



Alexander Tiffany Southwest, LLC - ALEX Companies

ALEX Real Estate
genius real estate

ALEX Intelligence
deep intelligence

ALEX Institute
earned mastery

ALEX Invest
invest together

ALEX Cares
purposeful philanthropy



Circle C Ranch

Austin, TX 78739 · 78749

Resale homes · closed Oct 29 – Oct 28, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 29, 2026 · 6:50 AM CDT

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

RESALE SALES, 365 DAYS

122

single-family resale homes

MEDIAN NET SALE PRICE

\$750,500

average \$776,442

MEDIAN NET PRICE PER SF

\$295

average \$295

MEDIAN DAYS ON MARKET

18 days

average 39 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

1. Summary

Resale homes · 122 sales · October 29, 2025 – October 28, 2026

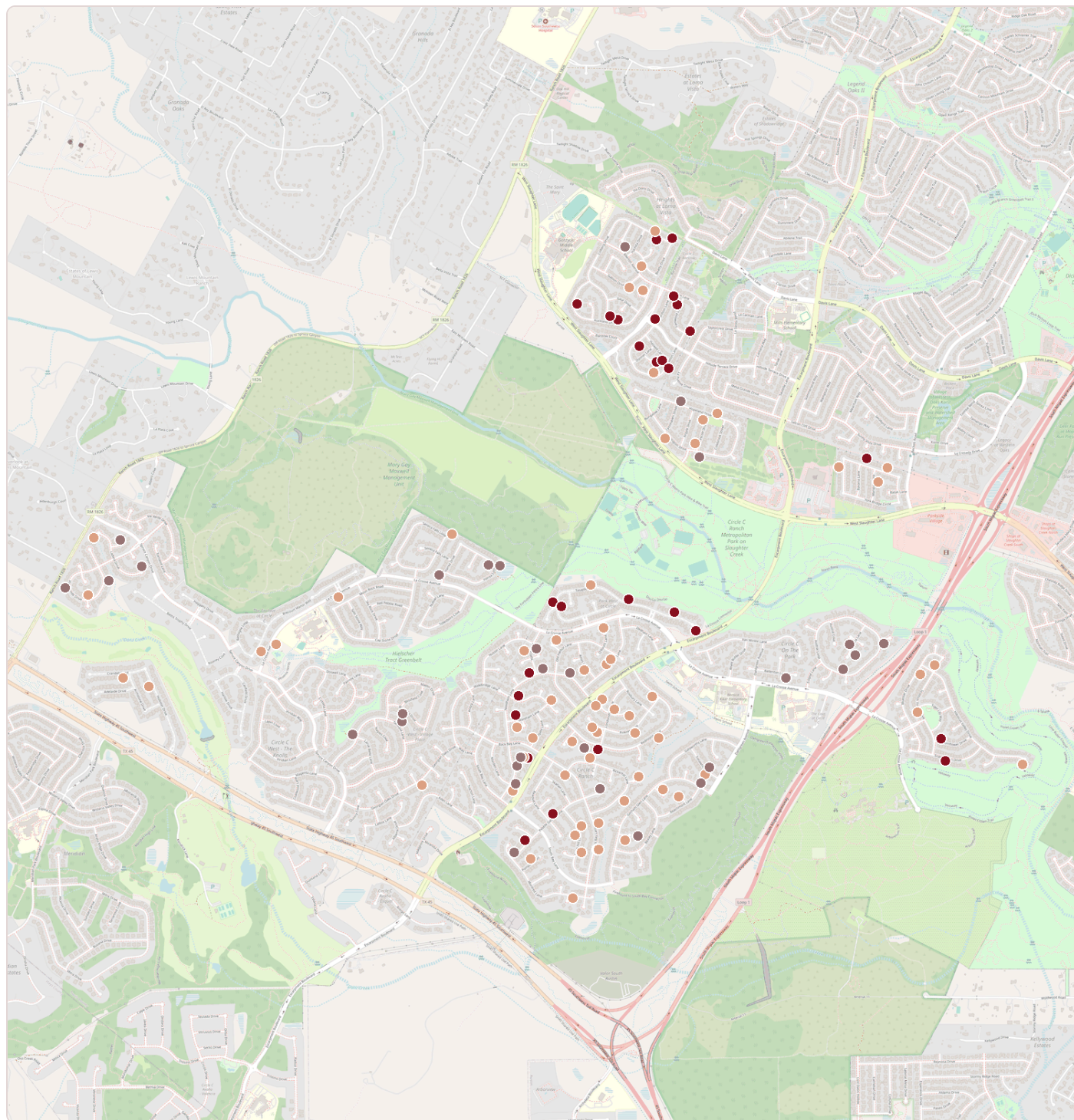
This study looks at the **122 resale homes** sold in Circle C Ranch in the **365 days** to October 28, 2026. A full year is used because only 61 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living 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

122 resale homes · colored by price range

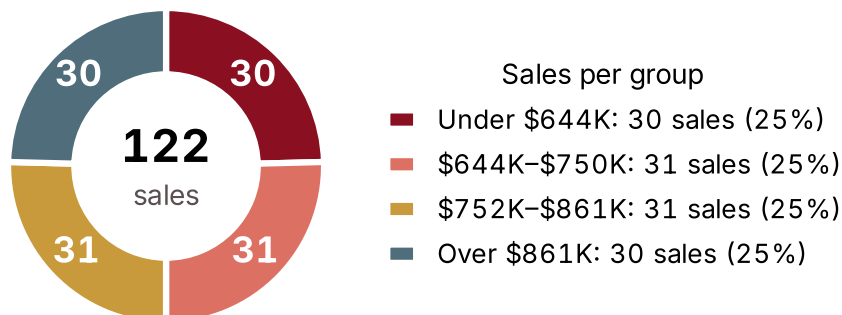
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 122 sales · October 29, 2025 – October 28, 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 \$861K are about 1,330 SF (68%) larger than homes under \$644K.
- 17% of homes over \$861K had a price cut before sale, against 53% of homes under \$644K.
- Homes over \$861K sell for about \$13 per SF (4%) more than homes under \$644K.

3.1 Key differences

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

■ Under \$644K ■ \$644K–\$750K ■ \$752K–\$861K ■ Over \$861K

Higher-priced homes Over \$861K

- Are much larger.
- Are less likely to need a price cut.
- Sell for more per square foot.

Lower-priced homes Under \$644K

- Are much smaller.
- Are more likely to have had a price cut.
- Sell for less per square foot.

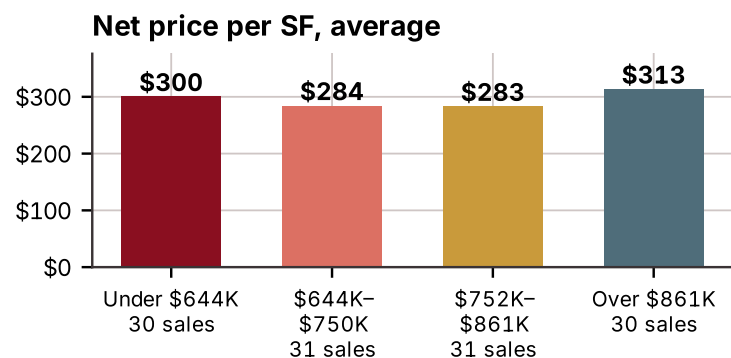
3.2 At a glance

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 \$644K	\$644K–\$750K	\$752K–\$861K	Over \$861K	Real difference?
Net price per SF	\$300 per SF	\$284 per SF	\$283 per SF Lowest	\$313 per SF Highest	✓ medium
Living area	1,949 SF Smallest	2,514 SF	2,901 SF	3,275 SF Largest	✓ large
Year built	1995	1996	1996	1998	unclear
Days on market	28 days	19 days	18 days	12 days	unclear
Discount from original list	5.0%	4.8%	2.6%	2.4%	unclear
Price cut before sale	53% Most	45%	23%	17% Fewest	✓ medium
Seller paid closing costs or repairs	60%	58%	65%	60%	unclear
Has a view	27%	19%	23%	40%	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 \$861K sell for about \$13 per SF (4%) more than homes under \$644K

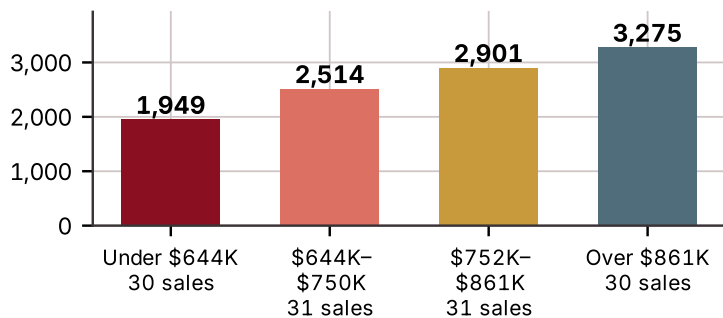


The average is **\$313 per SF** for homes over \$861K and **\$300 per SF** for homes under \$644K. It does not move in a straight line; homes over \$861K are highest. Defined in 8.1.2.

✓ **Real difference** · medium

3.4 Homes over \$861K are about 1,330 SF (68%) larger than homes under \$644K

Living area (SF), average

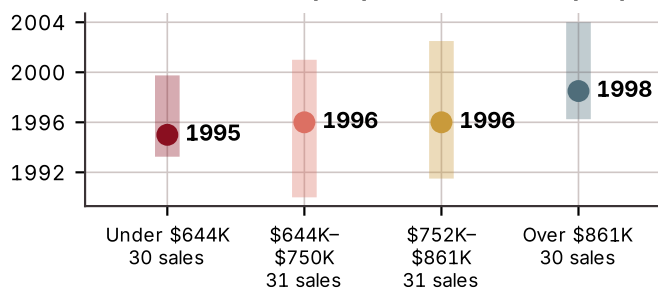


The average is **3,275 SF** for homes over \$861K and **1,949 SF** for homes under \$644K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

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

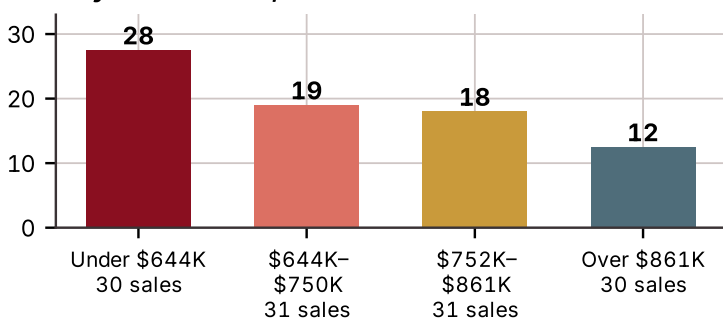


The median is **1998** for homes over \$861K and **1995** for homes under \$644K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

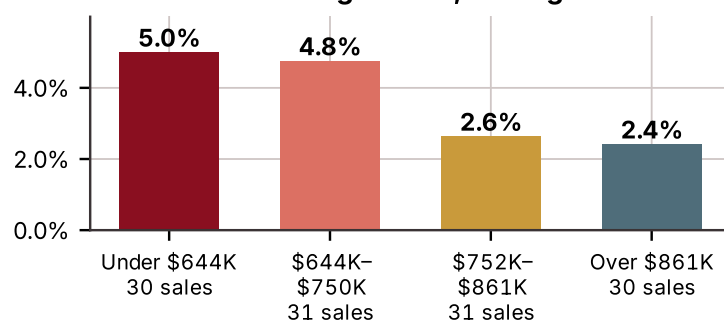


The median is **12 days** for homes over \$861K and **28 days** for homes under \$644K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

Discount from original list, average

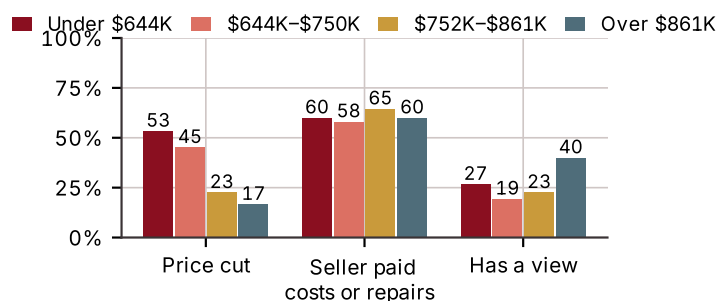


The average is 2.4% for homes over \$861K and 5.0% for homes under \$644K. It falls step by step from the lowest range to the highest.

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.

- 17% of homes over \$861K had a price cut before sale, against 53% of homes under \$644K. Defined in 8.1.7.
- 60% of homes over \$861K had the seller pay closing costs or repairs, against 60% of homes under \$644K. Defined in 8.1.8.
- 40% of homes over \$861K have a view, against 27% of homes under \$644K. Defined in 8.1.9.

Price cut before sale: ✓ **Real difference** · medium

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 \$644K 30 sales	\$644K–\$750K 31 sales	\$752K–\$861K 31 sales	Over \$861K 30 sales	All 122 sales	Real difference?
Net sale price average	\$578,655	\$700,138	\$808,399	\$1,020,057	\$776,442	by design
Net price per SF average	\$300	\$284	\$283	\$313	\$295	✓ medium
Living area average	1,949	2,514	2,901	3,275	2,660	✓ large
Year built median	1995	1996	1996	1998	1997	unclear

3.10 The numbers: selling

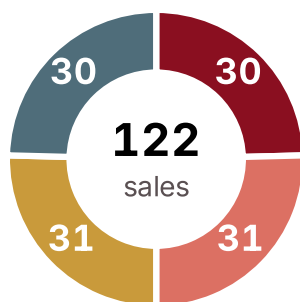
	Under \$644K 30 sales	\$644K– \$750K 31 sales	\$752K– \$861K 31 sales	Over \$861K 30 sales	All 122 sales	Real difference?
Days on market median	28	19	18	12	18	unclear
Discount from original list average	5.0%	4.8%	2.6%	2.4%	3.7%	unclear
Price cut before sale	53%	45%	23%	17%	34%	✓ medium
Seller paid closing costs or repairs	60%	58%	65%	60%	61%	unclear
Has a view	27%	19%	23%	40%	27%	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 · 122 sales · October 29, 2025 – October 28, 2026

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



Sales per group

- Under 2,177 SF: 30 sales (25%)
- 2,177–2,644 SF: 31 sales (25%)
- 2,650–3,099 SF: 31 sales (25%)
- Over 3,099 SF: 30 sales (25%)

Bottom line

- Homes over 3,099 SF sell for about \$387K (65%) more than homes under 2,177 SF.
- Homes over 3,099 SF sell for about \$29 per SF (9%) less than homes under 2,177 SF.

4.1 Key differences

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

■ Under 2,177 SF ■ 2,177–2,644 SF ■ 2,650–3,099 SF ■ Over 3,099 SF

Larger homes Over 3,099 SF

- Sell for much more.
- Sell for less per square foot.

Smaller homes Under 2,177 SF

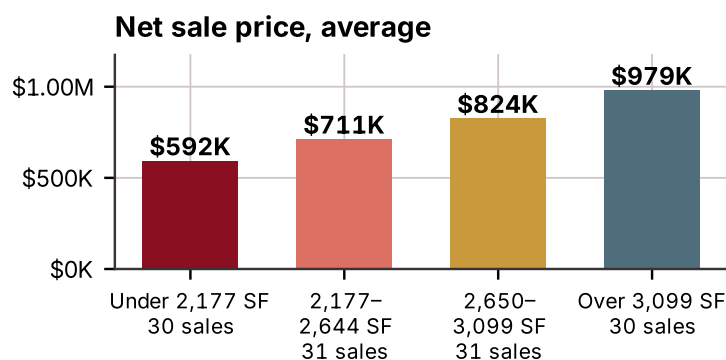
- Sell for much less.
- Sell for more per square foot.

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 2,177 SF	2,177–2,644 SF	2,650–3,099 SF	Over 3,099 SF	Real difference?
Net sale price	\$592K Lowest	\$711K	\$824K	\$979K Highest	✓ large
Net price per SF	\$316 per SF Highest	\$292 per SF	\$284 per SF Lowest	\$287 per SF	✓ medium
Year built	1994	1996	1997	1998	unclear
Days on market	22 days	18 days	19 days	17 days	unclear
Discount from original list	4.0%	3.8%	3.9%	3.1%	unclear
Price cut before sale	50%	35%	32%	20%	unclear
Seller paid closing costs or repairs	53%	65%	58%	67%	unclear
Has a view	23%	26%	29%	30%	unclear

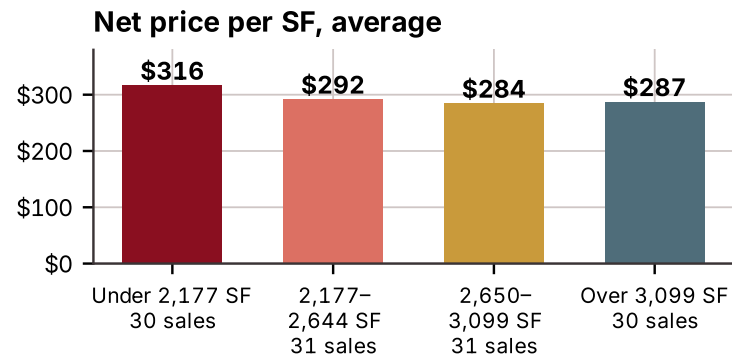
4.3 Homes over 3,099 SF sell for about \$387K (65%) more than homes under 2,177 SF



The average is **\$979K** for homes over 3,099 SF and **\$592K** for homes under 2,177 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference · large**

4.4 Homes over 3,099 SF sell for about \$29 per SF (9%) less than homes under 2,177 SF

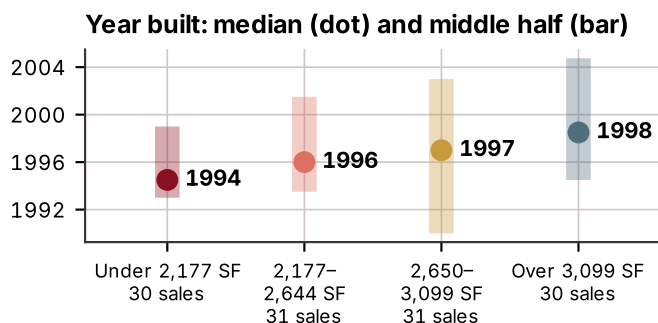


The average is **\$287 per SF** for homes over 3,099 SF and **\$316 per SF** for homes under 2,177 SF. It does not move in a straight line; homes under 2,177 SF are highest.

Defined in 8.1.2.

✓ **Real difference** · medium

4.5 Year built: no clear difference

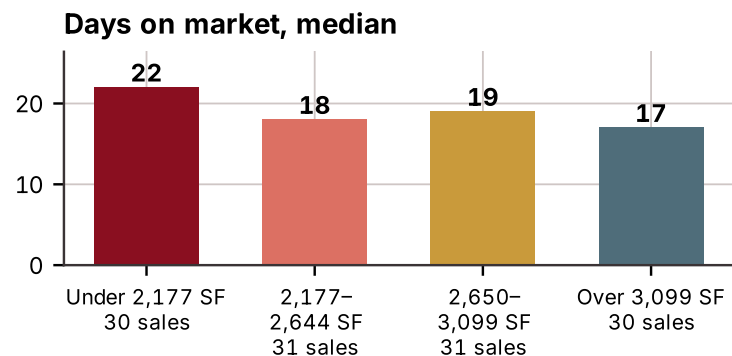


The median is **1998** for homes over 3,099 SF and **1994** for homes under 2,177 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.4.

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

4.6 Days on market: no clear difference

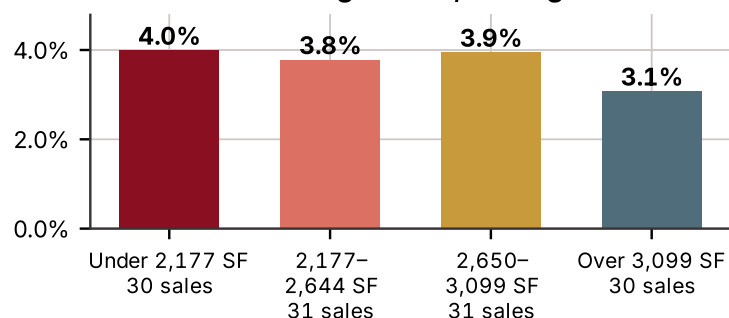


The median is **17 days** for homes over 3,099 SF and **22 days** for homes under 2,177 SF. It does not move in a straight line; homes under 2,177 SF are highest. Defined in 8.1.5.

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

4.7 Discount from original list: no clear difference

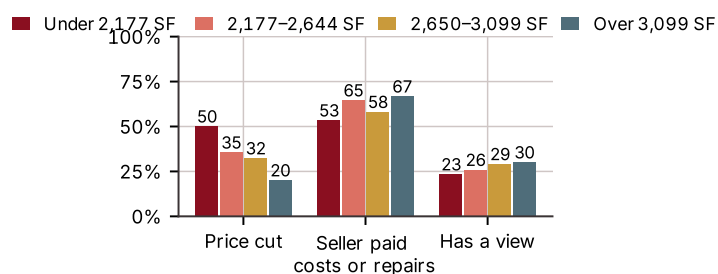
Discount from original list, average



The average is **3.1%** for homes over 3,099 SF and **4.0%** for homes under 2,177 SF. It does not move in a straight line; homes under 2,177 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.

- 20% of homes over 3,099 SF had a price cut before sale, against 50% of homes under 2,177 SF. Defined in 8.1.7.
- 67% of homes over 3,099 SF had the seller pay closing costs or repairs, against 53% of homes under 2,177 SF. Defined in 8.1.8.
- 30% of homes over 3,099 SF have a view, against 23% of homes under 2,177 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 2,177 SF 30 sales	2,177–2,644 SF 31 sales	2,650–3,099 SF 31 sales	Over 3,099 SF 30 sales	All 122 sales	Real difference?
Net sale price average	\$592,101	\$711,091	\$824,385	\$978,773	\$776,442	✓ large
Net price per SF average	\$316	\$292	\$284	\$287	\$295	✓ medium
Living area average	1,882	2,442	2,902	3,415	2,660	by design
Year built median	1994	1996	1997	1998	1997	unclear

4.10 The numbers: selling

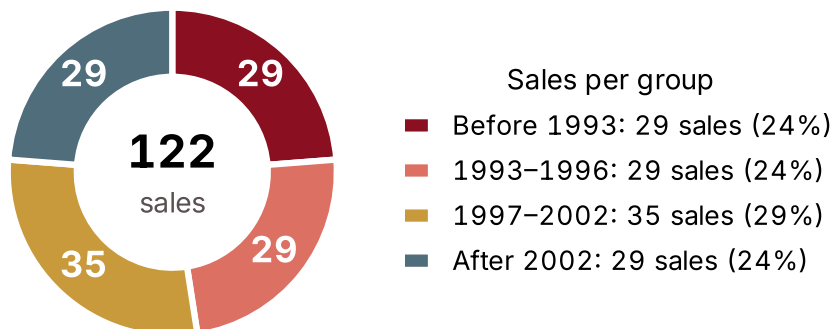
	Under 2,177 SF 30 sales	2,177–2,644 SF 31 sales	2,650–3,099 SF 31 sales	Over 3,099 SF 30 sales	All 122 sales	Real difference?
Days on market median	22	18	19	17	18	unclear
Discount from original list average	4.0%	3.8%	3.9%	3.1%	3.7%	unclear
Price cut before sale	50%	35%	32%	20%	34%	unclear
Seller paid closing costs or repairs	53%	65%	58%	67%	61%	unclear
Has a view	23%	26%	29%	30%	27%	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 · 122 sales · October 29, 2025 – October 28, 2026

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



Bottom line

- Homes built after 2002 sell for about \$56K (7%) more than homes built before 1993.

5.1 Key differences

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

Before 1993 1993–1996 1997–2002 After 2002

Newer homes After 2002

- Sell for more.

Older homes Before 1993

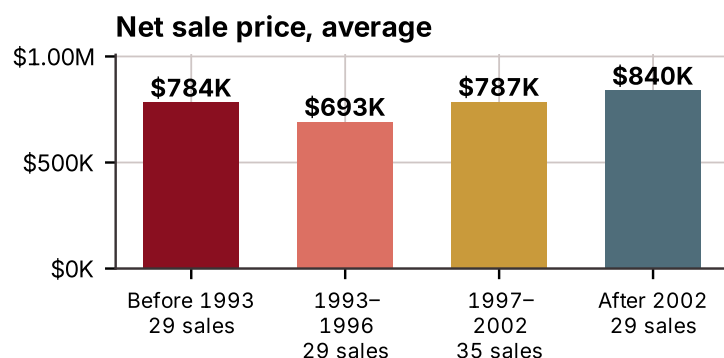
- Sell for less.

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 1993	1993–1996	1997–2002	After 2002	Real difference?
Net sale price	\$784K	\$693K Lowest	\$787K	\$840K Highest	✓ medium
Net price per SF	\$290 per SF	\$289 per SF	\$303 per SF	\$296 per SF	unclear
Living area	2,722 SF	2,439 SF	2,635 SF	2,850 SF	unclear
Days on market	24 days	18 days	15 days	12 days	unclear
Discount from original list	6.1%	4.7%	2.5%	1.7%	unclear
Price cut before sale	45%	28%	37%	28%	unclear
Seller paid closing costs or repairs	45%	72%	60%	66%	unclear
Has a view	10%	24%	34%	38%	unclear

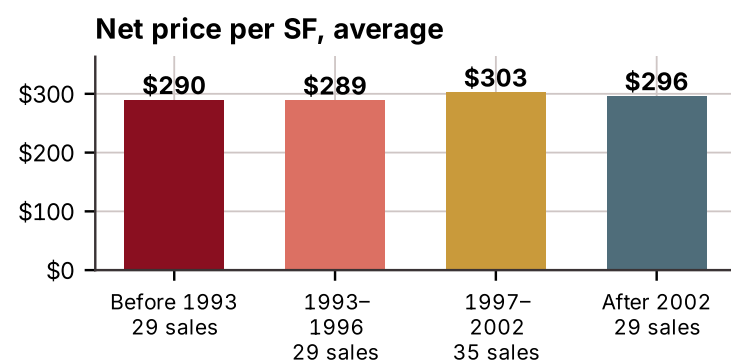
5.3 Homes built after 2002 sell for about \$56K (7%) more than homes built before 1993



The average is **\$840K** for homes built after 2002 and **\$784K** for homes built before 1993. It does not move in a straight line; homes built after 2002 are highest. Defined in 8.1.1.

✓ **Real difference** · medium

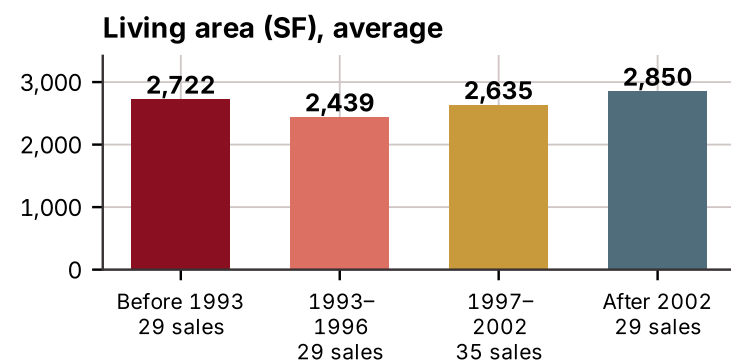
5.4 Net price per SF: no clear difference



The average is **\$296 per SF** for homes built after 2002 and **\$290 per SF** for homes built before 1993. It does not move in a straight line; homes built 1997–2002 are highest. Defined in 8.1.2.

– No clear difference · could be chance

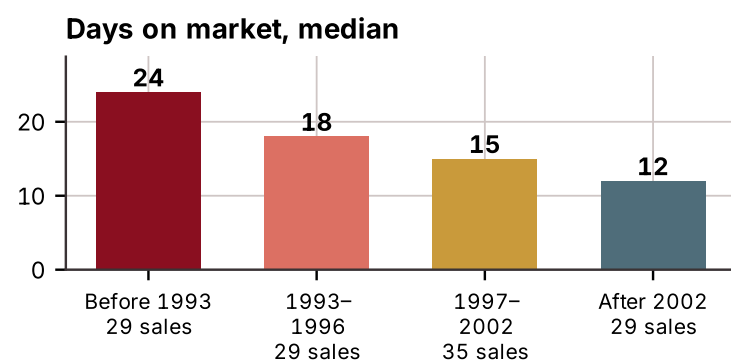
5.5 Living area: no clear difference



The average is **2,850 SF** for homes built after 2002 and **2,722 SF** for homes built before 1993. It does not move in a straight line; homes built after 2002 are highest. Defined in 8.1.3.

– No clear difference · could be chance

5.6 Days on market: no clear difference

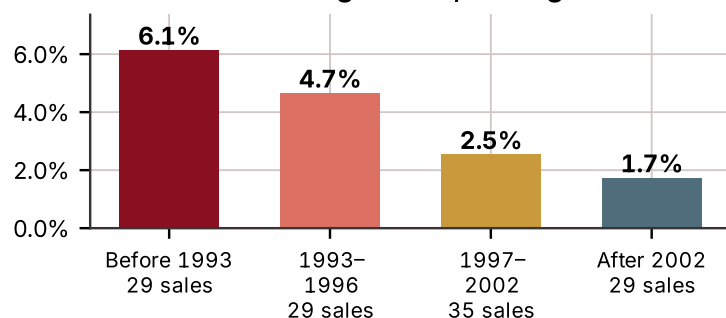


The median is **12 days** for homes built after 2002 and **24 days** for homes built before 1993. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

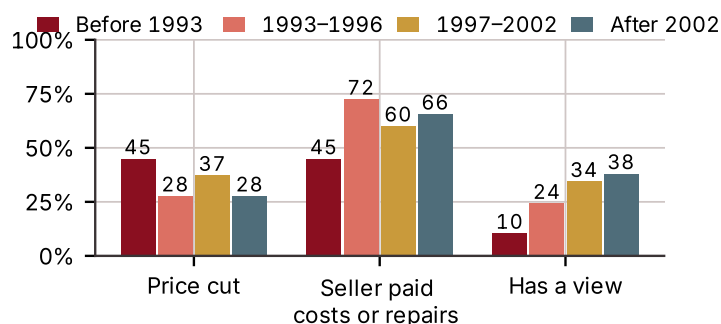
Discount from original list, average



The average is **1.7%** for homes built after 2002 and **6.1%** for homes built before 1993. 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.

- 28% of homes built after 2002 had a price cut before sale, against 45% of homes built before 1993. Defined in 8.1.7.
- 66% of homes built after 2002 had the seller pay closing costs or repairs, against 45% of homes built before 1993. Defined in 8.1.8.
- 38% of homes built after 2002 have a view, against 10% of homes built before 1993. 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 1993 29 sales	1993-1996 29 sales	1997-2002 35 sales	After 2002 29 sales	All 122 sales	Real difference?
Net sale price average	\$783,680	\$693,028	\$787,128	\$839,724	\$776,442	✓ medium
Net price per SF average	\$290	\$289	\$303	\$296	\$295	unclear
Living area average	2,722	2,439	2,635	2,850	2,660	unclear
Year built median	1989	1994	1999	2005	1997	by design

5.10 The numbers: selling

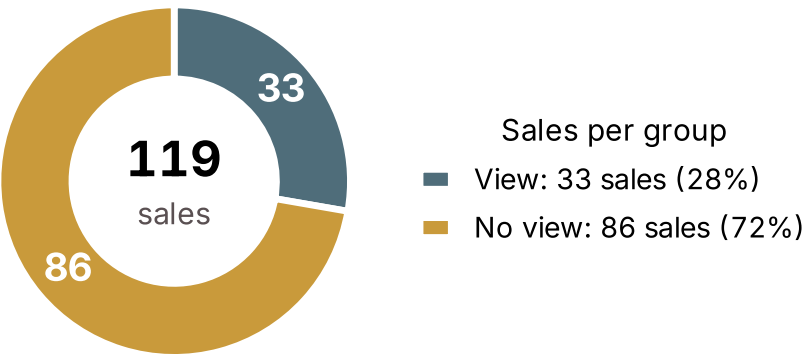
	Before 1993 29 sales	1993–1996 29 sales	1997–2002 35 sales	After 2002 29 sales	All 122 sales	Real difference?
Days on market median	24	18	15	12	18	unclear
Discount from original list average	6.1%	4.7%	2.5%	1.7%	3.7%	unclear
Price cut before sale	45%	28%	37%	28%	34%	unclear
Seller paid closing costs or repairs	45%	72%	60%	66%	61%	unclear
Has a view	10%	24%	34%	38%	27%	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 · 122 sales · October 29, 2025 – October 28, 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. 3 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

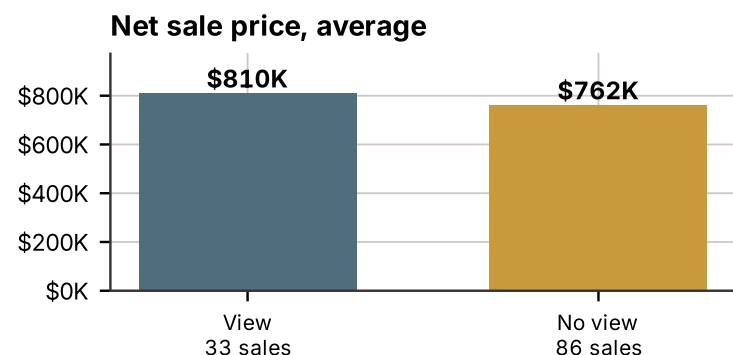
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$810K	\$762K	unclear
Net price per SF	\$303 per SF	\$290 per SF	unclear
Living area	2,680 SF	2,660 SF	unclear
Year built	2001	1995	unclear
Days on market	20 days	18 days	unclear
Discount from original list	4.4%	3.5%	unclear
Price cut before sale	39%	34%	unclear
Seller paid closing costs or repairs	64%	59%	unclear

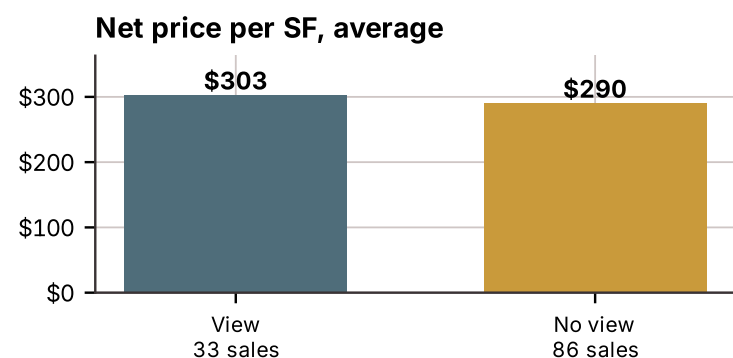
6.3 Net sale price: no clear difference



The average is **\$810K** for homes with a view and **\$762K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

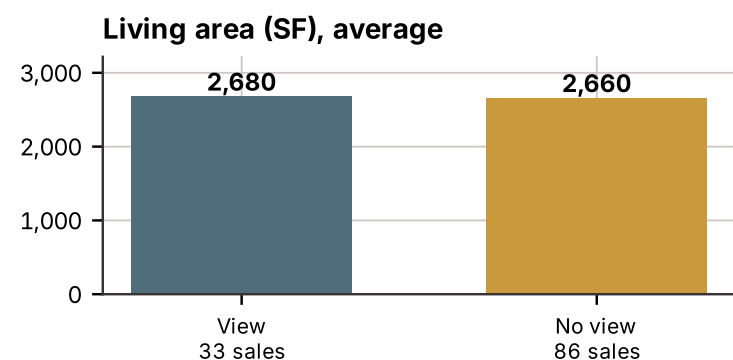
6.4 Net price per SF: no clear difference



The average is **\$303 per SF** for homes with a view and **\$290 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

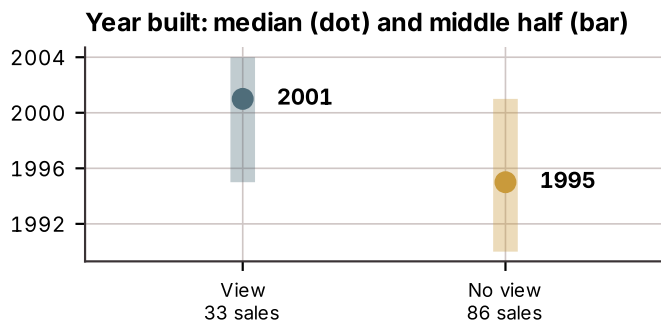
6.5 Living area: no clear difference



The average is **2,680 SF** for homes with a view and **2,660 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

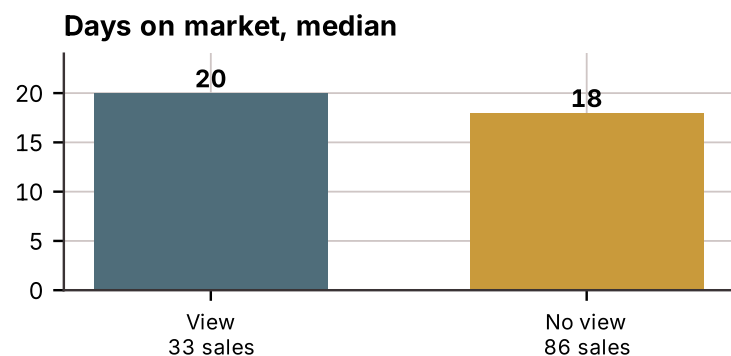
6.6 Year built: no clear difference



The median is **2001** for homes with a view and **1995** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

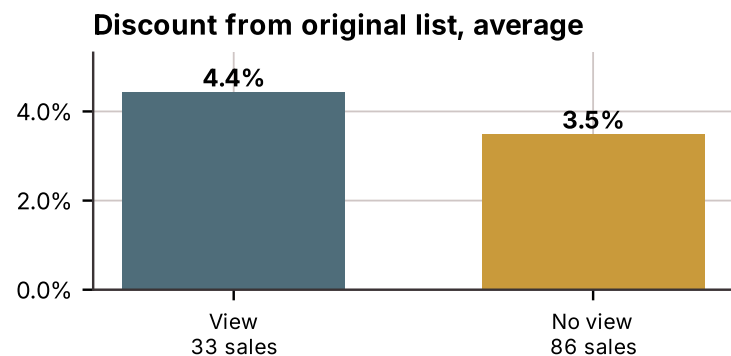
6.7 Days on market: no clear difference



The median is **20 days** for homes with a view and **18 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

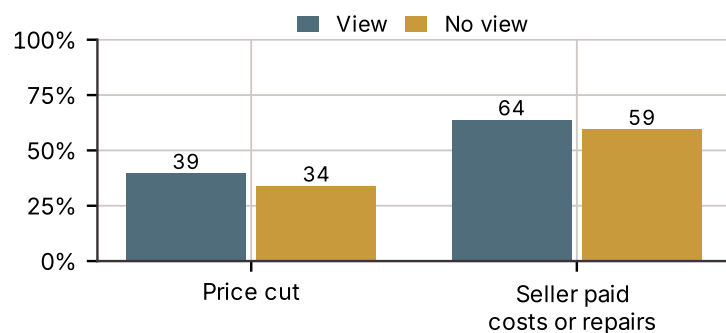
6.8 Discount from original list: no clear difference



The average is **4.4%** for homes with a view and **3.5%** 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.

- 39% of homes with a view had a price cut before sale, against 34% of homes without a view. Defined in 8.1.7.
- 64% of homes with a view had the seller pay closing costs or repairs, against 59% 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 33 sales	No view 86 sales	All 119 sales	Real difference?
Net sale price average	\$810,017	\$761,559	\$774,997	unclear
Net price per SF average	\$303	\$290	\$293	unclear
Living area average	2,680	2,660	2,666	unclear
Year built median	2001	1995	1997	unclear

6.11 The numbers: selling

	View 33 sales	No view 86 sales	All 119 sales	Real difference?
Days on market median	20	18	18	unclear
Discount from original list average	4.4%	3.5%	3.7%	unclear
Price cut before sale	39%	34%	35%	unclear
Seller paid closing costs or repairs	64%	59%	61%	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 · 0 sales · October 29, 2025 – October 28, 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 Circle C Ranch.

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".

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	122 resale sales. Average \$776,442; median \$750,500; standard deviation \$176,326; middle half (25th–75th percentile) \$645,500–\$860,858; lowest \$429,900, highest \$1,290,000. 74 sales had a seller payment; their median payment was \$5,064.

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	122 resale sales. Average \$295; median \$295; standard deviation \$39; middle half (25th–75th percentile) \$268–\$311; lowest \$216, highest \$429.

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	122 resale sales. Average 2,660; median 2,647; standard deviation 596; middle half (25th–75th percentile) 2,182–3,096; lowest 1,507, highest 4,337.

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	122 resale sales. Average 1997; median 1997; standard deviation 6; middle half (25th–75th percentile) 1993–2002; lowest 1988, highest 2011.

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	122 resale sales. Average 39; median 18; standard deviation 52; middle half (25th–75th percentile) 6–47; lowest 1, highest 308. 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	122 resale sales. Average 3.7%; median 2.6%; standard deviation 5.6%; middle half (25th–75th percentile) 0.7%–6.7%; lowest –11.2%, highest 19.5%. 23 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	42 of 122 resale sales (34.4%).

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	74 of 122 resale sales (60.7%).

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	33 sales with a view, 86 without, 3 unclassified. Most common View entries: None 63, Neighborhood 32, Park/Greenbelt 21, Trees/Woods 9, Garden 3, Pool 3, See Remarks 2, Downtown 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 "circle c ranch", "circle c", "park west at circle c", "circle c ranch phs b", "alta mira", "circle c hielscher" (case-insensitive). A record is kept when its subdivision name belongs to the Circle C Ranch family, the same rule comparable sales use (it includes Circle C, Park West At Circle C Ph 02, CIRCLE C RANCH PHS B SEC 1, Alta Mira Sec 1 At Circle C Ra, Circle C Hielscher Sec 07, proven adjacent and priced alike).
The data	Pulled October 29, 2026: 122 closed Circle C Ranch records over the prior year, in ZIP 78739, 78749. 41 subdivision spellings kept, the most common: Circle C Ranch (22); Circle C Ranch Ph B Sec 02 (10); Circle C Ranch Ph B Sec 03 (10); Circle C (7); Circle C Ranch Ph A Sec 01 (5); Circle C Ranch Ph B Sec 13 (5); Circle C Ranch Ph B Sec 01 (4); Park West At Circle C Ph 01 (3); Circle C Ranch Ph A Sec 02 (3); Circle C Ranch Ph C Sec 09 (3); Circle C Ranch Ph A Sec 07 (3); Circle C Ranch Ph B Sec 17 (3); and 29 more (44 records). Names found by the search but not part of Circle C Ranch, left out: Circle C Ranch Tr 8A (4); Circle C Golf Estates Ph 02 (3); Circle C / Greyrock Ridge (2); Greyrock Ridge, Circle C Ranch (2); Avana Circle C (2); CIRCLE C RANCH, Hielscher Sec 12 (1); Circle C Avana (1); Park West at Circle C Ranch (1); CIRCLE C RANCH PHS C SEC 2 (1); Circle C La Crosse Sec 02 (1); Hielscher Sec 04 Circle C Ranch (1); Circle C Ranch, Hielscher Sec 12 (1); CIRCLE C RANCH PHS A SEC 5 (1); Circle C Ranch At Greyrock Ridge (1); Avana Ph 1 Sec 1 - Circle C Ranch (1); Circle C Ranch West (1); Circle C Ranch Phs C Sec 5 - b (1); Circle C Ranch - Hielscher Sec 11 (1); CIRCLE C ALTA MIRA (1); Circle C Ranch West - Hielscher Sec 14 (1); Circle C Ranch - Hielscher Sec 04 (1); Hielscher Sec 11 Circle C (1); CIRCLE C RANCH PHS A SEC 1 (1); Circle C ~ Avana (1); Circle C Ranch - Lacrosse Sec 02 (1); Greyrock Ridge / Circle C Ranch (1); Circle C Ranch, Hielscher Sec 02 (1); Circle C Alta Mira (1); Circle C Ranch Hielscher Sec 08 (1); Circle C Phs B Sec 21 (1); Avana, Circle C (1); Circle C Ranch at Greyrock Ridge Phase 3 (1); Alta Mira at Circle C Ranch (1); Circle C Avana, Esquel (1); Enclave at Circle C Ranch - La Crosse Section 2 (1); Hielscher Circle C West (1); Circle C Ranch, Hielscher Sec 12 & 10 Amd (1); Alta Mira At Circle C Ranch (1); CIRCLE C RANCH PHS C SEC 3 - A (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 61 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 29, 2025 to October 28, 2026 inclusive.
The data	122 single-family sales in the window: 122 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	122 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.

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 \$644K".
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 \$644K: \$429,900–\$643,000 (30 sales); \$644K–\$750K: \$644,000–\$749,500 (31 sales); \$752K–\$861K: \$751,500–\$861,000 (31 sales); Over \$861K: \$865,000–\$1,290,000 (30 sales) Quartiles by living area: Under 2,177 SF: 1,507–2,158 SF (30 sales); 2,177–2,644 SF: 2,177–2,644 SF (31 sales); 2,650–3,099 SF: 2,650–3,099 SF (31 sales); Over 3,099 SF: 3,105–4,337 SF (30 sales) Quartiles by year built: Before 1993: 1988–1992 (29 sales); 1993–1996: 1993–1996 (29 sales); 1997–2002: 1997–2002 (35 sales); After 2002: 2003–2011 (29 sales) View and no view: View: MLS lists a view (33 sales); No view: None or Neighborhood (86 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 \$776,442, median \$750,500. Days on market: average 39, median 18: 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	6 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

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

8.3 Test results

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

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	$H = 15.97$	3	0.0012	$p < 0.0063$	Yes	$\epsilon^2 = 0.132$	medium
Living area	Kruskal-Wallis	$H = 83.50$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.690$	large
Year built	Kruskal-Wallis	$H = 4.25$	3	0.2356	$p < 0.0063$	Unclear	$\epsilon^2 = 0.035$	small
Days on market	Kruskal-Wallis	$H = 2.25$	3	0.5231	$p < 0.0063$	Unclear	$\epsilon^2 = 0.019$	small
Discount from original list	Kruskal-Wallis	$H = 4.51$	3	0.2114	$p < 0.0063$	Unclear	$\epsilon^2 = 0.037$	small
Price cut before sale	Chi-square	$\chi^2 = 12.45$	3	0.0060	$p < 0.0063$	Yes	Cramér's $V = 0.319$	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.29$	3	0.9616	$p < 0.0063$	Unclear	Cramér's $V = 0.049$	negligible
Has a view	Chi-square	$\chi^2 = 3.80$	3	0.2844	$p < 0.0063$	Unclear	Cramér's $V = 0.176$	small

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	$H = 87.45$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.723$	large
Net price per SF	Kruskal-Wallis	$H = 14.59$	3	0.0022	$p < 0.0063$	Yes	$\epsilon^2 = 0.121$	medium
Year built	Kruskal-Wallis	$H = 4.47$	3	0.2153	$p < 0.0063$	Unclear	$\epsilon^2 = 0.037$	small
Days on market	Kruskal-Wallis	$H = 1.34$	3	0.7194	$p < 0.0063$	Unclear	$\epsilon^2 = 0.011$	small
Discount from original list	Kruskal-Wallis	$H = 0.20$	3	0.9775	$p < 0.0063$	Unclear	$\epsilon^2 = 0.002$	negligible
Price cut before sale	Chi-square	$\chi^2 = 6.07$	3	0.1083	$p < 0.0063$	Unclear	Cramér's $V = 0.223$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.41$	3	0.7034	$p < 0.0063$	Unclear	Cramér's $V = 0.107$	small
Has a view	Chi-square	$\chi^2 = 0.43$	3	0.9343	$p < 0.0063$	Unclear	Cramér's $V = 0.059$	negligible

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 = 12.97	3	0.0047	p < 0.0063	Yes	$\epsilon^2 = 0.107$	medium
Net price per SF	Kruskal-Wallis	H = 4.63	3	0.2008	p < 0.0063	Unclear	$\epsilon^2 = 0.038$	small
Living area	Kruskal-Wallis	H = 8.37	3	0.0389	p < 0.0063	Unclear	$\epsilon^2 = 0.069$	medium
Days on market	Kruskal-Wallis	H = 4.16	3	0.2448	p < 0.0063	Unclear	$\epsilon^2 = 0.034$	small
Discount from original list	Kruskal-Wallis	H = 11.22	3	0.0106	p < 0.0063	Unclear	$\epsilon^2 = 0.093$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.71$	3	0.4392	p < 0.0063	Unclear	Cramér's V = 0.149	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.02$	3	0.1705	p < 0.0063	Unclear	Cramér's V = 0.203	small
Has a view	Chi-square	$\chi^2 = 6.89$	3	0.0753	p < 0.0063	Unclear	Cramér's V = 0.238	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 = 1,653.50	—	0.1648	p < 0.0063	Unclear	rank-biserial r = 0.165	small
Net price per SF	Mann-Whitney U	U = 1,666.00	—	0.1434	p < 0.0063	Unclear	rank-biserial r = 0.174	small
Living area	Mann-Whitney U	U = 1,496.50	—	0.6476	p < 0.0063	Unclear	rank-biserial r = 0.055	negligible
Year built	Mann-Whitney U	U = 1,873.00	—	0.0070	p < 0.0063	Unclear	rank-biserial r = 0.320	medium
Days on market	Mann-Whitney U	U = 1,523.00	—	0.5388	p < 0.0063	Unclear	rank-biserial r = 0.073	negligible
Discount from original list	Mann-Whitney U	U = 1,477.50	—	0.7306	p < 0.0063	Unclear	rank-biserial r = 0.041	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.34$	1	0.5621	p < 0.0063	Unclear	Cramér's V = 0.053	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.19$	1	0.6650	p < 0.0063	Unclear	Cramér's V = 0.040	negligible

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 122 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 October 29, 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.