

Sold Price Analysis Report (July 02, 2012 to July 31, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	81216973	1786 Lamont Court	\$985,000	\$985,000	\$1,160,000	118%	118%	22
Sunnyvale	81130036	156 West Maude Avenue	\$409,950	\$399,000	\$360,000	88%	90%	248
Sunnyvale	81138910	991 Azalea Drive	\$700,000	\$700,000	\$680,000	97%	97%	131
Sunnyvale	81202661	814 San Pier Court	\$450,000	\$332,600	\$341,300	76%	103%	111
Sunnyvale	81204938	415 Wilson Avenue	\$450,000	\$479,000	\$517,000	115%	108%	7
Sunnyvale	81210013	230 Twinlake Drive	\$450,000	\$450,000	\$450,000	100%	100%	4
Sunnyvale	81210100	1111 Lily Avenue	\$810,000	\$810,000	\$790,000	98%	98%	30
Sunnyvale	81211730	927 Aberdeen Drive	\$1,188,000	\$1,188,000	\$1,145,000	96%	96%	48
Sunnyvale	81211851	1474 Valcartier Street	\$1,999,000	\$1,749,999	\$1,650,000	83%	94%	78
Sunnyvale	81212603	887 South Mary Avenue	\$940,000	\$940,000	\$950,000	101%	101%	57
Sunnyvale	81215237	1154 Plum Avenue	\$1,099,000	\$1,049,000	\$1,049,000	95%	100%	39
Sunnyvale	81216286	1003 Bryant Way	\$899,000	\$899,000	\$875,000	97%	97%	25
Sunnyvale	81216925	195 West Duane Avenue	\$568,800	\$568,800	\$575,000	101%	101%	31
Sunnyvale	81217242	586 Torland Court	\$1,088,000	\$1,088,000	\$1,090,000	100%	100%	8
Sunnyvale	81217286	1048 East Evelyn Avenue	\$885,000	\$885,000	\$885,000	100%	100%	45
Sunnyvale	81218354	240 Hazelton Avenue	\$549,000	\$549,000	\$605,000	110%	110%	8
Sunnyvale	81218381	890 Lois Avenue	\$799,000	\$799,000	\$830,000	104%	104%	9
Sunnyvale	81218797	904 West Olive Avenue	\$849,000	\$849,000	\$940,000	111%	111%	13
Sunnyvale	81219124	699 Carolina Avenue	\$499,900	\$499,900	\$475,000	95%	95%	8
Sunnyvale	81219388	966 Astoria Drive	\$986,000	\$986,000	\$1,080,000	110%	110%	17
Sunnyvale	81219412	555 South Sunnyvale Avenue	\$639,000	\$555,000	\$576,000	90%	104%	21
Sunnyvale	81219655	718 Manzanita Avenue	\$399,950	\$399,950	\$399,950	100%	100%	25
Sunnyvale	81219771	1376 Bobolink Circle	\$899,000	\$899,000	\$900,000	100%	100%	21
Sunnyvale	81219868	1303 Bobwhite Avenue	\$1,479,000	\$1,479,000	\$1,437,000	97%	97%	10
Sunnyvale	81220060	1436 Flicker Way	\$1,000,000	\$1,000,000	\$997,375	100%	100%	16
Sunnyvale	81220170	798 Steuben Drive	\$1,199,500	\$1,099,500	\$1,100,000	92%	100%	21
Sunnyvale	81220182	1556 Samedra Street	\$1,099,000	\$1,098,000	\$1,265,000	115%	115%	8
Sunnyvale	81220198	639 Santa Barbara Terrace	\$788,000	\$788,000	\$808,000	103%	103%	11
Sunnyvale	81220205	1479 Barton Drive	\$1,198,000	\$1,198,000	\$1,305,000	109%	109%	8
Sunnyvale	81220223	1389 Thunderbird Avenue	\$939,000	\$939,000	\$1,000,000	106%	106%	7
Sunnyvale	81220360	1758 Wright Avenue	\$950,000	\$950,000	\$922,600	97%	97%	11
Sunnyvale	81220374	1130 Lexington Drive	\$999,000	\$999,000	\$983,000	98%	98%	31
Sunnyvale	81220408	1121 West Mckinley Avenue	\$699,000	\$699,000	\$715,000	102%	102%	12
Sunnyvale	81221194	1149 South Mary Avenue	\$968,000	\$968,000	\$950,000	98%	98%	14
Sunnyvale	81221200	1549 Barton Drive	\$1,259,000	\$1,259,000	\$1,330,000	106%	106%	8
Sunnyvale	81221224	913 Carson Drive	\$868,000	\$868,000	\$990,000	114%	114%	10
Sunnyvale	81221228	1139 Pome Avenue	\$850,000	\$850,000	\$915,000	108%	108%	7
Sunnyvale	81221234	813 Ponderosa Avenue	\$778,000	\$778,000	\$800,000	103%	103%	15
Sunnyvale	81221243	137 Chestnut Avenue	\$575,000	\$575,000	\$640,000	111%	111%	6
Sunnyvale	81221246	368 Flora Vista Avenue	\$599,000	\$599,000	\$615,000	103%	103%	8
Sunnyvale	81221249	1013 Rosa Avenue	\$788,000	\$788,000	\$778,000	99%	99%	14
Sunnyvale	81221271	1090 Ticonderoga Drive	\$999,000	\$999,000	\$1,122,222	112%	112%	8
Sunnyvale	81221449	866 East California Avenue	\$565,000	\$565,000	\$630,000	112%	112%	22

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Sunnyvale	81221655	628 San Diego Avenue	\$628,000	\$628,000	\$645,000	103%	103%	8
Sunnyvale	81221664	793 Lakemuir Drive	\$450,000	\$450,000	\$490,000	109%	109%	9
Sunnyvale	81221701	1128 Stonelake Court	\$465,000	\$465,000	\$515,000	111%	111%	9
Sunnyvale	81221912	610 Santa Catalina Terrace	\$695,000	\$695,000	\$725,000	104%	104%	16
Sunnyvale	81221987	831 West Washington Avenue	\$799,000	\$799,000	\$789,000	99%	99%	16
Sunnyvale	81222152	873 Pippin Drive	\$838,600	\$838,600	\$908,000	108%	108%	9
Sunnyvale	81222212	1139 Plum Avenue	\$848,000	\$848,000	\$1,020,000	120%	120%	9
Sunnyvale	81222259	1072 West Remington Drive	\$899,000	\$899,000	\$940,000	105%	105%	8
Sunnyvale	81222291	1486 Thunderbird Avenue	\$975,000	\$975,000	\$985,000	101%	101%	6
Sunnyvale	81222313	1390 Hampton Drive	\$725,000	\$725,000	\$710,000	98%	98%	8
Sunnyvale	81222742	1006 Fulton Avenue	\$400,000	\$400,000	\$461,000	115%	115%	9
Sunnyvale	81223039	1059 Manhattan Court	\$775,000	\$775,000	\$815,000	105%	105%	9
Sunnyvale	81223220	843 Inverness Way	\$795,000	\$795,000	\$852,000	107%	107%	8
Sunnyvale	81223920	157 Encino Court	\$859,000	\$859,000	\$865,000	101%	101%	12
Sunnyvale	81224033	923 The Dalles Avenue	\$959,500	\$959,500	\$1,055,000	110%	110%	14
Sunnyvale	81224127	986 Azalea Drive	\$770,000	\$770,000	\$800,000	104%	104%	9
Sunnyvale	81224137	493 Maxine Court	\$985,000	\$985,000	\$1,175,000	119%	119%	9
Sunnyvale	81224164	1512 Cormorant Court	\$1,068,000	\$1,068,000	\$1,131,000	106%	106%	11
Sunnyvale	81224346	1485 Yukon Drive	\$779,888	\$779,888	\$840,000	108%	108%	9
Sunnyvale	81224536	675 Tiffany Court	\$878,000	\$878,000	\$965,000	110%	110%	9
Sunnyvale	81224783	954 Bluebonnet Drive	\$899,000	\$899,000	\$900,000	100%	100%	11
Sunnyvale	81224962	1756 Lark Lane	\$1,395,000	\$1,395,000	\$1,435,500	103%	103%	9
Sunnyvale	81225139	1513 Yukon Drive	\$780,000	\$780,000	\$805,000	103%	103%	2
Sunnyvale	81225305	858 Lakewood Drive	\$342,000	\$342,000	\$387,000	113%	113%	14
Sunnyvale	81225841	873 Ticonderoga Drive	\$988,000	\$988,000	\$991,500	100%	100%	7
			\$840,266	\$831,687	\$865,168	103%	104%	22

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81205096	601 Arcadia Terrace #305	\$341,400	\$341,400	\$341,000	100%	100%	102
Sunnyvale	81213213	509 South Cascade Terrace	\$570,000	\$570,000	\$590,000	104%	104%	9
Sunnyvale	81214989	974 La Mesa Terrace #D	\$599,000	\$599,000	\$665,000	111%	111%	10
Sunnyvale	81215540	1030 Chula Vista Terrace	\$498,000	\$485,000	\$480,000	96%	99%	63
Sunnyvale	81216199	847 West California Avenue #L	\$299,000	\$299,000	\$313,880	105%	105%	28
Sunnyvale	81216290	831 West California Avenue #R	\$299,999	\$315,000	\$315,000	105%	100%	50
Sunnyvale	81217844	999 West Evelyn Terrace #21	\$349,000	\$349,000	\$315,000	90%	90%	13
Sunnyvale	81218269	590 Manet Terrace	\$678,000	\$678,000	\$693,000	102%	102%	9
Sunnyvale	81218507	969 Asilomar Terrace #4	\$535,000	\$535,000	\$547,000	102%	102%	6
Sunnyvale	81218633	680 Alberta Avenue #K	\$430,000	\$430,000	\$431,000	100%	100%	8
Sunnyvale	81218735	801 West California Avenue #A	\$309,900	\$309,900	\$317,000	102%	102%	16
Sunnyvale	81219423	880 East Fremont Avenue #106	\$455,000	\$455,000	\$430,000	95%	95%	36
Sunnyvale	81220208	1114 Munich Terrace	\$639,000	\$639,000	\$665,000	104%	104%	7
Sunnyvale	81220523	614 Arcadia Terrace #305	\$399,900	\$399,900	\$405,500	101%	101%	6

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81220575	977 Wisteria Terrace	\$495,000	\$495,000	\$531,000	107%	107%	12
Sunnyvale	81220930	903 Sunrose Terrace #314	\$449,000	\$449,000	\$470,000	105%	105%	5
Sunnyvale	81221242	651 Picasso Terrace	\$628,000	\$628,000	\$667,500	106%	106%	9
Sunnyvale	81221315	999 West Evelyn Terrace #4	\$350,000	\$350,000	\$350,000	100%	100%	0
Sunnyvale	81222097	1172 La Rochelle Terrace #E	\$645,000	\$645,000	\$676,000	105%	105%	8
Sunnyvale	81222999	1349 Zurich Terrace	\$729,000	\$729,000	\$753,000	103%	103%	10
Sunnyvale	81223070	1163 La Rochelle Terrace #F	\$629,000	\$629,000	\$668,000	106%	106%	7
Sunnyvale	81223118	125 Connemara Way #117	\$508,000	\$508,000	\$540,000	106%	106%	8
Sunnyvale	81223143	884 Rosemary Terrace	\$628,000	\$628,000	\$665,000	106%	106%	5
Sunnyvale	81223185	763 Danforth Terrace	\$688,888	\$688,888	\$727,000	106%	106%	7
Sunnyvale	81223223	902 Sunrose Terrace #303	\$458,000	\$458,000	\$480,000	105%	105%	9
Sunnyvale	81223278	215 Red Oak Drive #B	\$382,000	\$382,000	\$400,000	105%	105%	7
Sunnyvale	81223583	983 Asilomar Terrace #4	\$549,000	\$549,000	\$552,000	101%	101%	6
Sunnyvale	81224142	1215 Crescent Terrace	\$498,888	\$498,888	\$500,000	100%	100%	12
Sunnyvale	81225829	875 Brookline Drive	\$618,000	\$618,000	\$682,000	110%	110%	7
			\$505,482	\$505,551	\$523,099	103%	103%	16