



ValueTest.ai

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APPRAISAL GRADE RESEARCH REPORT



VALUE TESTED:

\$575,000

RANGE OF SOLD COMPARABLES:

\$509,500 - \$650,000

Expanded Search Comparable Results

RANGE OF PRICE PER SF:

\$206 - \$239

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

When comps are limited, our expanded search/weighting research cascades are designed to emulate appraiser methodology. Please check the tables above to understand the data availability for this property.

Set Parameters (Based on Subject's Characteristics)				Weighting
Distance	Radius	0 Miles	2 Miles	40%
Living Area	20%	2,226	3,338	20%
Lot Size	100%	--	10,454	10%
Stories	None	--	--	Not Scored
Year Built	+/-10 Years	1982	2002	10%
Date	12 Months	05/25/2025	05/25/2026	20%

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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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

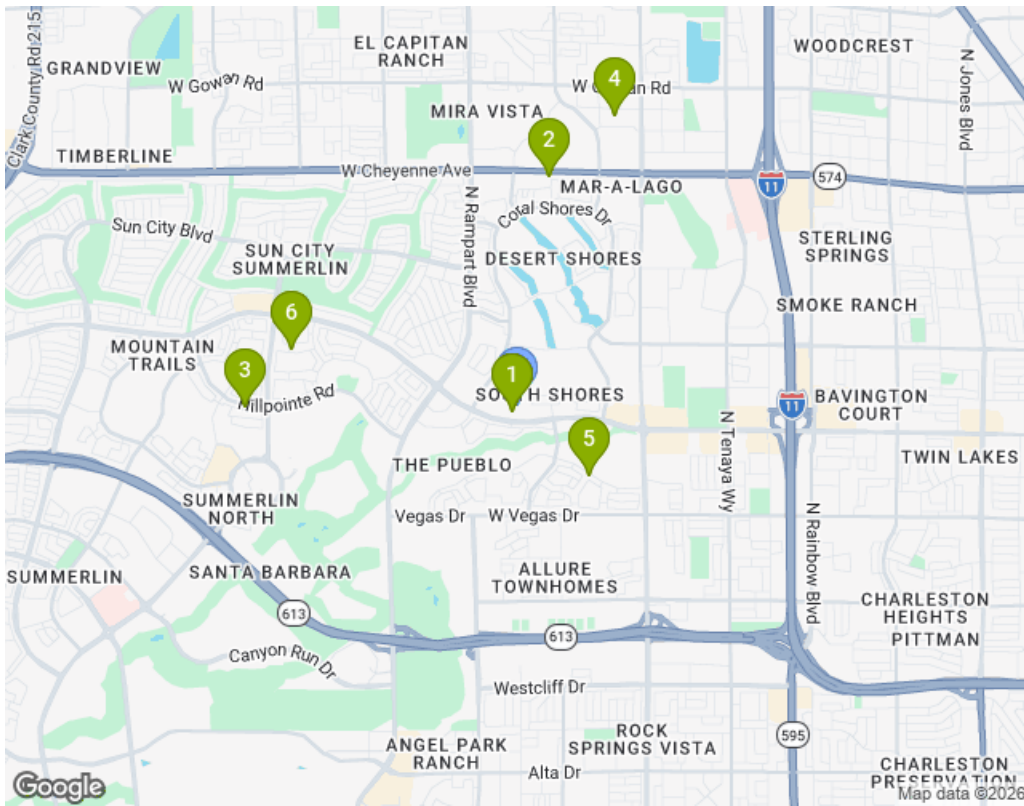
Type: Single Family Residence	Style: Bi-Level	Construction: Frame, Combination	List Price: \$ --
County: --	Stories: 2	Fireplaces: 1	Original List Price: \$ --
Subdivision: --	Garages: 2.00		Listing Date: --
			Off Market Date: --
			Price Per Sq Ft: \$ 161

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	0.05	8216 Brittany Harbor Drive Las Vegas , NV 89128	2,782	4 / 3.0	5,227	--	07/14/25	30	\$619,000	\$215	\$600,000
2	1.38	8104 Villa Finestra Drive Las Vegas , NV 89128	2,588	4 / 3.0	5,663	Y	03/10/26	105	\$575,000	\$218	\$565,000
3	1.62	9440 Grenville Avenue Las Vegas , NV 89134	2,718	5 / 3.0	5,663	--	04/20/26	19	\$699,000	\$239	\$650,000
4	1.83	3461 Quadrel Street Las Vegas , NV 89129	2,472	5 / 3.0	5,227	--	04/24/26	24	\$510,000	\$206	\$509,500
5	0.61	7848 Desert Bell Avenue Las Vegas , NV 89128	2,406	4 / 3.0	7,405	--	--	77	\$569,000	\$236	Pending
6	1.39	9248 Evergreen Canyon Drive Las Vegas , NV 89134	2,595	5 / 3.0	6,970	Y	--	52	\$674,900	\$260	Pending

1810 Results 234 Active 706 Sold

Inventory Analysis	7-12	4-6	0-3	Trend
Total # of Comparables Sales (Settled)	357	169	174	▲
Absorption Rate	59.50	56.33	58.00	▲
Total # of Comparables (Active)	297	223	240	
Months of Housing Supply	4.992	3.959	4.138	
Median Comparable Sale Price	\$420,000	\$400,000	\$428,500	▲
Median Comparable List Price	\$419,900	\$419,900	\$415,449.5	--
Median Comparable Listing DOM	58	49	47	
Median Comparable Sales DOM	65	71	54	
Median Sale Price as % of List Price	97.8	98	98.3	--

The data elements, property characteristics, analytics, market insights, listing details, commentary and other information contained in this report are sourced and calculated from county assessor and MLS data. This report is provided solely for general business information purposes. All data is deemed reliable, but is not guaranteed.



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