

Brokers Welcome: Earn 2.5% in April!

[\(click here for details\)](#)

Sunnyvale Real Estate Update

January 1 - April 15, 2016

Homes are in great demand in Sunnyvale and the numbers tell the story. Here's what has happened this year for single-family home sales in Sunnyvale:

1. 26 homes this year sold for more than \$1.7 million; 8 of these sold for \$2 million or more
2. Every one of those homes sold for MORE THAN list price
3. The highest price this year was \$2,335,000 (list price was \$1,998,000)
4. On average, those 26 homes sold for 11% more than list price
5. Only one of the homes that sold over \$1.7 million was new construction; all others were "resale" homes
6. 46% of the sales over \$1.7 million were in the Fremont/Sunnyvale school districts
7. There are an additional 13 homes that are pending sale, including 2 at Paloma Place, with list prices in excess of \$1.7 million

Sunnyvale is Moving on Up!

There are so many reasons to be excited about living in Sunnyvale. Here are just a few:

The new **downtown Sunnyvale Town Center** is moving forward and is a buzz of activity for shopping (Target, Macy's and a whole lot more), dining (lots and lots of choices), residential, and offices. Paloma Place is right across the street from all of this!

Employment growth is the highest in the nation in San Jose/Sunnyvale/Santa Clara with over 50,000 new employees in the area. And public transportation, including Caltrain, in Sunnyvale makes this area highly attractive for employment centers.

Sunnyvale is a natural choice for **lowering commute times** as it is so close to tech giants like Apple, LinkedIn, Google, and Lockheed Martin. At Paloma Place, your client can be close to where they work.

Stop by Paloma Place this weekend and check out all that is happening in Sunnyvale. Don't miss the Farmers' Market at Murphy & Washington from 9-1 on Saturday then bring your client by and see us!



Plan 2 Homes for Sale Home Site 2

5 bedrooms & 3 baths
Approx. 2,191 square feet
Offered at \$2,098,888
[Click here for floor plan](#)

Home Site 9

5 bedrooms & 3 baths
Approx. 2,212 square feet
Offered at \$2,158,888
[Click here for virtual tour](#)



Plan 3 Homes for Sale Home Site 10

5 bedrooms & 3 baths
Approx. 2,421 square feet
Offered at \$2,323,888
[Click here for virtual tour](#)



Plan 1 Homes for Sale Home Site 11

3 bedrooms & 2.5 baths
Approx. 1,872 square feet
Offered at \$1,898,888
[Click here for floor plan](#)

Sales Office Hours

Monday 1:00pm - 5:00pm

Tuesday, Friday - Sunday
10:00am - 5:00pm



Frances Ibay - Community Sales Manager

CalBRE# 01708429

CALL: 888-224-4515

frances@classiccommunities.net