Milwood

Austin, TX 78729 · 78727
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
137	**$464,000**	**$255**	**20 days**
single-family resale homes	average $472,064	average $259	average 66 days

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1. Summary

Resale homes · 137 sales · November 8, 2025 – November 7, 2026

This study looks at the **137 resale homes** sold in Milwood in the **365 days** to November 7, 2026. A full year is used because only 67 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.

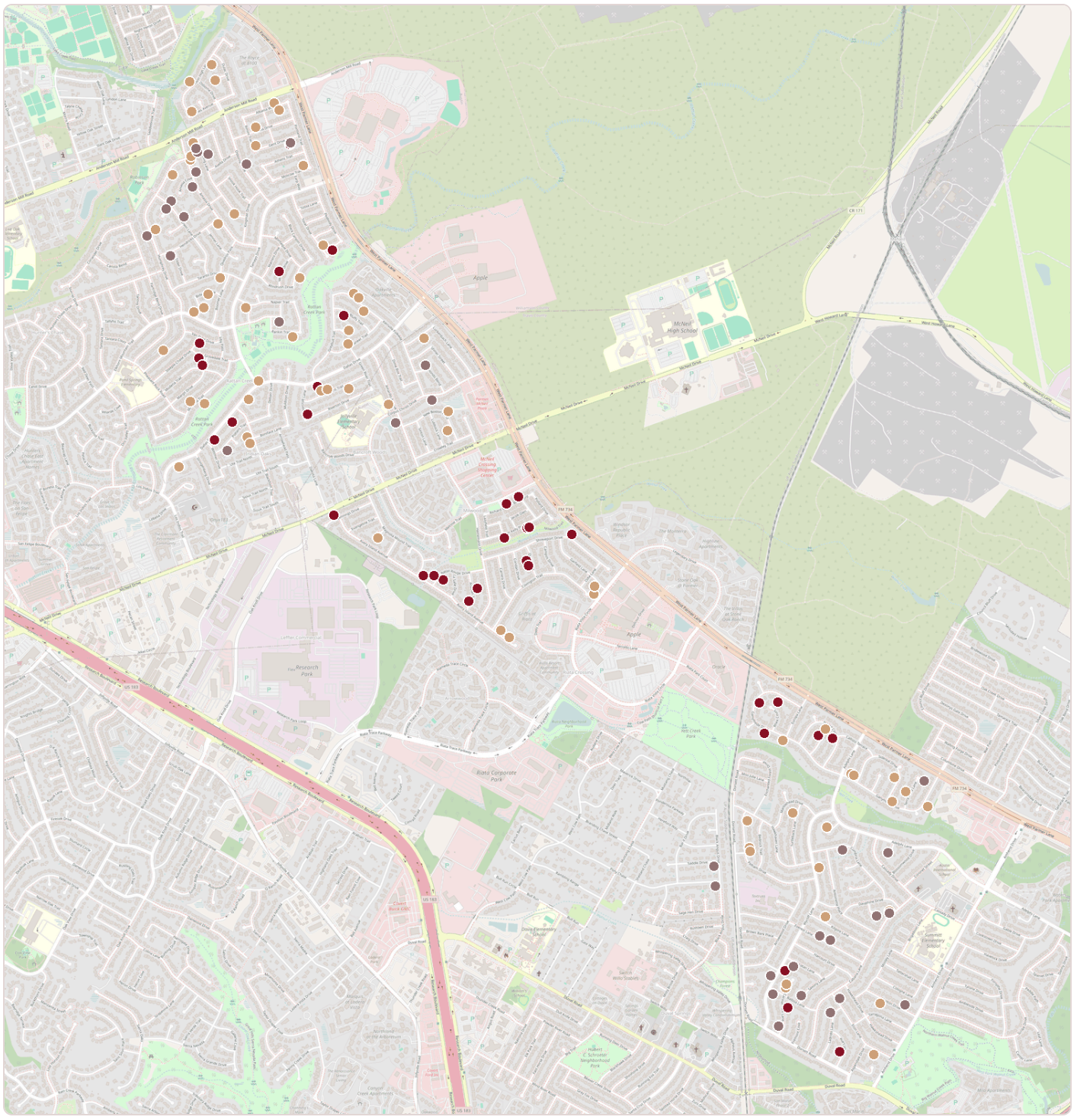
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

137 resale homes · colored by price range

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



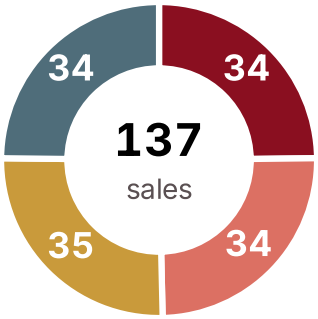
● Under $399K · 34 sales ● $399K–$462K · 34 sales ● $464K–$550K · 35 sales ● Over $550K · 34 sales

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3. Quartiles by net sale price

Resale homes · 137 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.



Sales per group

- Under $399K: 34 sales (25%)
- $399K–$462K: 34 sales (25%)
- $464K–$550K: 35 sales (26%)
- Over $550K: 34 sales (25%)

Bottom line

- Homes over $550K are about 940 SF (69%) larger than homes under $399K.

3.1 Key differences

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

Under $399K $399K–$462K $464K–$550K Over $550K

Higher-priced homes Over $550K

- Are much larger.

Lower-priced homes Under $399K

- Are much smaller.

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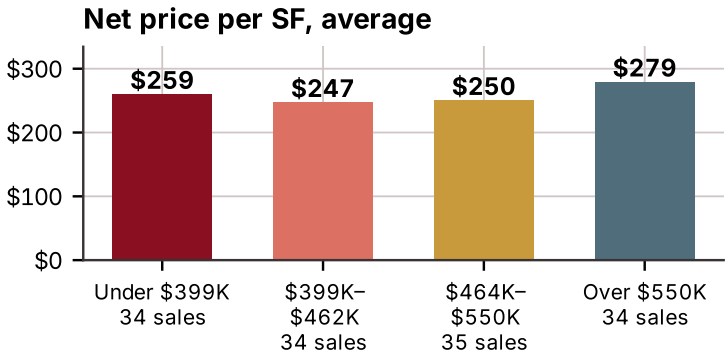
3.2 At a glance

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

	Under $399K	$399K–$462K	$464K–$550K	Over $550K	Real difference?
Net price per SF	$259 per SF	$247 per SF	$250 per SF	$279 per SF	unclear
Living area	1,370 SF **Smallest**	1,807 SF	2,107 SF	2,311 SF **Largest**	✓ large
Year built	1984	1987	1986	1984	unclear
Days on market	34 days	20 days	20 days	16 days	unclear
Discount from original list	9.6%	6.9%	4.7%	3.5%	unclear
Price cut before sale	41%	47%	46%	24%	unclear
Seller paid closing costs or repairs	53%	65%	60%	68%	unclear
Has a view	15%	12%	9%	6%	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

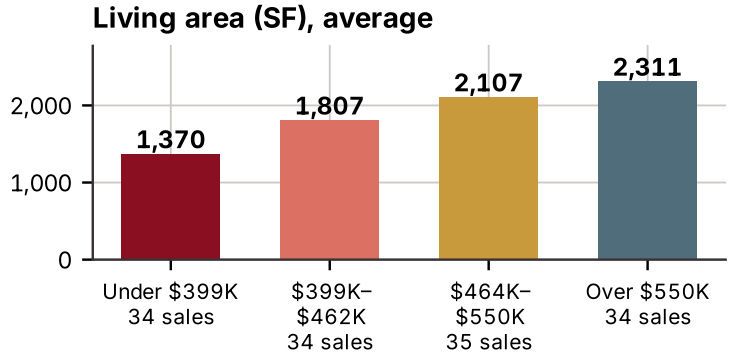


The average is **$279 per SF** for homes over $550K and **$259 per SF** for homes under $399K. It does not move in a straight line; homes over $550K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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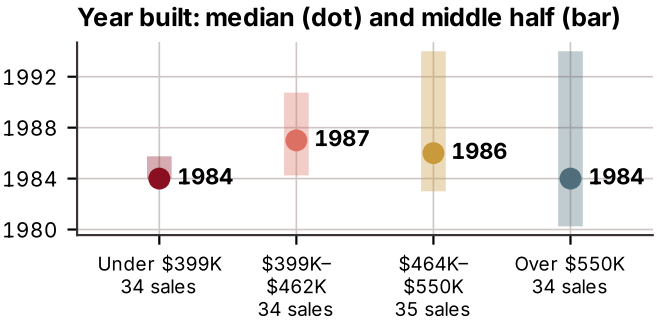
3.4 Homes over $550K are about 940 SF (69%) larger than homes under $399K



The average is **2,311 SF** for homes over $550K and **1,370 SF** for homes under $399K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

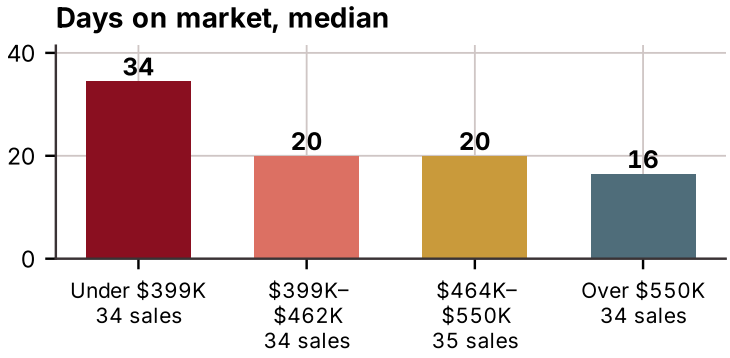
3.5 Year built: no clear difference



The median is **1984** for homes over $550K and **1984** for homes under $399K. It does not move in a straight line; homes $399K–$462K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

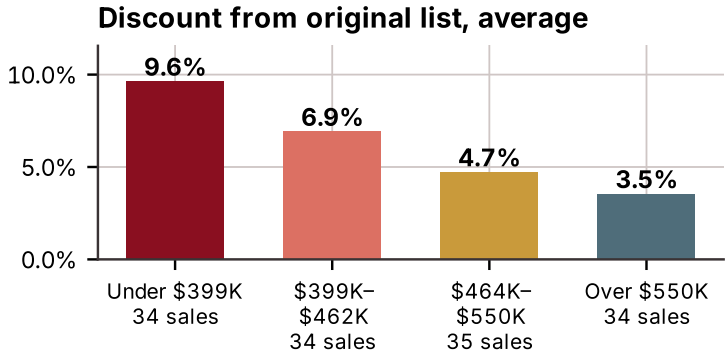


The median is **16 days** for homes over $550K and **34 days** for homes under $399K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

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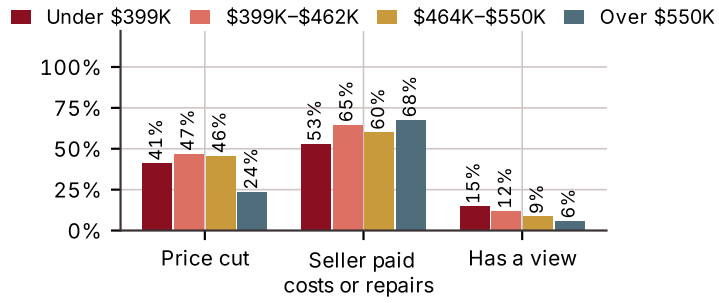
3.7 Discount from original list: no clear difference



The average is **3.5%** for homes over $550K and **9.6%** for homes under $399K. 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.

- 24% of homes over $550K had a price cut before sale, against 41% of homes under $399K. Defined in 8.1.7.
- 68% of homes over $550K had the seller pay closing costs or repairs, against 53% of homes under $399K. Defined in 8.1.8.
- 6% of homes over $550K have a view, against 15% of homes under $399K. 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 $399K 34 sales	$399K–$462K 34 sales	$464K–$550K 35 sales	Over $550K 34 sales	All 137 sales	Real difference?
Net sale price average	$341,151	$428,193	$499,011	$619,111	$472,064	by design
Net price per SF average	$259	$247	$250	$279	$259	unclear
Living area average	1,370	1,807	2,107	2,311	1,900	✓ large
Year built median	1984	1987	1986	1984	1985	unclear

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3.10 The numbers: selling

	Under $399K 34 sales	$399K–$462K 34 sales	$464K–$550K 35 sales	Over $550K 34 sales	All 137 sales	Real difference?
Days on market median	34	20	20	16	20	unclear
Discount from original list average	9.6%	6.9%	4.7%	3.5%	6.2%	unclear
Price cut before sale	41%	47%	46%	24%	39%	unclear
Seller paid closing costs or repairs	53%	65%	60%	68%	61%	unclear
Has a view	15%	12%	9%	6%	10%	unclear

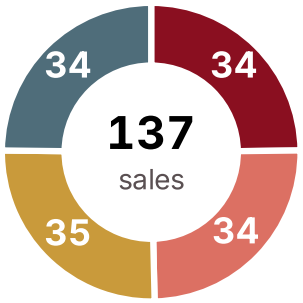
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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.



Sales per group

- Under 1,510 SF: 34 sales (25%)
- 1,510–1,823 SF: 34 sales (25%)
- 1,850–2,175 SF: 35 sales (26%)
- Over 2,175 SF: 34 sales (25%)

Bottom line

- Homes over 2,175 SF sell for about $211K (59%) more than homes under 1,510 SF.
- Homes over 2,175 SF sell for about $69 per SF (24%) less than homes under 1,510 SF.
- Homes over 2,175 SF are about 5 years newer than homes under 1,510 SF.

4.1 Key differences

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

Under 1,510 SF · 1,510–1,823 SF · 1,850–2,175 SF · Over 2,175 SF

Larger homes Over 2,175 SF

- Sell for much more.
- Sell for less per square foot.
- Tend to be newer.

Smaller homes Under 1,510 SF

- Sell for much less.
- Sell for more per square foot.
- Tend to be older.

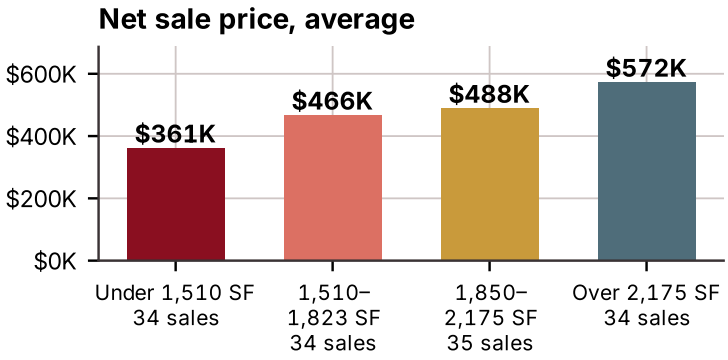
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4.2 At a glance

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

	Under 1,510 SF	1,510–1,823 SF	1,850–2,175 SF	Over 2,175 SF	Real difference?
Net sale price	$361K Lowest	$466K	$488K	$572K Highest	✓ large
Net price per SF	$289 per SF Highest	$283 per SF	$243 per SF	$220 per SF Lowest	✓ large
Year built	1984 Oldest	1984	1989	1989 Newest	✓ medium
Days on market	18 days	26 days	39 days	19 days	unclear
Discount from original list	7.0%	5.9%	6.5%	5.4%	unclear
Price cut before sale	35%	38%	51%	32%	unclear
Seller paid closing costs or repairs	62%	50%	54%	79%	unclear
Has a view	15%	9%	11%	6%	unclear

4.3 Homes over 2,175 SF sell for about $211K (59%) more than homes under 1,510 SF



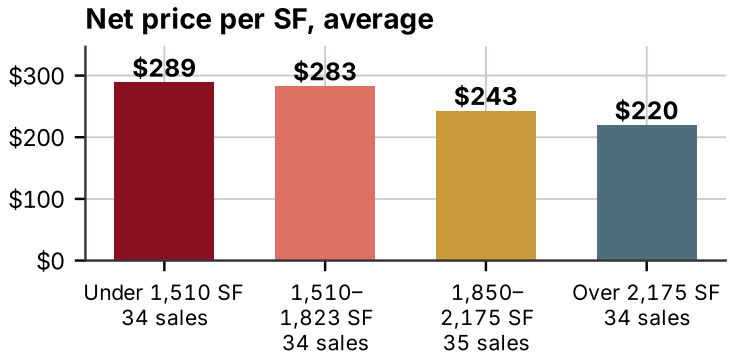
The average is **$572K** for homes over 2,175 SF and **$361K** for homes under 1,510 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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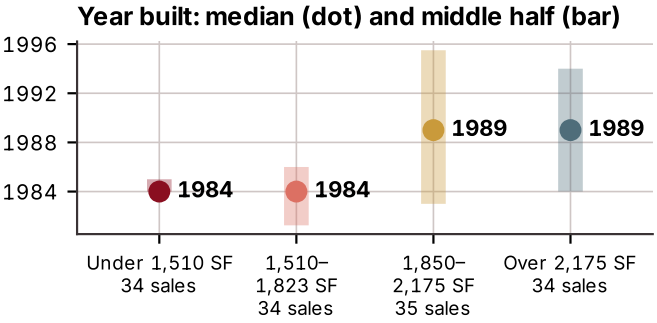
4.4 Homes over 2,175 SF sell for about $69 per SF (24%) less than homes under 1,510 SF



The average is **$220 per SF** for homes over 2,175 SF and **$289 per SF** for homes under 1,510 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

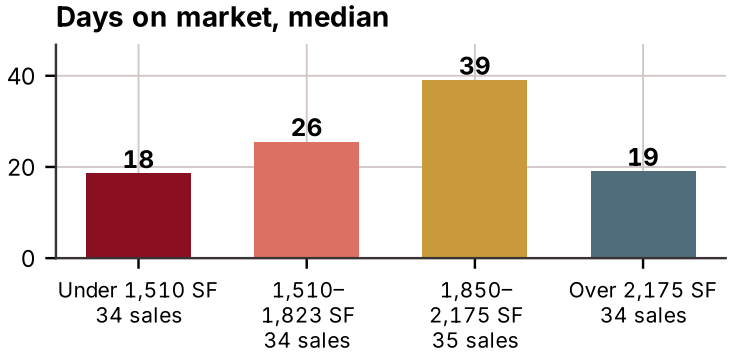
4.5 Homes over 2,175 SF are about 5 years newer than homes under 1,510 SF



The median is **1989** for homes over 2,175 SF and **1984** for homes under 1,510 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · medium

4.6 Days on market: no clear difference

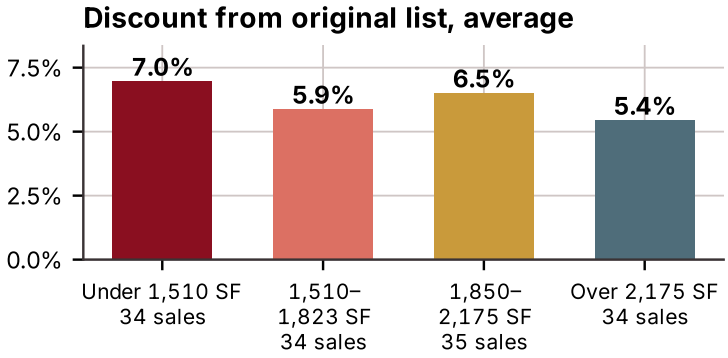


The median is **19 days** for homes over 2,175 SF and **18 days** for homes under 1,510 SF. It does not move in a straight line; homes 1,850–2,175 SF are highest. Defined in 8.1.5.

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

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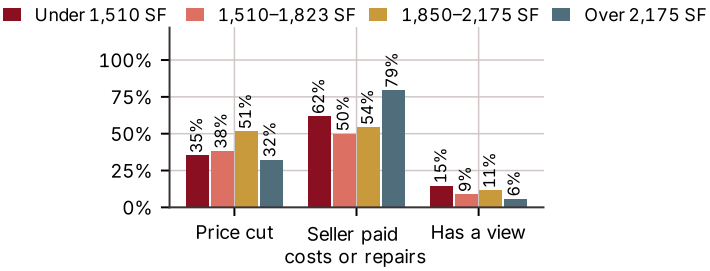
4.7 Discount from original list: no clear difference



The average is **5.4%** for homes over 2,175 SF and **7.0%** for homes under 1,510 SF. It does not move in a straight line; homes under 1,510 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.

- 32% of homes over 2,175 SF had a price cut before sale, against 35% of homes under 1,510 SF. Defined in 8.1.7.
- 79% of homes over 2,175 SF had the seller pay closing costs or repairs, against 62% of homes under 1,510 SF. Defined in 8.1.8.
- 6% of homes over 2,175 SF have a view, against 15% of homes under 1,510 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 1,510 SF 34 sales	1,510–1,823 SF 34 sales	1,850–2,175 SF 35 sales	Over 2,175 SF 34 sales	All 137 sales	Real difference?
Net sale price average	$360,859	$466,382	$488,447	$572,088	$472,064	✓ large
Net price per SF average	$289	$283	$243	$220	$259	✓ large
Living area average	1,264	1,648	2,016	2,670	1,900	by design
Year built median	1984	1984	1989	1989	1985	✓ medium

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4.10 The numbers: selling

	Under 1,510 SF 34 sales	1,510–1,823 SF 34 sales	1,850–2,175 SF 35 sales	Over 2,175 SF 34 sales	All 137 sales	Real difference?
Days on market median	18	26	39	19	20	unclear
Discount from original list average	7.0%	5.9%	6.5%	5.4%	6.2%	unclear
Price cut before sale	35%	38%	51%	32%	39%	unclear
Seller paid closing costs or repairs	62%	50%	54%	79%	61%	unclear
Has a view	15%	9%	11%	6%	10%	unclear

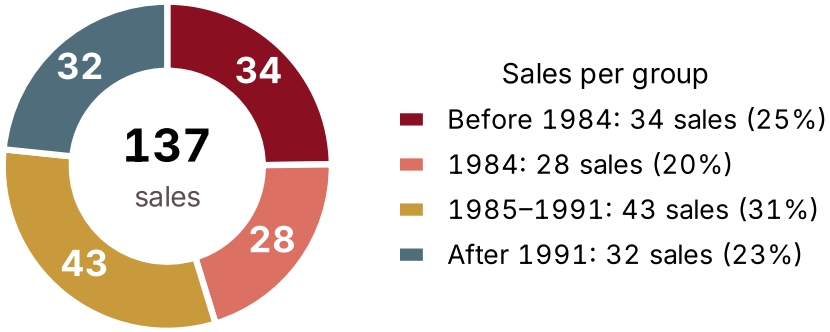
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 137 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

- Homes built after 1991 sell for about $36K (7%) less than homes built before 1984.
- Homes built after 1991 are about 520 SF (28%) larger than homes built before 1984.
- Homes built after 1991 sell for about $77 per SF (26%) less than homes built before 1984.

5.1 Key differences

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

Before 1984 1984 1985–1991 After 1991

Newer homes After 1991

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

Older homes Before 1984

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

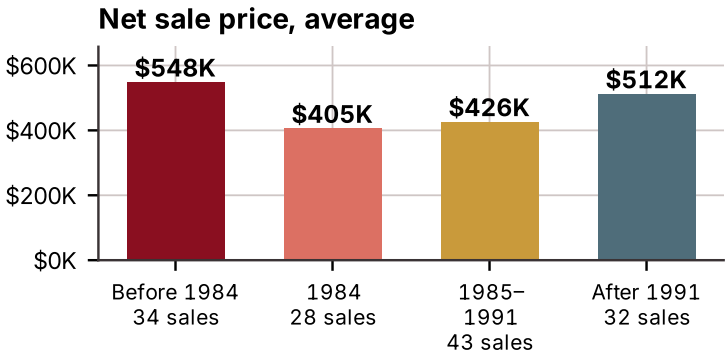
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5.2 At a glance

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	1985–1991	After 1991	Real difference?
Net sale price	$548K **Highest**	$405K **Lowest**	$426K	$512K	✓ large
Net price per SF	$299 per SF **Highest**	$271 per SF	$246 per SF	$222 per SF **Lowest**	✓ large
Living area	1,838 SF	1,526 SF **Smallest**	1,854 SF	2,356 SF **Largest**	✓ large
Days on market	32 days	24 days	23 days	13 days	unclear
Discount from original list	5.6%	7.4%	7.1%	4.5%	unclear
Price cut before sale	41%	39%	44%	31%	unclear
Seller paid closing costs or repairs	53%	54%	65%	72%	unclear
Has a view	9%	11%	12%	9%	unclear

5.3 Homes built after 1991 sell for about $36K (7%) less than homes built before 1984

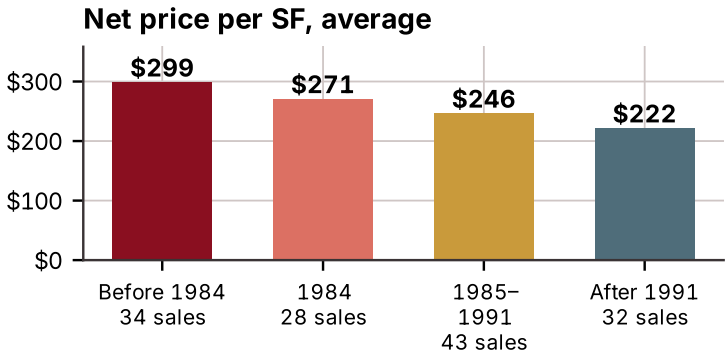


The average is **$512K** for homes built after 1991 and **$548K** for homes built before 1984. It does not move in a straight line; homes built before 1984 are highest. Defined in 8.1.1.

✓ **Real difference** · large

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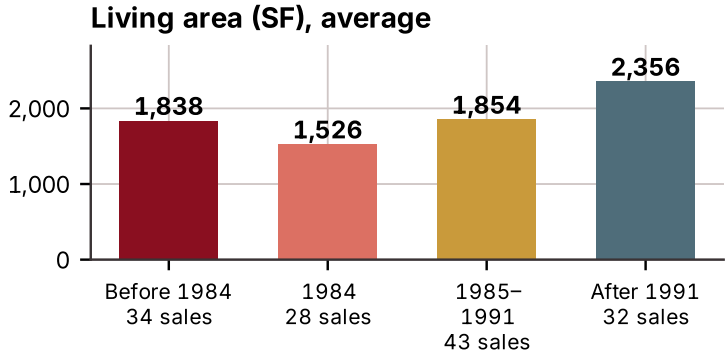
5.4 Homes built after 1991 sell for about $77 per SF (26%) less than homes built before 1984



The average is **$222 per SF** for homes built after 1991 and **$299 per SF** for homes built before 1984. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

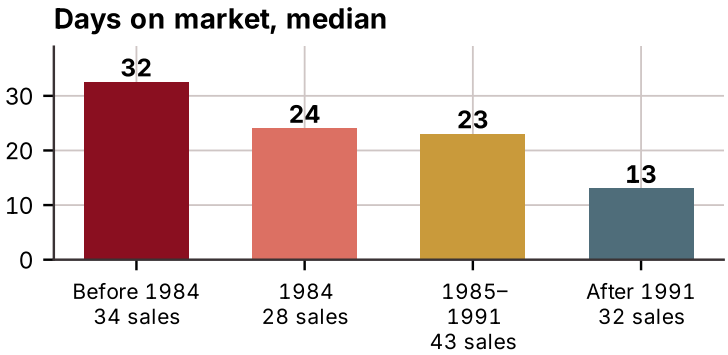
5.5 Homes built after 1991 are about 520 SF (28%) larger than homes built before 1984



The average is **2,356 SF** for homes built after 1991 and **1,838 SF** for homes built before 1984. It does not move in a straight line; homes built after 1991 are highest. Defined in 8.1.3.

✓ **Real difference** · large

5.6 Days on market: no clear difference

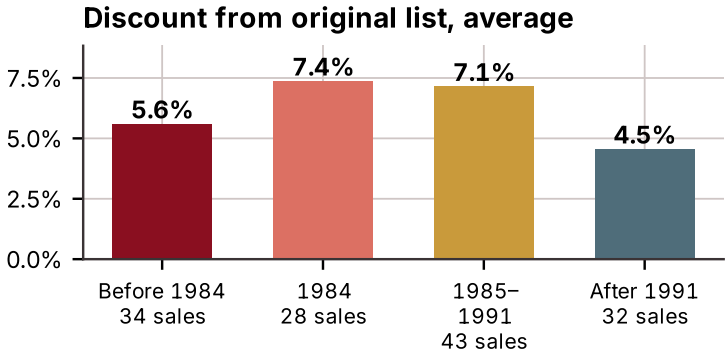


The median is **13 days** for homes built after 1991 and **32 days** for homes built before 1984. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

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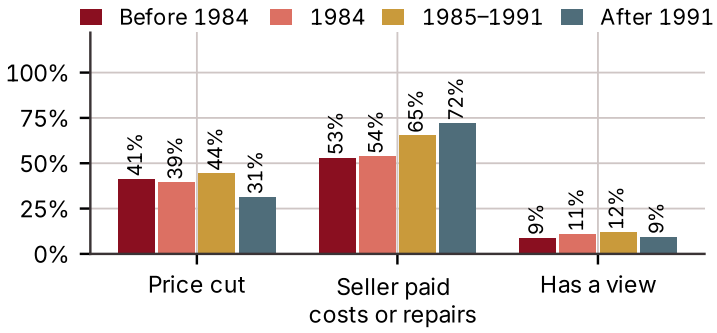
5.7 Discount from original list: no clear difference



The average is **4.5%** for homes built after 1991 and **5.6%** for homes built before 1984. It does not move in a straight line; homes built 1984 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.

- 31% of homes built after 1991 had a price cut before sale, against 41% of homes built before 1984. Defined in 8.1.7.
- 72% of homes built after 1991 had the seller pay closing costs or repairs, against 53% of homes built before 1984. Defined in 8.1.8.
- 9% 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 34 sales	1984 28 sales	1985–1991 43 sales	After 1991 32 sales	All 137 sales	Real difference?
Net sale price average	$548,004	$405,267	$425,855	$511,919	$472,064	✓ large
Net price per SF average	$299	$271	$246	$222	$259	✓ large
Living area average	1,838	1,526	1,854	2,356	1,900	✓ large
Year built median	1981	1984	1987	1996	1985	by design

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5.10 The numbers: selling

	Before 1984 34 sales	1984 28 sales	1985–1991 43 sales	After 1991 32 sales	All 137 sales	Real difference?
Days on market median	32	24	23	13	20	unclear
Discount from original list average	5.6%	7.4%	7.1%	4.5%	6.2%	unclear
Price cut before sale	41%	39%	44%	31%	39%	unclear
Seller paid closing costs or repairs	53%	54%	65%	72%	61%	unclear
Has a view	9%	11%	12%	9%	10%	unclear

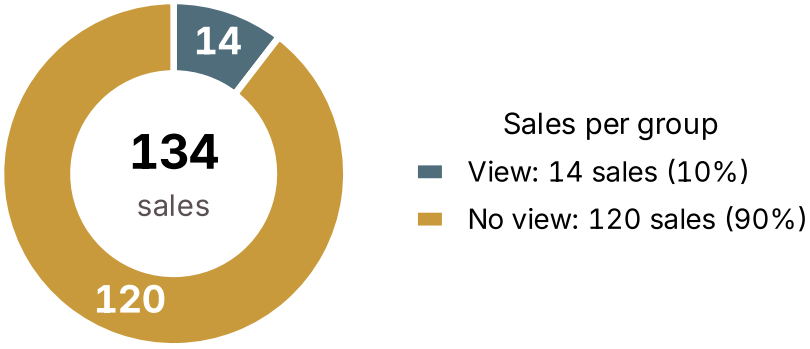
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 137 sales · November 8, 2025 – November 7, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 3 sales whose MLS view entry is only “See Remarks” are left out.



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

6.1 Key differences

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

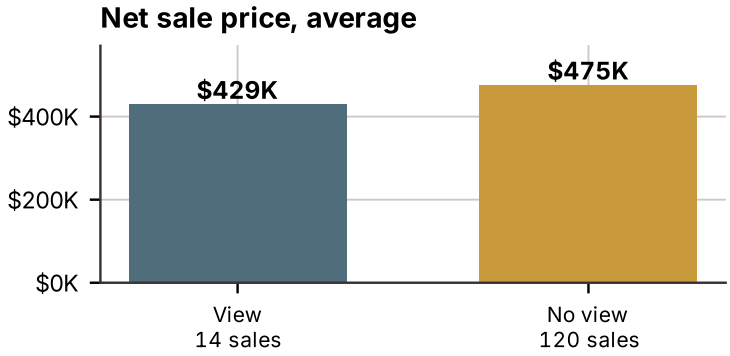
6.2 At a glance

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

	View	No view	Real difference?
Net sale price	$429K	$475K	unclear
Net price per SF	$265 per SF	$258 per SF	unclear
Living area	1,711 SF	1,919 SF	unclear
Year built	1986	1985	unclear
Days on market	21 days	22 days	unclear
Discount from original list	5.4%	6.4%	unclear
Price cut before sale	43%	40%	unclear
Seller paid closing costs or repairs	64%	60%	unclear

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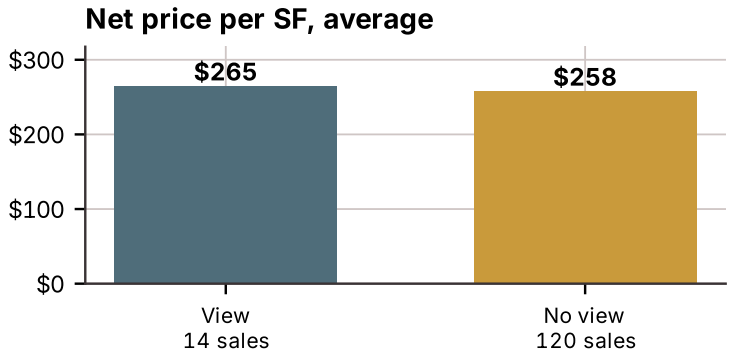
6.3 Net sale price: no clear difference



The average is **$429K** for homes with a view and **$475K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

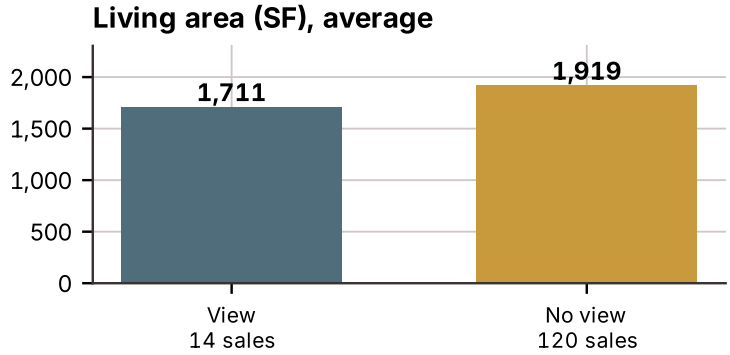
6.4 Net price per SF: no clear difference



The average is **$265 per SF** for homes with a view and **$258 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

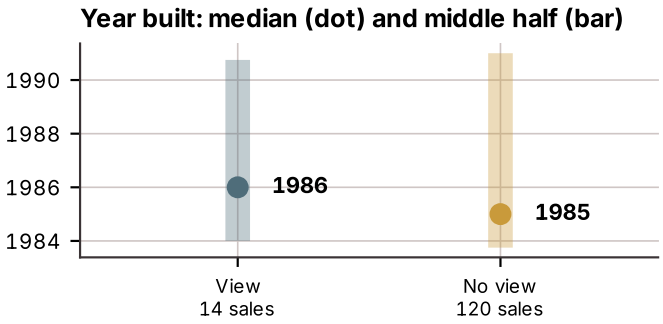


The average is **1,711 SF** for homes with a view and **1,919 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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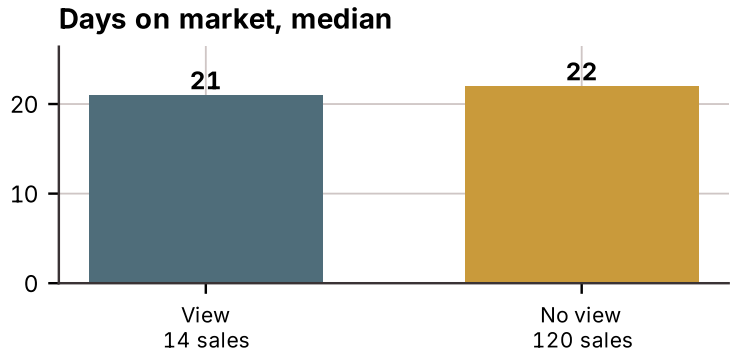
6.6 Year built: no clear difference



The median is **1986** for homes with a view and **1985** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

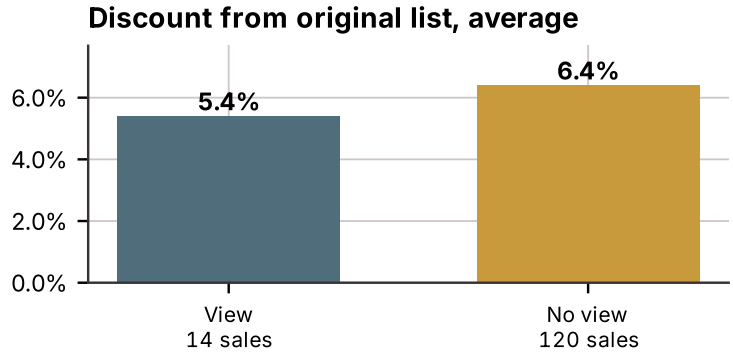
6.7 Days on market: no clear difference



The median is **21 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

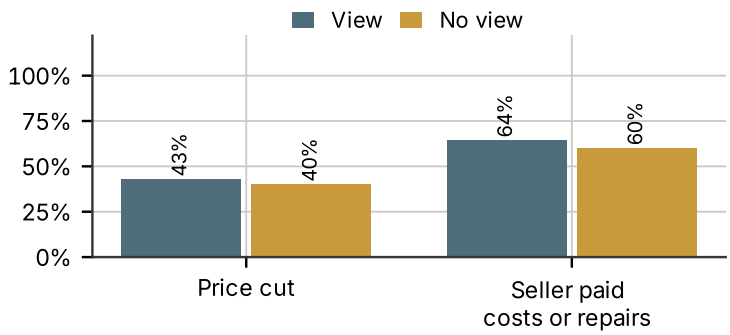


The average is **5.4%** for homes with a view and **6.4%** for homes without a view. Defined in 8.1.6.

– 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.

- 43% of homes with a view had a price cut before sale, against 40% of homes without a view. Defined in 8.1.7.
- 64% of homes with a view had the seller pay closing costs or repairs, against 60% 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 14 sales	No view 120 sales	All 134 sales	Real difference?
Net sale price average	$428,802	$475,430	$470,558	unclear
Net price per SF average	$265	$258	$258	unclear
Living area average	1,711	1,919	1,897	unclear
Year built median	1986	1985	1985	unclear

6.11 The numbers: selling

	View 14 sales	No view 120 sales	All 134 sales	Real difference?
Days on market median	21	22	22	unclear
Discount from original list average	5.4%	6.4%	6.3%	unclear
Price cut before sale	43%	40%	40%	unclear
Seller paid closing costs or repairs	64%	60%	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.

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7. New construction

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

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

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

No new-construction sales were reported in ABOR MLS in this window.

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition “New Construction” or “Under Construction”.

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8. Appendix

Measures, methods and tests

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

8.1 Measures

8.1.1 Net sale price

In simple terms What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.

Statistically Net = ClosePrice − ACTRIS_BuyersClsgCostPdbySell − ACTRIS_RepairsAmount (a blank counts as $0). Summarized by the arithmetic mean in the slices.

The data 137 resale sales. Average $472,064; median $464,000; standard deviation $112,395; middle half (25th–75th percentile) $399,000–$549,707; lowest $205,000, highest $981,000. 84 sales had a seller payment; their median payment was $7,082.

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 137 resale sales. Average $259; median $255; standard deviation $55; middle half (25th–75th percentile) $219–$296; lowest $140, highest $405.

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 137 resale sales. Average 1,900; median 1,850; standard deviation 576; middle half (25th–75th percentile) 1,510–2,175; lowest 778, highest 3,933.

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 137 resale sales. Average 1987; median 1985; standard deviation 6; middle half (25th–75th percentile) 1984–1991; lowest 1973, highest 1999.

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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 137 resale sales. Average 66; median 20; standard deviation 95; middle half (25th–75th percentile) 9–83; lowest 1, highest 692. 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 137 resale sales. Average 6.2%; median 4.3%; standard deviation 8.2%; middle half (25th–75th percentile) 0.9%–8.9%; lowest −9.6%, highest 41.3%. 16 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 54 of 137 resale sales (39.4%).

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

The data 84 of 137 resale sales (61.3%).

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 14 sales with a view, 120 without, 3 unclassified. Most common View entries: None 93, Neighborhood 33, Park/Greenbelt 8, Garden 4, Trees/Woods 4, See Remarks 2, Creek/Stream 2, City 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 13:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “milwood”, “angus valley annex” (case-insensitive). A record is kept when its subdivision name belongs to the Milwood family, the same rule comparable sales use (it includes Angus Valley Annex, proven adjacent and priced alike).

The data Pulled November 8, 2026: 138 closed Milwood records over the prior year, in ZIP 78729, 78727. 56 subdivision spellings kept, the most common: Milwood Sec 38B (8); Milwood Sec 11 (7); Milwood (7); Milwood Sec 01 Ph 01 (6); Milwood Sec 08 (6); Milwood Sec 10 (6); Milwood Sec 14 (6); Milwood Sec 28 (5); Milwood Sec 15-A (5); Milwood Sec 36 (5); Milwood Sec 31A (4); Milwood Sec 26B (4); and 44 more (69 records). 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 67 resale sales here (under 80), so the full year is used.

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

The data 137 single-family sales in the window: 137 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 137 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 1 sale(s) with no original list price

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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 $399K”.

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 $399K: $205,000–$397,500 (34 sales); $399K–$462K: $399,000–$462,230 (34 sales); $464K–$550K: $464,000–$549,707 (35 sales); Over $550K: $550,000–$981,000 (34 sales)
Quartiles by living area: Under 1,510 SF: 778–1,509 SF (34 sales); 1,510–1,823 SF: 1,510–1,823 SF (34 sales); 1,850–2,175 SF: 1,850–2,175 SF (35 sales); Over 2,175 SF: 2,183–3,933 SF (34 sales)
Quartiles by year built: Before 1984: 1973–1983 (34 sales); 1984: 1984–1984 (28 sales); 1985–1991: 1985–1991 (43 sales); After 1991: 1992–1999 (32 sales)
View and no view: View: MLS lists a view (14 sales); No view: None or Neighborhood (120 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 $472,064, median $464,000. Days on market: average 66, median 20: 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 $\left|1 - 2U/(n_1 n_2)\right|$: ≥ .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 7 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 = 5.47	3	0.1403	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.040$	small
Living area	Kruskal–Wallis	H = 62.63	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.461$	large
Year built	Kruskal–Wallis	H = 6.73	3	0.0809	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.050$	small
Days on market	Kruskal–Wallis	H = 3.38	3	0.3367	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.025$	small
Discount from original list	Kruskal–Wallis	H = 9.01	3	0.0292	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.066$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.05$	3	0.1681	p < 0.0063	**Unclear**	Cramér's V = 0.192	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.77$	3	0.6215	p < 0.0063	**Unclear**	Cramér's V = 0.114	small
Has a view	Chi-square	$\chi^2 = 1.64$	3	0.6515	p < 0.0063	**Unclear**	Cramér's V = 0.109	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 = 68.24	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.502$	large
Net price per SF	Kruskal–Wallis	H = 40.08	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.295$	large
Year built	Kruskal–Wallis	H = 13.79	3	0.0032	p < 0.0063	**Yes**	$\varepsilon^2 = 0.101$	medium
Days on market	Kruskal–Wallis	H = 1.38	3	0.7095	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.010$	small
Discount from original list	Kruskal–Wallis	H = 0.50	3	0.9194	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.004$	negligible
Price cut before sale	Chi-square	$\chi^2 = 3.09$	3	0.3784	p < 0.0063	**Unclear**	Cramér's V = 0.150	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.26$	3	0.0640	p < 0.0063	**Unclear**	Cramér's V = 0.230	small
Has a view	Chi-square	$\chi^2 = 1.57$	3	0.6660	p < 0.0063	**Unclear**	Cramér's V = 0.107	small

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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 = 38.01	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.279$	large
Net price per SF	Kruskal–Wallis	H = 36.42	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.268$	large
Living area	Kruskal–Wallis	H = 36.97	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.272$	large
Days on market	Kruskal–Wallis	H = 4.11	3	0.2503	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.030$	small
Discount from original list	Kruskal–Wallis	H = 3.26	3	0.3533	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.024$	small
Price cut before sale	Chi-square	$\chi^2 = 1.35$	3	0.7179	p < 0.0063	**Unclear**	Cramér's V = 0.099	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.48$	3	0.3235	p < 0.0063	**Unclear**	Cramér's V = 0.159	small
Has a view	Chi-square	$\chi^2 = 0.20$	3	0.9780	p < 0.0063	**Unclear**	Cramér's V = 0.038	negligible

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 = 627.00	—	0.1222	p < 0.0063	**Unclear**	rank-biserial r = 0.254	small
Net price per SF	Mann–Whitney U	U = 909.00	—	0.6183	p < 0.0063	**Unclear**	rank-biserial r = 0.082	negligible
Living area	Mann–Whitney U	U = 687.00	—	0.2673	p < 0.0063	**Unclear**	rank-biserial r = 0.182	small
Year built	Mann–Whitney U	U = 849.50	—	0.9475	p < 0.0063	**Unclear**	rank-biserial r = 0.011	negligible
Days on market	Mann–Whitney U	U = 884.00	—	0.7516	p < 0.0063	**Unclear**	rank-biserial r = 0.052	negligible
Discount from original list	Mann–Whitney U	U = 825.50	—	0.9189	p < 0.0063	**Unclear**	rank-biserial r = 0.017	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.04$	1	0.8366	p < 0.0063	**Unclear**	Cramér's V = 0.018	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.10$	1	0.7563	p < 0.0063	**Unclear**	Cramér's V = 0.027	negligible

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 1 sale(s) with no original list price. 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 137 closed MLS resale sales; the 0 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 8, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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