



700 South Highland Drive, Cedar Hill, TX 75104

Comparative Market Analysis • Saved on November 20, 2025 at 12:11 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$2,060/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$2,050/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

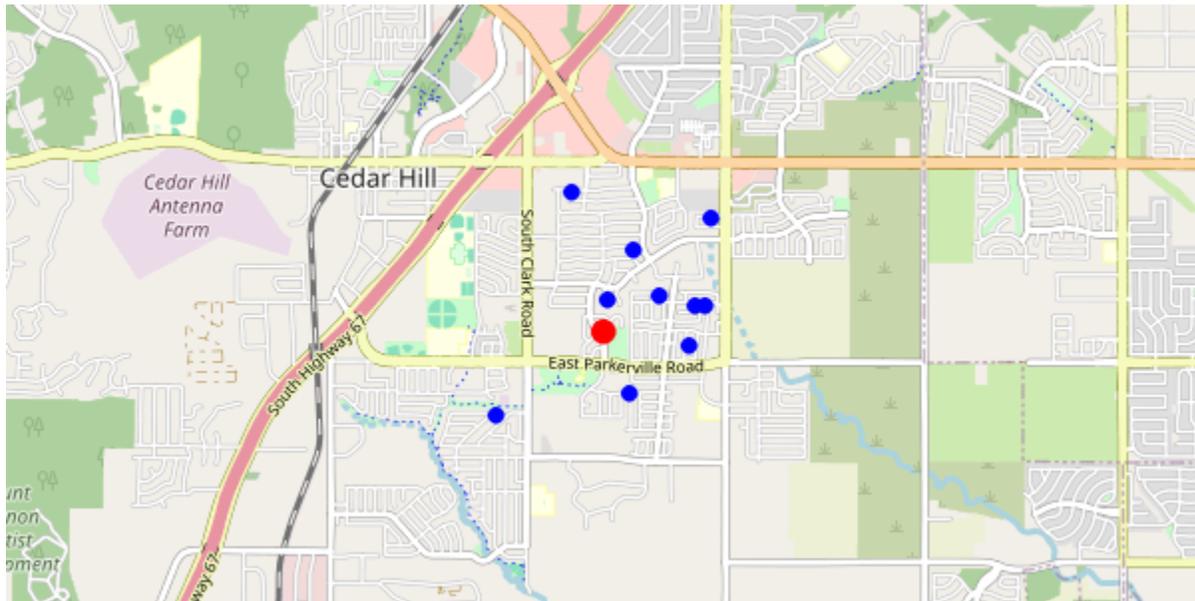
Property Details

Address	700 South Highland Drive, Cedar Hill, TX 75104
Bedrooms	3
Bathrooms	2.0
Square Feet	1,620
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	25
Average Comp Rent	\$2,063
Rent Range	\$1,895 - \$2,224

Property Location Map



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

Comparable Properties (25)

919 Richards Dr, Cedar Hill, TX 75104	Single Family	\$1,995	3BR/2BA	0	0.47 mi	100%
715 Ford Dr, Cedar Hill, TX 75104	Single Family	\$2,150	3BR/2BA	0	0.43 mi	100%
900 Blewitt Dr, Cedar Hill, TX 75104	Single Family	\$2,345	3BR/2BA	0	0.34 mi	100%

513 Olympus St, Cedar Hill, TX 75104	Single Family	\$2,100	3BR/2BA	0	0.16 mi	100%
821 Bentle Ct, Cedar Hill, TX 75104	Single Family	\$1,500	3BR/2BA	0	0.33 mi	100%
505 Vincent St, Cedar Hill, TX 75104	Single Family	\$1,950	3BR/2BA	0	0.44 mi	100%
911 Walters Dr, Cedar Hill, TX 75104	Single Family	\$1,970	3BR/2BA	0	0.78 mi	97%
204 Meadowbrooke Dr, Cedar Hill, TX 75104	Single Family	\$2,285	3BR/2BA	0	0.68 mi	97%
603 Turner Way, Cedar Hill, TX 75104	Single Family	\$1,995	3BR/2BA	0	0.52 mi	97%
411 Mckinley St, Cedar Hill, TX 75104	Single Family	\$1,830	3BR/2BA	0	0.72 mi	97%
116 Yorkshire Dr, Cedar Hill, TX 75104	Single Family	\$1,657	3BR/2BA	0	0.58 mi	97%
900 Springfield Dr, Cedar Hill, TX 75104	Single Family	\$2,060	3BR/2BA	0	0.88 mi	97%
465 Rainier St, Cedar Hill, TX 75104	Single Family	\$1,895	3BR/2BA	0	0.53 mi	97%
1009 Neptune Ct, Cedar Hill, TX 75104	Single Family	\$2,290	3BR/2BA	0	0.68 mi	97%
1200 Nutting St, Cedar Hill, TX 75104	Single Family	\$2,185	3BR/2.5BA	0	1.34 mi	93%
919 Crestwood Dr, Cedar Hill, TX 75104	Single Family	\$2,300	3BR/2BA	0	1.05 mi	93%
835 Collins Blvd, Cedar Hill, TX 75104	Single Family	\$2,130	3BR/2BA	0	1.10 mi	93%
906 Moore St, Cedar Hill, TX 75104	Single Family	\$2,195	3BR/2BA	0	1.33 mi	93%
1135 Germany Dr, Cedar Hill, TX 75104	Single Family	\$2,400	3BR/2BA	0	1.32 mi	93%
466 Tranquility Ln, Cedar Hill, TX 75104	Single Family	\$2,160	3BR/2BA	0	1.03 mi	93%
822 Collins Blvd, Cedar Hill, TX 75104	Single Family	\$2,150	3BR/2BA	0	1.04 mi	93%
460 Matterhorn St, Cedar Hill, TX 75104	Single Family	\$1,900	3BR/2BA	0	0.37 mi	93%
911 Turner Ct, Cedar Hill, TX 75104	Single Family	\$1,940	3BR/2BA	0	0.44 mi	93%
837 Collins Blvd, Cedar Hill, TX 75104	Single Family	\$2,200	3BR/2BA	0	1.10 mi	93%
510 Burleson St, Cedar Hill, TX 75104	Single Family	\$2,000	3BR/2BA	0	1.38 mi	93%

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 20, 2025

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