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Highlands

Austin, TX 78751

Resale homes · closed Oct 27 – Oct 26, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 27, 2026 · 7:37 AM CDT

MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS

32

single-family resale homes

MEDIAN NET SALE PRICE

\$684,000

average \$748,315

MEDIAN NET PRICE PER SF

\$456

average \$486

MEDIAN DAYS ON MARKET

34 days

average 61 days

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1. Summary

Resale homes · 32 sales · October 27, 2025 – October 26, 2026

This study looks at the **32 resale homes** sold in Highlands in the **365 days** to October 26, 2026. A full year is used because only 24 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.

2. Where the resale homes sold

32 resale homes · colored by price range

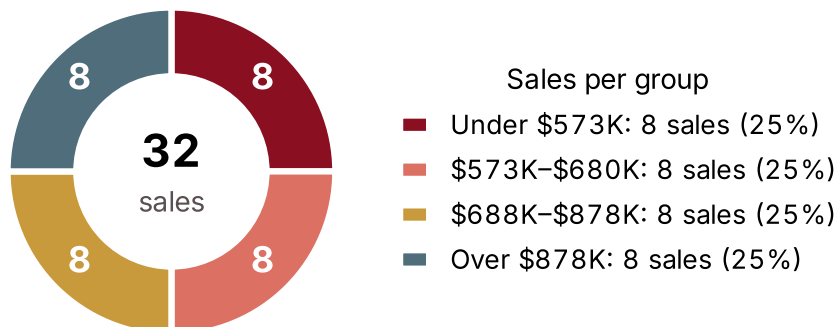
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 32 sales · October 27, 2025 – October 26, 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 \$878K are about 1,500 SF (144%) larger than homes under \$573K.

3.1 Key differences

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

■ Under \$573K ■ \$573K-\$680K ■ \$688K-\$878K ■ Over \$878K

Higher-priced homes Over \$878K

- Are much larger.

Lower-priced homes Under \$573K

- Are much smaller.

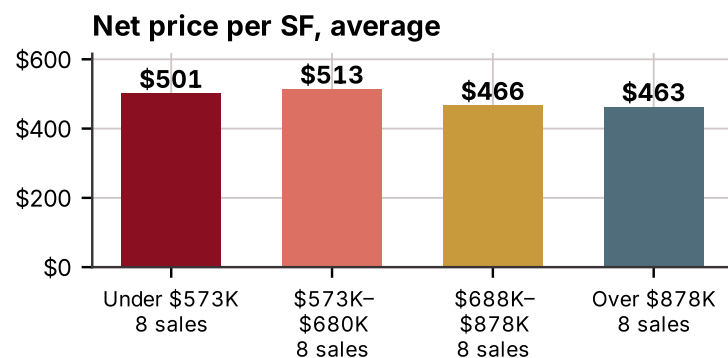
3.2 At a glance

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 \$573K	\$573K–\$680K	\$688K–\$878K	Over \$878K	Real difference?
Net price per SF	\$501 per SF	\$513 per SF	\$466 per SF	\$463 per SF	unclear
Living area	1,041 SF Smallest	1,250 SF	1,617 SF	2,536 SF Largest	✓ large
Year built	1965	1942	1949	1978	unclear
Days on market	60 days	54 days	10 days	38 days	unclear
Discount from original list	9.5%	4.3%	1.6%	7.4%	unclear
Price cut before sale	50%	38%	0%	38%	unclear
Seller paid closing costs or repairs	38%	50%	50%	62%	unclear
Has a view	38%	0%	12%	38%	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

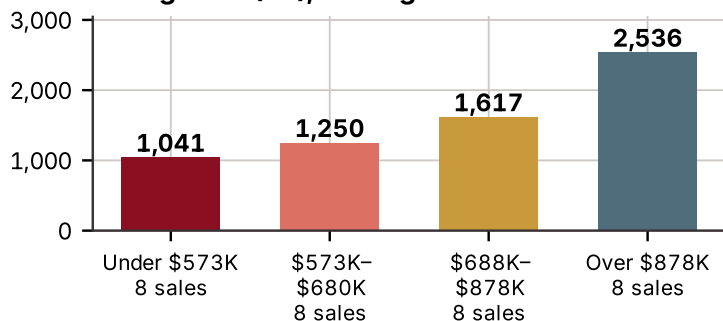


The average is **\$463 per SF** for homes over \$878K and **\$501 per SF** for homes under \$573K. It does not move in a straight line; homes \$573K–\$680K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$878K are about 1,500 SF (144%) larger than homes under \$573K

Living area (SF), average

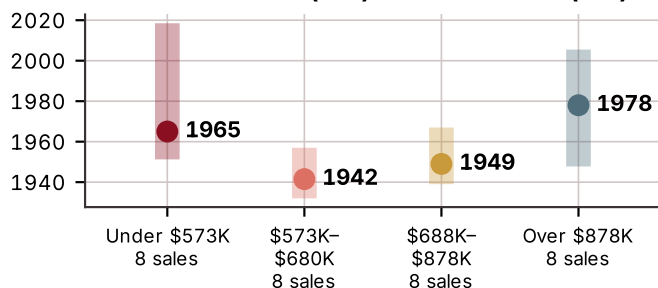


The average is **2,536 SF** for homes over \$878K and **1,041 SF** for homes under \$573K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference · large**

3.5 Year built: no clear difference

Year built: median (dot) and middle half (bar)

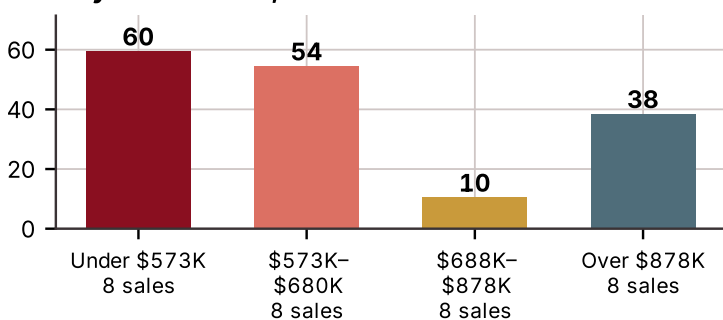


The median is **1978** for homes over \$878K and **1965** for homes under \$573K. It does not move in a straight line; homes over \$878K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

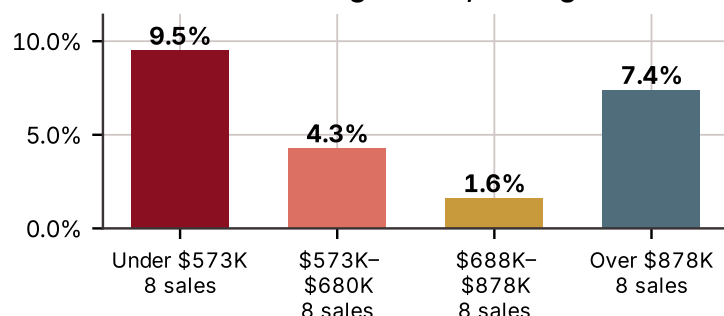


The median is **38 days** for homes over \$878K and **60 days** for homes under \$573K. It does not move in a straight line; homes under \$573K are highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

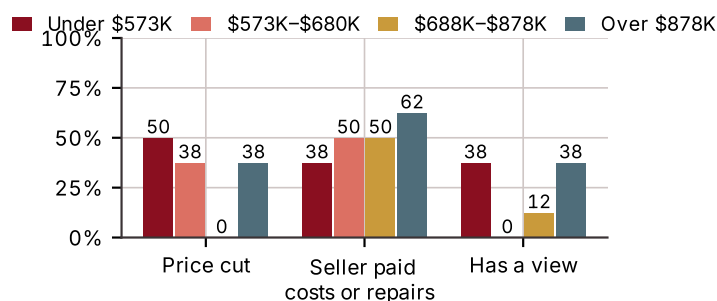
Discount from original list, average



The average is 7.4% for homes over \$878K and 9.5% for homes under \$573K. It does not move in a straight line; homes under \$573K 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.

- 38% of homes over \$878K had a price cut before sale, against 50% of homes under \$573K. Defined in 8.1.7.
- 62% of homes over \$878K had the seller pay closing costs or repairs, against 38% of homes under \$573K. Defined in 8.1.8.
- 38% of homes over \$878K have a view, against 38% of homes under \$573K. 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 \$573K 8 sales	\$573K-\$680K 8 sales	\$688K-\$878K 8 sales	Over \$878K 8 sales	All 32 sales	Real difference?
Net sale price average	\$498,943	\$630,992	\$730,826	\$1,132,498	\$748,315	by design
Net price per SF average	\$501	\$513	\$466	\$463	\$486	unclear
Living area average	1,041	1,250	1,617	2,536	1,611	✓ large
Year built median	1965	1942	1949	1978	1952	unclear

3.10 The numbers: selling

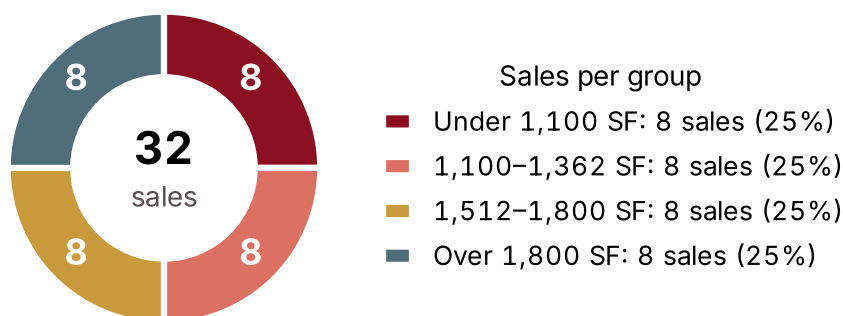
	Under \$573K 8 sales	\$573K– \$680K 8 sales	\$688K– \$878K 8 sales	Over \$878K 8 sales	All 32 sales	Real difference?
Days on market median	60	54	10	38	34	unclear
Discount from original list average	9.5%	4.3%	1.6%	7.4%	5.7%	unclear
Price cut before sale	50%	38%	0%	38%	31%	unclear
Seller paid closing costs or repairs	38%	50%	50%	62%	50%	unclear
Has a view	38%	0%	12%	38%	22%	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.

4. Quartiles by living area

Resale homes · 32 sales · October 27, 2025 – October 26, 2026

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



Bottom line

- Homes over 1,800 SF sell for about \$587K (109%) more than homes under 1,100 SF.

4.1 Key differences

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

■ Under 1,100 SF ■ 1,100–1,362 SF ■ 1,512–1,800 SF ■ Over 1,800 SF

Larger homes Over 1,800 SF

- Sell for much more.

Smaller homes Under 1,100 SF

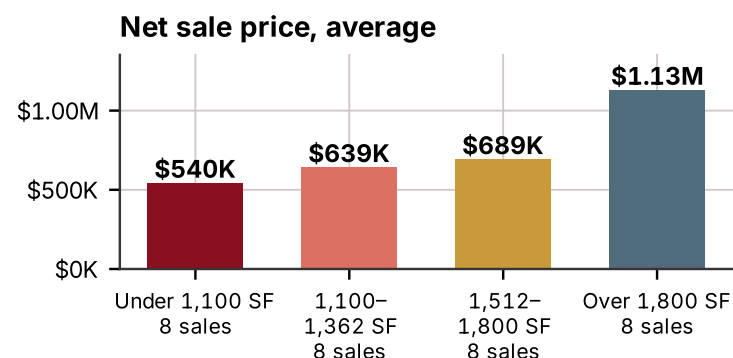
- Sell for much less.

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 1,100 SF	1,100–1,362 SF	1,512–1,800 SF	Over 1,800 SF	Real difference?
Net sale price	\$540K Lowest	\$639K	\$689K	\$1.13M Highest	✓ large
Net price per SF	\$557 per SF	\$522 per SF	\$428 per SF	\$437 per SF	unclear
Year built	1952	1937	1954	1953	unclear
Days on market	79 days	44 days	10 days	38 days	unclear
Discount from original list	3.8%	4.8%	6.8%	7.4%	unclear
Price cut before sale	38%	38%	12%	38%	unclear
Seller paid closing costs or repairs	25%	50%	62%	62%	unclear
Has a view	25%	12%	25%	25%	unclear

4.3 Homes over 1,800 SF sell for about \$587K (109%) more than homes under 1,100 SF

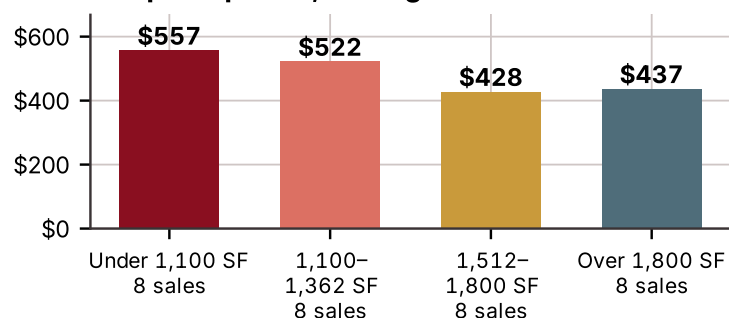


The average is **\$1.13M** for homes over 1,800 SF and **\$540K** for homes under 1,100 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

4.4 Net price per SF: no clear difference

Net price per SF, average



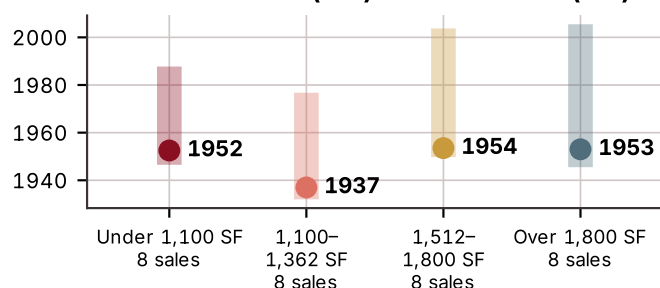
The average is **\$437 per SF** for homes over 1,800 SF and **\$557 per SF** for homes under 1,100 SF. It does not move in a straight line; homes under 1,100 SF are highest.

Defined in 8.1.2.

– No clear difference · could be chance

4.5 Year built: no clear difference

Year built: median (dot) and middle half (bar)

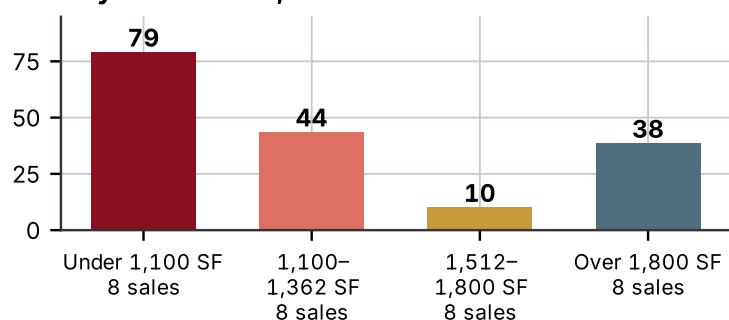


The median is **1953** for homes over 1,800 SF and **1952** for homes under 1,100 SF. It does not move in a straight line; homes 1,512–1,800 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

Days on market, median

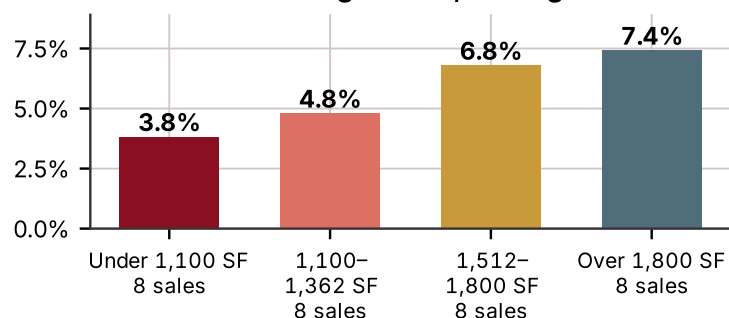


The median is **38 days** for homes over 1,800 SF and **79 days** for homes under 1,100 SF. It does not move in a straight line; homes under 1,100 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

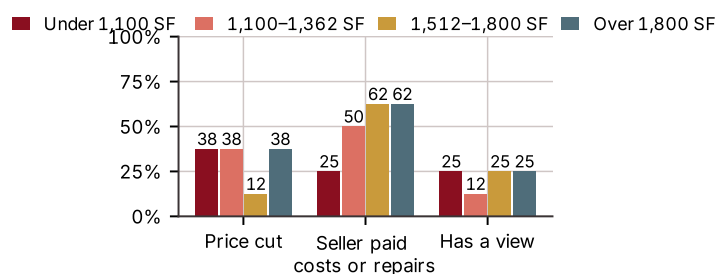
Discount from original list, average



The average is **7.4%** for homes over 1,800 SF and **3.8%** for homes under 1,100 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 38% of homes over 1,800 SF had a price cut before sale, against 38% of homes under 1,100 SF. Defined in 8.1.7.
- 62% of homes over 1,800 SF had the seller pay closing costs or repairs, against 25% of homes under 1,100 SF. Defined in 8.1.8.
- 25% of homes over 1,800 SF have a view, against 25% of homes under 1,100 SF. Defined in 8.1.9.

Price cut before sale: – No clear difference · could be chance

Seller paid closing costs or repairs: – No clear difference · could be chance

Has a view: – No clear difference · could be chance

4.9 The numbers: price and size

	Under 1,100 SF 8 sales	1,100–1,362 SF 8 sales	1,512–1,800 SF 8 sales	Over 1,800 SF 8 sales	All 32 sales	Real difference?
Net sale price average	\$539,756	\$638,531	\$688,606	\$1,126,367	\$748,315	✓ large
Net price per SF average	\$557	\$522	\$428	\$437	\$486	unclear
Living area average	976	1,233	1,610	2,626	1,611	by design
Year built median	1952	1937	1954	1953	1952	unclear

4.10 The numbers: selling

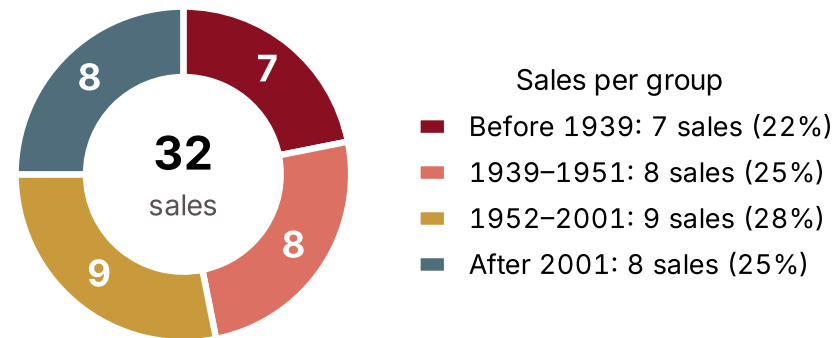
	Under 1,100 SF 8 sales	1,100–1,362 SF 8 sales	1,512–1,800 SF 8 sales	Over 1,800 SF 8 sales	All 32 sales	Real difference?
Days on market median	79	44	10	38	34	unclear
Discount from original list average	3.8%	4.8%	6.8%	7.4%	5.7%	unclear
Price cut before sale	38%	38%	12%	38%	31%	unclear
Seller paid closing costs or repairs	25%	50%	62%	62%	50%	unclear
Has a view	25%	12%	25%	25%	22%	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.

5. Quartiles by year built

Resale homes · 32 sales · October 27, 2025 – October 26, 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

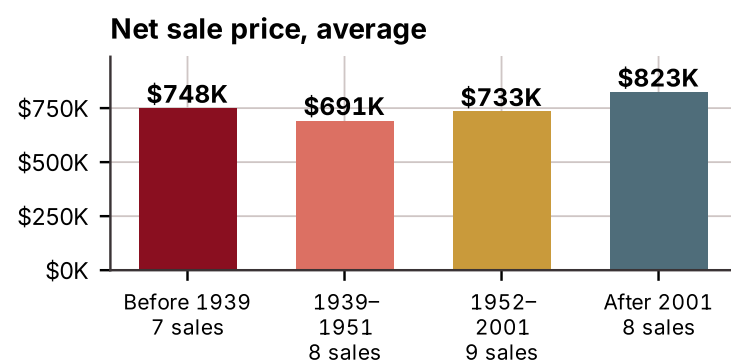
The top group against the bottom group: no measure differs enough to rule out chance.

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 1939	1939–1951	1952–2001	After 2001	Real difference?
Net sale price	\$748K	\$691K	\$733K	\$823K	unclear
Net price per SF	\$500 per SF	\$480 per SF	\$460 per SF	\$508 per SF	unclear
Living area	1,613 SF	1,541 SF	1,699 SF	1,582 SF	unclear
Days on market	6 days	32 days	41 days	40 days	unclear
Discount from original list	5.1%	4.8%	9.1%	3.3%	unclear
Price cut before sale	14%	25%	56%	25%	unclear
Seller paid closing costs or repairs	29%	50%	56%	62%	unclear
Has a view	29%	12%	22%	25%	unclear

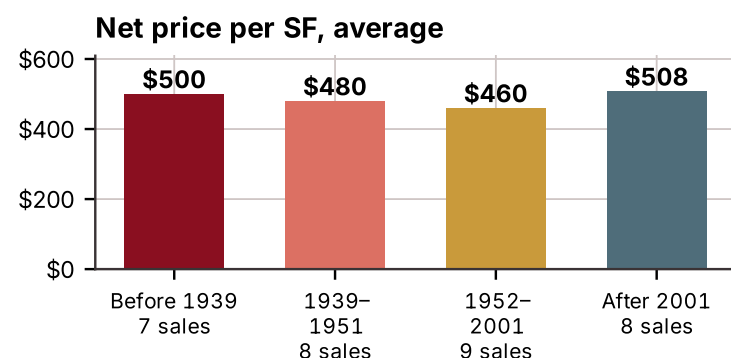
5.3 Net sale price: no clear difference



The average is **\$823K** for homes built after 2001 and **\$748K** for homes built before 1939. It does not move in a straight line; homes built after 2001 are highest. Defined in 8.1.1.

– No clear difference · could be chance

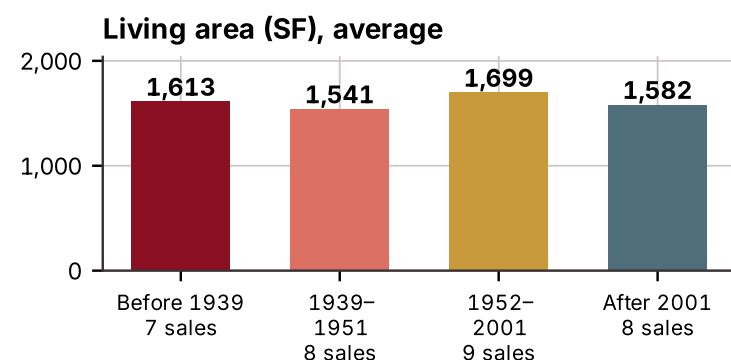
5.4 Net price per SF: no clear difference



The average is **\$508 per SF** for homes built after 2001 and **\$500 per SF** for homes built before 1939. It does not move in a straight line; homes built after 2001 are highest. Defined in 8.1.2.

– No clear difference · could be chance

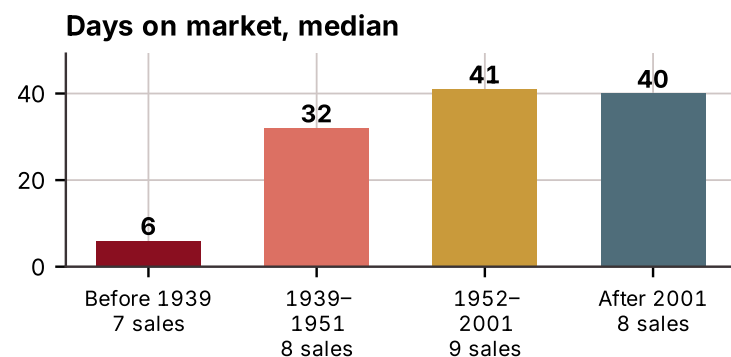
5.5 Living area: no clear difference



The average is **1,582 SF** for homes built after 2001 and **1,613 SF** for homes built before 1939. It does not move in a straight line; homes built 1952–2001 are highest. Defined in 8.1.3.

– No clear difference · could be chance

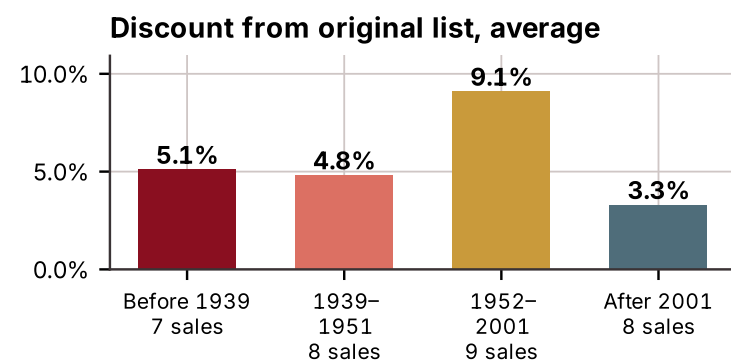
5.6 Days on market: no clear difference



The median is **40 days** for homes built after 2001 and **6 days** for homes built before 1939. It does not move in a straight line; homes built 1952-2001 are highest. Defined in 8.1.5.

– No clear difference · could be chance

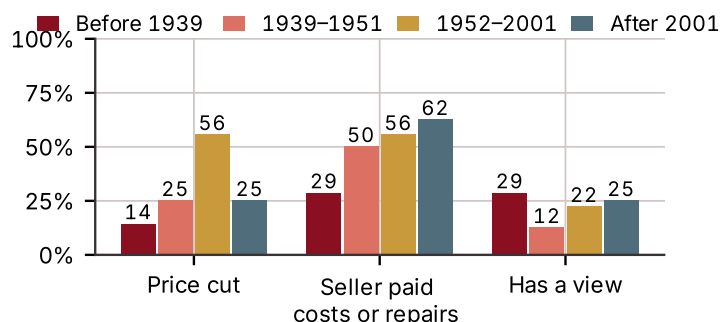
5.7 Discount from original list: no clear difference



The average is **3.3%** for homes built after 2001 and **5.1%** for homes built before 1939. It does not move in a straight line; homes built 1952-2001 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 25% of homes built after 2001 had a price cut before sale, against 14% of homes built before 1939. Defined in 8.1.7.
- 62% of homes built after 2001 had the seller pay closing costs or repairs, against 29% of homes built before 1939. Defined in 8.1.8.
- 25% of homes built after 2001 have a view, against 29% of homes built before 1939. 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 1939 7 sales	1939-1951 8 sales	1952-2001 9 sales	After 2001 8 sales	All 32 sales	Real difference?
Net sale price average	\$747,993	\$691,201	\$732,981	\$822,962	\$748,315	unclear
Net price per SF average	\$500	\$480	\$460	\$508	\$486	unclear
Living area average	1,613	1,541	1,699	1,582	1,611	unclear
Year built median	1932	1948	1955	2019	1952	by design

5.10 The numbers: selling

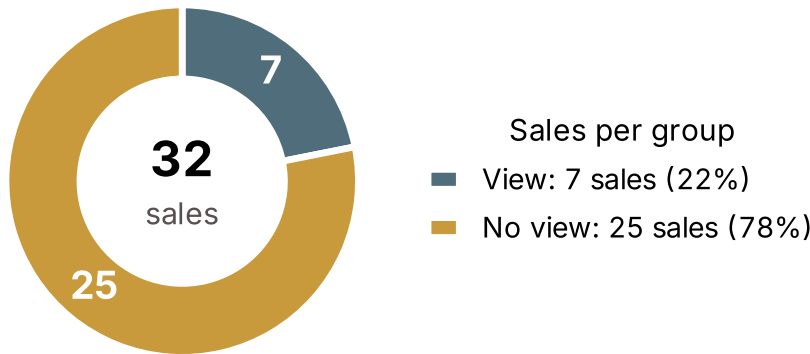
	Before 1939 7 sales	1939-1951 8 sales	1952-2001 9 sales	After 2001 8 sales	All 32 sales	Real difference?
Days on market median	6	32	41	40	34	unclear
Discount from original list average	5.1%	4.8%	9.1%	3.3%	5.7%	unclear
Price cut before sale	14%	25%	56%	25%	31%	unclear
Seller paid closing costs or repairs	29%	50%	56%	62%	50%	unclear
Has a view	29%	12%	22%	25%	22%	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.

6. View and no view

Resale homes · 32 sales · October 27, 2025 – October 26, 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

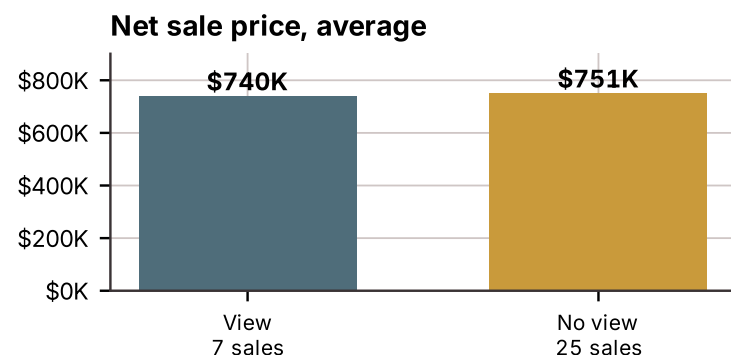
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$740K	\$751K	unclear
Net price per SF	\$456 per SF	\$494 per SF	unclear
Living area	1,728 SF	1,578 SF	unclear
Year built	1955	1952	unclear
Days on market	37 days	34 days	unclear
Discount from original list	7.6%	5.2%	unclear
Price cut before sale	29%	32%	unclear
Seller paid closing costs or repairs	29%	56%	unclear

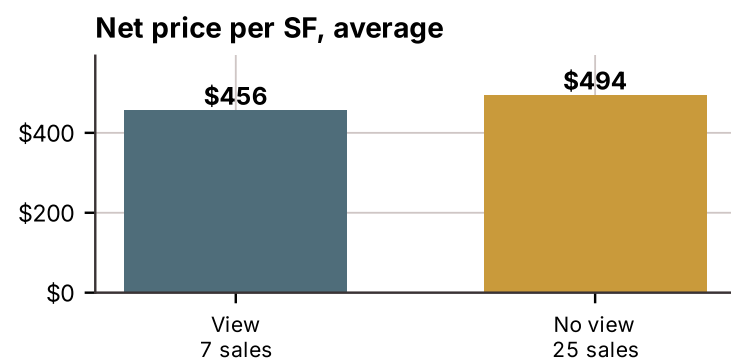
6.3 Net sale price: no clear difference



The average is **\$740K** for homes with a view and **\$751K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

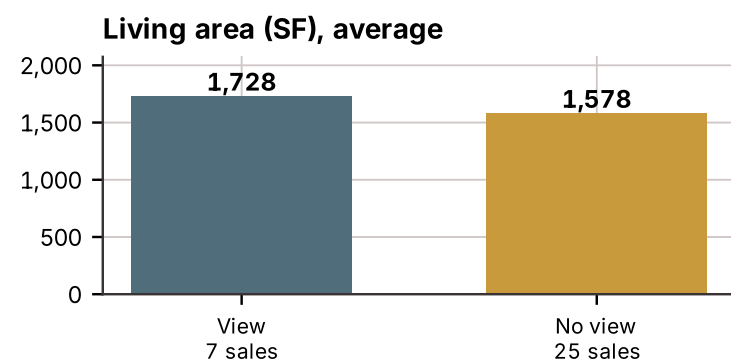
6.4 Net price per SF: no clear difference



The average is **\$456 per SF** for homes with a view and **\$494 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

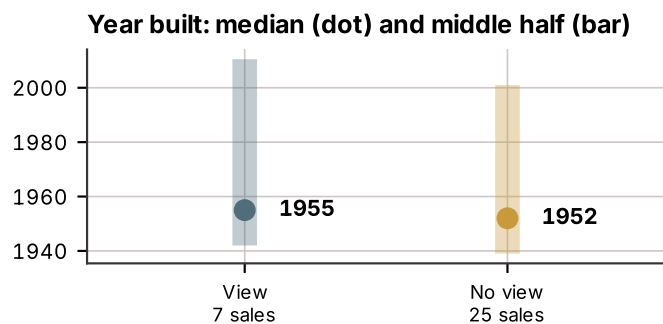
6.5 Living area: no clear difference



The average is **1,728 SF** for homes with a view and **1,578 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

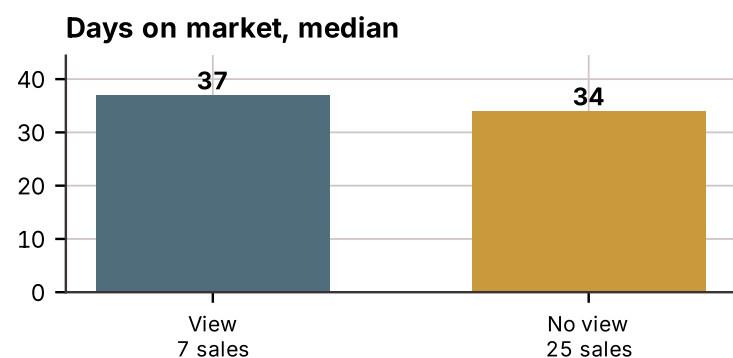
6.6 Year built: no clear difference



The median is **1955** for homes with a view and **1952** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

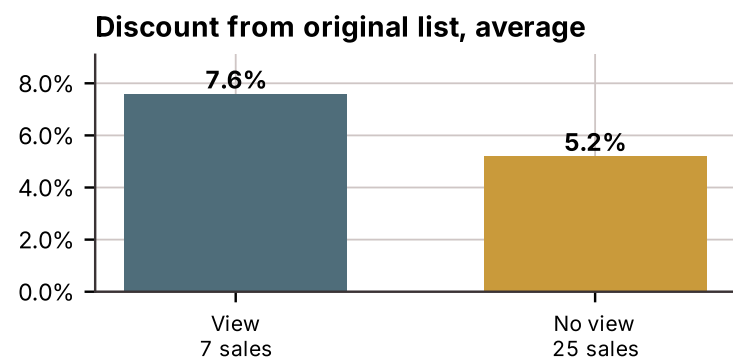
6.7 Days on market: no clear difference



The median is **37 days** for homes with a view and **34 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

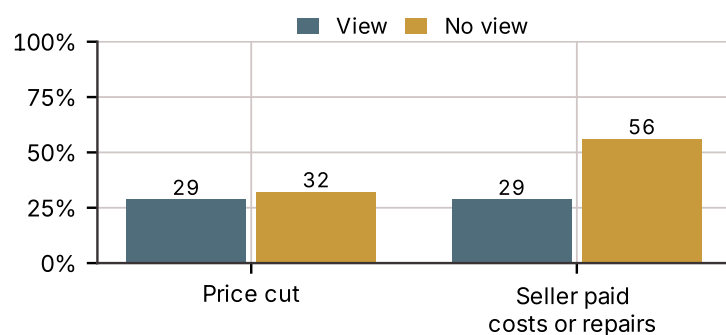
6.8 Discount from original list: no clear difference



The average is **7.6%** for homes with a view and **5.2%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 29% of homes with a view had a price cut before sale, against 32% of homes without a view. Defined in 8.1.7.
- 29% of homes with a view had the seller pay closing costs or repairs, against 56% 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 7 sales	No view 25 sales	All 32 sales	Real difference?
Net sale price average	\$740,055	\$750,628	\$748,315	unclear
Net price per SF average	\$456	\$494	\$486	unclear
Living area average	1,728	1,578	1,611	unclear
Year built median	1955	1952	1952	unclear

6.11 The numbers: selling

	View 7 sales	No view 25 sales	All 32 sales	Real difference?
Days on market median	37	34	34	unclear
Discount from original list average	7.6%	5.2%	5.7%	unclear
Price cut before sale	29%	32%	31%	unclear
Seller paid closing costs or repairs	29%	56%	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.

7. New construction

Basic statistics · 7 sales · October 27, 2025 – October 26, 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: 7 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 Highlands.

Measure	Average	Median
Sales		7
Net sale price	\$1,235,143	\$1,025,000
Net price per SF	\$555	\$601
Living area (SF)	2,228	2,053
Days on market	36	12
Discount from original list	5.8%	4.0%
Price cut before sale		43% of sales
Seller paid closing costs or repairs		14% of sales
Year built		2025–2026

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition "New Construction" or "Under Construction".

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersCIsGCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	32 resale sales. Average \$748,315; median \$684,000; standard deviation \$275,054; middle half (25th–75th percentile) \$572,725–\$878,537; lowest \$360,000, highest \$1,699,500. 16 sales had a seller payment; their median payment was \$6,726.

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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	32 resale sales. Average \$486; median \$456; standard deviation \$107; middle half (25th–75th percentile) \$423–\$571; lowest \$238, highest \$697.

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	32 resale sales. Average 1,611; median 1,437; standard deviation 667; middle half (25th–75th percentile) 1,096–1,917; lowest 796, highest 3,296.

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	32 resale sales. Average 1967; median 1952; standard deviation 34; middle half (25th–75th percentile) 1939–2004; lowest 1930, highest 2022.

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	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. 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	32 resale sales. Average 61; median 34; standard deviation 84; middle half (25th–75th percentile) 9–86; lowest 3, highest 429. 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	32 resale sales. Average 5.7%; median 3.4%; standard deviation 9.3%; middle half (25th–75th percentile) 1.2%–7.6%; lowest –13.2%, highest 34.5%. 5 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: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	10 of 32 resale sales (31.2%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: $\text{ACTRIS_BuyersClsgCostPdbySell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	16 of 32 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	7 sales with a view, 25 without, 0 unclassified. Most common View entries: None 18, Neighborhood 11, Trees/Woods 5, City 3, Panoramic 1.

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	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of "highlands", "north loop", "hegman", "hegman sub" (case-insensitive). A record is kept when its subdivision name belongs to the Highlands family, the same rule comparable sales use (it includes North Loop, Hegman, proven adjacent and priced alike).
The data	Pulled October 27, 2026: 39 closed Highlands records over the prior year, in ZIP 78751. 5 subdivision spellings kept: Highlands (28); Hegman (4); The Highlands (3); North Loop (3); Hegman Sub (1). Names found by the search but not part of Highlands, left out: Highlands/University Hills Sec (6); Highlands At Oak Forest (5); Lakeway Highlands Ph 1 Sec 7B (3); Austin Highlands Sec 03 (3); Westlake Highlands Sec 02 (2); Lakeway Highlands Ph 01 Sec 02 (2); HIGHLANDS THE (2); Lakeway Highlands Ph 01 Sec 01 (2); South Highlands Amd (2); Lakeway Highlands Ph 1 Sec 5 (2); Westlake Highlands Sec 06 (2); Lakeway Highlands Ph 1 Sec 8A (2); Westlake Highlands (1); Westlake Highlands Sec 07 (1); Austin Highlands Sec 01 (1); Rough Hollow - Lakeway Highlands Ph 1 Sec 6 (1); Rough Hollow - Lakeway Highlands Ph 1 Sec 5 (1); Westlake Highlands Sec 7 (1); Windsor Highlands (1); Highlands at Oak Forest (1); Lakeway Highlands Ph 1 Sec 3 (1); North Loop Terrace (1); Lakeway Highlands Ph 1 Sec 2 (1); Highlands/University Hills (1); Lakeway Highlands Ph 2 Sec 4 (1); Lakeway Highlands Ph 2 Sec 1A (1); Lakeway Highlands Ph 2 Sec 3 (1); Lakeway Highlands Ph 2 Sec 2A (1); Highlands / University Hills in East Austin (1); Rough Hollow, Lakeway Highlands Ph 2 Sec 4 (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 24 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 27, 2025 to October 26, 2026 inclusive.
The data	39 single-family sales in the window: 32 resale, 7 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	32 resale; 7 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.

8.2.5 Quartiles and groups

In simple terms	Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example "Under \$573K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value ("Under") and the previous group's highest value ("Over"/"After").
The data	Quartiles by net sale price: Under \$573K: \$360,000–\$572,500 (8 sales); \$573K–\$680K: \$572,800–\$680,000 (8 sales); \$688K–\$878K: \$688,000–\$878,049 (8 sales); Over \$878K: \$880,000–\$1,699,500 (8 sales) Quartiles by living area: Under 1,100 SF: 796–1,082 SF (8 sales); 1,100–1,362 SF: 1,100–1,362 SF (8 sales); 1,512–1,800 SF: 1,512–1,800 SF (8 sales); Over 1,800 SF: 2,269–3,296 SF (8 sales) Quartiles by year built: Before 1939: 1930–1938 (7 sales); 1939–1951: 1939–1951 (8 sales); 1952–2001: 1952–2001 (9 sales); After 2001: 2012–2022 (8 sales) View and no view: View: MLS lists a view (7 sales); No view: None or Neighborhood (25 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 $\bar{x} = (1/n) \sum x_i$; 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 \$748,315, median \$684,000. Days on market: average 61, median 34: 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	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ 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_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ 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 $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

8.2.10 Real difference (significance)

In simple terms	"Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	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	2 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.

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	$H = 2.91$	3	0.4054	$p < 0.0063$	Unclear	$\epsilon^2 = 0.094$	medium
Living area	Kruskal-Wallis	$H = 23.82$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.768$	large
Year built	Kruskal-Wallis	$H = 4.62$	3	0.2021	$p < 0.0063$	Unclear	$\epsilon^2 = 0.149$	large
Days on market	Kruskal-Wallis	$H = 6.53$	3	0.0885	$p < 0.0063$	Unclear	$\epsilon^2 = 0.211$	large
Discount from original list	Kruskal-Wallis	$H = 3.18$	3	0.3640	$p < 0.0063$	Unclear	$\epsilon^2 = 0.103$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.24$	3	0.1553	$p < 0.0063$	Unclear	Cramér's $V = 0.405$	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.00$	3	0.8013	$p < 0.0063$	Unclear	Cramér's $V = 0.177$	small
Has a view	Chi-square	$\chi^2 = 4.94$	3	0.1765	$p < 0.0063$	Unclear	Cramér's $V = 0.393$	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	$H = 22.42$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.723$	large
Net price per SF	Kruskal-Wallis	$H = 10.84$	3	0.0127	$p < 0.0063$	Unclear	$\epsilon^2 = 0.350$	large
Year built	Kruskal-Wallis	$H = 2.41$	3	0.4909	$p < 0.0063$	Unclear	$\epsilon^2 = 0.078$	medium
Days on market	Kruskal-Wallis	$H = 6.40$	3	0.0939	$p < 0.0063$	Unclear	$\epsilon^2 = 0.206$	large
Discount from original list	Kruskal-Wallis	$H = 0.12$	3	0.9891	$p < 0.0063$	Unclear	$\epsilon^2 = 0.004$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.75$	3	0.6269	$p < 0.0063$	Unclear	Cramér's $V = 0.234$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.00$	3	0.3916	$p < 0.0063$	Unclear	Cramér's $V = 0.306$	medium
Has a view	Chi-square	$\chi^2 = 0.55$	3	0.9081	$p < 0.0063$	Unclear	Cramér's $V = 0.131$	small

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	H = 0.32	3	0.9565	p < 0.0063	Unclear	$\epsilon^2 = 0.010$	small
Net price per SF	Kruskal-Wallis	H = 1.41	3	0.7026	p < 0.0063	Unclear	$\epsilon^2 = 0.046$	small
Living area	Kruskal-Wallis	H = 0.03	3	0.9986	p < 0.0063	Unclear	$\epsilon^2 = 0.001$	negligible
Days on market	Kruskal-Wallis	H = 1.26	3	0.7384	p < 0.0063	Unclear	$\epsilon^2 = 0.041$	small
Discount from original list	Kruskal-Wallis	H = 3.35	3	0.3410	p < 0.0063	Unclear	$\epsilon^2 = 0.108$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.70$	3	0.2953	p < 0.0063	Unclear	Cramér's V = 0.340	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.90$	3	0.5941	p < 0.0063	Unclear	Cramér's V = 0.243	small
Has a view	Chi-square	$\chi^2 = 0.64$	3	0.8869	p < 0.0063	Unclear	Cramér's V = 0.142	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 = 87.00	—	1.0000	p < 0.0063	Unclear	rank-biserial r = 0.006	negligible
Net price per SF	Mann-Whitney U	U = 78.00	—	0.6882	p < 0.0063	Unclear	rank-biserial r = 0.109	small
Living area	Mann-Whitney U	U = 93.00	—	0.8237	p < 0.0063	Unclear	rank-biserial r = 0.063	negligible
Year built	Mann-Whitney U	U = 97.50	—	0.6647	p < 0.0063	Unclear	rank-biserial r = 0.114	small
Days on market	Mann-Whitney U	U = 100.00	—	0.5841	p < 0.0063	Unclear	rank-biserial r = 0.143	small
Discount from original list	Mann-Whitney U	U = 91.00	—	0.8937	p < 0.0063	Unclear	rank-biserial r = 0.040	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.03$	1	0.8627	p < 0.0063	Unclear	Cramér's V = 0.031	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.65$	1	0.1995	p < 0.0063	Unclear	Cramér's V = 0.227	small

8.4 Data notes

Left out of the analysis: 7 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 32 closed MLS resale sales; the 7 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 27, 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.