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Meridian

Austin, TX 78739

Resale homes · closed Oct 29 – Oct 28, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 29, 2026 · 7:49 AM CDT

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

RESALE SALES, 365 DAYS

31

single-family resale homes

MEDIAN NET SALE PRICE

\$889,500

average \$1,002,655

MEDIAN NET PRICE PER SF

\$259

average \$292

MEDIAN DAYS ON MARKET

12 days

average 40 days

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1. Summary

Resale homes · 31 sales · October 29, 2025 – October 28, 2026

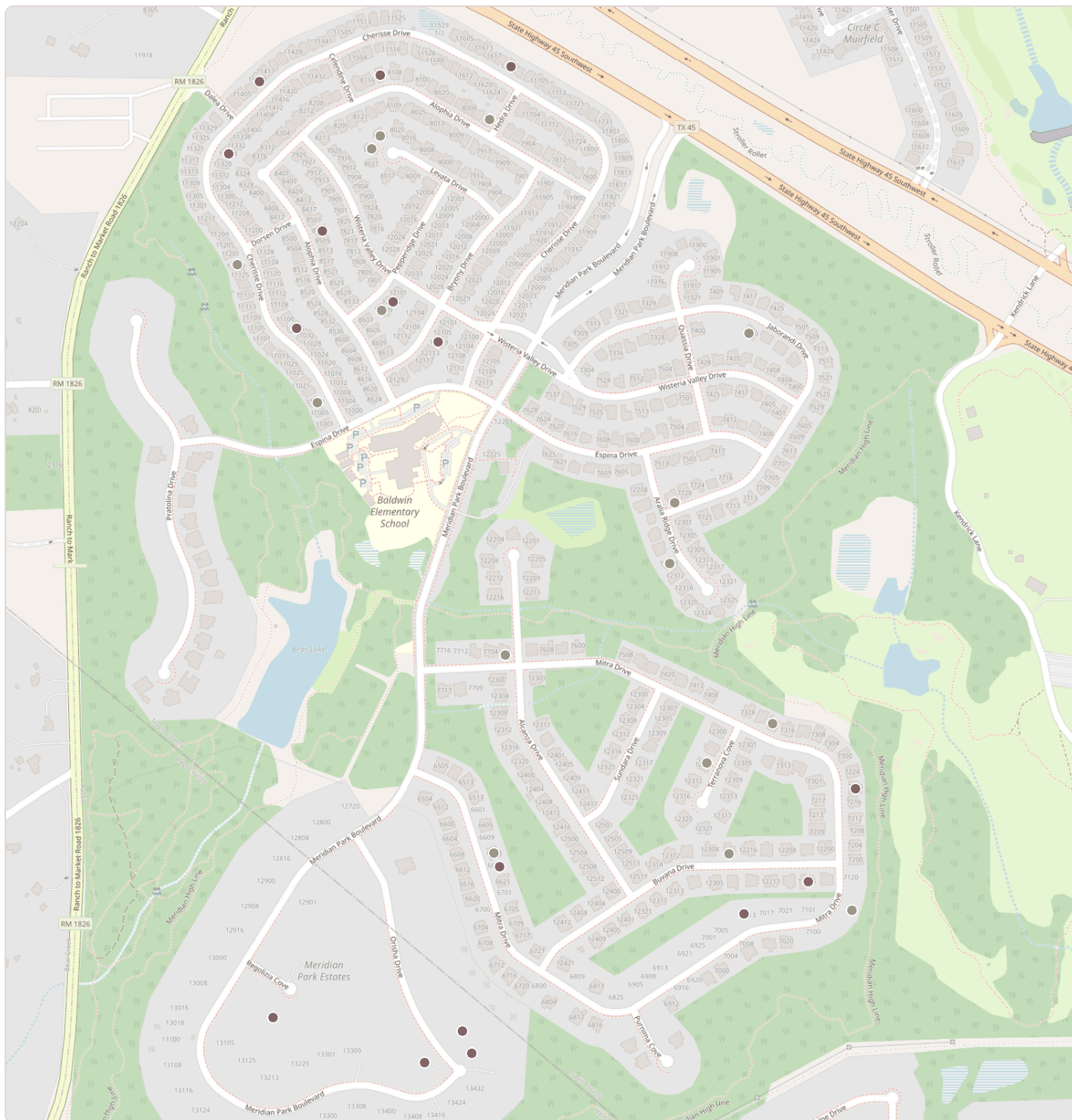
This study looks at the **31 resale homes** sold in Meridian in the **365 days** to October 28, 2026. A full year is used because only 19 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living area, by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

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

2. Where the resale homes sold

31 resale homes · colored by price range

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

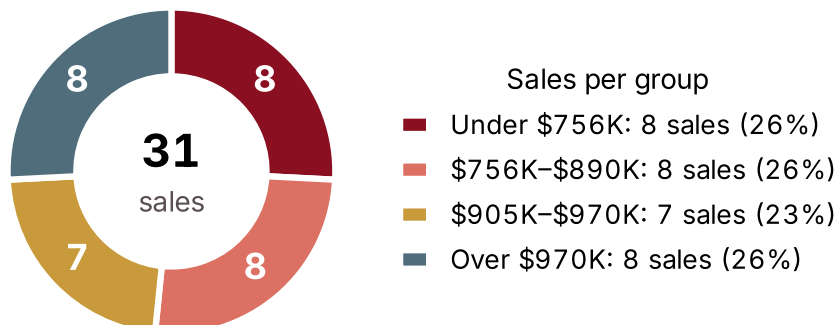


● Under \$756K · 8 sales ● \$756K-\$890K · 8 sales ● \$905K-\$970K · 7 sales ● Over \$970K · 8 sales

3. Quartiles by net sale price

Resale homes · 31 sales · October 29, 2025 – October 28, 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 \$970K are about 1,720 SF (70%) larger than homes under \$756K.
- Homes over \$970K are about 6 years newer than homes under \$756K.

3.1 Key differences

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

■ Under \$756K ■ \$756K-\$890K ■ \$905K-\$970K ■ Over \$970K

Higher-priced homes Over \$970K

- Are much larger.
- Tend to be newer.

Lower-priced homes Under \$756K

- Are much smaller.
- Tend to be older.

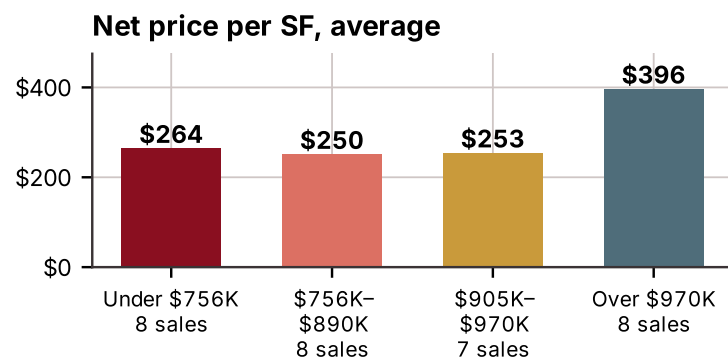
3.2 At a glance

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 \$756K	\$756K–\$890K	\$905K–\$970K	Over \$970K	Real difference?
Net price per SF	\$264 per SF	\$250 per SF	\$253 per SF	\$396 per SF	unclear
Living area	2,455 SF Smallest	3,168 SF	3,716 SF	4,174 SF Largest	✓ large
Year built	2008	2008	2008 Oldest	2015 Newest	✓ large
Days on market	56 days	12 days	12 days	8 days	unclear
Discount from original list	4.1%	0.7%	2.1%	3.0%	unclear
Price cut before sale	25%	12%	14%	0%	unclear
Seller paid closing costs or repairs	50%	50%	43%	50%	unclear
Has a view	12%	38%	57%	38%	unclear

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

3.3 Net price per SF: no clear difference

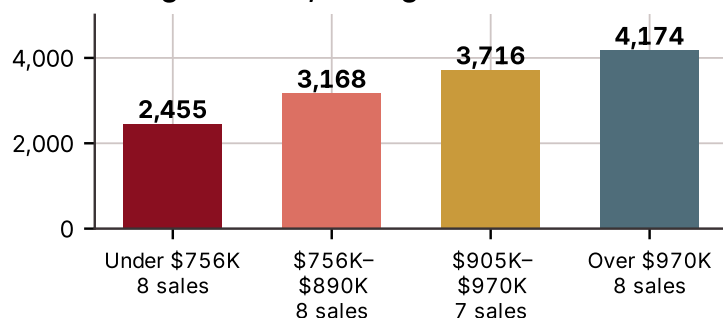


The average is **\$396 per SF** for homes over \$970K and **\$264 per SF** for homes under \$756K. It does not move in a straight line; homes over \$970K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$970K are about 1,720 SF (70%) larger than homes under \$756K

Living area (SF), average

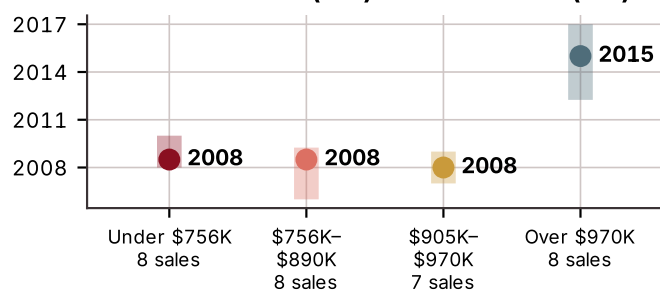


The average is **4,174 SF** for homes over \$970K and **2,455 SF** for homes under \$756K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference · large**

3.5 Homes over \$970K are about 6 years newer than homes under \$756K

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

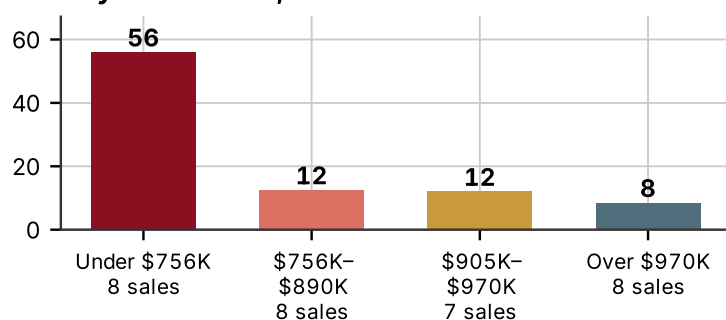


The median is **2015** for homes over \$970K and **2008** for homes under \$756K. It does not move in a straight line; homes over \$970K are highest. Defined in 8.1.4.

✓ **Real difference · large**

3.6 Days on market: no clear difference

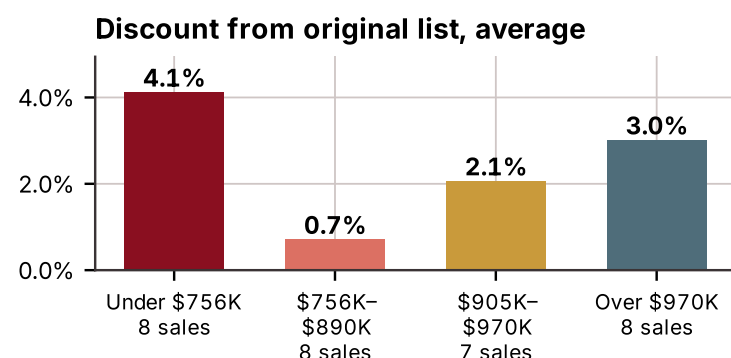
Days on market, median



The median is **8 days** for homes over \$970K and **56 days** for homes under \$756K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

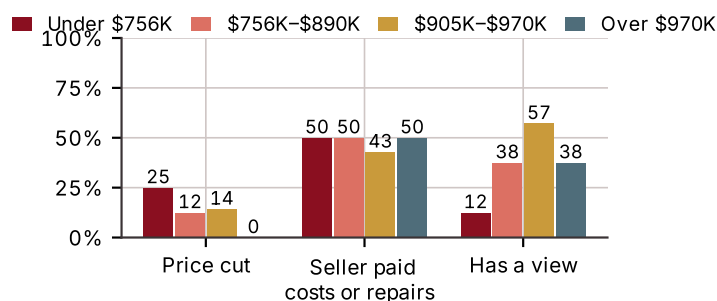
3.7 Discount from original list: no clear difference



The average is **3.0%** for homes over \$970K and **4.1%** for homes under \$756K. It does not move in a straight line; homes under \$756K 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.

- 0% of homes over \$970K had a price cut before sale, against 25% of homes under \$756K. Defined in 8.1.7.
- 50% of homes over \$970K had the seller pay closing costs or repairs, against 50% of homes under \$756K. Defined in 8.1.8.
- 38% of homes over \$970K have a view, against 12% of homes under \$756K. 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 \$756K 8 sales	\$756K– \$890K 8 sales	\$905K– \$970K 7 sales	Over \$970K 8 sales	All 31 sales	Real difference?
Net sale price average	\$634,831	\$783,644	\$941,143	\$1,643,312	\$1,002,655	by design
Net price per SF average	\$264	\$250	\$253	\$396	\$292	unclear
Living area average	2,455	3,168	3,716	4,174	3,367	✓ large
Year built median	2008	2008	2008	2015	2009	✓ large

3.10 The numbers: selling

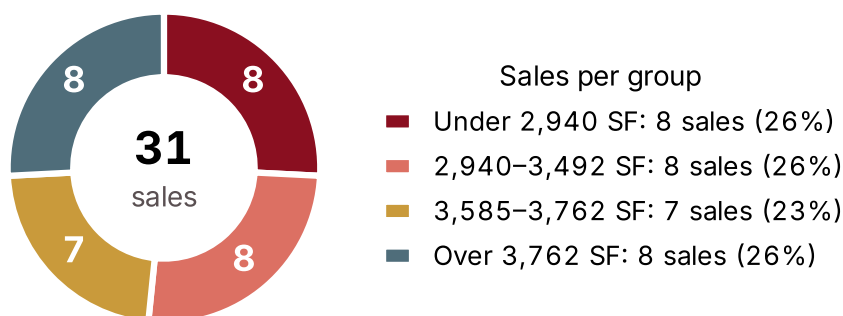
	Under \$756K 8 sales	\$756K– \$890K 8 sales	\$905K– \$970K 7 sales	Over \$970K 8 sales	All 31 sales	Real difference?
Days on market median	56	12	12	8	12	unclear
Discount from original list average	4.1%	0.7%	2.1%	3.0%	2.5%	unclear
Price cut before sale	25%	12%	14%	0%	13%	unclear
Seller paid closing costs or repairs	50%	50%	43%	50%	48%	unclear
Has a view	12%	38%	57%	38%	35%	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 · 31 sales · October 29, 2025 – October 28, 2026

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



Bottom line

- Homes over 3,762 SF sell for about \$914K (143%) more than homes under 2,940 SF.

4.1 Key differences

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

■ Under 2,940 SF ■ 2,940–3,492 SF ■ 3,585–3,762 SF ■ Over 3,762 SF

Larger homes Over 3,762 SF

- Sell for much more.

Smaller homes Under 2,940 SF

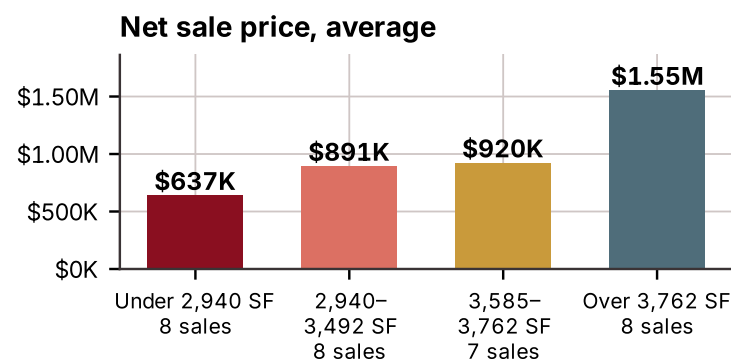
- Sell for much less.

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 2,940 SF	2,940–3,492 SF	3,585–3,762 SF	Over 3,762 SF	Real difference?
Net sale price	\$637K Lowest	\$891K	\$920K	\$1.55M Highest	✓ large
Net price per SF	\$273 per SF	\$283 per SF	\$252 per SF	\$355 per SF	unclear
Year built	2008	2009	2008	2012	unclear
Days on market	22 days	22 days	3 days	16 days	unclear
Discount from original list	3.8%	1.0%	1.8%	3.3%	unclear
Price cut before sale	25%	12%	14%	0%	unclear
Seller paid closing costs or repairs	50%	50%	29%	62%	unclear
Has a view	25%	25%	29%	62%	unclear

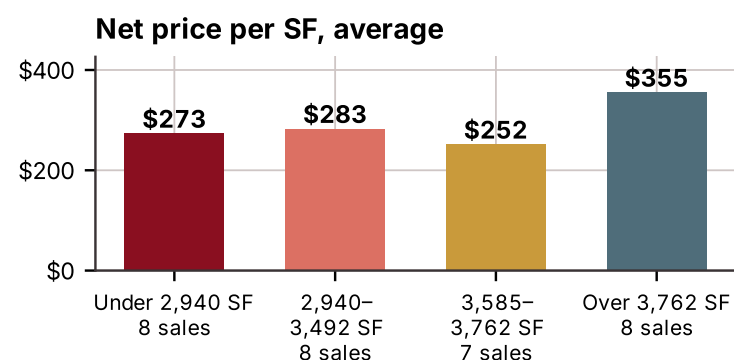
4.3 Homes over 3,762 SF sell for about \$914K (143%) more than homes under 2,940 SF



The average is **\$1.55M** for homes over 3,762 SF and **\$637K** for homes under 2,940 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

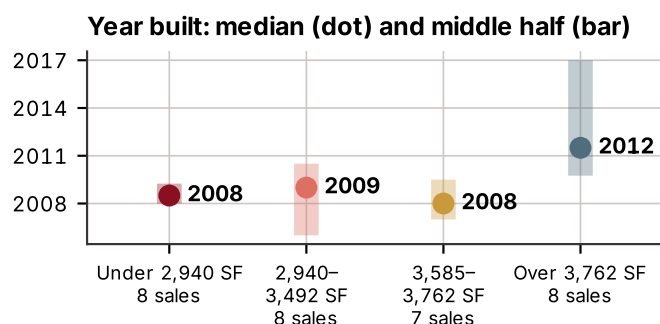
4.4 Net price per SF: no clear difference



The average is **\$355 per SF** for homes over 3,762 SF and **\$273 per SF** for homes under 2,940 SF. It does not move in a straight line; homes over 3,762 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

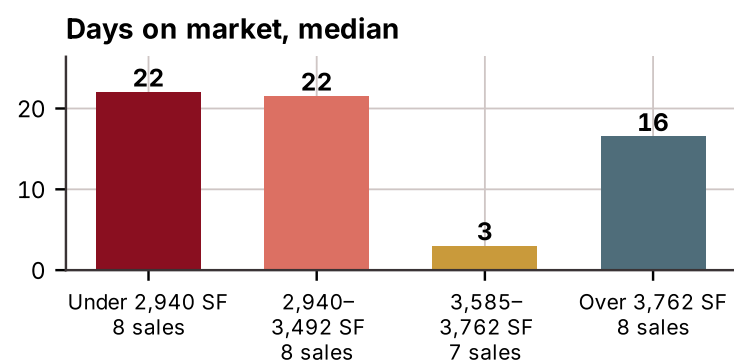
4.5 Year built: no clear difference



The median is **2012** for homes over 3,762 SF and **2008** for homes under 2,940 SF. It does not move in a straight line; homes over 3,762 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

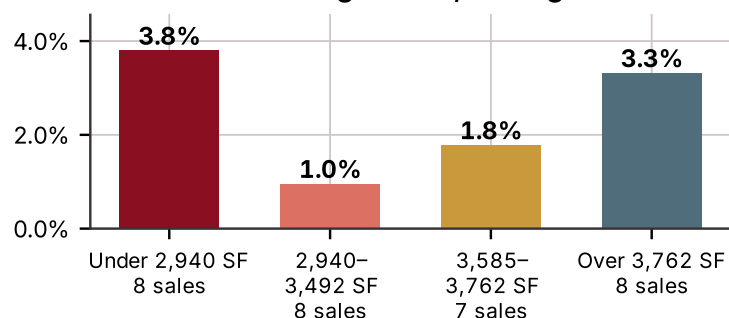


The median is **16 days** for homes over 3,762 SF and **22 days** for homes under 2,940 SF. It does not move in a straight line; homes under 2,940 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

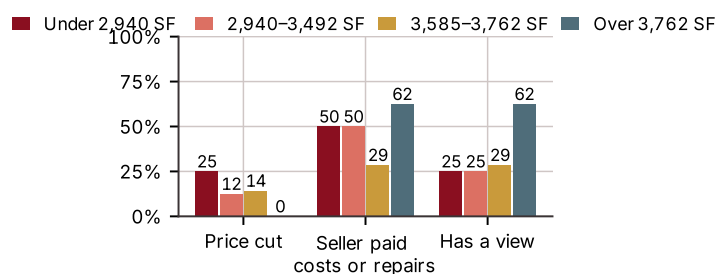
Discount from original list, average



The average is 3.3% for homes over 3,762 SF and 3.8% for homes under 2,940 SF. It does not move in a straight line; homes under 2,940 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.

- 0% of homes over 3,762 SF had a price cut before sale, against 25% of homes under 2,940 SF. Defined in 8.1.7.
- 62% of homes over 3,762 SF had the seller pay closing costs or repairs, against 50% of homes under 2,940 SF. Defined in 8.1.8.
- 62% of homes over 3,762 SF have a view, against 25% of homes under 2,940 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 2,940 SF 8 sales	2,940–3,492 SF 8 sales	3,585–3,762 SF 7 sales	Over 3,762 SF 8 sales	All 31 sales	Real difference?
Net sale price average	\$637,225	\$891,162	\$920,386	\$1,551,562	\$1,002,655	✓ large
Net price per SF average	\$273	\$283	\$252	\$355	\$292	unclear
Living area average	2,367	3,177	3,659	4,303	3,367	by design
Year built median	2008	2009	2008	2012	2009	unclear

4.10 The numbers: selling

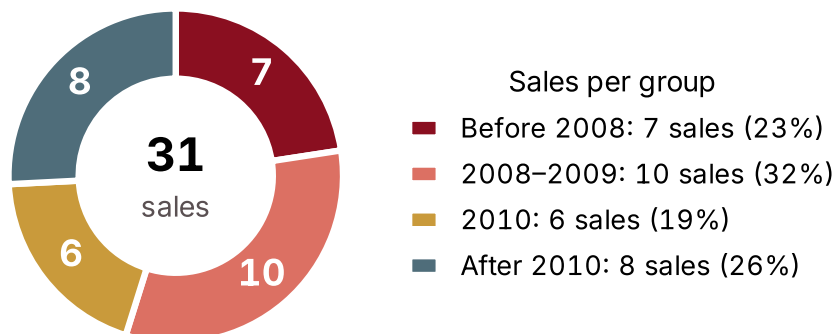
	Under 2,940 SF 8 sales	2,940–3,492 SF 8 sales	3,585–3,762 SF 7 sales	Over 3,762 SF 8 sales	All 31 sales	Real difference?
Days on market median	22	22	3	16	12	unclear
Discount from original list average	3.8%	1.0%	1.8%	3.3%	2.5%	unclear
Price cut before sale	25%	12%	14%	0%	13%	unclear
Seller paid closing costs or repairs	50%	50%	29%	62%	48%	unclear
Has a view	25%	25%	29%	62%	35%	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 · 31 sales · October 29, 2025 – October 28, 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.

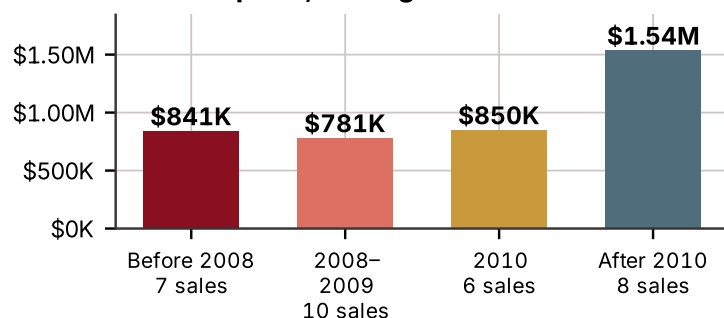
5.2 At a glance

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 2008	2008–2009	2010	After 2010	Real difference?
Net sale price	\$841K	\$781K	\$850K	\$1.54M	unclear
Net price per SF	\$257 per SF	\$258 per SF	\$246 per SF	\$400 per SF	unclear
Living area	3,310 SF	3,071 SF	3,469 SF	3,712 SF	unclear
Days on market	23 days	8 days	32 days	14 days	unclear
Discount from original list	2.0%	2.7%	2.5%	2.7%	unclear
Price cut before sale	14%	20%	17%	0%	unclear
Seller paid closing costs or repairs	43%	60%	50%	38%	unclear
Has a view	29%	40%	50%	25%	unclear

5.3 Net sale price: no clear difference

Net sale price, average

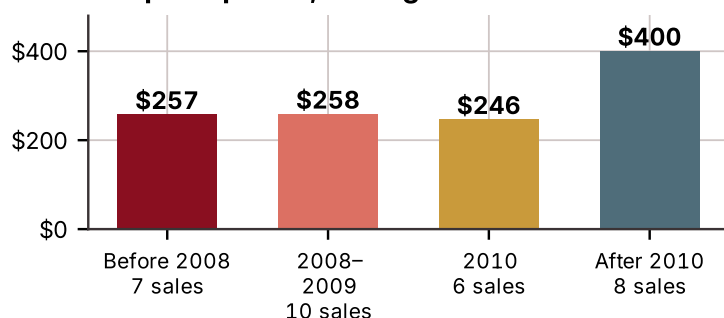


The average is **\$1.54M** for homes built after 2010 and **\$841K** for homes built before 2008. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.1.

– No clear difference · could be chance

5.4 Net price per SF: no clear difference

Net price per SF, average

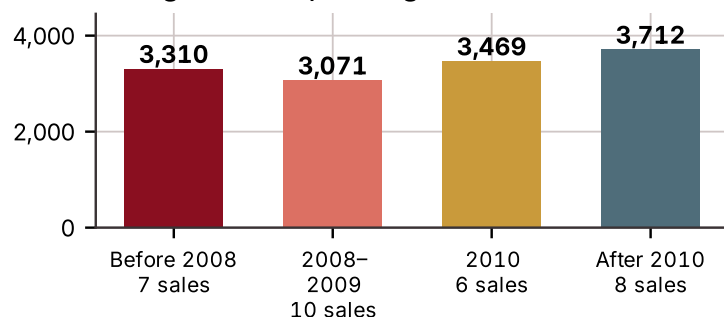


The average is **\$400 per SF** for homes built after 2010 and **\$257 per SF** for homes built before 2008. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

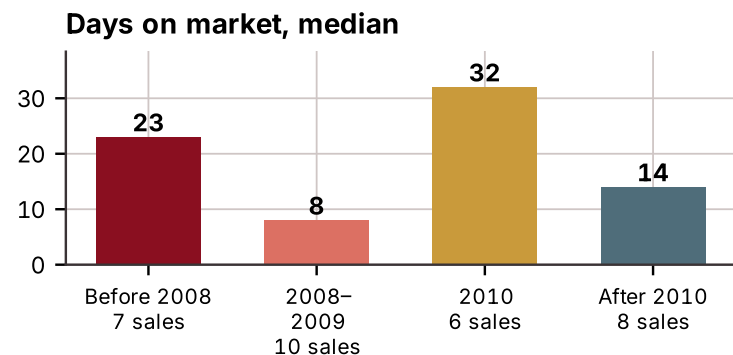
Living area (SF), average



The average is **3,712 SF** for homes built after 2010 and **3,310 SF** for homes built before 2008. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.3.

– No clear difference · could be chance

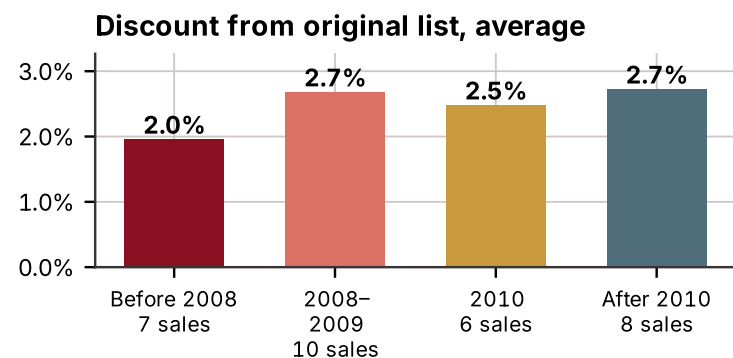
5.6 Days on market: no clear difference



The median is **14 days** for homes built after 2010 and **23 days** for homes built before 2008. It does not move in a straight line; homes built 2010 are highest. Defined in 8.1.5.

– No clear difference · could be chance

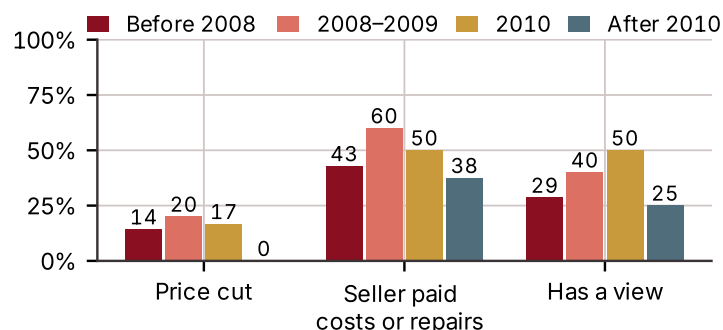
5.7 Discount from original list: no clear difference



The average is **2.7%** for homes built after 2010 and **2.0%** for homes built before 2008. It does not move in a straight line; homes built after 2010 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.

- 0% of homes built after 2010 had a price cut before sale, against 14% of homes built before 2008. Defined in 8.1.7.
- 38% of homes built after 2010 had the seller pay closing costs or repairs, against 43% of homes built before 2008. Defined in 8.1.8.
- 25% of homes built after 2010 have a view, against 29% of homes built before 2008. 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 2008 7 sales	2008–2009 10 sales	2010 6 sales	After 2010 8 sales	All 31 sales	Real difference?
Net sale price average	\$841,000	\$780,990	\$849,792	\$1,535,831	\$1,002,655	unclear
Net price per SF average	\$257	\$258	\$246	\$400	\$292	unclear
Living area average	3,310	3,071	3,469	3,712	3,367	unclear
Year built median	2006	2008	2010	2015	2009	by design

5.10 The numbers: selling

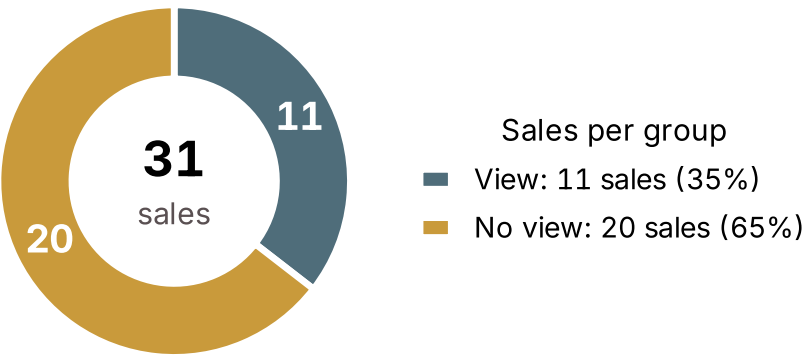
	Before 2008 7 sales	2008–2009 10 sales	2010 6 sales	After 2010 8 sales	All 31 sales	Real difference?
Days on market median	23	8	32	14	12	unclear
Discount from original list average	2.0%	2.7%	2.5%	2.7%	2.5%	unclear
Price cut before sale	14%	20%	17%	0%	13%	unclear
Seller paid closing costs or repairs	43%	60%	50%	38%	48%	unclear
Has a view	29%	40%	50%	25%	35%	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 · 31 sales · October 29, 2025 – October 28, 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

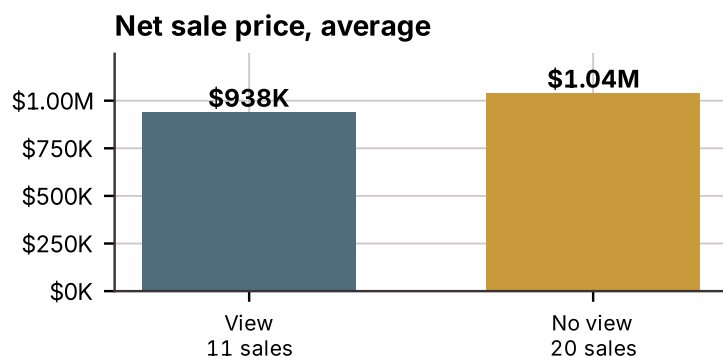
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$938K	\$1.04M	unclear
Net price per SF	\$261 per SF	\$309 per SF	unclear
Living area	3,610 SF	3,234 SF	unclear
Year built	2009	2009	unclear
Days on market	8 days	22 days	unclear
Discount from original list	1.1%	3.3%	unclear
Price cut before sale	9%	15%	unclear
Seller paid closing costs or repairs	73%	35%	unclear

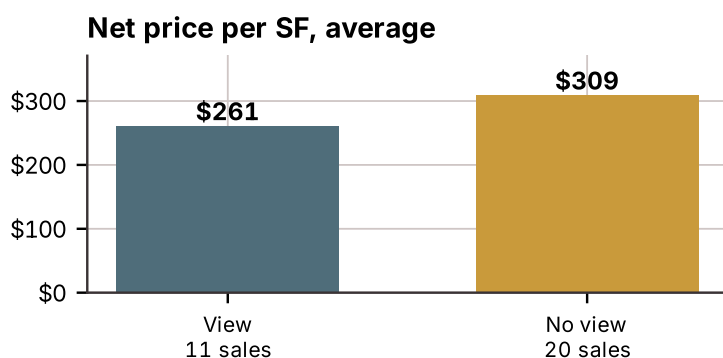
6.3 Net sale price: no clear difference



The average is **\$938K** for homes with a view and **\$1.04M** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

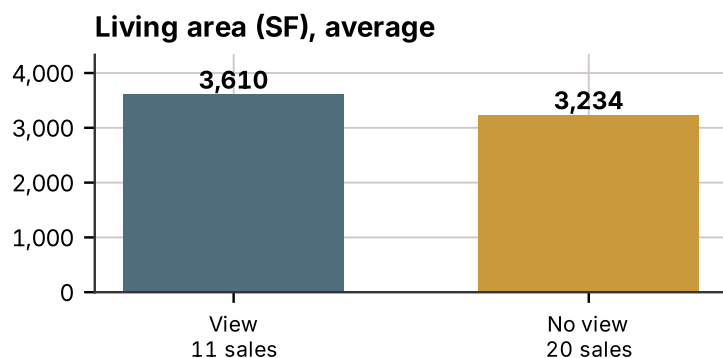
6.4 Net price per SF: no clear difference



The average is **\$261 per SF** for homes with a view and **\$309 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

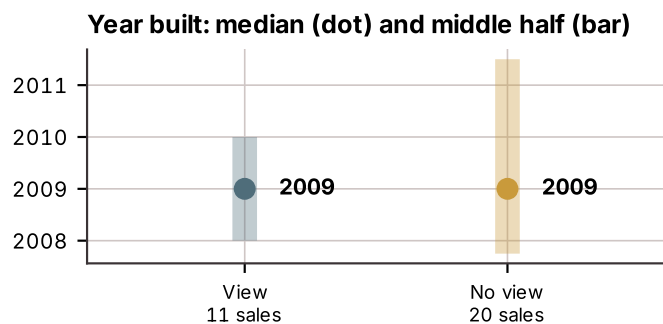
6.5 Living area: no clear difference



The average is **3,610 SF** for homes with a view and **3,234 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

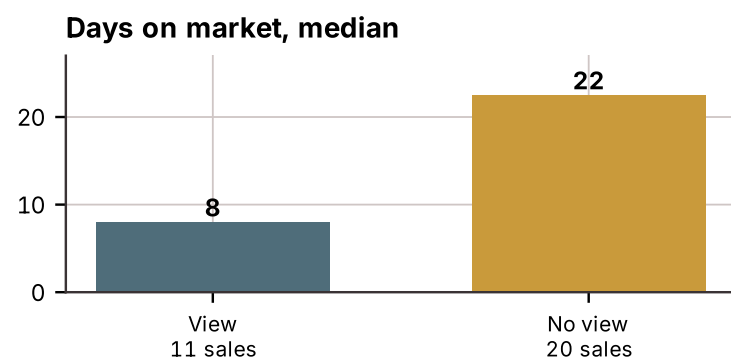
6.6 Year built: no clear difference



The median is **2009** for homes with a view and **2009** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

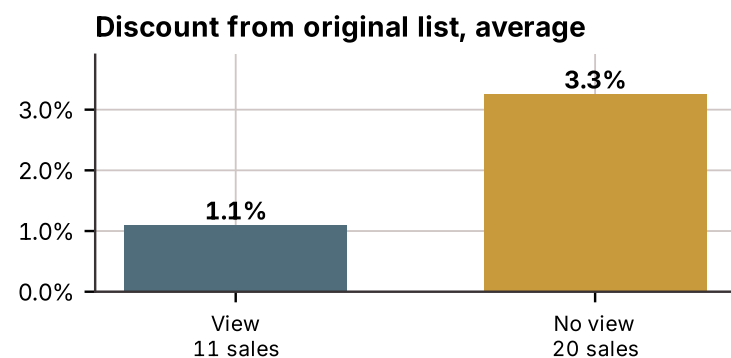
6.7 Days on market: no clear difference



The median is **8 days** for homes with a view and **22 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

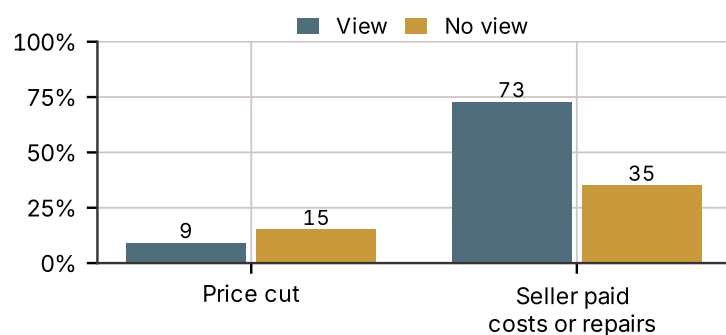
6.8 Discount from original list: no clear difference



The average is **1.1%** for homes with a view and **3.3%** 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.

- 9% of homes with a view had a price cut before sale, against 15% of homes without a view. Defined in 8.1.7.
- 73% of homes with a view had the seller pay closing costs or repairs, against 35% 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 11 sales	No view 20 sales	All 31 sales	Real difference?
Net sale price average	\$937,813	\$1,038,318	\$1,002,655	unclear
Net price per SF average	\$261	\$309	\$292	unclear
Living area average	3,610	3,234	3,367	unclear
Year built median	2009	2009	2009	unclear

6.11 The numbers: selling

	View 11 sales	No view 20 sales	All 31 sales	Real difference?
Days on market median	8	22	12	unclear
Discount from original list average	1.1%	3.3%	2.5%	unclear
Price cut before sale	9%	15%	13%	unclear
Seller paid closing costs or repairs	73%	35%	48%	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 29, 2025 – October 28, 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 Meridian.

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	31 resale sales. Average \$1,002,655; median \$889,500; standard deviation \$500,376; middle half (25th–75th percentile) \$747,825–\$976,250; lowest \$575,000, highest \$2,535,000. 15 sales had a seller payment; their median payment was \$6,000.

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	31 resale sales. Average \$292; median \$259; standard deviation \$95; middle half (25th–75th percentile) \$241–\$290; lowest \$209, highest \$562.

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	31 resale sales. Average 3,367; median 3,492; standard deviation 783; middle half (25th–75th percentile) 2,937–3,781; lowest 1,946, highest 4,944.

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	31 resale sales. Average 2010; median 2009; standard deviation 3; middle half (25th–75th percentile) 2008–2010; lowest 2006, highest 2017.

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	31 resale sales. Average 40; median 12; standard deviation 55; middle half (25th–75th percentile) 4–58; lowest 0, highest 216. 1 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	31 resale sales. Average 2.5%; median 1.3%; standard deviation 3.2%; middle half (25th–75th percentile) 0.3%–3.9%; lowest –2.1%, highest 10.9%. 4 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	4 of 31 resale sales (12.9%).

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: $\text{ACTRIS_BuyersClsgCostPdbySell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	15 of 31 resale sales (48.4%).

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	11 sales with a view, 20 without, 0 unclassified. Most common View entries: None 16, Park/Greenbelt 10, Neighborhood 5, Trees/Woods 5, Pool 1, Golf Course 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 "meridian" (case-insensitive). A record is kept when its subdivision name belongs to the Meridian family, the same rule comparable sales use.
The data	Pulled October 29, 2026: 31 closed Meridian records over the prior year, in ZIP 78739. 11 subdivision spellings kept: Meridian Sec C Ph 03 (7); Meridian Sec F (4); Meridian Sec D Ph 02 (4); Meridian Sec A2 & B2 (3); Meridian Sec D Ph 03 (3); Meridian (3); Meridian Sec C Ph 02 (2); Meridian Sec C Ph 01 (2); MERIDIAN SEC C PHS 3 (1); Meridian Sec D Ph 01 Amd (1); Meridian Sec C Phs 1 (1). No other names were found by the search.

8.2.2 Study window

In simple terms	The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 19 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 29, 2025 to October 28, 2026 inclusive.
The data	31 single-family sales in the window: 31 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	31 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 \$756K".
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	<p>Quartiles by net sale price: Under \$756K: \$575,000–\$739,250 (8 sales); \$756K–\$890K: \$756,400–\$889,500 (8 sales); \$905K–\$970K: \$905,000–\$970,000 (7 sales); Over \$970K: \$982,500–\$2,535,000 (8 sales)</p> <p>Quartiles by living area: Under 2,940 SF: 1,946–2,934 SF (8 sales); 2,940–3,492 SF: 2,940–3,492 SF (8 sales); 3,585–3,762 SF: 3,585–3,762 SF (7 sales); Over 3,762 SF: 3,800–4,944 SF (8 sales)</p> <p>Quartiles by year built: Before 2008: 2006–2007 (7 sales); 2008–2009: 2008–2009 (10 sales); 2010: 2010–2010 (6 sales); After 2010: 2011–2017 (8 sales)</p> <p>View and no view: View: MLS lists a view (11 sales); No view: None or Neighborhood (20 sales)</p>

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 \$1,002,655, median \$889,500. Days on market: average 40, median 12: 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	3 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	$H = 8.19$	3	0.0423	$p < 0.0063$	Unclear	$\epsilon^2 = 0.273$	large
Living area	Kruskal-Wallis	$H = 22.60$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.753$	large
Year built	Kruskal-Wallis	$H = 13.75$	3	0.0033	$p < 0.0063$	Yes	$\epsilon^2 = 0.458$	large
Days on market	Kruskal-Wallis	$H = 1.93$	3	0.5880	$p < 0.0063$	Unclear	$\epsilon^2 = 0.064$	medium
Discount from original list	Kruskal-Wallis	$H = 4.44$	3	0.2173	$p < 0.0063$	Unclear	$\epsilon^2 = 0.148$	large
Price cut before sale	Chi-square	$\chi^2 = 2.24$	3	0.5241	$p < 0.0063$	Unclear	Cramér's $V = 0.269$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.11$	3	0.9905	$p < 0.0063$	Unclear	Cramér's $V = 0.060$	negligible
Has a view	Chi-square	$\chi^2 = 3.31$	3	0.3464	$p < 0.0063$	Unclear	Cramér's $V = 0.327$	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	$H = 23.50$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.783$	large
Net price per SF	Kruskal-Wallis	$H = 3.99$	3	0.2625	$p < 0.0063$	Unclear	$\epsilon^2 = 0.133$	medium
Year built	Kruskal-Wallis	$H = 6.24$	3	0.1006	$p < 0.0063$	Unclear	$\epsilon^2 = 0.208$	large
Days on market	Kruskal-Wallis	$H = 3.30$	3	0.3476	$p < 0.0063$	Unclear	$\epsilon^2 = 0.110$	medium
Discount from original list	Kruskal-Wallis	$H = 3.14$	3	0.3706	$p < 0.0063$	Unclear	$\epsilon^2 = 0.105$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.24$	3	0.5241	$p < 0.0063$	Unclear	Cramér's $V = 0.269$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.76$	3	0.6247	$p < 0.0063$	Unclear	Cramér's $V = 0.238$	small
Has a view	Chi-square	$\chi^2 = 3.46$	3	0.3253	$p < 0.0063$	Unclear	Cramér's $V = 0.334$	medium

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 = 7.32	3	0.0624	p < 0.0063	Unclear	$\epsilon^2 = 0.244$	large
Net price per SF	Kruskal-Wallis	H = 11.67	3	0.0086	p < 0.0063	Unclear	$\epsilon^2 = 0.389$	large
Living area	Kruskal-Wallis	H = 2.74	3	0.4341	p < 0.0063	Unclear	$\epsilon^2 = 0.091$	medium
Days on market	Kruskal-Wallis	H = 1.21	3	0.7516	p < 0.0063	Unclear	$\epsilon^2 = 0.040$	small
Discount from original list	Kruskal-Wallis	H = 0.03	3	0.9985	p < 0.0063	Unclear	$\epsilon^2 = 0.001$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.72$	3	0.6323	p < 0.0063	Unclear	Cramér's V = 0.236	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.01$	3	0.7984	p < 0.0063	Unclear	Cramér's V = 0.181	small
Has a view	Chi-square	$\chi^2 = 1.17$	3	0.7598	p < 0.0063	Unclear	Cramér's V = 0.194	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 = 135.00	—	0.3118	p < 0.0063	Unclear	rank-biserial r = 0.227	small
Net price per SF	Mann-Whitney U	U = 93.00	—	0.4957	p < 0.0063	Unclear	rank-biserial r = 0.155	small
Living area	Mann-Whitney U	U = 147.00	—	0.1318	p < 0.0063	Unclear	rank-biserial r = 0.336	medium
Year built	Mann-Whitney U	U = 107.50	—	0.9335	p < 0.0063	Unclear	rank-biserial r = 0.023	negligible
Days on market	Mann-Whitney U	U = 86.50	—	0.3418	p < 0.0063	Unclear	rank-biserial r = 0.214	small
Discount from original list	Mann-Whitney U	U = 61.00	—	0.0452	p < 0.0063	Unclear	rank-biserial r = 0.445	medium
Price cut before sale	Chi-square	$\chi^2 = 0.22$	1	0.6387	p < 0.0063	Unclear	Cramér's V = 0.084	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.04$	1	0.0443	p < 0.0063	Unclear	Cramér's V = 0.361	medium

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 31 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 29, 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.