

CMA — 329 Shimmering Moon St, Henderson, NV 89015

Prepared October 19, 2026 | For the Seller | Quick CMA

	Subject	Comp 1	Comp 2	Comp 3	Comp 4 *	Comp 5
Address	329 Shimmering Moon	360 S Milan St	338 Shimmering Moon	1153 Enchanted Ct	365 Shimmering Moon	354 Shimmering Moon
Status	—	Sold 10/13/26	Sold 9/4/26	Sold 4/6/26	Sold 1/23/26	Active
Sold/List Price	TBD	\$510,000	\$549,900	\$599,000	\$808,000	\$629,000
\$/sqft	—	\$173	\$187	\$189	\$220	\$171
Beds / Baths	5 / 3.5	5 / 3	5 / 3	5 / 4	5 / 4.5	6 / 4.5
Sqft	3,668	2,945	2,945	3,171	3,668	3,668
Lot (sqft)	6,098	6,098	6,098	6,970	6,098	6,098
Year	2006	2006	2006	2006	2007	2007
DOM	—	6	107	35	25	Relisted 10/1
Distance	—	~0.07 mi	~0.04 mi	Same HOA	~0.1 mi	~0.08 mi
Source	—	Redfin	Redfin	Redfin	Redfin	Redfin
Adjustment	—	+\$57,975	+\$57,975	+\$33,525	-\$30,500	-\$32,500
Adjusted price	—	\$567,975	\$607,875	\$632,525	\$777,500	\$596,500

AVMs: Zestimate [\\$646,600](#) · Redfin Estimate [\\$648,550](#) · Last sold: \$600,000 (Jan 18, 2022)

* Comp 4 is the same plan but a full remodel with pool/spa/theater, 9 months old — ceiling reference only, excluded from the math. Comp 5 is active (competition only). Comps 1–2 are the 2,945-sqft plan (~20% size edge); Comp 3 sold 196 days ago. Zillow shows 6 beds; county records via Redfin show 5 (used 5). Adjustments: \$75/sqft size, \$7,500/bath, \$10,000/bed, \$15,000 condition, \$8,000 pool.

Suggested List Price Range

Aggressive
test the ceiling**\$649,000**

Where the online estimates sit (\$646,600–\$665,000). Only if updated since 2022: 354, already remodeled, failed between \$639,000 and \$689,000.

Target
list price**\$630,000**

\$171.76/sqft vs. the \$165.72 median adjusted comp (\$607,875). Even with 354's \$629,000 ask; at ~97% of list it closes near \$611,000, inside the adjusted comp range.

Conservative
sell fast**\$608,000**

Median adjusted \$/sqft (\$165.72) × subject sqft (3,668) = \$607,875. \$21,000 under 354, so we're the value pick in the same plan.

Range assumes no seller concessions on sold comps. Zillow/Redfin don't disclose concessions — if the local market commonly includes 1-3% credits, target moves down accordingly. Verifying concessions on the top 2-3 comps in MLS will tighten this range. That risk is real here: 338 Shimmering Moon advertised seller-paid closing costs and rate buydowns, and the prior listing of 360 S Milan offered a closing-cost contribution.

Market Context — 89015

- **Inventory & absorption:** 5.8 months of inventory (balanced); 435 homes for sale in the zip as of October. ([NV Real Estate Group](#), [Movoto](#))
- **Recent trend:** September median sale price \$447K (up \$22K MoM), average DOM 61 days (up 7), sale-to-list 98.3%. ([Redfin](#))
- **What it means for this seller:** Buyers have options and time. In-tract homes that started high sat 97–107 days and closed with concessions. \$630,000 is the top of what the comps support; going higher costs time.

Suggested Talking Points

- **The AVMs run \$16,600–\$35,000 above this price.** Redfin's own page says its estimate runs 10.1% above the \$589K average of its 5 comparable sales.
- **Your direct competitor is three doors down.** 354 Shimmering Moon — same plan, remodeled — listed at \$689,000 in June, was pulled and relisted twice, and is now \$629,000. At \$630K we start where it ended up, so this home has to show at least as well.
- **The \$808K sale isn't your number.** That was a full remodel with a pool, sold in January. Unless you've done that level of work since 2022, it's a ceiling, not a comp.

Comps: 0 from Zillow, 5 from Redfin (4 sold, 1 active), 0 from MLS. Pulled Oct 19, 2026. Prepared by Donovan Reyes, Galindo Group Real Estate · NV Lic. S.176194 · 702-882-1953 · donovan@donovanreyesteam.com. Pricing reflects current market conditions and is subject to change. This is a comparative market analysis, not an appraisal.