Bradshaw Crossing

Austin, TX 78747
Resale homes · closed Nov 9 – Nov 8, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 9, 2026 · 5:27 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
22	$305,500	$162	80 days
single-family resale homes	average $312,424	average $169	average 88 days

Contents

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

© 2026 Alexander Tiffany Southwest, LLC

1. Summary

Resale homes · 22 sales · November 9, 2025 – November 8, 2026

This study looks at the **22 resale homes** sold in Bradshaw Crossing in the **365 days** to November 8, 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.

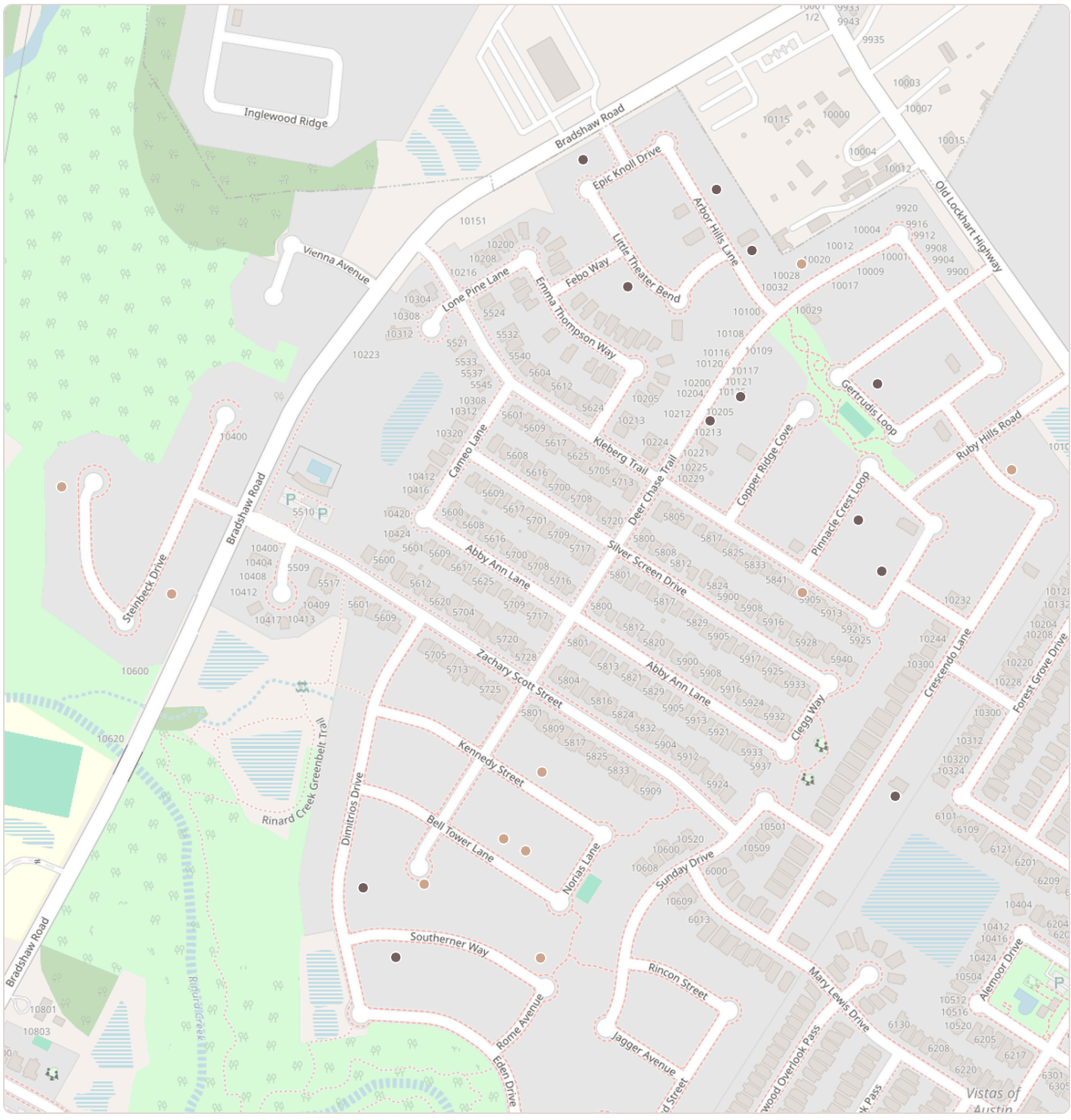
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

22 resale homes · colored by price range

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



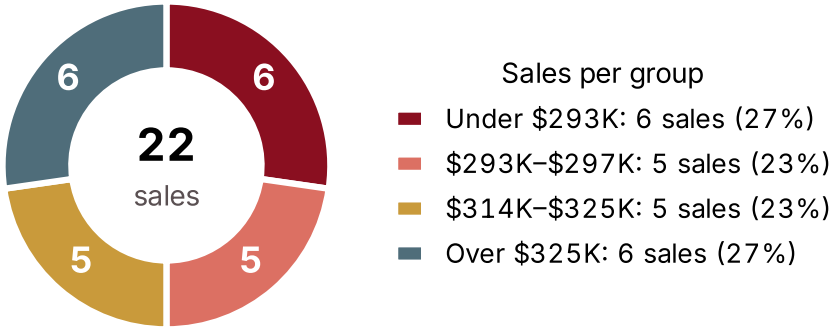
● Under $293K · 6 sales ● $293K–$297K · 5 sales ● $314K–$325K · 5 sales ● Over $325K · 6 sales

 © 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 22 sales · November 9, 2025 – November 8, 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: no measure differs enough between the groups to rule out chance.

3.1 Key differences

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

3.2 At a glance

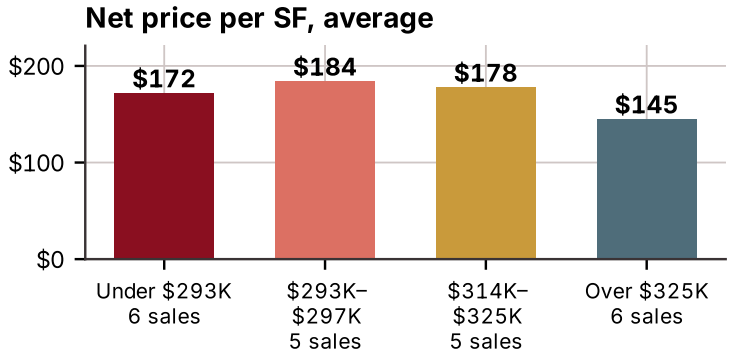
Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under $293K	$293K–$297K	$314K–$325K	Over $325K	Real difference?
Net price per SF	$172 per SF	$184 per SF	$178 per SF	$145 per SF	unclear
Living area	1,684 SF	1,618 SF	1,836 SF	2,451 SF	unclear
Year built	2014	2018	2017	2015	unclear
Days on market	72 days	80 days	27 days	106 days	unclear
Discount from original list	14.5%	6.3%	7.9%	2.2%	unclear
Price cut before sale	100%	80%	80%	50%	unclear
Seller paid closing costs or repairs	50%	80%	100%	67%	unclear
Has a view	17%	0%	20%	33%	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.

© 2026 Alexander Tiffany Southwest, LLC

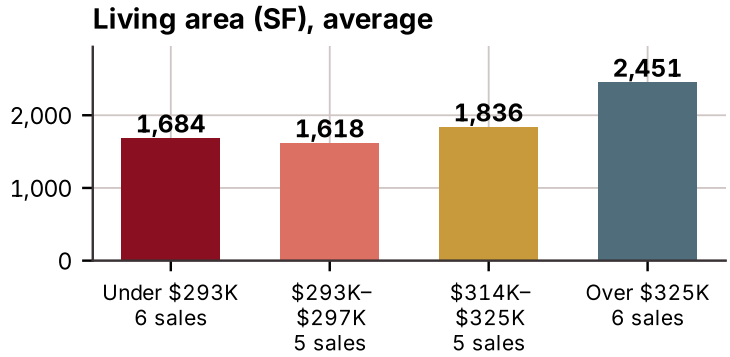
3.3 Net price per SF: no clear difference



The average is **$145 per SF** for homes over $325K and **$172 per SF** for homes under $293K. It does not move in a straight line; homes $293K–$297K are highest. Defined in 8.1.2.

– No clear difference · could be chance

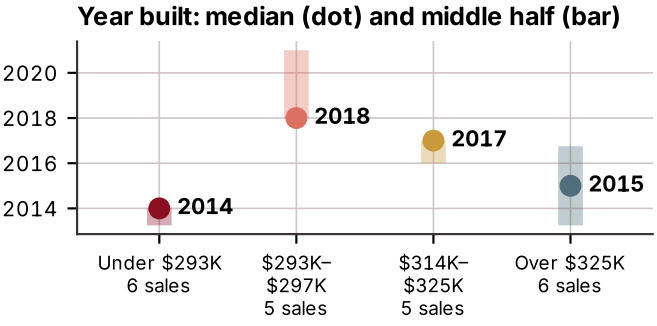
3.4 Living area: no clear difference



The average is **2,451 SF** for homes over $325K and **1,684 SF** for homes under $293K. It does not move in a straight line; homes over $325K are highest. Defined in 8.1.3.

– No clear difference · could be chance

3.5 Year built: no clear difference

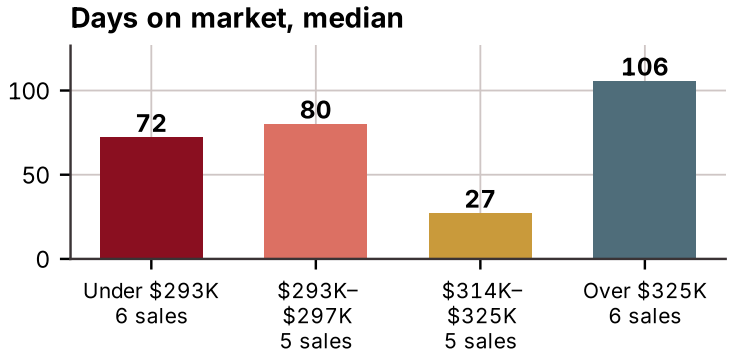


The median is **2015** for homes over $325K and **2014** for homes under $293K. It does not move in a straight line; homes $293K–$297K are highest. Defined in 8.1.4.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

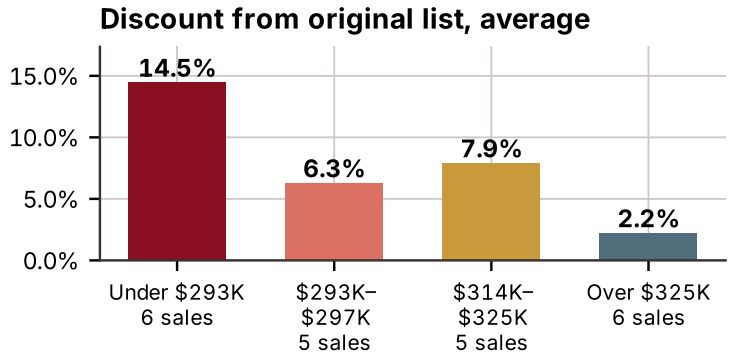
3.6 Days on market: no clear difference



The median is **106 days** for homes over $325K and **72 days** for homes under $293K. It does not move in a straight line; homes over $325K are highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Discount from original list: no clear difference

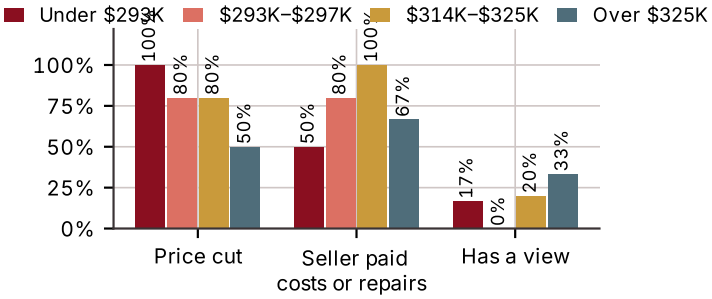


The average is **2.2%** for homes over $325K and **14.5%** for homes under $293K. It does not move in a straight line; homes under $293K are highest. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 50% of homes over $325K had a price cut before sale, against 100% of homes under $293K. Defined in 8.1.7.
- 67% of homes over $325K had the seller pay closing costs or repairs, against 50% of homes under $293K. Defined in 8.1.8.
- 33% of homes over $325K have a view, against 17% of homes under $293K. 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 $293K 6 sales	$293K–$297K 5 sales	$314K–$325K 5 sales	Over $325K 6 sales	All 22 sales	Real difference?
Net sale price average	$282,467	$294,940	$317,324	$352,868	$312,424	by design
Net price per SF average	$172	$184	$178	$145	$169	unclear
Living area average	1,684	1,618	1,836	2,451	1,913	unclear
Year built median	2014	2018	2017	2015	2016	unclear

3.10 The numbers: selling

	Under $293K 6 sales	$293K–$297K 5 sales	$314K–$325K 5 sales	Over $325K 6 sales	All 22 sales	Real difference?
Days on market median	72	80	27	106	80	unclear
Discount from original list average	14.5%	6.3%	7.9%	2.2%	7.8%	unclear
Price cut before sale	100%	80%	80%	50%	77%	unclear
Seller paid closing costs or repairs	50%	80%	100%	67%	73%	unclear
Has a view	17%	0%	20%	33%	18%	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.

© 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 22 sales · November 9, 2025 – November 8, 2026

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



Sales per group

- Under 1,645 SF: 6 sales (27%)
- 1,645–1,706 SF: 5 sales (23%)
- 1,820–2,101 SF: 5 sales (23%)
- Over 2,101 SF: 6 sales (27%)

Bottom line

- Homes over 2,101 SF sell for about $65 per SF (32%) less than homes under 1,645 SF.

4.1 Key differences

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

Under 1,645 SF · 1,645–1,706 SF · 1,820–2,101 SF · Over 2,101 SF

Larger homes Over 2,101 SF

- Sell for less per square foot.

Smaller homes Under 1,645 SF

- Sell for more per square foot.

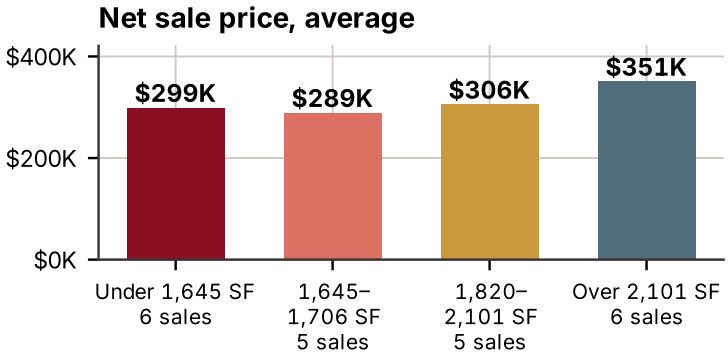
© 2026 Alexander Tiffany Southwest, LLC

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 1,645 SF	1,645–1,706 SF	1,820–2,101 SF	Over 2,101 SF	Real difference?
Net sale price	$299K	$289K	$306K	$351K	unclear
Net price per SF	$205 per SF **Highest**	$173 per SF	$155 per SF	$140 per SF **Lowest**	✓ large
Year built	2018	2017	2016	2014	unclear
Days on market	56 days	73 days	84 days	106 days	unclear
Discount from original list	6.6%	11.0%	9.8%	4.6%	unclear
Price cut before sale	67%	100%	100%	50%	unclear
Seller paid closing costs or repairs	67%	60%	100%	67%	unclear
Has a view	17%	0%	40%	17%	unclear

4.3 Net sale price: no clear difference

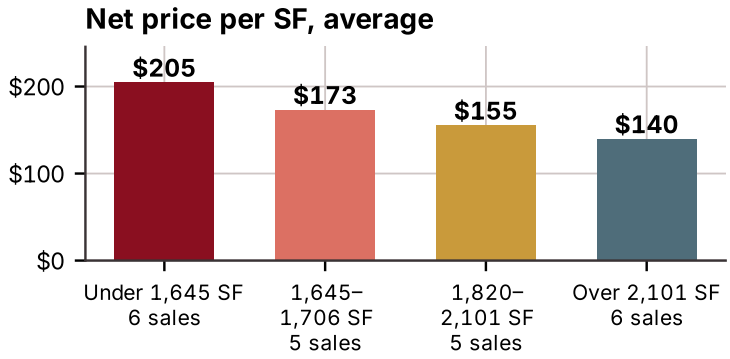


The average is **$351K** for homes over 2,101 SF and **$299K** for homes under 1,645 SF. It does not move in a straight line; homes over 2,101 SF are highest. Defined in 8.1.1.

– No clear difference · could be chance

© 2026 Alexander Tiffany Southwest, LLC

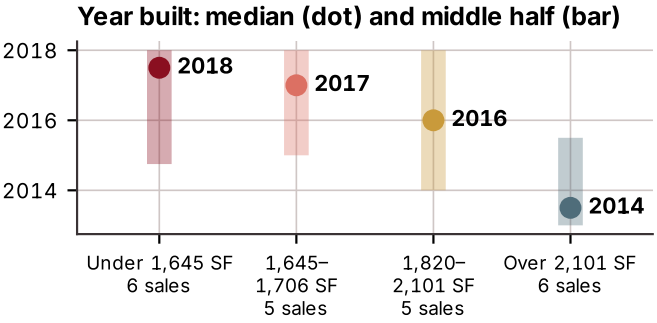
4.4 Homes over 2,101 SF sell for about $65 per SF (32%) less than homes under 1,645 SF



The average is **$140 per SF** for homes over 2,101 SF and **$205 per SF** for homes under 1,645 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

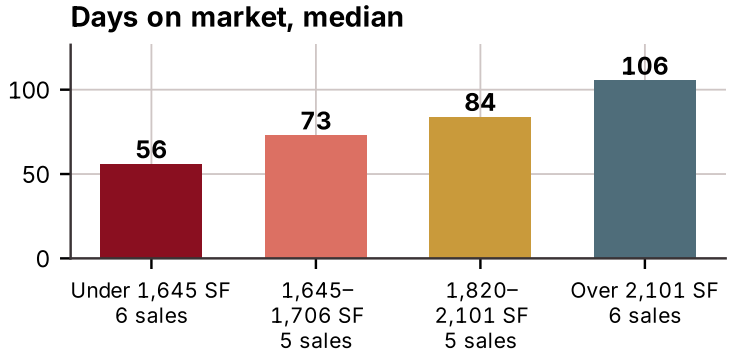
4.5 Year built: no clear difference



The median is **2014** for homes over 2,101 SF and **2018** for homes under 1,645 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

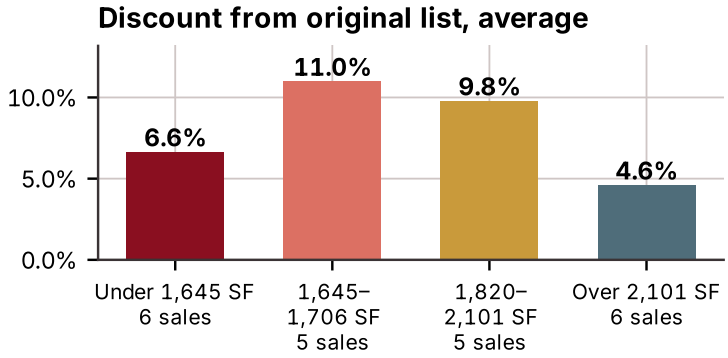


The median is **106 days** for homes over 2,101 SF and **56 days** for homes under 1,645 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

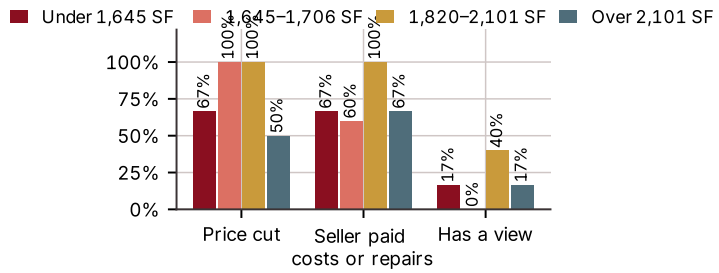
4.7 Discount from original list: no clear difference



The average is **4.6%** for homes over 2,101 SF and **6.6%** for homes under 1,645 SF. It does not move in a straight line; homes 1,645–1,706 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.

- 50% of homes over 2,101 SF had a price cut before sale, against 67% of homes under 1,645 SF. Defined in 8.1.7.
- 67% of homes over 2,101 SF had the seller pay closing costs or repairs, against 67% of homes under 1,645 SF. Defined in 8.1.8.
- 17% of homes over 2,101 SF have a view, against 17% of homes under 1,645 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 1,645 SF 6 sales	1,645–1,706 SF 5 sales	1,820–2,101 SF 5 sales	Over 2,101 SF 6 sales	All 22 sales	Real difference?
Net sale price average	$299,204	$289,180	$305,543	$350,748	$312,424	unclear
Net price per SF average	$205	$173	$155	$140	$169	✓ large
Living area average	1,466	1,670	1,969	2,515	1,913	by design
Year built median	2018	2017	2016	2014	2016	unclear

 © 2026 Alexander Tiffany Southwest, LLC

4.10 The numbers: selling

	Under 1,645 SF 6 sales	1,645–1,706 SF 5 sales	1,820–2,101 SF 5 sales	Over 2,101 SF 6 sales	All 22 sales	Real difference?
Days on market median	56	73	84	106	80	unclear
Discount from original list average	6.6%	11.0%	9.8%	4.6%	7.8%	unclear
Price cut before sale	67%	100%	100%	50%	77%	unclear
Seller paid closing costs or repairs	67%	60%	100%	67%	73%	unclear
Has a view	17%	0%	40%	17%	18%	unclear

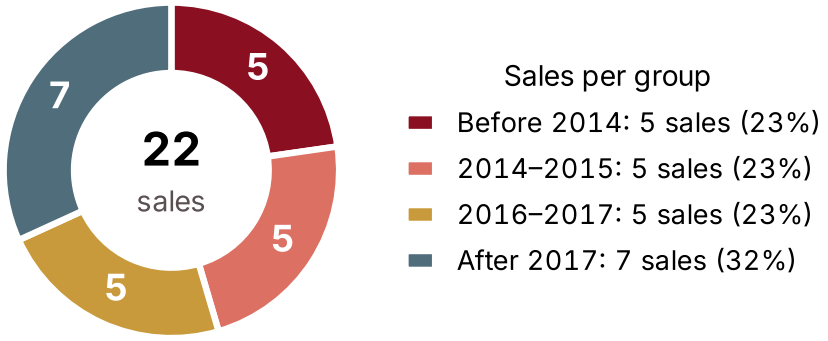
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

 © 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 22 sales · November 9, 2025 – November 8, 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.

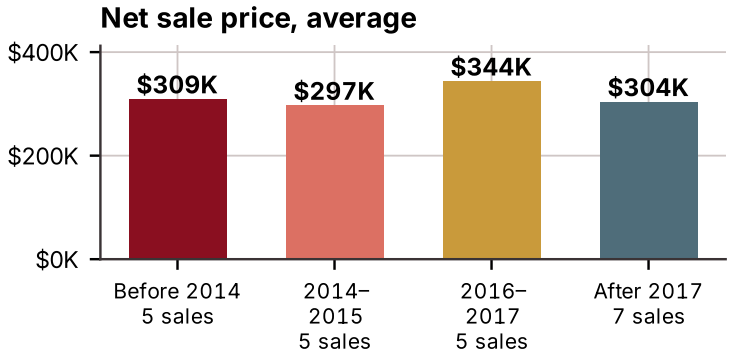
5.2 At a glance

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 2014	2014–2015	2016–2017	After 2017	Real difference?
Net sale price	$309K	$297K	$344K	$304K	unclear
Net price per SF	$160 per SF	$159 per SF	$167 per SF	$183 per SF	unclear
Living area	2,021 SF	1,906 SF	2,145 SF	1,675 SF	unclear
Days on market	65 days	79 days	94 days	80 days	unclear
Discount from original list	11.4%	8.7%	6.5%	5.5%	unclear
Price cut before sale	80%	80%	60%	86%	unclear
Seller paid closing costs or repairs	60%	60%	80%	86%	unclear
Has a view	20%	0%	40%	14%	unclear

© 2026 Alexander Tiffany Southwest, LLC

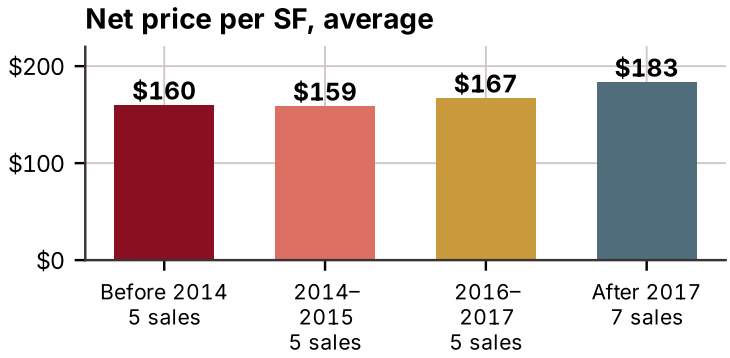
5.3 Net sale price: no clear difference



The average is **$304K** for homes built after 2017 and **$309K** for homes built before 2014. It does not move in a straight line; homes built 2016–2017 are highest. Defined in 8.1.1.

– No clear difference · could be chance

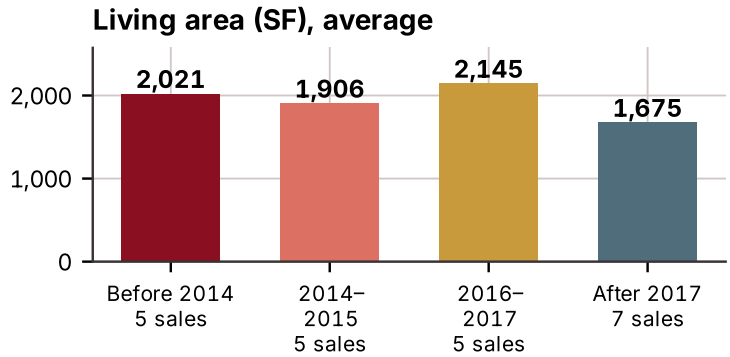
5.4 Net price per SF: no clear difference



The average is **$183 per SF** for homes built after 2017 and **$160 per SF** for homes built before 2014. It does not move in a straight line; homes built after 2017 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

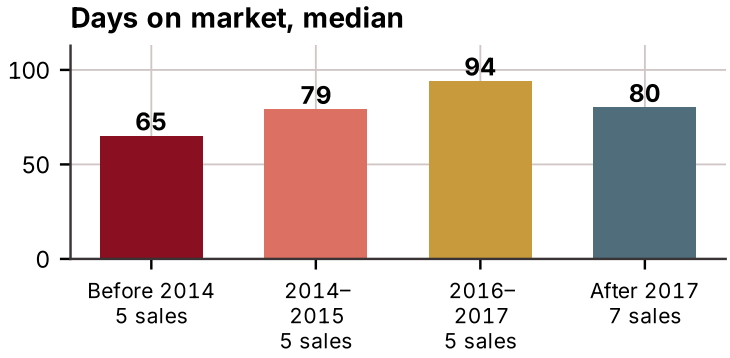


The average is **1,675 SF** for homes built after 2017 and **2,021 SF** for homes built before 2014. It does not move in a straight line; homes built 2016–2017 are highest. Defined in 8.1.3.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

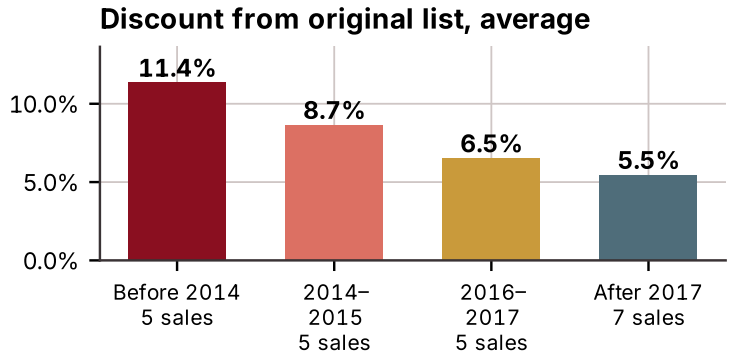
5.6 Days on market: no clear difference



The median is **80 days** for homes built after 2017 and **65 days** for homes built before 2014. It does not move in a straight line; homes built 2016–2017 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

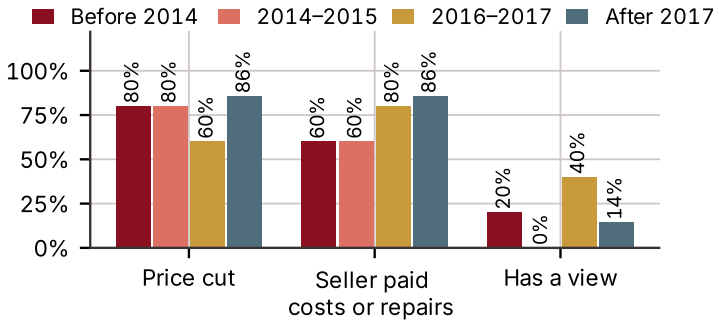


The average is **5.5%** for homes built after 2017 and **11.4%** for homes built before 2014. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 86% of homes built after 2017 had a price cut before sale, against 80% of homes built before 2014. Defined in 8.1.7.
- 86% of homes built after 2017 had the seller pay closing costs or repairs, against 60% of homes built before 2014. Defined in 8.1.8.
- 14% of homes built after 2017 have a view, against 20% of homes built before 2014. 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 2014 5 sales	2014–2015 5 sales	2016–2017 5 sales	After 2017 7 sales	All 22 sales	Real difference?
Net sale price average	$309,120	$296,698	$343,540	$303,791	$312,424	unclear
Net price per SF average	$160	$159	$167	$183	$169	unclear
Living area average	2,021	1,906	2,145	1,675	1,913	unclear
Year built median	2013	2014	2017	2018	2016	by design

5.10 The numbers: selling

	Before 2014 5 sales	2014–2015 5 sales	2016–2017 5 sales	After 2017 7 sales	All 22 sales	Real difference?
Days on market median	65	79	94	80	80	unclear
Discount from original list average	11.4%	8.7%	6.5%	5.5%	7.8%	unclear
Price cut before sale	80%	80%	60%	86%	77%	unclear
Seller paid closing costs or repairs	60%	60%	80%	86%	73%	unclear
Has a view	20%	0%	40%	14%	18%	unclear

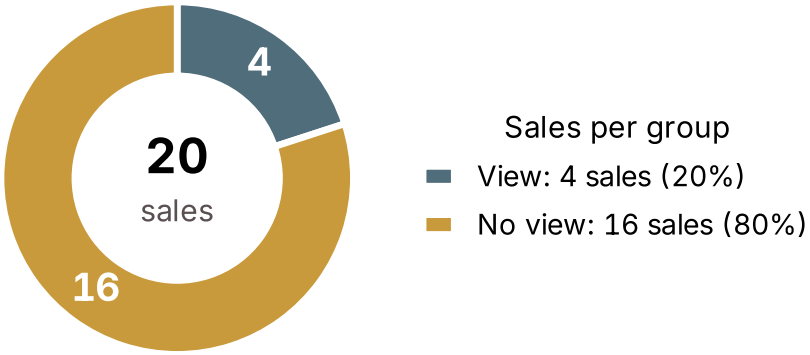
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 22 sales · November 9, 2025 – November 8, 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. 2 sales whose MLS view entry is only “See Remarks” are left out.

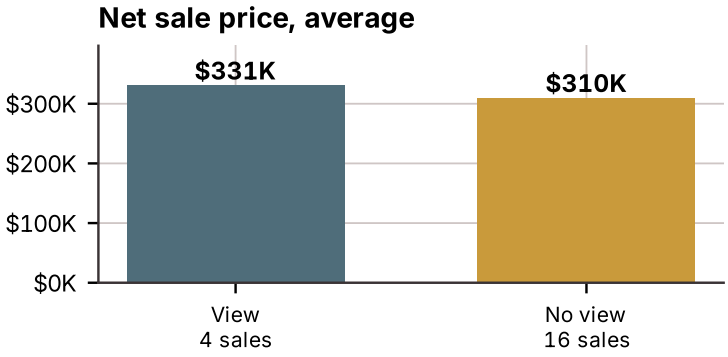


Bottom line: too few sales to test.

6.1 Key differences

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

6.3 Net sale price: described, not tested

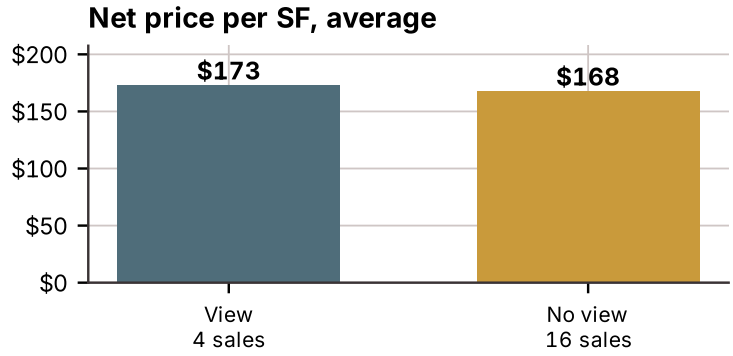


The average is **$331K** for homes with a view and **$310K** for homes without a view. Defined in 8.1.1.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

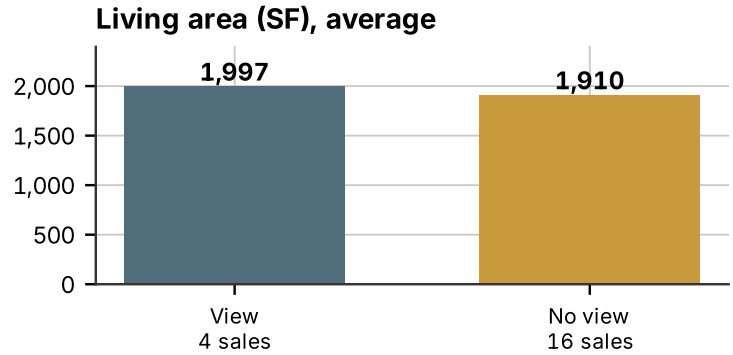
6.4 Net price per SF: described, not tested



The average is **$173 per SF** for homes with a view and **$168 per SF** for homes without a view. Defined in 8.1.2.

Not tested: too few sales.

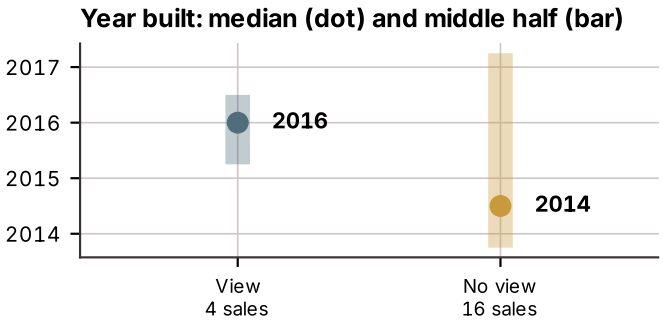
6.5 Living area: described, not tested



The average is **1,997 SF** for homes with a view and **1,910 SF** for homes without a view. Defined in 8.1.3.

Not tested: too few sales.

6.6 Year built: described, not tested

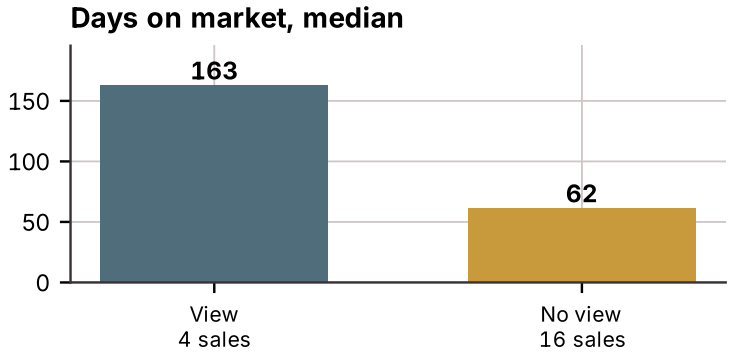


The median is **2016** for homes with a view and **2014** for homes without a view. Defined in 8.1.4.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

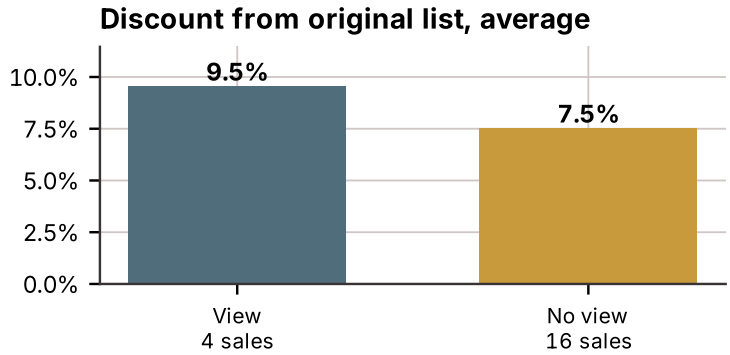
6.7 Days on market: described, not tested



The median is **163 days** for homes with a view and **62 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

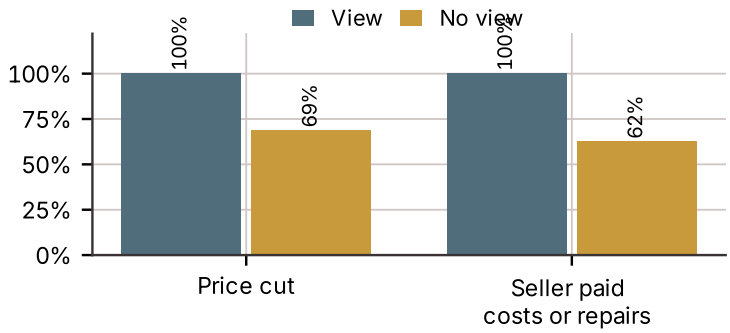
6.8 Discount from original list: described, not tested



The average is **9.5%** for homes with a view and **7.5%** for homes without a view. Defined in 8.1.6.

Not tested: too few sales.

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



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

- 100% of homes with a view had a price cut before sale, against 69% of homes without a view. Defined in 8.1.7.
- 100% of homes with a view had the seller pay closing costs or repairs, against 62% of homes without a view. Defined in 8.1.8.

Price cut before sale: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

6.10 The numbers: price and size

	View 4 sales	No view 16 sales	All 20 sales
Net sale price average	$330,954	$309,970	$314,166
Net price per SF average	$173	$168	$169
Living area average	1,997	1,910	1,927
Year built median	2016	2014	2016

6.11 The numbers: selling

	View 4 sales	No view 16 sales	All 20 sales
Days on market median	163	62	76
Discount from original list average	9.5%	7.5%	7.9%
Price cut before sale	100%	69%	75%
Seller paid closing costs or repairs	100%	62%	70%

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.

© 2026 Alexander Tiffany Southwest, LLC

7. New construction

Basic statistics · 0 sales · November 9, 2025 – November 8, 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: 0 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 Bradshaw Crossing.

No new-construction sales were reported in ABOR MLS in this window.

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition “New Construction” or “Under Construction”.

© 2026 Alexander Tiffany Southwest, LLC

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	22 resale sales. Average $312,424; median $305,500; standard deviation $31,668; middle half (25th–75th percentile) $291,875–$328,443; lowest $260,000, highest $391,200. 16 sales had a seller payment; their median payment was $7,250.

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	22 resale sales. Average $169; median $162; standard deviation $28; middle half (25th–75th percentile) $147–$191; lowest $132, highest $224.

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	22 resale sales. Average 1,913; median 1,763; standard deviation 439; middle half (25th–75th percentile) 1,601–2,235; lowest 1,256, highest 2,861.

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	22 resale sales. Average 2016; median 2016; standard deviation 3; middle half (25th–75th percentile) 2014–2018; lowest 2012, highest 2022.

© 2026 Alexander Tiffany Southwest, LLC

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 22 resale sales. Average 88; median 80; standard deviation 63; middle half (25th–75th percentile) 44–112; lowest 15, highest 274. 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 22 resale sales. Average 7.8%; median 7.3%; standard deviation 6.8%; middle half (25th–75th percentile) 3.4%–11.4%; lowest −9.9%, highest 19.0%. 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 17 of 22 resale sales (77.3%).

8.1.8 Seller paid closing costs or repairs

In simple terms The seller paid some of the buyer's closing costs or repairs.

Statistically Indicator: ACTRIS_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 16 of 22 resale sales (72.7%).

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 4 sales with a view, 16 without, 2 unclassified. Most common View entries: None 11, Neighborhood 7, See Remarks 3, Park/Greenbelt 2, Trees/Woods 1, Skyline 1, City 1, Pasture 1.

 © 2026 Alexander Tiffany Southwest, LLC

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 2026-11-09 11:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “bradshaw crossing”, “bradshaw xing” (case-insensitive). A record is kept when its subdivision name belongs to the Bradshaw Crossing family, the same rule comparable sales use.

The data Pulled November 9, 2026: 22 closed Bradshaw Crossing records over the prior year, in ZIP 78747. 9 subdivision spellings kept: Bradshaw Xing Sub Sec 12 (5); Bradshaw Crossing (4); Bradshaw Crossing Sub Sec 10 (3); Bradshaw Crossing Sub Sec 9 (3); Bradshaw Crossing Sub Sec 11 (2); Bradshaw Crossing Sub (2); Bradshaw Crossing Sub Sec 7 (1); BRADSHAW CROSSING SUBD SEC 12 (1); Bradshaw Crossing Sub Sec 8 (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 9, 2025 to November 8, 2026 inclusive.

The data 22 single-family sales in the window: 22 resale, 0 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 22 resale; 0 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.

 © 2026 Alexander Tiffany Southwest, LLC

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 $293K”.

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 $293K: $260,000–$291,500 (6 sales); $293K–$297K: $293,000–$297,000 (5 sales); $314K–$325K: $314,000–$324,999 (5 sales); Over $325K: $329,591–$391,200 (6 sales)
Quartiles by living area: Under 1,645 SF: 1,256–1,586 SF (6 sales); 1,645–1,706 SF: 1,645–1,706 SF (5 sales); 1,820–2,101 SF: 1,820–2,101 SF (5 sales); Over 2,101 SF: 2,280–2,861 SF (6 sales)
Quartiles by year built: Before 2014: 2012–2013 (5 sales); 2014–2015: 2014–2015 (5 sales); 2016–2017: 2016–2017 (5 sales); After 2017: 2018–2022 (7 sales)
View and no view: View: MLS lists a view (4 sales); No view: None or Neighborhood (16 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 $312,424, median $305,500. Days on market: average 88, median 80: 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.

 © 2026 Alexander Tiffany Southwest, LLC

8.2.10 Real difference (significance)

In simple terms "Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.

Statistically Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.

Statistically ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".

The data 1 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.

Statistically Prices in headings round to the nearest $1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.

The data Days on market is always shown in days.

8.3 Test results

Every test behind every gold box. Statistic, degrees of freedom (df), p-value, the threshold it must beat, and the size of the difference.

8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	$H = 7.27$	3	0.0639	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.346$	large
Living area	Kruskal–Wallis	$H = 11.03$	3	0.0115	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.525$	large
Year built	Kruskal–Wallis	$H = 12.17$	3	0.0068	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.579$	large
Days on market	Kruskal–Wallis	$H = 2.52$	3	0.4720	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.120$	medium
Discount from original list	Kruskal–Wallis	$H = 9.17$	3	0.0271	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.437$	large
Price cut before sale	Chi-square	$\chi^2 = 4.35$	3	0.2262	$p < 0.0063$	**Unclear**	Cramér's V = 0.445	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.68$	3	0.2979	$p < 0.0063$	**Unclear**	Cramér's V = 0.409	medium
Has a view	Chi-square	$\chi^2 = 2.06$	3	0.5606	$p < 0.0063$	**Unclear**	Cramér's V = 0.306	medium

 © 2026 Alexander Tiffany Southwest, LLC

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 = 11.88	3	0.0078	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.566$	large
Net price per SF	Kruskal–Wallis	H = 17.90	3	0.0005	p < 0.0063	**Yes**	$\varepsilon^2 = 0.852$	large
Year built	Kruskal–Wallis	H = 3.91	3	0.2717	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.186$	large
Days on market	Kruskal–Wallis	H = 2.59	3	0.4587	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.123$	medium
Discount from original list	Kruskal–Wallis	H = 3.46	3	0.3258	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.165$	large
Price cut before sale	Chi-square	$\chi^2 = 5.87$	3	0.1183	p < 0.0063	**Unclear**	Cramér's V = 0.516	large
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.51$	3	0.4743	p < 0.0063	**Unclear**	Cramér's V = 0.337	medium
Has a view	Chi-square	$\chi^2 = 2.73$	3	0.4352	p < 0.0063	**Unclear**	Cramér's V = 0.352	medium

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 5.77	3	0.1231	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.275$	large
Net price per SF	Kruskal–Wallis	H = 3.89	3	0.2735	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.185$	large
Living area	Kruskal–Wallis	H = 3.29	3	0.3490	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.157$	large
Days on market	Kruskal–Wallis	H = 0.35	3	0.9502	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.017$	small
Discount from original list	Kruskal–Wallis	H = 2.56	3	0.4650	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.122$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.18$	3	0.7588	p < 0.0063	**Unclear**	Cramér's V = 0.231	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.55$	3	0.6719	p < 0.0063	**Unclear**	Cramér's V = 0.265	small
Has a view	Chi-square	$\chi^2 = 2.79$	3	0.4245	p < 0.0063	**Unclear**	Cramér's V = 0.356	medium

8.3.4 View and no view

Too few sales in a group to test.

 © 2026 Alexander Tiffany Southwest, LLC

8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 22 closed MLS resale sales; the 0 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 9, 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.

 © 2026 Alexander Tiffany Southwest, LLC