Legend Oaks

Austin, TX 78749
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
35	**$605,000**	**$279**	**13 days**
single-family resale homes	average $625,949	average $280	average 29 days

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1. Summary

Resale homes · 35 sales · November 8, 2025 – November 7, 2026

This study looks at the **35 resale homes** sold in Legend Oaks in the **365 days** to November 7, 2026. A full year is used because only 18 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.

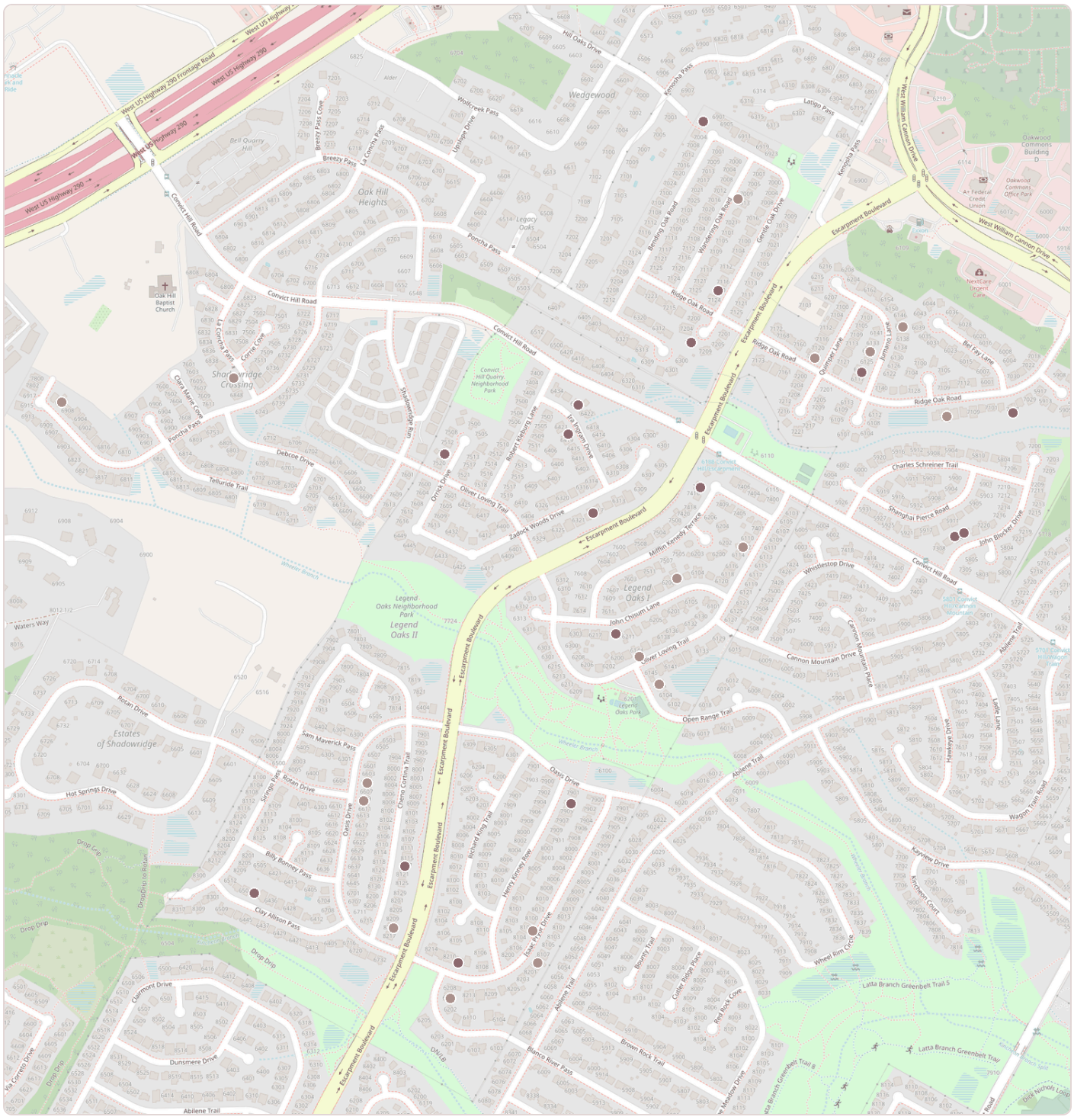
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

35 resale homes · colored by price range

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



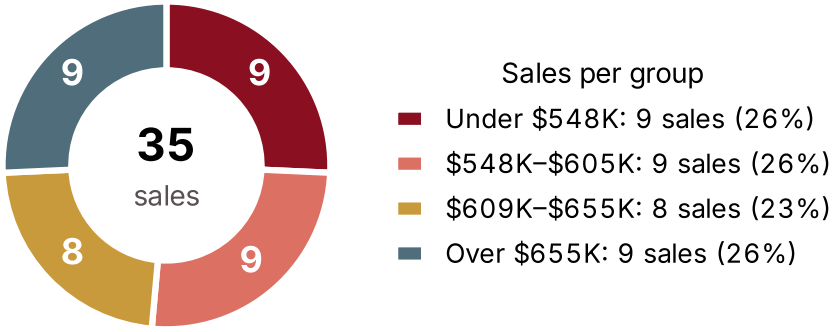
● Under $548K · 9 sales ● $548K–$605K · 9 sales ● $609K–$655K · 8 sales ● Over $655K · 9 sales

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3. Quartiles by net sale price

Resale homes · 35 sales · November 8, 2025 – November 7, 2026

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



Bottom line

- Homes over $655K are about 920 SF (47%) larger than homes under $548K.

3.1 Key differences

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

Under $548K $548K–$605K $609K–$655K Over $655K

Higher-priced homes Over $655K

- Are much larger.

Lower-priced homes Under $548K

- Are much smaller.

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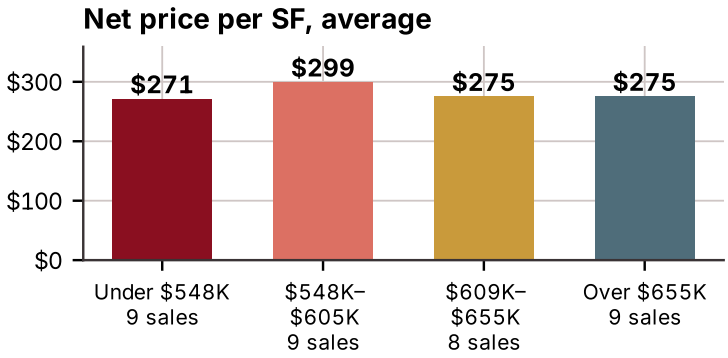
3.2 At a glance

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 $548K	$548K–$605K	$609K–$655K	Over $655K	Real difference?
Net price per SF	$271 per SF	$299 per SF	$275 per SF	$275 per SF	unclear
Living area	1,970 SF	1,954 SF **Smallest**	2,346 SF	2,887 SF **Largest**	✓ large
Year built	1994	1993	1994	1995	unclear
Days on market	20 days	5 days	16 days	10 days	unclear
Discount from original list	6.4%	1.1%	1.9%	-0.2%	unclear
Price cut before sale	44%	11%	12%	22%	unclear
Seller paid closing costs or repairs	78%	78%	50%	56%	unclear
Has a view	11%	33%	25%	33%	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

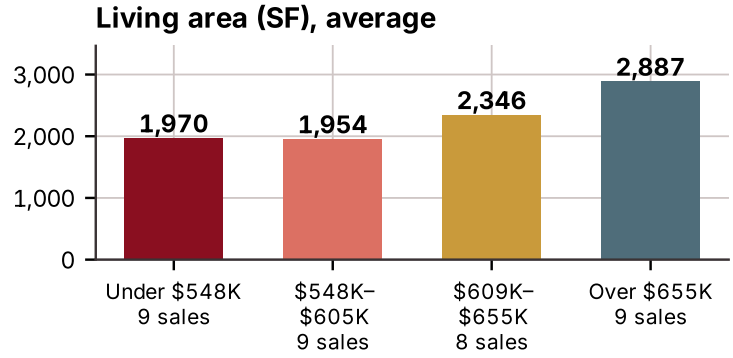


The average is **$275 per SF** for homes over $655K and **$271 per SF** for homes under $548K. It does not move in a straight line; homes $548K–$605K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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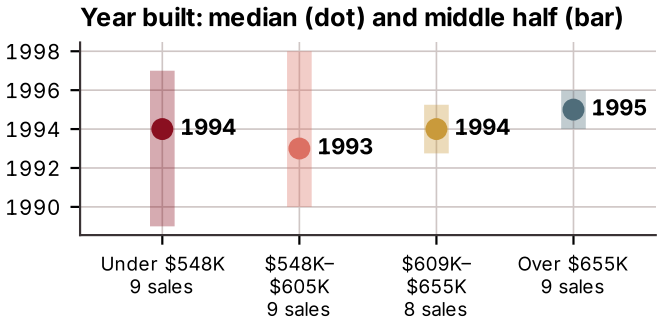
3.4 Homes over $655K are about 920 SF (47%) larger than homes under $548K



The average is **2,887 SF** for homes over $655K and **1,970 SF** for homes under $548K. It does not move in a straight line; homes over $655K are highest. Defined in 8.1.3.

✓ **Real difference** · large

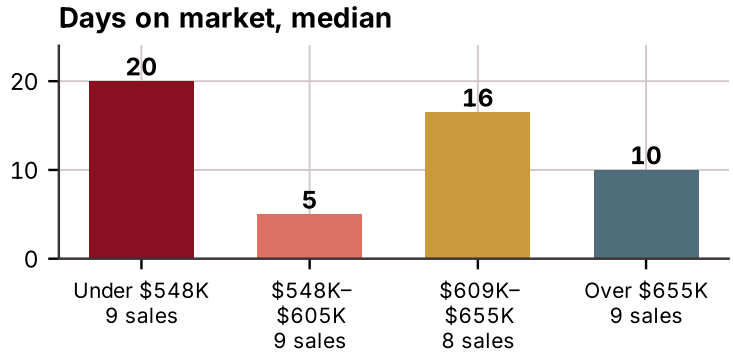
3.5 Year built: no clear difference



The median is **1995** for homes over $655K and **1994** for homes under $548K. It does not move in a straight line; homes over $655K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

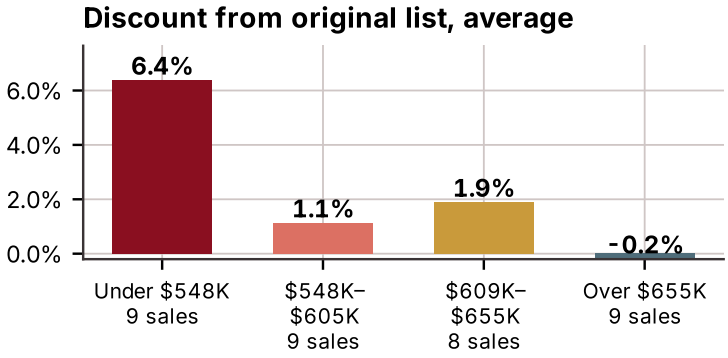


The median is **10 days** for homes over $655K and **20 days** for homes under $548K. It does not move in a straight line; homes under $548K are highest. Defined in 8.1.5.

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

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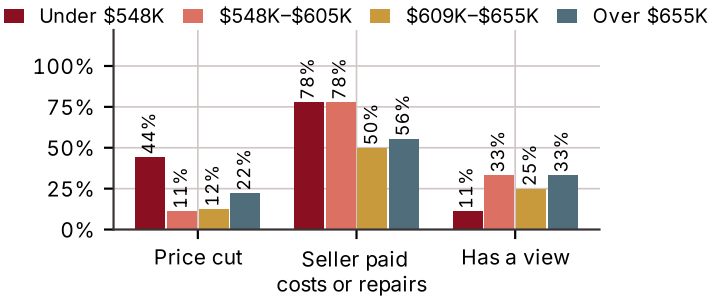
3.7 Discount from original list: no clear difference



The average is **-0.2%** for homes over $655K and **6.4%** for homes under $548K. It does not move in a straight line; homes under $548K 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.

- 22% of homes over $655K had a price cut before sale, against 44% of homes under $548K. Defined in 8.1.7.
- 56% of homes over $655K had the seller pay closing costs or repairs, against 78% of homes under $548K. Defined in 8.1.8.
- 33% of homes over $655K have a view, against 11% of homes under $548K. 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 $548K 9 sales	$548K– $605K 9 sales	$609K– $655K 8 sales	Over $655K 9 sales	All 35 sales	Real difference?
Net sale price average	$515,392	$571,827	$640,838	$777,392	$625,949	by design
Net price per SF average	$271	$299	$275	$275	$280	unclear
Living area average	1,970	1,954	2,346	2,887	2,288	✓ large
Year built median	1994	1993	1994	1995	1995	unclear

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3.10 The numbers: selling

	Under $548K 9 sales	$548K–$605K 9 sales	$609K–$655K 8 sales	Over $655K 9 sales	All 35 sales	Real difference?
Days on market median	20	5	16	10	13	unclear
Discount from original list average	6.4%	1.1%	1.9%	−0.2%	2.3%	unclear
Price cut before sale	44%	11%	12%	22%	23%	unclear
Seller paid closing costs or repairs	78%	78%	50%	56%	66%	unclear
Has a view	11%	33%	25%	33%	26%	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 · 35 sales · November 8, 2025 – November 7, 2026

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



Sales per group

- Under 1,932 SF: 9 sales (26%)
- 1,932–2,288 SF: 9 sales (26%)
- 2,304–2,538 SF: 8 sales (23%)
- Over 2,538 SF: 9 sales (26%)

Bottom line

- Homes over 2,538 SF sell for about $196K (37%) more than homes under 1,932 SF.

4.1 Key differences

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

Under 1,932 SF · 1,932–2,288 SF · 2,304–2,538 SF · Over 2,538 SF

Larger homes Over 2,538 SF

- Sell for much more.

Smaller homes Under 1,932 SF

- Sell for much less.

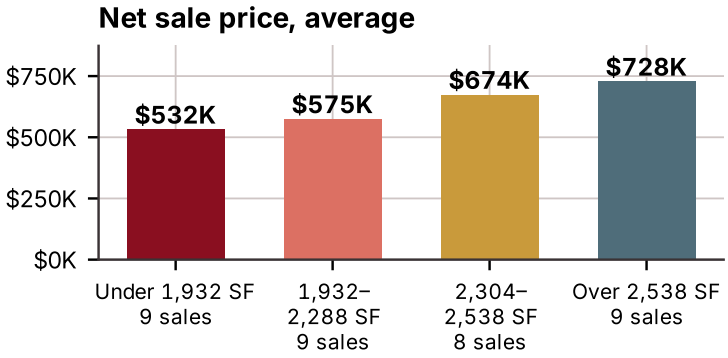
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4.2 At a glance

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 1,932 SF	1,932–2,288 SF	2,304–2,538 SF	Over 2,538 SF	Real difference?
Net sale price	$532K Lowest	$575K	$674K	$728K Highest	✓ large
Net price per SF	$315 per SF	$279 per SF	$282 per SF	$246 per SF	unclear
Year built	1995	1991	1995	1995	unclear
Days on market	13 days	7 days	28 days	7 days	unclear
Discount from original list	3.6%	1.2%	2.3%	2.1%	unclear
Price cut before sale	33%	11%	25%	22%	unclear
Seller paid closing costs or repairs	89%	67%	75%	33%	unclear
Has a view	11%	44%	38%	11%	unclear

4.3 Homes over 2,538 SF sell for about $196K (37%) more than homes under 1,932 SF



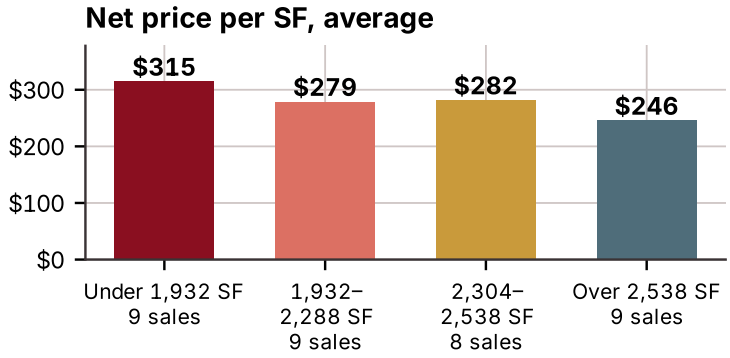
The average is **$728K** for homes over 2,538 SF and **$532K** for homes under 1,932 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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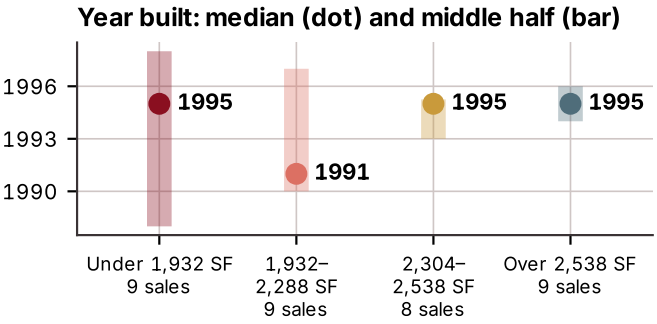
4.4 Net price per SF: no clear difference



The average is **$246 per SF** for homes over 2,538 SF and **$315 per SF** for homes under 1,932 SF. It does not move in a straight line; homes under 1,932 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

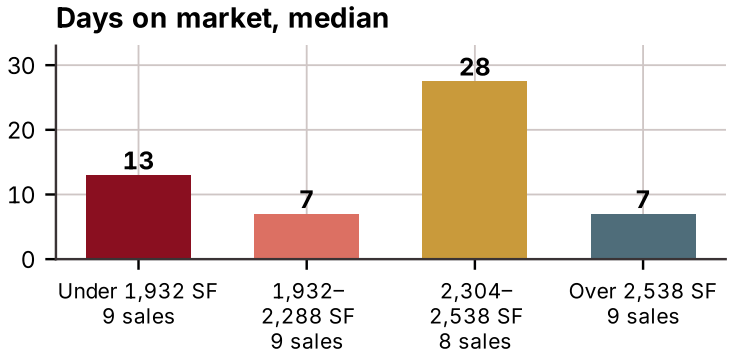
4.5 Year built: no clear difference



The median is **1995** for homes over 2,538 SF and **1995** for homes under 1,932 SF. It does not move in a straight line; homes under 1,932 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

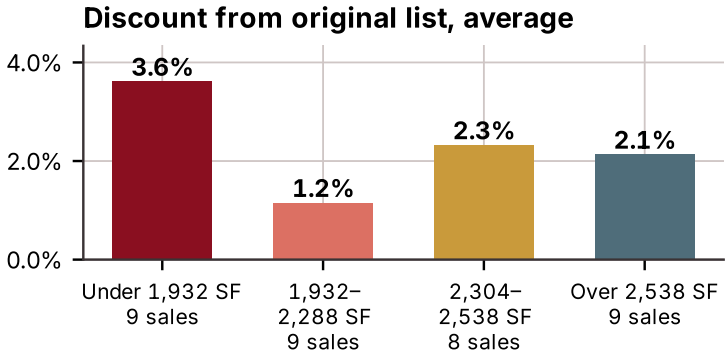


The median is **7 days** for homes over 2,538 SF and **13 days** for homes under 1,932 SF. It does not move in a straight line; homes 2,304–2,538 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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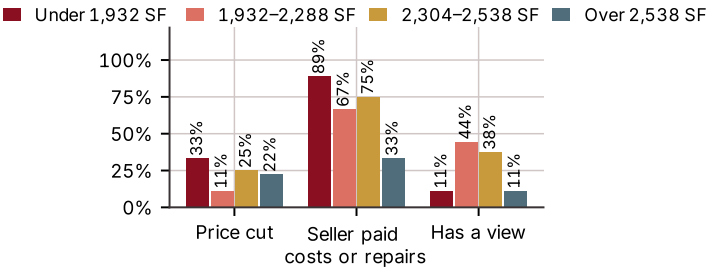
4.7 Discount from original list: no clear difference



The average is **2.1%** for homes over 2,538 SF and **3.6%** for homes under 1,932 SF. It does not move in a straight line; homes under 1,932 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.

- 22% of homes over 2,538 SF had a price cut before sale, against 33% of homes under 1,932 SF. Defined in 8.1.7.
- 33% of homes over 2,538 SF had the seller pay closing costs or repairs, against 89% of homes under 1,932 SF. Defined in 8.1.8.
- 11% of homes over 2,538 SF have a view, against 11% of homes under 1,932 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 1,932 SF 9 sales	1,932–2,288 SF 9 sales	2,304–2,538 SF 8 sales	Over 2,538 SF 9 sales	All 35 sales	Real difference?
Net sale price average	$532,100	$574,919	$674,162	$727,970	$625,949	✓ large
Net price per SF average	$315	$279	$282	$246	$280	unclear
Living area average	1,708	2,066	2,401	2,988	2,288	by design
Year built median	1995	1991	1995	1995	1995	unclear

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4.10 The numbers: selling

	Under 1,932 SF 9 sales	1,932–2,288 SF 9 sales	2,304–2,538 SF 8 sales	Over 2,538 SF 9 sales	All 35 sales	Real difference?
Days on market median	13	7	28	7	13	unclear
Discount from original list average	3.6%	1.2%	2.3%	2.1%	2.3%	unclear
Price cut before sale	33%	11%	25%	22%	23%	unclear
Seller paid closing costs or repairs	89%	67%	75%	33%	66%	unclear
Has a view	11%	44%	38%	11%	26%	unclear

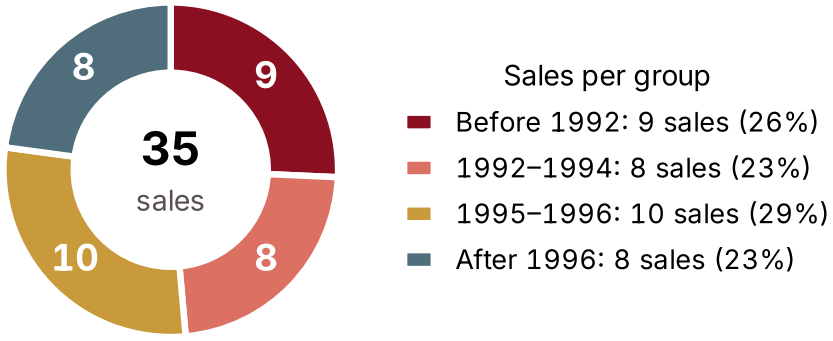
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 35 sales · November 8, 2025 – November 7, 2026

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



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

5.1 Key differences

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

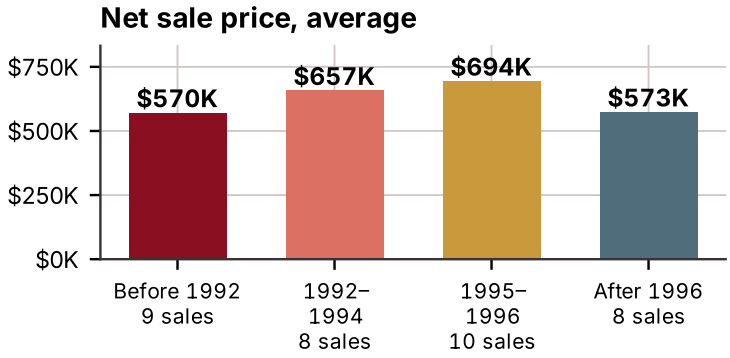
5.2 At a glance

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

	Before 1992	1992–1994	1995–1996	After 1996	Real difference?
Net sale price	$570K	$657K	$694K	$573K	unclear
Net price per SF	$283 per SF	$261 per SF	$280 per SF	$295 per SF	unclear
Living area	2,038 SF	2,530 SF	2,549 SF	1,999 SF	unclear
Days on market	7 days	24 days	12 days	16 days	unclear
Discount from original list	0.6%	5.3%	0.2%	3.8%	unclear
Price cut before sale	11%	38%	20%	25%	unclear
Seller paid closing costs or repairs	67%	62%	40%	100%	unclear
Has a view	33%	12%	20%	38%	unclear

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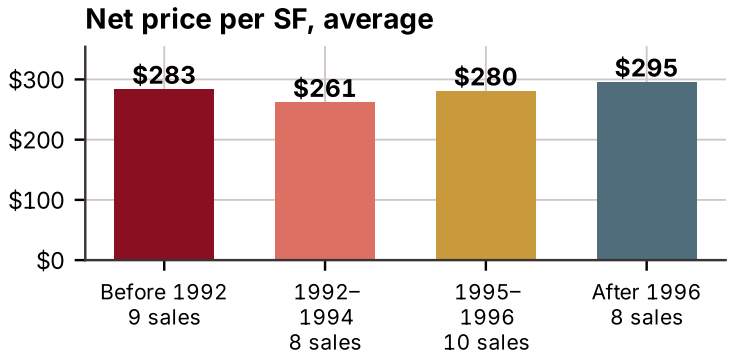
5.3 Net sale price: no clear difference



The average is **$573K** for homes built after 1996 and **$570K** for homes built before 1992. It does not move in a straight line; homes built 1995–1996 are highest. Defined in 8.1.1.

– No clear difference · could be chance

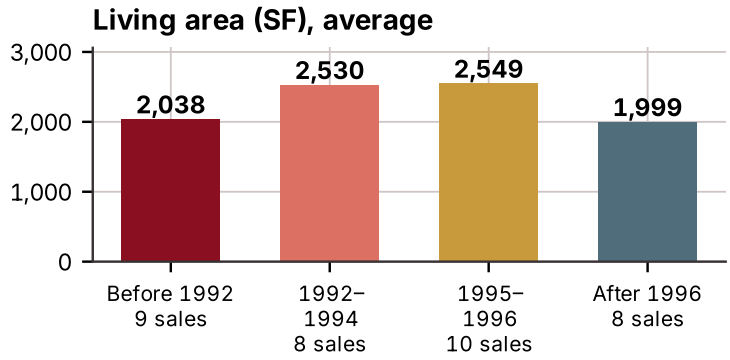
5.4 Net price per SF: no clear difference



The average is **$295 per SF** for homes built after 1996 and **$283 per SF** for homes built before 1992. It does not move in a straight line; homes built after 1996 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

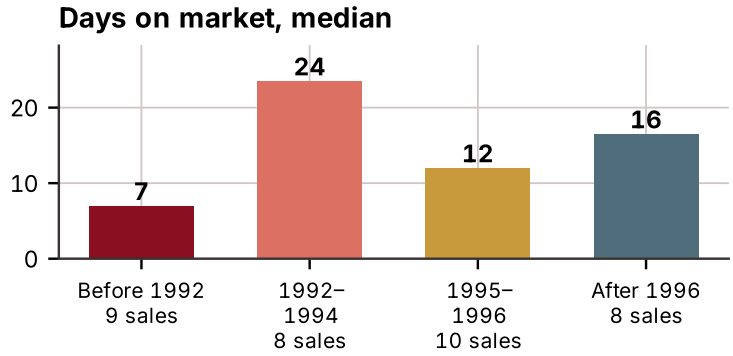


The average is **1,999 SF** for homes built after 1996 and **2,038 SF** for homes built before 1992. It does not move in a straight line; homes built 1995–1996 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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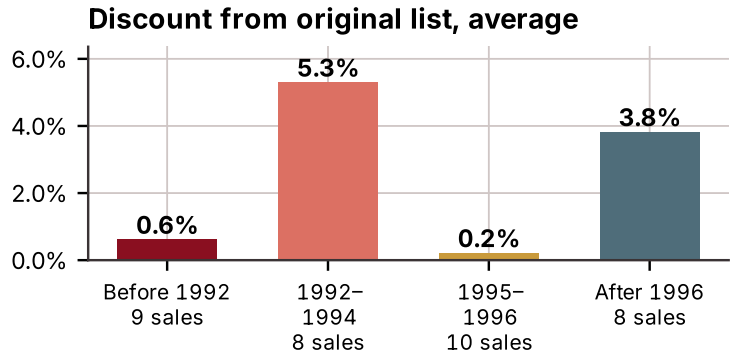
5.6 Days on market: no clear difference



The median is **16 days** for homes built after 1996 and **7 days** for homes built before 1992. It does not move in a straight line; homes built 1992–1994 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

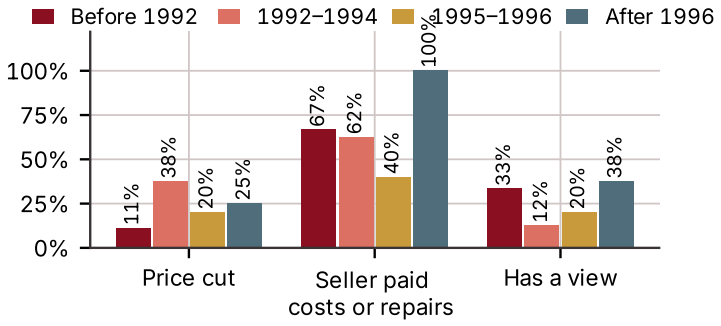


The average is **3.8%** for homes built after 1996 and **0.6%** for homes built before 1992. It does not move in a straight line; homes built 1992–1994 are highest. Defined in 8.1.6.

– 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.

- 25% of homes built after 1996 had a price cut before sale, against 11% of homes built before 1992. Defined in 8.1.7.
- 100% of homes built after 1996 had the seller pay closing costs or repairs, against 67% of homes built before 1992. Defined in 8.1.8.
- 38% of homes built after 1996 have a view, against 33% of homes built before 1992. 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 1992 9 sales	1992–1994 8 sales	1995–1996 10 sales	After 1996 8 sales	All 35 sales	Real difference?
Net sale price average	$570,280	$656,900	$693,543	$573,132	$625,949	unclear
Net price per SF average	$283	$261	$280	$295	$280	unclear
Living area average	2,038	2,530	2,549	1,999	2,288	unclear
Year built median	1989	1993	1995	1998	1995	by design

5.10 The numbers: selling

	Before 1992 9 sales	1992–1994 8 sales	1995–1996 10 sales	After 1996 8 sales	All 35 sales	Real difference?
Days on market median	7	24	12	16	13	unclear
Discount from original list average	0.6%	5.3%	0.2%	3.8%	2.3%	unclear
Price cut before sale	11%	38%	20%	25%	23%	unclear
Seller paid closing costs or repairs	67%	62%	40%	100%	66%	unclear
Has a view	33%	12%	20%	38%	26%	unclear

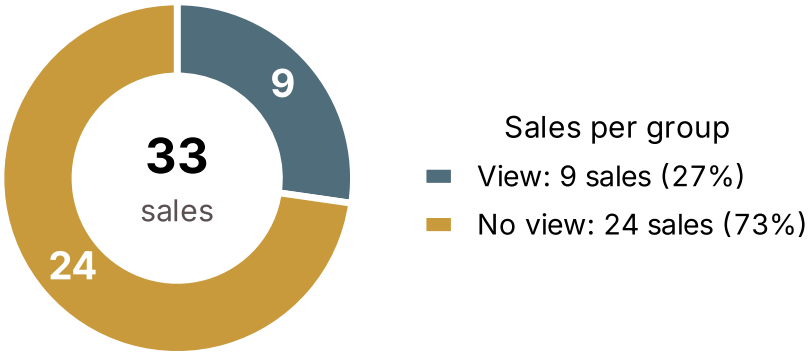
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 35 sales · November 8, 2025 – November 7, 2026

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

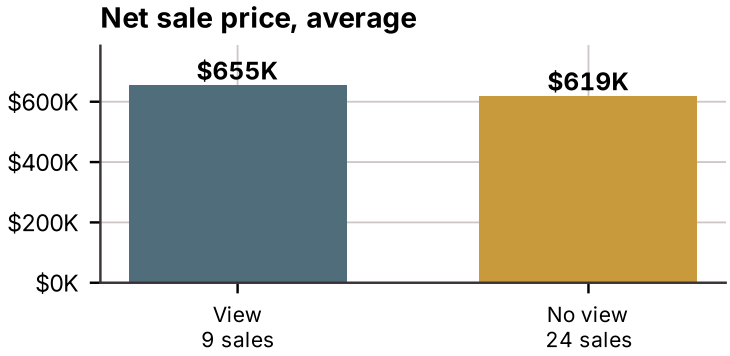
6.2 At a glance

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	$655K	$619K	unclear
Net price per SF	$303 per SF	$272 per SF	unclear
Living area	2,201 SF	2,338 SF	unclear
Year built	1995	1994	unclear
Days on market	10 days	12 days	unclear
Discount from original list	-0.1%	3.2%	unclear
Price cut before sale	0%	33%	unclear
Seller paid closing costs or repairs	78%	58%	unclear

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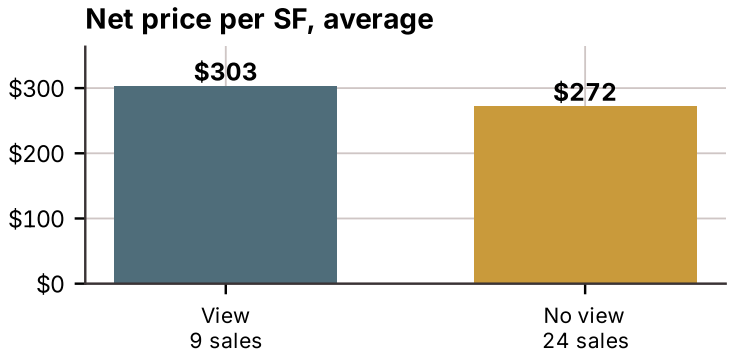
6.3 Net sale price: no clear difference



The average is **$655K** for homes with a view and **$619K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

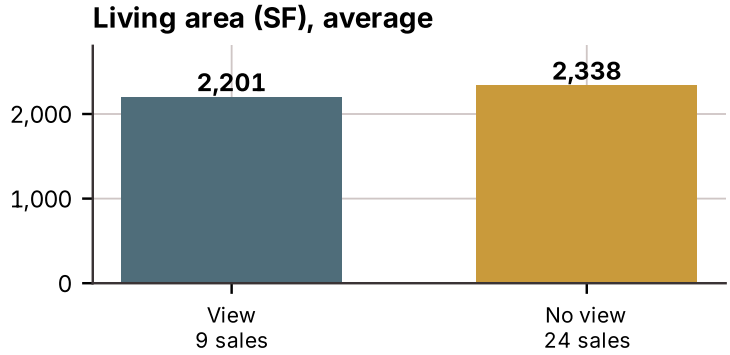
6.4 Net price per SF: no clear difference



The average is **$303 per SF** for homes with a view and **$272 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

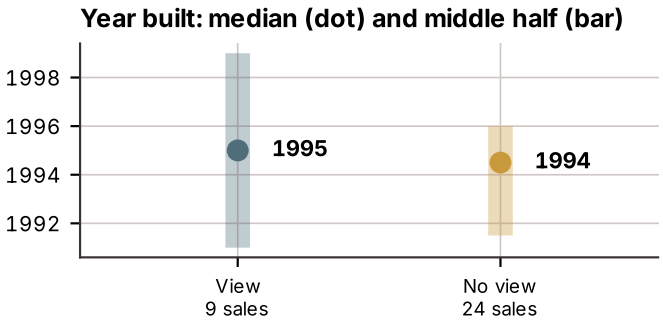


The average is **2,201 SF** for homes with a view and **2,338 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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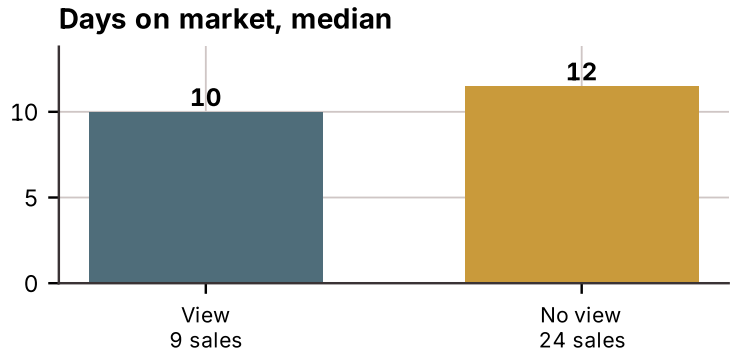
6.6 Year built: no clear difference



The median is **1995** for homes with a view and **1994** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

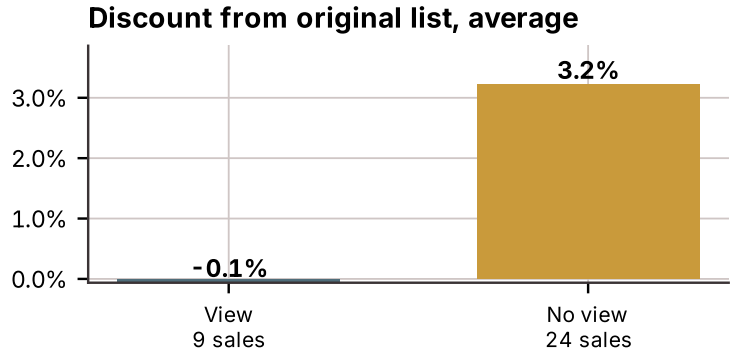
6.7 Days on market: no clear difference



The median is **10 days** for homes with a view and **12 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

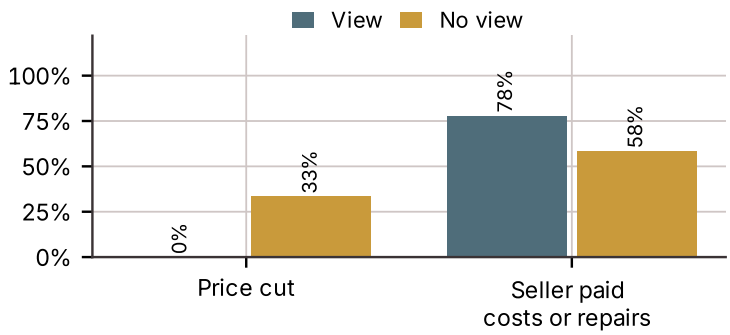


The average is **-0.1%** for homes with a view and **3.2%** for homes without a view. Defined in 8.1.6.

– 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.

- 0% of homes with a view had a price cut before sale, against 33% of homes without a view. Defined in 8.1.7.
- 78% of homes with a view had the seller pay closing costs or repairs, against 58% 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 9 sales	No view 24 sales	All 33 sales	Real difference?
Net sale price average	$654,564	$618,934	$628,651	unclear
Net price per SF average	$303	$272	$280	unclear
Living area average	2,201	2,338	2,301	unclear
Year built median	1995	1994	1995	unclear

6.11 The numbers: selling

	View 9 sales	No view 24 sales	All 33 sales	Real difference?
Days on market median	10	12	10	unclear
Discount from original list average	−0.1%	3.2%	2.3%	unclear
Price cut before sale	0%	33%	24%	unclear
Seller paid closing costs or repairs	78%	58%	64%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.4.

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7. New construction

Basic statistics · 0 sales · November 8, 2025 – November 7, 2026

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

> **Note**: these are only the new-construction sales reported in ABOR MLS. Builders often sell homes without listing them in the MLS, so these figures do not necessarily represent all new-construction sales in Legend Oaks.

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	35 resale sales. Average $625,949; median $605,000; standard deviation $111,743; middle half (25th–75th percentile) $545,900–$657,500; lowest $475,000, highest $926,300. 23 sales had a seller payment; their median payment was $8,000.

8.1.2 Net price per SF

In simple terms	Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?
Statistically	psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.
The data	35 resale sales. Average $280; median $279; standard deviation $45; middle half (25th–75th percentile) $248–$302; lowest $175, highest $392.

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	35 resale sales. Average 2,288; median 2,288; standard deviation 520; middle half (25th–75th percentile) 1,928–2,548; lowest 1,441, highest 3,467.

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	35 resale sales. Average 1994; median 1995; standard deviation 4; middle half (25th–75th percentile) 1992–1996; lowest 1988, highest 2001.

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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 35 resale sales. Average 29; median 13; standard deviation 46; middle half (25th–75th percentile) 4–29; lowest 2, highest 201. 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 35 resale sales. Average 2.3%; median 1.5%; standard deviation 5.3%; middle half (25th–75th percentile) −0.8%–5.5%; lowest −9.7%, highest 15.6%. 13 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 8 of 35 resale sales (22.9%).

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_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).

The data 23 of 35 resale sales (65.7%).

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 9 sales with a view, 24 without, 2 unclassified. Most common View entries: None 21, Neighborhood 9, Park/Greenbelt 5, Trees/Woods 5, See Remarks 2, Hill Country 1, Pool 1.

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8.2 Methods

8.2.1 Data source

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

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-08 09:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “legend oaks”, “woods legend oaks” (case-insensitive). A record is kept when its subdivision name belongs to the Legend Oaks family, the same rule comparable sales use (it includes Woods Legend Oaks, proven adjacent and priced alike).

The data Pulled November 8, 2026: 35 closed Legend Oaks records over the prior year, in ZIP 78749. 15 subdivision spellings kept, the most common: Legend Oaks Sec 07 (5); Legend Oaks (4); Legend Oaks Ph A Sec 04 & Ph B (4); Woods Legend Oaks Sec 01 (4); Legend Oaks Ph A Sec 05B (3); Legend Oaks Sec 08 (3); Legend Oaks Ph A Sec 02 (2); Legend Oaks Ph A Sec 03B (2); Legend Oaks Sec 06 (2); Legend Oaks Ph A Sec 02A (1); Legend Oaks Sec 02 (1); Legend Oaks 2 (Shadowridge Crossing Sec 03) (1); and 3 more (3 records). Names found by the search but not part of Legend Oaks, left out: Laurels At Legend Oaks Ph 2 A (3); Legend Oaks Phs A Sec 2 (2); Laurels At Legend Oaks Ph 1 A (1); Laurels At Legend Oaks Ph 03 A Condo (1); Laurels at Legend Oaks Ph 1 A (1); LEGEND OAKS PHS A SEC 4 & PH (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 18 resale sales here (under 80), so the full year is used.

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

The data 35 single-family sales in the window: 35 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 35 resale; 0 new construction.

8.2.4 Sales left out

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

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

The data None in this window.

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $548K”.

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 $548K: $475,000–$543,500 (9 sales); $548K–$605K: $548,300–$605,000 (9 sales); $609K–$655K: $609,000–$655,000 (8 sales); Over $655K: $660,000–$926,300 (9 sales)
Quartiles by living area: Under 1,932 SF: 1,441–1,925 SF (9 sales); 1,932–2,288 SF: 1,932–2,288 SF (9 sales); 2,304–2,538 SF: 2,304–2,538 SF (8 sales); Over 2,538 SF: 2,558–3,467 SF (9 sales)
Quartiles by year built: Before 1992: 1988–1991 (9 sales); 1992–1994: 1992–1994 (8 sales); 1995–1996: 1995–1996 (10 sales); After 1996: 1997–2001 (8 sales)
View and no view: View: MLS lists a view (9 sales); No view: None or Neighborhood (24 sales)

8.2.6 Average and median

In simple terms The average adds the values and divides by how many; one very expensive home can pull it up. The median is the middle value, with half above and half below.

Statistically Mean $\bar{x} = (1/n)\ \Sigma\ x_i$; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values).

The data Net sale price: average $625,949, median $605,000. Days on market: average 29, median 13: 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 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.

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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 = 1.92	3	0.5897	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.056$	small
Living area	Kruskal–Wallis	H = 20.08	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.590$	large
Year built	Kruskal–Wallis	H = 0.62	3	0.8921	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.018$	small
Days on market	Kruskal–Wallis	H = 3.05	3	0.3847	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.090$	medium
Discount from original list	Kruskal–Wallis	H = 6.79	3	0.0787	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.200$	large
Price cut before sale	Chi-square	$\chi^2 = 3.57$	3	0.3116	p < 0.0063	**Unclear**	Cramér's V = 0.319	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.45$	3	0.4841	p < 0.0063	**Unclear**	Cramér's V = 0.265	small
Has a view	Chi-square	$\chi^2 = 1.55$	3	0.6699	p < 0.0063	**Unclear**	Cramér's V = 0.211	small

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 = 20.32	3	0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.598$	large
Net price per SF	Kruskal–Wallis	H = 10.23	3	0.0167	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.301$	large
Year built	Kruskal–Wallis	H = 1.01	3	0.7977	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.030$	small
Days on market	Kruskal–Wallis	H = 4.38	3	0.2228	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.129$	medium
Discount from original list	Kruskal–Wallis	H = 1.01	3	0.7989	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.030$	small
Price cut before sale	Chi-square	$\chi^2 = 1.29$	3	0.7322	p < 0.0063	**Unclear**	Cramér's V = 0.192	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.64$	3	0.0842	p < 0.0063	**Unclear**	Cramér's V = 0.436	medium
Has a view	Chi-square	$\chi^2 = 4.24$	3	0.2363	p < 0.0063	**Unclear**	Cramér's V = 0.348	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 = 8.94	3	0.0300	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.263$	large
Net price per SF	Kruskal–Wallis	H = 1.24	3	0.7429	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.037$	small
Living area	Kruskal–Wallis	H = 10.61	3	0.0140	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.312$	large
Days on market	Kruskal–Wallis	H = 2.34	3	0.5051	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.069$	medium
Discount from original list	Kruskal–Wallis	H = 5.31	3	0.1508	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.156$	large
Price cut before sale	Chi-square	$\chi^2 = 1.74$	3	0.6272	p < 0.0063	**Unclear**	Cramér's V = 0.223	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.15$	3	0.0673	p < 0.0063	**Unclear**	Cramér's V = 0.452	medium
Has a view	Chi-square	$\chi^2 = 1.76$	3	0.6242	p < 0.0063	**Unclear**	Cramér's V = 0.224	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 = 128.00	—	0.4305	p < 0.0063	**Unclear**	rank-biserial r = 0.185	small
Net price per SF	Mann–Whitney U	U = 144.00	—	0.1513	p < 0.0063	**Unclear**	rank-biserial r = 0.333	medium
Living area	Mann–Whitney U	U = 98.50	—	0.7159	p < 0.0063	**Unclear**	rank-biserial r = 0.088	negligible
Year built	Mann–Whitney U	U = 129.00	—	0.4045	p < 0.0063	**Unclear**	rank-biserial r = 0.194	small
Days on market	Mann–Whitney U	U = 90.00	—	0.4780	p < 0.0063	**Unclear**	rank-biserial r = 0.167	small
Discount from original list	Mann–Whitney U	U = 59.00	—	0.0499	p < 0.0063	**Unclear**	rank-biserial r = 0.454	medium
Price cut before sale	Chi-square	$\chi^2 = 3.96$	1	0.0466	p < 0.0063	**Unclear**	Cramér's V = 0.346	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.07$	1	0.3011	p < 0.0063	**Unclear**	Cramér's V = 0.180	small

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8.4 Data notes

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

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 35 closed MLS resale sales; the 0 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 8, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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