Lost Creek

Austin, TX 78746
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 8, 2026 · 3:49 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	**$1,393,139**	**$517**	**22 days**
single-family resale homes	average $1,415,159	average $491	average 43 days

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1. Summary

Resale homes · 25 sales · November 8, 2025 – November 7, 2026

This study looks at the **25 resale homes** sold in Lost Creek in the **365 days** to November 7, 2026. A full year is used because only 14 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.

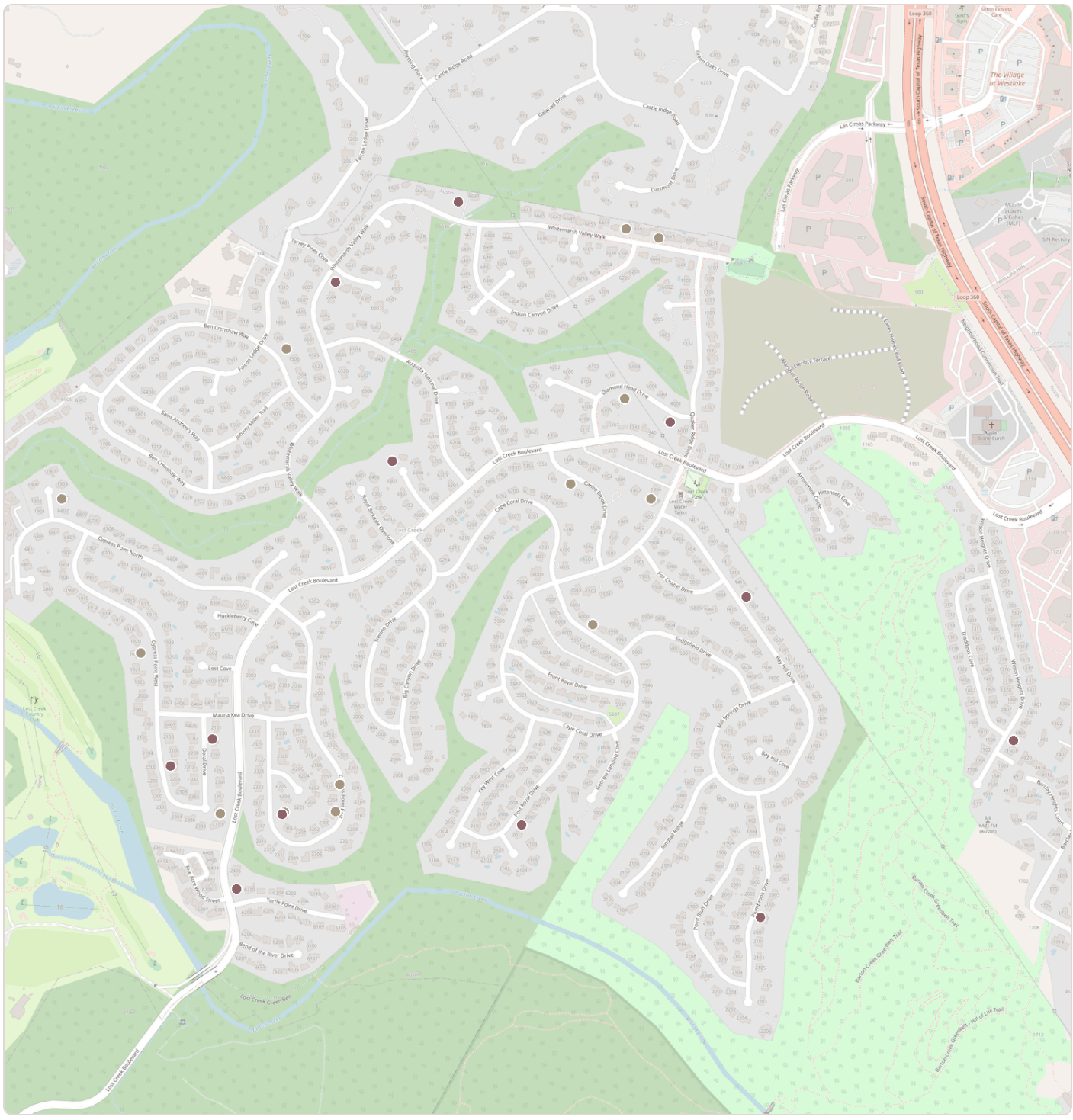
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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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.



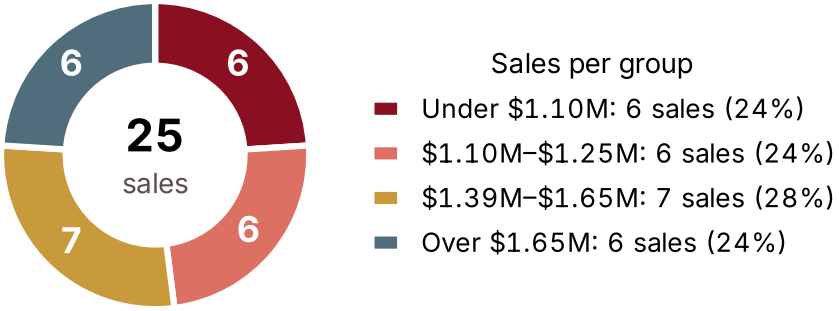
● Under $1.10M · 6 sales ● $1.10M–$1.25M · 6 sales ● $1.39M–$1.65M · 7 sales ● Over $1.65M · 6 sales

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3. Quartiles by net sale price

Resale homes · 25 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: no measure differs enough between the groups to rule out chance.

3.1 Key differences

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

3.2 At a glance

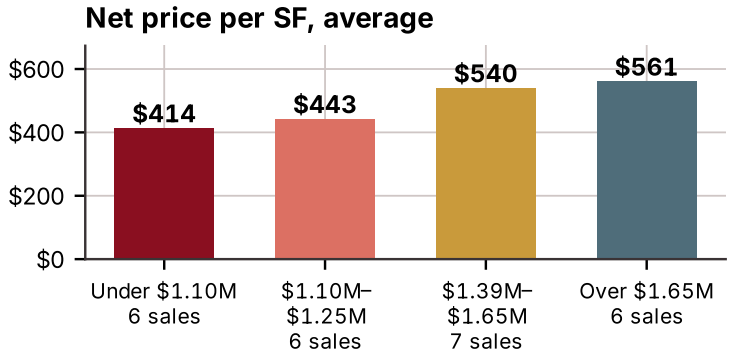
Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under $1.10M	$1.10M–$1.25M	$1.39M–$1.65M	Over $1.65M	Real difference?
Net price per SF	$414 per SF	$443 per SF	$540 per SF	$561 per SF	unclear
Living area	2,520 SF	2,681 SF	2,826 SF	3,536 SF	unclear
Year built	1982	1980	1981	1982	unclear
Days on market	46 days	20 days	33 days	16 days	unclear
Discount from original list	4.5%	10.5%	2.1%	4.4%	unclear
Price cut before sale	33%	33%	29%	17%	unclear
Seller paid closing costs or repairs	50%	50%	29%	50%	unclear
Has a view	83%	67%	86%	50%	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.

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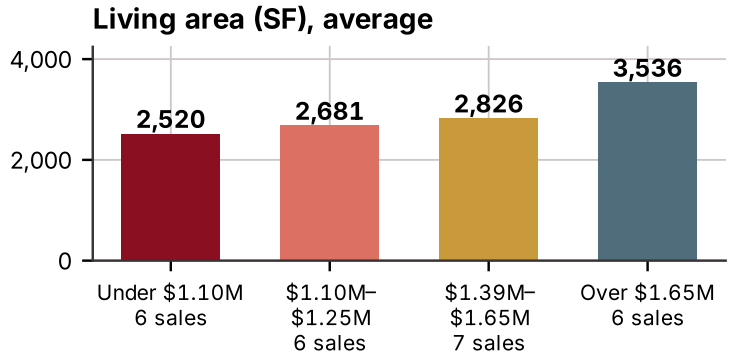
3.3 Net price per SF: no clear difference



The average is **$561 per SF** for homes over $1.65M and **$414 per SF** for homes under $1.10M. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

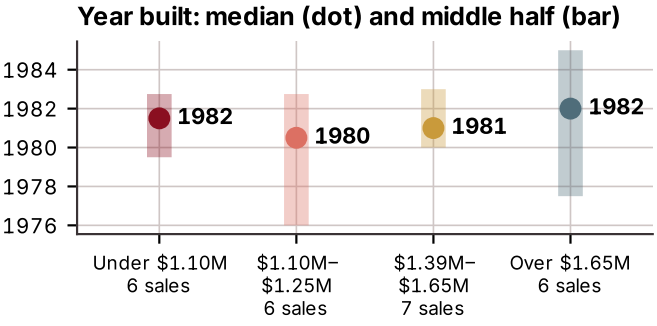
3.4 Living area: no clear difference



The average is **3,536 SF** for homes over $1.65M and **2,520 SF** for homes under $1.10M. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

3.5 Year built: no clear difference

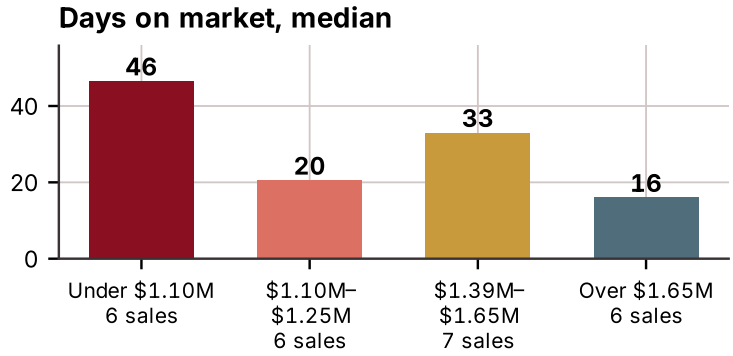


The median is **1982** for homes over $1.65M and **1982** for homes under $1.10M. It does not move in a straight line; homes over $1.65M are highest. Defined in 8.1.4.

– No clear difference · could be chance

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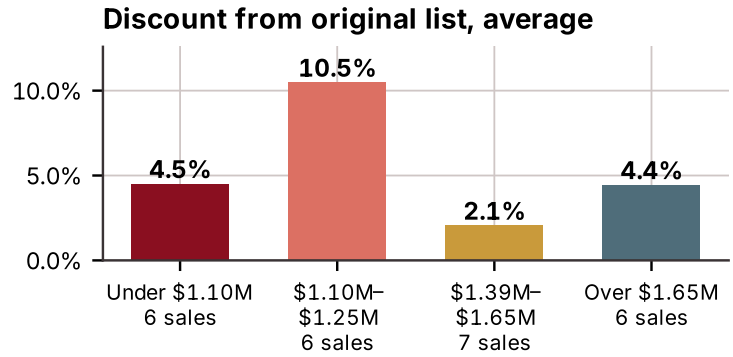
3.6 Days on market: no clear difference



The median is **16 days** for homes over $1.65M and **46 days** for homes under $1.10M. It does not move in a straight line; homes under $1.10M are highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Discount from original list: no clear difference

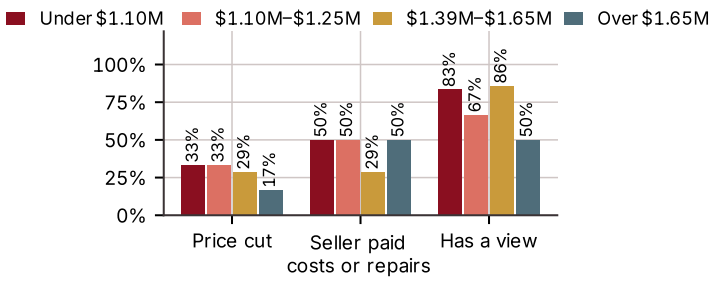


The average is **4.4%** for homes over $1.65M and **4.5%** for homes under $1.10M. It does not move in a straight line; homes $1.10M–$1.25M are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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 $1.65M had a price cut before sale, against 33% of homes under $1.10M. Defined in 8.1.7.
- 50% of homes over $1.65M had the seller pay closing costs or repairs, against 50% of homes under $1.10M. Defined in 8.1.8.
- 50% of homes over $1.65M have a view, against 83% of homes under $1.10M. 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 $1.10M 6 sales	$1.10M–$1.25M 6 sales	$1.39M–$1.65M 7 sales	Over $1.65M 6 sales	All 25 sales	Real difference?
Net sale price average	$1,000,833	$1,173,199	$1,501,431	$1,970,796	$1,415,159	by design
Net price per SF average	$414	$443	$540	$561	$491	unclear
Living area average	2,520	2,681	2,826	3,536	2,888	unclear
Year built median	1982	1980	1981	1982	1981	unclear

3.10 The numbers: selling

	Under $1.10M 6 sales	$1.10M–$1.25M 6 sales	$1.39M–$1.65M 7 sales	Over $1.65M 6 sales	All 25 sales	Real difference?
Days on market median	46	20	33	16	22	unclear
Discount from original list average	4.5%	10.5%	2.1%	4.4%	5.2%	unclear
Price cut before sale	33%	33%	29%	17%	28%	unclear
Seller paid closing costs or repairs	50%	50%	29%	50%	44%	unclear
Has a view	83%	67%	86%	50%	72%	unclear

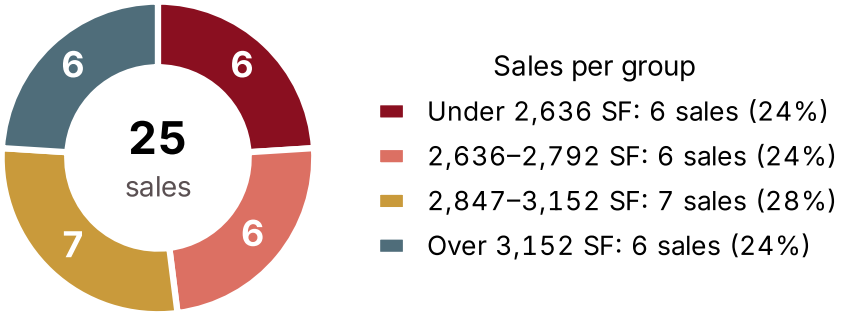
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



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

4.1 Key differences

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

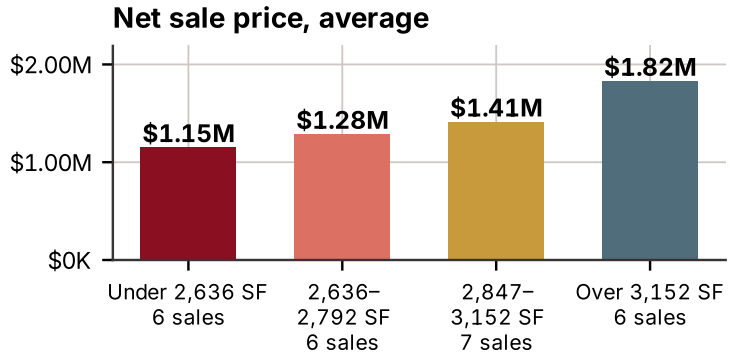
4.2 At a glance

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

	Under 2,636 SF	2,636–2,792 SF	2,847–3,152 SF	Over 3,152 SF	Real difference?
Net sale price	$1.15M	$1.28M	$1.41M	$1.82M	unclear
Net price per SF	$523 per SF	$472 per SF	$470 per SF	$505 per SF	unclear
Year built	1979	1982	1979	1984	unclear
Days on market	22 days	32 days	10 days	23 days	unclear
Discount from original list	3.3%	7.0%	2.3%	8.9%	unclear
Price cut before sale	33%	17%	43%	17%	unclear
Seller paid closing costs or repairs	33%	50%	29%	67%	unclear
Has a view	100%	83%	57%	50%	unclear

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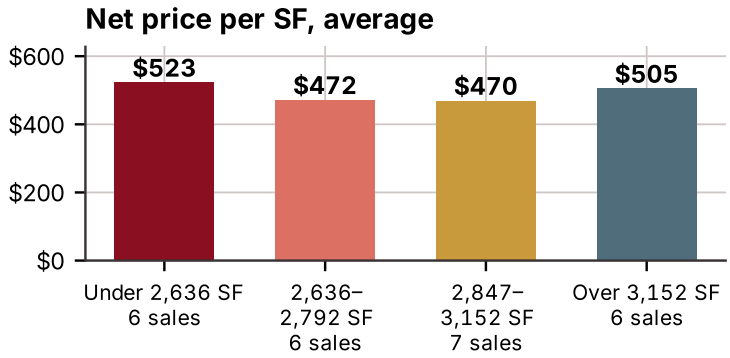
4.3 Net sale price: no clear difference



The average is **$1.82M** for homes over 3,152 SF and **$1.15M** for homes under 2,636 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

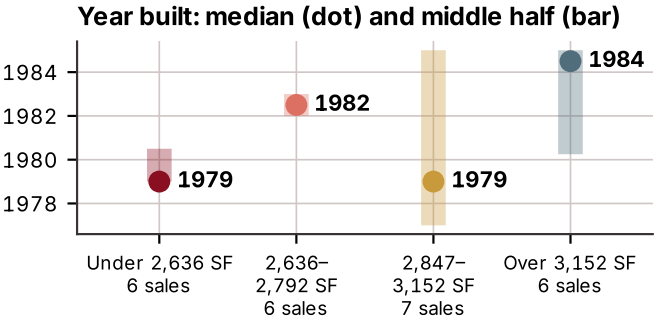
4.4 Net price per SF: no clear difference



The average is **$505 per SF** for homes over 3,152 SF and **$523 per SF** for homes under 2,636 SF. It does not move in a straight line; homes under 2,636 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

4.5 Year built: no clear difference

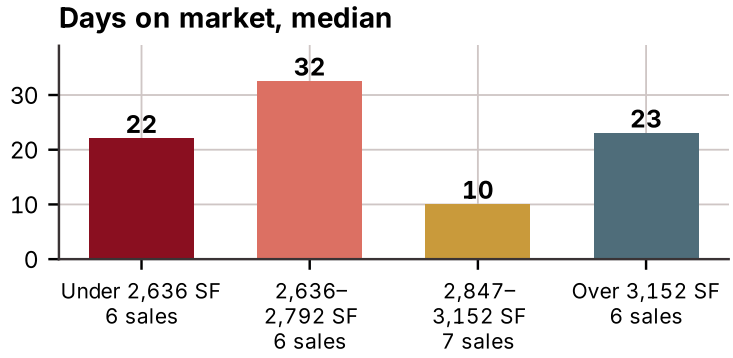


The median is **1984** for homes over 3,152 SF and **1979** for homes under 2,636 SF. It does not move in a straight line; homes over 3,152 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

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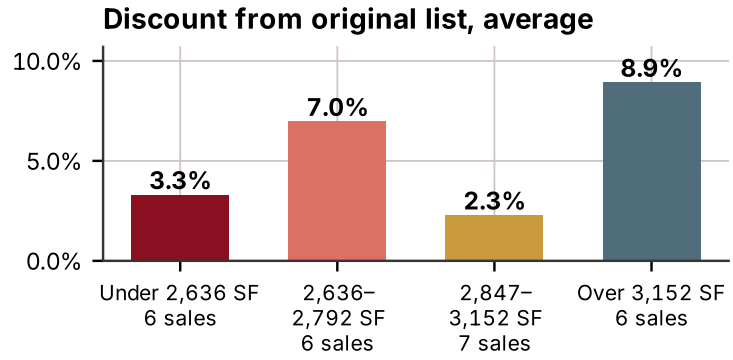
4.6 Days on market: no clear difference



The median is **23 days** for homes over 3,152 SF and **22 days** for homes under 2,636 SF. It does not move in a straight line; homes 2,636–2,792 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

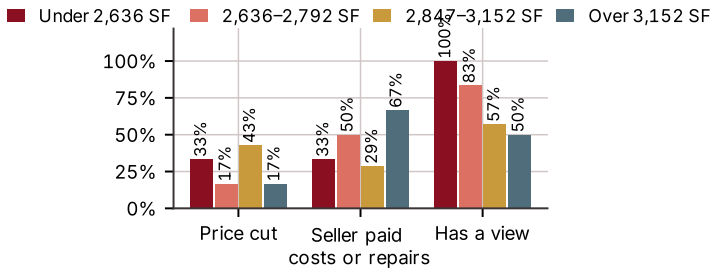


The average is **8.9%** for homes over 3,152 SF and **3.3%** for homes under 2,636 SF. It does not move in a straight line; homes over 3,152 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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4.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 17% of homes over 3,152 SF had a price cut before sale, against 33% of homes under 2,636 SF. Defined in 8.1.7.
- 67% of homes over 3,152 SF had the seller pay closing costs or repairs, against 33% of homes under 2,636 SF. Defined in 8.1.8.
- 50% of homes over 3,152 SF have a view, against 100% of homes under 2,636 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 2,636 SF 6 sales	2,636–2,792 SF 6 sales	2,847–3,152 SF 7 sales	Over 3,152 SF 6 sales	All 25 sales	Real difference?
Net sale price average	$1,146,310	$1,282,412	$1,408,411	$1,824,630	$1,415,159	unclear
Net price per SF average	$523	$472	$470	$505	$491	unclear
Living area average	2,226	2,714	2,999	3,594	2,888	by design
Year built median	1979	1982	1979	1984	1981	unclear

4.10 The numbers: selling

	Under 2,636 SF 6 sales	2,636–2,792 SF 6 sales	2,847–3,152 SF 7 sales	Over 3,152 SF 6 sales	All 25 sales	Real difference?
Days on market median	22	32	10	23	22	unclear
Discount from original list average	3.3%	7.0%	2.3%	8.9%	5.2%	unclear
Price cut before sale	33%	17%	43%	17%	28%	unclear
Seller paid closing costs or repairs	33%	50%	29%	67%	44%	unclear
Has a view	100%	83%	57%	50%	72%	unclear

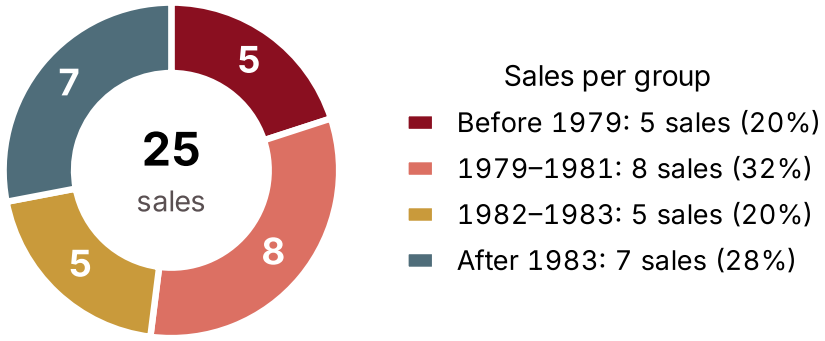
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 25 sales · November 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.

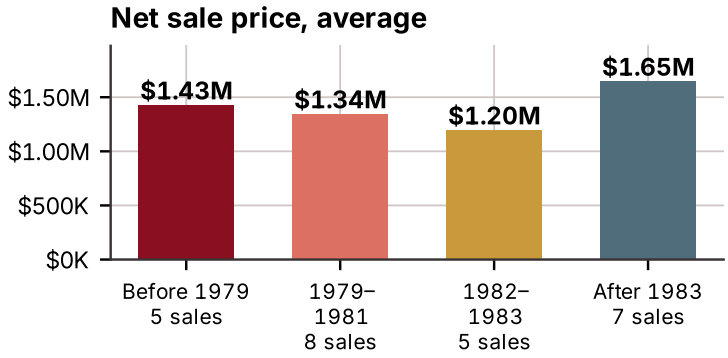
5.2 At a glance

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 1979	1979–1981	1982–1983	After 1983	Real difference?
Net sale price	$1.43M	$1.34M	$1.20M	$1.65M	unclear
Net price per SF	$488 per SF	$530 per SF	$446 per SF	$482 per SF	unclear
Living area	2,927 SF	2,574 SF	2,670 SF	3,376 SF	unclear
Days on market	19 days	28 days	91 days	10 days	unclear
Discount from original list	9.5%	4.9%	7.6%	0.9%	unclear
Price cut before sale	60%	38%	20%	0%	unclear
Seller paid closing costs or repairs	20%	38%	60%	57%	unclear
Has a view	40%	100%	80%	57%	unclear

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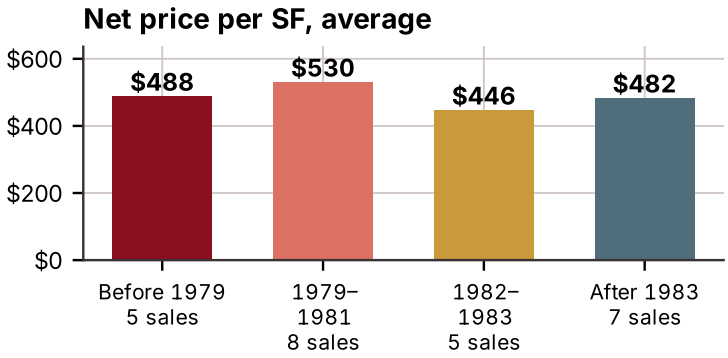
5.3 Net sale price: no clear difference



The average is **$1.65M** for homes built after 1983 and **$1.43M** for homes built before 1979. It does not move in a straight line; homes built after 1983 are highest. Defined in 8.1.1.

– No clear difference · could be chance

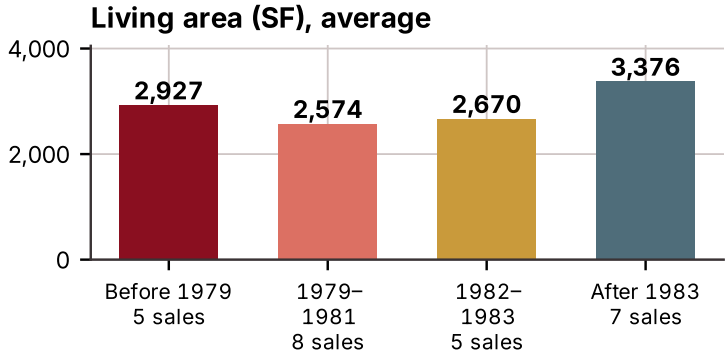
5.4 Net price per SF: no clear difference



The average is **$482 per SF** for homes built after 1983 and **$488 per SF** for homes built before 1979. It does not move in a straight line; homes built 1979–1981 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

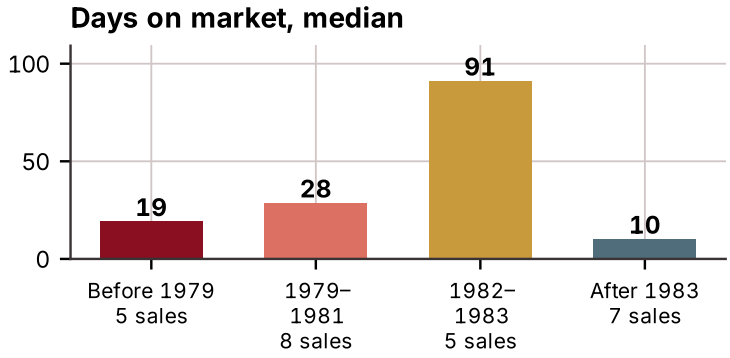


The average is **3,376 SF** for homes built after 1983 and **2,927 SF** for homes built before 1979. It does not move in a straight line; homes built after 1983 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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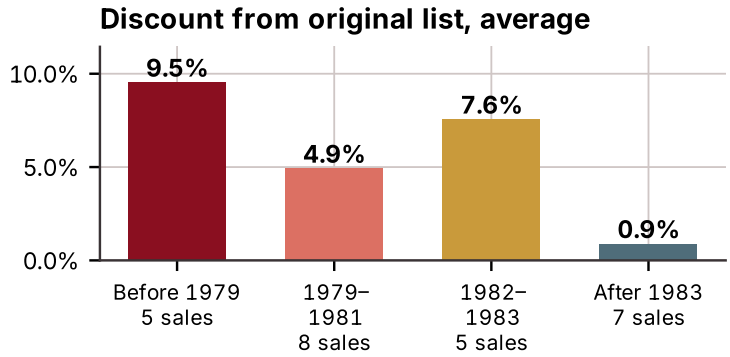
5.6 Days on market: no clear difference



The median is **10 days** for homes built after 1983 and **19 days** for homes built before 1979. It does not move in a straight line; homes built 1982–1983 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

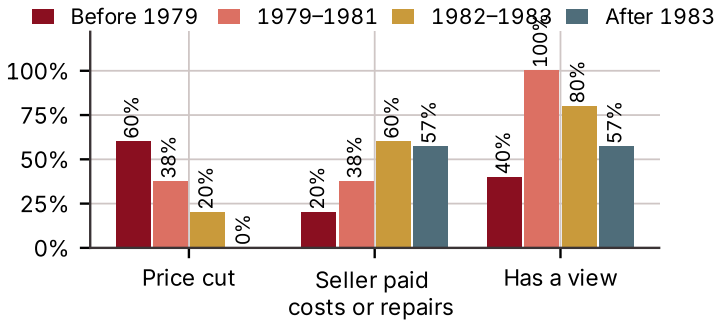


The average is **0.9%** for homes built after 1983 and **9.5%** for homes built before 1979. It does not move in a straight line; homes built before 1979 are highest. Defined in 8.1.6.

– 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.

- 0% of homes built after 1983 had a price cut before sale, against 60% of homes built before 1979. Defined in 8.1.7.
- 57% of homes built after 1983 had the seller pay closing costs or repairs, against 20% of homes built before 1979. Defined in 8.1.8.
- 57% of homes built after 1983 have a view, against 40% of homes built before 1979. 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 1979 5 sales	1979–1981 8 sales	1982–1983 5 sales	After 1983 7 sales	All 25 sales	Real difference?
Net sale price average	$1,426,275	$1,344,045	$1,195,094	$1,645,683	$1,415,159	unclear
Net price per SF average	$488	$530	$446	$482	$491	unclear
Living area average	2,927	2,574	2,670	3,376	2,888	unclear
Year built median	1975	1979	1982	1985	1981	by design

5.10 The numbers: selling

	Before 1979 5 sales	1979–1981 8 sales	1982–1983 5 sales	After 1983 7 sales	All 25 sales	Real difference?
Days on market median	19	28	91	10	22	unclear
Discount from original list average	9.5%	4.9%	7.6%	0.9%	5.2%	unclear
Price cut before sale	60%	38%	20%	0%	28%	unclear
Seller paid closing costs or repairs	20%	38%	60%	57%	44%	unclear
Has a view	40%	100%	80%	57%	72%	unclear

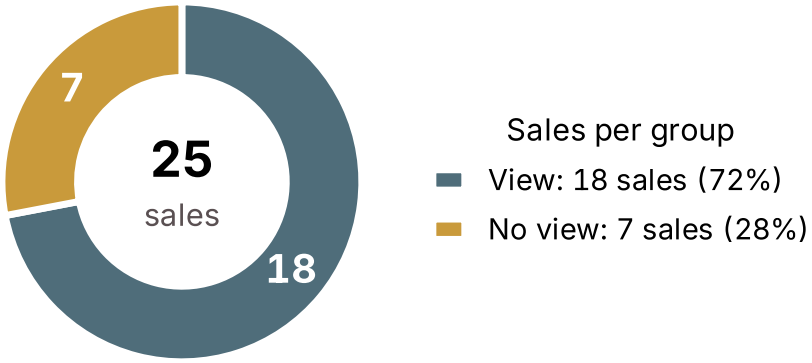
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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



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.

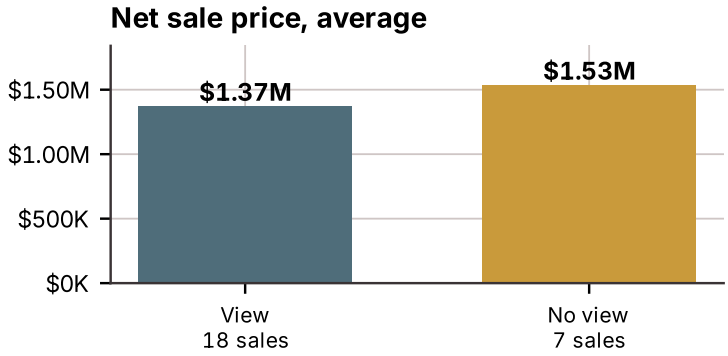
6.2 At a glance

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	$1.37M	$1.53M	unclear
Net price per SF	$504 per SF	$459 per SF	unclear
Living area	2,726 SF	3,306 SF	unclear
Year built	1981	1983	unclear
Days on market	32 days	9 days	unclear
Discount from original list	5.3%	5.0%	unclear
Price cut before sale	28%	29%	unclear
Seller paid closing costs or repairs	44%	43%	unclear

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6.3 Net sale price: no clear difference

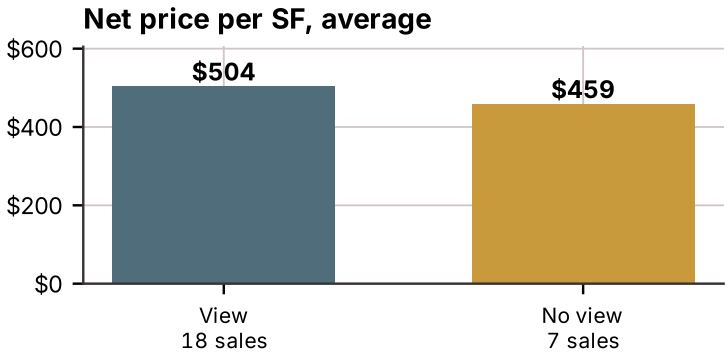


The average is **$1.37M** for homes with a view and **$1.53M** for homes without a view.

Defined in 8.1.1.

– No clear difference · could be chance

6.4 Net price per SF: no clear difference

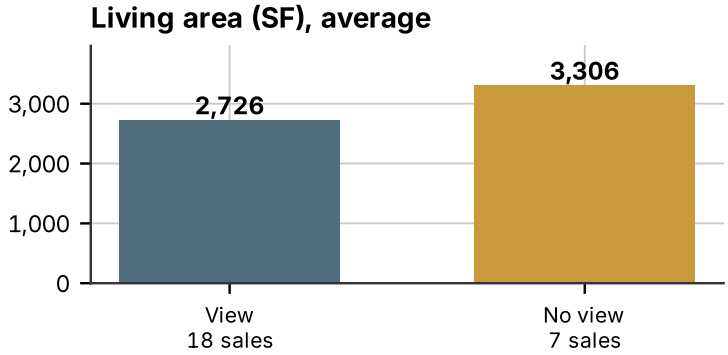


The average is **$504 per SF** for homes with a view and **$459 per SF** for homes without a view.

Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference



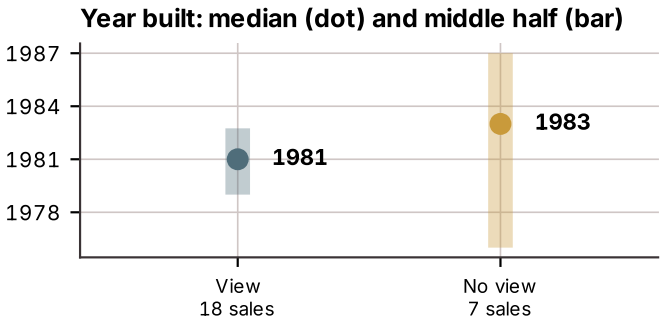
The average is **2,726 SF** for homes with a view and **3,306 SF** for homes without a view.

Defined in 8.1.3.

– No clear difference · could be chance

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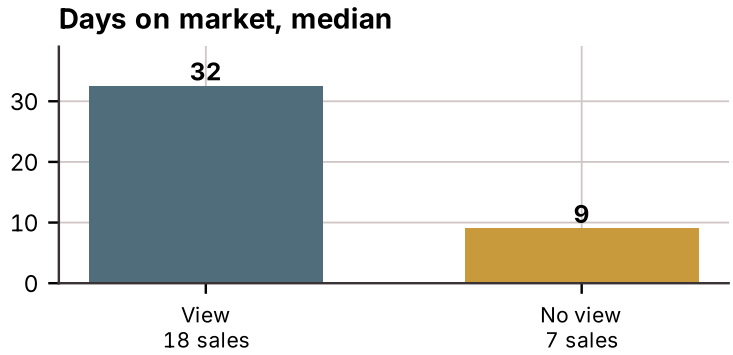
6.6 Year built: no clear difference



The median is **1981** for homes with a view and **1983** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

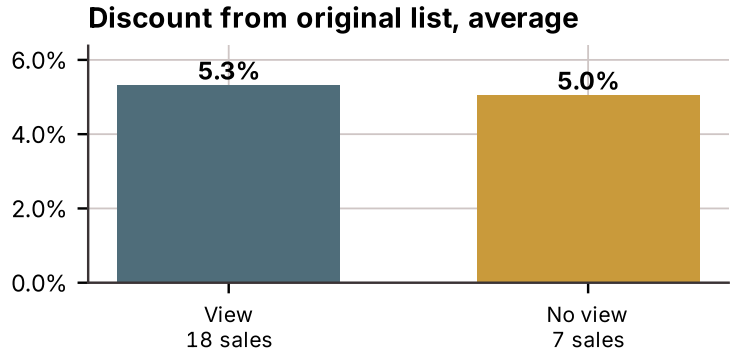
6.7 Days on market: no clear difference



The median is **32 days** for homes with a view and **9 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

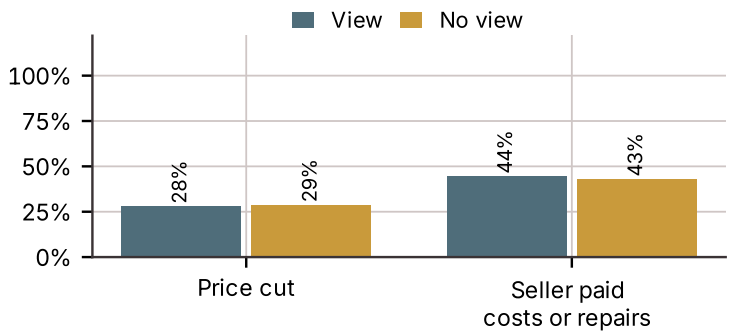


The average is **5.3%** for homes with a view and **5.0%** for homes without a view. Defined in 8.1.6.

– 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.

- 28% of homes with a view had a price cut before sale, against 29% of homes without a view. Defined in 8.1.7.
- 44% of homes with a view had the seller pay closing costs or repairs, against 43% 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 18 sales	No view 7 sales	All 25 sales	Real difference?
Net sale price average	$1,369,166	$1,533,429	$1,415,159	unclear
Net price per SF average	$504	$459	$491	unclear
Living area average	2,726	3,306	2,888	unclear
Year built median	1981	1983	1981	unclear

6.11 The numbers: selling

	View 18 sales	No view 7 sales	All 25 sales	Real difference?
Days on market median	32	9	22	unclear
Discount from original list average	5.3%	5.0%	5.2%	unclear
Price cut before sale	28%	29%	28%	unclear
Seller paid closing costs or repairs	44%	43%	44%	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 · 1 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: 1 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 Lost Creek.

Measure	Average	Median
Sales		1
Net sale price	**$3,395,000**	$3,395,000
Net price per SF	**$617**	$617
Living area (SF)	**5,504**	5,504
Days on market	**171**	171
Discount from original list	**21.0%**	21.0%
Price cut before sale		100% of sales
Seller paid closing costs or repairs		100% of sales
Year built		2026–2026

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 $1,415,159; median $1,393,139; standard deviation $407,363; middle half (25th–75th percentile) $1,100,000–$1,650,000; lowest $825,000, highest $2,572,128. 11 sales had a seller payment; their median payment was $10,000.

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 25 resale sales. Average $491; median $517; standard deviation $96; middle half (25th–75th percentile) $431–$545; lowest $270, highest $692.

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 2,888; median 2,847; standard deviation 608; middle half (25th–75th percentile) 2,636–3,152; lowest 1,878, highest 5,023.

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 1983; median 1981; standard deviation 8; middle half (25th–75th percentile) 1979–1984; lowest 1975, highest 2017.

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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 43; median 22; standard deviation 52; middle half (25th–75th percentile) 5–58; lowest 2, highest 203. 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 5.2%; median 4.2%; standard deviation 10.6%; middle half (25th–75th percentile) 0.6%–8.4%; lowest −26.9%, highest 31.9%. 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 7 of 25 resale sales (28.0%).

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 11 of 25 resale sales (44.0%).

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 18 sales with a view, 7 without, 0 unclassified. Most common View entries: Hill Country 12, Neighborhood 10, Trees/Woods 9, Panoramic 6, Park/Greenbelt 3, Skyline 2, Pool 2, Canyon 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 09:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “lost creek”, “hills lost creek”, “hills/lost creek” (case-insensitive). A record is kept when its subdivision name belongs to the Lost Creek family, the same rule comparable sales use (it includes Hills Lost Creek, proven adjacent and priced alike).

The data Pulled November 8, 2026: 27 closed Lost Creek records over the prior year, in ZIP 78746. 11 subdivision spellings kept: Lost Creek Sec 01 (8); Lost Creek (5); Lost Creek Sec 02 (3); Hills Lost Creek Sec 04 Ph A (3); Hills Lost Creek Sec 03 (2); Lost Creek Sec 03-A (1); Hills Lost Creek Sec 08 (1); Hills Lost Creek Sec 10 (1); LOST CREEK SEC 1 (1); Hills Lost Creek Sec 02 (1); Lost Creek - Sec 04 Ph A (1). Names found by the search but not part of Lost Creek, left out: Woodslopes Lost Creek Condo Am (2); Woodslopes Lost Creek Condos (1); Bluffs Lost Creek (1); Travis Country: Lost Creek At Gaines Ranch Rep (1); Ridge At Lost Creek Condo (1); Lost Creek Hill Top (1); Estates Above Lost Creek (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 14 resale sales here (under 80), so the full year is used.

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

The data 26 single-family sales in the window: 25 resale, 1 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; 1 new construction.

8.2.4 Sales left out

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

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

The data 1 sale(s) other than single-family homes (condo, townhome and similar)

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $1.10M”.

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 $1.10M: $825,000–$1,095,000 (6 sales); $1.10M–$1.25M: $1,100,000–$1,250,472 (6 sales); $1.39M–$1.65M: $1,393,139–$1,650,000 (7 sales); Over $1.65M: $1,675,000–$2,572,128 (6 sales)
Quartiles by living area: Under 2,636 SF: 1,878–2,548 SF (6 sales); 2,636–2,792 SF: 2,636–2,792 SF (6 sales); 2,847–3,152 SF: 2,847–3,152 SF (7 sales); Over 3,152 SF: 3,165–5,023 SF (6 sales)
Quartiles by year built: Before 1979: 1975–1977 (5 sales); 1979–1981: 1979–1981 (8 sales); 1982–1983: 1982–1983 (5 sales); After 1983: 1984–2017 (7 sales)
View and no view: View: MLS lists a view (18 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 $1,415,159, median $1,393,139. Days on market: average 43, median 22: 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 0 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 = 11.54	3	0.0091	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.481$	large
Living area	Kruskal–Wallis	H = 11.67	3	0.0086	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.486$	large
Year built	Kruskal–Wallis	H = 0.81	3	0.8466	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.034$	small
Days on market	Kruskal–Wallis	H = 2.29	3	0.5154	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.095$	medium
Discount from original list	Kruskal–Wallis	H = 1.96	3	0.5797	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.082$	medium
Price cut before sale	Chi-square	$\chi^2 = 0.55$	3	0.9072	p < 0.0063	**Unclear**	Cramér's V = 0.149	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.94$	3	0.8159	p < 0.0063	**Unclear**	Cramér's V = 0.194	small
Has a view	Chi-square	$\chi^2 = 2.56$	3	0.4645	p < 0.0063	**Unclear**	Cramér's V = 0.320	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 = 8.36	3	0.0392	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.348$	large
Net price per SF	Kruskal–Wallis	H = 1.24	3	0.7436	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.052$	small
Year built	Kruskal–Wallis	H = 4.66	3	0.1988	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.194$	large
Days on market	Kruskal–Wallis	H = 1.84	3	0.6057	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.077$	medium
Discount from original list	Kruskal–Wallis	H = 0.92	3	0.8204	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.038$	small
Price cut before sale	Chi-square	$\chi^2 = 1.62$	3	0.6558	p < 0.0063	**Unclear**	Cramér's V = 0.254	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.29$	3	0.5140	p < 0.0063	**Unclear**	Cramér's V = 0.303	medium
Has a view	Chi-square	$\chi^2 = 4.92$	3	0.1776	p < 0.0063	**Unclear**	Cramér's V = 0.444	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 = 3.38	3	0.3361	p < 0.0063	Unclear	ε^2 = 0.141	large
Net price per SF	Kruskal–Wallis	H = 4.02	3	0.2592	p < 0.0063	Unclear	ε^2 = 0.168	large
Living area	Kruskal–Wallis	H = 7.80	3	0.0503	p < 0.0063	Unclear	ε^2 = 0.325	large
Days on market	Kruskal–Wallis	H = 3.35	3	0.3409	p < 0.0063	Unclear	ε^2 = 0.140	medium
Discount from original list	Kruskal–Wallis	H = 0.92	3	0.8207	p < 0.0063	Unclear	ε^2 = 0.038	small
Price cut before sale	Chi-square	χ^2 = 5.78	3	0.1229	p < 0.0063	Unclear	Cramér's V = 0.481	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 2.32	3	0.5094	p < 0.0063	Unclear	Cramér's V = 0.304	medium
Has a view	Chi-square	χ^2 = 6.58	3	0.0867	p < 0.0063	Unclear	Cramér's V = 0.513	large

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 = 50.50	—	0.4675	p < 0.0063	Unclear	rank-biserial r = 0.198	small
Net price per SF	Mann–Whitney U	U = 73.00	—	0.5738	p < 0.0063	Unclear	rank-biserial r = 0.159	small
Living area	Mann–Whitney U	U = 30.00	—	0.0474	p < 0.0063	Unclear	rank-biserial r = 0.524	large
Year built	Mann–Whitney U	U = 58.50	—	0.8074	p < 0.0063	Unclear	rank-biserial r = 0.071	negligible
Days on market	Mann–Whitney U	U = 77.50	—	0.3962	p < 0.0063	Unclear	rank-biserial r = 0.230	small
Discount from original list	Mann–Whitney U	U = 56.00	—	0.6939	p < 0.0063	Unclear	rank-biserial r = 0.111	small
Price cut before sale	Chi-square	χ^2 = 0.00	1	0.9683	p < 0.0063	Unclear	Cramér's V = 0.008	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.01	1	0.9428	p < 0.0063	Unclear	Cramér's V = 0.014	negligible

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8.4 Data notes

Left out of the analysis: 1 new-construction sales (basic statistics only, section 7); 1 sale(s) other than single-family homes (condo, townhome and similar). Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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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 1 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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