Highland Hills

Austin, TX 78731
Resale homes · closed Nov 9 – Nov 8, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
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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
21	**$1,096,500**	**$441**	**12 days**
single-family resale homes	average $1,171,644	average $459	average 44 days

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1. Summary

Resale homes · 21 sales · November 9, 2025 – November 8, 2026

This study looks at the **21 resale homes** sold in Highland Hills in the **365 days** to November 8, 2026. A full year is used because only 9 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

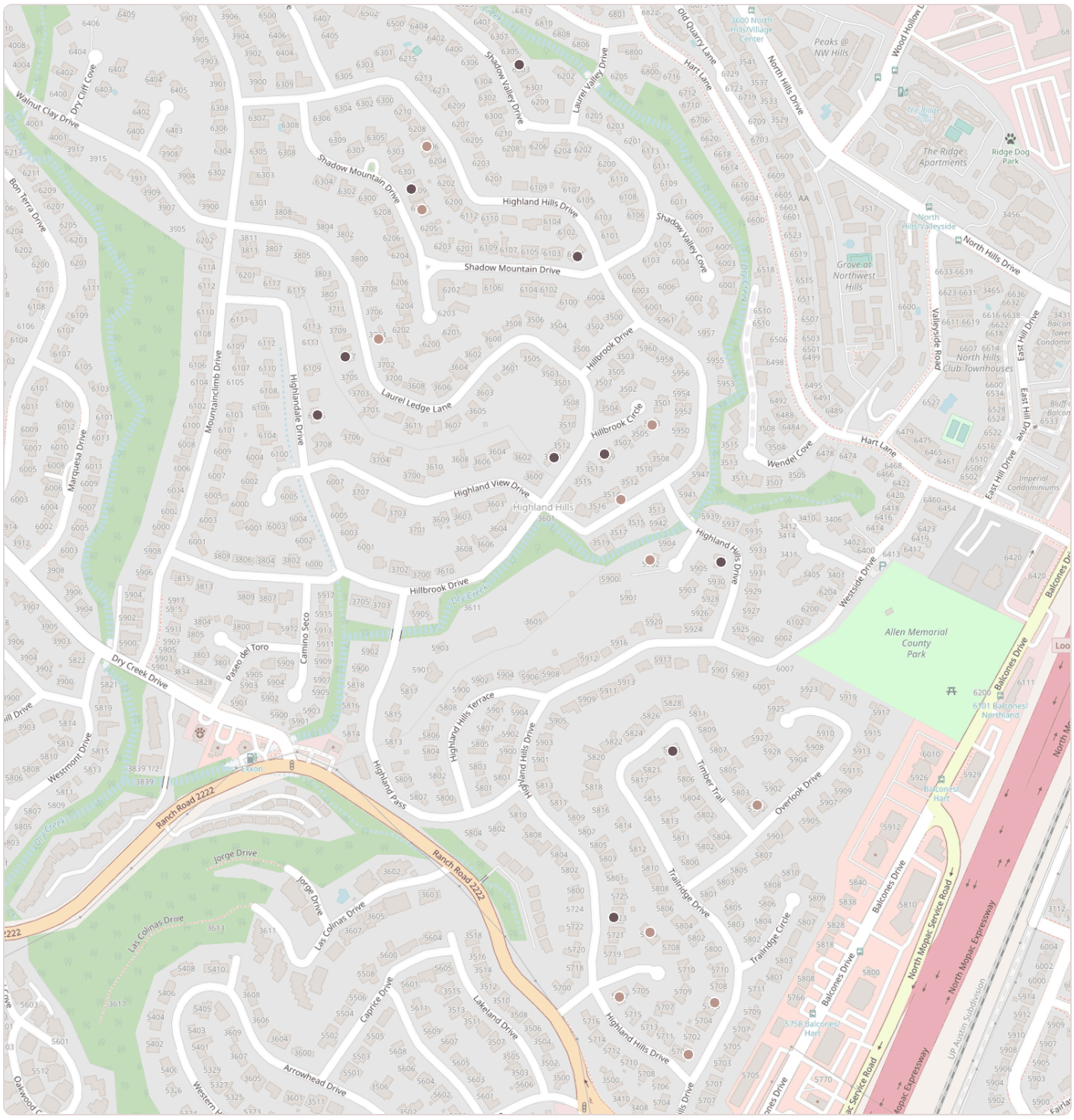
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

21 resale homes · colored by price range

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



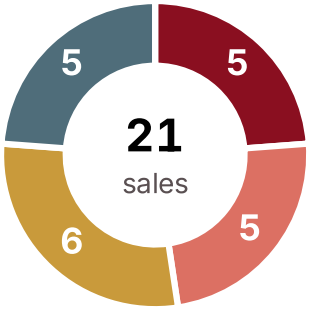
● Under $952K · 5 sales ● $952K–$1.07M · 5 sales ● $1.10M–$1.33M · 6 sales ● Over $1.33M · 5 sales

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3. Quartiles by net sale price

Resale homes · 21 sales · November 9, 2025 – November 8, 2026

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



Sales per group

- Under $952K: 5 sales (24%)
- $952K–$1.07M: 5 sales (24%)
- $1.10M–$1.33M: 6 sales (29%)
- Over $1.33M: 5 sales (24%)

Bottom line

- Homes over $1.33M are about 1,500 SF (83%) larger than homes under $952K.

3.1 Key differences

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

Under $952K $952K–$1.07M $1.10M–$1.33M Over $1.33M

Higher-priced homes Over $1.33M

- Are much larger.

Lower-priced homes Under $952K

- Are much smaller.

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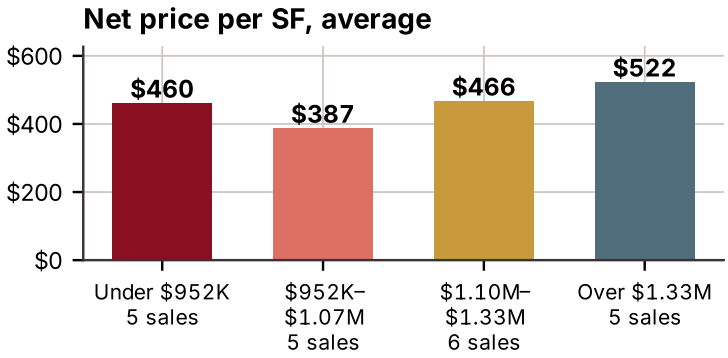
3.2 At a glance

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

	Under $952K	$952K–$1.07M	$1.10M–$1.33M	Over $1.33M	Real difference?
Net price per SF	$460 per SF	$387 per SF	$466 per SF	$522 per SF	unclear
Living area	1,814 SF Smallest	2,638 SF	2,571 SF	3,313 SF Largest	✓ large
Year built	1967	1964	1962	1976	unclear
Days on market	112 days	9 days	10 days	22 days	unclear
Discount from original list	9.8%	7.0%	7.3%	8.2%	unclear
Price cut before sale	60%	20%	50%	40%	unclear
Seller paid closing costs or repairs	20%	80%	83%	80%	unclear
Has a view	80%	20%	17%	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 Net price per SF: no clear difference

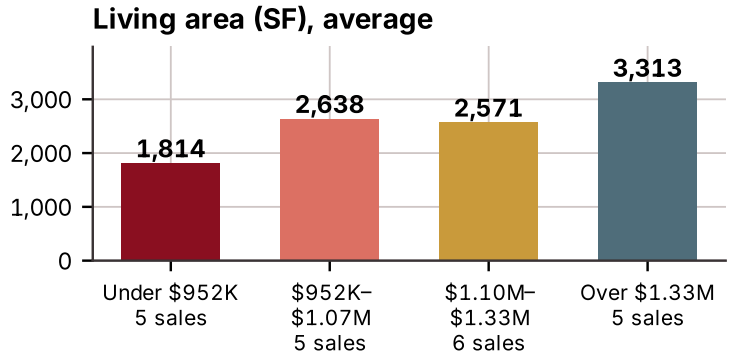


The average is **$522 per SF** for homes over $1.33M and **$460 per SF** for homes under $952K. It does not move in a straight line; homes over $1.33M are highest. Defined in 8.1.2.

– No clear difference · could be chance

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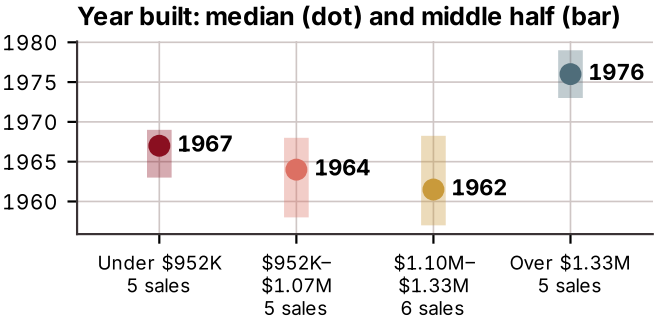
3.4 Homes over $1.33M are about 1,500 SF (83%) larger than homes under $952K



The average is **3,313 SF** for homes over $1.33M and **1,814 SF** for homes under $952K. It does not move in a straight line; homes over $1.33M are highest. Defined in 8.1.3.

✓ **Real difference** · large

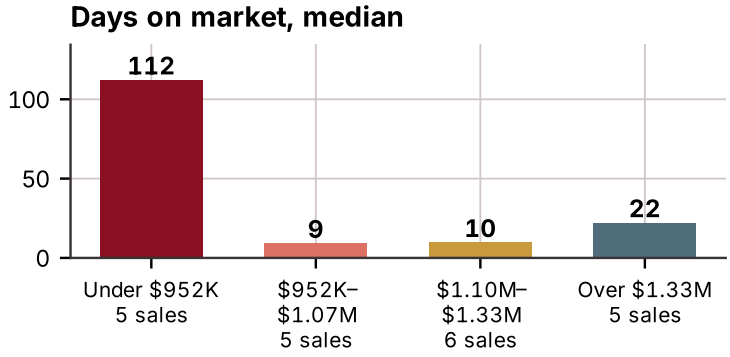
3.5 Year built: no clear difference



The median is **1976** for homes over $1.33M and **1967** for homes under $952K. It does not move in a straight line; homes over $1.33M are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

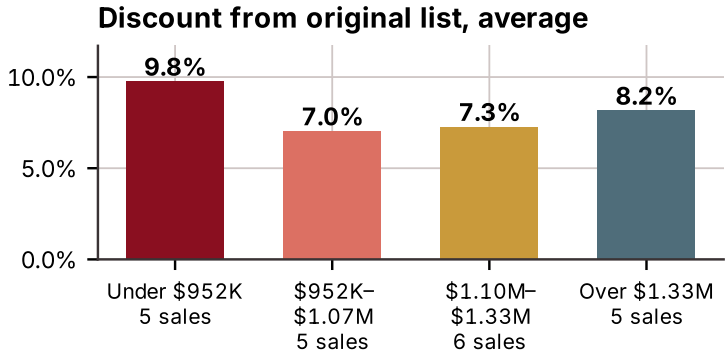


The median is **22 days** for homes over $1.33M and **112 days** for homes under $952K. It does not move in a straight line; homes under $952K are highest. Defined in 8.1.5.

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

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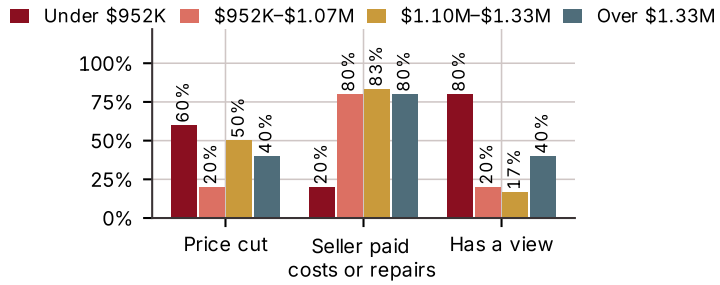
3.7 Discount from original list: no clear difference



The average is **8.2%** for homes over $1.33M and **9.8%** for homes under $952K. It does not move in a straight line; homes under $952K 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 $1.33M had a price cut before sale, against 60% of homes under $952K. Defined in 8.1.7.
- 80% of homes over $1.33M had the seller pay closing costs or repairs, against 20% of homes under $952K. Defined in 8.1.8.
- 40% of homes over $1.33M have a view, against 80% of homes under $952K. 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 $952K 5 sales	$952K–$1.07M 5 sales	$1.10M–$1.33M 6 sales	Over $1.33M 5 sales	All 21 sales	Real difference?
Net sale price average	$814,500	$1,006,746	$1,184,051	$1,678,800	$1,171,644	by design
Net price per SF average	$460	$387	$466	$522	$459	unclear
Living area average	1,814	2,638	2,571	3,313	2,583	✓ large
Year built median	1967	1964	1962	1976	1967	unclear

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3.10 The numbers: selling

	Under $952K 5 sales	$952K–$1.07M 5 sales	$1.10M–$1.33M 6 sales	Over $1.33M 5 sales	All 21 sales	Real difference?
Days on market median	112	9	10	22	12	unclear
Discount from original list average	9.8%	7.0%	7.3%	8.2%	8.0%	unclear
Price cut before sale	60%	20%	50%	40%	43%	unclear
Seller paid closing costs or repairs	20%	80%	83%	80%	67%	unclear
Has a view	80%	20%	17%	40%	38%	unclear

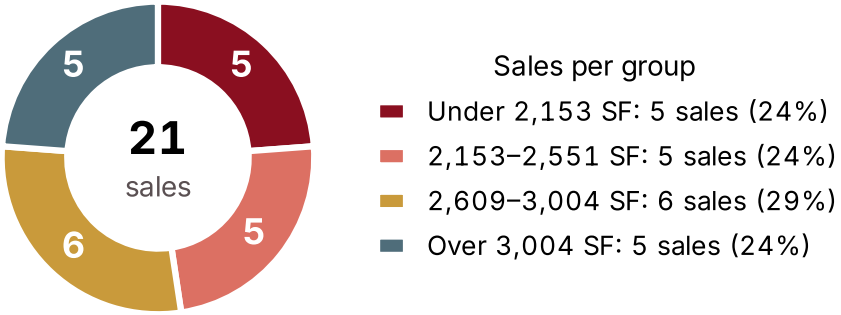
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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.

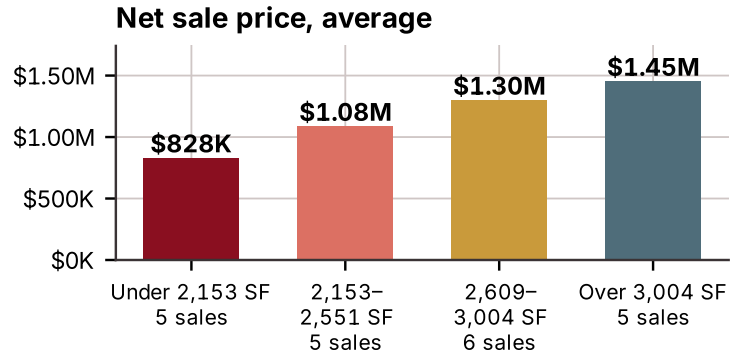
4.2 At a glance

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 2,153 SF	2,153–2,551 SF	2,609–3,004 SF	Over 3,004 SF	Real difference?
Net sale price	$828K	$1.08M	$1.30M	$1.45M	unclear
Net price per SF	$480 per SF	$458 per SF	$472 per SF	$424 per SF	unclear
Year built	1963	1964	1967	1976	unclear
Days on market	6 days	9 days	18 days	12 days	unclear
Discount from original list	5.7%	9.6%	9.9%	6.6%	unclear
Price cut before sale	40%	40%	67%	20%	unclear
Seller paid closing costs or repairs	20%	100%	67%	80%	unclear
Has a view	80%	20%	0%	60%	unclear

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4.3 Net sale price: no clear difference

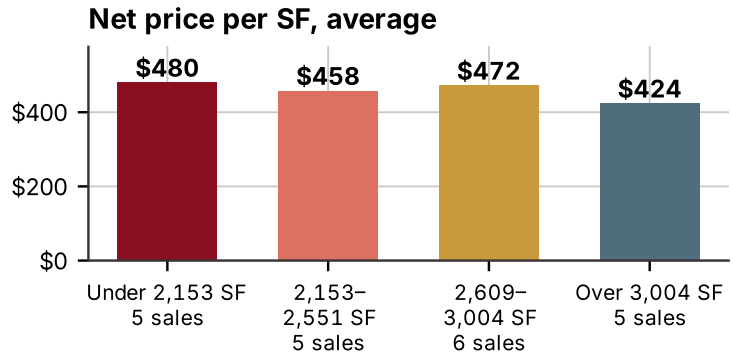


The average is **$1.45M** for homes over 3,004 SF and **$828K** for homes under 2,153 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

– No clear difference · could be chance

4.4 Net price per SF: no clear difference

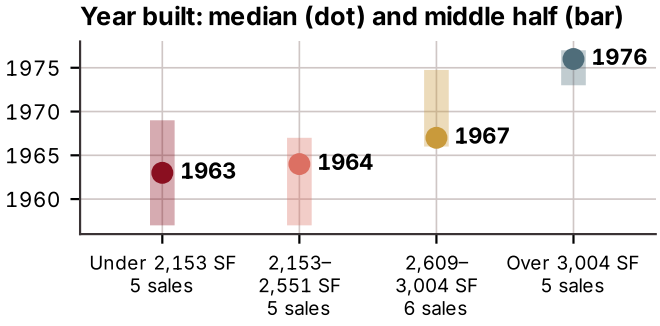


The average is **$424 per SF** for homes over 3,004 SF and **$480 per SF** for homes under 2,153 SF. It does not move in a straight line; homes under 2,153 SF are highest.

Defined in 8.1.2.

– No clear difference · could be chance

4.5 Year built: no clear difference



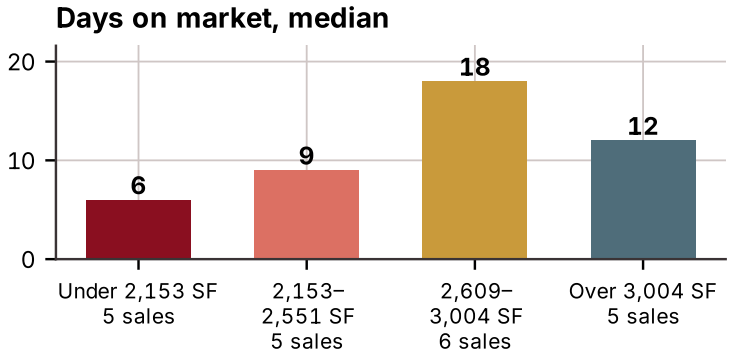
The median is **1976** for homes over 3,004 SF and **1963** for homes under 2,153 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.4.

– No clear difference · could be chance

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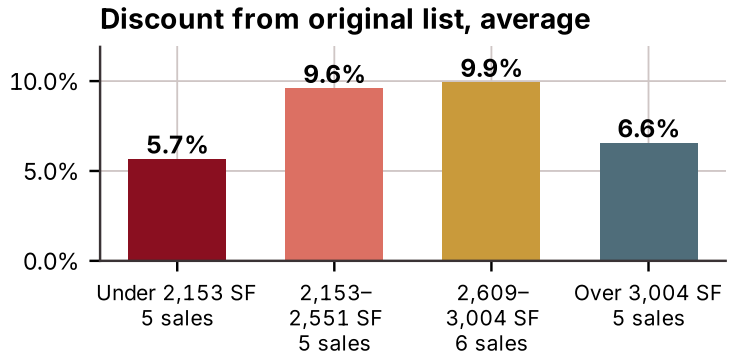
4.6 Days on market: no clear difference



The median is **12 days** for homes over 3,004 SF and **6 days** for homes under 2,153 SF. It does not move in a straight line; homes 2,609–3,004 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

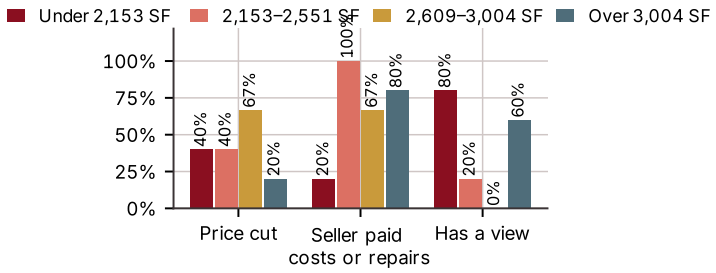


The average is **6.6%** for homes over 3,004 SF and **5.7%** for homes under 2,153 SF. It does not move in a straight line; homes 2,609–3,004 SF are highest. Defined in 8.1.6.

– 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.

- 20% of homes over 3,004 SF had a price cut before sale, against 40% of homes under 2,153 SF. Defined in 8.1.7.
- 80% of homes over 3,004 SF had the seller pay closing costs or repairs, against 20% of homes under 2,153 SF. Defined in 8.1.8.
- 60% of homes over 3,004 SF have a view, against 80% of homes under 2,153 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 2,153 SF 5 sales	2,153–2,551 SF 5 sales	2,609–3,004 SF 6 sales	Over 3,004 SF 5 sales	All 21 sales	Real difference?
Net sale price average	$828,020	$1,084,861	$1,297,521	$1,451,000	$1,171,644	unclear
Net price per SF average	$480	$458	$472	$424	$459	unclear
Living area average	1,734	2,391	2,753	3,421	2,583	by design
Year built median	1963	1964	1967	1976	1967	unclear

4.10 The numbers: selling

	Under 2,153 SF 5 sales	2,153–2,551 SF 5 sales	2,609–3,004 SF 6 sales	Over 3,004 SF 5 sales	All 21 sales	Real difference?
Days on market median	6	9	18	12	12	unclear
Discount from original list average	5.7%	9.6%	9.9%	6.6%	8.0%	unclear
Price cut before sale	40%	40%	67%	20%	43%	unclear
Seller paid closing costs or repairs	20%	100%	67%	80%	67%	unclear
Has a view	80%	20%	0%	60%	38%	unclear

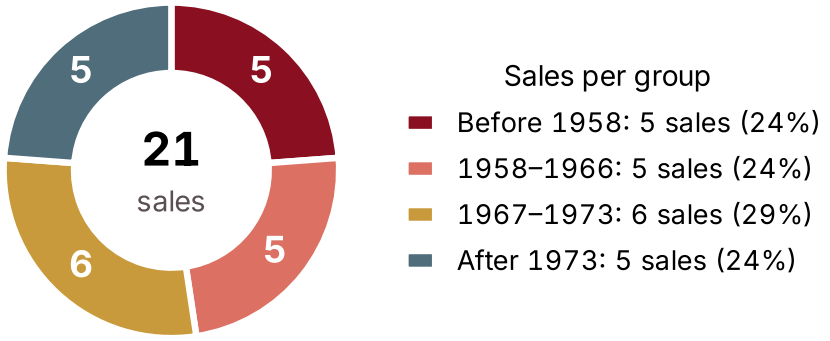
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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.

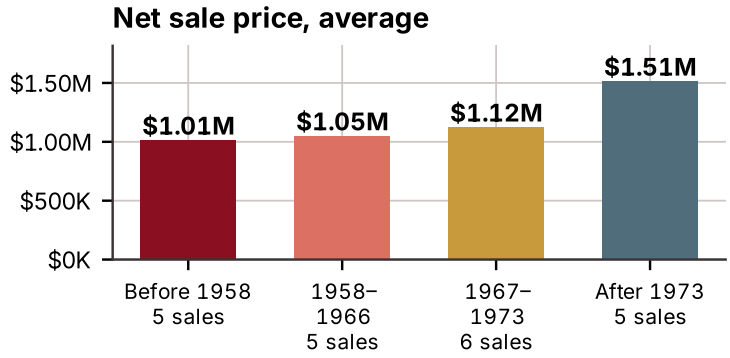
5.2 At a glance

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 1958	1958–1966	1967–1973	After 1973	Real difference?
Net sale price	$1.01M	$1.05M	$1.12M	$1.51M	unclear
Net price per SF	$469 per SF	$392 per SF	$476 per SF	$497 per SF	unclear
Living area	2,161 SF	2,652 SF	2,446 SF	3,102 SF	unclear
Days on market	12 days	9 days	59 days	22 days	unclear
Discount from original list	10.0%	5.3%	10.4%	5.9%	unclear
Price cut before sale	60%	20%	50%	40%	unclear
Seller paid closing costs or repairs	80%	20%	67%	100%	unclear
Has a view	20%	40%	50%	40%	unclear

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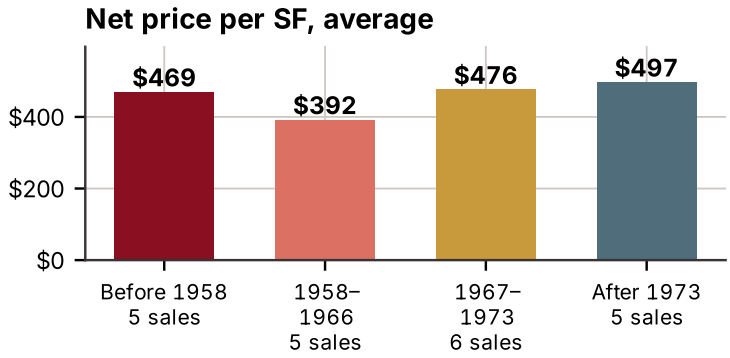
5.3 Net sale price: no clear difference



The average is **$1.51M** for homes built after 1973 and **$1.01M** for homes built before 1958. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

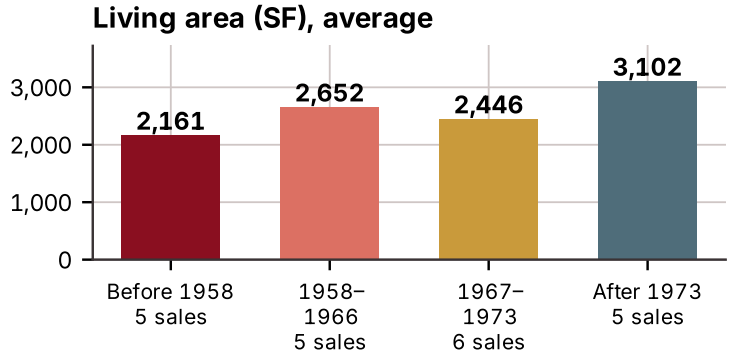
5.4 Net price per SF: no clear difference



The average is **$497 per SF** for homes built after 1973 and **$469 per SF** for homes built before 1958. It does not move in a straight line; homes built after 1973 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

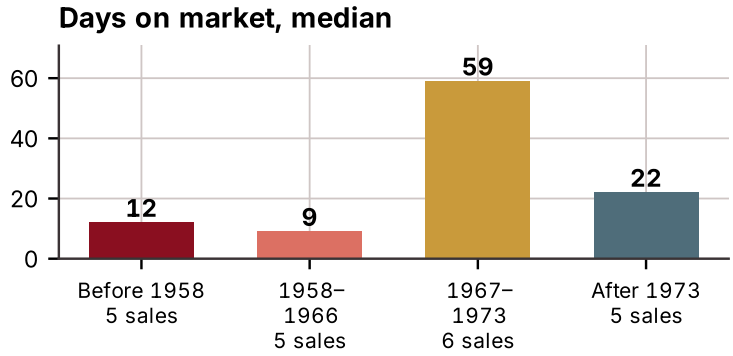


The average is **3,102 SF** for homes built after 1973 and **2,161 SF** for homes built before 1958. It does not move in a straight line; homes built after 1973 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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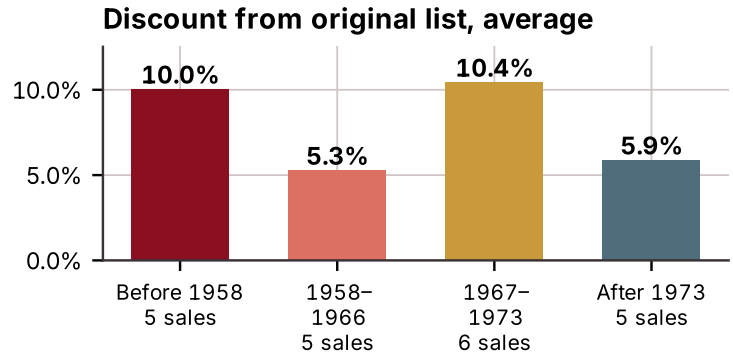
5.6 Days on market: no clear difference



The median is **22 days** for homes built after 1973 and **12 days** for homes built before 1958. It does not move in a straight line; homes built 1967–1973 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

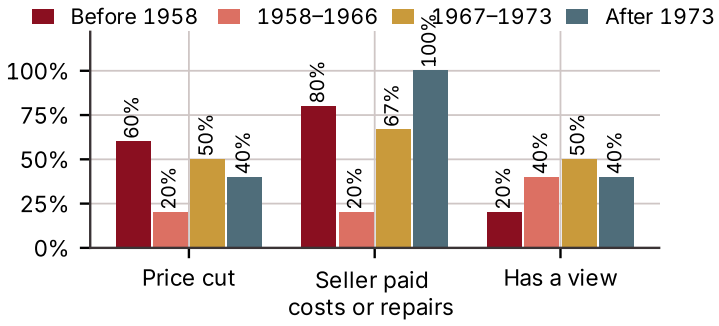


The average is **5.9%** for homes built after 1973 and **10.0%** for homes built before 1958. It does not move in a straight line; homes built 1967–1973 are highest. Defined in 8.1.6.

– 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.

- 40% of homes built after 1973 had a price cut before sale, against 60% of homes built before 1958. Defined in 8.1.7.
- 100% of homes built after 1973 had the seller pay closing costs or repairs, against 80% of homes built before 1958. Defined in 8.1.8.
- 40% of homes built after 1973 have a view, against 20% of homes built before 1958. 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 1958 5 sales	1958–1966 5 sales	1967–1973 6 sales	After 1973 5 sales	All 21 sales	Real difference?
Net sale price average	$1,012,381	$1,048,500	$1,122,750	$1,512,726	$1,171,644	unclear
Net price per SF average	$469	$392	$476	$497	$459	unclear
Living area average	2,161	2,652	2,446	3,102	2,583	unclear
Year built median	1957	1964	1969	1977	1967	by design

5.10 The numbers: selling

	Before 1958 5 sales	1958–1966 5 sales	1967–1973 6 sales	After 1973 5 sales	All 21 sales	Real difference?
Days on market median	12	9	59	22	12	unclear
Discount from original list average	10.0%	5.3%	10.4%	5.9%	8.0%	unclear
Price cut before sale	60%	20%	50%	40%	43%	unclear
Seller paid closing costs or repairs	80%	20%	67%	100%	67%	unclear
Has a view	20%	40%	50%	40%	38%	unclear

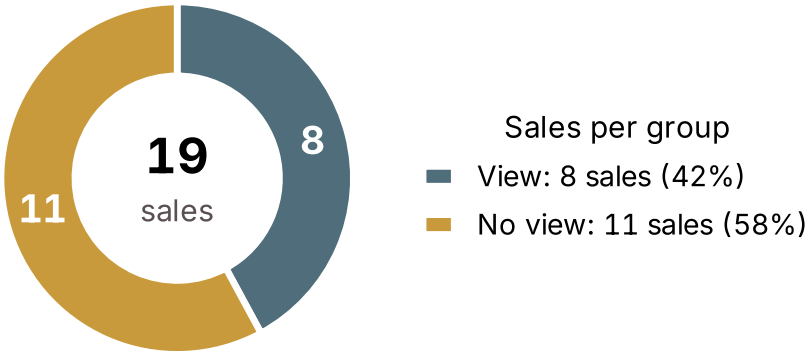
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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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.

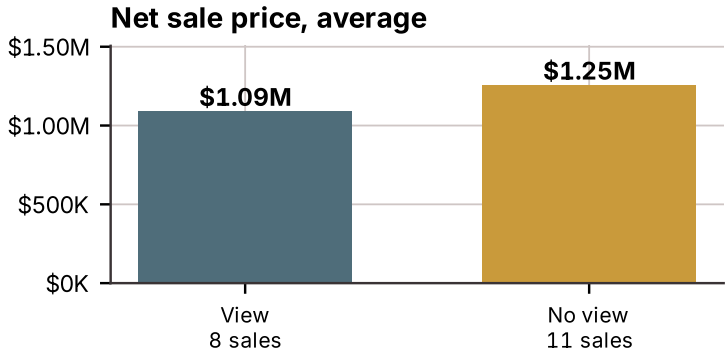
6.2 At a glance

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	$1.09M	$1.25M	unclear
Net price per SF	$463 per SF	$472 per SF	unclear
Living area	2,376 SF	2,685 SF	unclear
Year built	1970	1967	unclear
Days on market	16 days	7 days	unclear
Discount from original list	6.0%	8.9%	unclear
Price cut before sale	38%	45%	unclear
Seller paid closing costs or repairs	50%	82%	unclear

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6.3 Net sale price: no clear difference

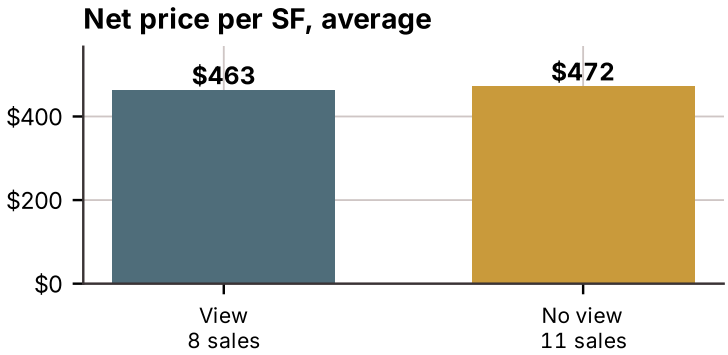


The average is **$1.09M** for homes with a view and **$1.25M** for homes without a view.

Defined in 8.1.1.

– No clear difference · could be chance

6.4 Net price per SF: no clear difference

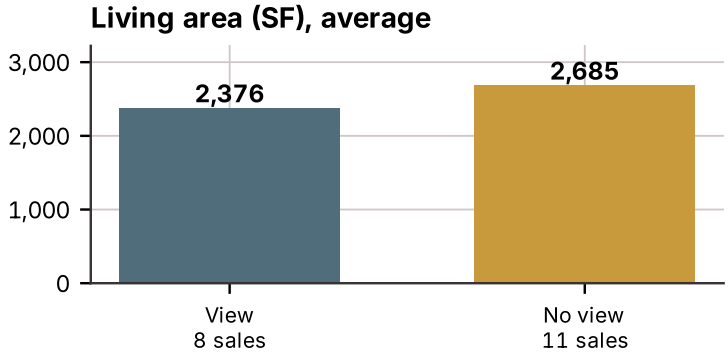


The average is **$463 per SF** for homes with a view and **$472 per SF** for homes without a view.

Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference



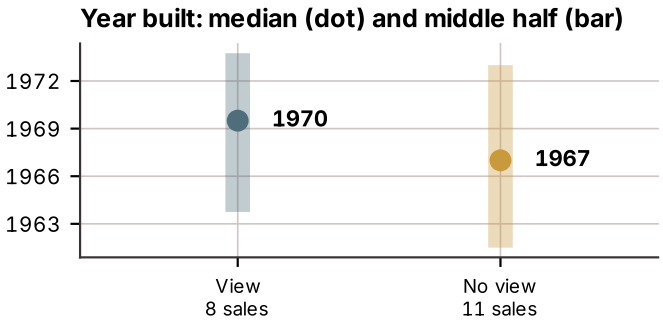
The average is **2,376 SF** for homes with a view and **2,685 SF** for homes without a view.

Defined in 8.1.3.

– No clear difference · could be chance

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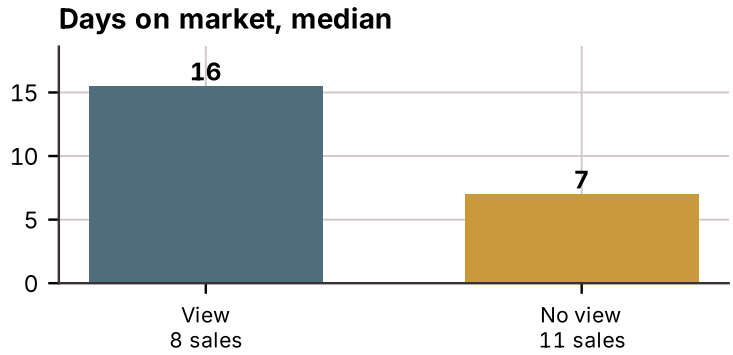
6.6 Year built: no clear difference



The median is **1970** for homes with a view and **1967** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

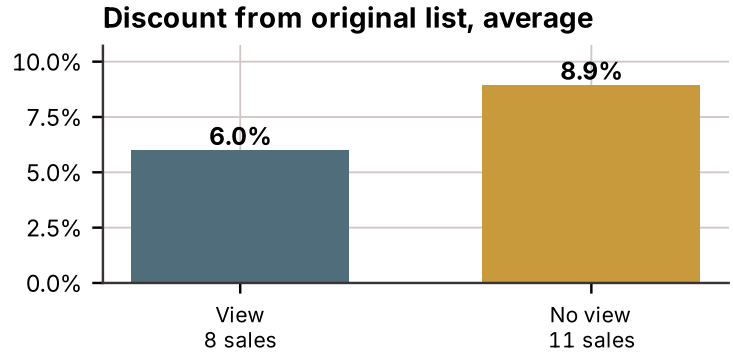
6.7 Days on market: no clear difference



The median is **16 days** for homes with a view and **7 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

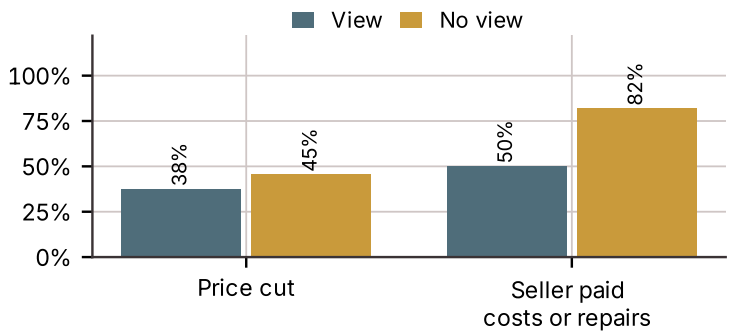


The average is **6.0%** for homes with a view and **8.9%** for homes without a view. Defined in 8.1.6.

– 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.

- 38% of homes with a view had a price cut before sale, against 45% of homes without a view. Defined in 8.1.7.
- 50% of homes with a view had the seller pay closing costs or repairs, against 82% of homes without a view. Defined in 8.1.8.

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

6.10 The numbers: price and size

	View 8 sales	No view 11 sales	All 19 sales	Real difference?
Net sale price average	$1,088,250	$1,254,730	$1,184,633	unclear
Net price per SF average	$463	$472	$469	unclear
Living area average	2,376	2,685	2,555	unclear
Year built median	1970	1967	1968	unclear

6.11 The numbers: selling

	View 8 sales	No view 11 sales	All 19 sales	Real difference?
Days on market median	16	7	9	unclear
Discount from original list average	6.0%	8.9%	7.7%	unclear
Price cut before sale	38%	45%	42%	unclear
Seller paid closing costs or repairs	50%	82%	68%	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 9, 2025 – November 8, 2026

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

> **Note**: these are only the new-construction sales reported in ABOR MLS. Builders often sell homes without listing them in the MLS, so these figures do not necessarily represent all new-construction sales in Highland 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 21 resale sales. Average $1,171,644; median $1,096,500; standard deviation $339,604; middle half (25th–75th percentile) $952,500–$1,331,000; lowest $635,000, highest $1,945,000. 14 sales had a seller payment; their median payment was $16,200.

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 21 resale sales. Average $459; median $441; standard deviation $96; middle half (25th–75th percentile) $390–$515; lowest $323, highest $738.

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 21 resale sales. Average 2,583; median 2,609; standard deviation 664; middle half (25th–75th percentile) 2,153–3,004; lowest 1,404, highest 4,029.

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 21 resale sales. Average 1969; median 1967; standard deviation 14; middle half (25th–75th percentile) 1958–1973; lowest 1956, highest 2021.

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8.1.5 Days on market

In simple terms	How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.
Statistically	CDOM = max(CumulativeDaysOnMarket, DaysOnMarket, PurchaseContractDate − ListingContractDate). The MLS counter can freeze at a price change, so the contract-date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.
The data	21 resale sales. Average 44; median 12; standard deviation 58; middle half (25th–75th percentile) 5–100; lowest 2, highest 177. 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	21 resale sales. Average 8.0%; median 7.4%; standard deviation 8.6%; middle half (25th–75th percentile) 2.4%–12.9%; lowest −7.2%, highest 26.0%. 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	9 of 21 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	14 of 21 resale sales (66.7%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.
The data	8 sales with a view, 11 without, 2 unclassified. Most common View entries: Neighborhood 7, Trees/Woods 7, None 6, Hill Country 2, Panoramic 2, See Remarks 2, Creek/Stream 1, Park/Greenbelt 1.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-09 11:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “highland hills” (case-insensitive). A record is kept when its subdivision name belongs to the Highland Hills family, the same rule comparable sales use.

The data Pulled November 9, 2026: 22 closed Highland Hills records over the prior year, in ZIP 78731. 11 subdivision spellings kept: Highland Hills Sec 07 Ph 01 (4); Highland Hills Sec 08 (3); Highland Hills Sec 09 Ph 01 (2); Highland Hills Sec 05 Ph 02 (2); Highland Hills Sec 10 (2); Highland Hills (2); Highland Hills Sec 03 (2); Highland Hills Sec 09 Ph 02 (2); Highland Hills Sec 04 (1); Highland Hills Sec 02 (1); Highland Hills Sec 01 (1). Names found by the search but not part of Highland Hills, left out: Highland Hills Northwest Sec 2 (2); Highland Hills Northwest Sec 1 (2); Highland Hills Northwest Sec 3 (1); Highland Hills Northwest Sec 5 (1); Highland Hills Northwest Sec 6 (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 9 resale sales here (under 80), so the full year is used.

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

The data 21 single-family sales in the window: 21 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 21 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 $952K”.

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 $952K: $635,000–$950,000 (5 sales); $952K–$1.07M: $952,500–$1,070,000 (5 sales); $1.10M–$1.33M: $1,096,500–$1,331,000 (6 sales); Over $1.33M: $1,525,000–$1,945,000 (5 sales)
Quartiles by living area: Under 2,153 SF: 1,404–2,150 SF (5 sales); 2,153–2,551 SF: 2,153–2,551 SF (5 sales); 2,609–3,004 SF: 2,609–3,004 SF (6 sales); Over 3,004 SF: 3,084–4,029 SF (5 sales)
Quartiles by year built: Before 1958: 1956–1957 (5 sales); 1958–1966: 1958–1966 (5 sales); 1967–1973: 1967–1973 (6 sales); After 1973: 1976–2021 (5 sales)
View and no view: View: MLS lists a view (8 sales); No view: None or Neighborhood (11 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 $1,171,644, median $1,096,500. Days on market: average 44, median 12: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.

Statistically $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on k − 1 degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n-1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

The data Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms The same check when there are only two groups: view against no view.

Statistically Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $|1 - 2U/(n_1 n_2)|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

In simple terms "Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.

Statistically Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; 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 = 5.20	3	0.1579	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.260$	large
Living area	Kruskal–Wallis	H = 12.43	3	0.0060	p < 0.0063	**Yes**	$\varepsilon^2 = 0.622$	large
Year built	Kruskal–Wallis	H = 5.75	3	0.1245	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.287$	large
Days on market	Kruskal–Wallis	H = 0.91	3	0.8227	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.046$	small
Discount from original list	Kruskal–Wallis	H = 0.15	3	0.9845	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.008$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.81$	3	0.6131	p < 0.0063	**Unclear**	Cramér's V = 0.293	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.45$	3	0.0917	p < 0.0063	**Unclear**	Cramér's V = 0.554	large
Has a view	Chi-square	$\chi^2 = 5.59$	3	0.1332	p < 0.0063	**Unclear**	Cramér's V = 0.516	large

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 = 11.52	3	0.0092	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.576$	large
Net price per SF	Kruskal–Wallis	H = 1.09	3	0.7786	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.055$	small
Year built	Kruskal–Wallis	H = 5.49	3	0.1392	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.275$	large
Days on market	Kruskal–Wallis	H = 0.25	3	0.9693	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.012$	small
Discount from original list	Kruskal–Wallis	H = 1.17	3	0.7594	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.059$	small
Price cut before sale	Chi-square	$\chi^2 = 2.49$	3	0.4773	p < 0.0063	**Unclear**	Cramér's V = 0.344	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.80$	3	0.0503	p < 0.0063	**Unclear**	Cramér's V = 0.609	large
Has a view	Chi-square	$\chi^2 = 9.13$	3	0.0277	p < 0.0063	**Unclear**	Cramér's V = 0.659	large

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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 = 5.38	3	0.1457	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.269$	large
Net price per SF	Kruskal–Wallis	H = 4.65	3	0.1992	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.233$	large
Living area	Kruskal–Wallis	H = 7.47	3	0.0584	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.373$	large
Days on market	Kruskal–Wallis	H = 0.79	3	0.8517	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.040$	small
Discount from original list	Kruskal–Wallis	H = 1.13	3	0.7695	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.057$	small
Price cut before sale	Chi-square	$\chi^2 = 1.81$	3	0.6131	p < 0.0063	**Unclear**	Cramér's V = 0.293	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.80$	3	0.0503	p < 0.0063	**Unclear**	Cramér's V = 0.609	large
Has a view	Chi-square	$\chi^2 = 1.07$	3	0.7843	p < 0.0063	**Unclear**	Cramér's V = 0.226	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 = 29.00	—	0.2375	p < 0.0063	**Unclear**	rank-biserial r = 0.341	medium
Net price per SF	Mann–Whitney U	U = 44.00	—	1.0000	p < 0.0063	**Unclear**	rank-biserial r = 0.000	negligible
Living area	Mann–Whitney U	U = 34.00	—	0.4421	p < 0.0063	**Unclear**	rank-biserial r = 0.227	small
Year built	Mann–Whitney U	U = 48.50	—	0.7406	p < 0.0063	**Unclear**	rank-biserial r = 0.102	small
Days on market	Mann–Whitney U	U = 49.50	—	0.6793	p < 0.0063	**Unclear**	rank-biserial r = 0.125	small
Discount from original list	Mann–Whitney U	U = 36.00	—	0.5448	p < 0.0063	**Unclear**	rank-biserial r = 0.182	small
Price cut before sale	Chi-square	$\chi^2 = 0.12$	1	0.7288	p < 0.0063	**Unclear**	Cramér's V = 0.080	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.17$	1	0.1407	p < 0.0063	**Unclear**	Cramér's V = 0.338	medium

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

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