

Deep CMA — 329 Shimmering Moon St, Henderson, NV 89015

Prepared October 19, 2026 | For the Seller | Prepared by Donovan Reyes, Galindo Group Real Estate

1. Executive Summary

\$608,000 Conservative · sell fast	\$630,000 Target · list price	\$649,000 Aggressive · test the ceiling
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- **Subject:** Two-story, 5 beds, 3.5 baths, 3,668 sqft, built 2006, in the gated Indigo Run community.
- **Confidence: Medium.** Only 3 sold comps landed inside about 200 days; none is the same 3,668-sqft plan; concessions on the two freshest sales aren't disclosed; subject condition hasn't been verified since the 2021 listing.
- **Data sources used:** Redfin (including county public-record facts), Zillow, Movoto, GLVAR IDX aggregators (vivahomevegas, bexrealty), Nevada Real Estate Group market report. Realtor.com: no property page surfaced for this address; Movoto stands in as the third AVM.

Key risks to the pricing

- **No same-plan sale in the last 180 days.** The target leans on size-adjusting the 2,945-sqft plan by \$75/sqft, which may understate what buyers pay for the extra 723 sqft.
- **Concessions are hidden.** 338 Shimmering Moon and the prior 360 S Milan listing both advertised seller-paid closing costs, so true net prices are likely lower than recorded.
- **A same-plan home is competing right now.** 354 Shimmering Moon is remodeled, has 6 bedrooms, and is active at \$629,000 after failing at \$639,000–\$689,000 since June.
- **The target sits above every adjusted sold comp.** \$630,000 is \$7,475 over the highest (\$622,525) and even with 354's ask, so expect a longer market time and negotiation back toward the comp range.

2. Subject Property Profile

Item	Value	Source / Confidence
Beds / Baths	5 / 3.5 (county). Zillow shows 6 / 4.	Redfin public facts (High) · Zillow (Med)
Sqft	3,668 — county, Zillow and Redfin all agree	County via Redfin (High)
Lot / Year built	6,098 sqft / 2006	County via Redfin (High)
Garage / Pool / HOA	3-car attached / above-ground spa, no pool / \$90 per month (gated, playground)	Redfin (High)
Last sale	\$600,000 on Jan 18, 2022	Redfin · Zillow (High)
Prior sales	\$428,000 (Sep 2018) · \$417,000 (Jun 2018) · \$506,465 (new, Aug 2006)	Zillow (High)
Tax / Assessment	\$3,103 tax; \$190,317 assessed (35% ratio → about \$543,763 taxable value)	Zillow (High)
Permits (last 5 yrs)	Water heater replacement, finalized Jul 19, 2026	Redfin (Med)
Occupancy signal	Listed for rent at \$3,600/mo in Feb and May 2024	Zillow (Med)

Data disagreements

- **Bedrooms.** Zillow's 6 beds likely counts the 11×24 den; MLS lists 6 bedrooms possible. Used 5, per county.
- **Assessment year labels.** Redfin labels \$190,317 as the 2024 assessment; Zillow labels it 2026 — a year-labeling mismatch, not a value conflict.
- **Assessor site.** The Clark County assessor portal wasn't directly queryable; county facts come via Redfin's public-record feed (updated Oct 2, 2026). Verify in the portal before presenting.

AVMs and spread

AVM	Value	Range	Source
Zestimate	\$646,600	\$614,000 – \$679,000	Zillow
Redfin Estimate	\$648,550	\$617,000 – \$746,000	Redfin
Movoto (substitute for Realtor.com)	\$665,000	—	Movoto
Realtor.com	Not available from public sources — verify directly	—	—

- **Spread between AVMs: 2.8%, under the 10% flag.** The AVMs agree with each other.
- **They all sit 6–9% above the comp-based target.** Redfin's own page states its estimate is 10.1% above the \$589K average of its 5 comparable sales.
- **Likely cause:** the models are pulled up by the \$808K remodel sale at 365 Shimmering Moon and by neighboring 3,668-sqft AVMs, not by recent closed sales of unremodeled homes.

3. Comparable Sales Analysis

Adjustment rules: ±\$75/sqft size · ±\$10,000 per bedroom · ±\$7,500 per bath · ±\$15,000 condition gap · ±\$5,000 per garage bay · ±\$8,000 pool.

#	Address	Status / Date	Price	\$/sf	Bd/Ba/Sqft	Lot / Yr	DOM	Sold-to-list	Dist.	Adjustments	Adjusted
1	360 S Milan St	Sold 10/13/26	\$510,000	\$173	5/3/2,945	6,098 / 2006	6	97.7% of \$522,000	0.07 mi	Size +\$54,225; bath +\$3,750	\$567,975
2	338 Shimmering Moon	Sold 9/4/26	\$549,900	\$187	5/3/2,945	6,098 / 2006	107	100% of final; 94% of orig. \$585,000	0.04 mi	Size +\$54,225; bath +\$3,750	\$607,875
3	1153 Enchanted Ct	Sold 4/6/26 (196 days)	\$599,000	\$189	5/4/3,171	6,970 / 2006	35	100%	0.12 mi	Size +\$37,275; bath -\$3,750; garage +\$5,000; condition -\$15,000	\$622,525
4 *	365 Shimmering Moon	Sold 1/23/26 (269 days)	\$808,000	\$220	5/4.5/3,668	6,098 / 2007	25	95.1% of \$850,000	0.1 mi	Bath -\$7,500; pool -\$8,000; remodel -\$15,000	\$777,500 (trend)
5 *	368 Misty Moonlight St (IDX)	Sold 11/20/25 (11 mo)	\$615,000	\$168	4/4.5/3,668	—	—	~88% of \$699,000 (Bex)	Same HOA	Bed +\$10,000; bath -\$7,500	\$617,500 (trend)
6	354 Shimmering Moon	Active, relisted 10/1/26	\$629,000	\$171	6/4.5/3,668	6,098 / 2007	On/off since 6/3	—	0.08 mi	Bed -\$10,000; bath -\$7,500; remodel -\$15,000	\$596,500 (ceiling)
7	827 Winterra Ct	Active since 10/12/26	\$652,500	\$193	4/3.5/3,378	8,276 / 2002	7	2 cuts already	0.74 mi	Size +\$21,750; bed +\$10,000	\$684,250 (ceiling)

Shaded rows (Comps 1–3) are the pricing set. * Trend reference only, excluded from pricing. Comps 6–7 are active listings — ceiling indicators only.

Notes on individual comps

- **Comp 1:** Opendoor bought 360 S Milan on Aug 31 for \$505,400, after it listed at \$575,000 and sat 97 days with a closing-cost credit offered. Opendoor resold it Oct 13 for \$510,000, the price used here.
- **Comp 2:** The listing advertised seller-paid closing costs and rate buydowns. The amount isn't disclosed, so the net price is likely below \$549,900.
- **Comp 3:** The condition adjustment reflects upgrades the subject lacks: quartz counters, a casita with full bath, and a corner cul-de-sac lot with Strip views. The listing rated condition Excellent.
- **Comp 4:** Over 180 days old and a full remodel with pool, spa and theater. Excluded from pricing.
- **Comp 5:** About 11 months old; the record comes from an IDX aggregator rather than a portal. Trend reference only.
- **Comp 7:** A different HOA, built 2002, with a larger lot and a casita.
- **Excluded:** [333 Talladega Ct](#), sold 9/16/26 for \$630,000 — 2024 single-story new construction, 2-car garage, 2,733 sqft (~25%). A different product.

Adjusted price statistics (Comps 1–3, the pricing set)

Mean \$599,458	Median \$607,875	Range \$567,975 – \$622,525	Std. deviation \$28,200 (sample)
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4. Neighborhood & Market Context

Zip 89015

- **Median sold price and DOM (September 2026):** median \$447K, up \$22K month over month. Average DOM 61 days, up 7. Sale-to-list 98.3%. 196 homes sold. ([Redfin](#))
- **Months of inventory:** 5.8, rated balanced. Sold homes median \$267/sqft. ([NV Real Estate Group](#))
- **Active supply:** 435 homes for sale. October median DOM 76 days. Price per sqft down 1% year over year. ([Movoto](#))

Price trend year over year — sources conflict

- 89015 median *list* price up 4.1% year over year ([NV Real Estate Group](#)).
- 89015 price per sqft down 1% ([Movoto](#)).
- Henderson citywide home values down 2.4% year over year through August 2026; median days to pending 40 ([Zillow](#)).
- **Read:** flat to slightly down. A precise 90-day change isn't available from public sources — verify in MLS.

Schools & competition

- GreatSchools via [Redfin](#): Sue H Morrow Elementary 8/10 (0.8 mi) · B Mahlon Brown Junior High 5/10 · Basic Academy High School 4/10.
- **354 Shimmering Moon:** same floorplan, remodeled, \$629,000. History: \$689,000 → \$669,000 → removed → \$679,000 → \$639,000 → removed → relisted \$629,000.
- **827 Winterra Ct:** \$652,500, with 2 price cuts in its first 7 days.

5. Pricing Recommendation

Anchor math	
Adjusted comp median \$/sqft	\$165.72 (Comp 2: \$607,875 ÷ 3,668)
Subject sqft	3,668
Comp anchor	\$607,875
Target list price	\$630,000 (\$171.76/sqft), \$22,125 above the comp anchor. Expected close near \$611,000 at ~97% of list, inside the adjusted comp range.
Further adjustments	None applied for condition, view or motivation. The 2021 listing's views, granite and hardwood are already reflected in the in-tract comps. Adjust after a walkthrough if the home has been updated since tenants left.

Tier	Price	Reasoning	Expected DOM	Sold-to-list
Aggressive	\$649,000	Where the AVMs sit (\$646,600–\$665,000). Only if updated since 2022: 354, already remodeled, failed between \$639,000 and \$689,000.	90+ days	~95%, likely after a cut
Target	\$630,000	Top of the adjusted sold range (\$622,525) and even with 354's \$629,000 ask; \$22,500 under 827 Winterra. Leaves room to negotiate into the comp range. The home must show at least as well as 354.	60–90 days	~97% → closes near \$611,000 before concessions
Conservative	\$608,000	Median adjusted comp (\$607,875). \$21,000 under 354, so the value pick in the same plan. 1153 Enchanted at \$189/sqft went contingent in 35 days at full price.	30–60 days	~98% (zip norm)

- In-tract homes closed at 98–100% of their *final* list price, but only 88–95% of their *original* list price.
- In this tract, starting high hasn't added to the price; it has meant price cuts and longer days on market.

DOM and sold-to-list expectations are judgment from the comp histories above, not a published forecast.

6. Client Concerns — Data-Backed Response

No concerns were provided. The predictable objection is the AVM anchor:

Concern: "Zillow and Redfin both say about \$647K."

Response: All three AVMs (\$646,600 / \$648,550 / \$665,000) run above every recent closed sale in this tract. Redfin's own page admits its estimate is 10.1% above its comps' average. And the one same-plan home asking above \$630K — 354 Shimmering Moon — has failed to sell since June.

7. Sources & Methodology

Redfin (subject, comps, 89015 trends)

- [329 Shimmering Moon](#)
- [360 S Milan](#)
- [338 Shimmering Moon](#)
- [1153 Enchanted Ct](#)
- [365 Shimmering Moon](#)
- [354 Shimmering Moon](#)
- [827 Winterra Ct](#)
- [333 Talladega Ct \(excluded\)](#)

Zillow · County · Other

- [Zillow — 329 Shimmering Moon](#) · [Zillow — Henderson home values](#)
- County records via Redfin public facts (Clark County, APN 179-16-710-012). Assessor portal not directly reachable.
- [Movoto subject page](#) · [Movoto 89015](#) · [NV Real Estate Group 89015 report](#)
- [Viva Home Vegas — Indigo Run sold](#) · [Bex Realty — Indigo Run](#)
- **Not available:** Realtor.com property page and estimate. Verify in MLS or on Realtor.com directly.

Methodology

- **Adjustments:** \$75/sqft, \$10,000 per bedroom, \$7,500 per bath, \$15,000 condition, \$5,000 per garage bay, \$8,000 pool. No single adjustment exceeded 15% of comp price.
- **Weighting:** pricing statistics use only Comps 1–3 (sold within about 200 days, within 0.12 mi). 365 Shimmering Moon and 368 Misty Moonlight are trend references; actives are ceiling indicators only.
- **Source priority:** public records drive physical facts; portals drive price and DOM.
- **Concessions:** recorded prices are not netted for concessions because none are disclosed publicly. Pulling MLS concession fields on Comps 1–3 is the single biggest way to tighten this range.

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