

Rental Market Analysis & Rent Recommendation

4321 Ranger Ridge Rd, Amarillo, TX · NW Amarillo · Sample report, fictional property

YOUR PROPERTY

Bedrooms / Baths	4 bed / 2 bath
Living Area	~1,436 sq ft
Year Built	1951
Roof	Composition shingle
Lot	0.17 acre
Schools	Amarillo ISD
Area	NW Amarillo

RECOMMENDED RENT

\$1,850

LIST AT

\$1,750

EXPECT TO SIGN

\$1,650

FLOOR

We list it at \$1,850 and it signs around \$1,750. We hold for a well-qualified tenant and only touch the floor if it's still open past three weeks.

▲ What your home rents for

Comparable four-bedroom homes nearby rent between \$1,650 and \$1,800. The closest, a block over on Mesa Verde and slightly larger than yours, leased at \$1,750. The homes that clear \$2,000 are bigger or fully remodeled.

At about 1,436 square feet, your home sits right in that group. The market rent is **\$1,750**.

▲ What comparable homes actually rented for

ADDRESS	DIST.	RENT	SQ FT	\$/FT ²	BA	TYPE	RENTED
CLOSEST TO YOUR HOME							
4400 Mesa Verde Dr	0.1mi	\$1,750	1,828	\$0.96	2	House	Jun '26
2210 Juniper Ln	~0.5mi	\$1,675	1,598	\$1.05	2	House	Jul '26
315 Bluestem Ct	~1mi	\$1,800	1,808	\$1.00	2	House	2025
LARGER OR FULLY REMODELED							
1904 Sandia Ct (granite)	~2mi	\$2,000	1,907	\$1.05	2	House	Mar '26
1607 Cedar Elm Dr	0.7mi	\$2,200	1,680	\$1.31	2	House	Apr '26
2802 Palomino Pl	0.9mi	\$2,395	1,756	\$1.36	2	House	Aug '26
BIGGER, THREE-BATH (NOT A MATCH)							
6100 Prairie Wind St	0.9mi	\$2,900	2,259	\$1.28	3	House	Nov '24
4321 Ranger Ridge Rd (Yours)	—	\$1,750–1,850	1,436	\$1.22–1.29	2	House	Target

These are the rents each home leased at. 4400 Mesa Verde, the closest, leased at \$1,750. The homes above \$2,000 are larger or fully remodeled.

▲ Where your home stands

- Four bedrooms. Families want the extra room, and there aren't many at this price.
- About 1,436 square feet. Comfortable and easy to rent; the size keeps it under the \$2,000 homes.
- Established neighborhood, Amarillo ISD, quick access to I-40 and steady year-round demand.
- We price to condition. Shown well, it holds \$1,750–\$1,850. Fully updated inside, it clears \$1,850.

▲ Why \$1,750 is the number

Nearby rentals

Homes like yours nearby are renting **\$1,700–\$1,800**.

Recent median

The four-bedrooms leased this past year center on **\$1,775**.

Yield

At \$1,750, about a **9% gross return** a year on the home's value.

Closest comp

4400 Mesa Verde, a block away, leased at **\$1,750**.

Bottom line: We list it at \$1,850 and it signs at \$1,750. That price puts a strong tenant in without the house sitting empty.