



1313 Monaco Drive, Lewisville, TX 75067

Comparative Market Analysis • Saved on March 18, 2026 at 06:54 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$2,143/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,950/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

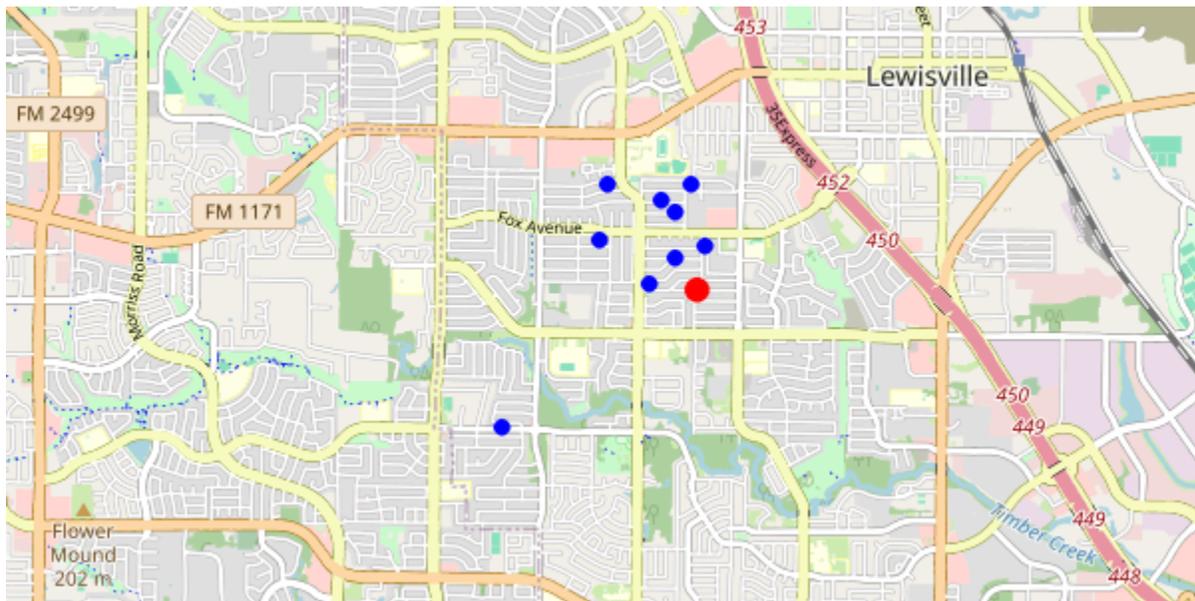
Property Details

Address	1313 Monaco Drive, Lewisville, TX 75067
Bedrooms	3
Bathrooms	2.0
Square Feet	1,180
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	15
Average Comp Rent	\$2,165
Rent Range	\$1,971 - \$2,314

Property Location Map



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

Comparable Properties (25)

701 Idlewilde Drive, Lewisville, Texas 75067	Single Family Residence	\$2,100	3BR/2BA	0	0.48 mi	100%
1509 Cedar Keys Drive, Lewisville, Texas 75067	Single Family Residence	\$1,900	3BR/2BA	0	0.19 mi	100%

1718 Kingston Drive, Lewisville, Texas 75067	Single Family Residence	\$1,799	3BR/2BA	0	0.24 mi	100%
623 Bentwood Drive, Lewisville, Texas 75067	Single Family Residence	\$1,995	3BR/2BA	0	0.40 mi	100%
1133 Tahoe Drive, Lewisville, Texas 75067	Single Family Residence	\$1,950	3BR/2BA	0	0.21 mi	100%
1133 Tahoe Dr, Lewisville, TX 75067	Single Family	\$1,950	3BR/2BA	0	0.21 mi	100%
930 Briarwood Dr, Lewisville, TX 75067	Single Family	\$1,950	3BR/2BA	0	0.69 mi	97%
1026 Elmwood Dr, Lewisville, TX 75067	Single Family	\$1,950	3BR/2BA	0	0.55 mi	97%
520 Sweetbriar Dr, Lewisville, TX 75067	Single Family	\$1,700	3BR/1.5BA	0	0.52 mi	97%
1334 Cedar Ridge Dr, Lewisville, TX 75067	Single Family	\$2,290	3BR/2BA	0	1.19 mi	93%
1130 Meriwood Dr, Lewisville, TX 75067	Single Family	\$2,100	3BR/2BA	0	0.42 mi	93%
720 Willow Oak Dr, Lewisville, TX 75067	Single Family	\$2,250	3BR/2BA	0	1.01 mi	93%
124 Bowling Green Cir, Lewisville, TX 75067	Single Family	\$2,350	3BR/2BA	0	0.34 mi	93%
1322 Maplewood Dr, Lewisville, TX 75067	Single Family	\$2,300	3BR/2BA	0	1.11 mi	93%
843 Harbor Dr, Lewisville, TX 75057	Single Family	\$1,700	3BR/1BA	0	0.94 mi	92%
450 S Edna Ave, Lewisville, TX 75057	Single Family	\$5,000	3BR/2.5BA	0	1.02 mi	86%
1714 Circle Creek Dr, Lewisville, TX 75067	Single Family	\$2,319	3BR/1.5BA	0	1.05 mi	86%
2105 Flamingo Dr, Flower Mound, TX 75028	Single Family	\$2,000	3BR/2BA	0	1.83 mi	86%
938 Winterstone Dr, Lewisville, TX 75067	Single Family	\$2,250	3BR/2BA	0	1.54 mi	86%
1309 Wildvalley Dr, Lewisville, TX 75067	Single Family	\$2,100	3BR/2BA	0	0.48 mi	85%
157 Harvard Ave, Lewisville, TX 75057	Single Family	\$1,795	4BR/2BA	0	1.17 mi	83%
205 Wildfire Dr, Lewisville, TX 75067	Single Family	\$2,275	3BR/2BA	0	0.51 mi	82%
661 Prairie Dell St, Lewisville, TX 75067	Single Family	\$1,800	2BR/1BA	0	0.67 mi	82%
1233 Buehler Ct, Lewisville, TX 75067	Single Family	\$2,200	3BR/2BA	0	0.86 mi	82%
425 Price Dr, Lewisville, TX 75067	Single Family	\$2,100	4BR/2BA	0	0.51 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: March 18, 2026

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