



# 4704 Eastwood Street, Little Rock, AR 72204

Comparative Market Analysis • Saved on December 29, 2025 at 03:31 PM

### BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

**\$1,150/month**

Based on 25 comparable properties

Confidence: N/A

### AI Rent Estimate

■ Machine Learning Model

**\$1,100/month**

Advanced AI analysis of market trends

AI Confidence: 85.0%

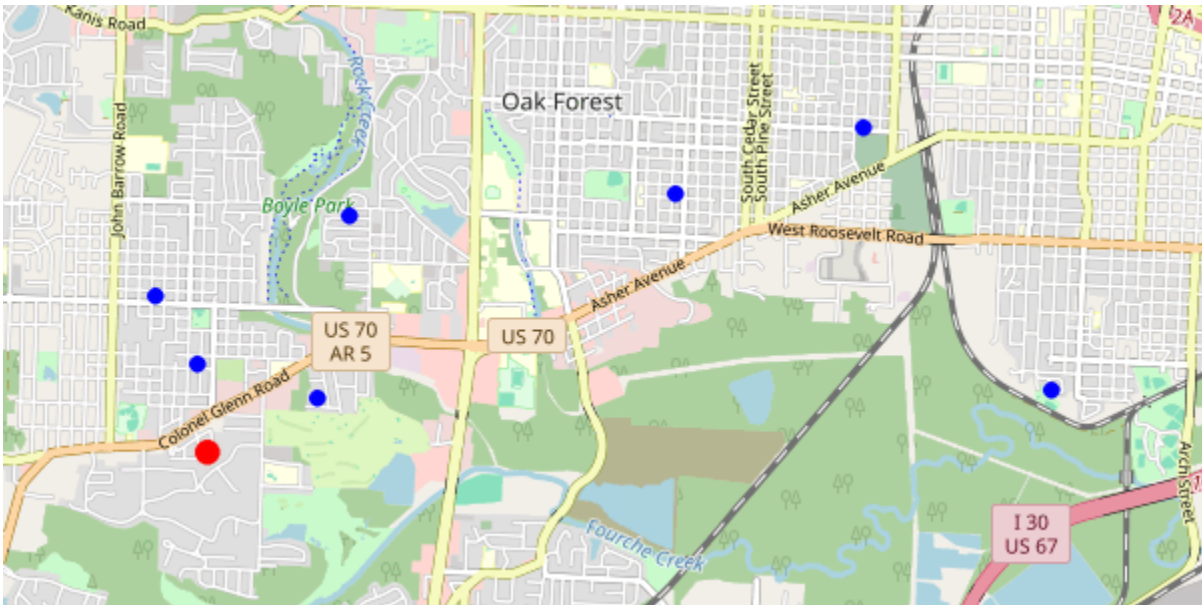
### Property Details

|               |   |
|---------------|---|
| Address       | 4704 Eastwood Street, Little Rock, AR 72204 |
| Bedrooms      | 3   |
| Bathrooms     | 1.0   |
| Square Feet   | 1,152                                       |
| Property Type | Single Family                               |

### Comparable Properties Summary

|                             |                   |
|-----------------------------|-------------------|
| Total Comparables           | 25                |
| High Correlation Properties | 4                 |
| Average Comp Rent           | \$1,152           |
| Rent Range                  | \$1,058 - \$1,242 |

### Property Location Map



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

### Comparable Properties (25)

|   |               |         |           |   |         |      |
|---|---------------|---------|-----------|---|---------|------|
| 4020 Gilman St, Little Rock, AR 72204   | Single Family | \$1,050 | 3BR/1BA   | 0 | 0.43 mi | 100% |
| 107 Greenland Cv, Little Rock, AR 72204 | Single Family | \$1,200 | 3BR/1.5BA | 0 | 0.60 mi | 97%  |
| 6908 Talmage Dr, Little Rock, AR 72204  | Single Family | \$995   | 3BR/1BA   | 0 | 1.35 mi | 93%  |

|  |               |         |           |     |         |     |
|--|---------------|---------|-----------|-----|---------|-----|
| 3505 Boyd St, Little Rock, AR 72204          | Single Family | \$1,100 | 3BR/2BA   | 0   | 0.80 mi | 92% |
| 4522 W 26th St, Little Rock, AR 72204        | Single Family | \$1,025 | 3BR/1BA   | 0   | 2.60 mi | 89% |
| 3819 W Capitol Ave, Little Rock, AR 72205    | Single Family | \$1,450 | 3BR/1BA   | 0   | 3.78 mi | 89% |
| 1922 Johnson St, Little Rock, AR 72204       | Single Family | \$875   | 3BR/1BA   | 0   | 3.56 mi | 89% |
| 91 White Oak Ln, Little Rock, AR 72227       | Single Family | \$1,495 | 3BR/1.5BA | 0   | 4.58 mi | 89% |
| 7301 Knollwood Rd, Little Rock, AR 72209     | Single Family | \$850   | 3BR/1BA   | 0   | 3.17 mi | 89% |
| 45 Whitmore Cir, Little Rock, AR 72206       | Single Family | \$1,095 | 3BR/1BA   | 0   | 4.13 mi | 89% |
| 4918 W 29th St, Little Rock, AR 72204        | Single Family | \$950   | 3BR/1BA   | 0   | 2.29 mi | 89% |
| 912 Adams St, Little Rock, AR 72204          | Single Family | \$995   | 3BR/1BA   | 0   | 3.22 mi | 89% |
| 804 Booker St, Little Rock, AR 72204         | Single Family | \$1,200 | 3BR/1BA   | 0   | 4.00 mi | 89% |
| 9203 Labette Dr, Little Rock, AR 72205       | Single Family | \$1,285 | 3BR/2BA   | 0   | 1.90 mi | 88% |
| 6 Point O Woods Dr, Little Rock, AR 72204    | Single Family | \$1,395 | 3BR/2BA   | 0   | 1.96 mi | 88% |
| 35 Sheffield Dr, Little Rock, AR 72209       | Single Family | \$1,325 | 3BR/2BA   | 0   | 2.70 mi | 84% |
| 4024 Pine Cone Dr, Little Rock, AR 72209     | Single Family | \$1,395 | 3BR/2BA   | 0   | 3.96 mi | 84% |
| 8402 Oxford Valley Dr, Little Rock, AR 72103 | Single Family | \$1,775 | 3BR/2BA   | 0   | 4.35 mi | 84% |
| 3409 S Chester St, Little Rock, AR 72206     | Single Family | \$975   | 3BR/2BA   | 0   | 4.50 mi | 84% |
| 1518 S Taylor St, Little Rock, AR 72204      | Single Family | \$1,195 | 3BR/2BA   | 0   | 2.52 mi | 84% |
| 4103 W 22nd St, Little Rock, AR 72204        | Single Family | \$1,050 | 3BR/1BA   | 0   | 2.95 mi | 82% |
| 2511 S Cross St, Little Rock, AR 72206       | Single Family | \$1,095 | 3BR/1BA   | 0   | 4.53 mi | 82% |
| 9700 Wilderness Rd, Little Rock, AR 72209    | Single Family | \$950   | 3BR/1BA   | 988 | 3.30 mi | 82% |
| 6614 E Wakefield Dr, Little Rock, AR 72209   | Single Family | \$995   | 3BR/1BA   | 0   | 2.66 mi | 82% |
| 5319 Maryland Ave, Little Rock, AR 72204     | Single Family | \$1,095 | 3BR/1BA   | 936 | 2.94 mi | 82% |

**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 29, 2025

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