

TRUPPRAISAL
TRUPPRAISAL ESTIMATE
Sample Home, Glendale, AZ 85308
Estimate made October 15, 2026 · Data-driven comparable sales analysis

Sample home
photo withheld for privacy

TRUPPRAISAL ESTIMATE

\$601,000

Estimated Range: \$528,000 – \$666,000

Reported condition: **Average for its age**

B · 82

Good Confidence

This is not an appraisal. This Truppraisal Estimate is an automated estimate generated by a computer model from county public records and recorded sales. It is an estimated sale price for this property. No appraiser prepared, reviewed, or approved it, and it is not an opinion of value under the Uniform Standards of Professional Appraisal Practice. The price this home sells for may differ. Do not use this estimate for lending, tax, legal, or estate purposes.

YOUR REAL ESTATE PROFESSIONAL

Jordan Avery

Sample Realty Group

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 county records yet, the estimate 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: Sample Home, Glendale, AZ 85308

2,208 SQ FT	6,074 LOT SIZE	3.0 BATHS	1995 YEAR BUILT	Yes POOL	2-car garage PARKING	8 COMPS USED
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TRUPPRAISAL ESTIMATE

\$601,000

Estimated Range: \$528,000 – \$666,000
Reported condition: **Average for its age**

CONFIDENCE RATING

B · 82

GOOD CONFIDENCE

Based on 8 comps used for value (8 Closed), averaging 0.57 mi from the subject and 197 days since sale/contract . The Confidence Rating reflects how closely those comps match this property -- the more A-rated comps behind the number, the higher it is. The range above spans 26.1% from low to high -- even well-matched homes nearby sold at noticeably different prices, which is worth talking through with your agent.

Comps in this report: 8 selected by the automated model (8 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 Truppraisal 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 · 90.5, carries substantially more weight than any other sale behind the Truppraisal 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 living area, lot size, bathrooms, pool, and parking, 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 are drawn from Maricopa County recorded sales near this property, adjusted for the differences that drive price, and ranked by TruComp Rating. Size is measured by living area, which captures the value a bedroom count would otherwise represent. The highest-rated recorded sales are featured below, and they set the Truppraisal Estimate. Every sale found is listed after them, ranked best to worst, with "Used for Value" marking the ones that carry weight.

Questions About This Value? Talk to Jordan

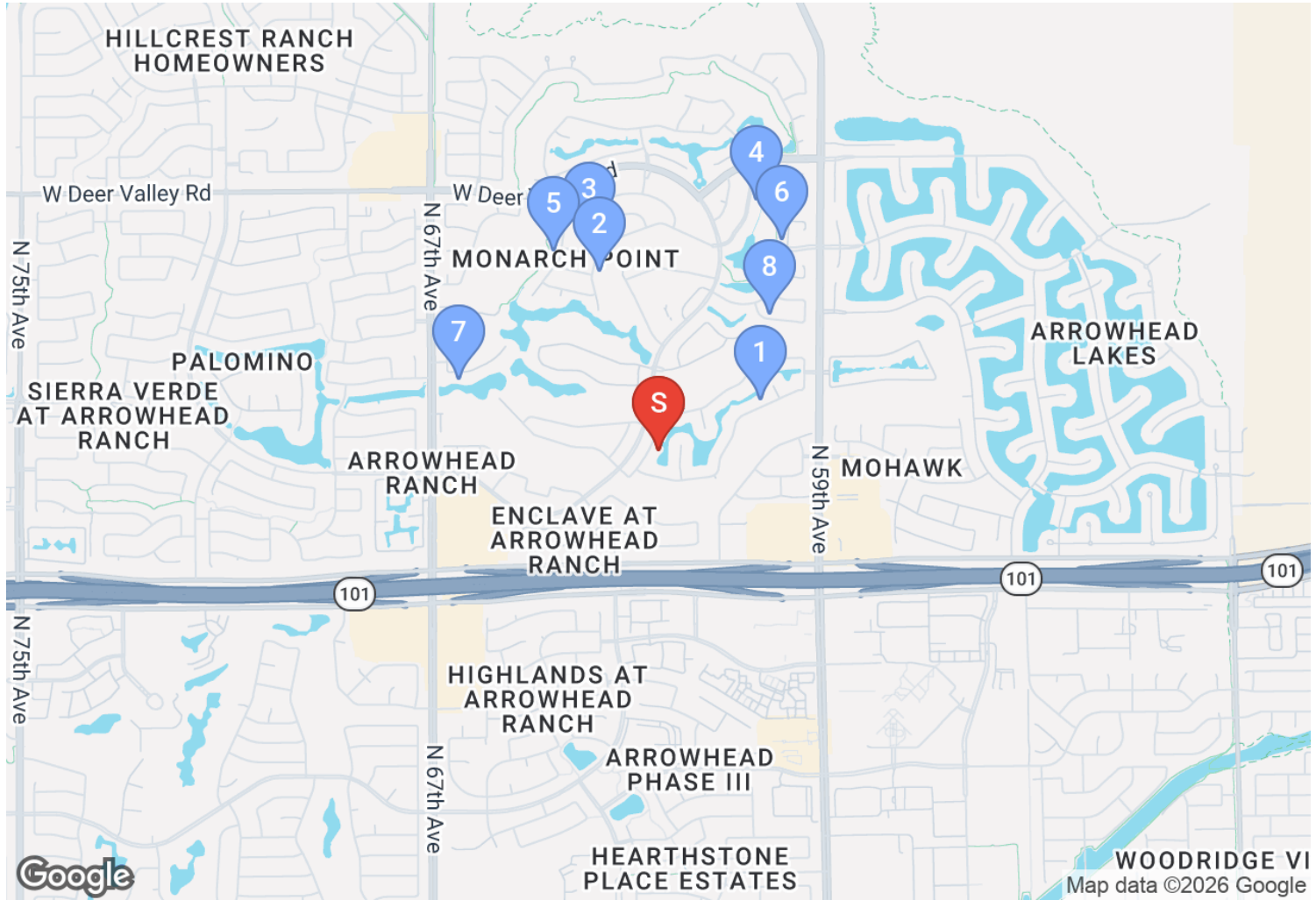
Added a pool, finished more space, or renovated since the county last recorded this home? That isn't in the numbers above. Jordan can walk through every comp and adjustment with you.
Jordan Avery · Cell: (480) 555-0142 · jordan.avery@example.com

Ask Jordan About This Report >

Property Address: Sample Home, Glendale, AZ 85308

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	SOLD	PROXIMITY	SALE / LIST PRICE	ADJUSTED PRICE
1	A · 90.5	6064 W Irma Ln	Closed	Apr 30, 2026	0.28 mi	\$615,000	\$650,348
2	B · 86.0	21121 N 63rd Dr	Closed	Mar 31, 2026	0.55 mi	\$675,000	\$666,148
3	B · 82.6	6357 W Lone Cactus Dr	Closed	May 29, 2026	0.64 mi	\$597,000	\$553,564
4	B · 81.3	21699 N 61st Ave	Closed	Aug 26, 2026	0.71 mi	\$566,000	\$595,248
5	C · 79.6	21132 N 64th Ave	Closed	Nov 12, 2025	0.64 mi	\$625,000	\$612,689
6	C · 79.5	21614 N 59th Ln	Closed	Dec 19, 2025	0.64 mi	\$600,000	\$567,923
7	C · 78.3	6659 W Monona Dr	Closed	Mar 9, 2026	0.60 mi	\$485,000	\$527,700
8	C · 78.0	5978 W Aurora Dr	Closed	May 6, 2026	0.47 mi	\$580,000	\$613,345

Full adjustment breakdown for each of these comps -- size, lot, parking, pool, view, a busy road, style, market conditions 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 >

Jordan Avery · (480) 555-0142 · jordan.avery@example.com

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TRUPPRAISAL

Property Address: Sample Home, Glendale, AZ 85308

Closed

Apr 30, 2026

6064 W Irma Ln

85308

\$615,000

Proximity to Subject: 0.28 mi

MODEL MATCH same subdivision, size & style



A · 90.5

TruComp

1

vs. Subject

SF: 2,208

Lot Size: 8,400

Parking: 2-car garage

Pool: NO

Bedrooms: 3–4 (est.)

Baths: 3.00

View: Golf course

\$0

-\$4,652

\$0

+\$40,000

\$0

\$0

\$0

ADJUSTED PRICE

\$650,348

Closed

Mar 31, 2026

21121 N 63rd Dr

85308

\$675,000

Proximity to Subject: 0.55 mi



B · 86.0

TruComp

2

vs. Subject

SF: 2,153

Lot Size: 7,700

Parking: 3-car garage

Pool: Yes

Bedrooms: 3–4 (est.)

Baths: 3.00

View: Golf course

+\$4,400

-\$3,252

-\$10,000

\$0

\$0

\$0

ADJUSTED PRICE

\$666,148

Closed

May 29, 2026

6357 W Lone Cactus Dr

85308

\$597,000

Proximity to Subject: 0.64 mi



B · 82.6

TruComp

3

vs. Subject

SF: 2,612

Lot Size: 7,642

Parking: 3-car garage

Pool: Yes

Bedrooms: 4–5 (est.)

Baths: 3.00

View: Golf course

-\$30,300

-\$3,136

-\$10,000

\$0

\$0

\$0

ADJUSTED PRICE

\$553,564

Closed

Aug 26, 2026

21699 N 61st Ave

85308

\$566,000

Proximity to Subject: 0.71 mi



B · 81.3

TruComp

4

vs. Subject

SF: 2,428

Lot Size: 5,700

Parking: 2-car garage

Pool: NO

Bedrooms: 4–5 (est.)

Baths: 2.50

View: Golf course

-\$16,500

+\$748

\$0

+\$40,000

\$0

+\$5,000

ADJUSTED PRICE

\$595,248

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TRUPPRaisal

Property Address: Sample Home, Glendale, AZ 85308

Closed

Nov 12, 2025

21132 N 64th Ave

C · 79.6

TruComp

5

85308

\$625,000

Proximity to Subject: 0.64 mi



vs. Subject

SF: 2,153

Lot Size: 9,292

Parking: 3-car garage

Pool: Yes

Bedrooms: 3–4 (est.)

Baths: 3.00

View: Golf course

ADJUSTED PRICE

\$612,689

	+	\$4,125
	-	\$6,436
	-	\$10,000
		\$0
		\$0
		\$0

Closed

Dec 19, 2025

21614 N 59th Ln

C · 79.5

TruComp

6

85308

\$600,000

Proximity to Subject: 0.64 mi



vs. Subject

SF: 2,611

Lot Size: 7,000

Parking: 2-car garage

Pool: Yes

Bedrooms: 4–5 (est.)

Baths: 3.00

View: Golf course

ADJUSTED PRICE

\$567,923

	-	\$30,225
	-	\$1,852
		\$0
		\$0
		\$0
		\$0

Closed

Mar 09, 2026

6659 W Monona Dr

C · 78.3

TruComp

7

85308

\$485,000

Proximity to Subject: 0.60 mi



vs. Subject

SF: 2,095

Lot Size: 6,179

Parking: 2-car garage

Pool: NO

Bedrooms: 3–4 (est.)

Baths: 3.00

View: Golf course

ADJUSTED PRICE

\$527,700

	+	\$7,910
	-	\$210
		\$0
	+	\$35,000
		\$0
		\$0

Closed

May 06, 2026

5978 W Aurora Dr

C · 78.0

TruComp

8

85308

\$580,000

Proximity to Subject: 0.47 mi



vs. Subject

SF: 2,267

Lot Size: 8,289

Parking: 3-car garage

Pool: Yes

Bedrooms: 3–4 (est.)

Baths: 3.00

View: None

ADJUSTED PRICE

\$613,345

	-	\$4,425
	-	\$4,430
	-	\$10,000
		\$0
		\$0
		\$0
	+	\$52,200

Property Address: Sample Home, Glendale, AZ 85308

Market Trends — Similar Homes

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

Based on **70** comparable closed sales (Maricopa County recorded sales) over the past year and **21** current active listings (RentCast) within a 1-mile radius of similar size and type.

MARKET DIRECTION

Holding Steady

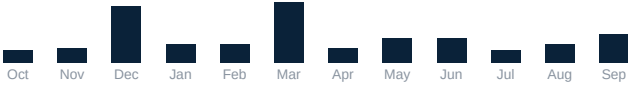
Homes are selling in about 38% less time than a year ago (about 41 days on average, within the under-90-day range that is normal today); price per square foot has held steady; homes are closing at about 98% of asking price; with about 3.7 months of supply, neither side has a strong upper hand; 30-year mortgage rates are about 7.40%, up 1.06 points from a year ago. These signals are mixed or steady rather than pointing clearly one way.

AVERAGE TIME TO SELL

41 days

Down 38%

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

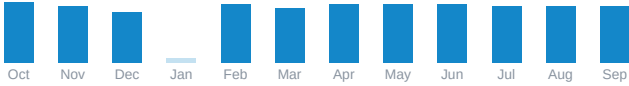


AVERAGE PRICE PER SQ FT

\$274 /sqft

Steady

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

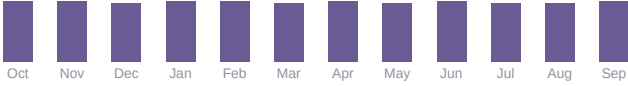


LIST-TO-SALE PRICE RATIO

97.7%

Steady

Homes in this area have been selling close to the same share of asking price over the past year. On average, homes are closing at 97.7% of their last asking price.



LOCAL MARKET CONDITIONS

3.7 mo. supply

Balanced Market

At about 3.7 months of supply, this is a balanced market -- prices are typically stable in this range. (21 similar homes currently listed nearby.)

30-YEAR MORTGAGE RATE

7.40%

Up 1.06 pts

Rates are higher than a year ago (6.34%), which reduces what buyers can afford and tends to cool demand.

Freddie Mac weekly national average as of Oct 8, 2026 -- not a loan quote.

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 12 months. Trend arrows compare the most recent six months of sales with the six months before, each averaged across every sale in those months, and appear only when each period has at least 8 sales. Provided for informational purposes only -- not to be construed as an appraisal or a guarantee of future market performance. Sale prices and dates from Maricopa County records. Asking prices and days on market come from RentCast listing records matched to 64 of the 70 recorded sales; active listing counts from RentCast. County sales are recorded 1–4 weeks after closing, so the trends use full months only.

Property Address: Sample Home, Glendale, AZ 85308

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 · 90.5	Strong	6064 W Irma Ln	Closed	0.28 mi	\$615,000	\$650,348 +\$35,348 net	Used
2	B · 86.0	Good	21121 N 63rd Dr	Closed	0.55 mi	\$675,000	\$666,148 -\$8,852 net	Used
3	B · 82.6	Good	6357 W Lone Cactus Dr	Closed	0.64 mi	\$597,000	\$553,564 -\$43,436 net	Used
4	B · 81.3	Good	21699 N 61st Ave	Closed	0.71 mi	\$566,000	\$595,248 +\$29,248 net	Used
5	C · 79.6	Fair	21132 N 64th Ave	Closed	0.64 mi	\$625,000	\$612,689 -\$12,311 net	Used
6	C · 79.5	Fair	21614 N 59th Ln	Closed	0.64 mi	\$600,000	\$567,923 -\$32,077 net	Used
7	C · 78.3	Fair	6659 W Monona Dr	Closed	0.60 mi	\$485,000	\$527,700 +\$42,700 net	Used
8	C · 78.0	Fair	5978 W Aurora Dr	Closed	0.47 mi	\$580,000	\$613,345 +\$33,345 net	Used
9	C · 78.0	Fair	6854 W Potter Dr	Closed	0.78 mi	\$580,000	\$635,928 +\$55,928 net	Not Used
10	C · 74.3	Fair	20391 N 55th Dr	Closed	0.79 mi	\$550,000	\$588,952 +\$38,952 net	Not Used
11	C · 73.1	Fair	5644 W Tonopah Dr	Closed	0.61 mi	\$570,000	\$652,798 +\$82,798 net	Not Used
12	C · 72.9	Fair	20709 N 69th Dr	Closed	0.88 mi	\$590,000	\$606,968 +\$16,968 net	Not Used
13	C · 72.5	Fair	6962 W Irma Ln	Closed	0.93 mi	\$599,000	\$628,590 +\$29,590 net	Not Used
14	C · 72.4	Fair	6624 W Louise Dr	Closed	0.98 mi	\$540,000	\$546,748 +\$6,748 net	Not Used
15	C · 71.8	Fair	6620 W Louise Dr	Closed	0.97 mi	\$625,000	\$653,398 +\$28,398 net	Not Used
16	C · 71.2	Fair	6830 W Aurora Dr	Closed	0.93 mi	\$594,000	\$677,808 +\$83,808 net	Not Used
17	D · 68.4	Weak	6782 W Firebird Dr	Closed	0.80 mi	\$525,000	\$611,998 +\$86,998 net	Not Used
18	D · 68.4	Weak	6749 W Oraibi Dr	Closed	1.00 mi	\$670,000	\$692,848 +\$22,848 net	Not Used
19	D · 68.4	Weak	5961 W Melinda Ln	Closed	0.79 mi	\$660,000	\$684,162 +\$24,162 net	Not Used
20	D · 68.2	Weak	6579 W Oraibi Dr	Closed	0.80 mi	\$580,000	\$628,624 +\$48,624 net	Not Used
21	D · 67.6	Weak	6858 W Potter Dr	Closed	0.79 mi	\$585,000	\$670,339 +\$85,339 net	Not Used

"Used" rows are the Closed sales that drove the Truppraisal Estimate above. "Set aside" sales were too far from the others to count and were left out automatically. 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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TRUPPRAISAL

Property Address: Sample Home, Glendale, AZ 85308

Overall Market Trends — All Nearby Sales

The whole local market -- every home sale and active listing within one mile, of every size and type. The *Similar Homes* market page earlier is the one tied to this home's value; this one shows whether the wider area is moving the same way.

Based on **all 135** closed home sales within one mile over the past year (Maricopa County recorded sales) — every sale of every size and type — and **38** current active listings (RentCast).

MARKET DIRECTION

Holding Steady

Homes are selling in about 11% less time than a year ago (about 52 days on average, within the under-90-day range that is normal today); price per square foot is down about 3% over the past year; homes are closing at about 98% of asking price; with about 3.5 months of supply, neither side has a strong upper hand; 30-year mortgage rates are about 7.40%, up 1.06 points from a year ago. These signals are mixed or steady rather than pointing clearly one way.

AVERAGE TIME TO SELL

52 days **Down 11%**

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

AVERAGE PRICE PER SQ FT

\$271 /sqft **Down 3%**

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

LIST-TO-SALE PRICE RATIO

97.6% **Steady**

Homes in this area have been selling close to the same share of asking price over the past year.

LOCAL MARKET CONDITIONS

3.5 mo. supply

Balanced Market

At about 3.5 months of supply, this is a balanced market -- prices are typically stable in this range. (38 homes currently listed nearby.)

30-YEAR MORTGAGE RATE

7.40% **Up 1.06 pts**

Rates are higher than a year ago (6.34%), which reduces what buyers can afford and tends to cool demand.

Freddie Mac weekly national average as of Oct 8, 2026 -- not a loan quote.

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 12 months. Provided for informational purposes only -- not to be construed as an appraisal or a guarantee of future market performance. Sale prices and dates from Maricopa County records. Asking prices and days on market come from RentCast listing records matched to 121 of the 135 recorded sales; active listing counts from RentCast. County sales are recorded 1–4 weeks after closing, so the trends use full months only.

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