

City: Sunnyvale

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Price Range: All | Properties: Single Family

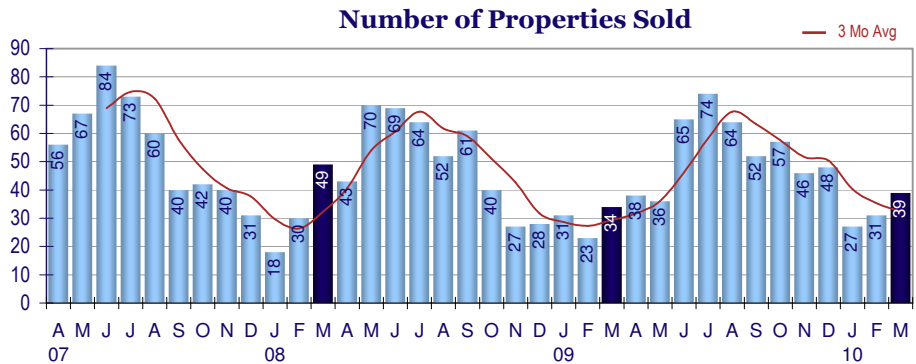
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$838,444	↑		↑				
Average List Price of all Current Listings	\$820,058	↑		↑				
March Median Sales Price	\$755,000	↓	↓	↑	↔	\$755,000	↑	↔
March Average Sales Price	\$740,364	↑	↔	↑	↑	\$725,293	↑	↑
Total Properties Currently for Sale (Inventory)	108	↑		↓				
March Number of Properties Sold	39	↑		↑		97	↑	
March Average Days on Market (Solds)	46	↑	↑	↓	↔	35	↓	↓
Asking Price per Square Foot (based on New Listings)	\$529	↑	↑	↑	↑	\$504	↔	↑
March Sold Price per Square Foot	\$491	↓	↔	↑	↑	\$486	↑	↑
March Month's Supply of Inventory	2.8	↓	↓	↓	↓	3.1	↓	↓
March Sale Price vs List Price Ratio	99.8%	↓	↓	↑	↑	100.3%	↑	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

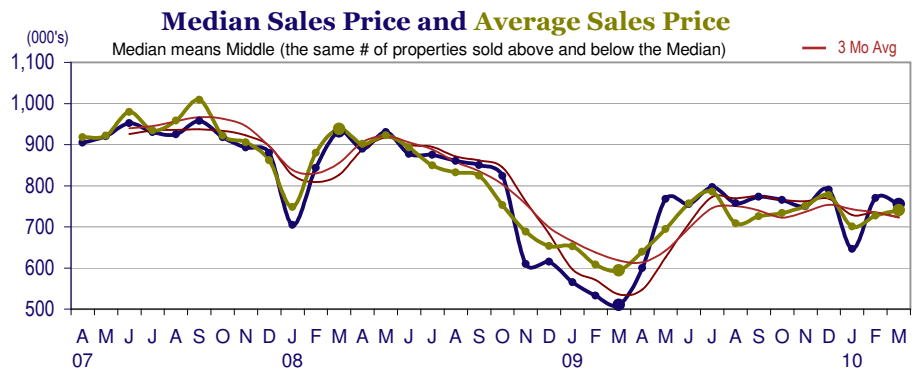
Property Sales

March Property sales were 39, up 14.7% from 34 in March of 2009 and 25.8% higher than the 31 sales last month. March 2010 sales were at a mid level compared to March of 2009 and 2008. March YTD sales of 97 are running 10.2% ahead of last year's year-to-date sales of 88.



Prices

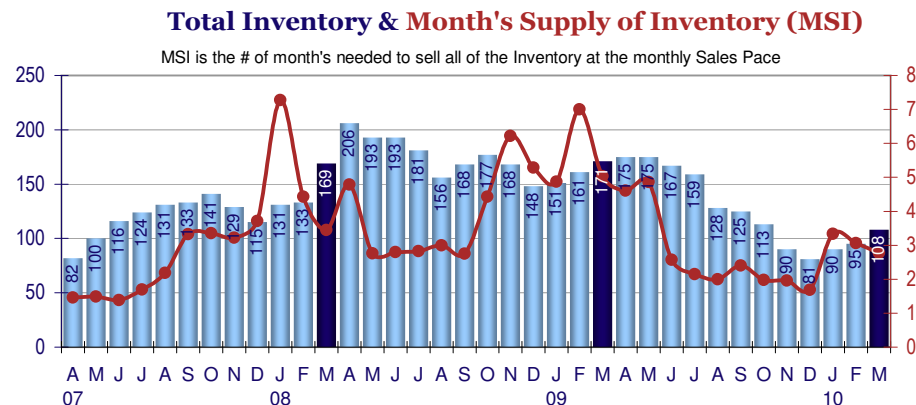
The Median Sales Price in March was \$755,000, up 48.0% from \$510,000 in March of 2009 and down -1.9% from \$770,000 last month. The Average Sales Price in March was \$740,364, up 24.6% from \$594,401 in March of 2009 and up 1.8% from \$727,436 last month. March 2010 ASP was at a mid range compared to March of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of March was 108, up 13.7% from 95 last month and down -36.8% from 171 in March of last year. March 2010 Inventory was at its lowest level compared with March of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2010 MSI of 2.8 months was at its lowest level compared with March of 2009 and 2008.



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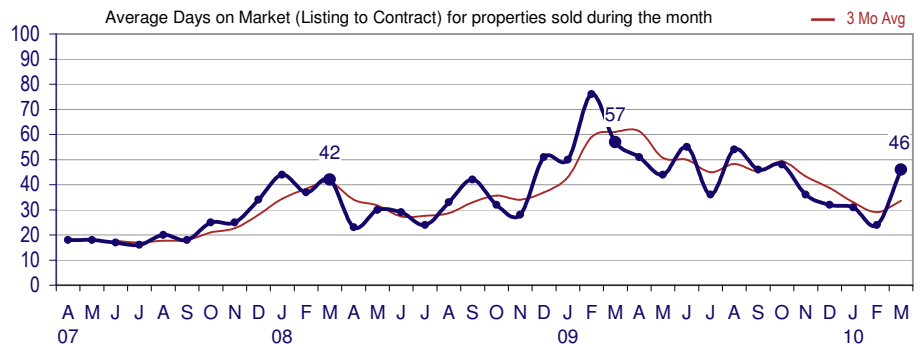


Price Range: All | Properties: Single Family

Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for March was 46, up 91.7% from 24 days last month and down -19.3% from 57 days in March of last year. The March 2010 DOM was at a mid level compared with March of 2009 and 2008.

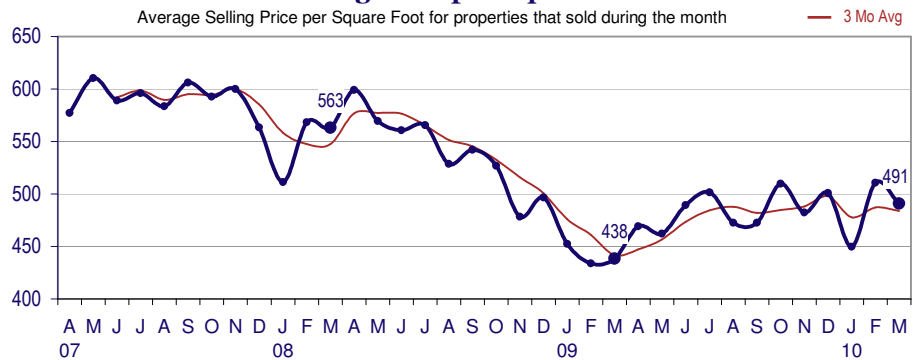
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The March 2010 Selling Price per Square Foot of \$491 was down -3.9% from \$511 last month and up 12.0% from 438 in March of last year.

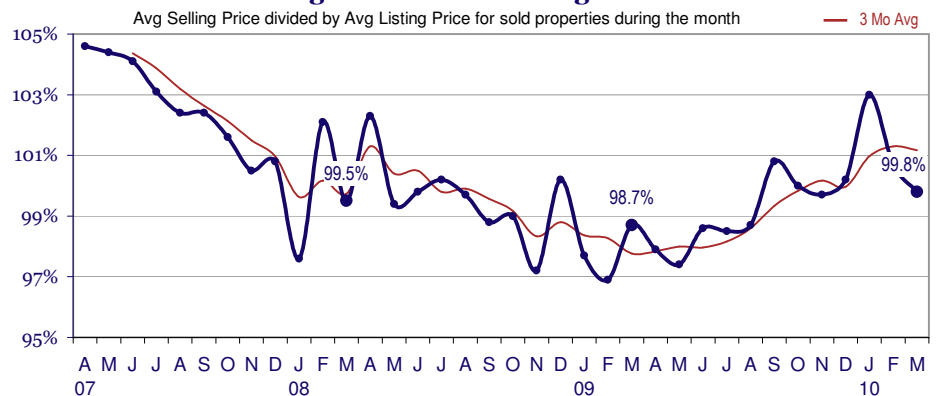
Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The March 2010 Selling Price vs Original List Price of 99.8% was down from 100.7% last month and up from 98.7% in March of last year.

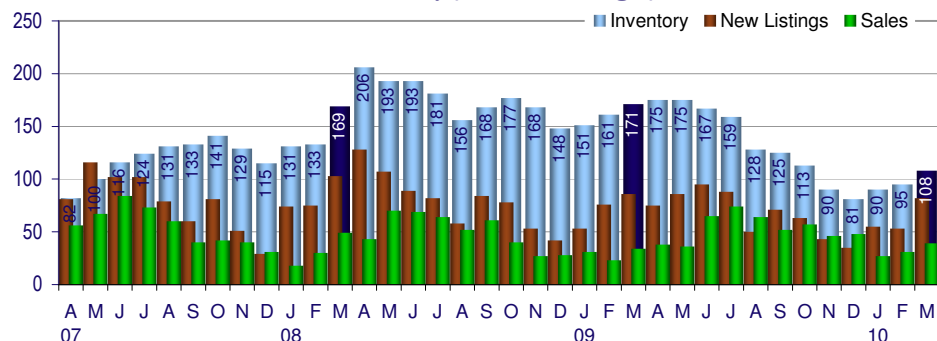
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in March 2010 was 82, up 54.7% from 53 last month and down -4.7% from 86 in March of last year.

Inventory / New Listings / Sales



City: Sunnyvale

Price Range: All | Property Types: Single Family

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Homes Sold	56	67	84	73	60	40	42	40	31	18	30	49	43	70	69	64	52	61	40	27	28	31	23	34	38	36	65	74	64	52	57	46	48	27	31	39
3 Mo. Roll Avg			69	75	72	58	47	41	38	30	26	32	41	54	61	68	62	59	51	43	32	29	27	29	32	36	46	58	68	63	58	52	50	40	35	32

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Median Sale Price	905	920	953	930	925	957	918	893	880	705	843	932	890	930	878	875	860	850	824	610	615	565	533	510	600	768	755	796	758	773	765	750	790	646	770	755
3 Mo. Roll Avg			926	934	936	937	933	923	897	826	809	827	888	917	899	894	871	862	845	761	683	597	571	536	548	626	708	773	770	776	765	763	768	729	735	724

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Inventory	82	100	116	124	131	133	141	129	115	131	133	169	206	193	193	181	156	168	177	168	148	151	161	171	175	175	167	159	128	125	113	90	81	90	95	108
MSI	1	1	1	2	2	3	3	3	4	7	4	3	5	3	3	3	3	3	4	6	5	5	7	5	5	5	3	2	2	2	2	2	2	3	3	3

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Days on Market	18	18	17	16	20	18	25	25	34	44	37	42	23	30	29	24	33	42	32	28	51	50	76	57	51	44	55	36	54	46	48	36	32	31	24	46
3 Mo. Roll Avg			18	17	18	18	21	23	28	34	38	41	34	32	27	28	29	33	36	34	37	43	59	61	61	51	50	45	48	45	49	43	39	33	29	34

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Price per Sq Ft	577	610	589	596	584	606	593	600	563	511	568	563	599	569	561	566	529	542	527	478	497	452	434	438	469	462	489	501	472	472	510	482	501	450	511	491
3 Mo. Roll Avg			592	598	590	595	594	600	585	558	548	548	577	577	576	565	552	545	532	516	501	476	461	442	447	457	474	484	488	482	485	488	498	478	487	484

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Sale to List Price	1.046	1.044	1.041	1.031	1.024	1.024	1.016	1.005	1.008	0.976	1.021	0.995	1.023	0.994	0.998	1.002	0.997	0.988	0.990	0.972	1.002	0.977	0.969	0.987	0.979	0.974	0.986	0.985	0.987	1.008	1.000	0.997	1.002	1.030	1.007	0.998
3 Mo. Roll Avg			1.044	1.039	1.032	1.026	1.021	1.015	1.010	0.996	1.002	0.997	1.013	1.004	1.005	0.998	0.999	0.996	0.992	0.983	0.988	0.984	0.983	0.978	0.978	0.980	0.980	0.982	0.986	0.993	0.998	1.002	1.000	1.010	1.013	1.012

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
New Listings	81	116	102	102	79	60	81	51	29	74	75	103	128	107	89	82	58	84	78	53	42	53	76	86	75	86	95	88	50	71	63	43	35	55	53	82
Inventory	82	100	116	124	131	133	141	129	115	131	133	169	206	193	193	181	156	168	177	168	148	151	161	171	175	175	167	159	128	125	113	90	81	90	95	108
Sales	56	67	84	73	60	40	42	40	31	18	30	49	43	70	69	64	52	61	40	27	28	31	23	34	38	36	65	74	64	52	57	46	48	27	31	39

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Avg Sale Price	918	922	979	934	958	1009	922	905	862	749	880	938	901	923	893	849	832	824	753	688	653	653	608	594	639	695	757	785	709	726	733	751	777	701	727	740
3 Mo. Roll Avg			940	945	957	967	963	945	896	839	830	856	906	921	906	888	858	835	803	755	698	665	638	618	614	643	697	746	750	740	722	737	754	743	735	723

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