



709 Penn Place, Cedar Hill, TX 75104

Comparative Market Analysis • Saved on January 04, 2026 at 08:36 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,765/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,750/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

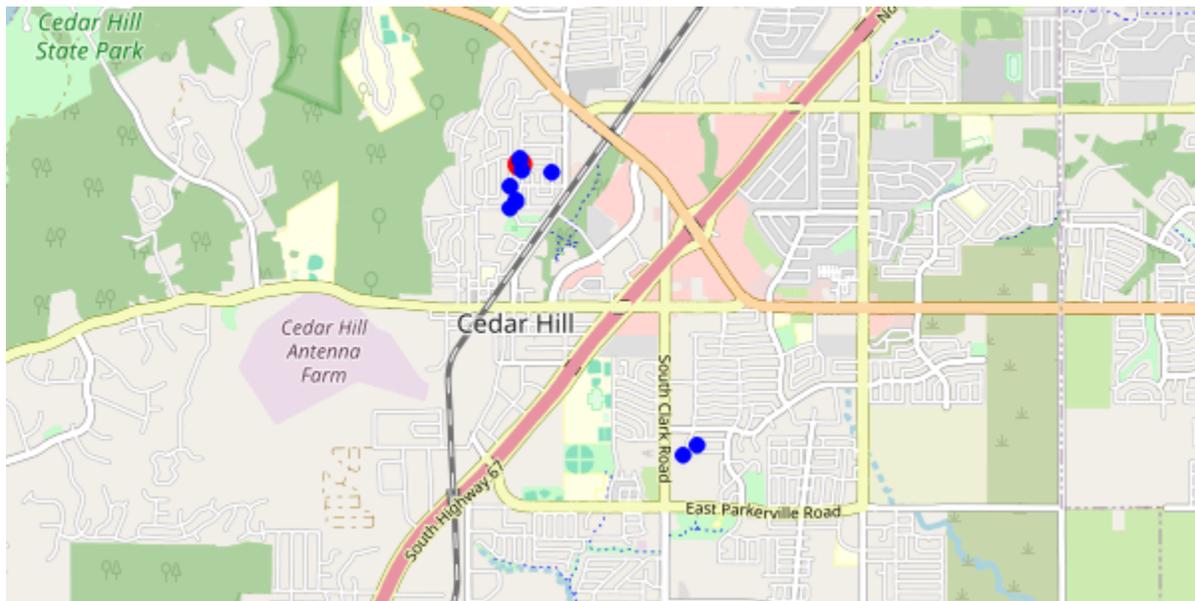
Property Details

Address	709 Penn Place, Cedar Hill, TX 75104
Bedrooms	3
Bathrooms	2.0
Square Feet	1,144
Property Type	Duplex

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	14
Average Comp Rent	\$1,764
Rent Range	\$1,624 - \$1,906

Property Location Map



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

Comparable Properties (25)

701 Monique, Cedar Hill, TX 75104	Multi-Family	\$1,750	3BR/2BA	0	0.22 mi	100%
305 Bryant Ln, Cedar Hill, TX 75104	Multi-Family	\$1,650	3BR/2BA	0	0.16 mi	100%
727 Monique, Cedar Hill, TX 75104	Multi-Family	\$1,800	3BR/2BA	0	0.12 mi	100%

708 Monique, Cedar Hill, TX 75104	Multi-Family	\$1,895	3BR/2BA	0	0.18 mi	93%
411 Dollins St, Cedar Hill, TX 75104	Multi-Family	\$1,950	3BR/2BA	0	1.66 mi	93%
534 Matterhorn St, Cedar Hill, TX 75104	Multi-Family	\$2,000	3BR/2BA	0	1.67 mi	93%
706 Monique, Cedar Hill, TX 75104	Multi-Family	\$1,985	3BR/2BA	0	0.19 mi	93%
713 Penn Pl, Cedar Hill, TX 75104	Multi-Family	\$1,750	2BR/2BA	0	0.02 mi	90%
715 Penn Pl, Cedar Hill, TX 75104	Multi-Family	\$1,700	2BR/2BA	0	0.02 mi	90%
701 Penn Pl, Cedar Hill, TX 75104	Multi-Family	\$1,580	2BR/2BA	0	0.03 mi	90%
715 Penn Pl, Unit 1, Cedar Hill, TX 75104	Multi-Family	\$1,600	2BR/2BA	0	0.02 mi	90%
710 Monique, Cedar Hill, TX 75104	Multi-Family	\$1,670	2BR/2BA	0	0.17 mi	90%
725 Monique, Cedar Hill, TX 75104	Multi-Family	\$1,800	2BR/2BA	0	0.13 mi	90%
700 Berry Ln, Cedar Hill, TX 75104	Multi-Family	\$1,450	2BR/2BA	0	0.19 mi	90%
820 Keysville Ave Unit B, Desoto, TX 75115	Multi-Family	\$1,700	3BR/1.5BA	0	3.95 mi	89%
7001 Sorcey Rd, Dallas, TX 75249	Multi-Family	\$1,595	3BR/2BA	0	2.55 mi	89%
7037 Pineberry Rd, Dallas, TX 75249	Multi-Family	\$2,000	3BR/2BA	0	2.60 mi	89%
7077 Sorcey Rd, Dallas, TX 75249	Multi-Family	\$1,850	3BR/2BA	0	2.50 mi	89%
7125 Sorcey Rd, Dallas, TX 75249	Multi-Family	\$1,800	3BR/2BA	0	2.45 mi	89%
7129 Sorcey Rd, Dallas, TX 75249	Multi-Family	\$1,825	3BR/2BA	0	2.45 mi	89%
508 Matterhorn St, Cedar Hill, TX 75104	Multi-Family	\$1,950	3BR/1BA	0	1.61 mi	88%
407 Cedar St, Apt 1, Cedar Hill, TX 75104	Multi-Family	\$1,800	2BR/2BA	0	0.79 mi	87%
305 N Broad St, Cedar Hill, TX 75104	Multi-Family	\$1,645	2BR/1.5BA	0	0.56 mi	87%
305 N Board St, Cedar Hill, TX 75104	Multi-Family	\$1,550	2BR/1.5BA	0	0.52 mi	87%
512 Matterhorn St, Cedar Hill, TX 75104	Multi-Family	\$1,795	3BR/2BA	0	1.62 mi	86%

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: January 04, 2026

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