Gracywoods

Austin, TX 78758
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 8, 2026 · 7:36 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
42	**$508,434**	**$266**	**40 days**
single-family resale homes	average $506,979	average $269	average 66 days

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1. Summary

Resale homes · 42 sales · November 8, 2025 – November 7, 2026

This study looks at the **42 resale homes** sold in Gracywoods in the **365 days** to November 7, 2026. A full year is used because only 20 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.

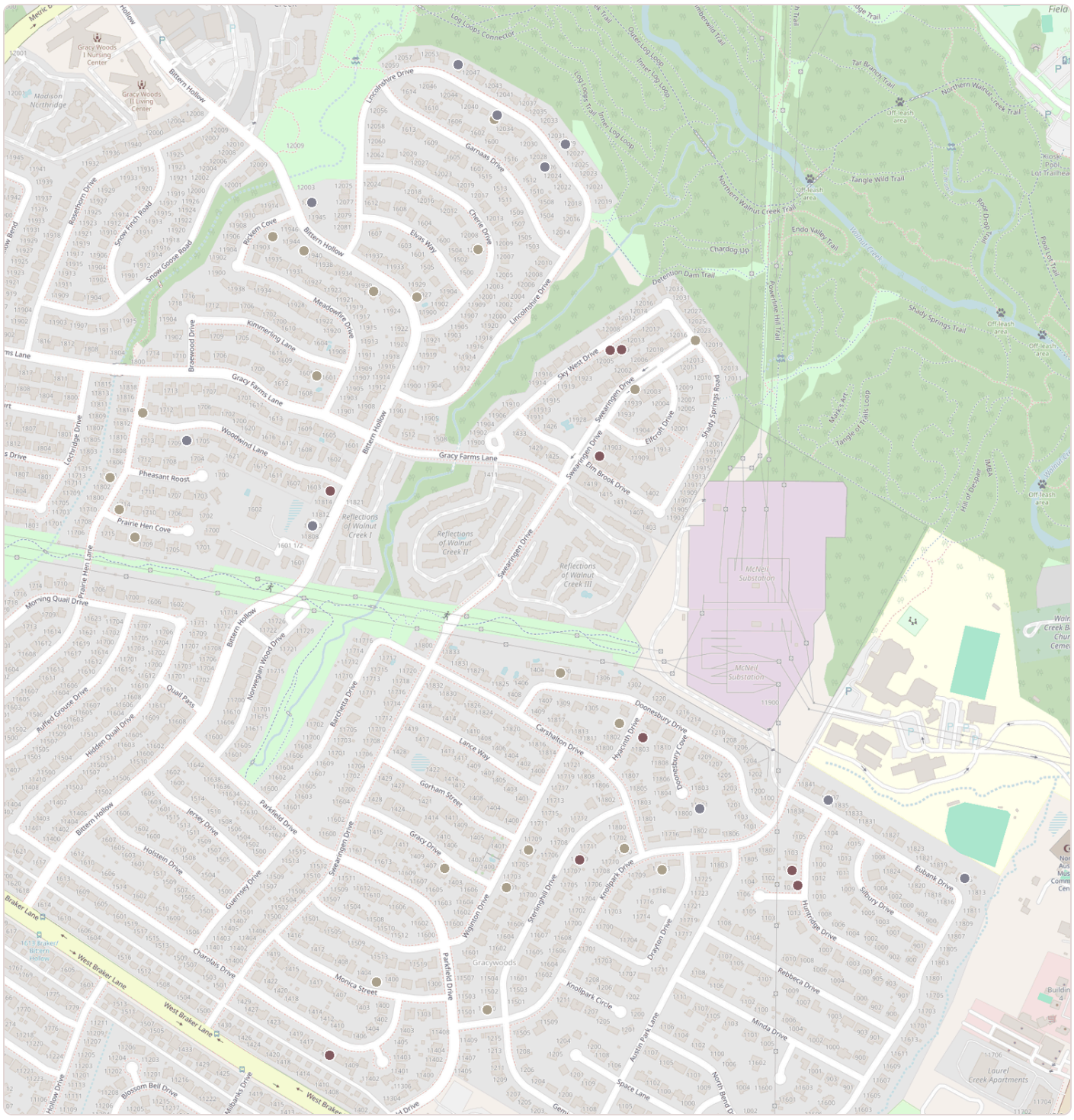
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

42 resale homes · colored by price range

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



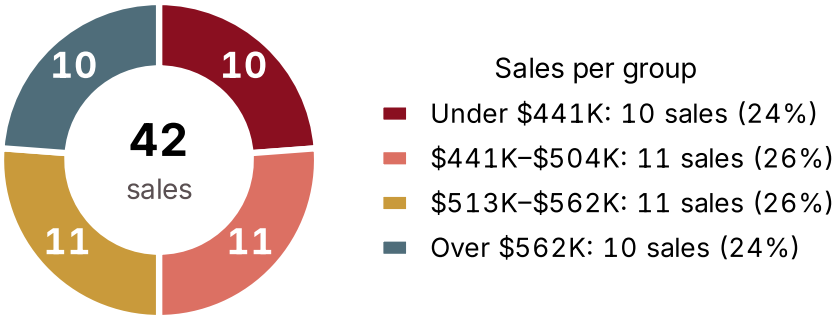
● Under $441K · 10 sales ● $441K–$504K · 11 sales ● $513K–$562K · 11 sales ● Over $562K · 10 sales

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3. Quartiles by net sale price

Resale homes · 42 sales · November 8, 2025 – November 7, 2026

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



Bottom line

- Homes over $562K sell for about $87 per SF (38%) more than homes under $441K.

3.1 Key differences

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

Under $441K $441K–$504K $513K–$562K Over $562K

Higher-priced homes Over $562K

- Sell for more per square foot.

Lower-priced homes Under $441K

- Sell for less per square foot.

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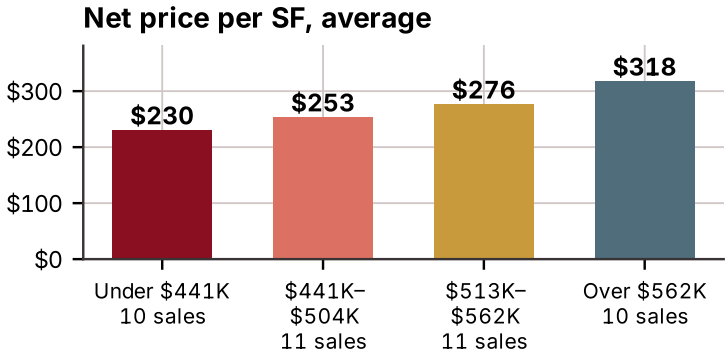
3.2 At a glance

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

	Under $441K	$441K–$504K	$513K–$562K	Over $562K	Real difference?
Net price per SF	$230 per SF Lowest	$253 per SF	$276 per SF	$318 per SF Highest	✓ large
Living area	1,700 SF	1,868 SF	1,991 SF	2,049 SF	unclear
Year built	1983	1984	1981	1984	unclear
Days on market	86 days	21 days	46 days	18 days	unclear
Discount from original list	9.2%	5.0%	7.5%	4.0%	unclear
Price cut before sale	70%	36%	27%	40%	unclear
Seller paid closing costs or repairs	40%	55%	82%	70%	unclear
Has a view	10%	18%	9%	60%	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 $562K sell for about $87 per SF (38%) more than homes under $441K

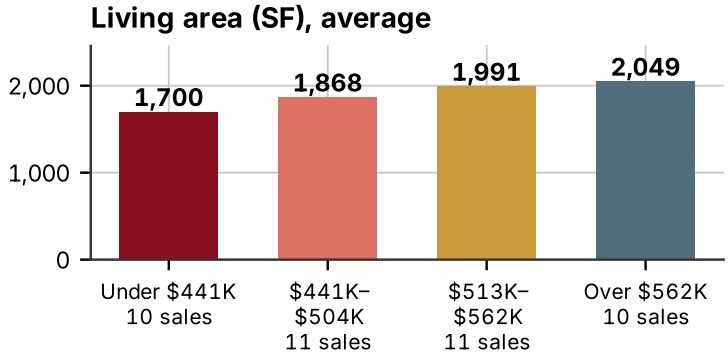


The average is **$318 per SF** for homes over $562K and **$230 per SF** for homes under $441K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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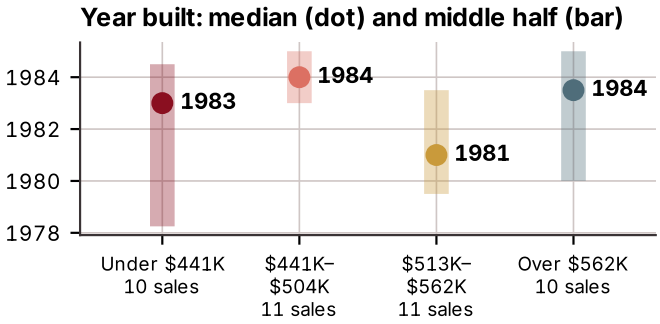
3.4 Living area: no clear difference



The average is **2,049 SF** for homes over $562K and **1,700 SF** for homes under $441K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

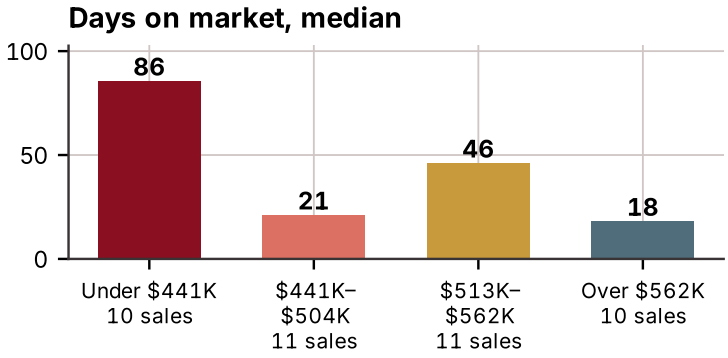
3.5 Year built: no clear difference



The median is **1984** for homes over $562K and **1983** for homes under $441K. It does not move in a straight line; homes $441K–$504K are highest. Defined in 8.1.4.

– No clear difference · could be chance

3.6 Days on market: no clear difference

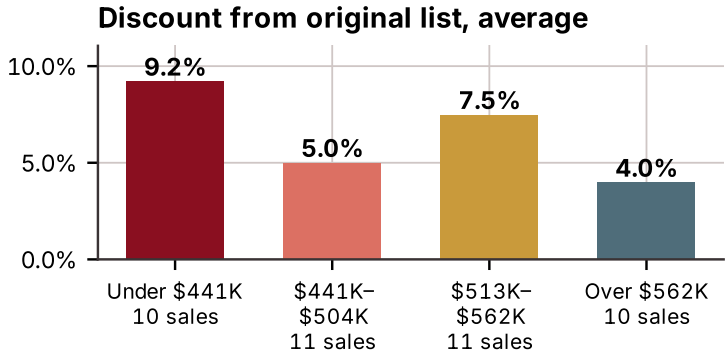


The median is **18 days** for homes over $562K and **86 days** for homes under $441K. It does not move in a straight line; homes under $441K are highest. Defined in 8.1.5.

– No clear difference · could be chance

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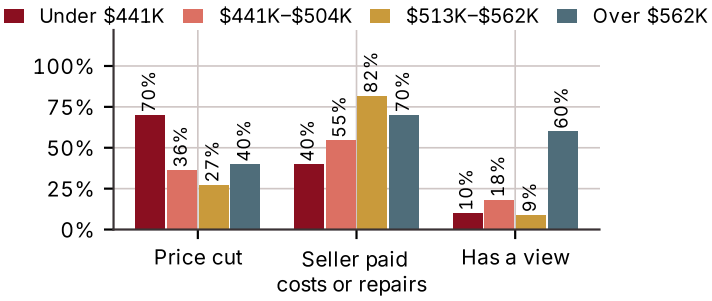
3.7 Discount from original list: no clear difference



The average is **4.0%** for homes over $562K and **9.2%** for homes under $441K. It does not move in a straight line; homes under $441K 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.

- 40% of homes over $562K had a price cut before sale, against 70% of homes under $441K. Defined in 8.1.7.
- 70% of homes over $562K had the seller pay closing costs or repairs, against 40% of homes under $441K. Defined in 8.1.8.
- 60% of homes over $562K have a view, against 10% of homes under $441K. 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 $441K 10 sales	$441K– $504K 11 sales	$513K– $562K 11 sales	Over $562K 10 sales	All 42 sales	Real difference?
Net sale price average	$386,087	$462,506	$535,375	$645,555	$506,979	by design
Net price per SF average	$230	$253	$276	$318	$269	✓ large
Living area average	1,700	1,868	1,991	2,049	1,903	unclear
Year built median	1983	1984	1981	1984	1983	unclear

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3.10 The numbers: selling

	Under $441K 10 sales	$441K–$504K 11 sales	$513K–$562K 11 sales	Over $562K 10 sales	All 42 sales	Real difference?
Days on market median	86	21	46	18	40	unclear
Discount from original list average	9.2%	5.0%	7.5%	4.0%	6.4%	unclear
Price cut before sale	70%	36%	27%	40%	43%	unclear
Seller paid closing costs or repairs	40%	55%	82%	70%	62%	unclear
Has a view	10%	18%	9%	60%	24%	unclear

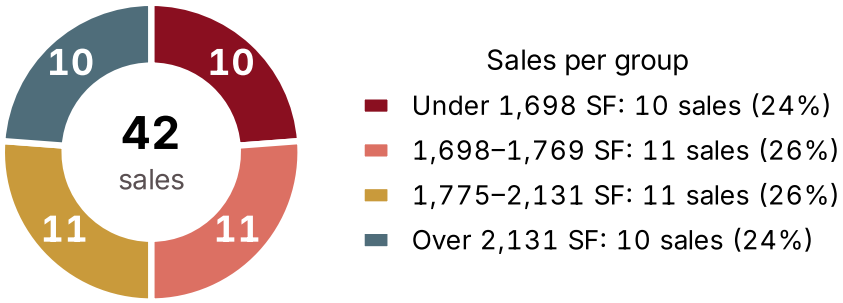
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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

4.1 Key differences

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

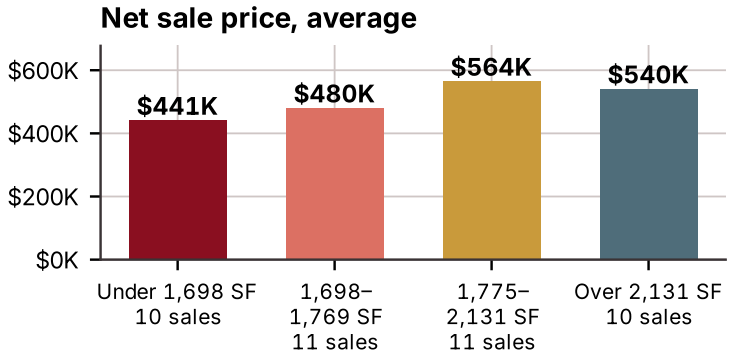
4.2 At a glance

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

	Under 1,698 SF	1,698–1,769 SF	1,775–2,131 SF	Over 2,131 SF	Real difference?
Net sale price	$441K	$480K	$564K	$540K	unclear
Net price per SF	$280 per SF	$276 per SF	$289 per SF	$229 per SF	unclear
Year built	1984	1983	1983	1984	unclear
Days on market	46 days	47 days	26 days	68 days	unclear
Discount from original list	6.5%	6.7%	4.7%	7.9%	unclear
Price cut before sale	40%	64%	18%	50%	unclear
Seller paid closing costs or repairs	50%	64%	64%	70%	unclear
Has a view	10%	9%	36%	40%	unclear

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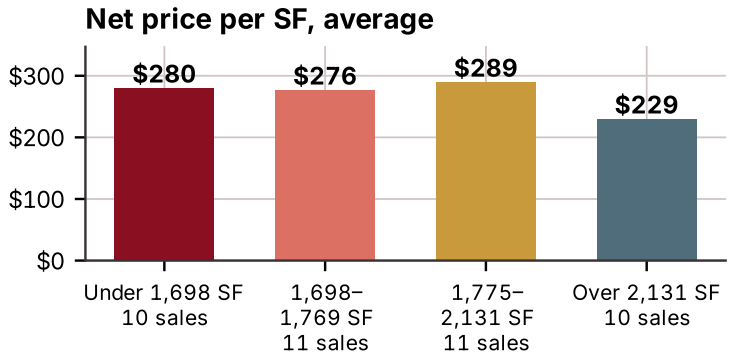
4.3 Net sale price: no clear difference



The average is **$540K** for homes over 2,131 SF and **$441K** for homes under 1,698 SF. It does not move in a straight line; homes 1,775–2,131 SF are highest. Defined in 8.1.1.

– No clear difference · could be chance

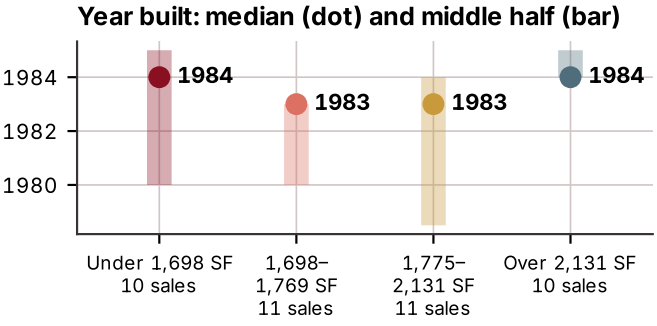
4.4 Net price per SF: no clear difference



The average is **$229 per SF** for homes over 2,131 SF and **$280 per SF** for homes under 1,698 SF. It does not move in a straight line; homes 1,775–2,131 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

4.5 Year built: no clear difference

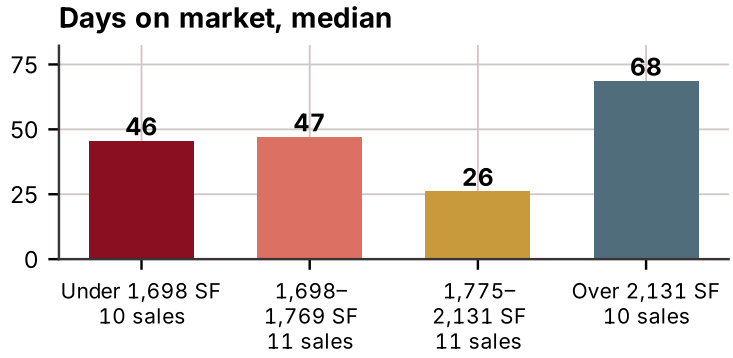


The median is **1984** for homes over 2,131 SF and **1984** for homes under 1,698 SF. It does not move in a straight line; homes under 1,698 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

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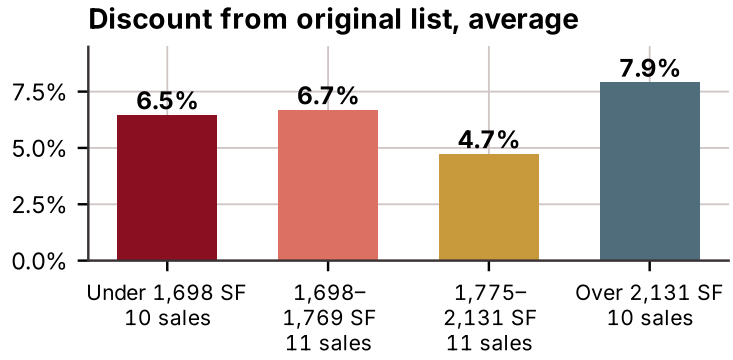
4.6 Days on market: no clear difference



The median is **68 days** for homes over 2,131 SF and **46 days** for homes under 1,698 SF. It does not move in a straight line; homes over 2,131 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

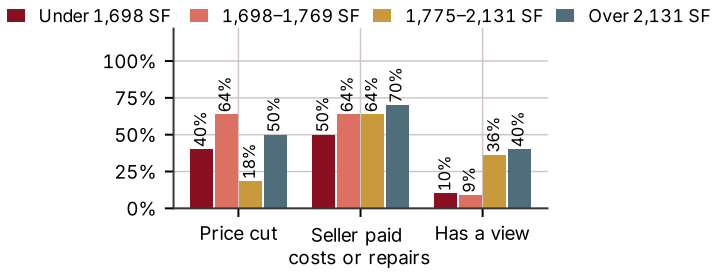


The average is **7.9%** for homes over 2,131 SF and **6.5%** for homes under 1,698 SF. It does not move in a straight line; homes over 2,131 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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 2,131 SF had a price cut before sale, against 40% of homes under 1,698 SF. Defined in 8.1.7.
- 70% of homes over 2,131 SF had the seller pay closing costs or repairs, against 50% of homes under 1,698 SF. Defined in 8.1.8.
- 40% of homes over 2,131 SF have a view, against 10% of homes under 1,698 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 1,698 SF 10 sales	1,698–1,769 SF 11 sales	1,775–2,131 SF 11 sales	Over 2,131 SF 10 sales	All 42 sales	Real difference?
Net sale price average	$440,542	$479,727	$564,379	$540,253	$506,979	unclear
Net price per SF average	$280	$276	$289	$229	$269	unclear
Living area average	1,573	1,736	1,952	2,362	1,903	by design
Year built median	1984	1983	1983	1984	1983	unclear

4.10 The numbers: selling

	Under 1,698 SF 10 sales	1,698–1,769 SF 11 sales	1,775–2,131 SF 11 sales	Over 2,131 SF 10 sales	All 42 sales	Real difference?
Days on market median	46	47	26	68	40	unclear
Discount from original list average	6.5%	6.7%	4.7%	7.9%	6.4%	unclear
Price cut before sale	40%	64%	18%	50%	43%	unclear
Seller paid closing costs or repairs	50%	64%	64%	70%	62%	unclear
Has a view	10%	9%	36%	40%	24%	unclear

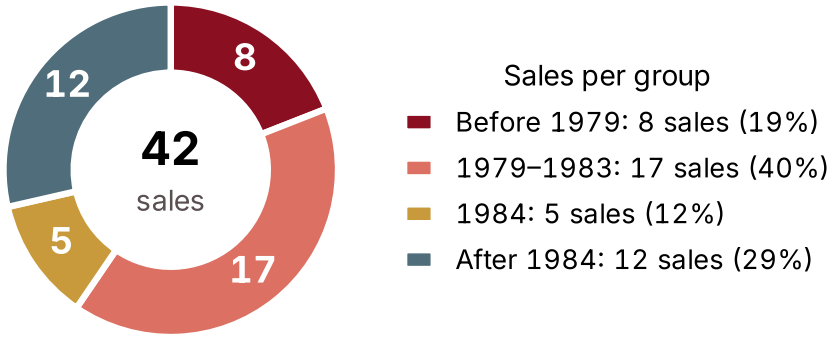
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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

5.1 Key differences

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

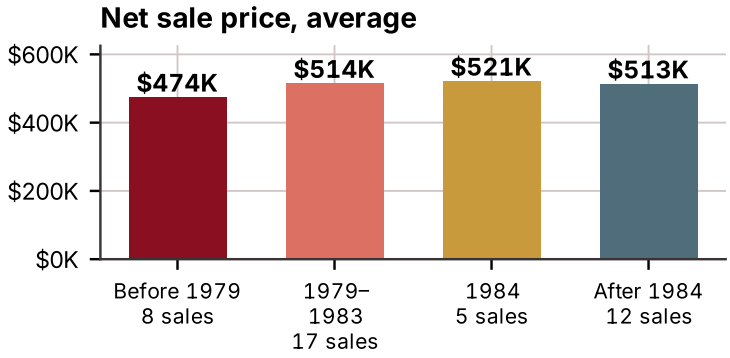
5.2 At a glance

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

	Before 1979	1979–1983	1984	After 1984	Real difference?
Net sale price	$474K	$514K	$521K	$513K	unclear
Net price per SF	$268 per SF	$283 per SF	$239 per SF	$263 per SF	unclear
Living area	1,786 SF	1,818 SF	2,196 SF	1,979 SF	unclear
Days on market	58 days	46 days	136 days	13 days	unclear
Discount from original list	8.1%	6.4%	7.7%	4.8%	unclear
Price cut before sale	38%	47%	60%	33%	unclear
Seller paid closing costs or repairs	50%	65%	80%	58%	unclear
Has a view	38%	6%	40%	33%	unclear

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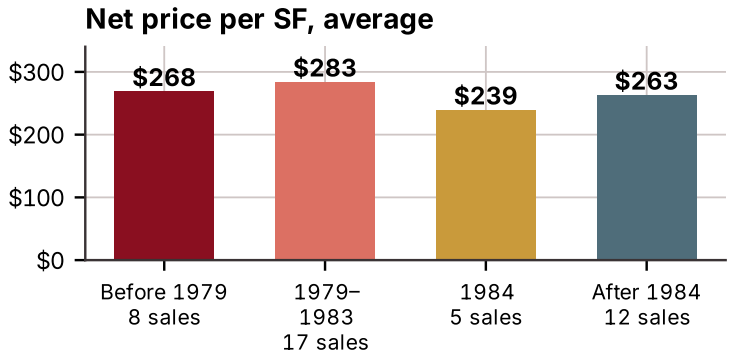
5.3 Net sale price: no clear difference



The average is **$513K** for homes built after 1984 and **$474K** for homes built before 1979. It does not move in a straight line; homes built 1984 are highest. Defined in 8.1.1.

– No clear difference · could be chance

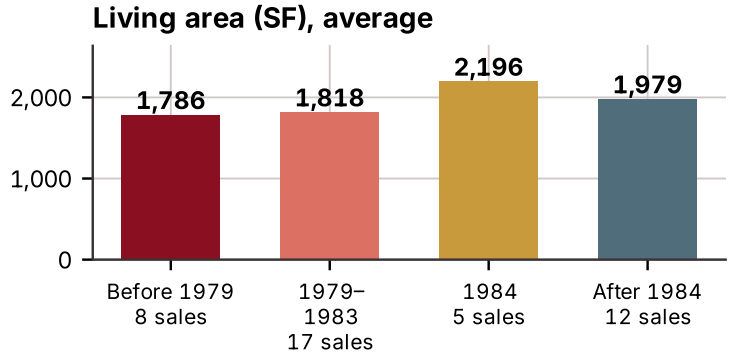
5.4 Net price per SF: no clear difference



The average is **$263 per SF** for homes built after 1984 and **$268 per SF** for homes built before 1979. It does not move in a straight line; homes built 1979–1983 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

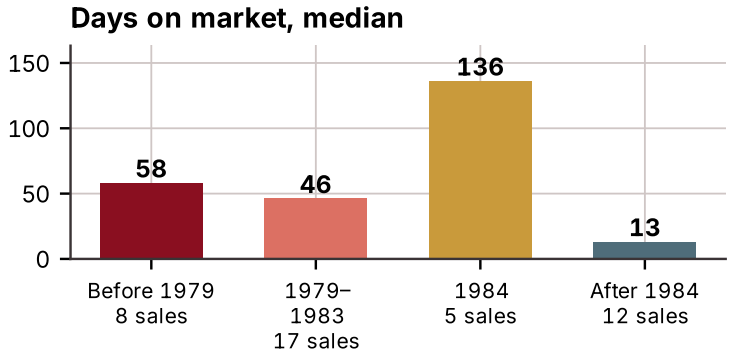


The average is **1,979 SF** for homes built after 1984 and **1,786 SF** for homes built before 1979. It does not move in a straight line; homes built 1984 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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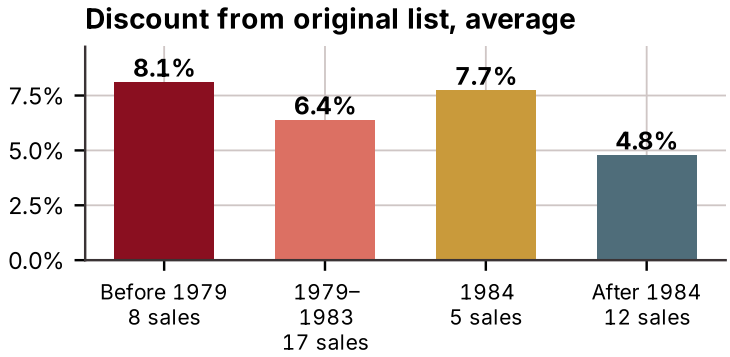
5.6 Days on market: no clear difference



The median is **13 days** for homes built after 1984 and **58 days** for homes built before 1979. It does not move in a straight line; homes built 1984 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

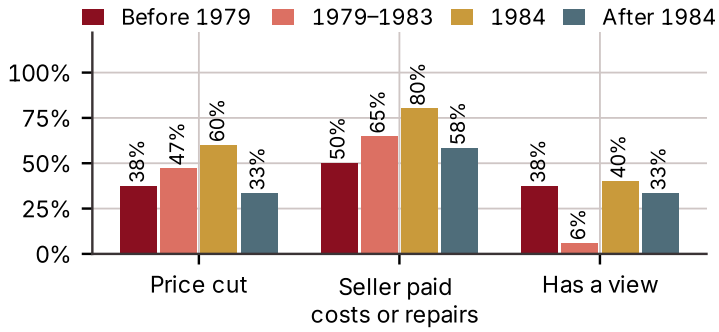


The average is **4.8%** for homes built after 1984 and **8.1%** for homes built before 1979. It does not move in a straight line; homes built before 1979 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 33% of homes built after 1984 had a price cut before sale, against 38% of homes built before 1979. Defined in 8.1.7.
- 58% of homes built after 1984 had the seller pay closing costs or repairs, against 50% of homes built before 1979. Defined in 8.1.8.
- 33% of homes built after 1984 have a view, against 38% of homes built before 1979. 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 1979 8 sales	1979–1983 17 sales	1984 5 sales	After 1984 12 sales	All 42 sales	Real difference?
Net sale price average	$473,944	$514,292	$521,005	$512,797	$506,979	unclear
Net price per SF average	$268	$283	$239	$263	$269	unclear
Living area average	1,786	1,818	2,196	1,979	1,903	unclear
Year built median	1978	1983	1984	1985	1983	by design

5.10 The numbers: selling

	Before 1979 8 sales	1979–1983 17 sales	1984 5 sales	After 1984 12 sales	All 42 sales	Real difference?
Days on market median	58	46	136	13	40	unclear
Discount from original list average	8.1%	6.4%	7.7%	4.8%	6.4%	unclear
Price cut before sale	38%	47%	60%	33%	43%	unclear
Seller paid closing costs or repairs	50%	65%	80%	58%	62%	unclear
Has a view	38%	6%	40%	33%	24%	unclear

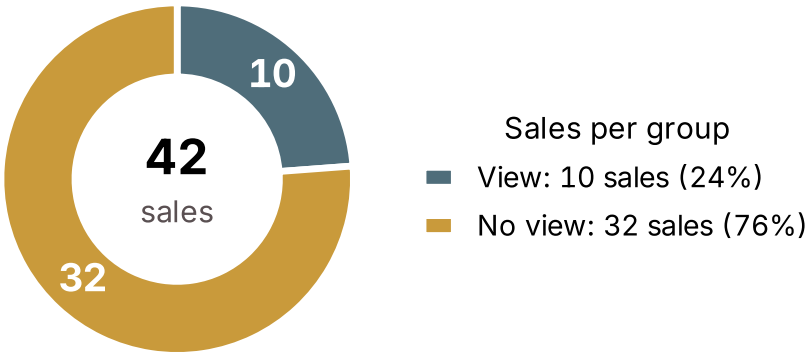
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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



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.

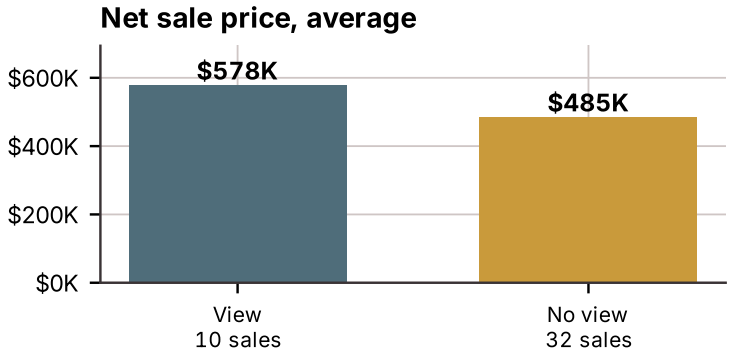
6.2 At a glance

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	$578K	$485K	unclear
Net price per SF	$285 per SF	$264 per SF	unclear
Living area	2,034 SF	1,862 SF	unclear
Year built	1984	1983	unclear
Days on market	57 days	40 days	unclear
Discount from original list	5.5%	6.7%	unclear
Price cut before sale	40%	44%	unclear
Seller paid closing costs or repairs	60%	62%	unclear

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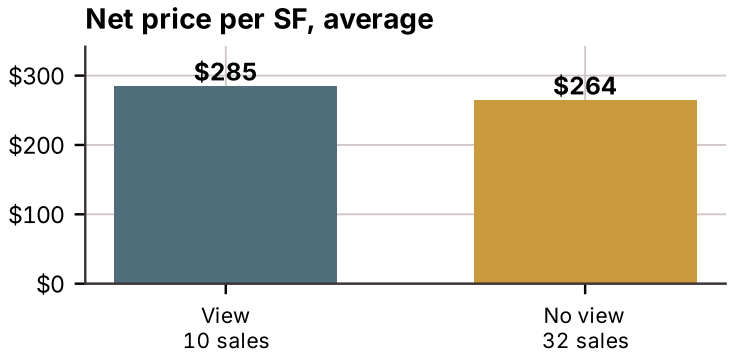
6.3 Net sale price: no clear difference



The average is **$578K** for homes with a view and **$485K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

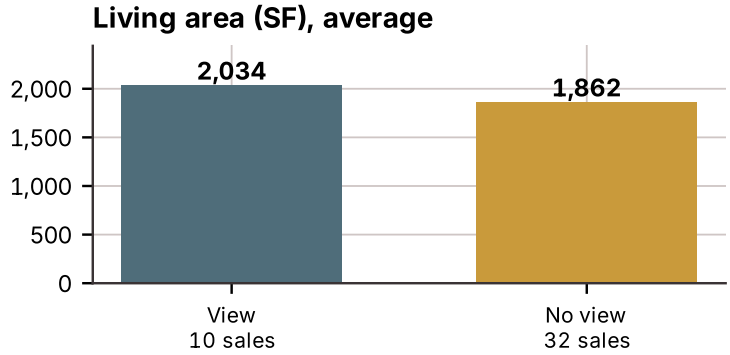
6.4 Net price per SF: no clear difference



The average is **$285 per SF** for homes with a view and **$264 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

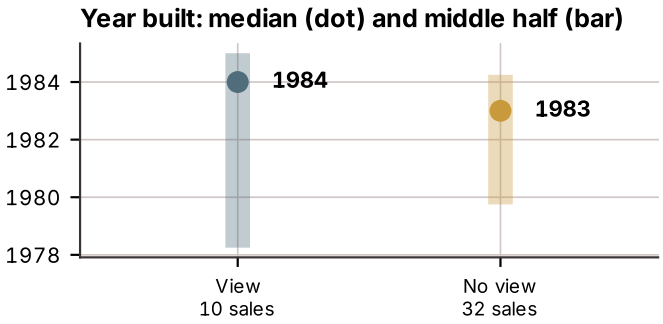


The average is **2,034 SF** for homes with a view and **1,862 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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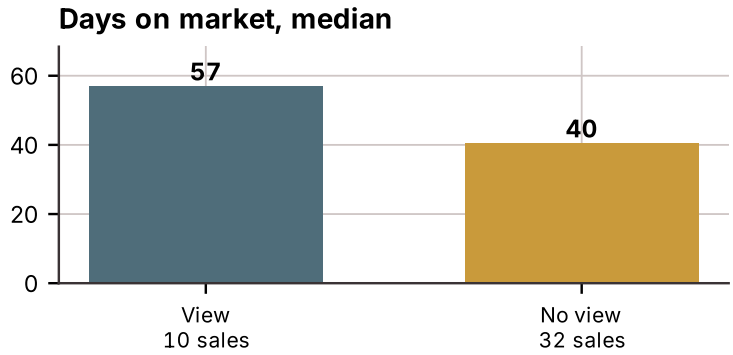
6.6 Year built: no clear difference



The median is **1984** for homes with a view and **1983** for homes without a view. Defined in 8.1.4.

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

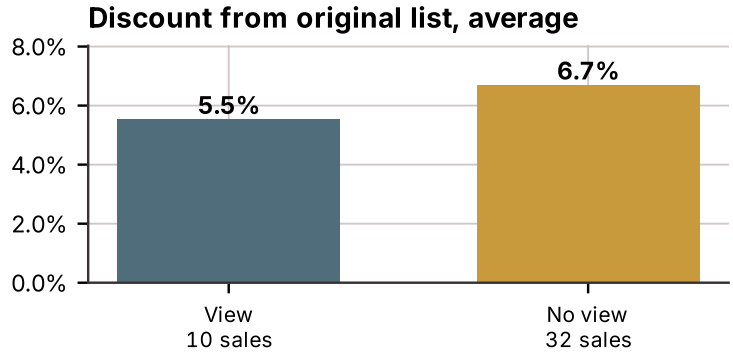
6.7 Days on market: no clear difference



The median is **57 days** for homes with a view and **40 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

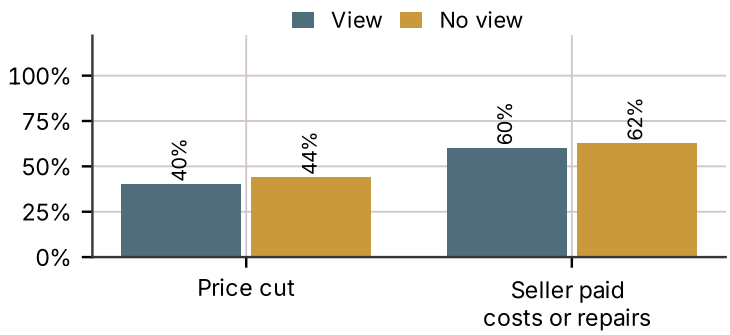


The average is **5.5%** for homes with a view and **6.7%** for homes without a view. Defined in 8.1.6.

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

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



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

- 40% of homes with a view had a price cut before sale, against 44% of homes without a view. Defined in 8.1.7.
- 60% of homes with a view had the seller pay closing costs or repairs, against 62% 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 10 sales	No view 32 sales	All 42 sales	Real difference?
Net sale price average	$578,158	$484,735	$506,979	unclear
Net price per SF average	$285	$264	$269	unclear
Living area average	2,034	1,862	1,903	unclear
Year built median	1984	1983	1983	unclear

6.11 The numbers: selling

	View 10 sales	No view 32 sales	All 42 sales	Real difference?
Days on market median	57	40	40	unclear
Discount from original list average	5.5%	6.7%	6.4%	unclear
Price cut before sale	40%	44%	43%	unclear
Seller paid closing costs or repairs	60%	62%	62%	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 · 0 sales · November 8, 2025 – November 7, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 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 Gracywoods.

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 42 resale sales. Average $506,979; median $508,434; standard deviation $101,728; middle half (25th–75th percentile) $442,000–$561,550; lowest $355,000, highest $782,999. 26 sales had a seller payment; their median payment was $7,750.

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 42 resale sales. Average $269; median $266; standard deviation $48; middle half (25th–75th percentile) $228–$306; lowest $164, highest $357.

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 42 resale sales. Average 1,903; median 1,772; standard deviation 320; middle half (25th–75th percentile) 1,702–2,131; lowest 1,362, highest 2,695.

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 42 resale sales. Average 1982; median 1983; standard deviation 3; middle half (25th–75th percentile) 1979–1985; lowest 1976, highest 1993.

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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	42 resale sales. Average 66; median 40; standard deviation 67; middle half (25th–75th percentile) 10–106; lowest 0, highest 279. 1 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.
The data	42 resale sales. Average 6.4%; median 4.5%; standard deviation 6.7%; middle half (25th–75th percentile) 1.7%–9.2%; lowest −7.1%, highest 21.1%. 3 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	18 of 42 resale sales (42.9%).

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	26 of 42 resale sales (61.9%).

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	10 sales with a view, 32 without, 0 unclassified. Most common View entries: None 22, Neighborhood 15, Trees/Woods 8, Park/Greenbelt 4, Garden 1, Pool 1.

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8.2 Methods

8.2.1 Data source

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

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

The data Pulled November 8, 2026: 43 closed Gracywoods records over the prior year, in ZIP 78758. 13 subdivision spellings kept, the most common: Gracywoods (6); Gracywoods Sec 08 (5); Gracywoods Sec 02 (4); Village At Walnut Creek Ph 1 (4); Gracywoods Sec 06-B (4); Gracywoods Sec 09 & 10 (4); Gracywoods Sec 01 (4); Gracywoods Sec 04 (3); Gracywoods Sec 03 (3); Gracywoods Sec 06-A (3); Gracywoods Pud Sec 02 (1); Gracywoods Sec 05 (1); and 1 more (1 records). Names found by the search but not part of Gracywoods, left out: Enclave At Gracywoods (2); The Enclave at Gracywoods (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 20 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 8, 2025 to November 7, 2026 inclusive.

The data 42 single-family sales in the window: 42 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 42 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 1 sale(s) other than single-family homes (condo, townhome and similar)

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $441K”.

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 $441K: $355,000–$435,000 (10 sales); $441K–$504K: $441,000–$503,867 (11 sales); $513K–$562K: $513,000–$561,900 (11 sales); Over $562K: $585,900–$782,999 (10 sales)
Quartiles by living area: Under 1,698 SF: 1,362–1,678 SF (10 sales); 1,698–1,769 SF: 1,698–1,769 SF (11 sales); 1,775–2,131 SF: 1,775–2,131 SF (11 sales); Over 2,131 SF: 2,184–2,695 SF (10 sales)
Quartiles by year built: Before 1979: 1976–1978 (8 sales); 1979–1983: 1979–1983 (17 sales); 1984: 1984–1984 (5 sales); After 1984: 1985–1993 (12 sales)
View and no view: View: MLS lists a view (10 sales); No view: None or Neighborhood (32 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 $506,979, median $508,434. Days on market: average 66, median 40: 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 $\left|1 - 2U/(n_1 n_2)\right|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

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

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	1 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

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

8.3 Test results

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

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8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 18.70	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.456$	large
Living area	Kruskal–Wallis	H = 9.08	3	0.0282	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.222$	large
Year built	Kruskal–Wallis	H = 1.73	3	0.6301	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.042$	small
Days on market	Kruskal–Wallis	H = 2.68	3	0.4431	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.065$	medium
Discount from original list	Kruskal–Wallis	H = 4.19	3	0.2417	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.102$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.32$	3	0.2287	p < 0.0063	**Unclear**	Cramér's V = 0.321	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.41$	3	0.2200	p < 0.0063	**Unclear**	Cramér's V = 0.324	medium
Has a view	Chi-square	$\chi^2 = 9.78$	3	0.0206	p < 0.0063	**Unclear**	Cramér's V = 0.482	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 9.45	3	0.0239	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.230$	large
Net price per SF	Kruskal–Wallis	H = 7.71	3	0.0524	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.188$	large
Year built	Kruskal–Wallis	H = 4.78	3	0.1890	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.116$	medium
Days on market	Kruskal–Wallis	H = 0.82	3	0.8441	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.020$	small
Discount from original list	Kruskal–Wallis	H = 2.02	3	0.5675	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.049$	small
Price cut before sale	Chi-square	$\chi^2 = 4.92$	3	0.1781	p < 0.0063	**Unclear**	Cramér's V = 0.342	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.91$	3	0.8238	p < 0.0063	**Unclear**	Cramér's V = 0.147	small
Has a view	Chi-square	$\chi^2 = 4.77$	3	0.1898	p < 0.0063	**Unclear**	Cramér's V = 0.337	medium

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 0.90	3	0.8252	p < 0.0063	**Unclear**	ε^2 = 0.022	small
Net price per SF	Kruskal–Wallis	H = 3.47	3	0.3250	p < 0.0063	**Unclear**	ε^2 = 0.085	medium
Living area	Kruskal–Wallis	H = 6.06	3	0.1089	p < 0.0063	**Unclear**	ε^2 = 0.148	large
Days on market	Kruskal–Wallis	H = 5.28	3	0.1526	p < 0.0063	**Unclear**	ε^2 = 0.129	medium
Discount from original list	Kruskal–Wallis	H = 1.31	3	0.7271	p < 0.0063	**Unclear**	ε^2 = 0.032	small
Price cut before sale	Chi-square	χ^2 = 1.26	3	0.7385	p < 0.0063	**Unclear**	Cramér's V = 0.173	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.30	3	0.7300	p < 0.0063	**Unclear**	Cramér's V = 0.176	small
Has a view	Chi-square	χ^2 = 5.16	3	0.1604	p < 0.0063	**Unclear**	Cramér's V = 0.351	medium

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 = 232.00	—	0.0347	p < 0.0063	**Unclear**	rank-biserial r = 0.450	medium
Net price per SF	Mann–Whitney U	U = 206.00	—	0.1791	p < 0.0063	**Unclear**	rank-biserial r = 0.288	small
Living area	Mann–Whitney U	U = 220.00	—	0.0789	p < 0.0063	**Unclear**	rank-biserial r = 0.375	medium
Year built	Mann–Whitney U	U = 171.00	—	0.7533	p < 0.0063	**Unclear**	rank-biserial r = 0.069	negligible
Days on market	Mann–Whitney U	U = 190.50	—	0.3755	p < 0.0063	**Unclear**	rank-biserial r = 0.191	small
Discount from original list	Mann–Whitney U	U = 150.00	—	0.7790	p < 0.0063	**Unclear**	rank-biserial r = 0.062	negligible
Price cut before sale	Chi-square	χ^2 = 0.04	1	0.8343	p < 0.0063	**Unclear**	Cramér's V = 0.032	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.02	1	0.8870	p < 0.0063	**Unclear**	Cramér's V = 0.022	negligible

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 1 sale(s) other than single-family homes (condo, townhome and similar). Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 42 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 8, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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