Chernosky

Austin, TX 78721 · 78741 · 78702
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
30	**$461,200**	**$358**	**32 days**
single-family resale homes	average $532,289	average $355	average 64 days

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1. Summary

Resale homes · 30 sales · November 8, 2025 – November 7, 2026

This study looks at the **30 resale homes** sold in Chernosky in the **365 days** to November 7, 2026. A full year is used because only 19 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.

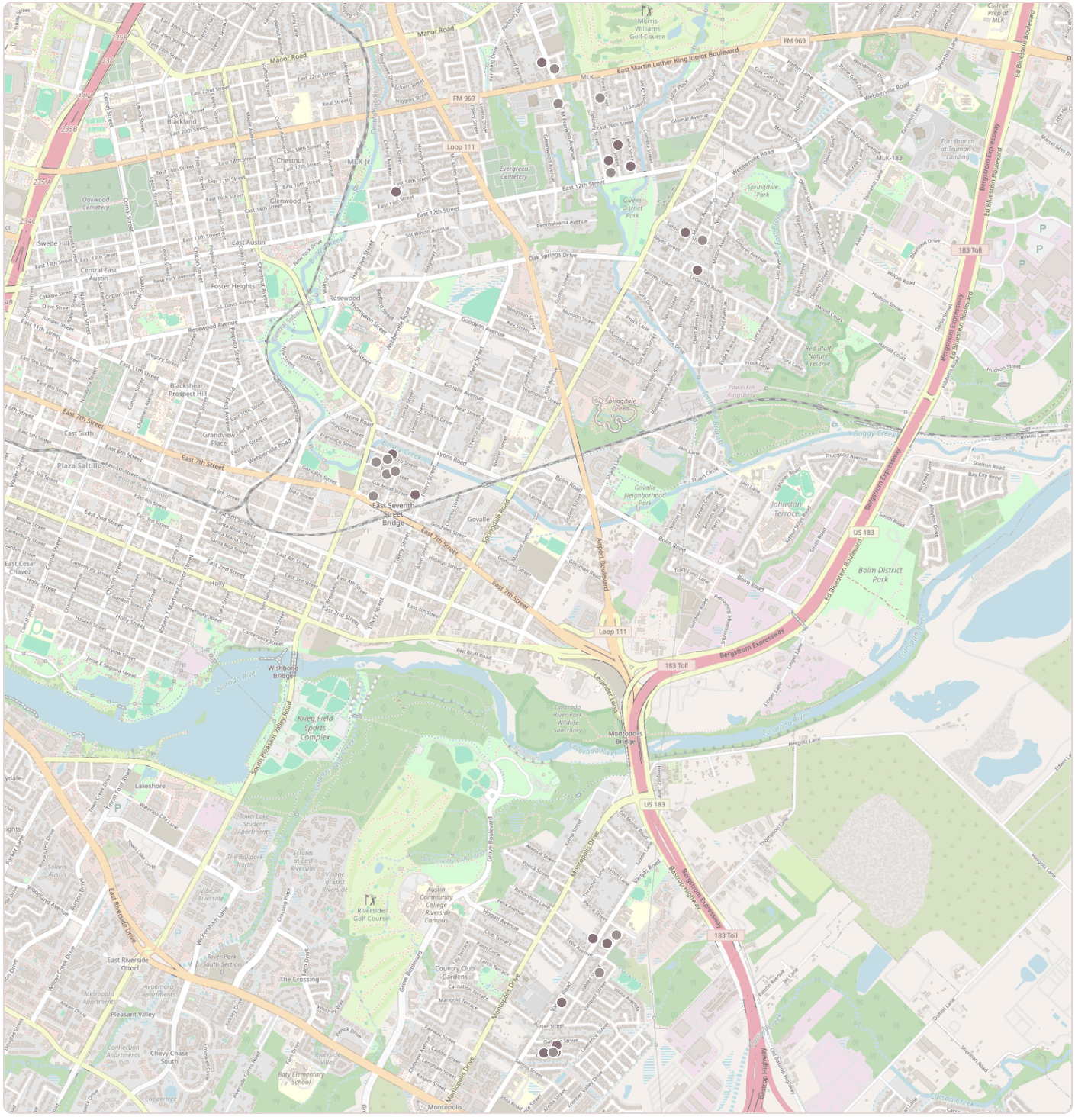
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

30 resale homes · colored by price range

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



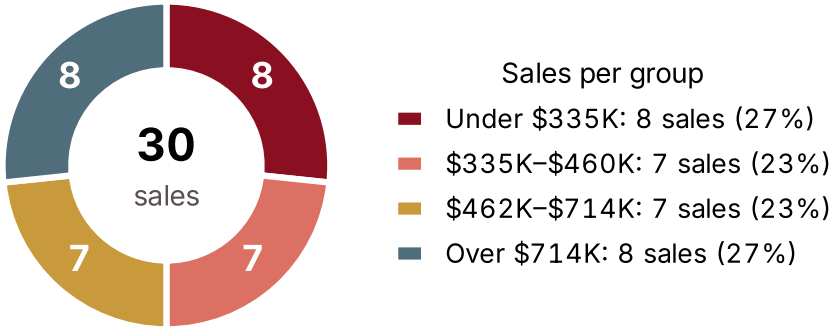
● Under $335K · 8 sales ● $335K–$460K · 7 sales ● $462K–$714K · 7 sales ● Over $714K · 8 sales

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3. Quartiles by net sale price

Resale homes · 30 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 $714K are about 1,150 SF (105%) larger than homes under $335K.
- Homes over $714K are about 55 years newer than homes under $335K.
- Homes over $714K sell for about $203 per SF (91%) more than homes under $335K.

3.1 Key differences

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

Under $335K $335K–$460K $462K–$714K Over $714K

Higher-priced homes Over $714K

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

Lower-priced homes Under $335K

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

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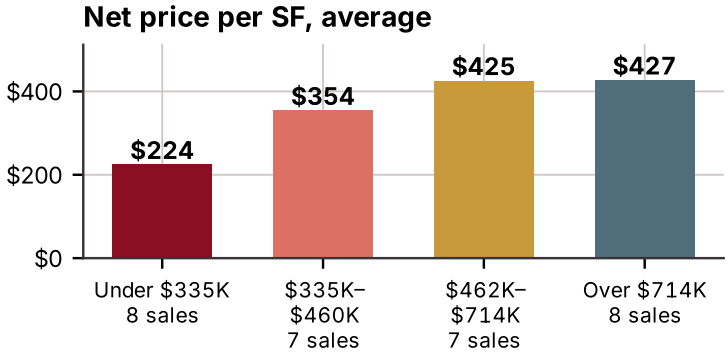
3.2 At a glance

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 $335K	$335K–$460K	$462K–$714K	Over $714K	Real difference?
Net price per SF	$224 per SF **Lowest**	$354 per SF	$425 per SF	$427 per SF **Highest**	✓ large
Living area	1,100 SF **Smallest**	1,130 SF	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%	11.1%	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 $335K

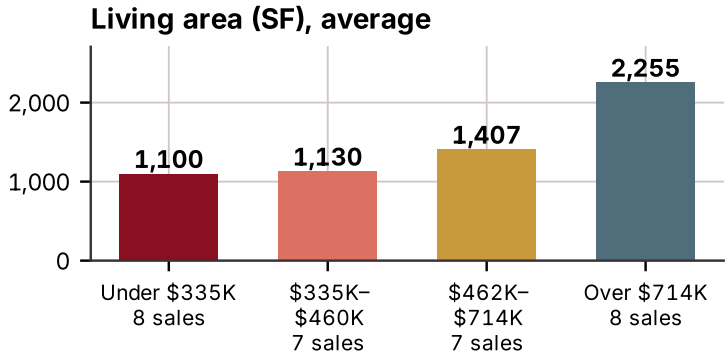


The average is **$427 per SF** for homes over $714K and **$224 per SF** for homes under $335K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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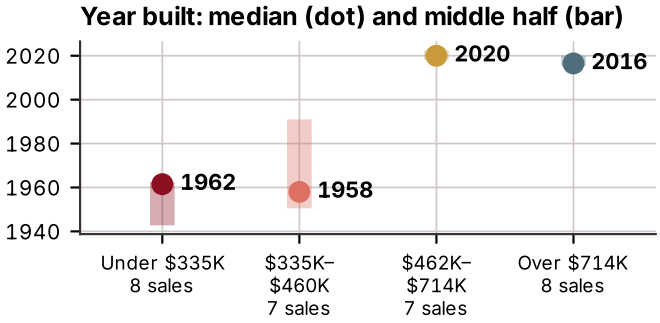
3.4 Homes over $714K are about 1,150 SF (105%) larger than homes under $335K



The average is **2,255 SF** for homes over $714K and **1,100 SF** for homes under $335K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

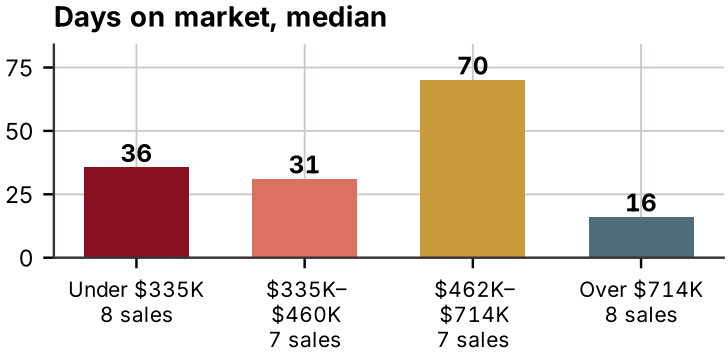
3.5 Homes over $714K are about 55 years newer than homes under $335K



The median is **2016** for homes over $714K and **1962** for homes under $335K. 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

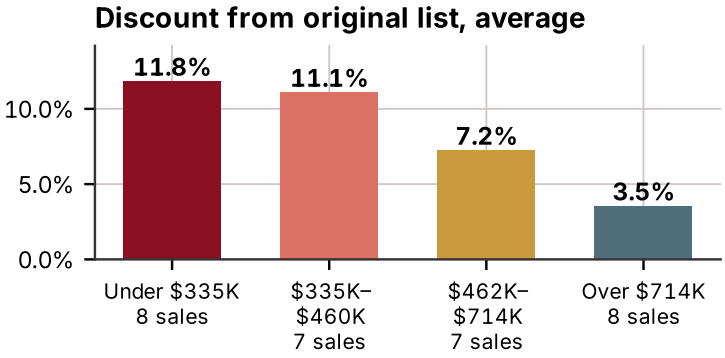


The median is **16 days** for homes over $714K and **36 days** for homes under $335K. It does not move in a straight line; homes $462K–$714K are highest. Defined in 8.1.5.

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

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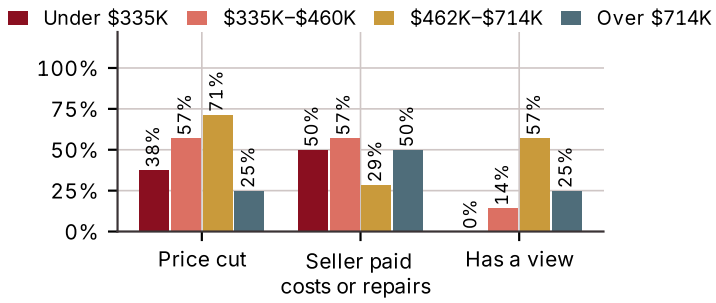
3.7 Discount from original list: no clear difference



The average is **3.5%** for homes over $714K and **11.8%** for homes under $335K. It falls step by step from the lowest range to the 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 $335K. Defined in 8.1.7.
- 50% of homes over $714K had the seller pay closing costs or repairs, against 50% of homes under $335K. Defined in 8.1.8.
- 25% of homes over $714K have a view, against 0% of homes under $335K. 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 $335K 8 sales	$335K– $460K 7 sales	$462K– $714K 7 sales	Over $714K 8 sales	All 30 sales	Real difference?
Net sale price average	$215,729	$379,106	$557,629	$960,712	$532,289	by design
Net price per SF average	$224	$354	$425	$427	$355	✓ large
Living area average	1,100	1,130	1,407	2,255	1,486	✓ large
Year built median	1962	1958	2020	2016	2014	✓ large

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3.10 The numbers: selling

	Under $335K 8 sales	$335K–$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%	11.1%	7.2%	3.5%	8.4%	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

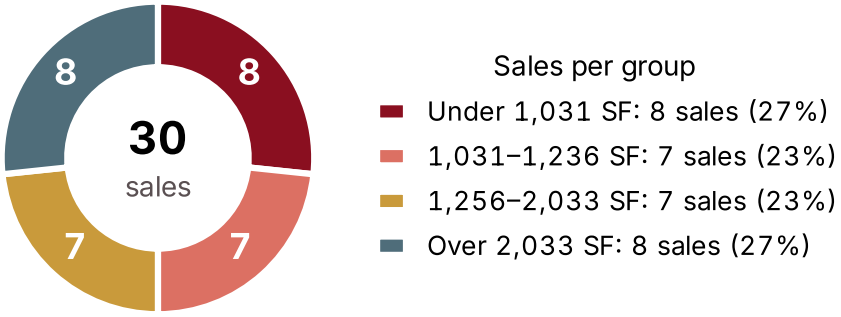
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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 2,033 SF sell for about $570K (151%) 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.

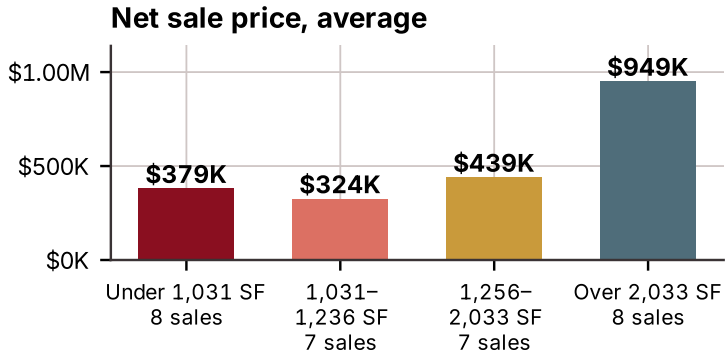
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4.2 At a glance

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 1,031 SF	1,031–1,236 SF	1,256–2,033 SF	Over 2,033 SF	Real difference?
Net sale price	$379K	$324K **Lowest**	$439K	$949K **Highest**	✓ large
Net price per SF	$430 per SF	$296 per SF	$271 per SF	$406 per SF	unclear
Year built	1989	1964	1962	2016	unclear
Days on market	94 days	10 days	15 days	20 days	unclear
Discount from original list	14.7%	11.4%	2.1%	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 $570K (151%) more than homes under 1,031 SF

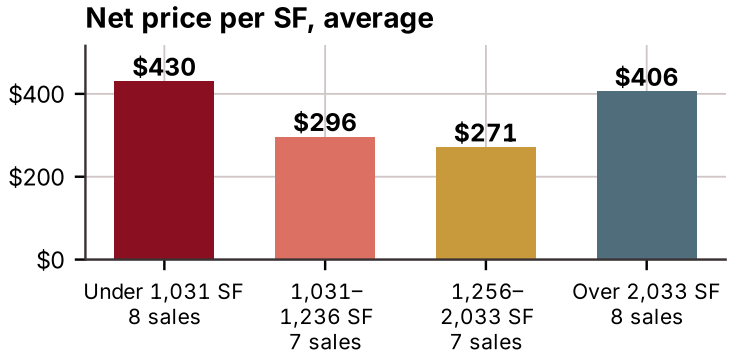


The average is **$949K** for homes over 2,033 SF and **$379K** for homes under 1,031 SF. It does not move in a straight line; homes over 2,033 SF are highest. Defined in 8.1.1.

✓ **Real difference** · large

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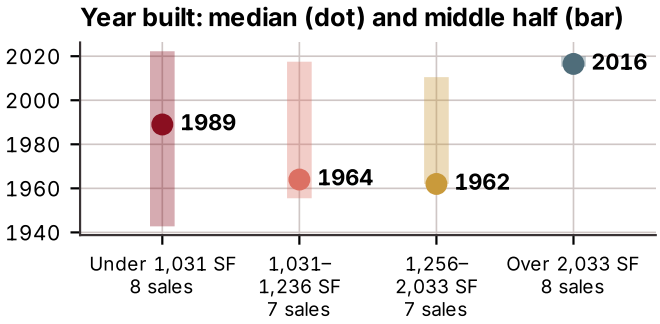
4.4 Net price per SF: no clear difference



The average is **$406 per SF** for homes over 2,033 SF and **$430 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

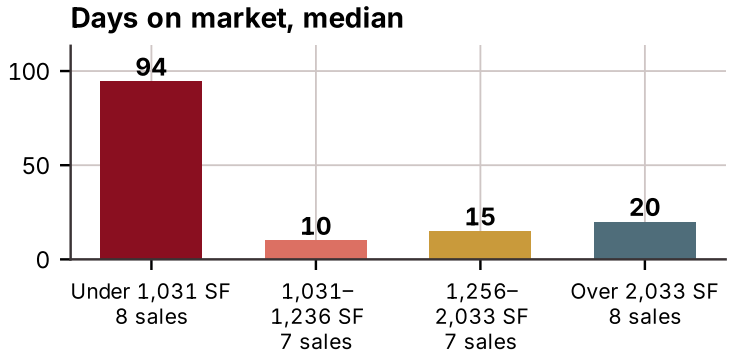
4.5 Year built: no clear difference



The median is **2016** for homes over 2,033 SF and **1989** 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

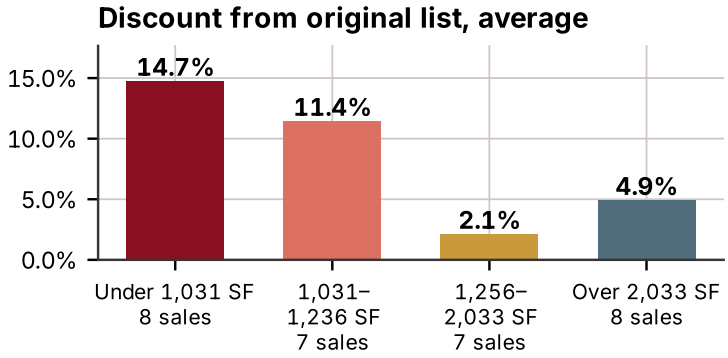


The median is **20 days** for homes over 2,033 SF and **94 days** for homes under 1,031 SF. It does not move in a straight line; homes under 1,031 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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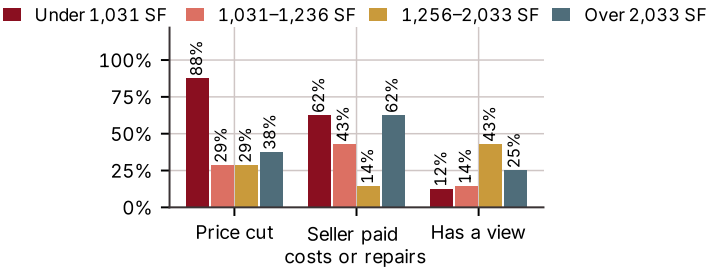
4.7 Discount from original list: no clear difference



The average is **4.9%** for homes over 2,033 SF and **14.7%** 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	$378,976	$324,313	$438,782	$949,400	$532,289	✓ large
Net price per SF average	$430	$296	$271	$406	$355	unclear
Living area average	870	1,118	1,593	2,332	1,486	by design
Year built median	1989	1964	1962	2016	2014	unclear

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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	14.7%	11.4%	2.1%	4.9%	8.4%	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

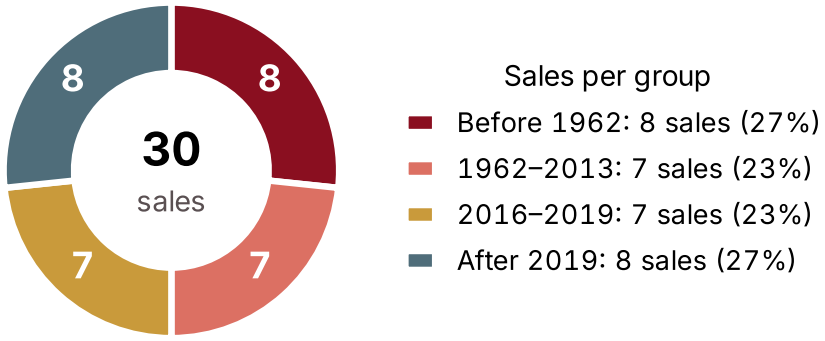
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 30 sales · November 8, 2025 – November 7, 2026

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



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

5.1 Key differences

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

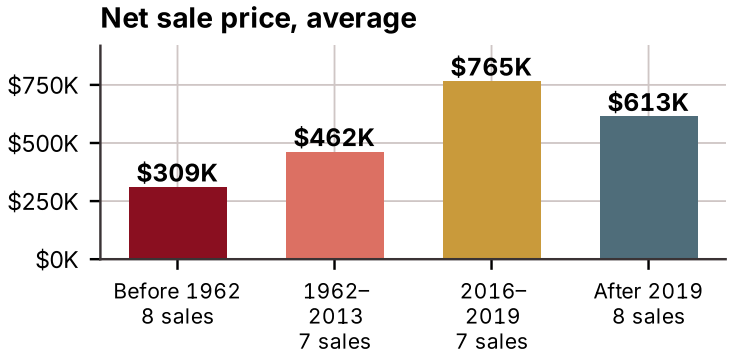
5.2 At a glance

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

	Before 1962	1962–2013	2016–2019	After 2019	Real difference?
Net sale price	$309K	$462K	$765K	$613K	unclear
Net price per SF	$329 per SF	$238 per SF	$409 per SF	$437 per SF	unclear
Living area	978 SF	1,771 SF	1,819 SF	1,455 SF	unclear
Days on market	32 days	21 days	10 days	92 days	unclear
Discount from original list	16.6%	3.5%	5.3%	7.1%	unclear
Price cut before sale	62%	14%	29%	75%	unclear
Seller paid closing costs or repairs	38%	43%	57%	50%	unclear
Has a view	12%	14%	43%	25%	unclear

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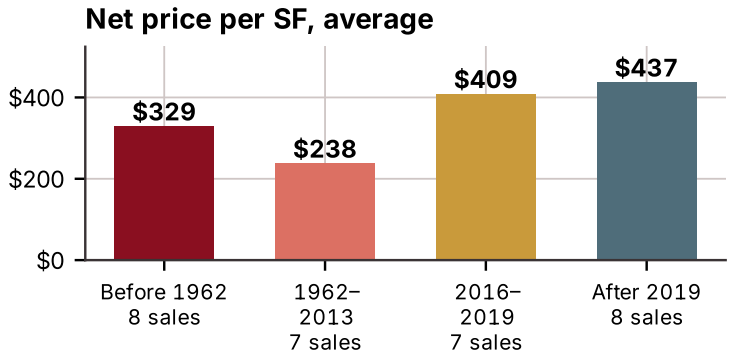
5.3 Net sale price: no clear difference



The average is **$613K** for homes built after 2019 and **$309K** for homes built before 1962. It does not move in a straight line; homes built 2016–2019 are highest. Defined in 8.1.1.

– No clear difference · could be chance

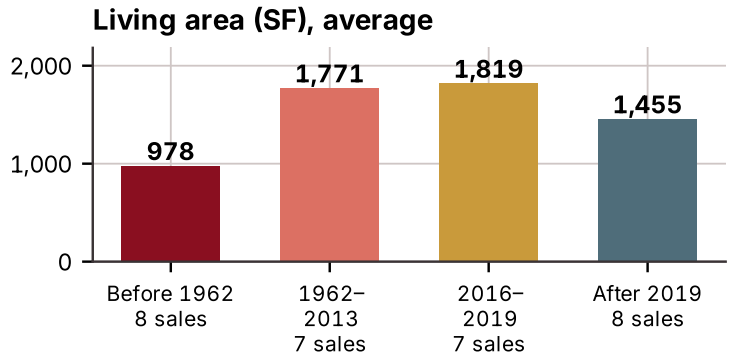
5.4 Net price per SF: no clear difference



The average is **$437 per SF** for homes built after 2019 and **$329 per SF** for homes built before 1962. It does not move in a straight line; homes built after 2019 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

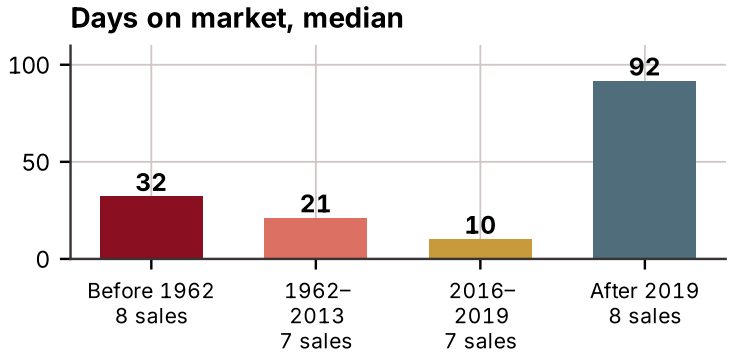


The average is **1,455 SF** for homes built after 2019 and **978 SF** for homes built before 1962. It does not move in a straight line; homes built 2016–2019 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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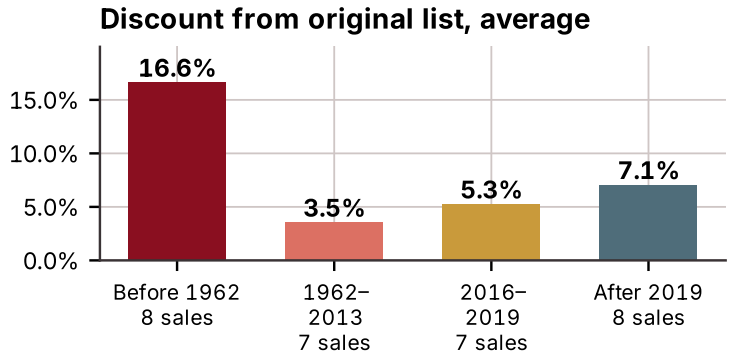
5.6 Days on market: no clear difference



The median is **92 days** for homes built after 2019 and **32 days** for homes built before 1962. It does not move in a straight line; homes built after 2019 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

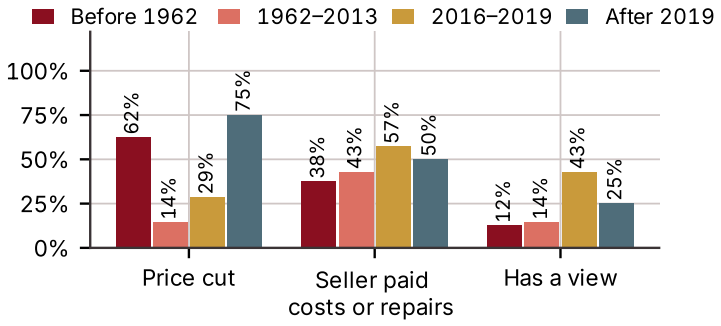


The average is **7.1%** for homes built after 2019 and **16.6%** for homes built before 1962. It does not move in a straight line; homes built before 1962 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



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

- 75% of homes built after 2019 had a price cut before sale, against 62% of homes built before 1962. Defined in 8.1.7.
- 50% of homes built after 2019 had the seller pay closing costs or repairs, against 38% of homes built before 1962. Defined in 8.1.8.
- 25% of homes built after 2019 have a view, against 12% of homes built before 1962. 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 1962 8 sales	1962–2013 7 sales	2016–2019 7 sales	After 2019 8 sales	All 30 sales	Real difference?
Net sale price average	$309,382	$461,711	$765,287	$613,079	$532,289	unclear
Net price per SF average	$329	$238	$409	$437	$355	unclear
Living area average	978	1,771	1,819	1,455	1,486	unclear
Year built median	1948	1964	2017	2023	2014	by design

5.10 The numbers: selling

	Before 1962 8 sales	1962–2013 7 sales	2016–2019 7 sales	After 2019 8 sales	All 30 sales	Real difference?
Days on market median	32	21	10	92	32	unclear
Discount from original list average	16.6%	3.5%	5.3%	7.1%	8.4%	unclear
Price cut before sale	62%	14%	29%	75%	47%	unclear
Seller paid closing costs or repairs	38%	43%	57%	50%	47%	unclear
Has a view	12%	14%	43%	25%	23%	unclear

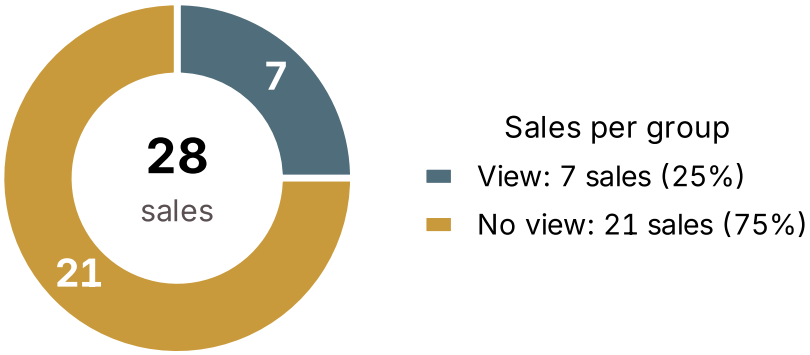
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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

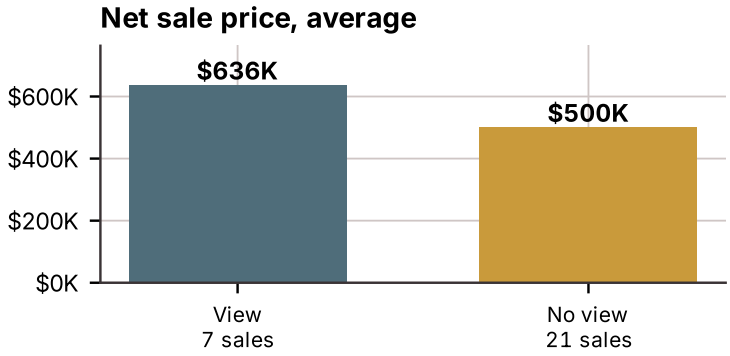
6.2 At a glance

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	$500K	unclear
Net price per SF	$388 per SF	$342 per SF	unclear
Living area	1,666 SF	1,427 SF	unclear
Year built	2017	2006	unclear
Days on market	33 days	30 days	unclear
Discount from original list	3.7%	8.7%	unclear
Price cut before sale	43%	43%	unclear
Seller paid closing costs or repairs	14%	57%	unclear

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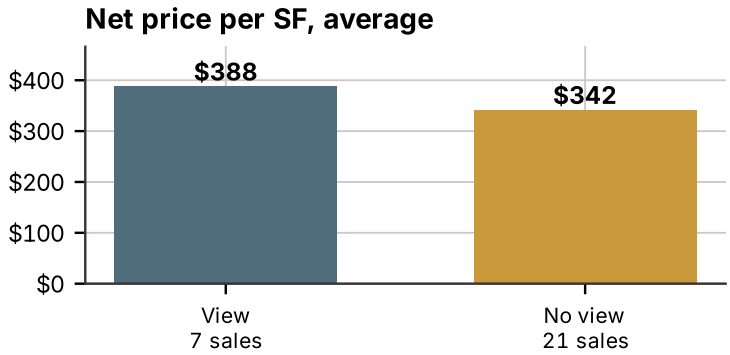
6.3 Net sale price: no clear difference



The average is **$636K** for homes with a view and **$500K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

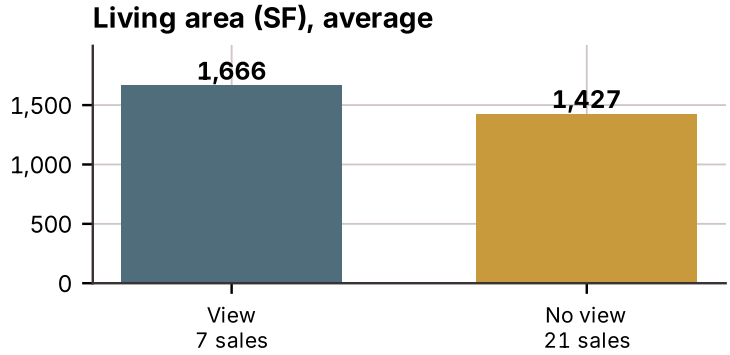
6.4 Net price per SF: no clear difference



The average is **$388 per SF** for homes with a view and **$342 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

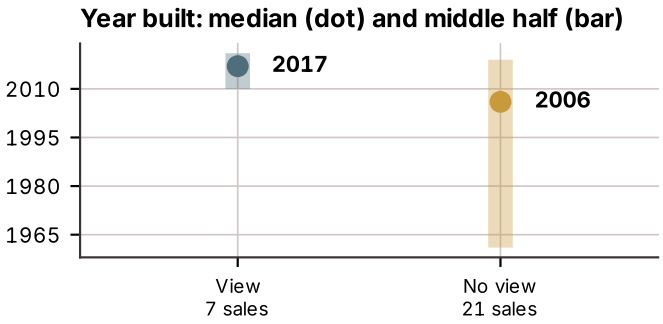


The average is **1,666 SF** for homes with a view and **1,427 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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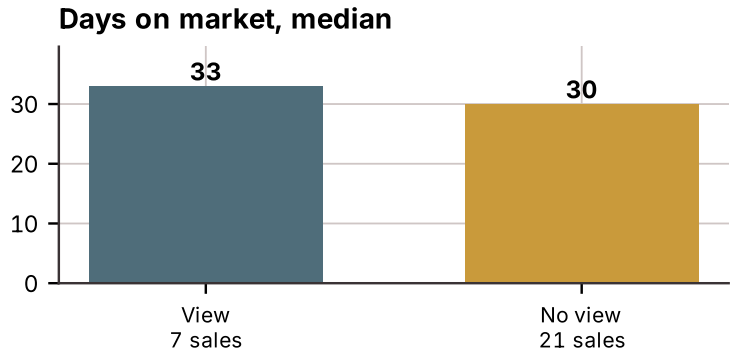
6.6 Year built: no clear difference



The median is **2017** for homes with a view and **2006** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

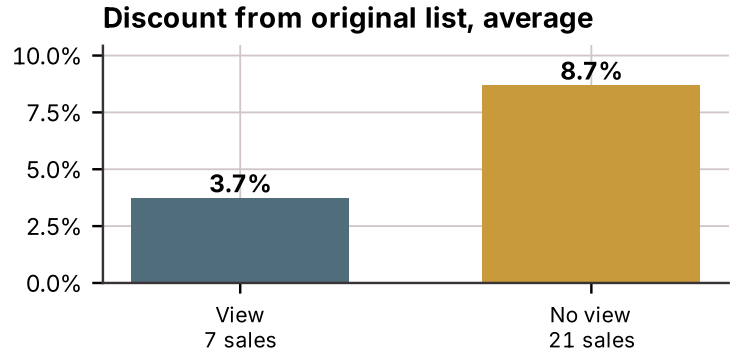
6.7 Days on market: no clear difference



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

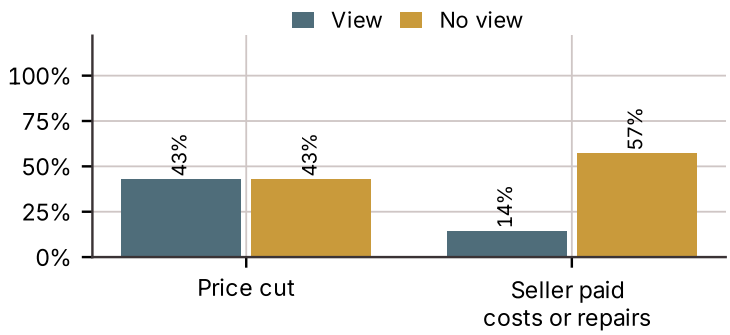


The average is **3.7%** for homes with a view and **8.7%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 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	$500,037	$534,078	unclear
Net price per SF average	$388	$342	$354	unclear
Living area average	1,666	1,427	1,486	unclear
Year built median	2017	2006	2014	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%	8.7%	7.5%	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.

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7. New construction

Basic statistics · 3 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: 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.

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”.

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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 30 resale sales. Average $532,289; median $461,200; standard deviation $317,802; middle half (25th–75th percentile) $329,426–$731,375; lowest $150,000, highest $1,410,000. 14 sales had a seller payment; their median payment was $9,125.

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 30 resale sales. Average $355; median $358; standard deviation $129; middle half (25th–75th percentile) $295–$451; 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 1,486; median 1,246; standard deviation 602; 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 1991; median 2014; standard deviation 34; middle half (25th–75th percentile) 1961–2020; lowest 1927, highest 2024.

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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 30 resale sales. Average 64; median 32; standard deviation 94; middle half (25th–75th percentile) 9–73; 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 Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.

The data 30 resale sales. Average 8.4%; median 6.3%; standard deviation 10.7%; middle half (25th–75th percentile) 2.1%–11.9%; 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: ListPrice at close < 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: ACTRIS_BuyersClsgCostPdbySell + 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 14, Neighborhood 9, City 4, See Remarks 2, Trees/Woods 2, Creek/Stream 1, City Lights 1, Downtown 1.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-08 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “chernosky”, “em franklin”, “e m franklin” (case-insensitive). A record is kept when its subdivision name belongs to the Chernosky family, the same rule comparable sales use (it includes Em Franklin, proven adjacent and priced alike).

The data Pulled November 8, 2026: 39 closed Chernosky records over the prior year, in ZIP 78721, 78741, 78702, 78723. 20 subdivision spellings kept, the most common: Chernosky 12 (5); Chernosky 09 (5); Chernosky 17 (4); Chernosky 11 (4); Chernosky 16 (3); Chernosky 08 (2); Chernosky 15 (2); Chernosky 04 (2); Chernosky Sub # 16 Un 2 (1); Chernosky No 8 (1); EM Franklin Condominiums (1); Chernosky 10 (1); and 8 more (8 records). Names found by the search but not part of Chernosky, left out: Chernosky M E (1); Em Franklin Second (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 19 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 8, 2025 to November 7, 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 6 sale(s) other than single-family homes (condo, townhome and similar)

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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 $335K”.

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 $335K: $150,000–$327,410 (8 sales); $335K–$460K: $335,475–$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 1962: 1927–1961 (8 sales); 1962–2013: 1962–2013 (7 sales); 2016–2019: 2016–2019 (7 sales); After 2019: 2020–2024 (8 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 $\bar{x} = (1/n)\ \Sigma\ x_i$; 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 $532,289, median $461,200. Days on market: average 64, 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 $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on k − 1 degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n-1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

The data Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms The same check when there are only two groups: view against no view.

Statistically Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $|1 - 2U/(n_1 n_2)|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

The data Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.

Statistically Pearson χ^2 on the 2 × k table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's V = $\sqrt{(\chi^2/n)}$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Cramér, 1946).

The data Run on the three shares in every slice; results in 8.3.

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8.2.10 Real difference (significance)

In simple terms	"Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	4 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms	Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.
Statistically	Prices in headings round to the nearest $1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.
The data	Days on market is always shown in days.

8.3 Test results

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

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8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 12.76	3	0.0052	p < 0.0063	**Yes**	$\varepsilon^2 = 0.440$	large
Living area	Kruskal–Wallis	H = 15.71	3	0.0013	p < 0.0063	**Yes**	$\varepsilon^2 = 0.542$	large
Year built	Kruskal–Wallis	H = 14.03	3	0.0029	p < 0.0063	**Yes**	$\varepsilon^2 = 0.484$	large
Days on market	Kruskal–Wallis	H = 2.06	3	0.5594	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.071$	medium
Discount from original list	Kruskal–Wallis	H = 5.00	3	0.1720	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.172$	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 = 16.35	3	0.0010	p < 0.0063	**Yes**	$\varepsilon^2 = 0.564$	large
Net price per SF	Kruskal–Wallis	H = 7.22	3	0.0653	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.249$	large
Year built	Kruskal–Wallis	H = 2.93	3	0.4019	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.101$	medium
Days on market	Kruskal–Wallis	H = 9.80	3	0.0203	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.338$	large
Discount from original list	Kruskal–Wallis	H = 8.38	3	0.0388	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.289$	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

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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 = 10.14	3	0.0174	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.350$	large
Net price per SF	Kruskal–Wallis	H = 10.25	3	0.0165	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.353$	large
Living area	Kruskal–Wallis	H = 10.01	3	0.0185	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.345$	large
Days on market	Kruskal–Wallis	H = 4.75	3	0.1915	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.164$	large
Discount from original list	Kruskal–Wallis	H = 3.59	3	0.3091	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.124$	medium
Price cut before sale	Chi-square	$\chi^2 = 7.26$	3	0.0642	p < 0.0063	**Unclear**	Cramér's V = 0.492	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.66$	3	0.8837	p < 0.0063	**Unclear**	Cramér's V = 0.148	small
Has a view	Chi-square	$\chi^2 = 2.35$	3	0.5032	p < 0.0063	**Unclear**	Cramér's V = 0.280	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 = 88.00	—	0.4664	p < 0.0063	**Unclear**	rank-biserial r = 0.197	small
Living area	Mann–Whitney U	U = 90.00	—	0.4046	p < 0.0063	**Unclear**	rank-biserial r = 0.224	small
Year built	Mann–Whitney U	U = 98.00	—	0.2020	p < 0.0063	**Unclear**	rank-biserial r = 0.333	medium
Days on market	Mann–Whitney U	U = 82.00	—	0.6711	p < 0.0063	**Unclear**	rank-biserial r = 0.116	small
Discount from original list	Mann–Whitney U	U = 47.00	—	0.1717	p < 0.0063	**Unclear**	rank-biserial r = 0.361	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

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8.4 Data notes

Left out of the analysis: 3 new-construction sales (basic statistics only, section 7); 6 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 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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