

Subject Property Address	
844 Poplar Avenue, Sunnyvale, CA, 94086	
Is this property currently Listed?	No
If yes, what is the current list price?	N/A
Current DOM?	N/A
Previous list price?	N/A
Previous list date?	N/A
Previous sold price?	N/A
Previous sale date?	N/A



Subject List Date:
MLS Name:

DEPRESSED MARKET GRID						
	Listings	Listings %	Pending	Pending %	Solds	Solds %
Retail:	16	100	16	94.12	58	98.31
Short Sale:	0	0	0	0	0	0
REO:	0	0	1	5.88	1	1.69

MARKET DATA				
	Days: 0 - 90	91 - 180	181 - 270	271 - 365
Total # of Sales (Solds):	20	9	18	12
Absorption Rate (Sales per Month):	6.67	3.00	6.00	4.00
Inventory (Listing and Pending):	33	33	33	33
Months Supply:	4.95	11.00	5.50	8.25

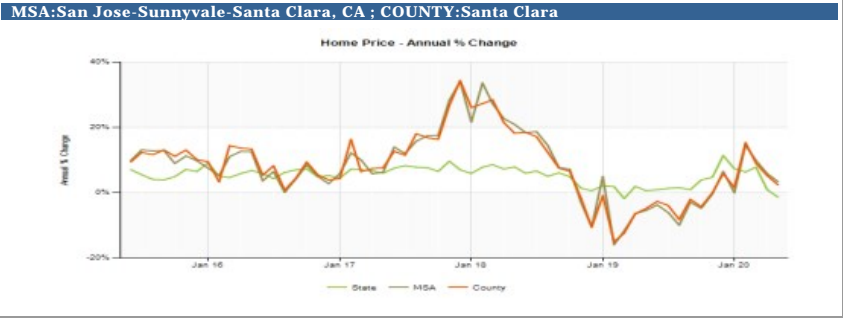
	ACTIVE		SOLD		
	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 365 Days
Low:	\$1,499,000	\$1,438,000	\$1,480,000	\$1,925,000	\$1,200,000
High:	\$5,280,000	\$2,698,000	\$2,499,999	\$2,150,000	\$1,850,000
Median:	\$1,892,500	\$1,848,000	\$1,945,000	\$1,960,000	\$1,640,500
Average:	\$2,148,681	\$1,898,588	\$1,941,974	\$1,997,111	\$1,581,166
Median DOM:	22	8	8	8	27

MARKET ANALYSIS	
Current Active Listing:	16
Current Pending (UC):	17

Portfolio History		
Date	Product	As Is Sale Price

FILTERED NEIGHBORHOOD STATISTICS					
FILTERS	Sqft: to	Days:	Yr Built: to	Bed: to	
		0 - 90	91 - 180	181 - 270	271 - 365
Total # of Sold:		20	9	18	12
% of Retail Solds:		100%	100%	100%	91.67 %
% of Short Sale Solds:		0%	0%	0%	0%
% of REO Solds:		0%	0%	0%	8.33 %
Median of Sold Price:		\$1,945,000	\$1,960,000	\$1,851,500	\$1,640,500

MEDIAN TRENDING DATA		
Contract Date	Number of Sales	Median Price
Oct - Dec-19	17	\$1,835,000
Nov - Jan-20	10	\$1,851,500
Dec - Feb-20	6	\$1,837,500
Jan - Mar-20	10	\$1,965,000
Feb - Apr-20	15	\$1,960,000
Mar - May-20	22	\$1,973,500



Subject Street Address	City	Zip	Bed	Bath	Sq. Ft.	Units	Garage	Lot Size	Year Built	Style	DNA Source							
844 Poplar Avenue	Sunnyvale	94086	3	2.00	1996	1	2.00	0.14	1977		Public Record							
#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	SP \$/SqFt	COE Date	Sold Price
#3	761 Sequoia Drive	Sunnyvale	94086	3	2.50	1938	1	2.00	0.145	1970	0.33	11/23/2019	\$1,790,000	22	46	\$993	1/8/2020	\$1,925,000
#4	949 Buckeye Drive	Sunnyvale	94086	3	2.50	1983	1	2.00	0.138	1976	0.48	2/12/2020	\$1,788,000	7	34	\$988	3/17/2020	\$1,960,000
#5	840 Sweetbay Drive	Sunnyvale	94086	5	2.00	1767	1	2.00	0.169	1970	0.38	5/5/2020	\$1,899,000	18	38	\$1,019	6/12/2020	\$1,800,000
#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	List \$/SqFt		
#1	1024 Sumac Drive	Sunnyvale	94086	3	2.00	1296	1	2.00	0.1500	1964	0.27	5/7/2020	\$1,748,000		47	\$1,349		
#2	843 Mangrove Avenue	Sunnyvale	94086	3	2.00	1533	1	2.00	0.152	1963	0.30	6/22/2020	\$1,748,000		1	\$1,140		
#7	520 Sequoia Drive	Sunnyvale	94086	3	2.00	1417	1	2.00	0.163	1970	0.50	6/11/2020	\$1,799,000		12	\$1,270		
#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	List \$/SqFt		
#3	684 Spruce Drive	Sunnyvale	94086	4	2.00	1691	1	2.00	0.1400	1970	0.39	4/15/2020	\$1,848,000		8	69	\$1,093	
#9	898 Azalea Drive	Sunnyvale	94086	3	2.00	1622	1	2.00	0.165	1968	0.68	5/11/2020	\$1,728,000		27	43	\$1,065	
#16	1345 Arleen Avenue	Sunnyvale	94087	3	2.00	1662	1	2.00	0.2100	1950	0.89	4/9/2020	\$1,998,000		6	75	\$1,202	

Exception Reason Code:	
Exception Comments:	
Summary Comments:	

Prod Review Type:	Review Form Current
Reviewer:	
Reviewer Partner:	
Retail:	98.31 %
Distressed:	1.69 %
Quick Sale Price	\$0
AVE Date 6/23/2020 As of Date N/A	Calculated Price: \$2,150,585

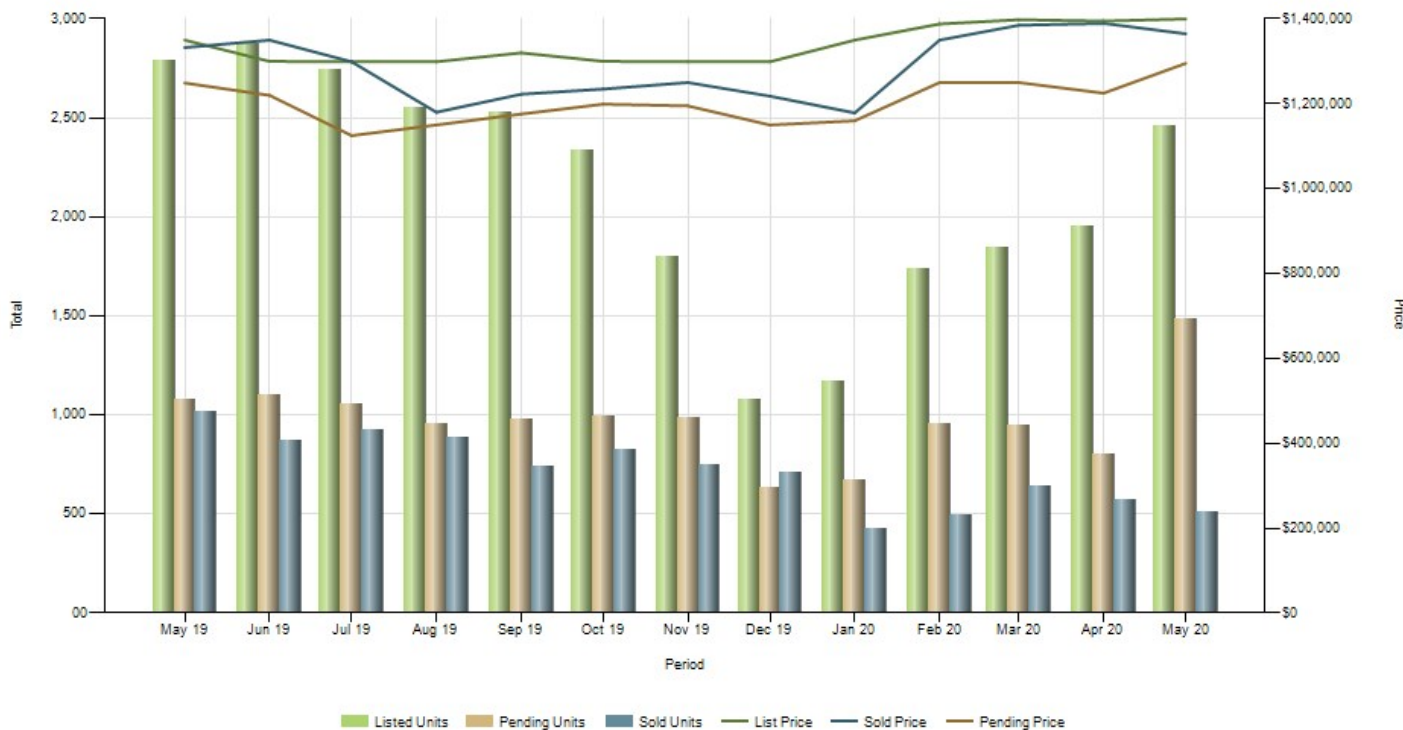


Order ID: 32380306-5

Retail Market: 98.31%	Distressed Market: 1.69%
Quick Sale Price: \$0	Calculated Price: \$2,150,585

Supply and Demand in Santa Clara County												
Trending Data	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
# Listed Units	2,787	2,876	2,739	2,553	2,529	2,338	1,800	1,075	1,167	1,734	1,843	1,956
# Pending Units	1,075	1,100	1,051	957	979	990	986	630	670	955	946	804
# Sold Units	1,014	872	921	889	742	824	746	706	426	493	641	568
Median List Price	\$1,350,000	\$1,299,999	\$1,299,000	\$1,299,000	\$1,320,000	\$1,300,000	\$1,299,000	\$1,299,000	\$1,350,000	\$1,388,000	\$1,398,000	\$1,395,000
Median Pending Price	\$1,249,000	\$1,219,888	\$1,125,000	\$1,150,000	\$1,175,750	\$1,199,000	\$1,195,000	\$1,150,000	\$1,159,950	\$1,250,000	\$1,250,000	\$1,225,000
Median Sold Price	\$1,332,500	\$1,350,000	\$1,299,000	\$1,180,000	\$1,222,500	\$1,234,750	\$1,250,000	\$1,218,000	\$1,178,500	\$1,350,000	\$1,385,000	\$1,389,444
Median Listed DOM	32	39	48	50	47	48	58	81	59	26	34	49
Median Sold DOM	41	43	45	50	51	49	49	53	57	35	36	41
% Original List to Sales	99.59%	101.16%	100%	98.33%	95.73%	97.80%	97.16%	98.96%	98.21%	104.25%	102.74%	106.88%
% Last List to Sales	102.54%	103.89%	100.71%	98.50%	101.88%	98.94%	100.08%	101.51%	98.29%	105.88%	104.29%	106.88%

Supply and Demand in Santa Clara County



Listed by Comp Type							Sold by Comp Type						
Trending Data	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Trending Data	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20
# Retail Units	1,035	1,128	1,671	1,773	1,873	2,363	Retail Units	689	411	480	627	558	484
# REO Units	23	22	35	31	35	37	# REO Units	11	12	8	13	7	14
# Short Sale Units	17	17	28	39	48	57	# Short Sale Units	6	3	5	1	3	11
Median Retail Listed	\$1,299,999	\$1,368,888	\$1,398,000	\$1,399,000	\$1,399,000	\$1,400,000	Median Retail Sales	\$1,225,000	\$1,200,000	\$1,365,000	\$1,390,000	\$1,392,500	\$1,369,444
Median REO Listed	\$999,999	\$1,017,499	\$1,035,000	\$949,888	\$1,000,000	\$1,274,999	Median REO Sales	\$870,000	\$868,500	\$1,162,500	\$1,140,000	\$965,000	\$960,000
Median SS Listed	\$649,999	\$698,000	\$772,000	\$859,888	\$1,047,500	\$1,150,000	Median SS Sales	\$872,500	\$950,000	\$812,000	\$1,250,000	\$1,050,000	\$1,910,000
Median Retail DOM	78	55	25	33	48	39	Median Retail DOM	53	58	35	36	42	46
Median REO DOM	56	73	36	67	77	51	Median REO DOM	42	46	36	41	26	68
Median SS DOM	1793	1881	1925	334	92	67	Median SS DOM	41	58	30	39	29	45

Listed



Sold



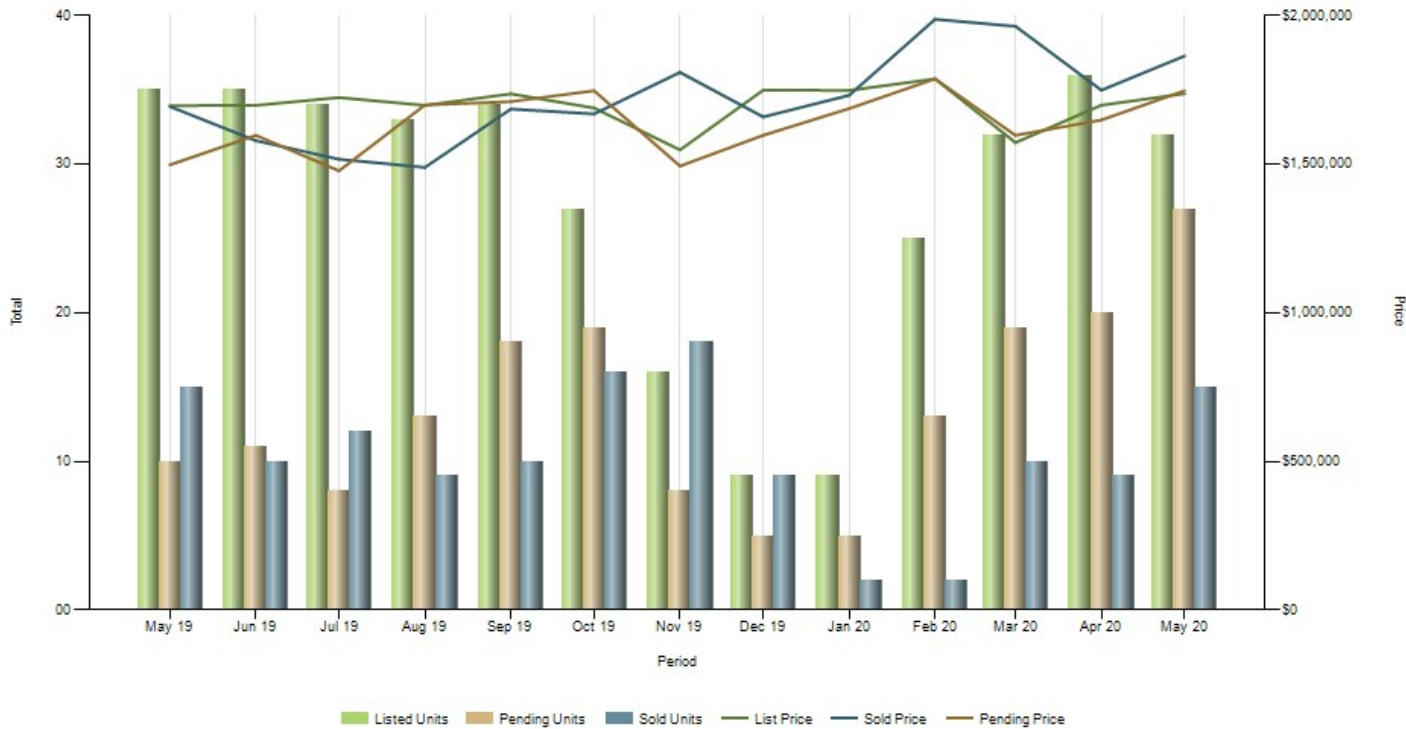
Retail Market:	98.31%	Distressed Market:	1.69%
Quick Sale Price:	\$0	Calculated Price:	\$2,150,585



Supply and Demand in Zip code 94086

Trending Data	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
# Listed Units	35	35	34	33	34	27	16	9	9	25	32	36
# Pending Units	10	11	8	13	18	19	8	5	5	13	19	20
# Sold Units	15	10	12	9	10	16	18	9	2	2	10	9
Median List Price	\$1,698,000	\$1,699,000	\$1,725,000	\$1,699,000	\$1,737,500	\$1,690,000	\$1,549,000	\$1,750,000	\$1,749,000	\$1,788,000	\$1,573,500	\$1,699,475
Median Pending Price	\$1,498,500	\$1,598,000	\$1,478,500	\$1,700,000	\$1,711,500	\$1,748,000	\$1,494,444	\$1,598,000	\$1,688,000	\$1,788,000	\$1,598,000	\$1,649,500
Median Sold Price	\$1,695,000	\$1,579,999	\$1,517,500	\$1,490,000	\$1,686,500	\$1,670,000	\$1,810,000	\$1,660,000	\$1,732,500	\$1,988,500	\$1,965,000	\$1,750,000
Median Listed DOM	30	51	48	39	39	34	24	48	79	17	26	36
Median Sold DOM	35	39	48	51	52	49	42	37	52	27	32	44
% Original List to Sales	106.07%	105.44%	92.33%	96.19%	94.61%	97.58%	104.38%	110.67%	102.27%	115.71%	109.90%	109.51%
% Last List to Sales	106.27%	105.44%	97.97%	99.40%	99.24%	98.64%	104.38%	110.67%	102.27%	115.71%	109.90%	109.51%

Supply and Demand in Zip: 94086



Listed by Comp Type

Trending Data	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20
# Retail Units	9	9	25	32	36	30
# REO Units						1
# Short Sale Units						1
Median Retail Listed	\$1,750,000	\$1,749,000	\$1,788,000	\$1,573,500	\$1,699,475	\$1,738,000
Median REO Listed						\$1,785,000
Median SS Listed						\$1,475,000
Median Retail DOM	48	79	17	26	36	44
Median REO DOM	0	0	0	0	0	23
Median SSDOM	0	0	0	0	0	15

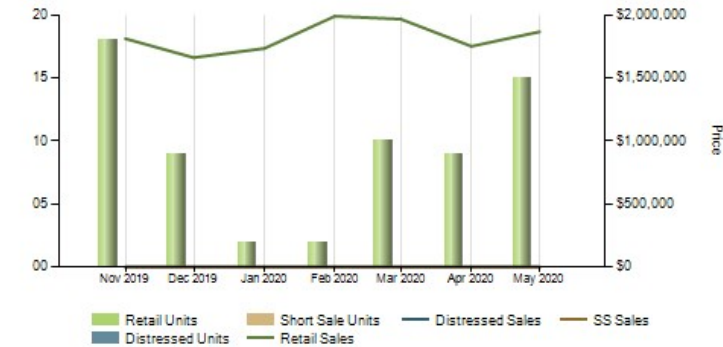
Sold by Comp Type

Trending Data	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20
# Retail Units	9	2	2	10	9	15
# REO Units						
# Short Sale Units						
Median Retail Sales	\$1,660,000	\$1,732,500	\$1,988,500	\$1,965,000	\$1,750,000	\$1,865,000
Median REO Sales						
Median SS Sales						
Median Retail DOM	37	52	27	32	44	42
Median REO DOM	0	0	0	0	0	0
Median SSDOM	0	0	0	0	0	0

Listed



Sold



Date: Subject: 844 Poplar Avenue Sunnyvale, CA 94086 Bed: 3 Bath: 2.00 SQFT: 1996 Built: 1977 Garage: 2.00 Lot: 0.14 PropType: Single Family

Order ID: 32380306-5

Retail Market:	98.31 %	Distressed Market:	1.69 %
Quick Sale Price:	\$0	Calculated Price:	\$2,150,585



LISTING HISTORY

MLS Name	Listing Number	List Date	Status	List Price	Chg Date	COE Date	Sold Price	Sale Type	Cumulative List Days
----------	----------------	-----------	--------	------------	----------	----------	------------	-----------	----------------------

NO HISTORY AVAILABLE

Retail Market:	98.31%	Distressed Market:	1.69%
Quick Sale Price:	\$0	Calculated Price:	\$2,150,585



SOLD COMPS

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	COE Date	Sold Price	ACT DOM	TOT DOM	SP/Sqft	% Valuation	Included
#3	761 Sequoia Drive	Sunnyvale	94086	3	2.50	1938	1	2.00	0.145	1970	0.33	11/23/2019	\$1,790,000	1/8/2020	\$1,925,000	22	46	\$993	14.67%	x
#4	949 Buckeye Drive	Sunnyvale	94086	3	2.50	1983	1	2.00	0.138	1976	0.48	2/12/2020	\$1,788,000	3/17/2020	\$1,960,000	7	34	\$988	14.54%	x
#5	840 Sweetbay Drive	Sunnyvale	94086	5	2.00	1767	1	2.00	0.169	1970	0.38	5/5/2020	\$1,899,000	6/12/2020	\$1,800,000	18	38	\$1,019	12.54%	x
#8	636 Smoke Tree Way	Sunnyvale	94086	3	2.00	1685	1	2.00	0.153	1971	0.45	2/19/2020	\$1,788,000	3/13/2020	\$1,950,000	9	23	\$1,157	10.47%	x
#9	1024 Sumac Drive	Sunnyvale	94086	3	2.00	1296	1	2.00	0.130	1964	0.27	5/7/2020	\$1,748,000	6/22/2020	\$1,715,000	14	46	\$1,323	9.45%	x
#10	932 Poplar Avenue	Sunnyvale	94086	3	2.00	1296	1	2.00	0.129	1963	0.20	3/4/2020	\$1,598,000	4/24/2020	\$1,750,000	8	51	\$1,350	9.31%	x
#11	943 Populus Place	Sunnyvale	94086	3	2.00	1296	1	2.00	0.186	1964	0.24	2/19/2020	\$1,588,000	3/16/2020	\$1,942,000	7	26	\$1,498	8.54%	x
#15	1078 Clematis Drive	Sunnyvale	94086	3	2.00	1767	1	2.00	0.142	1970	0.51	1/15/2020	\$1,688,000	2/11/2020	\$2,022,000	7	27	\$1,144	7.75%	x
#17	647 Torreyia Ave	Sunnyvale	94086	3	3.00	2072	1	2.00	0.130000	1956	0.65	4/28/2020	\$1,899,000	5/13/2020	\$1,970,000	2	15	\$917	6.51%	x
#18	907 Bluebell Way	Sunnyvale	94086	3	2.00	1622	1	2.00	0.173	1968	0.64	2/26/2020	\$1,688,000	3/23/2020	\$2,070,000	7	26	\$1,215	6.22%	x
#1	867 Poppy Court	Sunnyvale	94086	4	2.50	1934	1	2.00	0.176	1977	0.10	4/23/2020	\$1,938,000	5/29/2020	\$2,076,000	7	36	\$1,073	0%	
#2	974 Lantana Drive	Sunnyvale	94086	4	2.00	1688	1	2.00	0.142	1963	0.15	5/15/2020	\$1,799,999	6/15/2020	\$1,940,000	12	31	\$1,149	0%	
#6	684 Spruce Drive	Sunnyvale	94086	4	2.00	1691	1	2.00	0.149	1970	0.39	4/15/2020	\$1,848,000	5/13/2020	\$2,002,000	8	28	\$1,184	0%	
#7	906 Ponderosa Avenue	Sunnyvale	94086	4	2.50	1479	1	2.00	0.128	1962	0.13	3/11/2020	\$1,698,000	4/23/2020	\$1,750,000	7	43	\$1,183	0%	
#12	1076 Conflower Court	Sunnyvale	94086	4	2.00	1530	1	2.00	0.148	1969	0.48	2/26/2020	\$1,799,000	4/16/2020	\$2,035,000	8	50	\$1,330	0%	
#13	730 Calico Court	Sunnyvale	94086	4	2.50	2017	1	2.00	0.157	1970	0.74	4/30/2020	\$1,838,000	5/29/2020	\$1,892,000	7	29	\$938	0%	
#14	680 Timberpine Avenue	Sunnyvale	94086	4	2.50	1937	1	2.00	0.140	1975	0.60	2/4/2020	\$1,838,000	3/10/2020	\$2,150,000	8	35	\$1,110	0%	
#16	1251 Van Dyck Drive	Sunnyvale	94087	4	2.50	1912	1	2.00	0.146	1966	0.75	4/7/2020	\$1,988,000	5/15/2020	\$2,070,000	4	38	\$1,083	0%	
#19	914 Bluebell Way	Sunnyvale	94086	4	2.00	1659	1	2.00	0.149	1968	0.60	1/8/2020	\$1,749,000	2/5/2020	\$1,955,000	8	28	\$1,178	0%	
#20	746 Gavello Avenue	Sunnyvale	94086	4	2.00	1744	1	2.00	0.250	1954	0.61	2/26/2020	\$2,135,000	5/8/2020	\$1,977,000	46	72	\$1,134	0%	

Sold #3 (0.33 miles)
761 Sequoia Drive



Bed: 3
Bath: 2.5
A.G.SQFT:
Total SQFT: 1,938
AVE SQFT: 1,938
Year Built: 1970
Basement:
Pool: None
Waterfront:
Sale Price: \$1,925,000
Concessions:
COE Date: 1/8/2020
List Date: 11/23/2019
ACT DOM: 22
TOT DOM: 46
List Price: \$1,790,000
Listing #: ML181776241

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Beautiful home in ponderosa park that has been remodeled. New paint, laminate flooring throughout the main floor and living and dining area, refinished wood stairs, new carpet upstairs, new tile in hall bath, new vanity. The kitchen has been painted and has beautiful new quartz countertops. The cooktop and dishwasher are brand new! Over 1900 square feet of very well laid out living space. There is an office/bonus room on the main floor that has lots of room for wardrobes if you choose to make it into a bedroom. The 1/2 bath is a good size, bring your contractor to see if it can be made into a full bath with a stall shower perhaps. Huge rear fenced yard that is low maintenance and a fenced front courtyard. Come out and see this beautiful home, open Saturday December 7th and Sunday December 8th from 1-4.

Sold #4 (0.48 miles)
949 Buckeye Drive



Bed: 3
Bath: 2.5
A.G.SQFT:
Total SQFT: 1,983
AVE SQFT: 1,983
Year Built: 1976
Basement:
Pool: None
Waterfront:
Sale Price: \$1,960,000
Concessions:
COE Date: 3/17/2020
List Date: 2/12/2020
ACT DOM: 7
TOT DOM: 34
List Price: \$1,788,000
Listing #: ML181782319

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Fabulous opportunity to purchase a move in ready home located in the heart of the ponderosa park neighborhood! Gorgeous kitchen with white cabinets, carrara quartz countertops, new firelay sink, recessed lights, breakfast bar, & a skylight for an abundance of natural light! Exceptional floor plan featuring a separate living room & family room, indoor laundry, wet bar adjacent to the family room, & a huge master suite which boasts a large walk in closet! Other features include new wide plank european oak hardwood floors, new carpet, new presidential roof, double pane windows, electric car hookup, central forced heat, recessed lights, new baseboards, wood burning fireplace, and much more! Professionally landscaped yards with new lawn & automatic sprinklers, shed for extra storage, large porch, and spacious patio for outdoor entertaining. Prime location within walking distance to ponderosa elementary & ponderosa park, and close proximity to apple park & many high-tech companies!

Sold #5 (0.38 miles)
840 Sweetbay Drive



Bed: 5
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,767
AVE SQFT: 1,767
Year Built: 1970
Basement:
Pool: None
Waterfront:
Sale Price: \$1,800,000
Concessions:
COE Date: 6/12/2020
List Date: 5/5/2020
ACT DOM: 18
TOT DOM: 38
List Price: \$1,899,000
Listing #: ML181791418

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Fantastic home that is nestled at the end of a quiet cul-de-sac in the ponderosa park neighborhood and is move-in ready! High, lofty ceilings with an open staircase with stately oak steps. The red oak floors expand the entire house and have been lovingly refinished. Fresh interior paint throughout and all new light fixtures and recessed lighting. The kitchen is awash in bright sunlight from the slider door to the patio and the large corner dual-pane windows that look out onto the expansive back yard. Custom cabinet fronts, luxury laminate flooring, and beautiful quartz counter tops are a delight to enjoy as well. Beautiful paver patio in the tranquil back yard. Prime location within walking distance to ponderosa park, ponderosa elementary, and close to apple park & many high-tech companies! Spectacular location near caltrain, lawrence expy, and major hwy's. Less than 3 miles from apple park campus! Near google & facebook shuttle stops! Award-winning schools!

Sold #8 (0.45 miles)
636 Smoke Tree Way



Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,685
AVE SQFT: 1,685
Year Built: 1971
Basement:
Pool: None
Waterfront:
Sale Price: \$1,950,000
Concessions:
COE Date: 3/13/2020
List Date: 2/19/2020
ACT DOM: 9
TOT DOM: 23
List Price: \$1,788,000
Listing #: ML181783189

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Beautiful home in quiet tree lined neighborhood. Spacious rooms and vaulted ceiling. Separate family and dining rooms. Updated kitchen and bathrooms. Hardwood floors, new carpet, and fresh paint. New roof. Duo-pane windows and air-conditioning. Walking distance to ponderosa elementary school and ponderosa park. Close proximity to apple campus, adobe campus, and transportation. Ready to move into.

Sold #9 (0.27 miles)
1024 Sumac Drive



Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,296
AVE SQFT: 1,296
Year Built: 1964
Basement:
Pool: None
Waterfront:
Sale Price: \$1,715,000
Concessions:
COE Date: 6/22/2020
List Date: 5/7/2020
ACT DOM: 14
TOT DOM: 46
List Price: \$1,748,000
Listing #: ML181790806

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Virtual open house sat 5/16 - 12:30-1:15pm - register at 1024sumac.com - fabulous opportunity to pack your bags & move right into this beautifully updated home in the highly sought-after ponderosa park neighborhood! The bright & light-filled separate living room and dining room features large windows and an open concept. The exceptional floor plan features a spacious kitchen with new quartz countertops, breakfast bar, stainless steel appliances, and refinished cabinets. The kitchen flows into a lovely separate family room or breakfast nook. Other features include stylish new floors and based boards throughout, fresh interior paint, updated bathrooms, new light fixtures, and ceiling fans for your enjoyment. Relax in the rear yard under the covered pergola while the kids take advantage of the lovely grass lawn. Plenty of storage with the side yard sheds & the numerous cabinets throughout the garage. Prime location within walking distance to ponderosa park.

Sold #10 (0.20 miles)
932 Poplar Avenue



Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,296
AVE SQFT: 1,296
Year Built: 1963
Basement:
Pool: None
Waterfront:
Sale Price: \$1,750,000
Concessions:
COE Date: 4/24/2020
List Date: 3/4/2020
ACT DOM: 8
TOT DOM: 51
List Price: \$1,598,000
Listing #: ML181785272

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Single story charmer! 3 bedroom 2 bathroom single family in the heart of sunnyvale! Located minutes from ponderosa park, downtown sunnyvale, apple, google & so many more! Loads of curb appeal surrounded by fruit trees, this recently remodeled home has tons of natural light w/extra windows and a functional floor-plan. Open, bright and separate living room with bay window! Dining room off of kitchen. Additional family room off of kitchen w/fireplace & large patio door leading to backyard! Master suite with custom closets & recently upgraded en-suite bathroom. Upgraded hallway bathroom! Home was remodeled recently with copper piping, new paint, new tile, new flooring and so much more! 2 car side by side garage. Spacious backyard, great for outdoor dining & entertaining. Located near major companies such as apple, google, linkedin, amazon, & so many more! Short drive to downtown sunnyvale w/restaurants, target, whole foods and movie theater coming soon! Walk to starbucks, dining & shops!

Retail Market:	98.31 %	Distressed Market:	1.69 %
Quick Sale Price:	\$0	Calculated Price:	\$2,150,585



SOLD COMPS

 Sold #11 (0.24 miles)
943 Populus Place

Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,296
AVE SQFT: 1,296
Year Built: 1964
Basement:
Pool: Private
Waterfront:
Sale Price: \$1,942,000
Concessions:
COE Date: 3/16/2020
List Date: 2/19/2020
ACT DOM: 7
TOT DOM: 26
List Price: \$1,588,000
Listing #: ML81783152

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Fabulous opportunity to own a move in ready home located in the highly sought-after ponderosa park neighborhood! Park-like backyard boasts a large patio for entertaining, mature landscaping, and a sparkling pool! Exceptional floor plan featuring a separate living room and family room as well as a spacious master suite! Beautiful kitchen boasts white cabinets, quartz countertops, stainless steel appliances, and a breakfast bar! Other features include refinished white oak hardwood floors, updated bathrooms, new interior doors, new interior and exterior paint, new baseboards, recessed lights, garage with epoxy floors and lots of cabinets for storage, expansive pie shaped lot, and much more! Prime location within walking distance to ponderosa park, starbucks and close proximity to apple park and many high-tech companies.

 Sold #15 (0.51 miles)
1078 Clematis Drive

Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,767
AVE SQFT: 1,767
Year Built: 1970
Basement:
Pool: None
Waterfront:
Sale Price: \$2,022,000
Concessions:
COE Date: 2/11/2020
List Date: 1/15/2020
ACT DOM: 7
TOT DOM: 27
List Price: \$1,688,000
Listing #: ML81779122

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Fabulous opportunity to own a move in ready home located in the heart of the ponderosa park neighborhood! Lovely home boasts a recently remodeled kitchen with white cabinets, carrara quartz countertops, full tile backsplash, and high-end appliances including a sub zero fridge, thermador oven & gas cooktop! Other features include pella windows with between-the-glass blinds, refinished hardwood floors, newer furnace and thermostat, new closet doors, vaulted ceilings, indoor laundry, updated bathrooms, and much more! Professionally landscaped yards throughout with mature plants and trees, large patio for outdoor entertaining, and automatic sprinklers for easy maintenance. Prime location within walking distance to ponderosa elementary and ponderosa park, and in close proximity to shopping, restaurants, apple park, & many high tech companies!

 Sold #17 (0.65 miles)
647 Torreya Ave

Bed: 3
Bath: 3.0
A.G.SQFT:
Total SQFT: 2,072
AVE SQFT: 2,072
Year Built: 1956
Basement:
Pool: N/A
Waterfront:
Sale Price: \$1,900,000
Concessions:
COE Date: 5/13/2020
List Date: 4/28/2020
ACT DOM: 2
TOT DOM: 15
List Price: \$1,899,000
Listing #: 40902722

Subdivision: Ponderosa
School District:

MLS Comments:
You will fall in love with this bright and open concept single family house! Very spacious 3 bedrooms and 3 bathrooms extended by 325sqft of sunroom. One master suite and one junior suite. Newer engineered hardwood floor throughout, updated kitchen and newer appliances, newer air conditioner, updated bathrooms, dual pane windows and too much to list. Huge master bedroom come with walk-in closet, concrete wide side yard allows vehicle to access. Very convenient located close to lawrence caltrain station, costco, 101, park, shopping, etc.

 Sold #18 (0.64 miles)
907 Bluebell Way

Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,622
AVE SQFT: 1,622
Year Built: 1968
Basement:
Pool: None
Waterfront:
Sale Price: \$1,970,000
Concessions:
COE Date: 3/23/2020
List Date: 2/26/2020
ACT DOM: 7
TOT DOM: 26
List Price: \$1,688,000
Listing #: ML81784152

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Fabulous opportunity to own a move in ready home located in a highly sought-after sunnyvale neighborhood! Beautiful kitchen boasts granite countertops, stainless steel appliances, stained maple cabinets, pendant lights, and a large breakfast bar. Exceptional floor featuring a separate living room and family room, spacious dining area, and a large master suite! Professionally landscaped yards which include a large patio for entertaining and new lawn in front and backyard with automatic sprinklers. Other features include remodeled bathrooms, hardwood floors, large corner lot, central forced heat with new thermostat, recessed lights, new interior doors, new baseboards, and much more! Prime location within close proximity to parks, schools, shopping, restaurants, apple park, and many high-tech companies! Open saturday and sunday from 1:30 to 4:30!

Order ID: 32380306-5

Retail Market:	98.31%	Distressed Market:	1.69%
Quick Sale Price:	\$0	Calculated Price:	\$2,150,585

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	LP/Sqft	Included
#1	1024 Sumac Drive	Sunnyvale	94086	3	2.00	1296	1	2.00	0.1500	1964	0.27	5/7/2020	\$1,748,000	47	\$1,349	x
#2	843 Mangrove Avenue	Sunnyvale	94086	3	2.00	1533	1	2.00	0.152	1963	0.30	6/22/2020	\$1,748,000	1	\$1,140	x
#7	520 Sequoia Drive	Sunnyvale	94086	3	2.00	1417	1	2.00	0.163	1970	0.50	6/11/2020	\$1,799,000	12	\$1,270	x
#11	812 Pierino Avenue	Sunnyvale	94086	3	2.00	2074	1	2.00	0.265500	1954	0.63	6/6/2020	\$1,850,000	17	\$892	x
#12	759 Iris Avenue	Sunnyvale	94086	3	2.00	1506	1	2.00	0.1200	1957	0.65	5/8/2020	\$1,895,000	46	\$1,258	x
#3	787 Sweetbay Drive	Sunnyvale	94086	4	2.00	1691	1	2.00	0.145	1970	0.37	8/1/2020	\$1,848,000	22	\$1,093	
#4	840 Sweetbay Drive	Sunnyvale	94086	5	2.00	1767	1	2.00	0.1600	1970	0.38	5/5/2020	\$1,899,000	49	\$1,075	
#5	830 Tamarack Lane	Sunnyvale	94086	4	3.00	1937	1	2.00	0.147	1955	0.43	6/11/2020	\$2,599,900	12	\$1,342	
#6	631 Spruce Drive	Sunnyvale	94086	5	2.50	2149	1	2.00	0.148	1971	0.47	6/18/2020	\$1,950,000	5	\$907	
#8	949 Reed Avenue	Sunnyvale	94086	2	1.00	1380	1	3.00	0.245	2000	0.51	6/23/2020	\$1,499,000	0	\$1,086	
#9	837 Cladiola Drive	Sunnyvale	94086	4	2.00	1688	1	2.00	0.15	1966	0.54	5/1/2019	\$1,988,000	419	\$1,178	
#10	1095 Clematis Drive	Sunnyvale	94086	4	2.50	1767	1	2.00	0.153	1971	0.59	4/28/2020	\$1,899,000	56	\$1,075	
#13	1091 Bryant Way	Sunnyvale	94087	4	3.00	2295	1	2.00	0.170	1968	0.73	5/2/2020	\$1,890,000	52	\$824	
#14	669 873 Old San Francisco Road	Sunnyvale	94086	4	3.00	1595	1	2.00	0.34	2020	0.76	8/2/2020	\$5,280,000	21	\$3,310	
#15	1398 Hampton Drive	Sunnyvale	94087	5	3.50	2703	1	2.00	0.162	2020	0.83	6/17/2020	\$2,598,000	6	\$961	
#16	1359 Kingfisher Way	Sunnyvale	94087	5	4.00	2198	1	3.00	0.1600	1963	0.88	2/19/2020	\$1,888,000	125	\$859	

Listed #1 (0.27 miles)
1024 Sumac Drive

Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,296
AVE SQFT: 1,296
Year Built: 1964
Basement:
Pool: N/A
Waterfront:
List Price: \$1,748,000
List Date: 5/7/2020
ACT DOM: 47
TOT DOM: 47
List Price: \$1,748,000
Listing #: 302517936

Subdivision:
School District:

MLS Comments:
The one you've been waiting for! Fabulous opportunity to pack your bags & move right into this beautifully updated home in the highly sought-after ponderosa park neighborhood! The bright & light-filled separate living room and dining room features large windows and an open concept. The exceptional floor plan features a spacious kitchen with new quartz countertops, breakfast bar, stainless steel appliances, and refinished cabinets. The kitchen flows into a lovely separate family room or breakfast nook. Oth

Listed #2 (0.30 miles)
843 Mangrove Avenue

Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,533
AVE SQFT: 1,533
Year Built: 1963
Basement:
Pool: None
Waterfront:
List Price: \$1,748,000
List Date: 6/22/2020
ACT DOM: 1
TOT DOM: 1
List Price: \$1,748,000
Listing #: ML81797747

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Fabulous opportunity to own a move-in ready home located in the highly sought-after ponderosa park neighborhood! Light and bright remodeled kitchen with white shaker cabinets, quartz countertops, and new tile flooring! Exceptional floor plan featuring a separate living room, family room, and dining area as well as 3 spacious bedrooms. Other amenities include remodeled bathrooms with designer finishes, refinished white oak hardwood floors, new carpet, new garage door with automatic opener, copper plumbing, central forced heat and ac, double pane windows, skylight in dining area, wood-burning fireplace, and much more! Professionally landscaped yards which includes new grass with automatic sprinklers, large patio for entertaining, and mature fruit trees! Prime location within walking distance to ponderosa park and ponderosa elementary as well as close proximity to apple park and many high-tech companies!

Listed #7 (0.50 miles)
520 Sequoia Drive

Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,417
AVE SQFT: 1,417
Year Built: 1970
Basement:
Pool: None
Waterfront:
List Price: \$1,799,000
List Date: 6/11/2020
ACT DOM: 12
TOT DOM: 12
List Price: \$1,799,000
Listing #: ML81796223

Subdivision:
School District: Santa Clara Unified

MLS Comments:
Don't let this one get away. Enter the double doors to a spacious, light filled home and indulge in the open floor plan. Large living room with dining area and cozy fireplace. The wide open, beautifully remodeled kitchen, with stone counters and ss appliances has large windows that pass thru to the outdoor counter and an attached family room with enough space for an eat in nook. Sliders bring in plenty of light, and take you to the inviting and private back yard. New laminate floors throughout. New interior paint. Updated bathroom and new master vanity. Laundry area inside. Over sized finished garage has abundance of built-in cupboards and large closet.

Listed #11 (0.63 miles)
812 Pierino Avenue

Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 2,074
AVE SQFT: 2,074
Year Built: 1954
Basement:
Pool: N/A
Waterfront:
List Price: \$1,850,000
List Date: 6/6/2020
ACT DOM: 17
TOT DOM: 17
List Price: \$1,850,000
Listing #: ML81795576

Subdivision:
School District: Not Listed

MLS Comments:
Mid-century modern home in sunnyvale's gavello glen neighborhood was build in 1954 by elmer gavello and designed by renowned mcm architects, anshen & allen. Open living & dining area w/ brick fireplace, tongue & groove ceiling, original redwood & grasscloth accent walls, & floor to ceiling glass w/ redwood trim featuring views of the large backyard. Galley style with new tile floors. Separate laundry/utility room with storage and a second bathroom spacious backyard with lush foliage, fruit, and mature trees. Minutes to braly park, and ponderosa park, and sunken gardens golf course. Short drive or bike ride to new apple campus, sunnyvale downtown murphy st, farmer's market, caltrain station. Schools: braly elementary, peterson middle, wilcox high.

Listed #12 (0.65 miles)
759 Iris Avenue

Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,506
AVE SQFT: 1,506
Year Built: 1957
Basement:
Pool: N/A
Waterfront:
List Price: \$1,895,000
List Date: 5/8/2020
ACT DOM: 46
TOT DOM: 46
List Price: \$1,895,000
Listing #: 302519090

Subdivision:
School District:

MLS Comments:
Charming and renovated contemporary california rancher! This recently updated home is loaded with amenities and charm, move in ready! Here are some of the details: 3 spacious bedrooms; including a spacious master suite, huge kitchen-family-dining area with access to interior courtyard and backyard, 2 car garage equipped w/ electric car charger, whole house air conditioning system. Some new amenities include: new electrical service & main panel, new plugs, switches, led lighting throughout, new kitchen cab



Order ID: 32380306-5

Retail Market:	98.31 %	Distressed Market:	1.69 %
Quick Sale Price:	\$0	Calculated Price:	\$2,150,585

UNDER CONTRACT COMPS

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	LP/Sqft	Included
#3	684 Spruce Drive	Sunnyvale	94086	4	2.00	1691	1	2.00	0.1400	1970	0.39	4/15/2020	\$1,848,000	8	69	\$1,093	x
#9	898 Azalea Drive	Sunnyvale	94086	3	2.00	1622	1	2.00	0.165	1968	0.68	5/11/2020	\$1,728,000	27	43	\$1,065	x
#16	1345 Arleen Avenue	Sunnyvale	94087	3	2.00	1662	1	2.00	0.2100	1950	0.89	4/9/2020	\$1,998,000	6	75	\$1,202	x

U/C #3 (0.39 miles)

684 Spruce Drive



Bed: 4
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,691
AVE SQFT: 1,691
Year Built: 1970
Basement:
Pool: N/A
Waterfront:
List Price: \$1,848,000
List Date: 4/15/2020
ACT DOM: 8
TOT DOM: 69
List Price: \$1,848,000
Listing #: 302498252

Subdivision:

School District:

MLS Comments:
Fabulous opportunity to own a move in ready home located in the highly sought-after ponderosa park neighborhood! Please see our 3d walk-in showcase: <https://my.Matterport.Com/show/?m=hdtp3pazv2&m=1>. Light and bright kitchen with white cabinets, new countertops, stainless steel appliances, and new recessed lights! Exceptional floor plan featuring a separate living room, family room, and dining room! Other updates include new european white oak hardwood floors, updated bathrooms, new carpet, double pane

U/C #9 (0.68 miles)

898 Azalea Drive



Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,622
AVE SQFT: 1,622
Year Built: 1968
Basement:
Pool: None
Waterfront:
List Price: \$1,728,000
List Date: 5/11/2020
ACT DOM: 27
TOT DOM: 43
List Price: \$1,728,000
Listing #: ML81792086

Subdivision:

School District: Santa Clara Unified

MLS Comments:

Beautifully remodeled kitchen features bright white shaker style cabinets, granite counters and stainless steel appliances / four burner free standing gas oven and range, built-in microwave and trash compactor / both bathrooms are beautifully remodeled with a large stall shower in the master bathroom and shower over tub in the hall bathroom / gleaming hardwood flooring and luxury water proof plank flooring in the kitchen and family room. / the walls and ceilings have all been textured with a smooth finish veneer plaster / the property also features solar (owned not leased) and dual pane windows and doors. Easy commute location near shopping and all major highways.

U/C #16 (0.89 miles)

1345 Arleen Avenue



Bed: 3
Bath: 2.0
A.G.SQFT:
Total SQFT: 1,662
AVE SQFT: 1,662
Year Built: 1950
Basement:
Pool: N/A
Waterfront:
List Price: \$1,998,000
List Date: 4/9/2020
ACT DOM: 6
TOT DOM: 75
List Price: \$1,998,000
Listing #: 302493945

Subdivision:

School District:

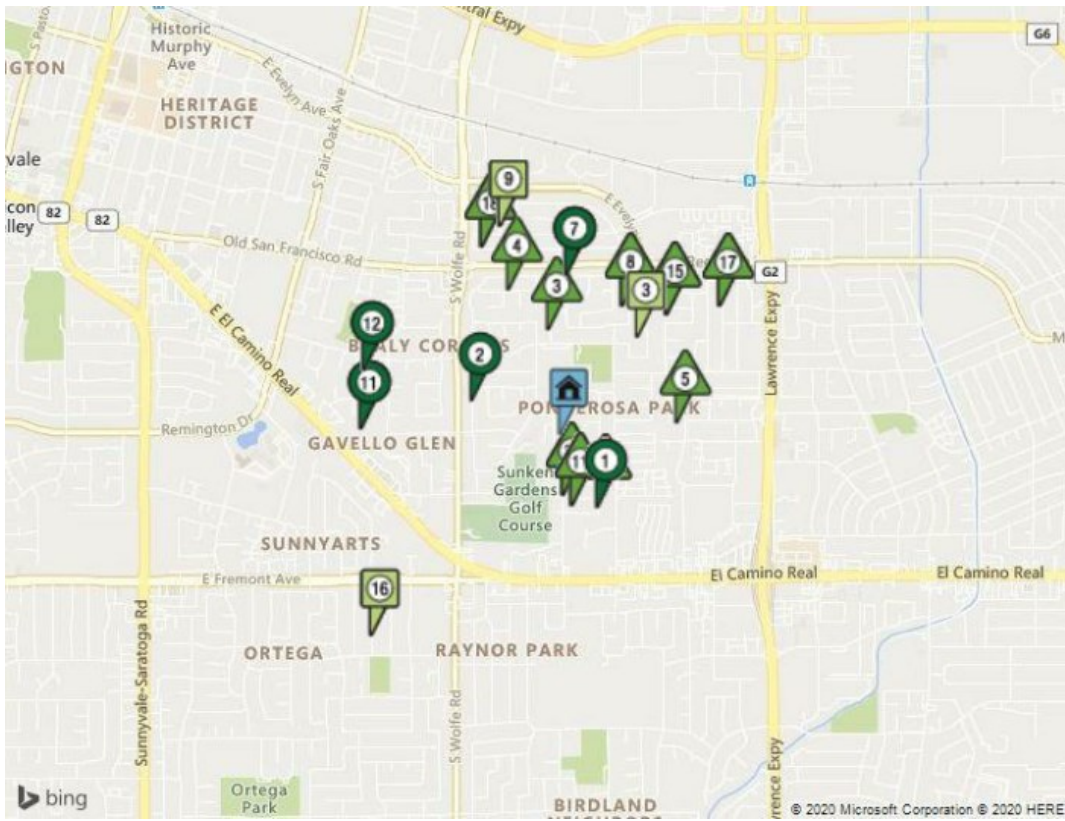
MLS Comments:

Elegant, updated home in prime sunnyvale locale with 3 beds/2 baths on extra large 9,503 sqft nicely landscaped lot. Expansive family room w/cathedral ceilings and large chalet style windows overlooking park like back yard. Updated kitchen w/new stainless steel appliances, maple cabinets & stone countertops. Huge master suite features cathedral ceilings, large windows, two wardrobe closets & en suite bath w/jetted tub. Large attached 2-car garage w/laundry area. Immense rear yard ideal for entertaining wi

Retail Market:	98.31 %	Distressed Market:	1.69 %
Quick Sale Price:	\$0	Calculated Price:	\$2,150,585



MAP

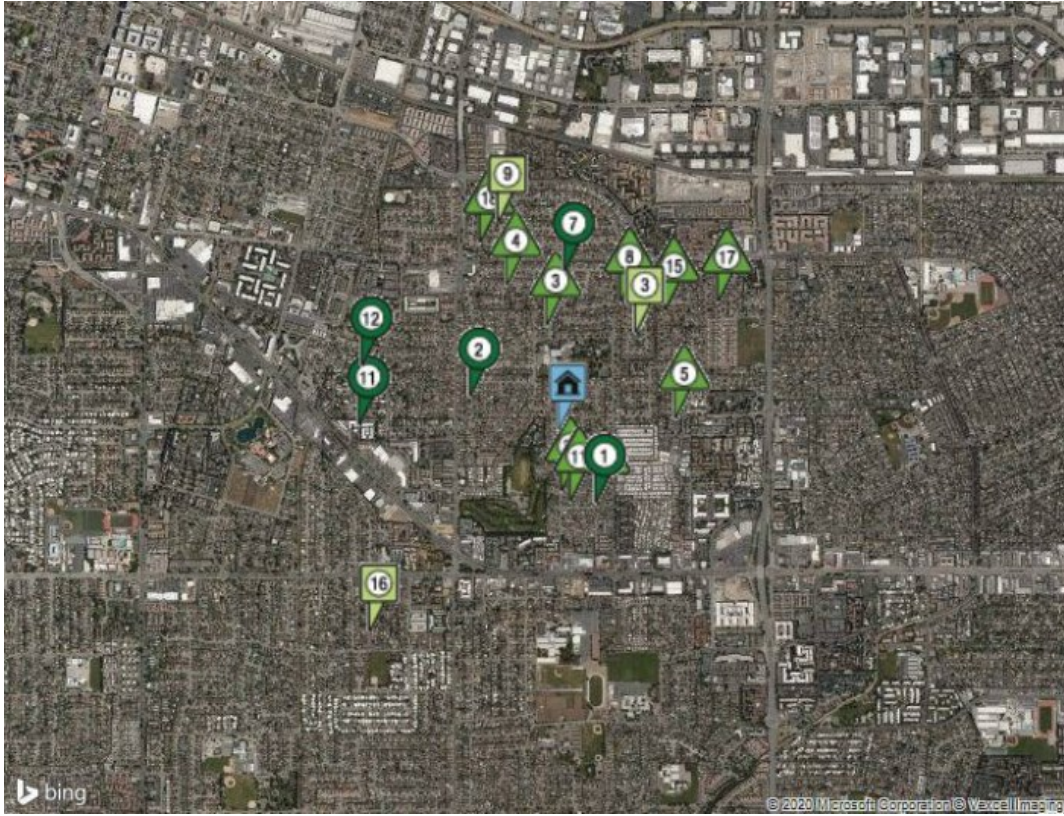


**Subject
Sold
Listed
U/C**

Retail Market:	98.31 %	Distressed Market:	1.69 %
Quick Sale Price:	\$0	Calculated Price:	\$2,150,585



AERIAL VIEW MAP



**Subject
Sold
Listed
U/C**

Order ID: 32380306-5



Retail Market: 98.31%	Distressed Market: 1.69%
Quick Sale Price: \$0	Calculated Price: \$2,150,585

MARKET ANALYSIS

	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Total # of Sales (Solds)	20	9	18	12
Absorption Rate(Sales per Month)	6.67	3.00	6.00	4.00
Inventory (Listing and Pending)	33	33	33	33
Months Supply	4.95	11.00	5.50	8.25

	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Low	\$1,499,000	\$1,438,000	\$1,480,000	\$1,925,000	\$1,250,000	\$1,200,000
High	\$5,280,000	\$2,698,000	\$2,499,999	\$2,150,000	\$2,560,000	\$1,850,000
Median	\$1,892,500	\$1,848,000	\$1,945,000	\$1,960,000	\$1,851,500	\$1,640,500
Average	\$2,148,681	\$1,898,588	\$1,941,974	\$1,997,111	\$1,850,722	\$1,581,166
Median DOM	22	8	8	8	9	27

		MEDIAN SOLD PRICE AS % OF FINAL LIST PRICE			
		Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
Current Active Listings	16	104.68%	109.61%	106.68%	99.48%
Current Pending	17	MEDIAN SOLD PRICE AS % OF ORIGINAL LIST PRICE			
		Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		104.68%	109.61%	106.68%	96.55%

FILTERED MARKET ANALYSIS

Subject SQFT: 1996	Subject Year Built: 1977	Property Type: Single Family
Filter by:		
Min SQFT:	Max SQFT:	Min Year Built:
Min Bed:	Max Bed:	Zip:
		Max Year Built:
		Property Type: Single Family

	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Total # of Sales (Solds)	20	9	18	12
Absorption Rate(Sales per Month)	6.67	3.00	6.00	4.00
Inventory (Listing and Pending)	33	33	33	33
Months Supply	4.95	11.00	5.50	8.25

	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Low	\$1,499,000	\$1,438,000	\$1,480,000	\$1,925,000	\$1,250,000	\$1,200,000
High	\$5,280,000	\$2,698,000	\$2,499,999	\$2,150,000	\$2,560,000	\$1,850,000
Median	\$1,892,500	\$1,848,000	\$1,945,000	\$1,960,000	\$1,851,500	\$1,640,500
Average	\$2,148,681	\$1,898,588	\$1,941,974	\$1,997,111	\$1,850,722	\$1,581,166
Median DOM	22	8	8	8	9	27

		MEDIAN SOLD PRICE AS % OF FINAL LIST PRICE			
		Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
Current Active Listings	16	104.68%	109.61%	106.68%	99.48%
Current Pending	17	MEDIAN SOLD PRICE AS % OF ORIGINAL LIST PRICE			
		Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		104.68%	109.61%	106.68%	96.55%

DEPRESSED MARKET GRID

	# of Listings	% of Listings	# of Pending	% of Pending	# of Solds	% of Solds
Retail	16	100%	16	94.12%	58	98.31%
Short Sale	0	0%	0	0%	0	0%
REO	0	0%	1	5.88%	1	1.69%

MEDIAN SALE PRICE

ONE MONTH				TWO MONTHS				THREE MONTHS			
Contract Date	Pending	Sales	Median Price	Contract Date	Pending	Sales	Median Price	Contract Date	Pending	Sales	Median Price
Jun-18	0	1	\$2,080,000	May - Jun-18		1	\$2,080,000	Apr - Jun-18		1	\$2,080,000
Jul-18	0	6	\$1,959,000	Jun - Jul-18		7	\$2,018,000	May - Jul-18		7	\$2,018,000
Aug-18	0	4	\$1,725,000	Jul - Aug-18		10	\$1,840,000	Jun - Aug-18		11	\$1,900,000
Sep-18	0	7	\$1,780,000	Aug - Sep-18		11	\$1,750,000	Jul - Sep-18		17	\$1,780,000
Oct-18	0	5	\$1,800,000	Sep - Oct-18		12	\$1,790,000	Aug - Oct-18		16	\$1,765,000
Nov-18	0	11	\$1,710,000	Oct - Nov-18		16	\$1,725,000	Sep - Nov-18		23	\$1,725,000
Dec-18	0	4	\$1,687,500	Nov - Dec-18		15	\$1,710,000	Oct - Dec-18		20	\$1,725,000
Jan-19	0	2	\$1,772,500	Dec - Jan-19		6	\$1,772,500	Nov - Jan-19		17	\$1,720,000
Feb-19	0	4	\$1,591,000	Jan - Feb-19		6	\$1,735,000	Dec - Feb-19		10	\$1,735,000
Mar-19	0	6	\$1,710,000	Feb - Mar-19		10	\$1,710,000	Jan - Mar-19		12	\$1,720,000
Apr-19	0	7	\$1,730,000	Mar - Apr-19		13	\$1,720,000	Feb - Apr-19		17	\$1,720,000
May-19	0	4	\$1,775,000	Apr - May-19		11	\$1,750,000	Mar - May-19		17	\$1,750,000
Jun-19	0	5	\$1,730,000	May - Jun-19		9	\$1,750,000	Apr - Jun-19		16	\$1,750,000
Jul-19	0	5	\$1,580,000	Jun - Jul-19		10	\$1,610,000	May - Jul-19		14	\$1,740,000
Aug-19	0	4	\$1,550,500	Jul - Aug-19		9	\$1,580,000	Jun - Aug-19		14	\$1,610,000
Sep-19	0	3	\$1,698,000	Aug - Sep-19		7	\$1,675,000	Jul - Sep-19		12	\$1,640,500
Oct-19	0	8	\$1,820,000	Sep - Oct-19		11	\$1,740,000	Aug - Oct-19		15	\$1,698,000
Nov-19	0	6	\$1,891,500	Oct - Nov-19		14	\$1,884,000	Sep - Nov-19		17	\$1,868,000
Dec-19	0	3	\$1,700,000	Nov - Dec-19		9	\$1,835,000	Oct - Dec-19		17	\$1,835,000
Jan-20	0	1	\$1,925,000	Dec - Jan-20		4	\$1,725,000	Nov - Jan-20		10	\$1,851,500
Feb-20	0	2	\$1,988,500	Jan - Feb-20		3	\$1,955,000	Dec - Feb-20		6	\$1,837,500
Mar-20	0	7	\$1,970,000	Feb - Mar-20		9	\$1,970,000	Jan - Mar-20		10	\$1,965,000
Apr-20	0	6	\$1,925,000	Mar - Apr-20		13	\$1,960,000	Feb - Apr-20		15	\$1,960,000
May-20	0	9	\$2,002,000	Apr - May-20		15	\$1,977,000	Mar - May-20		22	\$1,973,500

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.

In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.