



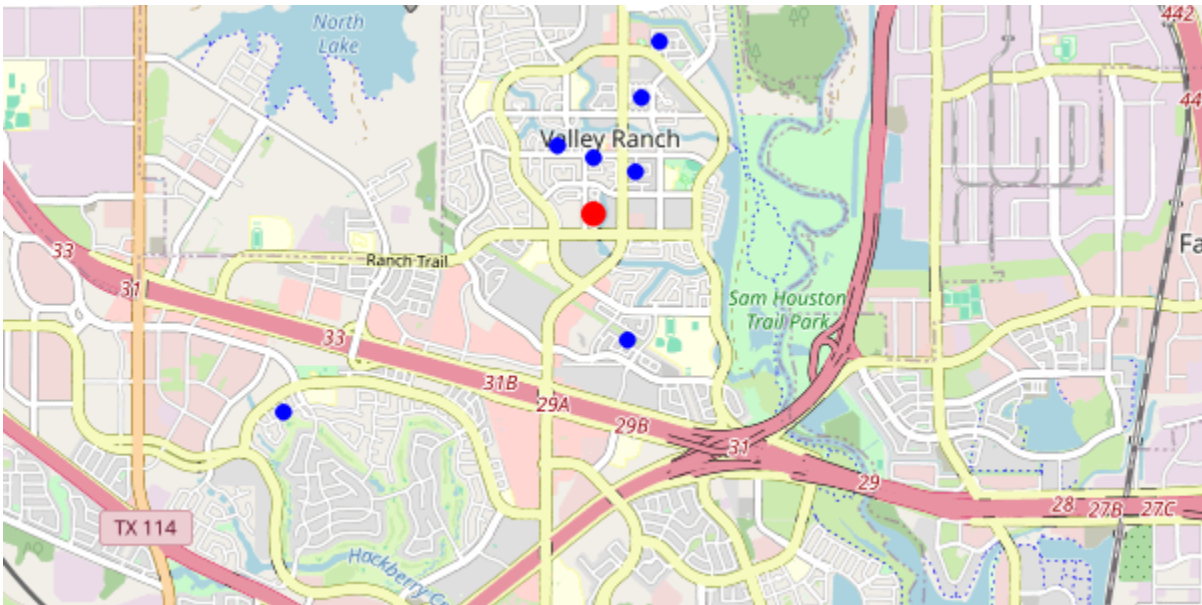
609 Fiesta Circle, Irving, TX 75063

Comparative Market Analysis • Saved on January 10, 2026 at 08:19 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$2,651/month	\$2,800/month
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details	Comparable Properties Summary
Address	609 Fiesta Circle, Irving, TX 75063
Bedrooms	3
Bathrooms	2.0
Square Feet	1,765
Property Type	Single Family
Total Comparables	25
High Correlation Properties	7
Average Comp Rent	\$2,636
Rent Range	\$2,439 - \$2,864

Property Location Map



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

Comparable Properties (25)

401 Dakota Trl, Irving, TX 75063	Single Family	\$2,800	3BR/2BA	0	0.30 mi	100%
9435 Blue Jay Way, Irving, TX 75063	Single Family	\$2,499	3BR/2.5BA	0	0.38 mi	100%
618 Stone Canyon Dr, Irving, TX 75063	Single Family	\$2,795	3BR/2BA	0	0.28 mi	100%

535 Poplar Ln, Irving, TX 75063	Single Family	\$2,850	3BR/2.5BA	0	0.65 mi	97%
9943 Hennings St, Irving, TX 75063	Single Family	\$2,750	3BR/2.5BA	0	0.92 mi	97%
7700 Heather Ridge Ct, Irving, TX 75063	Single Family	\$2,995	3BR/2BA	0	1.82 mi	93%
1000 Lamesa Ct, Irving, TX 75063	Single Family	\$2,400	3BR/2.5BA	0	0.63 mi	90%
1607 Spring Ave, Carrollton, TX 75006	Single Family	\$4,200	3BR/2BA	0	3.79 mi	89%
4017 La Costa Ct, Irving, TX 75038	Single Family	\$3,500	3BR/2BA	0	4.46 mi	89%
526 Greenwich Ln, Coppell, TX 75019	Single Family	\$2,595	3BR/2BA	0	4.13 mi	89%
1829 Baxley Dr, Carrollton, TX 75006	Single Family	\$2,100	3BR/2BA	0	4.20 mi	89%
544 Lake Forest Dr, Coppell, TX 75019	Single Family	\$2,500	3BR/2.5BA	0	3.76 mi	89%
418 Cambria Dr, Coppell, TX 75019	Single Family	\$2,300	3BR/2BA	0	3.01 mi	89%
13638 Pyramid Dr, Farmers Branch, TX 75234	Single Family	\$2,595	3BR/2BA	0	3.99 mi	89%
2201 Ashwood Ct, Carrollton, TX 75006	Single Family	\$2,495	3BR/2.5BA	0	4.28 mi	89%
1508 Ross Ave, Carrollton, TX 75006	Single Family	\$2,425	3BR/2BA	0	3.43 mi	89%
2518 Danny Ln, Farmers Branch, TX 75234	Single Family	\$2,000	3BR/2BA	0	3.61 mi	89%
6781 Camino Rio, Irving, TX 75039	Single Family	\$3,500	3BR/2BA	0	2.32 mi	89%
116 Meadowglen Cir, Coppell, TX 75019	Single Family	\$2,799	3BR/2BA	0	2.96 mi	89%
600 Canyon Side Way, Irving, TX 75063	Single Family	\$2,250	2BR/2.5BA	0	0.71 mi	87%
8645 Mill Creek Rd, Irving, TX 75063	Single Family	\$2,800	3BR/2.5BA	0	0.36 mi	85%
812 Canal St, Irving, TX 75063	Single Family	\$2,300	2BR/2.5BA	0	0.45 mi	83%
9416 Penny Ln, Irving, TX 75063	Single Family	\$2,300	2BR/2BA	0	0.37 mi	83%
1300 Milam Way, Carrollton, TX 75006	Single Family	\$2,050	3BR/1.5BA	0	4.22 mi	82%
2710 Mount View Dr, Farmers Branch, TX 75234	Single Family	\$2,100	3BR/1.5BA	0	4.00 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 10, 2026

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