



609 Fiesta Circle, Irving, TX 75063

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

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$2,651/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$2,800/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

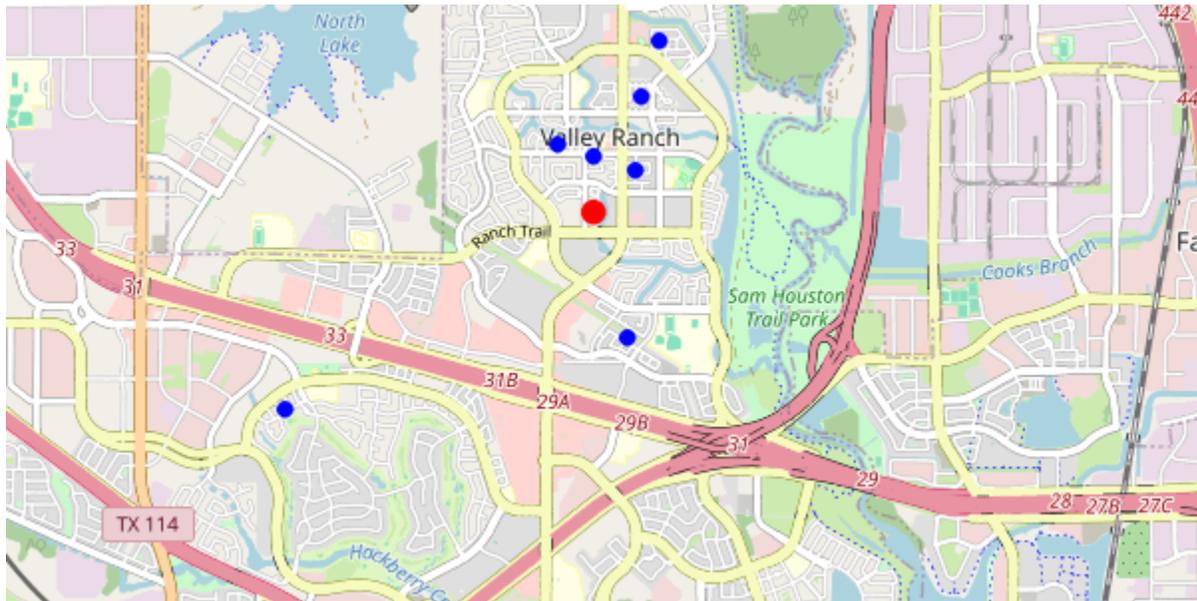
Property Details

| | |
|---------------|-------------------------------------|
| Address | 609 Fiesta Circle, Irving, TX 75063 |
| Bedrooms | 3 |
| Bathrooms | 2.0 |
| Square Feet | 1,765 |
| Property Type | Single Family |

Comparable Properties Summary

| | |
|-----------------------------|-------------------|
| 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.