

Comparative Market Analysis



Researched and prepared by

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Prepared exclusively for

VIRTUAL ONE REAL ESTATE

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Subject Property

1000 MATAGORDA Lane

Las Vegas, Nevada

89128

2 STORY WITH 4 BEDROOMS AND 2 AND A HALF BATHROOMS. CARPET AND CERAMIC TILE FLOORING. FIREPLACE IN THE FAMILY ROOM. THIS IS A MUST SEE!

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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property		Details	Adjust	Details	Adjust
1000 MATAGORDA Lane		5216 Loma Verde Avenue		6532 Moon Roses Court	
MLS#		2555593		2378870	
List Price	\$110,000	\$360,000		\$449,000	
List Date	02/13/2012	01/26/2024		03/14/2022	
Status		Active		Active	
Bldg Desc	2 Stories	2 Stories		2 Stories	
Tot Liv Area		1,754		1,753	
Appx Liv Area	1780	1,754		1,753	
Beds	4	3		4	
Baths Total	2/0/1	2/0/1		2/1/0	
Flooring	Carpet, Carpeting Throughout	Carpet, Linoleum/Vinyl, Tile		Carpet	
PV Pool	N	No		No	
#Garage	2	2		2	
#Fireplaces	1	0		1	
Lot SqFt	3920	3,920		4,356	
Lot Desc		Under 1/4 Acre		Under 1/4 Acre	
Prop Desc					
Assoc/Comm	None	CC&RS, Gated, Park, Playground		None	
Features					
House Views		None			
Year Built	1994	2004		1994	
Sold Price	\$120,000				
\$LP/SqFt	\$62.00	\$205.25		\$256.13	
\$SP/SqFt	\$62.00				
Sold Date	3/16/2012				
CDOM		26		709	
2 STORY WITH 4 BEDROOMS AND 2 AND A HALF BATHROOMS. CARPET AND CERAMIC TILE FLOORING. FIREPLACE IN THE FAMILY ROOM. THIS IS A MUST SEE!		3-bedroom home in a secure gated community! Enter through a courtyard to the front door. Step into a generously sized family, dining room, and kitchen area. The kitchen features laminate counters, ample storage, a breakfast nook, and a separate dining area within the living room/family room space. Upstairs, find the laundry area with both washer and dryer included. The primary bedroom boasts double sinks in the ensuite, a		Immaculate 2 story home in a prime centralized location! This 4 bedroom 3 bath has so much to offer its new owner!	
Price		\$360,000		\$449,000	
Total Adjustments		\$0		\$0	
Adjusted Price		\$360,000		\$449,000	

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property		Details	Adjust	Details	Adjust
1000 MATAGORDA Lane		6605 Woodsworth Avenue		4740 Trailhead Mesa Street	
MLS#		2555117		2542425	
List Price	\$110,000	\$459,000		\$390,000	
List Date	02/13/2012	01/24/2024		11/16/2023	
Status		Active		Sold	
Bldg Desc	2 Stories	2 Stories		2 Stories	
Tot Liv Area		1,702		1,763	
Appx Liv Area	1780	1,702		1,763	
Beds	4	3		4	
Baths Total	2/0/1	2/0/1		2/0/1	
Flooring	Carpet, Carpeting Throughout	Ceramic, Manmade wood or Laminate		Carpet, Linoleum/Vinyl, Manmade wood	
PV Pool	N	Yes		No	
#Garage	2	2		2	
#Fireplaces	1	1		0	
Lot SqFt	3920	4,356		3,485	
Lot Desc		Under 1/4 Acre		Under 1/4 Acre	
Prop Desc					
Assoc/Comm	None	None		CC&RS	
Features					
House Views					
Year Built	1994	1996		2008	
Sold Price	\$120,000			\$385,000	
\$LP/SqFt	\$62.00	\$269.68		\$221.21	
\$SP/SqFt	\$62.00			\$218.38	
Sold Date	3/16/2012			01/04/2024	
CDOM		227		25	
2 STORY WITH 4 BEDROOMS AND 2 AND A HALF BATHROOMS. CARPET AND CERAMIC TILE FLOORING. FIREPLACE IN THE FAMILY ROOM. THIS IS A MUST SEE!		<p>Welcome to this stunning home with exceptional features! Nestled in a peaceful neighborhood, this a fully renovated property boasts three spacious bedrooms and two and a half bathrooms. The inviting living spaces are perfect for relaxation and entertaining, while the well-designed kitchen offers both functionality and style. Step outside to discover an enticing in-ground pool, providing a refreshing oasis on warm summer</p>		<p>Beautiful 4 bedroom, 3 bathroom home with a great floor plan in Stoneridge. This house is conveniently located near a community park with easy access to trails, it also provides easy access to the 215 Beltway, nearby restaurants, and shopping. You don't want to miss this one! Includes refrigerator, washer/dryer, and Ring doorbell.</p>	
Price		\$459,000		\$385,000	
Total Adjustments		\$0		\$0	
Adjusted Price		\$459,000		\$385,000	

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1000 MATAGORDA Lane		2504 Golden Sands Drive		8320 Bermuda Beach Drive	
MLS#		2547413		2529299	
List Price	\$110,000	\$449,500		\$449,900	
List Date	02/13/2012	12/13/2023		09/21/2023	
Status		Sold		Sold	
Bldg Desc	2 Stories	2 Stories		2 Stories	
Tot Liv Area		1,798		1,773	
Appx Liv Area	1780	1,798		1,773	
Beds	4	3		3	
Baths Total	2/0/1	2/1/0		2/0/1	
Flooring	Carpet, Carpeting Throughout	Carpet, Ceramic		Carpet, Linoleum/Vinyl	
PV Pool	N	No		No	
#Garage	2	2		2	
#Fireplaces	1	1		1	
Lot SqFt	3920	5,227		6,534	
Lot Desc	Under 1/4 Acre	Under 1/4 Acre, Paved Road		Under 1/4 Acre	
Prop Desc					
Assoc/Comm	None	CC&RS, COMMUNITY Facilities,		CC&RS	
Features		COMMUNITY Pool, COMMUNITY			
House Views		Mountain View			
Year Built	1994	1990		1990	
Sold Price	\$120,000	\$440,000		\$454,000	
\$LP/SqFt	\$62.00	\$250.00		\$253.75	
\$SP/SqFt	\$62.00	\$244.72		\$256.06	
Sold Date	3/16/2012	02/20/2024		02/16/2024	
CDOM		30		119	
2 STORY WITH 4 BEDROOMS AND 2 AND A HALF BATHROOMS. CARPET AND CERAMIC TILE FLOORING. FIREPLACE IN THE FAMILY ROOM. THIS IS A MUST SEE!		DESERT SHORES HOME IN GATED RACQUET CLUB COMMUNITY*COMMUNITY POOL, SPA, GYM & RACQUETBALL COURTS*ENJOY ALSO THE DESERT SHORES LAKES & WALKING/JOGGING TRAILS*NEW HVAC SYSTEM INSTALLED*ELECTRIC VEHICLE CHARGER IN GARAGE*WELL-MAINTAINED HOME WITH TILE IN TRAFFIC AREAS*CUSTOM 2-TONE PAINT*CEILING FANS*VAULTED CEILINGS*GAS		Welcome home!! Watch the sunset off of your own front porch. Grand open 2 story vaulted ceiling living room with beautiful large windows and a fireplace. There is tile flooring throughout the first floor. A large U shaped kitchen with lots counter space and lots of character. The dining area has French doors that lead out into the pool sized backyard. Nestled upstairs are the 3 bedrooms. The Master bedroom has a large walk in	
Price		\$440,000		\$454,000	
Total Adjustments		\$0		\$0	
Adjusted Price		\$440,000		\$454,000	

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

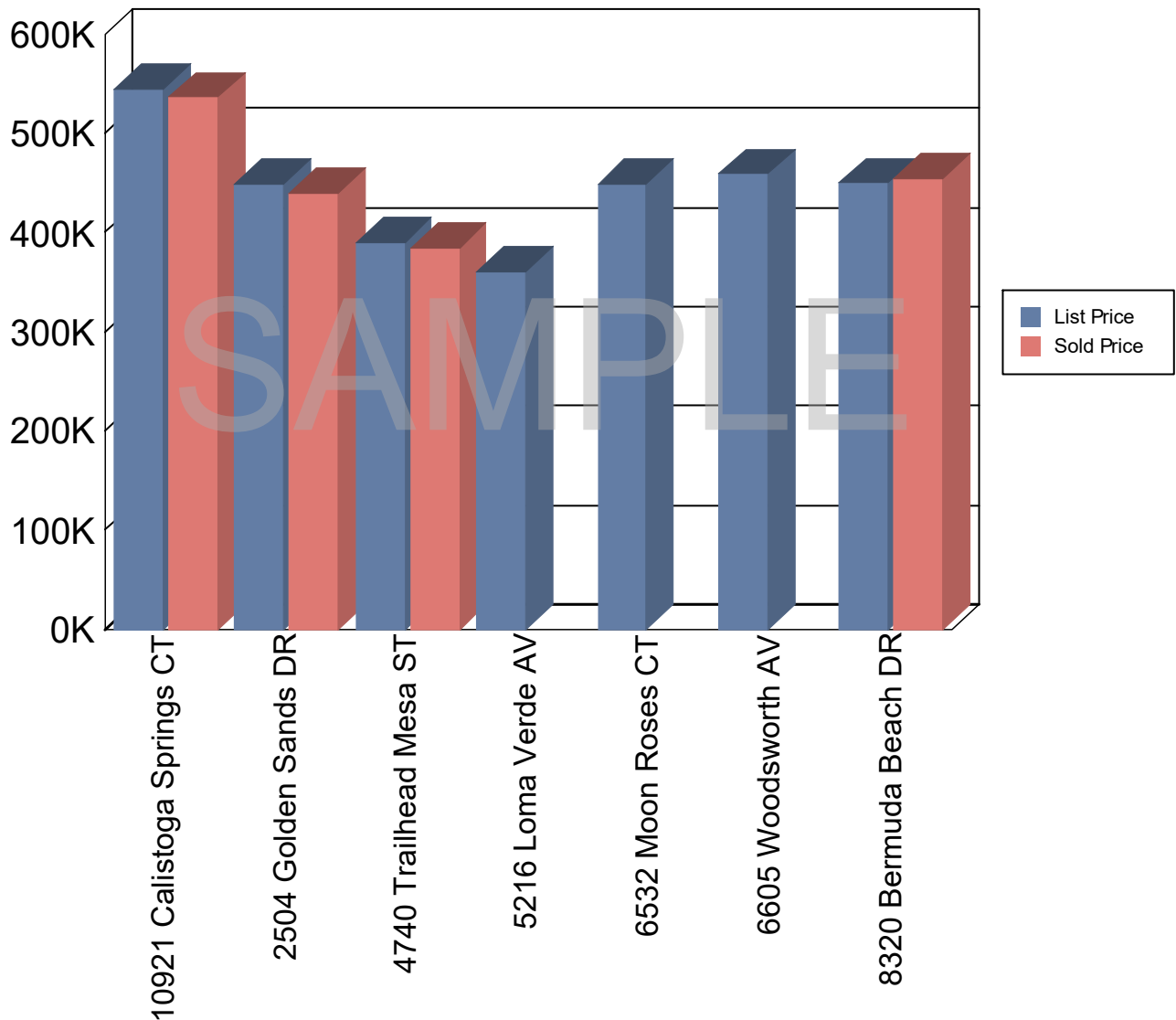


<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>
1000 MATAGORDA Lane	10921 Calistoga Springs Court	
MLS#	2547757	
List Price	\$110,000	\$544,999
List Date	02/13/2012	12/19/2023
Status	Sold	
Bldg Desc	2 Stories	2 Stories
Tot Liv Area		1,737
Appx Liv Area	1780	1,737
Beds	4	4
Baths Total	2/0/1	2/0/1
Flooring	Carpet, Carpeting Throughout	Carpet, Tile
PV Pool	N	No
#Garage	2	2
#Fireplaces	1	0
Lot SqFt	3920	3,485
Lot Desc	Under 1/4 Acre	Under 1/4 Acre
Prop Desc		
Assoc/Comm	None	CC&RS
Features		
House Views		
Year Built	1994	1999
Sold Price	\$120,000	\$536,500
\$LP/SqFt	\$62.00	\$313.76
\$SP/SqFt	\$62.00	\$308.87
Sold Date	3/16/2012	01/26/2024
CDOM		15
2 STORY WITH 4 BEDROOMS AND 2 AND A HALF BATHROOMS. CARPET AND CERAMIC TILE FLOORING. FIREPLACE IN THE FAMILY ROOM. THIS IS A MUST SEE!	Elegant, fully Remodeled 2 story Summerlin dream home! This vibrant, sunshine filled home comes with new Levolor blinds in every room. A unique layout with two primary suites! Primary bed suite #1 on the first floor and a second master suite upstairs with bedrooms three and four. New water heater, stainless steel GE appliances, ADT alarm system, newly upgraded plush carpet upstairs. Luxurious QUARTZ countertops in	
	Price	\$536,500
	Total Adjustments	\$0
	Adjusted Price	\$536,500

List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.

Price Graph



Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
2555593	01/26/2024	5216 Loma Verde Avenue	Single Family	1,754	3	2/0/1	\$360,000	26
2378870	03/14/2022	6532 Moon Roses Court	Single Family	1,753	4	2/1/0	\$449,000	709
2555117	01/24/2024	6605 Woodsworth Avenue	Single Family	1,702	3	2/0/1	\$459,000	28
Averages:				1,736	3	2/0/1	\$422,667	254

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	SqFt	Bds	Bth	L/S Price	DOM
2542425	01/04/2024	4740 Trailhead Mesa Street	Single Family	1,763	4	2/0/1	\$385,000	25
2547413	02/20/2024	2504 Golden Sands Drive	Single Family	1,798	3	2/1/0	\$440,000	30
2529299	02/16/2024	8320 Bermuda Beach Drive	Single Family	1,773	3	2/0/1	\$454,000	119
2547757	01/26/2024	10921 Calistoga Springs Court	Single Family	1,737	4	2/0/1	\$536,500	15
Averages:				1,768	4	2/0/1	\$453,875	47

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
Active	3	\$422,667	\$243.69	\$449,000	\$360,000	\$459,000	254
Sold	4	\$453,875	\$257.01	\$447,000	\$385,000	\$536,500	47
Total	7	\$440,500	\$251.30	\$449,000	\$360,000	\$536,500	136

Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

Sell Price Statistics

Average Price: \$440,500
High Price: \$536,500
Median Price: \$449,000
Low Price: \$360,000

Sell Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$251
High Price/Sq Ft: \$309
Median Price/Sq Ft: \$256
Low Price/Sq Ft: \$205

Figures are based on selling price after adjustments, and rounded to the nearest \$100

Summary...

\$450,000.00

Recommended Price: \$450,000.00