Whispering Hollow

Buda, TX 78610
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
42	**$400,750**	**$178**	**40 days**
single-family resale homes	average $424,062	average $182	average 65 days

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1. Summary

Resale homes · 42 sales · November 8, 2025 – November 7, 2026

This study looks at the **42 resale homes** sold in Whispering Hollow in the **365 days** to November 7, 2026. A full year is used because only 14 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.

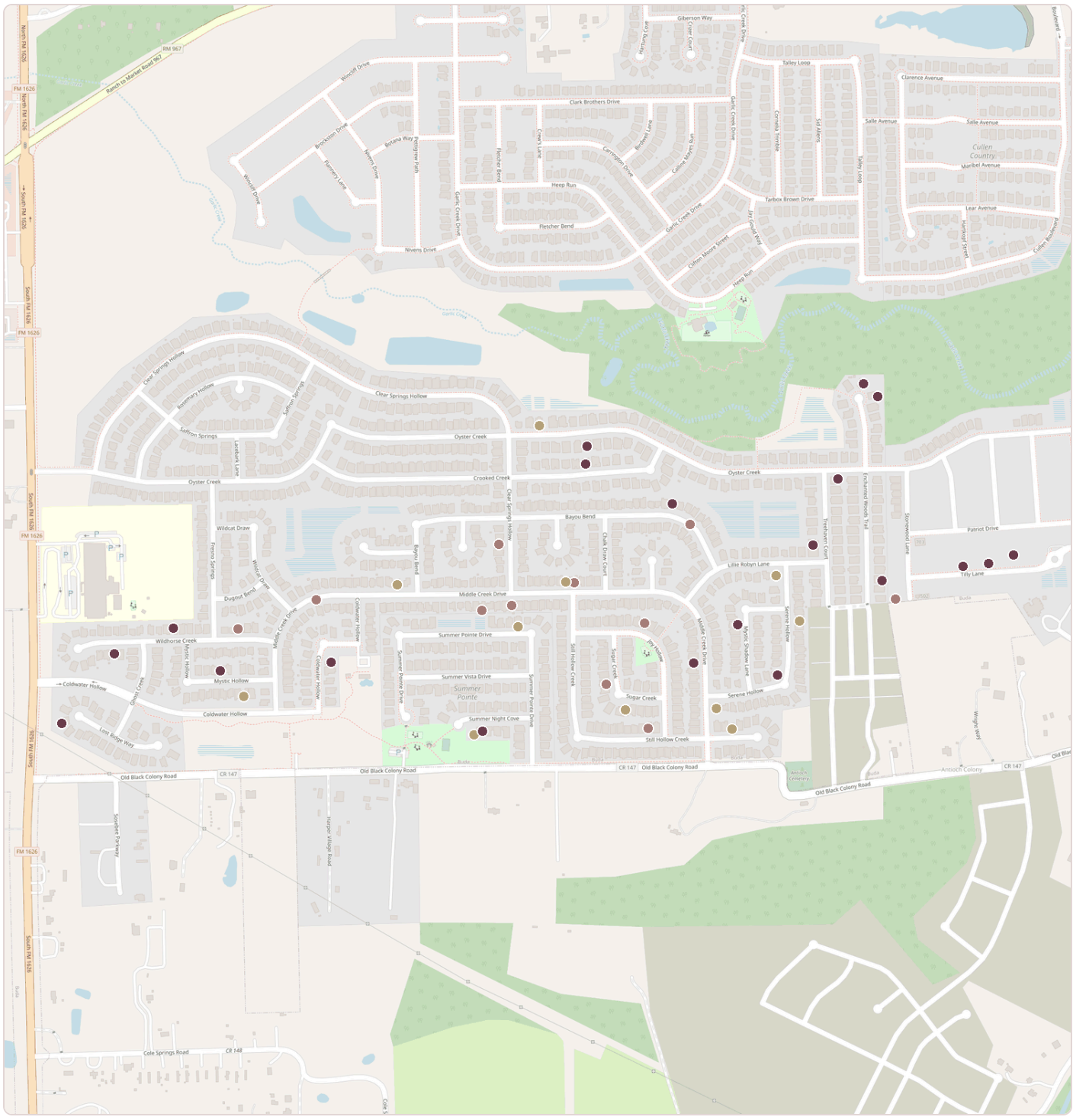
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

42 resale homes · colored by price range

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



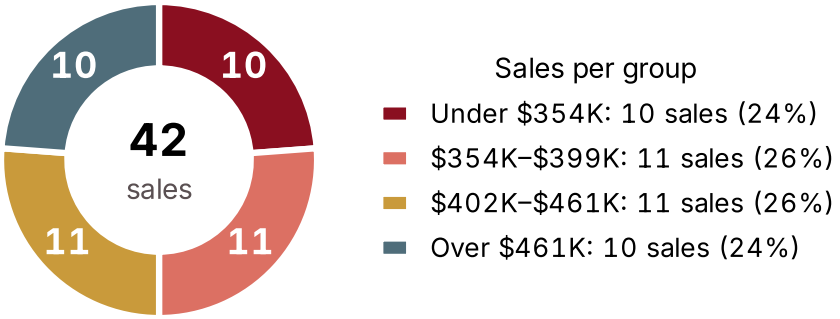
● Under $354K · 10 sales ● $354K–$399K · 11 sales ● $402K–$461K · 11 sales ● Over $461K · 10 sales

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3. Quartiles by net sale price

Resale homes · 42 sales · November 8, 2025 – November 7, 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 $461K are about 1,450 SF (87%) larger than homes under $354K.

3.1 Key differences

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

Under $354K $354K–$399K $402K–$461K Over $461K

Higher-priced homes Over $461K

- Are much larger.

Lower-priced homes Under $354K

- Are much smaller.

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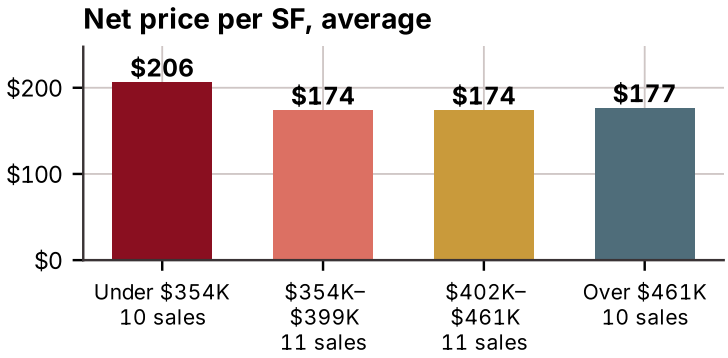
3.2 At a glance

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 $354K	$354K–$399K	$402K–$461K	Over $461K	Real difference?
Net price per SF	$206 per SF	$174 per SF	$174 per SF	$177 per SF	unclear
Living area	1,667 SF **Smallest**	2,202 SF	2,569 SF	3,115 SF **Largest**	✓ large
Year built	2010	2010	2012	2012	unclear
Days on market	44 days	39 days	49 days	30 days	unclear
Discount from original list	4.3%	5.8%	6.9%	4.3%	unclear
Price cut before sale	40%	36%	73%	40%	unclear
Seller paid closing costs or repairs	60%	73%	82%	70%	unclear
Has a view	0%	27%	9%	50%	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

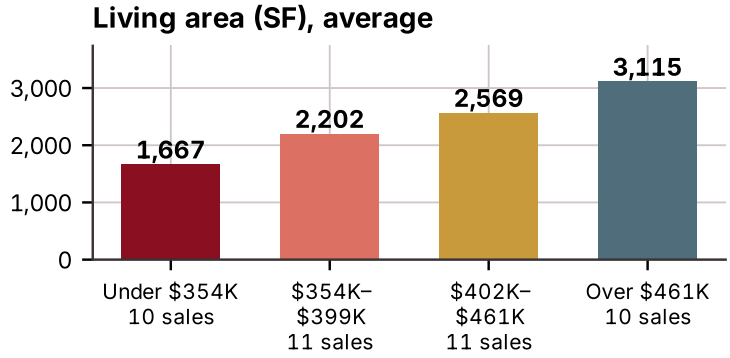


The average is **$177 per SF** for homes over $461K and **$206 per SF** for homes under $354K. It does not move in a straight line; homes under $354K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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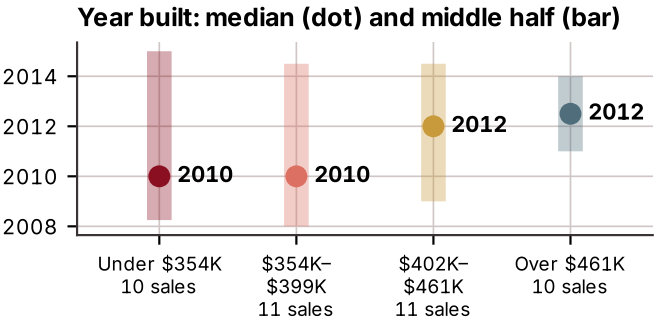
3.4 Homes over $461K are about 1,450 SF (87%) larger than homes under $354K



The average is **3,115 SF** for homes over $461K and **1,667 SF** for homes under $354K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

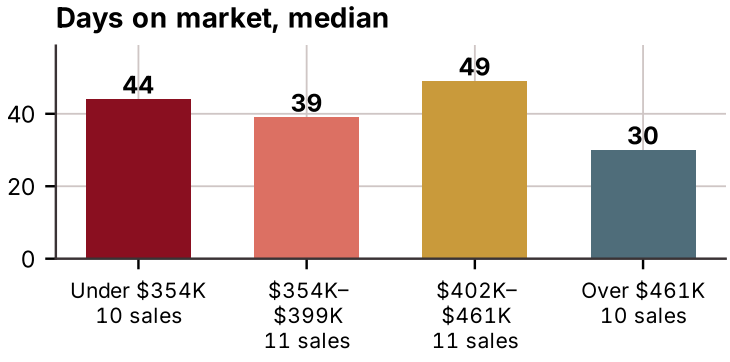
3.5 Year built: no clear difference



The median is **2012** for homes over $461K and **2010** for homes under $354K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

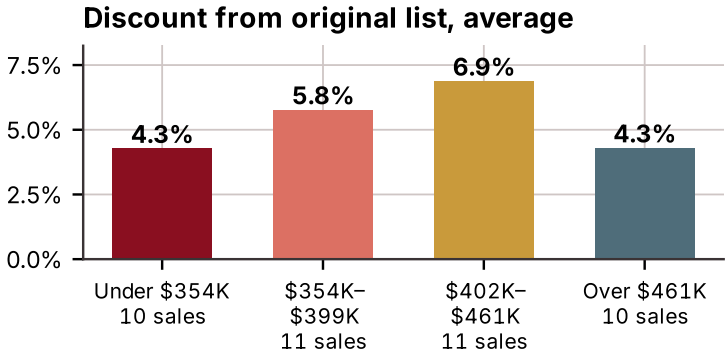


The median is **30 days** for homes over $461K and **44 days** for homes under $354K. It does not move in a straight line; homes $402K–$461K are highest. Defined in 8.1.5.

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

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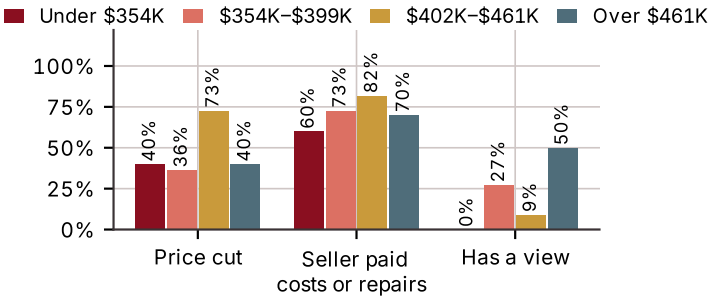
3.7 Discount from original list: no clear difference



The average is **4.3%** for homes over $461K and **4.3%** for homes under $354K. It does not move in a straight line; homes $402K–$461K are highest. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 40% of homes over $461K had a price cut before sale, against 40% of homes under $354K. Defined in 8.1.7.
- 70% of homes over $461K had the seller pay closing costs or repairs, against 60% of homes under $354K. Defined in 8.1.8.
- 50% of homes over $461K have a view, against 0% of homes under $354K. 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 $354K 10 sales	$354K– $399K 11 sales	$402K– $461K 11 sales	Over $461K 10 sales	All 42 sales	Real difference?
Net sale price average	$334,672	$377,693	$440,523	$546,349	$424,062	by design
Net price per SF average	$206	$174	$174	$177	$182	unclear
Living area average	1,667	2,202	2,569	3,115	2,388	✓ large
Year built median	2010	2010	2012	2012	2011	unclear

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3.10 The numbers: selling

	Under $354K 10 sales	$354K–$399K 11 sales	$402K–$461K 11 sales	Over $461K 10 sales	All 42 sales	Real difference?
Days on market median	44	39	49	30	40	unclear
Discount from original list average	4.3%	5.8%	6.9%	4.3%	5.3%	unclear
Price cut before sale	40%	36%	73%	40%	48%	unclear
Seller paid closing costs or repairs	60%	73%	82%	70%	71%	unclear
Has a view	0%	27%	9%	50%	21%	unclear

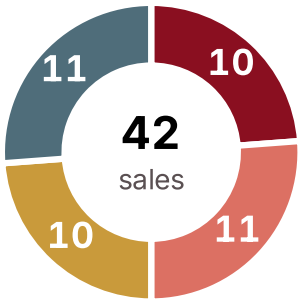
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 42 sales · November 8, 2025 – November 7, 2026

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



Sales per group

- Under 1,880 SF: 10 sales (24%)
- 1,880–2,392 SF: 11 sales (26%)
- 2,467–2,779 SF: 10 sales (24%)
- Over 2,779 SF: 11 sales (26%)

Bottom line

- Homes over 2,779 SF sell for about $169K (49%) more than homes under 1,880 SF.
- Homes over 2,779 SF sell for about $53 per SF (24%) less than homes under 1,880 SF.

4.1 Key differences

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

Under 1,880 SF · 1,880–2,392 SF · 2,467–2,779 SF · Over 2,779 SF

Larger homes Over 2,779 SF

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

Smaller homes Under 1,880 SF

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

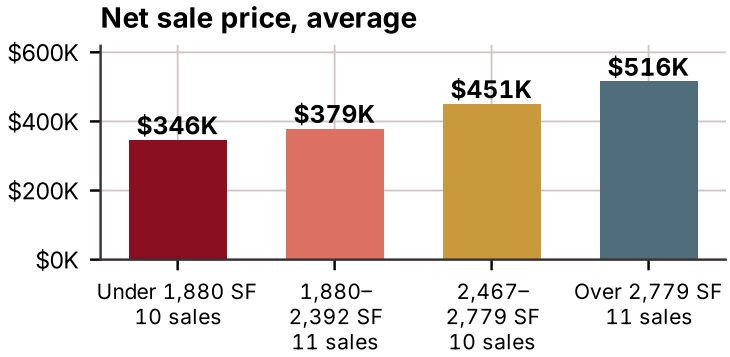
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4.2 At a glance

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 1,880 SF	1,880–2,392 SF	2,467–2,779 SF	Over 2,779 SF	Real difference?
Net sale price	$346K Lowest	$379K	$451K	$516K Highest	✓ large
Net price per SF	$218 per SF Highest	$177 per SF	$171 per SF	$165 per SF Lowest	✓ large
Year built	2011	2014	2012	2011	unclear
Days on market	20 days	37 days	58 days	40 days	unclear
Discount from original list	4.6%	3.4%	6.1%	7.3%	unclear
Price cut before sale	40%	27%	70%	55%	unclear
Seller paid closing costs or repairs	70%	73%	60%	82%	unclear
Has a view	0%	18%	20%	45%	unclear

4.3 Homes over 2,779 SF sell for about $169K (49%) more than homes under 1,880 SF



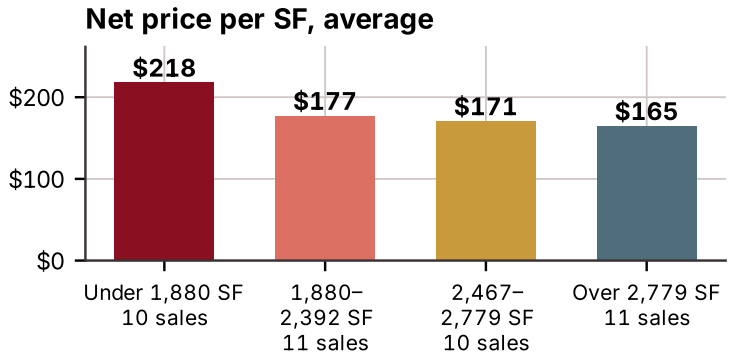
The average is **$516K** for homes over 2,779 SF and **$346K** for homes under 1,880 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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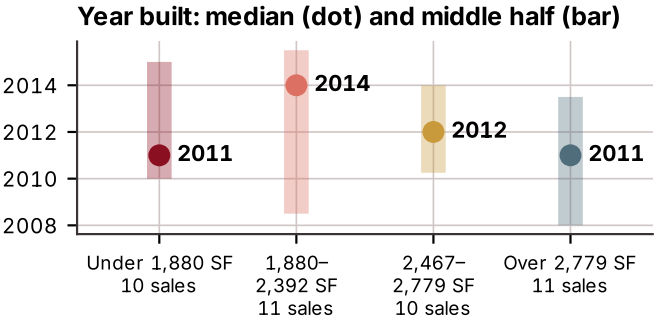
4.4 Homes over 2,779 SF sell for about $53 per SF (24%) less than homes under 1,880 SF



The average is **$165 per SF** for homes over 2,779 SF and **$218 per SF** for homes under 1,880 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

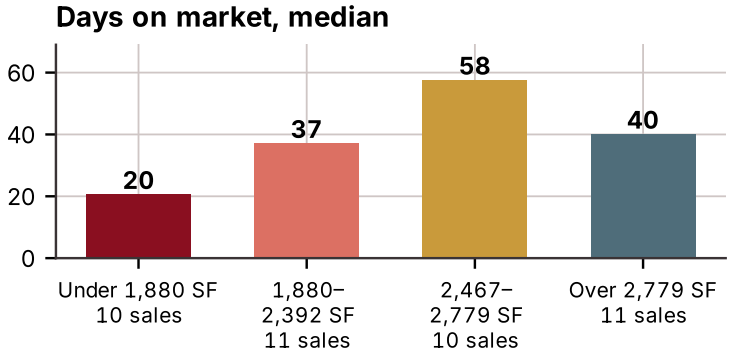
4.5 Year built: no clear difference



The median is **2011** for homes over 2,779 SF and **2011** for homes under 1,880 SF. It does not move in a straight line; homes 1,880–2,392 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

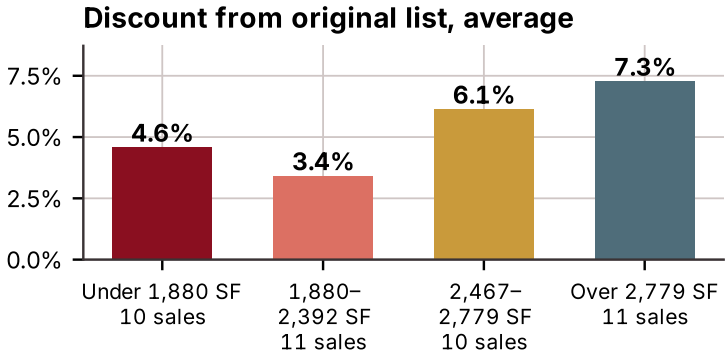


The median is **40 days** for homes over 2,779 SF and **20 days** for homes under 1,880 SF. It does not move in a straight line; homes 2,467–2,779 SF are highest. Defined in 8.1.5.

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

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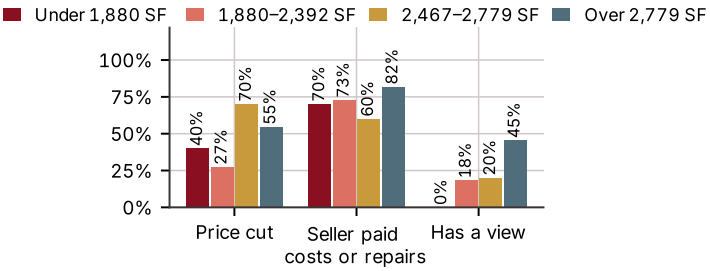
4.7 Discount from original list: no clear difference



The average is **7.3%** for homes over 2,779 SF and **4.6%** for homes under 1,880 SF. It does not move in a straight line; homes over 2,779 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.

- 55% of homes over 2,779 SF had a price cut before sale, against 40% of homes under 1,880 SF. Defined in 8.1.7.
- 82% of homes over 2,779 SF had the seller pay closing costs or repairs, against 70% of homes under 1,880 SF. Defined in 8.1.8.
- 45% of homes over 2,779 SF have a view, against 0% of homes under 1,880 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 1,880 SF 10 sales	1,880–2,392 SF 11 sales	2,467–2,779 SF 10 sales	Over 2,779 SF 11 sales	All 42 sales	Real difference?
Net sale price average	$346,112	$379,103	$450,775	$515,599	$424,062	✓ large
Net price per SF average	$218	$177	$171	$165	$182	✓ large
Living area average	1,604	2,139	2,640	3,122	2,388	by design
Year built median	2011	2014	2012	2011	2011	unclear

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4.10 The numbers: selling

	Under 1,880 SF 10 sales	1,880–2,392 SF 11 sales	2,467–2,779 SF 10 sales	Over 2,779 SF 11 sales	All 42 sales	Real difference?
Days on market median	20	37	58	40	40	unclear
Discount from original list average	4.6%	3.4%	6.1%	7.3%	5.3%	unclear
Price cut before sale	40%	27%	70%	55%	48%	unclear
Seller paid closing costs or repairs	70%	73%	60%	82%	71%	unclear
Has a view	0%	18%	20%	45%	21%	unclear

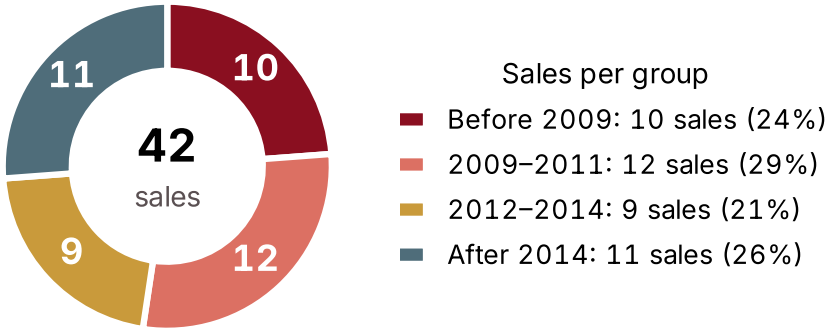
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 42 sales · November 8, 2025 – November 7, 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: no measure differs enough between the groups to rule out chance.

5.1 Key differences

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

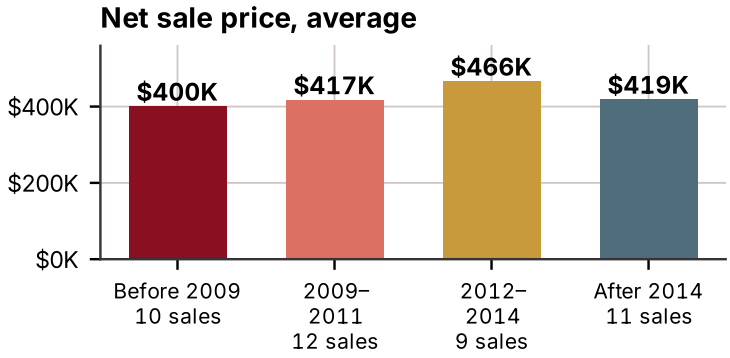
5.2 At a glance

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 2009	2009–2011	2012–2014	After 2014	Real difference?
Net sale price	$400K	$417K	$466K	$419K	unclear
Net price per SF	$171 per SF	$181 per SF	$177 per SF	$199 per SF	unclear
Living area	2,392 SF	2,359 SF	2,690 SF	2,170 SF	unclear
Days on market	58 days	46 days	49 days	20 days	unclear
Discount from original list	6.0%	5.7%	6.7%	3.2%	unclear
Price cut before sale	50%	42%	67%	36%	unclear
Seller paid closing costs or repairs	70%	75%	67%	73%	unclear
Has a view	10%	25%	44%	9%	unclear

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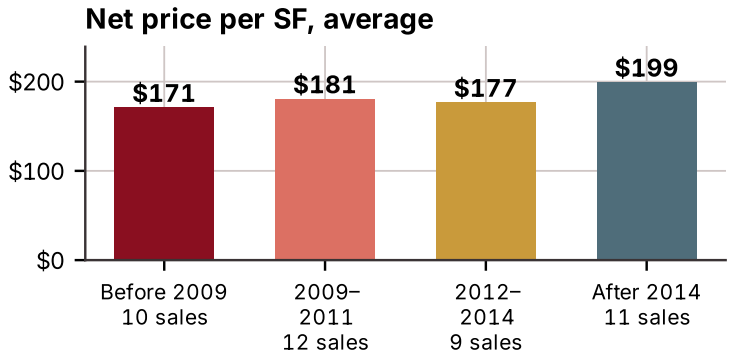
5.3 Net sale price: no clear difference



The average is **$419K** for homes built after 2014 and **$400K** for homes built before 2009. It does not move in a straight line; homes built 2012–2014 are highest. Defined in 8.1.1.

– No clear difference · could be chance

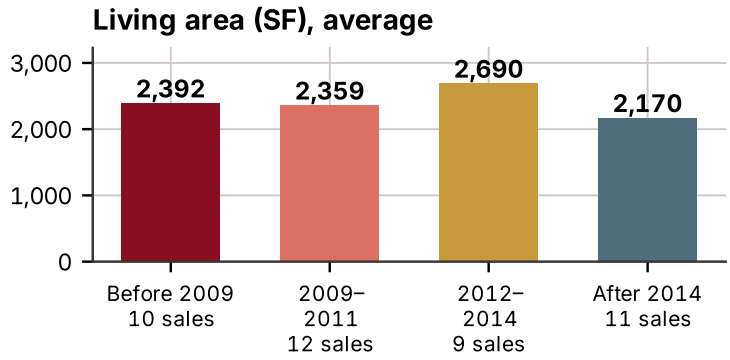
5.4 Net price per SF: no clear difference



The average is **$199 per SF** for homes built after 2014 and **$171 per SF** for homes built before 2009. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

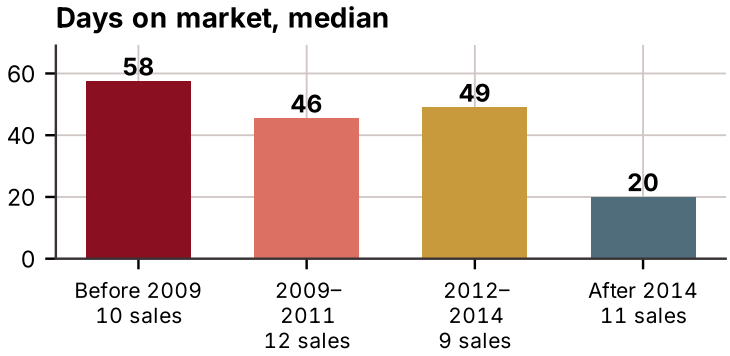


The average is **2,170 SF** for homes built after 2014 and **2,392 SF** for homes built before 2009. It does not move in a straight line; homes built 2012–2014 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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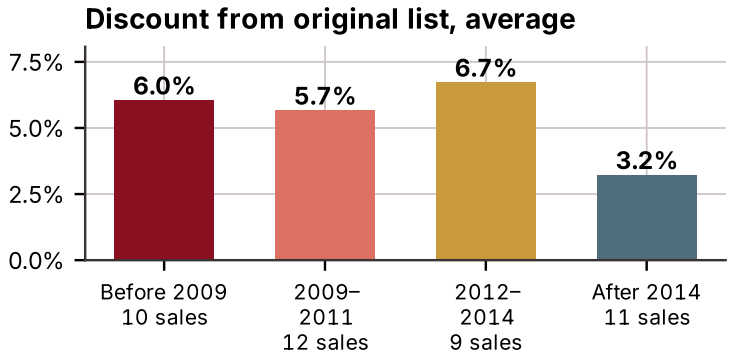
5.6 Days on market: no clear difference



The median is **20 days** for homes built after 2014 and **58 days** for homes built before 2009. It does not move in a straight line; homes built before 2009 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

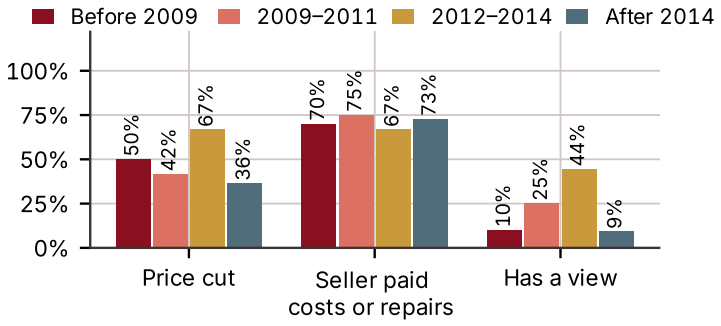


The average is **3.2%** for homes built after 2014 and **6.0%** for homes built before 2009. It does not move in a straight line; homes built 2012–2014 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 36% of homes built after 2014 had a price cut before sale, against 50% of homes built before 2009. Defined in 8.1.7.
- 73% of homes built after 2014 had the seller pay closing costs or repairs, against 70% of homes built before 2009. Defined in 8.1.8.
- 9% of homes built after 2014 have a view, against 10% of homes built before 2009. 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 2009 10 sales	2009–2011 12 sales	2012–2014 9 sales	After 2014 11 sales	All 42 sales	Real difference?
Net sale price average	$400,450	$417,244	$466,128	$418,545	$424,062	unclear
Net price per SF average	$171	$181	$177	$199	$182	unclear
Living area average	2,392	2,359	2,690	2,170	2,388	unclear
Year built median	2007	2010	2014	2016	2011	by design

5.10 The numbers: selling

	Before 2009 10 sales	2009–2011 12 sales	2012–2014 9 sales	After 2014 11 sales	All 42 sales	Real difference?
Days on market median	58	46	49	20	40	unclear
Discount from original list average	6.0%	5.7%	6.7%	3.2%	5.3%	unclear
Price cut before sale	50%	42%	67%	36%	48%	unclear
Seller paid closing costs or repairs	70%	75%	67%	73%	71%	unclear
Has a view	10%	25%	44%	9%	21%	unclear

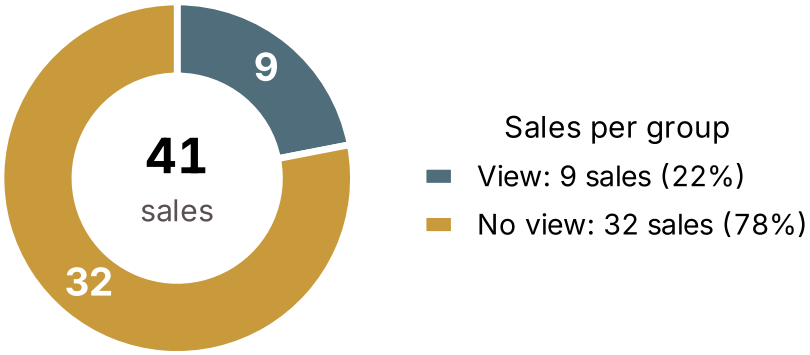
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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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. 1 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.

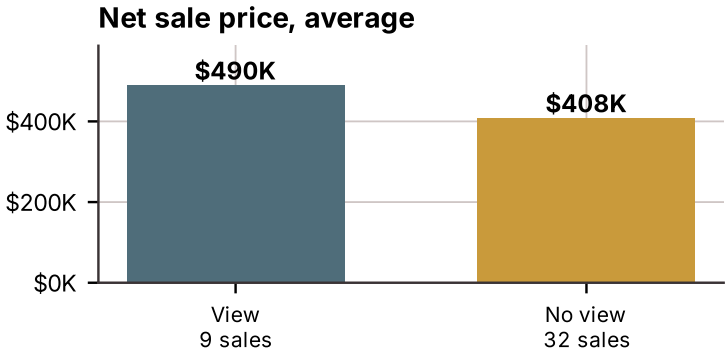
6.2 At a glance

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	$490K	$408K	unclear
Net price per SF	$172 per SF	$184 per SF	unclear
Living area	2,863 SF	2,282 SF	unclear
Year built	2012	2011	unclear
Days on market	40 days	38 days	unclear
Discount from original list	5.9%	5.1%	unclear
Price cut before sale	44%	47%	unclear
Seller paid closing costs or repairs	89%	66%	unclear

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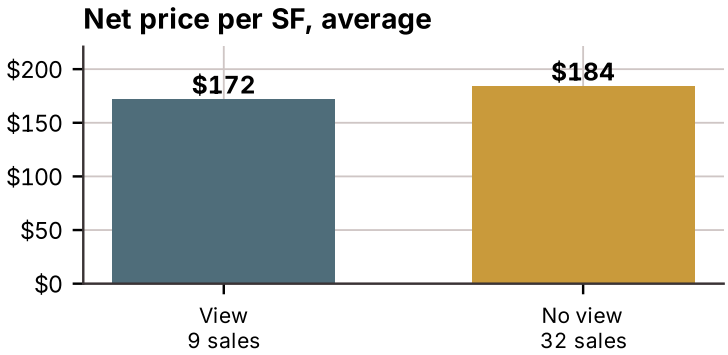
6.3 Net sale price: no clear difference



The average is **$490K** for homes with a view and **$408K** for homes without a view. Defined in 8.1.1.

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

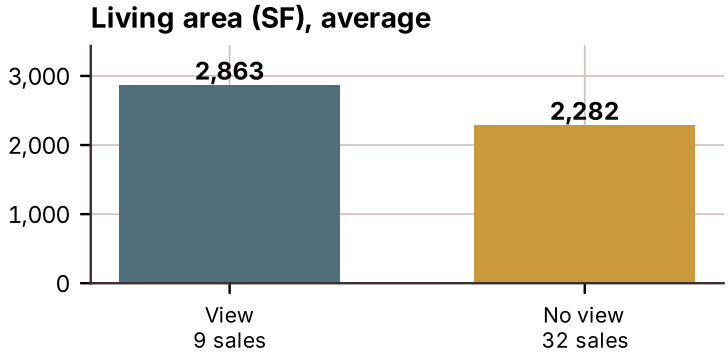
6.4 Net price per SF: no clear difference



The average is **$172 per SF** for homes with a view and **$184 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

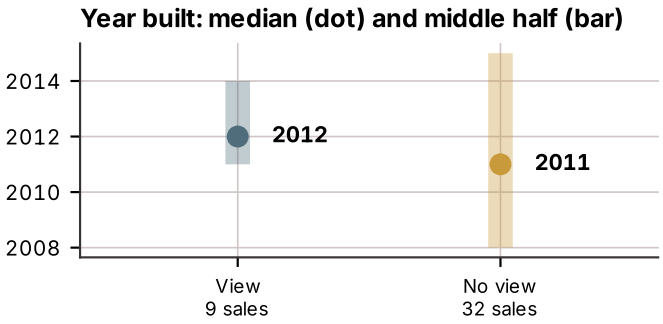


The average is **2,863 SF** for homes with a view and **2,282 SF** for homes without a view. Defined in 8.1.3.

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

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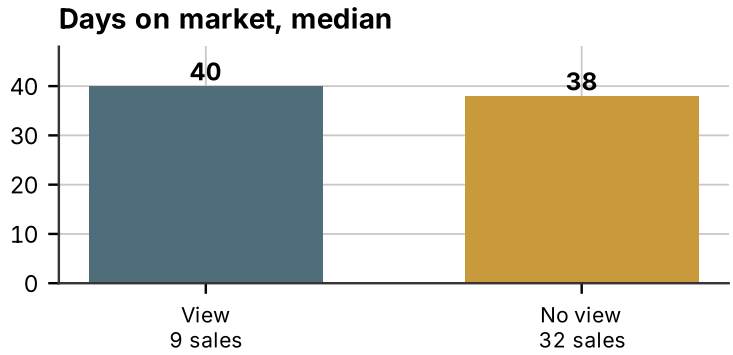
6.6 Year built: no clear difference



The median is **2012** for homes with a view and **2011** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

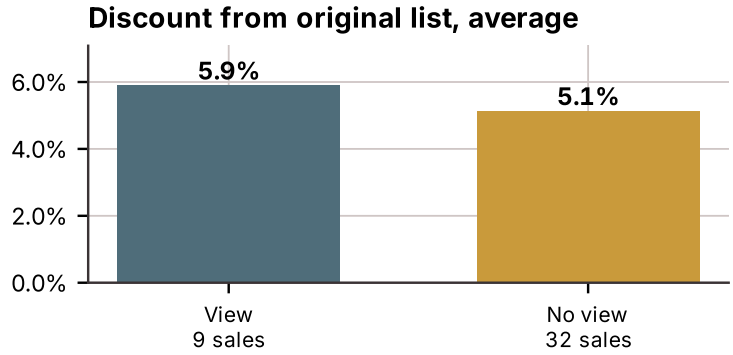
6.7 Days on market: no clear difference



The median is **40 days** for homes with a view and **38 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

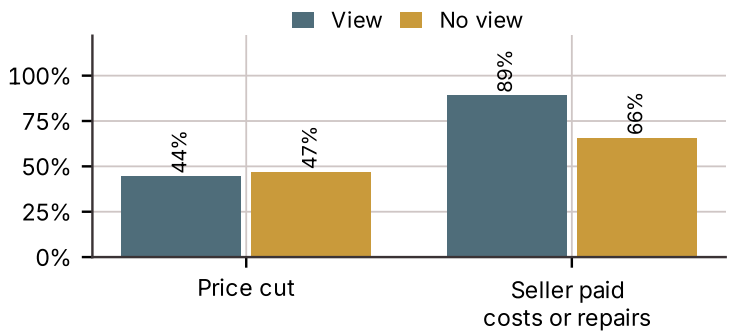


The average is **5.9%** for homes with a view and **5.1%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 44% of homes with a view had a price cut before sale, against 47% of homes without a view. Defined in 8.1.7.
- 89% of homes with a view had the seller pay closing costs or repairs, against 66% 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 9 sales	No view 32 sales	All 41 sales	Real difference?
Net sale price average	$489,580	$408,454	$426,262	unclear
Net price per SF average	$172	$184	$181	unclear
Living area average	2,863	2,282	2,409	unclear
Year built median	2012	2011	2011	unclear

6.11 The numbers: selling

	View 9 sales	No view 32 sales	All 41 sales	Real difference?
Days on market median	40	38	39	unclear
Discount from original list average	5.9%	5.1%	5.3%	unclear
Price cut before sale	44%	47%	46%	unclear
Seller paid closing costs or repairs	89%	66%	71%	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.

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7. New construction

Basic statistics · 0 sales · November 8, 2025 – November 7, 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: 0 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 Whispering Hollow.

No new-construction sales were reported in ABOR MLS in this window.

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

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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 Net = ClosePrice − ACTRIS_BuyersClsgCostPdbySell − ACTRIS_RepairsAmount (a blank counts as $0). Summarized by the arithmetic mean in the slices.

The data 42 resale sales. Average $424,062; median $400,750; standard deviation $83,957; middle half (25th–75th percentile) $355,092–$460,200; lowest $315,000, highest $614,988. 30 sales had a seller payment; their median payment was $6,088.

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 psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

The data 42 resale sales. Average $182; median $178; standard deviation $28; middle half (25th–75th percentile) $163–$196; lowest $138, highest $283.

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 42 resale sales. Average 2,388; median 2,430; standard deviation 605; middle half (25th–75th percentile) 1,922–2,780; lowest 1,114, highest 3,521.

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 42 resale sales. Average 2011; median 2011; standard deviation 3; middle half (25th–75th percentile) 2009–2015; lowest 2005, highest 2016.

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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(CumulativeDaysOnMarket, DaysOnMarket, PurchaseContractDate − 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 42 resale sales. Average 65; median 40; standard deviation 92; middle half (25th–75th percentile) 9–78; lowest 3, highest 507. 0 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 Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.

The data 42 resale sales. Average 5.3%; median 5.1%; standard deviation 5.2%; middle half (25th–75th percentile) 1.5%–7.3%; lowest −3.4%, highest 18.1%. 4 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: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).

The data 20 of 42 resale sales (47.6%).

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: ACTRIS_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 30 of 42 resale sales (71.4%).

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 9 sales with a view, 32 without, 1 unclassified. Most common View entries: Neighborhood 21, None 14, Park/Greenbelt 6, Trees/Woods 3, See Remarks 1, City 1.

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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 ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-08 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Buda, SubdivisionName contains any of “whispering hollow”, “summer pointe”, “stonewood commons” (case-insensitive). A record is kept when its subdivision name belongs to the Whispering Hollow family, the same rule comparable sales use (it includes Summer Pointe, Stonewood Commons, proven adjacent and priced alike).

The data Pulled November 8, 2026: 42 closed Whispering Hollow records over the prior year, in ZIP 78610. 19 subdivision spellings kept, the most common: Whispering Hollow Ph 1 Sec 3 (6); Whispering Hollow (4); Whispering Hollow Ph 1 Sec 1 (4); Stonewood Commons (4); Summer Pointe Sec One (3); Whispering Hollow Ph 1 Sec 7B (3); Whispering Hollow Ph I Sec 5C (2); Whispering Hollow Ph 2 Sec 3 (2); Whispering Hollow Ph I Sec 4A (2); Whispering Hollow Ph 2 Sec 4 (2); Whispering Hollow Ph Ii Sec 2 (2); Whispering Hollow Ph 02 Sec 02 (1); and 7 more (7 records). No other names were found by the search.

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 14 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 8, 2025 to November 7, 2026 inclusive.

The data 42 single-family sales in the window: 42 resale, 0 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 42 resale; 0 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.

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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 $354K”.

Statistically Sort by the slicing variable; cut k sits at round(nk/4), k = 1…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 $354K: $315,000–$354,000 (10 sales); $354K–$399K: $354,290–$399,000 (11 sales); $402K–$461K: $402,500–$460,600 (11 sales); Over $461K: $468,000–$614,988 (10 sales)
Quartiles by living area: Under 1,880 SF: 1,114–1,812 SF (10 sales); 1,880–2,392 SF: 1,880–2,392 SF (11 sales); 2,467–2,779 SF: 2,467–2,779 SF (10 sales); Over 2,779 SF: 2,780–3,521 SF (11 sales)
Quartiles by year built: Before 2009: 2005–2008 (10 sales); 2009–2011: 2009–2011 (12 sales); 2012–2014: 2012–2014 (9 sales); After 2014: 2015–2016 (11 sales)
View and no view: View: MLS lists a view (9 sales); No view: None or Neighborhood (32 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 $\bar{x} = (1/n)\ \Sigma\ x_i$; 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 $424,062, median $400,750. Days on market: average 65, median 40: 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 $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on k − 1 degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n-1)$: ≥ .01 small, ≥ .06 medium, ≥ .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 $\left|1 - 2U/(n_1 n_2)\right|$: ≥ .10 small, ≥ .30 medium, ≥ .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 × k table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Cramér, 1946).

The data Run on the three shares in every slice; results in 8.3.

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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 3 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.

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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 = 8.39	3	0.0386	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.205$	large
Living area	Kruskal–Wallis	H = 30.04	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.733$	large
Year built	Kruskal–Wallis	H = 1.15	3	0.7652	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.028$	small
Days on market	Kruskal–Wallis	H = 0.88	3	0.8291	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.022$	small
Discount from original list	Kruskal–Wallis	H = 3.03	3	0.3874	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.074$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.80$	3	0.2834	p < 0.0063	**Unclear**	Cramér's V = 0.301	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.24$	3	0.7432	p < 0.0063	**Unclear**	Cramér's V = 0.172	small
Has a view	Chi-square	$\chi^2 = 8.79$	3	0.0322	p < 0.0063	**Unclear**	Cramér's V = 0.458	medium

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 = 28.70	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.700$	large
Net price per SF	Kruskal–Wallis	H = 22.68	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.553$	large
Year built	Kruskal–Wallis	H = 1.81	3	0.6135	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.044$	small
Days on market	Kruskal–Wallis	H = 3.02	3	0.3878	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.074$	medium
Discount from original list	Kruskal–Wallis	H = 2.00	3	0.5727	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.049$	small
Price cut before sale	Chi-square	$\chi^2 = 4.28$	3	0.2330	p < 0.0063	**Unclear**	Cramér's V = 0.319	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.24$	3	0.7432	p < 0.0063	**Unclear**	Cramér's V = 0.172	small
Has a view	Chi-square	$\chi^2 = 6.58$	3	0.0866	p < 0.0063	**Unclear**	Cramér's V = 0.396	medium

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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 = 3.83	3	0.2805	p < 0.0063	Unclear	ε² = 0.093	medium
Net price per SF	Kruskal–Wallis	H = 5.83	3	0.1200	p < 0.0063	Unclear	ε² = 0.142	large
Living area	Kruskal–Wallis	H = 3.45	3	0.3278	p < 0.0063	Unclear	ε² = 0.084	medium
Days on market	Kruskal–Wallis	H = 5.12	3	0.1636	p < 0.0063	Unclear	ε² = 0.125	medium
Discount from original list	Kruskal–Wallis	H = 2.31	3	0.5102	p < 0.0063	Unclear	ε² = 0.056	small
Price cut before sale	Chi-square	χ^2 = 2.06	3	0.5599	p < 0.0063	Unclear	Cramér's V = 0.222	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.19	3	0.9785	p < 0.0063	Unclear	Cramér's V = 0.068	negligible
Has a view	Chi-square	χ^2 = 4.69	3	0.1957	p < 0.0063	Unclear	Cramér's V = 0.334	medium

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 = 216.50	—	0.0233	p < 0.0063	Unclear	rank-biserial r = 0.503	large
Net price per SF	Mann–Whitney U	U = 112.00	—	0.3211	p < 0.0063	Unclear	rank-biserial r = 0.222	small
Living area	Mann–Whitney U	U = 222.50	—	0.0140	p < 0.0063	Unclear	rank-biserial r = 0.545	large
Year built	Mann–Whitney U	U = 159.50	—	0.6344	p < 0.0063	Unclear	rank-biserial r = 0.108	small
Days on market	Mann–Whitney U	U = 126.50	—	0.5921	p < 0.0063	Unclear	rank-biserial r = 0.122	small
Discount from original list	Mann–Whitney U	U = 139.00	—	0.8873	p < 0.0063	Unclear	rank-biserial r = 0.035	negligible
Price cut before sale	Chi-square	χ^2 = 0.02	1	0.8972	p < 0.0063	Unclear	Cramér's V = 0.020	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.84	1	0.1754	p < 0.0063	Unclear	Cramér's V = 0.212	small

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8.4 Data notes

Left out of the analysis: 0 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 42 closed MLS resale sales; the 0 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 8, 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.

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