



Alexander Tiffany Southwest, LLC - ALEX Companies

ALEX Real Estate
genius real estate

ALEX Intelligence
deep intelligence

ALEX Institute
earned mastery

ALEX Invest
invest together

ALEX Cares
purposeful philanthropy



Sunset Oaks

Maxwell, TX 78656 · 78666

Resale homes · closed Oct 29 – Oct 28, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 29, 2026 · 7:01 AM CDT

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

RESALE SALES, 365 DAYS

12

single-family resale homes

MEDIAN NET SALE PRICE

\$224,950

average \$244,500

MEDIAN NET PRICE PER SF

\$123

average \$130

MEDIAN DAYS ON MARKET

44 days

average 77 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Groups by living area
5. Groups by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

1. Summary

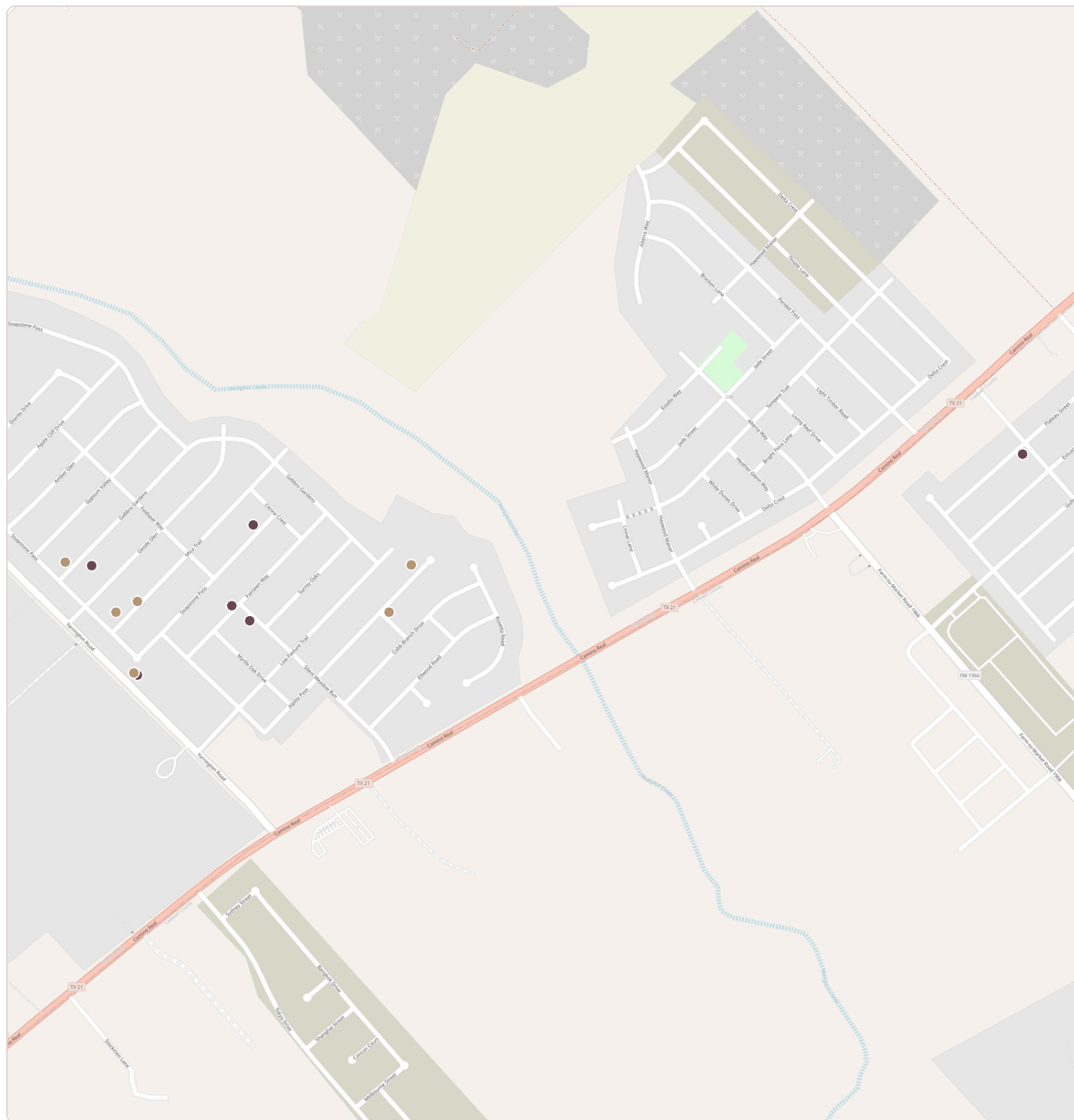
Resale homes · 12 sales · October 29, 2025 – October 28, 2026

This study looks at the **12 resale homes** sold in Sunset Oaks in the **365 days** to October 28, 2026. A full year is used because only 7 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

12 resale homes · colored by price range

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

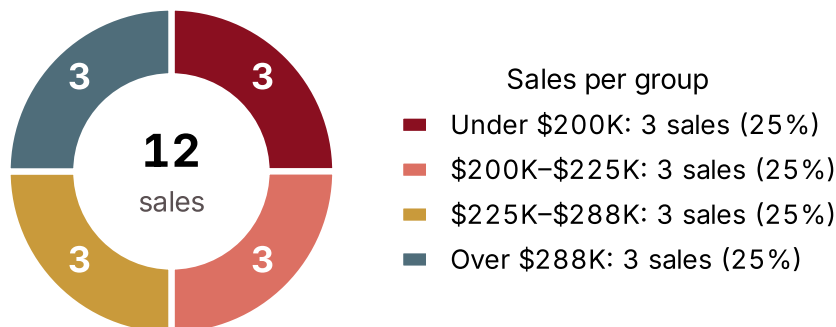


● Under \$200K · 3 sales ● \$200K-\$225K · 3 sales ● \$225K-\$288K · 3 sales ● Over \$288K · 3 sales

3. Quartiles by net sale price

Resale homes · 12 sales · October 29, 2025 – October 28, 2026

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



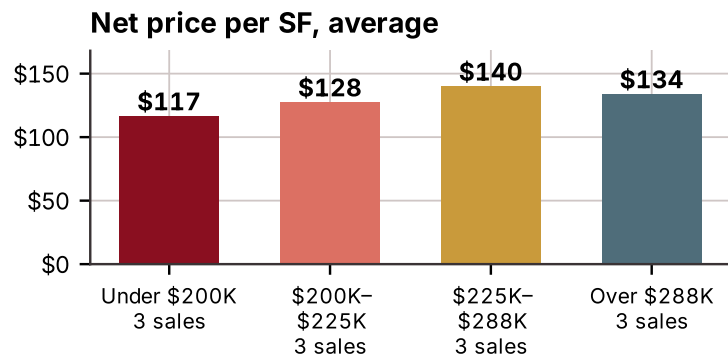
Bottom line: too few sales to test.

3.1 Key differences

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

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.

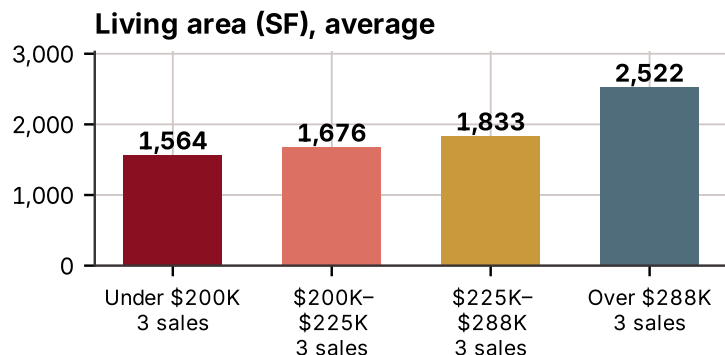
3.3 Net price per SF: described, not tested



The average is **\$134 per SF** for homes over \$288K and **\$117 per SF** for homes under \$200K. It does not move in a straight line; homes \$225K–\$288K are highest. Defined in 8.1.2.

Not tested: too few sales.

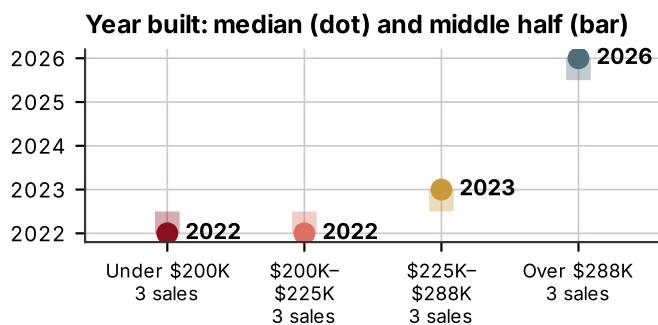
3.4 Living area: described, not tested



The average is **2,522 SF** for homes over \$288K and **1,564 SF** for homes under \$200K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

Not tested: too few sales.

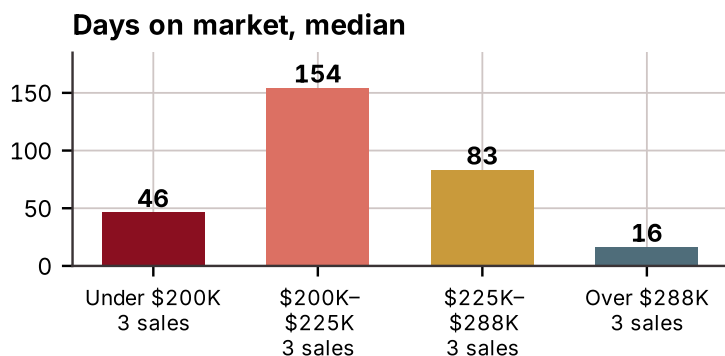
3.5 Year built: described, not tested



The median is **2026** for homes over \$288K and **2022** for homes under \$200K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

Not tested: too few sales.

3.6 Days on market: described, not tested

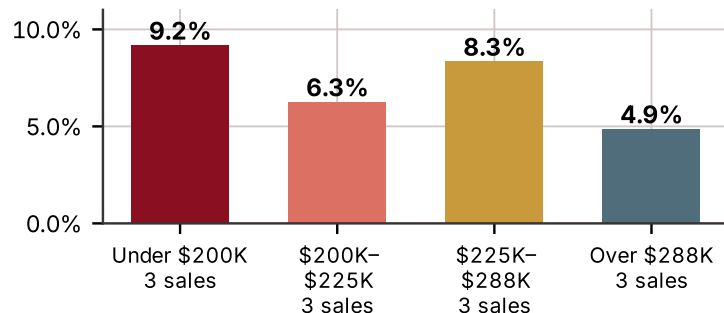


The median is **16 days** for homes over \$288K and **46 days** for homes under \$200K. It does not move in a straight line; homes \$200K–\$225K are highest. Defined in 8.1.5.

Not tested: too few sales.

3.7 Discount from original list: described, not tested

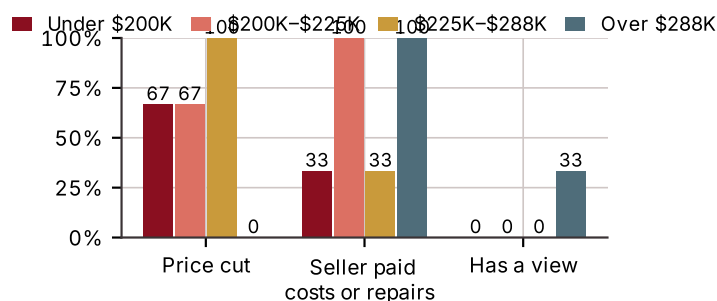
Discount from original list, average



The average is **4.9%** for homes over \$288K and **9.2%** for homes under \$200K. It does not move in a straight line; homes under \$200K are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 0% of homes over \$288K had a price cut before sale, against 67% of homes under \$200K. Defined in 8.1.7.
- 100% of homes over \$288K had the seller pay closing costs or repairs, against 33% of homes under \$200K. Defined in 8.1.8.
- 33% of homes over \$288K have a view, against 0% of homes under \$200K. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.

Seller paid closing costs or repairs: Not tested: too few sales.

Has a view: Not tested: too few sales.

3.9 The numbers: price and size

	Under \$200K 3 sales	\$200K–\$225K 3 sales	\$225K–\$288K 3 sales	Over \$288K 3 sales	All 12 sales
Net sale price average	\$182,328	\$211,383	\$247,788	\$336,500	\$244,500
Net price per SF average	\$117	\$128	\$140	\$134	\$130
Living area average	1,564	1,676	1,833	2,522	1,899
Year built median	2022	2022	2023	2026	2023

3.10 The numbers: selling

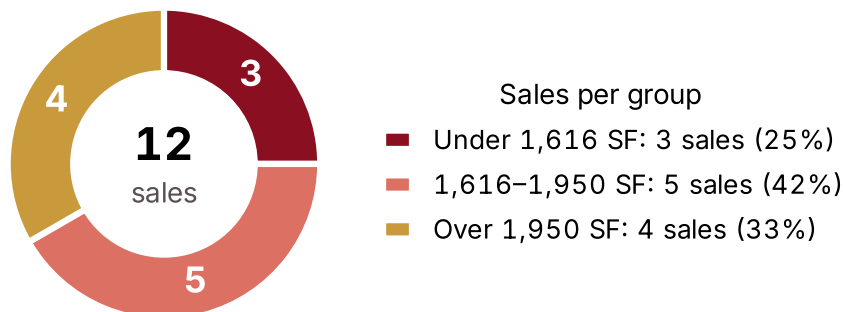
	Under \$200K 3 sales	\$200K-\$225K 3 sales	\$225K-\$288K 3 sales	Over \$288K 3 sales	All 12 sales
Days on market median	46	154	83	16	44
Discount from original list average	9.2%	6.3%	8.3%	4.9%	7.2%
Price cut before sale	67%	67%	100%	0%	58%
Seller paid closing costs or repairs	33%	100%	33%	100%	67%
Has a view	0%	0%	0%	33%	8%

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. Groups by living area

Resale homes · 12 sales · October 29, 2025 – October 28, 2026

Sales ranked by living area and cut into four equal groups, from the smallest homes to the largest. Only 3 groups are shown: homes here share a few living area values, and no group may hold fewer than 3 sales.

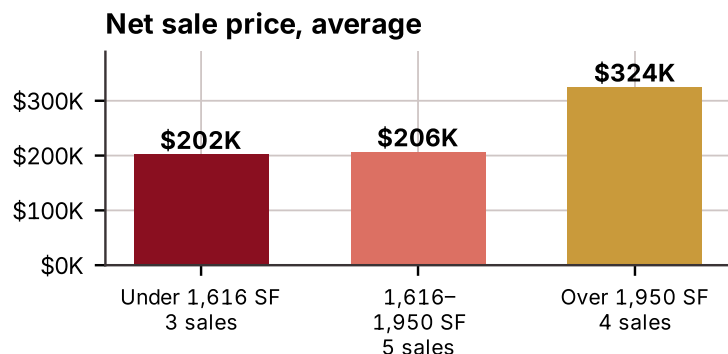


Bottom line: too few sales to test.

4.1 Key differences

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

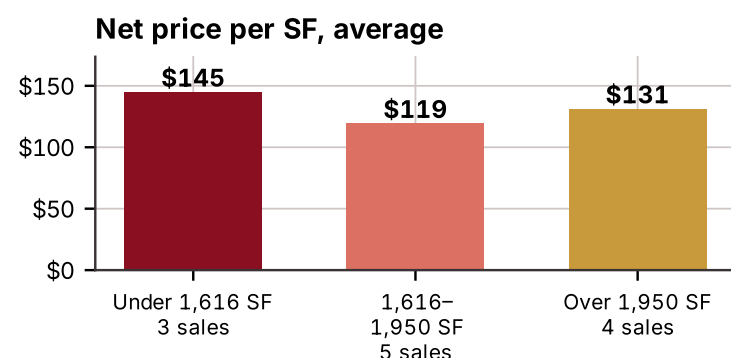
4.3 Net sale price: described, not tested



The average is **\$324K** for homes over 1,950 SF and **\$202K** for homes under 1,616 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

Not tested: too few sales.

4.4 Net price per SF: described, not tested

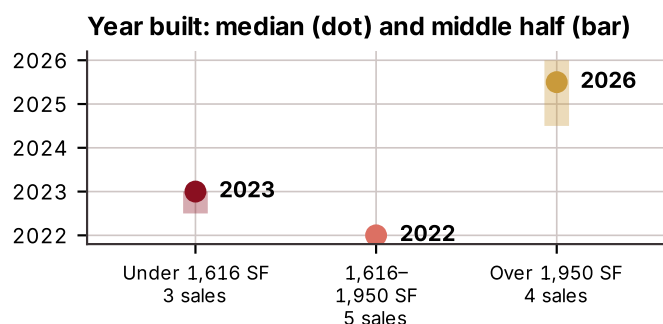


The average is **\$131 per SF** for homes over 1,950 SF and **\$145 per SF** for homes under 1,616 SF. It does not move in a straight line; homes under 1,616 SF are highest.

Defined in 8.1.2.

Not tested: too few sales.

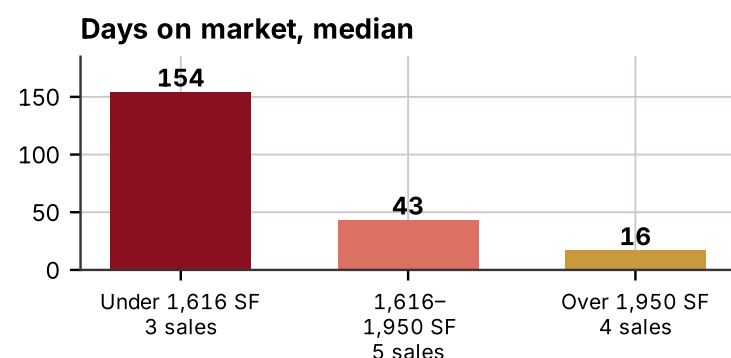
4.5 Year built: described, not tested



The median is **2026** for homes over 1,950 SF and **2023** for homes under 1,616 SF. It does not move in a straight line; homes over 1,950 SF are highest. Defined in 8.1.4.

Not tested: too few sales.

4.6 Days on market: described, not tested

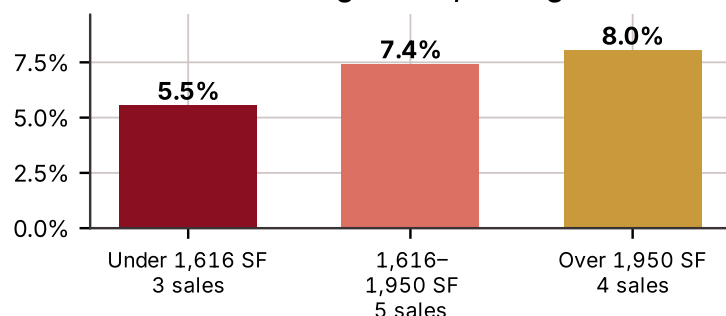


The median is **16 days** for homes over 1,950 SF and **154 days** for homes under 1,616 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

Not tested: too few sales.

4.7 Discount from original list: described, not tested

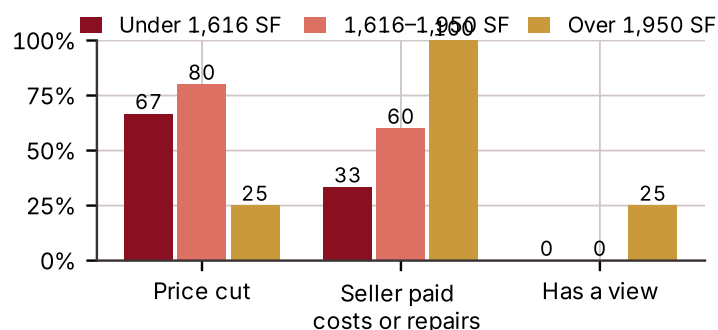
Discount from original list, average



The average is **8.0%** for homes over 1,950 SF and **5.5%** for homes under 1,616 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 25% of homes over 1,950 SF had a price cut before sale, against 67% of homes under 1,616 SF. Defined in 8.1.7.
- 100% of homes over 1,950 SF had the seller pay closing costs or repairs, against 33% of homes under 1,616 SF. Defined in 8.1.8.
- 25% of homes over 1,950 SF have a view, against 0% of homes under 1,616 SF. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.

Seller paid closing costs or repairs: Not tested: too few sales.

Has a view: Not tested: too few sales.

4.9 The numbers: price and size

	Under 1,616 SF 3 sales	1,616-1,950 SF 5 sales	Over 1,950 SF 4 sales	All 12 sales
Net sale price average	\$201,500	\$206,307	\$324,491	\$244,500
Net price per SF average	\$145	\$119	\$131	\$130
Living area average	1,402	1,731	2,481	1,899
Year built median	2023	2022	2026	2023

4.10 The numbers: selling

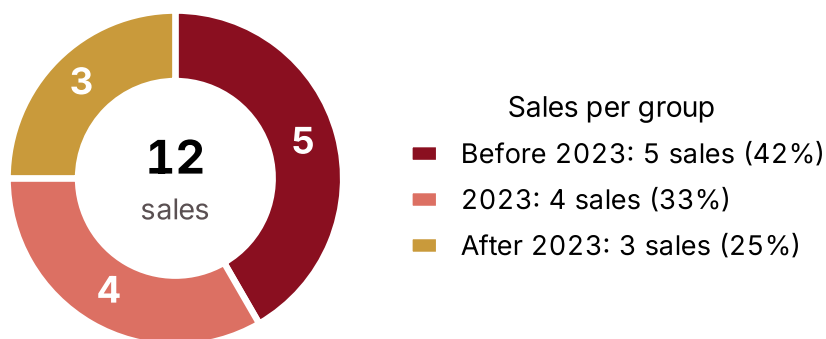
	Under 1,616 SF 3 sales	1,616–1,950 SF 5 sales	Over 1,950 SF 4 sales	All 12 sales
Days on market median	154	43	16	44
Discount from original list average	5.5%	7.4%	8.0%	7.2%
Price cut before sale	67%	80%	25%	58%
Seller paid closing costs or repairs	33%	60%	100%	67%
Has a view	0%	0%	25%	8%

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. Groups by year built

Resale homes · 12 sales · October 29, 2025 – October 28, 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. Only 3 groups are shown: homes here share a few year built values, and no group may hold fewer than 3 sales.

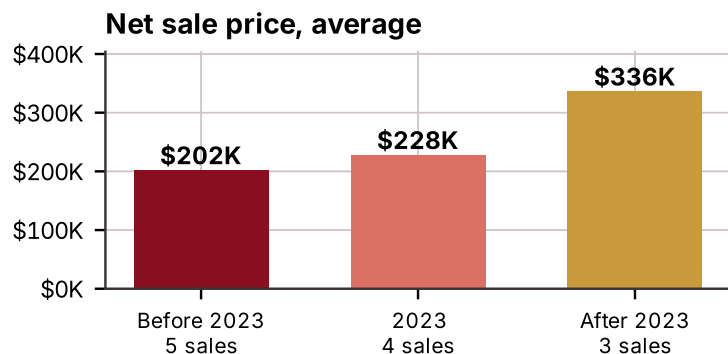


Bottom line: too few sales to test.

5.1 Key differences

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

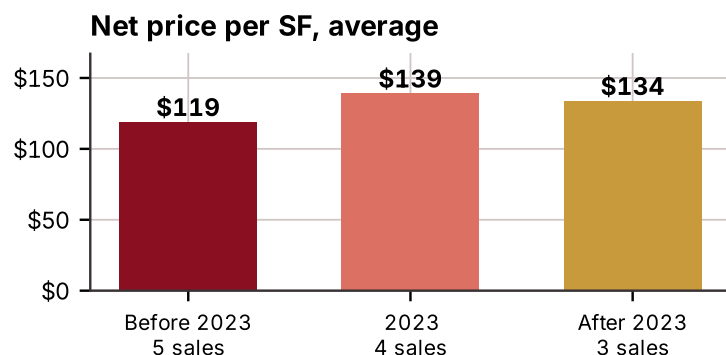
5.3 Net sale price: described, not tested



The average is **\$336K** for homes built after 2023 and **\$202K** for homes built before 2023. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

Not tested: too few sales.

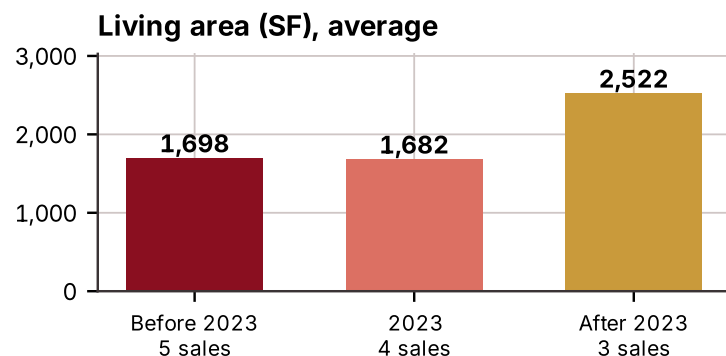
5.4 Net price per SF: described, not tested



The average is **\$134 per SF** for homes built after 2023 and **\$119 per SF** for homes built before 2023. It does not move in a straight line; homes built 2023 are highest. Defined in 8.1.2.

Not tested: too few sales.

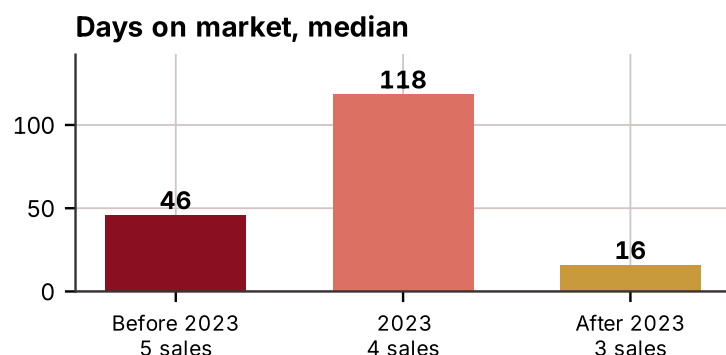
5.5 Living area: described, not tested



The average is **2,522 SF** for homes built after 2023 and **1,698 SF** for homes built before 2023. It does not move in a straight line; homes built after 2023 are highest. Defined in 8.1.3.

Not tested: too few sales.

5.6 Days on market: described, not tested

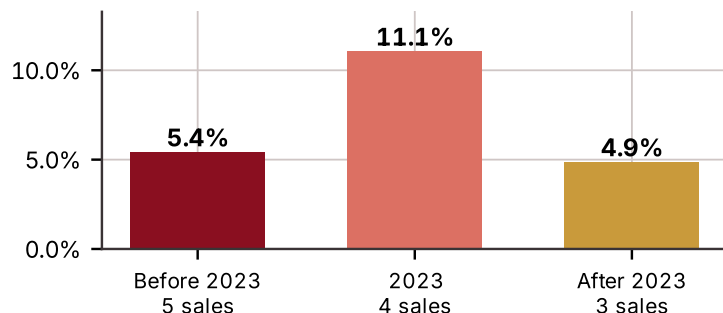


The median is **16 days** for homes built after 2023 and **46 days** for homes built before 2023. It does not move in a straight line; homes built 2023 are highest. Defined in 8.1.5.

Not tested: too few sales.

5.7 Discount from original list: described, not tested

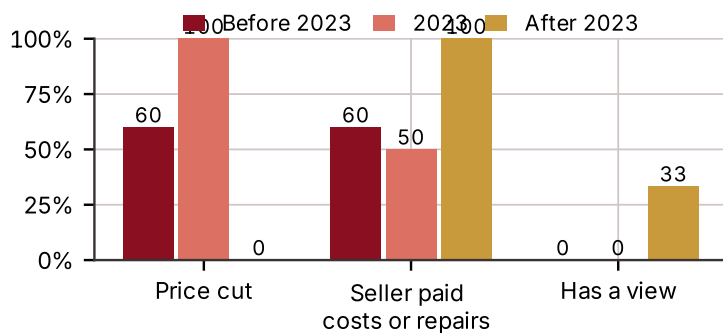
Discount from original list, average



The average is **4.9%** for homes built after 2023 and **5.4%** for homes built before 2023. It does not move in a straight line; homes built 2023 are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 0% of homes built after 2023 had a price cut before sale, against 60% of homes built before 2023. Defined in 8.1.7.
- 100% of homes built after 2023 had the seller pay closing costs or repairs, against 60% of homes built before 2023. Defined in 8.1.8.
- 33% of homes built after 2023 have a view, against 0% of homes built before 2023. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.

Seller paid closing costs or repairs: Not tested: too few sales.

Has a view: Not tested: too few sales.

5.9 The numbers: price and size

	Before 2023 5 sales	2023 4 sales	After 2023 3 sales	All 12 sales
Net sale price average	\$202,307	\$228,241	\$336,500	\$244,500
Net price per SF average	\$119	\$139	\$134	\$130
Living area average	1,698	1,682	2,522	1,899
Year built median	2022	2023	2026	2023

5.10 The numbers: selling

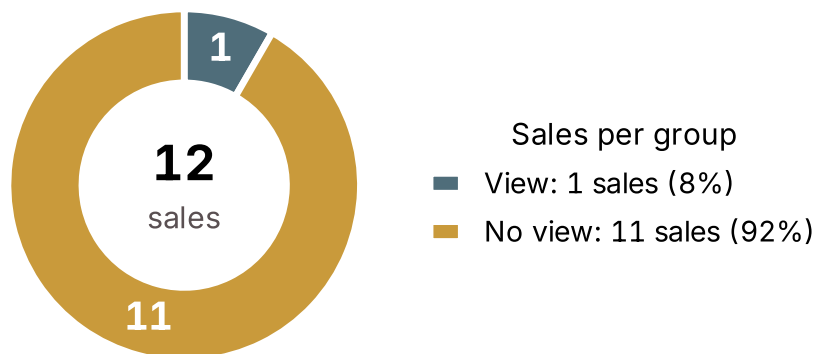
	Before 2023 5 sales	2023 4 sales	After 2023 3 sales	All 12 sales
Days on market median	46	118	16	44
Discount from original list average	5.4%	11.1%	4.9%	7.2%
Price cut before sale	60%	100%	0%	58%
Seller paid closing costs or repairs	60%	50%	100%	67%
Has a view	0%	0%	33%	8%

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 · 12 sales · October 29, 2025 – October 28, 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.

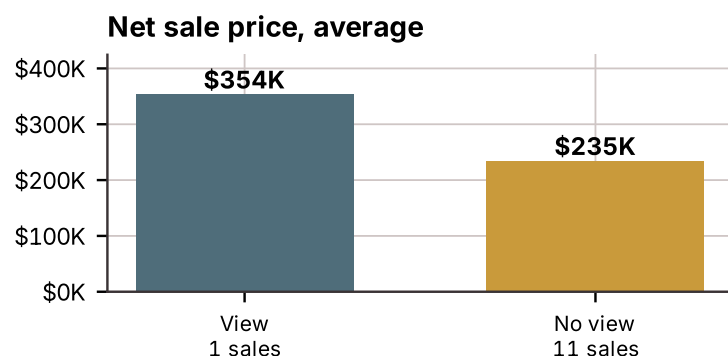


Bottom line: too few sales to test.

6.1 Key differences

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

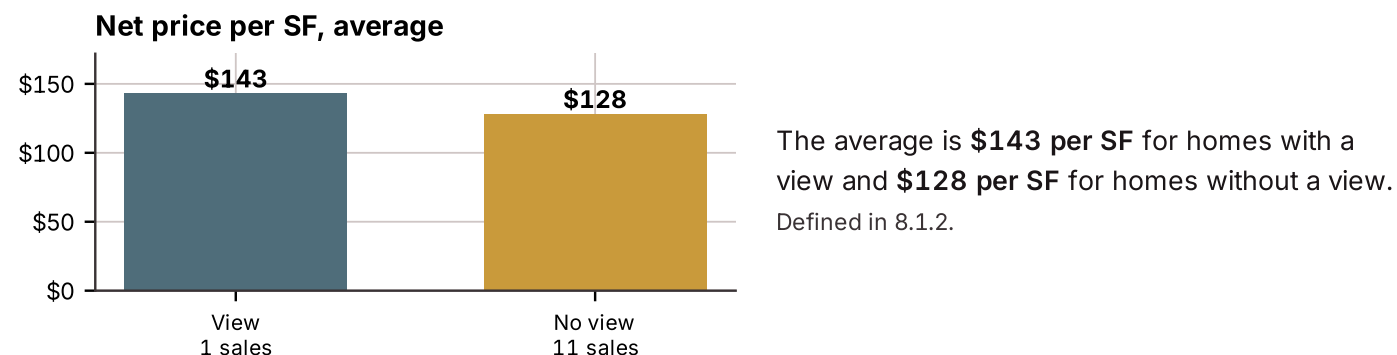
6.3 Net sale price: described, not tested



The average is **\$354K** for homes with a view and **\$235K** for homes without a view. Defined in 8.1.1.

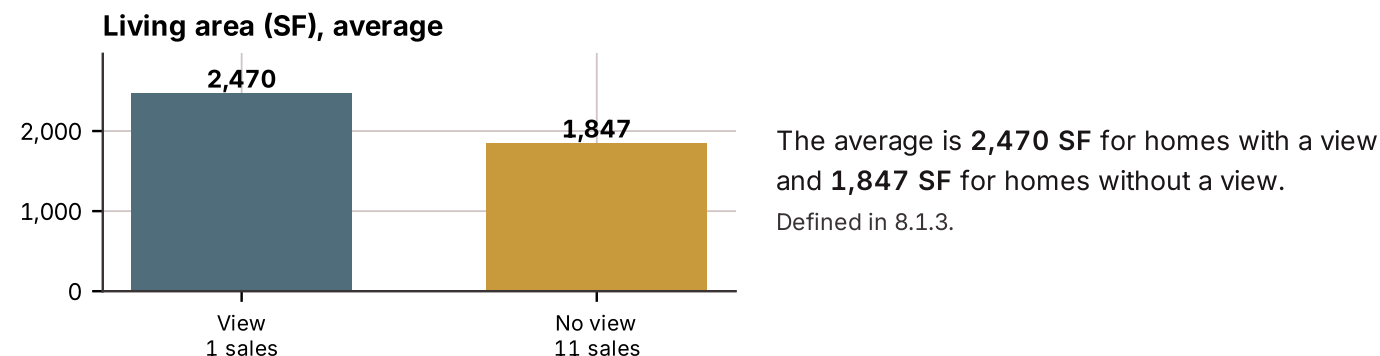
Not tested: too few sales.

6.4 Net price per SF: described, not tested



Not tested: too few sales.

6.5 Living area: described, not tested



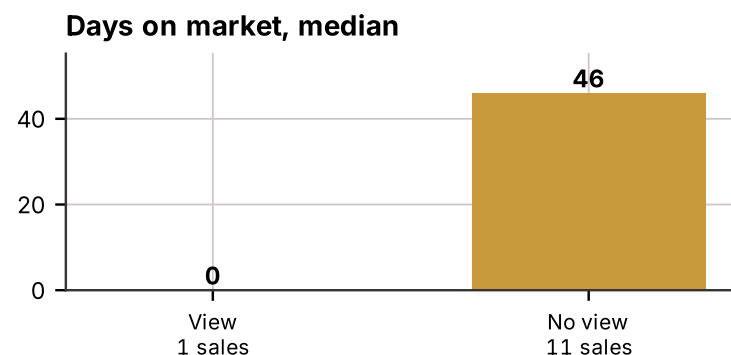
Not tested: too few sales.

6.6 Year built: described, not tested



Not tested: too few sales.

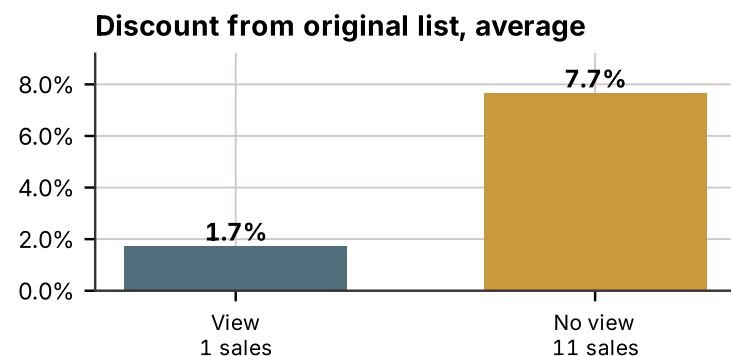
6.7 Days on market: described, not tested



The median is **0 days** for homes with a view and **46 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

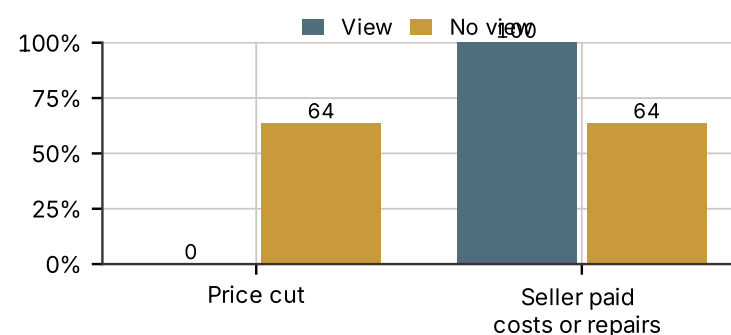
6.8 Discount from original list: described, not tested



The average is **1.7%** for homes with a view and **7.7%** for homes without a view. Defined in 8.1.6.

Not tested: too few sales.

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.

- 0% of homes with a view had a price cut before sale, against 64% of homes without a view. Defined in 8.1.7.
- 100% of homes with a view had the seller pay closing costs or repairs, against 64% of homes without a view. Defined in 8.1.8.

Price cut before sale: Not tested: too few sales.

Seller paid closing costs or repairs: Not tested: too few sales.

6.10 The numbers: price and size

	View 1 sales	No view 11 sales	All 12 sales
Net sale price average	\$353,712	\$234,571	\$244,500
Net price per SF average	\$143	\$128	\$130
Living area average	2,470	1,847	1,899
Year built median	2026	2023	2023

6.11 The numbers: selling

	View 1 sales	No view 11 sales	All 12 sales
Days on market median	0	46	44
Discount from original list average	1.7%	7.7%	7.2%
Price cut before sale	0%	64%	58%
Seller paid closing costs or repairs	100%	64%	67%

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 · 49 sales · October 29, 2025 – October 28, 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: 49 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 Sunset Oaks.

Measure	Average	Median
Sales		49
Net sale price	\$269,659	\$265,035
Net price per SF	\$168	\$162
Living area (SF)	1,697	1,580
Days on market	70	34
Discount from original list	6.4%	6.3%
Price cut before sale		35% of sales
Seller paid closing costs or repairs		69% 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".

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	12 resale sales. Average \$244,500; median \$224,950; standard deviation \$63,120; middle half (25th–75th percentile) \$197,312–\$297,482; lowest \$170,000, highest \$353,712. 8 sales had a seller payment; their median payment was \$5,125.

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	12 resale sales. Average \$130; median \$123; standard deviation \$17; middle half (25th–75th percentile) \$117–\$139; lowest \$115, highest \$172.

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	12 resale sales. Average 1,899; median 1,732; standard deviation 471; middle half (25th–75th percentile) 1,574–2,356; lowest 1,305, highest 2,741.

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	12 resale sales. Average 2023; median 2023; standard deviation 2; middle half (25th–75th percentile) 2022–2024; lowest 2022, highest 2026.

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	12 resale sales. Average 77; median 44; standard deviation 74; middle half (25th–75th percentile) 17–155; lowest 0, highest 210. 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	12 resale sales. Average 7.2%; median 6.0%; standard deviation 5.3%; middle half (25th–75th percentile) 4.0%–8.6%; lowest 0.1%, highest 17.6%. 0 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	7 of 12 resale sales (58.3%).

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	8 of 12 resale sales (66.7%).

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	1 sales with a view, 11 without, 0 unclassified. Most common View entries: Neighborhood 6, None 5, Trees/Woods 1.

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 = Maxwell, SubdivisionName contains any of "sunset oaks" (case - insensitive). A record is kept when its subdivision name belongs to the Sunset Oaks family, the same rule comparable sales use.
The data	Pulled October 29, 2026: 63 closed Sunset Oaks records over the prior year, in ZIP 78656, 78666. 9 subdivision spellings kept: Sunset Oaks (43); Sunset Oaks Sec 1 Ph 2 (9); Sunset Oaks Sec 4 Ph 1B (4); Sunset Oaks Sec 4 Ph 2A (2); Sunset Oaks Sec 4 Ph 1A (1); Sunset Oaks Ph 2 Sec 1 (1); Sunset Oaks Ph 1B Sec V (1); Sunset Oaks Ph 1A Sec V (1); SUNSET OAKS (1). 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 7 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 29, 2025 to October 28, 2026 inclusive.
The data	61 single-family sales in the window: 12 resale, 49 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	12 resale; 49 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	2 sale(s) with concessions above 10% of price

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 \$200K".
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 \$200K: \$170,000–\$190,000 (3 sales); \$200K–\$225K: \$199,750–\$224,900 (3 sales); \$225K–\$288K: \$225,000–\$288,464 (3 sales); Over \$288K: \$324,538–\$353,712 (3 sales) Groups by living area: Under 1,616 SF: 1,305–1,450 SF (3 sales); 1,616–1,950 SF: 1,616–1,950 SF (5 sales); Over 1,950 SF: 2,356–2,741 SF (4 sales) Groups by year built: Before 2023: 2022–2022 (5 sales); 2023: 2023–2023 (4 sales); After 2023: 2025–2026 (3 sales) View and no view: View: MLS lists a view (1 sales); No view: None or Neighborhood (11 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 \$244,500, median \$224,950. Days on market: average 77, median 44: 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_1 n_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	

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	0 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

Too few sales in a group to test.

8.3.2 Groups by living area

Too few sales in a group to test.

8.3.3 Groups by year built

Too few sales in a group to test.

8.3.4 View and no view

Too few sales in a group to test.

8.4 Data notes

Left out of the analysis: 49 new - construction sales (basic statistics only, section 7); 2 sale(s) with concessions above 10% of price. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

1. Cohen, J. (1988). Statistical Power Analysis for the Behavioral Sciences (2nd ed.). Erlbaum.
2. Cramér, H. (1946). Mathematical Methods of Statistics. Princeton University Press.
3. Dunn, O. J. (1961). Multiple comparisons among means. JASA, 56(293), 52–64.
4. Kerby, D. S. (2014). The simple difference formula: an approach to teaching nonparametric correlation. Comprehensive Psychology, 3, 11.IT.3.1.
5. Kruskal, W. H., & Wallis, W. A. (1952). Use of ranks in one-criterion variance analysis. JASA, 47(260), 583–621.
6. Mann, H. B., & Whitney, D. R. (1947). On a test of whether one of two random variables is stochastically larger than the other. Annals of Mathematical Statistics, 18(1), 50–60.
7. Pearson, K. (1900). On the criterion that a given system of deviations... Philosophical Magazine, 50(302), 157–175.
8. Tomczak, M., & Tomczak, E. (2014). The need to report effect size estimates revisited. Trends in Sport Sciences, 21(1), 19–25.

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 12 closed MLS resale sales; the 49 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 29, 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.