Division B

Austin, TX 78702 · 78721 · 78751
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 · 5:30 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
16	$691,250	$520	43 days
single-family resale homes	average $841,420	average $504	average 110 days

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2. Where the resale homes sold
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1. Summary

Resale homes · 16 sales · November 9, 2025 – November 8, 2026

This study looks at the **16 resale homes** sold in Division B in the **365 days** to November 8, 2026. A full year is used because only 9 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.

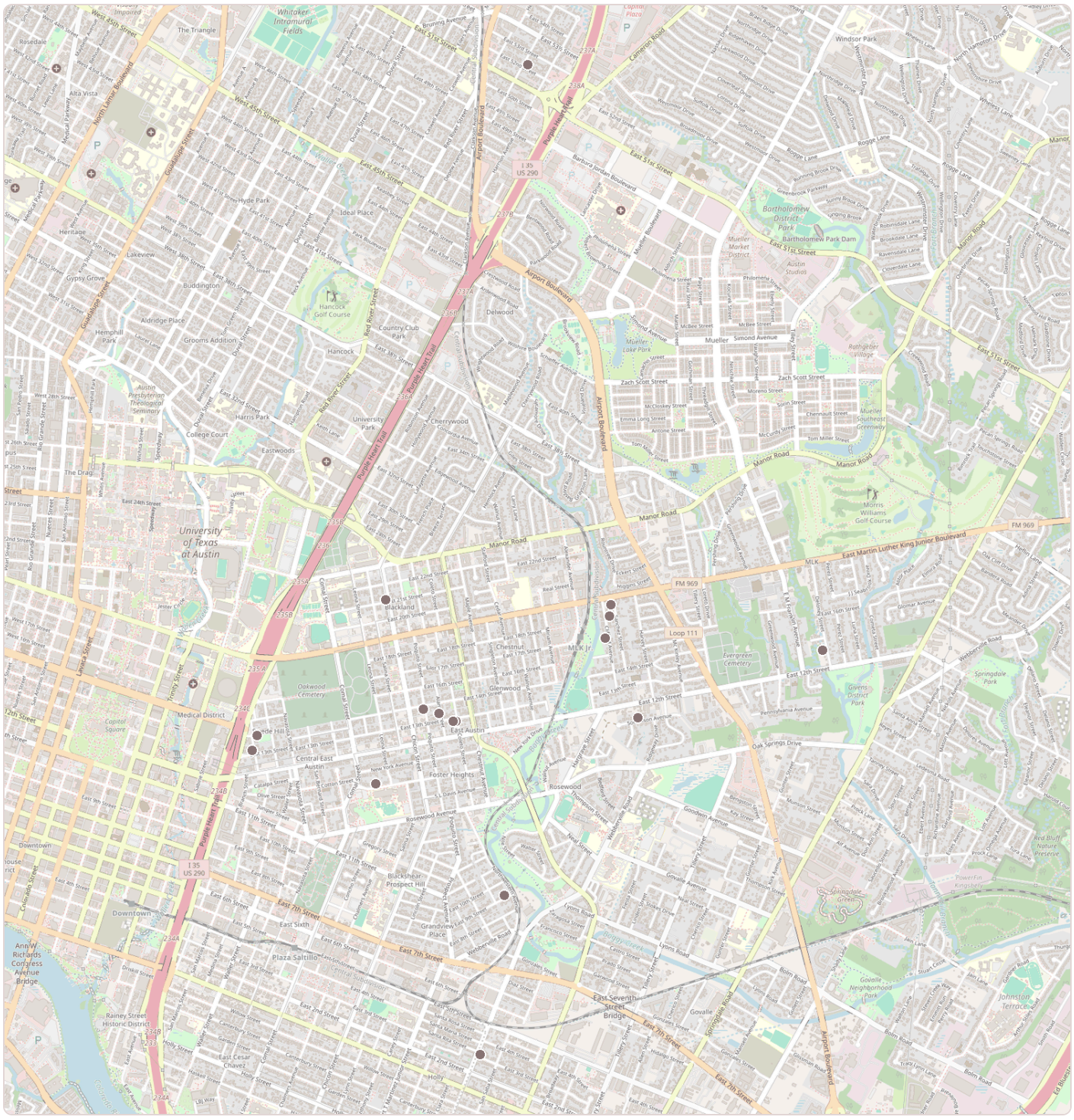
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

16 resale homes · colored by price range

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



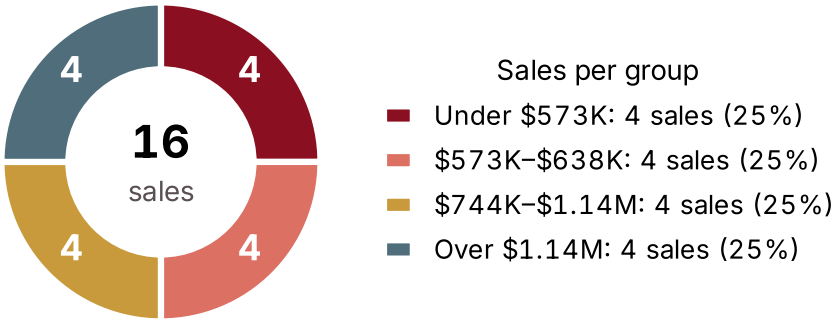
● Under $573K · 4 sales ● $573K–$638K · 4 sales ● $744K–$1.14M · 4 sales ● Over $1.14M · 4 sales

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3. Quartiles by net sale price

Resale homes · 16 sales · November 9, 2025 – November 8, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



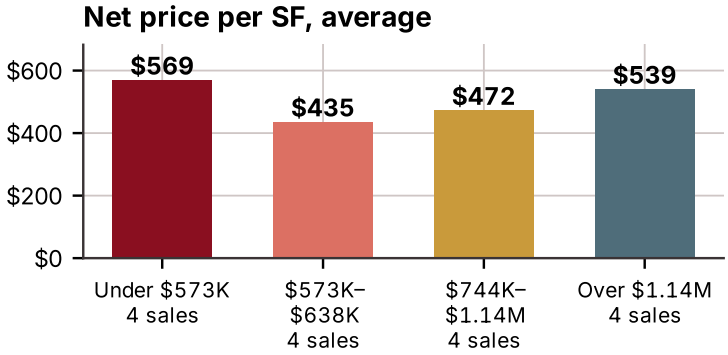
Bottom line: too few sales to test.

3.1 Key differences

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

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: described, not tested

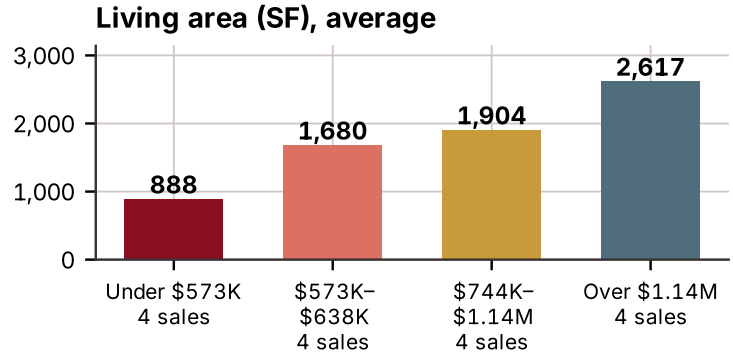


The average is **$539 per SF** for homes over $1.14M and **$569 per SF** for homes under $573K. It does not move in a straight line; homes under $573K are highest. Defined in 8.1.2.

Not tested: too few sales.

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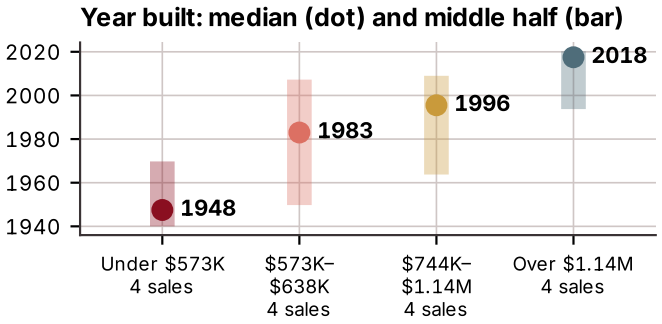
3.4 Living area: described, not tested



The average is **2,617 SF** for homes over $1.14M and **888 SF** for homes under $573K. It rises step by step from the lowest range to the highest.
Defined in 8.1.3.

Not tested: too few sales.

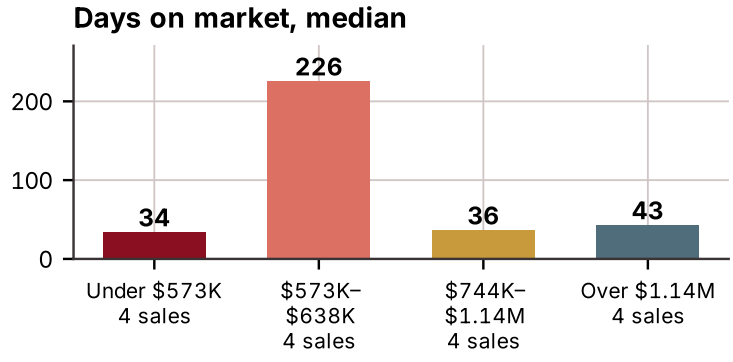
3.5 Year built: described, not tested



The median is **2018** for homes over $1.14M and **1948** for homes under $573K. It rises step by step from the lowest range to the highest.
Defined in 8.1.4.

Not tested: too few sales.

3.6 Days on market: described, not tested

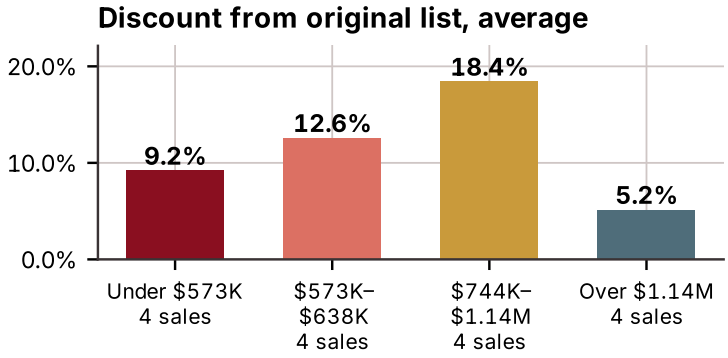


The median is **43 days** for homes over $1.14M and **34 days** for homes under $573K. It does not move in a straight line; homes $573K–$638K are highest. Defined in 8.1.5.

Not tested: too few sales.

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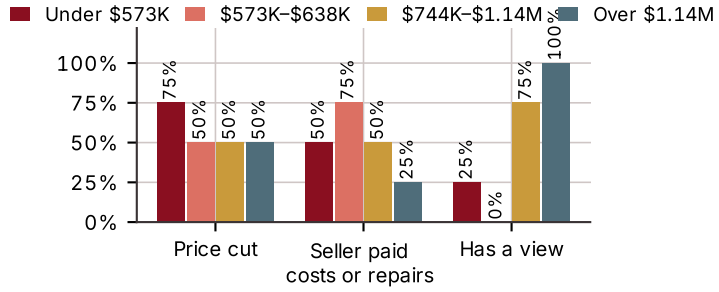
3.7 Discount from original list: described, not tested



The average is **5.2%** for homes over $1.14M and **9.2%** for homes under $573K. It does not move in a straight line; homes $744K–$1.14M are highest. Defined in 8.1.6.

Not tested: too few sales.

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 $1.14M had a price cut before sale, against 75% of homes under $573K. Defined in 8.1.7.
- 25% of homes over $1.14M had the seller pay closing costs or repairs, against 50% of homes under $573K. Defined in 8.1.8.
- 100% of homes over $1.14M have a view, against 25% of homes under $573K. 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.

3.9 The numbers: price and size

	Under $573K 4 sales	$573K–$638K 4 sales	$744K–$1.14M 4 sales	Over $1.14M 4 sales	All 16 sales
Net sale price average	$496,360	$602,671	$860,500	$1,406,150	$841,420
Net price per SF average	$569	$435	$472	$539	$504
Living area average	888	1,680	1,904	2,617	1,772
Year built median	1948	1983	1996	2018	1996

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3.10 The numbers: selling

	Under $573K 4 sales	$573K–$638K 4 sales	$744K–$1.14M 4 sales	Over $1.14M 4 sales	All 16 sales
Days on market median	34	226	36	43	43
Discount from original list average	9.2%	12.6%	18.4%	5.2%	11.4%
Price cut before sale	75%	50%	50%	50%	56%
Seller paid closing costs or repairs	50%	75%	50%	25%	50%
Has a view	25%	0%	75%	100%	50%

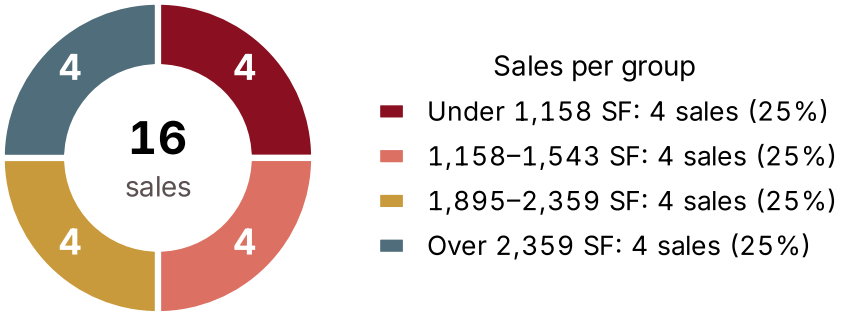
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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.

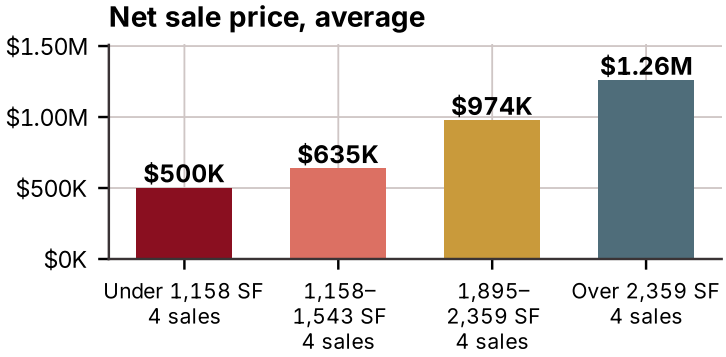


Bottom line: too few sales to test.

4.1 Key differences

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

4.3 Net sale price: described, not tested



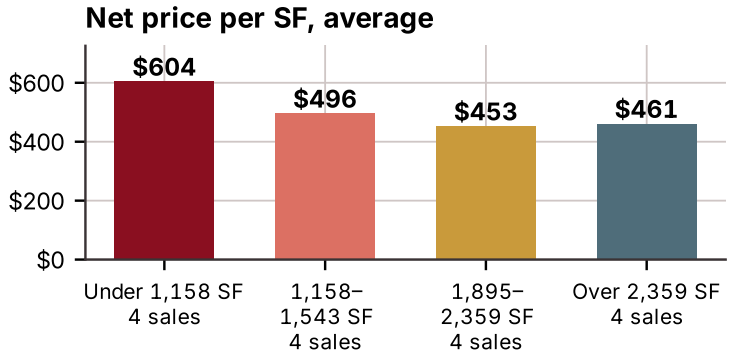
The average is **$1.26M** for homes over 2,359 SF and **$500K** for homes under 1,158 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

Not tested: too few sales.

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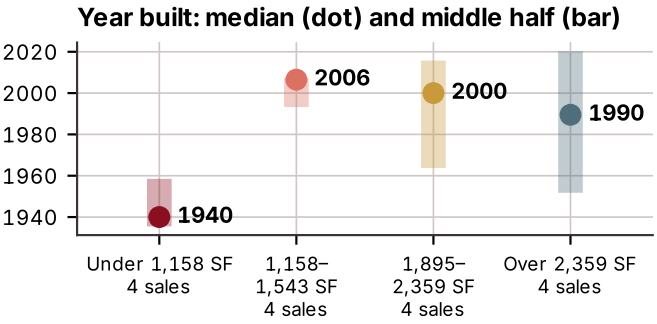
4.4 Net price per SF: described, not tested



The average is **$461 per SF** for homes over 2,359 SF and **$604 per SF** for homes under 1,158 SF. It does not move in a straight line; homes under 1,158 SF are highest. Defined in 8.1.2.

Not tested: too few sales.

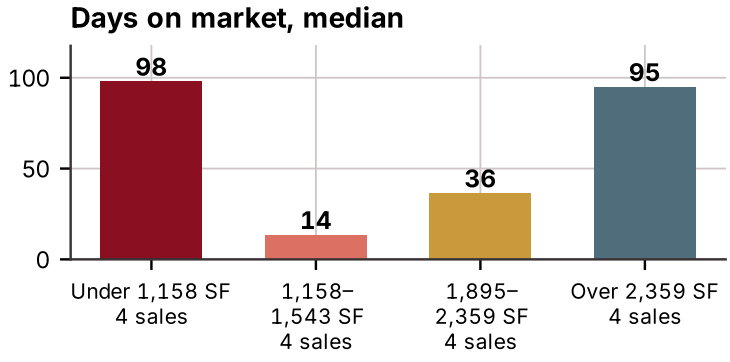
4.5 Year built: described, not tested



The median is **1990** for homes over 2,359 SF and **1940** for homes under 1,158 SF. It does not move in a straight line; homes 1,158–1,543 SF are highest. Defined in 8.1.4.

Not tested: too few sales.

4.6 Days on market: described, not tested

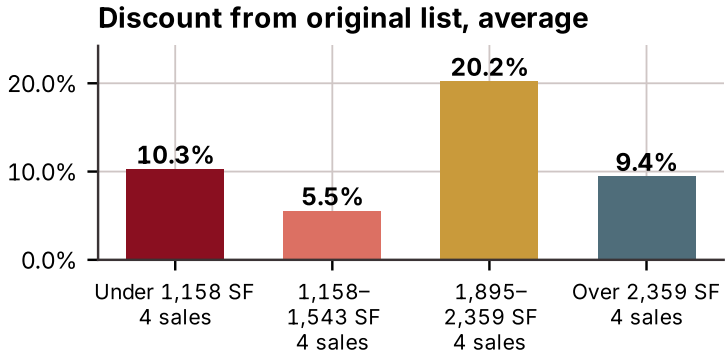


The median is **95 days** for homes over 2,359 SF and **98 days** for homes under 1,158 SF. It does not move in a straight line; homes under 1,158 SF are highest. Defined in 8.1.5.

Not tested: too few sales.

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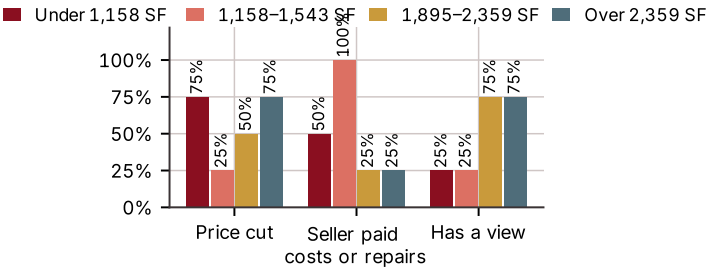
4.7 Discount from original list: described, not tested



The average is **9.4%** for homes over 2,359 SF and **10.3%** for homes under 1,158 SF. It does not move in a straight line; homes 1,895–2,359 SF are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 75% of homes over 2,359 SF had a price cut before sale, against 75% of homes under 1,158 SF. Defined in 8.1.7.
- 25% of homes over 2,359 SF had the seller pay closing costs or repairs, against 50% of homes under 1,158 SF. Defined in 8.1.8.
- 75% of homes over 2,359 SF have a view, against 25% of homes under 1,158 SF. 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.

4.9 The numbers: price and size

	Under 1,158 SF 4 sales	1,158–1,543 SF 4 sales	1,895–2,359 SF 4 sales	Over 2,359 SF 4 sales	All 16 sales
Net sale price average	$499,831	$634,700	$974,500	$1,256,650	$841,420
Net price per SF average	$604	$496	$453	$461	$504
Living area average	827	1,295	2,175	2,792	1,772
Year built median	1940	2006	2000	1990	1996

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4.10 The numbers: selling

	Under 1,158 SF 4 sales	1,158–1,543 SF 4 sales	1,895–2,359 SF 4 sales	Over 2,359 SF 4 sales	All 16 sales
Days on market median	98	14	36	95	43
Discount from original list average	10.3%	5.5%	20.2%	9.4%	11.4%
Price cut before sale	75%	25%	50%	75%	56%
Seller paid closing costs or repairs	50%	100%	25%	25%	50%
Has a view	25%	25%	75%	75%	50%

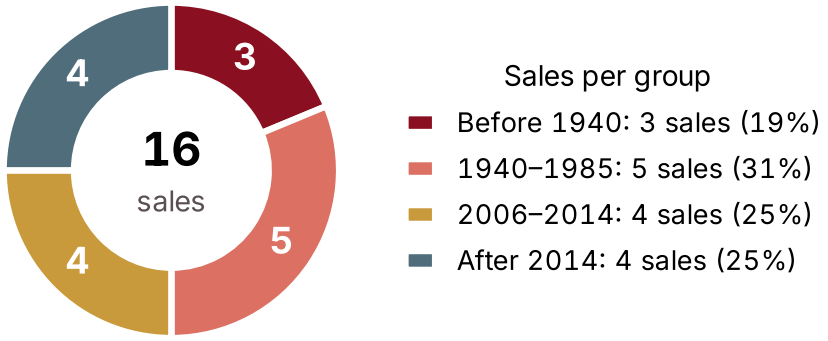
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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.

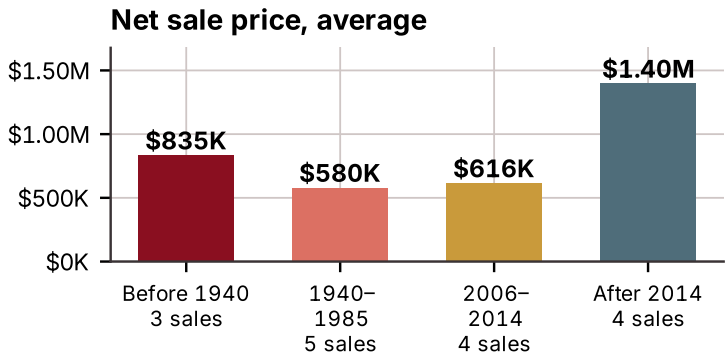


Bottom line: too few sales to test.

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

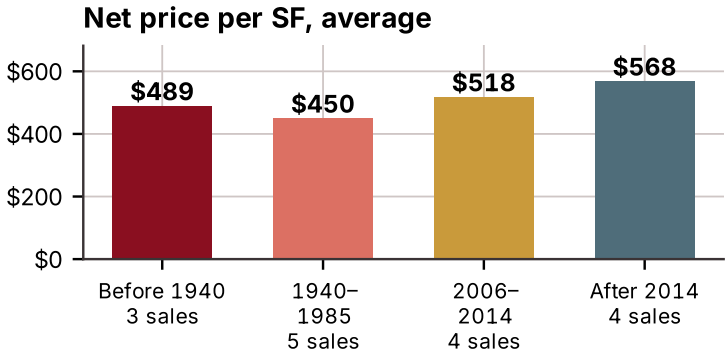


The average is **$1.40M** for homes built after 2014 and **$835K** for homes built before 1940. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.1.

Not tested: too few sales.

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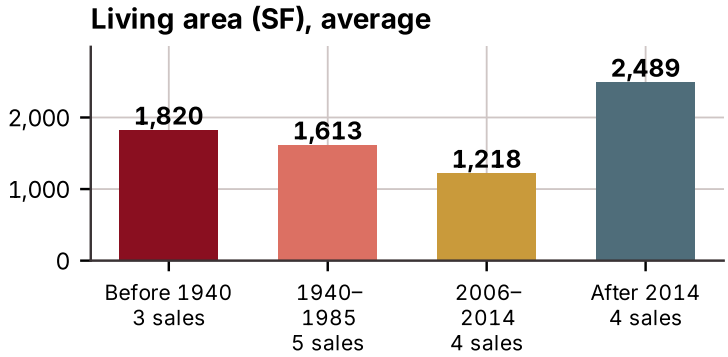
5.4 Net price per SF: described, not tested



The average is **$568 per SF** for homes built after 2014 and **$489 per SF** for homes built before 1940. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.2.

Not tested: too few sales.

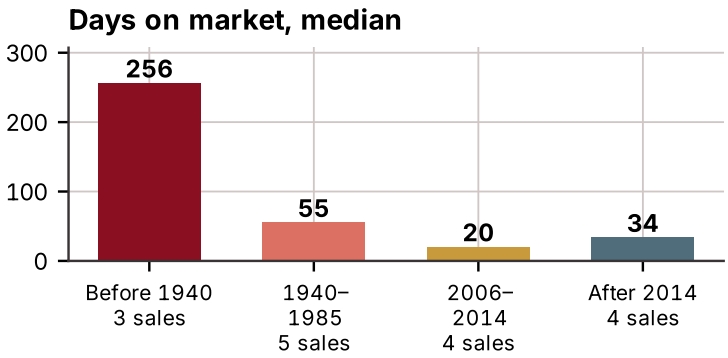
5.5 Living area: described, not tested



The average is **2,489 SF** for homes built after 2014 and **1,820 SF** for homes built before 1940. It does not move in a straight line; homes built after 2014 are highest. Defined in 8.1.3.

Not tested: too few sales.

5.6 Days on market: described, not tested

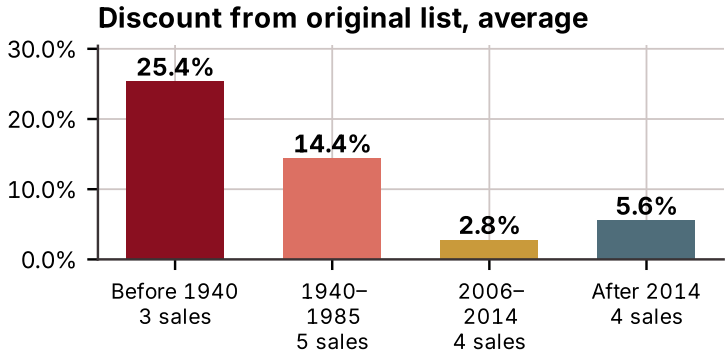


The median is **34 days** for homes built after 2014 and **256 days** for homes built before 1940. It does not move in a straight line; homes built before 1940 are highest. Defined in 8.1.5.

Not tested: too few sales.

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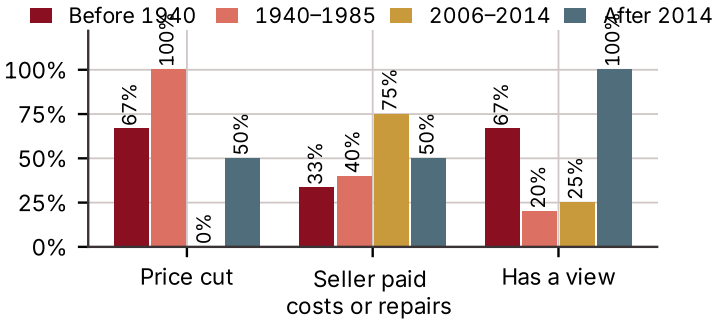
5.7 Discount from original list: described, not tested



The average is **5.6%** for homes built after 2014 and **25.4%** for homes built before 1940. It does not move in a straight line; homes built before 1940 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.

- 50% of homes built after 2014 had a price cut before sale, against 67% of homes built before 1940. Defined in 8.1.7.
- 50% of homes built after 2014 had the seller pay closing costs or repairs, against 33% of homes built before 1940. Defined in 8.1.8.
- 100% of homes built after 2014 have a view, against 67% of homes built before 1940. 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 1940 3 sales	1940–1985 5 sales	2006–2014 4 sales	After 2014 4 sales	All 16 sales
Net sale price average	$834,995	$580,488	$616,075	$1,397,750	$841,420
Net price per SF average	$489	$450	$518	$568	$504
Living area average	1,820	1,613	1,218	2,489	1,772
Year built median	1922	1955	2008	2019	1996

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5.10 The numbers: selling

	Before 1940 3 sales	1940–1985 5 sales	2006–2014 4 sales	After 2014 4 sales	All 16 sales
Days on market median	256	55	20	34	43
Discount from original list average	25.4%	14.4%	2.8%	5.6%	11.4%
Price cut before sale	67%	100%	0%	50%	56%
Seller paid closing costs or repairs	33%	40%	75%	50%	50%
Has a view	67%	20%	25%	100%	50%

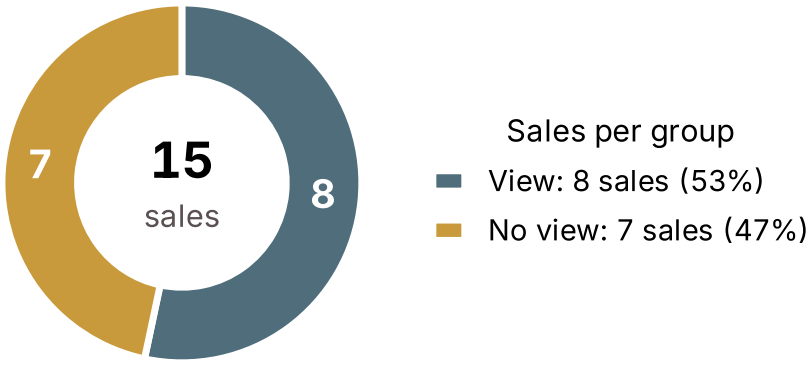
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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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. 1 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.

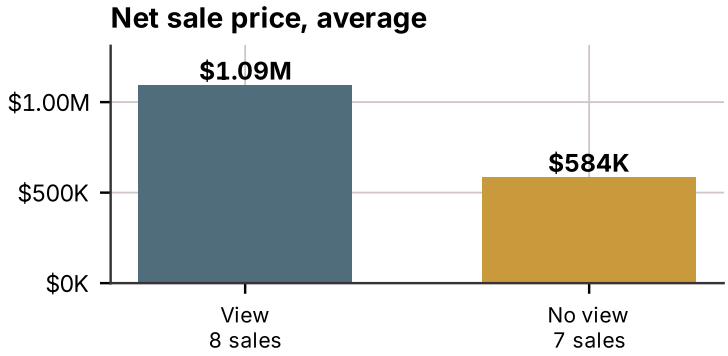
6.2 At a glance

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	$1.09M	$584K	unclear
Net price per SF	$542 per SF	$457 per SF	unclear
Living area	2,065 SF	1,519 SF	unclear
Year built	2010	1959	unclear
Days on market	36 days	162 days	unclear
Discount from original list	11.3%	13.0%	unclear
Price cut before sale	50%	71%	unclear
Seller paid closing costs or repairs	38%	57%	unclear

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6.3 Net sale price: no clear difference

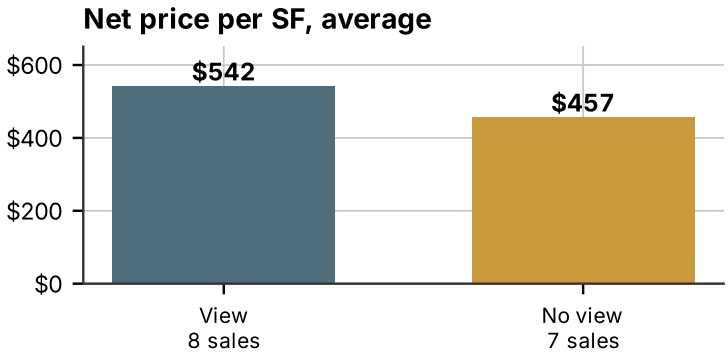


The average is **$1.09M** for homes with a view and **$584K** for homes without a view.

Defined in 8.1.1.

– No clear difference · could be chance

6.4 Net price per SF: no clear difference

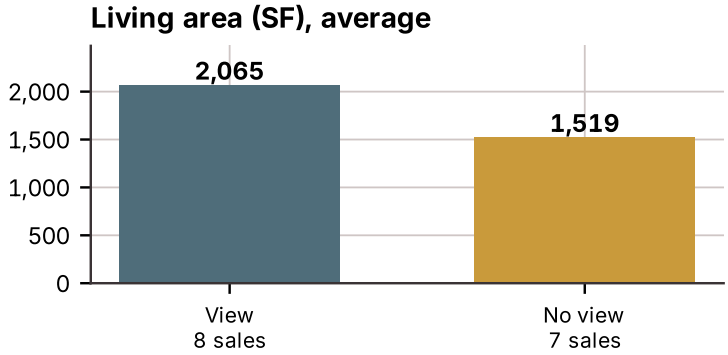


The average is **$542 per SF** for homes with a view and **$457 per SF** for homes without a view.

Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference



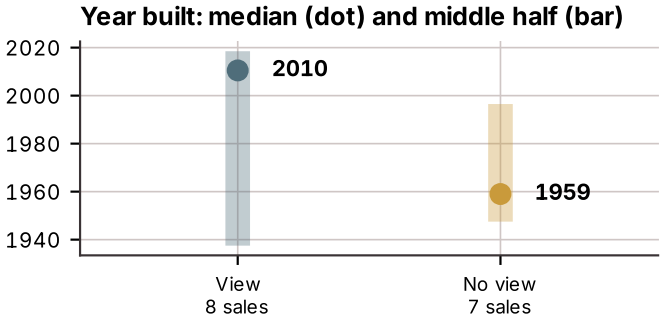
The average is **2,065 SF** for homes with a view and **1,519 SF** for homes without a view.

Defined in 8.1.3.

– No clear difference · could be chance

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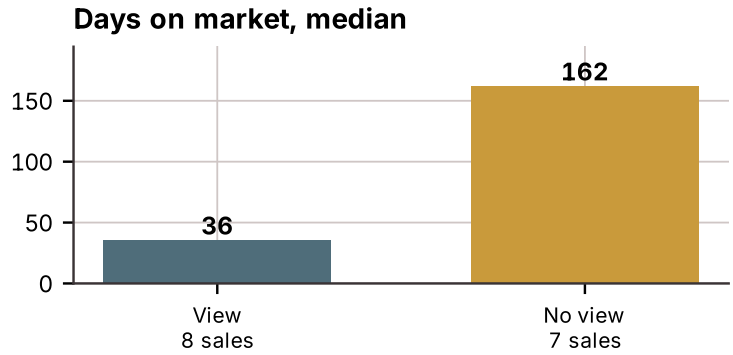
6.6 Year built: no clear difference



The median is **2010** for homes with a view and **1959** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

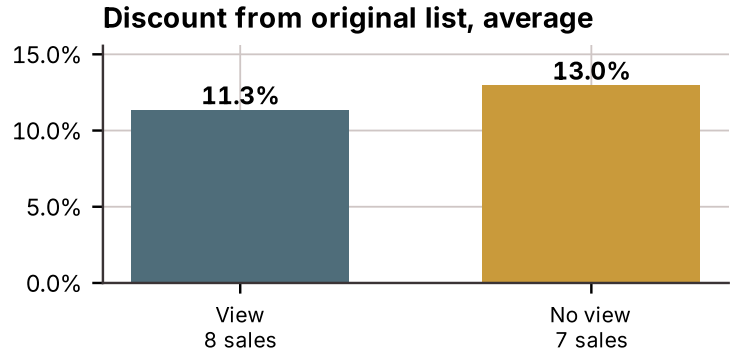
6.7 Days on market: no clear difference



The median is **36 days** for homes with a view and **162 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

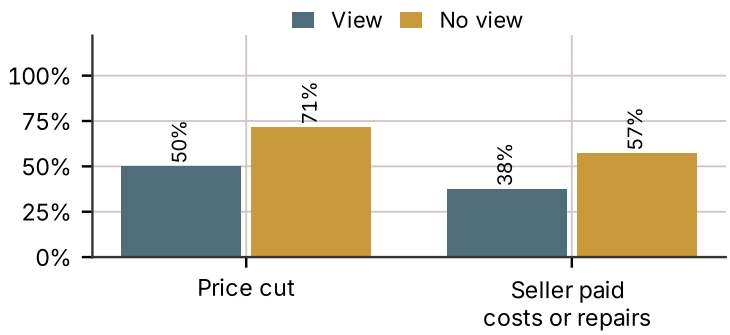


The average is **11.3%** for homes with a view and **13.0%** for homes without a view. Defined in 8.1.6.

– 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.

- 50% of homes with a view had a price cut before sale, against 71% of homes without a view. Defined in 8.1.7.
- 38% 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 8 sales	No view 7 sales	All 15 sales	Real difference?
Net sale price average	$1,092,450	$583,518	$854,948	unclear
Net price per SF average	$542	$457	$502	unclear
Living area average	2,065	1,519	1,810	unclear
Year built median	2010	1959	1985	unclear

6.11 The numbers: selling

	View 8 sales	No view 7 sales	All 15 sales	Real difference?
Days on market median	36	162	49	unclear
Discount from original list average	11.3%	13.0%	12.1%	unclear
Price cut before sale	50%	71%	60%	unclear
Seller paid closing costs or repairs	38%	57%	47%	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 · 1 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: 1 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 Division B.

Measure	Average	Median
Sales		1
Net sale price	**$875,000**	$875,000
Net price per SF	**$448**	$448
Living area (SF)	**1,951**	1,951
Days on market	**49**	49
Discount from original list	**12.1%**	12.1%
Price cut before sale		100% of sales
Seller paid closing costs or repairs		0% of sales
Year built		2026–2026

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 16 resale sales. Average $841,420; median $691,250; standard deviation $393,643; middle half (25th–75th percentile) $569,913–$1,151,400; lowest $467,940, highest $1,760,000. 8 sales had a seller payment; their median payment was $9,250.

8.1.2 Net price per SF

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

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

The data 16 resale sales. Average $504; median $520; standard deviation $129; middle half (25th–75th percentile) $452–$590; lowest $197, highest $686.

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 16 resale sales. Average 1,772; median 1,719; standard deviation 813; middle half (25th–75th percentile) 1,098–2,371; lowest 744, highest 3,137.

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 16 resale sales. Average 1978; median 1996; standard deviation 41; middle half (25th–75th percentile) 1940–2014; lowest 1900, highest 2021.

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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 16 resale sales. Average 110; median 43; standard deviation 134; middle half (25th–75th percentile) 20–174; lowest 3, highest 490. 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 16 resale sales. Average 11.4%; median 7.6%; standard deviation 13.9%; middle half (25th–75th percentile) 2.9%–13.6%; lowest 0.1%, highest 56.9%. 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 9 of 16 resale sales (56.2%).

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 8 of 16 resale sales (50.0%).

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 8 sales with a view, 7 without, 1 unclassified. Most common View entries: Neighborhood 5, City 5, None 5, Trees/Woods 3, Garden 1, 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 2026-11-09 11:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “division b”, “east” (case-insensitive). A record is kept when its subdivision name belongs to the Division B family, the same rule comparable sales use (it includes East, proven adjacent and priced alike).

The data Pulled November 9, 2026: 22 closed Division B records over the prior year, in ZIP 78702, 78721, 78751, 78722. 7 subdivision spellings kept: Division B (15); East 16th Street Condominiums (2); EAST 9TH CONDOMINIUMS (1); East 52 Street 924 (1); East 4th Garden Homes (1); East 2nd Condos (1); East 13th Street Condo (1). Names found by the search but not part of Division B, left out: Easton Park (202); Nelson Village at Easton Park (15); Easton Park - Nelson Village (12); Delwood 04 East Sec 03 (10); McKinney Park East Sec 02 (8); 44 East Ave Condos (8); Pioneer Crossing East Sec 04 (7); Goodnight Ranch Ph 2 East Sec (7); Easton Park Sec 1C (6); 44 East Ave Condominiums (6); Easton Park 50s (5); Avery Ranch East Ph 02 Sec 05 (5); East Parke (4); 51 East (4); Easton Park Sec 1A (4); Pioneer Crossing East Sec 05 (4); Avery Ranch East Ph 02 Sec 04 (3); Park East (3); Delwood 04 East Sec 02 (3); Eastwood/Riverside Ii Condos (3); Easton Park-Nelson Village (2); EASTON PARK (2); EASTON PARK SEC 1A (2); 44 East Ave (2); Easton Park Ph 1 Sec 3A (2); Flournoys Eastern Hills (2); Avery Ranch East Ph 01 (2); Avery Ranch East Ph 02 Sec 02 (2); North Creek East Sec 01 (2); Cascades/Onion Crk East Ph 1 (2); Pioneer Crossing East Sec 06 (2); Mirabel Park Ph 1 Easton Park Sec (2); Moontower Condominiums East (2); Easton Park Ph 2 Sec 2B (2); Easton Park Sec 1a (2); Avery Ranch East Ph 02 Sec 01 (2); East Village Condo Amd (2); 44 EAST (1); 51 East Condominiums (1); 44 East Condos (1); 1007 East 15th Condos (1); 3007 East 12th Condo (1); Delwood 04 East Sec 01 (1); 307 East 35th Street Condomini (1); EAST PARKE (1); East Live Oak City Homes Condo (1); 48 EAST CONDOMINIUMS (1); East Ave (1); 48 East Condos (1); Eastfield (1); Pioneer Xing East Sec 3B (1); Avery Ranch East (1); PARK EAST CONDOMINIUMS (1); East Village I Condo (1); Avery Ranch East Ph 02 Sec 03 (1); East Fourth Street Condos (1); 1615 East 7th Condos (1); 1903 East 17th Street Condomin (1); UNT 1609 44 EAST AVE CONDOMINIUMS PLUS .2172 % INT (1); 44 East Avenue Condominiums (1); 44 EAST AVE CONDOMINIUM (1); Highlands / University Hills in East Austin (1); PIONEER CROSSING EAST (1); 1000 Blk Of East 11th Street (1); EAST STASSNEY LANE (1); Park East Condominiums (1); EAST UNIVERSITY PLACE CONDOMINIUMS (1); The Eastwood at Riverside (1); East Village (1); 1203 & 1207 East 2nd Street Co (1); EASTON PARK SEC 2B PHS 1 (1); Park East Condos Bldg 10 (1); East Cesar Chavez (1); East Grove (1); Axiom East Condos (1); Avery Ranch East Ph 01 Amd (1); East Shore Condominiums (1); NORTH CREEK EAST SEC 1 (1); East Shore Condos (1); Fifty One East Condos (1); McKinney Park East Sec 03 Rep (1); Eastover (1); 1308 East 13th Street Condos (1); Eastgate Condominiums (1); East Austin (1); East Shore (1); River Oaks Sec 01 aka East Travis Heights (1); East Riverside - Oltorf (1); Eastwood At Riverside (1); Delwood 04 East Sec 04 (1); Easton Park Sec 2B Ph 1 (1); Pioneer Crossing East Sec 09 (1); Frio East Side (1); Easton Park 60's (1); Avery Ranch East Parkside (1); Evans & East 55th Condos (1); Axiom East Condominiums (1); East Village Condo (1); Fawn Ridge Sec 02 (East Travis Heights) (1); East University Place Condominiums (1); Eastgate Condos (1); Pioneer Crossing East Sec 10 (1); 44 East Ave Condo (1); Easton Park Sec 2A (1); Delwood 4 East Sec 3 (1); 44 East Ave. Condominiums (1); Pioneer Crossing East (1); 2912 East 14th Condo (1).

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

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

The data 17 single-family sales in the window: 16 resale, 1 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 16 resale; 1 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 5 sale(s) other than single-family homes (condo, townhome and similar)

8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $573K”.

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 $573K: $467,940–$559,500 (4 sales); $573K–$638K: $573,384–$638,500 (4 sales); $744K–$1.14M: $744,000–$1,143,000 (4 sales); Over $1.14M: $1,176,600–$1,760,000 (4 sales)
Quartiles by living area: Under 1,158 SF: 744–916 SF (4 sales); 1,158–1,543 SF: 1,158–1,543 SF (4 sales); 1,895–2,359 SF: 1,895–2,359 SF (4 sales); Over 2,359 SF: 2,408–3,137 SF (4 sales)
Quartiles by year built: Before 1940: 1900–1930 (3 sales); 1940–1985: 1940–1985 (5 sales); 2006–2014: 2006–2014 (4 sales); After 2014: 2015–2021 (4 sales)
View and no view: View: MLS lists a view (8 sales); No view: None or Neighborhood (7 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 $841,420, median $691,250. Days on market: average 110, median 43: the average is pulled up by a few long listings.

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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.

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 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 0 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.

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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

Too few sales in a group to test.

8.3.2 Quartiles by living area

Too few sales in a group to test.

8.3.3 Quartiles by year built

Too few sales in a group to test.

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 = 48.00	—	0.0205	p < 0.0063	**Unclear**	rank-biserial r = 0.714	large
Net price per SF	Mann–Whitney U	U = 38.00	—	0.2810	p < 0.0063	**Unclear**	rank-biserial r = 0.357	medium
Living area	Mann–Whitney U	U = 39.00	—	0.2319	p < 0.0063	**Unclear**	rank-biserial r = 0.393	medium
Year built	Mann–Whitney U	U = 35.50	—	0.4175	p < 0.0063	**Unclear**	rank-biserial r = 0.268	small
Days on market	Mann–Whitney U	U = 15.50	—	0.1645	p < 0.0063	**Unclear**	rank-biserial r = 0.446	medium
Discount from original list	Mann–Whitney U	U = 13.00	—	0.0939	p < 0.0063	**Unclear**	rank-biserial r = 0.536	large
Price cut before sale	Chi-square	χ^2 = 0.71	1	0.3980	p < 0.0063	**Unclear**	Cramér's V = 0.218	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.58	1	0.4468	p < 0.0063	**Unclear**	Cramér's V = 0.196	small

8.4 Data notes

Left out of the analysis: 1 new-construction sales (basic statistics only, section 7); 5 sale(s) other than single-family homes (condo, townhome and similar). Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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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 16 closed MLS resale sales; the 1 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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