



817 East 6th Street, Irving, TX 75060

Comparative Market Analysis • Saved on January 06, 2026 at 03:04 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,822/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,650/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

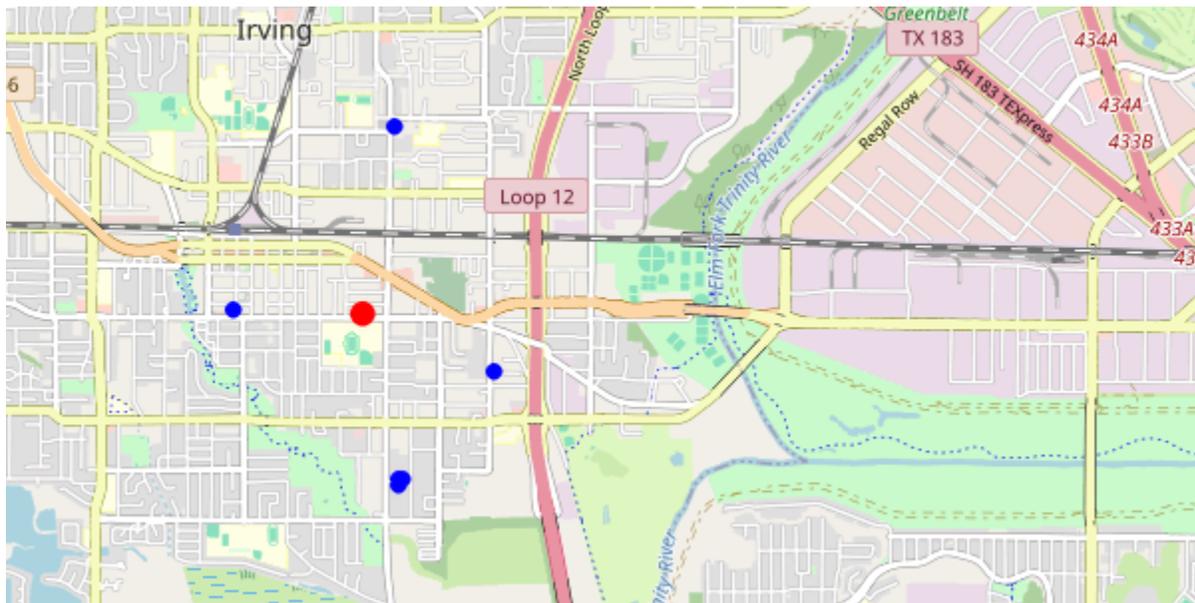
Property Details

Address	817 East 6th Street, Irving, TX 75060
Bedrooms	3
Bathrooms	2.0
Square Feet	1,200
Property Type	Duplex

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	3
Average Comp Rent	\$1,830
Rent Range	\$1,676 - \$1,968

Property Location Map



Subject property location shown on map. View the web version for an interactive map with all comparable properties.

Comparable Properties (25)

509 S Hastings St, Irving, TX 75060	Multi-Family	\$1,700	3BR/2BA	0	0.65 mi	97%
1021 Vera Ct, Irving, TX 75060	Multi-Family	\$1,850	3BR/3BA	0	0.84 mi	92%
1603 Windsong Ln, Irving, TX 75060	Multi-Family	\$1,600	3BR/2BA	0	0.72 mi	90%

5531 Mesa Cir, Unit 5529, Dallas, TX 75235	Multi-Family	\$1,550	3BR/2BA	0	4.85 mi	89%
5529 Mesa Cir, Dallas, TX 75235	Multi-Family	\$1,695	3BR/2BA	0	4.90 mi	89%
1305 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,650	3BR/2BA	0	2.54 mi	89%
1316 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,495	3BR/1.5BA	0	2.51 mi	89%
912 N Nursery Rd, Irving, TX 75061	Multi-Family	\$1,595	2BR/1.5BA	0	0.96 mi	87%
1012 Vera Ct, Irving, TX 75060	Multi-Family	\$1,650	2BR/2BA	0	0.87 mi	87%
1015 Vera Ct, Irving, TX 75060	Multi-Family	\$1,850	2BR/1.5BA	0	0.84 mi	87%
1013 Vera Ct, Irving, TX 75060	Multi-Family	\$1,850	2BR/1.5BA	0	0.84 mi	87%
1014 Holly St, Irving, TX 75061	Multi-Family	\$1,950	3BR/2BA	0	1.04 mi	86%
1900 N Irving Heights Dr, Irving, TX 75061	Multi-Family	\$2,095	3BR/2BA	0	1.75 mi	86%
925 Bluebird Dr, Irving, TX 75061	Multi-Family	\$1,995	3BR/2BA	0	1.48 mi	86%
927 Bluebird Dr, Irving, TX 75061	Multi-Family	\$1,995	3BR/2BA	0	1.48 mi	86%
1902 N Irving Heights Dr, Irving, TX 75061	Multi-Family	\$2,195	3BR/2.5BA	0	1.75 mi	86%
1009 Bluebird Dr, Irving, TX 75061	Multi-Family	\$1,950	3BR/2BA	0	1.50 mi	86%
1908 N Irving Heights Dr, Irving, TX 75061	Multi-Family	\$1,995	2BR/2BA	0	1.75 mi	83%
1122 Brady Dr, Irving, TX 75061	Multi-Family	\$1,295	2BR/1.5BA	0	1.45 mi	83%
1118 Brady Dr, Irving, TX 75061	Multi-Family	\$1,295	2BR/1.5BA	0	1.45 mi	83%
1130 Brady Dr, Irving, TX 75061	Multi-Family	\$1,295	2BR/1.5BA	0	1.47 mi	83%
1904 N Irving Heights Dr, Irving, TX 75061	Multi-Family	\$1,850	2BR/2BA	0	1.75 mi	83%
5805 Riverside Dr, Dallas, TX 75235	Multi-Family	\$3,200	3BR/2.5BA	0	4.71 mi	82%
318 Christie Ct, Unit 316, Irving, TX 75060	Multi-Family	\$2,375	3BR/2BA	0	3.17 mi	82%
309 Christie Ct, Irving, TX 75060	Multi-Family	\$1,775	3BR/2BA	0	3.20 mi	82%

Note: Comparables are ranked by correlation score (90%+ = high correlation). Properties with higher correlation scores are more similar to the subject property.

Blue Atlas Realty | Professional Property Management

Data Source: BA Algorithm with RentCast Comparables | Analysis Date: January 06, 2026

This report is for informational purposes only and should not be considered as a formal appraisal.