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Chernosky 09

Austin, TX 78721 · 78741 · 78702

Resale homes · closed Oct 27 – Oct 26, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 27, 2026 · 7:36 AM CDT

MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS

30

single-family resale homes

MEDIAN NET SALE PRICE

\$461,200

average \$534,620

MEDIAN NET PRICE PER SF

\$358

average \$361

MEDIAN DAYS ON MARKET

32 days

average 61 days

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1. Summary

Resale homes · 30 sales · October 27, 2025 – October 26, 2026

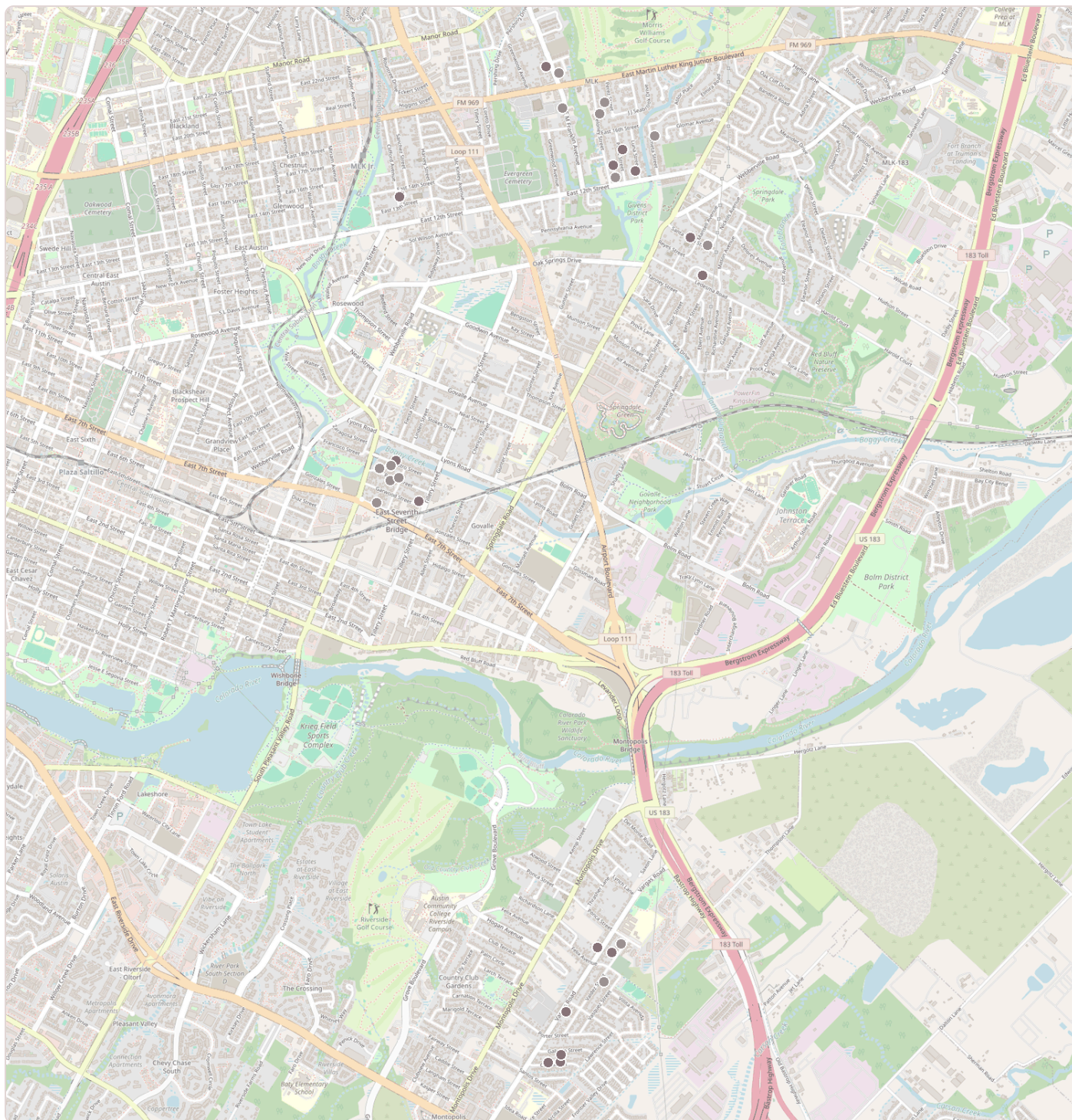
This study looks at the **30 resale homes** sold in Chernosky 09 in the **365 days** to October 26, 2026. A full year is used because only 17 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living 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.

2. Where the resale homes sold

30 resale homes · colored by price range

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

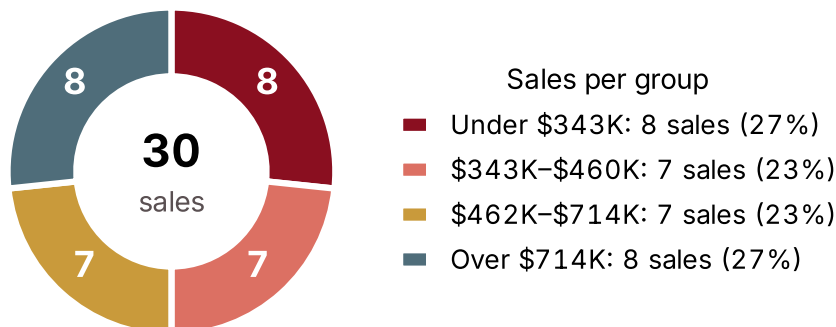


● Under \$343K · 8 sales ● \$343K-\$460K · 7 sales ● \$462K-\$714K · 7 sales ● Over \$714K · 8 sales

3. Quartiles by net sale price

Resale homes · 30 sales · October 27, 2025 – October 26, 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 \$714K are about 55 years newer than homes under \$343K.
- Homes over \$714K are about 1,150 SF (105%) larger than homes under \$343K.
- Homes over \$714K sell for about \$203 per SF (91%) more than homes under \$343K.

3.1 Key differences

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

■ Under \$343K ■ \$343K–\$460K ■ \$462K–\$714K ■ Over \$714K

Higher-priced homes Over \$714K

- Tend to be newer.
- Are much larger.
- Sell for more per square foot.

Lower-priced homes Under \$343K

- Tend to be older.
- Are much smaller.
- Sell for less per square foot.

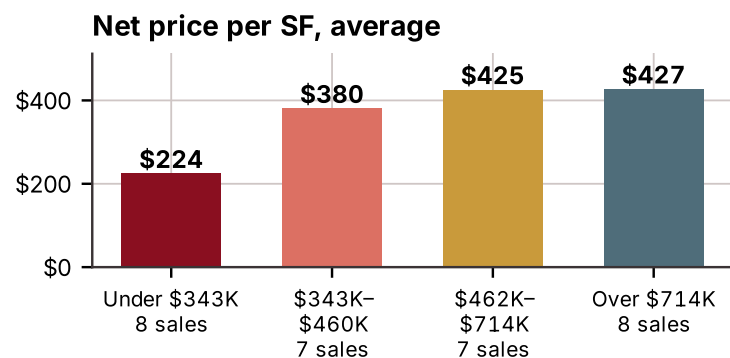
3.2 At a glance

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 \$343K	\$343K-\$460K	\$462K-\$714K	Over \$714K	Real difference?
Net price per SF	\$224 per SF Lowest	\$380 per SF	\$425 per SF	\$427 per SF Highest	✓ large
Living area	1,100 SF	1,069 SF Smallest	1,407 SF	2,255 SF Largest	✓ large
Year built	1962	1958 Oldest	2020 Newest	2016	✓ large
Days on market	36 days	31 days	70 days	16 days	unclear
Discount from original list	11.8%	13.4%	7.2%	3.5%	unclear
Price cut before sale	38%	57%	71%	25%	unclear
Seller paid closing costs or repairs	50%	57%	29%	50%	unclear
Has a view	0%	14%	57%	25%	unclear

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

3.3 Homes over \$714K sell for about \$203 per SF (91%) more than homes under \$343K

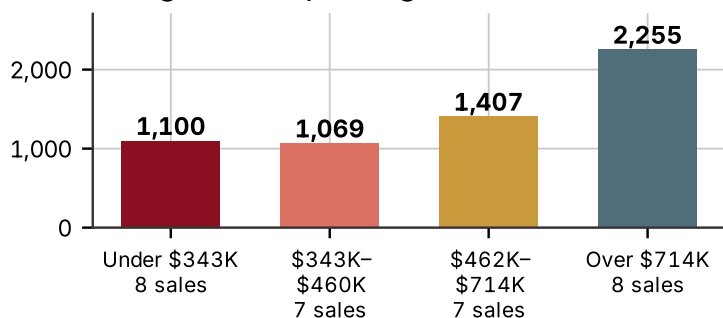


The average is **\$427 per SF** for homes over \$714K and **\$224 per SF** for homes under \$343K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

3.4 Homes over \$714K are about 1,150 SF (105%) larger than homes under \$343K

Living area (SF), average

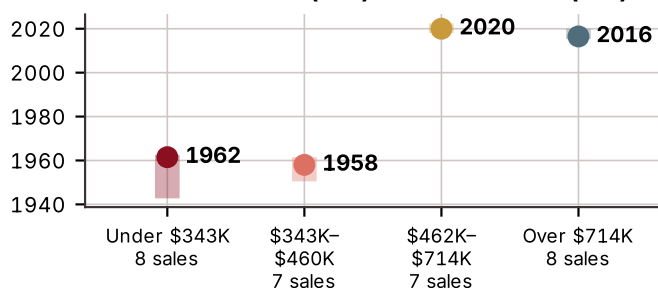


The average is 2,255 SF for homes over \$714K and 1,100 SF for homes under \$343K. It does not move in a straight line; homes over \$714K are highest. Defined in 8.1.3.

✓ Real difference · large

3.5 Homes over \$714K are about 55 years newer than homes under \$343K

Year built: median (dot) and middle half (bar)

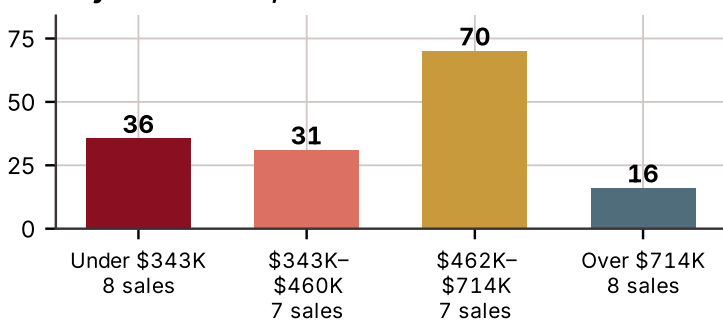


The median is 2016 for homes over \$714K and 1962 for homes under \$343K. It does not move in a straight line; homes \$462K-\$714K are highest. Defined in 8.1.4.

✓ Real difference · large

3.6 Days on market: no clear difference

Days on market, median

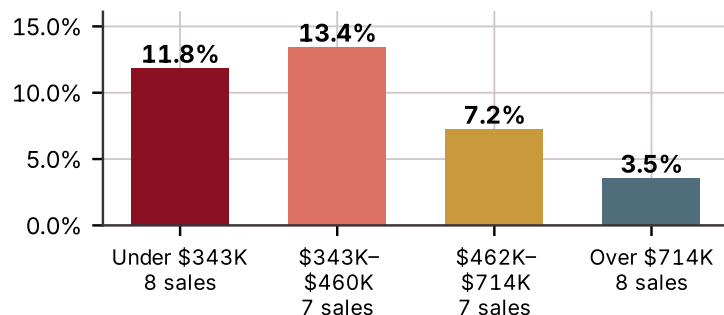


The median is 16 days for homes over \$714K and 36 days for homes under \$343K. It does not move in a straight line; homes \$462K-\$714K are highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Discount from original list: no clear difference

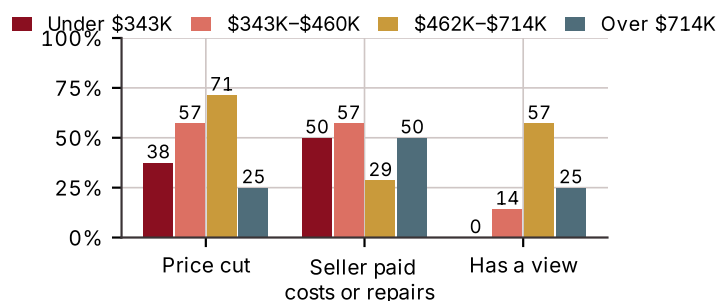
Discount from original list, average



The average is 3.5% for homes over \$714K and 11.8% for homes under \$343K. It does not move in a straight line; homes \$343K-\$460K 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.

- 25% of homes over \$714K had a price cut before sale, against 38% of homes under \$343K. Defined in 8.1.7.
- 50% of homes over \$714K had the seller pay closing costs or repairs, against 50% of homes under \$343K. Defined in 8.1.8.
- 25% of homes over \$714K have a view, against 0% of homes under \$343K. 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 \$343K 8 sales	\$343K-\$460K 7 sales	\$462K-\$714K 7 sales	Over \$714K 8 sales	All 30 sales	Real difference?
Net sale price average	\$215,729	\$389,095	\$557,629	\$960,712	\$534,620	by design
Net price per SF average	\$224	\$380	\$425	\$427	\$361	✓ large
Living area average	1,100	1,069	1,407	2,255	1,472	✓ large
Year built median	1962	1958	2020	2016	2010	✓ large

3.10 The numbers: selling

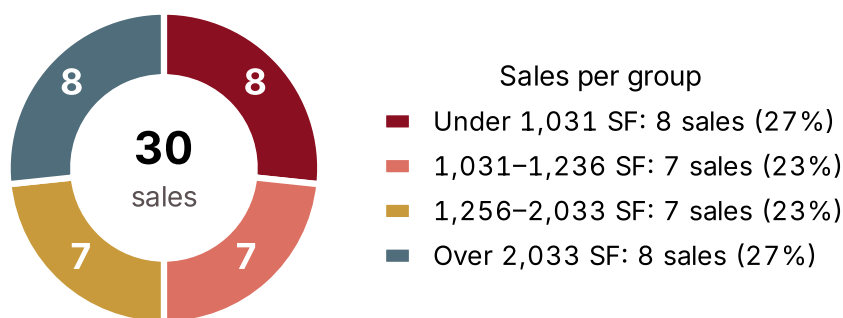
	Under \$343K 8 sales	\$343K– \$460K 7 sales	\$462K– \$714K 7 sales	Over \$714K 8 sales	All 30 sales	Real difference?
Days on market median	36	31	70	16	32	unclear
Discount from original list average	11.8%	13.4%	7.2%	3.5%	8.9%	unclear
Price cut before sale	38%	57%	71%	25%	47%	unclear
Seller paid closing costs or repairs	50%	57%	29%	50%	47%	unclear
Has a view	0%	14%	57%	25%	23%	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.

4. Quartiles by living area

Resale homes · 30 sales · October 27, 2025 – October 26, 2026

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



Bottom line

- Homes over 2,033 SF sell for about \$575K (154%) more than homes under 1,031 SF.

4.1 Key differences

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

■ Under 1,031 SF ■ 1,031–1,236 SF ■ 1,256–2,033 SF ■ Over 2,033 SF

Larger homes Over 2,033 SF

- Sell for much more.

Smaller homes Under 1,031 SF

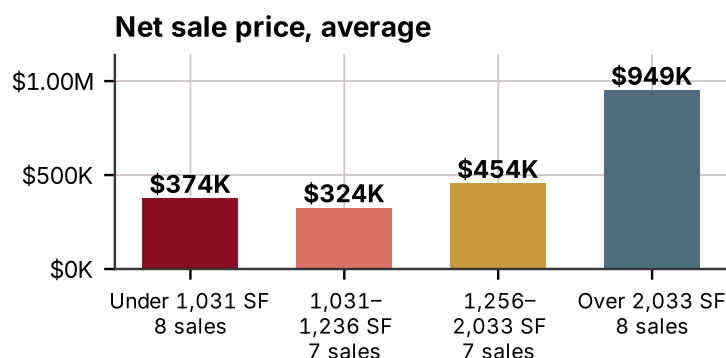
- Sell for much less.

4.2 At a glance

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

	Under 1,031 SF	1,031–1,236 SF	1,256–2,033 SF	Over 2,033 SF	Real difference?
Net sale price	\$374K	\$324K Lowest	\$454K	\$949K Highest	✓ large
Net price per SF	\$439 per SF	\$296 per SF	\$287 per SF	\$406 per SF	unclear
Year built	1962	1964	1962	2016	unclear
Days on market	94 days	10 days	15 days	20 days	unclear
Discount from original list	16.3%	11.4%	2.6%	4.9%	unclear
Price cut before sale	88%	29%	29%	38%	unclear
Seller paid closing costs or repairs	62%	43%	14%	62%	unclear
Has a view	12%	14%	43%	25%	unclear

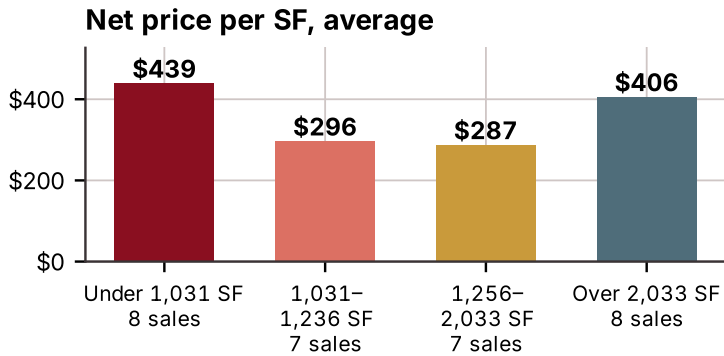
4.3 Homes over 2,033 SF sell for about \$575K (154%) more than homes under 1,031 SF



The average is **\$949K** for homes over 2,033 SF and **\$374K** for homes under 1,031 SF. It does not move in a straight line; homes over 2,033 SF are highest. Defined in 8.1.1.

✓ Real difference · large

4.4 Net price per SF: no clear difference

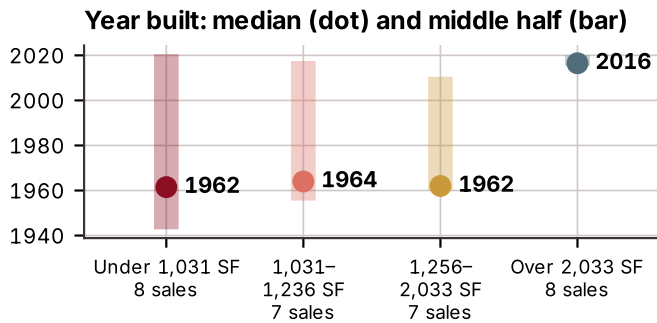


The average is **\$406 per SF** for homes over 2,033 SF and **\$439 per SF** for homes under 1,031 SF. It does not move in a straight line; homes under 1,031 SF are highest.

Defined in 8.1.2.

– No clear difference · could be chance

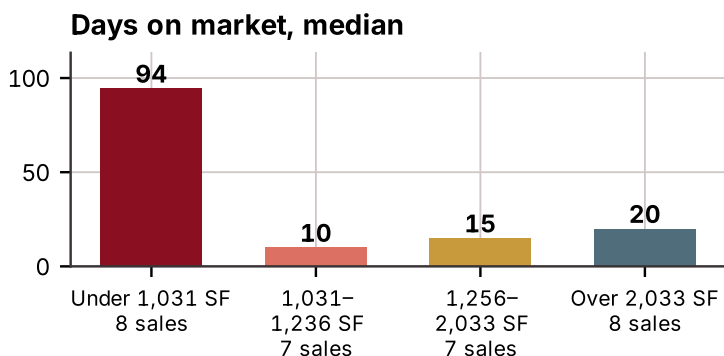
4.5 Year built: no clear difference



The median is **2016** for homes over 2,033 SF and **1962** for homes under 1,031 SF. It does not move in a straight line; homes over 2,033 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

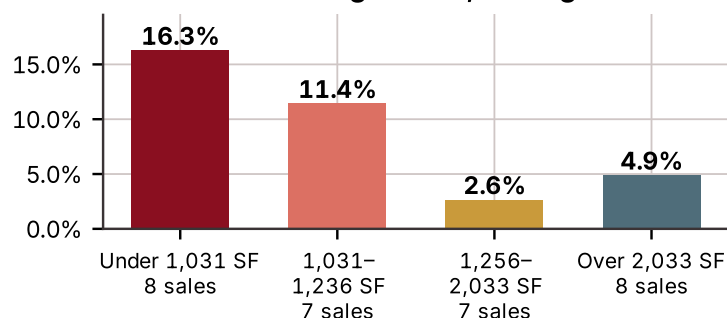


The median is **20 days** for homes over 2,033 SF and **94 days** for homes under 1,031 SF. It does not move in a straight line; homes under 1,031 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

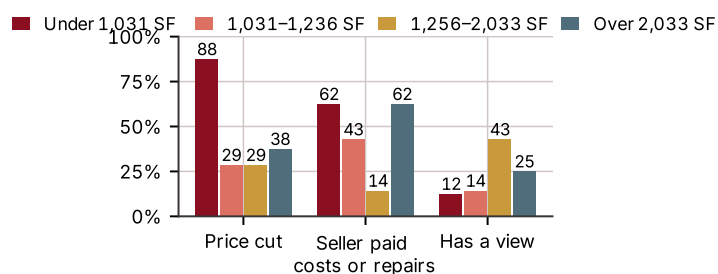
Discount from original list, average



The average is **4.9%** for homes over 2,033 SF and **16.3%** for homes under 1,031 SF. It does not move in a straight line; homes under 1,031 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.

- 38% of homes over 2,033 SF had a price cut before sale, against 88% of homes under 1,031 SF. Defined in 8.1.7.
- 62% of homes over 2,033 SF had the seller pay closing costs or repairs, against 62% of homes under 1,031 SF. Defined in 8.1.8.
- 25% of homes over 2,033 SF have a view, against 12% of homes under 1,031 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 1,031 SF 8 sales	1,031-1,236 SF 7 sales	1,256-2,033 SF 7 sales	Over 2,033 SF 8 sales	All 30 sales	Real difference?
Net sale price average	\$374,445	\$324,313	\$453,950	\$949,400	\$534,620	✓ large
Net price per SF average	\$439	\$296	\$287	\$406	\$361	unclear
Living area average	846	1,118	1,560	2,332	1,472	by design
Year built median	1962	1964	1962	2016	2010	unclear

4.10 The numbers: selling

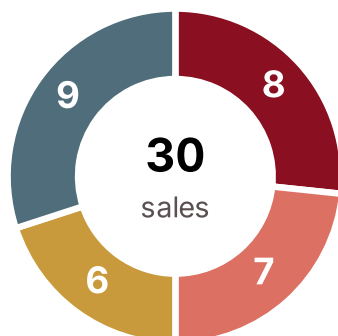
	Under 1,031 SF 8 sales	1,031–1,236 SF 7 sales	1,256–2,033 SF 7 sales	Over 2,033 SF 8 sales	All 30 sales	Real difference?
Days on market median	94	10	15	20	32	unclear
Discount from original list average	16.3%	11.4%	2.6%	4.9%	8.9%	unclear
Price cut before sale	88%	29%	29%	38%	47%	unclear
Seller paid closing costs or repairs	62%	43%	14%	62%	47%	unclear
Has a view	12%	14%	43%	25%	23%	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.

5. Quartiles by year built

Resale homes · 30 sales · October 27, 2025 – October 26, 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.



Sales per group

- Before 1961: 8 sales (27%)
- 1961–2006: 7 sales (23%)
- 2013–2017: 6 sales (20%)
- After 2017: 9 sales (30%)

Bottom line

- Homes built after 2017 sell for about \$325K (94%) more than homes built before 1961.

5.1 Key differences

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

Before 1961 1961–2006 2013–2017 After 2017

Newer homes After 2017

- Sell for much more.

Older homes Before 1961

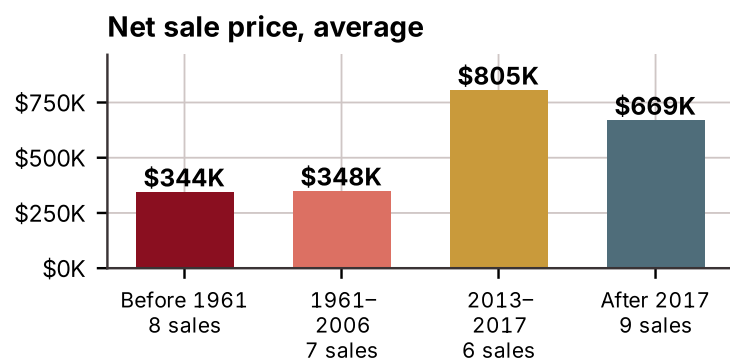
- Sell for much less.

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 1961	1961–2006	2013–2017	After 2017	Real difference?
Net sale price	\$344K Lowest	\$348K	\$805K Highest	\$669K	✓ large
Net price per SF	\$353 per SF	\$236 per SF	\$406 per SF	\$437 per SF	unclear
Living area	995 SF	1,513 SF	1,908 SF	1,575 SF	unclear
Days on market	32 days	33 days	17 days	44 days	unclear
Discount from original list	16.9%	7.4%	5.6%	5.2%	unclear
Price cut before sale	62%	29%	33%	56%	unclear
Seller paid closing costs or repairs	50%	29%	67%	44%	unclear
Has a view	12%	14%	33%	33%	unclear

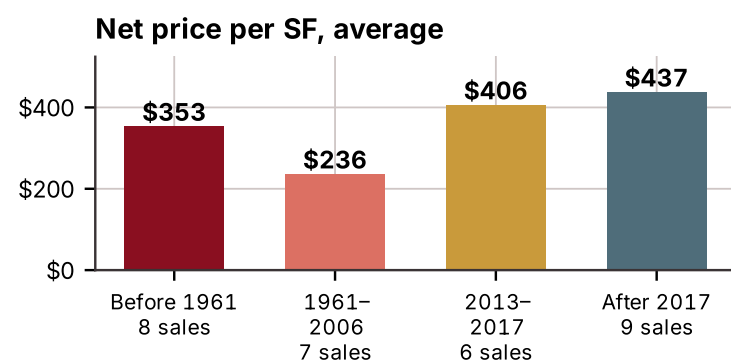
5.3 Homes built after 2017 sell for about \$325K (94%) more than homes built before 1961



The average is **\$669K** for homes built after 2017 and **\$344K** for homes built before 1961. It does not move in a straight line; homes built 2013–2017 are highest. Defined in 8.1.1.

✓ Real difference · large

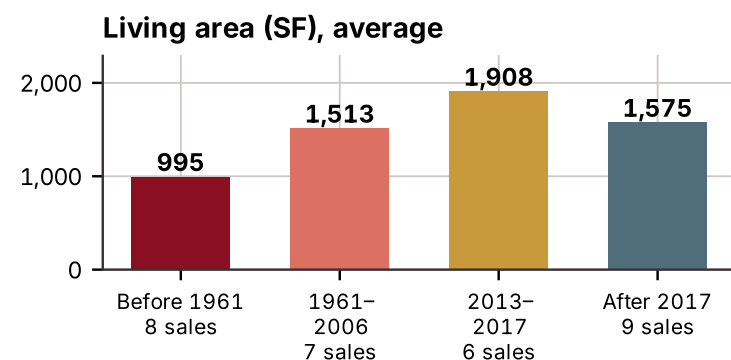
5.4 Net price per SF: no clear difference



The average is **\$437 per SF** for homes built after 2017 and **\$353 per SF** for homes built before 1961. 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

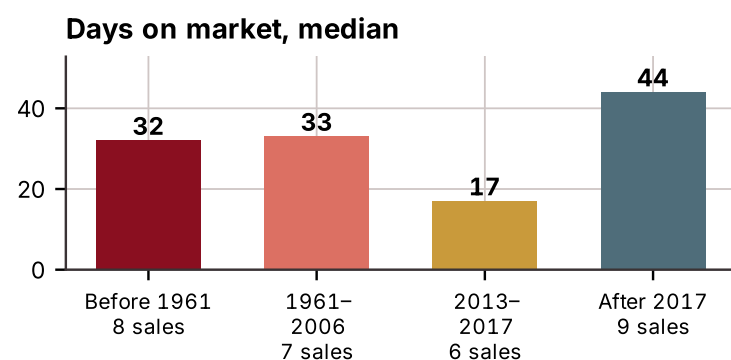
5.5 Living area: no clear difference



The average is **1,575 SF** for homes built after 2017 and **995 SF** for homes built before 1961. It does not move in a straight line; homes built 2013–2017 are highest. Defined in 8.1.3.

– No clear difference · could be chance

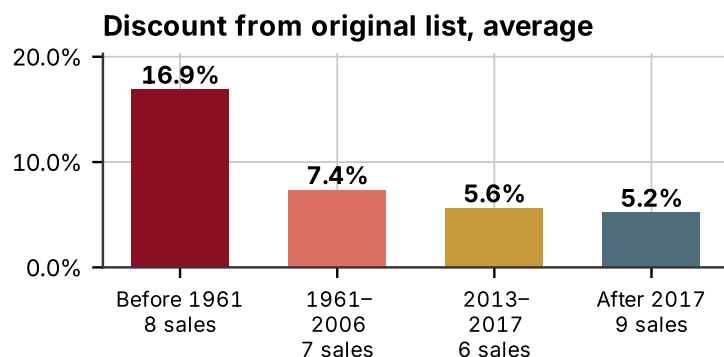
5.6 Days on market: no clear difference



The median is **44 days** for homes built after 2017 and **32 days** for homes built before 1961. It does not move in a straight line; homes built after 2017 are highest. Defined in 8.1.5.

– No clear difference · could be chance

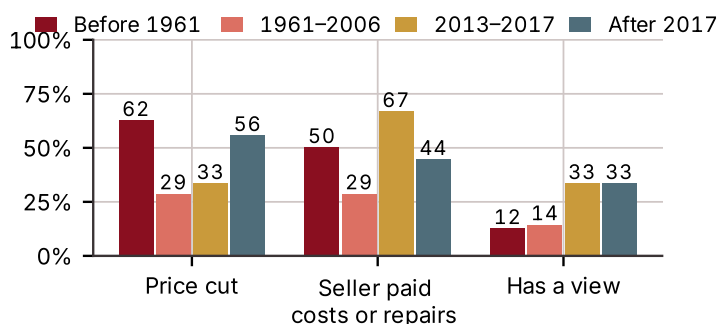
5.7 Discount from original list: no clear difference



The average is 5.2% for homes built after 2017 and 16.9% for homes built before 1961. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 56% of homes built after 2017 had a price cut before sale, against 62% of homes built before 1961. Defined in 8.1.7.
- 44% of homes built after 2017 had the seller pay closing costs or repairs, against 50% of homes built before 1961. Defined in 8.1.8.
- 33% of homes built after 2017 have a view, against 12% of homes built before 1961. 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 1961 8 sales	1961–2006 7 sales	2013–2017 6 sales	After 2017 9 sales	All 30 sales	Real difference?
Net sale price average	\$343,964	\$348,429	\$805,018	\$668,642	\$534,620	✓ large
Net price per SF average	\$353	\$236	\$406	\$437	\$361	unclear
Living area average	995	1,513	1,908	1,575	1,472	unclear
Year built median	1948	1964	2016	2022	2010	by design

5.10 The numbers: selling

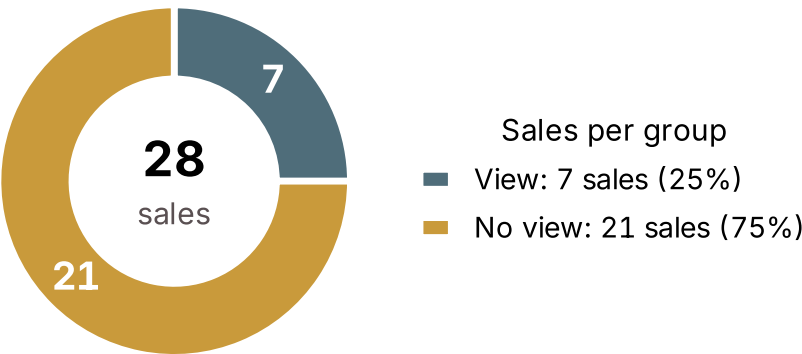
	Before 1961 8 sales	1961–2006 7 sales	2013–2017 6 sales	After 2017 9 sales	All 30 sales	Real difference?
Days on market median	32	33	17	44	32	unclear
Discount from original list average	16.9%	7.4%	5.6%	5.2%	8.9%	unclear
Price cut before sale	62%	29%	33%	56%	47%	unclear
Seller paid closing costs or repairs	50%	29%	67%	44%	47%	unclear
Has a view	12%	14%	33%	33%	23%	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.

6. View and no view

Resale homes · 30 sales · October 27, 2025 – October 26, 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: no measure differs enough between the groups to rule out chance.

6.1 Key differences

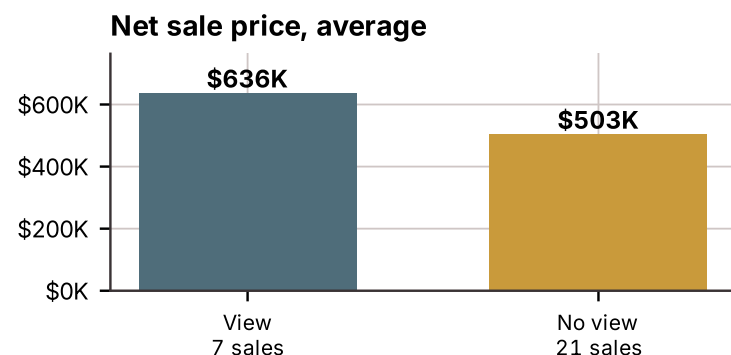
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$636K	\$503K	unclear
Net price per SF	\$388 per SF	\$351 per SF	unclear
Living area	1,666 SF	1,406 SF	unclear
Year built	2017	1965	unclear
Days on market	33 days	30 days	unclear
Discount from original list	3.7%	9.5%	unclear
Price cut before sale	43%	43%	unclear
Seller paid closing costs or repairs	14%	57%	unclear

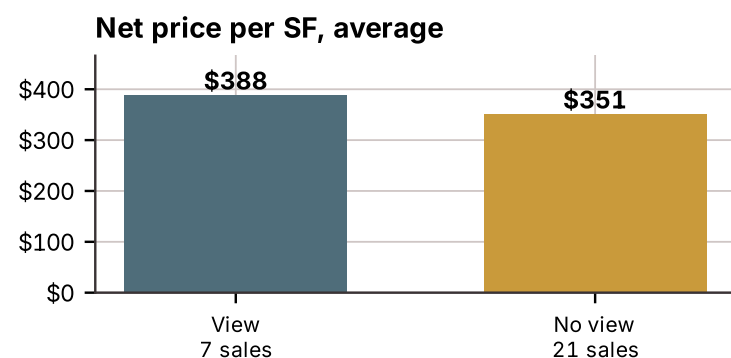
6.3 Net sale price: no clear difference



The average is **\$636K** for homes with a view and **\$503K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

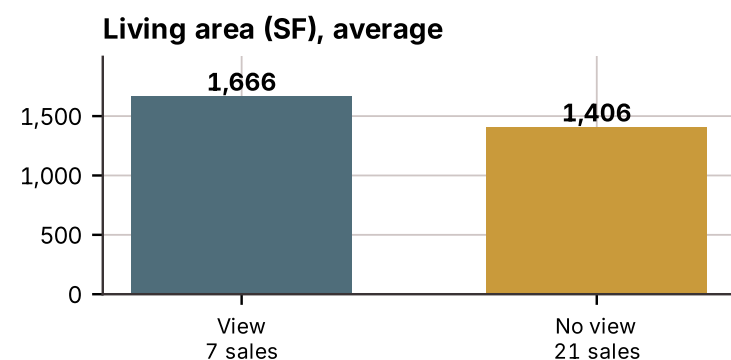
6.4 Net price per SF: no clear difference



The average is **\$388 per SF** for homes with a view and **\$351 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

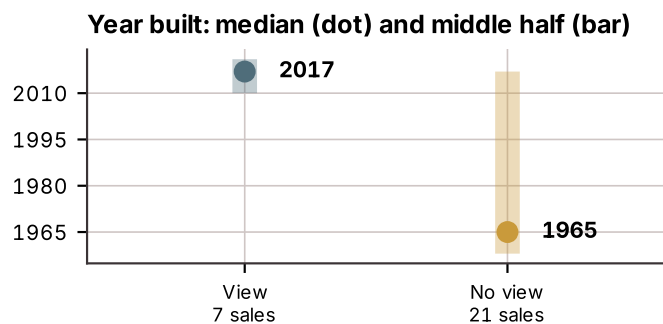
6.5 Living area: no clear difference



The average is **1,666 SF** for homes with a view and **1,406 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

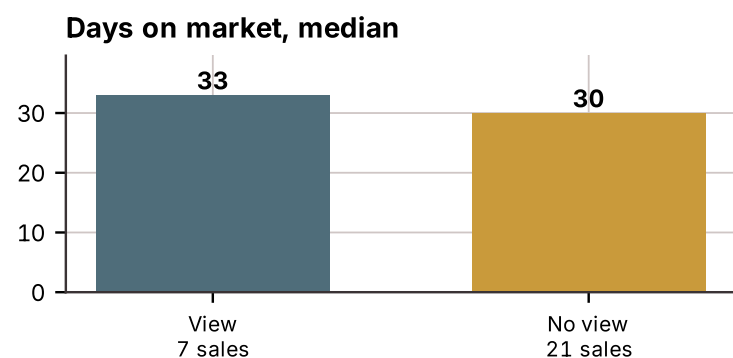
6.6 Year built: no clear difference



The median is **2017** for homes with a view and **1965** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

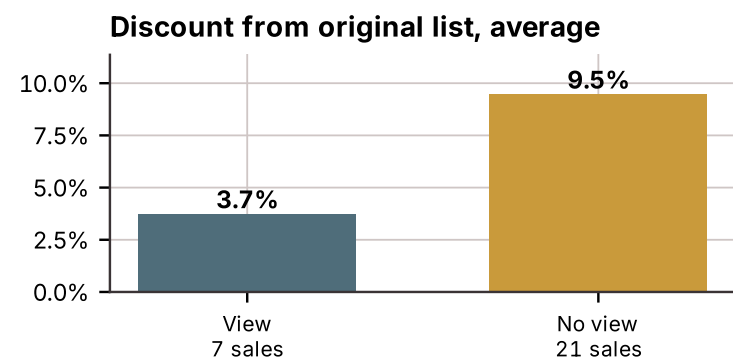
6.7 Days on market: no clear difference



The median is **33 days** for homes with a view and **30 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

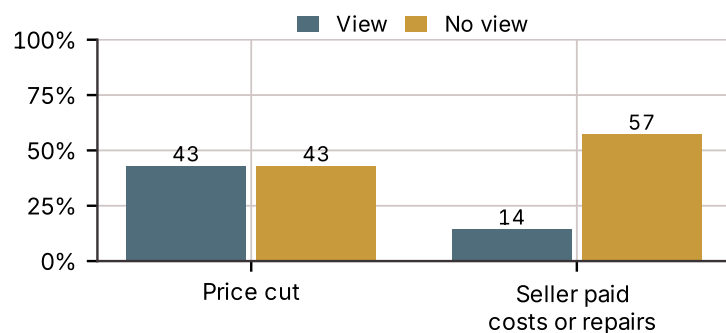
6.8 Discount from original list: no clear difference



The average is **3.7%** for homes with a view and **9.5%** 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.

- 43% of homes with a view had a price cut before sale, against 43% of homes without a view. Defined in 8.1.7.
- 14% of homes with a view had the seller pay closing costs or repairs, against 57% 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 7 sales	No view 21 sales	All 28 sales	Real difference?
Net sale price average	\$636,200	\$503,367	\$536,575	unclear
Net price per SF average	\$388	\$351	\$360	unclear
Living area average	1,666	1,406	1,471	unclear
Year built median	2017	1965	2010	unclear

6.11 The numbers: selling

	View 7 sales	No view 21 sales	All 28 sales	Real difference?
Days on market median	33	30	30	unclear
Discount from original list average	3.7%	9.5%	8.0%	unclear
Price cut before sale	43%	43%	43%	unclear
Seller paid closing costs or repairs	14%	57%	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 8.3.4.

7. New construction

Basic statistics · 3 sales · October 27, 2025 – October 26, 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: 3 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 Chernosky 09.

Measure	Average	Median
Sales		3
Net sale price	\$981,035	\$1,005,000
Net price per SF	\$404	\$375
Living area (SF)	2,251	2,678
Days on market	138	94
Discount from original list	10.1%	7.7%
Price cut before sale		67% of sales
Seller paid closing costs or repairs		100% 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".

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	30 resale sales. Average \$534,620; median \$461,200; standard deviation \$316,675; middle half (25th–75th percentile) \$331,402–\$731,375; lowest \$150,000, highest \$1,410,000. 14 sales had a seller payment; their median payment was \$8,050.

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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	30 resale sales. Average \$361; median \$358; standard deviation \$128; middle half (25th–75th percentile) \$306–\$459; lowest \$103, highest \$582.

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	30 resale sales. Average 1,472; median 1,246; standard deviation 609; middle half (25th–75th percentile) 1,023–2,106; lowest 672, highest 2,678.

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	30 resale sales. Average 1989; median 2010; standard deviation 34; middle half (25th–75th percentile) 1959–2019; lowest 1927, highest 2024.

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	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. 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	30 resale sales. Average 61; median 32; standard deviation 90; middle half (25th–75th percentile) 11–73; lowest 0, highest 471. 1 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	30 resale sales. Average 8.9%; median 6.4%; standard deviation 11.1%; middle half (25th–75th percentile) 2.1%–12.1%; lowest –13.3%, highest 42.4%. 4 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: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	14 of 30 resale sales (46.7%).

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: $\text{ACTRIS_BuyersClsgCostPdbysell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	14 of 30 resale sales (46.7%).

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	7 sales with a view, 21 without, 2 unclassified. Most common View entries: None 16, Neighborhood 7, City 4, See Remarks 2, Trees/Woods 2, City Lights 1, Downtown 1, Skyline 1.

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	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of "chernosky", "em franklin", "chernosky sub", "e m franklin sub", "em franklin sub" (case-insensitive). A record is kept when its subdivision name belongs to the Chernosky 09 family, the same rule comparable sales use (it includes Em Franklin 2nd Resub, proven adjacent and priced alike).
The data	Pulled October 27, 2026: 40 closed Chernosky 09 records over the prior year, in ZIP 78721, 78741, 78702, 78723. 19 subdivision spellings kept, the most common: Chernosky 09 (7); Chernosky 12 (5); Chernosky 11 (4); Chernosky 16 (3); Chernosky 17 (3); Chernosky 10 (2); Chernosky 15 (2); Chernosky 08 (2); Chernosky 04 (2); CHERNOSKY 16 (1); Chernosky Sub # 16 Un 2 (1); Chernosky No 09 (1); and 7 more (7 records). Names found by the search but not part of Chernosky 09, left out: Em Franklin Second (1); Chernosky M E (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 17 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 27, 2025 to October 26, 2026 inclusive.
The data	33 single-family sales in the window: 30 resale, 3 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	30 resale; 3 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	7 sale(s) other than single-family homes (condo, townhome and similar)

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 \$343K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. 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 \$343K: \$150,000–\$327,410 (8 sales); \$343K–\$460K: \$343,380–\$460,000 (7 sales); \$462K–\$714K: \$462,400–\$714,500 (7 sales); Over \$714K: \$737,000–\$1,410,000 (8 sales) Quartiles by living area: Under 1,031 SF: 672–1,020 SF (8 sales); 1,031–1,236 SF: 1,031–1,236 SF (7 sales); 1,256–2,033 SF: 1,256–2,033 SF (7 sales); Over 2,033 SF: 2,131–2,678 SF (8 sales) Quartiles by year built: Before 1961: 1927–1958 (8 sales); 1961–2006: 1961–2006 (7 sales); 2013–2017: 2013–2017 (6 sales); After 2017: 2019–2024 (9 sales) View and no view: View: MLS lists a view (7 sales); No view: None or Neighborhood (21 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 $\bar{x} = (1/n) \sum x_i$; 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 \$534,620, median \$461,200. Days on market: average 61, median 32: 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	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ 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_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ 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 $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

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	5 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	$H = 12.71$	3	0.0053	$p < 0.0063$	Yes	$\epsilon^2 = 0.438$	large
Living area	Kruskal-Wallis	$H = 15.75$	3	0.0013	$p < 0.0063$	Yes	$\epsilon^2 = 0.543$	large
Year built	Kruskal-Wallis	$H = 17.38$	3	0.0006	$p < 0.0063$	Yes	$\epsilon^2 = 0.599$	large
Days on market	Kruskal-Wallis	$H = 2.16$	3	0.5392	$p < 0.0063$	Unclear	$\epsilon^2 = 0.075$	medium
Discount from original list	Kruskal-Wallis	$H = 5.36$	3	0.1470	$p < 0.0063$	Unclear	$\epsilon^2 = 0.185$	large
Price cut before sale	Chi-square	$\chi^2 = 3.81$	3	0.2825	$p < 0.0063$	Unclear	Cramér's $V = 0.356$	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.30$	3	0.7289	$p < 0.0063$	Unclear	Cramér's $V = 0.208$	small
Has a view	Chi-square	$\chi^2 = 7.24$	3	0.0646	$p < 0.0063$	Unclear	Cramér's $V = 0.491$	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	$H = 16.72$	3	0.0008	$p < 0.0063$	Yes	$\epsilon^2 = 0.577$	large
Net price per SF	Kruskal-Wallis	$H = 6.73$	3	0.0810	$p < 0.0063$	Unclear	$\epsilon^2 = 0.232$	large
Year built	Kruskal-Wallis	$H = 3.90$	3	0.2724	$p < 0.0063$	Unclear	$\epsilon^2 = 0.135$	medium
Days on market	Kruskal-Wallis	$H = 9.26$	3	0.0260	$p < 0.0063$	Unclear	$\epsilon^2 = 0.319$	large
Discount from original list	Kruskal-Wallis	$H = 8.13$	3	0.0434	$p < 0.0063$	Unclear	$\epsilon^2 = 0.280$	large
Price cut before sale	Chi-square	$\chi^2 = 7.47$	3	0.0583	$p < 0.0063$	Unclear	Cramér's $V = 0.499$	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.60$	3	0.2034	$p < 0.0063$	Unclear	Cramér's $V = 0.392$	medium
Has a view	Chi-square	$\chi^2 = 2.35$	3	0.5032	$p < 0.0063$	Unclear	Cramér's $V = 0.280$	small

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 = 12.77	3	0.0052	p < 0.0063	Yes	$\epsilon^2 = 0.440$	large
Net price per SF	Kruskal-Wallis	H = 8.75	3	0.0329	p < 0.0063	Unclear	$\epsilon^2 = 0.302$	large
Living area	Kruskal-Wallis	H = 8.02	3	0.0456	p < 0.0063	Unclear	$\epsilon^2 = 0.277$	large
Days on market	Kruskal-Wallis	H = 0.68	3	0.8768	p < 0.0063	Unclear	$\epsilon^2 = 0.024$	small
Discount from original list	Kruskal-Wallis	H = 3.99	3	0.2621	p < 0.0063	Unclear	$\epsilon^2 = 0.138$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.44$	3	0.4860	p < 0.0063	Unclear	Cramér's V = 0.285	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.94$	3	0.5852	p < 0.0063	Unclear	Cramér's V = 0.254	small
Has a view	Chi-square	$\chi^2 = 1.68$	3	0.6406	p < 0.0063	Unclear	Cramér's V = 0.237	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 = 104.00	—	0.1114	p < 0.0063	Unclear	rank-biserial r = 0.415	medium
Net price per SF	Mann-Whitney U	U = 86.00	—	0.5329	p < 0.0063	Unclear	rank-biserial r = 0.170	small
Living area	Mann-Whitney U	U = 91.00	—	0.3756	p < 0.0063	Unclear	rank-biserial r = 0.238	small
Year built	Mann-Whitney U	U = 102.50	—	0.1300	p < 0.0063	Unclear	rank-biserial r = 0.395	medium
Days on market	Mann-Whitney U	U = 81.50	—	0.6905	p < 0.0063	Unclear	rank-biserial r = 0.109	small
Discount from original list	Mann-Whitney U	U = 45.00	—	0.1400	p < 0.0063	Unclear	rank-biserial r = 0.388	medium
Price cut before sale	Chi-square	$\chi^2 = 0.00$	1	1.0000	p < 0.0063	Unclear	Cramér's V = 0.000	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.88$	1	0.0490	p < 0.0063	Unclear	Cramér's V = 0.372	medium

8.4 Data notes

Left out of the analysis: 3 new - construction sales (basic statistics only, section 7); 7 sale(s) other than single - family homes (condo, townhome and similar). Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 30 closed MLS resale sales; the 3 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 27, 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.