

Sold Price Analysis Report (April 02, 2012 to April 30, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81107774	595 Cypress Avenue	\$449	\$372,000	\$370,000	82405%	99%	340
Sunnyvale	81133303	662 Lakewood Drive	\$430,000	\$430,000	\$393,000	91%	91%	171
Sunnyvale	81135540	493 Novato Avenue	\$809,000	\$755,000	\$745,000	92%	99%	201
Sunnyvale	81137618	1141 Heatherstone Way	\$849,950	\$829,950	\$799,000	94%	96%	186
Sunnyvale	81147275	830 West Iowa Avenue	\$890,000	\$799,000	\$675,000	76%	84%	161
Sunnyvale	81148068	734 Georgia Avenue	\$420,000	\$420,000	\$385,000	92%	92%	22
Sunnyvale	81148959	1033 Hollenbeck Avenue	\$888,000	\$888,000	\$837,000	94%	94%	97
Sunnyvale	81149596	275 Beechnut Avenue	\$341,000	\$341,000	\$354,000	104%	104%	422
Sunnyvale	81149761	1127 Palamos Avenue	\$495,000	\$485,000	\$491,000	99%	101%	90
Sunnyvale	81200018	745 South Mary Avenue	\$845,000	\$799,900	\$800,000	95%	100%	96
Sunnyvale	81201385	449 East California Avenue	\$657,950	\$657,950	\$650,000	99%	99%	28
Sunnyvale	81201815	1134 West Mckinley Avenue	\$849,000	\$829,950	\$805,000	95%	97%	61
Sunnyvale	81202557	797 Lakechime Drive	\$399,950	\$399,950	\$425,000	106%	106%	6
Sunnyvale	81202875	1485 Flicker Way	\$849,500	\$849,500	\$927,000	109%	109%	14
Sunnyvale	81203264	147 Sunset Avenue	\$715,000	\$675,000	\$650,000	91%	96%	28
Sunnyvale	81203300	334 Greenlake Drive	\$398,500	\$399,900	\$400,000	100%	100%	24
Sunnyvale	81203510	1199 Lynn Way	\$789,900	\$768,800	\$760,000	96%	99%	36
Sunnyvale	81203776	1245 Manzano Way	\$398,000	\$398,000	\$420,000	106%	106%	9
Sunnyvale	81203801	838 Henderson Avenue	\$749,000	\$734,000	\$728,000	97%	99%	38
Sunnyvale	81204052	797 Lusterleaf Drive	\$899,000	\$879,000	\$866,845	96%	99%	41
Sunnyvale	81204203	990 Edmonds Way	\$900,000	\$900,000	\$875,000	97%	97%	3
Sunnyvale	81204460	1167 Pimento Avenue	\$1,098,000	\$1,098,000	\$1,135,000	103%	103%	9
Sunnyvale	81205662	1076 Lynn Way	\$1,199,000	\$1,150,000	\$1,125,000	94%	98%	41
Sunnyvale	81205776	1151 Viscaino Avenue	\$939,000	\$939,000	\$916,000	98%	98%	23
Sunnyvale	81206222	738 San Tomas Street	\$357,400	\$357,400	\$375,500	105%	105%	13
Sunnyvale	81206475	912 Leighton Way	\$825,000	\$825,000	\$805,000	98%	98%	27
Sunnyvale	81206516	864 Pippin Drive	\$849,000	\$849,000	\$900,000	106%	106%	9
Sunnyvale	81206635	361 Pescadero Terrace	\$889,000	\$889,000	\$910,800	102%	102%	10
Sunnyvale	81207078	871 Shirley Avenue	\$649,000	\$649,000	\$651,100	100%	100%	55
Sunnyvale	81207579	758 Blue Sage Drive	\$798,000	\$798,000	\$785,000	98%	98%	13
Sunnyvale	81207649	1050 Lackawanna Court	\$1,038,000	\$985,000	\$980,000	94%	99%	31
Sunnyvale	81207848	584 Cascade Drive	\$980,000	\$980,000	\$980,000	100%	100%	16
Sunnyvale	81207898	1170 Quince Avenue	\$1,058,000	\$1,058,000	\$1,018,000	96%	96%	7
Sunnyvale	81208029	821 Duncardine Way	\$838,000	\$838,000	\$843,000	101%	101%	30
Sunnyvale	81208227	930 Ticonderoga Drive	\$949,950	\$949,950	\$940,000	99%	99%	16
Sunnyvale	81208564	955 Hillsboro Avenue	\$1,280,000	\$1,280,000	\$1,372,000	107%	107%	10
Sunnyvale	81208590	791 The Dalles Avenue	\$950,000	\$950,000	\$1,020,000	107%	107%	10
Sunnyvale	81208609	848 Oracle Oak Place	\$748,000	\$748,000	\$778,000	104%	104%	8
Sunnyvale	81208613	1317 Nelson Way	\$1,188,000	\$1,188,000	\$1,215,000	102%	102%	11
Sunnyvale	81208614	833 Orange Avenue	\$848,000	\$848,000	\$880,000	104%	104%	7
Sunnyvale	81208999	1106 South Mary Avenue	\$888,888	\$888,888	\$955,000	107%	107%	13
Sunnyvale	81209055	1010 West Mckinley Avenue	\$649,900	\$649,900	\$690,000	106%	106%	36
Sunnyvale	81209191	957 Edmonds Way	\$1,269,000	\$1,269,000	\$1,350,000	106%	106%	6

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Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81209498	928 East Evelyn Avenue	\$478,000	\$478,000	\$510,000	107%	107%	8
Sunnyvale	81209564	1138 Rockefeller Drive	\$1,098,000	\$1,098,000	\$1,165,000	106%	106%	9
Sunnyvale	81209956	282 Twinlake Drive	\$439,555	\$439,555	\$465,000	106%	106%	7
Sunnyvale	81210044	295 West Arbor Avenue	\$579,888	\$579,888	\$620,000	107%	107%	5
Sunnyvale	81210294	428 Crescent Avenue	\$848,000	\$848,000	\$905,749	107%	107%	7
Sunnyvale	81210313	805 Harvard Avenue	\$879,900	\$879,900	\$945,000	107%	107%	8
Sunnyvale	81210327	1463 Valcartier Street	\$998,000	\$998,000	\$1,210,000	121%	121%	8
Sunnyvale	81210371	395 North Fernwood Circle	\$445,000	\$445,000	\$440,000	99%	99%	15
Sunnyvale	81210383	596 East Duane Avenue	\$375,000	\$375,000	\$385,000	103%	103%	9
Sunnyvale	81210391	1014 Gloucester Court	\$959,000	\$959,000	\$995,000	104%	104%	10
Sunnyvale	81210499	669 West Remington Drive	\$839,800	\$839,800	\$890,000	106%	106%	9
Sunnyvale	81210521	810 Quetta Avenue	\$848,000	\$848,000	\$931,000	110%	110%	8
Sunnyvale	81210608	1474 Teal Drive	\$849,000	\$849,000	\$845,000	100%	100%	9
Sunnyvale	81211540	759 Ajax Drive	\$699,000	\$699,000	\$699,000	100%	100%	1
Sunnyvale	81212515	774 Carolina Avenue	\$441,500	\$441,500	\$441,500	100%	100%	7
			\$769,672	\$768,563	\$783,233	102%	102%	45

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81013205	607 Arcadia Terrace #104	\$450,000	\$350,000	\$350,000	78%	100%	655
Sunnyvale	81044170	210 Red Oak Drive #I	\$279,777	\$247,128	\$230,000	82%	93%	482
Sunnyvale	81113689	1062 Michelangelo Drive	\$550,000	\$500,000	\$510,000	93%	102%	360
Sunnyvale	81132098	577 East Taylor Avenue #J	\$319,000	\$319,000	\$210,000	66%	92%	56
Sunnyvale	81145978	880 East Fremont Avenue #725	\$319,999	\$319,999	\$325,000	102%	102%	21
Sunnyvale	81148001	880 East Fremont Avenue #319	\$339,000	\$339,000	\$310,000	91%	91%	110
Sunnyvale	81200096	979 Pinto Palm Terrace #33	\$385,000	\$385,000	\$385,000	100%	100%	9
Sunnyvale	81201133	686 Montara Terrace	\$599,000	\$599,000	\$580,000	97%	97%	50
Sunnyvale	81201594	437 Costa Mesa Terrace #G	\$405,000	\$410,000	\$400,000	99%	98%	47
Sunnyvale	81203401	958 East Duane Avenue #200	\$455,529	\$455,529	\$455,529	100%	100%	4
Sunnyvale	81205287	610 Arcadia Terrace #201	\$399,888	\$399,888	\$402,000	101%	101%	12
Sunnyvale	81206673	315 Dunsmuir Terrace #5	\$445,000	\$445,000	\$433,000	97%	97%	19
Sunnyvale	81207563	1155 La Rochelle Terrace #G	\$629,000	\$629,000	\$656,000	104%	104%	7
Sunnyvale	81208003	715 Quetta Avenue #N	\$535,000	\$535,000	\$540,000	101%	101%	13
Sunnyvale	81208008	134 Carroll Street #202	\$388,800	\$388,800	\$423,000	109%	109%	12
Sunnyvale	81208082	725 Russett Terrace	\$680,000	\$680,000	\$727,000	107%	107%	12
Sunnyvale	81208457	478 Ives Terrace	\$775,000	\$775,000	\$775,000	100%	100%	19
Sunnyvale	81208632	987 Asilomar Terrace #1	\$519,000	\$519,000	\$520,000	100%	100%	23
Sunnyvale	81208762	1655 Albatross Drive	\$634,888	\$634,888	\$651,000	103%	103%	22
Sunnyvale	81209126	863 Rattan Terrace	\$670,000	\$670,000	\$660,000	99%	99%	11
Sunnyvale	81209138	125 Connemara Way #8	\$499,000	\$499,000	\$499,000	100%	100%	1
Sunnyvale	81209254	1160 La Rochelle Terrace #C	\$580,000	\$580,000	\$580,000	100%	100%	31
Sunnyvale	81209576	1273 Crescent Terrace	\$545,000	\$545,000	\$545,000	100%	100%	8
Sunnyvale	81209578	412 Crescent Avenue #36	\$488,000	\$488,000	\$498,000	102%	102%	10

Sold Price Analysis Report (April 02, 2012 to April 30, 2012)**Townhouse/Condo (Comm Int Dev)**

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81210019	1271 Poplar Avenue #206	\$329,999	\$329,999	\$361,000	109%	109%	5
Sunnyvale	81210340	929 East El Camino Real #121F	\$349,000	\$349,000	\$375,000	107%	107%	7
Sunnyvale	81210419	1360 Road Runner Terrace #J	\$669,000	\$669,000	\$675,000	101%	101%	7
Sunnyvale	81210488	168 Holly Terrace	\$699,000	\$699,000	\$800,000	114%	114%	10
Sunnyvale	81210515	627 South Ahwanee Terrace	\$369,000	\$369,000	\$395,000	107%	107%	9
Sunnyvale	81210601	506 Solomon Terrace	\$638,000	\$638,000	\$665,000	104%	104%	7
			\$498,163	\$489,241	\$497,851	100%	102%	68