



2839 Saint David Drive, Dallas, TX 75233

Comparative Market Analysis • Saved on January 04, 2026 at 08:46 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$2,786/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$2,750/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

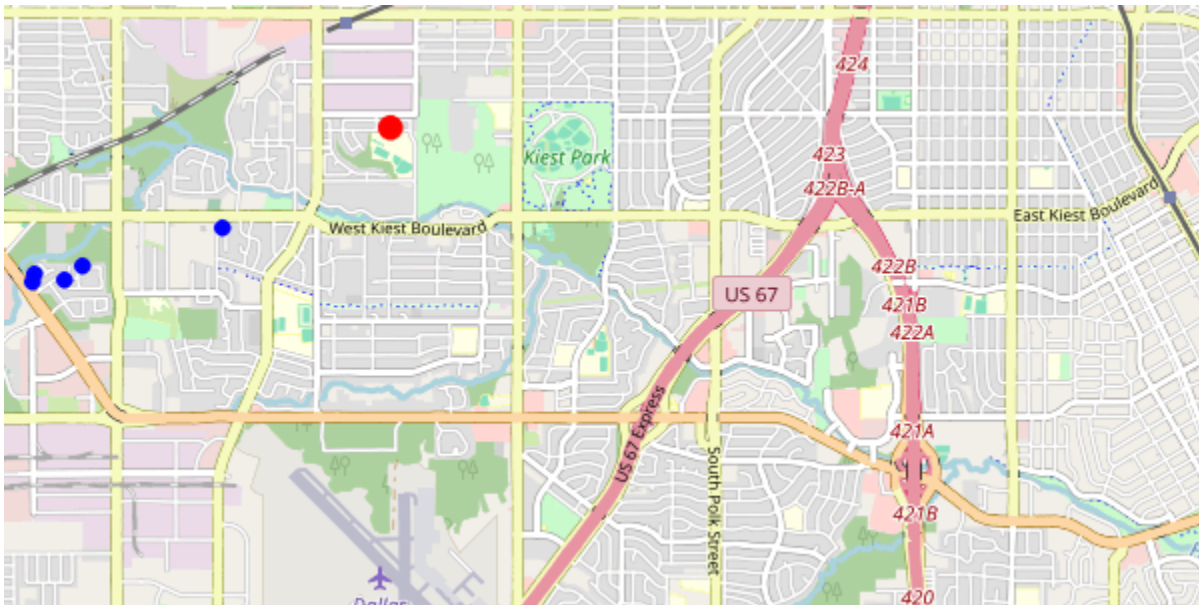
Property Details

Address	2839 Saint David Drive, Dallas, TX 75233
Bedrooms	5
Bathrooms	2.0
Square Feet	1,879
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	1
Average Comp Rent	\$2,782
Rent Range	\$2,368 - \$3,204

Property Location Map



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

Comparable Properties (25)

925 S Brighton Ave, Dallas, TX 75208	Single Family	\$3,750	5BR/2BA	0	1.93 mi	93%
4526 Foxton Ln, Dallas, TX 75236	Single Family	\$2,249	4BR/2BA	0	1.80 mi	83%
3629 Belconnen Rd, Dallas, TX 75236	Single Family	\$2,249	4BR/2BA	0	1.95 mi	83%

3914 Shelley Blvd, Dallas, TX 75211	Single Family	\$2,500	4BR/2.5BA	0	1.45 mi	83%
4447 Giralang Ln, Dallas, TX 75236	Single Family	\$2,249	4BR/2BA	0	1.69 mi	83%
4522 Aranda Rd, Dallas, TX 75236	Single Family	\$2,249	4BR/2BA	0	1.92 mi	83%
3235 Noor St, Dallas, TX 75233	Single Family	\$2,400	4BR/2BA	0	0.98 mi	80%
1525 Doyle Ave, Dallas, TX 75203	Single Family	\$7,750	4BR/2BA	0	4.47 mi	79%
148 Cliff Heights Cir, Dallas, TX 75241	Single Family	\$2,050	4BR/2.5BA	0	4.85 mi	79%
1418 Edgemont Ave, Dallas, TX 75216	Single Family	\$3,150	4BR/2BA	0	3.95 mi	79%
1202 Morrell Ave, Dallas, TX 75203	Single Family	\$3,500	4BR/2.5BA	0	4.00 mi	79%
3209 Peyton Lila Rd, Dallas, TX 75212	Single Family	\$2,195	4BR/2.5BA	0	4.71 mi	79%
6728 Ohana Pl, Dallas, TX 75237	Single Family	\$2,215	4BR/2BA	0	3.28 mi	79%
914 E Louisiana Ave, Dallas, TX 75216	Single Family	\$2,275	4BR/2BA	0	3.38 mi	79%
519 High St, Dallas, TX 75203	Single Family	\$3,250	4BR/2BA	0	4.79 mi	79%
3210 Normandy Brook Rd, Dallas, TX 75212	Single Family	\$2,499	4BR/2.5BA	0	4.72 mi	79%
2507 S Ewing Ave, Dallas, TX 75216	Single Family	\$2,900	4BR/2BA	0	3.31 mi	79%
619 Buckalew St, Dallas, TX 75208	Single Family	\$2,950	4BR/2BA	0	2.52 mi	79%
2914 Britton Dr, Dallas, TX 75216	Single Family	\$2,350	4BR/2BA	0	3.59 mi	79%
2931 Alaska Ave, Dallas, TX 75216	Single Family	\$2,895	4BR/2BA	0	3.01 mi	79%
5928 Fox Hill Ln, Dallas, TX 75232	Single Family	\$2,287	4BR/2.5BA	0	3.11 mi	79%
3386 Peyton Lila Rd, Dallas, TX 75212	Single Family	\$2,350	4BR/2.5BA	0	4.85 mi	79%
2003 E Overton Rd, Dallas, TX 75216	Single Family	\$2,295	4BR/2.5BA	0	4.12 mi	79%
7733 Indian Ridge Trl, Dallas, TX 75232	Single Family	\$2,700	4BR/2BA	0	4.17 mi	79%
1312 Regatta Pl, Dallas, TX 75232	Single Family	\$2,299	4BR/2BA	0	2.16 mi	79%

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.