



# 3903 Hawthorne Avenue - 202, Dallas, TX 75219

Comparative Market Analysis • Saved on February 16, 2026 at 02:13 AM

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

### \$1,553/month

Based on 25 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

### \$1,495/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

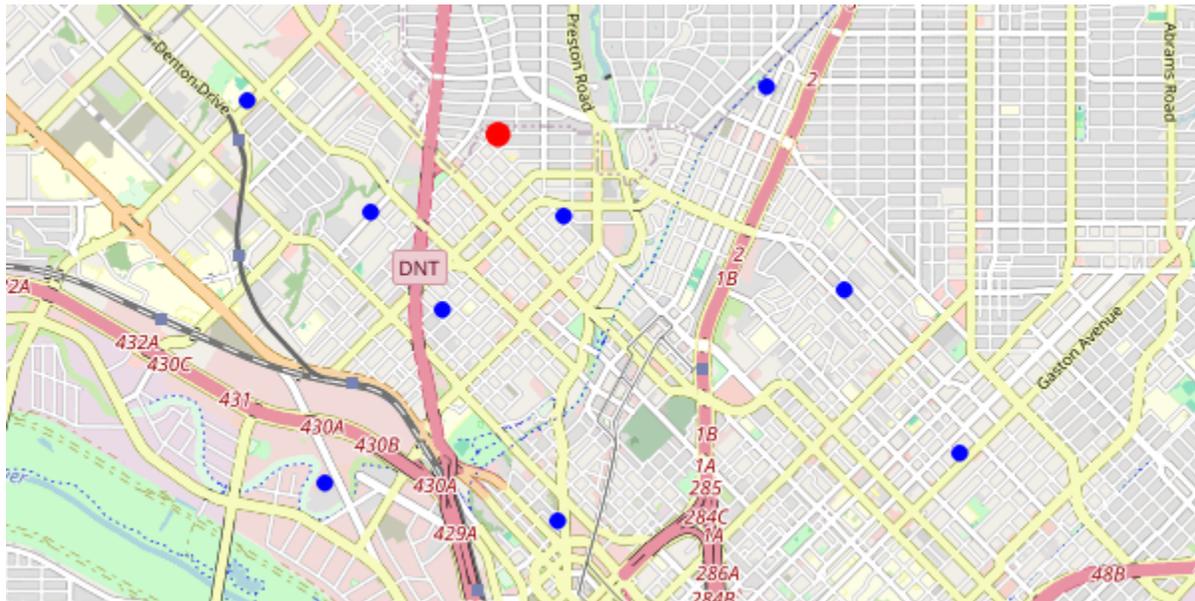
## Property Details

Address	3903 Hawthorne Avenue - 202, Dallas, TX 75219
Bedrooms	2
Bathrooms	1.0
Square Feet	1,000
Property Type	Apartment

## Comparable Properties Summary

Total Comparables	25
High Correlation Properties	1
Average Comp Rent	\$2,208
Rent Range	\$1,367 - \$1,739

## Property Location Map



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

## Comparable Properties (25)

2833 Kings Rd, Unit 2775, Dallas, TX 75219	Apartment	\$1,504	2BR/2BA	0	0.75 mi	92%
2350 N Fitzhugh Ave, Unit 23756, Dallas, TX 75204	Apartment	\$1,585	2BR/2BA	0	1.89 mi	88%
4020 Gilbert Ave, Apt 107, Dallas, TX 75219	Apartment	\$2,042	2BR/2BA	882	0.52 mi	85%

2710 Douglas Ave, Unit 13273, Dallas, TX 75219	Apartment	\$1,400	2BR/2BA	0	0.92 mi	85%
4719 Cole Ave, Apt 754, Dallas, TX 75205	Apartment	\$3,658	1BR/1.5BA	986	1.36 mi	83%
2215 Cedar Springs Rd, Dallas, TX 75201	Apartment	\$2,989	1BR/1BA	0	1.96 mi	83%
1000 Grigsby Ave, Dallas, TX 75204	Apartment	\$2,300	2BR/1BA	850	2.81 mi	82%
2929 Inwood Rd, Unit 24091, Dallas, TX 75235	Apartment	\$1,460	2BR/2BA	0	1.27 mi	81%
2015 Market Center Blvd, Unit 11573, Dallas, TX 75207	Apartment	\$1,371	2BR/2BA	0	1.95 mi	81%
4020 Gilbert Ave, Apt 101, Dallas, TX 75219	Apartment	\$1,984	1BR/1BA	855	0.52 mi	80%
4251 Irving Ave, Dallas, TX 75219	Apartment	\$2,970	1BR/1BA	807	0.61 mi	80%
2206 Moser Ave, Dallas, TX 75206	Apartment	\$2,350	1BR/1.5BA	927	2.05 mi	79%
4417 Swiss Ave, Dallas, TX 75204	Apartment	\$2,650	1BR/1BA	900	2.69 mi	79%
4235 Cole Ave, Dallas, TX 75205	Apartment	\$1,850	2BR/1BA	760	1.14 mi	78%
2232 Empire Central, Apt 103, Dallas, TX 75235	Apartment	\$2,112	2BR/2BA	0	2.29 mi	77%
2232 Empire Central, Apt 105, Dallas, TX 75235	Apartment	\$2,134	2BR/2BA	0	2.29 mi	77%
4719 Cole Ave, Apt 860, Dallas, TX 75205	Apartment	\$3,328	1BR/1BA	814	1.37 mi	76%
4719 Cole Ave, Apt 742, Dallas, TX 75205	Apartment	\$4,165	1BR/1.5BA	0	1.36 mi	76%
5350 Mckinney Ave, Dallas, TX 75205	Apartment	\$2,449	1BR/1BA	803	1.76 mi	76%
4201 Lomo Alto Dr, Dallas, TX 75219	Apartment	\$2,665	1BR/1BA	0	0.24 mi	75%
4935 Junius St, Dallas, TX 75214	Apartment	\$1,300	2BR/1BA	0	2.97 mi	74%
4936 Live Oak St, Dallas, TX 75206	Apartment	\$975	1BR/1BA	820	2.69 mi	72%
2500 N Houston St, Dallas, TX 75219	Apartment	\$2,719	1BR/1BA	827	2.26 mi	72%
1001 Grigsby Ave, Dallas, TX 75204	Apartment	\$950	1BR/1BA	850	2.79 mi	72%
4646 Mckinney Ave, Dallas, TX 75205	Apartment	\$2,302	1BR/1BA	724	1.42 mi	68%

**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 16, 2026

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