



1724 Pear Street - 1, Dallas, TX 75215

Comparative Market Analysis • Saved on December 19, 2025 at 02:18 AM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,267/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,250/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

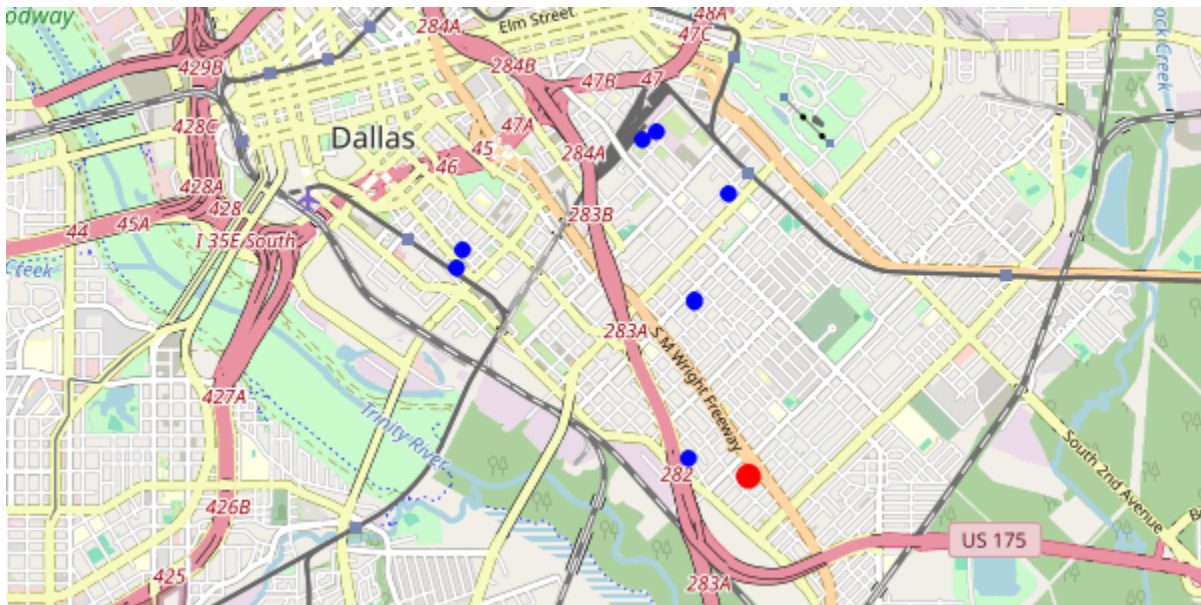
Property Details

Address	1724 Pear Street - 1, Dallas, TX 75215
Bedrooms	2
Bathrooms	1.0
Square Feet	725
Property Type	Apartment

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	6
Average Comp Rent	\$1,290
Rent Range	\$1,115 - \$1,419

Property Location Map



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

Comparable Properties (25)

2509 Birmingham Ave, Apt 202, Dallas, TX 75215	Apartment	\$1,225	2BR/1BA	780	0.91 mi	97%
2509 Birmingham Ave, Apt 201, Dallas, TX 75215	Apartment	\$1,225	2BR/1BA	780	0.91 mi	97%

2408 Meyers St, Apt 104, Dallas, TX 75215	Apartment	\$770	2BR/1BA	700	1.77 mi	93%
2408 Meyers St, Dallas, TX 75215	Apartment	\$770	2BR/1BA	700	1.77 mi	93%
1804 Gould St, Unit 9, Dallas, TX 75215	Apartment	\$1,400	2BR/1BA	680	1.81 mi	93%
3020 South Blvd, Unit 1, Dallas, TX 75215	Apartment	\$1,300	2BR/1BA	700	1.41 mi	93%
2400 Jeffries St, Apt 102, Dallas, TX 75215	Apartment	\$990	2BR/1BA	600	1.76 mi	86%
3841 Holmes St, Unit B, Dallas, TX 75215	Apartment	\$1,095	2BR/1BA	900	0.31 mi	85%
1919 S Akard St, Apt 429, Dallas, TX 75215	Apartment	\$1,468	1BR/1BA	775	1.78 mi	83%
1919 S Akard St, Apt 119, Dallas, TX 75215	Apartment	\$1,333	1BR/1BA	685	1.78 mi	83%
1807 Gould St, Unit 2388, Dallas, TX 75215	Apartment	\$949	1BR/1BA	685	1.82 mi	83%
2016 S Ervay St, Unit A1, Dallas, TX 75215	Apartment	\$1,683	1BR/1BA	660	1.67 mi	83%
2016 S Ervay St, Unit A2, Dallas, TX 75215	Apartment	\$1,950	1BR/1BA	660	1.67 mi	83%
1919 S Akard St, Dallas, TX 75215	Apartment	\$1,333	1BR/1BA	685	1.77 mi	83%
5203 Bexar St, Apt 2A, Dallas, TX 75215	Apartment	\$950	1BR/1BA	650	0.66 mi	80%
1506 Griffin St W, Dallas, TX 75215	Apartment	\$974	1BR/1BA	718	2.15 mi	79%
1506 Griffin St E, Dallas, TX 75215	Apartment	\$974	1BR/1BA	718	2.15 mi	79%
2400 S Ervay St, Dallas, TX 75215	Apartment	\$1,350	1BR/1BA	650	1.44 mi	76%
1812 Hickory St, Dallas, TX 75215	Apartment	\$2,095	1BR/1BA	854	1.76 mi	76%
1531 Hickory St, Unit 105, Dallas, TX 75215	Apartment	\$1,400	1BR/1BA	627	1.77 mi	76%
3332 Rutledge St, Unit A, Dallas, TX 75215	Apartment	\$900	1BR/1BA	650	1.23 mi	76%
1531 Hickory St, Unit 103, Dallas, TX 75215	Apartment	\$1,375	1BR/1BA	627	1.77 mi	76%
3527 S Harwood St, Dallas, TX 75215	Apartment	\$1,195	2BR/1BA	0	0.59 mi	72%
1111 S Akard St, # 2-665, Dallas, TX 75215	Apartment	\$1,778	1BR/1BA	855	2.22 mi	72%
2541/2543 Elsie Faye Heggins St-2541 Elsie Faye Heggins St, Dallas, TX 75215	Apartment	\$1,775	3BR/2BA	876	0.48 mi	70%

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 19, 2025

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