Driftwood

Hays County, TX
Resale homes · closed Nov 22 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 22, 2026 · 7:13 AM CST

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
73	**$945,700**	**$296**	**60 days**
single-family resale homes	average $1,084,483	average $329	average 92 days

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1. Summary

Resale homes · 73 sales · November 22, 2025 – November 21, 2026

This study looks at the **73 resale homes** sold in Driftwood in the **365 days** to November 21, 2026. A full year is used because only 45 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.

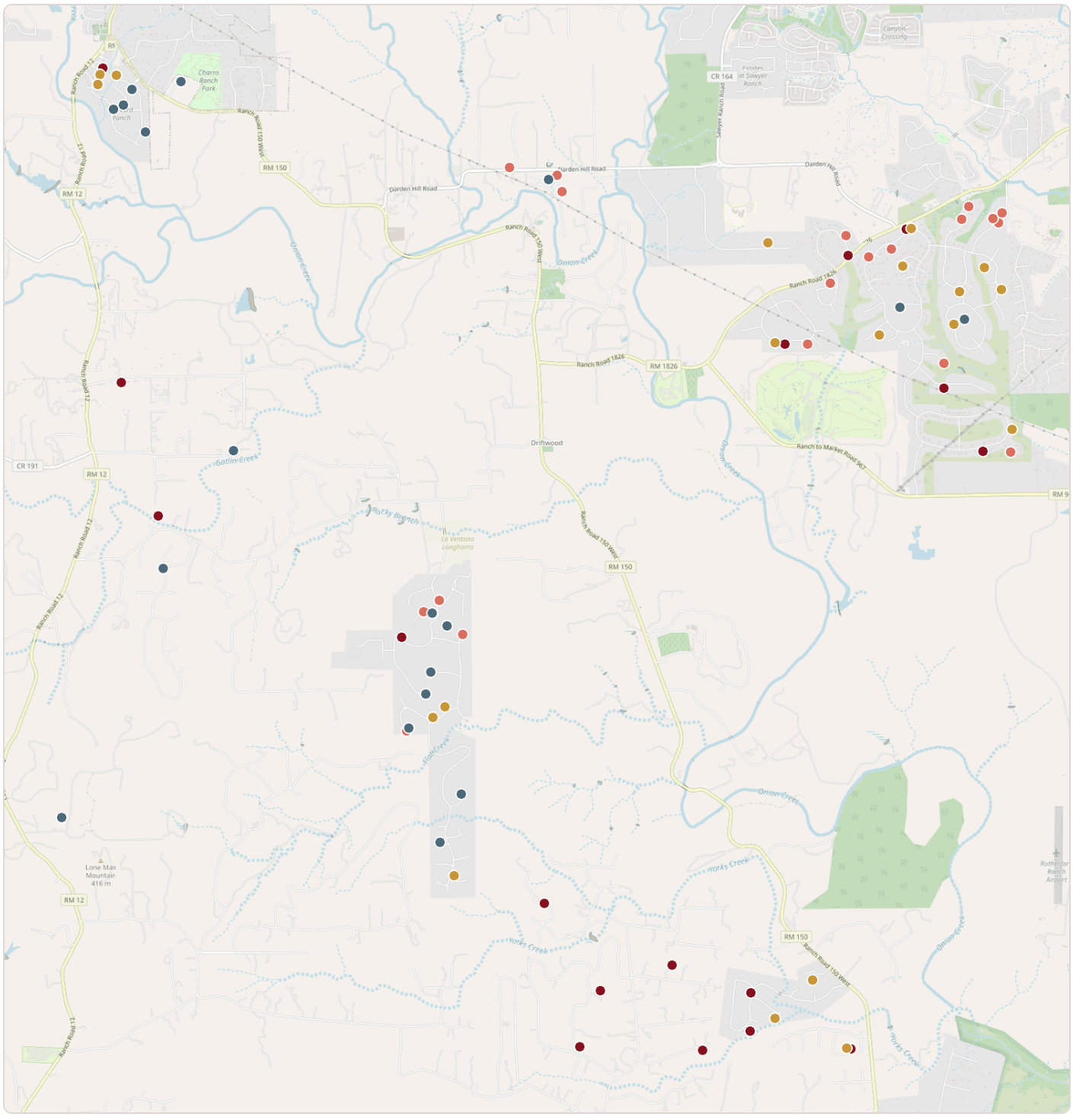
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

73 resale homes · colored by price range

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



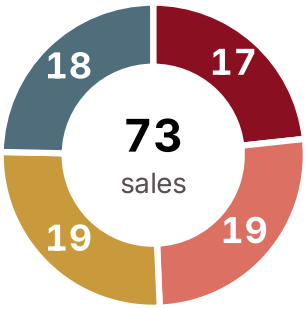
● Under $825K · 17 sales ● $825K–$945K · 19 sales ● $946K–$1.25M · 19 sales ● Over $1.25M · 18 sales

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3. Quartiles by net sale price

Resale homes · 73 sales · November 22, 2025 – November 21, 2026

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



Sales per group

- Under $825K: 17 sales (23%)
- $825K–$945K: 19 sales (26%)
- $946K–$1.25M: 19 sales (26%)
- Over $1.25M: 18 sales (25%)

Bottom line

- Homes over $1.25M sell for about $156 per SF (55%) more than homes under $825K.
- Homes over $1.25M are about 1,390 SF (57%) larger than homes under $825K.

3.1 Key differences

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

Under $825K $825K–$945K $946K–$1.25M Over $1.25M

Higher-priced homes Over $1.25M

- Sell for more per square foot.
- Are much larger.

Lower-priced homes Under $825K

- Sell for less per square foot.
- Are much smaller.

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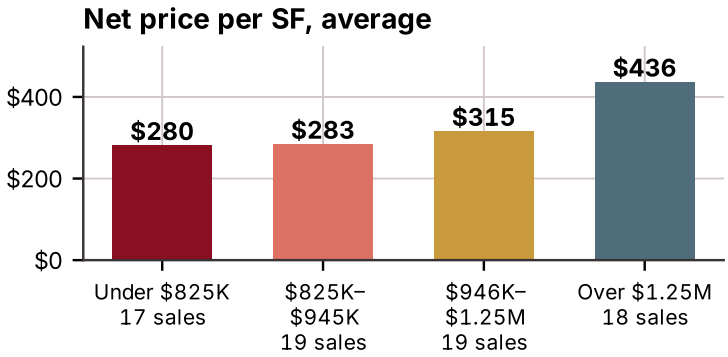
3.2 At a glance

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 $825K	$825K–$945K	$946K–$1.25M	Over $1.25M	Real difference?
Net price per SF	$280 per SF **Lowest**	$283 per SF	$315 per SF	$436 per SF **Highest**	✓ large
Living area	2,453 SF **Smallest**	3,164 SF	3,556 SF	3,843 SF **Largest**	✓ large
Year built	2005	2013	2014	2016	unclear
Days on market	79 days	93 days	40 days	31 days	unclear
Discount from original list	9.5%	7.9%	7.2%	7.1%	unclear
Price cut before sale	59%	74%	37%	39%	unclear
Seller paid closing costs or repairs	76%	53%	47%	61%	unclear
Has a view	100%	84%	79%	100%	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 Homes over $1.25M sell for about $156 per SF (55%) more than homes under $825K

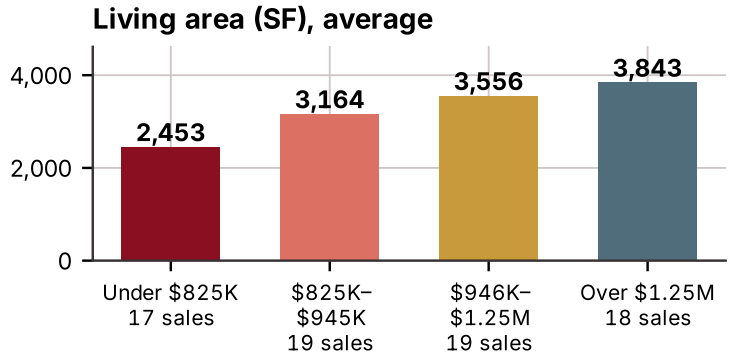


The average is **$436 per SF** for homes over $1.25M and **$280 per SF** for homes under $825K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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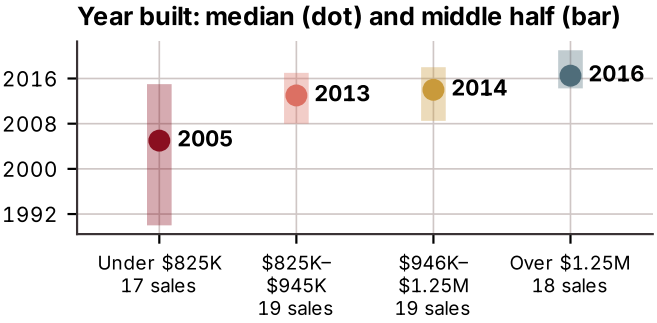
3.4 Homes over $1.25M are about 1,390 SF (57%) larger than homes under $825K



The average is **3,843 SF** for homes over $1.25M and **2,453 SF** for homes under $825K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

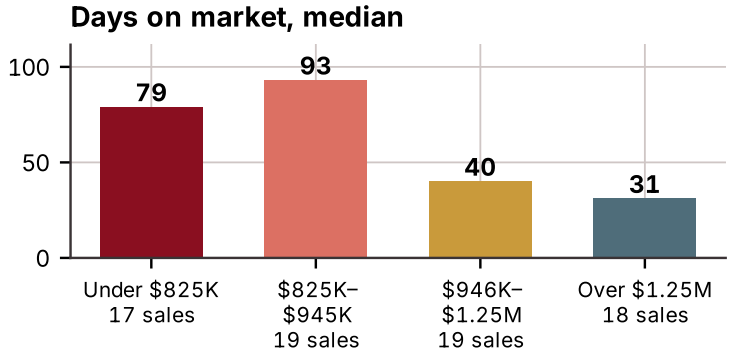
3.5 Year built: no clear difference



The median is **2016** for homes over $1.25M and **2005** for homes under $825K. 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

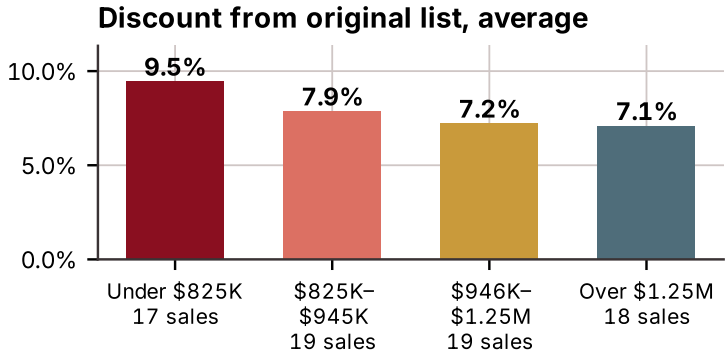


The median is **31 days** for homes over $1.25M and **79 days** for homes under $825K. It does not move in a straight line; homes $825K–$945K are highest. Defined in 8.1.5.

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

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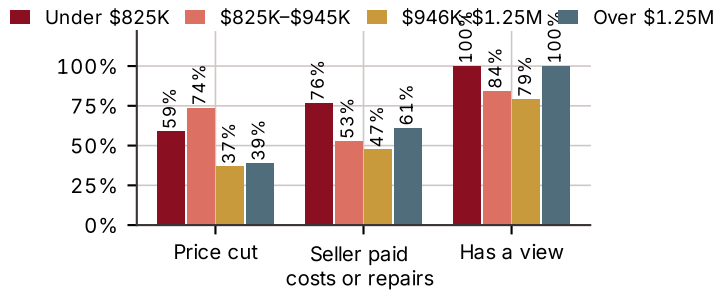
3.7 Discount from original list: no clear difference



The average is **7.1%** for homes over $1.25M and **9.5%** for homes under $825K. It falls step by step from the lowest range to the 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.

- 39% of homes over $1.25M had a price cut before sale, against 59% of homes under $825K. Defined in 8.1.7.
- 61% of homes over $1.25M had the seller pay closing costs or repairs, against 76% of homes under $825K. Defined in 8.1.8.
- 100% of homes over $1.25M have a view, against 100% of homes under $825K. 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 $825K 17 sales	$825K– $945K 19 sales	$946K– $1.25M 19 sales	Over $1.25M 18 sales	All 73 sales	Real difference?
Net sale price average	$657,253	$882,409	$1,103,582	$1,681,120	$1,084,483	by design
Net price per SF average	$280	$283	$315	$436	$329	✓ large
Living area average	2,453	3,164	3,556	3,843	3,268	✓ large
Year built median	2005	2013	2014	2016	2014	unclear

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3.10 The numbers: selling

	Under $825K 17 sales	$825K–$945K 19 sales	$946K–$1.25M 19 sales	Over $1.25M 18 sales	All 73 sales	Real difference?
Days on market median	79	93	40	31	60	unclear
Discount from original list average	9.5%	7.9%	7.2%	7.1%	7.9%	unclear
Price cut before sale	59%	74%	37%	39%	52%	unclear
Seller paid closing costs or repairs	76%	53%	47%	61%	59%	unclear
Has a view	100%	84%	79%	100%	90%	unclear

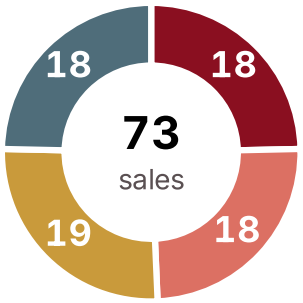
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 73 sales · November 22, 2025 – November 21, 2026

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



Sales per group

- Under 2,870 SF: 18 sales (25%)
- 2,870–3,261 SF: 18 sales (25%)
- 3,325–3,719 SF: 19 sales (26%)
- Over 3,719 SF: 18 sales (25%)

Bottom line

- Homes over 3,719 SF sell for about $801K (115%) more than homes under 2,870 SF.

4.1 Key differences

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

Under 2,870 SF · 2,870–3,261 SF · 3,325–3,719 SF · Over 3,719 SF

Larger homes Over 3,719 SF

- Sell for much more.

Smaller homes Under 2,870 SF

- Sell for much less.

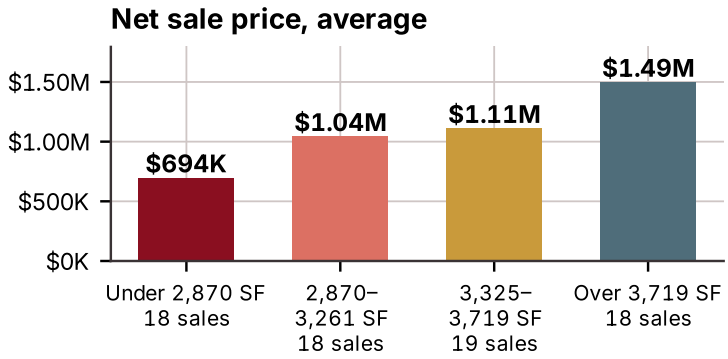
4.2 At a glance

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 2,870 SF	2,870–3,261 SF	3,325–3,719 SF	Over 3,719 SF	Real difference?
Net sale price	$694K Lowest	$1.04M	$1.11M	$1.49M Highest	✓ large
Net price per SF	$306 per SF	$339 per SF	$315 per SF	$355 per SF	unclear
Year built	2006	2015	2014	2015	unclear
Days on market	72 days	26 days	93 days	66 days	unclear
Discount from original list	7.9%	5.0%	8.8%	9.7%	unclear
Price cut before sale	61%	33%	53%	61%	unclear
Seller paid closing costs or repairs	72%	50%	47%	67%	unclear
Has a view	94%	89%	95%	83%	unclear

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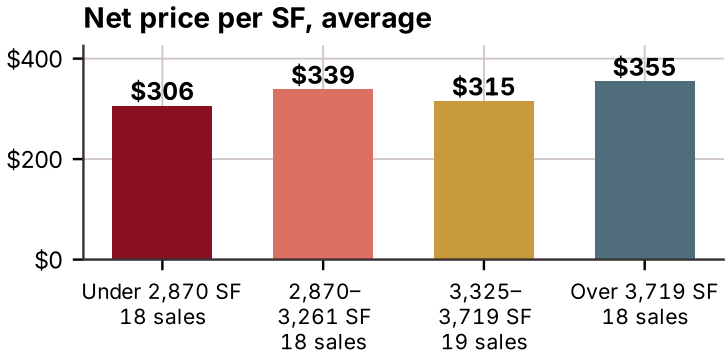
4.3 Homes over 3,719 SF sell for about $801K (115%) more than homes under 2,870 SF



The average is **$1.49M** for homes over 3,719 SF and **$694K** for homes under 2,870 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

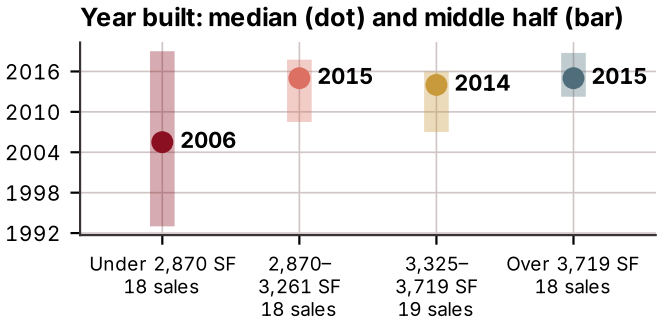
4.4 Net price per SF: no clear difference



The average is **$355 per SF** for homes over 3,719 SF and **$306 per SF** for homes under 2,870 SF. It does not move in a straight line; homes over 3,719 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

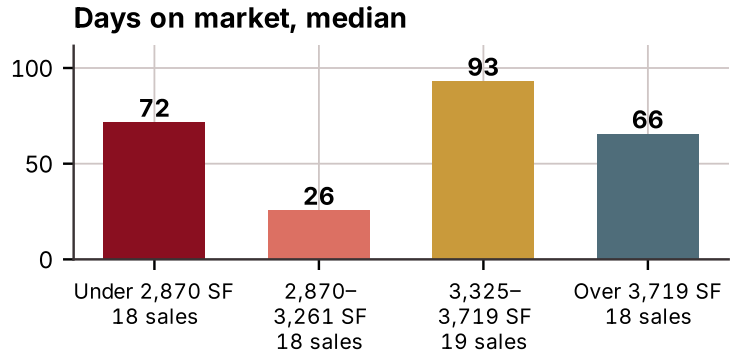


The median is **2015** for homes over 3,719 SF and **2006** for homes under 2,870 SF. It does not move in a straight line; homes 2,870–3,261 SF are highest. Defined in 8.1.4.

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

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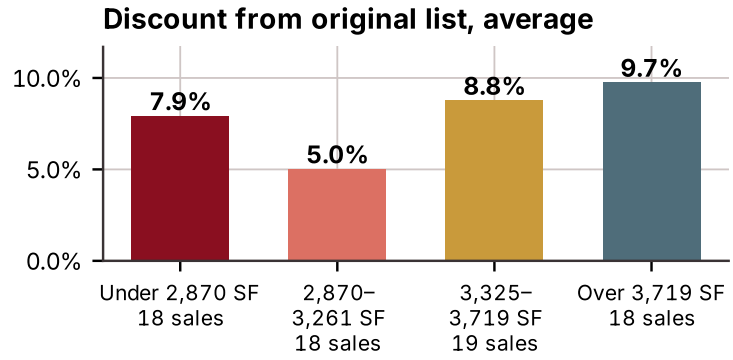
4.6 Days on market: no clear difference



The median is **66 days** for homes over 3,719 SF and **72 days** for homes under 2,870 SF. It does not move in a straight line; homes 3,325–3,719 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

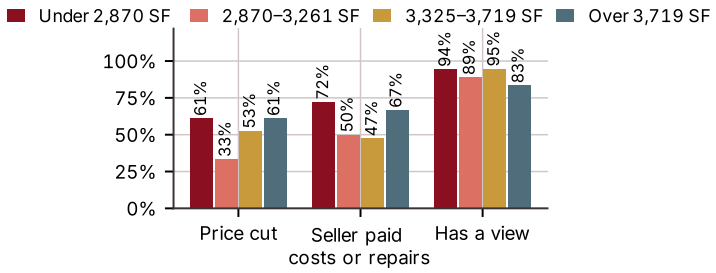


The average is **9.7%** for homes over 3,719 SF and **7.9%** for homes under 2,870 SF. It does not move in a straight line; homes over 3,719 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 61% of homes over 3,719 SF had a price cut before sale, against 61% of homes under 2,870 SF. Defined in 8.1.7.
- 67% of homes over 3,719 SF had the seller pay closing costs or repairs, against 72% of homes under 2,870 SF. Defined in 8.1.8.
- 83% of homes over 3,719 SF have a view, against 94% of homes under 2,870 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 2,870 SF 18 sales	2,870–3,261 SF 18 sales	3,325–3,719 SF 19 sales	Over 3,719 SF 18 sales	All 73 sales	Real difference?
Net sale price average	$694,129	$1,040,040	$1,107,737	$1,494,736	$1,084,483	✓ large
Net price per SF average	$306	$339	$315	$355	$329	unclear
Living area average	2,294	3,071	3,509	4,184	3,268	by design
Year built median	2006	2015	2014	2015	2014	unclear

4.10 The numbers: selling

	Under 2,870 SF 18 sales	2,870–3,261 SF 18 sales	3,325–3,719 SF 19 sales	Over 3,719 SF 18 sales	All 73 sales	Real difference?
Days on market median	72	26	93	66	60	unclear
Discount from original list average	7.9%	5.0%	8.8%	9.7%	7.9%	unclear
Price cut before sale	61%	33%	53%	61%	52%	unclear
Seller paid closing costs or repairs	72%	50%	47%	67%	59%	unclear
Has a view	94%	89%	95%	83%	90%	unclear

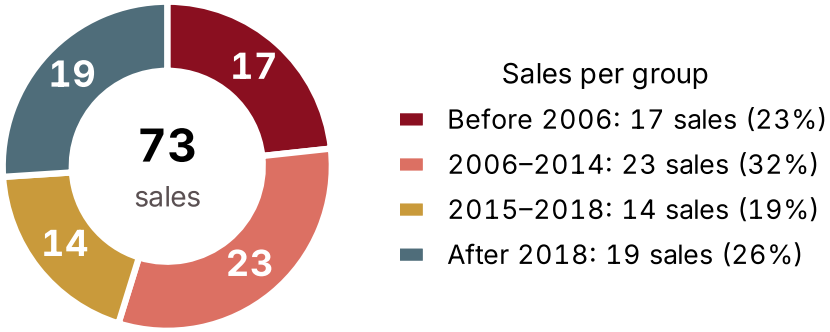
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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 2018 sell for about $373K (48%) more than homes built before 2006.
- Homes built after 2018 are about 730 SF (28%) larger than homes built before 2006.

5.1 Key differences

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

Before 2006 2006–2014 2015–2018 After 2018

Newer homes After 2018

- Sell for much more.
- Are much larger.

Older homes Before 2006

- Sell for much less.
- Are much smaller.

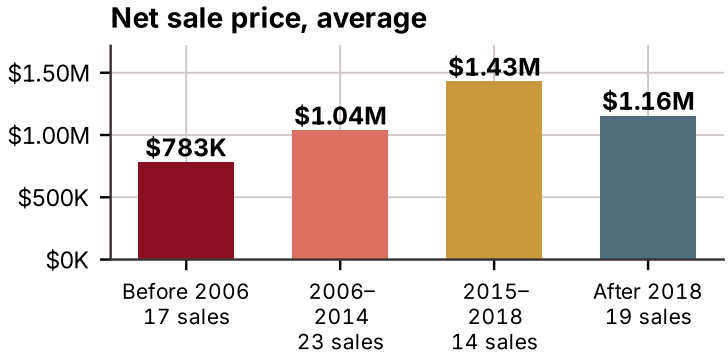
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5.2 At a glance

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 2006	2006–2014	2015–2018	After 2018	Real difference?
Net sale price	$783K **Lowest**	$1.04M	$1.43M **Highest**	$1.16M	✓ large
Net price per SF	$305 per SF	$296 per SF	$390 per SF	$343 per SF	unclear
Living area	2,596 SF **Smallest**	3,536 SF	3,571 SF **Largest**	3,321 SF	✓ large
Days on market	64 days	93 days	28 days	51 days	unclear
Discount from original list	8.2%	8.1%	7.6%	7.6%	unclear
Price cut before sale	59%	61%	36%	47%	unclear
Seller paid closing costs or repairs	53%	57%	71%	58%	unclear
Has a view	100%	83%	93%	89%	unclear

5.3 Homes built after 2018 sell for about $373K (48%) more than homes built before 2006

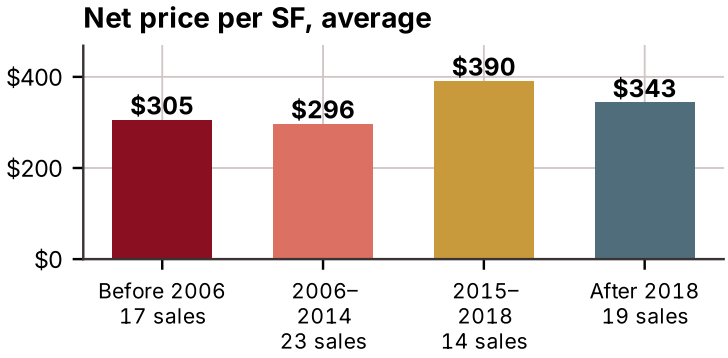


The average is **$1.16M** for homes built after 2018 and **$783K** for homes built before 2006. It does not move in a straight line; homes built 2015–2018 are highest. Defined in 8.1.1.

✓ **Real difference** · large

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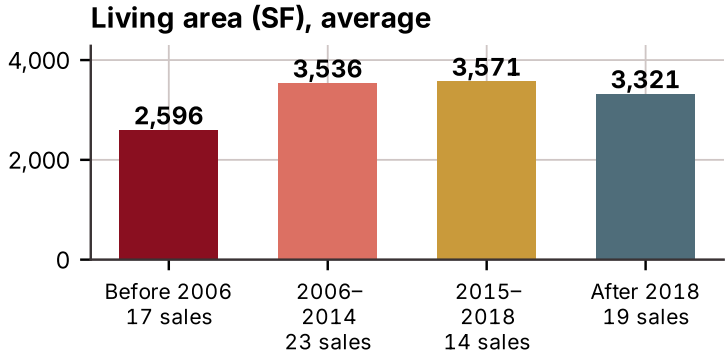
5.4 Net price per SF: no clear difference



The average is **$343 per SF** for homes built after 2018 and **$305 per SF** for homes built before 2006. It does not move in a straight line; homes built 2015–2018 are highest. Defined in 8.1.2.

– No clear difference · could be chance

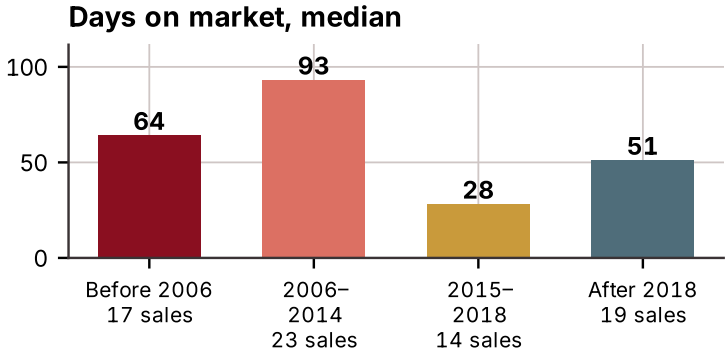
5.5 Homes built after 2018 are about 730 SF (28%) larger than homes built before 2006



The average is **3,321 SF** for homes built after 2018 and **2,596 SF** for homes built before 2006. It does not move in a straight line; homes built 2015–2018 are highest. Defined in 8.1.3.

✓ Real difference · large

5.6 Days on market: no clear difference

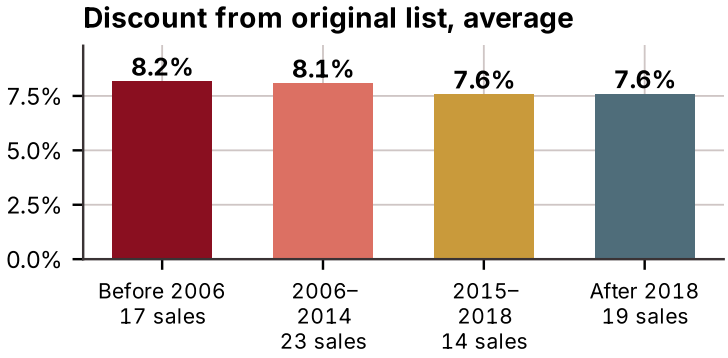


The median is **51 days** for homes built after 2018 and **64 days** for homes built before 2006. It does not move in a straight line; homes built 2006–2014 are highest. Defined in 8.1.5.

– No clear difference · could be chance

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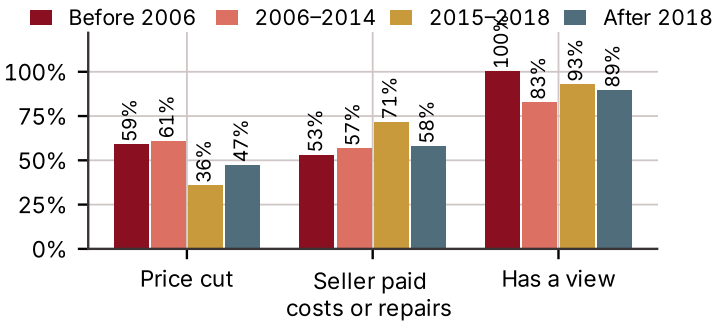
5.7 Discount from original list: no clear difference



The average is **7.6%** for homes built after 2018 and **8.2%** for homes built before 2006. It does not move in a straight line; homes built before 2006 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.

- 47% of homes built after 2018 had a price cut before sale, against 59% of homes built before 2006. Defined in 8.1.7.
- 58% of homes built after 2018 had the seller pay closing costs or repairs, against 53% of homes built before 2006. Defined in 8.1.8.
- 89% of homes built after 2018 have a view, against 100% of homes built before 2006. 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 2006 17 sales	2006–2014 23 sales	2015–2018 14 sales	After 2018 19 sales	All 73 sales	Real difference?
Net sale price average	$782,645	$1,038,070	$1,430,039	$1,156,114	$1,084,483	✓ large
Net price per SF average	$305	$296	$390	$343	$329	unclear
Living area average	2,596	3,536	3,571	3,321	3,268	✓ large
Year built median	2002	2010	2016	2021	2014	by design

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5.10 The numbers: selling

	Before 2006 17 sales	2006–2014 23 sales	2015–2018 14 sales	After 2018 19 sales	All 73 sales	Real difference?
Days on market median	64	93	28	51	60	unclear
Discount from original list average	8.2%	8.1%	7.6%	7.6%	7.9%	unclear
Price cut before sale	59%	61%	36%	47%	52%	unclear
Seller paid closing costs or repairs	53%	57%	71%	58%	59%	unclear
Has a view	100%	83%	93%	89%	90%	unclear

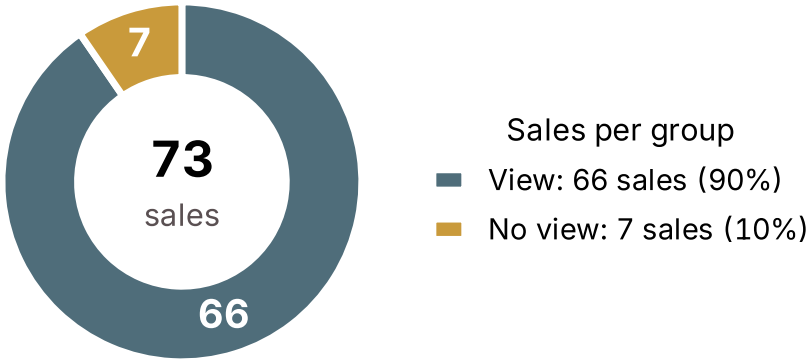
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 73 sales · November 22, 2025 – November 21, 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.



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.

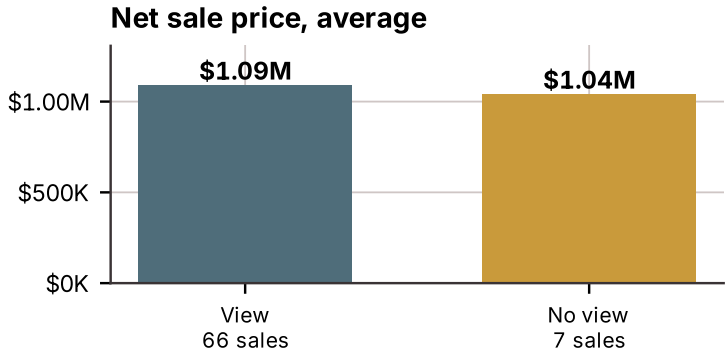
6.2 At a glance

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	$1.09M	$1.04M	unclear
Net price per SF	$331 per SF	$309 per SF	unclear
Living area	3,252 SF	3,412 SF	unclear
Year built	2014	2014	unclear
Days on market	60 days	51 days	unclear
Discount from original list	7.8%	8.3%	unclear
Price cut before sale	52%	57%	unclear
Seller paid closing costs or repairs	59%	57%	unclear

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6.3 Net sale price: no clear difference

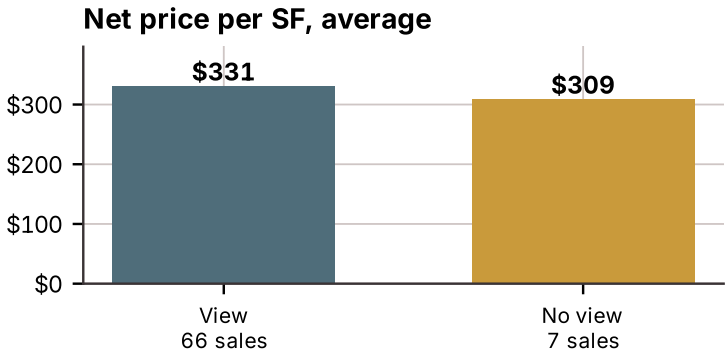


The average is **$1.09M** for homes with a view and **$1.04M** for homes without a view.

Defined in 8.1.1.

– No clear difference · could be chance

6.4 Net price per SF: no clear difference

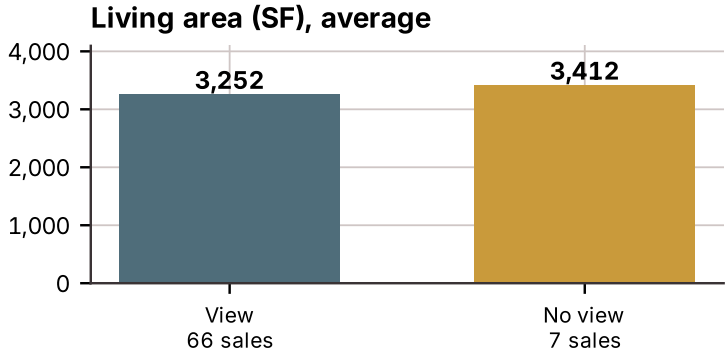


The average is **$331 per SF** for homes with a view and **$309 per SF** for homes without a view.

Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference



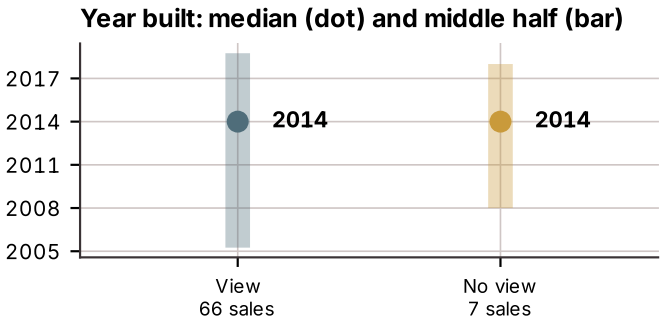
The average is **3,252 SF** for homes with a view and **3,412 SF** for homes without a view.

Defined in 8.1.3.

– No clear difference · could be chance

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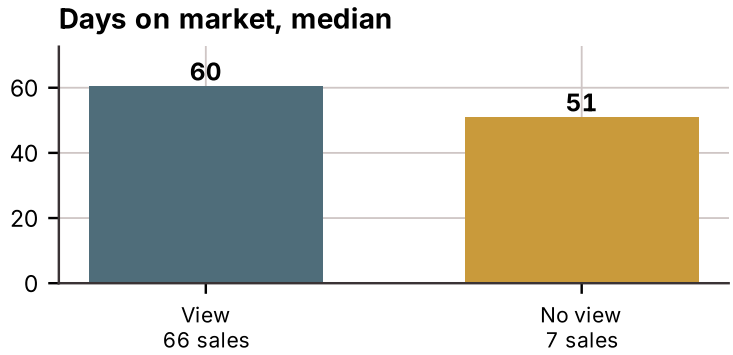
6.6 Year built: no clear difference



The median is **2014** for homes with a view and **2014** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

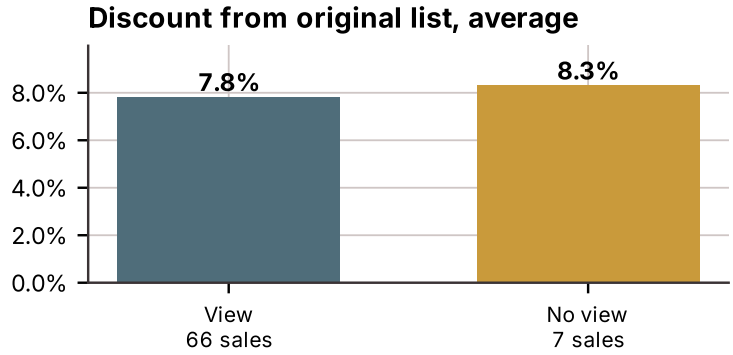
6.7 Days on market: no clear difference



The median is **60 days** for homes with a view and **51 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

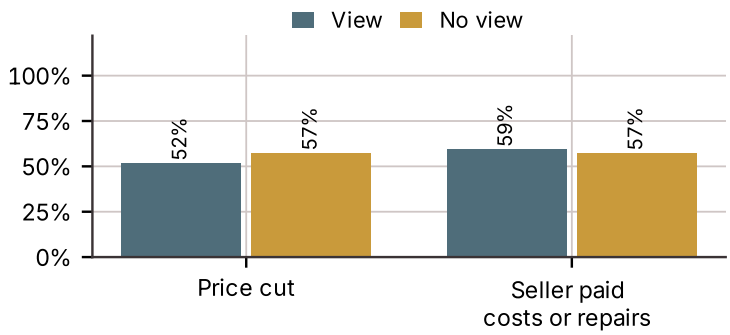


The average is **7.8%** for homes with a view and **8.3%** for homes without a view. Defined in 8.1.6.

– 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.

- 52% of homes with a view had a price cut before sale, against 57% of homes without a view. Defined in 8.1.7.
- 59% of homes with a view had the seller pay closing costs or repairs, against 57% 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 66 sales	No view 7 sales	All 73 sales	Real difference?
Net sale price average	$1,089,249	$1,039,550	$1,084,483	unclear
Net price per SF average	$331	$309	$329	unclear
Living area average	3,252	3,412	3,268	unclear
Year built median	2014	2014	2014	unclear

6.11 The numbers: selling

	View 66 sales	No view 7 sales	All 73 sales	Real difference?
Days on market median	60	51	60	unclear
Discount from original list average	7.8%	8.3%	7.9%	unclear
Price cut before sale	52%	57%	52%	unclear
Seller paid closing costs or repairs	59%	57%	59%	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 · 5 sales · November 22, 2025 – November 21, 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: 5 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 Driftwood.

Measure	Average	Median
Sales		5
Net sale price	**$1,322,584**	$1,276,574
Net price per SF	**$317**	$303
Living area (SF)	**4,210**	3,992
Days on market	**77**	73
Discount from original list	**8.1%**	10.8%
Price cut before sale		80% of sales
Seller paid closing costs or repairs		40% of sales
Year built		2025–2026

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 73 resale sales. Average $1,084,483; median $945,700; standard deviation $509,951; middle half (25th–75th percentile) $825,000–$1,255,000; lowest $310,000, highest $4,180,000. 43 sales had a seller payment; their median payment was $9,000.

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 73 resale sales. Average $329; median $296; standard deviation $99; middle half (25th–75th percentile) $271–$371; lowest $206, highest $916.

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 73 resale sales. Average 3,268; median 3,325; standard deviation 793; middle half (25th–75th percentile) 2,870–3,719; lowest 1,256, highest 6,100.

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 parts of the area.

Statistically RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.

The data 73 resale sales. Average 2011; median 2014; standard deviation 12; middle half (25th–75th percentile) 2006–2019; lowest 1947, highest 2024.

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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	73 resale sales. Average 92; median 60; standard deviation 103; middle half (25th–75th percentile) 24–143; lowest 0, highest 505. 1 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	73 resale sales. Average 7.9%; median 5.6%; standard deviation 7.7%; middle half (25th–75th percentile) 3.0%–11.3%; lowest −2.7%, highest 38.0%. 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	38 of 73 resale sales (52.1%).

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: ACTRIS_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).
The data	43 of 73 resale sales (58.9%).

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	66 sales with a view, 7 without, 0 unclassified. Most common View entries: Hill Country 51, Trees/Woods 38, Panoramic 14, Neighborhood 12, Park/Greenbelt 11, Rural 9, Pool 7, None 6.

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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 2026-11-22 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Driftwood.

The data Pulled November 22, 2026: 80 closed Driftwood records over the prior year. ZIP codes: 1, the most sales in 78619.

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

Statistically CloseDate from November 22, 2025 to November 21, 2026 inclusive.

The data 78 single-family sales in the window: 73 resale, 5 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 73 resale; 5 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 1 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with no original list price

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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 $825K”.

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 $825K: $310,000–$823,722 (17 sales); $825K–$945K: $825,000–$945,000 (19 sales); $946K–$1.25M: $945,700–$1,255,000 (19 sales); Over $1.25M: $1,261,000–$4,180,000 (18 sales)
Quartiles by living area: Under 2,870 SF: 1,256–2,850 SF (18 sales); 2,870–3,261 SF: 2,870–3,261 SF (18 sales); 3,325–3,719 SF: 3,325–3,719 SF (19 sales); Over 3,719 SF: 3,726–6,100 SF (18 sales)
Quartiles by year built: Before 2006: 1947–2005 (17 sales); 2006–2014: 2006–2014 (23 sales); 2015–2018: 2015–2018 (14 sales); After 2018: 2019–2024 (19 sales)
View and no view: View: MLS lists a view (66 sales); No view: None or Neighborhood (7 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 $1,084,483, median $945,700. Days on market: average 92, median 60: 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	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.

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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 = 33.08	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.459$	large
Living area	Kruskal–Wallis	H = 29.97	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.416$	large
Year built	Kruskal–Wallis	H = 11.48	3	0.0094	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.159$	large
Days on market	Kruskal–Wallis	H = 2.03	3	0.5671	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.028$	small
Discount from original list	Kruskal–Wallis	H = 2.29	3	0.5151	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.032$	small
Price cut before sale	Chi-square	$\chi^2 = 6.89$	3	0.0756	p < 0.0063	**Unclear**	Cramér's V = 0.307	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.56$	3	0.3135	p < 0.0063	**Unclear**	Cramér's V = 0.221	small
Has a view	Chi-square	$\chi^2 = 7.43$	3	0.0593	p < 0.0063	**Unclear**	Cramér's V = 0.319	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 = 33.61	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.467$	large
Net price per SF	Kruskal–Wallis	H = 2.12	3	0.5476	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.029$	small
Year built	Kruskal–Wallis	H = 4.04	3	0.2568	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.056$	small
Days on market	Kruskal–Wallis	H = 5.68	3	0.1280	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.079$	medium
Discount from original list	Kruskal–Wallis	H = 6.31	3	0.0976	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.088$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.71$	3	0.2941	p < 0.0063	**Unclear**	Cramér's V = 0.226	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.40$	3	0.3338	p < 0.0063	**Unclear**	Cramér's V = 0.216	small
Has a view	Chi-square	$\chi^2 = 1.84$	3	0.6071	p < 0.0063	**Unclear**	Cramér's V = 0.159	small

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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 = 16.05	3	0.0011	p < 0.0063	**Yes**	$\varepsilon^2 = 0.223$	large
Net price per SF	Kruskal–Wallis	H = 8.05	3	0.0451	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.112$	medium
Living area	Kruskal–Wallis	H = 15.97	3	0.0011	p < 0.0063	**Yes**	$\varepsilon^2 = 0.222$	large
Days on market	Kruskal–Wallis	H = 3.79	3	0.2849	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.053$	small
Discount from original list	Kruskal–Wallis	H = 1.84	3	0.6060	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.026$	small
Price cut before sale	Chi-square	$\chi^2 = 2.69$	3	0.4414	p < 0.0063	**Unclear**	Cramér's V = 0.192	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.22$	3	0.7485	p < 0.0063	**Unclear**	Cramér's V = 0.129	small
Has a view	Chi-square	$\chi^2 = 3.53$	3	0.3164	p < 0.0063	**Unclear**	Cramér's V = 0.220	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 = 215.00	—	0.7715	p < 0.0063	**Unclear**	rank-biserial r = 0.069	negligible
Net price per SF	Mann–Whitney U	U = 246.00	—	0.7904	p < 0.0063	**Unclear**	rank-biserial r = 0.065	negligible
Living area	Mann–Whitney U	U = 203.00	—	0.6064	p < 0.0063	**Unclear**	rank-biserial r = 0.121	small
Year built	Mann–Whitney U	U = 213.00	—	0.7425	p < 0.0063	**Unclear**	rank-biserial r = 0.078	negligible
Days on market	Mann–Whitney U	U = 224.50	—	0.9105	p < 0.0063	**Unclear**	rank-biserial r = 0.028	negligible
Discount from original list	Mann–Whitney U	U = 233.00	—	0.9781	p < 0.0063	**Unclear**	rank-biserial r = 0.009	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.08$	1	0.7769	p < 0.0063	**Unclear**	Cramér's V = 0.033	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.01$	1	0.9207	p < 0.0063	**Unclear**	Cramér's V = 0.012	negligible

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8.4 Data notes

Left out of the analysis: 5 new-construction sales (basic statistics only, section 7); 1 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with no original list price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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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 73 closed MLS resale sales; the 5 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 22, 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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