



2605 South Van Buren Street, Little Rock, AR 72204

Comparative Market Analysis • Saved on March 02, 2026 at 11:19 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,004/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$875/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

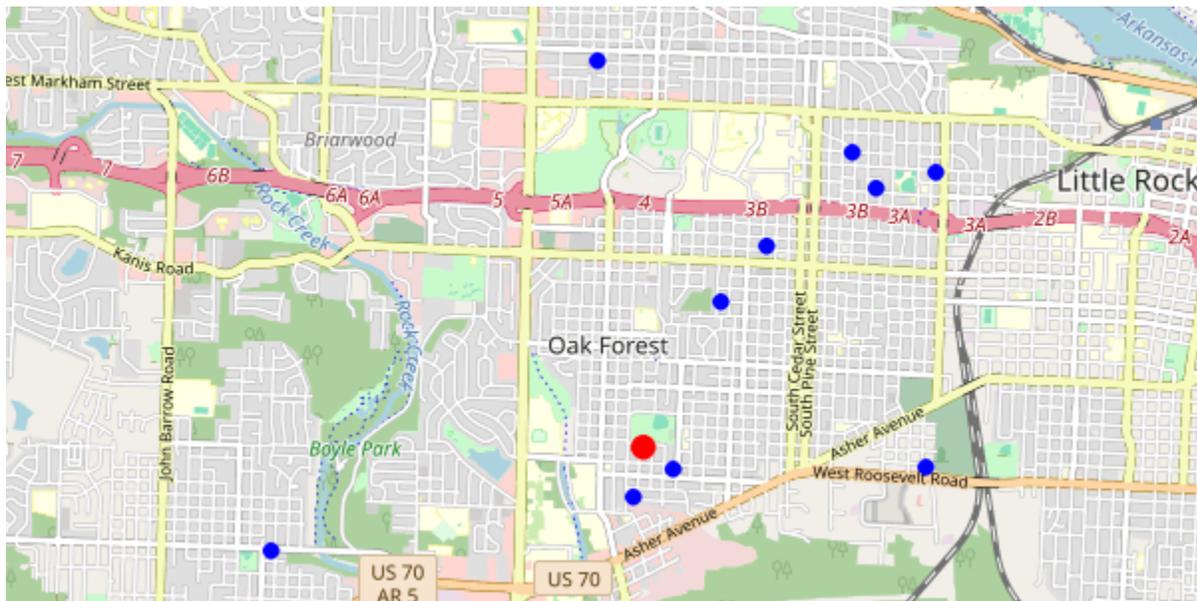
Property Details

Address	2605 South Van Buren Street, Little Rock, AR 72204
Bedrooms	2
Bathrooms	1.0
Square Feet	750
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	6
Average Comp Rent	\$1,021
Rent Range	\$883 - \$1,124

Property Location Map



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

Comparable Properties (25)

4903 W 28th St, Little Rock, AR 72204	Single Family	\$875	2BR/1BA	768	0.18 mi	100%
1425 Adams St, Little Rock, AR 72204	Single Family	\$895	2BR/1BA	768	0.80 mi	97%
4220 W 11th St, Little Rock, AR 72204	Single Family	\$795	2BR/1BA	736	1.15 mi	93%

2919 W 27th St, Little Rock, AR 72204	Single Family	\$850	2BR/1BA	750	1.38 mi	93%
501 S Booker St, Little Rock, AR 72205	Single Family	\$1,100	2BR/1BA	783	1.97 mi	93%
7903 W 36th St, Little Rock, AR 72204	Single Family	\$825	2BR/1BA	784	1.89 mi	93%
3412 W 7th St, Little Rock, AR 72205	Single Family	\$1,100	2BR/1BA	850	1.70 mi	86%
402 S Valentine St, Little Rock, AR 72205	Single Family	\$1,000	2BR/1BA	832	1.77 mi	86%
5516 C St, Little Rock, AR 72205	Single Family	\$1,500	2BR/1BA	900	1.91 mi	86%
5204 W 31st St, Little Rock, AR 72204	Single Family	\$1,100	2BR/1BA	928	0.24 mi	85%
Hill Ln, Little Rock, AR 72209	Single Family	\$650	1BR/1BA	800	1.90 mi	83%
4224 W 16th St, Little Rock, AR 72204	Single Family	\$895	3BR/1BA	854	0.87 mi	80%
3505 Wynne St, Little Rock, AR 72204	Single Family	\$975	2BR/1BA	912	1.78 mi	78%
6612 W 32nd St, Little Rock, AR 72204	Single Family	\$1,250	3BR/1.5BA	900	1.04 mi	76%
2514 Johnson St, Little Rock, AR 72204	Single Family	\$750	1BR/1BA	600	1.29 mi	76%
2719 Abigail St, Little Rock, AR 72204	Single Family	\$1,095	3BR/1BA	918	0.57 mi	72%
2503 S Pine St, Little Rock, AR 72204	Single Family	\$925	2BR/1BA	0	0.81 mi	72%
24 Bellemeade Dr, Little Rock, AR 72204	Single Family	\$1,300	2BR/1BA	980	0.95 mi	72%
1409 S Jackson St, Little Rock, AR 72204	Single Family	\$975	3BR/1BA	902	0.76 mi	72%
9 Woodcliff Cir, Little Rock, AR 72204	Single Family	\$965	3BR/1BA	950	0.66 mi	72%
901 S Harrison St, Little Rock, AR 72204	Single Family	\$980	2BR/1BA	0	1.12 mi	68%
116 N Beechwood St, Little Rock, AR 72205	Single Family	\$1,495	2BR/1BA	0	1.76 mi	68%
3509 W 10th St, Little Rock, AR 72204	Single Family	\$1,350	2BR/1BA	0	1.46 mi	68%
2218 S Park St, Little Rock, AR 72202	Single Family	\$895	2BR/1BA	0	1.91 mi	68%
89 Broadmoor Dr, Little Rock, AR 72204	Single Family	\$995	3BR/1BA	950	1.03 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: March 02, 2026

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