Hielscher

Austin, TX 78739
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
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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
40	$929,000	$299	14 days
single-family resale homes	average $948,005	average $301	average 44 days

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1. Summary

Resale homes · 40 sales · November 8, 2025 – November 7, 2026

This study looks at the **40 resale homes** sold in Hielscher in the **365 days** to November 7, 2026. A full year is used because only 21 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.

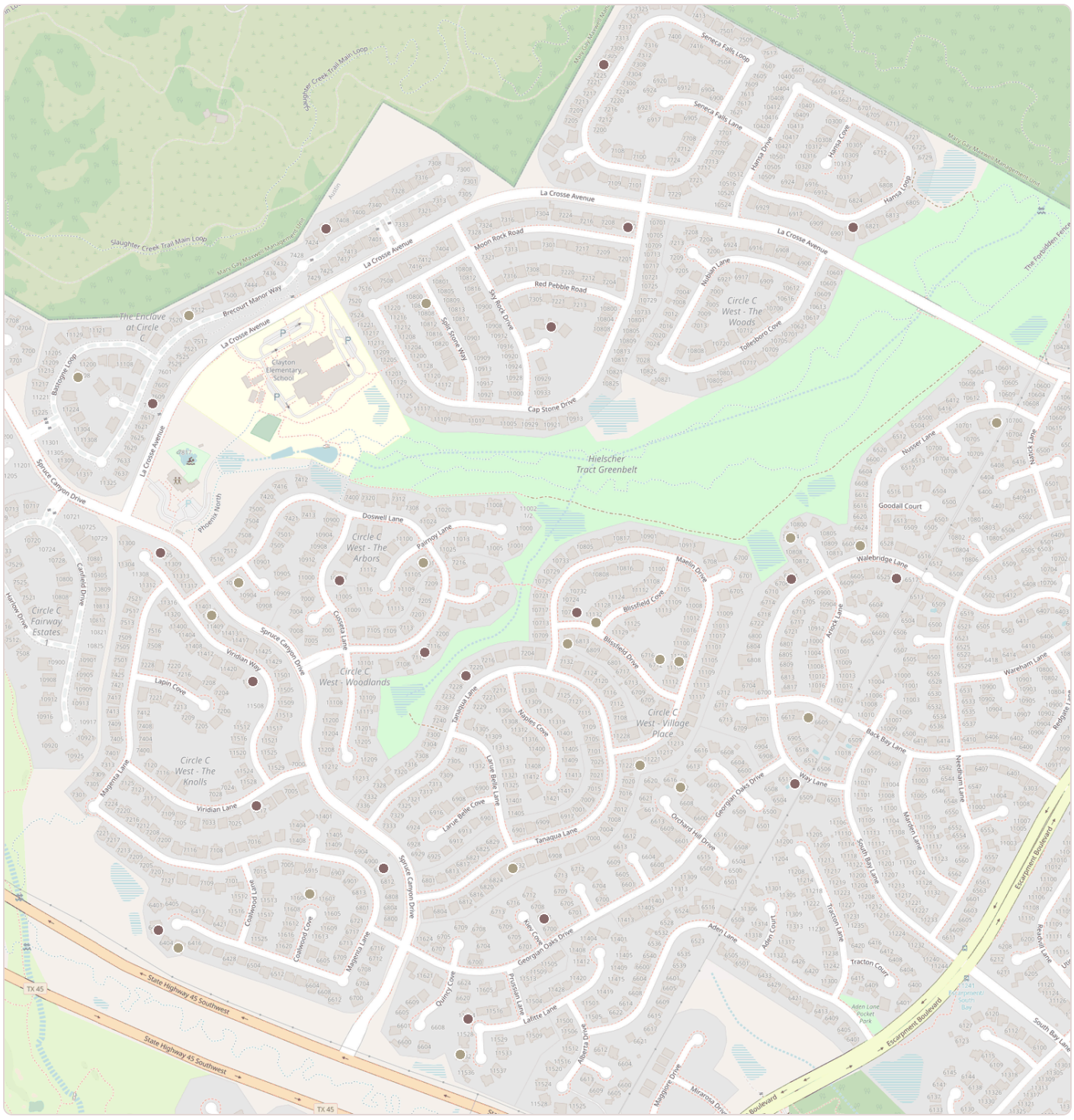
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

40 resale homes · colored by price range

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



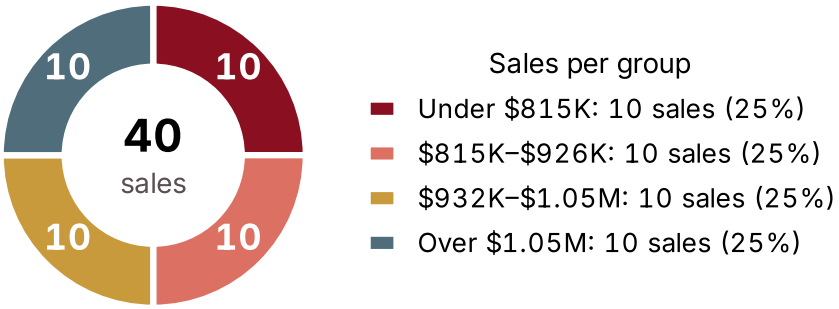
● Under $815K · 10 sales ● $815K–$926K · 10 sales ● $932K–$1.05M · 10 sales ● Over $1.05M · 10 sales

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3. Quartiles by net sale price

Resale homes · 40 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 $1.05M are about 1,020 SF (41%) larger than homes under $815K.
- Homes over $1.05M sell for about $47 per SF (16%) more than homes under $815K.

3.1 Key differences

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

Under $815K $815K–$926K $932K–$1.05M Over $1.05M

Higher-priced homes Over $1.05M

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

Lower-priced homes Under $815K

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

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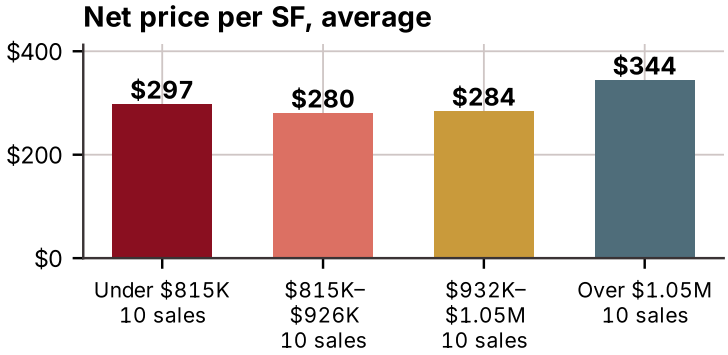
3.2 At a glance

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 $815K	$815K–$926K	$932K–$1.05M	Over $1.05M	Real difference?
Net price per SF	$297 per SF	$280 per SF Lowest	$284 per SF	$344 per SF Highest	✓ large
Living area	2,484 SF Smallest	3,159 SF	3,544 SF Largest	3,507 SF	✓ large
Year built	2005	2004	2004	2004	unclear
Days on market	61 days	13 days	11 days	11 days	unclear
Discount from original list	5.4%	3.7%	4.0%	0.4%	unclear
Price cut before sale	60%	30%	40%	20%	unclear
Seller paid closing costs or repairs	70%	50%	50%	30%	unclear
Has a view	50%	10%	60%	40%	unclear

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

3.3 Homes over $1.05M sell for about $47 per SF (16%) more than homes under $815K

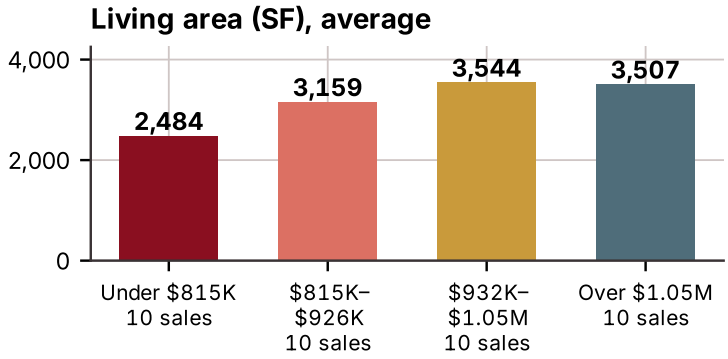


The average is **$344 per SF** for homes over $1.05M and **$297 per SF** for homes under $815K. It does not move in a straight line; homes over $1.05M are highest. Defined in 8.1.2.

✓ **Real difference** · large

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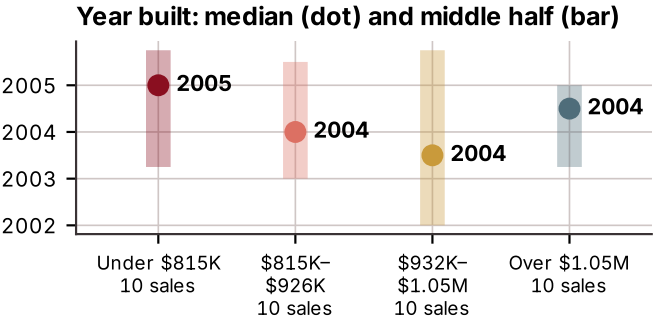
3.4 Homes over $1.05M are about 1,020 SF (41%) larger than homes under $815K



The average is **3,507 SF** for homes over $1.05M and **2,484 SF** for homes under $815K. It does not move in a straight line; homes $932K–$1.05M are highest. Defined in 8.1.3.

✓ **Real difference** · large

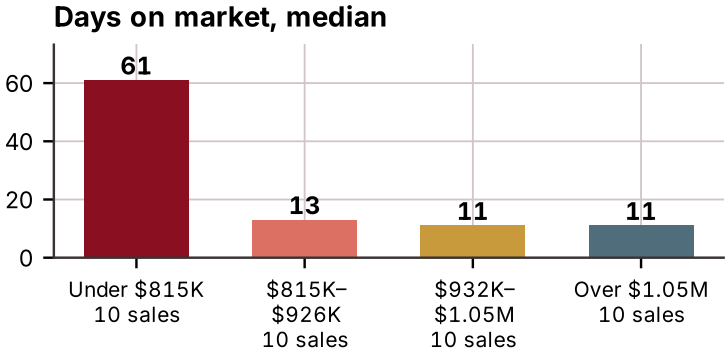
3.5 Year built: no clear difference



The median is **2004** for homes over $1.05M and **2005** for homes under $815K. It does not move in a straight line; homes under $815K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

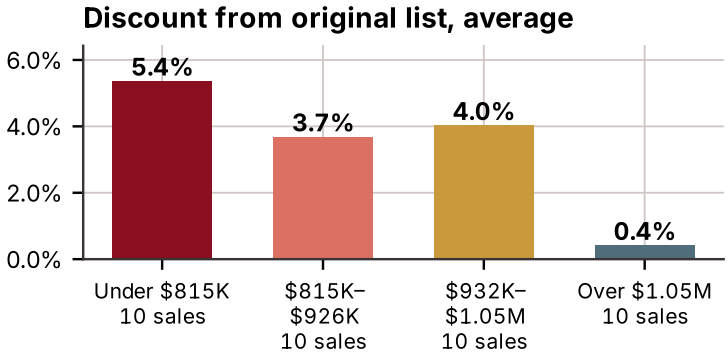


The median is **11 days** for homes over $1.05M and **61 days** for homes under $815K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

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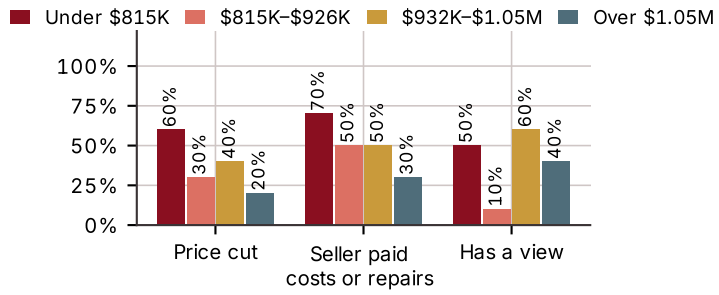
3.7 Discount from original list: no clear difference



The average is **0.4%** for homes over $1.05M and **5.4%** for homes under $815K. It does not move in a straight line; homes under $815K 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.

- 20% of homes over $1.05M had a price cut before sale, against 60% of homes under $815K. Defined in 8.1.7.
- 30% of homes over $1.05M had the seller pay closing costs or repairs, against 70% of homes under $815K. Defined in 8.1.8.
- 40% of homes over $1.05M have a view, against 50% of homes under $815K. 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 $815K 10 sales	$815K–$926K 10 sales	$932K–$1.05M 10 sales	Over $1.05M 10 sales	All 40 sales	Real difference?
Net sale price average	$732,790	$879,765	$983,900	$1,195,564	$948,005	by design
Net price per SF average	$297	$280	$284	$344	$301	✓ large
Living area average	2,484	3,159	3,544	3,507	3,174	✓ large
Year built median	2005	2004	2004	2004	2004	unclear

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3.10 The numbers: selling

	Under $815K 10 sales	$815K–$926K 10 sales	$932K–$1.05M 10 sales	Over $1.05M 10 sales	All 40 sales	Real difference?
Days on market median	61	13	11	11	14	unclear
Discount from original list average	5.4%	3.7%	4.0%	0.4%	3.4%	unclear
Price cut before sale	60%	30%	40%	20%	38%	unclear
Seller paid closing costs or repairs	70%	50%	50%	30%	50%	unclear
Has a view	50%	10%	60%	40%	40%	unclear

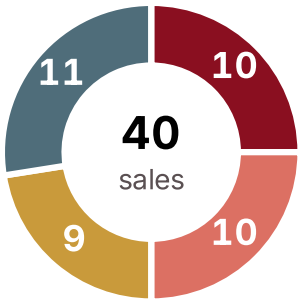
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 40 sales · November 8, 2025 – November 7, 2026

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



Sales per group

- Under 2,794 SF: 10 sales (25%)
- 2,794–3,143 SF: 10 sales (25%)
- 3,174–3,502 SF: 9 sales (22%)
- Over 3,502 SF: 11 sales (28%)

Bottom line

- Homes over 3,502 SF sell for about $315K (42%) more than homes under 2,794 SF.

4.1 Key differences

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

Under 2,794 SF · 2,794–3,143 SF · 3,174–3,502 SF · Over 3,502 SF

Larger homes Over 3,502 SF

- Sell for much more.

Smaller homes Under 2,794 SF

- Sell for much less.

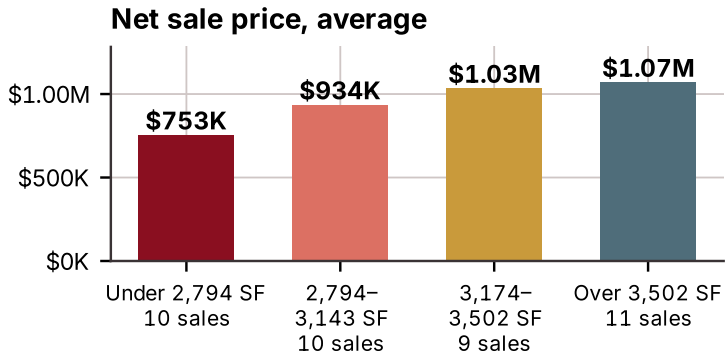
4.2 At a glance

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 2,794 SF	2,794–3,143 SF	3,174–3,502 SF	Over 3,502 SF	Real difference?
Net sale price	$753K Lowest	$934K	$1.03M	$1.07M Highest	✓ large
Net price per SF	$308 per SF	$314 per SF	$305 per SF	$281 per SF	unclear
Year built	2005	2002	2005	2004	unclear
Days on market	38 days	7 days	28 days	5 days	unclear
Discount from original list	4.4%	1.8%	2.5%	4.6%	unclear
Price cut before sale	60%	20%	33%	36%	unclear
Seller paid closing costs or repairs	60%	40%	33%	64%	unclear
Has a view	50%	20%	44%	45%	unclear

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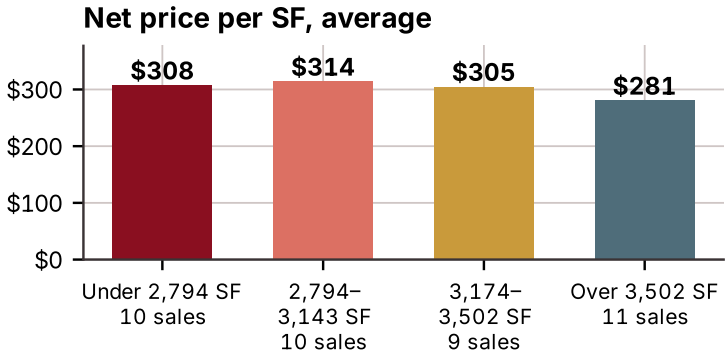
4.3 Homes over 3,502 SF sell for about $315K (42%) more than homes under 2,794 SF



The average is **$1.07M** for homes over 3,502 SF and **$753K** for homes under 2,794 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

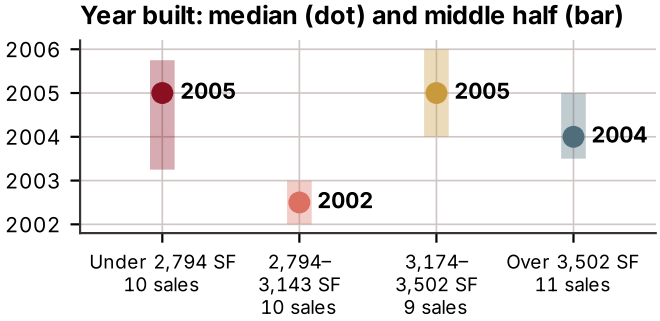
4.4 Net price per SF: no clear difference



The average is **$281 per SF** for homes over 3,502 SF and **$308 per SF** for homes under 2,794 SF. It does not move in a straight line; homes 2,794–3,143 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

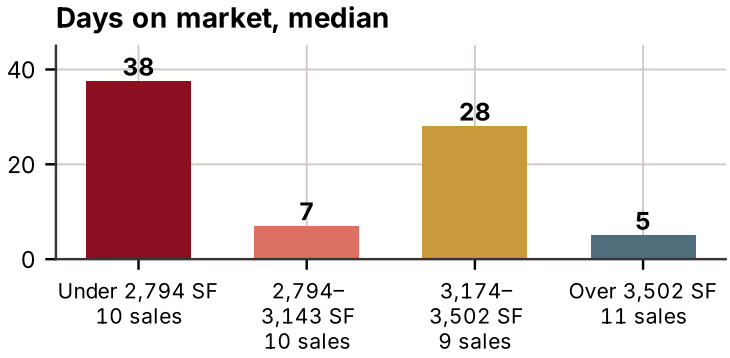


The median is **2004** for homes over 3,502 SF and **2005** for homes under 2,794 SF. It does not move in a straight line; homes under 2,794 SF are highest. Defined in 8.1.4.

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

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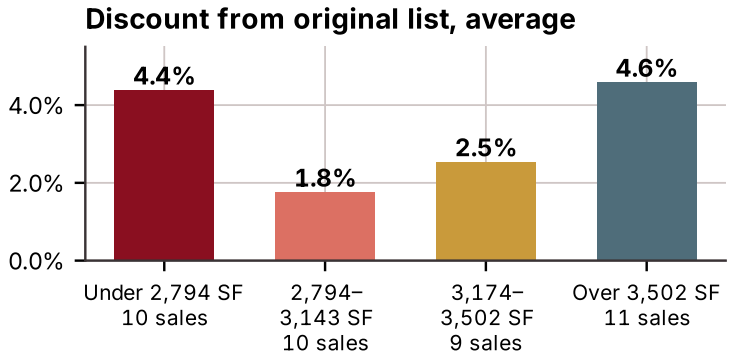
4.6 Days on market: no clear difference



The median is **5 days** for homes over 3,502 SF and **38 days** for homes under 2,794 SF. It does not move in a straight line; homes under 2,794 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

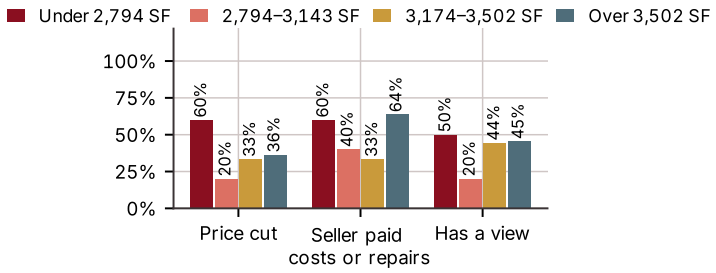


The average is **4.6%** for homes over 3,502 SF and **4.4%** for homes under 2,794 SF. It does not move in a straight line; homes over 3,502 SF are highest. Defined in 8.1.6.

– 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.

- 36% of homes over 3,502 SF had a price cut before sale, against 60% of homes under 2,794 SF. Defined in 8.1.7.
- 64% of homes over 3,502 SF had the seller pay closing costs or repairs, against 60% of homes under 2,794 SF. Defined in 8.1.8.
- 45% of homes over 3,502 SF have a view, against 50% of homes under 2,794 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 2,794 SF 10 sales	2,794–3,143 SF 10 sales	3,174–3,502 SF 9 sales	Over 3,502 SF 11 sales	All 40 sales	Real difference?
Net sale price average	$753,290	$933,936	$1,032,649	$1,068,555	$948,005	✓ large
Net price per SF average	$308	$314	$305	$281	$301	unclear
Living area average	2,458	2,980	3,387	3,825	3,174	by design
Year built median	2005	2002	2005	2004	2004	unclear

4.10 The numbers: selling

	Under 2,794 SF 10 sales	2,794–3,143 SF 10 sales	3,174–3,502 SF 9 sales	Over 3,502 SF 11 sales	All 40 sales	Real difference?
Days on market median	38	7	28	5	14	unclear
Discount from original list average	4.4%	1.8%	2.5%	4.6%	3.4%	unclear
Price cut before sale	60%	20%	33%	36%	38%	unclear
Seller paid closing costs or repairs	60%	40%	33%	64%	50%	unclear
Has a view	50%	20%	44%	45%	40%	unclear

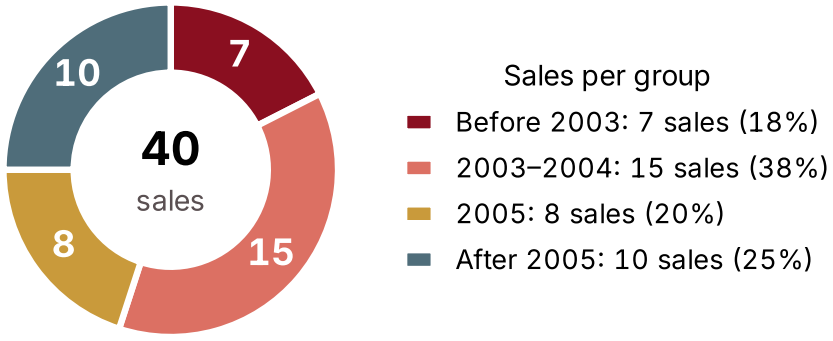
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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.

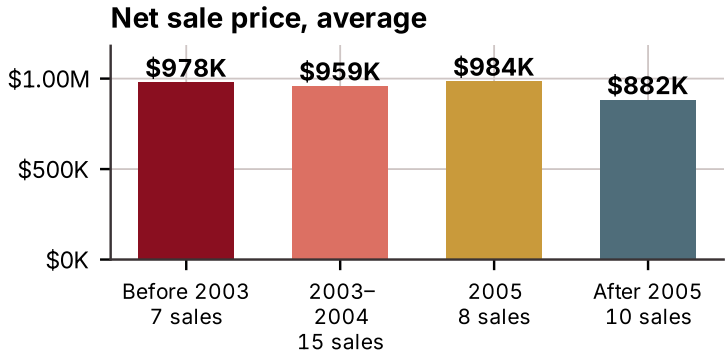
5.2 At a glance

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 2003	2003–2004	2005	After 2005	Real difference?
Net sale price	$978K	$959K	$984K	$882K	unclear
Net price per SF	$329 per SF	$301 per SF	$308 per SF	$277 per SF	unclear
Living area	2,990 SF	3,209 SF	3,216 SF	3,215 SF	unclear
Days on market	12 days	5 days	16 days	32 days	unclear
Discount from original list	2.6%	1.7%	4.1%	5.8%	unclear
Price cut before sale	29%	20%	50%	60%	unclear
Seller paid closing costs or repairs	43%	47%	38%	70%	unclear
Has a view	29%	33%	62%	40%	unclear

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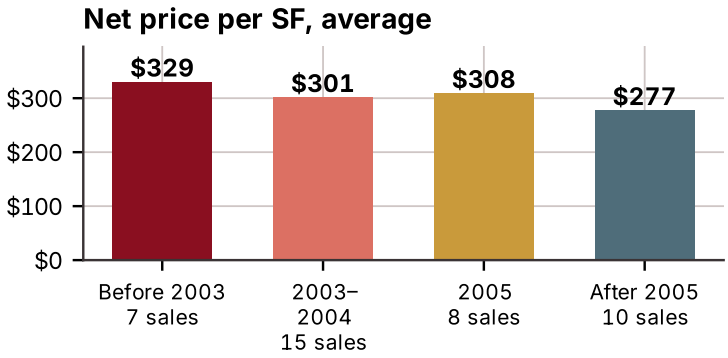
5.3 Net sale price: no clear difference



The average is **$882K** for homes built after 2005 and **$978K** for homes built before 2003. It does not move in a straight line; homes built 2005 are highest. Defined in 8.1.1.

– No clear difference · could be chance

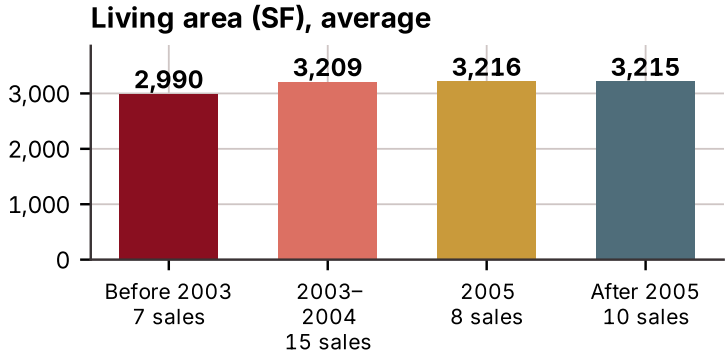
5.4 Net price per SF: no clear difference



The average is **$277 per SF** for homes built after 2005 and **$329 per SF** for homes built before 2003. It does not move in a straight line; homes built before 2003 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

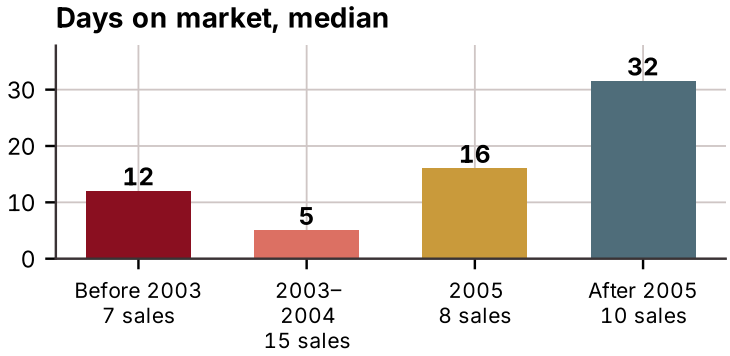


The average is **3,215 SF** for homes built after 2005 and **2,990 SF** for homes built before 2003. It does not move in a straight line; homes built 2005 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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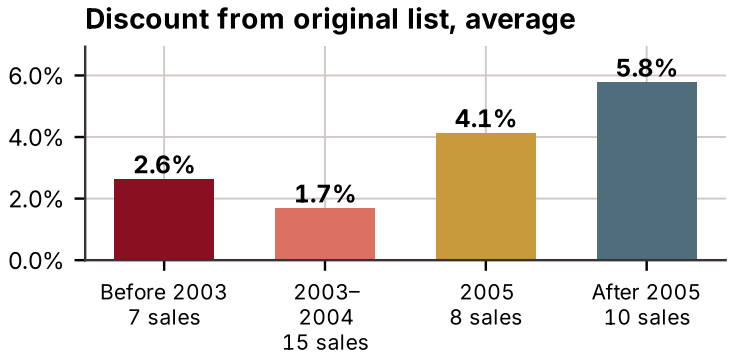
5.6 Days on market: no clear difference



The median is **32 days** for homes built after 2005 and **12 days** for homes built before 2003. It does not move in a straight line; homes built after 2005 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

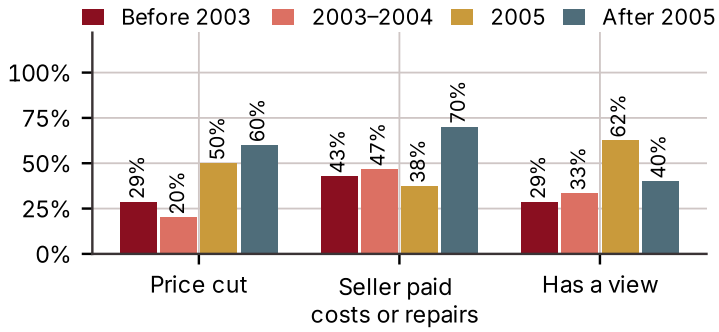


The average is **5.8%** for homes built after 2005 and **2.6%** for homes built before 2003. It does not move in a straight line; homes built after 2005 are highest. Defined in 8.1.6.

– 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.

- 60% of homes built after 2005 had a price cut before sale, against 29% of homes built before 2003. Defined in 8.1.7.
- 70% of homes built after 2005 had the seller pay closing costs or repairs, against 43% of homes built before 2003. Defined in 8.1.8.
- 40% of homes built after 2005 have a view, against 29% of homes built before 2003. 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 2003 7 sales	2003–2004 15 sales	2005 8 sales	After 2005 10 sales	All 40 sales	Real difference?
Net sale price average	$978,358	$958,653	$984,250	$881,790	$948,005	unclear
Net price per SF average	$329	$301	$308	$277	$301	unclear
Living area average	2,990	3,209	3,216	3,215	3,174	unclear
Year built median	2002	2003	2005	2006	2004	by design

5.10 The numbers: selling

	Before 2003 7 sales	2003–2004 15 sales	2005 8 sales	After 2005 10 sales	All 40 sales	Real difference?
Days on market median	12	5	16	32	14	unclear
Discount from original list average	2.6%	1.7%	4.1%	5.8%	3.4%	unclear
Price cut before sale	29%	20%	50%	60%	38%	unclear
Seller paid closing costs or repairs	43%	47%	38%	70%	50%	unclear
Has a view	29%	33%	62%	40%	40%	unclear

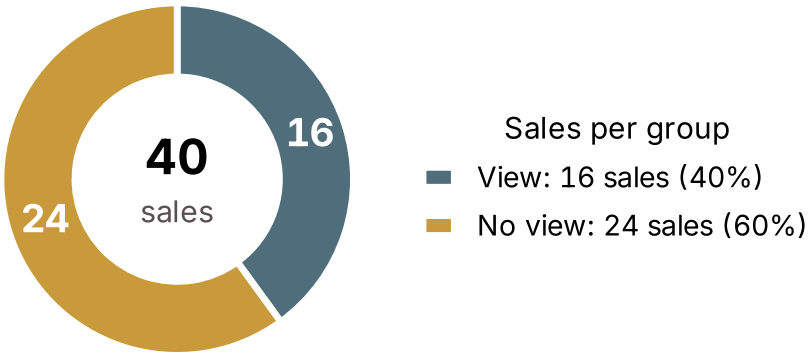
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 40 sales · November 8, 2025 – November 7, 2026

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



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.

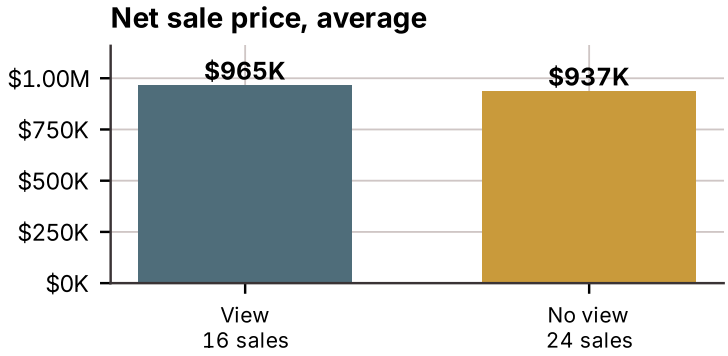
6.2 At a glance

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	$965K	$937K	unclear
Net price per SF	$303 per SF	$300 per SF	unclear
Living area	3,218 SF	3,144 SF	unclear
Year built	2005	2004	unclear
Days on market	10 days	18 days	unclear
Discount from original list	2.3%	4.1%	unclear
Price cut before sale	31%	42%	unclear
Seller paid closing costs or repairs	44%	54%	unclear

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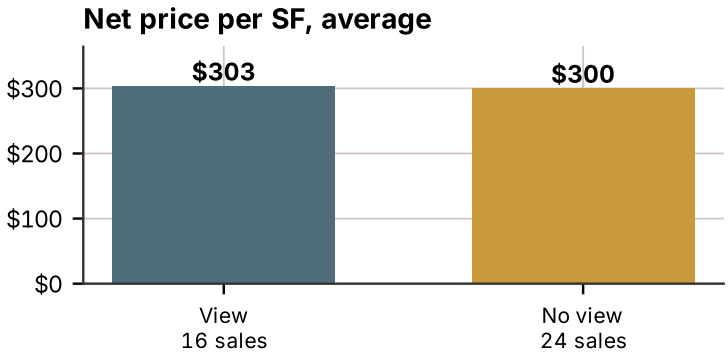
6.3 Net sale price: no clear difference



The average is **$965K** for homes with a view and **$937K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

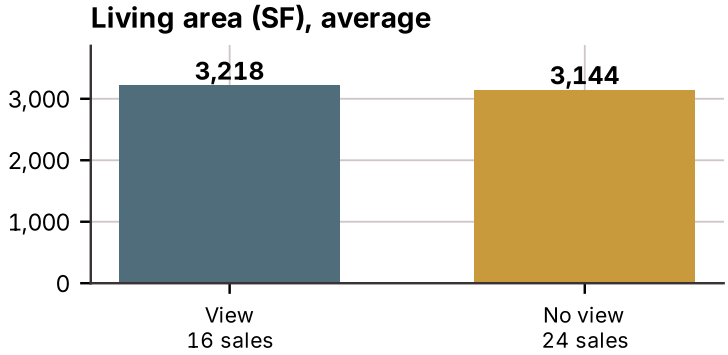
6.4 Net price per SF: no clear difference



The average is **$303 per SF** for homes with a view and **$300 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

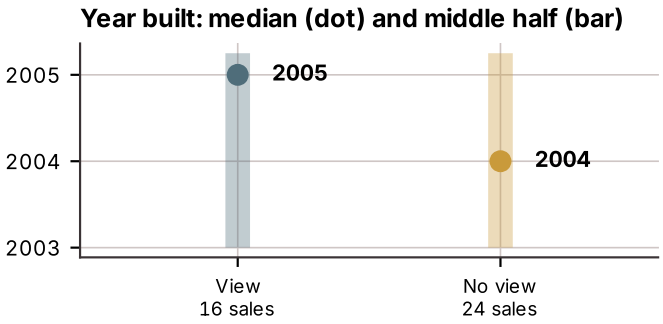


The average is **3,218 SF** for homes with a view and **3,144 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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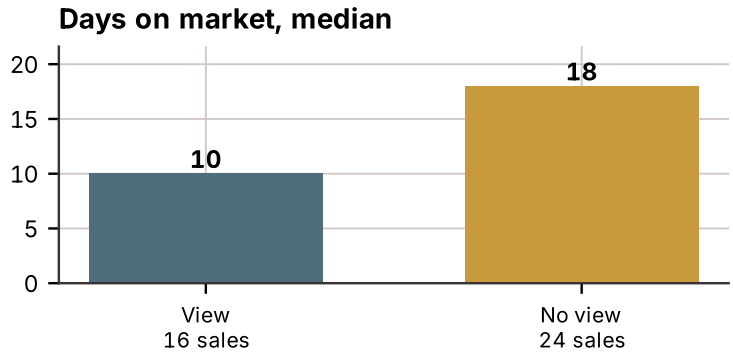
6.6 Year built: no clear difference



The median is **2005** for homes with a view and **2004** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

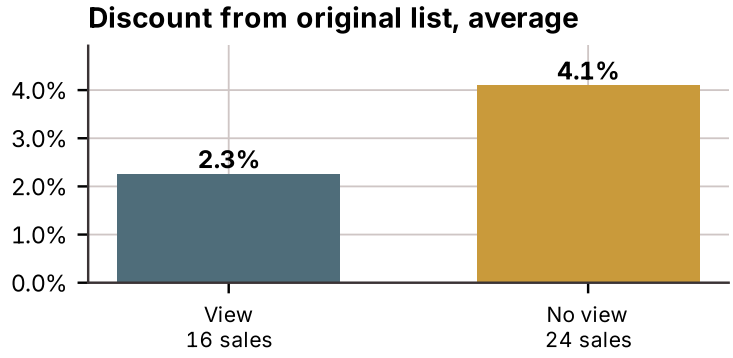
6.7 Days on market: no clear difference



The median is **10 days** for homes with a view and **18 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

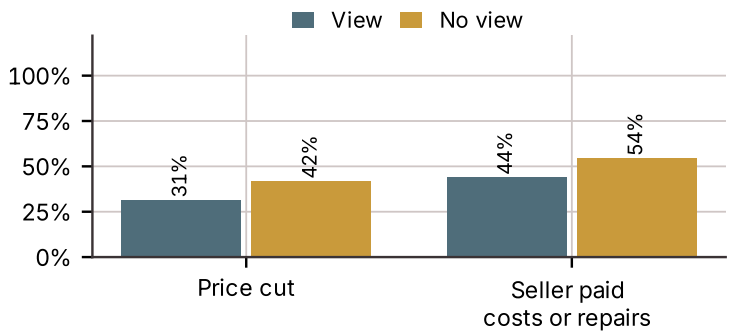


The average is **2.3%** for homes with a view and **4.1%** for homes without a view. Defined in 8.1.6.

– 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.

- 31% of homes with a view had a price cut before sale, against 42% of homes without a view. Defined in 8.1.7.
- 44% of homes with a view had the seller pay closing costs or repairs, against 54% 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 16 sales	No view 24 sales	All 40 sales	Real difference?
Net sale price average	$965,168	$936,563	$948,005	unclear
Net price per SF average	$303	$300	$301	unclear
Living area average	3,218	3,144	3,174	unclear
Year built median	2005	2004	2004	unclear

6.11 The numbers: selling

	View 16 sales	No view 24 sales	All 40 sales	Real difference?
Days on market median	10	18	14	unclear
Discount from original list average	2.3%	4.1%	3.4%	unclear
Price cut before sale	31%	42%	38%	unclear
Seller paid closing costs or repairs	44%	54%	50%	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 Hielscher.

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 40 resale sales. Average $948,005; median $929,000; standard deviation $179,801; middle half (25th–75th percentile) $812,062–$1,063,179; lowest $624,150, highest $1,386,000. 20 sales had a seller payment; their median payment was $5,000.

8.1.2 Net price per SF

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

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

The data 40 resale sales. Average $301; median $299; standard deviation $43; middle half (25th–75th percentile) $272–$329; lowest $228, highest $445.

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 40 resale sales. Average 3,174; median 3,158; standard deviation 567; middle half (25th–75th percentile) 2,777–3,515; lowest 1,977, highest 4,492.

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 40 resale sales. Average 2004; median 2004; standard deviation 2; middle half (25th–75th percentile) 2003–2005; lowest 1998, highest 2012.

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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 40 resale sales. Average 44; median 14; standard deviation 65; middle half (25th–75th percentile) 3–62; lowest 2, highest 292. 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 40 resale sales. Average 3.4%; median 1.2%; standard deviation 6.9%; middle half (25th–75th percentile) −1.4%–7.1%; lowest −7.7%, highest 24.2%. 15 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 15 of 40 resale sales (37.5%).

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 20 of 40 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 16 sales with a view, 24 without, 0 unclassified. Most common View entries: None 19, Park/Greenbelt 10, Neighborhood 8, Trees/Woods 6, Pool 2, Garden 1, See Remarks 1.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-08 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “hielscher”, “lacrosse”, “circle c ranch hielscher”, “circle c ranch - hielscher”, “circle c ranch, hielscher”, “circle c ranch , hielscher” (case-insensitive). A record is kept when its subdivision name belongs to the Hielscher family, the same rule comparable sales use (it includes Lacrosse, Circle C Ranch - Hielscher, proven adjacent and priced alike).

The data Pulled November 8, 2026: 40 closed Hielscher records over the prior year, in ZIP 78739. 21 subdivision spellings kept, the most common: Hielscher Sec 12 (5); Hielscher Sec 15 (4); Hielscher Sec 14 (4); Hielscher Sec 04 (4); Hielscher Sec 09 (3); Lacrosse Sec 02 (3); Lacrosse Sec 01 (3); Circle C Ranch - Hielscher Sec 04 (1); Circle C Ranch - Hielscher Sec 11 (1); Circle C Ranch, Hielscher Sec 12 & 10 Amd (1); Circle C Ranch Hielscher Sec 08 (1); Hielscher Sec 07 (1); and 9 more (9 records). Names found by the search but not part of Hielscher, left out: Circle C Hielscher Sec 07 (1); Hielscher Circle C West (1); Circle C, Hielscher Sec 07 (1); Hielscher Circle C West Ranch (1); Circle C Ranch - Lacrosse Sec 02 (1); Circle C Ranch West - Hielscher Sec 14 (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 21 resale sales here (under 80), so the full year is used.

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

The data 40 single-family sales in the window: 40 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 40 resale; 0 new construction.

8.2.4 Sales left out

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

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

The data None in this window.

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $815K”.

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 $815K: $624,150–$803,250 (10 sales); $815K–$926K: $815,000–$926,000 (10 sales); $932K–$1.05M: $932,000–$1,050,905 (10 sales); Over $1.05M: $1,100,000–$1,386,000 (10 sales)
Quartiles by living area: Under 2,794 SF: 1,977–2,726 SF (10 sales); 2,794–3,143 SF: 2,794–3,143 SF (10 sales); 3,174–3,502 SF: 3,174–3,502 SF (9 sales); Over 3,502 SF: 3,515–4,492 SF (11 sales)
Quartiles by year built: Before 2003: 1998–2002 (7 sales); 2003–2004: 2003–2004 (15 sales); 2005: 2005–2005 (8 sales); After 2005: 2006–2012 (10 sales)
View and no view: View: MLS lists a view (16 sales); No view: None or Neighborhood (24 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 $948,005, median $929,000. Days on market: average 44, median 14: 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 = 12.96	3	0.0047	p < 0.0063	**Yes**	$\varepsilon^2 = 0.332$	large
Living area	Kruskal–Wallis	H = 23.13	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.593$	large
Year built	Kruskal–Wallis	H = 1.38	3	0.7101	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.035$	small
Days on market	Kruskal–Wallis	H = 1.30	3	0.7292	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.033$	small
Discount from original list	Kruskal–Wallis	H = 2.01	3	0.5704	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.052$	small
Price cut before sale	Chi-square	$\chi^2 = 3.73$	3	0.2917	p < 0.0063	**Unclear**	Cramér's V = 0.306	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.20$	3	0.3618	p < 0.0063	**Unclear**	Cramér's V = 0.283	small
Has a view	Chi-square	$\chi^2 = 5.83$	3	0.1200	p < 0.0063	**Unclear**	Cramér's V = 0.382	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 = 20.72	3	0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.531$	large
Net price per SF	Kruskal–Wallis	H = 3.27	3	0.3513	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.084$	medium
Year built	Kruskal–Wallis	H = 10.92	3	0.0122	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.280$	large
Days on market	Kruskal–Wallis	H = 2.52	3	0.4710	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.065$	medium
Discount from original list	Kruskal–Wallis	H = 1.30	3	0.7299	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.033$	small
Price cut before sale	Chi-square	$\chi^2 = 3.54$	3	0.3157	p < 0.0063	**Unclear**	Cramér's V = 0.297	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.62$	3	0.4543	p < 0.0063	**Unclear**	Cramér's V = 0.256	small
Has a view	Chi-square	$\chi^2 = 2.29$	3	0.5137	p < 0.0063	**Unclear**	Cramér's V = 0.239	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 = 1.76	3	0.6234	p < 0.0063	**Unclear**	ε^2 = 0.045	small
Net price per SF	Kruskal–Wallis	H = 6.32	3	0.0969	p < 0.0063	**Unclear**	ε^2 = 0.162	large
Living area	Kruskal–Wallis	H = 1.59	3	0.6622	p < 0.0063	**Unclear**	ε^2 = 0.041	small
Days on market	Kruskal–Wallis	H = 1.36	3	0.7152	p < 0.0063	**Unclear**	ε^2 = 0.035	small
Discount from original list	Kruskal–Wallis	H = 2.89	3	0.4090	p < 0.0063	**Unclear**	ε^2 = 0.074	medium
Price cut before sale	Chi-square	χ^2 = 4.89	3	0.1799	p < 0.0063	**Unclear**	Cramér's V = 0.350	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.31	3	0.5107	p < 0.0063	**Unclear**	Cramér's V = 0.240	small
Has a view	Chi-square	χ^2 = 2.35	3	0.5037	p < 0.0063	**Unclear**	Cramér's V = 0.242	small

8.3.4 View and no view

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 208.00	—	0.6687	p < 0.0063	**Unclear**	rank-biserial r = 0.083	negligible
Net price per SF	Mann–Whitney U	U = 212.00	—	0.5903	p < 0.0063	**Unclear**	rank-biserial r = 0.104	small
Living area	Mann–Whitney U	U = 205.00	—	0.7300	p < 0.0063	**Unclear**	rank-biserial r = 0.068	negligible
Year built	Mann–Whitney U	U = 213.50	—	0.5568	p < 0.0063	**Unclear**	rank-biserial r = 0.112	small
Days on market	Mann–Whitney U	U = 168.00	—	0.5151	p < 0.0063	**Unclear**	rank-biserial r = 0.125	small
Discount from original list	Mann–Whitney U	U = 144.00	—	0.1897	p < 0.0063	**Unclear**	rank-biserial r = 0.250	small
Price cut before sale	Chi-square	χ^2 = 0.44	1	0.5050	p < 0.0063	**Unclear**	Cramér's V = 0.105	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.42	1	0.5186	p < 0.0063	**Unclear**	Cramér's V = 0.102	small

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 40 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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