Davenport Ranch

Austin, TX 78746
Resale homes · closed Nov 9 – Nov 8, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 9, 2026 · 5:26 AM CST

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
22	$2,230,000	$524	102 days
single-family resale homes	average $2,428,334	average $519	average 128 days

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1. Summary

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

This study looks at the **22 resale homes** sold in Davenport Ranch in the **365 days** to November 8, 2026. A full year is used because only 13 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.

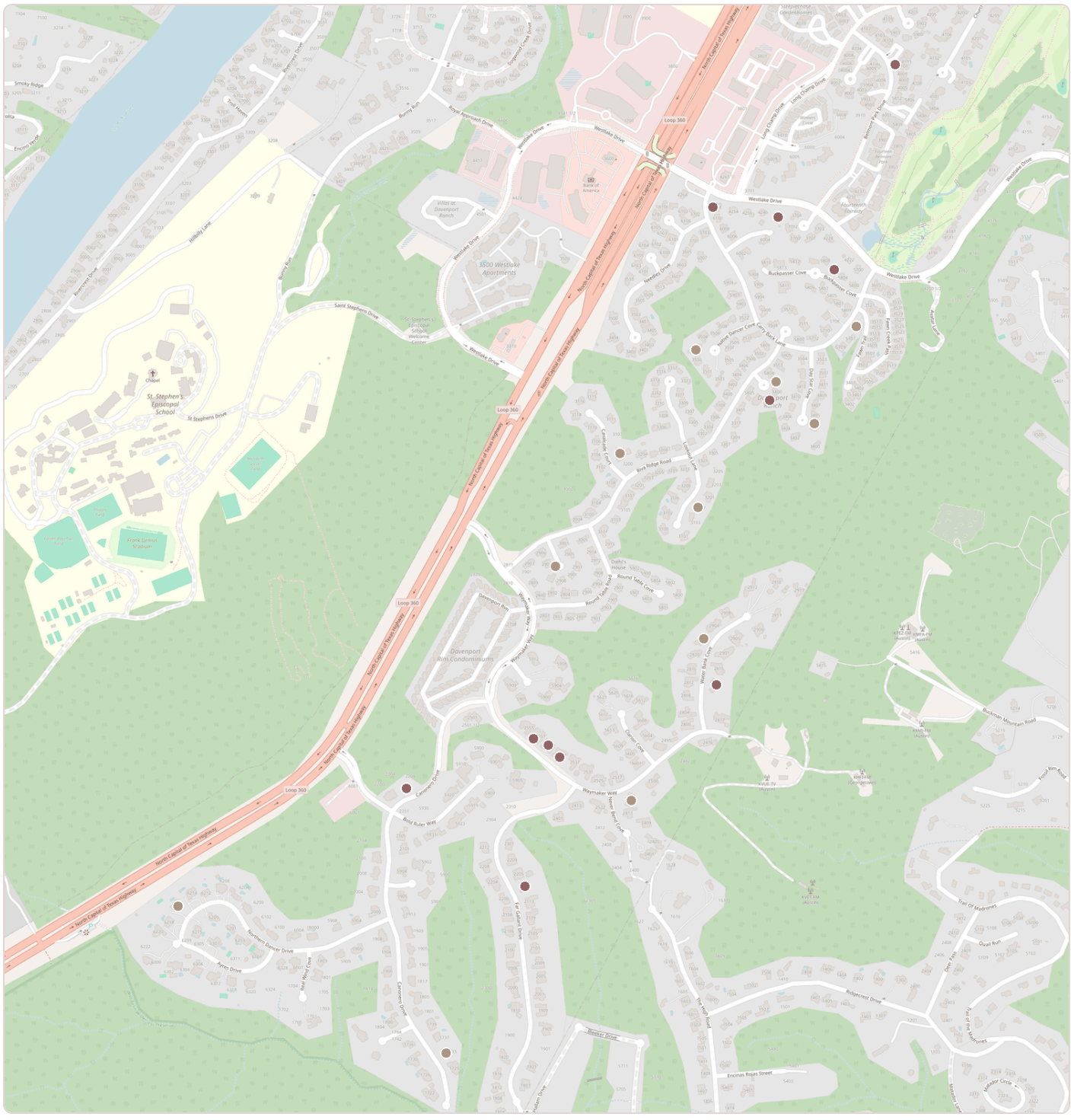
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

22 resale homes · colored by price range

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



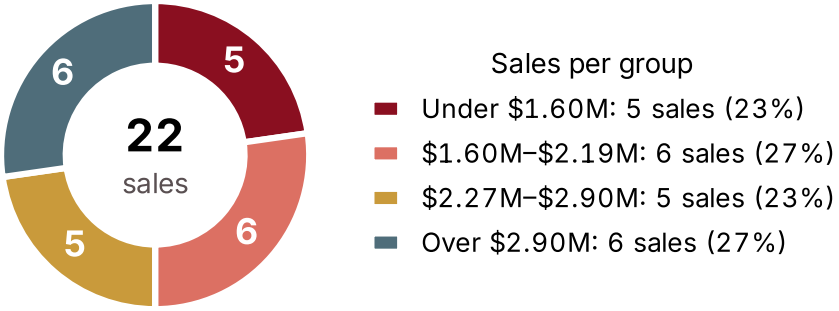
● Under $1.60M · 5 sales ● $1.60M–$2.19M · 6 sales ● $2.27M–$2.90M · 5 sales ● Over $2.90M · 6 sales

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3. Quartiles by net sale price

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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 $2.90M are about 3,370 SF (117%) larger than homes under $1.60M.

3.1 Key differences

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

Under $1.60M $1.60M–$2.19M $2.27M–$2.90M Over $2.90M

Higher-priced homes Over $2.90M

- Are much larger.

Lower-priced homes Under $1.60M

- Are much smaller.

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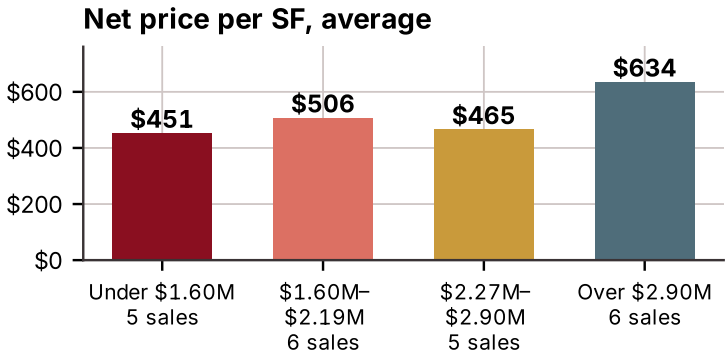
3.2 At a glance

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

	Under $1.60M	$1.60M–$2.19M	$2.27M–$2.90M	Over $2.90M	Real difference?
Net price per SF	$451 per SF	$506 per SF	$465 per SF	$634 per SF	unclear
Living area	2,883 SF **Smallest**	3,805 SF	5,492 SF	6,255 SF **Largest**	✓ large
Year built	1985	1994	1998	2000	unclear
Days on market	73 days	42 days	155 days	190 days	unclear
Discount from original list	11.0%	10.3%	12.8%	11.5%	unclear
Price cut before sale	60%	33%	60%	50%	unclear
Seller paid closing costs or repairs	20%	50%	40%	17%	unclear
Has a view	60%	100%	100%	100%	unclear

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

3.3 Net price per SF: no clear difference

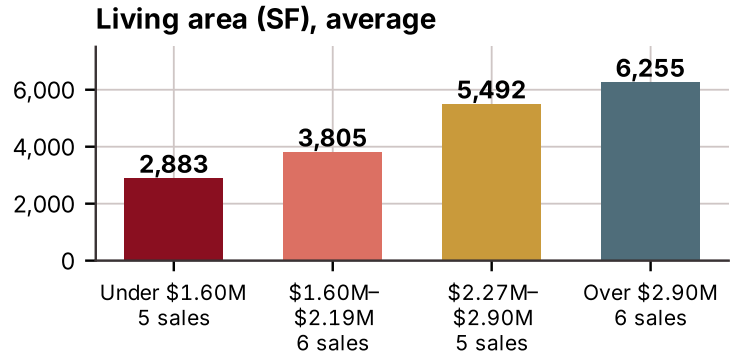


The average is **$634 per SF** for homes over $2.90M and **$451 per SF** for homes under $1.60M. It does not move in a straight line; homes over $2.90M are highest. Defined in 8.1.2.

– No clear difference · could be chance

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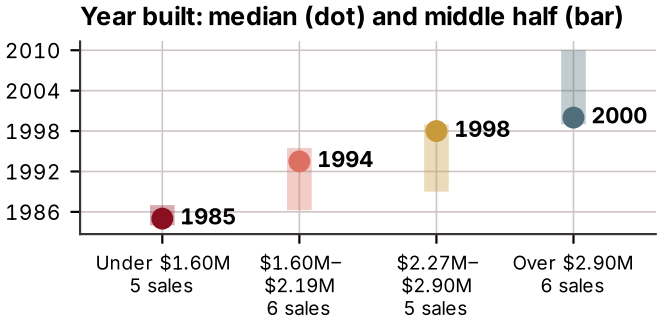
3.4 Homes over $2.90M are about 3,370 SF (117%) larger than homes under $1.60M



The average is **6,255 SF** for homes over $2.90M and **2,883 SF** for homes under $1.60M. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

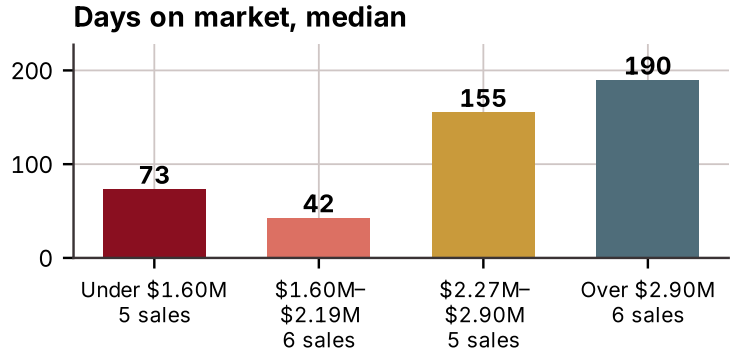
3.5 Year built: no clear difference



The median is **2000** for homes over $2.90M and **1985** for homes under $1.60M. 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

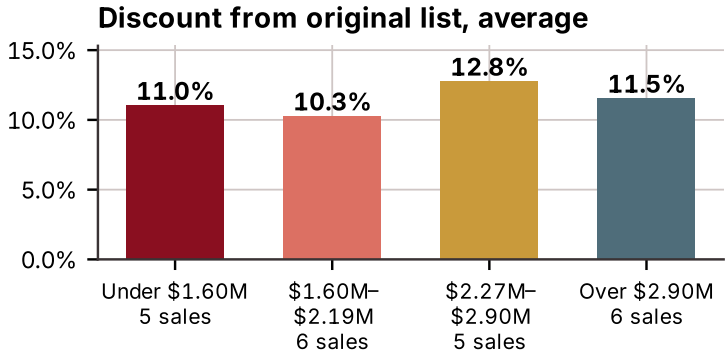


The median is **190 days** for homes over $2.90M and **73 days** for homes under $1.60M. It does not move in a straight line; homes over $2.90M are highest. Defined in 8.1.5.

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

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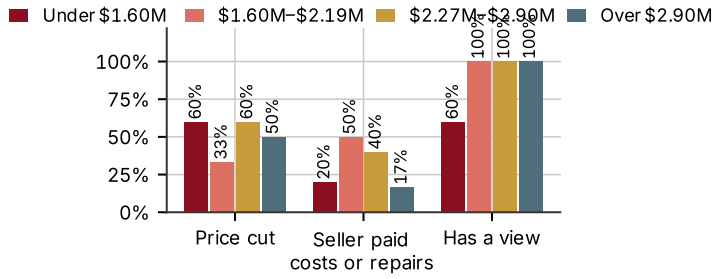
3.7 Discount from original list: no clear difference



The average is **11.5%** for homes over $2.90M and **11.0%** for homes under $1.60M. It does not move in a straight line; homes $2.27M–$2.90M 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.

- 50% of homes over $2.90M had a price cut before sale, against 60% of homes under $1.60M. Defined in 8.1.7.
- 17% of homes over $2.90M had the seller pay closing costs or repairs, against 20% of homes under $1.60M. Defined in 8.1.8.
- 100% of homes over $2.90M have a view, against 60% of homes under $1.60M. Defined in 8.1.9.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance
Has a view: **– No clear difference** · could be chance

3.9 The numbers: price and size

	Under $1.60M 5 sales	$1.60M–$2.19M 6 sales	$2.27M–$2.90M 5 sales	Over $2.90M 6 sales	All 22 sales	Real difference?
Net sale price average	$1,222,900	$1,869,583	$2,523,270	$3,912,500	$2,428,334	by design
Net price per SF average	$451	$506	$465	$634	$519	unclear
Living area average	2,883	3,805	5,492	6,255	4,647	✓ large
Year built median	1985	1994	1998	2000	1995	unclear

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3.10 The numbers: selling

	Under $1.60M 5 sales	$1.60M–$2.19M 6 sales	$2.27M–$2.90M 5 sales	Over $2.90M 6 sales	All 22 sales	Real difference?
Days on market median	73	42	155	190	102	unclear
Discount from original list average	11.0%	10.3%	12.8%	11.5%	11.4%	unclear
Price cut before sale	60%	33%	60%	50%	50%	unclear
Seller paid closing costs or repairs	20%	50%	40%	17%	32%	unclear
Has a view	60%	100%	100%	100%	91%	unclear

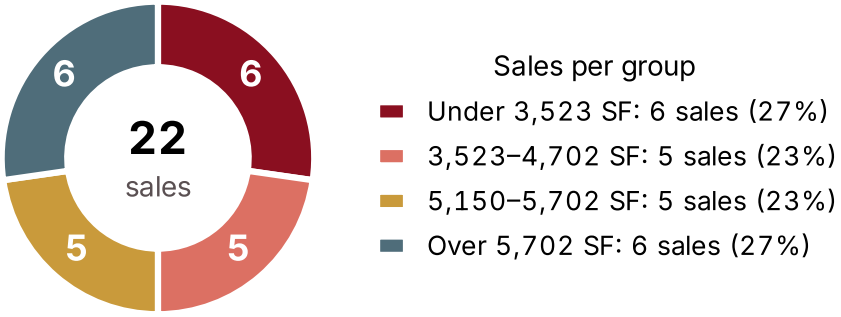
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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 5,702 SF sell for about $2.09M (143%) more than homes under 3,523 SF.

4.1 Key differences

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

Under 3,523 SF · 3,523–4,702 SF · 5,150–5,702 SF · Over 5,702 SF

Larger homes Over 5,702 SF

- Sell for much more.

Smaller homes Under 3,523 SF

- Sell for much less.

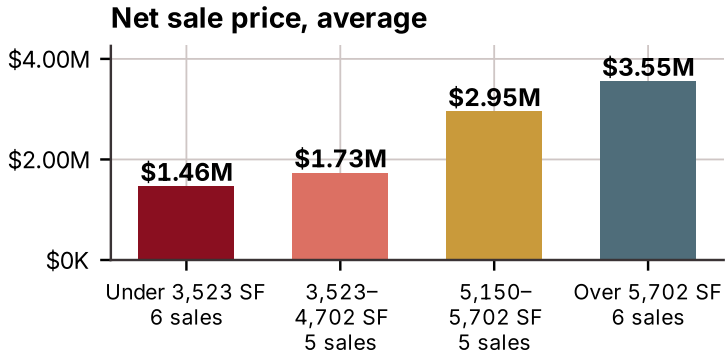
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4.2 At a glance

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 3,523 SF	3,523–4,702 SF	5,150–5,702 SF	Over 5,702 SF	Real difference?
Net sale price	$1.46M Lowest	$1.73M	$2.95M	$3.55M Highest	✓ large
Net price per SF	$539 per SF	$436 per SF	$539 per SF	$552 per SF	unclear
Year built	1986	1994	1999	2000	unclear
Days on market	28 days	52 days	224 days	104 days	unclear
Discount from original list	7.7%	9.4%	14.4%	14.1%	unclear
Price cut before sale	33%	40%	80%	50%	unclear
Seller paid closing costs or repairs	17%	40%	60%	17%	unclear
Has a view	67%	100%	100%	100%	unclear

4.3 Homes over 5,702 SF sell for about $2.09M (143%) more than homes under 3,523 SF



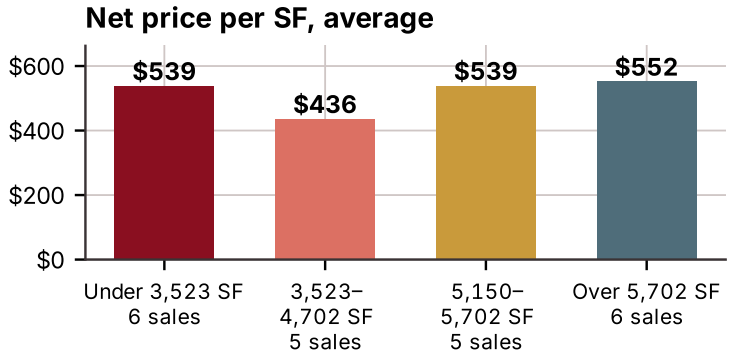
The average is **$3.55M** for homes over 5,702 SF and **$1.46M** for homes under 3,523 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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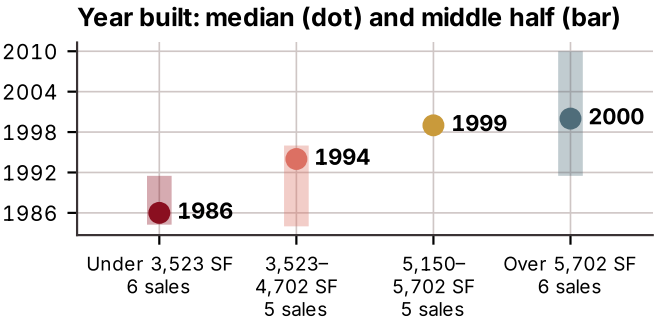
4.4 Net price per SF: no clear difference



The average is **$552 per SF** for homes over 5,702 SF and **$539 per SF** for homes under 3,523 SF. It does not move in a straight line; homes over 5,702 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

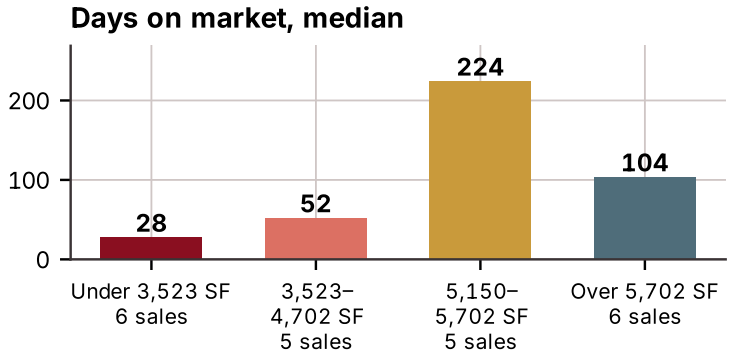
4.5 Year built: no clear difference



The median is **2000** for homes over 5,702 SF and **1986** for homes under 3,523 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

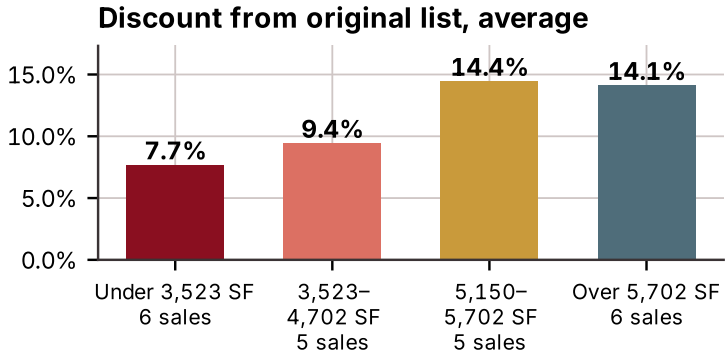


The median is **104 days** for homes over 5,702 SF and **28 days** for homes under 3,523 SF. It does not move in a straight line; homes 5,150–5,702 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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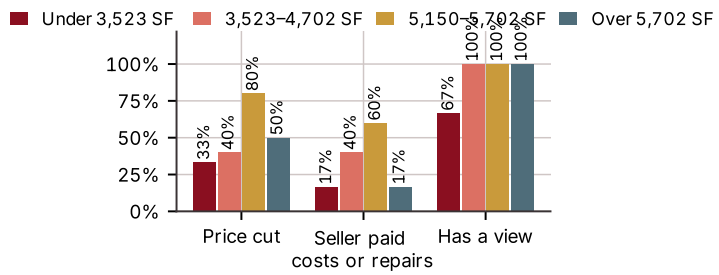
4.7 Discount from original list: no clear difference



The average is **14.1%** for homes over 5,702 SF and **7.7%** for homes under 3,523 SF. It does not move in a straight line; homes 5,150–5,702 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 50% of homes over 5,702 SF had a price cut before sale, against 33% of homes under 3,523 SF. Defined in 8.1.7.
- 17% of homes over 5,702 SF had the seller pay closing costs or repairs, against 17% of homes under 3,523 SF. Defined in 8.1.8.
- 100% of homes over 5,702 SF have a view, against 67% of homes under 3,523 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 3,523 SF 6 sales	3,523–4,702 SF 5 sales	5,150–5,702 SF 5 sales	Over 5,702 SF 6 sales	All 22 sales	Real difference?
Net sale price average	$1,459,583	$1,728,900	$2,945,870	$3,548,667	$2,428,334	✓ large
Net price per SF average	$539	$436	$539	$552	$519	unclear
Living area average	2,674	4,019	5,428	6,492	4,647	by design
Year built median	1986	1994	1999	2000	1995	unclear

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4.10 The numbers: selling

	Under 3,523 SF 6 sales	3,523–4,702 SF 5 sales	5,150–5,702 SF 5 sales	Over 5,702 SF 6 sales	All 22 sales	Real difference?
Days on market median	28	52	224	104	102	unclear
Discount from original list average	7.7%	9.4%	14.4%	14.1%	11.4%	unclear
Price cut before sale	33%	40%	80%	50%	50%	unclear
Seller paid closing costs or repairs	17%	40%	60%	17%	32%	unclear
Has a view	67%	100%	100%	100%	91%	unclear

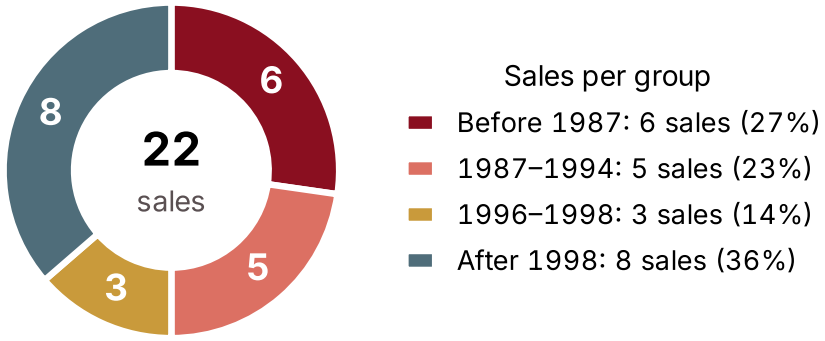
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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.

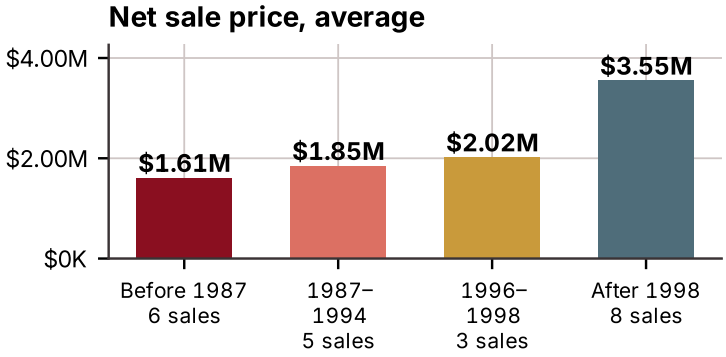


Bottom line: too few sales to test.

5.1 Key differences

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

5.3 Net sale price: described, not tested

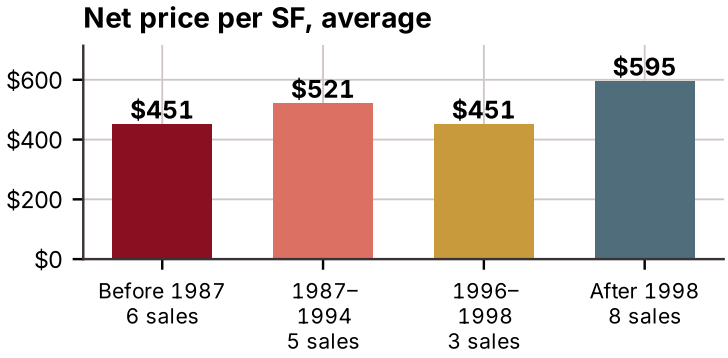


The average is **$3.55M** for homes built after 1998 and **$1.61M** for homes built before 1987. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

Not tested: too few sales.

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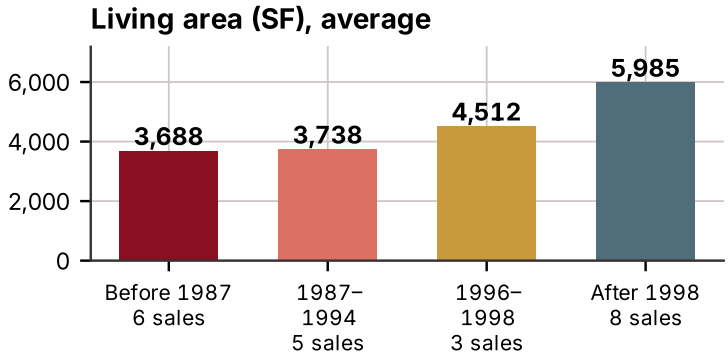
5.4 Net price per SF: described, not tested



The average is **$595 per SF** for homes built after 1998 and **$451 per SF** for homes built before 1987. It does not move in a straight line; homes built after 1998 are highest. Defined in 8.1.2.

Not tested: too few sales.

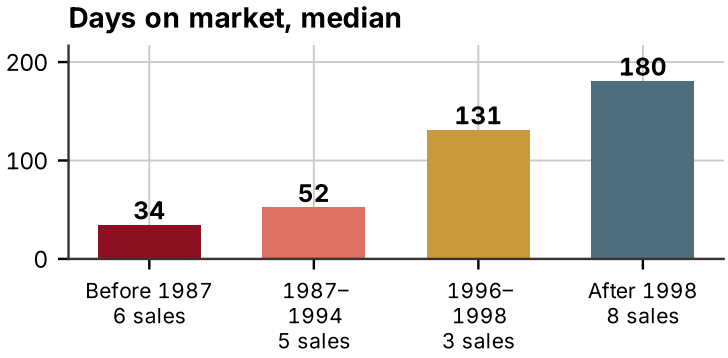
5.5 Living area: described, not tested



The average is **5,985 SF** for homes built after 1998 and **3,688 SF** for homes built before 1987. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

Not tested: too few sales.

5.6 Days on market: described, not tested

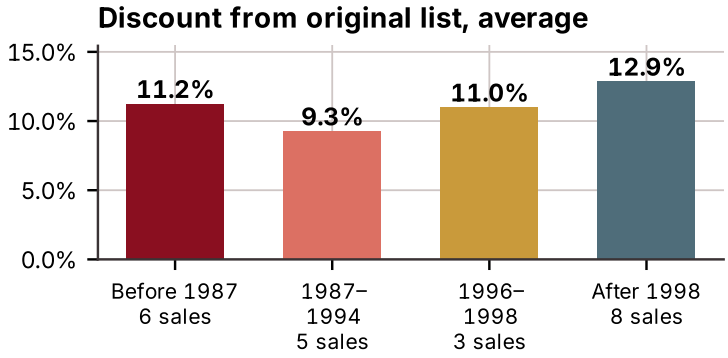


The median is **180 days** for homes built after 1998 and **34 days** for homes built before 1987. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

Not tested: too few sales.

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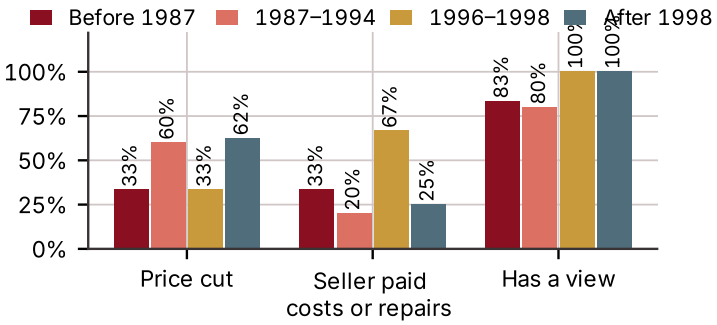
5.7 Discount from original list: described, not tested



The average is **12.9%** for homes built after 1998 and **11.2%** for homes built before 1987. It does not move in a straight line; homes built after 1998 are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 62% of homes built after 1998 had a price cut before sale, against 33% of homes built before 1987. Defined in 8.1.7.
- 25% of homes built after 1998 had the seller pay closing costs or repairs, against 33% of homes built before 1987. Defined in 8.1.8.
- 100% of homes built after 1998 have a view, against 83% of homes built before 1987. Defined in 8.1.9.

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

5.9 The numbers: price and size

	Before 1987 6 sales	1987–1994 5 sales	1996–1998 3 sales	After 1998 8 sales	All 22 sales
Net sale price average	$1,613,583	$1,851,500	$2,021,667	$3,552,419	$2,428,334
Net price per SF average	$451	$521	$451	$595	$519
Living area average	3,688	3,738	4,512	5,985	4,647
Year built median	1984	1993	1998	2000	1995

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5.10 The numbers: selling

	Before 1987 6 sales	1987–1994 5 sales	1996–1998 3 sales	After 1998 8 sales	All 22 sales
Days on market median	34	52	131	180	102
Discount from original list average	11.2%	9.3%	11.0%	12.9%	11.4%
Price cut before sale	33%	60%	33%	62%	50%
Seller paid closing costs or repairs	33%	20%	67%	25%	32%
Has a view	83%	80%	100%	100%	91%

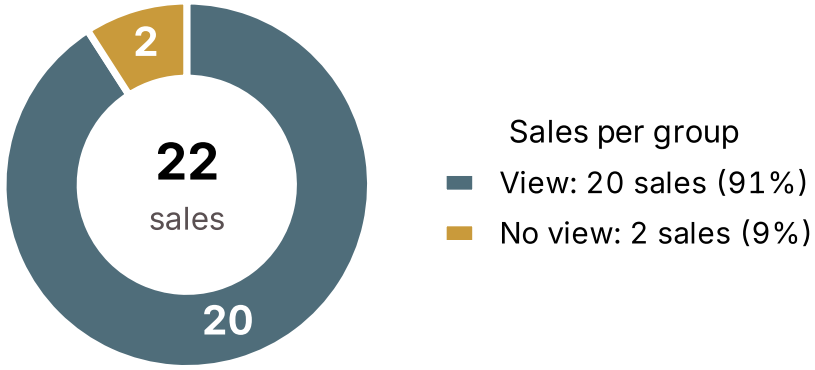
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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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.

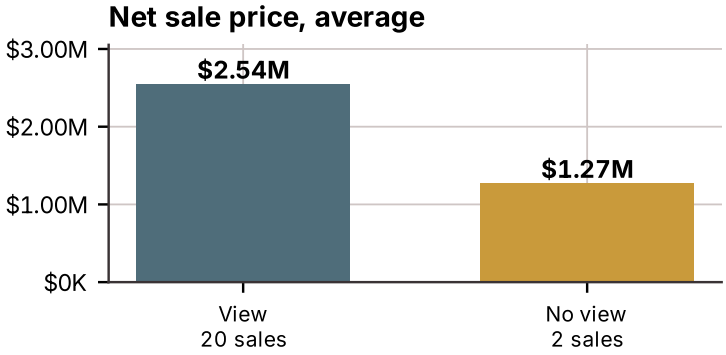


Bottom line: too few sales to test.

6.1 Key differences

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

6.3 Net sale price: described, not tested



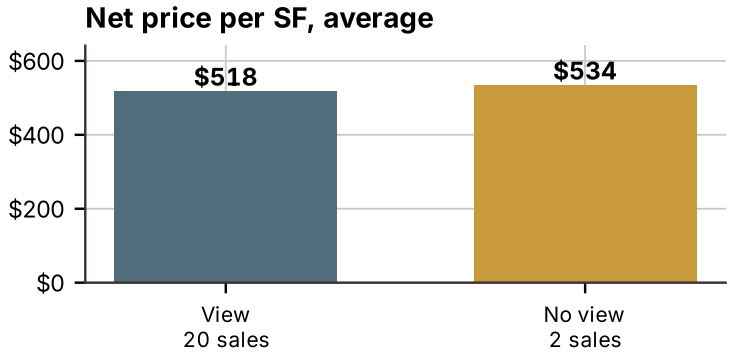
The average is **$2.54M** for homes with a view and **$1.27M** for homes without a view.

Defined in 8.1.1.

Not tested: too few sales.

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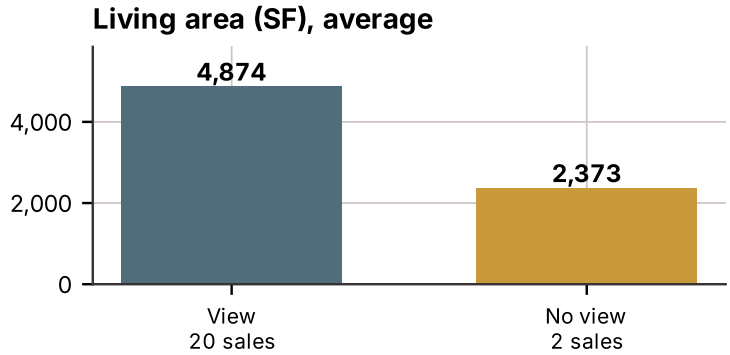
6.4 Net price per SF: described, not tested



The average is **$518 per SF** for homes with a view and **$534 per SF** for homes without a view. Defined in 8.1.2.

Not tested: too few sales.

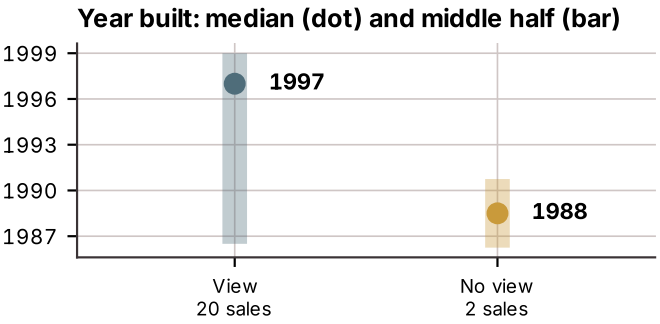
6.5 Living area: described, not tested



The average is **4,874 SF** for homes with a view and **2,373 SF** for homes without a view. Defined in 8.1.3.

Not tested: too few sales.

6.6 Year built: described, not tested

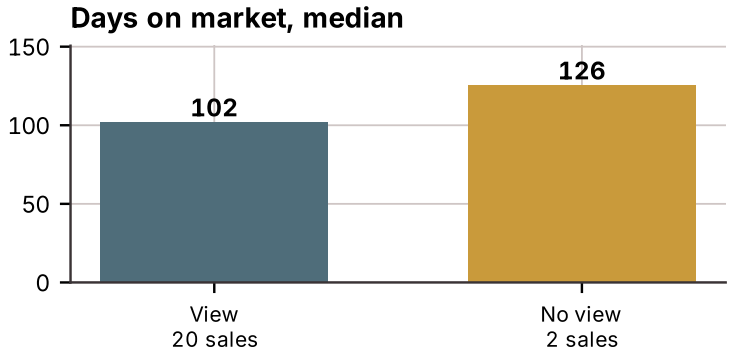


The median is **1997** for homes with a view and **1988** for homes without a view. Defined in 8.1.4.

Not tested: too few sales.

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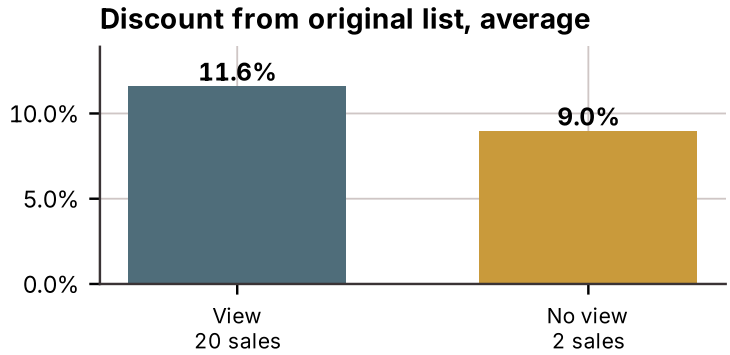
6.7 Days on market: described, not tested



The median is **102 days** for homes with a view and **126 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

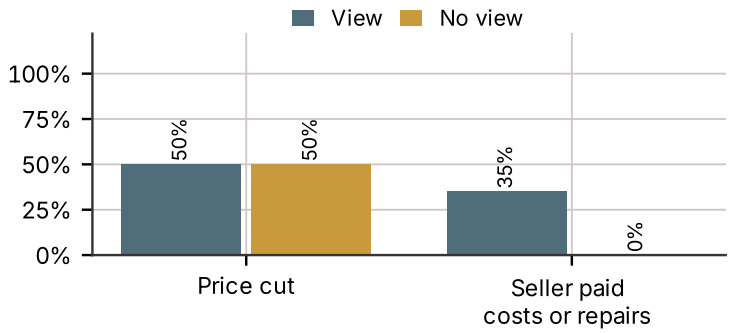
6.8 Discount from original list: described, not tested



The average is **11.6%** for homes with a view and **9.0%** for homes without a view. Defined in 8.1.6.

Not tested: too few sales.

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



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

- 50% of homes with a view had a price cut before sale, against 50% of homes without a view. Defined in 8.1.7.
- 35% of homes with a view had the seller pay closing costs or repairs, against 0% of homes without a view. Defined in 8.1.8.

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

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6.10 The numbers: price and size

	View 20 sales	No view 2 sales	All 22 sales
Net sale price average	$2,544,418	$1,267,500	$2,428,334
Net price per SF average	$518	$534	$519
Living area average	4,874	2,373	4,647
Year built median	1997	1988	1995

6.11 The numbers: selling

	View 20 sales	No view 2 sales	All 22 sales
Days on market median	102	126	102
Discount from original list average	11.6%	9.0%	11.4%
Price cut before sale	50%	50%	50%
Seller paid closing costs or repairs	35%	0%	32%

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 · 0 sales · November 9, 2025 – November 8, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 0 sales, no groups, no tests.

> **Note**: these are only the new-construction sales reported in ABOR MLS. Builders often sell homes without listing them in the MLS, so these figures do not necessarily represent all new-construction sales in Davenport 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”.

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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 22 resale sales. Average $2,428,334; median $2,230,000; standard deviation $1,082,285; middle half (25th–75th percentile) $1,605,000–$3,237,500; lowest $885,000, highest $4,535,000. 7 sales had a seller payment; their median payment was $13,000.

8.1.2 Net price per SF

In simple terms Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?

Statistically psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

The data 22 resale sales. Average $519; median $524; standard deviation $122; middle half (25th–75th percentile) $429–$568; lowest $275, highest $737.

8.1.3 Living area

In simple terms The heated and cooled space, as listed in the MLS. Garages and porches are not counted.

Statistically RESO LivingArea, in square feet. Sales under 400 SF are treated as entry errors and left out.

The data 22 resale sales. Average 4,647; median 4,926; standard deviation 1,601; middle half (25th–75th percentile) 3,345–5,824; lowest 2,363, highest 7,872.

8.1.4 Year built

In simple terms The year the home was finished, as listed in the MLS. It shows whether a group leans to older or newer phases of the community.

Statistically RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.

The data 22 resale sales. Average 1994; median 1995; standard deviation 9; middle half (25th–75th percentile) 1986–1999; lowest 1983, highest 2015.

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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 22 resale sales. Average 128; median 102; standard deviation 114; middle half (25th–75th percentile) 32–213; lowest 4, highest 435. 0 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.

Statistically Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.

The data 22 resale sales. Average 11.4%; median 8.6%; standard deviation 8.9%; middle half (25th–75th percentile) 4.5%–16.0%; lowest 0.7%, highest 34.3%. 0 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 11 of 22 resale sales (50.0%).

8.1.8 Seller paid closing costs or repairs

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

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

The data 7 of 22 resale sales (31.8%).

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 20 sales with a view, 2 without, 0 unclassified. Most common View entries: Hill Country 14, Panoramic 7, Trees/Woods 7, Canyon 6, Park/Greenbelt 4, Neighborhood 3, City 2, See Remarks 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 2026-11-09 11:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “davenport ranch” (case-insensitive). A record is kept when its subdivision name belongs to the Davenport Ranch family, the same rule comparable sales use.

The data Pulled November 9, 2026: 22 closed Davenport Ranch records over the prior year, in ZIP 78746. 9 subdivision spellings kept: Davenport Ranch Ph 07 Sec 03 (5); Davenport Ranch Ph 01 Sec 01 (4); Davenport Ranch Ph 02 Sec 01 (3); Davenport Ranch Ph 01 Sec 03 (3); Davenport Ranch (2); Davenport Ranch Ph 05 Sec 01 (2); Davenport Ranch Ph 07 Sec 02 (1); Davenport Ranch Ph 01 Sec 02 (1); Davenport Ranch Ph 03 Sec 05 (1). Names found by the search but not part of Davenport Ranch, left out: Villas At Davenport Ranch Amd (2).

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 13 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 9, 2025 to November 8, 2026 inclusive.

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

8.2.3 Resale and new construction

In simple terms A resale home was previously owned. New construction is sold by the builder and behaves differently, so it is kept out of every analysis and reported once on its own.

Statistically New construction = NewConstructionYN true, or PropertyCondition contains “New Construction” or “Under Construction”. Everything else is resale.

The data 22 resale; 0 new construction.

8.2.4 Sales left out

In simple terms A few records cannot be used as entered and are left out before any analysis.

Statistically Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).

The data None in this window.

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $1.60M”.

Statistically Sort by the slicing variable; cut k sits at round(nk/4), k = 1…3. A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value (“Under”) and the previous group's highest value (“Over”/“After”).

The data **Quartiles by net sale price:** Under $1.60M: $885,000–$1,400,000 (5 sales); $1.60M–$2.19M: $1,605,000–$2,195,000 (6 sales); $2.27M–$2.90M: $2,265,000–$2,900,000 (5 sales); Over $2.90M: $3,350,000–$4,535,000 (6 sales)
Quartiles by living area: Under 3,523 SF: 2,363–3,286 SF (6 sales); 3,523–4,702 SF: 3,523–4,702 SF (5 sales); 5,150–5,702 SF: 5,150–5,702 SF (5 sales); Over 5,702 SF: 5,865–7,872 SF (6 sales)
Quartiles by year built: Before 1987: 1983–1985 (6 sales); 1987–1994: 1987–1994 (5 sales); 1996–1998: 1996–1998 (3 sales); After 1998: 1999–2015 (8 sales)
View and no view: View: MLS lists a view (20 sales); No view: None or Neighborhood (2 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 $2,428,334, median $2,230,000. Days on market: average 128, median 102: 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 $p < 0.0063$

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 2 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	$H = 8.34$	3	0.0395	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.397$	large
Living area	Kruskal–Wallis	$H = 15.68$	3	0.0013	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.747$	large
Year built	Kruskal–Wallis	$H = 12.20$	3	0.0067	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.581$	large
Days on market	Kruskal–Wallis	$H = 2.77$	3	0.4280	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.132$	medium
Discount from original list	Kruskal–Wallis	$H = 0.09$	3	0.9924	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.07$	3	0.7851	$p < 0.0063$	**Unclear**	Cramér's V = 0.220	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.03$	3	0.5672	$p < 0.0063$	**Unclear**	Cramér's V = 0.303	medium
Has a view	Chi-square	$\chi^2 = 7.48$	3	0.0581	$p < 0.0063$	**Unclear**	Cramér's V = 0.583	large

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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 = 16.26	3	0.0010	p < 0.0063	**Yes**	$\varepsilon^2 = 0.775$	large
Net price per SF	Kruskal–Wallis	H = 2.62	3	0.4532	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.125$	medium
Year built	Kruskal–Wallis	H = 9.00	3	0.0294	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.428$	large
Days on market	Kruskal–Wallis	H = 7.55	3	0.0563	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.359$	large
Discount from original list	Kruskal–Wallis	H = 2.12	3	0.5477	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.101$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.67$	3	0.4459	p < 0.0063	**Unclear**	Cramér's V = 0.348	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.25$	3	0.3540	p < 0.0063	**Unclear**	Cramér's V = 0.385	medium
Has a view	Chi-square	$\chi^2 = 5.87$	3	0.1183	p < 0.0063	**Unclear**	Cramér's V = 0.516	large

8.3.3 Quartiles by year built

Too few sales in a group to test.

8.3.4 View and no view

Too few sales in a group to test.

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

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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 22 closed MLS resale sales; the 0 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 9, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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