







LIVING ROOM

Beautiful gas fireplace • Wood floor • Windows on three sides





KITCHEN

Professional style appliances • Open to dining room



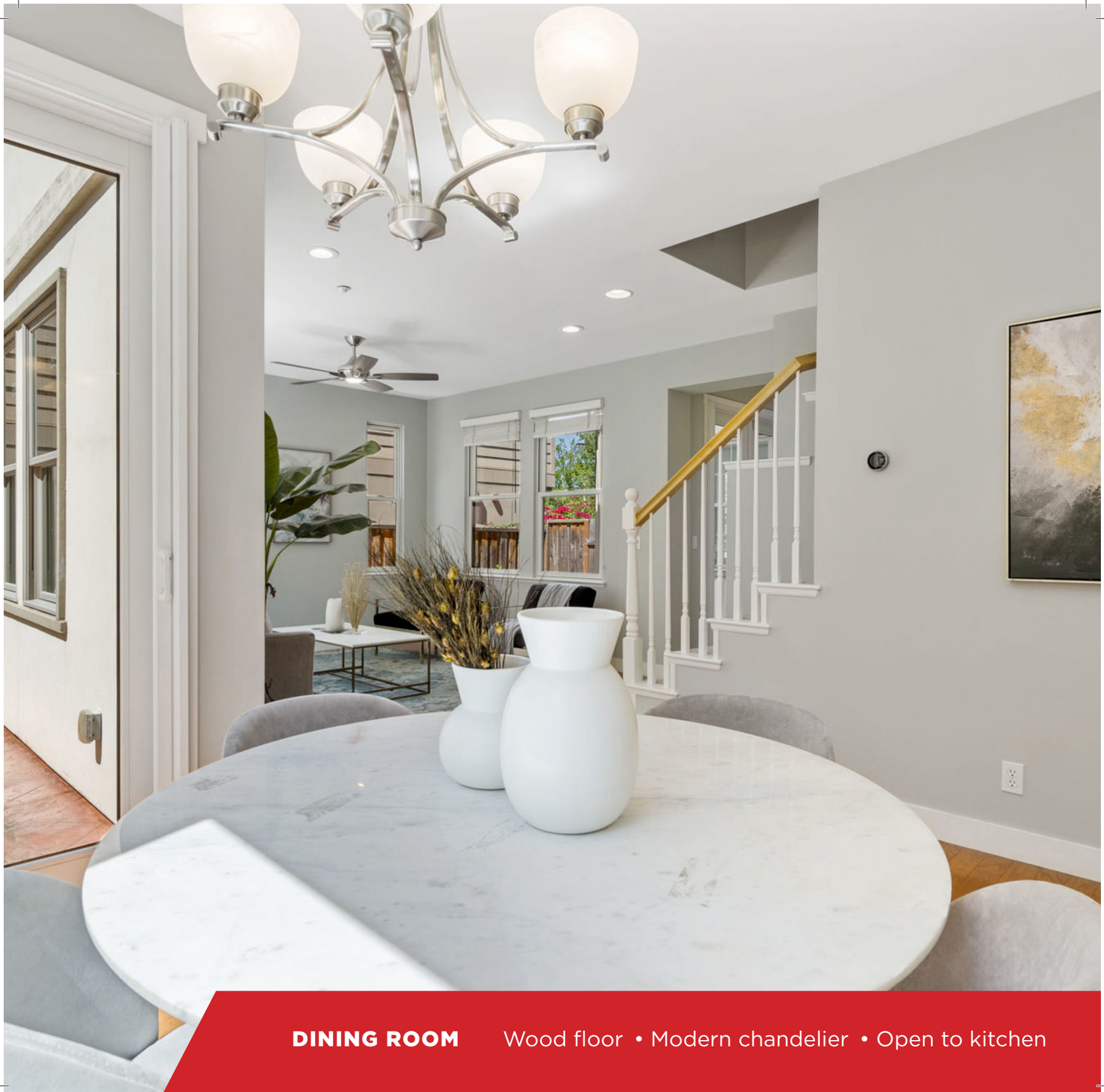


FAMILY ROOM

Recessed lighting • Wood floor • Open to dining room



MASTER SUITE Tub + Shower



DINING ROOM

Wood floor • Modern chandelier • Open to kitchen

1281 PUMPKIN TER • SUNNYVALE

Home Features

- Living space: 1,890 sq.ft.
- Lot size: 3,133 sq.ft.
- 4 bedrooms, 2.5 baths, 2 car garage
- Wood floors in public areas, carpeted bedrooms
- Central AC, two zone HVAC
- Cat 5 wiring, Nest thermostats, Ring doorbell
- Cherry Chase Elementary, Sunnyvale Middle, Homestead High (buyer to verify)

Kitchen

- Professional style stainless steel appliances
- Wolf commercial style gas range
- Microwave oven, Bosch dishwasher
- White recessed panel cabinets
- Wood floor
- “Polished stone” counter tops (caesarstone)
- High “polished stone” back splash
- Recessed lighting
- Open to dining room & family room

Living Room

- Wood floor
- Gas fireplace with white mantel and hearth
- Glass chandelier
- Windows on three sides

Family Room

- Recessed lighting
- Wood floor
- Windows on three sides
- Open to dining room & kitchen

Master Suite

- Windows on three sides
- Separate tub & shower

Exterior

- Stucco exterior
- Two patios, one enclosed three sides
- Peach, guavas, blackberries, and herbs
- Front lawn and shade tree

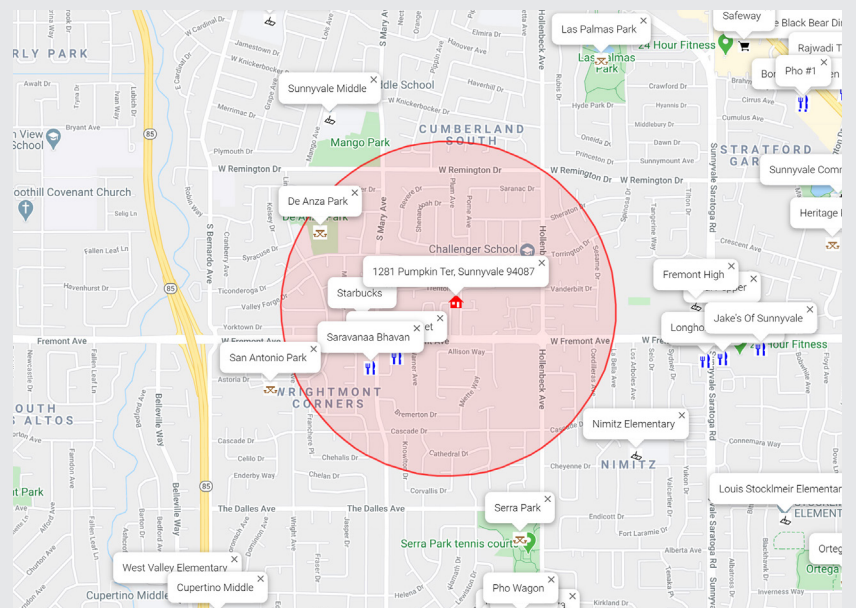
NEARBY ATTRACTIONS

Short walk to:

- De Anza Park
- Mango Park
- Starbucks
- Country Gourmet
- Saravanaa Bhavan

Moderate walk to:

- Pho Wagon
- Bay Sushi
- Super Burrito
- Loehmanns Plaza
- Szechuan Garden
- Thai Delight
- Shanghai Garden
- Longhorn Charcoal Pit
- Jake's Of Sunnyvale
- Falafel Stop

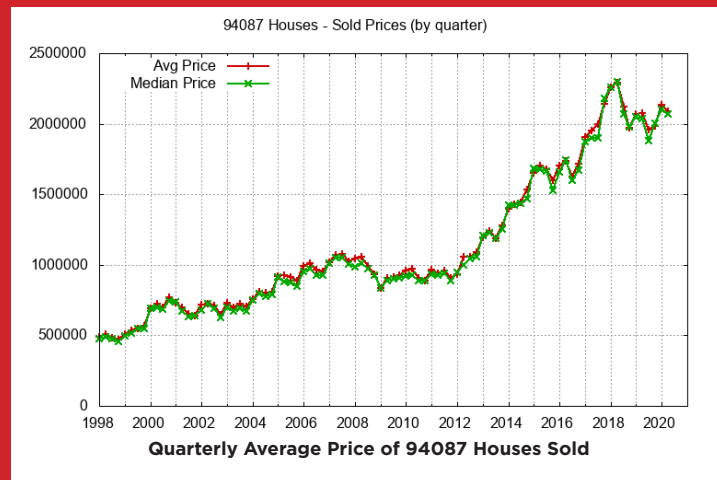


*Red circle marks 0.5 miles around 1281 Pumpkin Ter, Sunnyvale 94087

REAL ESTATE TRENDS

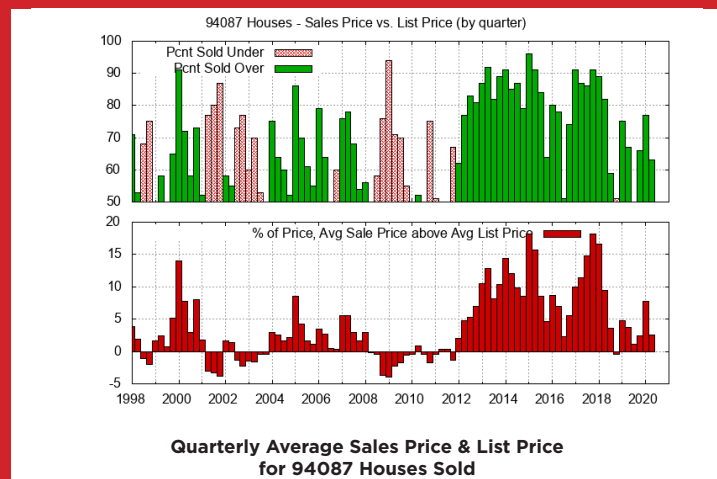
Average and Median Home Price of 94087 Houses Sold

When trying to understand 94087 neighborhood values for houses the first and most often real estate trend looked at is either average or median house sales price. The average price can be pushed up by a particularly expensive house being sold. Much less often an especially low price for one or more houses can push the average price down. By looking at both average and median price a quick judgment can be made about any unusually high or low prices.



Sales Price vs. List Price for 94087 Houses Sold

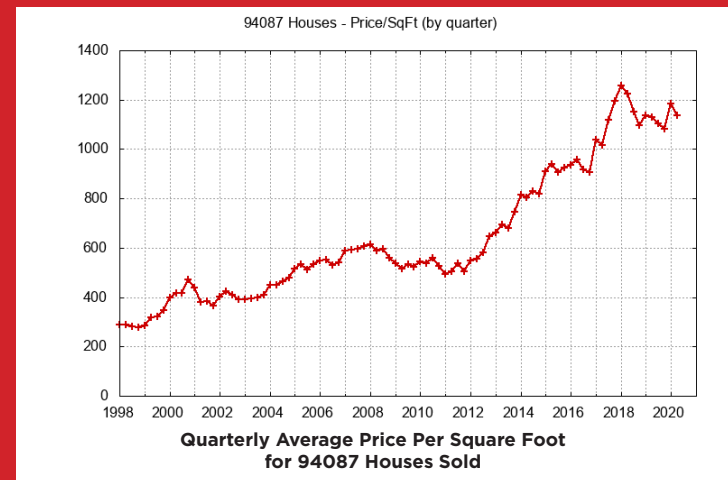
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More 94087 homes being sold over list price is a very good indicator of rising home prices. More homes being sold under list price is a very good indicator of falling home prices.



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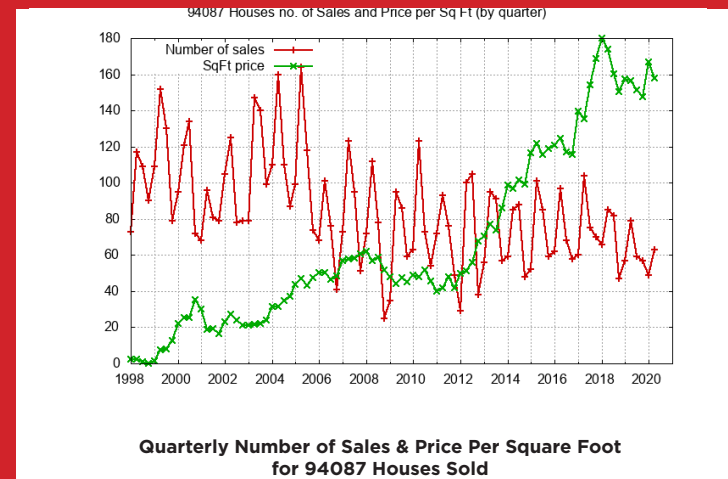
Price Per Square Foot for 94087 Houses Sold

The sales price of a 94087 house is affected by its size. Looking at price per square foot gives a partial adjustment for differences between houses. Furthermore if you look at the average size of a 94087 house sold you will see that it varies with time. Part of the variation is due to the random nature of which houses are being sold but the trend is for an increase in size with time because when a house is replaced with a newer house, the newer house is almost always larger.



Number of 94087 Houses Sold

A quick estimate of how active the 94087 real estate market is, can be found by looking at the number of houses sold. Locally there is a strong seasonal change in the number of houses sold. The lowest number of houses sold typically occurs around December & January. The highest number of houses sold typically occurs around May. Price changes do not track the seasonal change in the number of houses sold.





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