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Belterra

Austin, TX 78737

Resale homes · closed Oct 26 – Oct 25, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 26, 2026 · 7:00 AM CDT

MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS

83

single-family resale homes

MEDIAN NET SALE PRICE

\$674,900

average \$707,654

MEDIAN NET PRICE PER SF

\$236

average \$241

MEDIAN DAYS ON MARKET

23 days

average 57 days

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1. Summary

Resale homes · 83 sales · October 26, 2025 – October 25, 2026

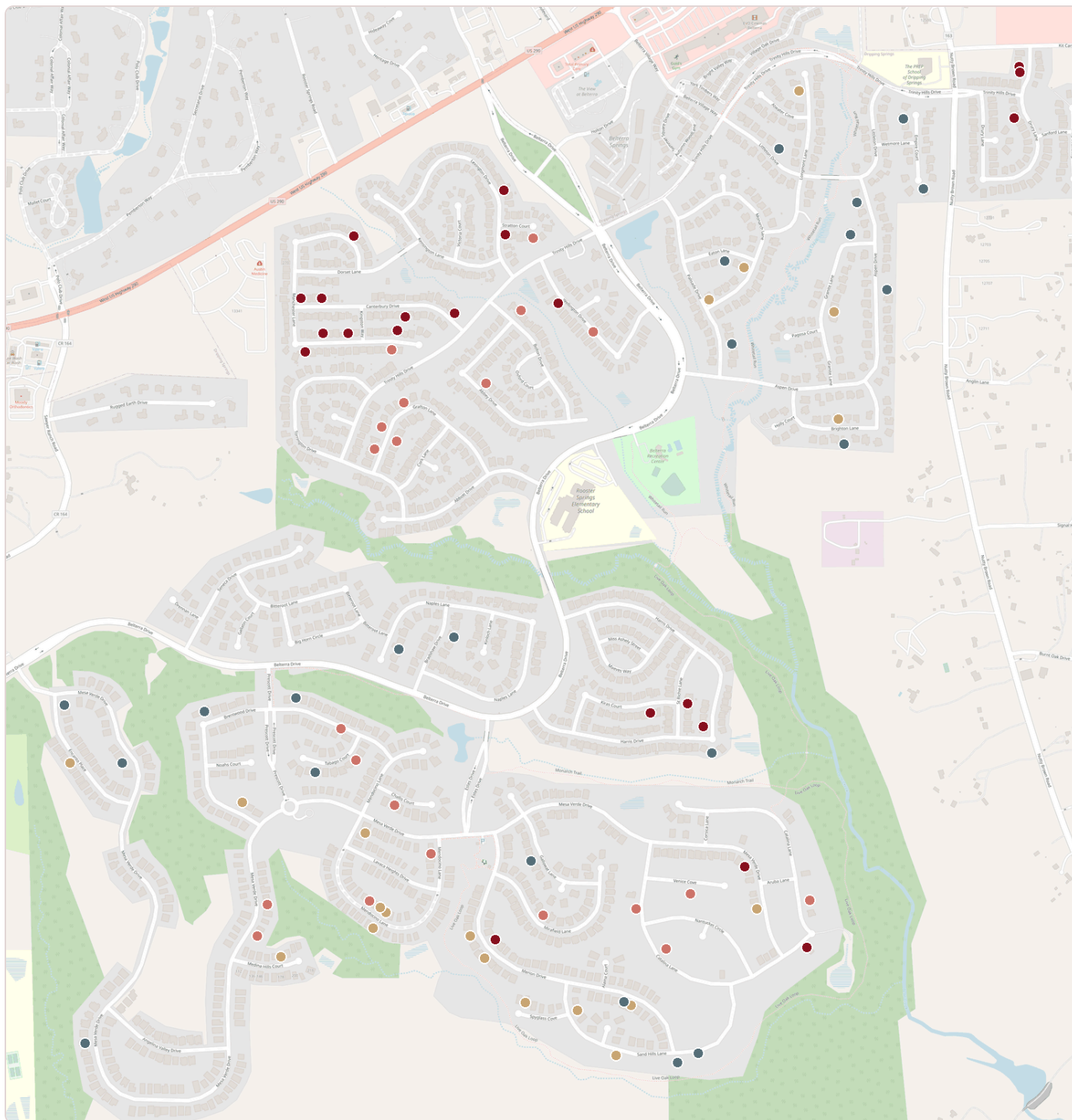
This study looks at the **83 resale homes** sold in Belterra in the **365 days** to October 25, 2026. A full year is used because only 49 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

2. Where the resale homes sold

83 resale homes · colored by price range

Each dot is one resale home, colored by its price range.

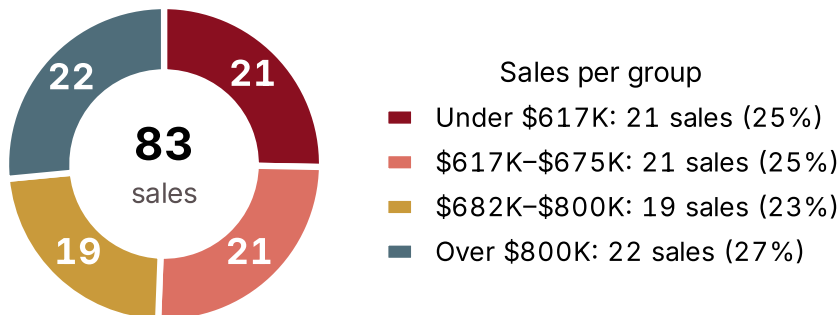


● Under \$617K · 21 sales ● \$617K-\$675K · 21 sales ● \$682K-\$800K · 19 sales ● Over \$800K · 22 sales

3. Quartiles by net sale price

Resale homes · 83 sales · October 26, 2025 – October 25, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



Bottom line

- Homes over \$800K are about 1,440 SF (63%) larger than homes under \$617K.
- Homes over \$800K sell about 4 percentage points closer to their first asking price than homes under \$617K.

3.1 Key differences

The top group against the bottom group. Only real differences are listed. Section 8 explains each measure.

■ Under \$617K ■ \$617K–\$675K ■ \$682K–\$800K ■ Over \$800K

Higher-priced homes Over \$800K

- Are much larger.
- Sell closer to their first asking price.

Lower-priced homes Under \$617K

- Are much smaller.
- Sell further below their first asking price.

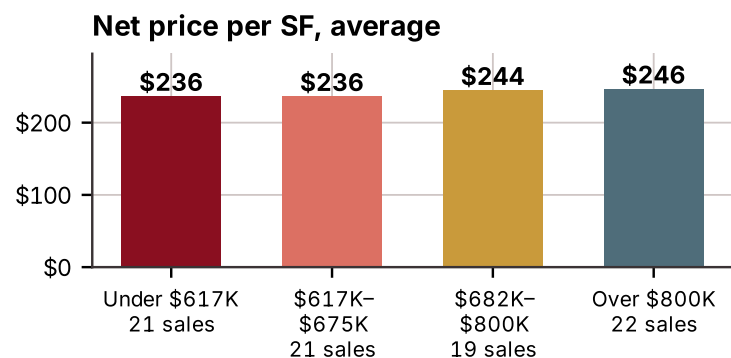
3.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under \$617K	\$617K-\$675K	\$682K-\$800K	Over \$800K	Real difference?
Net price per SF	\$236 per SF	\$236 per SF	\$244 per SF	\$246 per SF	unclear
Living area	2,278 SF Smallest	2,795 SF	3,131 SF	3,716 SF Largest	✓ large
Year built	2006	2016	2013	2012	unclear
Days on market	34 days	21 days	21 days	14 days	unclear
Discount from original list	4.3%	3.6%	6.0% Biggest	0.2% Smallest	✓ large
Price cut before sale	38%	19%	47%	18%	unclear
Seller paid closing costs or repairs	62%	62%	53%	50%	unclear
Has a view	48%	57%	58%	68%	unclear

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

3.3 Net price per SF: no clear difference

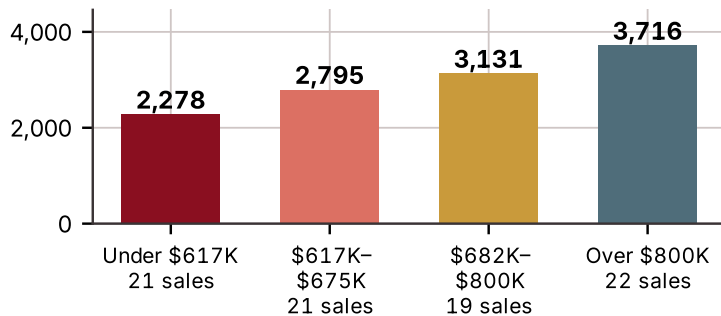


The average is **\$246 per SF** for homes over \$800K and **\$236 per SF** for homes under \$617K. It does not move in a straight line; homes over \$800K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$800K are about 1,440 SF (63%) larger than homes under \$617K

Living area (SF), average

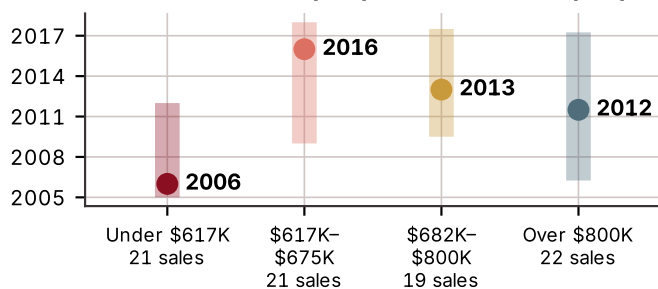


The average is **3,716 SF** for homes over \$800K and **2,278 SF** for homes under \$617K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

Year built: median (dot) and middle half (bar)

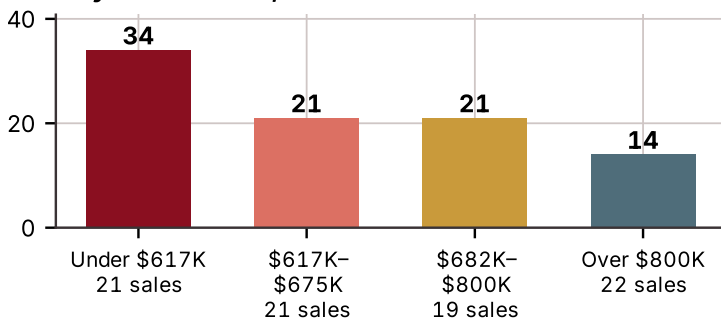


The median is **2012** for homes over \$800K and **2006** for homes under \$617K. It does not move in a straight line; homes \$617K-\$675K are highest. Defined in 8.1.4.

– **No clear difference** · could be chance

3.6 Days on market: no clear difference

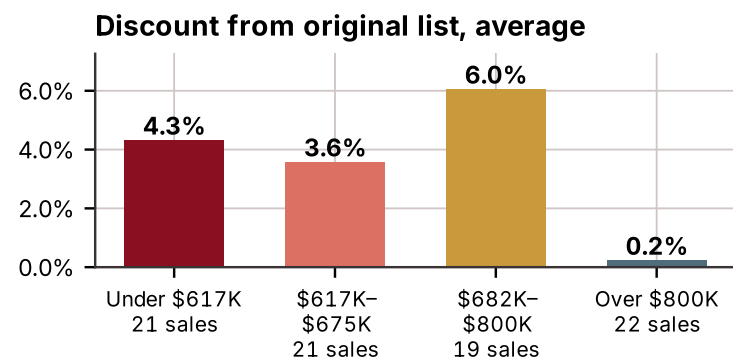
Days on market, median



The median is **14 days** for homes over \$800K and **34 days** for homes under \$617K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– **No clear difference** · could be chance

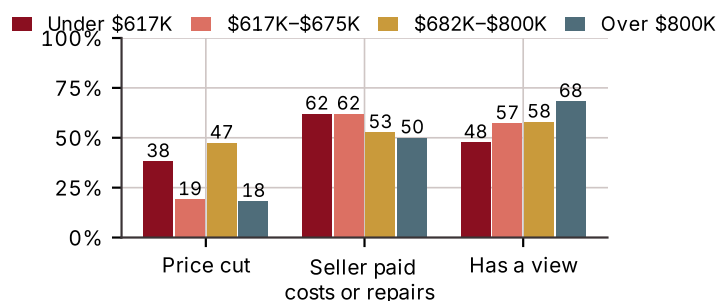
3.7 Homes over \$800K sell about 4 percentage points closer to their first asking price than homes under \$617K



The average is **0.2%** for homes over \$800K and **4.3%** for homes under \$617K. It does not move in a straight line; homes \$682K-\$800K are highest. Defined in 8.1.6.

✓ **Real difference** · large

3.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 18% of homes over \$800K had a price cut before sale, against 38% of homes under \$617K. Defined in 8.1.7.
- 50% of homes over \$800K had the seller pay closing costs or repairs, against 62% of homes under \$617K. Defined in 8.1.8.
- 68% of homes over \$800K have a view, against 48% of homes under \$617K. Defined in 8.1.9.

Price cut before sale: – **No clear difference** · could be chance

Seller paid closing costs or repairs: – **No clear difference** · could be chance

Has a view: – **No clear difference** · could be chance

3.9 The numbers: price and size

	Under \$617K 21 sales	\$617K– \$675K 21 sales	\$682K– \$800K 19 sales	Over \$800K 22 sales	All 83 sales	Real difference?
Net sale price average	\$528,028	\$649,344	\$744,721	\$902,762	\$707,654	by design
Net price per SF average	\$236	\$236	\$244	\$246	\$241	unclear
Living area average	2,278	2,795	3,131	3,716	2,985	✓ large
Year built median	2006	2016	2013	2012	2012	unclear

3.10 The numbers: selling

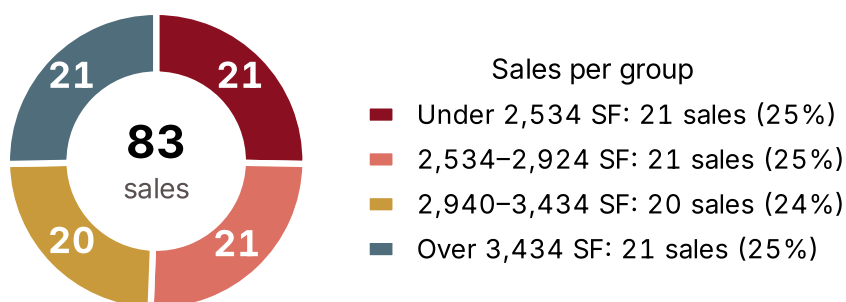
	Under \$617K 21 sales	\$617K– \$675K 21 sales	\$682K– \$800K 19 sales	Over \$800K 22 sales	All 83 sales	Real difference?
Days on market median	34	21	21	14	23	unclear
Discount from original list average	4.3%	3.6%	6.0%	0.2%	3.4%	✓ large
Price cut before sale	38%	19%	47%	18%	30%	unclear
Seller paid closing costs or repairs	62%	62%	53%	50%	57%	unclear
Has a view	48%	57%	58%	68%	58%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

4. Quartiles by living area

Resale homes · 83 sales · October 26, 2025 – October 25, 2026

Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest.



Bottom line

- Homes over 3,434 SF sell for about \$310K (54%) more than homes under 2,534 SF.
- Homes over 3,434 SF sell for about \$41 per SF (15%) less than homes under 2,534 SF.

4.1 Key differences

The top group against the bottom group. Only real differences are listed. Section 8 explains each measure.

■ Under 2,534 SF
 ■ 2,534–2,924 SF
 ■ 2,940–3,434 SF
 ■ Over 3,434 SF

Larger homes Over 3,434 SF

- Sell for much more.
- Sell for less per square foot.

Smaller homes Under 2,534 SF

- Sell for much less.
- Sell for more per square foot.

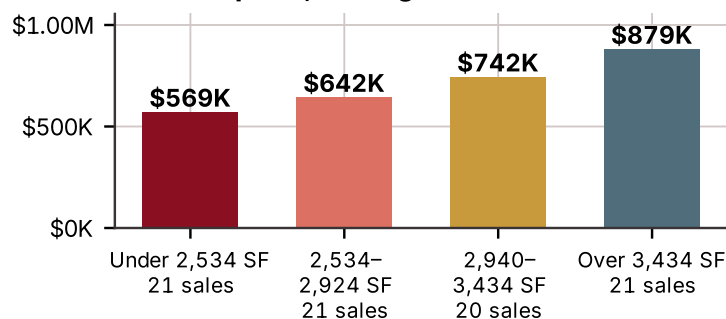
4.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under 2,534 SF	2,534–2,924 SF	2,940–3,434 SF	Over 3,434 SF	Real difference?
Net sale price	\$569K Lowest	\$642K	\$742K	\$879K Highest	✓ large
Net price per SF	\$266 per SF Highest	\$234 per SF	\$237 per SF	\$225 per SF Lowest	✓ large
Year built	2010	2013	2013	2008	unclear
Days on market	26 days	34 days	25 days	14 days	unclear
Discount from original list	3.1%	5.0%	4.2%	1.5%	unclear
Price cut before sale	24%	43%	35%	19%	unclear
Seller paid closing costs or repairs	52%	67%	55%	52%	unclear
Has a view	67%	52%	45%	67%	unclear

4.3 Homes over 3,434 SF sell for about \$310K (54%) more than homes under 2,534 SF

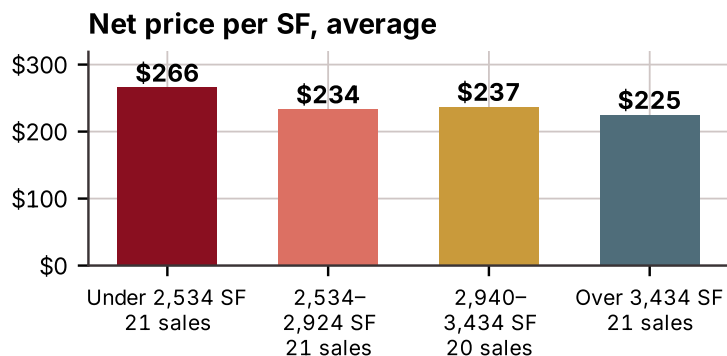
Net sale price, average



The average is **\$879K** for homes over 3,434 SF and **\$569K** for homes under 2,534 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

4.4 Homes over 3,434 SF sell for about \$41 per SF (15%) less than homes under 2,534 SF

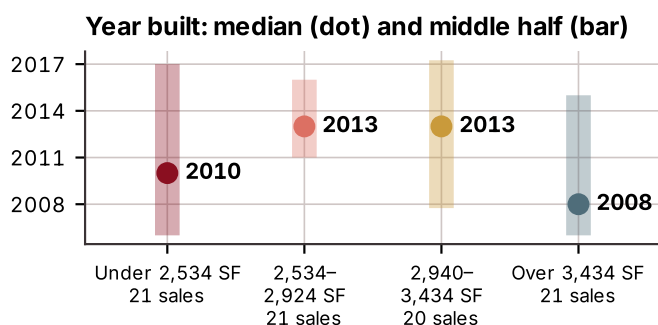


The average is **\$225 per SF** for homes over 3,434 SF and **\$266 per SF** for homes under 2,534 SF. It does not move in a straight line; homes under 2,534 SF are highest.

Defined in 8.1.2.

✓ **Real difference · large**

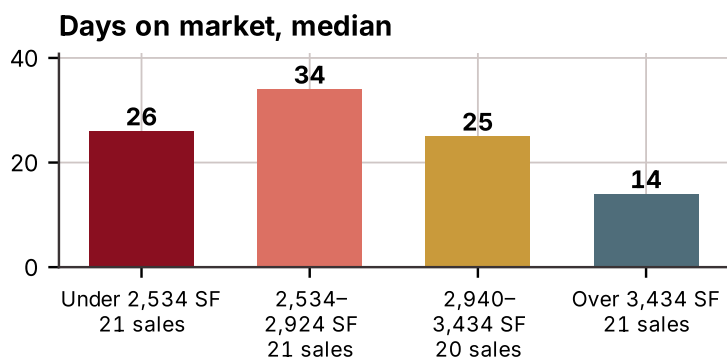
4.5 Year built: no clear difference



The median is **2008** for homes over 3,434 SF and **2010** for homes under 2,534 SF. It does not move in a straight line; homes 2,534–2,924 SF are highest. Defined in 8.1.4.

– **No clear difference · could be chance**

4.6 Days on market: no clear difference

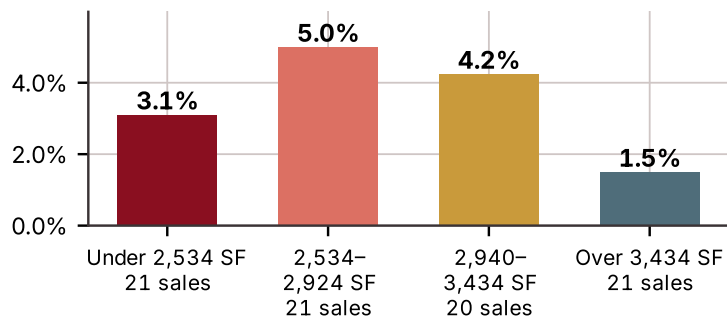


The median is **14 days** for homes over 3,434 SF and **26 days** for homes under 2,534 SF. It does not move in a straight line; homes 2,534–2,924 SF are highest. Defined in 8.1.5.

– **No clear difference · could be chance**

4.7 Discount from original list: no clear difference

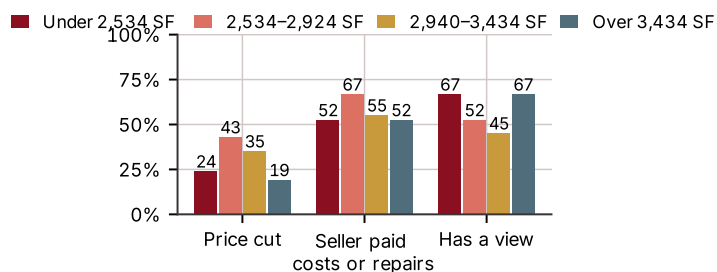
Discount from original list, average



The average is **1.5%** for homes over 3,434 SF and **3.1%** for homes under 2,534 SF. It does not move in a straight line; homes 2,534–2,924 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 19% of homes over 3,434 SF had a price cut before sale, against 24% of homes under 2,534 SF. Defined in 8.1.7.
- 52% of homes over 3,434 SF had the seller pay closing costs or repairs, against 52% of homes under 2,534 SF. Defined in 8.1.8.
- 67% of homes over 3,434 SF have a view, against 67% of homes under 2,534 SF. Defined in 8.1.9.

Price cut before sale: – No clear difference · could be chance

Seller paid closing costs or repairs: – No clear difference · could be chance

Has a view: – No clear difference · could be chance

4.9 The numbers: price and size

	Under 2,534 SF 21 sales	2,534–2,924 SF 21 sales	2,940–3,434 SF 20 sales	Over 3,434 SF 21 sales	All 83 sales	Real difference?
Net sale price average	\$569,147	\$641,947	\$742,349	\$878,825	\$707,654	✓ large
Net price per SF average	\$266	\$234	\$237	\$225	\$241	✓ large
Living area average	2,153	2,745	3,135	3,916	2,985	by design
Year built median	2010	2013	2013	2008	2012	unclear

4.10 The numbers: selling

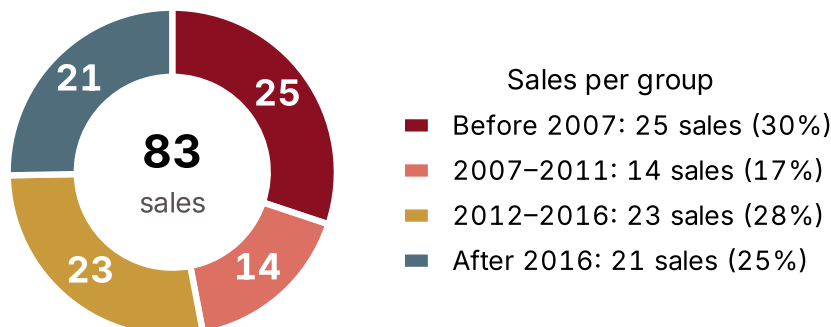
	Under 2,534 SF 21 sales	2,534–2,924 SF 21 sales	2,940–3,434 SF 20 sales	Over 3,434 SF 21 sales	All 83 sales	Real difference?
Days on market median	26	34	25	14	23	unclear
Discount from original list average	3.1%	5.0%	4.2%	1.5%	3.4%	unclear
Price cut before sale	24%	43%	35%	19%	30%	unclear
Seller paid closing costs or repairs	52%	67%	55%	52%	57%	unclear
Has a view	67%	52%	45%	67%	58%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

5. Quartiles by year built

Resale homes · 83 sales · October 26, 2025 – October 25, 2026

Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



Bottom line

- Homes built after 2016 sell for about \$38 per SF (17%) more than homes built before 2007.

5.1 Key differences

The top group against the bottom group. Only real differences are listed. Section 8 explains each measure.

Before 2007 2007–2011 2012–2016 After 2016

Newer homes After 2016

- Sell for more per square foot.

Older homes Before 2007

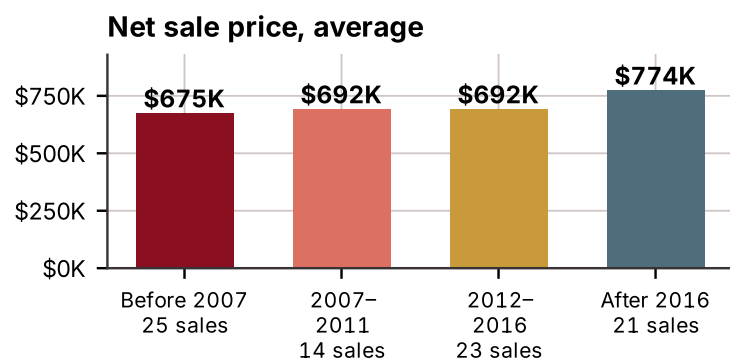
- Sell for less per square foot.

5.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Before 2007	2007–2011	2012–2016	After 2016	Real difference?
Net sale price	\$675K	\$692K	\$692K	\$774K	unclear
Net price per SF	\$227 per SF Lowest	\$232 per SF	\$239 per SF	\$265 per SF Highest	✓ large
Living area	3,054 SF	3,019 SF	2,908 SF	2,967 SF	unclear
Days on market	23 days	17 days	19 days	29 days	unclear
Discount from original list	3.2%	1.7%	3.4%	4.9%	unclear
Price cut before sale	20%	21%	43%	33%	unclear
Seller paid closing costs or repairs	56%	79%	57%	43%	unclear
Has a view	52%	50%	57%	71%	unclear

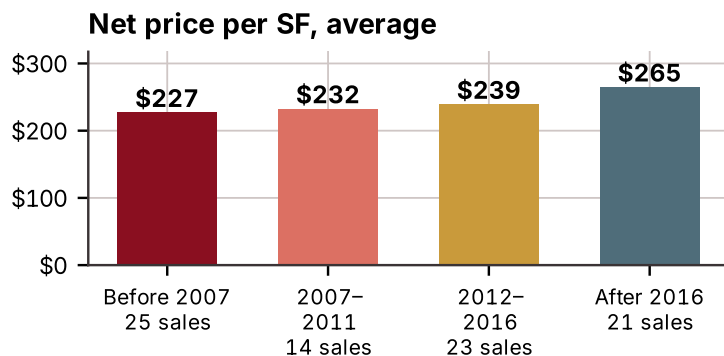
5.3 Net sale price: no clear difference



The average is **\$774K** for homes built after 2016 and **\$675K** for homes built before 2007. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.1.

– No clear difference · could be chance

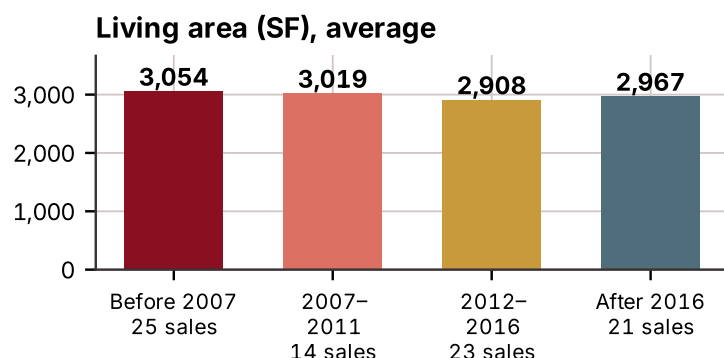
5.4 Homes built after 2016 sell for about \$38 per SF (17%) more than homes built before 2007



The average is **\$265 per SF** for homes built after 2016 and **\$227 per SF** for homes built before 2007. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference · large**

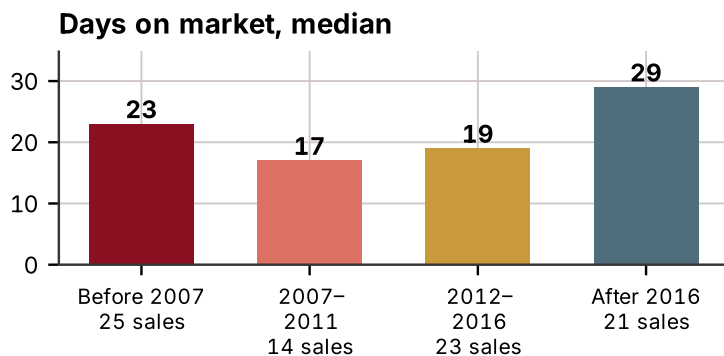
5.5 Living area: no clear difference



The average is **2,967 SF** for homes built after 2016 and **3,054 SF** for homes built before 2007. It does not move in a straight line; homes built before 2007 are highest. Defined in 8.1.3.

– **No clear difference · could be chance**

5.6 Days on market: no clear difference

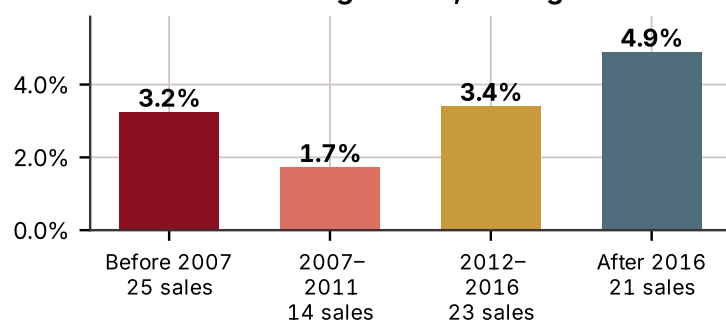


The median is **29 days** for homes built after 2016 and **23 days** for homes built before 2007. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.5.

– **No clear difference · could be chance**

5.7 Discount from original list: no clear difference

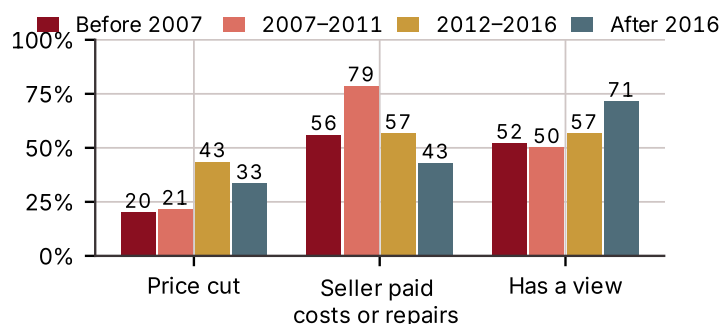
Discount from original list, average



The average is **4.9%** for homes built after 2016 and **3.2%** for homes built before 2007. It does not move in a straight line; homes built after 2016 are highest. Defined in 8.1.6.

– No clear difference · could be chance

5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 33% of homes built after 2016 had a price cut before sale, against 20% of homes built before 2007. Defined in 8.1.7.
- 43% of homes built after 2016 had the seller pay closing costs or repairs, against 56% of homes built before 2007. Defined in 8.1.8.
- 71% of homes built after 2016 have a view, against 52% of homes built before 2007. Defined in 8.1.9.

Price cut before sale: – No clear difference · could be chance

Seller paid closing costs or repairs: – No clear difference · could be chance

Has a view: – No clear difference · could be chance

5.9 The numbers: price and size

	Before 2007 25 sales	2007–2011 14 sales	2012–2016 23 sales	After 2016 21 sales	All 83 sales	Real difference?
Net sale price average	\$674,779	\$692,246	\$692,205	\$773,983	\$707,654	unclear
Net price per SF average	\$227	\$232	\$239	\$265	\$241	✓ large
Living area average	3,054	3,019	2,908	2,967	2,985	unclear
Year built median	2005	2009	2013	2018	2012	by design

5.10 The numbers: selling

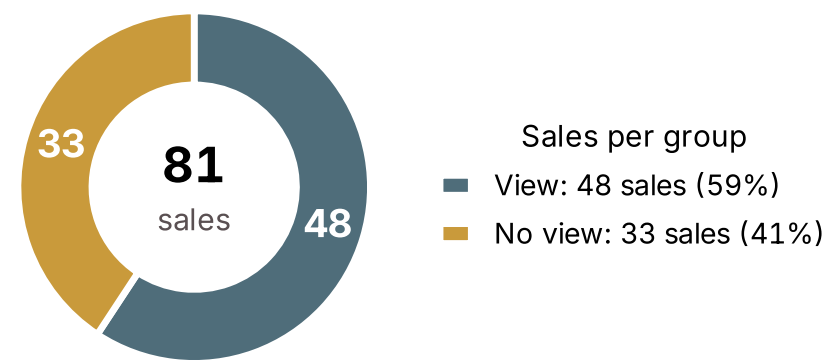
	Before 2007 25 sales	2007–2011 14 sales	2012–2016 23 sales	After 2016 21 sales	All 83 sales	Real difference?
Days on market median	23	17	19	29	23	unclear
Discount from original list average	3.2%	1.7%	3.4%	4.9%	3.4%	unclear
Price cut before sale	20%	21%	43%	33%	30%	unclear
Seller paid closing costs or repairs	56%	79%	57%	43%	57%	unclear
Has a view	52%	50%	57%	71%	58%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

6. View and no view

Resale homes · 83 sales · October 26, 2025 – October 25, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 2 sales whose MLS view entry is only "See Remarks" are left out.



Bottom line: no measure differs enough between the groups to rule out chance.

6.1 Key differences

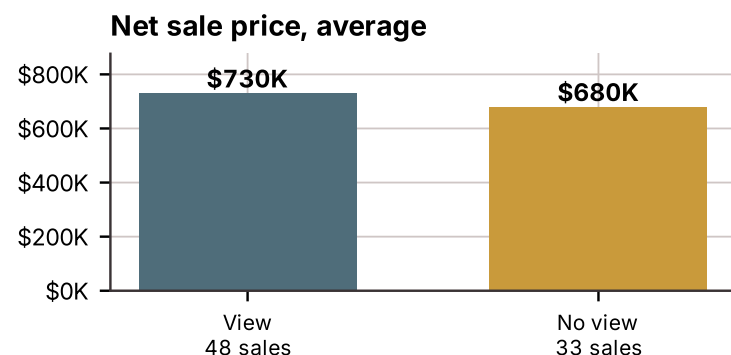
The top group against the bottom group: no measure differs enough to rule out chance.

6.2 At a glance

Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	View	No view	Real difference?
Net sale price	\$730K	\$680K	unclear
Net price per SF	\$244 per SF	\$235 per SF	unclear
Living area	3,045 SF	2,933 SF	unclear
Year built	2013	2009	unclear
Days on market	21 days	32 days	unclear
Discount from original list	3.2%	3.7%	unclear
Price cut before sale	29%	30%	unclear
Seller paid closing costs or repairs	65%	45%	unclear

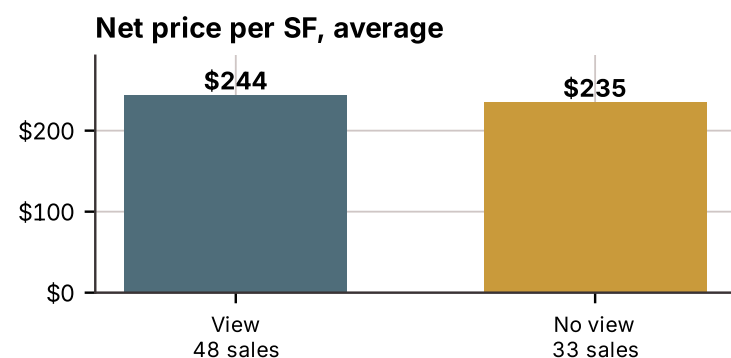
6.3 Net sale price: no clear difference



The average is **\$730K** for homes with a view and **\$680K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

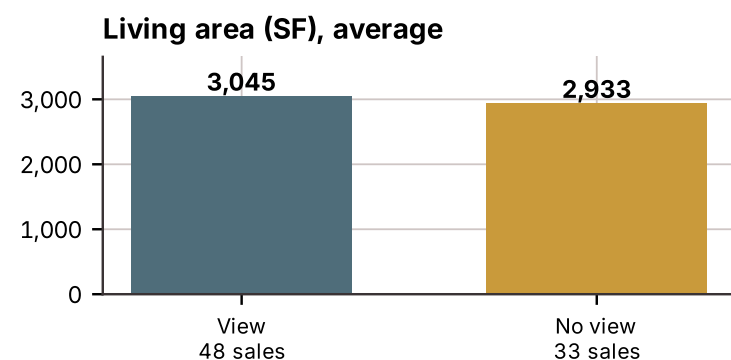
6.4 Net price per SF: no clear difference



The average is **\$244 per SF** for homes with a view and **\$235 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

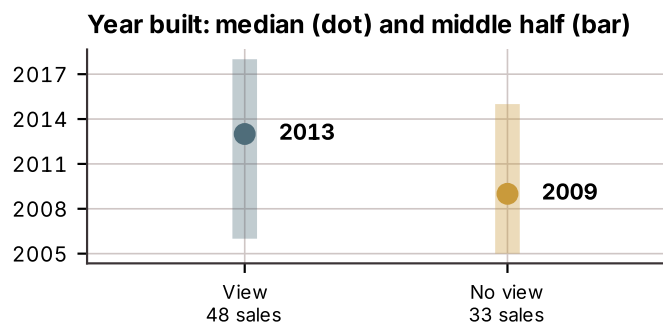
6.5 Living area: no clear difference



The average is **3,045 SF** for homes with a view and **2,933 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

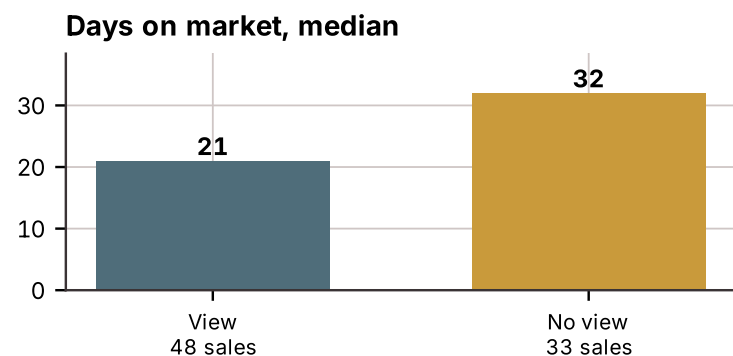
6.6 Year built: no clear difference



The median is **2013** for homes with a view and **2009** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

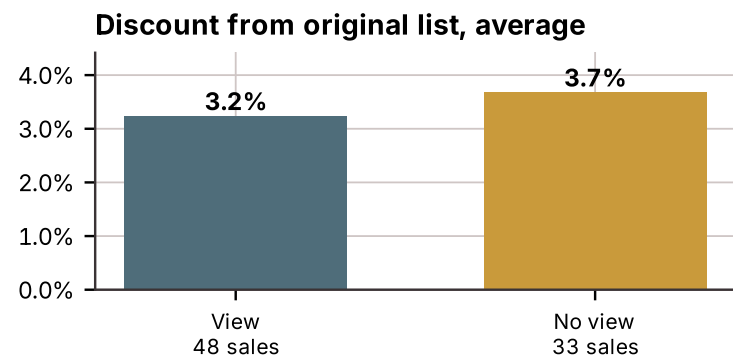
6.7 Days on market: no clear difference



The median is **21 days** for homes with a view and **32 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

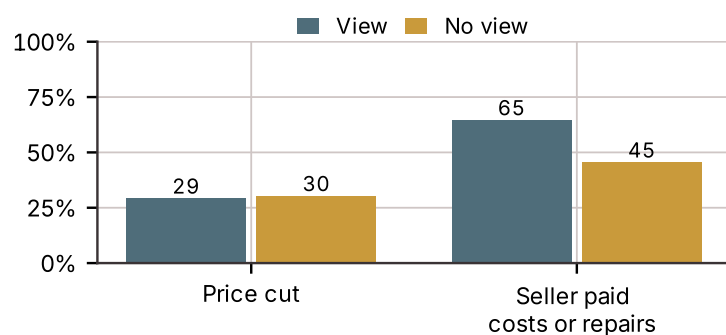
6.8 Discount from original list: no clear difference



The average is **3.2%** for homes with a view and **3.7%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

6.9 How often: price cut before sale, seller paid closing costs or repairs



Each bar is the share of homes in the group, in percent.

- 29% of homes with a view had a price cut before sale, against 30% of homes without a view. Defined in 8.1.7.
- 65% of homes with a view had the seller pay closing costs or repairs, against 45% of homes without a view. Defined in 8.1.8.

Price cut before sale: – **No clear difference** · could be chance

Seller paid closing costs or repairs: – **No clear difference** · could be chance

6.10 The numbers: price and size

	View 48 sales	No view 33 sales	All 81 sales	Real difference?
Net sale price average	\$730,137	\$680,022	\$709,720	unclear
Net price per SF average	\$244	\$235	\$240	unclear
Living area average	3,045	2,933	2,999	unclear
Year built median	2013	2009	2012	unclear

6.11 The numbers: selling

	View 48 sales	No view 33 sales	All 81 sales	Real difference?
Days on market median	21	32	22	unclear
Discount from original list average	3.2%	3.7%	3.4%	unclear
Price cut before sale	29%	30%	30%	unclear
Seller paid closing costs or repairs	65%	45%	57%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.4.

7. New construction

Basic statistics · 1 sales · October 26, 2025 – October 25, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 1 sales, no groups, no tests.

Note: these are only the new - construction sales reported in ABOR MLS. Builders often sell homes without listing them in the MLS, so these figures do not necessarily represent all new - construction sales in Belterra.

Measure	Average	Median
Sales		1
Net sale price	\$1,285,000	\$1,285,000
Net price per SF	\$321	\$321
Living area (SF)	4,008	4,008
Days on market	1	1
Discount from original list	2.7%	2.7%
Price cut before sale		0% of sales
Seller paid closing costs or repairs		0% of sales
Year built		2026–2026

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition "New Construction" or "Under Construction".

8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms	What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.
Statistically	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersCIsIsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	83 resale sales. Average \$707,654; median \$674,900; standard deviation \$150,979; middle half (25th–75th percentile) \$616,600–\$800,000; lowest \$475,077, highest \$1,263,625. 47 sales had a seller payment; their median payment was \$3,625.

8.1.2 Net price per SF

In simple terms	Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?
Statistically	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	83 resale sales. Average \$241; median \$236; standard deviation \$34; middle half (25th–75th percentile) \$220–\$256; lowest \$169, highest \$335.

8.1.3 Living area

In simple terms	The heated and cooled space, as listed in the MLS. Garages and porches are not counted.
Statistically	RESO LivingArea, in square feet. Sales under 400 SF are treated as entry errors and left out.
The data	83 resale sales. Average 2,985; median 2,924; standard deviation 698; middle half (25th–75th percentile) 2,528–3,443; lowest 1,747, highest 5,085.

8.1.4 Year built

In simple terms	The year the home was finished, as listed in the MLS. It shows whether a group leans to older or newer phases of the community.
Statistically	RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.
The data	83 resale sales. Average 2011; median 2012; standard deviation 6; middle half (25th–75th percentile) 2006–2016; lowest 2003, highest 2020.

8.1.5 Days on market

In simple terms	How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.
Statistically	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. The MLS counter can freeze at a price change, so the contract - date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.
The data	83 resale sales. Average 57; median 23; standard deviation 89; middle half (25th–75th percentile) 12–56; lowest 0, highest 604. 2 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	83 resale sales. Average 3.4%; median 2.1%; standard deviation 5.1%; middle half (25th–75th percentile) 0.6%–5.2%; lowest –7.0%, highest 27.3%. 10 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms	The asking price was lowered at least once before the home went under contract.
Statistically	Indicator: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	25 of 83 resale sales (30.1%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: $\text{ACTRIS_BuyersClsgCostPdbySell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	47 of 83 resale sales (56.6%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than "None", "Neighborhood" or "See Remarks". No view = only "None" and/or "Neighborhood". A record whose only entry is "See Remarks" cannot be classified and is left out of the view slice.
The data	48 sales with a view, 33 without, 2 unclassified. Most common View entries: Park/Greenbelt 31, Neighborhood 27, None 24, Trees/Woods 21, Hill Country 15, See Remarks 4, Pond 3, Panoramic 2.

8.2 Methods

8.2.1 Data source

In simple terms	Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.
Statistically	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of "belterra" (case-insensitive). A record is kept when its subdivision name belongs to the Belterra family, the same rule comparable sales use.
The data	Pulled October 26, 2026: 84 closed Belterra records over the prior year, in ZIP 78737. 36 subdivision spellings kept, the most common: Belterra (13); Belterra Ph 4 Sec 13 (8); Belterra Ph li Sec 2 (6); BELTERRA (5); Belterra Sec 15 (4); Belterra Sec 20-1 (3); Belterra Ph li Sec 9B (3); Belterra Ph 5 Sec 10 (3); Belterra Ph 3 Sec 11A (2); Belterra Ph 4 Sec 12A (2); Belterra Ph 1 Sec 3A (2); Belterra Ph 4 Sec 14 (2); and 24 more (31 records). Names found by the search but not part of Belterra, left out: The Cottages At Belterra Village (6); Belterra- san saba (1); The Cottage At Belterra Village (1); Hudson At Belterra Condo (1).

8.2.2 Study window

In simple terms	The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 49 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 26, 2025 to October 25, 2026 inclusive.
The data	84 single-family sales in the window: 83 resale, 1 new construction.

8.2.3 Resale and new construction

In simple terms	A resale home was previously owned. New construction is sold by the builder and behaves differently, so it is kept out of every analysis and reported once on its own.
Statistically	New construction = NewConstructionYN true, or PropertyCondition contains "New Construction" or "Under Construction". Everything else is resale.
The data	83 resale; 1 new construction.

8.2.4 Sales left out

In simple terms	A few records cannot be used as entered and are left out before any analysis.
Statistically	Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).
The data	None in this window.

8.2.5 Quartiles and groups

In simple terms	Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example "Under \$617K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value ("Under") and the previous group's highest value ("Over"/"After").
The data	Quartiles by net sale price: Under \$617K: \$475,077–\$616,200 (21 sales); \$617K–\$675K: \$617,000–\$674,900 (21 sales); \$682K–\$800K: \$682,500–\$799,900 (19 sales); Over \$800K: \$800,000–\$1,263,625 (22 sales) Quartiles by living area: Under 2,534 SF: 1,747–2,522 SF (21 sales); 2,534–2,924 SF: 2,534–2,924 SF (21 sales); 2,940–3,434 SF: 2,940–3,434 SF (20 sales); Over 3,434 SF: 3,452–5,085 SF (21 sales) Quartiles by year built: Before 2007: 2003–2006 (25 sales); 2007–2011: 2007–2011 (14 sales); 2012–2016: 2012–2016 (23 sales); After 2016: 2017–2020 (21 sales) View and no view: View: MLS lists a view (48 sales); No view: None or Neighborhood (33 sales)

8.2.6 Average and median

In simple terms	The average adds the values and divides by how many; one very expensive home can pull it up. The median is the middle value, with half above and half below.
Statistically	Mean $\bar{x} = (1/n) \sum x_i$; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values).
The data	Net sale price: average \$707,654, median \$674,900. Days on market: average 57, median 23: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms	Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.
Statistically	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.
The data	Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms	The same check when there are only two groups: view against no view.
Statistically	Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $ 1 - 2U/(n_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Kerby, 2014; Cohen, 1988).
The data	Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms	Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.
Statistically	Pearson χ^2 on the $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

8.2.10 Real difference (significance)

In simple terms	"Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	Quartiles by net sale price: $m = 8$, threshold $p < 0.0063$; Quartiles by living area: $m = 8$, threshold $p < 0.0063$; Quartiles by year built: $m = 8$, threshold $p < 0.0063$; View and no view: $m = 8$, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ϵ^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	5 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms	Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.
Statistically	Prices in headings round to the nearest \$1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.
The data	Days on market is always shown in days.

8.3 Test results

Every test behind every gold box. Statistic, degrees of freedom (df), p-value, the threshold it must beat, and the size of the difference.

8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal-Wallis	H = 1.94	3	0.5857	p < 0.0063	Unclear	$\epsilon^2 = 0.024$	small
Living area	Kruskal-Wallis	H = 52.72	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.643$	large
Year built	Kruskal-Wallis	H = 8.86	3	0.0312	p < 0.0063	Unclear	$\epsilon^2 = 0.108$	medium
Days on market	Kruskal-Wallis	H = 11.07	3	0.0114	p < 0.0063	Unclear	$\epsilon^2 = 0.135$	medium
Discount from original list	Kruskal-Wallis	H = 13.19	3	0.0042	p < 0.0063	Yes	$\epsilon^2 = 0.161$	large
Price cut before sale	Chi-square	$\chi^2 = 6.03$	3	0.1100	p < 0.0063	Unclear	Cramér's V = 0.270	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.99$	3	0.8029	p < 0.0063	Unclear	Cramér's V = 0.109	small
Has a view	Chi-square	$\chi^2 = 1.87$	3	0.6001	p < 0.0063	Unclear	Cramér's V = 0.150	small

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	H = 50.71	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.618$	large
Net price per SF	Kruskal-Wallis	H = 12.37	3	0.0062	p < 0.0063	Yes	$\epsilon^2 = 0.151$	large
Year built	Kruskal-Wallis	H = 1.69	3	0.6392	p < 0.0063	Unclear	$\epsilon^2 = 0.021$	small
Days on market	Kruskal-Wallis	H = 9.49	3	0.0235	p < 0.0063	Unclear	$\epsilon^2 = 0.116$	medium
Discount from original list	Kruskal-Wallis	H = 7.13	3	0.0678	p < 0.0063	Unclear	$\epsilon^2 = 0.087$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.47$	3	0.3253	p < 0.0063	Unclear	Cramér's V = 0.204	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.19$	3	0.7550	p < 0.0063	Unclear	Cramér's V = 0.120	small
Has a view	Chi-square	$\chi^2 = 2.95$	3	0.3993	p < 0.0063	Unclear	Cramér's V = 0.189	small

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	H = 4.60	3	0.2033	p < 0.0063	Unclear	$\epsilon^2 = 0.056$	small
Net price per SF	Kruskal-Wallis	H = 12.43	3	0.0061	p < 0.0063	Yes	$\epsilon^2 = 0.152$	large
Living area	Kruskal-Wallis	H = 0.41	3	0.9382	p < 0.0063	Unclear	$\epsilon^2 = 0.005$	negligible
Days on market	Kruskal-Wallis	H = 1.03	3	0.7929	p < 0.0063	Unclear	$\epsilon^2 = 0.013$	small
Discount from original list	Kruskal-Wallis	H = 2.63	3	0.4514	p < 0.0063	Unclear	$\epsilon^2 = 0.032$	small
Price cut before sale	Chi-square	$\chi^2 = 3.77$	3	0.2872	p < 0.0063	Unclear	Cramér's V = 0.213	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.37$	3	0.2242	p < 0.0063	Unclear	Cramér's V = 0.229	small
Has a view	Chi-square	$\chi^2 = 2.31$	3	0.5108	p < 0.0063	Unclear	Cramér's V = 0.167	small

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann-Whitney U	U = 942.50	—	0.1494	p < 0.0063	Unclear	rank-biserial r = 0.190	small
Net price per SF	Mann-Whitney U	U = 939.00	—	0.1591	p < 0.0063	Unclear	rank-biserial r = 0.186	small
Living area	Mann-Whitney U	U = 811.00	—	0.8589	p < 0.0063	Unclear	rank-biserial r = 0.024	negligible
Year built	Mann-Whitney U	U = 978.00	—	0.0738	p < 0.0063	Unclear	rank-biserial r = 0.235	small
Days on market	Mann-Whitney U	U = 637.50	—	0.1387	p < 0.0063	Unclear	rank-biserial r = 0.195	small
Discount from original list	Mann-Whitney U	U = 745.00	—	0.6549	p < 0.0063	Unclear	rank-biserial r = 0.059	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.01$	1	0.9124	p < 0.0063	Unclear	Cramér's V = 0.012	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.92$	1	0.0877	p < 0.0063	Unclear	Cramér's V = 0.190	small

8.4 Data notes

Left out of the analysis: 1 new - construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 83 closed MLS resale sales; the 1 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 26, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194 - BB · Diane Hart Alexander, Designated Broker, #574877 - B.