Allandale Park

Austin, TX 78757 · 78756
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 8, 2026 · 7:23 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
55	$877,750	$456	41 days
single-family resale homes	average $941,923	average $446	average 69 days

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1. Summary

Resale homes · 55 sales · November 8, 2025 – November 7, 2026

This study looks at the **55 resale homes** sold in Allandale Park in the **365 days** to November 7, 2026. A full year is used because only 23 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.

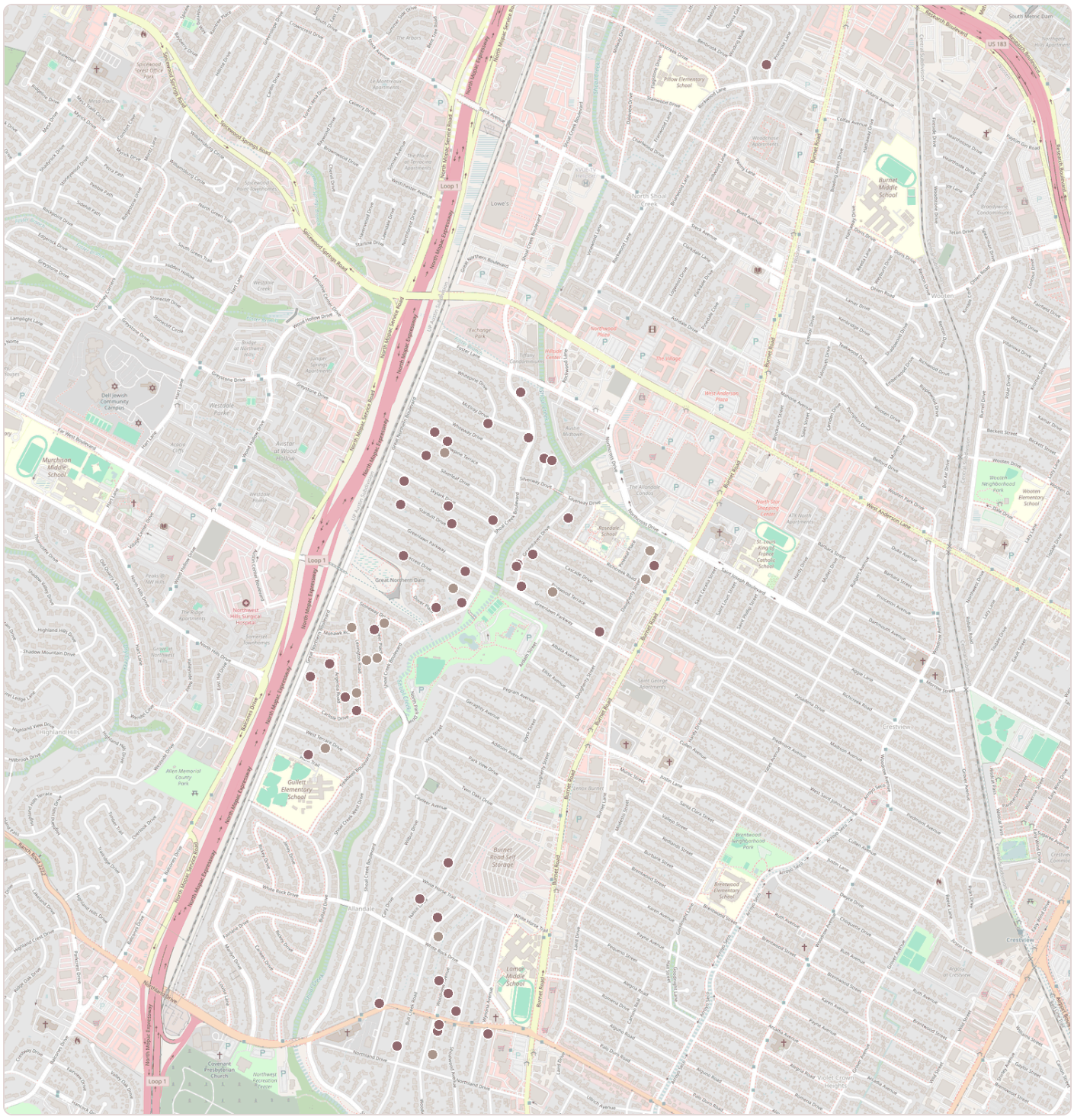
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

55 resale homes · colored by price range

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



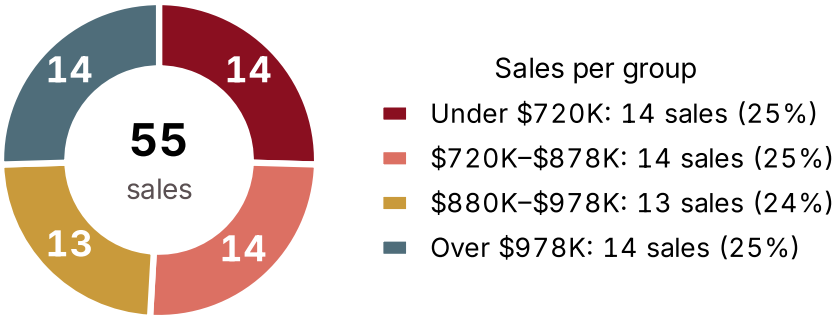
● Under $720K · 14 sales ● $720K–$878K · 14 sales ● $880K–$978K · 13 sales ● Over $978K · 14 sales

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3. Quartiles by net sale price

Resale homes · 55 sales · November 8, 2025 – November 7, 2026

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



Bottom line

- Homes over $978K are about 1,120 SF (70%) larger than homes under $720K.

3.1 Key differences

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

Under $720K $720K–$878K $880K–$978K Over $978K

Higher-priced homes Over $978K

- Are much larger.

Lower-priced homes Under $720K

- Are much smaller.

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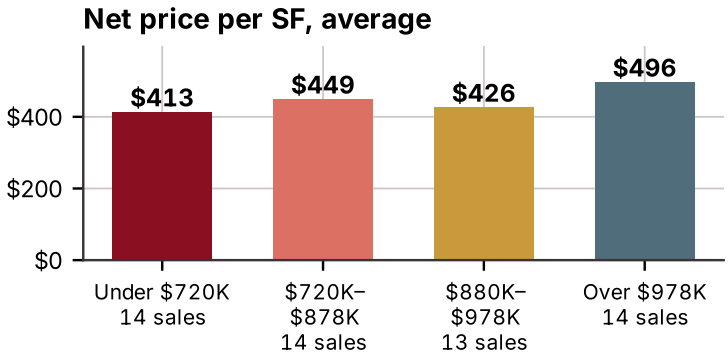
3.2 At a glance

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 $720K	$720K–$878K	$880K–$978K	Over $978K	Real difference?
Net price per SF	$413 per SF	$449 per SF	$426 per SF	$496 per SF	unclear
Living area	1,608 SF **Smallest**	1,871 SF	2,270 SF	2,729 SF **Largest**	✓ large
Year built	1961	1962	1962	1964	unclear
Days on market	93 days	11 days	38 days	32 days	unclear
Discount from original list	8.4%	3.7%	8.8%	6.2%	unclear
Price cut before sale	50%	21%	46%	36%	unclear
Seller paid closing costs or repairs	21%	57%	46%	50%	unclear
Has a view	7%	21%	0%	36%	unclear

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

3.3 Net price per SF: no clear difference

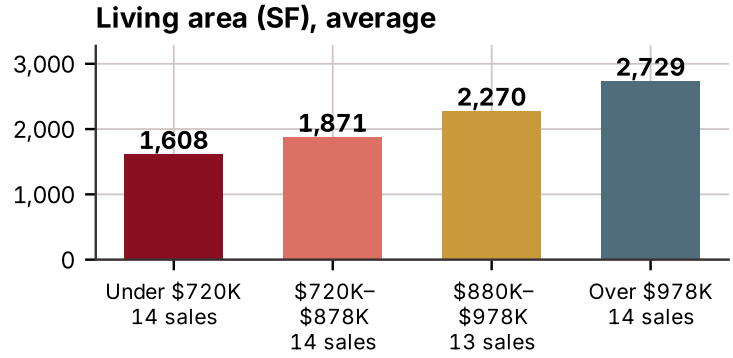


The average is **$496 per SF** for homes over $978K and **$413 per SF** for homes under $720K. It does not move in a straight line; homes over $978K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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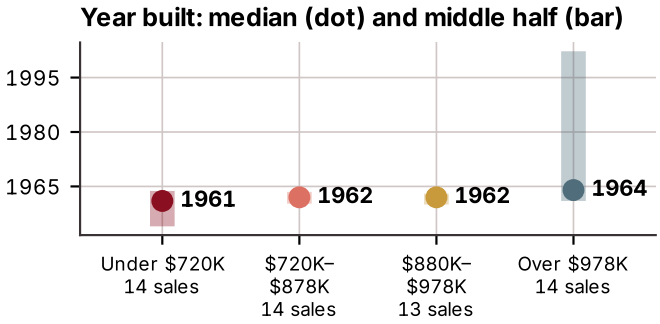
3.4 Homes over $978K are about 1,120 SF (70%) larger than homes under $720K



The average is **2,729 SF** for homes over $978K and **1,608 SF** for homes under $720K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

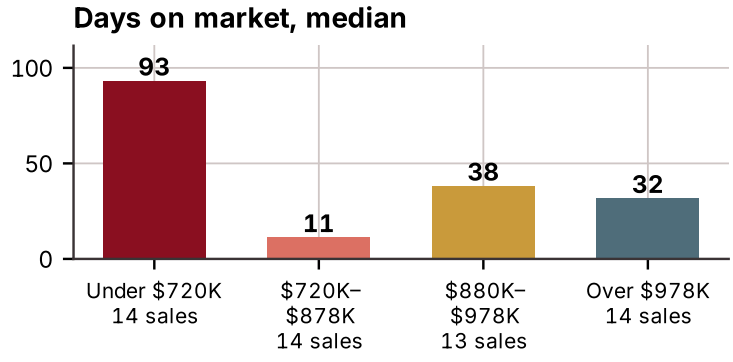
3.5 Year built: no clear difference



The median is **1964** for homes over $978K and **1961** for homes under $720K. 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

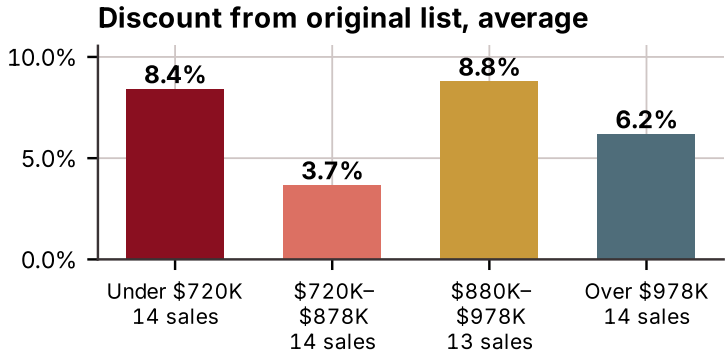


The median is **32 days** for homes over $978K and **93 days** for homes under $720K. It does not move in a straight line; homes under $720K are highest. Defined in 8.1.5.

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

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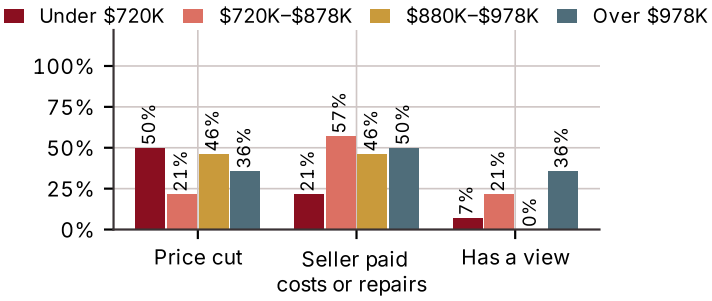
3.7 Discount from original list: no clear difference



The average is **6.2%** for homes over $978K and **8.4%** for homes under $720K. It does not move in a straight line; homes $880K–$978K 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.

- 36% of homes over $978K had a price cut before sale, against 50% of homes under $720K. Defined in 8.1.7.
- 50% of homes over $978K had the seller pay closing costs or repairs, against 21% of homes under $720K. Defined in 8.1.8.
- 36% of homes over $978K have a view, against 7% of homes under $720K. 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 $720K 14 sales	$720K–$878K 14 sales	$880K–$978K 13 sales	Over $978K 14 sales	All 55 sales	Real difference?
Net sale price average	$650,791	$813,410	$937,729	$1,365,460	$941,923	by design
Net price per SF average	$413	$449	$426	$496	$446	unclear
Living area average	1,608	1,871	2,270	2,729	2,117	✓ large
Year built median	1961	1962	1962	1964	1962	unclear

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3.10 The numbers: selling

	Under $720K 14 sales	$720K–$878K 14 sales	$880K–$978K 13 sales	Over $978K 14 sales	All 55 sales	Real difference?
Days on market median	93	11	38	32	41	unclear
Discount from original list average	8.4%	3.7%	8.8%	6.2%	6.7%	unclear
Price cut before sale	50%	21%	46%	36%	38%	unclear
Seller paid closing costs or repairs	21%	57%	46%	50%	44%	unclear
Has a view	7%	21%	0%	36%	16%	unclear

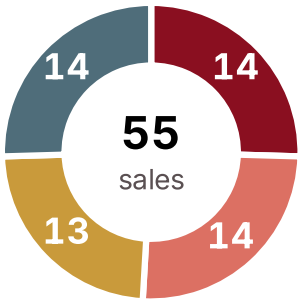
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 55 sales · November 8, 2025 – November 7, 2026

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



Sales per group

- Under 1,710 SF: 14 sales (25%)
- 1,710–2,024 SF: 14 sales (25%)
- 2,043–2,438 SF: 13 sales (24%)
- Over 2,438 SF: 14 sales (25%)

Bottom line

- Homes over 2,438 SF sell for about $620K (90%) more than homes under 1,710 SF.

4.1 Key differences

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

Under 1,710 SF · 1,710–2,024 SF · 2,043–2,438 SF · Over 2,438 SF

Larger homes Over 2,438 SF

- Sell for much more.

Smaller homes Under 1,710 SF

- Sell for much less.

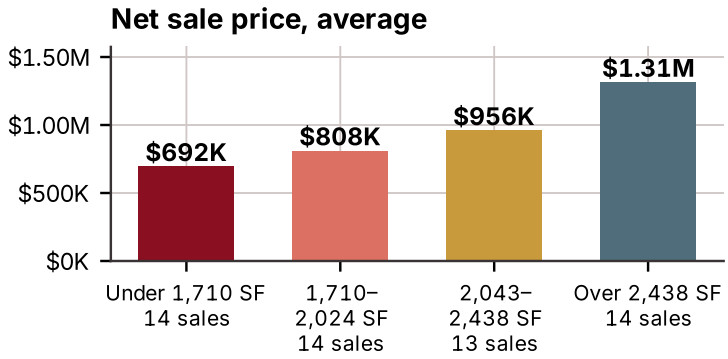
4.2 At a glance

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 1,710 SF	1,710–2,024 SF	2,043–2,438 SF	Over 2,438 SF	Real difference?
Net sale price	$692K Lowest	$808K	$956K	$1.31M Highest	✓ large
Net price per SF	$474 per SF	$431 per SF	$430 per SF	$450 per SF	unclear
Year built	1962	1960	1962	1964	unclear
Days on market	69 days	30 days	31 days	54 days	unclear
Discount from original list	5.6%	5.1%	8.5%	7.8%	unclear
Price cut before sale	43%	29%	46%	36%	unclear
Seller paid closing costs or repairs	43%	29%	54%	50%	unclear
Has a view	0%	14%	23%	29%	unclear

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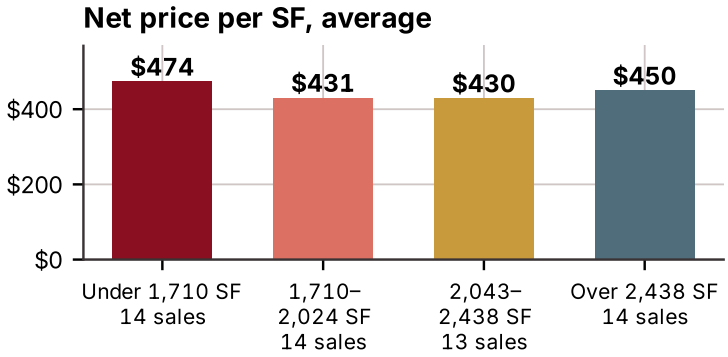
4.3 Homes over 2,438 SF sell for about $620K (90%) more than homes under 1,710 SF



The average is **$1.31M** for homes over 2,438 SF and **$692K** for homes under 1,710 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

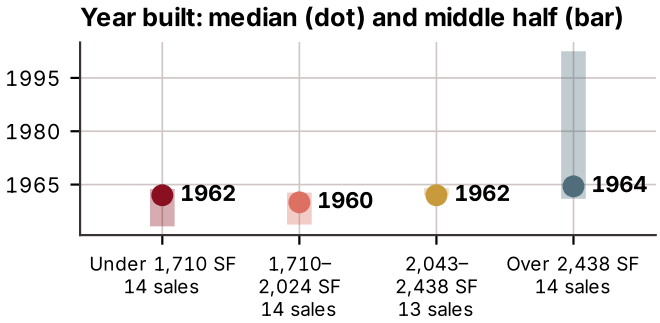
4.4 Net price per SF: no clear difference



The average is **$450 per SF** for homes over 2,438 SF and **$474 per SF** for homes under 1,710 SF. It does not move in a straight line; homes under 1,710 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

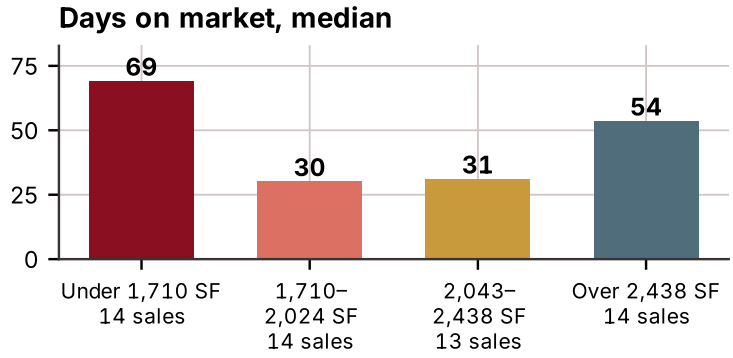


The median is **1964** for homes over 2,438 SF and **1962** for homes under 1,710 SF. It does not move in a straight line; homes over 2,438 SF are highest. Defined in 8.1.4.

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

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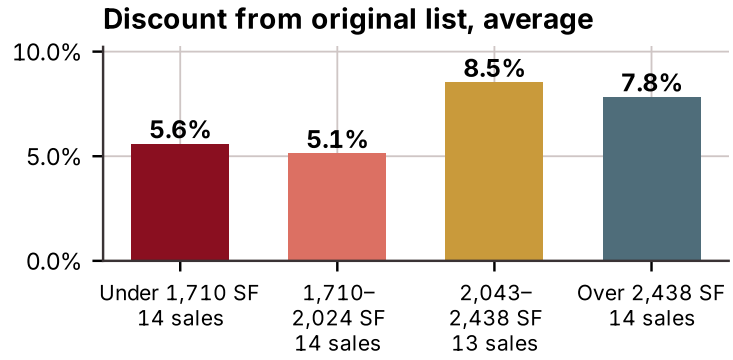
4.6 Days on market: no clear difference



The median is **54 days** for homes over 2,438 SF and **69 days** for homes under 1,710 SF. It does not move in a straight line; homes under 1,710 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

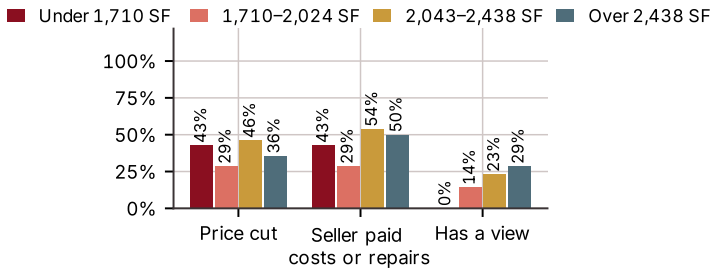


The average is **7.8%** for homes over 2,438 SF and **5.6%** for homes under 1,710 SF. It does not move in a straight line; homes 2,043–2,438 SF are highest. Defined in 8.1.6.

– 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.

- 36% of homes over 2,438 SF had a price cut before sale, against 43% of homes under 1,710 SF. Defined in 8.1.7.
- 50% of homes over 2,438 SF had the seller pay closing costs or repairs, against 43% of homes under 1,710 SF. Defined in 8.1.8.
- 29% of homes over 2,438 SF have a view, against 0% of homes under 1,710 SF. Defined in 8.1.9.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance
Has a view: **– No clear difference** · could be chance

4.9 The numbers: price and size

	Under 1,710 SF 14 sales	1,710–2,024 SF 14 sales	2,043–2,438 SF 13 sales	Over 2,438 SF 14 sales	All 55 sales	Real difference?
Net sale price average	$692,130	$808,227	$956,466	$1,311,907	$941,923	✓ large
Net price per SF average	$474	$431	$430	$450	$446	unclear
Living area average	1,468	1,880	2,229	2,899	2,117	by design
Year built median	1962	1960	1962	1964	1962	unclear

4.10 The numbers: selling

	Under 1,710 SF 14 sales	1,710–2,024 SF 14 sales	2,043–2,438 SF 13 sales	Over 2,438 SF 14 sales	All 55 sales	Real difference?
Days on market median	69	30	31	54	41	unclear
Discount from original list average	5.6%	5.1%	8.5%	7.8%	6.7%	unclear
Price cut before sale	43%	29%	46%	36%	38%	unclear
Seller paid closing costs or repairs	43%	29%	54%	50%	44%	unclear
Has a view	0%	14%	23%	29%	16%	unclear

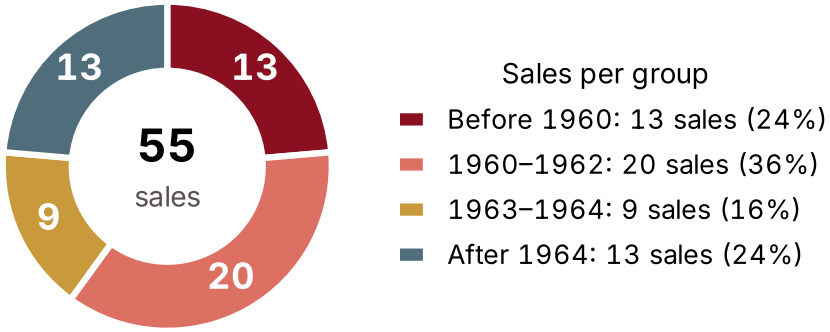
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 55 sales · November 8, 2025 – November 7, 2026

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



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

5.1 Key differences

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

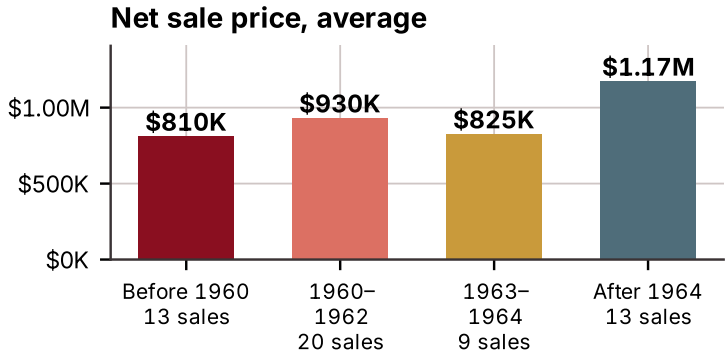
5.2 At a glance

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

	Before 1960	1960–1962	1963–1964	After 1964	Real difference?
Net sale price	$810K	$930K	$825K	$1.17M	unclear
Net price per SF	$458 per SF	$433 per SF	$435 per SF	$463 per SF	unclear
Living area	1,787 SF	2,195 SF	1,913 SF	2,467 SF	unclear
Days on market	55 days	41 days	38 days	25 days	unclear
Discount from original list	6.0%	8.1%	6.4%	5.6%	unclear
Price cut before sale	31%	45%	44%	31%	unclear
Seller paid closing costs or repairs	31%	70%	11%	38%	unclear
Has a view	8%	15%	22%	23%	unclear

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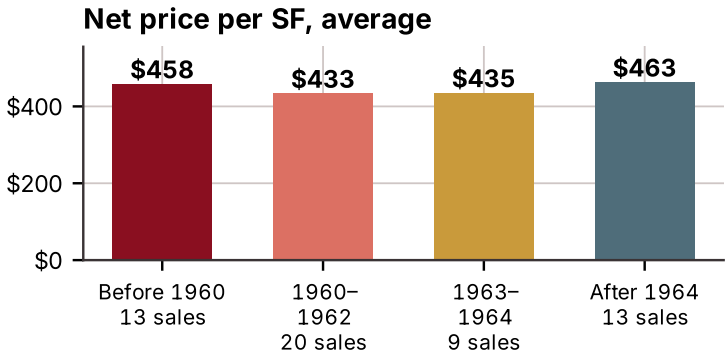
5.3 Net sale price: no clear difference



The average is **$1.17M** for homes built after 1964 and **$810K** for homes built before 1960. It does not move in a straight line; homes built after 1964 are highest. Defined in 8.1.1.

– No clear difference · could be chance

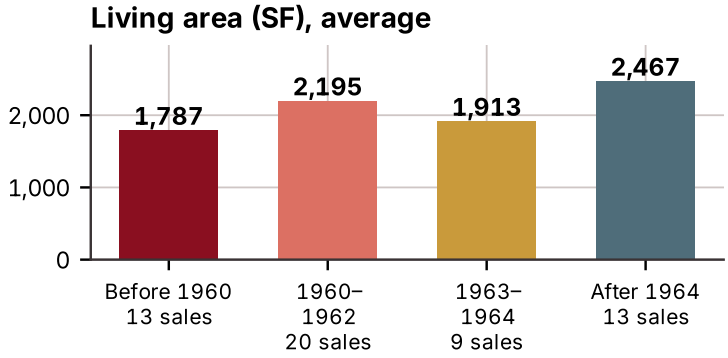
5.4 Net price per SF: no clear difference



The average is **$463 per SF** for homes built after 1964 and **$458 per SF** for homes built before 1960. It does not move in a straight line; homes built after 1964 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

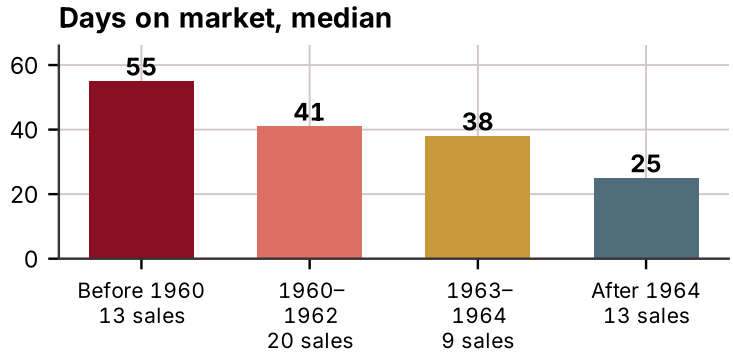


The average is **2,467 SF** for homes built after 1964 and **1,787 SF** for homes built before 1960. It does not move in a straight line; homes built after 1964 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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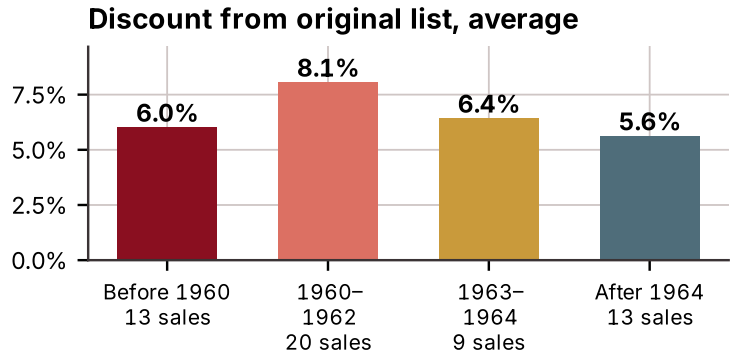
5.6 Days on market: no clear difference



The median is **25 days** for homes built after 1964 and **55 days** for homes built before 1960. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

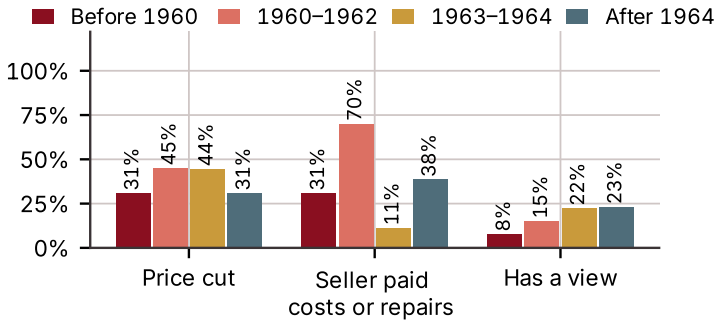


The average is **5.6%** for homes built after 1964 and **6.0%** for homes built before 1960. It does not move in a straight line; homes built 1960–1962 are highest. Defined in 8.1.6.

– 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.

- 31% of homes built after 1964 had a price cut before sale, against 31% of homes built before 1960. Defined in 8.1.7.
- 38% of homes built after 1964 had the seller pay closing costs or repairs, against 31% of homes built before 1960. Defined in 8.1.8.
- 23% of homes built after 1964 have a view, against 8% of homes built before 1960. 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 1960 13 sales	1960–1962 20 sales	1963–1964 9 sales	After 1964 13 sales	All 55 sales	Real difference?
Net sale price average	$809,936	$930,495	$825,256	$1,172,261	$941,923	unclear
Net price per SF average	$458	$433	$435	$463	$446	unclear
Living area average	1,787	2,195	1,913	2,467	2,117	unclear
Year built median	1953	1962	1963	1967	1962	by design

5.10 The numbers: selling

	Before 1960 13 sales	1960–1962 20 sales	1963–1964 9 sales	After 1964 13 sales	All 55 sales	Real difference?
Days on market median	55	41	38	25	41	unclear
Discount from original list average	6.0%	8.1%	6.4%	5.6%	6.7%	unclear
Price cut before sale	31%	45%	44%	31%	38%	unclear
Seller paid closing costs or repairs	31%	70%	11%	38%	44%	unclear
Has a view	8%	15%	22%	23%	16%	unclear

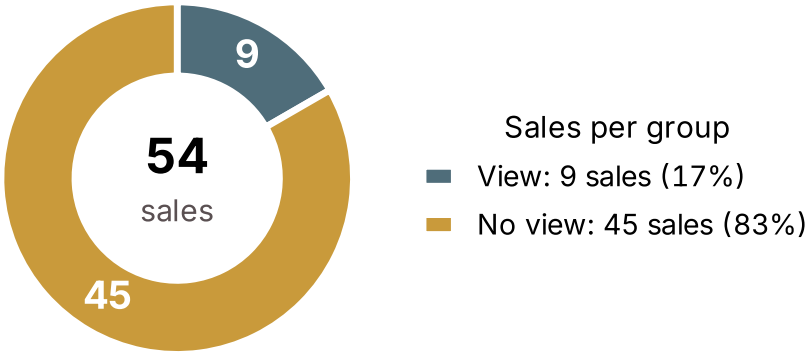
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 55 sales · November 8, 2025 – November 7, 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. 1 sales whose MLS view entry is only “See Remarks” are left out.



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

6.1 Key differences

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

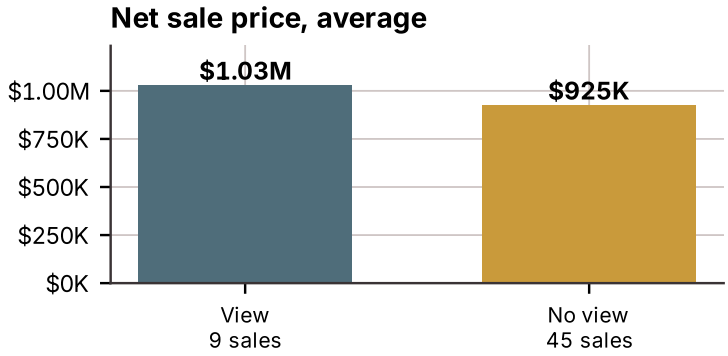
6.2 At a glance

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

	View	No view	Real difference?
Net sale price	$1.03M	$925K	unclear
Net price per SF	$442 per SF	$446 per SF	unclear
Living area	2,315 SF	2,083 SF	unclear
Year built	1963	1962	unclear
Days on market	23 days	41 days	unclear
Discount from original list	5.4%	7.1%	unclear
Price cut before sale	44%	38%	unclear
Seller paid closing costs or repairs	22%	49%	unclear

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6.3 Net sale price: no clear difference

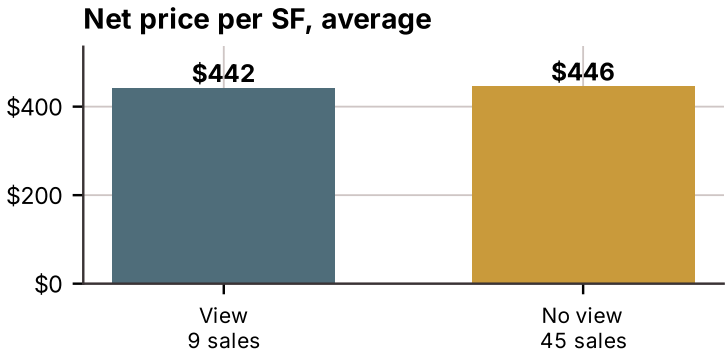


The average is **$1.03M** for homes with a view and **$925K** for homes without a view.

Defined in 8.1.1.

– No clear difference · could be chance

6.4 Net price per SF: no clear difference

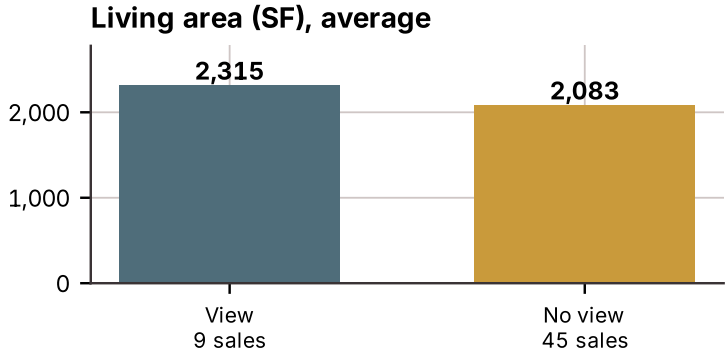


The average is **$442 per SF** for homes with a view and **$446 per SF** for homes without a view.

Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference



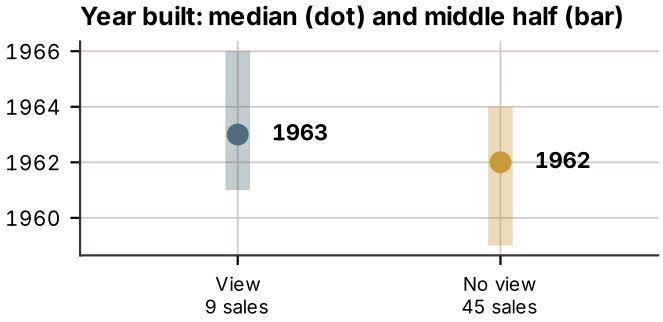
The average is **2,315 SF** for homes with a view and **2,083 SF** for homes without a view.

Defined in 8.1.3.

– No clear difference · could be chance

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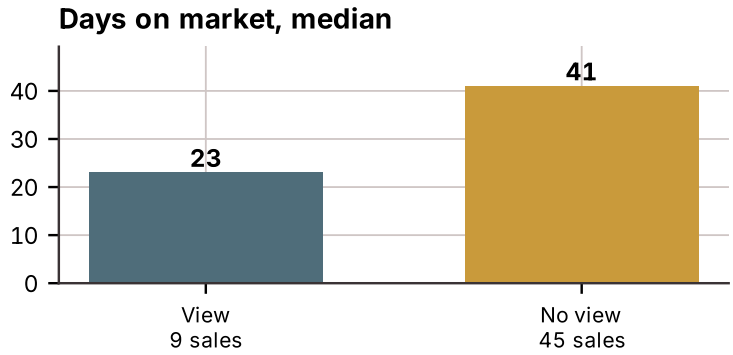
6.6 Year built: no clear difference



The median is **1963** for homes with a view and **1962** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

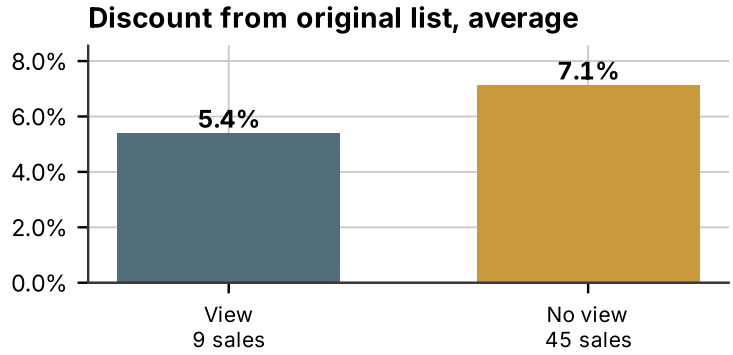
6.7 Days on market: no clear difference



The median is **23 days** for homes with a view and **41 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

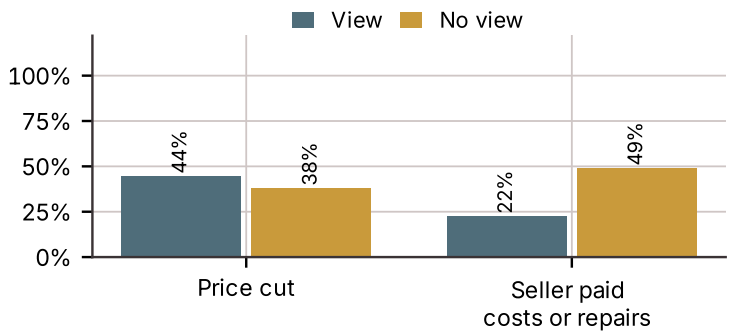


The average is **5.4%** for homes with a view and **7.1%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 44% of homes with a view had a price cut before sale, against 38% of homes without a view. Defined in 8.1.7.
- 22% of homes with a view had the seller pay closing costs or repairs, against 49% of homes without a view. Defined in 8.1.8.

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

6.10 The numbers: price and size

	View 9 sales	No view 45 sales	All 54 sales	Real difference?
Net sale price average	$1,028,501	$924,761	$942,051	unclear
Net price per SF average	$442	$446	$445	unclear
Living area average	2,315	2,083	2,121	unclear
Year built median	1963	1962	1962	unclear

6.11 The numbers: selling

	View 9 sales	No view 45 sales	All 54 sales	Real difference?
Days on market median	23	41	41	unclear
Discount from original list average	5.4%	7.1%	6.8%	unclear
Price cut before sale	44%	38%	39%	unclear
Seller paid closing costs or repairs	22%	49%	44%	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 · 7 sales · November 8, 2025 – November 7, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 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 Allandale Park.

Measure	Average	Median
Sales		7
Net sale price	**$2,299,571**	$2,325,000
Net price per SF	**$644**	$644
Living area (SF)	**3,574**	3,550
Days on market	**115**	131
Discount from original list	**5.5%**	5.1%
Price cut before sale		57% of sales
Seller paid closing costs or repairs		0% 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 55 resale sales. Average $941,923; median $877,750; standard deviation $338,046; middle half (25th–75th percentile) $717,498–$980,128; lowest $450,000, highest $2,530,000. 24 sales had a seller payment; their median payment was $10,000.

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 55 resale sales. Average $446; median $456; standard deviation $75; middle half (25th–75th percentile) $391–$496; lowest $256, highest $617.

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 55 resale sales. Average 2,117; median 2,024; standard deviation 606; middle half (25th–75th percentile) 1,704–2,460; lowest 962, highest 4,320.

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 55 resale sales. Average 1965; median 1962; standard deviation 16; middle half (25th–75th percentile) 1960–1964; lowest 1950, highest 2023.

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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 55 resale sales. Average 69; median 41; standard deviation 96; middle half (25th–75th percentile) 8–102; lowest 1, highest 609. 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 55 resale sales. Average 6.7%; median 5.1%; standard deviation 7.1%; middle half (25th–75th percentile) 2.1%–11.8%; lowest −6.7%, highest 20.6%. 7 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 21 of 55 resale sales (38.2%).

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 24 of 55 resale sales (43.6%).

8.1.9 Has a view

In simple terms The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.

Statistically View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.

The data 9 sales with a view, 45 without, 1 unclassified. Most common View entries: None 38, Neighborhood 10, Trees/Woods 3, Creek/Stream 3, Pool 2, Garden 1, See Remarks 1, City Lights 1.

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8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-08 13:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “allandale park”, “allandale”, “allandale terrace” (case-insensitive). A record is kept when its subdivision name belongs to the Allandale Park family, the same rule comparable sales use (it includes Allandale, Allandale Terrace, proven adjacent and priced alike).

The data Pulled November 8, 2026: 64 closed Allandale Park records over the prior year, in ZIP 78757, 78756. 22 subdivision spellings kept, the most common: Allandale Park Sec 06 (8); Allandale Terrace Sec 03 (6); Allandale Park Sec 05 (5); Allandale Park Sec 04 (5); Allandale Park Sec 01 (5); Allandale Terrace Sec 02 Ph 04 (4); Allandale Park Sec 02 (4); Allandale (4); Allandale Sec 01 (3); Allandale Sec 03 (3); Allandale Terrace Sec 02 (3); Allandale Park Sec 09 (2); and 10 more (12 records). Names found by the search but not part of Allandale Park, left out: Allandale Estates Sec 01 (6); Allandale Oaks (6); Allandale The (4); Allandale West Sec 02 (4); Allandale West Sec 05 (3); Allandale North Sec 02 (3); Allandale North Sec 03 (3); Allandale North Sec 01 (2); Allandale West Sec 04 (2); Allandale Estates Sec 04 (2); ALLANDALE ESTATES SEC 1 (1); Allandale - Shoalmont Add Resub (1); Allandale North Sec 04 (1); Allandale Place Sec 01 (1); Allandale North/North Shoal Creek (1); Allandale West Sec 06 (1).

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 23 resale sales here (under 80), so the full year is used.

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

The data 62 single-family sales in the window: 55 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 55 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 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 $720K”.

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 $720K: $450,000–$715,000 (14 sales); $720K–$878K: $719,997–$877,750 (14 sales); $880K–$978K: $880,000–$978,000 (13 sales); Over $978K: $982,255–$2,530,000 (14 sales)
Quartiles by living area: Under 1,710 SF: 962–1,699 SF (14 sales); 1,710–2,024 SF: 1,710–2,024 SF (14 sales); 2,043–2,438 SF: 2,043–2,438 SF (13 sales); Over 2,438 SF: 2,483–4,320 SF (14 sales)
Quartiles by year built: Before 1960: 1950–1959 (13 sales); 1960–1962: 1960–1962 (20 sales); 1963–1964: 1963–1964 (9 sales); After 1964: 1966–2023 (13 sales)
View and no view: View: MLS lists a view (9 sales); No view: None or Neighborhood (45 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 $941,923, median $877,750. Days on market: average 69, median 41: 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	2 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 = 9.51	3	0.0233	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.176$	large
Living area	Kruskal–Wallis	H = 32.65	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.605$	large
Year built	Kruskal–Wallis	H = 3.95	3	0.2670	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.073$	medium
Days on market	Kruskal–Wallis	H = 6.07	3	0.1083	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.112$	medium
Discount from original list	Kruskal–Wallis	H = 5.44	3	0.1425	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.101$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.88$	3	0.4106	p < 0.0063	**Unclear**	Cramér's V = 0.229	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.11$	3	0.2499	p < 0.0063	**Unclear**	Cramér's V = 0.273	small
Has a view	Chi-square	$\chi^2 = 7.51$	3	0.0574	p < 0.0063	**Unclear**	Cramér's V = 0.369	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 = 35.09	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.650$	large
Net price per SF	Kruskal–Wallis	H = 3.22	3	0.3589	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.060$	small
Year built	Kruskal–Wallis	H = 7.89	3	0.0483	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.146$	large
Days on market	Kruskal–Wallis	H = 1.51	3	0.6805	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.028$	small
Discount from original list	Kruskal–Wallis	H = 2.17	3	0.5371	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.040$	small
Price cut before sale	Chi-square	$\chi^2 = 1.06$	3	0.7859	p < 0.0063	**Unclear**	Cramér's V = 0.139	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.08$	3	0.5566	p < 0.0063	**Unclear**	Cramér's V = 0.194	small
Has a view	Chi-square	$\chi^2 = 4.74$	3	0.1922	p < 0.0063	**Unclear**	Cramér's V = 0.293	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 = 7.07	3	0.0697	p < 0.0063	**Unclear**	ε^2 = 0.131	medium
Net price per SF	Kruskal–Wallis	H = 1.04	3	0.7907	p < 0.0063	**Unclear**	ε^2 = 0.019	small
Living area	Kruskal–Wallis	H = 9.02	3	0.0291	p < 0.0063	**Unclear**	ε^2 = 0.167	large
Days on market	Kruskal–Wallis	H = 0.14	3	0.9864	p < 0.0063	**Unclear**	ε^2 = 0.003	negligible
Discount from original list	Kruskal–Wallis	H = 1.09	3	0.7804	p < 0.0063	**Unclear**	ε^2 = 0.020	small
Price cut before sale	Chi-square	χ^2 = 1.15	3	0.7653	p < 0.0063	**Unclear**	Cramér's V = 0.145	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 10.54	3	0.0145	p < 0.0063	**Unclear**	Cramér's V = 0.438	medium
Has a view	Chi-square	χ^2 = 1.40	3	0.7067	p < 0.0063	**Unclear**	Cramér's V = 0.159	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 = 255.50	—	0.2230	p < 0.0063	**Unclear**	rank-biserial r = 0.262	small
Net price per SF	Mann–Whitney U	U = 193.00	—	0.8345	p < 0.0063	**Unclear**	rank-biserial r = 0.047	negligible
Living area	Mann–Whitney U	U = 269.00	—	0.1255	p < 0.0063	**Unclear**	rank-biserial r = 0.328	medium
Year built	Mann–Whitney U	U = 246.00	—	0.3155	p < 0.0063	**Unclear**	rank-biserial r = 0.215	small
Days on market	Mann–Whitney U	U = 178.50	—	0.5853	p < 0.0063	**Unclear**	rank-biserial r = 0.119	small
Discount from original list	Mann–Whitney U	U = 157.00	—	0.2963	p < 0.0063	**Unclear**	rank-biserial r = 0.225	small
Price cut before sale	Chi-square	χ^2 = 0.14	1	0.7080	p < 0.0063	**Unclear**	Cramér's V = 0.051	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.16	1	0.1416	p < 0.0063	**Unclear**	Cramér's V = 0.200	small

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8.4 Data notes

Left out of the analysis: 7 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 55 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 8, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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