



819 East 6th Street, Irving, TX 75060

Comparative Market Analysis • Saved on February 05, 2026 at 01:07 AM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,720/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%

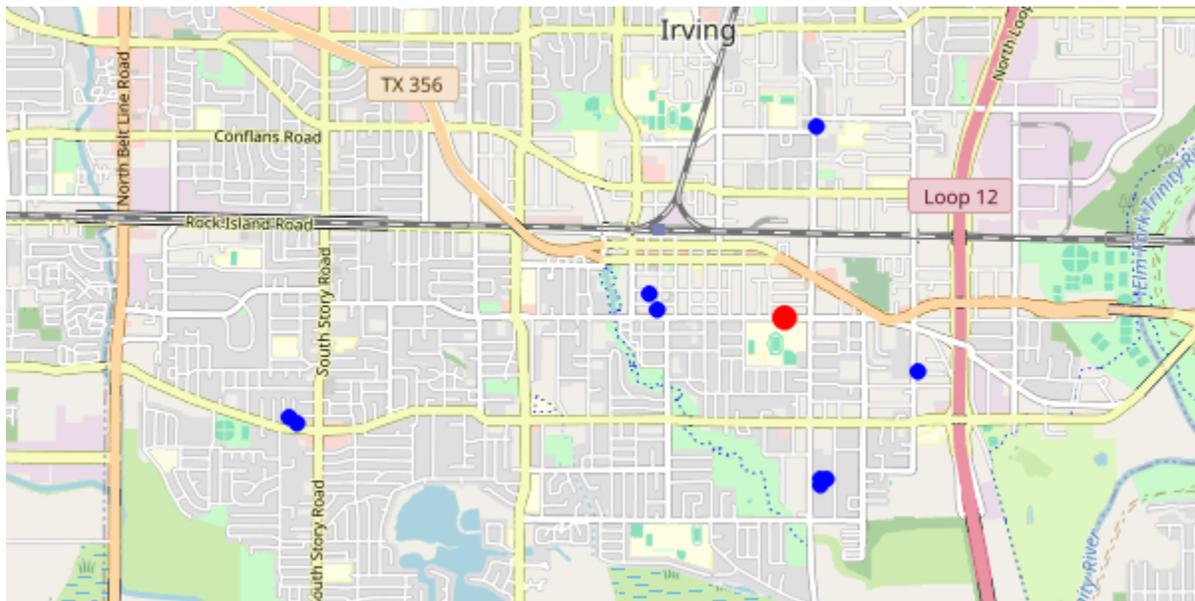
Property Details

Address	819 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	4
Average Comp Rent	\$1,718
Rent Range	\$1,582 - \$1,857

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	0.64 mi	97%
210 W 4th St, Irving, TX 75060	Multi-Family	\$1,550	3BR/2BA	0	0.68 mi	97%
1021 Vera Ct, Irving, TX 75060	Multi-Family	\$1,850	3BR/3BA	0	0.83 mi	92%

1603 Windsong Ln, Irving, TX 75060	Multi-Family	\$1,600	3BR/2BA	0	0.72 mi	90%
1305 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,650	3BR/2BA	0	2.52 mi	89%
1316 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,495	3BR/1.5BA	0	2.49 mi	89%
912 N Nursery Rd, Irving, TX 75061	Multi-Family	\$1,595	2BR/1.5BA	0	0.98 mi	87%
1012 Vera Ct, Irving, TX 75060	Multi-Family	\$1,650	2BR/2BA	0	0.86 mi	87%
1015 Vera Ct, Irving, TX 75060	Multi-Family	\$1,850	2BR/1.5BA	0	0.82 mi	87%
1013 Vera Ct, Irving, TX 75060	Multi-Family	\$1,850	2BR/1.5BA	0	0.82 mi	87%
1010 Vera Ct, Irving, TX 75060	Multi-Family	\$1,595	2BR/1.5BA	0	0.85 mi	87%
1014 Holly St, Irving, TX 75061	Multi-Family	\$1,950	3BR/2BA	0	1.07 mi	86%
1900 N Irving Heights Dr, Irving, TX 75061	Multi-Family	\$2,095	3BR/2BA	0	1.78 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	1.49 mi	86%
1902 N Irving Heights Dr, Irving, TX 75061	Multi-Family	\$2,195	3BR/2.5BA	0	1.77 mi	86%
1009 Bluebird Dr, Irving, TX 75061	Multi-Family	\$1,950	3BR/2BA	0	1.51 mi	86%
1908 N Irving Heights Dr, Irving, TX 75061	Multi-Family	\$1,995	2BR/2BA	0	1.77 mi	83%
1122 Brady Dr, Irving, TX 75061	Multi-Family	\$1,295	2BR/1.5BA	0	1.46 mi	83%
1118 Brady Dr, Irving, TX 75061	Multi-Family	\$1,295	2BR/1.5BA	0	1.46 mi	83%
1130 Brady Dr, Irving, TX 75061	Multi-Family	\$1,295	2BR/1.5BA	0	1.48 mi	83%
1904 N Irving Heights Dr, Irving, TX 75061	Multi-Family	\$1,850	2BR/2BA	0	1.77 mi	83%
112 W Shady Grove Rd, Irving, TX 75060	Multi-Family	\$1,395	2BR/1BA	0	0.81 mi	82%
1221 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,750	3BR/2.5BA	0	2.51 mi	82%
902 N Nursery Rd, Irving, TX 75061	Multi-Family	\$1,500	2BR/1.5BA	0	0.95 mi	80%

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: February 05, 2026

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