Horseshoe Bay West

Horseshoe Bay, TX 78657 · 78567
Resale homes · closed Nov 5 – Nov 4, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
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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
20	$777,000	$298	118 days
single-family resale homes	average $1,109,735	average $316	average 178 days

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1. Summary

Resale homes · 20 sales · November 5, 2025 – November 4, 2026

This study looks at the **20 resale homes** sold in Horseshoe Bay West in the **365 days** to November 4, 2026. A full year is used because only 16 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.

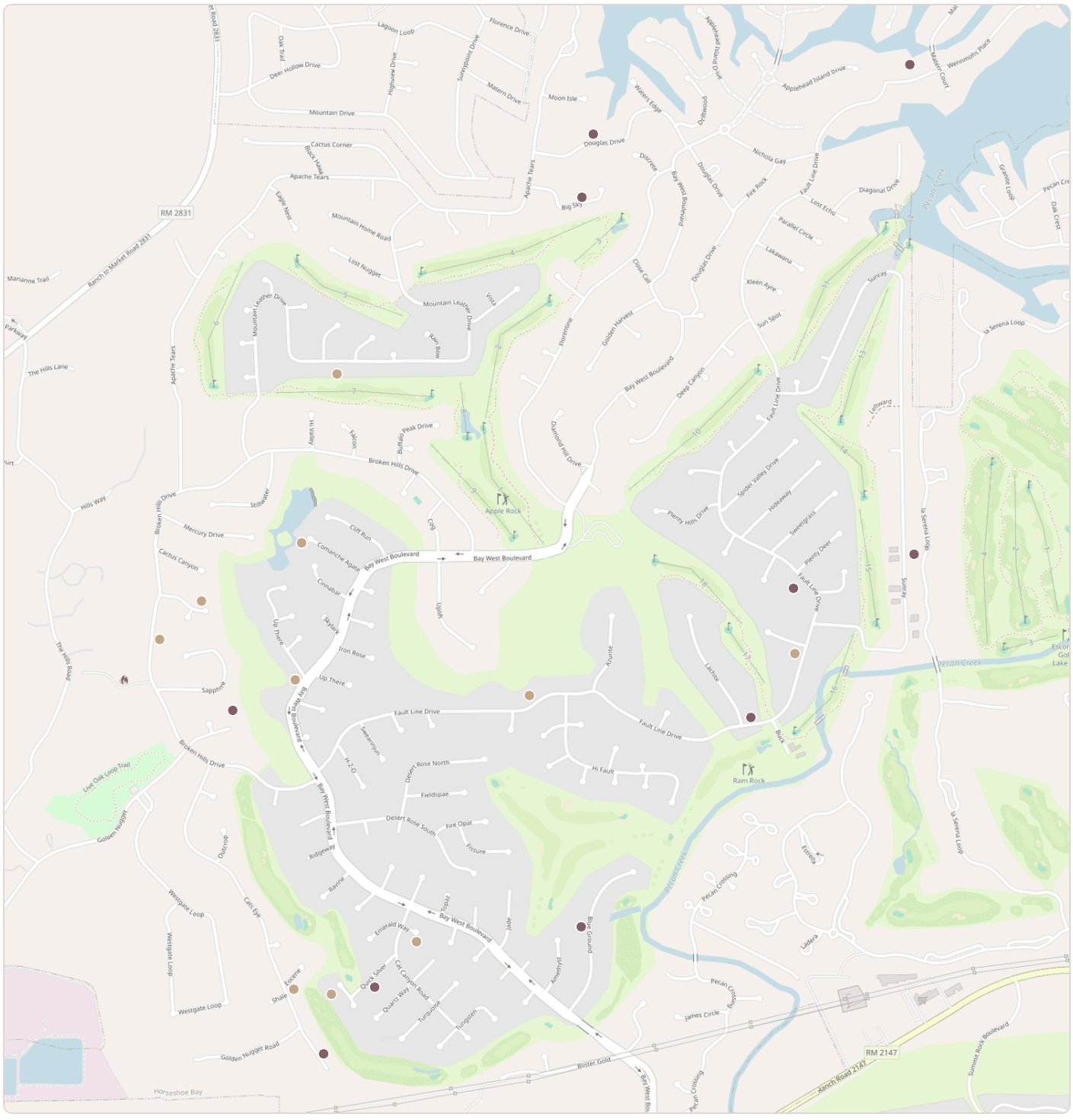
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

20 resale homes · colored by price range

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



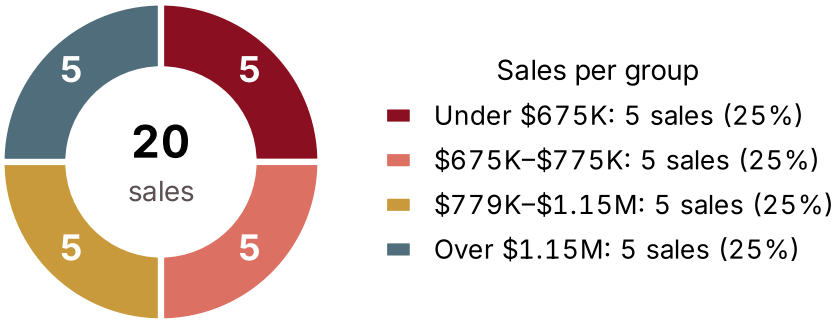
● Under $675K · 5 sales ● $675K–$775K · 5 sales ● $779K–$1.15M · 5 sales ● Over $1.15M · 5 sales

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3. Quartiles by net sale price

Resale homes · 20 sales · November 5, 2025 – November 4, 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 $1.15M sell for about $234 per SF (113%) more than homes under $675K.
- Homes over $1.15M are about 2,630 SF (113%) larger than homes under $675K.

3.1 Key differences

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

Under $675K $675K–$775K $779K–$1.15M Over $1.15M

Higher-priced homes Over $1.15M

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

Lower-priced homes Under $675K

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

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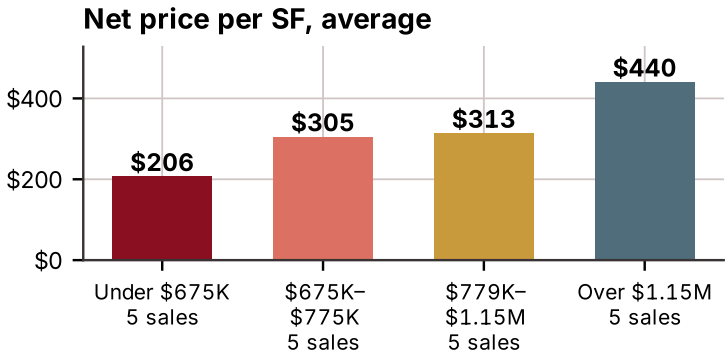
3.2 At a glance

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 $675K	$675K–$775K	$779K–$1.15M	Over $1.15M	Real difference?
Net price per SF	$206 per SF **Lowest**	$305 per SF	$313 per SF	$440 per SF **Highest**	✓ large
Living area	2,324 SF **Smallest**	2,402 SF	2,814 SF	4,951 SF **Largest**	✓ large
Year built	2007	2023	2003	2003	unclear
Days on market	261 days	113 days	80 days	76 days	unclear
Discount from original list	15.2%	6.7%	10.0%	5.0%	unclear
Price cut before sale	80%	80%	80%	40%	unclear
Seller paid closing costs or repairs	40%	20%	60%	20%	unclear
Has a view	80%	100%	100%	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 $1.15M sell for about $234 per SF (113%) more than homes under $675K

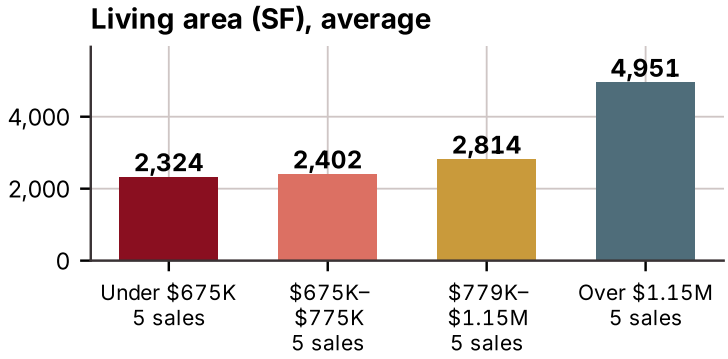


The average is **$440 per SF** for homes over $1.15M and **$206 per SF** for homes under $675K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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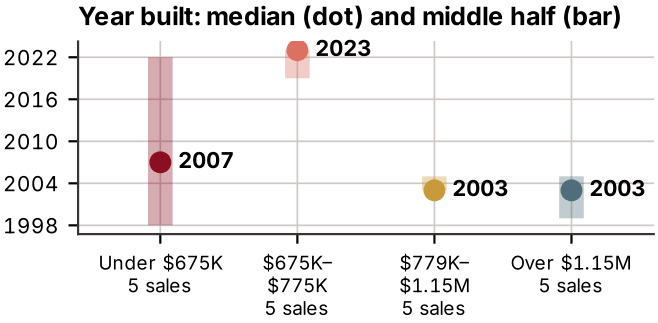
3.4 Homes over $1.15M are about 2,630 SF (113%) larger than homes under $675K



The average is **4,951 SF** for homes over $1.15M and **2,324 SF** for homes under $675K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

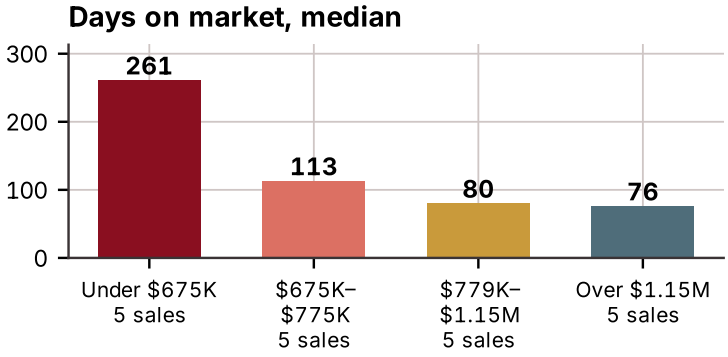
3.5 Year built: no clear difference



The median is **2003** for homes over $1.15M and **2007** for homes under $675K. It does not move in a straight line; homes $675K–$775K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

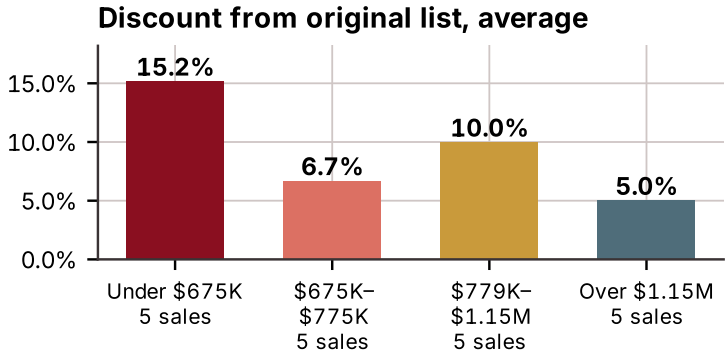


The median is **76 days** for homes over $1.15M and **261 days** for homes under $675K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

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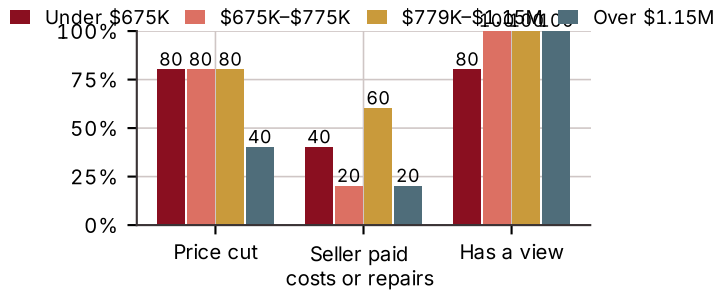
3.7 Discount from original list: no clear difference



The average is **5.0%** for homes over $1.15M and **15.2%** for homes under $675K. It does not move in a straight line; homes under $675K 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 $1.15M had a price cut before sale, against 80% of homes under $675K. Defined in 8.1.7.
- 20% of homes over $1.15M had the seller pay closing costs or repairs, against 40% of homes under $675K. Defined in 8.1.8.
- 100% of homes over $1.15M have a view, against 80% of homes under $675K. 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 $675K 5 sales	$675K–$775K 5 sales	$779K–$1.15M 5 sales	Over $1.15M 5 sales	All 20 sales	Real difference?
Net sale price average	$475,960	$723,880	$874,900	$2,364,200	$1,109,735	by design
Net price per SF average	$206	$305	$313	$440	$316	✓ large
Living area average	2,324	2,402	2,814	4,951	3,123	✓ large
Year built median	2007	2023	2003	2003	2006	unclear

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3.10 The numbers: selling

	Under $675K 5 sales	$675K–$775K 5 sales	$779K–$1.15M 5 sales	Over $1.15M 5 sales	All 20 sales	Real difference?
Days on market median	261	113	80	76	118	unclear
Discount from original list average	15.2%	6.7%	10.0%	5.0%	9.2%	unclear
Price cut before sale	80%	80%	80%	40%	70%	unclear
Seller paid closing costs or repairs	40%	20%	60%	20%	35%	unclear
Has a view	80%	100%	100%	100%	95%	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 · 20 sales · November 5, 2025 – November 4, 2026

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



Sales per group

- Under 2,436 SF: 5 sales (25%)
- 2,436–2,529 SF: 5 sales (25%)
- 2,635–3,272 SF: 5 sales (25%)
- Over 3,272 SF: 5 sales (25%)

Bottom line

- Homes over 3,272 SF sell for about $1.75M (285%) more than homes under 2,436 SF.

4.1 Key differences

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

Under 2,436 SF · 2,436–2,529 SF · 2,635–3,272 SF · Over 3,272 SF

Larger homes Over 3,272 SF

- Sell for much more.

Smaller homes Under 2,436 SF

- Sell for much less.

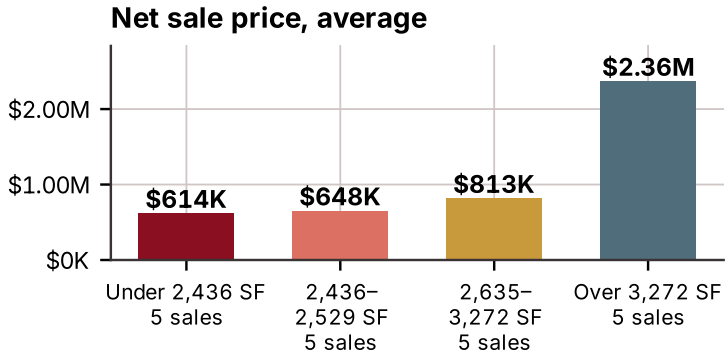
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4.2 At a glance

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 2,436 SF	2,436–2,529 SF	2,635–3,272 SF	Over 3,272 SF	Real difference?
Net sale price	$614K Lowest	$648K	$813K	$2.36M Highest	✓ large
Net price per SF	$280 per SF	$260 per SF	$284 per SF	$440 per SF	unclear
Year built	2023	2006	2003	2003	unclear
Days on market	74 days	134 days	261 days	76 days	unclear
Discount from original list	8.2%	10.7%	12.9%	5.0%	unclear
Price cut before sale	60%	80%	100%	40%	unclear
Seller paid closing costs or repairs	20%	80%	20%	20%	unclear
Has a view	80%	100%	100%	100%	unclear

4.3 Homes over 3,272 SF sell for about $1.75M (285%) more than homes under 2,436 SF



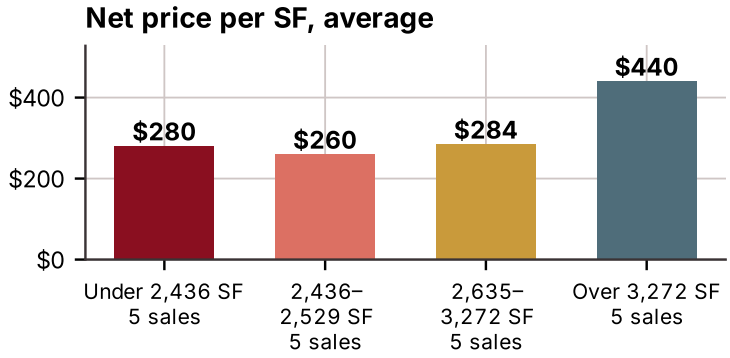
The average is **$2.36M** for homes over 3,272 SF and **$614K** for homes under 2,436 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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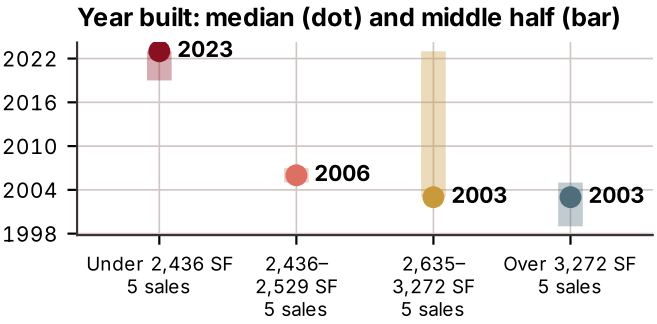
4.4 Net price per SF: no clear difference



The average is **$440 per SF** for homes over 3,272 SF and **$280 per SF** for homes under 2,436 SF. It does not move in a straight line; homes over 3,272 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

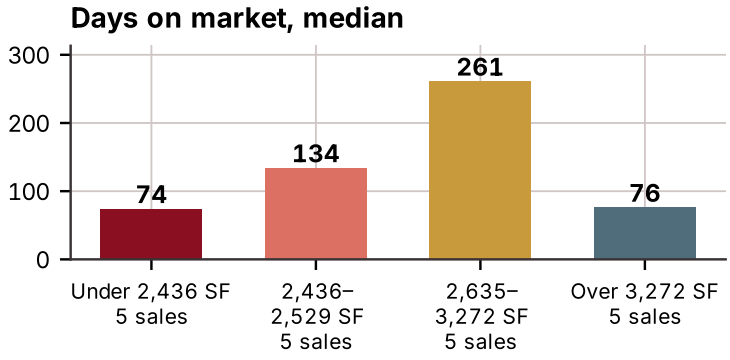
4.5 Year built: no clear difference



The median is **2003** for homes over 3,272 SF and **2023** for homes under 2,436 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

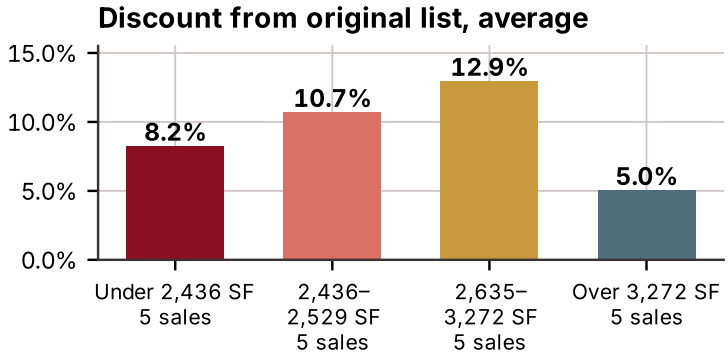


The median is **76 days** for homes over 3,272 SF and **74 days** for homes under 2,436 SF. It does not move in a straight line; homes 2,635–3,272 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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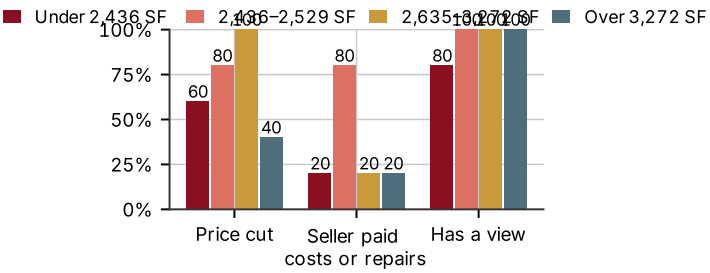
4.7 Discount from original list: no clear difference



The average is **5.0%** for homes over 3,272 SF and **8.2%** for homes under 2,436 SF. It does not move in a straight line; homes 2,635–3,272 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.

- 40% of homes over 3,272 SF had a price cut before sale, against 60% of homes under 2,436 SF. Defined in 8.1.7.
- 20% of homes over 3,272 SF had the seller pay closing costs or repairs, against 20% of homes under 2,436 SF. Defined in 8.1.8.
- 100% of homes over 3,272 SF have a view, against 80% of homes under 2,436 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 2,436 SF 5 sales	2,436–2,529 SF 5 sales	2,635–3,272 SF 5 sales	Over 3,272 SF 5 sales	All 20 sales	Real difference?
Net sale price average	$614,380	$647,760	$812,600	$2,364,200	$1,109,735	✓ large
Net price per SF average	$280	$260	$284	$440	$316	unclear
Living area average	2,193	2,488	2,859	4,951	3,123	by design
Year built median	2023	2006	2003	2003	2006	unclear

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4.10 The numbers: selling

	Under 2,436 SF 5 sales	2,436–2,529 SF 5 sales	2,635–3,272 SF 5 sales	Over 3,272 SF 5 sales	All 20 sales	Real difference?
Days on market median	74	134	261	76	118	unclear
Discount from original list average	8.2%	10.7%	12.9%	5.0%	9.2%	unclear
Price cut before sale	60%	80%	100%	40%	70%	unclear
Seller paid closing costs or repairs	20%	80%	20%	20%	35%	unclear
Has a view	80%	100%	100%	100%	95%	unclear

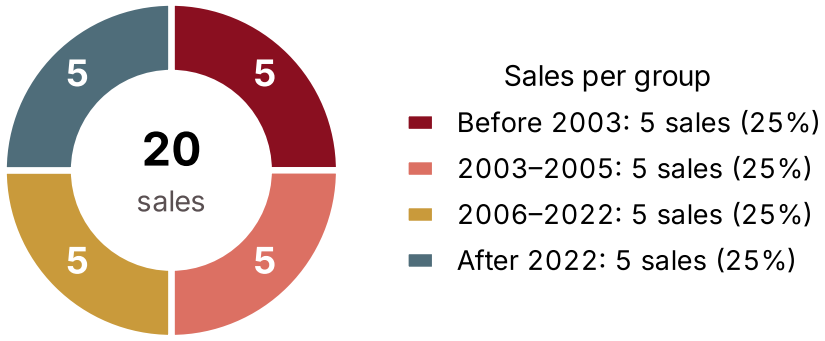
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 20 sales · November 5, 2025 – November 4, 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.

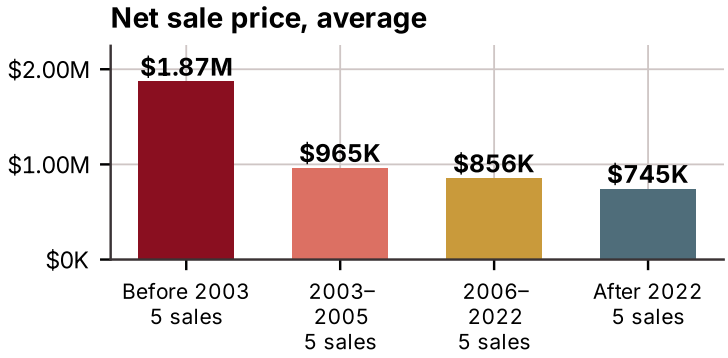
5.2 At a glance

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 2003	2003–2005	2006–2022	After 2022	Real difference?
Net sale price	$1.87M	$965K	$856K	$745K	unclear
Net price per SF	$353 per SF	$308 per SF	$304 per SF	$299 per SF	unclear
Living area	4,238 SF	3,128 SF	2,684 SF	2,440 SF	unclear
Days on market	124 days	73 days	134 days	329 days	unclear
Discount from original list	12.5%	6.2%	9.1%	9.0%	unclear
Price cut before sale	80%	40%	80%	80%	unclear
Seller paid closing costs or repairs	20%	60%	40%	20%	unclear
Has a view	100%	100%	100%	80%	unclear

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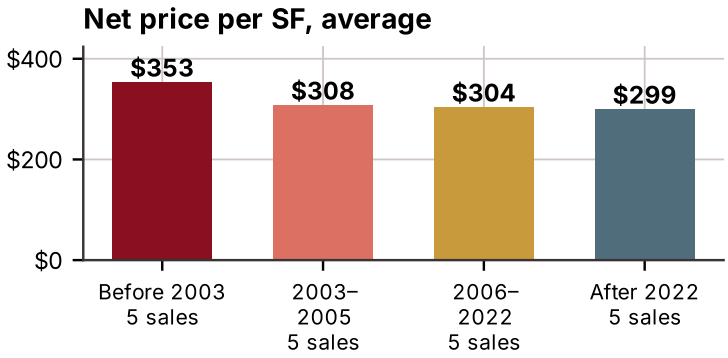
5.3 Net sale price: no clear difference



The average is **$745K** for homes built after 2022 and **$1.87M** for homes built before 2003. It falls step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

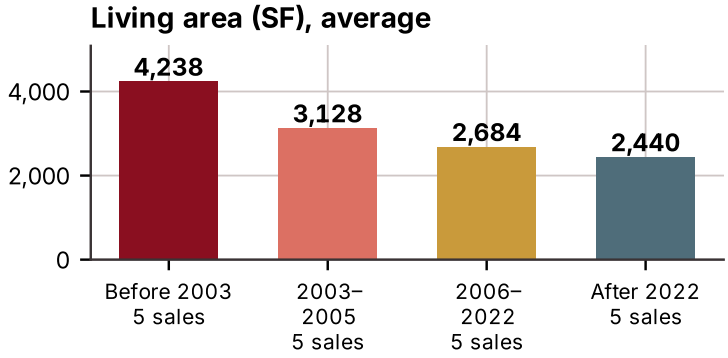
5.4 Net price per SF: no clear difference



The average is **$299 per SF** for homes built after 2022 and **$353 per SF** for homes built before 2003. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

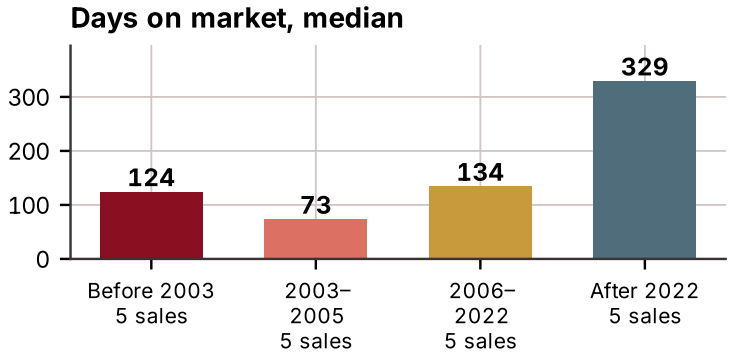


The average is **2,440 SF** for homes built after 2022 and **4,238 SF** for homes built before 2003. It falls step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

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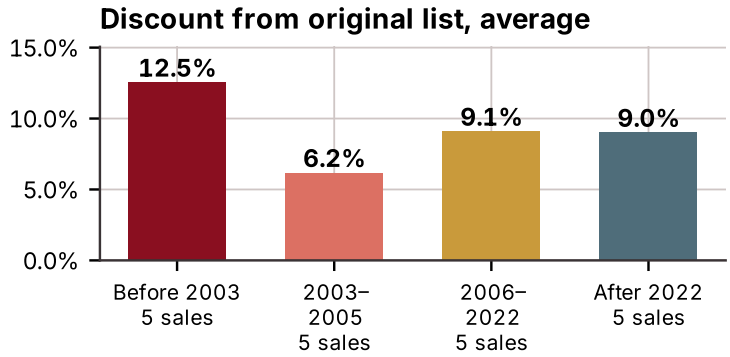
5.6 Days on market: no clear difference



The median is **329 days** for homes built after 2022 and **124 days** for homes built before 2003. It does not move in a straight line; homes built after 2022 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

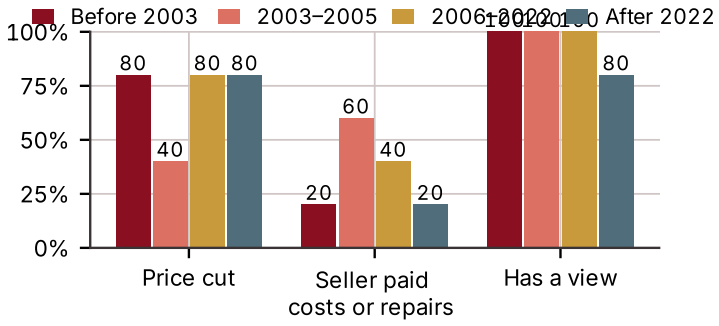


The average is **9.0%** for homes built after 2022 and **12.5%** for homes built before 2003. It does not move in a straight line; homes built before 2003 are highest. Defined in 8.1.6.

– 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.

- 80% of homes built after 2022 had a price cut before sale, against 80% of homes built before 2003. Defined in 8.1.7.
- 20% of homes built after 2022 had the seller pay closing costs or repairs, against 20% of homes built before 2003. Defined in 8.1.8.
- 80% of homes built after 2022 have a view, against 100% of homes built before 2003. 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 2003 5 sales	2003–2005 5 sales	2006–2022 5 sales	After 2022 5 sales	All 20 sales	Real difference?
Net sale price average	$1,871,700	$965,400	$856,460	$745,380	$1,109,735	unclear
Net price per SF average	$353	$308	$304	$299	$316	unclear
Living area average	4,238	3,128	2,684	2,440	3,123	unclear
Year built median	1998	2003	2019	2023	2006	by design

5.10 The numbers: selling

	Before 2003 5 sales	2003–2005 5 sales	2006–2022 5 sales	After 2022 5 sales	All 20 sales	Real difference?
Days on market median	124	73	134	329	118	unclear
Discount from original list average	12.5%	6.2%	9.1%	9.0%	9.2%	unclear
Price cut before sale	80%	40%	80%	80%	70%	unclear
Seller paid closing costs or repairs	20%	60%	40%	20%	35%	unclear
Has a view	100%	100%	100%	80%	95%	unclear

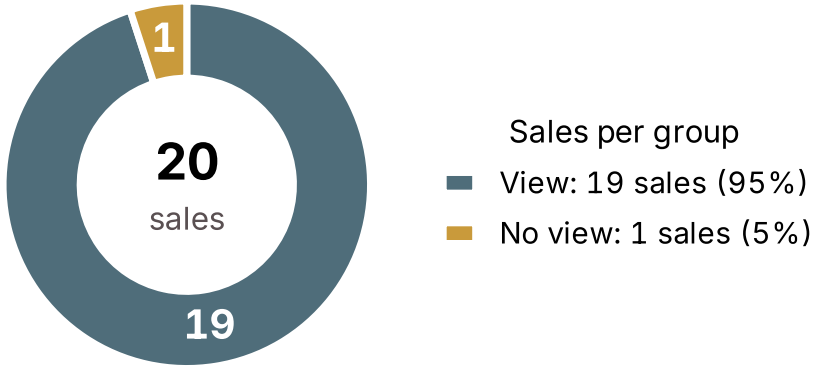
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 20 sales · November 5, 2025 – November 4, 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.

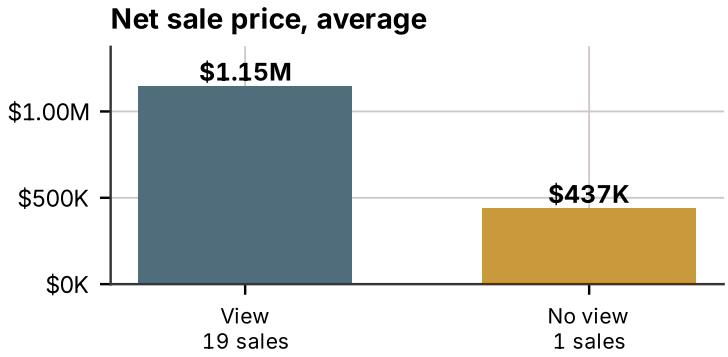


Bottom line: too few sales to test.

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



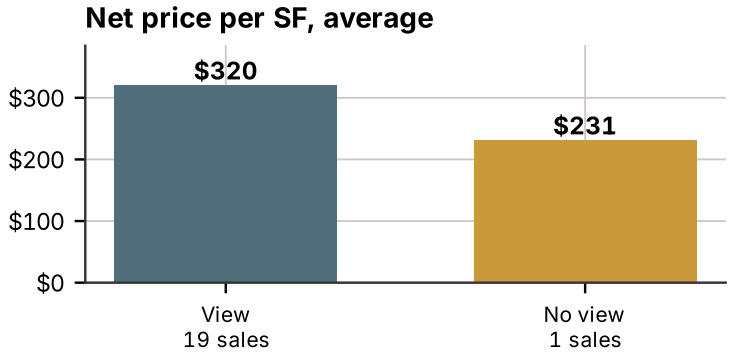
The average is **$1.15M** for homes with a view and **$437K** for homes without a view.

Defined in 8.1.1.

Not tested: too few sales.

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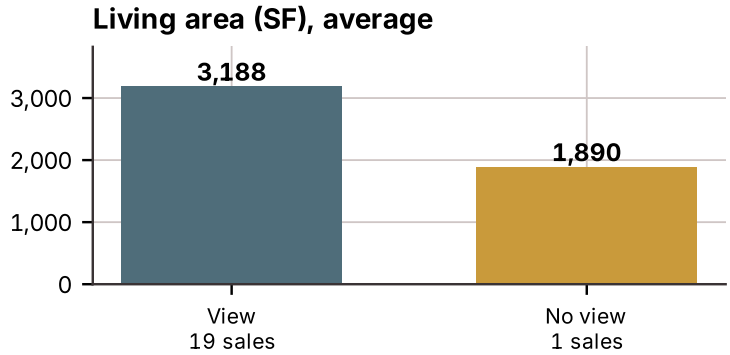
6.4 Net price per SF: described, not tested



The average is **$320 per SF** for homes with a view and **$231 per SF** for homes without a view. Defined in 8.1.2.

Not tested: too few sales.

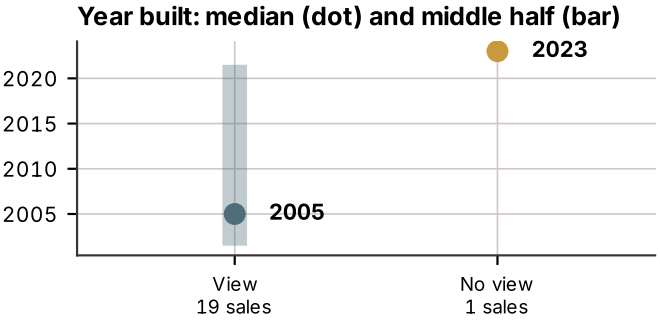
6.5 Living area: described, not tested



The average is **3,188 SF** for homes with a view and **1,890 SF** for homes without a view. Defined in 8.1.3.

Not tested: too few sales.

6.6 Year built: described, not tested

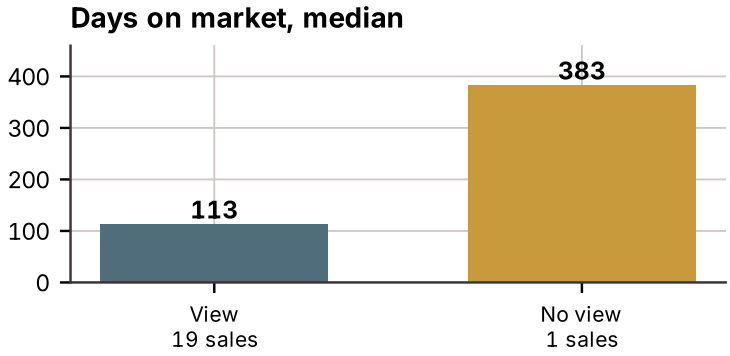


The median is **2005** for homes with a view and **2023** for homes without a view. Defined in 8.1.4.

Not tested: too few sales.

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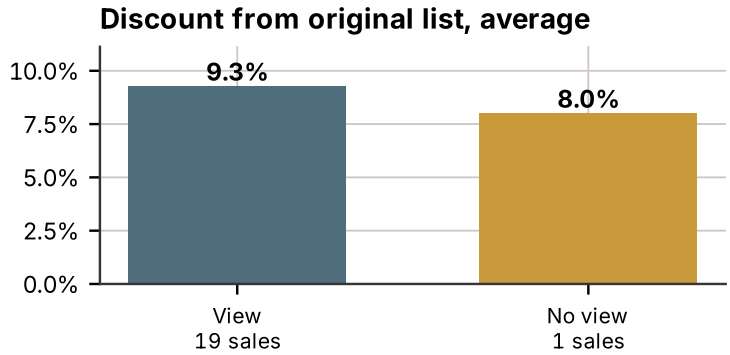
6.7 Days on market: described, not tested



The median is **113 days** for homes with a view and **383 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

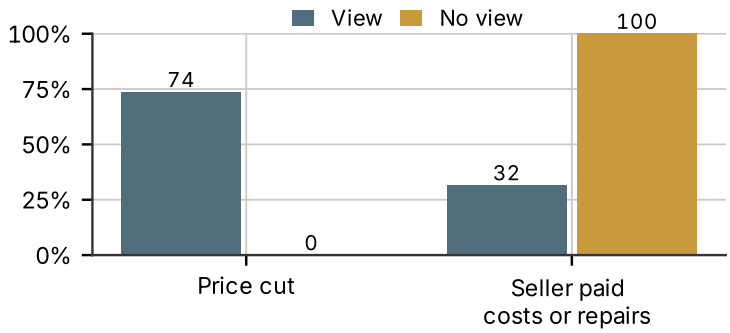
6.8 Discount from original list: described, not tested



The average is **9.3%** for homes with a view and **8.0%** 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.

- 74% of homes with a view had a price cut before sale, against 0% of homes without a view. Defined in 8.1.7.
- 32% of homes with a view had the seller pay closing costs or repairs, against 100% 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.

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6.10 The numbers: price and size

	View 19 sales	No view 1 sales	All 20 sales
Net sale price average	$1,145,142	$437,000	$1,109,735
Net price per SF average	$320	$231	$316
Living area average	3,188	1,890	3,123
Year built median	2005	2023	2006

6.11 The numbers: selling

	View 19 sales	No view 1 sales	All 20 sales
Days on market median	113	383	118
Discount from original list average	9.3%	8.0%	9.2%
Price cut before sale	74%	0%	70%
Seller paid closing costs or repairs	32%	100%	35%

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 · 7 sales · November 5, 2025 – November 4, 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: 7 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 Horseshoe Bay West.

Measure	Average	Median
Sales		7
Net sale price	**$1,248,571**	$950,000
Net price per SF	**$413**	$367
Living area (SF)	**2,877**	2,603
Days on market	**191**	144
Discount from original list	**7.3%**	7.8%
Price cut before sale		43% of sales
Seller paid closing costs or repairs		0% of sales
Year built		2024–2026

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 20 resale sales. Average $1,109,735; median $777,000; standard deviation $1,122,087; middle half (25th–75th percentile) $637,425–$1,150,000; lowest $437,000, highest $5,500,000. 7 sales had a seller payment; their median payment was $3,000.

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 20 resale sales. Average $316; median $298; standard deviation $104; middle half (25th–75th percentile) $241–$366; lowest $188, highest $600.

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 20 resale sales. Average 3,123; median 2,582; standard deviation 1,575; middle half (25th–75th percentile) 2,435–3,304; lowest 1,890, highest 9,171.

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 20 resale sales. Average 2009; median 2006; standard deviation 12; middle half (25th–75th percentile) 2002–2022; lowest 1981, 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 20 resale sales. Average 178; median 118; standard deviation 159; middle half (25th–75th percentile) 70–278; lowest 16, highest 599. 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 20 resale sales. Average 9.2%; median 8.2%; standard deviation 5.8%; middle half (25th–75th percentile) 5.2%–13.0%; lowest 0.0%, highest 20.9%. 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: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).

The data 14 of 20 resale sales (70.0%).

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

The data 7 of 20 resale sales (35.0%).

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 19 sales with a view, 1 without, 0 unclassified. Most common View entries: Hill Country 11, Golf Course 10, Trees/Woods 5, Lake 4, Panoramic 4, Pool 2, None 1, Pasture 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 2026-11-05 20:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Horseshoe Bay, SubdivisionName contains any of “horseshoe bay west” (case-insensitive). A record is kept when its subdivision name belongs to the Horseshoe Bay West family, the same rule comparable sales use.

The data Pulled November 5, 2026: 30 closed Horseshoe Bay West records over the prior year, in ZIP 78657, 78567. 2 subdivision spellings kept: Horseshoe Bay West (27); HORSESHOE BAY WEST (3). 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 16 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 5, 2025 to November 4, 2026 inclusive.

The data 27 single-family sales in the window: 20 resale, 7 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 20 resale; 7 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 3 sale(s) other than single-family homes (condo, townhome and similar)

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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 $675K”.

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 $675K: $437,000–$525,000 (5 sales); $675K–$775K: $674,900–$775,000 (5 sales); $779K–$1.15M: $779,000–$1,145,000 (5 sales); Over $1.15M: $1,165,000–$5,500,000 (5 sales)
Quartiles by living area: Under 2,436 SF: 1,890–2,432 SF (5 sales); 2,436–2,529 SF: 2,436–2,529 SF (5 sales); 2,635–3,272 SF: 2,635–3,272 SF (5 sales); Over 3,272 SF: 3,401–9,171 SF (5 sales)
Quartiles by year built: Before 2003: 1981–2000 (5 sales); 2003–2005: 2003–2005 (5 sales); 2006–2022: 2006–2022 (5 sales); After 2022: 2023–2024 (5 sales)
View and no view: View: MLS lists a view (19 sales); No view: None or Neighborhood (1 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 $1,109,735, median $777,000. Days on market: average 178, median 118: 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 $|1 - 2U/(n_1 n_2)|$: ≥ .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 $p < 0.0063$

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.

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	$H = 14.63$	3	0.0022	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.770$	large
Living area	Kruskal–Wallis	$H = 14.50$	3	0.0023	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.763$	large
Year built	Kruskal–Wallis	$H = 5.87$	3	0.1179	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.309$	large
Days on market	Kruskal–Wallis	$H = 1.61$	3	0.6572	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.085$	medium
Discount from original list	Kruskal–Wallis	$H = 8.28$	3	0.0406	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.436$	large
Price cut before sale	Chi-square	$\chi^2 = 2.86$	3	0.4142	$p < 0.0063$	**Unclear**	Cramér's V = 0.378	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.42$	3	0.4904	$p < 0.0063$	**Unclear**	Cramér's V = 0.348	medium
Has a view	Chi-square	$\chi^2 = 3.16$	3	0.3679	$p < 0.0063$	**Unclear**	Cramér's V = 0.397	medium

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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 = 13.04	3	0.0045	p < 0.0063	Yes	$\varepsilon^2 = 0.686$	large
Net price per SF	Kruskal–Wallis	H = 8.60	3	0.0351	p < 0.0063	Unclear	$\varepsilon^2 = 0.453$	large
Year built	Kruskal–Wallis	H = 3.49	3	0.3216	p < 0.0063	Unclear	$\varepsilon^2 = 0.184$	large
Days on market	Kruskal–Wallis	H = 2.04	3	0.5632	p < 0.0063	Unclear	$\varepsilon^2 = 0.108$	medium
Discount from original list	Kruskal–Wallis	H = 5.38	3	0.1462	p < 0.0063	Unclear	$\varepsilon^2 = 0.283$	large
Price cut before sale	Chi-square	$\chi^2 = 4.76$	3	0.1901	p < 0.0063	Unclear	Cramér's V = 0.488	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.93$	3	0.1149	p < 0.0063	Unclear	Cramér's V = 0.545	large
Has a view	Chi-square	$\chi^2 = 3.16$	3	0.3679	p < 0.0063	Unclear	Cramér's V = 0.397	medium

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 = 3.80	3	0.2836	p < 0.0063	Unclear	$\varepsilon^2 = 0.200$	large
Net price per SF	Kruskal–Wallis	H = 0.37	3	0.9461	p < 0.0063	Unclear	$\varepsilon^2 = 0.020$	small
Living area	Kruskal–Wallis	H = 5.42	3	0.1433	p < 0.0063	Unclear	$\varepsilon^2 = 0.285$	large
Days on market	Kruskal–Wallis	H = 3.19	3	0.3627	p < 0.0063	Unclear	$\varepsilon^2 = 0.168$	large
Discount from original list	Kruskal–Wallis	H = 2.43	3	0.4883	p < 0.0063	Unclear	$\varepsilon^2 = 0.128$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.86$	3	0.4142	p < 0.0063	Unclear	Cramér's V = 0.378	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.42$	3	0.4904	p < 0.0063	Unclear	Cramér's V = 0.348	medium
Has a view	Chi-square	$\chi^2 = 3.16$	3	0.3679	p < 0.0063	Unclear	Cramér's V = 0.397	medium

8.3.4 View and no view

Too few sales in a group to test.

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8.4 Data notes

Left out of the analysis: 7 new-construction sales (basic statistics only, section 7); 3 sale(s) other than single-family homes (condo, townhome and similar). 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 20 closed MLS resale sales; the 7 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 5, 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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