

Sold Price Analysis Report (May 01, 2012 to May 31, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81100623	853 Tamarack Lane	\$550,000	\$475,000	\$475,000	86%	100%	337
Sunnyvale	81138670	1009 Fuller Terrace	\$725,000	\$595,000	\$600,000	83%	101%	154
Sunnyvale	81140190	656 East Duane Avenue	\$349,000	\$335,000	\$335,000	96%	100%	190
Sunnyvale	81142240	238 South Bernardo Avenue	\$799,000	\$749,000	\$725,000	91%	97%	193
Sunnyvale	81145960	415 South Frances Street	\$975,000	\$899,000	\$899,000	92%	100%	175
Sunnyvale	81146717	572 Manzanita Avenue	\$295,000	\$324,999	\$327,000	111%	101%	112
Sunnyvale	81150610	1226 Torrance Avenue	\$375,000	\$375,000	\$375,000	100%	100%	7
Sunnyvale	81150789	848 Lakewood Drive	\$420,000	\$420,000	\$420,000	100%	100%	16
Sunnyvale	81200070	383 Greenlake Drive	\$459,950	\$429,000	\$422,000	92%	98%	66
Sunnyvale	81200122	433 South Fair Oaks Avenue	\$549,000	\$509,000	\$519,000	95%	102%	115
Sunnyvale	81201995	1586 Oriole Avenue	\$899,000	\$838,000	\$834,500	93%	100%	83
Sunnyvale	81202052	725 San Simeon Street	\$299,000	\$299,000	\$305,000	102%	102%	1
Sunnyvale	81202493	1151 Palamos Avenue	\$360,000	\$360,000	\$370,000	103%	103%	29
Sunnyvale	81202894	1654 Martin Avenue	\$925,000	\$899,950	\$906,000	98%	101%	85
Sunnyvale	81203769	156 Charles Avenue	\$710,000	\$710,000	\$710,000	100%	100%	24
Sunnyvale	81204084	229 Velvetlake Drive	\$420,000	\$420,000	\$420,000	100%	100%	130
Sunnyvale	81206419	657 Timberpine Avenue	\$749,000	\$749,000	\$725,000	97%	97%	64
Sunnyvale	81207539	825 Hollenbeck Avenue	\$889,900	\$889,900	\$855,000	96%	96%	33
Sunnyvale	81208106	751 Madrone Avenue	\$510,300	\$510,300	\$530,000	104%	104%	10
Sunnyvale	81208581	854 Orange Avenue	\$799,950	\$799,950	\$866,000	108%	108%	10
Sunnyvale	81208711	125 Cirrus Avenue	\$775,000	\$775,000	\$790,000	102%	102%	9
Sunnyvale	81209870	1213 Manet Drive	\$824,888	\$824,888	\$840,000	102%	102%	18
Sunnyvale	81209888	1208 Manzano Way	\$399,900	\$399,900	\$480,000	120%	120%	21
Sunnyvale	81209955	1073 Burntwood Avenue	\$439,950	\$439,950	\$460,000	105%	105%	15
Sunnyvale	81210418	623 Dunholme Way	\$849,888	\$849,888	\$850,000	100%	100%	4
Sunnyvale	81210508	639 Dorset Way	\$1,058,000	\$1,058,000	\$1,058,000	100%	100%	97
Sunnyvale	81210737	1089 Rochester Court	\$1,199,950	\$1,199,950	\$1,225,000	102%	102%	8
Sunnyvale	81210900	785 Blue Sage Drive	\$650,000	\$650,000	\$728,000	112%	112%	8
Sunnyvale	81210946	639 Bernal Avenue	\$439,000	\$439,900	\$466,000	106%	106%	13
Sunnyvale	81210799	1394 Arleen Avenue	\$1,098,000	\$1,198,000	\$1,170,000	107%	98%	46
Sunnyvale	81211344	790 Prestwick Court	\$950,000	\$950,000	\$940,000	99%	99%	13
Sunnyvale	81211400	1366 Turnstone Way	\$1,038,000	\$1,038,000	\$1,151,000	111%	111%	9
Sunnyvale	81211413	844 San Ramon Avenue	\$359,900	\$359,900	\$383,300	107%	107%	15
Sunnyvale	81211451	760 Shasta Fir Drive	\$825,000	\$825,000	\$868,550	105%	105%	8
Sunnyvale	81211498	1450 Bedford Avenue	\$1,380,000	\$1,380,000	\$1,450,000	105%	105%	6
Sunnyvale	81212103	303 South Fair Oaks Avenue	\$334,999	\$334,999	\$290,000	87%	87%	35
Sunnyvale	81212349	1021 Reed Avenue	\$779,000	\$779,000	\$815,888	105%	105%	10
Sunnyvale	81212357	264 East Mckinley Avenue	\$525,000	\$525,000	\$550,000	105%	105%	10
Sunnyvale	81212363	1050 Lily Avenue	\$750,000	\$750,000	\$821,000	109%	109%	6
Sunnyvale	81212411	1381 Floyd Avenue	\$695,000	\$695,000	\$881,000	127%	127%	5
Sunnyvale	81212647	529 Cherrywood Drive	\$998,000	\$998,000	\$1,168,000	117%	117%	14
Sunnyvale	81213070	1101 West Knickerbocker Drive	\$998,000	\$998,000	\$1,063,000	107%	107%	9
Sunnyvale	81213072	747 Lakebird Drive	\$479,000	\$479,000	\$484,000	101%	101%	22

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Sunnyvale	81213204	898 West Iowa Avenue	\$780,000	\$780,000	\$855,000	110%	110%	9
Sunnyvale	81213207	457 Bryan Avenue	\$669,000	\$669,000	\$685,000	102%	102%	11
Sunnyvale	81213222	1683 Meadowlark Lane	\$818,000	\$818,000	\$815,000	100%	100%	9
Sunnyvale	81213223	1087 Ticonderoga Drive	\$1,298,000	\$1,298,000	\$1,328,000	102%	102%	7
Sunnyvale	81213231	1188 Queen Ann Drive	\$1,199,000	\$1,199,000	\$1,415,000	118%	118%	7
Sunnyvale	81213233	340 North Bayview Avenue	\$429,900	\$429,900	\$501,000	117%	117%	9
Sunnyvale	81213518	1027 Hiawatha Court	\$999,999	\$999,999	\$1,015,000	102%	102%	14
Sunnyvale	81213660	875 Lakeknoll Drive	\$459,800	\$459,800	\$470,000	102%	102%	6
Sunnyvale	81213939	838 Flin Way	\$868,000	\$868,000	\$897,975	103%	103%	12
Sunnyvale	81213965	1017 Tulip Drive	\$775,898	\$775,898	\$835,000	108%	108%	9
Sunnyvale	81214025	794 South Bernardo Avenue	\$849,980	\$849,980	\$850,000	100%	100%	11
Sunnyvale	81214037	1629 Waxwing Avenue	\$849,950	\$849,950	\$912,000	107%	107%	9
Sunnyvale	81214202	754 Cascade Drive	\$1,298,000	\$1,298,000	\$1,350,000	104%	104%	8
Sunnyvale	81214209	884 Brookline Drive	\$1,198,000	\$1,198,000	\$1,288,000	108%	108%	12
Sunnyvale	81214218	670 Lambeth Court	\$1,250,000	\$1,250,000	\$1,350,000	108%	108%	9
Sunnyvale	81214246	887 Spinosa Drive	\$988,000	\$988,000	\$1,010,000	102%	102%	7
Sunnyvale	81214395	739 Lakewood Drive	\$429,000	\$429,000	\$450,400	105%	105%	7
Sunnyvale	81214469	1134 Breezewood Court	\$425,000	\$425,000	\$484,000	114%	114%	6
Sunnyvale	81214602	715 Lois Avenue	\$738,888	\$738,888	\$806,000	109%	109%	9
Sunnyvale	81215072	786 Sequoia Drive	\$798,000	\$798,000	\$980,000	123%	123%	8
Sunnyvale	81215153	861 Trenton Drive	\$898,000	\$898,000	\$975,000	109%	109%	10
Sunnyvale	81215229	984 East Evelyn Avenue	\$635,000	\$635,000	\$700,000	110%	110%	14
Sunnyvale	81215247	1530 Hollenbeck Avenue	\$898,000	\$898,000	\$989,000	110%	110%	8
Sunnyvale	81215262	1479 Bedford Avenue	\$1,380,000	\$1,380,000	\$1,470,000	107%	107%	6
Sunnyvale	81215270	1468 Floyd Avenue	\$899,000	\$899,000	\$937,530	104%	104%	10
Sunnyvale	81216096	1678 Lewiston Drive	\$1,100,000	\$1,100,000	\$1,250,000	114%	114%	7
Sunnyvale	81216284	688 Windsor Terrace	\$875,000	\$875,000	\$950,000	109%	109%	7
Sunnyvale	81216308	1385 La Bella Avenue	\$699,000	\$699,000	\$805,000	115%	115%	9
Sunnyvale	81216325	1042 Valley Forge Drive	\$949,000	\$949,000	\$1,078,000	114%	114%	7
Sunnyvale	81217250	848 Dwight Avenue	\$465,000	\$465,000	\$450,000	97%	97%	2
Sunnyvale	81218118	874 Pippin Drive	\$878,000	\$878,000	\$1,000,000	114%	114%	8
Sunnyvale	81218363	1261 Tucson Avenue	\$435,000	\$435,000	\$406,000	93%	93%	239
			\$761,853	\$756,905	\$798,122	105%	105%	37

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81134996	631 East El Camino Real #203	\$225,000	\$205,000	\$205,000	91%	100%	169
Sunnyvale	81136684	612 Old San Francisco Road	\$409,999	\$409,999	\$380,000	93%	93%	354
Sunnyvale	81149244	209 Red Oak Drive #J	\$240,000	\$220,000	\$230,000	96%	105%	82
Sunnyvale	81149561	578 Leyte Terrace	\$618,000	\$580,000	\$598,000	97%	103%	123
Sunnyvale	81201819	985 Asilomar Terrace #4	\$569,000	\$555,000	\$530,000	93%	95%	108
Sunnyvale	81204734	424 Timor Terrace	\$598,000	\$598,000	\$630,000	105%	105%	1
Sunnyvale	81206751	644 Picasso Terrace	\$399,000	\$399,000	\$400,000	100%	100%	10

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sunnyvale	81207631	999 West Evelyn Terrace #76	\$284,900	\$274,900	\$272,900	96%	99%	62
Sunnyvale	81209813	720 Quetta Avenue #L	\$530,000	\$530,000	\$526,000	99%	99%	16
Sunnyvale	81210266	227 Peppermint Tree Terrace #3	\$638,000	\$638,000	\$651,000	102%	102%	9
Sunnyvale	81210532	777 Hollenbeck Avenue #2B	\$589,000	\$589,000	\$585,200	99%	99%	13
Sunnyvale	81211048	422 East Evelyn Avenue #X202	\$539,900	\$539,900	\$550,000	102%	102%	12
Sunnyvale	81211078	550 Saco Terrace	\$650,000	\$650,000	\$685,000	105%	105%	10
Sunnyvale	81211840	215 Red Oak Drive #K	\$350,000	\$350,000	\$362,000	103%	103%	8
Sunnyvale	81212031	220 Red Oak Drive #H	\$275,000	\$275,000	\$275,000	100%	100%	12
Sunnyvale	81212376	337 South Bernardo Avenue	\$489,000	\$489,000	\$495,000	101%	101%	18
Sunnyvale	81212388	1171 La Rochelle Terrace #G	\$635,000	\$635,000	\$656,000	103%	103%	7
Sunnyvale	81212389	578 Ironwood Terrace #2	\$265,000	\$265,000	\$270,000	102%	102%	6
Sunnyvale	81213201	1214 Crescent Terrace	\$628,000	\$628,000	\$660,000	105%	105%	9
Sunnyvale	81214000	125 Connemara Way #61	\$510,000	\$510,000	\$528,000	104%	104%	10
Sunnyvale	81214197	629 East El Camino Real #105	\$428,000	\$428,000	\$445,000	104%	104%	7
Sunnyvale	81214204	624 North Ahwanee Terrace	\$375,000	\$375,000	\$405,000	108%	108%	5
Sunnyvale	81214206	1198 Blackberry Terrace	\$678,000	\$678,000	\$745,000	110%	110%	8
Sunnyvale	81214671	606 San Conrado Terrace #3	\$234,999	\$234,999	\$245,000	104%	104%	6
			\$464,950	\$460,700	\$472,046	102%	102%	44