Austin Lake Hills

Austin, TX 78733
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
26	$778,500	$417	16 days
single-family resale homes	average $867,199	average $407	average 62 days

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1. Summary

Resale homes · 26 sales · November 8, 2025 – November 7, 2026

This study looks at the **26 resale homes** sold in Austin Lake Hills in the **365 days** to November 7, 2026. A full year is used because only 8 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

26 resale homes · colored by price range

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

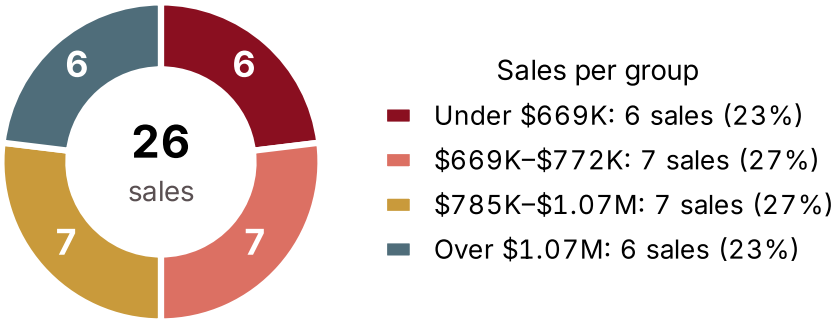


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3. Quartiles by net sale price

Resale homes · 26 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 $1.07M are about 1,690 SF (114%) larger than homes under $669K.

3.1 Key differences

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

Under $669K $669K–$772K $785K–$1.07M Over $1.07M

Higher-priced homes Over $1.07M

- Are much larger.

Lower-priced homes Under $669K

- Are much smaller.

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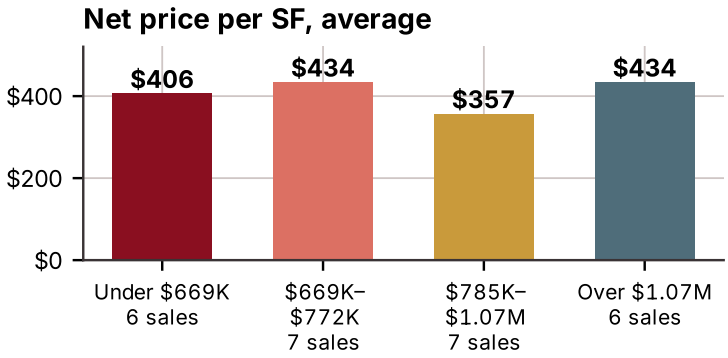
3.2 At a glance

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 $669K	$669K–$772K	$785K–$1.07M	Over $1.07M	Real difference?
Net price per SF	$406 per SF	$434 per SF	$357 per SF	$434 per SF	unclear
Living area	1,483 SF **Smallest**	1,673 SF	2,545 SF	3,171 SF **Largest**	✓ large
Year built	1983	1993	1992	2000	unclear
Days on market	34 days	9 days	52 days	3 days	unclear
Discount from original list	4.7%	4.0%	8.2%	0.3%	unclear
Price cut before sale	33%	29%	43%	17%	unclear
Seller paid closing costs or repairs	17%	43%	29%	50%	unclear
Has a view	33%	57%	29%	50%	unclear

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

3.3 Net price per SF: no clear difference

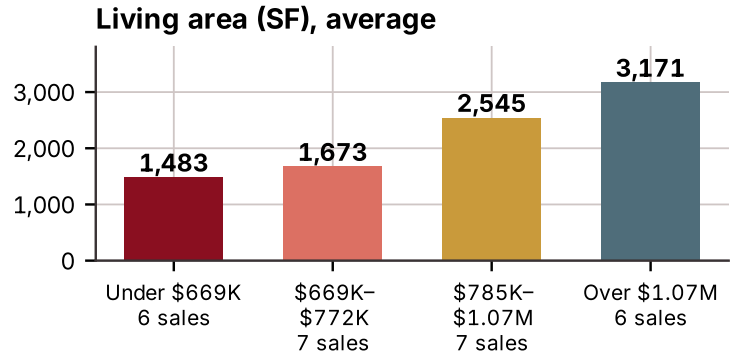


The average is **$434 per SF** for homes over $1.07M and **$406 per SF** for homes under $669K. It does not move in a straight line; homes over $1.07M are highest. Defined in 8.1.2.

– No clear difference · could be chance

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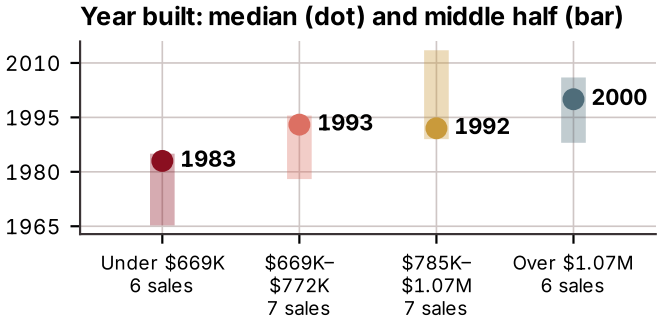
3.4 Homes over $1.07M are about 1,690 SF (114%) larger than homes under $669K



The average is **3,171 SF** for homes over $1.07M and **1,483 SF** for homes under $669K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

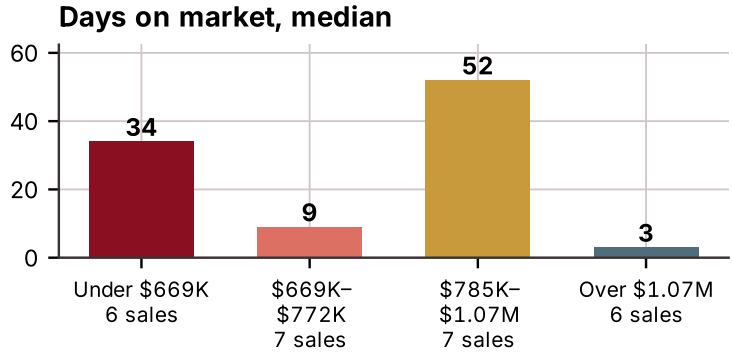
3.5 Year built: no clear difference



The median is **2000** for homes over $1.07M and **1983** for homes under $669K. It does not move in a straight line; homes over $1.07M are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

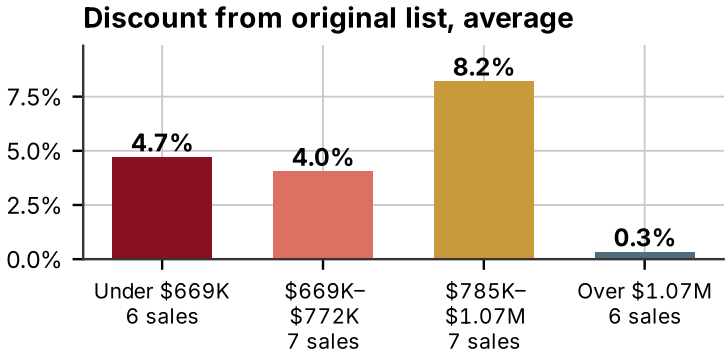


The median is **3 days** for homes over $1.07M and **34 days** for homes under $669K. It does not move in a straight line; homes $785K–$1.07M are highest. Defined in 8.1.5.

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

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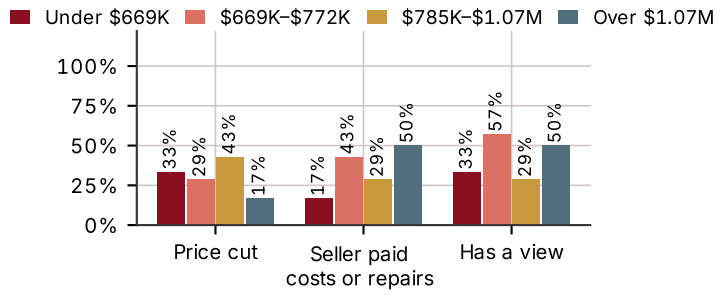
3.7 Discount from original list: no clear difference



The average is **0.3%** for homes over $1.07M and **4.7%** for homes under $669K. It does not move in a straight line; homes $785K–$1.07M 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.

- 17% of homes over $1.07M had a price cut before sale, against 33% of homes under $669K. Defined in 8.1.7.
- 50% of homes over $1.07M had the seller pay closing costs or repairs, against 17% of homes under $669K. Defined in 8.1.8.
- 50% of homes over $1.07M have a view, against 33% of homes under $669K. 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 $669K 6 sales	$669K–$772K 7 sales	$785K–$1.07M 7 sales	Over $1.07M 6 sales	All 26 sales	Real difference?
Net sale price average	$580,183	$716,616	$876,221	$1,319,367	$867,199	by design
Net price per SF average	$406	$434	$357	$434	$407	unclear
Living area average	1,483	1,673	2,545	3,171	2,210	✓ large
Year built median	1983	1993	1992	2000	1991	unclear

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3.10 The numbers: selling

	Under $669K 6 sales	$669K–$772K 7 sales	$785K–$1.07M 7 sales	Over $1.07M 6 sales	All 26 sales	Real difference?
Days on market median	34	9	52	3	16	unclear
Discount from original list average	4.7%	4.0%	8.2%	0.3%	4.5%	unclear
Price cut before sale	33%	29%	43%	17%	31%	unclear
Seller paid closing costs or repairs	17%	43%	29%	50%	35%	unclear
Has a view	33%	57%	29%	50%	42%	unclear

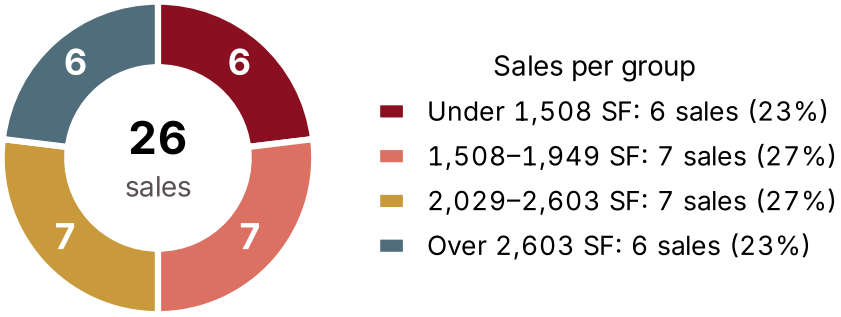
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 26 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.



Bottom line

- Homes over 2,603 SF sell for about $607K (96%) more than homes under 1,508 SF.
- Homes over 2,603 SF are about 37 years newer than homes under 1,508 SF.

4.1 Key differences

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

Under 1,508 SF 1,508–1,949 SF 2,029–2,603 SF Over 2,603 SF

Larger homes Over 2,603 SF

- Sell for much more.
- Tend to be newer.

Smaller homes Under 1,508 SF

- Sell for much less.
- Tend to be older.

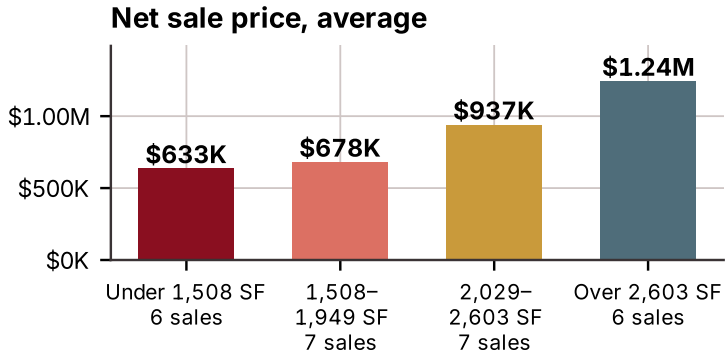
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4.2 At a glance

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

	Under 1,508 SF	1,508–1,949 SF	2,029–2,603 SF	Over 2,603 SF	Real difference?
Net sale price	$633K **Lowest**	$678K	$937K	$1.24M **Highest**	✓ large
Net price per SF	$469 per SF	$390 per SF	$414 per SF	$355 per SF	unclear
Year built	1972 **Oldest**	1992	1988	2008 **Newest**	✓ large
Days on market	21 days	15 days	52 days	13 days	unclear
Discount from original list	3.9%	3.8%	6.7%	3.1%	unclear
Price cut before sale	33%	14%	57%	17%	unclear
Seller paid closing costs or repairs	33%	29%	14%	67%	unclear
Has a view	33%	43%	43%	50%	unclear

4.3 Homes over 2,603 SF sell for about $607K (96%) more than homes under 1,508 SF



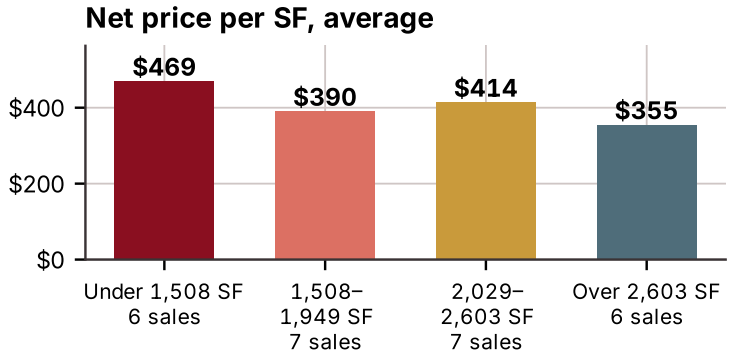
The average is **$1.24M** for homes over 2,603 SF and **$633K** for homes under 1,508 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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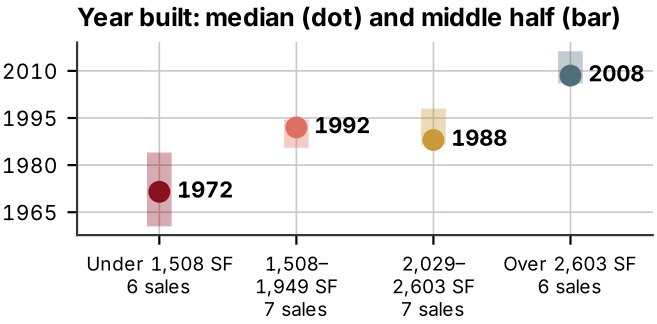
4.4 Net price per SF: no clear difference



The average is **$355 per SF** for homes over 2,603 SF and **$469 per SF** for homes under 1,508 SF. It does not move in a straight line; homes under 1,508 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

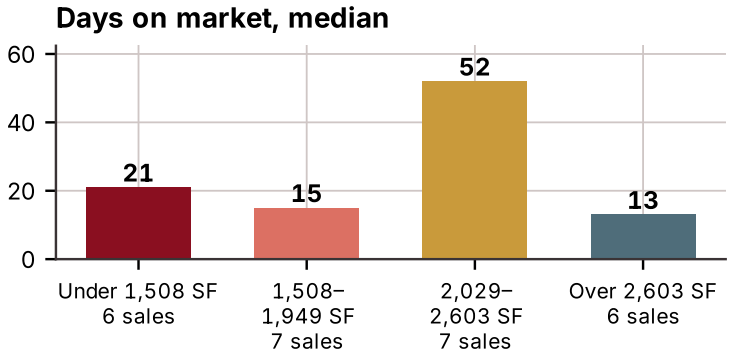
4.5 Homes over 2,603 SF are about 37 years newer than homes under 1,508 SF



The median is **2008** for homes over 2,603 SF and **1972** for homes under 1,508 SF. It does not move in a straight line; homes over 2,603 SF are highest. Defined in 8.1.4.

✓ Real difference · large

4.6 Days on market: no clear difference

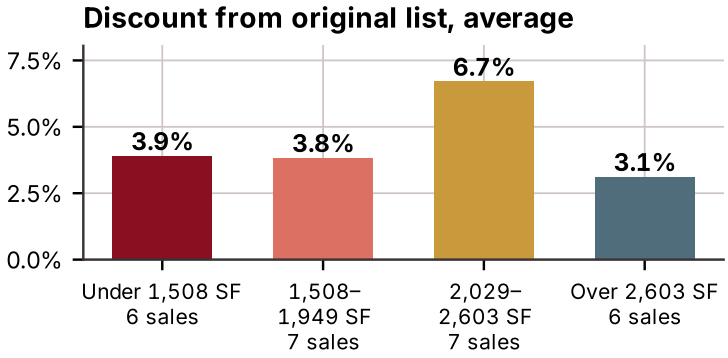


The median is **13 days** for homes over 2,603 SF and **21 days** for homes under 1,508 SF. It does not move in a straight line; homes 2,029–2,603 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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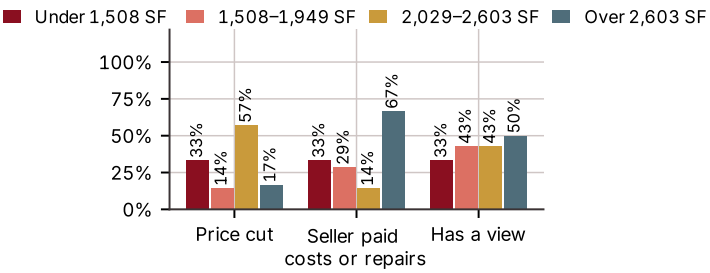
4.7 Discount from original list: no clear difference



The average is **3.1%** for homes over 2,603 SF and **3.9%** for homes under 1,508 SF. It does not move in a straight line; homes 2,029–2,603 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.

- 17% of homes over 2,603 SF had a price cut before sale, against 33% of homes under 1,508 SF. Defined in 8.1.7.
- 67% of homes over 2,603 SF had the seller pay closing costs or repairs, against 33% of homes under 1,508 SF. Defined in 8.1.8.
- 50% of homes over 2,603 SF have a view, against 33% of homes under 1,508 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 1,508 SF 6 sales	1,508–1,949 SF 7 sales	2,029–2,603 SF 7 sales	Over 2,603 SF 6 sales	All 26 sales	Real difference?
Net sale price average	$632,902	$678,071	$937,355	$1,240,294	$867,199	✓ large
Net price per SF average	$469	$390	$414	$355	$407	unclear
Living area average	1,353	1,751	2,267	3,535	2,210	by design
Year built median	1972	1992	1988	2008	1991	✓ large

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4.10 The numbers: selling

	Under 1,508 SF 6 sales	1,508–1,949 SF 7 sales	2,029–2,603 SF 7 sales	Over 2,603 SF 6 sales	All 26 sales	Real difference?
Days on market median	21	15	52	13	16	unclear
Discount from original list average	3.9%	3.8%	6.7%	3.1%	4.5%	unclear
Price cut before sale	33%	14%	57%	17%	31%	unclear
Seller paid closing costs or repairs	33%	29%	14%	67%	35%	unclear
Has a view	33%	43%	43%	50%	42%	unclear

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

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5. Quartiles by year built

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



Sales per group

- Before 1985: 6 sales (23%)
- 1985–1990: 7 sales (27%)
- 1992–1996: 6 sales (23%)
- After 1996: 7 sales (27%)

Bottom line

- Homes built after 1996 are about 1,580 SF (104%) larger than homes built before 1985.

5.1 Key differences

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

Before 1985 1985–1990 1992–1996 After 1996

Newer homes After 1996

- Are much larger.

Older homes Before 1985

- Are much smaller.

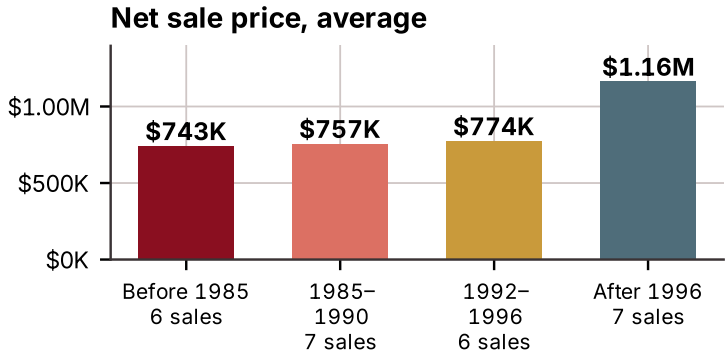
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5.2 At a glance

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

	Before 1985	1985–1990	1992–1996	After 1996	Real difference?
Net sale price	$743K	$757K	$774K	$1.16M	unclear
Net price per SF	$481 per SF	$374 per SF	$405 per SF	$377 per SF	unclear
Living area	1,522 SF **Smallest**	2,028 SF	2,071 SF	3,099 SF **Largest**	✓ large
Days on market	10 days	35 days	7 days	52 days	unclear
Discount from original list	3.1%	6.7%	2.1%	5.4%	unclear
Price cut before sale	17%	57%	0%	43%	unclear
Seller paid closing costs or repairs	33%	0%	50%	57%	unclear
Has a view	50%	29%	33%	57%	unclear

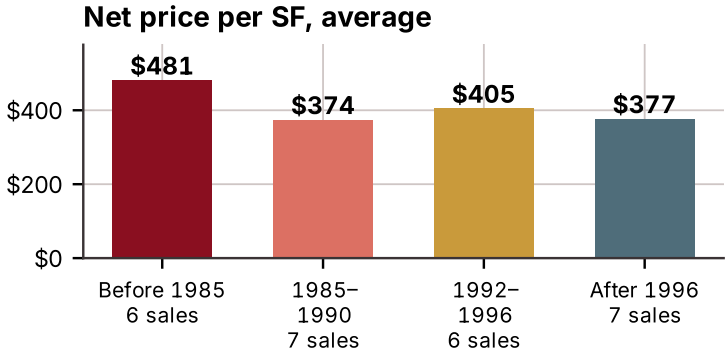
5.3 Net sale price: no clear difference



The average is **$1.16M** for homes built after 1996 and **$743K** for homes built before 1985. It rises 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

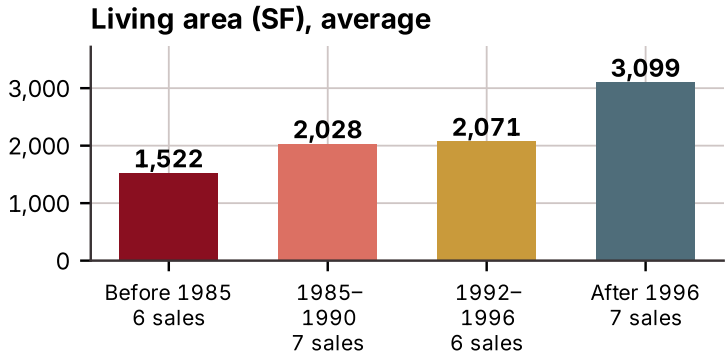


The average is **$377 per SF** for homes built after 1996 and **$481 per SF** for homes built before 1985. It does not move in a straight line; homes built before 1985 are highest. Defined in 8.1.2.

– No clear difference · could be chance

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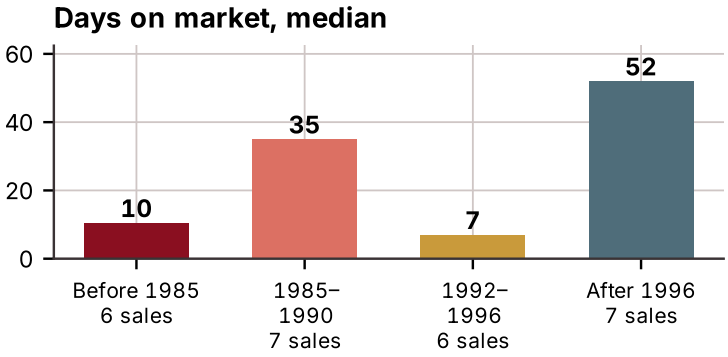
5.5 Homes built after 1996 are about 1,580 SF (104%) larger than homes built before 1985



The average is **3,099 SF** for homes built after 1996 and **1,522 SF** for homes built before 1985. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

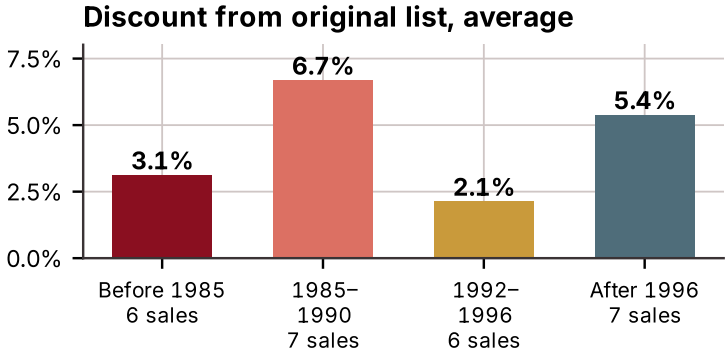
5.6 Days on market: no clear difference



The median is **52 days** for homes built after 1996 and **10 days** for homes built before 1985. It does not move in a straight line; homes built after 1996 are highest. Defined in 8.1.5.

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

5.7 Discount from original list: no clear difference

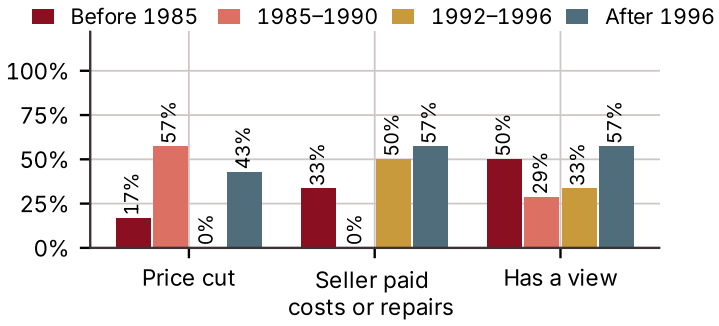


The average is **5.4%** for homes built after 1996 and **3.1%** for homes built before 1985. It does not move in a straight line; homes built 1985–1990 are highest. Defined in 8.1.6.

– **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.

- 43% of homes built after 1996 had a price cut before sale, against 17% of homes built before 1985. Defined in 8.1.7.
- 57% of homes built after 1996 had the seller pay closing costs or repairs, against 33% of homes built before 1985. Defined in 8.1.8.
- 57% of homes built after 1996 have a view, against 50% of homes built before 1985. 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 1985 6 sales	1985–1990 7 sales	1992–1996 6 sales	After 1996 7 sales	All 26 sales	Real difference?
Net sale price average	$742,517	$757,141	$774,469	$1,163,609	$867,199	unclear
Net price per SF average	$481	$374	$405	$377	$407	unclear
Living area average	1,522	2,028	2,071	3,099	2,210	✓ large
Year built median	1966	1986	1994	2011	1991	by design

5.10 The numbers: selling

	Before 1985 6 sales	1985–1990 7 sales	1992–1996 6 sales	After 1996 7 sales	All 26 sales	Real difference?
Days on market median	10	35	7	52	16	unclear
Discount from original list average	3.1%	6.7%	2.1%	5.4%	4.5%	unclear
Price cut before sale	17%	57%	0%	43%	31%	unclear
Seller paid closing costs or repairs	33%	0%	50%	57%	35%	unclear
Has a view	50%	29%	33%	57%	42%	unclear

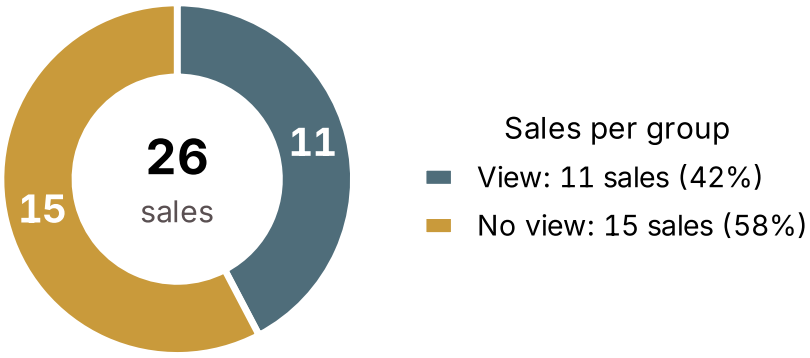
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood.



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.

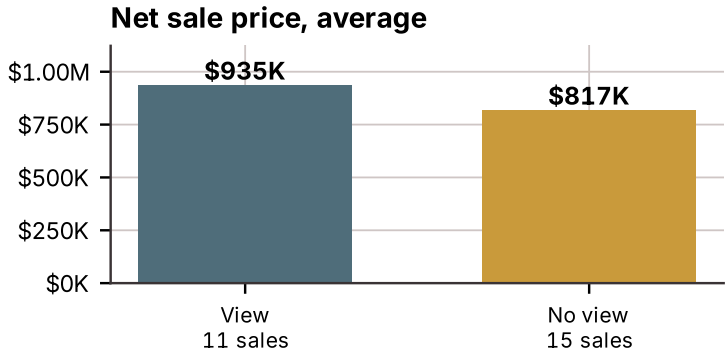
6.2 At a glance

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	$935K	$817K	unclear
Net price per SF	$414 per SF	$401 per SF	unclear
Living area	2,300 SF	2,143 SF	unclear
Year built	1993	1988	unclear
Days on market	8 days	23 days	unclear
Discount from original list	3.6%	5.1%	unclear
Price cut before sale	18%	40%	unclear
Seller paid closing costs or repairs	45%	27%	unclear

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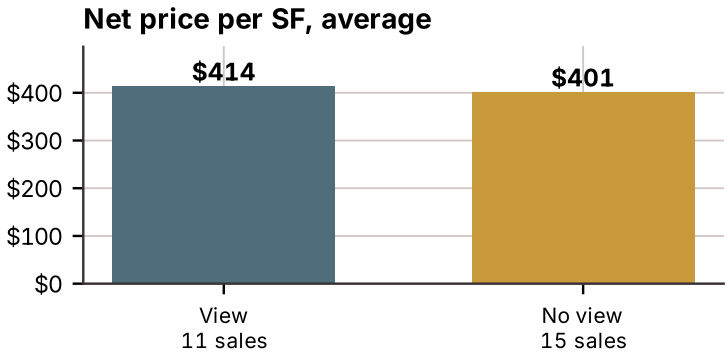
6.3 Net sale price: no clear difference



The average is **$935K** for homes with a view and **$817K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

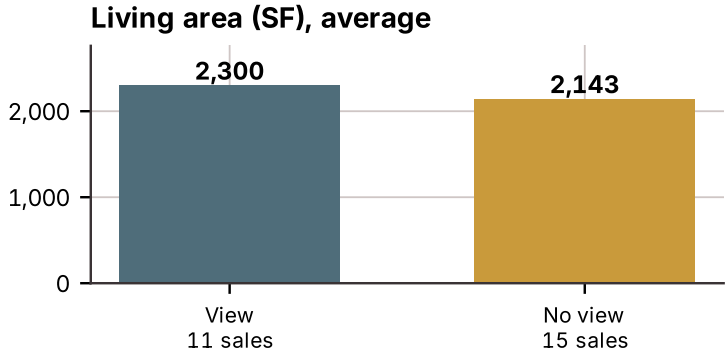
6.4 Net price per SF: no clear difference



The average is **$414 per SF** for homes with a view and **$401 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

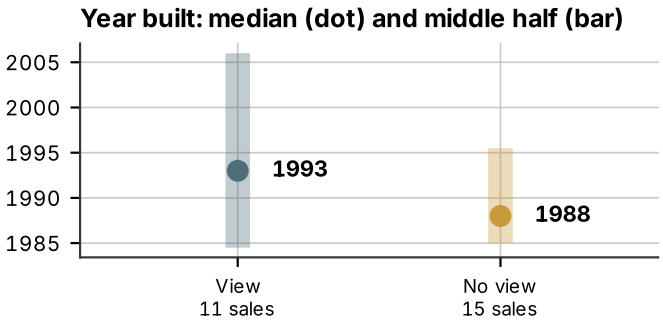


The average is **2,300 SF** for homes with a view and **2,143 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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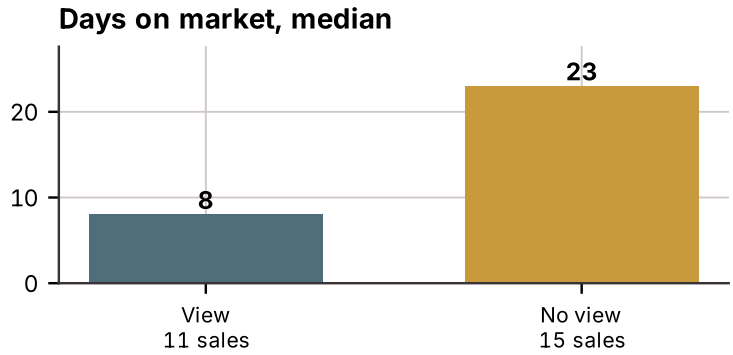
6.6 Year built: no clear difference



The median is **1993** for homes with a view and **1988** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

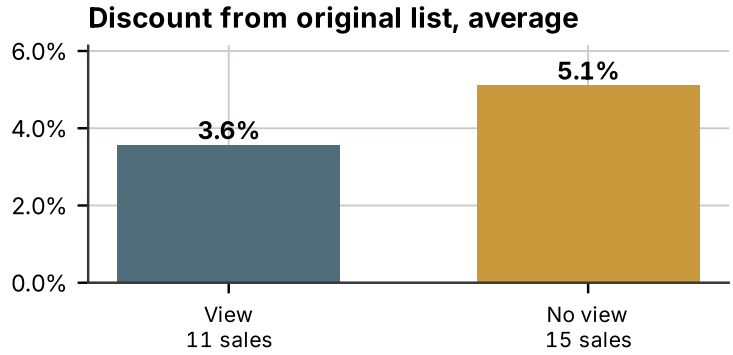
6.7 Days on market: no clear difference



The median is **8 days** for homes with a view and **23 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

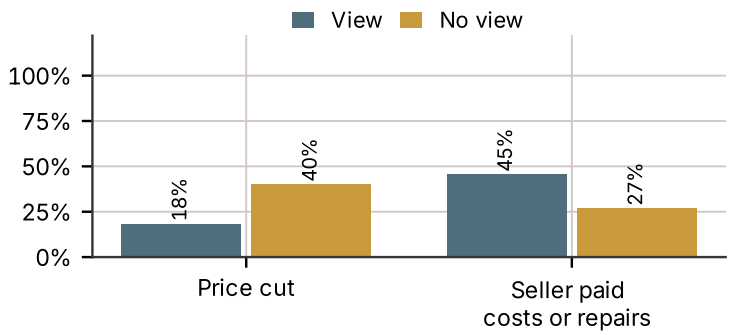


The average is **3.6%** for homes with a view and **5.1%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 18% of homes with a view had a price cut before sale, against 40% of homes without a view. Defined in 8.1.7.
- 45% of homes with a view had the seller pay closing costs or repairs, against 27% 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 11 sales	No view 15 sales	All 26 sales	Real difference?
Net sale price average	$935,428	$817,164	$867,199	unclear
Net price per SF average	$414	$401	$407	unclear
Living area average	2,300	2,143	2,210	unclear
Year built median	1993	1988	1991	unclear

6.11 The numbers: selling

	View 11 sales	No view 15 sales	All 26 sales	Real difference?
Days on market median	8	23	16	unclear
Discount from original list average	3.6%	5.1%	4.5%	unclear
Price cut before sale	18%	40%	31%	unclear
Seller paid closing costs or repairs	45%	27%	35%	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 · 2 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: 2 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 Austin Lake Hills.

Measure	Average	Median
Sales		2
Net sale price	**$1,465,750**	$1,465,750
Net price per SF	**$435**	$435
Living area (SF)	**3,270**	3,270
Days on market	**201**	201
Discount from original list	**11.5%**	11.5%
Price cut before sale		50% of sales
Seller paid closing costs or repairs		50% 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 26 resale sales. Average $867,199; median $778,500; standard deviation $310,730; middle half (25th–75th percentile) $673,578–$1,065,140; lowest $400,000, highest $1,817,500. 9 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 26 resale sales. Average $407; median $417; standard deviation $87; middle half (25th–75th percentile) $352–$461; lowest $223, highest $584.

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 26 resale sales. Average 2,210; median 1,989; standard deviation 841; middle half (25th–75th percentile) 1,545–2,553; lowest 1,130, highest 4,153.

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 26 resale sales. Average 1991; median 1991; standard deviation 19; middle half (25th–75th percentile) 1985–2004; lowest 1940, 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 26 resale sales. Average 62; median 16; standard deviation 92; middle half (25th–75th percentile) 8–52; lowest 3, highest 328. 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 26 resale sales. Average 4.5%; median 4.2%; standard deviation 6.2%; middle half (25th–75th percentile) 0.0%–7.5%; lowest −4.2%, highest 24.7%. 6 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 8 of 26 resale sales (30.8%).

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 9 of 26 resale sales (34.6%).

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 11 sales with a view, 15 without, 0 unclassified. Most common View entries: None 12, Trees/Woods 7, Neighborhood 6, Hill Country 6, Canyon 1, Panoramic 1, Park/Greenbelt 1, See Remarks 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 09:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “austin lake hills”, “austin lake estates” (case-insensitive). A record is kept when its subdivision name belongs to the Austin Lake Hills family, the same rule comparable sales use (it includes Austin Lake Estates, proven adjacent and priced alike).

The data Pulled November 8, 2026: 28 closed Austin Lake Hills records over the prior year, in ZIP 78733. 8 subdivision spellings kept: Austin Lake Hills Sec 02 (8); Austin Lake Hills Sec 03 (5); Austin Lake Estates Sec 01 (5); Austin Lake Estates Sec 02 (4); AUSTIN LAKE HILLS SEC 3 (2); Austin Lake Hills Sec 01 (2); Austin Lake Estates Sec 03 (1); Austin Lake Hills (1). Names found by the search but not part of Austin Lake Hills, left out: Austin Lake Estates Resub (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 8 resale sales here (under 80), so the full year is used.

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

The data 28 single-family sales in the window: 26 resale, 2 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 26 resale; 2 new construction.

8.2.4 Sales left out

In simple terms A few records cannot be used as entered and are left out before any analysis.

Statistically Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).

The data None in this window.

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $669K”.

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 $669K: $400,000–$650,000 (6 sales); $669K–$772K: $669,000–$772,000 (7 sales); $785K–$1.07M: $785,000–$1,070,000 (7 sales); Over $1.07M: $1,100,000–$1,817,500 (6 sales)
Quartiles by living area: Under 1,508 SF: 1,130–1,450 SF (6 sales); 1,508–1,949 SF: 1,508–1,949 SF (7 sales); 2,029–2,603 SF: 2,029–2,603 SF (7 sales); Over 2,603 SF: 3,002–4,153 SF (6 sales)
Quartiles by year built: Before 1985: 1940–1983 (6 sales); 1985–1990: 1985–1990 (7 sales); 1992–1996: 1992–1996 (6 sales); After 1996: 2006–2023 (7 sales)
View and no view: View: MLS lists a view (11 sales); No view: None or Neighborhood (15 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 $867,199, median $778,500. Days on market: average 62, median 16: 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 $p < 0.0063$; 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 4 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 = 4.58	3	0.2056	p < 0.0063	**Unclear**	ε^2 = 0.183	large
Living area	Kruskal–Wallis	H = 18.29	3	0.0004	p < 0.0063	**Yes**	ε^2 = 0.731	large
Year built	Kruskal–Wallis	H = 7.39	3	0.0605	p < 0.0063	**Unclear**	ε^2 = 0.296	large
Days on market	Kruskal–Wallis	H = 6.91	3	0.0748	p < 0.0063	**Unclear**	ε^2 = 0.276	large
Discount from original list	Kruskal–Wallis	H = 5.57	3	0.1343	p < 0.0063	**Unclear**	ε^2 = 0.223	large
Price cut before sale	Chi-square	χ^2 = 1.07	3	0.7832	p < 0.0063	**Unclear**	Cramér's V = 0.203	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.80	3	0.6139	p < 0.0063	**Unclear**	Cramér's V = 0.263	small
Has a view	Chi-square	χ^2 = 1.52	3	0.6786	p < 0.0063	**Unclear**	Cramér's V = 0.241	small

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 = 19.81	3	0.0002	p < 0.0063	**Yes**	ε^2 = 0.792	large
Net price per SF	Kruskal–Wallis	H = 6.27	3	0.0992	p < 0.0063	**Unclear**	ε^2 = 0.251	large
Year built	Kruskal–Wallis	H = 13.49	3	0.0037	p < 0.0063	**Yes**	ε^2 = 0.540	large
Days on market	Kruskal–Wallis	H = 1.01	3	0.7985	p < 0.0063	**Unclear**	ε^2 = 0.040	small
Discount from original list	Kruskal–Wallis	H = 4.49	3	0.2136	p < 0.0063	**Unclear**	ε^2 = 0.179	large
Price cut before sale	Chi-square	χ^2 = 3.76	3	0.2889	p < 0.0063	**Unclear**	Cramér's V = 0.380	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 4.12	3	0.2489	p < 0.0063	**Unclear**	Cramér's V = 0.398	medium
Has a view	Chi-square	χ^2 = 0.35	3	0.9513	p < 0.0063	**Unclear**	Cramér's V = 0.115	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 = 8.86	3	0.0312	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.355$	large
Net price per SF	Kruskal–Wallis	H = 6.21	3	0.1018	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.248$	large
Living area	Kruskal–Wallis	H = 13.71	3	0.0033	p < 0.0063	**Yes**	$\varepsilon^2 = 0.548$	large
Days on market	Kruskal–Wallis	H = 6.22	3	0.1012	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.249$	large
Discount from original list	Kruskal–Wallis	H = 3.41	3	0.3333	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.136$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.99$	3	0.1120	p < 0.0063	**Unclear**	Cramér's V = 0.480	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.91$	3	0.1162	p < 0.0063	**Unclear**	Cramér's V = 0.477	medium
Has a view	Chi-square	$\chi^2 = 1.52$	3	0.6786	p < 0.0063	**Unclear**	Cramér's V = 0.241	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 = 91.00	—	0.6780	p < 0.0063	**Unclear**	rank-biserial r = 0.103	small
Net price per SF	Mann–Whitney U	U = 84.00	—	0.9586	p < 0.0063	**Unclear**	rank-biserial r = 0.018	negligible
Living area	Mann–Whitney U	U = 93.00	—	0.6038	p < 0.0063	**Unclear**	rank-biserial r = 0.127	small
Year built	Mann–Whitney U	U = 95.00	—	0.5329	p < 0.0063	**Unclear**	rank-biserial r = 0.152	small
Days on market	Mann–Whitney U	U = 62.50	—	0.3094	p < 0.0063	**Unclear**	rank-biserial r = 0.242	small
Discount from original list	Mann–Whitney U	U = 76.00	—	0.7553	p < 0.0063	**Unclear**	rank-biserial r = 0.079	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.42$	1	0.2337	p < 0.0063	**Unclear**	Cramér's V = 0.234	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.99$	1	0.3198	p < 0.0063	**Unclear**	Cramér's V = 0.195	small

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8.4 Data notes

Left out of the analysis: 2 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 26 closed MLS resale sales; the 2 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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