 Crawford Drive	\$950,000	\$865,000	\$830,000	87%	96%	38
Sunnyvale	80826264	1167 Tucson Avenue	\$414,900	\$414,900	\$425,000	102%	102%	167

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Sunnyvale	80826276	1575 Kennewick Drive	\$1,299,000	\$1,299,000	\$1,275,000	98%	98%	20
Sunnyvale	80826306	1601 Longspur Avenue	\$899,000	\$899,000	\$900,000	100%	100%	21
Sunnyvale	80827172	829 South Knickerbocker Drive	\$775,000	\$775,000	\$760,000	98%	98%	11
Sunnyvale	80827471	1556 Nuthatch Lane	\$890,000	\$890,000	\$970,000	109%	109%	9
Sunnyvale	80827599	1397 Deroche Court	\$999,900	\$999,900	\$1,050,000	105%	105%	9
Sunnyvale	80827671	1549 Murre Lane	\$879,000	\$879,000	\$899,000	102%	102%	9
Sunnyvale	80827673	744 Chemowa Court	\$1,268,000	\$1,268,000	\$1,250,000	99%	99%	6
Sunnyvale	80827687	975 Glenbar Avenue	\$928,000	\$928,000	\$925,000	100%	100%	9
Sunnyvale	80827689	898 Persimmon Avenue	\$939,000	\$939,000	\$988,000	105%	105%	8
Sunnyvale	80829344	509 Davenport Court	\$824,500	\$824,500	\$805,000	98%	98%	60
Sunnyvale	80830505	1227 Palamos Avenue	\$609,000	\$590,000	\$583,000	96%	99%	94
Sunnyvale	80830931	913 Bluebonnet Drive	\$849,999	\$849,999	\$830,000	98%	98%	46
Sunnyvale	80831031	377 Redondo Terrace	\$959,000	\$949,000	\$1,000,000	104%	105%	2
Sunnyvale	80831416	1537 Samedra Street	\$989,000	\$989,000	\$1,043,000	105%	105%	10
Sunnyvale	80831496	767 Palm Court	\$878,000	\$878,000	\$885,000	101%	101%	6
Sunnyvale	80834598	490 Maxine Court	\$998,000	\$998,000	\$985,000	99%	99%	0
Sunnyvale	80826194	1585 Klamath Drive	\$1,298,000	\$1,298,000	\$1,375,000	106%	106%	10
Sunnyvale	80826311	1232 Mandarin Drive	\$1,248,000	\$1,248,000	\$1,258,000	101%	101%	139
			\$12,311,004	\$832,826	\$824,301	7%	99%	65

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80754139	785 North Fair Oaks Avenue #00001	\$405,000	\$307,000	\$295,000	73%	96%	337
Sunnyvale	80788021	1291 Riesling Terrace	\$762,000	\$690,000	\$635,000	83%	92%	136
Sunnyvale	80802431	1123 Reed Avenue #C	\$365,888	\$365,888	\$352,000	96%	96%	259
Sunnyvale	80805282	578 Ironwood Terrace #00001	\$360,000	\$360,000	\$353,000	98%	98%	104
Sunnyvale	80805401	785 North Fair Oaks Avenue #00004	\$379,900	\$324,900	\$317,000	83%	98%	82
Sunnyvale	80808204	602 Arcadia Terrace #00203	\$499,000	\$455,000	\$443,000	89%	97%	86
Sunnyvale	80809493	1091 Lund Terrace #43	\$695,000	\$679,000	\$655,000	94%	96%	79
Sunnyvale	80814204	1261 Crescent Trails	\$529,000	\$499,000	\$491,000	93%	98%	72
Sunnyvale	80814610	486 Valley Oak Terrace Trails	\$721,166	\$721,166	\$721,166	100%	100%	32
Sunnyvale	80814713	1223 Picasso Drive	\$539,950	\$499,000	\$500,000	93%	100%	107
Sunnyvale	80816961	1007 Chula Vista Terrace	\$529,000	\$529,900	\$525,000	99%	99%	42
Sunnyvale	80819541	473 Costa Mesa Terrace #H	\$529,000	\$499,000	\$470,000	89%	94%	60
Sunnyvale	80820310	979 Pinto Palm Terrace #10	\$518,888	\$518,888	\$490,000	94%	94%	33
Sunnyvale	80821061	1109 Reed Avenue #B	\$388,000	\$388,000	\$382,000	98%	98%	67
Sunnyvale	80822485	608 San Conrado Terrace #00004	\$422,400	\$402,000	\$378,305	90%	94%	56
Sunnyvale	80823076	250 Santa Fe Terrace #320	\$429,000	\$420,000	\$412,500	96%	98%	193
Sunnyvale	80823734	777 Hollenbeck Avenue #6F	\$699,950	\$699,950	\$688,000	98%	98%	80
Sunnyvale	80824823	334 Dunsmuir Terrace #1	\$539,000	\$539,000	\$539,000	100%	100%	14
Sunnyvale	80824867	998 La Mesa Terrace #G	\$724,900	\$724,900	\$702,500	97%	97%	34
Sunnyvale	80826289	131 Holly Terrace	\$759,000	\$719,000	\$710,000	94%	99%	19
Sunnyvale	80826328	755 North Fair Oaks Avenue #3	\$328,000	\$328,000	\$315,000	96%	96%	330

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Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	80827638	405 Crescent Avenue	\$749,000	\$749,000	\$751,000	100%	100%	5
Sunnyvale	80828923	1104 Blackberry Terrace	\$668,000	\$668,000	\$668,000	100%	100%	9
Sunnyvale	80829225	250 Santa Fe Terrace #120	\$418,000	\$418,000	\$420,000	100%	100%	7
Sunnyvale	80829756	891 West California Avenue #Y	\$324,888	\$324,888	\$350,000	108%	108%	14
			\$531,357	\$513,179	\$502,539	95%	98%	90