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APPRAISAL GRADE RESEARCH REPORT



272 Red Arches Court, Henderson, NV 89012

VALUE TESTED:

\$750,000

RANGE OF SOLD COMPARABLES:

\$592,000 - \$690,000

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HOW TO USE VALUETEST.AI RESEARCH

ValueTest.ai Research employs AI selected comparables refined by typical appraisal parameters. We display a maximum of 4 sales and 2 listings. We provide inventory analysis and a range of sales chosen, and rely on your real estate professional to drill down to specific pricing. The comparables have been chosen based on the following set parameters and weighting of the variables:

Set Parameters (Based on Subject's Characteristics and Value Target)			
Distance	Radius	0 Miles	2 Miles
Living Area	20%	2,493	3,739
Lot Size	100%	0	15,000
Stories	From	2	2
Year Built	10 Years +/-	1995	2015
Date	<1 Year	7/15/2023	Present

Weighting	
Proximity	40%
Date of Sale	30%
Living Area	30%

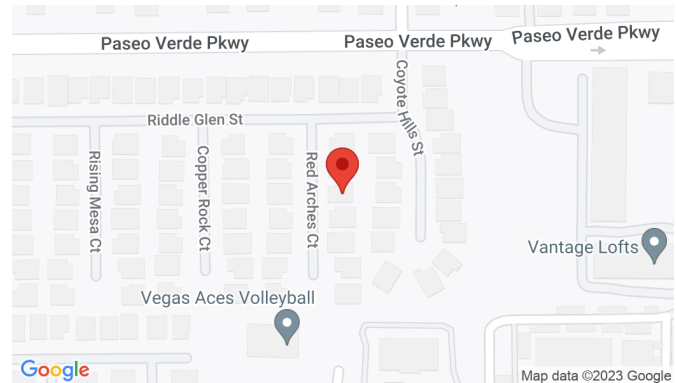
GREATER LAS VEGAS ASSOCIATION OF REALTORS®

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Subject - 272 RED ARCHES CT HENDERSON, NV 89012 | MLS #: 2208831

Sold

Beds	Baths	Living Area	Lot Size	Year Built	Sold Date	Sold Price	Rent Amount	Lien Amount
5	2.1	3,116	6,970	2005	07/31/20	\$567,500	\$2,800	\$273,200



Key Details

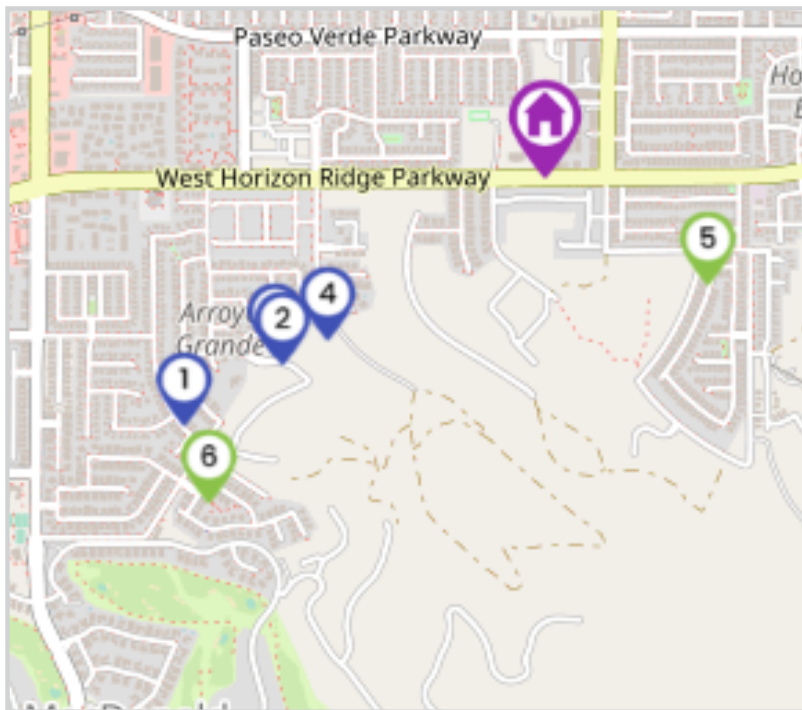
Type: Single Family Residence	Style: Two Story	Construction: Drywall	List Price: \$560,000
County: Clark County	Stories: 2	Fireplaces: 1	Original List Price: \$560,000
Subdivision: Village South	Garages: 3		Listing Date: 07/01/20
			Off Market Date: 07/06/20
			Price Per Sq Ft: \$182

Features

Association YN: Yes	Heating: Gas, Multiple Heating Units	Pool: Yes	Basement: --
Association Fee: \$182/Monthly	Cooling: Central Air, Electric, 2 Units	Parking Features: Attached, Finished Garage, Garage, Inside Entrance, Storage	Basement SqFt: --
Interior Features: Ceiling Fan(s), Window Treatments		Community Features: --	Water Source: PUBLIC WATER
Exterior Features: Barbecue, Patio, Private Yard, RV Hookup, RV Parking/RV Hookup, Sprinkler/Irrigation			

Remarks

Coming soon! Gated Community. Meticulously remodeled and modernized 4 bedroom 3 bath home in 2018 with over 100k in upgrades including kitchen and bathrooms, carpet, wood look plank tile flooring, interior/ exterior paint, 7 inch baseboards, stainless steel stair rail, plantation shutters throughout, expanded kitchen island, HUGE pool was re-plastered/tiled in Spring of 2020, Solar heated pool, RV parking with custom RV gates and pebble tec driveway, stacked stone interior walls. 2 covered patios. Tesla charging station. In close proximity to Green Valley District with quick beltway access.



Dis	Address	GLA	Bed/Bath	Lt Size	Pool	Close	DOM	Recent List	Close Price
---	272 Red Arches Ct Henderson, NV 89012	3,116	4/3	6,970	Yes	N/A	N/A	N/A	N/A
0.78	225 Lynbrook St Henderson, NV 89012	3,014	4/3	6,098	Yes	2/27/23	53	\$630,000	\$615,000
0.58	1292 Sage Green Ct Henderson, NV 89012	3,014	4/3	7,405	Yes	3/02/23	83	\$625,000	\$592,000
0.58	1293 Peppercorn Ave Henderson, NV 89012	3,014	4/3	6,534	Yes	9/22/22	63	\$670,000	\$674,900
0.49	1276 Peppercorn Ave Henderson, NV 89012	3,014	4/3	6,098	No	9/21/22	48	\$700,000	\$690,000
0.38	945 Twilight Peak Ave Henderson, NV 89012	3,120	4/4	6,970	Yes	---	4	\$710,000	Pending
0.83	249 Lynbrook St Henderson, NV 89012	3,036	4/4	6,970	Yes	---	6	\$700,000	Active

234 Results 9 Active 109 Sold				
Inventory Analysis	7-12	4-6	0-3	Trend
Total # of Comparables Sales (Settled)	43	31	35	▲
Absorption Rate	7.17	10.33	11.67	▲
Total # of Comparables (Active)	34	16	10	▼
Months of Housing Supply	4.744	1.548	0.857	▼
Median Comparable Sale Price	\$648,600	\$595,000	\$636,000	---
Median Comparable List Price	\$647,500	\$672,250	\$640,000	---
Median Comparable Listing DOM	45.5	49.5	31	▼
Median Comparable Sales DOM	71	111	64	▼
Median Sale Price as % of List Price	97.2	96.8	98.5	---