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Milwood Sec 08

Austin, TX 78729 · 78727

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 · 7:15 AM CDT

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

RESALE SALES, 365 DAYS

143

single-family resale homes

MEDIAN NET SALE PRICE

\$462,230

average \$474,200

MEDIAN NET PRICE PER SF

\$256

average \$260

MEDIAN DAYS ON MARKET

22 days

average 66 days

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1. Summary

Resale homes · 143 sales · October 26, 2025 – October 25, 2026

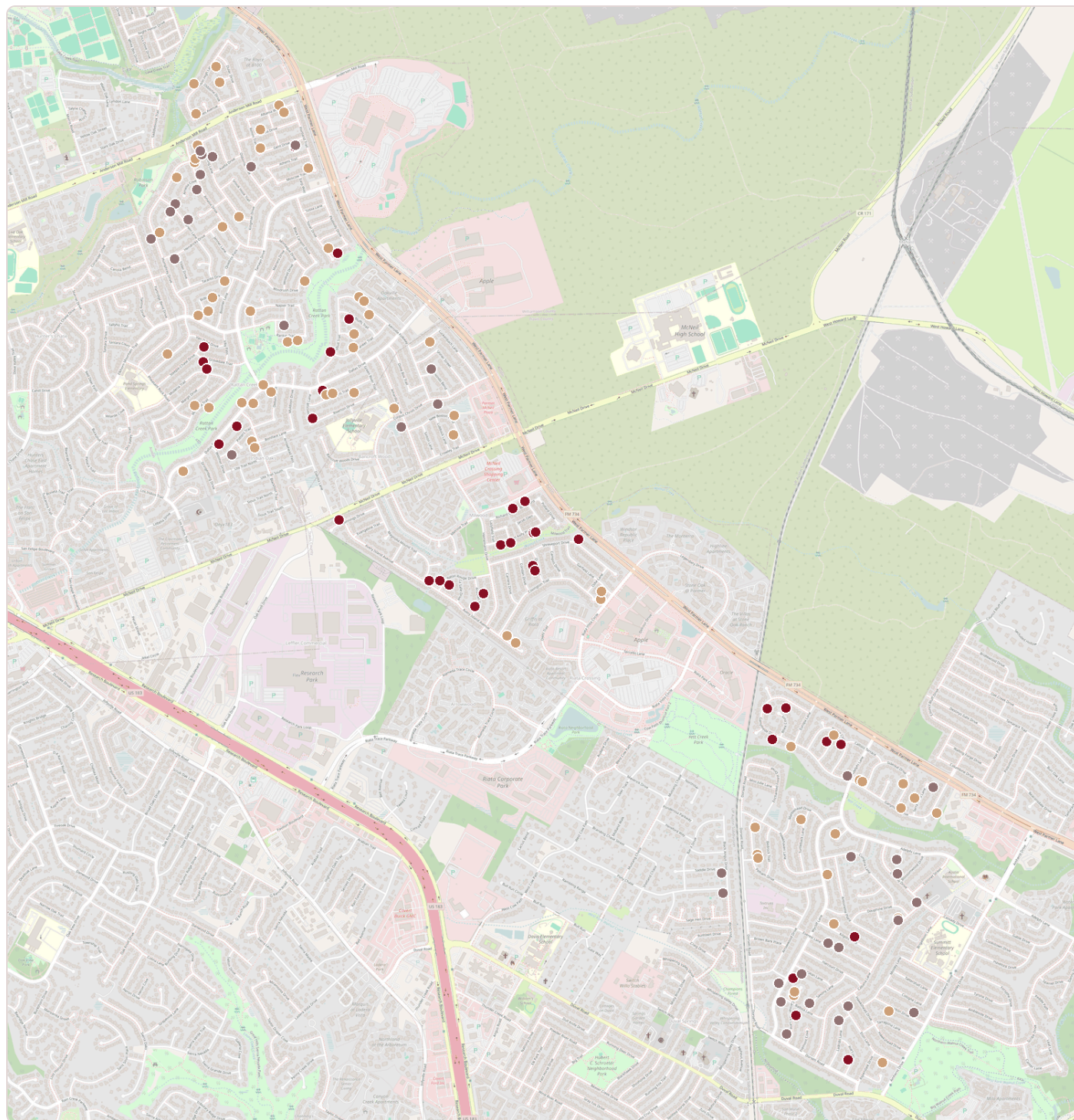
This study looks at the **143 resale homes** sold in Milwood Sec 08 in the **365 days** to October 25, 2026. A full year is used because only 74 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living 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

143 resale homes · colored by price range

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

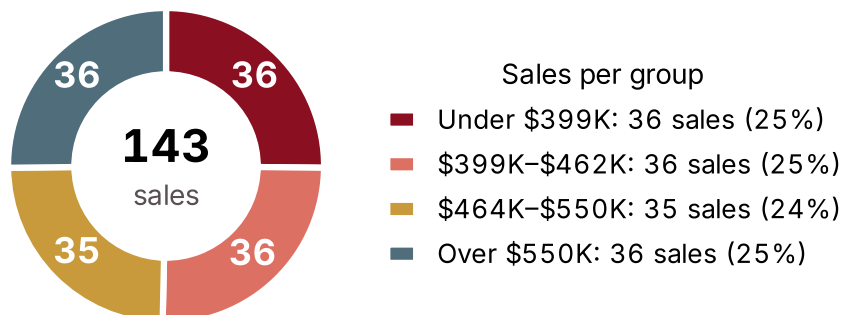


● Under \$399K · 36 sales ● \$399K-\$462K · 36 sales ● \$464K-\$550K · 35 sales ● Over \$550K · 36 sales

3. Quartiles by net sale price

Resale homes · 143 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 \$550K are about 950 SF (70%) 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.

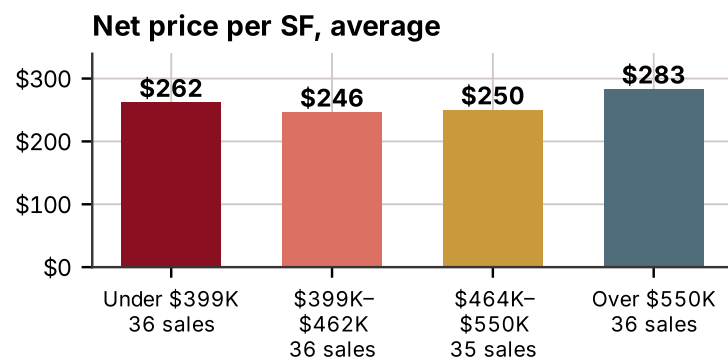
3.2 At a glance

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	\$262 per SF	\$246 per SF	\$250 per SF	\$283 per SF	unclear
Living area	1,357 SF Smallest	1,809 SF	2,107 SF	2,302 SF Largest	✓ large
Year built	1984	1987	1986	1984	unclear
Days on market	34 days	29 days	20 days	18 days	unclear
Discount from original list	9.2%	6.6%	4.7%	4.1%	unclear
Price cut before sale	42%	47%	46%	28%	unclear
Seller paid closing costs or repairs	53%	67%	60%	64%	unclear
Has a view	17%	17%	9%	8%	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

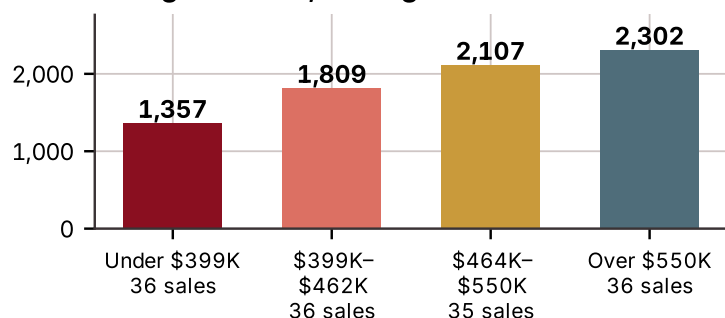


The average is **\$283 per SF** for homes over \$550K and **\$262 per SF** for homes under \$399K. It does not move in a straight line; homes over \$550K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$550K are about 950 SF (70%) larger than homes under \$399K

Living area (SF), average

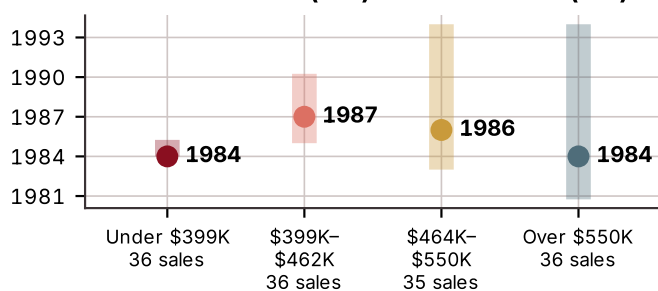


The average is **2,302 SF** for homes over \$550K and **1,357 SF** for homes under \$399K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

3.5 Year built: no clear difference

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

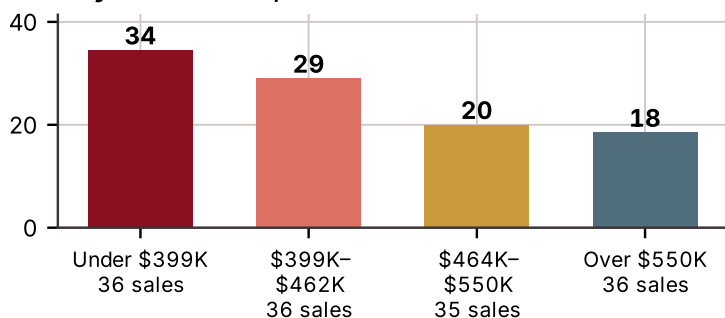


The median is **1984** for homes over \$550K and **1984** for homes under \$399K. It does not move in a straight line; homes \$399K-\$462K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

Days on market, median

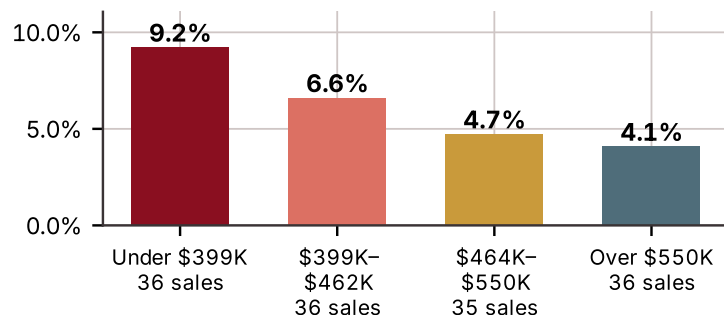


The median is **18 days** for homes over \$550K and **34 days** for homes under \$399K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

Discount from original list, average

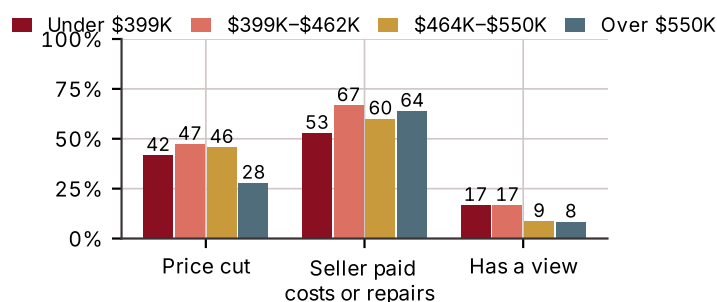


The average is 4.1% for homes over \$550K and 9.2% for homes under \$399K. It falls step by step from the lowest range to the highest.

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.

- 28% of homes over \$550K had a price cut before sale, against 42% of homes under \$399K. Defined in 8.1.7.
- 64% of homes over \$550K had the seller pay closing costs or repairs, against 53% of homes under \$399K. Defined in 8.1.8.
- 8% of homes over \$550K have a view, against 17% 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 36 sales	\$399K-\$462K 36 sales	\$464K-\$550K 35 sales	Over \$550K 36 sales	All 143 sales	Real difference?
Net sale price average	\$342,423	\$428,771	\$499,011	\$627,286	\$474,200	by design
Net price per SF average	\$262	\$246	\$250	\$283	\$260	unclear
Living area average	1,357	1,809	2,107	2,302	1,892	✓ large
Year built median	1984	1987	1986	1984	1985	unclear

3.10 The numbers: selling

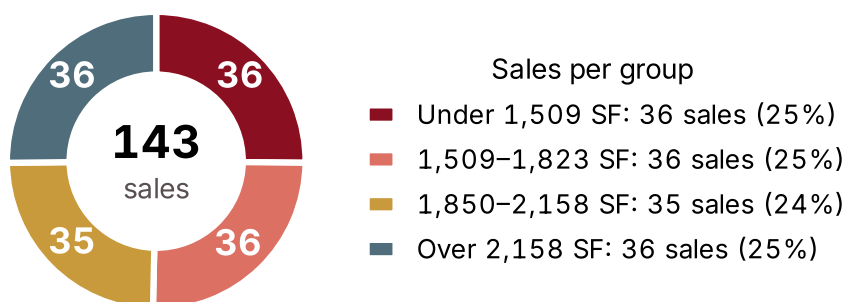
	Under \$399K 36 sales	\$399K– \$462K 36 sales	\$464K– \$550K 35 sales	Over \$550K 36 sales	All 143 sales	Real difference?
Days on market median	34	29	20	18	22	unclear
Discount from original list average	9.2%	6.6%	4.7%	4.1%	6.2%	unclear
Price cut before sale	42%	47%	46%	28%	41%	unclear
Seller paid closing costs or repairs	53%	67%	60%	64%	61%	unclear
Has a view	17%	17%	9%	8%	13%	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 · 143 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 2,158 SF sell for about \$213K (59%) more than homes under 1,509 SF.
- Homes over 2,158 SF sell for about \$68 per SF (23%) less than homes under 1,509 SF.
- Homes over 2,158 SF are about 5 years newer than homes under 1,509 SF.

4.1 Key differences

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

■ Under 1,509 SF ■ 1,509–1,823 SF ■ 1,850–2,158 SF ■ Over 2,158 SF

Larger homes Over 2,158 SF

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

Smaller homes Under 1,509 SF

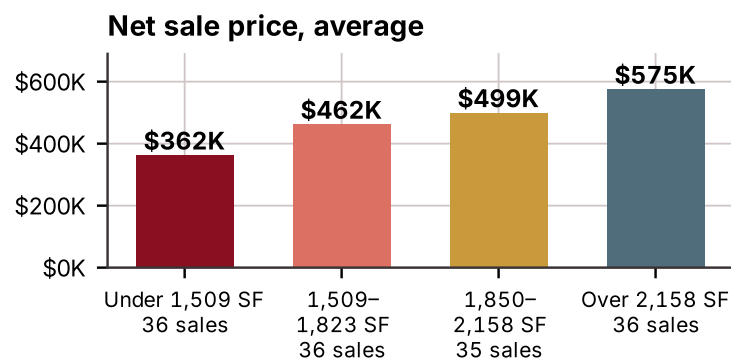
- Sell for much less.
- Sell for more per square foot.
- Tend to be older.

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 1,509 SF	1,509–1,823 SF	1,850–2,158 SF	Over 2,158 SF	Real difference?
Net sale price	\$362K Lowest	\$462K	\$499K	\$575K Highest	✓ large
Net price per SF	\$290 per SF Highest	\$279 per SF	\$249 per SF	\$222 per SF Lowest	✓ large
Year built	1984 Oldest	1984	1987	1989 Newest	✓ medium
Days on market	20 days	34 days	39 days	19 days	unclear
Discount from original list	6.8%	5.8%	6.9%	5.2%	unclear
Price cut before sale	36%	42%	51%	33%	unclear
Seller paid closing costs or repairs	64%	50%	54%	75%	unclear
Has a view	19%	8%	17%	6%	unclear

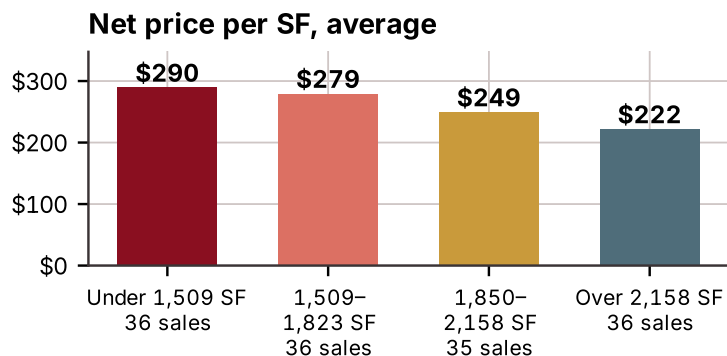
4.3 Homes over 2,158 SF sell for about \$213K (59%) more than homes under 1,509 SF



The average is **\$575K** for homes over 2,158 SF and **\$362K** for homes under 1,509 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

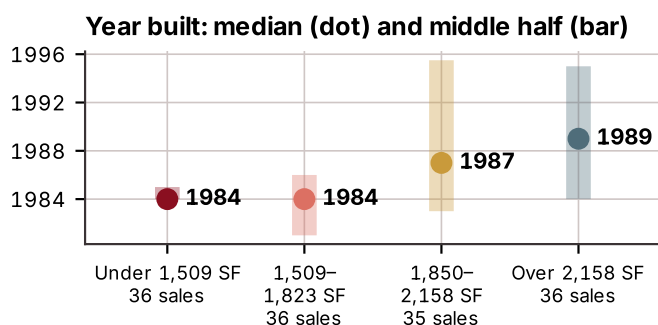
4.4 Homes over 2,158 SF sell for about \$68 per SF (23%) less than homes under 1,509 SF



The average is **\$222 per SF** for homes over 2,158 SF and **\$290 per SF** for homes under 1,509 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference · large**

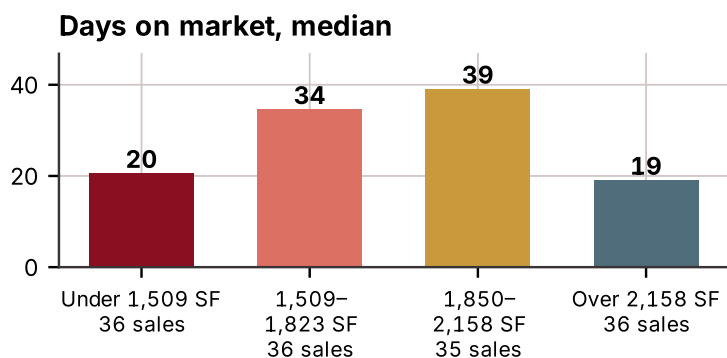
4.5 Homes over 2,158 SF are about 5 years newer than homes under 1,509 SF



The median is **1989** for homes over 2,158 SF and **1984** for homes under 1,509 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

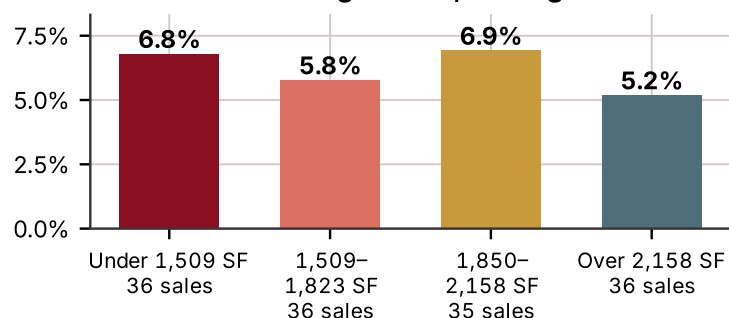


The median is **19 days** for homes over 2,158 SF and **20 days** for homes under 1,509 SF. It does not move in a straight line; homes 1,850–2,158 SF are highest. Defined in 8.1.5.

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

4.7 Discount from original list: no clear difference

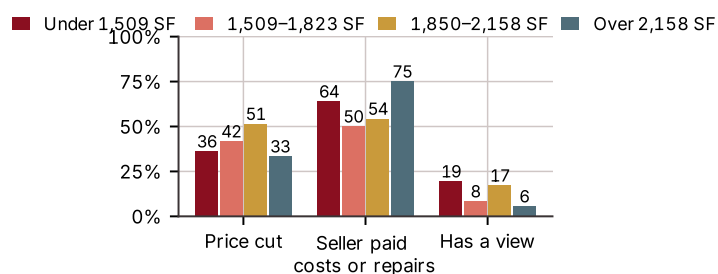
Discount from original list, average



The average is 5.2% for homes over 2,158 SF and 6.8% for homes under 1,509 SF. It does not move in a straight line; homes 1,850–2,158 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.

- 33% of homes over 2,158 SF had a price cut before sale, against 36% of homes under 1,509 SF. Defined in 8.1.7.
- 75% of homes over 2,158 SF had the seller pay closing costs or repairs, against 64% of homes under 1,509 SF. Defined in 8.1.8.
- 6% of homes over 2,158 SF have a view, against 19% of homes under 1,509 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 1,509 SF 36 sales	1,509–1,823 SF 36 sales	1,850–2,158 SF 35 sales	Over 2,158 SF 36 sales	All 143 sales	Real difference?
Net sale price average	\$362,231	\$461,623	\$498,896	\$574,737	\$474,200	✓ large
Net price per SF average	\$290	\$279	\$249	\$222	\$260	✓ large
Living area average	1,263	1,651	2,006	2,652	1,892	by design
Year built median	1984	1984	1987	1989	1985	✓ medium

4.10 The numbers: selling

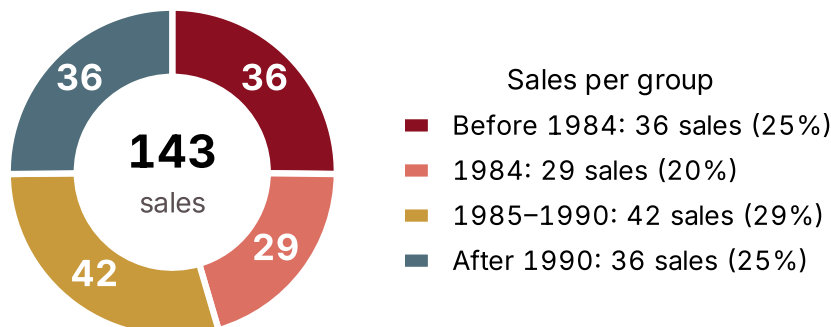
	Under 1,509 SF 36 sales	1,509–1,823 SF 36 sales	1,850–2,158 SF 35 sales	Over 2,158 SF 36 sales	All 143 sales	Real difference?
Days on market median	20	34	39	19	22	unclear
Discount from original list average	6.8%	5.8%	6.9%	5.2%	6.2%	unclear
Price cut before sale	36%	42%	51%	33%	41%	unclear
Seller paid closing costs or repairs	64%	50%	54%	75%	61%	unclear
Has a view	19%	8%	17%	6%	13%	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 · 143 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

- Homes built after 1990 sell for about \$77 per SF (26%) less than homes built before 1984.
- Homes built after 1990 sell for about \$51K (9%) less than homes built before 1984.
- Homes built after 1990 are about 470 SF (25%) larger 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 1985–1990 After 1990

Newer homes After 1990

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

Older homes Before 1984

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

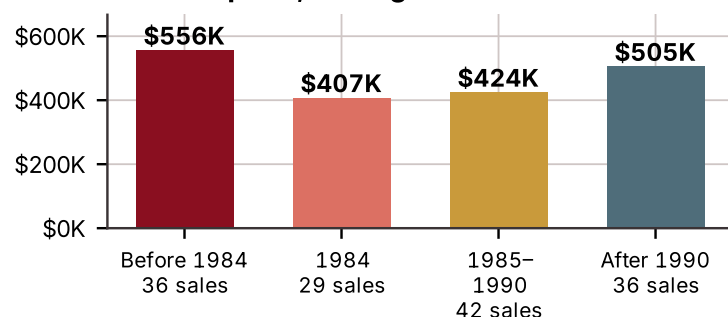
5.2 At a glance

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	1985–1990	After 1990	Real difference?
Net sale price	\$556K Highest	\$407K Lowest	\$424K	\$505K	✓ large
Net price per SF	\$300 per SF Highest	\$272 per SF	\$250 per SF	\$223 per SF Lowest	✓ large
Living area	1,850 SF	1,526 SF Smallest	1,818 SF	2,316 SF Largest	✓ large
Days on market	39 days	30 days	28 days	14 days	unclear
Discount from original list	5.8%	7.6%	6.9%	4.6%	unclear
Price cut before sale	44%	41%	45%	31%	unclear
Seller paid closing costs or repairs	50%	52%	67%	72%	unclear
Has a view	11%	10%	17%	11%	unclear

5.3 Homes built after 1990 sell for about \$51K (9%) less than homes built before 1984

Net sale price, average

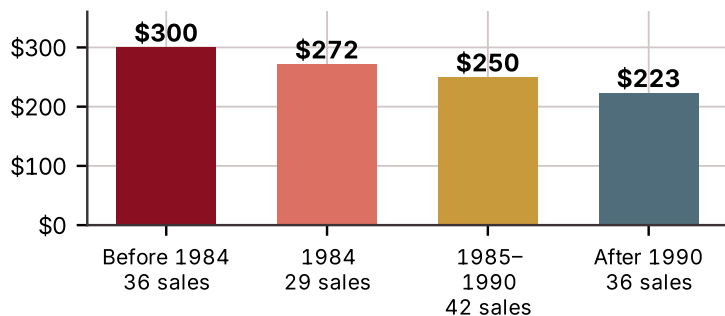


The average is \$505K for homes built after 1990 and \$556K for homes built before 1984. It does not move in a straight line; homes built before 1984 are highest. Defined in 8.1.1.

✓ Real difference · large

5.4 Homes built after 1990 sell for about \$77 per SF (26%) less than homes built before 1984

Net price per SF, average

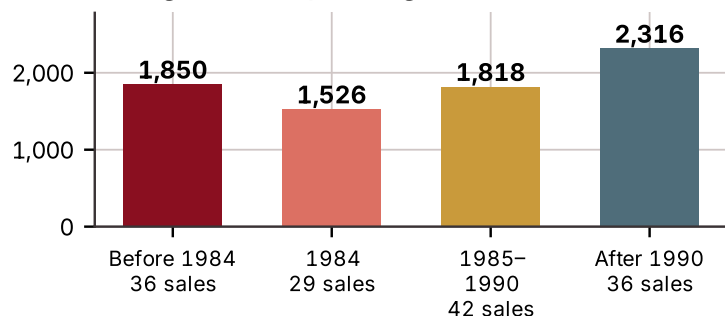


The average is **\$223 per SF** for homes built after 1990 and **\$300 per SF** for homes built before 1984. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ Real difference · large

5.5 Homes built after 1990 are about 470 SF (25%) larger than homes built before 1984

Living area (SF), average

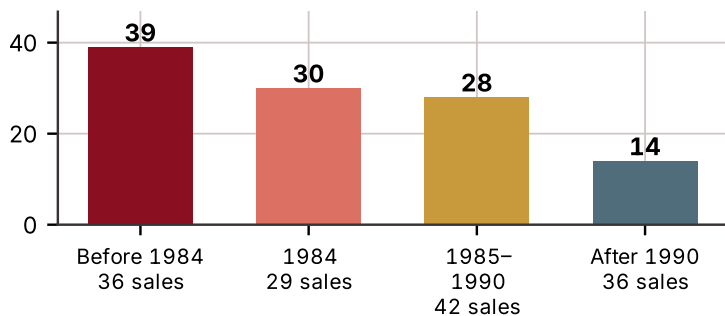


The average is **2,316 SF** for homes built after 1990 and **1,850 SF** for homes built before 1984. It does not move in a straight line; homes built after 1990 are highest. Defined in 8.1.3.

✓ Real difference · large

5.6 Days on market: no clear difference

Days on market, median

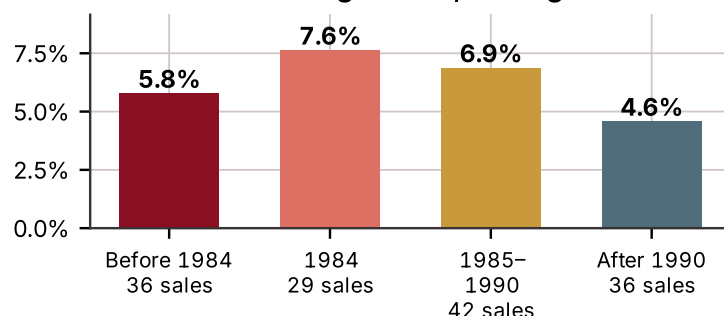


The median is **14 days** for homes built after 1990 and **39 days** for homes built before 1984. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

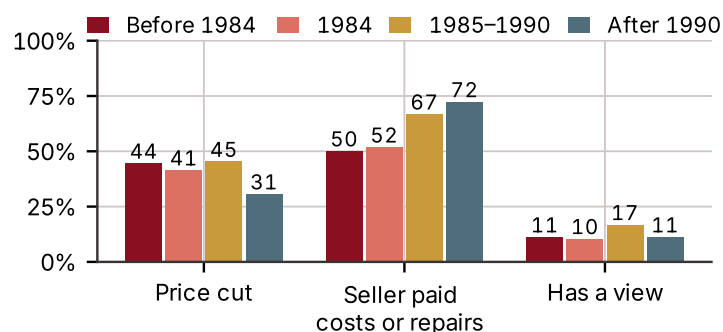
Discount from original list, average



The average is **4.6%** for homes built after 1990 and **5.8%** 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 1990 had a price cut before sale, against 44% of homes built before 1984. Defined in 8.1.7.
- 72% of homes built after 1990 had the seller pay closing costs or repairs, against 50% of homes built before 1984. Defined in 8.1.8.
- 11% of homes built after 1990 have a view, against 11% 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 36 sales	1984 29 sales	1985-1990 42 sales	After 1990 36 sales	All 143 sales	Real difference?
Net sale price average	\$555,825	\$407,156	\$424,183	\$504,938	\$474,200	✓ large
Net price per SF average	\$300	\$272	\$250	\$223	\$260	✓ large
Living area average	1,850	1,526	1,818	2,316	1,892	✓ large
Year built median	1981	1984	1986	1995	1985	by design

5.10 The numbers: selling

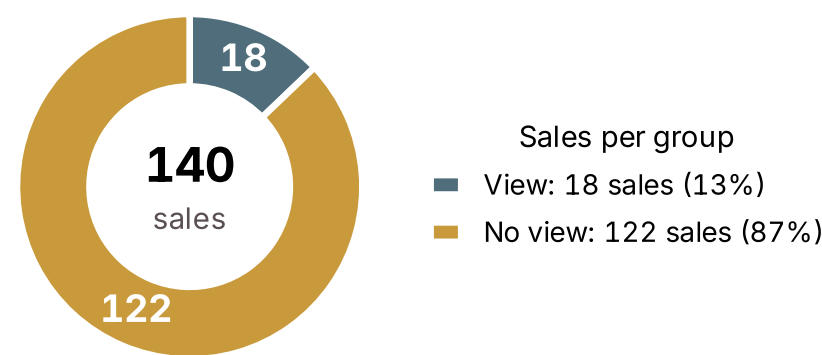
	Before 1984 36 sales	1984 29 sales	1985–1990 42 sales	After 1990 36 sales	All 143 sales	Real difference?
Days on market median	39	30	28	14	22	unclear
Discount from original list average	5.8%	7.6%	6.9%	4.6%	6.2%	unclear
Price cut before sale	44%	41%	45%	31%	41%	unclear
Seller paid closing costs or repairs	50%	52%	67%	72%	61%	unclear
Has a view	11%	10%	17%	11%	13%	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 · 143 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. 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

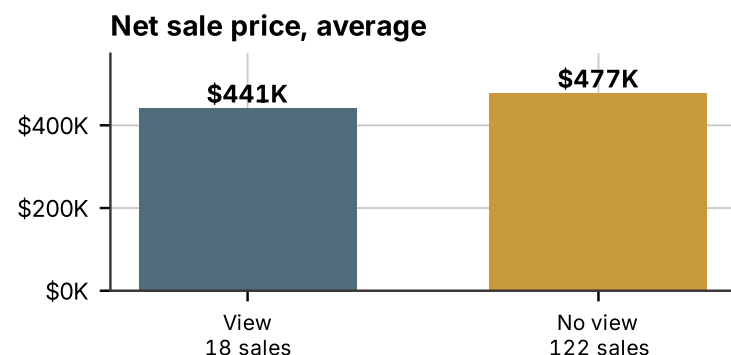
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$441K	\$477K	unclear
Net price per SF	\$269 per SF	\$259 per SF	unclear
Living area	1,709 SF	1,916 SF	unclear
Year built	1986	1985	unclear
Days on market	26 days	22 days	unclear
Discount from original list	5.3%	6.4%	unclear
Price cut before sale	44%	41%	unclear
Seller paid closing costs or repairs	67%	59%	unclear

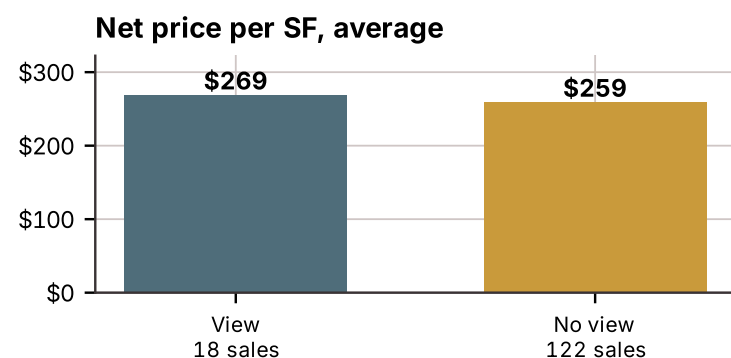
6.3 Net sale price: no clear difference



The average is **\$441K** for homes with a view and **\$477K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

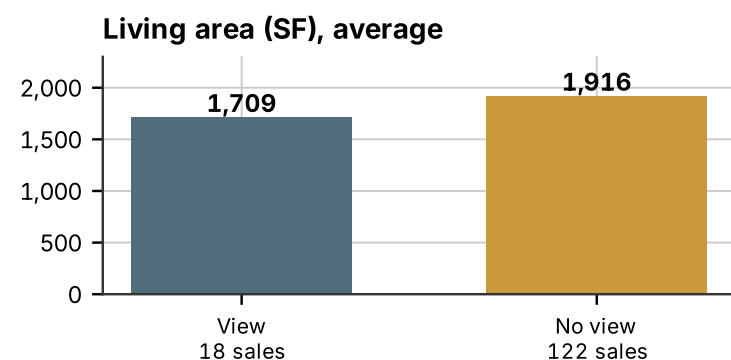
6.4 Net price per SF: no clear difference



The average is **\$269 per SF** for homes with a view and **\$259 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

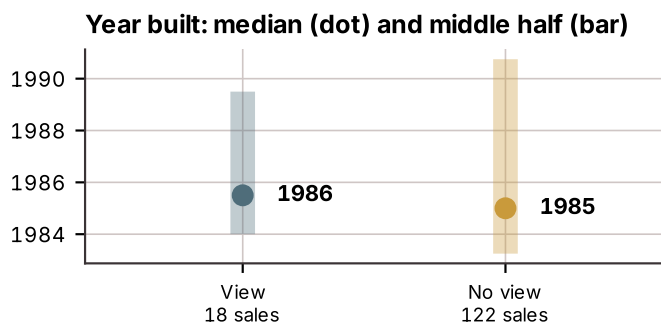
6.5 Living area: no clear difference



The average is **1,709 SF** for homes with a view and **1,916 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

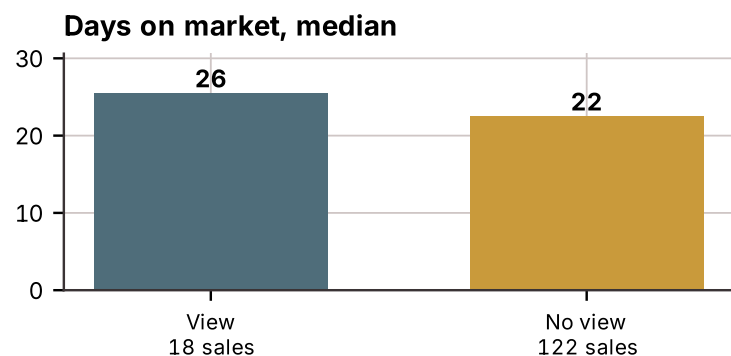
6.6 Year built: no clear difference



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

– No clear difference · could be chance

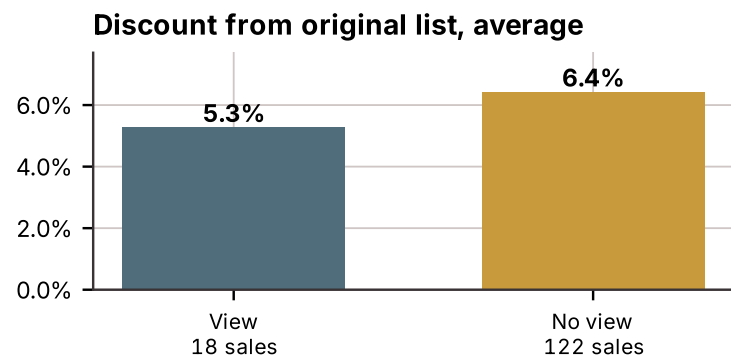
6.7 Days on market: no clear difference



The median is **26 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

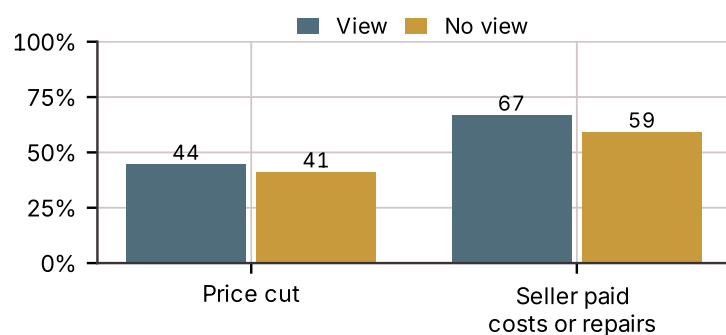
6.8 Discount from original list: no clear difference



The average is **5.3%** for homes with a view and **6.4%** 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.

- 44% of homes with a view had a price cut before sale, against 41% 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 59% of homes without a view. Defined in 8.1.8.

Price cut before sale: – **No clear difference** · could be chance

Seller paid closing costs or repairs: – **No clear difference** · could be chance

6.10 The numbers: price and size

	View 18 sales	No view 122 sales	All 140 sales	Real difference?
Net sale price average	\$441,110	\$477,481	\$472,804	unclear
Net price per SF average	\$269	\$259	\$260	unclear
Living area average	1,709	1,916	1,889	unclear
Year built median	1986	1985	1985	unclear

6.11 The numbers: selling

	View 18 sales	No view 122 sales	All 140 sales	Real difference?
Days on market median	26	22	24	unclear
Discount from original list average	5.3%	6.4%	6.3%	unclear
Price cut before sale	44%	41%	41%	unclear
Seller paid closing costs or repairs	67%	59%	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 Milwood Sec 08.

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	143 resale sales. Average \$474,200; median \$462,230; standard deviation \$116,401; middle half (25th–75th percentile) \$398,250–\$549,854; lowest \$205,000, highest \$981,000. 87 sales had a seller payment; their median payment was \$6,550.

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	143 resale sales. Average \$260; median \$256; standard deviation \$55; middle half (25th–75th percentile) \$221–\$298; 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	143 resale sales. Average 1,892; median 1,823; standard deviation 572; middle half (25th–75th percentile) 1,508–2,159; 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	143 resale sales. Average 1987; median 1985; standard deviation 6; middle half (25th–75th percentile) 1984–1990; lowest 1973, highest 1999.

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	143 resale sales. Average 66; median 22; standard deviation 93; middle half (25th–75th percentile) 9–86; 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	143 resale sales. Average 6.2%; median 4.3%; standard deviation 8.2%; middle half (25th–75th percentile) 0.8%–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	58 of 143 resale sales (40.6%).

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_BuyersClsgCostPdbbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).
The data	87 of 143 resale sales (60.8%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than "None", "Neighborhood" or "See Remarks". No view = only "None" and/or "Neighborhood". A record whose only entry is "See Remarks" cannot be classified and is left out of the view slice.
The data	18 sales with a view, 122 without, 3 unclassified. Most common View entries: None 94, Neighborhood 34, Park/Greenbelt 12, Trees/Woods 5, Garden 4, Creek/Stream 2, See Remarks 2, 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 "milwood", "angus valley annex" (case - insensitive). A record is kept when its subdivision name belongs to the Milwood Sec 08 family, the same rule comparable sales use (it includes Angus Valley Annex Sec 01, proven adjacent and priced alike).
The data	Pulled October 26, 2026: 144 closed Milwood Sec 08 records over the prior year, in ZIP 78729, 78727. 55 subdivision spellings kept, the most common: Milwood Sec 38B (8); Milwood Sec 10 (7); Milwood Sec 11 (7); Milwood (7); Milwood Sec 15 - A (6); Milwood Sec 08 (6); Milwood Sec 14 (6); Milwood Sec 01 Ph 01 (6); Milwood Sec 28 (5); Milwood Sec 36 (5); Milwood Sec 31A (4); Milwood Sec 03 (4); and 43 more (73 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 74 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 26, 2025 to October 25, 2026 inclusive.
The data	143 single-family sales in the window: 143 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	143 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

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 $\text{round}(nk/4)$, $k = 1 \dots 3$. 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 \$399K: \$205,000–\$397,500 (36 sales); \$399K–\$462K: \$399,000–\$462,230 (36 sales); \$464K–\$550K: \$464,000–\$549,707 (35 sales); Over \$550K: \$550,000–\$981,000 (36 sales) Quartiles by living area: Under 1,509 SF: 778–1,506 SF (36 sales); 1,509–1,823 SF: 1,509–1,823 SF (36 sales); 1,850–2,158 SF: 1,850–2,158 SF (35 sales); Over 2,158 SF: 2,160–3,933 SF (36 sales) Quartiles by year built: Before 1984: 1973–1983 (36 sales); 1984: 1984–1984 (29 sales); 1985–1990: 1985–1990 (42 sales); After 1990: 1991–1999 (36 sales) View and no view: View: MLS lists a view (18 sales); No view: None or Neighborhood (122 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 \$474,200, median \$462,230. Days on market: average 66, median 22: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms	Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.
Statistically	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, 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	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.

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 = 8.26	3	0.0410	p < 0.0063	Unclear	$\epsilon^2 = 0.058$	small
Living area	Kruskal-Wallis	H = 67.85	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.478$	large
Year built	Kruskal-Wallis	H = 9.16	3	0.0272	p < 0.0063	Unclear	$\epsilon^2 = 0.065$	medium
Days on market	Kruskal-Wallis	H = 2.28	3	0.5169	p < 0.0063	Unclear	$\epsilon^2 = 0.016$	small
Discount from original list	Kruskal-Wallis	H = 7.06	3	0.0700	p < 0.0063	Unclear	$\epsilon^2 = 0.050$	small
Price cut before sale	Chi-square	$\chi^2 = 3.51$	3	0.3199	p < 0.0063	Unclear	Cramér's V = 0.157	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.65$	3	0.6490	p < 0.0063	Unclear	Cramér's V = 0.107	small
Has a view	Chi-square	$\chi^2 = 2.19$	3	0.5331	p < 0.0063	Unclear	Cramér's V = 0.124	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 = 71.69	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.505$	large
Net price per SF	Kruskal-Wallis	H = 37.54	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.264$	large
Year built	Kruskal-Wallis	H = 14.44	3	0.0024	p < 0.0063	Yes	$\epsilon^2 = 0.102$	medium
Days on market	Kruskal-Wallis	H = 1.69	3	0.6391	p < 0.0063	Unclear	$\epsilon^2 = 0.012$	small
Discount from original list	Kruskal-Wallis	H = 0.87	3	0.8327	p < 0.0063	Unclear	$\epsilon^2 = 0.006$	negligible
Price cut before sale	Chi-square	$\chi^2 = 2.81$	3	0.4221	p < 0.0063	Unclear	Cramér's V = 0.140	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.58$	3	0.1341	p < 0.0063	Unclear	Cramér's V = 0.197	small
Has a view	Chi-square	$\chi^2 = 4.41$	3	0.2206	p < 0.0063	Unclear	Cramér's V = 0.176	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 = 37.40	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.263$	large
Net price per SF	Kruskal-Wallis	H = 38.87	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.274$	large
Living area	Kruskal-Wallis	H = 36.37	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.256$	large
Days on market	Kruskal-Wallis	H = 3.57	3	0.3113	p < 0.0063	Unclear	$\epsilon^2 = 0.025$	small
Discount from original list	Kruskal-Wallis	H = 2.52	3	0.4717	p < 0.0063	Unclear	$\epsilon^2 = 0.018$	small
Price cut before sale	Chi-square	$\chi^2 = 2.11$	3	0.5501	p < 0.0063	Unclear	Cramér's V = 0.121	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 5.34$	3	0.1483	p < 0.0063	Unclear	Cramér's V = 0.193	small
Has a view	Chi-square	$\chi^2 = 0.91$	3	0.8229	p < 0.0063	Unclear	Cramér's V = 0.080	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 = 853.50	—	0.1288	p < 0.0063	Unclear	rank-biserial r = 0.223	small
Net price per SF	Mann-Whitney U	U = 1,217.00	—	0.4607	p < 0.0063	Unclear	rank-biserial r = 0.108	small
Living area	Mann-Whitney U	U = 901.50	—	0.2224	p < 0.0063	Unclear	rank-biserial r = 0.179	small
Year built	Mann-Whitney U	U = 1,117.50	—	0.9054	p < 0.0063	Unclear	rank-biserial r = 0.018	negligible
Days on market	Mann-Whitney U	U = 1,215.00	—	0.4682	p < 0.0063	Unclear	rank-biserial r = 0.107	small
Discount from original list	Mann-Whitney U	U = 1,099.50	—	0.9950	p < 0.0063	Unclear	rank-biserial r = 0.001	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.08$	1	0.7808	p < 0.0063	Unclear	Cramér's V = 0.024	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.38$	1	0.5363	p < 0.0063	Unclear	Cramér's V = 0.052	negligible

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.

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 143 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.