



2024 Wesley Drive - B, Arlington, TX 76012

Comparative Market Analysis • Saved on January 22, 2026 at 12:24 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,567/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,475/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

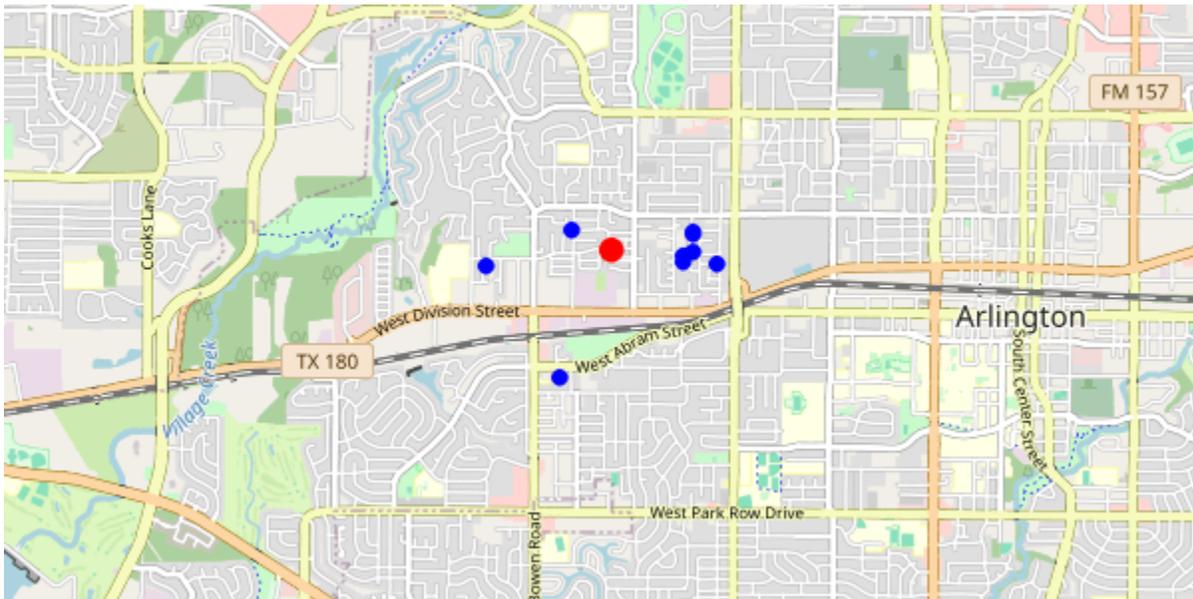
Property Details

Address	2024 Wesley Drive - B, Arlington, TX 76012
Bedrooms	2
Bathrooms	2.0
Square Feet	993
Property Type	Duplex

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	11
Average Comp Rent	\$1,459
Rent Range	\$1,442 - \$1,693

Property Location Map



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

Comparable Properties (25)

535 Mcqueary St, Arlington, TX 76012	Multi-Family	\$1,450	2BR/2BA	981	0.41 mi	100%
614 Lillard Rd, Apt B, Arlington, TX 76012	Multi-Family	\$1,350	2BR/1.5BA	0	0.23 mi	100%
614 Lillard Rd, Apt C, Arlington, TX 76012	Multi-Family	\$1,400	2BR/1.5BA	0	0.23 mi	100%

529 Guerin Dr, Arlington, TX 76012	Multi-Family	\$1,700	2BR/2BA	0	0.63 mi	97%
507 Norwood Cir W, Unit 509, Arlington, TX 76013	Multi-Family	\$1,450	2BR/1.5BA	0	0.69 mi	97%
1716 Patricia St, Arlington, TX 76012	Multi-Family	\$1,475	2BR/1.5BA	969	0.53 mi	97%
1803 Harry Ct, Apt B, Arlington, TX 76012	Multi-Family	\$1,225	2BR/1BA	896	0.36 mi	95%
627 Mcqueary St, Unit 629, Arlington, TX 76012	Multi-Family	\$1,350	2BR/1BA	900	0.42 mi	95%
623 Mcqueary St, Arlington, TX 76012	Multi-Family	\$1,395	2BR/1BA	900	0.41 mi	95%
1801 Romack Ct, Apt A, Arlington, TX 76012	Multi-Family	\$1,600	2BR/1BA	896	0.36 mi	95%
511 Oakwood Ln, Unit 511, Arlington, TX 76012	Multi-Family	\$1,400	2BR/2BA	800	0.13 mi	93%
4011 Ridgebrook Dr, Arlington, TX 76015	Multi-Family	\$1,650	2BR/2BA	0	4.07 mi	89%
2729 Saint George Pl, Arlington, TX 76015	Multi-Family	\$1,550	2BR/2BA	0	2.74 mi	89%
516 Rita Ln, Apt D, Arlington, TX 76014	Multi-Family	\$1,450	2BR/1.5BA	0	3.57 mi	89%
2546 Windy Pine Ln, Arlington, TX 76015	Multi-Family	\$1,500	2BR/2BA	990	2.56 mi	89%
2310 Miguel Ln, Arlington, TX 76016	Multi-Family	\$1,578	2BR/2BA	970	3.77 mi	89%
515 Gibbins Ct, Arlington, TX 76011	Multi-Family	\$1,250	2BR/1.5BA	959	2.06 mi	89%
1008 Southmoor Dr, Unit 1012, Arlington, TX 76010	Multi-Family	\$1,400	2BR/1.5BA	0	3.49 mi	89%
519 Gibbins Ct, Arlington, TX 76011	Multi-Family	\$1,500	2BR/1.5BA	957	2.05 mi	89%
2421 Indigo Ln, Arlington, TX 76015	Multi-Family	\$1,400	2BR/2BA	956	2.46 mi	89%
832 Mirabell Ct, Arlington, TX 76015	Multi-Family	\$1,445	2BR/2BA	967	3.24 mi	89%
2505 Indigo Ln, Arlington, TX 76015	Multi-Family	\$1,550	2BR/2BA	975	2.50 mi	89%
2320 Miguel Ln, Arlington, TX 76016	Multi-Family	\$1,500	2BR/2BA	970	3.78 mi	89%
2308 Miguel Ln, Arlington, TX 76016	Multi-Family	\$1,500	2BR/2BA	970	3.76 mi	89%
919 Southmoor Dr, Unit 921, Arlington, TX 76010	Multi-Family	\$1,400	2BR/2BA	0	3.40 mi	89%

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 22, 2026

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