



compcheck.ai

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COMPARABLE SALE RESEARCH



VALUE TESTED:

\$575,000

RANGE OF SOLD COMPARABLES:

\$525,000 - \$650,000

RANGE OF PRICE PER SF:

\$208 - \$238

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

COMPARABLE SEARCH CRITERIA

CompCheck.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 COMPCHECK.AI RESEARCH

Using public records data CompCheck.ai Research employs AI selected comparables refined by typical appraisal parameters.

- 1. This is preliminary appraisal research consisting of up to 4 sales 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. When a contract price or estimated refi value needs further confirmation, we suggest introducing our REALTOR® product Valuetest.ai to a listing agent or an existing referral partners.**
- 3. This report is enhanced in conjunction with our REALTOR® product ValueTest.ai to access the most current MLS data.**
- 4. Expanded search is available where your market demands larger search filters or to get the entire research picture.**

The sales data provided has been accessed through public records data. Certain markets may experience a lag in the closed sales data. When a contract price or estimated refi value looks high, we suggest introducing our REALTOR® product Valuetest.ai to a listing agent or an existing referral partner. They will be able to access the most up to date MLS data.

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

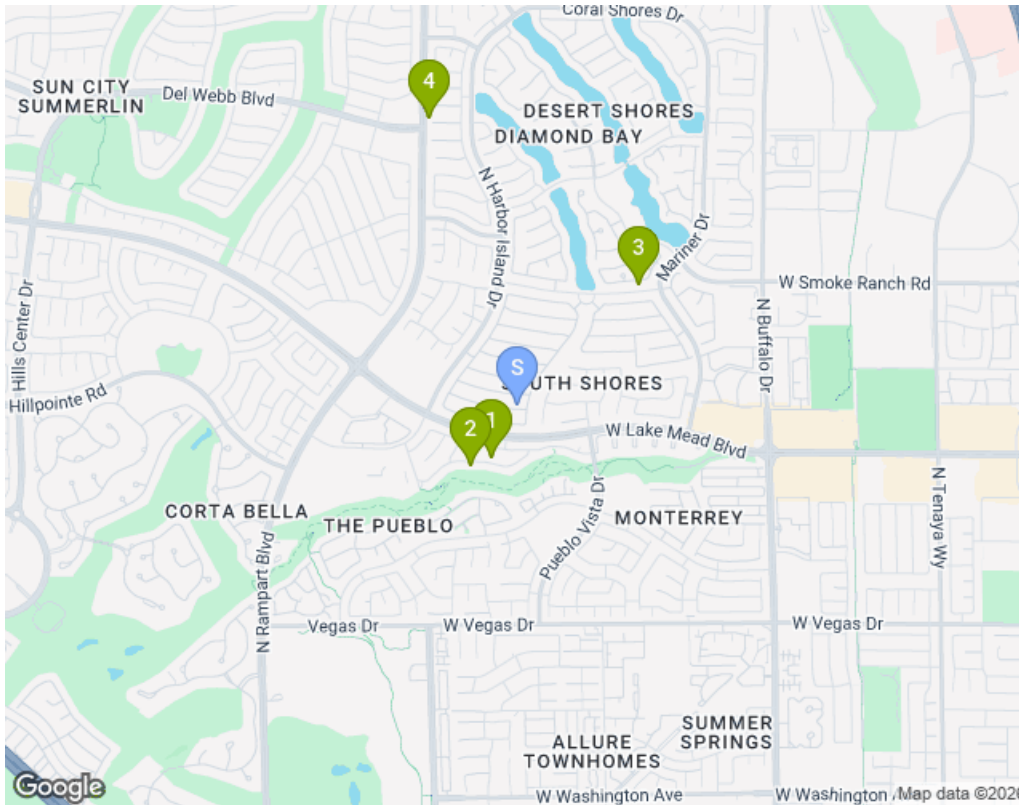


Key Details

Type: Single Family Residence	Style: Bi-Level	Construction: Frame, Combination
County: --	Stories: 2	Fireplaces: 1
Subdivision: --	Garages: 2.00	

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: --			



#	Dis	Address	GLA	Bed/ Bath	Lt Size	Pool	Close	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 DR LAS VEGAS , NV 89128	2,674	4 / 3.0	6,098	Y	03/19/26	\$238	\$638,000
2	0.23	8229 SEDONA SUNRISE DR LAS VEGAS , NV 89128	2,937	4 / 3.0	6,534	--	02/12/26	\$221	\$650,000
3	0.51	8052 MARBELLA CIR LAS VEGAS , NV 89128	2,514	3 / 2.0	6,534	--	01/17/26	\$208	\$525,000
4	0.90	8432 AIRMONT CT LAS VEGAS , NV 89128	2,629	4 / 3.0	7,405	Y	03/24/26	\$233	\$614,490

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	--