



ValueTest.ai

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APPRAISAL GRADE RESEARCH REPORT



8208 EMERALD ISLE AVE, LAS VEGAS, NV 89128

VALUE TESTED:

\$575,000

RANGE OF SOLD COMPARABLES:

\$614,490 - \$650,000

RANGE OF PRICE PER SF:

\$221 - \$243

Disclaimer: This is not an appraisal and should not be used in lieu of an appraisal.

COMPARABLE SEARCH CRITERIA

ValueTest.ai employs expandable appraisal parameters refined by AI-driven comparable selection

Set Parameters (Based on Subject's Characteristics)				Weighting
Distance	Radius	0 Miles	1 Mile	40%
Living Area	+/-15%	2,365	3,199	30%
Lot Size	+/-100%	--	10,454	Not Scored
Stories	+/-0	2	2	Not Scored
Year Built	+/-10 Years	1982	2002	Not Scored
Date	6 Months	11/25/2025	05/25/2026	30%

HOW TO USE VALUETEST.AI RESEARCH

1. This is preliminary appraisal research consisting of up to 4 sales/2 listings combining appraisal parameters and AI similarity scoring. There are no values or adjustments just a range of sales that may be on an appraiser's radar.
2. Click on the comps to review interior photos/street views of the comps to make your pricing adjustments based on condition, upgrades, location and market conditions.
3. Take into account net to seller, as seller concessions on the comparables provided may be directly deducted dollar for dollar by an appraiser.
4. Expanded search is available where your market demands larger search filters or to get the entire research picture.
5. 45 Day Refresh Available for listing appointments, price reductions and CMA reruns when under contract.

Greater Las Vegas MLS ®

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Subject - 8208 EMERALD ISLE AVE, LAS VEGAS, NV 89128 | MLS #: --

Off-Market

Beds	Baths	Living Area	Lot Size	Year Built	Sold Date	Sold Price	Rent Amount	Lien Amount
5	3.0	2,782	5,227	1992	06/29/2005	\$ 450,000	\$ 3,405 - \$ 3,942	\$ 195,410



Key Details

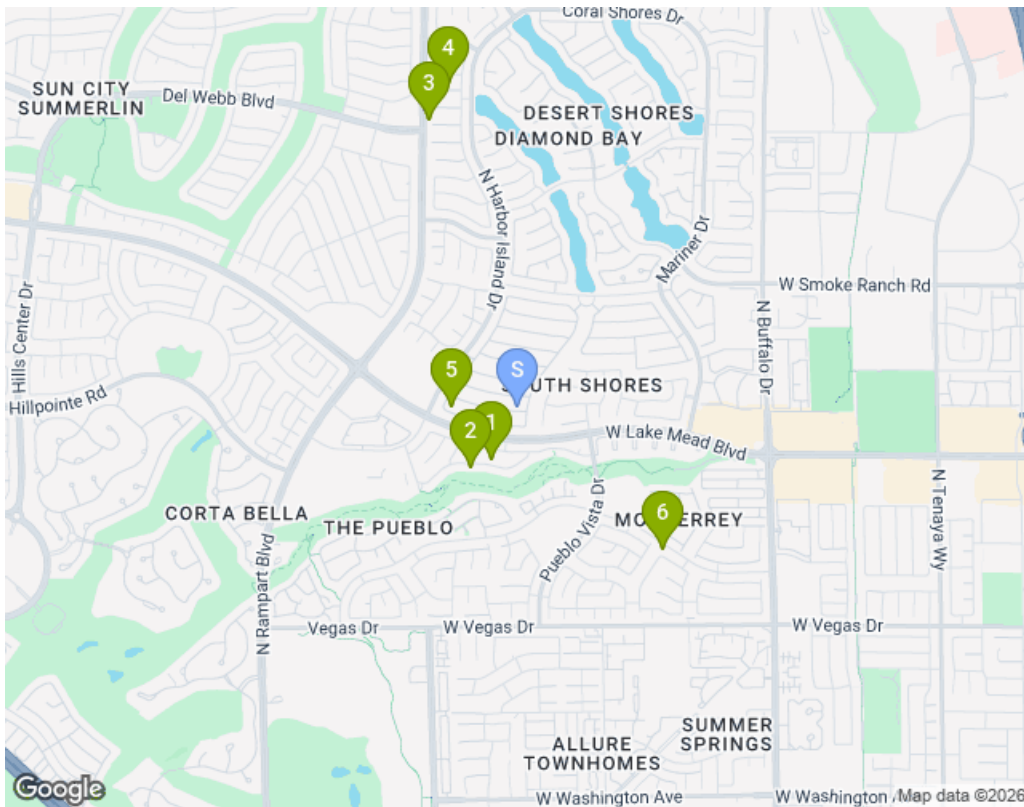
Type: Single Family Residence	Style: Bi-Level	Construction: Frame, Combination	List Price: \$ --
County: --	Stories: 2	Fireplaces: 1	Original List Price: \$ --
Subdivision: --	Garages: 2.00		Listing Date: --
			Off Market Date: --
			Price Per Sq Ft: \$ 161

Features

Association YN: --	Heating: Forced air	Pool: --	Basement: --
Association Fee: \$ -- / Monthly	Cooling: Central Air	Parking Features: Attached	Basement SqFt: --
Interior Features: --		Community Features: --	Water Source: Yes
Exterior Features: --			

Remarks

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#	Dis	Address	GLA	Bed/ Bath	Lt Size	Pool	Close	DOM	List Price	per Sf	Last Close Price
S	--		2,782	5 / 3.0	5,227	--	06/29/2005	--	--	\$161	\$450,000
1	0.18	8208 Sedona Sunrise Drive Las Vegas , NV 89128	2,674	4 / 3.0	6,098	Y	03/20/26	79	\$638,000	\$238	\$638,000
2	0.23	8229 Sedona Sunrise Drive Las Vegas , NV 89128	2,937	4 / 3.0	6,534	--	02/12/26	66	\$650,000	\$221	\$650,000
3	0.90	8432 Airmont Court Las Vegas , NV 89128	2,629	5 / 3.0	7,405	Y	03/25/26	38	\$629,999	\$233	\$614,490
4	0.98	8412 Haven Brook Court Las Vegas , NV 89128	2,646	4 / 3.0	6,098	Y	04/30/26	175	\$649,999	\$243	\$643,000
5	0.20	8348 Brittany Harbor Drive Las Vegas , NV 89128	2,404	5 / 3.0	5,227	Y	--	39	\$565,000	\$235	Active UC
6	0.61	7848 Desert Bell Avenue Las Vegas , NV 89128	2,406	4 / 3.0	7,405	--	--	77	\$569,000	\$236	Pending

\$templateValue.valueAt('data').inventoryAnalysis.StatusCount.TotalListings

Results \$templateValue.valueAt('data').inventoryAnalysis.StatusCount.Active

Active \$templateValue.valueAt('data').inventoryAnalysis.StatusCount.Sold Sold

Inventory Analysis	7-12	4-6	0-3	Trend
Total # of Comparables Sales (Settled)	\$templateValue.valueAt('data').inventoryAnalysis.SevenToTwelve.SoldCount	\$templateValue.valueAt('data').inventoryAnalysis.FourToSix.SoldCount	\$templateValue.valueAt('data').inventoryAnalysis.ZeroToThree.SoldCount	--
Absorption Rate	\$numberTool.format("00.00##", \$templateValue.valueAt('data').inventoryAnalysis.SevenToTwelve.AbsorptionRate)	\$numberTool.format("00.00##", \$templateValue.valueAt('data').inventoryAnalysis.FourToSix.AbsorptionRate)	\$numberTool.format("00.00##", \$templateValue.valueAt('data').inventoryAnalysis.ZeroToThree.AbsorptionRate)	--
Total # of Comparables (Active)	\$templateValue.valueAt('data').inventoryAnalysis.SevenToTwelve.ActiveCount	\$templateValue.valueAt('data').inventoryAnalysis.FourToSix.ActiveCount	\$templateValue.valueAt('data').inventoryAnalysis.ZeroToThree.ActiveCount	--
Months of Housing Supply	\$templateValue.valueAt('data').inventoryAnalysis.SevenToTwelve.MonthsOfSupply	\$templateValue.valueAt('data').inventoryAnalysis.FourToSix.MonthsOfSupply	\$templateValue.valueAt('data').inventoryAnalysis.ZeroToThree.MonthsOfSupply	--
Median Comparable Sale Price	\$\$numberTool.format("###,##,###.00", \$templateValue.valueAt('data').inventoryAnalysis.SevenToTwelve.MedianSalePrice)	\$\$numberTool.format("###,##,###.00", \$templateValue.valueAt('data').inventoryAnalysis.FourToSix.MedianSalePrice)	\$\$numberTool.format("###,##,###.00", \$templateValue.valueAt('data').inventoryAnalysis.ZeroToThree.MedianSalePrice)	--
Median Comparable List Price	\$\$numberTool.format("###,##,##0", \$templateValue.valueAt('data').inventoryAnalysis.SevenToTwelve.MedianListPrice)	\$\$numberTool.format("###,##,##0", \$templateValue.valueAt('data').inventoryAnalysis.FourToSix.MedianListPrice)	\$\$numberTool.format("###,##,###.00", \$templateValue.valueAt('data').inventoryAnalysis.ZeroToThree.MedianListPrice)	--

Median Comparable Listing DOM	\$templateValue. valueAt('data'). inventoryAnalysis. SevenToTwelve. MedianListDOM	\$templateValue. valueAt('data'). inventoryAnalysis. FourToSix. MedianListDOM	\$templateValue. valueAt('data'). inventoryAnalysis. ZeroToThree. MedianListDOM	--
Median Comparable Sales DOM	\$templateValue. valueAt('data'). inventoryAnalysis. SevenToTwelve. MedianSaleDOM	\$templateValue. valueAt('data'). inventoryAnalysis. FourToSix. MedianSaleDOM	\$templateValue. valueAt('data'). inventoryAnalysis. ZeroToThree. MedianSaleDOM	--
Median Sale Price as % of List Price	\$templateValue. valueAt('data'). inventoryAnalysis. SevenToTwelve. MedianPriceRatio	\$templateValue. valueAt('data'). inventoryAnalysis. FourToSix. MedianPriceRatio	\$templateValue. valueAt('data'). inventoryAnalysis. ZeroToThree. MedianPriceRatio	--