ALEX

Alexander Tiffany Southwest, LLC – ALEX Companies

ALEX Real Estate *genius real estate* | ALEX Intelligence *deep intelligence* | ALEX Institute *earned mastery* | ALEX Invest *invest together* | ALEX Cares *purposeful philanthropy*

Lakeway Highlands Ph 1 Sec 7B

Austin, TX 78738
Resale homes · closed Nov 2 – Nov 1, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 2, 2026 · 3:20 AM CST

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
25	**$1,105,200**	**$297**	**42 days**
single-family resale homes	average $1,333,370	average $316	average 85 days

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1. Summary

Resale homes · 25 sales · November 2, 2025 – November 1, 2026

This study looks at the **25 resale homes** sold in Lakeway Highlands Ph 1 Sec 7B in the **365 days** to November 1, 2026. A full year is used because only 19 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.

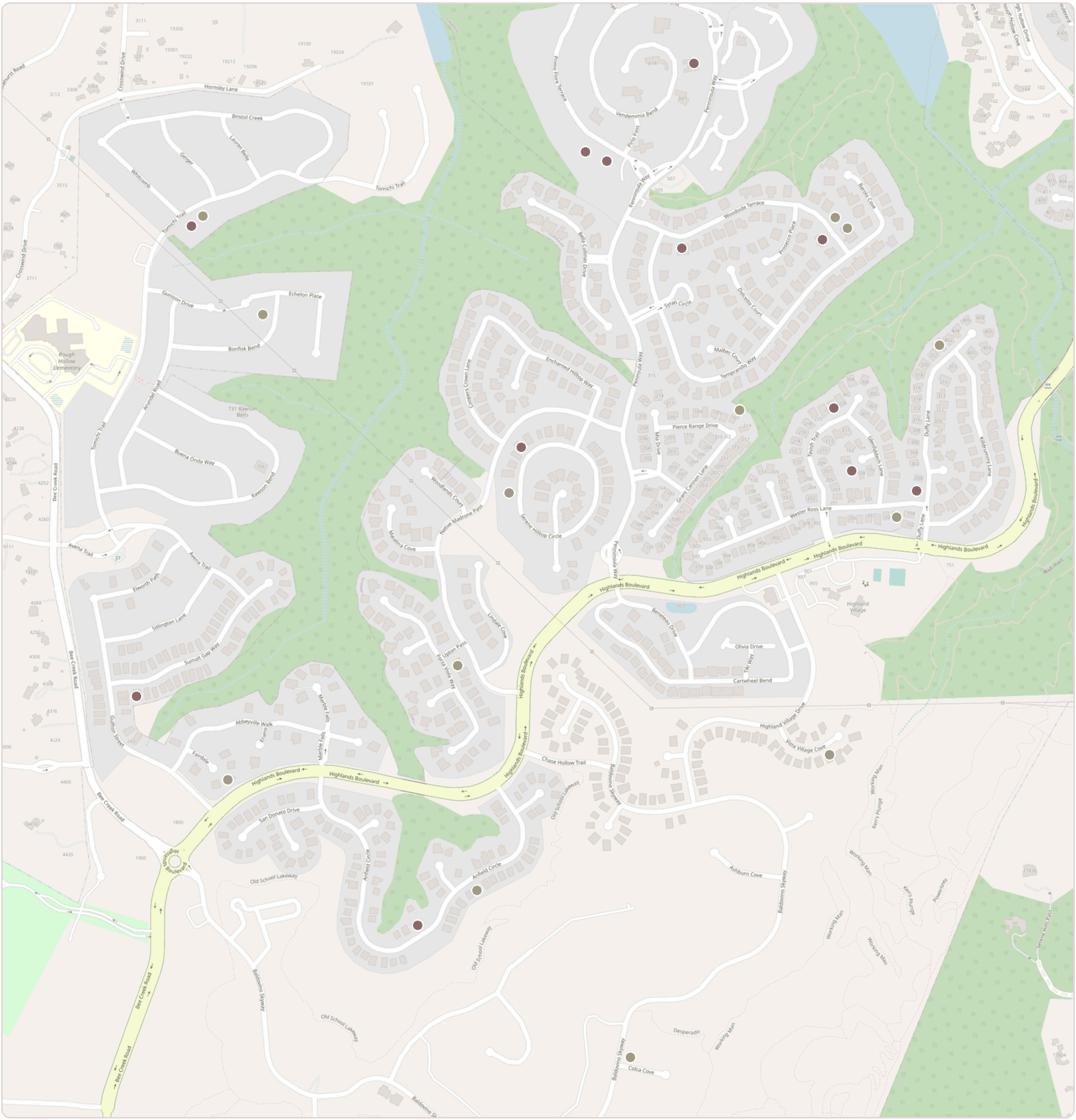
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

25 resale homes · colored by price range

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



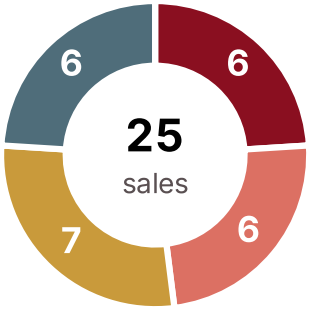
● Under $845K · 6 sales ● $845K–$965K · 6 sales ● $1.11M–$1.57M · 7 sales ● Over $1.57M · 6 sales

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3. Quartiles by net sale price

Resale homes · 25 sales · November 2, 2025 – November 1, 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 $845K: 6 sales (24%)
- $845K–$965K: 6 sales (24%)
- $1.11M–$1.57M: 7 sales (28%)
- Over $1.57M: 6 sales (24%)

Bottom line

- Homes over $1.57M sell for about $186 per SF (78%) more than homes under $845K.
- Homes over $1.57M are about 2,420 SF (76%) larger than homes under $845K.

3.1 Key differences

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

Under $845K · $845K–$965K · $1.11M–$1.57M · Over $1.57M

Higher-priced homes Over $1.57M

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

Lower-priced homes Under $845K

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

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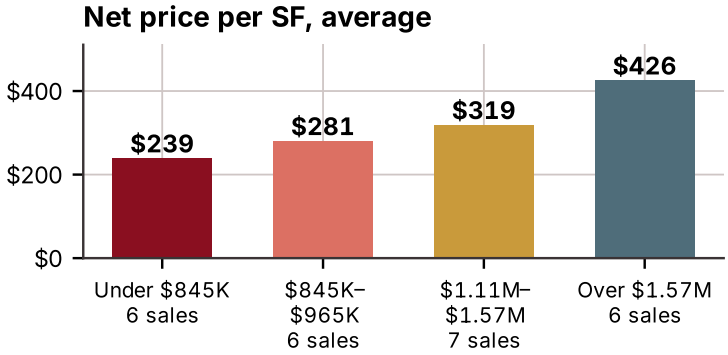
3.2 At a glance

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 $845K	$845K–$965K	$1.11M–$1.57M	Over $1.57M	Real difference?
Net price per SF	$239 per SF **Lowest**	$281 per SF	$319 per SF	$426 per SF **Highest**	✓ large
Living area	3,167 SF **Smallest**	3,200 SF	4,141 SF	5,586 SF **Largest**	✓ large
Year built	2014	2016	2018	2019	unclear
Days on market	48 days	62 days	21 days	61 days	unclear
Discount from original list	4.8%	6.7%	4.4%	3.1%	unclear
Price cut before sale	67%	33%	43%	17%	unclear
Seller paid closing costs or repairs	83%	50%	57%	33%	unclear
Has a view	50%	83%	57%	83%	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 $1.57M sell for about $186 per SF (78%) more than homes under $845K

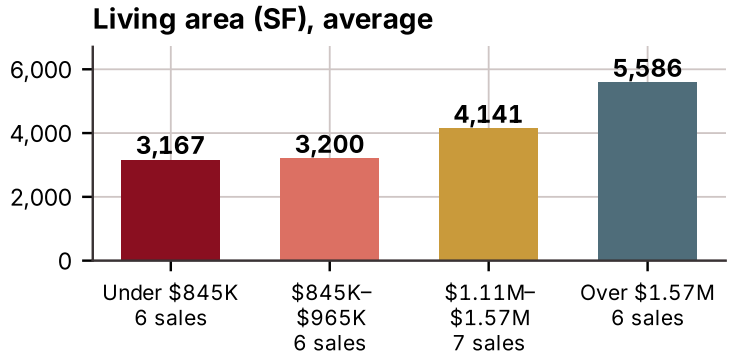


The average is **$426 per SF** for homes over $1.57M and **$239 per SF** for homes under $845K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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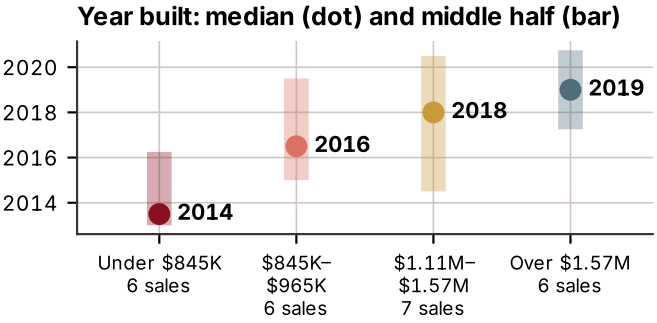
3.4 Homes over $1.57M are about 2,420 SF (76%) larger than homes under $845K



The average is **5,586 SF** for homes over $1.57M and **3,167 SF** for homes under $845K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

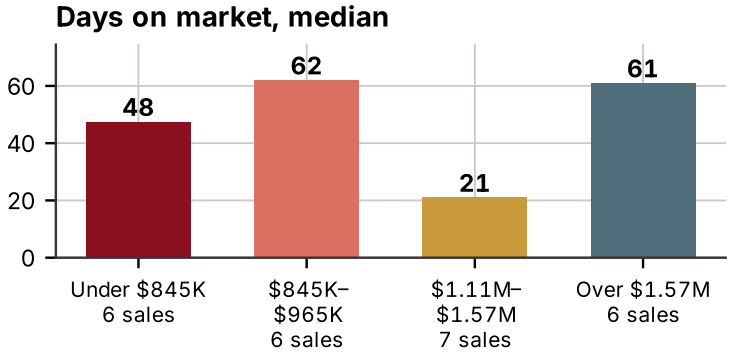
3.5 Year built: no clear difference



The median is **2019** for homes over $1.57M and **2014** for homes under $845K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

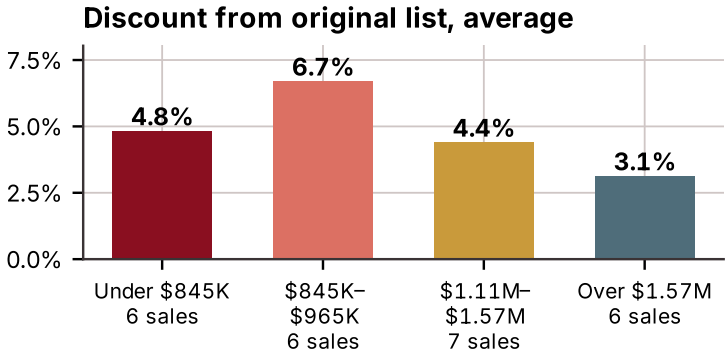


The median is **61 days** for homes over $1.57M and **48 days** for homes under $845K. It does not move in a straight line; homes $845K–$965K are highest. Defined in 8.1.5.

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

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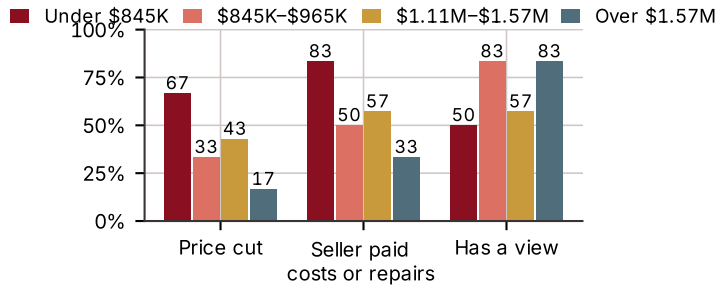
3.7 Discount from original list: no clear difference



The average is **3.1%** for homes over $1.57M and **4.8%** for homes under $845K. It does not move in a straight line; homes $845K–$965K 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.

- 17% of homes over $1.57M had a price cut before sale, against 67% of homes under $845K. Defined in 8.1.7.
- 33% of homes over $1.57M had the seller pay closing costs or repairs, against 83% of homes under $845K. Defined in 8.1.8.
- 83% of homes over $1.57M have a view, against 50% of homes under $845K. 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 $845K 6 sales	$845K–$965K 6 sales	$1.11M–$1.57M 7 sales	Over $1.57M 6 sales	All 25 sales	Real difference?
Net sale price average	$751,027	$893,264	$1,311,314	$2,381,549	$1,333,370	by design
Net price per SF average	$239	$281	$319	$426	$316	✓ large
Living area average	3,167	3,200	4,141	5,586	4,028	✓ large
Year built median	2014	2016	2018	2019	2017	unclear

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3.10 The numbers: selling

	Under $845K 6 sales	$845K–$965K 6 sales	$1.11M–$1.57M 7 sales	Over $1.57M 6 sales	All 25 sales	Real difference?
Days on market median	48	62	21	61	42	unclear
Discount from original list average	4.8%	6.7%	4.4%	3.1%	4.7%	unclear
Price cut before sale	67%	33%	43%	17%	40%	unclear
Seller paid closing costs or repairs	83%	50%	57%	33%	56%	unclear
Has a view	50%	83%	57%	83%	68%	unclear

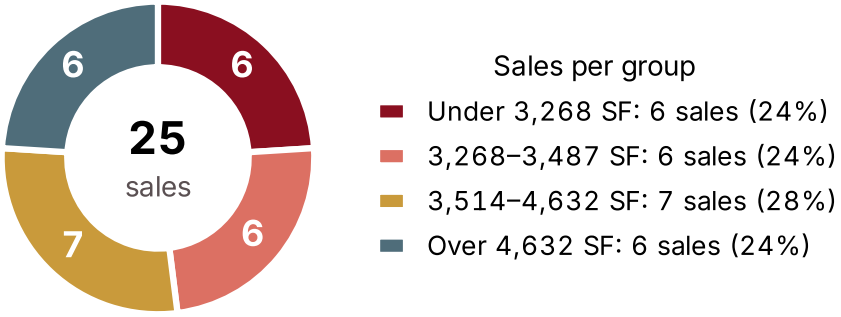
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 25 sales · November 2, 2025 – November 1, 2026

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



Bottom line

- Homes over 4,632 SF sell for about $1.58M (202%) more than homes under 3,268 SF.
- Homes over 4,632 SF sell for about $147 per SF (55%) more than homes under 3,268 SF.

4.1 Key differences

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

Under 3,268 SF · 3,268–3,487 SF · 3,514–4,632 SF · Over 4,632 SF

Larger homes Over 4,632 SF

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

Smaller homes Under 3,268 SF

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

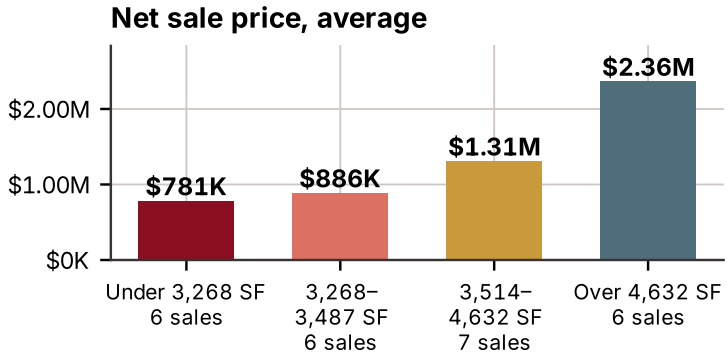
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4.2 At a glance

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 3,268 SF	3,268–3,487 SF	3,514–4,632 SF	Over 4,632 SF	Real difference?
Net sale price	$781K **Lowest**	$886K	$1.31M	$2.36M **Highest**	✓ large
Net price per SF	$268 per SF	$263 per SF **Lowest**	$319 per SF	$415 per SF **Highest**	✓ large
Year built	2014	2016	2018	2020	unclear
Days on market	48 days	50 days	21 days	66 days	unclear
Discount from original list	5.1%	6.5%	2.4%	5.3%	unclear
Price cut before sale	50%	67%	14%	33%	unclear
Seller paid closing costs or repairs	83%	50%	43%	50%	unclear
Has a view	67%	83%	43%	83%	unclear

4.3 Homes over 4,632 SF sell for about $1.58M (202%) more than homes under 3,268 SF



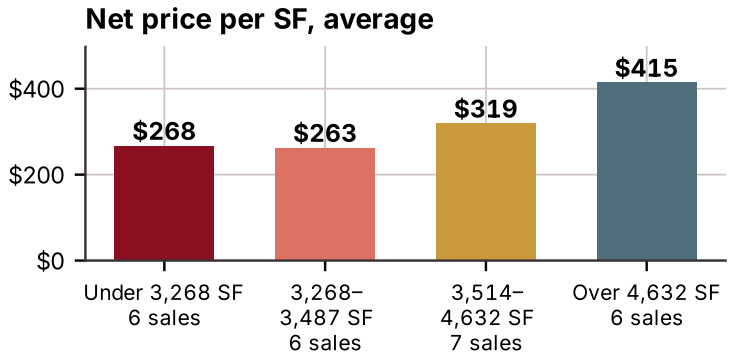
The average is **$2.36M** for homes over 4,632 SF and **$781K** for homes under 3,268 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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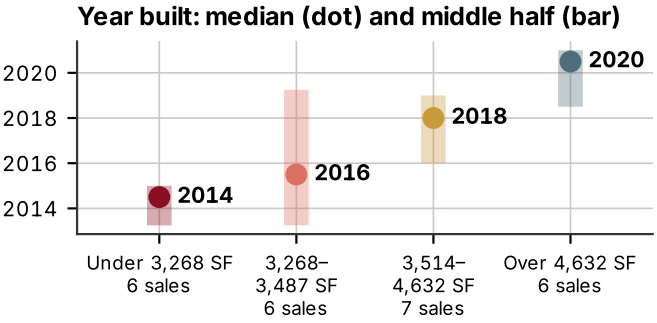
4.4 Homes over 4,632 SF sell for about $147 per SF (55%) more than homes under 3,268 SF



The average is **$415 per SF** for homes over 4,632 SF and **$268 per SF** for homes under 3,268 SF. It does not move in a straight line; homes over 4,632 SF are highest. Defined in 8.1.2.

✓ **Real difference** · large

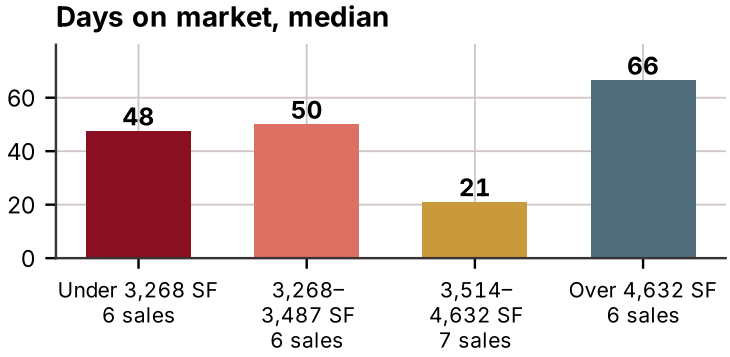
4.5 Year built: no clear difference



The median is **2020** for homes over 4,632 SF and **2014** for homes under 3,268 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

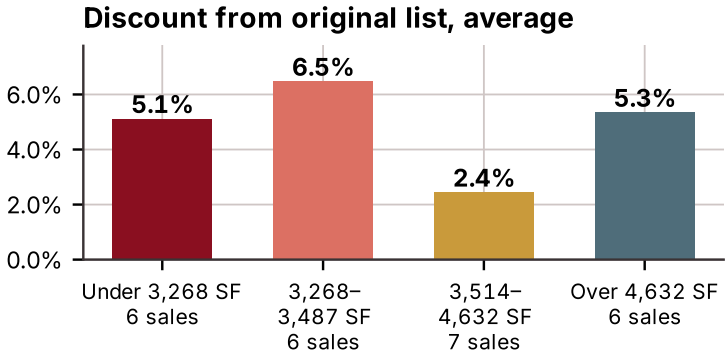


The median is **66 days** for homes over 4,632 SF and **48 days** for homes under 3,268 SF. It does not move in a straight line; homes over 4,632 SF are highest. Defined in 8.1.5.

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

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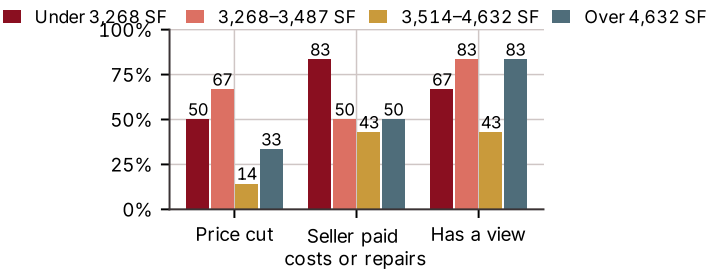
4.7 Discount from original list: no clear difference



The average is **5.3%** for homes over 4,632 SF and **5.1%** for homes under 3,268 SF. It does not move in a straight line; homes 3,268–3,487 SF are 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.

- 33% of homes over 4,632 SF had a price cut before sale, against 50% of homes under 3,268 SF. Defined in 8.1.7.
- 50% of homes over 4,632 SF had the seller pay closing costs or repairs, against 83% of homes under 3,268 SF. Defined in 8.1.8.
- 83% of homes over 4,632 SF have a view, against 67% of homes under 3,268 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 3,268 SF 6 sales	3,268–3,487 SF 6 sales	3,514–4,632 SF 7 sales	Over 4,632 SF 6 sales	All 25 sales	Real difference?
Net sale price average	$781,264	$886,394	$1,307,500	$2,362,633	$1,333,370	✓ large
Net price per SF average	$268	$263	$319	$415	$316	✓ large
Living area average	2,943	3,382	4,083	5,696	4,028	by design
Year built median	2014	2016	2018	2020	2017	unclear

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4.10 The numbers: selling

	Under 3,268 SF 6 sales	3,268–3,487 SF 6 sales	3,514–4,632 SF 7 sales	Over 4,632 SF 6 sales	All 25 sales	Real difference?
Days on market median	48	50	21	66	42	unclear
Discount from original list average	5.1%	6.5%	2.4%	5.3%	4.7%	unclear
Price cut before sale	50%	67%	14%	33%	40%	unclear
Seller paid closing costs or repairs	83%	50%	43%	50%	56%	unclear
Has a view	67%	83%	43%	83%	68%	unclear

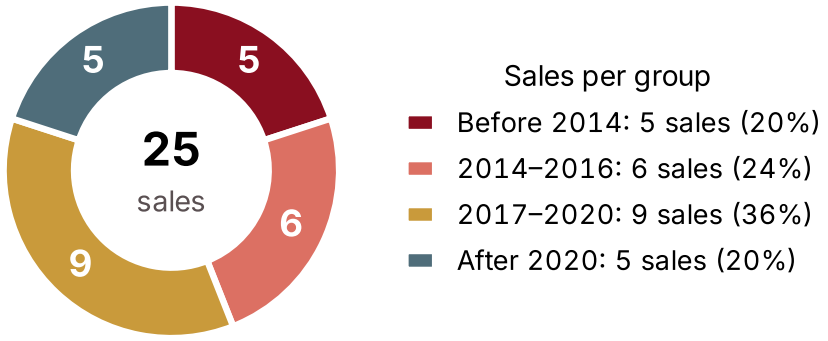
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 25 sales · November 2, 2025 – November 1, 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.

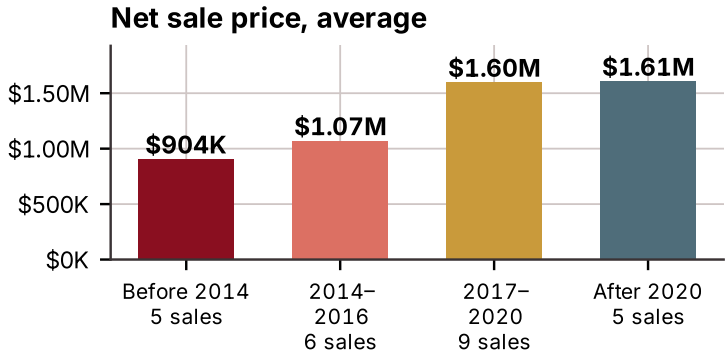
5.2 At a glance

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 2014	2014–2016	2017–2020	After 2020	Real difference?
Net sale price	$904K	$1.07M	$1.60M	$1.61M	unclear
Net price per SF	$284 per SF	$294 per SF	$335 per SF	$342 per SF	unclear
Living area	3,177 SF	3,589 SF	4,443 SF	4,660 SF	unclear
Days on market	58 days	64 days	37 days	15 days	unclear
Discount from original list	3.1%	6.3%	4.1%	5.6%	unclear
Price cut before sale	60%	50%	22%	40%	unclear
Seller paid closing costs or repairs	80%	33%	56%	60%	unclear
Has a view	60%	83%	56%	80%	unclear

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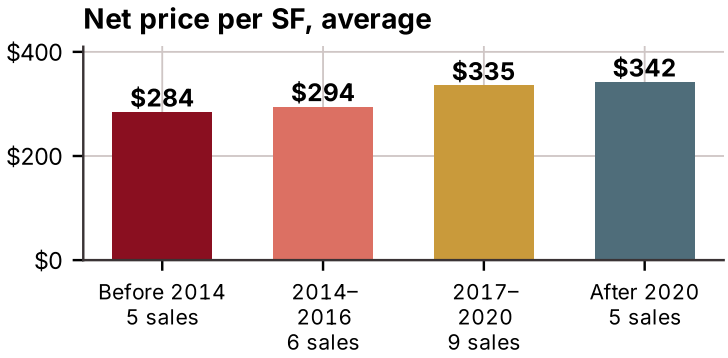
5.3 Net sale price: no clear difference



The average is **$1.61M** for homes built after 2020 and **$904K** for homes built before 2014. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

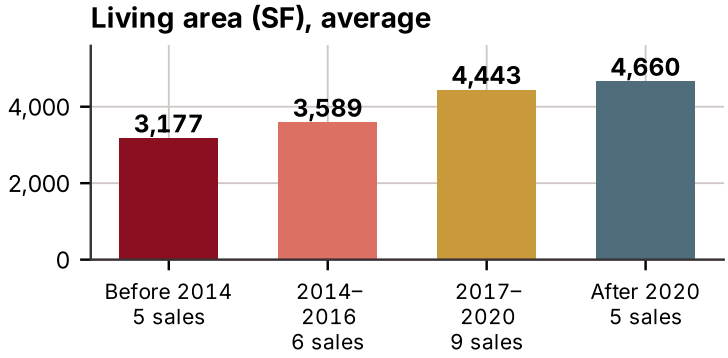
5.4 Net price per SF: no clear difference



The average is **$342 per SF** for homes built after 2020 and **$284 per SF** for homes built before 2014. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

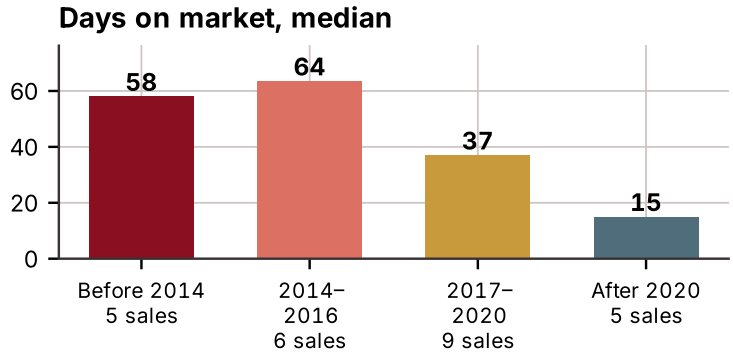


The average is **4,660 SF** for homes built after 2020 and **3,177 SF** for homes built before 2014. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

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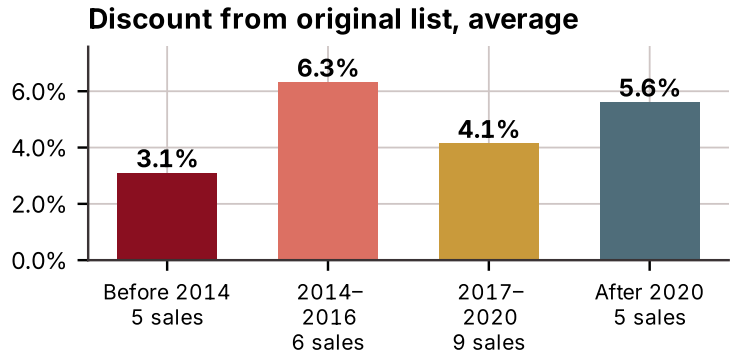
5.6 Days on market: no clear difference



The median is **15 days** for homes built after 2020 and **58 days** for homes built before 2014. It does not move in a straight line; homes built 2014–2016 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

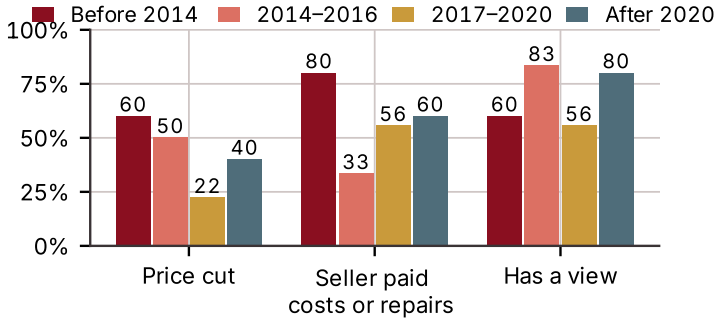


The average is **5.6%** for homes built after 2020 and **3.1%** for homes built before 2014. It does not move in a straight line; homes built 2014–2016 are highest. Defined in 8.1.6.

– 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 2020 had a price cut before sale, against 60% of homes built before 2014. Defined in 8.1.7.
- 60% of homes built after 2020 had the seller pay closing costs or repairs, against 80% of homes built before 2014. Defined in 8.1.8.
- 80% of homes built after 2020 have a view, against 60% of homes built before 2014. 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 2014 5 sales	2014–2016 6 sales	2017–2020 9 sales	After 2020 5 sales	All 25 sales	Real difference?
Net sale price average	$904,172	$1,069,264	$1,596,421	$1,606,000	$1,333,370	unclear
Net price per SF average	$284	$294	$335	$342	$316	unclear
Living area average	3,177	3,589	4,443	4,660	4,028	unclear
Year built median	2013	2015	2018	2021	2017	by design

5.10 The numbers: selling

	Before 2014 5 sales	2014–2016 6 sales	2017–2020 9 sales	After 2020 5 sales	All 25 sales	Real difference?
Days on market median	58	64	37	15	42	unclear
Discount from original list average	3.1%	6.3%	4.1%	5.6%	4.7%	unclear
Price cut before sale	60%	50%	22%	40%	40%	unclear
Seller paid closing costs or repairs	80%	33%	56%	60%	56%	unclear
Has a view	60%	83%	56%	80%	68%	unclear

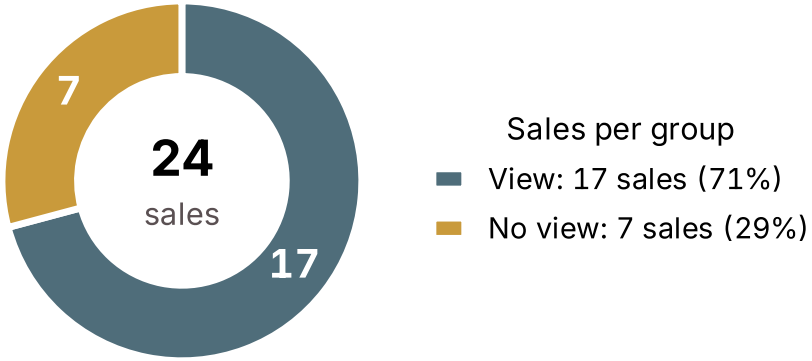
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 25 sales · November 2, 2025 – November 1, 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. 1 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.

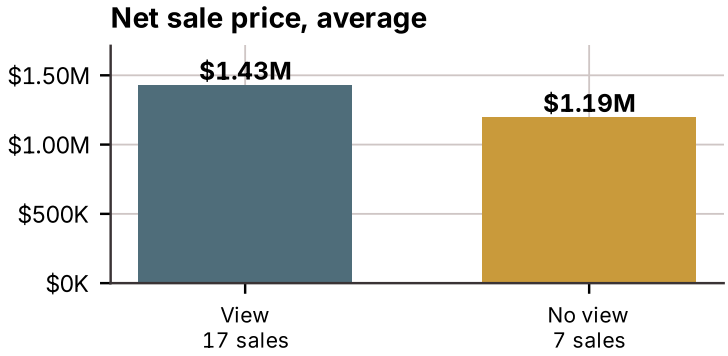
6.2 At a glance

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	$1.43M	$1.19M	unclear
Net price per SF	$332 per SF	$289 per SF	unclear
Living area	4,078 SF	4,042 SF	unclear
Year built	2017	2018	unclear
Days on market	42 days	28 days	unclear
Discount from original list	5.2%	3.5%	unclear
Price cut before sale	35%	43%	unclear
Seller paid closing costs or repairs	53%	57%	unclear

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6.3 Net sale price: no clear difference

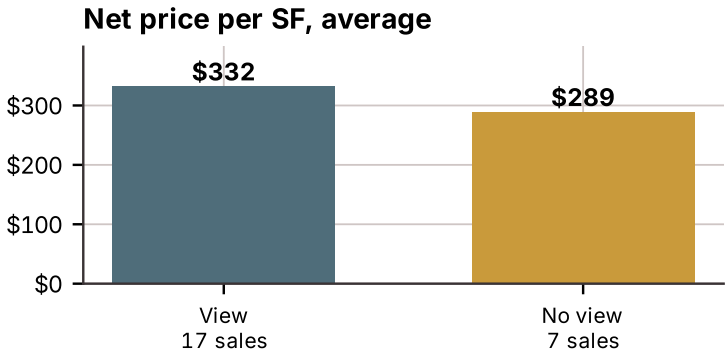


The average is **$1.43M** for homes with a view and **$1.19M** for homes without a view.

Defined in 8.1.1.

– No clear difference · could be chance

6.4 Net price per SF: no clear difference

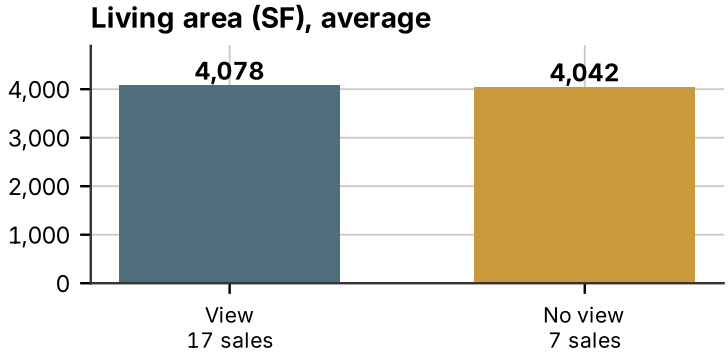


The average is **$332 per SF** for homes with a view and **$289 per SF** for homes without a view.

Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference



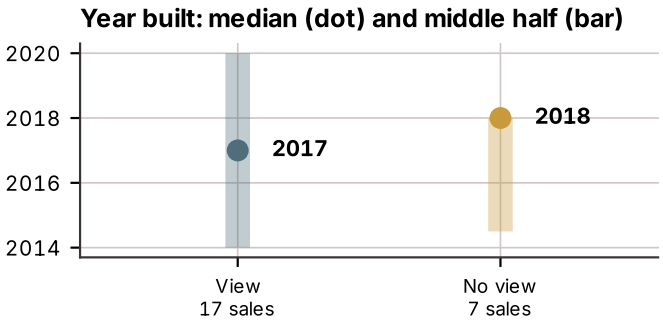
The average is **4,078 SF** for homes with a view and **4,042 SF** for homes without a view.

Defined in 8.1.3.

– No clear difference · could be chance

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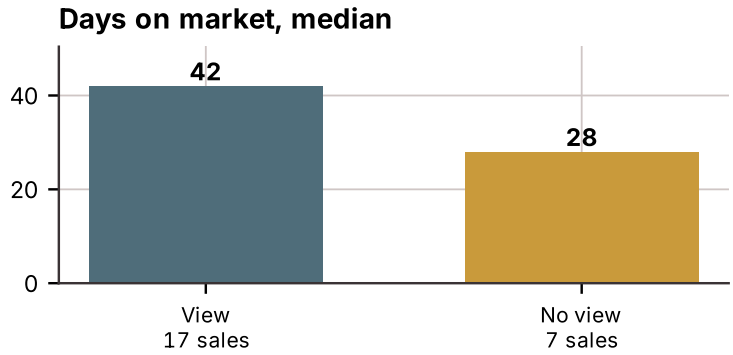
6.6 Year built: no clear difference



The median is **2017** for homes with a view and **2018** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

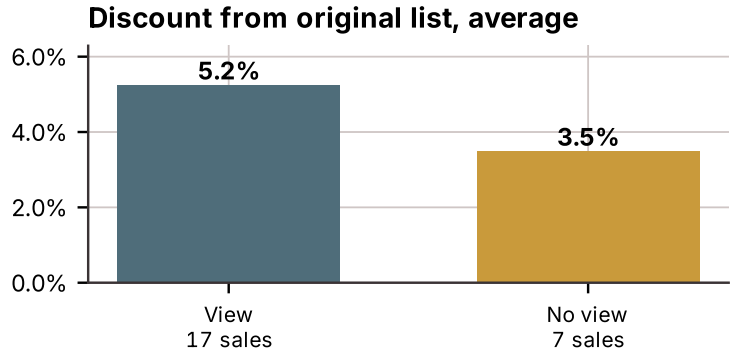
6.7 Days on market: no clear difference



The median is **42 days** for homes with a view and **28 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

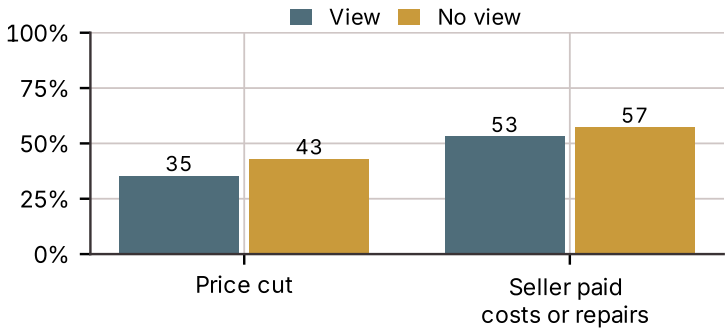


The average is **5.2%** for homes with a view and **3.5%** for homes without a view. Defined in 8.1.6.

– 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.

- 35% of homes with a view had a price cut before sale, against 43% of homes without a view. Defined in 8.1.7.
- 53% of homes with a view had the seller pay closing costs or repairs, against 57% 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 17 sales	No view 7 sales	All 24 sales	Real difference?
Net sale price average	$1,427,299	$1,194,308	$1,359,343	unclear
Net price per SF average	$332	$289	$320	unclear
Living area average	4,078	4,042	4,068	unclear
Year built median	2017	2018	2017	unclear

6.11 The numbers: selling

	View 17 sales	No view 7 sales	All 24 sales	Real difference?
Days on market median	42	28	42	unclear
Discount from original list average	5.2%	3.5%	4.7%	unclear
Price cut before sale	35%	43%	38%	unclear
Seller paid closing costs or repairs	53%	57%	54%	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 · 3 sales · November 2, 2025 – November 1, 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: 3 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 Lakeway Highlands Ph 1 Sec 7B.

Measure	Average	Median
Sales		3
Net sale price	**$4,785,000**	$4,100,000
Net price per SF	**$776**	$786
Living area (SF)	**6,153**	5,462
Days on market	**137**	118
Discount from original list	**3.8%**	3.5%
Price cut before sale		33% of sales
Seller paid closing costs or repairs		0% 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”.

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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 25 resale sales. Average $1,333,370; median $1,105,200; standard deviation $726,291; middle half (25th–75th percentile) $845,000–$1,571,500; lowest $648,000, highest $3,294,296. 14 sales had a seller payment; their median payment was $5,852.

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 25 resale sales. Average $316; median $297; standard deviation $84; middle half (25th–75th percentile) $270–$339; lowest $227, highest $553.

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 25 resale sales. Average 4,028; median 3,514; standard deviation 1,197; middle half (25th–75th percentile) 3,268–4,632; lowest 2,333, highest 7,820.

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 25 resale sales. Average 2017; median 2017; standard deviation 3; middle half (25th–75th percentile) 2014–2020; lowest 2010, highest 2022.

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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 25 resale sales. Average 85; median 42; standard deviation 111; middle half (25th–75th percentile) 15–93; lowest 3, highest 478. 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 25 resale sales. Average 4.7%; median 3.9%; standard deviation 4.6%; middle half (25th–75th percentile) 0.8%–8.6%; lowest −1.3%, highest 16.3%. 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 10 of 25 resale sales (40.0%).

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 25 resale sales (56.0%).

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 17 sales with a view, 7 without, 1 unclassified. Most common View entries: Hill Country 14, Park/Greenbelt 8, Neighborhood 6, Trees/Woods 5, None 4, See Remarks 4, Panoramic 3, Lake 3.

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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 2026-11-02 09:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “lakeway highlands”, “lakeway hlnds” (case-insensitive). A record is kept when its subdivision name belongs to the Lakeway Highlands Ph 1 Sec 7B family, the same rule comparable sales use (it includes Lakeway Hlnds Ph 1 Sec 5, proven adjacent and priced alike).

The data Pulled November 2, 2026: 28 closed Lakeway Highlands Ph 1 Sec 7B records over the prior year, in ZIP 78738. 18 subdivision spellings kept, the most common: Lakeway Highlands Ph 1 Sec 7B (4); Lakeway Hlnds Ph 1 Sec 5 (3); Lakeway Highlands Ph 01 Sec 01 (2); Lakeway Hlnds Ph 3 Sec 6B (2); Lakeway Highlands Ph 01 Sec 02 (2); Lakeway Highlands Ph 1 Sec 5 (2); Lakeway Highlands Ph 1 Sec 8A (2); Lakeway Highlands Ph 2 Sec 2A (1); Lakeway Hlnds Ph 1 Sec 8C (1); Lakeway Highlands Ph 2 Sec 1A (1); Lakeway Highlands Ph 1 Sec 3 (1); Lakeway Highlands Ph 2 Sec 4 (1); and 6 more (6 records). Names found by the search but not part of Lakeway Highlands Ph 1 Sec 7B, left out: Rough Hollow - Lakeway Highlands Ph 1 Sec 6 (1); Rough Hollow, Lakeway Highlands Ph 2 Sec 4 (1); Rough Hollow - Lakeway Highlands Ph 1 Sec 5 (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 19 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 2, 2025 to November 1, 2026 inclusive.

The data 28 single-family sales in the window: 25 resale, 3 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 25 resale; 3 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 $845K”.

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 $845K: $648,000–$817,000 (6 sales); $845K–$965K: $845,000–$964,997 (6 sales); $1.11M–$1.57M: $1,105,200–$1,571,500 (7 sales); Over $1.57M: $1,685,000–$3,294,296 (6 sales)
Quartiles by living area: Under 3,268 SF: 2,333–3,233 SF (6 sales); 3,268–3,487 SF: 3,268–3,487 SF (6 sales); 3,514–4,632 SF: 3,514–4,632 SF (7 sales); Over 4,632 SF: 4,747–7,820 SF (6 sales)
Quartiles by year built: Before 2014: 2010–2013 (5 sales); 2014–2016: 2014–2016 (6 sales); 2017–2020: 2017–2020 (9 sales); After 2020: 2021–2022 (5 sales)
View and no view: View: MLS lists a view (17 sales); No view: None or Neighborhood (7 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 $1,333,370, median $1,105,200. Days on market: average 85, median 42: 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 4 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 = 19.16	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.798$	large
Living area	Kruskal–Wallis	H = 17.81	3	0.0005	p < 0.0063	**Yes**	$\varepsilon^2 = 0.742$	large
Year built	Kruskal–Wallis	H = 6.29	3	0.0982	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.262$	large
Days on market	Kruskal–Wallis	H = 0.11	3	0.9900	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.005$	negligible
Discount from original list	Kruskal–Wallis	H = 2.75	3	0.4314	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.115$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.27$	3	0.3513	p < 0.0063	**Unclear**	Cramér's V = 0.362	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.16$	3	0.3674	p < 0.0063	**Unclear**	Cramér's V = 0.356	medium
Has a view	Chi-square	$\chi^2 = 2.57$	3	0.4629	p < 0.0063	**Unclear**	Cramér's V = 0.321	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 = 20.49	3	0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.854$	large
Net price per SF	Kruskal–Wallis	H = 13.37	3	0.0039	p < 0.0063	**Yes**	$\varepsilon^2 = 0.557$	large
Year built	Kruskal–Wallis	H = 8.91	3	0.0305	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.371$	large
Days on market	Kruskal–Wallis	H = 0.90	3	0.8245	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.038$	small
Discount from original list	Kruskal–Wallis	H = 4.64	3	0.2004	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.193$	large
Price cut before sale	Chi-square	$\chi^2 = 4.07$	3	0.2543	p < 0.0063	**Unclear**	Cramér's V = 0.403	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.49$	3	0.4780	p < 0.0063	**Unclear**	Cramér's V = 0.315	medium
Has a view	Chi-square	$\chi^2 = 3.34$	3	0.3428	p < 0.0063	**Unclear**	Cramér's V = 0.365	medium

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 6.02	3	0.1105	p < 0.0063	Unclear	ε² = 0.251	large
Net price per SF	Kruskal–Wallis	H = 1.09	3	0.7783	p < 0.0063	Unclear	ε² = 0.046	small
Living area	Kruskal–Wallis	H = 6.47	3	0.0910	p < 0.0063	Unclear	ε² = 0.269	large
Days on market	Kruskal–Wallis	H = 2.17	3	0.5383	p < 0.0063	Unclear	ε² = 0.090	medium
Discount from original list	Kruskal–Wallis	H = 1.71	3	0.6338	p < 0.0063	Unclear	ε² = 0.071	medium
Price cut before sale	Chi-square	χ^2 = 2.27	3	0.5186	p < 0.0063	Unclear	Cramér's V = 0.301	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.45	3	0.4838	p < 0.0063	Unclear	Cramér's V = 0.313	medium
Has a view	Chi-square	χ^2 = 1.77	3	0.6222	p < 0.0063	Unclear	Cramér's V = 0.266	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 = 62.00	—	0.9014	p < 0.0063	Unclear	rank-biserial r = 0.042	negligible
Net price per SF	Mann–Whitney U	U = 74.00	—	0.3828	p < 0.0063	Unclear	rank-biserial r = 0.244	small
Living area	Mann–Whitney U	U = 51.00	—	0.6194	p < 0.0063	Unclear	rank-biserial r = 0.143	small
Year built	Mann–Whitney U	U = 60.00	—	1.0000	p < 0.0063	Unclear	rank-biserial r = 0.008	negligible
Days on market	Mann–Whitney U	U = 60.00	—	1.0000	p < 0.0063	Unclear	rank-biserial r = 0.008	negligible
Discount from original list	Mann–Whitney U	U = 71.00	—	0.4939	p < 0.0063	Unclear	rank-biserial r = 0.193	small
Price cut before sale	Chi-square	χ^2 = 0.12	1	0.7279	p < 0.0063	Unclear	Cramér's V = 0.071	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.04	1	0.8511	p < 0.0063	Unclear	Cramér's V = 0.038	negligible

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8.4 Data notes

Left out of the analysis: 3 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 25 closed MLS resale sales; the 3 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 2, 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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