



1724 Pear Street - 2, Dallas, TX 75215

Comparative Market Analysis • Saved on December 08, 2025 at 12:15 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,157/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,150/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

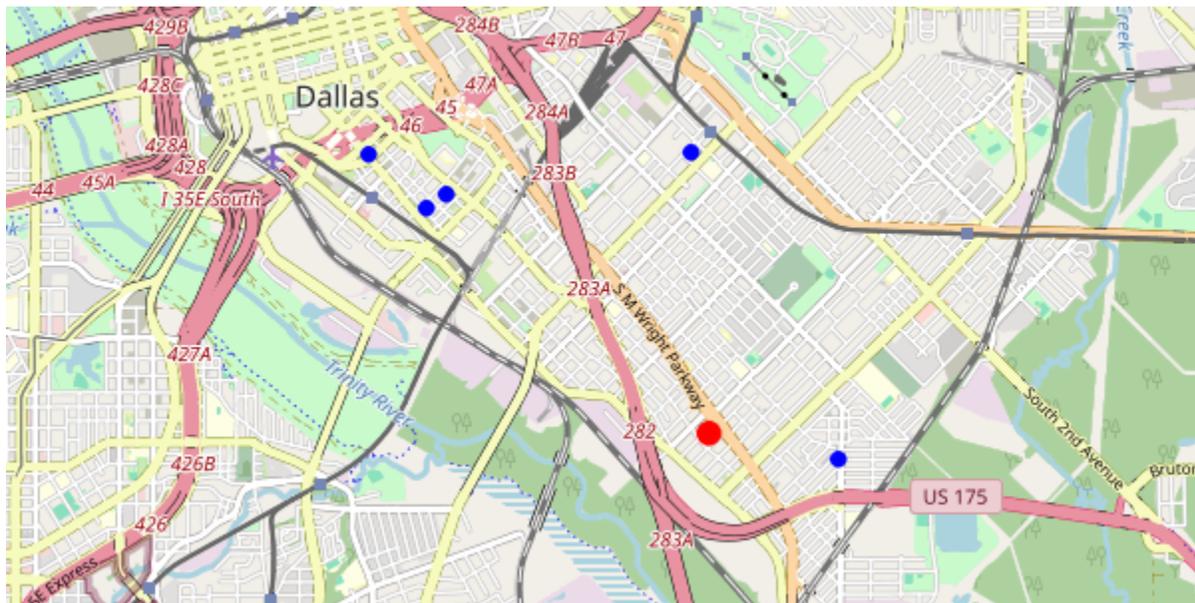
Property Details

Address	1724 Pear Street - 2, Dallas, TX 75215
Bedrooms	1
Bathrooms	1.0
Square Feet	580
Property Type	Apartment

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	5
Average Comp Rent	\$1,144
Rent Range	\$1,018 - \$1,295

Property Location Map



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

Comparable Properties (25)

1531 Hickory St, Unit 105, Dallas, TX 75215	Apartment	\$1,400	1BR/1BA	627	1.77 mi	93%
1531 Hickory St, Unit 103, Dallas, TX 75215	Apartment	\$1,375	1BR/1BA	627	1.77 mi	93%
1804 Gould St, Unit 3, Dallas, TX 75215	Apartment	\$1,275	1BR/1BA	525	1.81 mi	93%

3020 South Blvd, Unit 2, Dallas, TX 75215	Apartment	\$1,100	1BR/1BA	575	1.40 mi	93%
5203 Bexar St, Apt 2A, Dallas, TX 75215	Apartment	\$950	1BR/1BA	650	0.66 mi	90%
1108 S Akard St, Apt 6, Dallas, TX 75215	Apartment	\$1,150	1BR/1BA	550	2.20 mi	89%
1108 S Akard St, Apt 8, Dallas, TX 75215	Apartment	\$1,150	1BR/1BA	550	2.20 mi	89%
1108 S Akard St, Apt 9, Dallas, TX 75215	Apartment	\$1,150	1BR/1BA	550	2.20 mi	89%
1108 S Akard St, Apt 11, Dallas, TX 75215	Apartment	\$1,150	1BR/1BA	550	2.20 mi	89%
1108 S Akard St, Apt 7, Dallas, TX 75215	Apartment	\$1,150	1BR/1BA	550	2.20 mi	89%
1919 S Akard St, Apt 119, Dallas, TX 75215	Apartment	\$1,333	1BR/1BA	685	1.77 mi	86%
1807 Gould St, Unit 2388, Dallas, TX 75215	Apartment	\$949	1BR/1BA	685	1.82 mi	86%
2400 S Ervay St, Dallas, TX 75215	Apartment	\$1,350	1BR/1BA	650	1.44 mi	86%
1919 S Akard St, Dallas, TX 75215	Apartment	\$1,333	1BR/1BA	685	1.77 mi	86%
3332 Rutledge St, Unit A, Dallas, TX 75215	Apartment	\$900	1BR/1BA	650	1.23 mi	86%
2400 Jeffries St, Apt 102, Dallas, TX 75215	Apartment	\$990	2BR/1BA	600	1.75 mi	83%
1804 Gould St, Unit 11, Dallas, TX 75215	Apartment	\$1,300	1BR/1BA	420	1.81 mi	78%
1804 Gould St, Unit 9, Dallas, TX 75215	Apartment	\$1,400	2BR/1BA	680	1.81 mi	76%
1506 Griffin St W, Dallas, TX 75215	Apartment	\$974	1BR/1BA	718	2.14 mi	74%
1506 Griffin St E, Dallas, TX 75215	Apartment	\$974	1BR/1BA	718	2.15 mi	74%
1919 S Akard St, Apt 429, Dallas, TX 75215	Apartment	\$1,468	1BR/1BA	775	1.77 mi	68%
2408 Meyers St, Apt 104, Dallas, TX 75215	Apartment	\$770	2BR/1BA	700	1.77 mi	68%
2408 Meyers St, Dallas, TX 75215	Apartment	\$770	2BR/1BA	700	1.77 mi	68%
3020 South Blvd, Unit 1, Dallas, TX 75215	Apartment	\$1,300	2BR/1BA	700	1.40 mi	68%
2332 Elsie Faye Heggins St, Dallas, TX 75215	Apartment	\$950	1BR/1BA	0	0.37 mi	65%

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: December 08, 2025

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