

COMPREHENSIVE PROPERTY RESEARCH REPORT

SUBJECT PROPERTY

Las Vegas, NV 89128

5 BEDROOMS	3.0 BATHROOMS	2,782 SQ FT GLA	5,227 LOT SQ FT	1992 YEAR BUILT
MLS STATUS Off-Market	VALUE TESTED \$575,000	LAST SOLD \$450,000 Jun 2005	LIEN AMOUNT \$195,410	
Smart Research	Meridian CVM	ValueTest.ai	CompCheck.ai	

Report Index

[ADDRESS REDACTED] Las Vegas, NV 89128 • Value Tested: \$575,000 • May 25, 2026

5 / 3.0 BED / BATH	2,782 SF GLA	5,227 SF LOT SIZE	1992 YEAR BUILT	Bi-Level STYLE	Off-Market MLS STATUS
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SECTION 01

Smart Research

MLS-based AI similarity scoring across 400+ comp databases. Appraisal-grade selection.

Solds: \$638,000 – \$745,000

Listings: \$475,000 – \$565,000

SECTION 02

Meridian CVM

Proprietary comp search algorithm by Banks Technologies. Automated adjustment analysis.

Solds: \$580,000 – \$706,000

Comparable Range | 16-Sale Dataset

SECTION 03

ValueTest.ai — Primary

MLS data. 1-mile radius, 6-month window, ±15% GLA. Appraisal-grade research.

Solds: \$614,490 – \$650,000

Listings: \$565,000 – \$569,000

SECTION 04

ValueTest.ai — Expanded

MLS data. 2-mile radius, 12-month window, ±20% GLA. Expanded cascade.

Solds: \$509,500 – \$650,000

Listings: \$569,000 – \$674,900

SECTION 05

CompCheck.ai — Primary

Public records. 1-mile radius, 6-month window. comp Lender-grade validation.

Solds: \$525,000 – \$650,000

Sold Comp Range (Public Records)

SECTION 06

CompCheck.ai — Expanded

Public records. 2-mile radius, 12-month window. ROV support and appraisal gap analysis.

Solds: \$501,000 – \$638,000

Sold Comp Range (Public Records)

SECTION 01

Smart Research

MLS Data • AI Similarity Scoring • 400+ MLS Databases • Powered by PropMix.io

SUBJECT PROPERTY

5 Bed | 3.0 Bath | 2,782 SF GLA | 5,227 SF Lot | Built 1992 | Bi-Level | Off-Market

VALUE TESTED

\$575,000

User-entered reference

COMPARABLE PROPERTIES — MLS DATA

#	Address	Sim	Bed/Ba	GLA SF	Lot SF	Built	Pool	DOM	\$/SF	Close Price	Status
S	[ADDRESS REDACTED]	—	5/3.0	2,782	5,227	1992	—	—	\$161	\$450,000	Off-Mkt
1	8208 Sedona Sunrise Dr 0.17 mi	85	4/3.0	2,674	6,098	1994	Y	79	\$238	\$638,000	Sold
2	8229 Sedona Sunrise Dr 0.22 mi	79	4/3.0	2,937	6,534	1994	—	66	\$221	\$650,000	Sold
3	2012 White Falls Street 0.31 mi	75	4/4.0	3,025	6,970	1992	—	22	\$218	\$660,000	Sold
4	1716 Double Arch Court 0.45 mi	70	4/3.0	2,934	6,970	1997	—	63	\$254	\$745,000	Sold
5	8225 Bermuda Beach Dr 0.16 mi	83	4/2.0	2,511	4,356	1990	—	207	\$189	\$475,000	Pending
6	8348 Brittany Harbor Dr 0.19 mi	91	5/3.0	2,404	5,227	1993	Y	39	\$235	\$565,000	Active UC

Sold Comp Average (4 Sales)

\$672,750

SOLD COMP RANGE — MLS

\$638,000 – \$745,000

AI Similarity Scoring | 4 Sold Comps

ACTIVE / PENDING SUMMARY		SOLD SUMMARY	
Count	2	Count	4
Low Price	\$475,000	Low Price	\$638,000
High Price	\$565,000	High Price	\$745,000
Average Price	\$520,000	Average Price	\$672,750
Avg Days on Market	123	Avg Days on Market	58

SCHOOL DISTRICT

Richard H. Bryan Elementary 8050 Cielo Vista Ave, Las Vegas NV 89128 Grades K–6	Doral Academy Red Rock 626 Crossbridge Drive, Las Vegas NV 89138 Charter / Other	Cimarron Memorial High School 2301 N. Tenaya Way, Las Vegas NV 89128 Grades 9–12
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SECTION 02

Meridian CVM

Proprietary Comp Search Algorithm • Automated Adjustment Analysis • Powered by Banks Technologies • May 25, 2026

SUBJECT PROPERTY

5 Bed | 3.0 Bath | 2,782 SF GLA | 5,227 SF Lot | Built 1992 | Bi-Level | Off-Market

VALUE TESTED

\$575,000

User-entered reference

COMPARABLE VALUE RANGE

\$580,000 – \$706,000

Proprietary Comp Search Algorithm | 16-Sale Dataset

MARKET CONDITIONS

398 closed | 47 avg DOM
Market: Stable

98.8% List-to-Sale ratio

16 comparable sales analyzed

COMPARABLE SALES & ADJUSTMENTS

#	Address	Sale Price	Close	Match	Net Adj.	Adj. Value
1	8221 Hollow Wharf Drive 0.06 mi 4bd/3ba 2,511 SF	\$599,900	Nov 2025	97%	+\$41,459	\$641,359
2	8216 Brittany Harbor Dr 0.05 mi 4bd/3ba 2,782 SF	\$600,000	Jul 2025	97%	+\$39,785	\$639,785
3	2228 Brighton Shore St 0.22 mi 4bd/3ba 2,511 SF	\$637,000	Sep 2025	98%	+\$35,508	\$672,508
4	2012 White Falls Street 0.32 mi 4bd/4ba 3,025 SF	\$660,000	Dec 2025	97%	+\$16,700	\$676,700
5	8208 Sedona Sunrise Dr 0.18 mi 4bd/3ba 2,674 SF	\$638,000	Mar 2026	100%	+\$15,045	\$653,045
6	7809 Waterfalls Avenue 0.50 mi 4bd/4ba 2,775 SF	\$693,000	Feb 2026	96%	-\$8,593	\$684,407

Comparable Sales Analyzed (16-Sale Dataset)

\$580,000 – \$706,000

The Meridian report is generated by a Calculated Value Model (CVM) for informational purposes only. It is not a substitute for a professional appraisal performed by a licensed appraiser. © 2026 Banks Technologies.

SECTION 03

ValueTest.ai — Primary Search

MLS Data • Appraisal Grade Research • 1-Mile Radius • 6-Month Window • Powered by PropMix.io

SUBJECT PROPERTY

5 Bed | 3.0 Bath | 2,782 SF GLA | 5,227 SF Lot | Built 1992 | Bi-Level | Off-Market

VALUE TESTED

\$575,000

User-entered reference

SEARCH PARAMETERS

Parameter	Setting	Minimum	Maximum	Weighting
Distance	Radius	0 Miles	1 Mile	40%
Living Area	±15%	2,365 SF	3,199 SF	30%
Lot Size	±100%	—	10,454 SF	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%

COMPARABLE SALES — MLS DATA

#	Address	Dist.	Bed/Ba	GLA SF	Lot SF	Pool	Close	DOM	List Price	\$/SF	Close Price
S	[ADDRESS REDACTED]	—	5/3.0	2,782	5,227	—	Off-Mkt	—	—	\$161	\$450,000
1	8208 Sedona Sunrise Dr Las Vegas NV 89128	0.182 mi	4/3.0	2,674	6,098	Y	03/20/26	79	\$638,000	\$238	\$638,000
2	8229 Sedona Sunrise Dr Las Vegas NV 89128	0.232 mi	4/3.0	2,937	6,534	—	02/12/26	66	\$650,000	\$221	\$650,000
3	8432 Airmont Court Las Vegas NV 89128	0.96 mi	5/3.0	2,629	7,405	Y	03/25/26	38	\$629,999	\$233	\$614,490
4	8412 Haven Brook Court Las Vegas NV 89128	0.982 mi	4/3.0	2,646	6,098	Y	04/30/26	175	\$649,999	\$243	\$643,000
5	8348 Brittany Harbor Dr Las Vegas NV 89128	0.208 mi	5/3.0	2,404	5,227	Y	—	39	\$565,000	\$235	Active UC
6	7848 Desert Bell Avenue Las Vegas NV 89128	0.126 mi	4/3.0	2,406	7,405	—	—	77	\$569,000	\$236	Pending

Sold Comp Average (4 Sales)

\$636,373

SOLD COMP RANGE — MLS PRIMARY

\$614,490 – \$650,000

1-Mile Radius | 6-Month Window | Avg: \$636,373

1,810	234	706	98.3%
TOTAL RESULTS	ACTIVE	SOLD	LIST-TO-SALE

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SECTION 04

ValueTest.ai — Expanded Search

MLS Data • Expanded Cascade • 2-Mile Radius • 12-Month Window • Powered by PropMix.io

SUBJECT PROPERTY

5 Bed | 3.0 Bath | 2,782 SF GLA | 5,227 SF Lot | Built 1992 | Bi-Level | Off-Market

VALUE TESTED

\$575,000

User-entered reference

EXPANDED SEARCH PARAMETERS

Parameter	Setting	Minimum	Maximum	Weighting
Distance	Radius	0 Miles	2 Miles	40%
Living Area	±20%	2,226 SF	3,338 SF	20%
Lot Size	±100%	—	10,454 SF	10%
Stories	None	—	—	Not Scored
Year Built	±10 Years	1982	2002	10%
Date	12 Months	05/25/2025	05/25/2026	20%

COMPARABLE SALES — MLS EXPANDED DATA

#	Address	Dist.	Bed/Ba	GLA SF	Lot SF	Pool	Close	DOM	List Price	\$/SF	Close Price
S	[ADDRESS REDACTED]	—	5/3.0	2,782	5,227	—	Off-Mkt	—	—	\$161	\$450,000
1	8216 Brittany Harbor Dr Las Vegas NV 89123	0.12 mi	4/3.0	2,782	5,227	—	07/14/25	30	\$619,000	\$215	\$600,000
2	8104 Villa Finestra Dr Las Vegas NV 89123	0.13 mi	4/3.0	2,588	5,663	Y	03/10/26	105	\$575,000	\$218	\$565,000
3	9440 Grenville Avenue Las Vegas NV 89123	0.12 mi	5/3.0	2,718	5,663	Y	04/20/26	19	\$699,000	\$239	\$650,000
4	3461 Quadrel Street Las Vegas NV 89123	0.13 mi	5/3.0	2,472	5,227	—	04/24/26	24	\$510,000	\$206	\$509,500
5	7848 Desert Bell Avenue Las Vegas NV 89128	0.61 mi	4/3.0	2,406	7,405	—	—	77	\$569,000	\$236	Pending
6	9248 Evergreen Canyon Dr Las Vegas NV 89134	1.39 mi	5/3.0	2,595	6,970	Y	—	52	\$674,900	\$260	Pending

Sold Comp Average (4 Sales)

\$581,125

SOLD COMP RANGE — MLS EXPANDED

\$509,500 – \$650,000

2-Mile Radius | 12-Month Window | Avg: \$581,125

1,810 TOTAL RESULTS	47 Days AVG DOM ▲ Stable	\$428,500 MEDIAN SALE (0–3 MO) ▲ Rising	58.0 ABSORPTION RATE ▲ Rising
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SECTION 05

CompCheck.ai — Primary Search

Public Records Data • Comparable Sale Research • 1-Mile Radius • 6-Month Window • Powered by PropMix.io

SUBJECT PROPERTY

5 Bed | 3.0 Bath | 2,782 SF GLA | 5,227 SF Lot | Built 1992 | Bi-Level | Off-Market

VALUE TESTED

\$575,000

User-entered reference

SEARCH PARAMETERS

Parameter	Setting	Minimum	Maximum	Weighting
Distance	Radius	0 Miles	1 Mile	40%
Living Area	±15%	2,365 SF	3,199 SF	30%
Lot Size	±100%	—	10,454 SF	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%

COMPARABLE SALES — PUBLIC RECORDS

#	Address	Dist.	Bed/Ba	GLA SF	Lot SF	Pool	Close Date	\$/SF	Close Price
S	[ADDRESS REDACTED]	—	5/3.0	2,782	5,227	—	06/29/2005	\$161	\$450,000
1	8208 Sedona Sunrise Dr Las Vegas NV 89128	0.18 mi	4/3.0	2,674	6,098	Y	03/19/26	\$238	\$638,000
2	8229 Sedona Sunrise Dr Las Vegas NV 89128	0.23 mi	4/3.0	2,937	6,534	—	02/12/26	\$221	\$650,000
3	8052 Marbella Circle Las Vegas NV 89128	0.51 mi	3/2.0	2,514	6,534	—	01/17/26	\$208	\$525,000
4	8432 Airmont Court Las Vegas NV 89128	0.90 mi	4/3.0	2,629	7,405	Y	03/24/26	\$233	\$614,490

Sold Comp Average (4 Sales)

\$606,873

SOLD COMP RANGE — PUBLIC RECORDS PRIMARY

\$525,000 – \$650,000

1-Mile Radius | 6-Month Window | Avg: \$606,873

MARKET INVENTORY ANALYSIS

Metric	7–12 Months	4–6 Months	0–3 Months	Trend
Total Comparable Sales (Settled)	357	169	174	▲
Absorption Rate	59.50	56.33	58.00	▲
Total 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 Sale Price as % of List	97.8%	98.0%	98.3%	▲

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SECTION 06

CompCheck.ai — Expanded Search

Public Records Data • Expanded Comparable Research • 2-Mile Radius • 12-Month Window • Powered by PropMix.io

SUBJECT PROPERTY

5 Bed | 3.0 Bath | 2,782 SF GLA | 5,227 SF Lot | Built 1992 | Bi-Level | Off-Market

VALUE TESTED

\$575,000

User-entered reference

EXPANDED SEARCH PARAMETERS

Parameter	Setting	Minimum	Maximum	Weighting
Distance	Radius	0 Miles	2 Miles	40%
Living Area	±20%	2,226 SF	3,338 SF	20%
Lot Size	±100%	—	10,454 SF	10%
Stories	None	—	—	Not Scored
Year Built	±10 Years	1982	2002	10%
Date	12 Months	05/25/2025	05/25/2026	20%

COMPARABLE SALES — PUBLIC RECORDS EXPANDED

#	Address	Dist.	Bed/Ba	GLA SF	Lot SF	Pool	Close Date	\$/SF	Close Price
S	[ADDRESS REDACTED]	—	5/3.0	2,782	5,227	—	06/29/2005	\$161	\$450,000
1	8216 Brittany Harbor Dr Las Vegas NV 89128 0.05 mi		5/3.0	2,782	5,227	—	07/01/25	\$215	\$600,000
2	8208 Sedona Sunrise Dr Las Vegas NV 89128 0.18 mi		4/3.0	2,674	6,098	Y	03/19/26	\$238	\$638,000
3	8024 Shorecrest Drive Las Vegas NV 89128 1.03 mi		4/2.1	2,803	6,098	—	02/12/26	\$178	\$501,000
4	1001 Padre Island Street Las Vegas NV 89128 1.13 mi		6/3.1	2,556	4,792	—	02/04/26	\$225	\$577,000

Sold Comp Average (4 Sales)

\$579,000

SOLD COMP RANGE — PUBLIC RECORDS EXPANDED

\$501,000 – \$638,000

2-Mile Radius | 12-Month Window | Avg: \$579,000

MARKET INVENTORY ANALYSIS

Metric	7–12 Months	4–6 Months	0–3 Months	Trend
Total Comparable Sales (Settled)	357	169	174	▲
Absorption Rate	59.50	56.33	58.00	▲
Total 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	▲

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