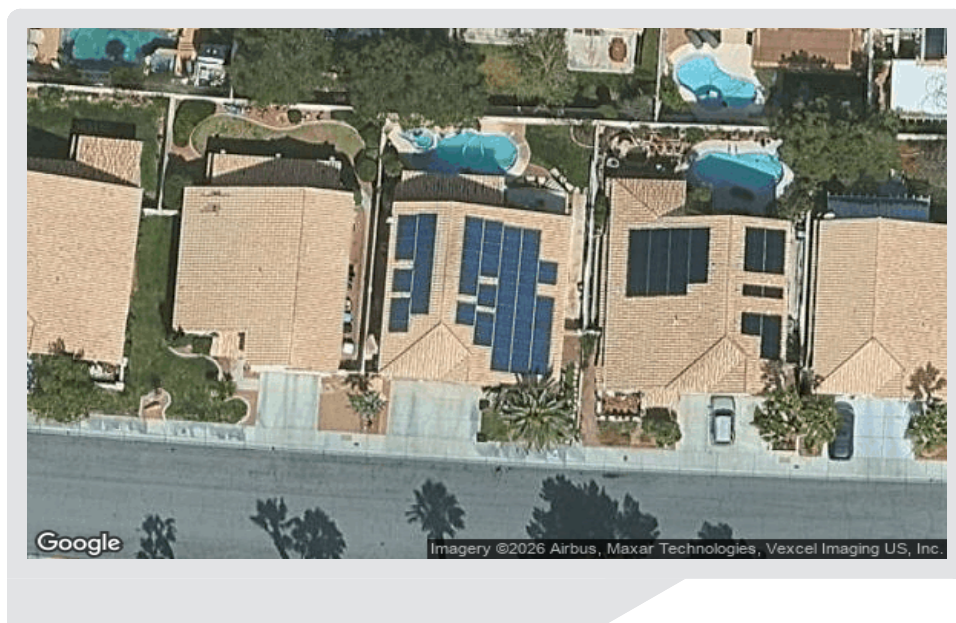




ValueTest.ai

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SMART RESEARCH REPORT



ESTIMATED VALUE:

\$ 644,665

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Beds	Baths	Lot Size	Year Built	Sold Date	Sold Price
5	3.0	5227 Sqft.	1992	06/29/2005	\$ 450,000



Key Details

Type: Single Family Residence	Style: Bi-Level	Construction: Frame, Combination	County Or Parish: --
Listing Date: --	Original List Price: --	Price Per Sq Ft: --	Off Market Date: --
Garages: 2	Parking: 2	Pool: --	Stories: 2
Association YN: --	Association Fee: --		

Interior Features

Rooms: <ul style="list-style-type: none"> • Bedrooms: 5 • Full Bathrooms: 3 • Half Bathrooms: -- • Total Rooms: -- 	Fireplaces: <ul style="list-style-type: none"> • Fireplaces: Yes • Fireplace Features: -- 	Area: <ul style="list-style-type: none"> • Building Area: 2,782 Sq.ft • Garage Area: 2
Basement: <ul style="list-style-type: none"> • -- • Total Area: -- • Finished Area: -- 	Appliances: --	Interior Features: --
Heating: Forced air	Cooling: Central Air	Flooring: --

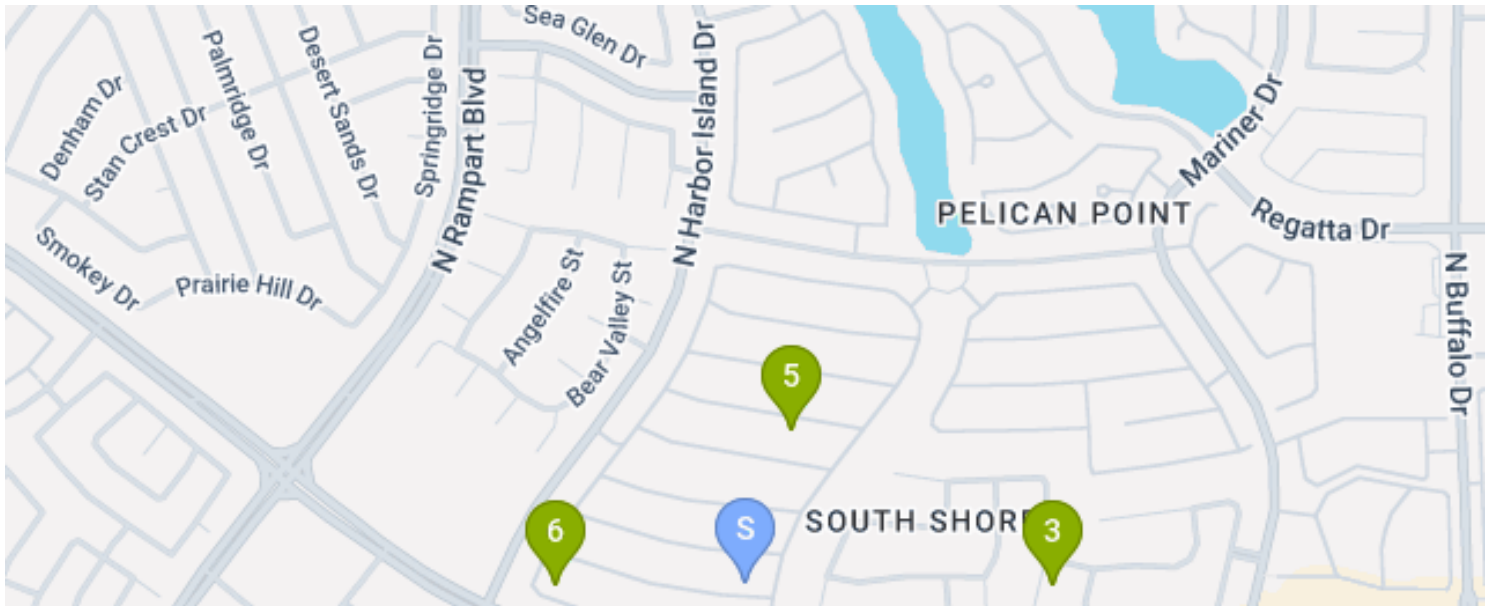
Exterior Features

Roof Description: --	Patio & Porch Features: --	Pool Features: --	Pool Private YN: No
Exterior Features: --			

School Details

#	School	Address	Grade	Distance
1	Richard H Bryan Elementary School	8050 Cielo Vista Ave Las Vegas, NV 89128	Grades K-6 / K-5	--
2	Doral Academy Red Rock	626 Crossbridge Drive Las Vegas, NV 89138	Other	--
3	Cimarron Memorial High School	2301 N. Tenaya Way Las Vegas, NV 89128	Grades 9-12	--

Map of Comparable Properties



#	Address	Sim Score	List Price	Close Price	Close Dt	Bed	Bt	DOM	GLA	Year Built	Lt.Size	Proximity	Status
1	8208 Sedona Sunrise Drive, Las Vegas, NV, 89128	85	\$ 638,000	\$ 638,000	03/20/2026	4	3	79	2,674	1994	6,098	0.17	Sold
2	8229 Sedona Sunrise Drive, Las Vegas, NV, 89128	79	\$ 650,000	\$ 650,000	02/12/2026	4	3	66	2,937	1994	6,534	0.22	Sold
3	2012 White Falls Street, Las Vegas, NV, 89128	75	\$ 685,000	\$ 660,000	12/01/2025	4	4	22	3,025	1992	6,970	0.31	Sold
4	1716 Double Arch Court, Las Vegas, NV, 89128	70	\$ 750,000	\$ 745,000	01/21/2026	4	3	63	2,934	1997	6,970	0.45	Sold
5	8225 Bermuda Beach Drive, Las Vegas, NV, 89128	83	\$ 475,000	\$ 395,000	10/26/2020	4	2	207	2,511	1990	4,356	0.16	Pending
6	8348 Brittany Harbor Drive, Las Vegas, NV, 89128	91	\$ 565,000	\$ 640,000	09/15/2023	5	3	39	2,404	1993	5,227	0.19	--

Comparable Property Summary

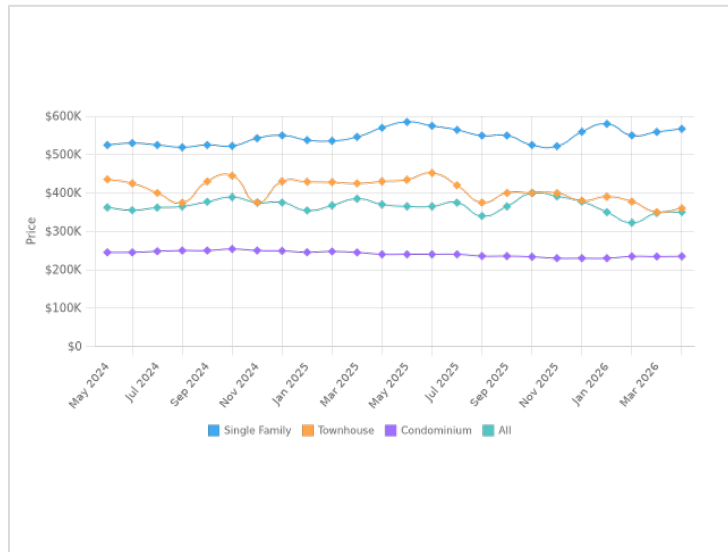
#	Active / Pending Listings	Sold Listings
Number of Properties	2	4
Low Price	\$ 475,000	\$ 638,000
High Price	\$ 565,000	\$ 745,000
Average Price	\$ 520,000	\$ 673,250
Average Days on Market	123	58

Market Trends

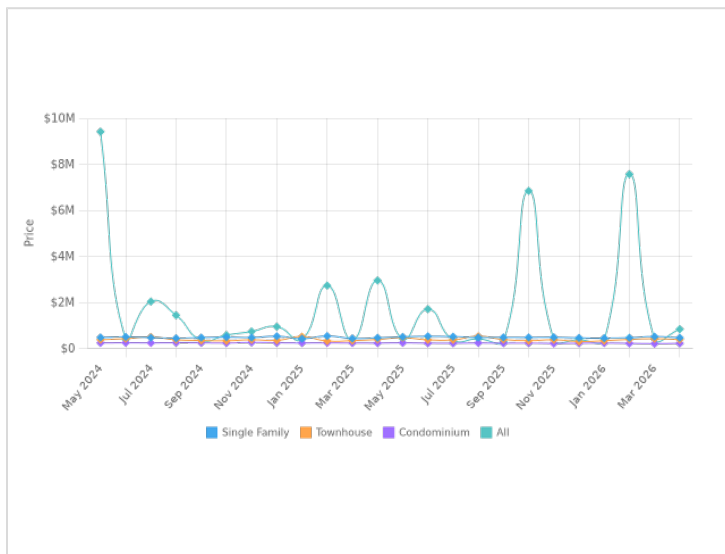
Key Indicators

Median List Price	\$ 567,000
Asking Price/Sqft	\$ 267
Average Days on Market	56.61
New Homes Listed for Sale	35
Total Sold	28
Median House Size (Sqft.)	2,209
Median Number of Bedrooms	4
Median Number of Bathrooms:	3

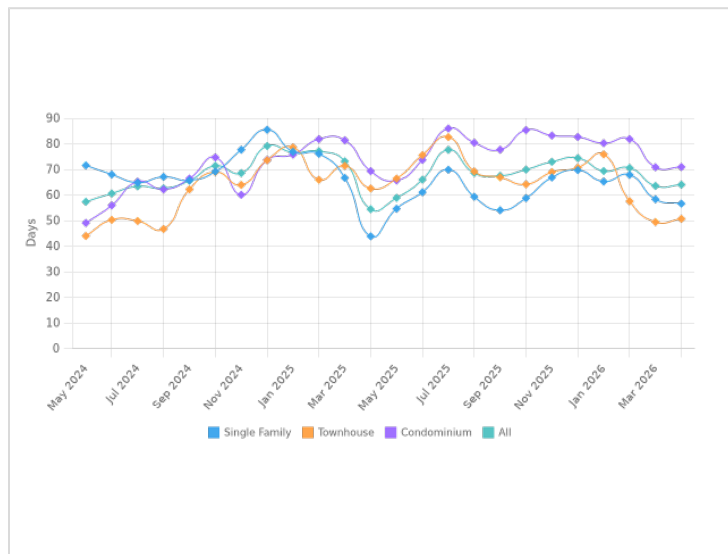
Median List Price by Property type



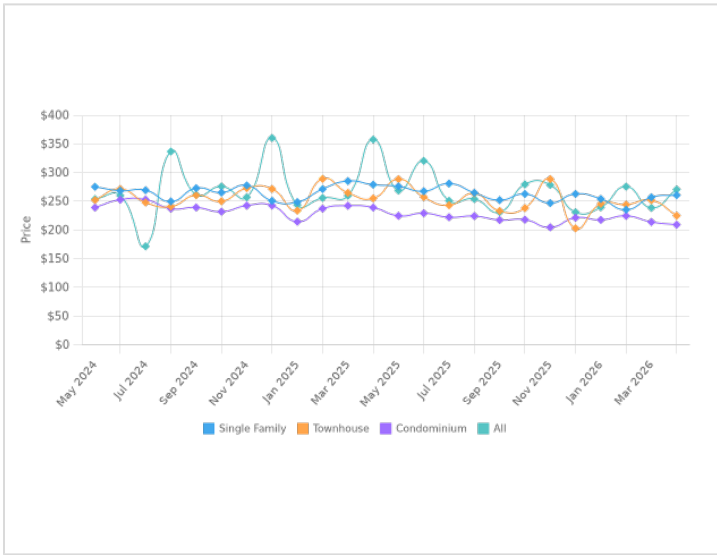
Median Sold Price by Property Type



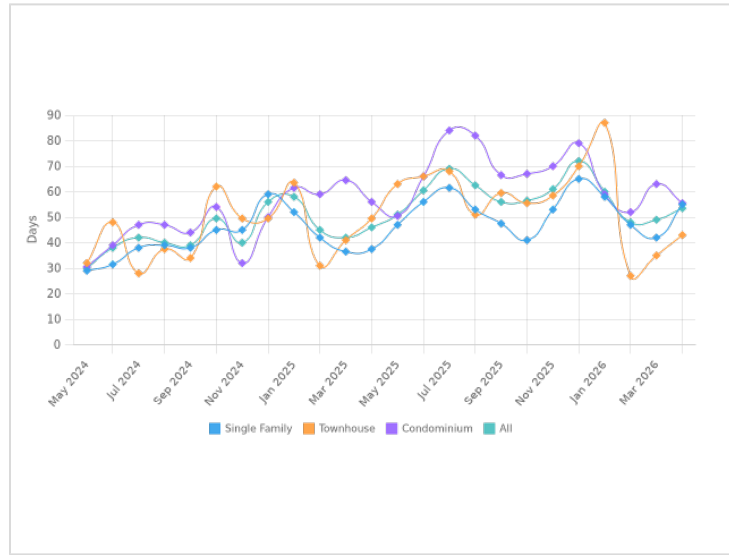
Average Days on Market by Property Type



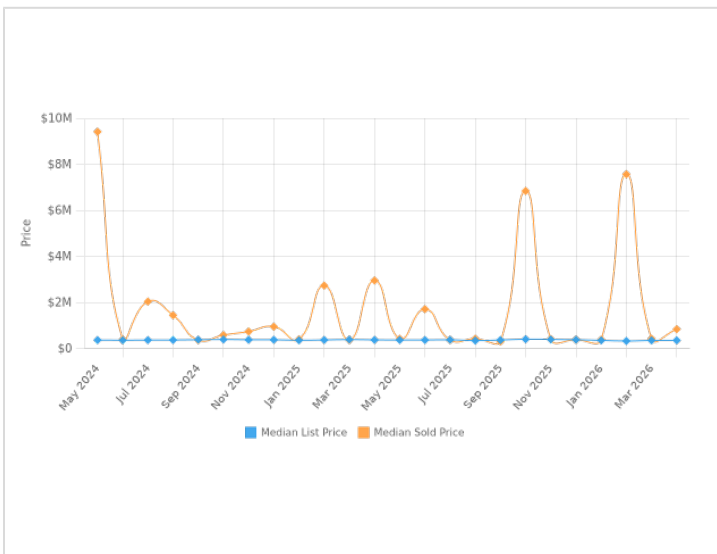
Median Sold Price per Sqft by Property Type



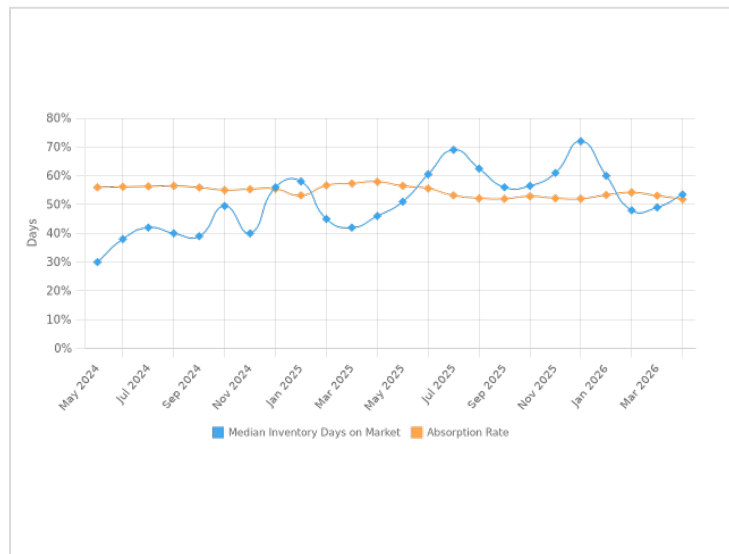
Inventory by Property Type



Median List Price vs. Median Sold Price



Inventory and Absorption Rate



[More Details](#)

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