

About This Property



5

Beds



3

Baths



N/A

Sq Ft



5,227

Lot SF



1992

Built

Our Valuation

\$641,500

Value Range: \$580,000 — \$706,000

● High Confidence

90/100

- Comparable sales show good agreement after adjustments
- Based on 16 comparable sales in the area

Value Spread

±2.1%

Avg. Variance

\$13,635

Consistency

2.1%

Comparables are selected based on overall reliability — combining physical similarity with adjustment magnitude. Adjustments account for measurable differences in condition, size, and market timing.



8221 Hollow Wharf Drive, Las Vegas, NV, 89128 **\$599,900**
Nov 19, 2025

0.06 mi away · 4 bd / 3 ba · 2,511 sf
Adjusted: **\$641,359** (+\$41,459) Match **97%**



8216 Brittany Harbor Drive, Las Vegas, NV, 89128 **\$600,000**
Jul 14, 2025

0.05 mi away · 4 bd / 3 ba · 2,782 sf
Adjusted: **\$639,785** (+\$39,785) Match **97%**



2228 Brighton Shore Street, Las Vegas, NV, 89128 **\$637,000**
Sep 25, 2025

0.22 mi away · 4 bd / 3 ba · 2,511 sf
Adjusted: **\$672,508** (+\$35,508) Match **98%**



2012 White Falls Street, Las Vegas, NV, 89128 **\$660,000**
Dec 1, 2025

0.32 mi away · 4 bd / 4 ba · 3,025 sf
Adjusted: **\$676,700** (+\$16,700) Match **97%**



8208 Sedona Sunrise Drive, Las Vegas, NV, 89128 **\$638,000**
Mar 20, 2026

0.18 mi away · 4 bd / 3 ba · 2,674 sf
Adjusted: **\$653,045** (+\$15,045) Match **100%**



7809 Waterfalls Avenue, Las Vegas, NV, 89128 **\$693,000**
Feb 9, 2026

0.50 mi away · 4 bd / 4 ba · 2,775 sf
Adjusted: **\$684,407** (\$-8,593) Match **96%**

How We Got Here

We identified **20** sales in Las Vegas, Nevada 89128 over **Last 12 months** and narrowed them down to **20** comparable properties based on similarity to the subject. The market is currently **Stable** with homes averaging **47** days on market. Home values are **stable** at approximately **0.05%/mo.**

300

Closed

98.0%

List-to-Sale

Accounting for Differences

Item	8208 Emerald Isle ...	8221 Hollow Wharf ...	8216 Brittany Harb...	2228 Brighton Sho...	2012 White Falls St...	8208 Sedona Sunr...	7809 Waterfalls Av...
Sale Price	—	\$599,900	\$600,000	\$637,000	\$660,000	\$638,000	\$693,000
Time	Current	Nov 2025 \$0	Jul 2025 \$0	Sep 2025 \$0	Dec 2025 \$0	Mar 2026 \$0	Feb 2026 \$0
Location	ELS 76	Similar \$-2,871	Inferior \$35,000	Similar \$-1,914	Inferior \$35,000	Similar \$0	Inferior \$35,000
Distance	—	0.06 mi —	0.05 mi —	0.22 mi —	0.32 mi —	0.18 mi —	0.50 mi —
GLA	—	2,511 sf \$25,745	2,782 sf \$0	2,511 sf \$25,745	3,025 sf \$-23,085	2,674 sf \$10,260	2,775 sf \$665
Condition	C3	C3 \$0	C3 \$0	C3 \$0	C3 \$0	C3 \$0	C3 \$0
Quality	Q4	Q3 \$0	Q3 \$0	Q4 \$0	Q3 \$0	Q3 \$0	Q3 \$0
Bed/Bath	5bd / 3ba	4bd / 3ba \$4,785	4bd / 3ba \$4,785	4bd / 3ba \$4,785	4bd / 4ba \$4,785	4bd / 3ba \$4,785	4bd / 4ba \$4,785
Basement	Unknown	Unknown \$0	Unknown \$0	Unknown \$0	Unknown \$0	Unknown \$0	Unknown \$0
Age	1992	1990 \$0	1993 \$0	1989 \$0	1992 \$0	1994 \$0	1990 \$0
Site	5,227 sf	4,356 sf \$13,800	5,227 sf \$0	4,792 sf \$6,892	6,970 sf \$0	6,098 sf \$0	10,454 sf \$-49,043
Net Adjustment	—	\$41,459	\$39,785	\$35,508	\$16,700	\$15,045	\$-8,593
Adjusted Value	—	\$641,359	\$639,785	\$672,508	\$676,700	\$653,045	\$684,407

Our Analysis

Located in the 89128 zip code of Las Vegas, this five-bedroom, three-bathroom home offers 2,782 square feet of living space on a 5,227 square foot lot. Built in 1992, the property is in average condition with standard quality finishes typical of homes in this established neighborhood. The home's layout and size make it well-suited for families seeking space and functionality in a mature Las Vegas community.

The local real estate market in the 89128 area has remained stable over the past twelve months, with homes averaging 47 days on the market before going under contract. With 300 closed sales during this period and a list-to-sale ratio of 98 percent, the market demonstrates healthy activity and realistic pricing expectations. Buyers and sellers are finding common ground quickly, and there is balanced activity between supply and demand, creating predictable conditions for property valuation.

To estimate the value of this property, sixteen recently sold homes in the immediate area were analyzed for comparison. Among the most relevant are 8216 Brittany Harbor Drive, located just 0.05 miles away, which sold for \$600,000 in July 2025 and matches the subject property almost identically in size at 2,782 square feet. Also noteworthy is 8221 Hollow Wharf Drive, only 0.06 miles from the subject, which sold for \$599,900 in November 2025 with 2,511 square feet of living space. Another strong comparison is 8209 Tivoli Cove Drive, located 0.28 miles away, which sold for \$650,000 in late April but is considerably larger at 3,490 square feet. Additional comparisons include 2228 Brighton Shore Street and 2012 White Falls Street, both within the same neighborhood and sold within the past year, providing a comprehensive picture of market activity for similar homes.

Differences between this property and the comparable sales were carefully accounted for through market-derived adjustments based on how buyers in this area value specific features. Homes with more or less living space were adjusted to reflect the local market's consistent valuation of square footage, while properties located in slightly different micro-locations within the zip code were adjusted based on neighborhood appeal and desirability. Time adjustments were applied to sales that occurred earlier in the analysis period to reflect current market conditions, though the stable market meant these adjustments were minimal. Homes that differ in condition or age were also adjusted to ensure an apples-to-apples comparison with the subject property.

The final estimated \$641,500, with a value range between \$580,000 and \$706,000. This conclusion reflects high confidence based on the strong agreement among comparable sales after adjustments were applied. The sale at 8216 Brittany Harbor Drive carries significant weight due to its nearly identical size and very close proximity to the subject, while 8221 Hollow Wharf Drive further supports the valuation with minimal adjustment needed. The analysis benefits from a robust dataset of sixteen comparable sales, all located within the same neighborhood and sold within the past year, providing a reliable foundation for the estimate. The consistency of adjusted values and the stable market conditions reinforce confidence in this valuation conclusion.

How Reliable Is This Estimate?

Good Agreement

91%

The comparable properties show reasonable agreement on value. Minor differences exist, but the estimate is well-supported.

Analysis completed in 26.7 seconds · 20 sales analyzed in Las Vegas, Nevada 89128

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