



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



Maple Run

Austin, TX 78749

Resale homes · closed Oct 26 – Oct 25, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 26, 2026 · 7:33 AM CDT

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

RESALE SALES, 365 DAYS

45

single-family resale homes

MEDIAN NET SALE PRICE

\$475,125

average \$476,785

MEDIAN NET PRICE PER SF

\$288

average \$286

MEDIAN DAYS ON MARKET

29 days

average 47 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

1. Summary

Resale homes · 45 sales · October 26, 2025 – October 25, 2026

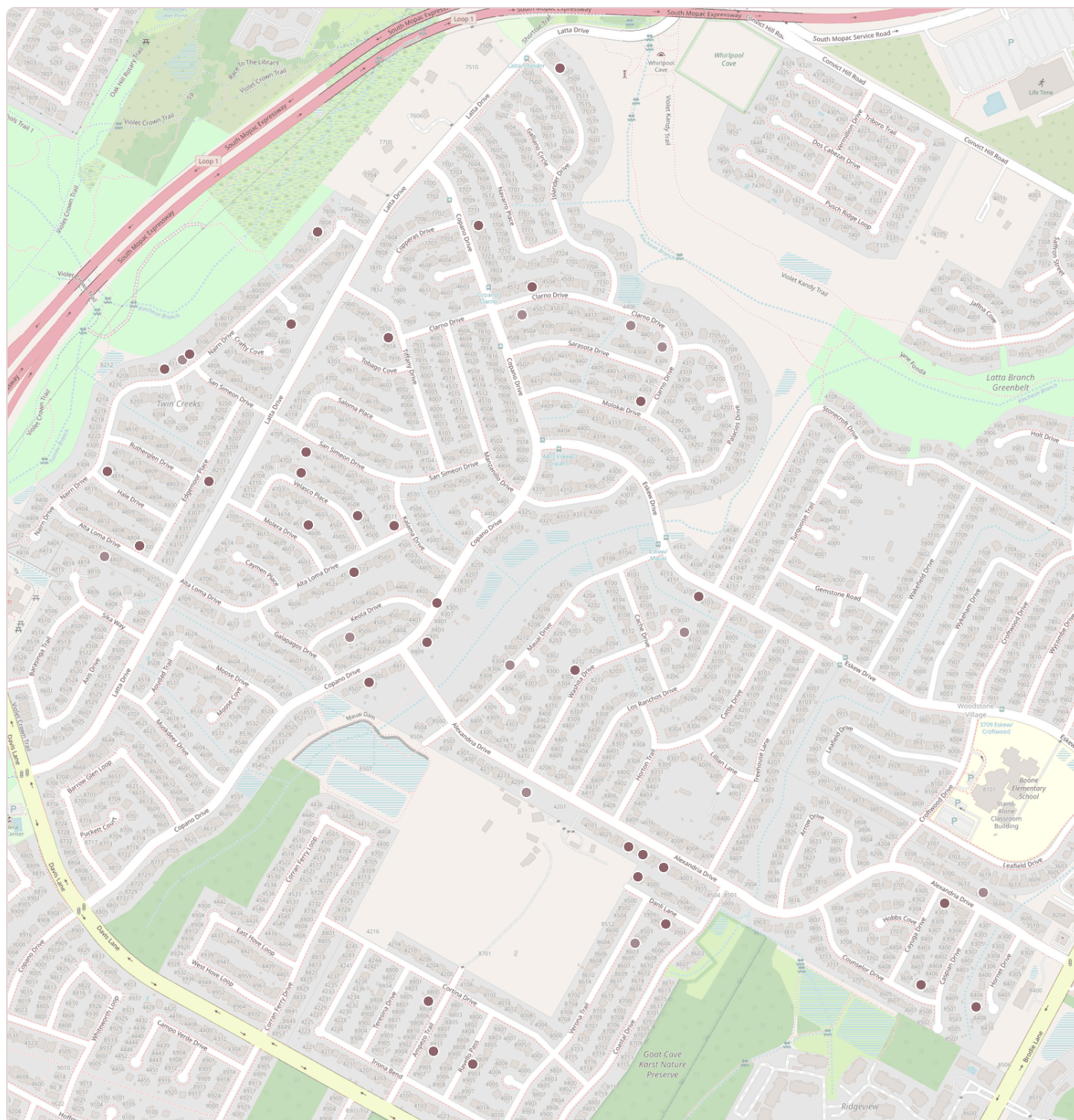
This study looks at the **45 resale homes** sold in Maple Run in the **365 days** to October 25, 2026. A full year is used because only 25 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

2. Where the resale homes sold

45 resale homes · colored by price range

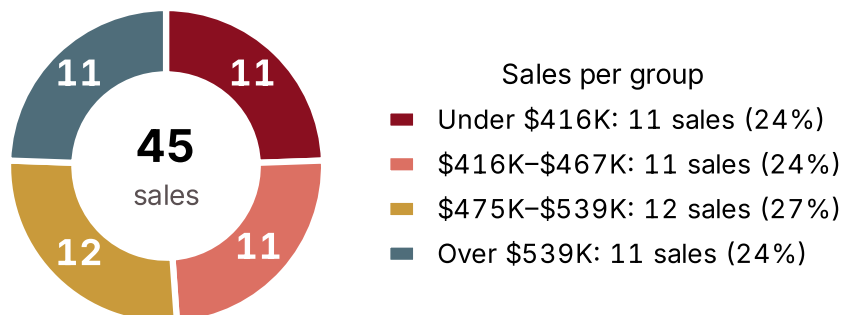
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 45 sales · October 26, 2025 – October 25, 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 \$539K are about 430 SF (29%) larger than homes under \$416K.

3.1 Key differences

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

■ Under \$416K ■ \$416K–\$467K ■ \$475K–\$539K ■ Over \$539K

Higher-priced homes Over \$539K

- Are much larger.

Lower-priced homes Under \$416K

- Are much smaller.

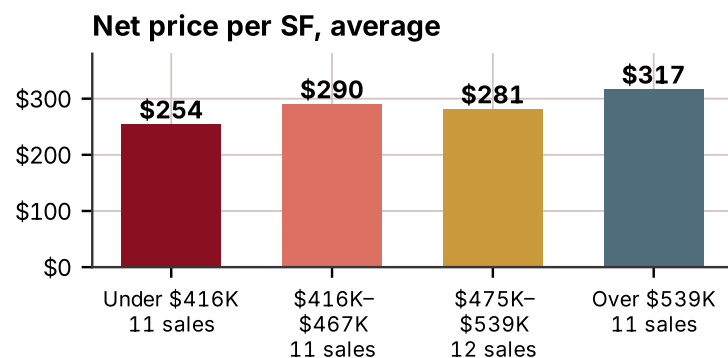
3.2 At a glance

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

	Under \$416K	\$416K-\$467K	\$475K-\$539K	Over \$539K	Real difference?
Net price per SF	\$254 per SF	\$290 per SF	\$281 per SF	\$317 per SF	unclear
Living area	1,468 SF Smallest	1,569 SF	1,831 SF	1,898 SF Largest	✓ large
Year built	1986	1986	1986	1989	unclear
Days on market	21 days	17 days	32 days	30 days	unclear
Discount from original list	8.0%	5.1%	3.7%	3.5%	unclear
Price cut before sale	55%	45%	50%	27%	unclear
Seller paid closing costs or repairs	45%	55%	58%	82%	unclear
Has a view	27%	18%	17%	18%	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

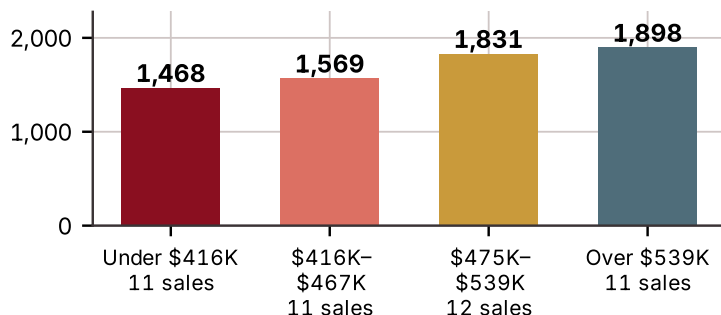


The average is **\$317 per SF** for homes over \$539K and **\$254 per SF** for homes under \$416K. It does not move in a straight line; homes over \$539K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$539K are about 430 SF (29%) larger than homes under \$416K

Living area (SF), average

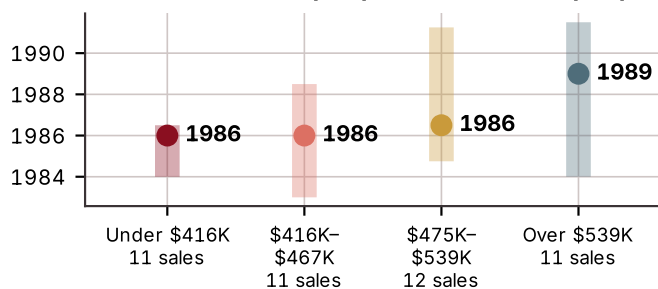


The average is **1,898 SF** for homes over \$539K and **1,468 SF** for homes under \$416K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

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

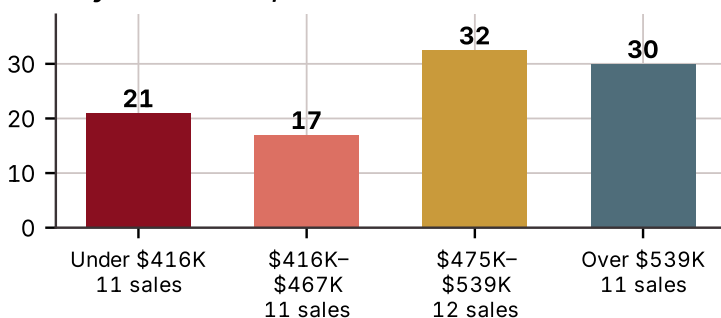


The median is **1989** for homes over \$539K and **1986** for homes under \$416K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

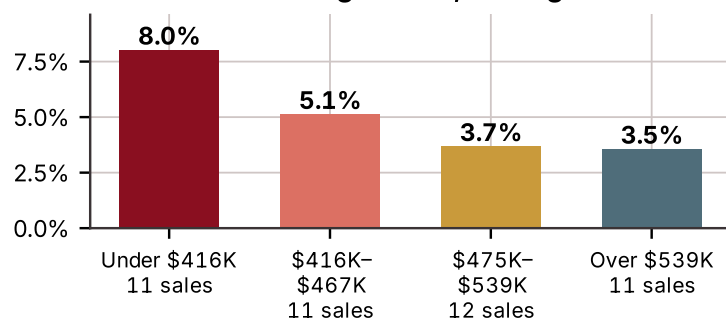


The median is **30 days** for homes over \$539K and **21 days** for homes under \$416K. It does not move in a straight line; homes \$475K-\$539K are highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

Discount from original list, average

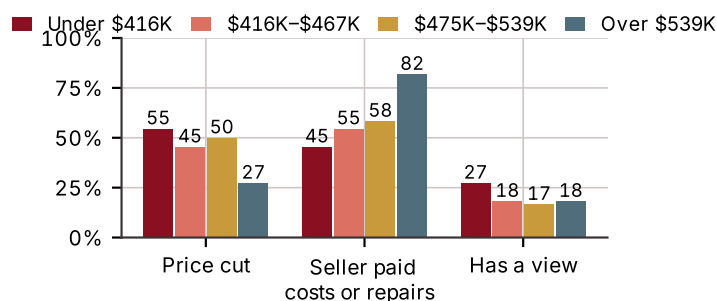


The average is 3.5% for homes over \$539K and 8.0% for homes under \$416K. It falls step by step from the lowest range to the highest.

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.

- 27% of homes over \$539K had a price cut before sale, against 55% of homes under \$416K. Defined in 8.1.7.
- 82% of homes over \$539K had the seller pay closing costs or repairs, against 45% of homes under \$416K. Defined in 8.1.8.
- 18% of homes over \$539K have a view, against 27% of homes under \$416K. 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 \$416K 11 sales	\$416K– \$467K 11 sales	\$475K– \$539K 12 sales	Over \$539K 11 sales	All 45 sales	Real difference?
Net sale price average	\$363,649	\$442,818	\$508,526	\$589,259	\$476,785	by design
Net price per SF average	\$254	\$290	\$281	\$317	\$286	unclear
Living area average	1,468	1,569	1,831	1,898	1,695	✓ large
Year built median	1986	1986	1986	1989	1986	unclear

3.10 The numbers: selling

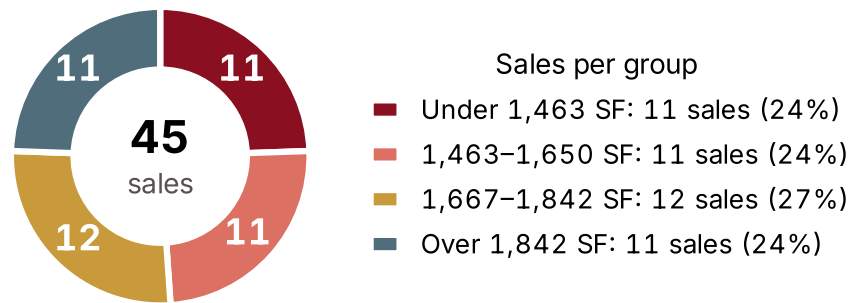
	Under \$416K 11 sales	\$416K– \$467K 11 sales	\$475K– \$539K 12 sales	Over \$539K 11 sales	All 45 sales	Real difference?
Days on market median	21	17	32	30	29	unclear
Discount from original list average	8.0%	5.1%	3.7%	3.5%	5.0%	unclear
Price cut before sale	55%	45%	50%	27%	44%	unclear
Seller paid closing costs or repairs	45%	55%	58%	82%	60%	unclear
Has a view	27%	18%	17%	18%	20%	unclear

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

4. Quartiles by living area

Resale homes · 45 sales · October 26, 2025 – October 25, 2026

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



Bottom line

- Homes over 1,842 SF sell for about \$134K (33%) more than homes under 1,463 SF.

4.1 Key differences

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

Under 1,463 SF 1,463–1,650 SF 1,667–1,842 SF Over 1,842 SF

Larger homes Over 1,842 SF

- Sell for much more.

Smaller homes Under 1,463 SF

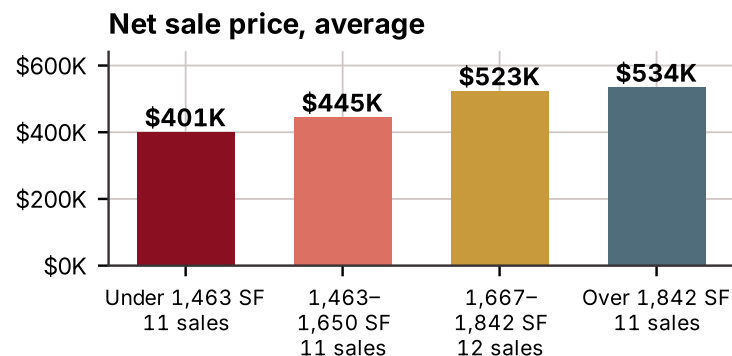
- Sell for much less.

4.2 At a glance

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

	Under 1,463 SF	1,463–1,650 SF	1,667–1,842 SF	Over 1,842 SF	Real difference?
Net sale price	\$401K Lowest	\$445K	\$523K	\$534K Highest	✓ large
Net price per SF	\$305 per SF	\$285 per SF	\$302 per SF	\$249 per SF	unclear
Year built	1986	1986	1986	1991	unclear
Days on market	16 days	36 days	32 days	17 days	unclear
Discount from original list	5.4%	5.5%	4.7%	4.6%	unclear
Price cut before sale	45%	55%	58%	18%	unclear
Seller paid closing costs or repairs	55%	45%	75%	64%	unclear
Has a view	27%	9%	17%	27%	unclear

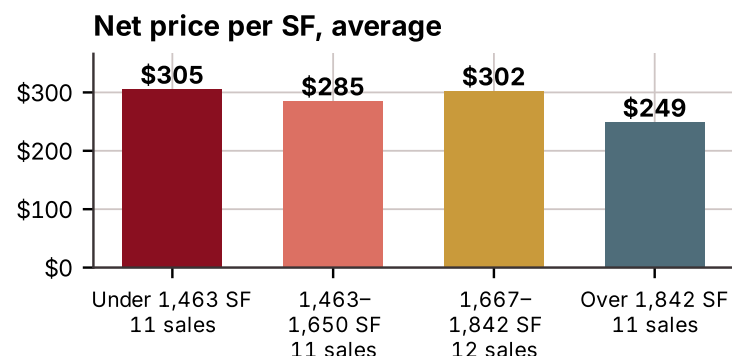
4.3 Homes over 1,842 SF sell for about \$134K (33%) more than homes under 1,463 SF



The average is **\$534K** for homes over 1,842 SF and **\$401K** for homes under 1,463 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference · large**

4.4 Net price per SF: no clear difference

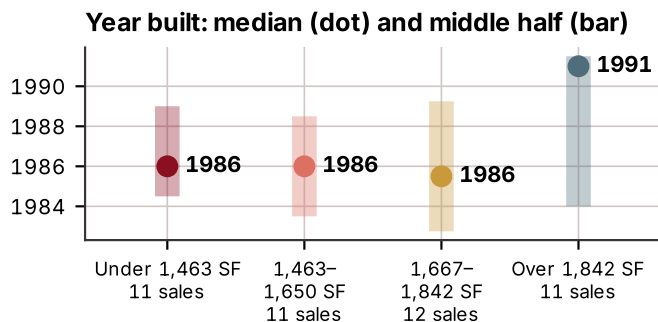


The average is **\$249 per SF** for homes over 1,842 SF and **\$305 per SF** for homes under 1,463 SF. It does not move in a straight line; homes under 1,463 SF are highest.

Defined in 8.1.2.

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

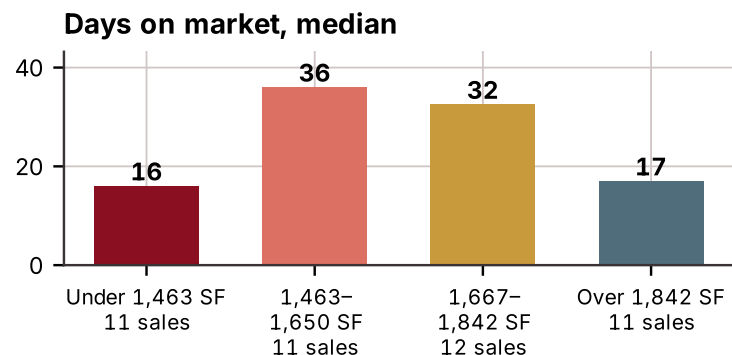
4.5 Year built: no clear difference



The median is **1991** for homes over 1,842 SF and **1986** for homes under 1,463 SF. It does not move in a straight line; homes over 1,842 SF are highest. Defined in 8.1.4.

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

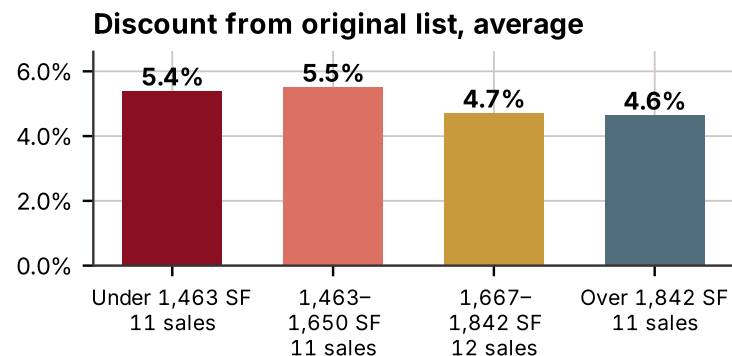
4.6 Days on market: no clear difference



The median is **17 days** for homes over 1,842 SF and **16 days** for homes under 1,463 SF. It does not move in a straight line; homes 1,463–1,650 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

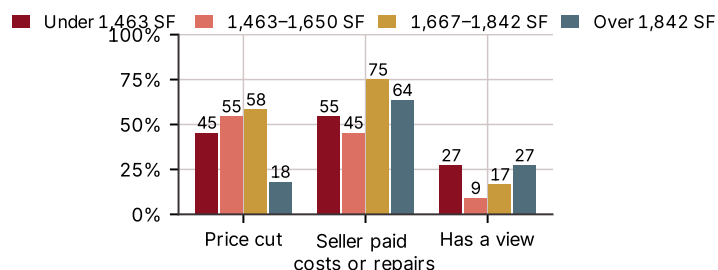
4.7 Discount from original list: no clear difference



The average is **4.6%** for homes over 1,842 SF and **5.4%** for homes under 1,463 SF. It does not move in a straight line; homes 1,463–1,650 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.

- 18% of homes over 1,842 SF had a price cut before sale, against 45% of homes under 1,463 SF. Defined in 8.1.7.
- 64% of homes over 1,842 SF had the seller pay closing costs or repairs, against 55% of homes under 1,463 SF. Defined in 8.1.8.
- 27% of homes over 1,842 SF have a view, against 27% of homes under 1,463 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 1,463 SF 11 sales	1,463–1,650 SF 11 sales	1,667–1,842 SF 12 sales	Over 1,842 SF 11 sales	All 45 sales	Real difference?
Net sale price average	\$400,517	\$444,668	\$523,498	\$534,208	\$476,785	✓ large
Net price per SF average	\$305	\$285	\$302	\$249	\$286	unclear
Living area average	1,313	1,562	1,735	2,166	1,695	by design
Year built median	1986	1986	1986	1991	1986	unclear

4.10 The numbers: selling

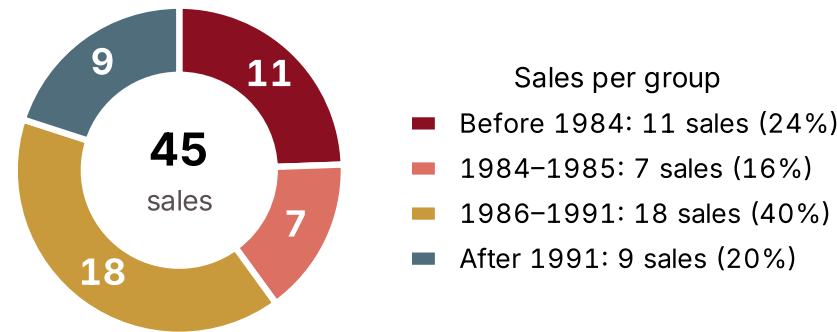
	Under 1,463 SF 11 sales	1,463–1,650 SF 11 sales	1,667–1,842 SF 12 sales	Over 1,842 SF 11 sales	All 45 sales	Real difference?
Days on market median	16	36	32	17	29	unclear
Discount from original list average	5.4%	5.5%	4.7%	4.6%	5.0%	unclear
Price cut before sale	45%	55%	58%	18%	44%	unclear
Seller paid closing costs or repairs	55%	45%	75%	64%	60%	unclear
Has a view	27%	9%	17%	27%	20%	unclear

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

5. Quartiles by year built

Resale homes · 45 sales · October 26, 2025 – October 25, 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

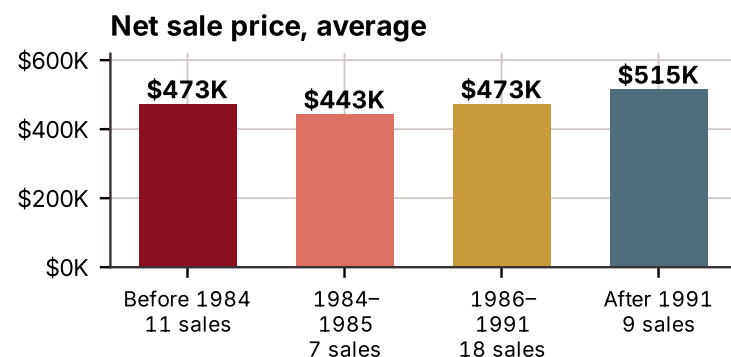
The top group against the bottom group: no measure differs enough to rule out chance.

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 1984	1984–1985	1986–1991	After 1991	Real difference?
Net sale price	\$473K	\$443K	\$473K	\$515K	unclear
Net price per SF	\$271 per SF	\$287 per SF	\$282 per SF	\$309 per SF	unclear
Living area	1,783 SF	1,542 SF	1,706 SF	1,683 SF	unclear
Days on market	17 days	128 days	27 days	29 days	unclear
Discount from original list	2.0%	7.5%	6.7%	3.6%	unclear
Price cut before sale	36%	71%	50%	22%	unclear
Seller paid closing costs or repairs	36%	57%	83%	44%	unclear
Has a view	9%	14%	22%	33%	unclear

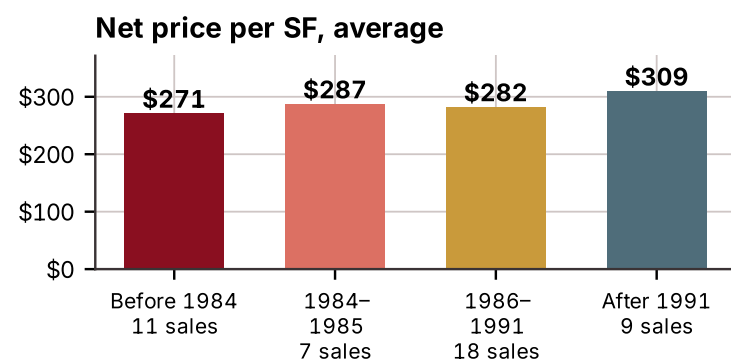
5.3 Net sale price: no clear difference



The average is **\$515K** for homes built after 1991 and **\$473K** for homes built before 1984. It does not move in a straight line; homes built after 1991 are highest. Defined in 8.1.1.

– No clear difference · could be chance

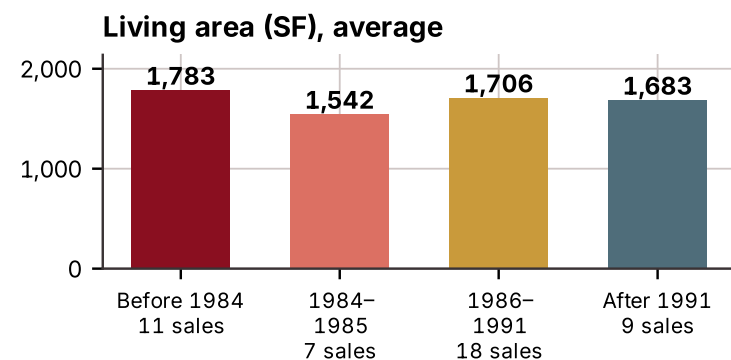
5.4 Net price per SF: no clear difference



The average is **\$309 per SF** for homes built after 1991 and **\$271 per SF** for homes built before 1984. It does not move in a straight line; homes built after 1991 are highest. Defined in 8.1.2.

– No clear difference · could be chance

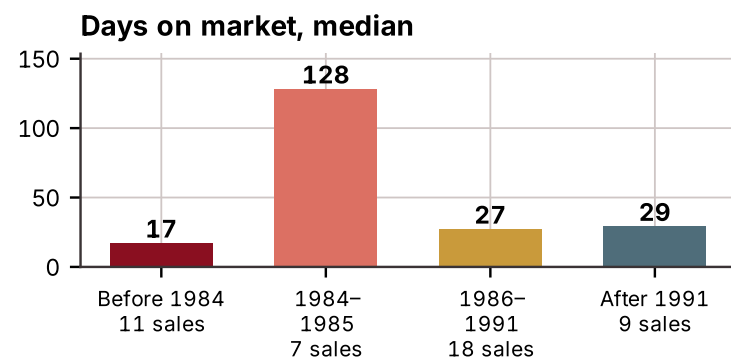
5.5 Living area: no clear difference



The average is **1,683 SF** for homes built after 1991 and **1,783 SF** for homes built before 1984. It does not move in a straight line; homes built before 1984 are highest. Defined in 8.1.3.

– No clear difference · could be chance

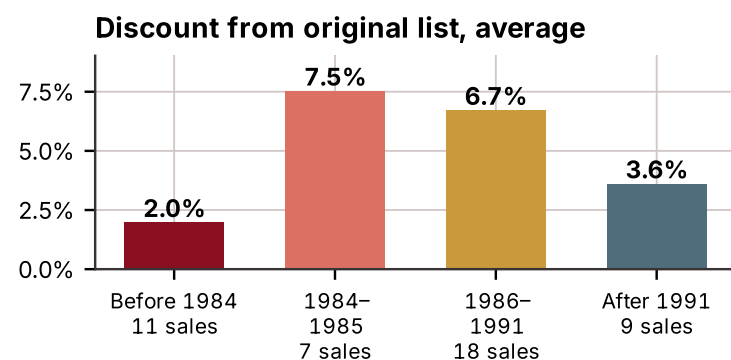
5.6 Days on market: no clear difference



The median is **29 days** for homes built after 1991 and **17 days** for homes built before 1984. It does not move in a straight line; homes built 1984-1985 are highest. Defined in 8.1.5.

– No clear difference · could be chance

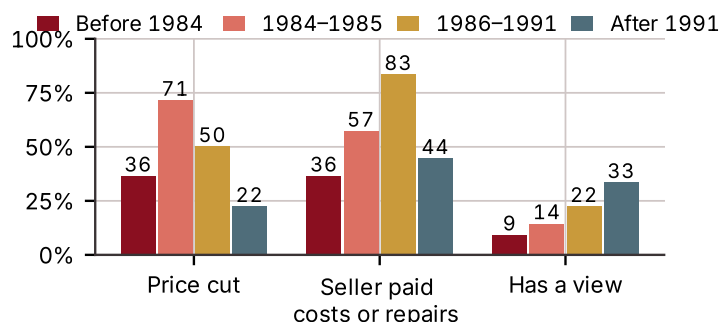
5.7 Discount from original list: no clear difference



The average is **3.6%** for homes built after 1991 and **2.0%** for homes built before 1984. It does not move in a straight line; homes built 1984-1985 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 22% of homes built after 1991 had a price cut before sale, against 36% of homes built before 1984. Defined in 8.1.7.
- 44% of homes built after 1991 had the seller pay closing costs or repairs, against 36% of homes built before 1984. Defined in 8.1.8.
- 33% of homes built after 1991 have a view, against 9% of homes built before 1984. 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 1984 11 sales	1984-1985 7 sales	1986-1991 18 sales	After 1991 9 sales	All 45 sales	Real difference?
Net sale price average	\$472,777	\$443,479	\$472,884	\$515,388	\$476,785	unclear
Net price per SF average	\$271	\$287	\$282	\$309	\$286	unclear
Living area average	1,783	1,542	1,706	1,683	1,695	unclear
Year built median	1983	1984	1986	1992	1986	by design

5.10 The numbers: selling

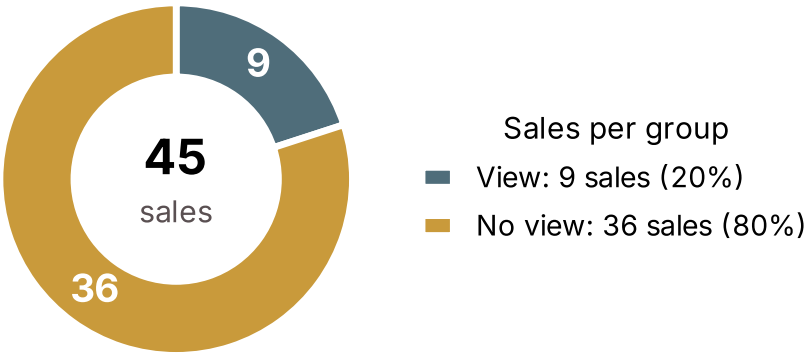
	Before 1984 11 sales	1984-1985 7 sales	1986-1991 18 sales	After 1991 9 sales	All 45 sales	Real difference?
Days on market median	17	128	27	29	29	unclear
Discount from original list average	2.0%	7.5%	6.7%	3.6%	5.0%	unclear
Price cut before sale	36%	71%	50%	22%	44%	unclear
Seller paid closing costs or repairs	36%	57%	83%	44%	60%	unclear
Has a view	9%	14%	22%	33%	20%	unclear

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

6. View and no view

Resale homes · 45 sales · October 26, 2025 – October 25, 2026

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



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

6.1 Key differences

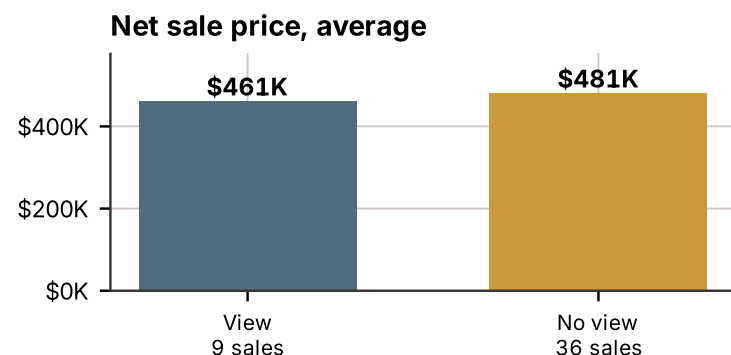
The top group against the bottom group: no measure differs enough to rule out chance.

6.2 At a glance

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

	View	No view	Real difference?
Net sale price	\$461K	\$481K	unclear
Net price per SF	\$285 per SF	\$286 per SF	unclear
Living area	1,651 SF	1,706 SF	unclear
Year built	1991	1986	unclear
Days on market	29 days	25 days	unclear
Discount from original list	3.9%	5.3%	unclear
Price cut before sale	56%	42%	unclear
Seller paid closing costs or repairs	67%	58%	unclear

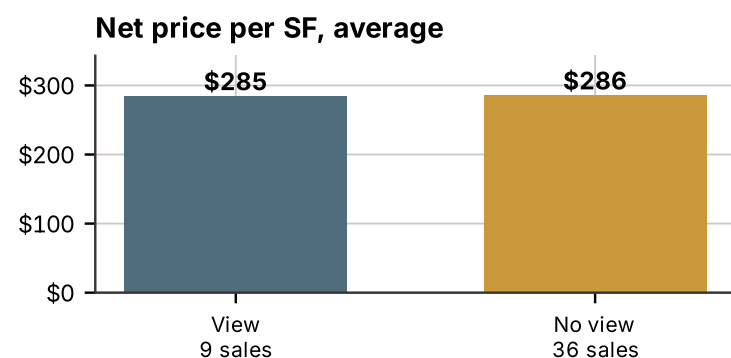
6.3 Net sale price: no clear difference



The average is **\$461K** for homes with a view and **\$481K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

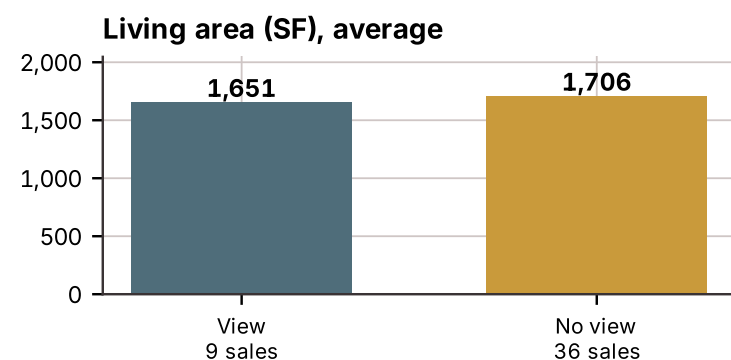
6.4 Net price per SF: no clear difference



The average is **\$285 per SF** for homes with a view and **\$286 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

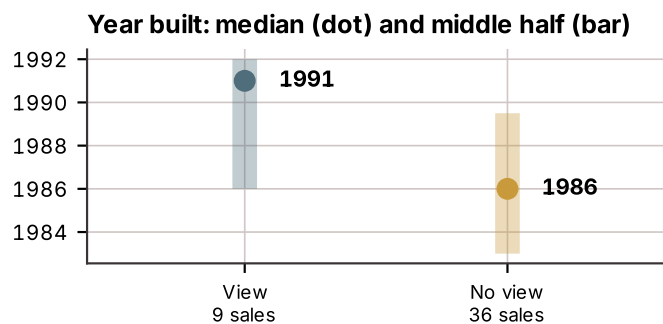
6.5 Living area: no clear difference



The average is **1,651 SF** for homes with a view and **1,706 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

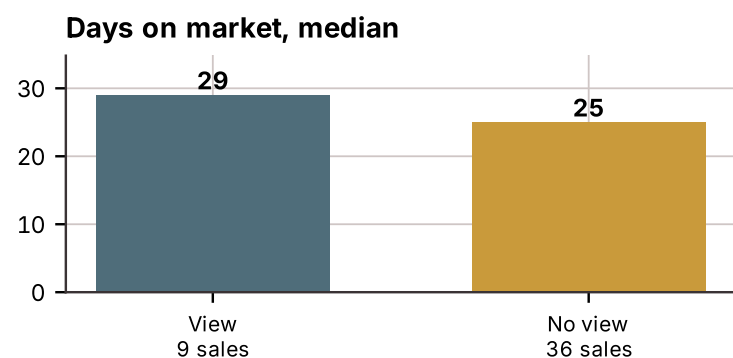
6.6 Year built: no clear difference



The median is **1991** for homes with a view and **1986** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

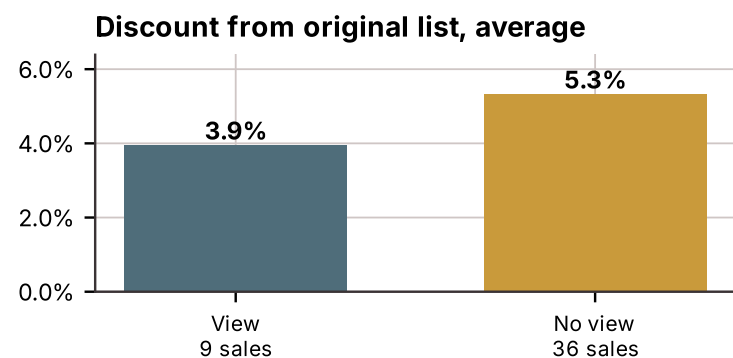
6.7 Days on market: no clear difference



The median is **29 days** for homes with a view and **25 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

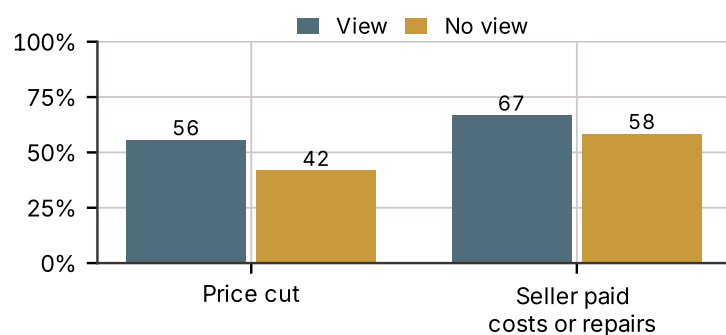
6.8 Discount from original list: no clear difference



The average is **3.9%** for homes with a view and **5.3%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

6.9 How often: price cut before sale, seller paid closing costs or repairs



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

- 56% of homes with a view had a price cut before sale, against 42% of homes without a view. Defined in 8.1.7.
- 67% 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 36 sales	All 45 sales	Real difference?
Net sale price average	\$461,266	\$480,664	\$476,785	unclear
Net price per SF average	\$285	\$286	\$286	unclear
Living area average	1,651	1,706	1,695	unclear
Year built median	1991	1986	1986	unclear

6.11 The numbers: selling

	View 9 sales	No view 36 sales	All 45 sales	Real difference?
Days on market median	29	25	29	unclear
Discount from original list average	3.9%	5.3%	5.0%	unclear
Price cut before sale	56%	42%	44%	unclear
Seller paid closing costs or repairs	67%	58%	60%	unclear

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

7. New construction

Basic statistics · 0 sales · October 26, 2025 – October 25, 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 Maple Run.

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".

8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms	What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.
Statistically	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	45 resale sales. Average \$476,785; median \$475,125; standard deviation \$89,352; middle half (25th–75th percentile) \$416,500–\$539,200; lowest \$320,000, highest \$676,000. 27 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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	45 resale sales. Average \$286; median \$288; standard deviation \$47; middle half (25th–75th percentile) \$258–\$317; lowest \$180, highest \$404.

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	45 resale sales. Average 1,695; median 1,667; standard deviation 338; middle half (25th–75th percentile) 1,463–1,842; lowest 1,220, highest 2,701.

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	45 resale sales. Average 1988; median 1986; standard deviation 6; middle half (25th–75th percentile) 1984–1991; lowest 1981, highest 2018.

8.1.5 Days on market

In simple terms	How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.
Statistically	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. The MLS counter can freeze at a price change, so the contract - date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.
The data	45 resale sales. Average 47; median 29; standard deviation 65; middle half (25th–75th percentile) 8–45; lowest 1, highest 334. 0 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	45 resale sales. Average 5.0%; median 3.2%; standard deviation 6.9%; middle half (25th–75th percentile) 1.5%–7.8%; lowest –17.8%, highest 20.7%. 5 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms	The asking price was lowered at least once before the home went under contract.
Statistically	Indicator: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	20 of 45 resale sales (44.4%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: $\text{ACTRIS_BuyersClsgCostPdbysell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	27 of 45 resale sales (60.0%).

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	9 sales with a view, 36 without, 0 unclassified. Most common View entries: None 27, Neighborhood 11, Park/Greenbelt 6, Trees/Woods 4, Rural 1, See Remarks 1, City 1.

8.2 Methods

8.2.1 Data source

In simple terms	Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.
Statistically	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of "maple run" (case-insensitive). A record is kept when its subdivision name belongs to the Maple Run family, the same rule comparable sales use.
The data	Pulled October 26, 2026: 45 closed Maple Run records over the prior year, in ZIP 78749. 14 subdivision spellings kept, the most common: Maple Run Sec 09 (8); Maple Run Sec 06 (6); Maple Run Sec 07 - B (5); Maple Run Sec 02 - A (4); Maple Run Sec 03 (4); Maple Run (3); Maple Run Sec 05 - A (3); Maple Run Sec 08 (3); Maple Run Sec 04 - A (3); Maple Run Sec 01 (2); MAPLE RUN SEC 3 (1); MAPLE RUN SEC 8 (1); and 2 more (2 records). Names found by the search but not part of Maple Run, left out: Deer Park At Maple Run Sec 11 - A (2); Deer Park At Maple Run Sec 11 - (1); Deer Park At Maple Run Sec 10 (1); Deer Park At Maple Run Sec 11A (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 25 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 26, 2025 to October 25, 2026 inclusive.
The data	45 single-family sales in the window: 45 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	45 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.

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 \$416K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value ("Under") and the previous group's highest value ("Over"/"After").
The data	Quartiles by net sale price: Under \$416K: \$320,000–\$411,500 (11 sales); \$416K–\$467K: \$416,500–\$466,750 (11 sales); \$475K–\$539K: \$475,125–\$539,200 (12 sales); Over \$539K: \$542,000–\$676,000 (11 sales) Quartiles by living area: Under 1,463 SF: 1,220–1,458 SF (11 sales); 1,463–1,650 SF: 1,463–1,650 SF (11 sales); 1,667–1,842 SF: 1,667–1,842 SF (12 sales); Over 1,842 SF: 1,863–2,701 SF (11 sales) Quartiles by year built: Before 1984: 1981–1983 (11 sales); 1984–1985: 1984–1985 (7 sales); 1986–1991: 1986–1991 (18 sales); After 1991: 1992–2018 (9 sales) View and no view: View: MLS lists a view (9 sales); No view: None or Neighborhood (36 sales)

8.2.6 Average and median

In simple terms	The average adds the values and divides by how many; one very expensive home can pull it up. The median is the middle value, with half above and half below.
Statistically	Mean $\bar{x} = (1/n) \sum x_i$; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values).
The data	Net sale price: average \$476,785, median \$475,125. Days on market: average 47, median 29: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms	Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.
Statistically	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.
The data	Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms	The same check when there are only two groups: view against no view.
Statistically	Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $ 1 - 2U/(n_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Kerby, 2014; Cohen, 1988).
The data	Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms	Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.
Statistically	Pearson χ^2 on the $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

8.2.10 Real difference (significance)

In simple terms	"Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	Quartiles by net sale price: $m = 8$, threshold $p < 0.0063$; Quartiles by living area: $m = 8$, threshold $p < 0.0063$; Quartiles by year built: $m = 8$, threshold $p < 0.0063$; View and no view: $m = 8$, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms	A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.
Statistically	ϵ^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".
The data	2 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms	Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.
Statistically	Prices in headings round to the nearest \$1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.
The data	Days on market is always shown in days.

8.3 Test results

Every test behind every gold box. Statistic, degrees of freedom (df), p-value, the threshold it must beat, and the size of the difference.

8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal-Wallis	H = 9.93	3	0.0192	p < 0.0063	Unclear	$\epsilon^2 = 0.226$	large
Living area	Kruskal-Wallis	H = 16.32	3	0.0010	p < 0.0063	Yes	$\epsilon^2 = 0.371$	large
Year built	Kruskal-Wallis	H = 1.31	3	0.7279	p < 0.0063	Unclear	$\epsilon^2 = 0.030$	small
Days on market	Kruskal-Wallis	H = 1.08	3	0.7812	p < 0.0063	Unclear	$\epsilon^2 = 0.025$	small
Discount from original list	Kruskal-Wallis	H = 2.17	3	0.5378	p < 0.0063	Unclear	$\epsilon^2 = 0.049$	small
Price cut before sale	Chi-square	$\chi^2 = 1.92$	3	0.5886	p < 0.0063	Unclear	Cramér's V = 0.207	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.30$	3	0.3474	p < 0.0063	Unclear	Cramér's V = 0.271	small
Has a view	Chi-square	$\chi^2 = 0.49$	3	0.9206	p < 0.0063	Unclear	Cramér's V = 0.105	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 = 18.71	3	0.0003	p < 0.0063	Yes	$\epsilon^2 = 0.425$	large
Net price per SF	Kruskal-Wallis	H = 9.68	3	0.0215	p < 0.0063	Unclear	$\epsilon^2 = 0.220$	large
Year built	Kruskal-Wallis	H = 1.75	3	0.6251	p < 0.0063	Unclear	$\epsilon^2 = 0.040$	small
Days on market	Kruskal-Wallis	H = 2.25	3	0.5215	p < 0.0063	Unclear	$\epsilon^2 = 0.051$	small
Discount from original list	Kruskal-Wallis	H = 0.14	3	0.9868	p < 0.0063	Unclear	$\epsilon^2 = 0.003$	negligible
Price cut before sale	Chi-square	$\chi^2 = 4.47$	3	0.2150	p < 0.0063	Unclear	Cramér's V = 0.315	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.29$	3	0.5141	p < 0.0063	Unclear	Cramér's V = 0.226	small
Has a view	Chi-square	$\chi^2 = 1.63$	3	0.6529	p < 0.0063	Unclear	Cramér's V = 0.190	small

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal-Wallis	H = 2.93	3	0.4018	p < 0.0063	Unclear	$\epsilon^2 = 0.067$	medium
Net price per SF	Kruskal-Wallis	H = 4.55	3	0.2076	p < 0.0063	Unclear	$\epsilon^2 = 0.103$	medium
Living area	Kruskal-Wallis	H = 2.68	3	0.4432	p < 0.0063	Unclear	$\epsilon^2 = 0.061$	medium
Days on market	Kruskal-Wallis	H = 2.92	3	0.4044	p < 0.0063	Unclear	$\epsilon^2 = 0.066$	medium
Discount from original list	Kruskal-Wallis	H = 3.63	3	0.3045	p < 0.0063	Unclear	$\epsilon^2 = 0.082$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.38$	3	0.2232	p < 0.0063	Unclear	Cramér's V = 0.312	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.58$	3	0.0557	p < 0.0063	Unclear	Cramér's V = 0.410	medium
Has a view	Chi-square	$\chi^2 = 2.02$	3	0.5690	p < 0.0063	Unclear	Cramér's V = 0.212	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 = 141.00	—	0.5608	p < 0.0063	Unclear	rank-biserial r = 0.130	small
Net price per SF	Mann-Whitney U	U = 179.00	—	0.6396	p < 0.0063	Unclear	rank-biserial r = 0.105	small
Living area	Mann-Whitney U	U = 151.50	—	0.7766	p < 0.0063	Unclear	rank-biserial r = 0.065	negligible
Year built	Mann-Whitney U	U = 213.50	—	0.1447	p < 0.0063	Unclear	rank-biserial r = 0.318	medium
Days on market	Mann-Whitney U	U = 168.00	—	0.8759	p < 0.0063	Unclear	rank-biserial r = 0.037	negligible
Discount from original list	Mann-Whitney U	U = 161.00	—	0.9887	p < 0.0063	Unclear	rank-biserial r = 0.006	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.56$	1	0.4533	p < 0.0063	Unclear	Cramér's V = 0.112	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.21$	1	0.6481	p < 0.0063	Unclear	Cramér's V = 0.068	negligible

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

1. Cohen, J. (1988). Statistical Power Analysis for the Behavioral Sciences (2nd ed.). Erlbaum.
2. Cramér, H. (1946). Mathematical Methods of Statistics. Princeton University Press.
3. Dunn, O. J. (1961). Multiple comparisons among means. JASA, 56(293), 52–64.
4. Kerby, D. S. (2014). The simple difference formula: an approach to teaching nonparametric correlation. Comprehensive Psychology, 3, 11.IT.3.1.
5. Kruskal, W. H., & Wallis, W. A. (1952). Use of ranks in one-criterion variance analysis. JASA, 47(260), 583–621.
6. Mann, H. B., & Whitney, D. R. (1947). On a test of whether one of two random variables is stochastically larger than the other. Annals of Mathematical Statistics, 18(1), 50–60.
7. Pearson, K. (1900). On the criterion that a given system of deviations... Philosophical Magazine, 50(302), 157–175.
8. Tomczak, M., & Tomczak, E. (2014). The need to report effect size estimates revisited. Trends in Sport Sciences, 21(1), 19–25.

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 45 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 October 26, 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.