Great Hills

Austin, TX 78759
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 · 7:25 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
60	$933,750	$328	25 days
single-family resale homes	average $994,842	average $339	average 46 days

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1. Summary

Resale homes · 60 sales · November 8, 2025 – November 7, 2026

This study looks at the **60 resale homes** sold in Great Hills in the **365 days** to November 7, 2026. A full year is used because only 34 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.

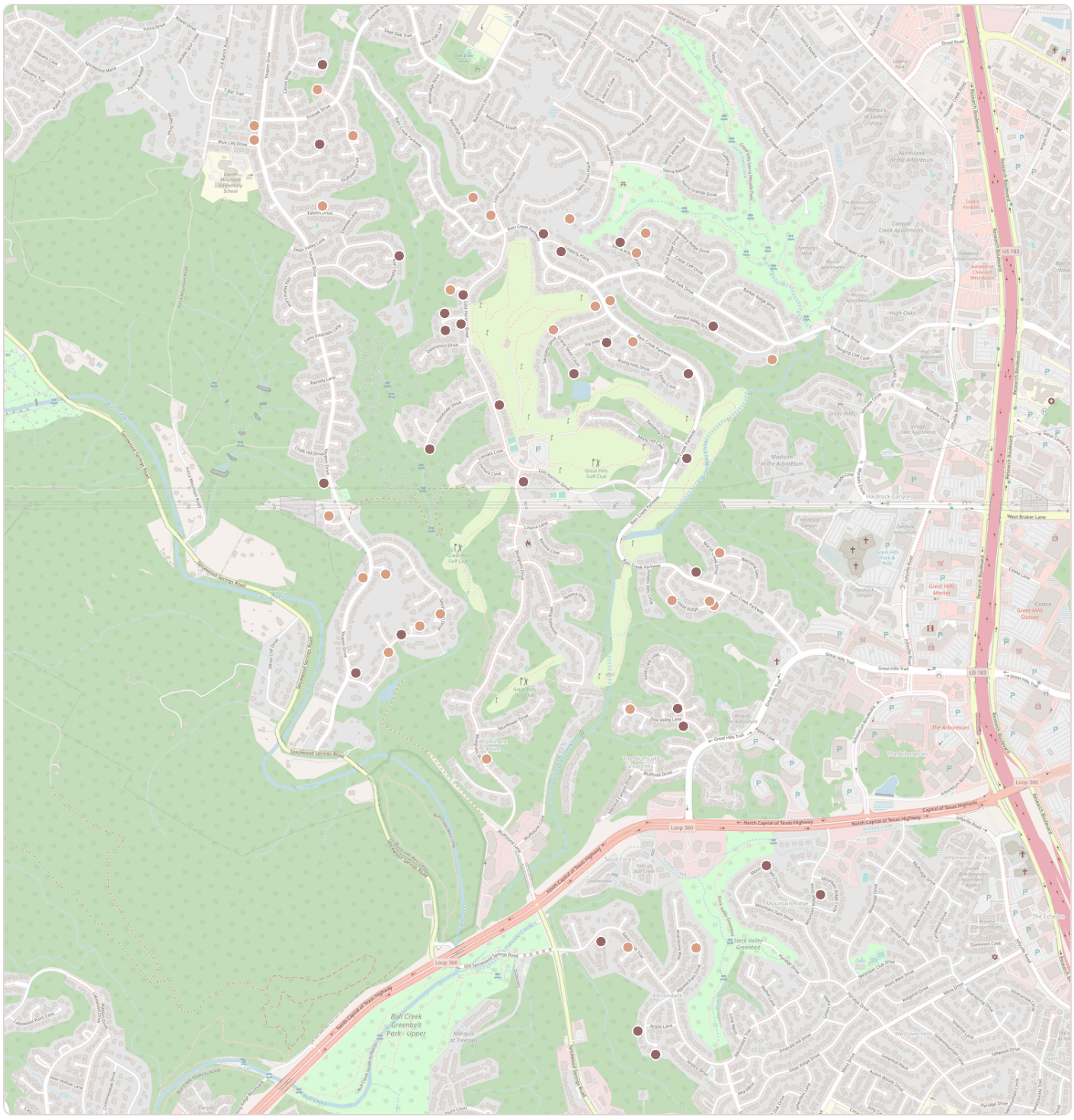
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

60 resale homes · colored by price range

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



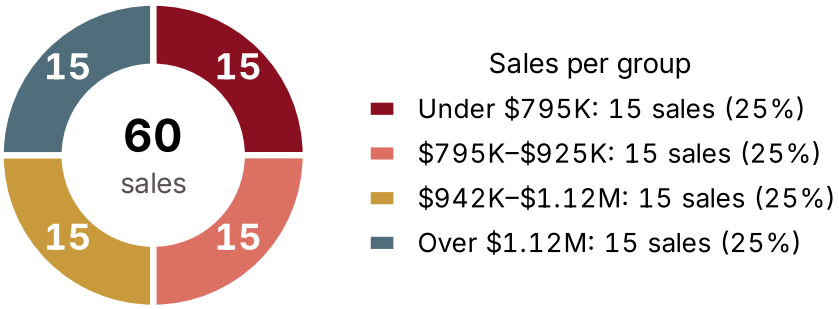
● Under $795K · 15 sales ● $795K–$925K · 15 sales ● $942K–$1.12M · 15 sales ● Over $1.12M · 15 sales

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3. Quartiles by net sale price

Resale homes · 60 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 $1.12M are about 890 SF (36%) larger than homes under $795K.
- Homes over $1.12M sell for about $116 per SF (40%) more than homes under $795K.

3.1 Key differences

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

Under $795K $795K–$925K $942K–$1.12M Over $1.12M

Higher-priced homes Over $1.12M

- Are much larger.
- Sell for more per square foot.

Lower-priced homes Under $795K

- Are much smaller.
- Sell for less per square foot.

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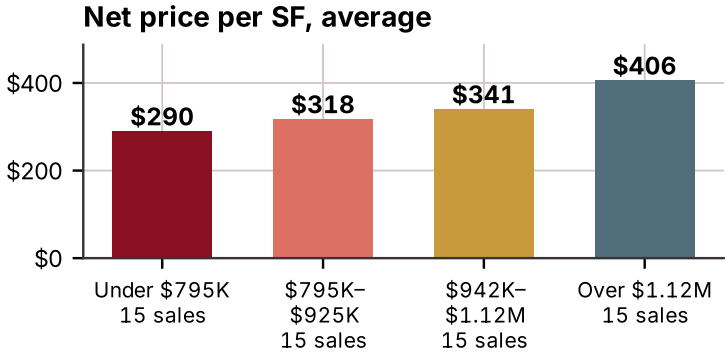
3.2 At a glance

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 $795K	$795K–$925K	$942K–$1.12M	Over $1.12M	Real difference?
Net price per SF	$290 per SF **Lowest**	$318 per SF	$341 per SF	$406 per SF **Highest**	✓ large
Living area	2,490 SF **Smallest**	2,831 SF	3,114 SF	3,385 SF **Largest**	✓ large
Year built	1984	1992	1990	1988	unclear
Days on market	15 days	18 days	29 days	36 days	unclear
Discount from original list	4.9%	5.7%	6.6%	6.3%	unclear
Price cut before sale	13%	33%	27%	60%	unclear
Seller paid closing costs or repairs	47%	67%	53%	47%	unclear
Has a view	53%	87%	73%	93%	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 $1.12M sell for about $116 per SF (40%) more than homes under $795K

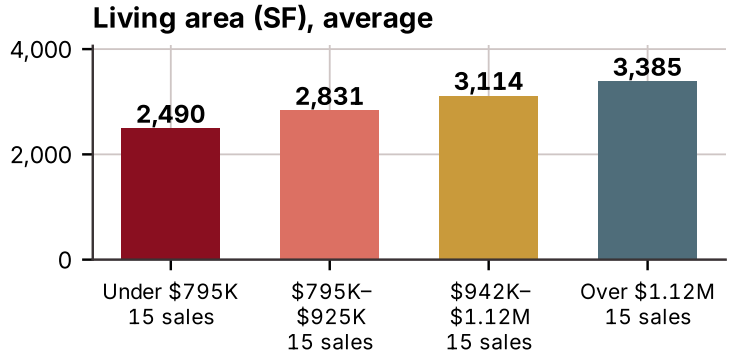


The average is **$406 per SF** for homes over $1.12M and **$290 per SF** for homes under $795K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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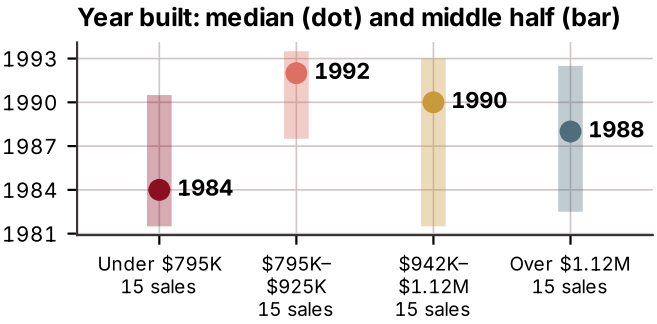
3.4 Homes over $1.12M are about 890 SF (36%) larger than homes under $795K



The average is **3,385 SF** for homes over $1.12M and **2,490 SF** for homes under $795K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

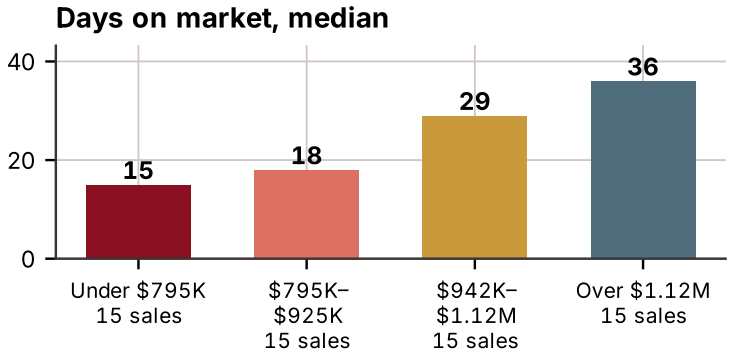
3.5 Year built: no clear difference



The median is **1988** for homes over $1.12M and **1984** for homes under $795K. It does not move in a straight line; homes $795K–$925K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

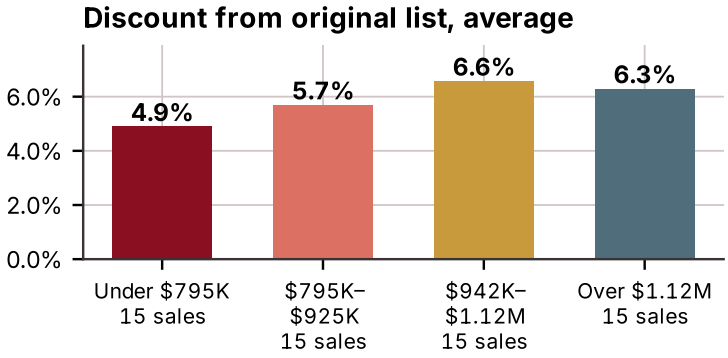


The median is **36 days** for homes over $1.12M and **15 days** for homes under $795K. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

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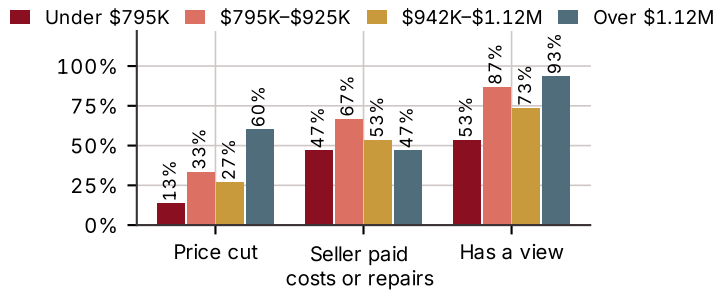
3.7 Discount from original list: no clear difference



The average is **6.3%** for homes over $1.12M and **4.9%** for homes under $795K. It does not move in a straight line; homes $942K–$1.12M 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.

- 60% of homes over $1.12M had a price cut before sale, against 13% of homes under $795K. Defined in 8.1.7.
- 47% of homes over $1.12M had the seller pay closing costs or repairs, against 47% of homes under $795K. Defined in 8.1.8.
- 93% of homes over $1.12M have a view, against 53% of homes under $795K. 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 $795K 15 sales	$795K–$925K 15 sales	$942K–$1.12M 15 sales	Over $1.12M 15 sales	All 60 sales	Real difference?
Net sale price average	$715,200	$878,918	$1,038,891	$1,346,359	$994,842	by design
Net price per SF average	$290	$318	$341	$406	$339	✓ large
Living area average	2,490	2,831	3,114	3,385	2,955	✓ large
Year built median	1984	1992	1990	1988	1990	unclear

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3.10 The numbers: selling

	Under $795K 15 sales	$795K–$925K 15 sales	$942K–$1.12M 15 sales	Over $1.12M 15 sales	All 60 sales	Real difference?
Days on market median	15	18	29	36	25	unclear
Discount from original list average	4.9%	5.7%	6.6%	6.3%	5.9%	unclear
Price cut before sale	13%	33%	27%	60%	33%	unclear
Seller paid closing costs or repairs	47%	67%	53%	47%	53%	unclear
Has a view	53%	87%	73%	93%	77%	unclear

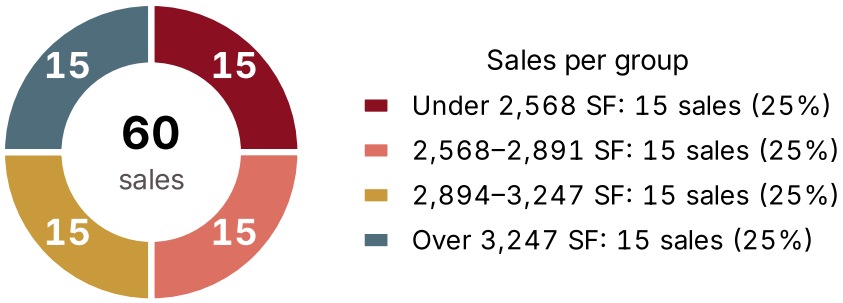
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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 3,247 SF sell for about $393K (48%) more than homes under 2,568 SF.

4.1 Key differences

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

Under 2,568 SF · 2,568–2,891 SF · 2,894–3,247 SF · Over 3,247 SF

Larger homes Over 3,247 SF

- Sell for much more.

Smaller homes Under 2,568 SF

- Sell for much less.

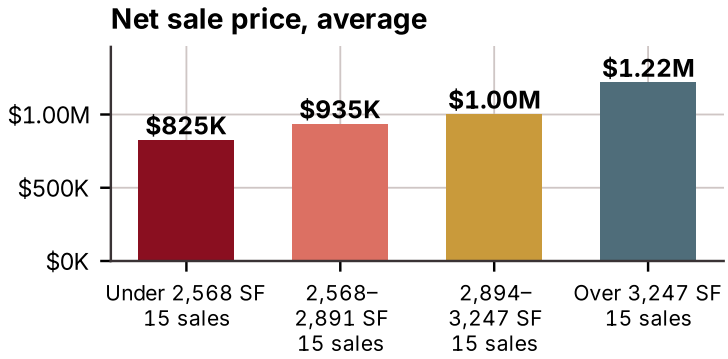
4.2 At a glance

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

	Under 2,568 SF	2,568–2,891 SF	2,894–3,247 SF	Over 3,247 SF	Real difference?
Net sale price	$825K Lowest	$935K	$1.00M	$1.22M Highest	✓ large
Net price per SF	$358 per SF	$340 per SF	$328 per SF	$329 per SF	unclear
Year built	1984	1984	1992	1991	unclear
Days on market	7 days	9 days	50 days	57 days	unclear
Discount from original list	3.1%	5.0%	7.5%	7.8%	unclear
Price cut before sale	20%	27%	47%	40%	unclear
Seller paid closing costs or repairs	60%	40%	53%	60%	unclear
Has a view	73%	60%	80%	93%	unclear

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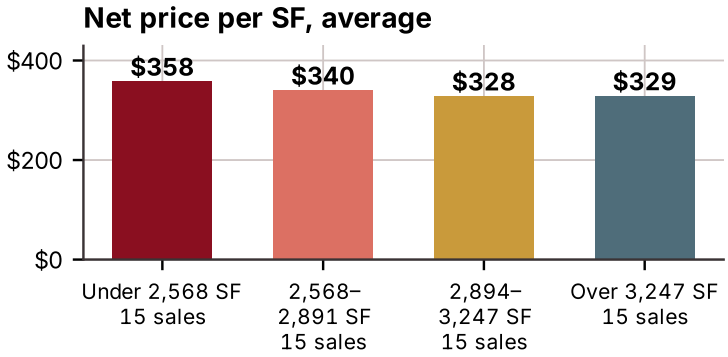
4.3 Homes over 3,247 SF sell for about $393K (48%) more than homes under 2,568 SF



The average is **$1.22M** for homes over 3,247 SF and **$825K** for homes under 2,568 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

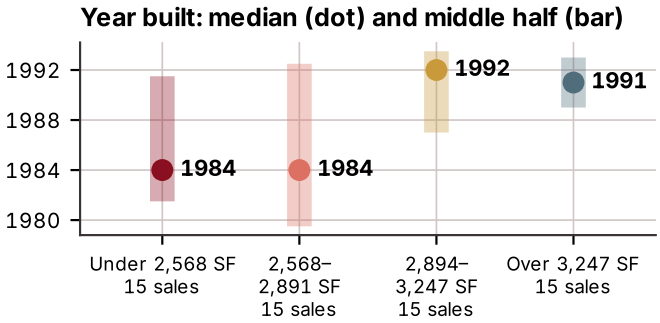
4.4 Net price per SF: no clear difference



The average is **$329 per SF** for homes over 3,247 SF and **$358 per SF** for homes under 2,568 SF. It does not move in a straight line; homes under 2,568 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

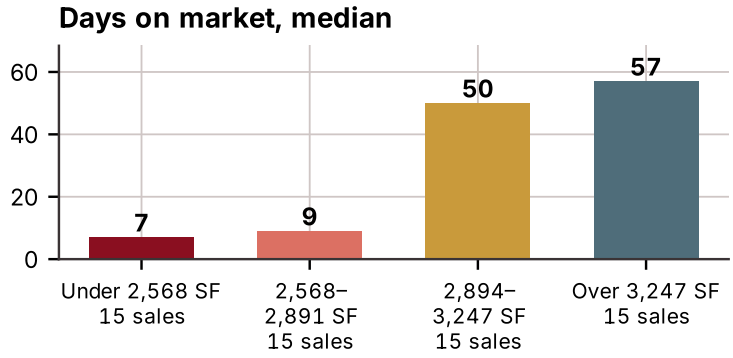


The median is **1991** for homes over 3,247 SF and **1984** for homes under 2,568 SF. It does not move in a straight line; homes 2,894–3,247 SF are highest. Defined in 8.1.4.

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

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4.6 Days on market: no clear difference

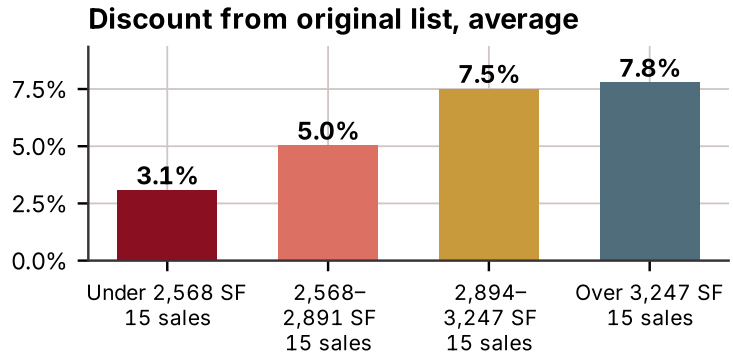


The median is **57 days** for homes over 3,247 SF and **7 days** for homes under 2,568 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference



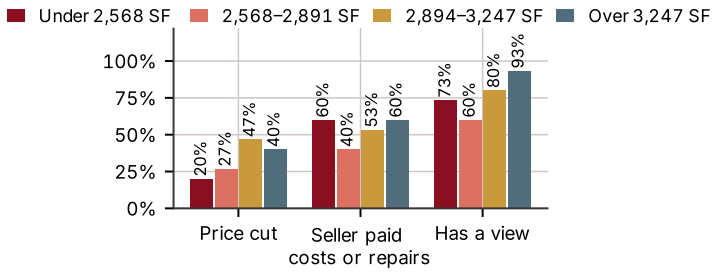
The average is **7.8%** for homes over 3,247 SF and **3.1%** for homes under 2,568 SF. It rises step by step from the lowest range to the highest.

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.

- 40% of homes over 3,247 SF had a price cut before sale, against 20% of homes under 2,568 SF. Defined in 8.1.7.
- 60% of homes over 3,247 SF had the seller pay closing costs or repairs, against 60% of homes under 2,568 SF. Defined in 8.1.8.
- 93% of homes over 3,247 SF have a view, against 73% of homes under 2,568 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 2,568 SF 15 sales	2,568–2,891 SF 15 sales	2,894–3,247 SF 15 sales	Over 3,247 SF 15 sales	All 60 sales	Real difference?
Net sale price average	$825,267	$935,109	$1,001,174	$1,217,818	$994,842	✓ large
Net price per SF average	$358	$340	$328	$329	$339	unclear
Living area average	2,303	2,745	3,059	3,714	2,955	by design
Year built median	1984	1984	1992	1991	1990	unclear

4.10 The numbers: selling

	Under 2,568 SF 15 sales	2,568–2,891 SF 15 sales	2,894–3,247 SF 15 sales	Over 3,247 SF 15 sales	All 60 sales	Real difference?
Days on market median	7	9	50	57	25	unclear
Discount from original list average	3.1%	5.0%	7.5%	7.8%	5.9%	unclear
Price cut before sale	20%	27%	47%	40%	33%	unclear
Seller paid closing costs or repairs	60%	40%	53%	60%	53%	unclear
Has a view	73%	60%	80%	93%	77%	unclear

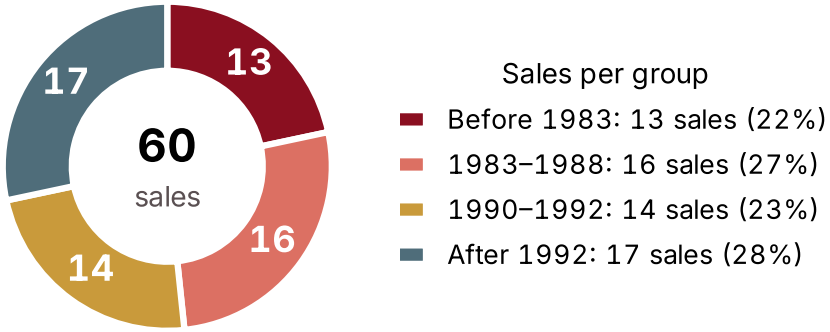
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 60 sales · November 8, 2025 – November 7, 2026

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



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

5.1 Key differences

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

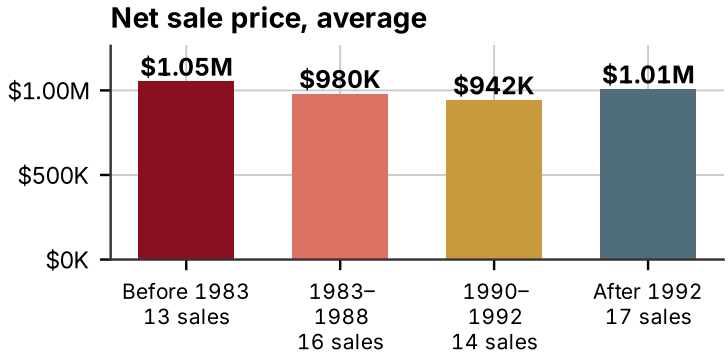
5.2 At a glance

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

	Before 1983	1983–1988	1990–1992	After 1992	Real difference?
Net sale price	$1.05M	$980K	$942K	$1.01M	unclear
Net price per SF	$384 per SF	$344 per SF	$304 per SF	$327 per SF	unclear
Living area	2,752 SF	2,809 SF	3,139 SF	3,097 SF	unclear
Days on market	9 days	16 days	50 days	36 days	unclear
Discount from original list	2.1%	5.0%	7.7%	8.0%	unclear
Price cut before sale	31%	25%	43%	35%	unclear
Seller paid closing costs or repairs	31%	38%	71%	71%	unclear
Has a view	54%	81%	93%	76%	unclear

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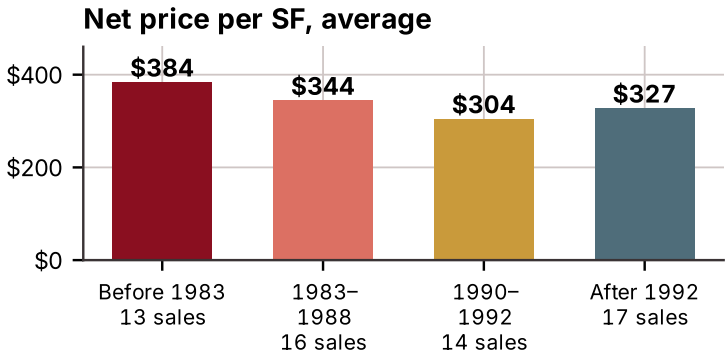
5.3 Net sale price: no clear difference



The average is **$1.01M** for homes built after 1992 and **$1.05M** for homes built before 1983. It does not move in a straight line; homes built before 1983 are highest. Defined in 8.1.1.

– No clear difference · could be chance

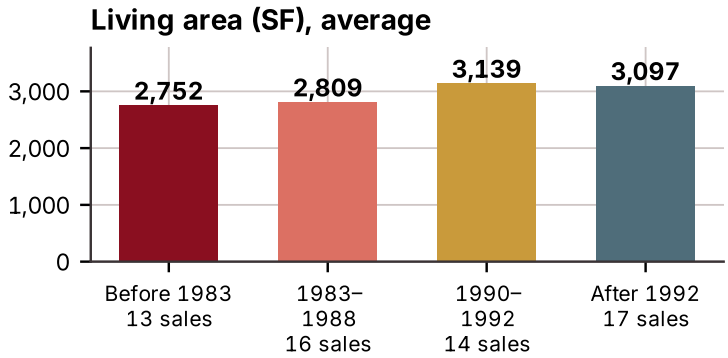
5.4 Net price per SF: no clear difference



The average is **$327 per SF** for homes built after 1992 and **$384 per SF** for homes built before 1983. It does not move in a straight line; homes built before 1983 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

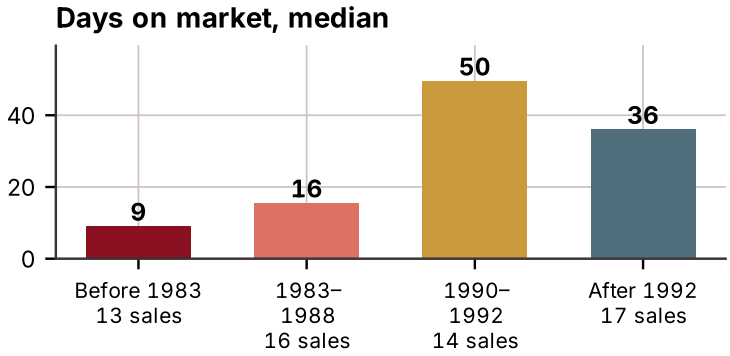


The average is **3,097 SF** for homes built after 1992 and **2,752 SF** for homes built before 1983. It does not move in a straight line; homes built 1990–1992 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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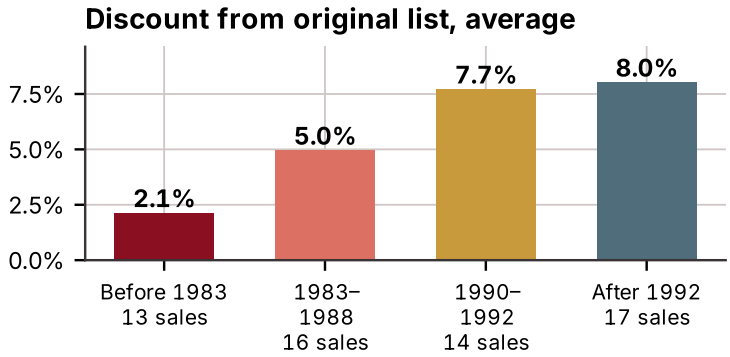
5.6 Days on market: no clear difference



The median is **36 days** for homes built after 1992 and **9 days** for homes built before 1983. It does not move in a straight line; homes built 1990–1992 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

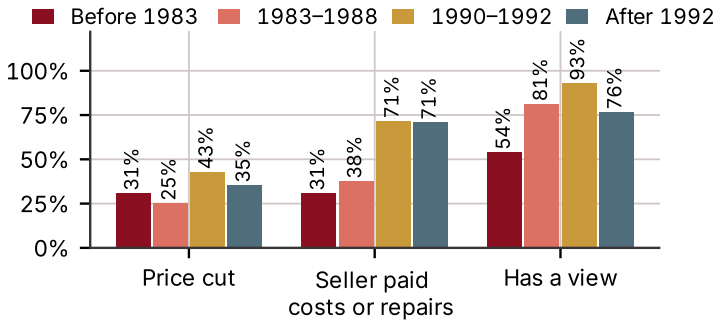


The average is **8.0%** for homes built after 1992 and **2.1%** for homes built before 1983. It rises step by step from the lowest range to the highest. Defined in 8.1.6.

– 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.

- 35% of homes built after 1992 had a price cut before sale, against 31% of homes built before 1983. Defined in 8.1.7.
- 71% of homes built after 1992 had the seller pay closing costs or repairs, against 31% of homes built before 1983. Defined in 8.1.8.
- 76% of homes built after 1992 have a view, against 54% of homes built before 1983. 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 1983 13 sales	1983–1988 16 sales	1990–1992 14 sales	After 1992 17 sales	All 60 sales	Real difference?
Net sale price average	$1,052,890	$980,055	$942,410	$1,007,549	$994,842	unclear
Net price per SF average	$384	$344	$304	$327	$339	unclear
Living area average	2,752	2,809	3,139	3,097	2,955	unclear
Year built median	1978	1984	1992	1994	1990	by design

5.10 The numbers: selling

	Before 1983 13 sales	1983–1988 16 sales	1990–1992 14 sales	After 1992 17 sales	All 60 sales	Real difference?
Days on market median	9	16	50	36	25	unclear
Discount from original list average	2.1%	5.0%	7.7%	8.0%	5.9%	unclear
Price cut before sale	31%	25%	43%	35%	33%	unclear
Seller paid closing costs or repairs	31%	38%	71%	71%	53%	unclear
Has a view	54%	81%	93%	76%	77%	unclear

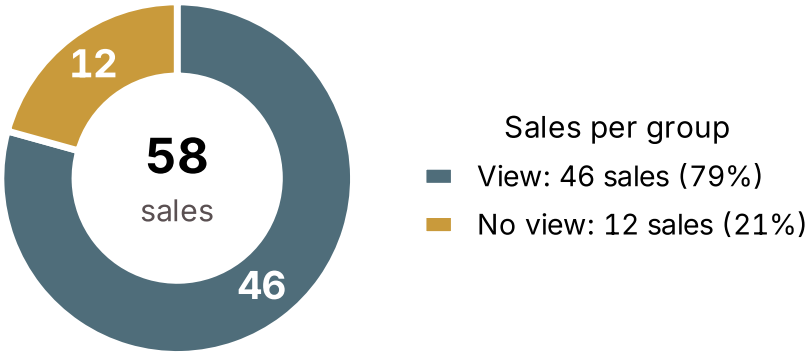
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 2 sales whose MLS view entry is only “See Remarks” are left out.



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

6.1 Key differences

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

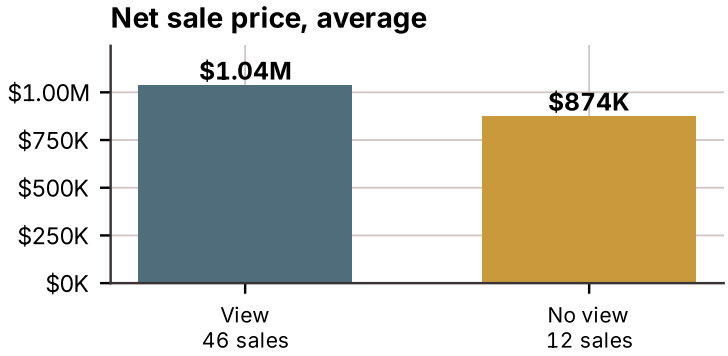
6.2 At a glance

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

	View	No view	Real difference?
Net sale price	$1.04M	$874K	unclear
Net price per SF	$346 per SF	$315 per SF	unclear
Living area	3,025 SF	2,770 SF	unclear
Year built	1990	1986	unclear
Days on market	35 days	8 days	unclear
Discount from original list	6.1%	5.1%	unclear
Price cut before sale	37%	25%	unclear
Seller paid closing costs or repairs	57%	50%	unclear

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6.3 Net sale price: no clear difference

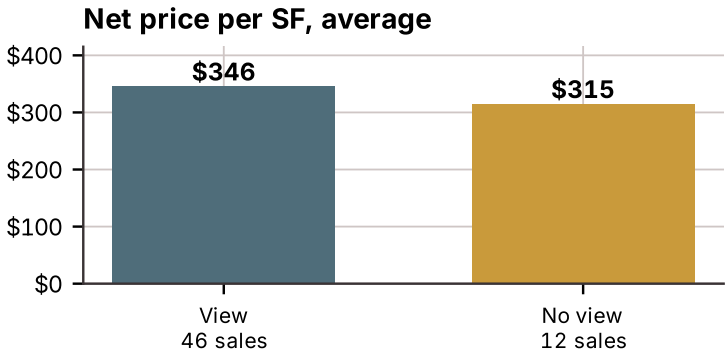


The average is **$1.04M** for homes with a view and **$874K** for homes without a view.

Defined in 8.1.1.

– No clear difference · could be chance

6.4 Net price per SF: no clear difference

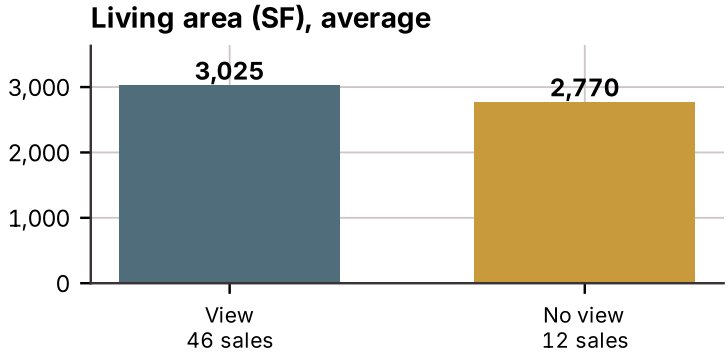


The average is **$346 per SF** for homes with a view and **$315 per SF** for homes without a view.

Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference



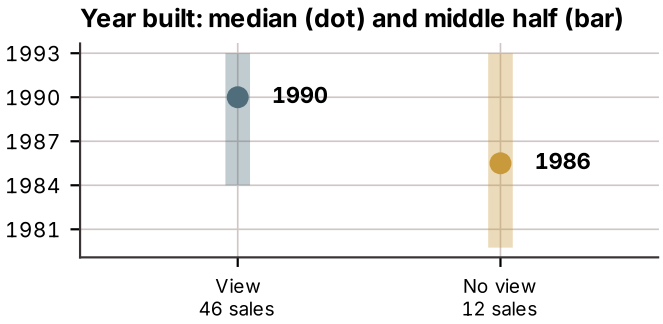
The average is **3,025 SF** for homes with a view and **2,770 SF** for homes without a view.

Defined in 8.1.3.

– No clear difference · could be chance

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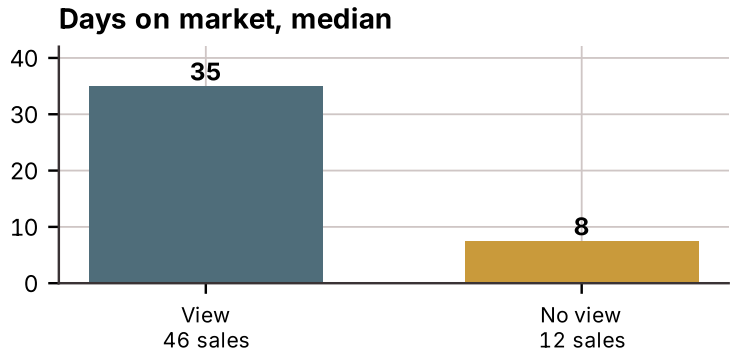
6.6 Year built: no clear difference



The median is **1990** for homes with a view and **1986** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

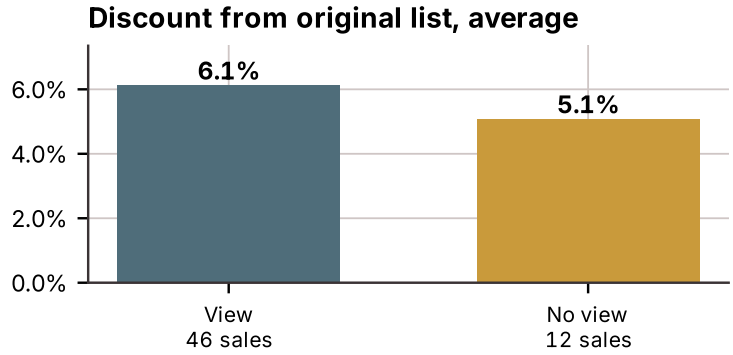
6.7 Days on market: no clear difference



The median is **35 days** for homes with a view and **8 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

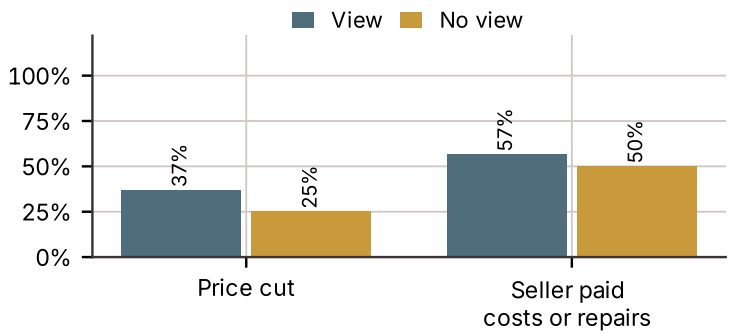


The average is **6.1%** for homes with a view and **5.1%** for homes without a view. Defined in 8.1.6.

– 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.

- 37% of homes with a view had a price cut before sale, against 25% of homes without a view. Defined in 8.1.7.
- 57% of homes with a view had the seller pay closing costs or repairs, against 50% 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 46 sales	No view 12 sales	All 58 sales	Real difference?
Net sale price average	$1,036,397	$874,147	$1,002,828	unclear
Net price per SF average	$346	$315	$340	unclear
Living area average	3,025	2,770	2,973	unclear
Year built median	1990	1986	1990	unclear

6.11 The numbers: selling

	View 46 sales	No view 12 sales	All 58 sales	Real difference?
Days on market median	35	8	28	unclear
Discount from original list average	6.1%	5.1%	5.9%	unclear
Price cut before sale	37%	25%	34%	unclear
Seller paid closing costs or repairs	57%	50%	55%	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 Great Hills.

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 60 resale sales. Average $994,842; median $933,750; standard deviation $262,113; middle half (25th–75th percentile) $792,875–$1,123,086; lowest $510,000, highest $1,850,000. 32 sales had a seller payment; their median payment was $7,680.

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 60 resale sales. Average $339; median $328; standard deviation $74; middle half (25th–75th percentile) $297–$370; lowest $196, highest $602.

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 60 resale sales. Average 2,955; median 2,892; standard deviation 544; middle half (25th–75th percentile) 2,540–3,247; lowest 2,139, highest 4,190.

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 60 resale sales. Average 1988; median 1990; standard deviation 8; middle half (25th–75th percentile) 1983–1993; lowest 1972, highest 2007.

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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 60 resale sales. Average 46; median 25; standard deviation 55; middle half (25th–75th percentile) 5–78; lowest 0, highest 315. 2 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 60 resale sales. Average 5.9%; median 4.7%; standard deviation 7.5%; middle half (25th–75th percentile) 0.7%–10.7%; lowest −14.1%, highest 34.4%. 8 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 20 of 60 resale sales (33.3%).

8.1.8 Seller paid closing costs or repairs

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

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

The data 32 of 60 resale sales (53.3%).

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 46 sales with a view, 12 without, 2 unclassified. Most common View entries: Trees/Woods 25, Hill Country 18, Neighborhood 15, Park/Greenbelt 14, Panoramic 8, Golf Course 7, None 7, Pool 4.

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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 13:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “great hills”, “sierra arbor estates” (case-insensitive). A record is kept when its subdivision name belongs to the Great Hills family, the same rule comparable sales use (it includes Sierra Arbor Estates, proven adjacent and priced alike).

The data Pulled November 8, 2026: 61 closed Great Hills records over the prior year, in ZIP 78759. 24 subdivision spellings kept, the most common: Great Hills Sec 10 (12); Great Hills 8-A (6); Great Hills Sec 25 (5); Great Hills (5); Sierra Arbor Estates (4); Great Hills 01 (3); Great Hills Ph 02 Sec 01 (3); Great Hills 23 (3); Great Hills 22 (2); Great Hills 03 (2); Great Hills 04 Amd (2); Great Hills 7-A (2); and 12 more (12 records). Names found by the search but not part of Great Hills, left out: Bluffs Great Hills (3); Great Hills A (2); GREAT HILLS XX (1); Great Hills II (1); Great Hills Xxiii (1); Fairway At Great Hills (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 34 resale sales here (under 80), so the full year is used.

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

The data 60 single-family sales in the window: 60 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 60 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) with no original list price

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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 $795K”.

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 $795K: $510,000–$786,500 (15 sales); $795K–$925K: $795,000–$925,000 (15 sales); $942K–$1.12M: $942,500–$1,117,000 (15 sales); Over $1.12M: $1,141,346–$1,850,000 (15 sales)
Quartiles by living area: Under 2,568 SF: 2,139–2,457 SF (15 sales); 2,568–2,891 SF: 2,568–2,891 SF (15 sales); 2,894–3,247 SF: 2,894–3,247 SF (15 sales); Over 3,247 SF: 3,248–4,190 SF (15 sales)
Quartiles by year built: Before 1983: 1972–1981 (13 sales); 1983–1988: 1983–1988 (16 sales); 1990–1992: 1990–1992 (14 sales); After 1992: 1993–2007 (17 sales)
View and no view: View: MLS lists a view (46 sales); No view: None or Neighborhood (12 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 $994,842, median $933,750. Days on market: average 46, median 25: 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	3 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 = 18.74	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.318$	large
Living area	Kruskal–Wallis	H = 23.00	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.390$	large
Year built	Kruskal–Wallis	H = 3.66	3	0.3004	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.062$	medium
Days on market	Kruskal–Wallis	H = 2.61	3	0.4555	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.044$	small
Discount from original list	Kruskal–Wallis	H = 0.98	3	0.8070	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.017$	small
Price cut before sale	Chi-square	$\chi^2 = 7.80$	3	0.0503	p < 0.0063	**Unclear**	Cramér's V = 0.361	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.61$	3	0.6578	p < 0.0063	**Unclear**	Cramér's V = 0.164	small
Has a view	Chi-square	$\chi^2 = 7.83$	3	0.0497	p < 0.0063	**Unclear**	Cramér's V = 0.361	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 = 20.74	3	0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.352$	large
Net price per SF	Kruskal–Wallis	H = 1.75	3	0.6249	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.030$	small
Year built	Kruskal–Wallis	H = 5.01	3	0.1710	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.085$	medium
Days on market	Kruskal–Wallis	H = 7.23	3	0.0649	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.123$	medium
Discount from original list	Kruskal–Wallis	H = 5.19	3	0.1584	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.088$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.00$	3	0.3916	p < 0.0063	**Unclear**	Cramér's V = 0.224	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.61$	3	0.6578	p < 0.0063	**Unclear**	Cramér's V = 0.164	small
Has a view	Chi-square	$\chi^2 = 4.84$	3	0.1835	p < 0.0063	**Unclear**	Cramér's V = 0.284	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 1.24	3	0.7444	p < 0.0063	**Unclear**	ε^2 = 0.021	small
Net price per SF	Kruskal–Wallis	H = 5.90	3	0.1166	p < 0.0063	**Unclear**	ε^2 = 0.100	medium
Living area	Kruskal–Wallis	H = 6.20	3	0.1024	p < 0.0063	**Unclear**	ε^2 = 0.105	medium
Days on market	Kruskal–Wallis	H = 5.57	3	0.1344	p < 0.0063	**Unclear**	ε^2 = 0.094	medium
Discount from original list	Kruskal–Wallis	H = 5.32	3	0.1497	p < 0.0063	**Unclear**	ε^2 = 0.090	medium
Price cut before sale	Chi-square	χ^2 = 1.14	3	0.7676	p < 0.0063	**Unclear**	Cramér's V = 0.138	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 8.15	3	0.0431	p < 0.0063	**Unclear**	Cramér's V = 0.368	medium
Has a view	Chi-square	χ^2 = 6.02	3	0.1104	p < 0.0063	**Unclear**	Cramér's V = 0.317	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 = 371.50	—	0.0682	p < 0.0063	**Unclear**	rank-biserial r = 0.346	medium
Net price per SF	Mann–Whitney U	U = 333.00	—	0.2781	p < 0.0063	**Unclear**	rank-biserial r = 0.207	small
Living area	Mann–Whitney U	U = 343.50	—	0.1984	p < 0.0063	**Unclear**	rank-biserial r = 0.245	small
Year built	Mann–Whitney U	U = 331.00	—	0.2943	p < 0.0063	**Unclear**	rank-biserial r = 0.199	small
Days on market	Mann–Whitney U	U = 355.00	—	0.1315	p < 0.0063	**Unclear**	rank-biserial r = 0.286	small
Discount from original list	Mann–Whitney U	U = 313.00	—	0.4835	p < 0.0063	**Unclear**	rank-biserial r = 0.134	small
Price cut before sale	Chi-square	χ^2 = 0.60	1	0.4377	p < 0.0063	**Unclear**	Cramér's V = 0.102	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.16	1	0.6858	p < 0.0063	**Unclear**	Cramér's V = 0.053	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) with no original list price. 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 60 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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