



242 W Cober Drive, Grand Prairie, TX 75051

Comparative Market Analysis • Saved on November 14, 2025 at 03:39 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$2,407/month	\$2,100/month
Based on 21 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details

Address	242 W Cober Drive, Grand Prairie, TX 75051
Bedrooms	5
Bathrooms	3.0
Square Feet	1,104
Property Type	Single Family

Comparable Properties Summary

Total Comparables	21
High Correlation Properties	0
Average Comp Rent	\$2,011
Rent Range	\$2,046 - \$2,768

Comparable Properties (21)

350 Baron Pl, Grand Prairie, TX 75051	Single Family	\$2,250	5BR/2.5BA	0	0.21 mi	75%
618R Royal Ave, Grand Prairie, TX 75051	Single Family	\$2,040	4BR/2BA	0	2.21 mi	74%
1030 Manning St, Grand Prairie, TX 75051	Single Family	\$1,715	4BR/2BA	0	1.89 mi	71%
1605 Proctor Dr, Grand Prairie, TX 75051	Single Family	\$1,700	4BR/2BA	0	0.50 mi	70%
1629 Inglewood Dr, Grand Prairie, TX 75051	Single Family	\$2,095	4BR/2BA	0	0.41 mi	70%
1910 Se 4th St, Grand Prairie, TX 75051	Single Family	\$1,999	4BR/2BA	0	0.30 mi	70%
1742 Virginia St, Grand Prairie, TX 75051	Single Family	\$2,075	4BR/2BA	0	0.41 mi	70%
306R W Marshall Dr, Grand Prairie, TX 75051	Single Family	\$2,110	4BR/2BA	0	0.27 mi	70%
1105 E Cober Dr, Grand Prairie, TX 75051	Single Family	\$1,450	4BR/2BA	0	0.98 mi	67%
914 Manning St, Grand Prairie, TX 75051	Single Family	\$1,750	4BR/2BA	0	1.97 mi	63%
1805 Ave B, Grand Prairie, TX 75051	Single Family	\$2,000	4BR/2BA	0	1.38 mi	63%
406 Shawnee Trce, Grand Prairie, TX 75051	Single Family	\$1,975	4BR/2BA	0	1.72 mi	63%
2541 Monteleon St, Grand Prairie, TX 75051	Single Family	\$2,100	5BR/2.5BA	0	0.73 mi	62%
401 San Carlos Dr, Grand Prairie, TX 75051	Single Family	\$2,275	5BR/2BA	0	0.34 mi	60%
501 San Pedro Dr, Grand Prairie, TX 75051	Single Family	\$2,250	5BR/2BA	0	0.40 mi	60%
145 Harper Ct, Grand Prairie, TX 75051	Single Family	\$2,450	4BR/2BA	0	0.15 mi	60%
651 Owen Trl, Grand Prairie, TX 75051	Single Family	\$2,100	4BR/2BA	0	2.88 mi	59%
918 Tuskegee St, Grand Prairie, TX 75051	Single Family	\$2,095	4BR/2BA	0	2.08 mi	59%

1966 Courtside Dr, Dallas, TX 75051	Single Family	\$1,950	5BR/3.5BA	0	1.92 mi	58%
2001 Huntington Dr, Grand Prairie, TX 75051	Single Family	\$2,050	5BR/4BA	0	0.63 mi	57%
725 Kingston Dr, # 1, Grand Prairie, TX 75051	Single Family	\$1,800	4BR/2BA	0	0.80 mi	57%

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: November 14, 2025

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