

## Sold Price Analysis Report (April 02, 2013 to April 30, 2013)

### Single Family Residential

| Area      | MLS #    | Address                  | Org Price   | List Price  | Sold Price  | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-----------|----------|--------------------------|-------------|-------------|-------------|--------------|---------------|-----|
| Sunnyvale | 81230050 | 1256 Oak Creek Way       | \$430,000   | \$430,000   | \$440,000   | 102%         | 102%          | 0   |
| Sunnyvale | 81235927 | 1042 Colusa Avenue       | \$390,000   | \$390,000   | \$391,000   | 100%         | 100%          | 6   |
| Sunnyvale | 81302566 | 414 Charles Avenue       | \$700,000   | \$700,000   | \$694,000   | 99%          | 99%           | 12  |
| Sunnyvale | 81303391 | 1059 Morningside Drive   | \$938,000   | \$938,000   | \$962,000   | 103%         | 103%          | 10  |
| Sunnyvale | 81303573 | 202 East Ferndale Avenue | \$699,000   | \$699,000   | \$744,888   | 107%         | 107%          | 16  |
| Sunnyvale | 81304968 | 494 Morse Avenue         | \$799,000   | \$799,000   | \$840,000   | 105%         | 105%          | 22  |
| Sunnyvale | 81305053 | 847 Laburnum Drive       | \$998,000   | \$998,000   | \$1,225,000 | 123%         | 123%          | 8   |
| Sunnyvale | 81305659 | 558 Gail Avenue          | \$798,000   | \$798,000   | \$960,000   | 120%         | 120%          | 10  |
| Sunnyvale | 81305762 | 888 Kearney Terrace      | \$988,800   | \$988,800   | \$1,125,000 | 114%         | 114%          | 8   |
| Sunnyvale | 81305901 | 803 Wilmington Ter       | \$1,298,000 | \$1,298,000 | \$1,425,000 | 110%         | 110%          | 11  |
| Sunnyvale | 81306177 | 674 Madrone Avenue       | \$628,000   | \$628,000   | \$665,000   | 106%         | 106%          | 13  |
| Sunnyvale | 81306306 | 1641 Kennewick Drive     | \$1,328,000 | \$1,328,000 | \$1,450,000 | 109%         | 109%          | 8   |
| Sunnyvale | 81306777 | 645 Ashbourne Drive      | \$945,000   | \$945,000   | \$1,051,000 | 111%         | 111%          | 9   |
| Sunnyvale | 81306833 | 1055 Merrimac Drive      | \$948,000   | \$948,000   | \$1,100,000 | 116%         | 116%          | 9   |
| Sunnyvale | 81306837 | 1650 Goldfinch Way       | \$895,000   | \$895,000   | \$1,100,000 | 123%         | 123%          | 8   |
| Sunnyvale | 81306880 | 1014 Wright Court        | \$1,198,000 | \$1,198,000 | \$1,310,000 | 109%         | 109%          | 6   |
| Sunnyvale | 81306938 | 868 Lakehaven Drive      | \$549,000   | \$549,000   | \$605,000   | 110%         | 110%          | 14  |
| Sunnyvale | 81307009 | 1213 Rembrandt Drive     | \$969,999   | \$969,999   | \$1,120,000 | 115%         | 115%          | 7   |
| Sunnyvale | 81307147 | 169 Sunset Avenue        | \$799,000   | \$799,000   | \$905,000   | 113%         | 113%          | 7   |
| Sunnyvale | 81307160 | 1060 Fulton Avenue       | \$549,000   | \$549,000   | \$630,000   | 115%         | 115%          | 24  |
| Sunnyvale | 81307230 | 1128 Stonylake Court     | \$549,999   | \$549,999   | \$601,000   | 109%         | 109%          | 8   |
| Sunnyvale | 81307331 | 1495 Valcartier Street   | \$1,190,000 | \$1,190,000 | \$1,515,000 | 127%         | 127%          | 12  |
| Sunnyvale | 81307463 | 928 Leighton Way         | \$1,098,000 | \$1,098,000 | \$1,150,000 | 105%         | 105%          | 8   |
| Sunnyvale | 81307470 | 983 Lakedale Way         | \$479,888   | \$479,888   | \$610,000   | 127%         | 127%          | 11  |
| Sunnyvale | 81307481 | 1065 Lily Avenue         | \$799,000   | \$799,000   | \$864,000   | 108%         | 108%          | 0   |
| Sunnyvale | 81307583 | 1467 Bedford Avenue      | \$998,000   | \$998,000   | \$1,431,000 | 143%         | 143%          | 11  |
| Sunnyvale | 81307586 | 1441 Norman Drive        | \$699,000   | \$699,000   | \$850,000   | 122%         | 122%          | 11  |
| Sunnyvale | 81307642 | 826 Cathedral Drive      | \$1,375,000 | \$1,375,000 | \$1,500,000 | 109%         | 109%          | 8   |
| Sunnyvale | 81307660 | 842 Revere Drive         | \$1,149,000 | \$1,149,000 | \$1,190,000 | 104%         | 104%          | 9   |
| Sunnyvale | 81307712 | 1344 Thunderbird Avenue  | \$899,000   | \$899,000   | \$870,000   | 97%          | 97%           | 17  |
| Sunnyvale | 81307725 | 628 Manzanita Avenue     | \$675,000   | \$675,000   | \$675,000   | 100%         | 100%          | 8   |
| Sunnyvale | 81307756 | 718 San Tomas Street     | \$649,000   | \$649,000   | \$649,000   | 100%         | 100%          | 7   |
| Sunnyvale | 81307778 | 584 West Remington Drive | \$948,000   | \$948,000   | \$1,080,000 | 114%         | 114%          | 9   |
| Sunnyvale | 81307781 | 1631 South Wolfe Road    | \$799,800   | \$799,800   | \$901,000   | 113%         | 113%          | 8   |
| Sunnyvale | 81307828 | 629 San Miguel Avenue    | \$649,000   | \$649,888   | \$688,800   | 106%         | 106%          | 16  |
| Sunnyvale | 81307936 | 1243 Robbia Court        | \$925,000   | \$925,000   | \$1,060,000 | 115%         | 115%          | 7   |
| Sunnyvale | 81308286 | 1532 South Mary Avenue   | \$1,153,000 | \$1,153,000 | \$1,300,000 | 113%         | 113%          | 14  |
| Sunnyvale | 81308305 | 874 Trenton Drive        | \$1,199     | \$1,199,000 | \$1,410,000 | 117598%      | 118%          | 12  |
| Sunnyvale | 81308308 | 993 Glenbar Avenue       | \$975,000   | \$975,000   | \$1,205,000 | 124%         | 124%          | 10  |
| Sunnyvale | 81308406 | 380 East Arbor Avenue    | \$588,888   | \$588,888   | \$700,000   | 119%         | 119%          | 12  |
| Sunnyvale | 81308458 | 1032 Fig Avenue          | \$980,000   | \$980,000   | \$1,060,000 | 108%         | 108%          | 7   |
| Sunnyvale | 81308621 | 1563 Partridge Court     | \$895,000   | \$895,000   | \$1,120,000 | 125%         | 125%          | 7   |
| Sunnyvale | 81308733 | 647 Santa Paula Avenue   | \$519,000   | \$519,000   | \$670,000   | 129%         | 129%          | 9   |

## Sold Price Analysis Report (April 02, 2013 to April 30, 2013)

### Single Family Residential

| Area      | MLS #    | Address                 | Org Price          | List Price       | Sold Price       | Sold\$/Org\$ | Sold\$/List\$ | DOM       |
|-----------|----------|-------------------------|--------------------|------------------|------------------|--------------|---------------|-----------|
| Sunnyvale | 81308741 | 640 Smoke Tree Way      | \$948,000          | \$948,000        | \$1,210,000      | 128%         | 128%          | 8         |
| Sunnyvale | 81308754 | 781 Lois Avenue         | \$675,000          | \$675,000        | \$675,000        | 100%         | 100%          | 16        |
| Sunnyvale | 81308764 | 560 Borregas Avenue     | \$545,000          | \$545,000        | \$640,000        | 117%         | 117%          | 7         |
| Sunnyvale | 81308768 | 1336 Drysdale Street    | \$1,549,000        | \$1,448,000      | \$1,500,000      | 97%          | 104%          | 9         |
| Sunnyvale | 81308777 | 139 Waverly Street      | \$669,000          | \$669,000        | \$705,000        | 105%         | 105%          | 8         |
| Sunnyvale | 81308782 | 944 Bidwell Avenue      | \$799,000          | \$799,000        | \$960,000        | 120%         | 120%          | 7         |
| Sunnyvale | 81308988 | 573 Cheyenne Drive      | \$1,058,000        | \$1,058,000      | \$1,131,000      | 107%         | 107%          | 8         |
| Sunnyvale | 81309030 | 437 East Duane Avenue   | \$488,888,000      | \$488,888        | \$563,000        | 0%           | 115%          | 13        |
| Sunnyvale | 81309549 | 635 Toyon Avenue        | \$825,000          | \$825,000        | \$850,000        | 103%         | 103%          | 29        |
| Sunnyvale | 81309610 | 873 Somerset Drive      | \$1,195,000        | \$1,195,000      | \$1,330,000      | 111%         | 111%          | 7         |
| Sunnyvale | 81309628 | 335 North Murphy Avenue | \$688,000          | \$688,000        | \$735,000        | 107%         | 107%          | 10        |
| Sunnyvale | 81309640 | 714 Inverness Way       | \$1,149,888        | \$1,149,888      | \$1,210,000      | 105%         | 105%          | 15        |
| Sunnyvale | 81310265 | 1071 Mango Avenue       | \$998,000          | \$998,000        | \$1,210,000      | 121%         | 121%          | 9         |
| Sunnyvale | 81310535 | 4 Oak Court             | \$839,000          | \$839,000        | \$920,000        | 110%         | 110%          | 9         |
| Sunnyvale | 81311564 | 1009 Reed Avenue        | \$600,000          | \$600,000        | \$632,000        | 105%         | 105%          | 9         |
| Sunnyvale | 81312391 | 1197 Vanderbilt Court   | \$930,000          | \$930,000        | \$930,000        | 100%         | 100%          | 0         |
|           |          |                         | <b>\$9,122,008</b> | <b>\$862,662</b> | <b>\$966,842</b> | <b>11%</b>   | <b>112%</b>   | <b>10</b> |

### Townhouse/Condo (Comm Int Dev)

| Area      | MLS #    | Address                        | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-----------|----------|--------------------------------|-----------|------------|------------|--------------|---------------|-----|
| Sunnyvale | 81222187 | 631 East El Camino Real #204   | \$359,000 | \$411,000  | \$411,000  | 114%         | 100%          | 289 |
| Sunnyvale | 81236541 | 935 La Mesa Terrace #E         | \$299,000 | \$299,000  | \$355,000  | 119%         | 119%          | 18  |
| Sunnyvale | 81236765 | 556 Santa Rosalia Terrace      | \$705,000 | \$705,000  | \$729,943  | 104%         | 104%          | 8   |
| Sunnyvale | 81236781 | 562 Santa Rosalia Terrace      | \$695,000 | \$695,000  | \$706,756  | 102%         | 102%          | 8   |
| Sunnyvale | 81236782 | 560 Santa Rosalia Terrace      | \$610,000 | \$610,000  | \$612,975  | 100%         | 100%          | 8   |
| Sunnyvale | 81236881 | 558 Santa Rosalia              | \$815,000 | \$815,000  | \$825,154  | 101%         | 101%          | 11  |
| Sunnyvale | 81238760 | 584 Santa Rosalia Terrace      | \$838,000 | \$838,000  | \$838,000  | 100%         | 100%          | 14  |
| Sunnyvale | 81238761 | 586 Santa Rosalia Terrace      | \$728,000 | \$728,000  | \$770,888  | 106%         | 106%          | 12  |
| Sunnyvale | 81238762 | 580 Santa Rosalia Terrace      | \$708,000 | \$708,000  | \$720,000  | 102%         | 102%          | 12  |
| Sunnyvale | 81303131 | 247 Peppermint Tree Terrace #5 | \$674,999 | \$674,999  | \$691,000  | 102%         | 102%          | 34  |
| Sunnyvale | 81303678 | 341 South Bernardo Avenue      | \$697,500 | \$697,500  | \$680,000  | 97%          | 97%           | 14  |
| Sunnyvale | 81305068 | 250 Ficus Terrace              | \$699,999 | \$699,999  | \$768,000  | 110%         | 110%          | 9   |
| Sunnyvale | 81305161 | 617 Arcadia Terrace #202       | \$489,000 | \$489,000  | \$500,000  | 102%         | 102%          | 11  |
| Sunnyvale | 81305166 | 709 West Fremont Avenue #3     | \$505,000 | \$505,000  | \$513,000  | 102%         | 102%          | 13  |
| Sunnyvale | 81305229 | 795 North Fair Oaks Avenue #10 | \$329,000 | \$329,000  | \$370,000  | 112%         | 112%          | 6   |
| Sunnyvale | 81305846 | 461 Costa Mesa Terrace #B      | \$439,000 | \$439,000  | \$505,000  | 115%         | 115%          | 7   |
| Sunnyvale | 81305894 | 607 Lakehaven Terrace          | \$399,000 | \$399,000  | \$399,000  | 100%         | 100%          | 33  |
| Sunnyvale | 81305899 | 250 Santa Fe Terrace #323      | \$515,000 | \$515,000  | \$550,000  | 107%         | 107%          | 10  |
| Sunnyvale | 81305904 | 926 La Mesa Terrace #D         | \$678,000 | \$678,000  | \$787,000  | 116%         | 116%          | 8   |
| Sunnyvale | 81305919 | 716 Russett Terrace            | \$688,000 | \$688,000  | \$800,000  | 116%         | 116%          | 8   |
| Sunnyvale | 81305920 | 579 Leyte Terrace              | \$775,000 | \$775,000  | \$836,000  | 108%         | 108%          | 7   |
| Sunnyvale | 81306016 | 1033 Scotia Trce #302          | \$498,000 | \$498,000  | \$555,000  | 111%         | 111%          | 17  |
| Sunnyvale | 81306224 | 970 La Mesa Terrace #C         | \$682,000 | \$682,000  | \$793,888  | 116%         | 116%          | 8   |

## Sold Price Analysis Report (April 02, 2013 to April 30, 2013)

### Townhouse/Condo (Comm Int Dev)

| Area      | MLS #    | Address                          | Org Price        | List Price       | Sold Price       | Sold\$/Org\$ | Sold\$/List\$ | DOM       |
|-----------|----------|----------------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| Sunnyvale | 81306288 | 442 Ives Terrace                 | \$798,000        | \$798,000        | \$875,000        | 110%         | 110%          | 11        |
| Sunnyvale | 81306319 | 610 South Fair Oaks Avenue       | \$480,000        | \$480,000        | \$540,000        | 113%         | 113%          | 6         |
| Sunnyvale | 81306611 | 715 Quetta Avenue #M             | \$625,000        | \$625,000        | \$691,000        | 111%         | 111%          | 11        |
| Sunnyvale | 81306732 | 622 North Garland Terrace        | \$599,000        | \$599,000        | \$665,000        | 111%         | 111%          | 8         |
| Sunnyvale | 81306746 | 554 Manet Terrace                | \$726,888        | \$726,888        | \$851,000        | 117%         | 117%          | 10        |
| Sunnyvale | 81306808 | 1001 East Evelyn Terrace #144    | \$349,950        | \$349,950        | \$390,000        | 111%         | 111%          | 8         |
| Sunnyvale | 81306812 | 951 La Mesa Terrace #C           | \$398,800        | \$398,800        | \$425,000        | 107%         | 107%          | 14        |
| Sunnyvale | 81306849 | 1005 Bryant Way #F               | \$690,000        | \$690,000        | \$720,000        | 104%         | 104%          | 11        |
| Sunnyvale | 81306870 | 1218 Olivera Terrace             | \$899,888        | \$899,888        | \$930,000        | 103%         | 103%          | 14        |
| Sunnyvale | 81307517 | 809 Kingfisher Terrace           | \$749,999        | \$749,999        | \$842,500        | 112%         | 112%          | 15        |
| Sunnyvale | 81307589 | 731 West Fremont Avenue          | \$628,000        | \$628,000        | \$750,000        | 119%         | 119%          | 10        |
| Sunnyvale | 81307670 | 587 Montego Terrace              | \$674,999        | \$674,999        | \$710,500        | 105%         | 105%          | 9         |
| Sunnyvale | 81307785 | 1355 Sage Hen Way #A             | \$698,000        | \$698,000        | \$788,000        | 113%         | 113%          | 7         |
| Sunnyvale | 81307847 | 1005 Bryant Way #B               | \$739,000        | \$739,000        | \$785,000        | 106%         | 106%          | 13        |
| Sunnyvale | 81308189 | 861 Rosemary Terrace             | \$711,000        | \$711,000        | \$861,600        | 121%         | 121%          | 6         |
| Sunnyvale | 81308227 | 751 Brea Terrace                 | \$539,000        | \$539,000        | \$596,000        | 111%         | 111%          | 13        |
| Sunnyvale | 81308374 | 1001 East Evelyn Terrace #150    | \$399,950        | \$399,950        | \$440,000        | 110%         | 110%          | 4         |
| Sunnyvale | 81308617 | 1065 Saginaw Terrace #203        | \$499,000        | \$499,000        | \$600,000        | 120%         | 120%          | 8         |
| Sunnyvale | 81308649 | 929 East El Camino Real #329     | \$480,000        | \$480,000        | \$560,000        | 117%         | 117%          | 8         |
| Sunnyvale | 81308748 | 865 Carlisle Way                 | \$579,888        | \$579,888        | \$650,001        | 112%         | 112%          | 6         |
| Sunnyvale | 81308761 | 209 East Red Oak Drive #A        | \$325,000        | \$325,000        | \$360,000        | 111%         | 111%          | 8         |
| Sunnyvale | 81308789 | 1031 Lyon Terrace                | \$698,888        | \$698,888        | \$803,000        | 115%         | 115%          | 8         |
| Sunnyvale | 81309024 | 1152 La Rochelle Terrace #B      | \$730,000        | \$699,000        | \$730,000        | 100%         | 104%          | 0         |
| Sunnyvale | 81309058 | 570 Leyte Terrace                | \$749,000        | \$749,000        | \$747,500        | 100%         | 100%          | 3         |
| Sunnyvale | 81309484 | 855 Brookline Drive #I           | \$560,000        | \$560,000        | \$650,000        | 116%         | 116%          | 10        |
| Sunnyvale | 81309496 | 579 East Mckinley Avenue #B      | \$625,000        | \$625,000        | \$700,000        | 112%         | 112%          | 8         |
| Sunnyvale | 81310433 | 712 Russett Terrace              | \$699,000        | \$699,000        | \$741,000        | 106%         | 106%          | 10        |
| Sunnyvale | 81311400 | 1110 Munich Terrace              | \$685,000        | \$685,000        | \$730,000        | 107%         | 107%          | 8         |
| Sunnyvale | 81311462 | 695 South Knickerbocker Drive #4 | \$498,000        | \$498,000        | \$555,000        | 111%         | 111%          | 9         |
| Sunnyvale | 81312575 | 929 East El Camino Real #101A    | \$335,000        | \$335,000        | \$325,000        | 97%          | 97%           | 0         |
| Sunnyvale | 81313797 | 517 Porpoise Bay Terrace #D      | \$770,000        | \$770,000        | \$770,000        | 100%         | 100%          | 0         |
|           |          |                                  | <b>\$606,810</b> | <b>\$607,199</b> | <b>\$657,402</b> | <b>108%</b>  | <b>108%</b>   | <b>15</b> |