Barton Hills

Austin, TX 78704
Resale homes · closed Nov 8 – Nov 7, 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
26	$1,363,265	$618	56 days
single-family resale homes	average $1,562,989	average $622	average 92 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 Barton Hills in the **365 days** to November 7, 2026. A full year is used because only 12 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.

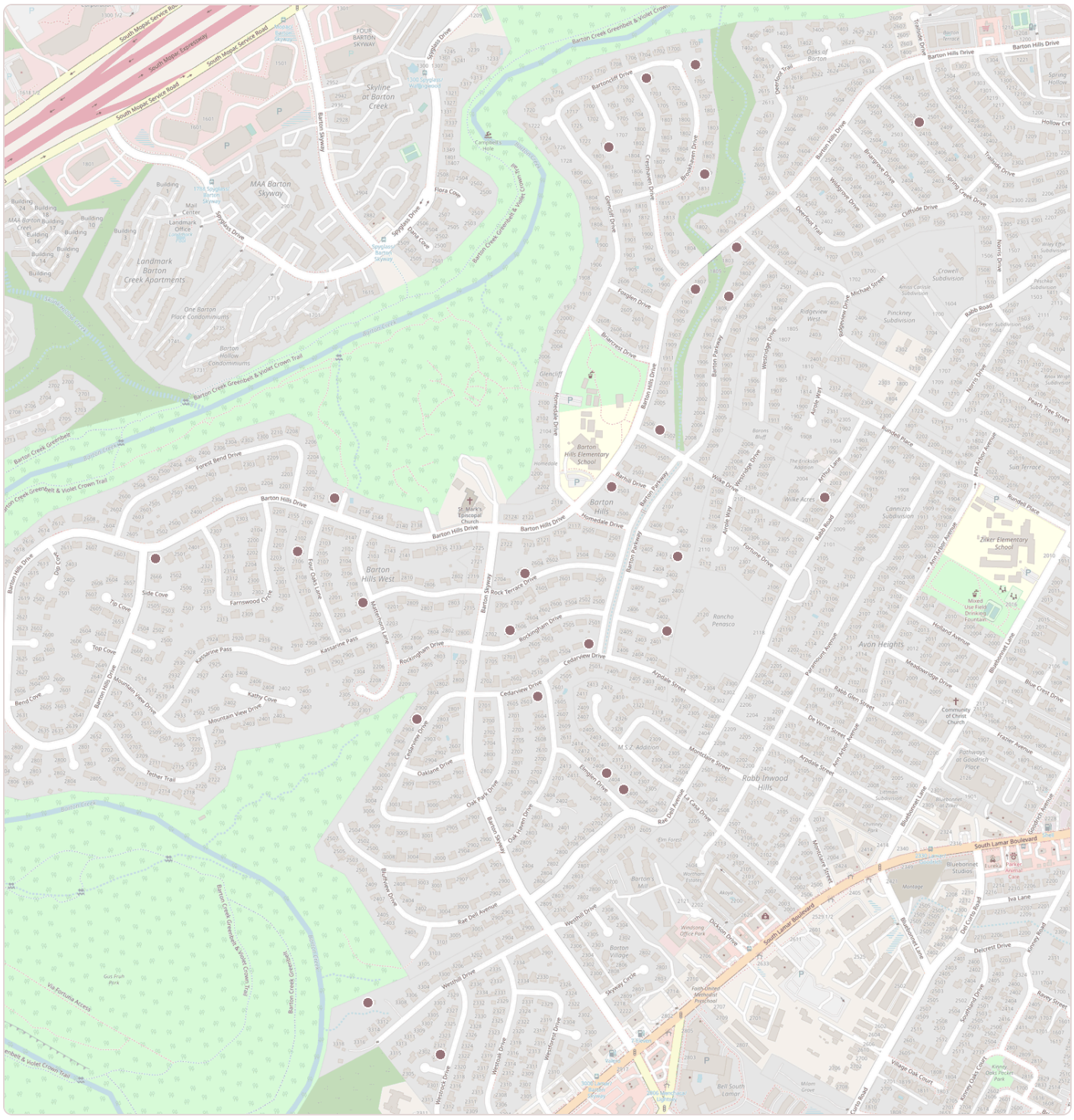
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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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.



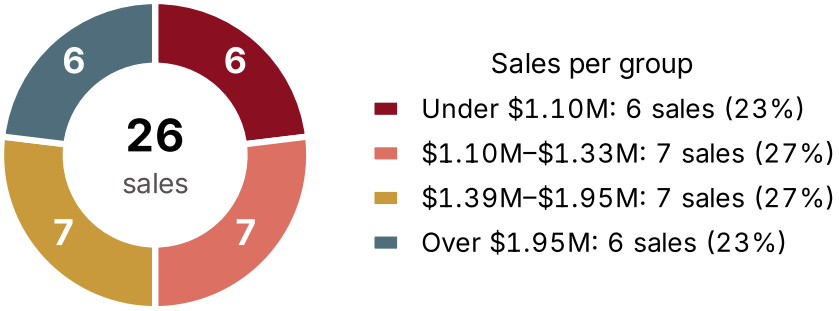
● Under $1.10M · 6 sales ● $1.10M–$1.33M · 7 sales ● $1.39M–$1.95M · 7 sales ● Over $1.95M · 6 sales

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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 $1.95M are about 1,940 SF (113%) larger than homes under $1.10M.
- Homes over $1.95M are about 46 years newer than homes under $1.10M.

3.1 Key differences

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

Under $1.10M $1.10M–$1.33M $1.39M–$1.95M Over $1.95M

Higher-priced homes Over $1.95M

- Are much larger.
- Tend to be newer.

Lower-priced homes Under $1.10M

- Are much smaller.
- Tend to be older.

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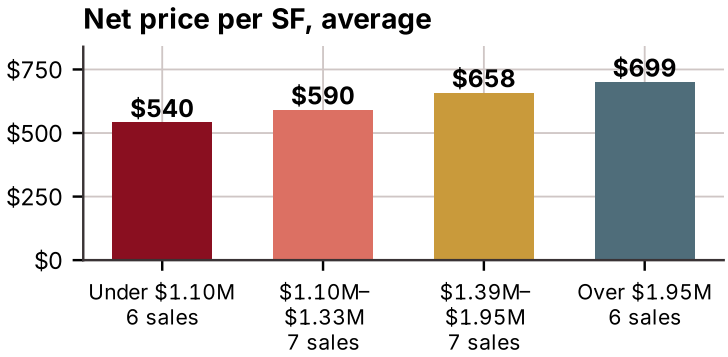
3.2 At a glance

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 $1.10M	$1.10M–$1.33M	$1.39M–$1.95M	Over $1.95M	Real difference?
Net price per SF	$540 per SF	$590 per SF	$658 per SF	$699 per SF	unclear
Living area	1,714 SF **Smallest**	2,071 SF	2,601 SF	3,657 SF **Largest**	✓ large
Year built	1958 **Oldest**	1969	1977	2004 **Newest**	✓ large
Days on market	27 days	64 days	35 days	184 days	unclear
Discount from original list	20.6%	8.3%	6.5%	16.3%	unclear
Price cut before sale	67%	57%	29%	67%	unclear
Seller paid closing costs or repairs	50%	71%	43%	67%	unclear
Has a view	0%	43%	57%	83%	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

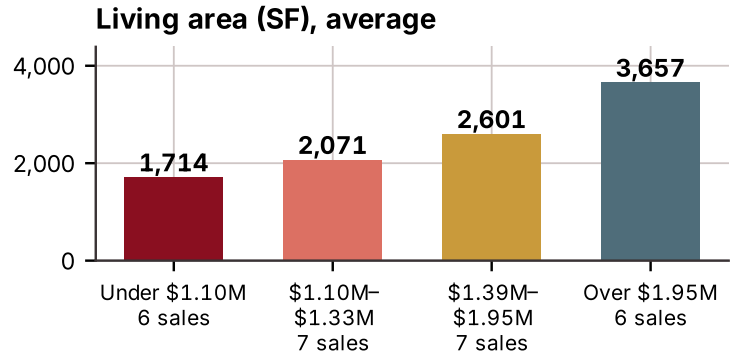


The average is **$699 per SF** for homes over $1.95M and **$540 per SF** for homes under $1.10M. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

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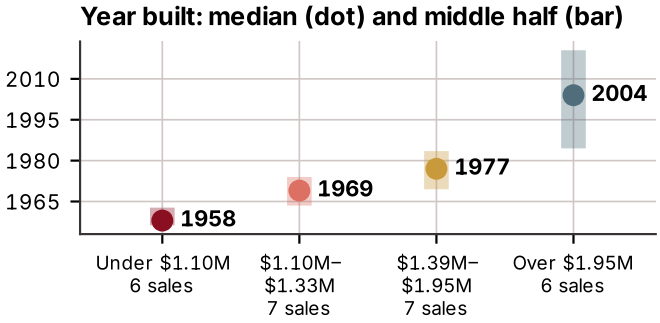
3.4 Homes over $1.95M are about 1,940 SF (113%) larger than homes under $1.10M



The average is **3,657 SF** for homes over $1.95M and **1,714 SF** for homes under $1.10M. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

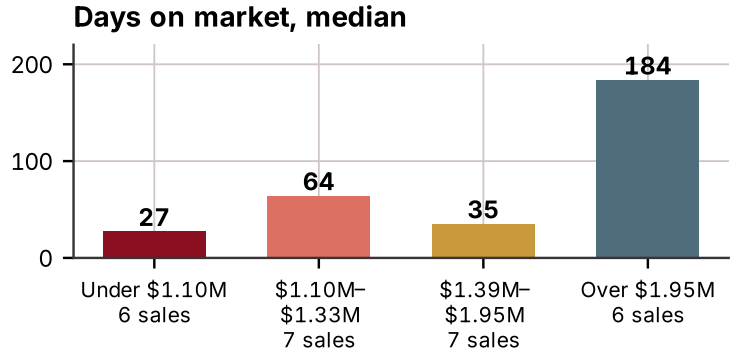
3.5 Homes over $1.95M are about 46 years newer than homes under $1.10M



The median is **2004** for homes over $1.95M and **1958** for homes under $1.10M. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

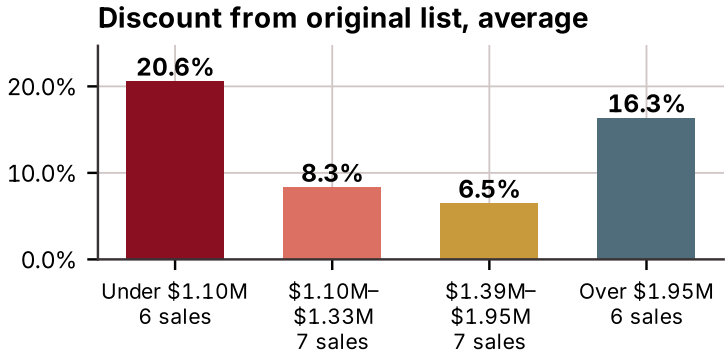


The median is **184 days** for homes over $1.95M and **27 days** for homes under $1.10M. It does not move in a straight line; homes over $1.95M are highest. Defined in 8.1.5.

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

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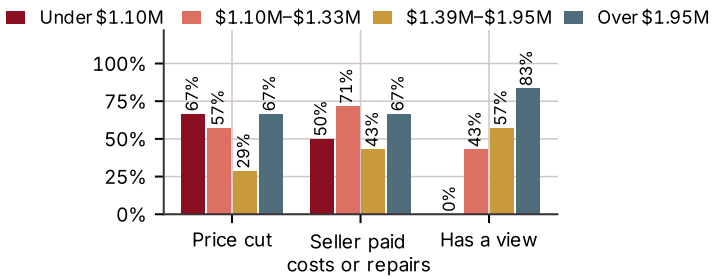
3.7 Discount from original list: no clear difference



The average is **16.3%** for homes over $1.95M and **20.6%** for homes under $1.10M. It does not move in a straight line; homes under $1.10M 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.

- 67% of homes over $1.95M had a price cut before sale, against 67% of homes under $1.10M. Defined in 8.1.7.
- 67% of homes over $1.95M had the seller pay closing costs or repairs, against 50% of homes under $1.10M. Defined in 8.1.8.
- 83% of homes over $1.95M have a view, against 0% of homes under $1.10M. 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 $1.10M 6 sales	$1.10M–$1.33M 7 sales	$1.39M–$1.95M 7 sales	Over $1.95M 6 sales	All 26 sales	Real difference?
Net sale price average	$915,508	$1,203,176	$1,665,104	$2,511,117	$1,562,989	by design
Net price per SF average	$540	$590	$658	$699	$622	unclear
Living area average	1,714	2,071	2,601	3,657	2,497	✓ large
Year built median	1958	1969	1977	2004	1974	✓ large

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3.10 The numbers: selling

	Under $1.10M 6 sales	$1.10M–$1.33M 7 sales	$1.39M–$1.95M 7 sales	Over $1.95M 6 sales	All 26 sales	Real difference?
Days on market median	27	64	35	184	56	unclear
Discount from original list average	20.6%	8.3%	6.5%	16.3%	12.5%	unclear
Price cut before sale	67%	57%	29%	67%	54%	unclear
Seller paid closing costs or repairs	50%	71%	43%	67%	58%	unclear
Has a view	0%	43%	57%	83%	46%	unclear

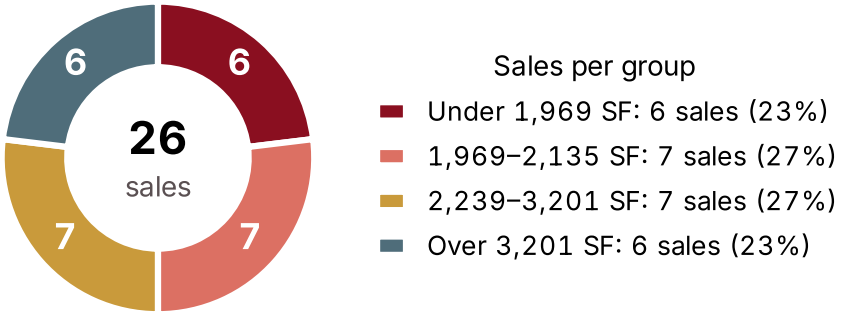
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Bottom line

- Homes over 3,201 SF sell for about $1.25M (129%) more than homes under 1,969 SF.
- Homes over 3,201 SF are about 46 years newer than homes under 1,969 SF.

4.1 Key differences

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

Under 1,969 SF · 1,969–2,135 SF · 2,239–3,201 SF · Over 3,201 SF

Larger homes Over 3,201 SF

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

Smaller homes Under 1,969 SF

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

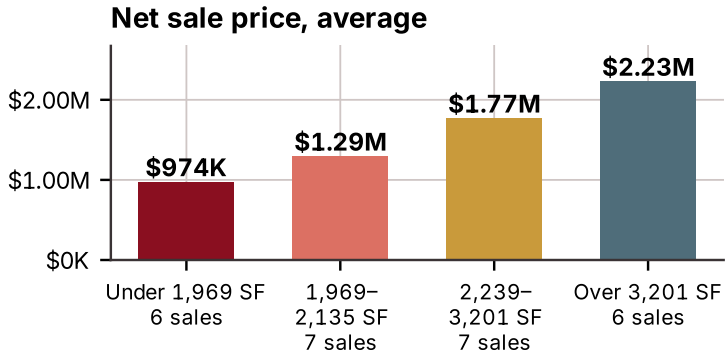
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4.2 At a glance

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 1,969 SF	1,969–2,135 SF	2,239–3,201 SF	Over 3,201 SF	Real difference?
Net sale price	$974K Lowest	$1.29M	$1.77M	$2.23M Highest	✓ large
Net price per SF	$593 per SF	$634 per SF	$646 per SF	$610 per SF	unclear
Year built	1958 Oldest	1974	1982	2004 Newest	✓ large
Days on market	24 days	48 days	73 days	154 days	unclear
Discount from original list	13.5%	13.4%	7.0%	16.8%	unclear
Price cut before sale	50%	71%	29%	67%	unclear
Seller paid closing costs or repairs	50%	57%	71%	50%	unclear
Has a view	0%	57%	43%	83%	unclear

4.3 Homes over 3,201 SF sell for about $1.25M (129%) more than homes under 1,969 SF



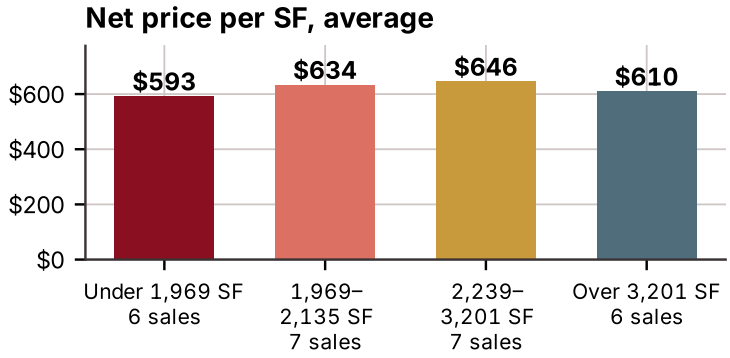
The average is **$2.23M** for homes over 3,201 SF and **$974K** for homes under 1,969 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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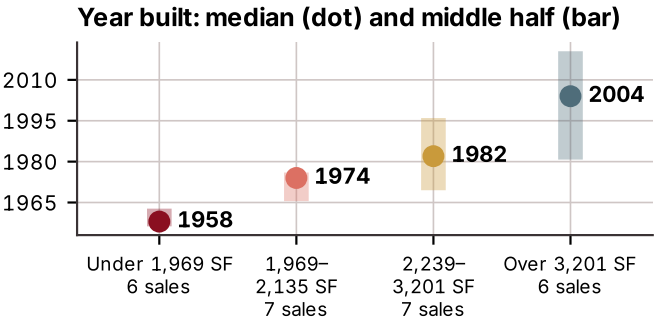
4.4 Net price per SF: no clear difference



The average is **$610 per SF** for homes over 3,201 SF and **$593 per SF** for homes under 1,969 SF. It does not move in a straight line; homes 2,239–3,201 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

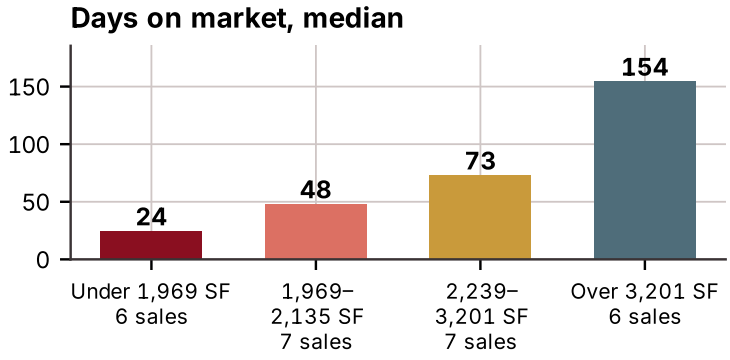
4.5 Homes over 3,201 SF are about 46 years newer than homes under 1,969 SF



The median is **2004** for homes over 3,201 SF and **1958** for homes under 1,969 SF. It rises step by step from the lowest range to the highest.
Defined in 8.1.4.

✓ Real difference · large

4.6 Days on market: no clear difference

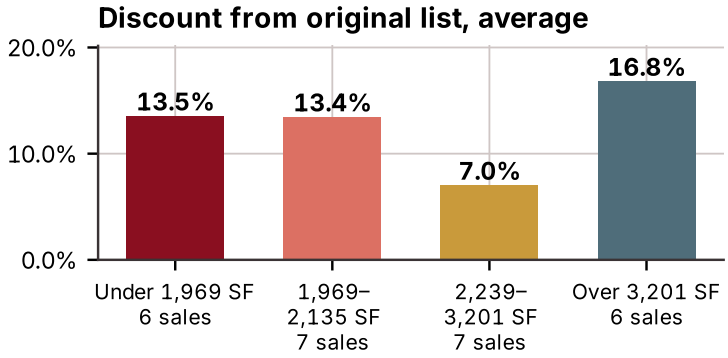


The median is **154 days** for homes over 3,201 SF and **24 days** for homes under 1,969 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

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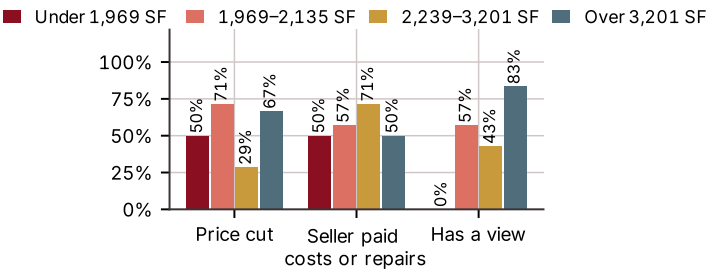
4.7 Discount from original list: no clear difference



The average is **16.8%** for homes over 3,201 SF and **13.5%** for homes under 1,969 SF. It does not move in a straight line; homes over 3,201 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.

- 67% of homes over 3,201 SF had a price cut before sale, against 50% of homes under 1,969 SF. Defined in 8.1.7.
- 50% of homes over 3,201 SF had the seller pay closing costs or repairs, against 50% of homes under 1,969 SF. Defined in 8.1.8.
- 83% of homes over 3,201 SF have a view, against 0% of homes under 1,969 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 1,969 SF 6 sales	1,969–2,135 SF 7 sales	2,239–3,201 SF 7 sales	Over 3,201 SF 6 sales	All 26 sales	Real difference?
Net sale price average	$973,742	$1,293,304	$1,768,161	$2,227,500	$1,562,989	✓ large
Net price per SF average	$593	$634	$646	$610	$622	unclear
Living area average	1,647	2,039	2,687	3,661	2,497	by design
Year built median	1958	1974	1982	2004	1974	✓ large

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4.10 The numbers: selling

	Under 1,969 SF 6 sales	1,969–2,135 SF 7 sales	2,239–3,201 SF 7 sales	Over 3,201 SF 6 sales	All 26 sales	Real difference?
Days on market median	24	48	73	154	56	unclear
Discount from original list average	13.5%	13.4%	7.0%	16.8%	12.5%	unclear
Price cut before sale	50%	71%	29%	67%	54%	unclear
Seller paid closing costs or repairs	50%	57%	71%	50%	58%	unclear
Has a view	0%	57%	43%	83%	46%	unclear

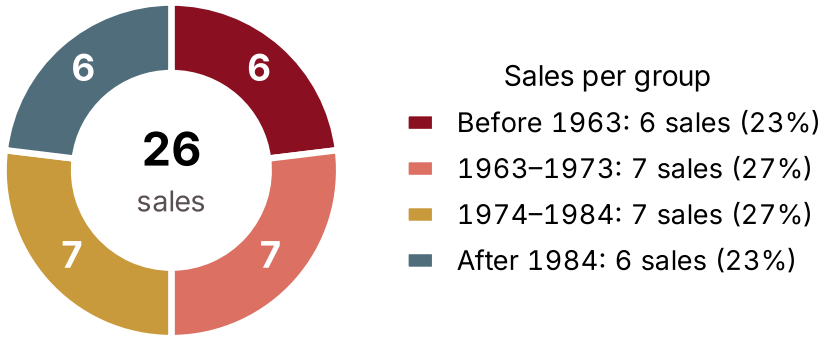
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 26 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

- Homes built after 1984 are about 1,720 SF (97%) larger than homes built before 1963.

5.1 Key differences

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

Before 1963 1963–1973 1974–1984 After 1984

Newer homes After 1984

- Are much larger.

Older homes Before 1963

- Are much smaller.

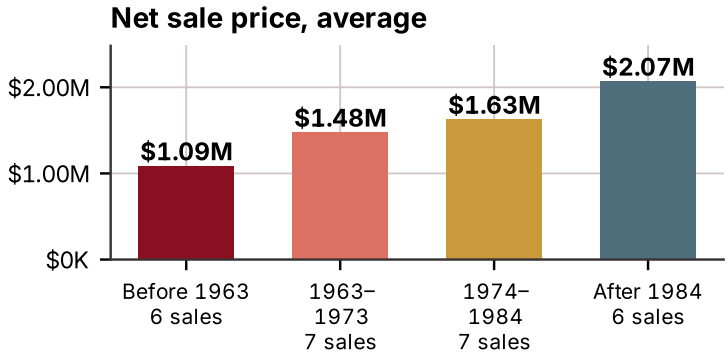
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5.2 At a glance

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 1963	1963–1973	1974–1984	After 1984	Real difference?
Net sale price	$1.09M	$1.48M	$1.63M	$2.07M	unclear
Net price per SF	$611 per SF	$646 per SF	$635 per SF	$590 per SF	unclear
Living area	1,765 SF **Smallest**	2,248 SF	2,529 SF	3,483 SF **Largest**	✓ large
Days on market	40 days	28 days	64 days	250 days	unclear
Discount from original list	14.2%	6.0%	13.9%	16.7%	unclear
Price cut before sale	83%	14%	71%	50%	unclear
Seller paid closing costs or repairs	67%	57%	57%	50%	unclear
Has a view	17%	43%	57%	67%	unclear

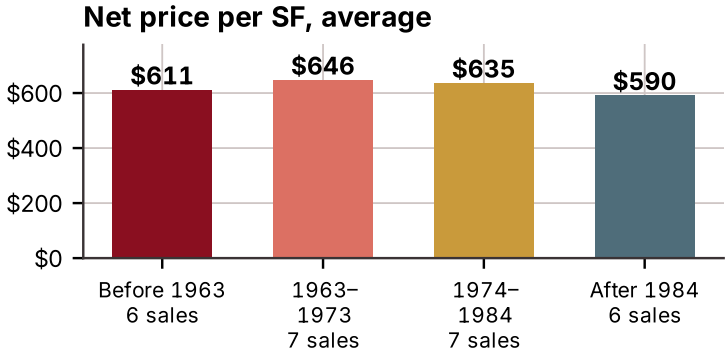
5.3 Net sale price: no clear difference



The average is **$2.07M** for homes built after 1984 and **$1.09M** for homes built before 1963. 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

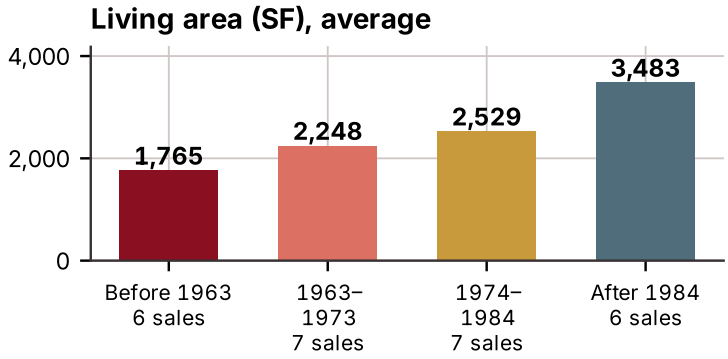


The average is **$590 per SF** for homes built after 1984 and **$611 per SF** for homes built before 1963. It does not move in a straight line; homes built 1963–1973 are highest. Defined in 8.1.2.

– No clear difference · could be chance

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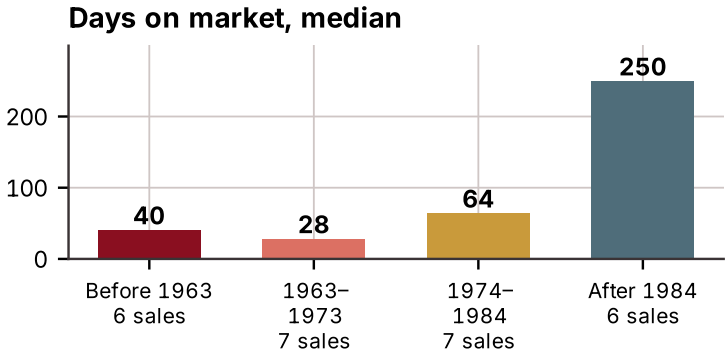
5.5 Homes built after 1984 are about 1,720 SF (97%) larger than homes built before 1963



The average is **3,483 SF** for homes built after 1984 and **1,765 SF** for homes built before 1963. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

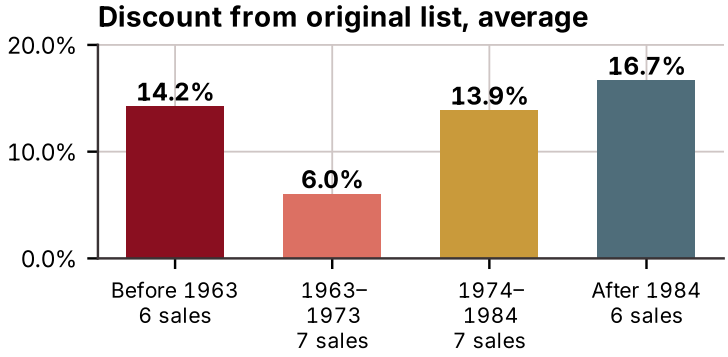
5.6 Days on market: no clear difference



The median is **250 days** for homes built after 1984 and **40 days** for homes built before 1963. It does not move in a straight line; homes built after 1984 are highest. Defined in 8.1.5.

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

5.7 Discount from original list: no clear difference

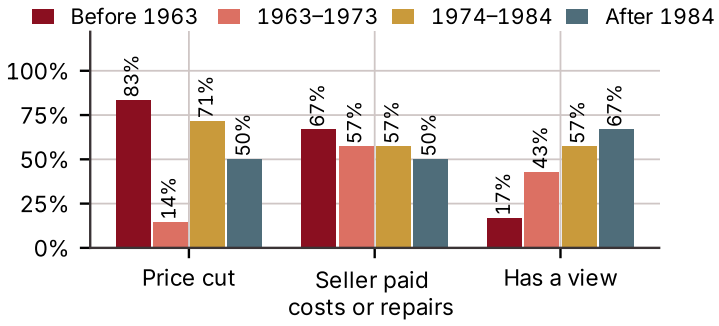


The average is **16.7%** for homes built after 1984 and **14.2%** for homes built before 1963. It does not move in a straight line; homes built after 1984 are highest. Defined in 8.1.6.

– **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.

- 50% of homes built after 1984 had a price cut before sale, against 83% of homes built before 1963. Defined in 8.1.7.
- 50% of homes built after 1984 had the seller pay closing costs or repairs, against 67% of homes built before 1963. Defined in 8.1.8.
- 67% of homes built after 1984 have a view, against 17% of homes built before 1963. 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 1963 6 sales	1963–1973 7 sales	1974–1984 7 sales	After 1984 6 sales	All 26 sales	Real difference?
Net sale price average	$1,085,875	$1,476,340	$1,625,797	$2,067,917	$1,562,989	unclear
Net price per SF average	$611	$646	$635	$590	$622	unclear
Living area average	1,765	2,248	2,529	3,483	2,497	✓ large
Year built median	1958	1969	1978	2016	1974	by design

5.10 The numbers: selling

	Before 1963 6 sales	1963–1973 7 sales	1974–1984 7 sales	After 1984 6 sales	All 26 sales	Real difference?
Days on market median	40	28	64	250	56	unclear
Discount from original list average	14.2%	6.0%	13.9%	16.7%	12.5%	unclear
Price cut before sale	83%	14%	71%	50%	54%	unclear
Seller paid closing costs or repairs	67%	57%	57%	50%	58%	unclear
Has a view	17%	43%	57%	67%	46%	unclear

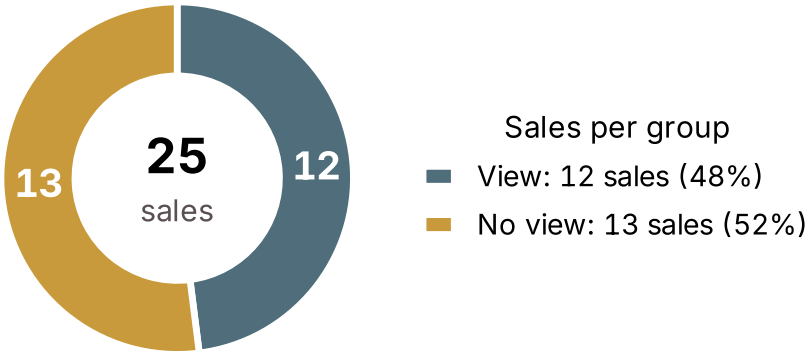
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 26 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

- Homes with a view sell for about $599K (48%) more than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view

- Sell for much more.

Homes without a view no view listed

- Sell for much less.

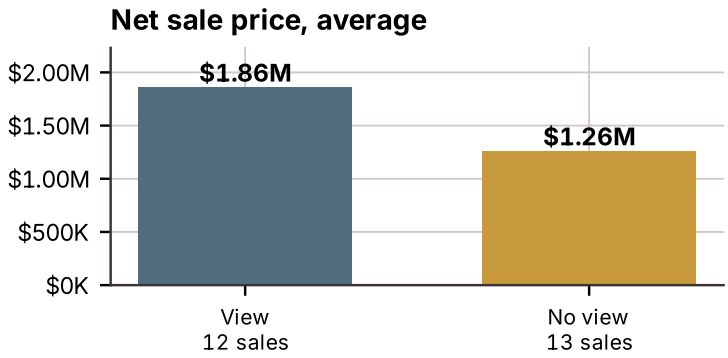
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6.2 At a glance

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	$1.86M Highest	$1.26M Lowest	✓ large
Net price per SF	$673 per SF	$575 per SF	unclear
Living area	2,787 SF	2,180 SF	unclear
Year built	1980	1964	unclear
Days on market	67 days	28 days	unclear
Discount from original list	12.7%	12.6%	unclear
Price cut before sale	67%	46%	unclear
Seller paid closing costs or repairs	50%	69%	unclear

6.3 Homes with a view sell for about $599K (48%) more than homes without a view



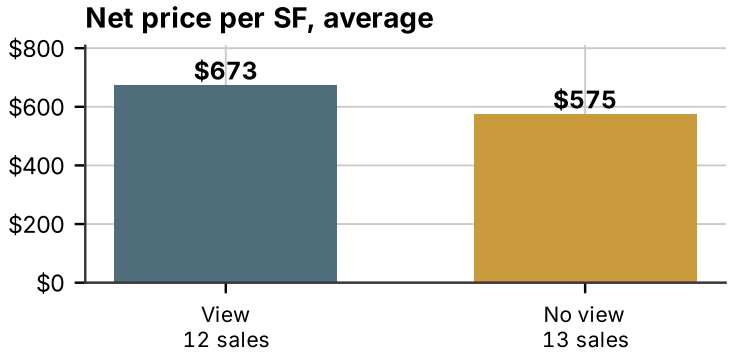
The average is **$1.86M** for homes with a view and **$1.26M** for homes without a view.

Defined in 8.1.1.

✓ **Real difference** · large

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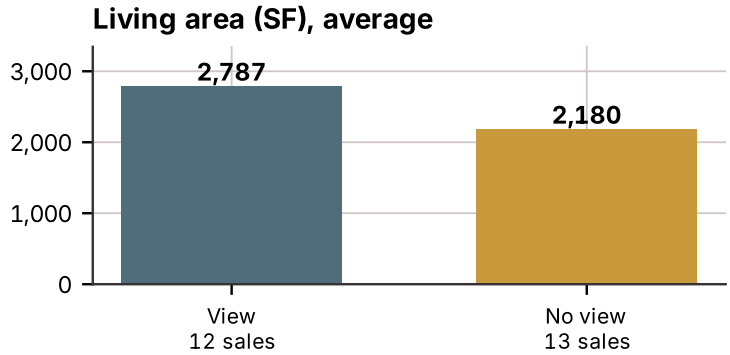
6.4 Net price per SF: no clear difference



The average is **$673 per SF** for homes with a view and **$575 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

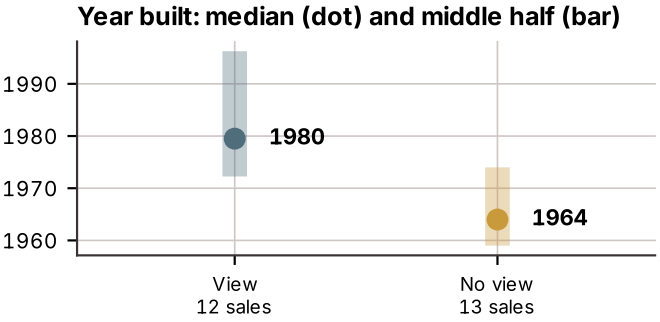
6.5 Living area: no clear difference



The average is **2,787 SF** for homes with a view and **2,180 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

6.6 Year built: no clear difference

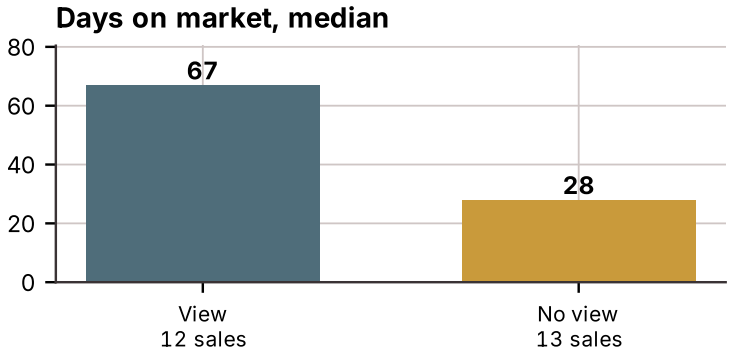


The median is **1980** for homes with a view and **1964** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

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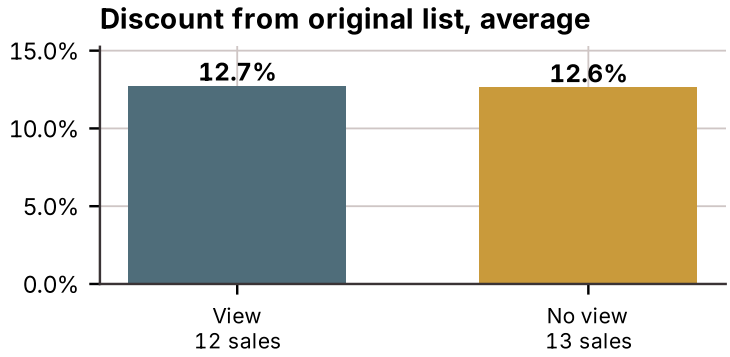
6.7 Days on market: no clear difference



The median is **67 days** for homes with a view and **28 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

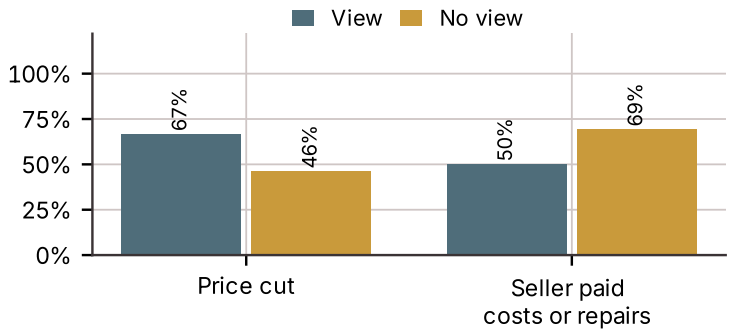
6.8 Discount from original list: no clear difference



The average is **12.7%** for homes with a view and **12.6%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 67% of homes with a view had a price cut before sale, against 46% of homes without a view. Defined in 8.1.7.
- 50% of homes with a view had the seller pay closing costs or repairs, against 69% 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

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6.10 The numbers: price and size

	View 12 sales	No view 13 sales	All 25 sales	Real difference?
Net sale price average	$1,859,128	$1,259,860	$1,547,508	✓ large
Net price per SF average	$673	$575	$622	unclear
Living area average	2,787	2,180	2,471	unclear
Year built median	1980	1964	1973	unclear

6.11 The numbers: selling

	View 12 sales	No view 13 sales	All 25 sales	Real difference?
Days on market median	67	28	48	unclear
Discount from original list average	12.7%	12.6%	12.7%	unclear
Price cut before sale	67%	46%	56%	unclear
Seller paid closing costs or repairs	50%	69%	60%	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 · 10 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: 10 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 Barton Hills.

Measure	Average	Median
Sales		10
Net sale price	**$2,888,930**	$2,903,000
Net price per SF	**$681**	$673
Living area (SF)	**4,238**	4,266
Days on market	**252**	247
Discount from original list	**13.3%**	12.2%
Price cut before sale		50% of sales
Seller paid closing costs or repairs		20% of sales
Year built		2023–2026

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 $1,562,989; median $1,363,265; standard deviation $640,740; middle half (25th–75th percentile) $1,109,000–$1,925,625; lowest $800,550, highest $3,094,700. 15 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 $622; median $618; standard deviation $129; middle half (25th–75th percentile) $531–$671; lowest $397, highest $967.

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 2,497; median 2,187; standard deviation 821; middle half (25th–75th percentile) 1,980–3,188; lowest 1,510, highest 4,646.

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 1979; median 1974; standard deviation 21; middle half (25th–75th percentile) 1963–1984; lowest 1956, 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 92; median 56; standard deviation 96; middle half (25th–75th percentile) 23–171; lowest 2, highest 300. 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 12.5%; median 11.1%; standard deviation 11.7%; middle half (25th–75th percentile) 4.2%–14.5%; lowest −0.2%, highest 46.5%. 1 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 26 resale sales (53.8%).

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	15 of 26 resale sales (57.7%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.
The data	12 sales with a view, 13 without, 1 unclassified. Most common View entries: Neighborhood 8, Trees/Woods 7, Park/Greenbelt 5, None 5, Panoramic 3, See Remarks 2, Pool 2, City 2.

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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 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “barton hills”, “west park add”, “barton hills west” (case-insensitive). A record is kept when its subdivision name belongs to the Barton Hills family, the same rule comparable sales use (it includes West Park Add, Barton Hills West, proven adjacent and priced alike).

The data Pulled November 8, 2026: 36 closed Barton Hills records over the prior year, in ZIP 78704. 12 subdivision spellings kept: Barton Hills (7); Barton Hills Sec 01 (4); Barton Hills Sec 05 (4); Barton Hills Sec 02 (4); Barton Hills Sec 07 (4); West Park Add (3); Barton Hills Sec 03 (3); Barton Hills West Sec 01 (2); Barton Hills Sec 03A (2); Barton Hills West Sec 1 (1); Barton Hills Sec 3 (1); Barton Hills Sec 06 (1). No other names were found by the search.

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 12 resale sales here (under 80), so the full year is used.

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

The data 36 single-family sales in the window: 26 resale, 10 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; 10 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 $1.10M”.

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 $1.10M: $800,550–$1,025,000 (6 sales); $1.10M–$1.33M: $1,100,000–$1,333,530 (7 sales); $1.39M–$1.95M: $1,393,000–$1,950,000 (7 sales); Over $1.95M: $2,000,000–$3,094,700 (6 sales)
Quartiles by living area: Under 1,969 SF: 1,510–1,792 SF (6 sales); 1,969–2,135 SF: 1,969–2,135 SF (7 sales); 2,239–3,201 SF: 2,239–3,201 SF (7 sales); Over 3,201 SF: 3,228–4,646 SF (6 sales)
Quartiles by year built: Before 1963: 1956–1962 (6 sales); 1963–1973: 1963–1973 (7 sales); 1974–1984: 1974–1984 (7 sales); After 1984: 1992–2023 (6 sales)
View and no view: View: MLS lists a view (12 sales); No view: None or Neighborhood (13 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 $1,562,989, median $1,363,265. Days on market: average 92, median 56: 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	6 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 = 5.56	3	0.1349	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.222$	large
Living area	Kruskal–Wallis	H = 19.46	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.778$	large
Year built	Kruskal–Wallis	H = 12.58	3	0.0056	p < 0.0063	**Yes**	$\varepsilon^2 = 0.503$	large
Days on market	Kruskal–Wallis	H = 4.58	3	0.2053	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.183$	large
Discount from original list	Kruskal–Wallis	H = 5.51	3	0.1380	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.220$	large
Price cut before sale	Chi-square	$\chi^2 = 2.62$	3	0.4534	p < 0.0063	**Unclear**	Cramér's V = 0.318	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.52$	3	0.6786	p < 0.0063	**Unclear**	Cramér's V = 0.241	small
Has a view	Chi-square	$\chi^2 = 8.85$	3	0.0313	p < 0.0063	**Unclear**	Cramér's V = 0.583	large

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 = 15.96	3	0.0012	p < 0.0063	**Yes**	$\varepsilon^2 = 0.638$	large
Net price per SF	Kruskal–Wallis	H = 0.96	3	0.8114	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.038$	small
Year built	Kruskal–Wallis	H = 14.59	3	0.0022	p < 0.0063	**Yes**	$\varepsilon^2 = 0.584$	large
Days on market	Kruskal–Wallis	H = 3.92	3	0.2697	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.157$	large
Discount from original list	Kruskal–Wallis	H = 2.86	3	0.4137	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.114$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.10$	3	0.3761	p < 0.0063	**Unclear**	Cramér's V = 0.345	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.83$	3	0.8416	p < 0.0063	**Unclear**	Cramér's V = 0.179	small
Has a view	Chi-square	$\chi^2 = 8.85$	3	0.0313	p < 0.0063	**Unclear**	Cramér's V = 0.583	large

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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 = 8.78	3	0.0324	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.351$	large
Net price per SF	Kruskal–Wallis	H = 1.05	3	0.7890	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.042$	small
Living area	Kruskal–Wallis	H = 15.27	3	0.0016	p < 0.0063	**Yes**	$\varepsilon^2 = 0.611$	large
Days on market	Kruskal–Wallis	H = 7.06	3	0.0700	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.282$	large
Discount from original list	Kruskal–Wallis	H = 3.88	3	0.2743	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.155$	large
Price cut before sale	Chi-square	$\chi^2 = 7.41$	3	0.0598	p < 0.0063	**Unclear**	Cramér's V = 0.534	large
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.35$	3	0.9513	p < 0.0063	**Unclear**	Cramér's V = 0.115	small
Has a view	Chi-square	$\chi^2 = 3.49$	3	0.3226	p < 0.0063	**Unclear**	Cramér's V = 0.366	medium

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 = 132.00	—	0.0036	p < 0.0063	**Yes**	rank-biserial r = 0.692	large
Net price per SF	Mann–Whitney U	U = 109.00	—	0.0971	p < 0.0063	**Unclear**	rank-biserial r = 0.397	medium
Living area	Mann–Whitney U	U = 123.00	—	0.0155	p < 0.0063	**Unclear**	rank-biserial r = 0.577	large
Year built	Mann–Whitney U	U = 122.00	—	0.0179	p < 0.0063	**Unclear**	rank-biserial r = 0.564	large
Days on market	Mann–Whitney U	U = 107.00	—	0.1211	p < 0.0063	**Unclear**	rank-biserial r = 0.372	medium
Discount from original list	Mann–Whitney U	U = 86.00	—	0.6833	p < 0.0063	**Unclear**	rank-biserial r = 0.103	small
Price cut before sale	Chi-square	$\chi^2 = 1.07$	1	0.3019	p < 0.0063	**Unclear**	Cramér's V = 0.206	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.96$	1	0.3268	p < 0.0063	**Unclear**	Cramér's V = 0.196	small

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8.4 Data notes

Left out of the analysis: 10 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 10 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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