



TRUCOMP-WEIGHTED VALUE ESTIMATE

\$628,426

Estimated Range: \$623,000 – \$632,000

B · 88

Good Confidence

This is not an appraisal. The figure above is an automated estimate of value generated by a computer model from multiple listing service data. It was not prepared, reviewed or approved by a licensed appraiser, and was not developed in conformity with the Uniform Standards of Professional Appraisal Practice. It may not be used for any lending, mortgage, credit, tax, legal, insurance or estate purpose. Actual market value may differ materially.

YOUR REAL ESTATE PROFESSIONAL

Jordan Avery

Scottsdale

Cell: (480) 555-0142 · jordan.avery@example.com

Questions about this report? Call Jordan directly at (480) 555-0142.

Questions about this value? Talk to Jordan.

This report works from what is on record for this property today. If the home has had a pool added, square footage finished, or a major renovation that has not reached MLS data yet, the value above will not reflect it — and that is exactly the kind of thing to talk through. Jordan can walk the analysis with you comp by comp, explain how any adjustment was calculated, and give their own professional view of where your home would land today.

[Ask Jordan about this report >](#)

Property Address: 7842 E Cactus Wren Rd, Scottsdale, AZ 85250 (SAMPLE)

2,450 SQ FT	8,712 LOT SIZE	4 BEDROOMS	2.5 BATHS	2006 YEAR BUILT	Yes POOL	2 PARKING	7 COMPS USED
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TRUCOMP-WEIGHTED VALUE ESTIMATE

\$628,426

Estimated Range: \$623,000 – \$632,000

CONFIDENCE RATING

B · 88

GOOD CONFIDENCE

Based on 7 comps used for value (6 Closed, 1 Pending), averaging 0.68 mi from the subject and 33 days since sale/contract . A higher Confidence Rating means those comps agree closely with each other and with this property; the 1.4% spread between the low and high end of the range above reflects that same agreement -- the tighter the comps line up, the more confidently this number can be relied on.

Comps in this report: 8 selected by the automated model (7 used for the value).

How To Read This Report

Every comparable sale is scored with a **TruComp Rating** from 0-100 -- 100 means the closest possible match to this property -- and given a letter grade for an at-a-glance read. Higher grades carry more weight in the value estimate below.

- A 90-100 · Strong
- B 80-89 · Good
- C 70-79 · Fair
- D Below 70 · Weak

This weighting isn't just a talking point -- it drives the actual math behind the Value Estimate above. The strongest match used in this report, Grade A · 96.0, carries substantially more weight than any other sale behind the value estimate, while the lowest-rated comp used (Grade C · 78.0) moves the number very little. A sale that matches your home closely counts heavily; one that matches poorly is present for completeness, not for influence. Every sale considered is listed in the Comparable Sales Summary below with its rating and whether it was used.

Why This Isn't Just Another Instant Estimate

Free instant estimates from real estate websites run on a hidden formula and give you one number with no evidence behind it. This report shows its work at every step:

	INSTANT ONLINE ESTIMATE	THIS REPORT
Comparable sales shown	Not shown	The top-rated comps found nearby, ranked 1-100
Dollar adjustments	Not shown	Itemized for every factor
Confidence indicator	None provided	Confidence Rating, with its basis shown
How the value is derived	Generic statistical model	Real comps, weighted by similarity
How this home's value is calculated	One price-per-sq-ft multiplier applied to the whole home	Line-by-line adjustments for GLA, lot size, pool, parking, and bed/bath count, with distance and sale date built into each comp's TruComp Rating -- not a single multiplier that ignores what actually makes one home worth more than another
Questions about the report	No one to ask	One click reaches your agent

How This Report Was Built

Comparable sales were pulled directly from MLS data near this property and adjusted using the same market-based categories real estate professionals evaluate, then automatically ranked by TruComp Rating. Nearby Active listings are ranked the same way for full transparency and market context, but -- since an asking price is not sale evidence -- are never used to determine value. Every Closed sale, Pending listing, and nearby Active listing found in the search area is shown below (Closed Sales, then Pending & Active Listings), ranked best to worst. Eight of them are featured in this report: the 4 highest-rated Closed sales, then the next 4 highest-rated homes of any status -- Closed, Pending, or Active. Only the Closed sales and Pending listings among those eight drive the Value Estimate above; an Active listing is shown for market context but carries no weight. Rows marked "Used for Value" below are the ones that carry weight; the rest are shown for context only.

Questions About This Value? Talk to Jordan

This report gives you a transparent, data-driven starting point -- real comparable sales, itemized adjustments, and a Confidence Rating that shows exactly how sure these numbers are. But it can only work from what's on record for this property today. If the home has since had a pool added, extra square footage finished, a major renovation, or anything else that wouldn't yet show up in MLS data, the automated value above won't reflect it -- and that's exactly the kind of thing to talk through with Jordan. Jordan can also walk through this analysis with you comp by comp, explain exactly how any adjustment above was calculated, and share their own professional view of where your home would land today.

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Ask Jordan About This Report >

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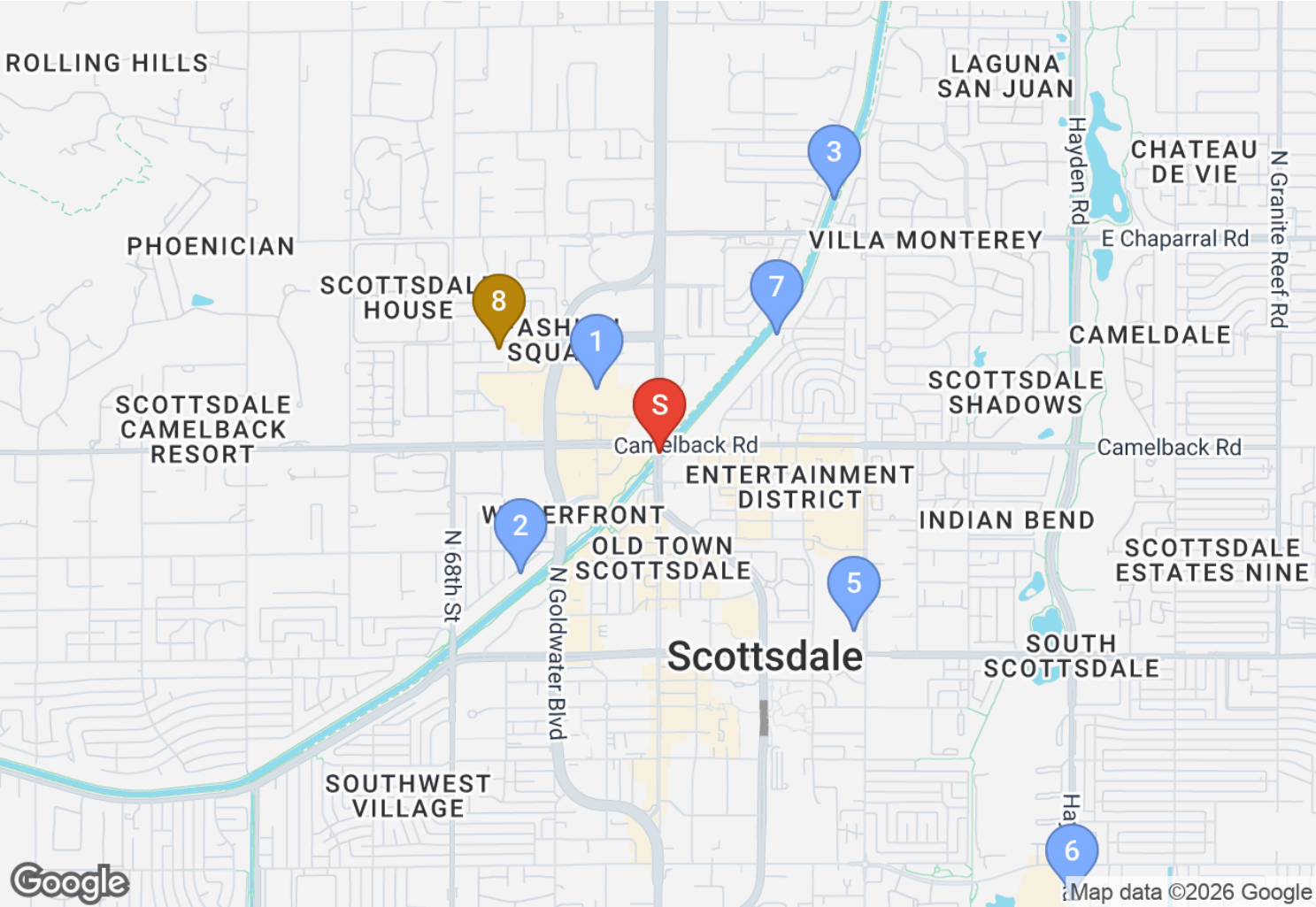
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TRUPPRAISAL

Property Address: 7842 E Cactus Wren Rd, Scottsdale, AZ 85250 (SAMPLE)
Comparables Map -- Comps Used for Value

S Subject **#** Comp used for value -- numbers match the list and cards below **#** Active listing -- shown, no weight



Comps in This Report -- At a Glance

#	TRUCOMP RATING	ADDRESS	STATUS	PROXIMITY	SALE / LIST PRICE	ADJUSTED PRICE
1	A · 96.0	7910 E Roadrunner Ln	Closed	0.30 mi	\$ 633,500	\$ 630,400
2	A · 92.5	7650 E Javelina Ave	Closed	0.40 mi	\$ 673,000	\$ 629,500
3	B · 86.0	8080 E Sweetwater Ave	Closed	0.70 mi	\$ 550,000	\$ 626,000
4	B · 83.0	6455 E Cholla Ln	Closed	1.10 mi	\$ 710,500	\$ 631,800
5	B · 81.0	8215 E Desert Cove Ave	Closed	0.60 mi	\$ 506,500	\$ 624,600
6	C · 78.0	5920 E Greenway Rd	Closed	1.30 mi	\$ 493,500	\$ 623,400
7	A · 91.0	7905 E Roosevelt St	Pending	0.38 mi	\$ 614,500	\$ 631,200
8	B · 88.5	7520 E Highland Ave	Active	0.44 mi	\$ 637,500	\$ 633,800

Full adjustment breakdown for each of these comps -- square footage, lot size, parking, pool, and every other factor -- follows on the next pages.

Is there a home you expected to see here? Ask Jordan to add it to this report -- it will be rated with the same rules and shown alongside these comps. The automated value is set by the model and doesn't change. Ask Jordan >

Property Address : 7842 E Cactus Wren Rd, Scottsdale, AZ 85250 (SAMPLE)

Closed

Aug 25, 2026

7910 E Roadrunner Ln

A · 96.0

TruComp

1

85250

\$ 633,500

Proximity to Subject: 0.30 mi



vs. Subject

SF: 2,480

Lot Size: 8,900

Parking:

Pool: Yes

Bedrooms: 4

Baths: 2.50

Market Conditions:

ADJUSTED PRICE

\$ 630,400

Closed

Aug 21, 2026

7650 E Javelina Ave

A · 92.5

TruComp

2

85250

\$ 673,000

Proximity to Subject: 0.40 mi



vs. Subject

SF: 2,620

Lot Size: 9,800

Parking:

Pool: Yes

Bedrooms: 5

Baths: 3.00

Market Conditions:

ADJUSTED PRICE

\$ 629,500

Closed

Aug 16, 2026

8080 E Sweetwater Ave

B · 86.0

TruComp

3

85260

\$ 550,000

Proximity to Subject: 0.70 mi



vs. Subject

SF: 2,300

Lot Size: 8,100

Parking:

Pool: NO

Bedrooms: 4

Baths: 2.50

Market Conditions:

ADJUSTED PRICE

\$ 626,000

Closed

Aug 24, 2026

6455 E Cholla Ln

B · 83.0

TruComp

4

85254

\$ 710,500

Proximity to Subject: 1.10 mi



vs. Subject

SF: 2,900

Lot Size: 11,500

Parking:

Pool: Yes

Bedrooms: 5

Baths: 3.50

Market Conditions:

ADJUSTED PRICE

\$ 631,800

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TRUPPRaisal

Property Address : 7842 E Cactus Wren Rd, Scottsdale, AZ 85250 (SAMPLE)

Closed

Aug 02, 2026

8215 E Desert Cove Ave

B · 81.0

TruComp

5

85260

\$ 506,500

Proximity to Subject: 0.60 mi



vs. Subject

SF: 2,120

Lot Size: 7,400

Parking:

Pool: NO

Bedrooms: 3

Baths: 2.00

Market Conditions:

ADJUSTED PRICE

\$ 624,600

Closed

Jul 19, 2026

5920 E Greenway Rd

C · 78.0

TruComp

6

85254

\$ 493,500

Proximity to Subject: 1.30 mi



vs. Subject

SF: 2,050

Lot Size: 6,900

Parking:

Pool: NO

Bedrooms: 3

Baths: 2.00

Market Conditions:

ADJUSTED PRICE

\$ 623,400

Pending

7905 E Roosevelt St

A · 91.0

TruComp

7

85257

\$ 614,500

Proximity to Subject: 0.38 mi



vs. Subject

SF: 2,410

Lot Size: 8,500

Parking:

Pool: Yes

Bedrooms: 4

Baths: 2.50

Market Conditions:

ADJUSTED PRICE

\$ 631,200

Active

7520 E Highland Ave

B · 88.5

TruComp

8

85251

\$ 637,500

Proximity to Subject: 0.44 mi



vs. Subject

SF: 2,560

Lot Size: 9,200

Parking:

Pool: Yes

Bedrooms: 4

Baths: 3.00

Market Conditions:

LIST PRICE (NOT WEIGHTED)

\$ 637,500

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TRUPPRAISAL

Property Address: 7842 E Cactus Wren Rd, Scottsdale, AZ 85250 (SAMPLE)

Market Trends — Comparable Sales Only

Comparable homes only -- similar size and property type, within one mile. This is the market behind your value estimate. *Overall Market Trends*, at the end of the report, covers every nearby sale regardless of size or type.

Based on **27** comparable closed sales over the past 6 months and **14** current active listings within a 1-mile radius of similar size and type.

MARKET DIRECTION

Holding Steady

Time on market has shortened modestly over the past 6 months; price per square foot has edged up; homes are closing at about 99% of asking price; concessions have become somewhat more common; and with about 2.1 months of supply, competition among buyers still favors sellers. These signals are broadly steady rather than pointing sharply one way, so values here are likely to hold close to current levels in the near term.

AVERAGE TIME TO SELL

24 days **Down 23%**

Homes in this area are selling faster than they were 6 months ago -- a good sign for sellers.



AVERAGE PRICE PER SQ FT

\$268 /sqft **Up 4%**

Sale prices per square foot in this area have trended upward over the past 6 months. *A market-wide trend indicator only -- not how this property's estimated value above was calculated.*



LIST-TO-SALE PRICE RATIO

99.2% **Up 0.4%**

Homes in this area have been selling close to their asking price. On average, homes are closing at 99.2% of their original asking price.



SELLER CONCESSIONS

22% of sales **Up 22%**

Occasional

More sales in this area have included seller concessions than 6 months ago -- typically a buyer-favorable sign. Sellers should expect a request to be a more common ask than it was. Sales that included one averaged about \$7,400. Some sellers here are offering concessions, but it's not the norm. Sellers should decide their position ahead of time; buyers can reasonably ask, especially on a home that's sat on the market a while.



LOCAL MARKET CONDITIONS

2.1 mo. supply

With only about 2.1 months of supply, this is a seller's market -- limited competition for buyers tends to support or push prices up. (14 similar homes currently listed nearby.)

PRICE REDUCTIONS

31% of listings

Occasional

About 31.0% of the 14 similar homes currently listed nearby have cut their asking price at least once. Reduced listings cut their price by about 2.4% on average. Some nearby listings have reduced their price, but most are holding firm. Sellers should still price carefully; buyers can reasonably test the market with an offer below list on a home that's lingered.

What does this market mean for your home specifically? Ask Jordan >

Market trend data reflects closed sales within a one-mile radius of the subject property, among similarly sized properties of the same type, over the trailing 6 months. Trend arrows and figures compare the most recent month with reported sales activity against 6 months ago. Provided for informational purposes only -- not to be construed as an appraisal or a guarantee of future market performance.

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TRUPPRAISAL

Property Address: 7842 E Cactus Wren Rd, Scottsdale, AZ 85250 (SAMPLE)

Closed Sales -- All Comps Considered

Every Closed sale found in the search area, ranked best to worst by TruComp Rating -- the real, finished evidence of value.

RANK	TRUCOMP RATING	VALUE INDICATOR	ADDRESS	STATUS	DISTANCE	ORIGINAL PRICE	ADJUSTED PRICE	USED FOR VALUE?
1	A · 96.0	Strong	7910 E Roadrunner Ln	Closed	0.30 mi	\$ 633,500	\$ 630,400 -\$ 3,100 net	Used
2	A · 92.5	Strong	7650 E Javelina Ave	Closed	0.40 mi	\$ 673,000	\$ 629,500 -\$ 43,500 net	Used
3	B · 86.0	Good	8080 E Sweetwater Ave	Closed	0.70 mi	\$ 550,000	\$ 626,000 +\$ 76,000 net	Used
4	B · 83.0	Good	6455 E Cholla Ln	Closed	1.10 mi	\$ 710,500	\$ 631,800 -\$ 78,700 net	Used
5	B · 81.0	Good	8215 E Desert Cove Ave	Closed	0.60 mi	\$ 506,500	\$ 624,600 +\$ 118,100 net	Used
6	C · 78.0	Fair	5920 E Greenway Rd	Closed	1.30 mi	\$ 493,500	\$ 623,400 +\$ 129,900 net	Used
7	C · 76.5	Fair	7412 E Sweetwater Ave	Closed	0.35 mi	\$ 622,500	\$ 604,100 -\$ 18,400 net	Not Used
8	C · 74.1	Fair	8104 E Cypress St	Closed	0.42 mi	\$ 608,000	\$ 619,500 +\$ 11,500 net	Not Used
9	C · 72.4	Fair	7655 E Osborn Rd	Closed	0.55 mi	\$ 680,500	\$ 635,400 -\$ 45,100 net	Not Used
10	C · 70.8	Fair	6820 E Vista Dr	Closed	0.61 mi	\$ 627,000	\$ 650,700 +\$ 23,700 net	Not Used
11	D · 69.0	Weak	8340 E Palm Ln	Closed	0.68 mi	\$ 697,000	\$ 617,200 -\$ 79,800 net	Not Used
12	D · 67.4	Weak	7130 E Cheery Lynn Rd	Closed	0.74 mi	\$ 588,500	\$ 632,900 +\$ 44,400 net	Not Used
13	D · 65.8	Weak	8815 E Turney Ave	Closed	0.83 mi	\$ 748,500	\$ 648,300 -\$ 100,200 net	Not Used
14	D · 64.1	Weak	6540 E Cactus Rd	Closed	0.91 mi	\$ 511,500	\$ 614,800 +\$ 103,300 net	Not Used
15	D · 61.7	Weak	9020 E Camelback Rd	Closed	1.05 mi	\$ 762,000	\$ 630,600 -\$ 131,400 net	Not Used
16	D · 59.2	Weak	6215 E Shea Blvd	Closed	1.18 mi	\$ 525,000	\$ 646,200 +\$ 121,200 net	Not Used
17	D · 56.0	Weak	9310 E Thomas Rd	Closed	1.32 mi	\$ 764,000	\$ 612,300 -\$ 151,700 net	Not Used
18	D · 52.7	Weak	5940 E Bell Rd	Closed	1.47 mi	\$ 496,500	\$ 628,000 +\$ 131,500 net	Not Used
19	D · 49.0	Weak	9645 E McDowell Rd	Closed	1.63 mi	\$ 851,500	\$ 643,800 -\$ 207,700 net	Not Used
20	D · 44.0	Weak	5610 E Greenway Pkwy	Closed	1.79 mi	\$ 458,500	\$ 609,900 +\$ 151,400 net	Not Used

"Used" rows are the Closed sales that drove the TruComp-Weighted Value Estimate above: the 4 highest-rated Closed sales, plus any Closed sale that also made the next 4 highest-rated spots. Every other row is shown for full transparency and market context, but carries no weight in the number above.

Think a different home tells the story better? Every sale found nearby is listed above. Jordan can add any home you ask about to this report so you can see how it compares; the automated value is set by the model and doesn't change. Ask Jordan >

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Pending & Active Listings

Pending listings (under contract, not yet closed), followed by the 6 best-rated nearby Active listings for market context -- both ranked best to worst by TruComp Rating.

RANK	TRUCOMP RATING	VALUE INDICATOR	ADDRESS	STATUS	DISTANCE	ORIGINAL PRICE	ADJUSTED PRICE	USED FOR VALUE?
1	A · 91.0	Strong	7905 E Roosevelt St	Pending	0.38 mi	\$ 614,500	\$ 631,200 +\$ 16,700 net	Used
2	D · 69.6	Weak	7280 E Indian Bend Rd	Pending	0.58 mi	\$ 612,500	\$ 625,600 +\$ 13,100 net	Not Used
3	D · 64.6	Weak	8560 E Chaparral Rd	Pending	0.79 mi	\$ 709,000	\$ 641,400 -\$ 67,600 net	Not Used
4	D · 60.3	Weak	7995 E Larkspur Dr	Pending	0.96 mi	\$ 522,000	\$ 607,700 +\$ 85,700 net	Not Used
5	B · 88.5	Good	7520 E Highland Ave	Active	0.44 mi	\$ 637,500	\$ 633,800 -\$ 3,700 net	Not Used
6	D · 68.2	Weak	8210 E Minnezona Ave	Active	0.52 mi	\$ 621,000	\$ 623,100 +\$ 2,100 net	Not Used
7	D · 63.0	Weak	6935 E Stetson Dr	Active	0.87 mi	\$ 731,000	\$ 638,700 -\$ 92,300 net	Not Used
8	D · 57.6	Weak	9120 E Mariposa Dr	Active	1.12 mi	\$ 515,500	\$ 605,300 +\$ 89,800 net	Not Used
9	D · 54.1	Weak	6105 E Sahuaro Dr	Active	1.28 mi	\$ 764,500	\$ 621,000 -\$ 143,500 net	Not Used
10	D · 47.5	Weak	9880 E Via Linda	Active	1.71 mi	\$ 496,500	\$ 636,300 +\$ 139,800 net	Not Used

A Pending listing marked "Used" above made the report's top 8 by TruComp Rating and feeds the Value Estimate alongside the Closed sales. An Active listing can also make the top 8 and be shown in the report, but it is an asking price, not sale evidence, so it never carries weight in the number above.

Wondering what these mean for your timing? What is under contract and what is still sitting is often the clearest read on where your home would land today. Ask Jordan >

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Overall Market Trends — All Nearby Sales

Every sale in the area, not just comparable homes -- every closed sale and active listing within the same one-mile radius, regardless of size or property type. The earlier *Comparable Sales Only* page is the one tied to this home's value; this shows whether the wider area is moving with it or differently.

MARKET DIRECTION

Holding Steady

Time on market has shortened modestly over the past 6 months; price per square foot has edged up; homes are closing at about 99% of asking price; concessions have become somewhat more common; and with about 2.9 months of supply, competition among buyers still favors sellers. These signals are broadly steady rather than pointing sharply one way, so values here are likely to hold close to current levels in the near term.

AVERAGE TIME TO SELL

30 days **Down 21%**

Homes in this area are selling faster than they were 6 months ago -- a good sign for sellers.

AVERAGE PRICE PER SQ FT

\$252 /sqft **Up 3%**

Sale prices per square foot in this area have trended upward over the past 6 months. *A market-wide trend indicator only -- not how this property's estimated value above was calculated.*

LIST-TO-SALE PRICE RATIO

98.8% **Up 0.7%**

Homes in this area have been selling close to their asking price.

SELLER CONCESSIONS

31% of sales **Up 19%**

Common

More sales in this area have included seller concessions than 6 months ago -- typically a buyer-favorable sign. Sellers should expect a request to be a more common ask than it was. Sales that included one averaged about \$8,600. Sellers here are routinely offering concessions -- worth budgeting for one when pricing a listing. Buyers have real room to ask, whether that's help with closing costs, a rate buydown, or a repair credit.



LOCAL MARKET CONDITIONS

2.9 mo. supply

With only about 2.9 months of supply, this is a seller's market -- limited competition for buyers tends to support or push prices up. (41 homes currently listed nearby.)

PRICE REDUCTIONS

37% of listings

Common

About 37.0% of the 41 similar homes currently listed nearby have cut their asking price at least once. Reduced listings cut their price by about 3.1% on average. A large share of nearby listings have already cut their price. Sellers should price competitively from day one to avoid joining them; buyers have real leverage to negotiate below list.

Reflects all closed sales and active listings within a one-mile radius of the subject property, with no size or property-type filter, over the trailing 6 months. Provided for informational purposes only -- not to be construed as an appraisal or a guarantee of future market performance.

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