



559 Ranch Trail, Irving, TX 75063

Comparative Market Analysis • Saved on January 13, 2026 at 08:03 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$2,291/month	\$2,200/month
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details

Address	559 Ranch Trail, Irving, TX 75063
Bedrooms	2
Bathrooms	2.0
Square Feet	1,189
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	0
Average Comp Rent	\$2,290
Rent Range	\$1,947 - \$2,635

Comparable Properties (25)

3025 Westforest Dr, Dallas, TX 75229	Single Family	\$2,300	2BR/2BA	0	4.45 mi	89%
105 S Macarthur Blvd, Coppell, TX 75019	Single Family	\$2,150	2BR/2BA	0	2.18 mi	89%
301 Barclay Ave, Coppell, TX 75019	Single Family	\$2,500	3BR/2BA	0	1.97 mi	83%
2954 Allister St, Dallas, TX 75229	Single Family	\$3,000	3BR/2BA	0	4.34 mi	79%
2121 Travis Dr, Carrollton, TX 75006	Single Family	\$2,100	3BR/1.5BA	0	3.14 mi	79%
212 Leisure Ln, Coppell, TX 75019	Single Family	\$2,500	3BR/2.5BA	0	4.14 mi	79%
919 Sugarberry Dr, Coppell, TX 75019	Single Family	\$2,175	3BR/2BA	0	2.35 mi	79%
557 Grace Ln, Coppell, TX 75019	Single Family	\$2,150	3BR/2BA	0	3.14 mi	79%
3067 Old North Rd, Farmers Branch, TX 75234	Single Family	\$1,995	3BR/2BA	0	3.68 mi	79%
2922 Hollandale Ln, Farmers Branch, TX 75234	Single Family	\$2,295	3BR/2BA	0	3.39 mi	79%
812 Canal St, Irving, TX 75063	Single Family	\$2,300	2BR/2.5BA	0	1.34 mi	78%
9416 Penny Ln, Irving, TX 75063	Single Family	\$2,300	2BR/2BA	0	1.30 mi	78%
625 Fiesta Cir, Irving, TX 75063	Single Family	\$1,995	2BR/2BA	931	1.45 mi	78%
601 Fiesta Cir, Irving, TX 75063	Single Family	\$2,300	2BR/2BA	0	1.44 mi	78%
1201 W Alan Ave, Carrollton, TX 75006	Single Family	\$2,700	2BR/1BA	960	2.24 mi	77%
1815 Spring Ave, Carrollton, TX 75006	Single Family	\$2,000	3BR/1BA	0	2.71 mi	74%
2509 Avenel Dr, Farmers Branch, TX 75234	Single Family	\$2,600	3BR/3BA	0	2.35 mi	74%

2953 Primrose Ln, Farmers Branch, TX 75234	Single Family	\$1,895	2BR/2BA	0	3.66 mi	74%
1819 Gravley Dr, Carrollton, TX 75006	Single Family	\$1,995	3BR/2BA	0	2.78 mi	72%
1000 Lamesa Ct, Irving, TX 75063	Single Family	\$2,400	3BR/2.5BA	0	0.91 mi	72%
2553 Wicker Ave, Farmers Branch, TX 75234	Single Family	\$2,100	3BR/1.5BA	960	2.62 mi	72%
1845 Briarcrest Cv, Carrollton, TX 75006	Single Family	\$2,300	3BR/2BA	0	2.86 mi	72%
2949 Allister St, Dallas, TX 75229	Single Family	\$2,300	3BR/2BA	0	4.30 mi	72%
2939 Longmeade Dr, Dallas, TX 75234	Single Family	\$2,400	3BR/2BA	0	3.46 mi	72%
1208 Noble Ave, Carrollton, TX 75006	Single Family	\$2,500	3BR/2BA	0	2.64 mi	72%

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 13, 2026

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