



3313 Gardenview Circle - B, Denton, TX 76207

Comparative Market Analysis • Saved on January 04, 2026 at 08:50 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,596/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,625/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

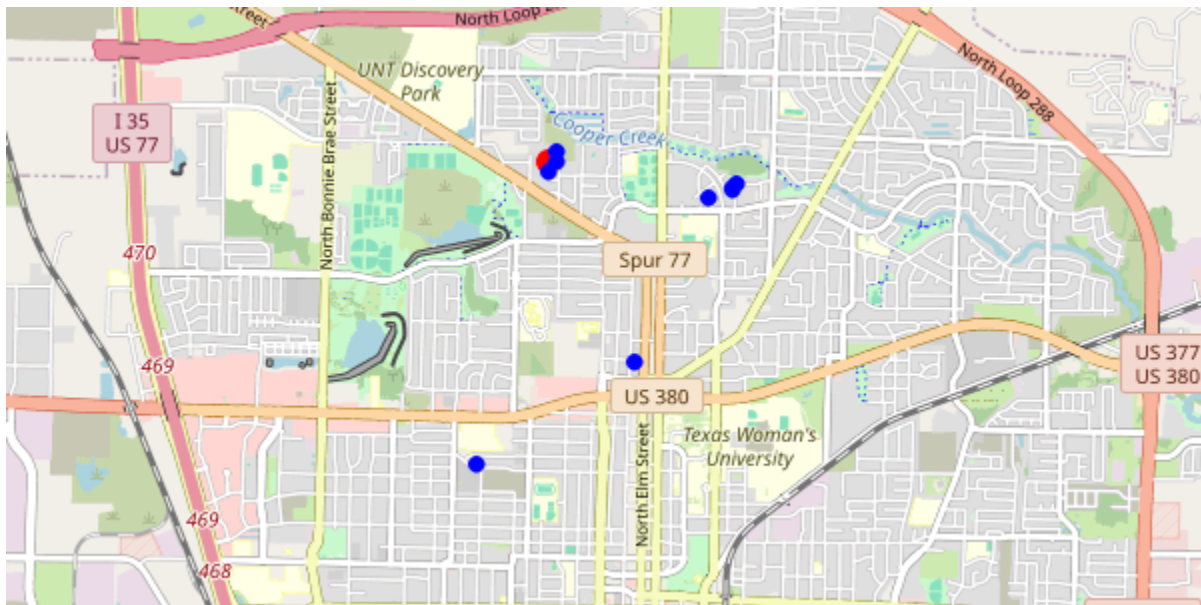
Property Details

Address	3313 Gardenview Circle - B, Denton, TX 76207
Bedrooms	2
Bathrooms	2.0
Square Feet	1,188
Property Type	Townhouse

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	15
Average Comp Rent	\$1,439
Rent Range	\$1,468 - \$1,724

Property Location Map



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

Comparable Properties (25)

3309 Fallmeadow St, Denton, TX 76207	Multi-Family	\$1,395	2BR/1.5BA	0	0.04 mi	100%
3133 Cedar Hill St, Denton, TX 76209	Multi-Family	\$1,499	2BR/2BA	0	0.82 mi	97%
2202 Bolivar St, Denton, TX 76201	Multi-Family	\$1,600	2BR/2BA	0	1.08 mi	93%

3327 Fallmeadow St, Denton, TX 76207	Multi-Family	\$1,480	2BR/2BA	0	0.07 mi	93%
1302 Crescent St, Denton, TX 76201	Multi-Family	\$1,875	2BR/2BA	0	1.53 mi	93%
617 Gardenview Cir, Denton, TX 76207	Multi-Family	\$1,475	2BR/2BA	0	0.05 mi	93%
3047 Olympia Dr, Denton, TX 76209	Multi-Family	\$1,200	2BR/1.5BA	0	0.92 mi	90%
3063 Olympia Dr, Denton, TX 76209	Multi-Family	\$1,200	2BR/1.5BA	0	0.94 mi	90%
3061 Olympia Dr, Denton, TX 76209	Multi-Family	\$1,200	2BR/1.5BA	0	0.92 mi	90%
3053 Olympia Dr, Denton, TX 76209	Multi-Family	\$1,200	2BR/1.5BA	0	0.93 mi	90%
510 Strata Dr, Denton, TX 76201	Multi-Family	\$1,575	2BR/2BA	0	0.77 mi	90%
3051 Olympia Dr, Denton, TX 76209	Multi-Family	\$1,200	2BR/1.5BA	0	0.93 mi	90%
3109 Inglewood St, Denton, TX 76209	Multi-Family	\$1,525	2BR/2BA	0	0.77 mi	90%
417 Gardenview St, Denton, TX 76207	Multi-Family	\$1,625	3BR/2BA	0	0.22 mi	90%
2620 Bolivar St, Denton, TX 76201	Multi-Family	\$1,350	2BR/1.5BA	0	0.84 mi	90%
404 Fulton St, Apt A, Denton, TX 76201	Multi-Family	\$1,665	2BR/1.5BA	0	2.10 mi	89%
2016 Bolivar St, Denton, TX 76201	Multi-Family	\$1,295	2BR/1BA	0	1.15 mi	88%
1201 N Austin St, Apt 1, Denton, TX 76201	Multi-Family	\$1,350	2BR/2BA	962	1.70 mi	86%
1201 N Austin St, Apt 2, Denton, TX 76201	Multi-Family	\$1,350	2BR/2BA	962	1.70 mi	86%
1201 N Austin St, Apt 4, Denton, TX 76201	Multi-Family	\$1,350	2BR/2BA	962	1.70 mi	86%
1201 N Austin St, Apt 3, Denton, TX 76201	Multi-Family	\$1,350	2BR/2BA	962	1.70 mi	86%
3307 Gardenview Cir, Denton, TX 76207	Multi-Family	\$1,395	2BR/2BA	901	0.01 mi	85%
304 Benjamin St, Denton, TX 76207	Multi-Family	\$1,650	2BR/2.5BA	0	0.31 mi	85%
300 Gardenview St, Denton, TX 76207	Multi-Family	\$1,575	2BR/2BA	948	0.28 mi	85%
300 Benjamin St, Denton, TX 76207	Multi-Family	\$1,600	2BR/2.5BA	0	0.31 mi	85%

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.