

About This Property

LAS VEGAS, NEVADA 89128, UNITED STATES



5

Beds



3

Baths



N/A

Sq Ft



5,227

Lot SF



1992

Built

COMPARABLE RANGE

\$580,000 - \$706,000

Proprietary Comp Search Algorithm | 16-Sale Dataset

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	98.0%
Closed	List-to-Sale

Accounting for Differences

Item	Subject						
		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 was analyzed.

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.

Sixteen recently sold homes in the immediate area were analyzed as comparable sales.

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 comparable range for this property is \$580,000 - \$706,000, based on 16 comparable sales.

The comparable sales at 8216 Brittany Harbor Drive and 8221 Hollow Wharf Drive carry significant weight due to their close proximity and similar characteristics to the subject property.

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 this range.

The consistency of adjusted values and stable market conditions support this comparable range.

Comparable Agreement

The comparable properties show good agreement on value after adjustments.

