Oak Forest

Austin, TX 78759
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 8, 2026 · 3:45 AM CST

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

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
27	$695,000	$343	24 days
single-family resale homes	average $662,057	average $337	average 55 days

Contents

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

© 2026 Alexander Tiffany Southwest, LLC

1. Summary

Resale homes · 27 sales · November 8, 2025 – November 7, 2026

This study looks at the **27 resale homes** sold in Oak Forest in the **365 days** to November 7, 2026. A full year is used because only 15 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.

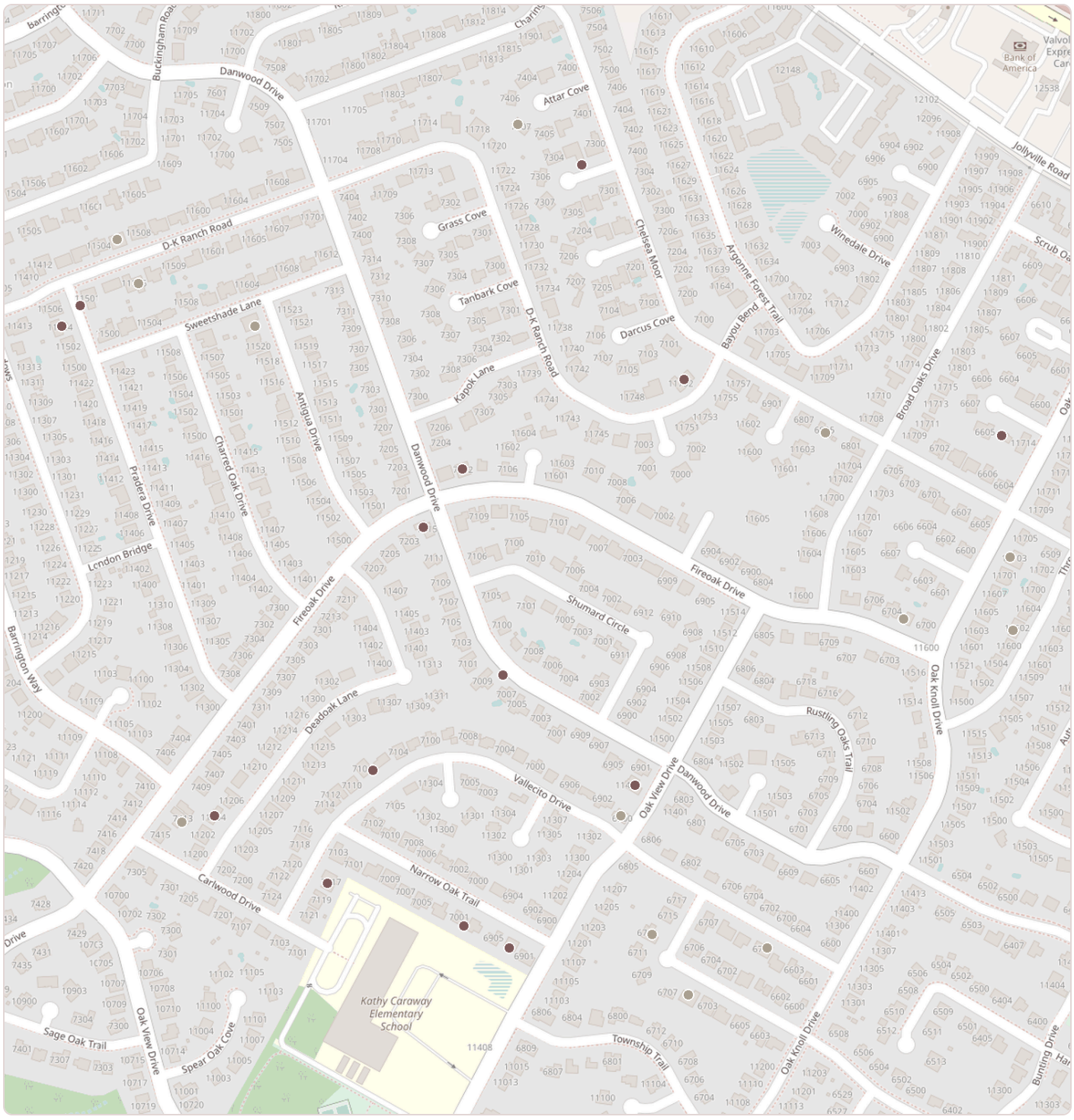
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

27 resale homes · colored by price range

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



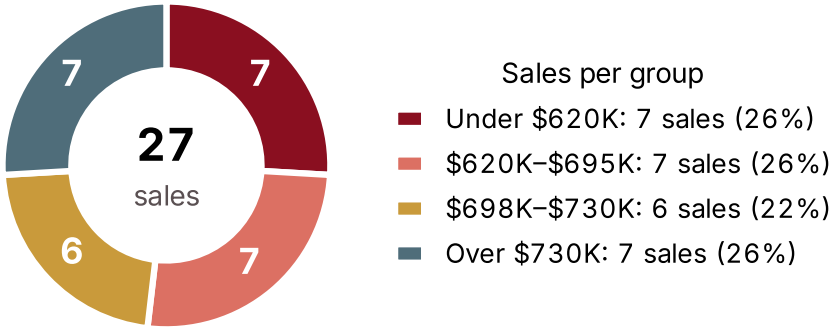
● Under $620K · 7 sales ● $620K–$695K · 7 sales ● $698K–$730K · 6 sales ● Over $730K · 7 sales

© 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 27 sales · November 8, 2025 – November 7, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



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

3.1 Key differences

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

3.2 At a glance

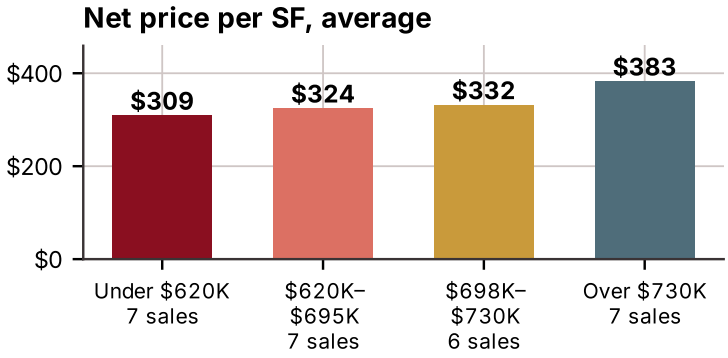
Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under $620K	$620K–$695K	$698K–$730K	Over $730K	Real difference?
Net price per SF	$309 per SF	$324 per SF	$332 per SF	$383 per SF	unclear
Living area	1,645 SF	2,034 SF	2,205 SF	2,123 SF	unclear
Year built	1979	1979	1980	1980	unclear
Days on market	8 days	54 days	18 days	5 days	unclear
Discount from original list	5.1%	7.5%	2.3%	0.3%	unclear
Price cut before sale	14%	71%	17%	0%	unclear
Seller paid closing costs or repairs	43%	100%	33%	71%	unclear
Has a view	0%	0%	0%	29%	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.

© 2026 Alexander Tiffany Southwest, LLC

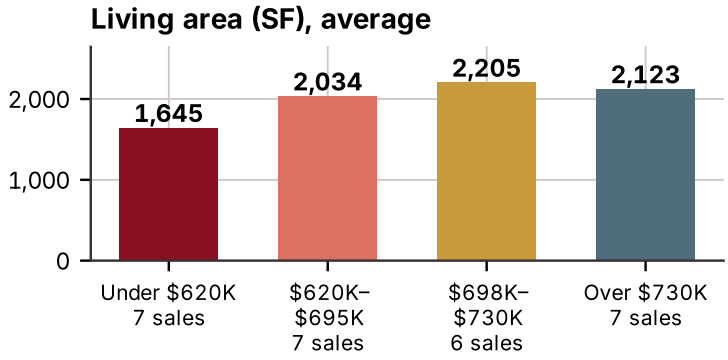
3.3 Net price per SF: no clear difference



The average is **$383 per SF** for homes over $730K and **$309 per SF** for homes under $620K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

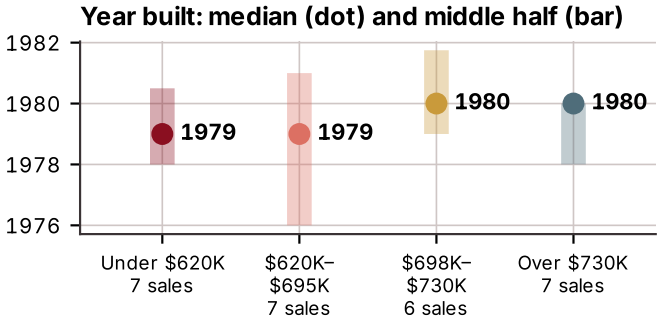
3.4 Living area: no clear difference



The average is **2,123 SF** for homes over $730K and **1,645 SF** for homes under $620K. It does not move in a straight line; homes $698K–$730K are highest. Defined in 8.1.3.

– No clear difference · could be chance

3.5 Year built: no clear difference

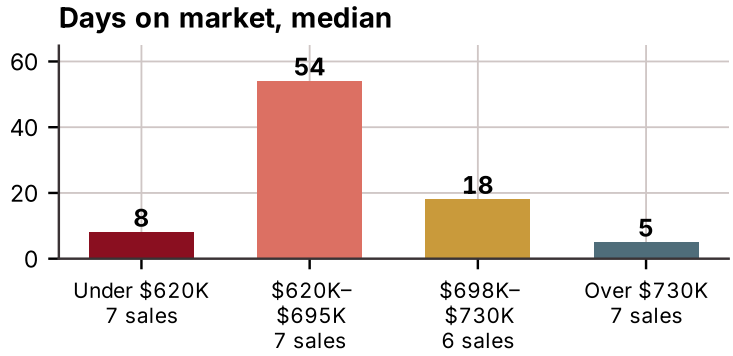


The median is **1980** for homes over $730K and **1979** for homes under $620K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

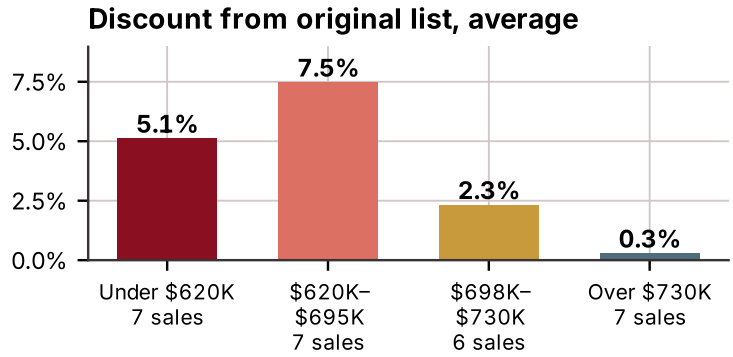
3.6 Days on market: no clear difference



The median is **5 days** for homes over $730K and **8 days** for homes under $620K. It does not move in a straight line; homes $620K–$695K are highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Discount from original list: no clear difference

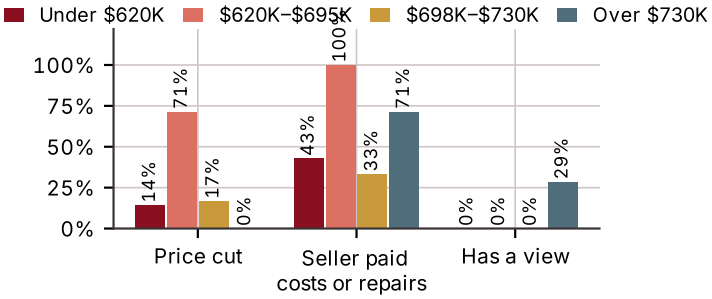


The average is **0.3%** for homes over $730K and **5.1%** for homes under $620K. It does not move in a straight line; homes $620K–$695K are highest. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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 $730K had a price cut before sale, against 14% of homes under $620K. Defined in 8.1.7.
- 71% of homes over $730K had the seller pay closing costs or repairs, against 43% of homes under $620K. Defined in 8.1.8.
- 29% of homes over $730K have a view, against 0% of homes under $620K. 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 $620K 7 sales	$620K–$695K 7 sales	$698K–$730K 6 sales	Over $730K 7 sales	All 27 sales	Real difference?
Net sale price average	$507,321	$642,471	$707,678	$797,274	$662,057	by design
Net price per SF average	$309	$324	$332	$383	$337	unclear
Living area average	1,645	2,034	2,205	2,123	1,994	unclear
Year built median	1979	1979	1980	1980	1979	unclear

3.10 The numbers: selling

	Under $620K 7 sales	$620K–$695K 7 sales	$698K–$730K 6 sales	Over $730K 7 sales	All 27 sales	Real difference?
Days on market median	8	54	18	5	24	unclear
Discount from original list average	5.1%	7.5%	2.3%	0.3%	3.9%	unclear
Price cut before sale	14%	71%	17%	0%	26%	unclear
Seller paid closing costs or repairs	43%	100%	33%	71%	63%	unclear
Has a view	0%	0%	0%	29%	7%	unclear

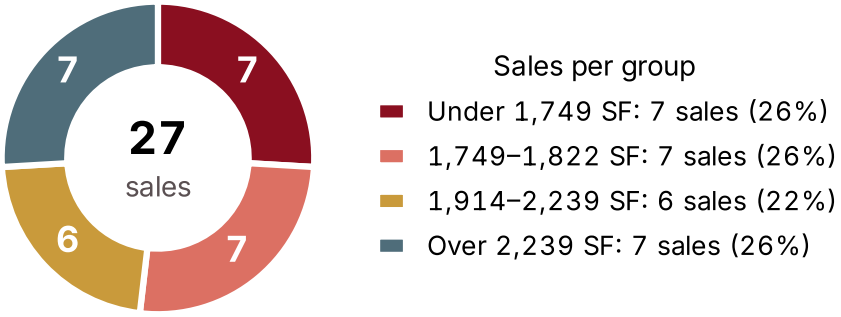
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

© 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 27 sales · November 8, 2025 – November 7, 2026

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



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

4.1 Key differences

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

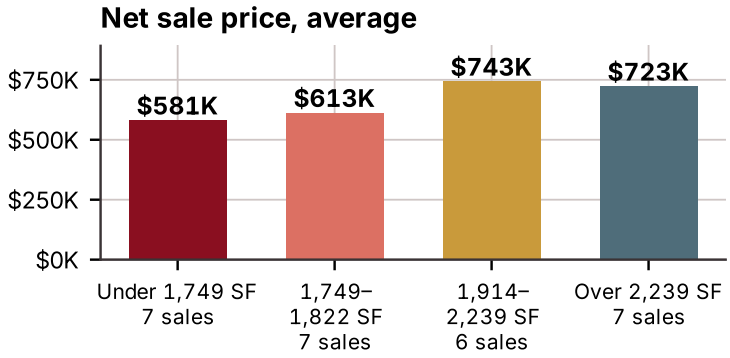
4.2 At a glance

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

	Under 1,749 SF	1,749–1,822 SF	1,914–2,239 SF	Over 2,239 SF	Real difference?
Net sale price	$581K	$613K	$743K	$723K	unclear
Net price per SF	$362 per SF	$342 per SF	$365 per SF	$283 per SF	unclear
Year built	1980	1979	1980	1980	unclear
Days on market	8 days	49 days	10 days	24 days	unclear
Discount from original list	1.7%	6.0%	1.5%	5.8%	unclear
Price cut before sale	29%	43%	0%	29%	unclear
Seller paid closing costs or repairs	43%	71%	50%	86%	unclear
Has a view	0%	14%	17%	0%	unclear

© 2026 Alexander Tiffany Southwest, LLC

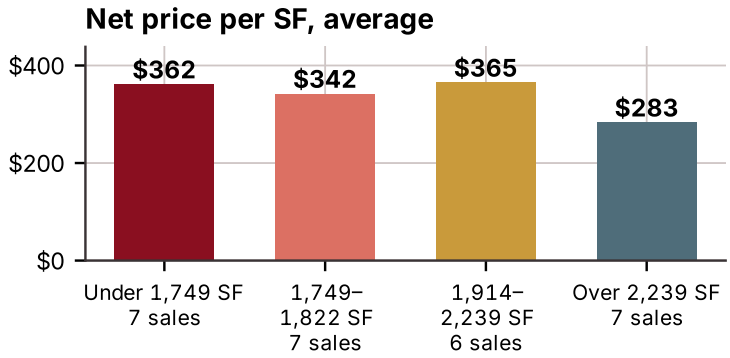
4.3 Net sale price: no clear difference



The average is **$723K** for homes over 2,239 SF and **$581K** for homes under 1,749 SF. It does not move in a straight line; homes 1,914–2,239 SF are highest. Defined in 8.1.1.

– No clear difference · could be chance

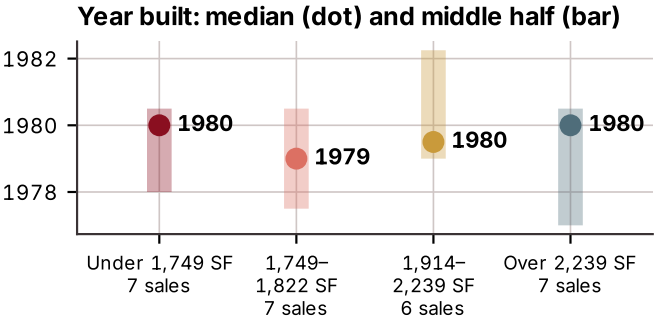
4.4 Net price per SF: no clear difference



The average is **$283 per SF** for homes over 2,239 SF and **$362 per SF** for homes under 1,749 SF. It does not move in a straight line; homes 1,914–2,239 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

4.5 Year built: no clear difference

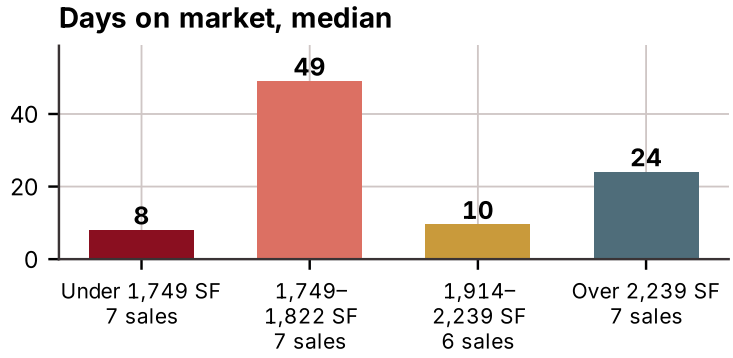


The median is **1980** for homes over 2,239 SF and **1980** for homes under 1,749 SF. It does not move in a straight line; homes under 1,749 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

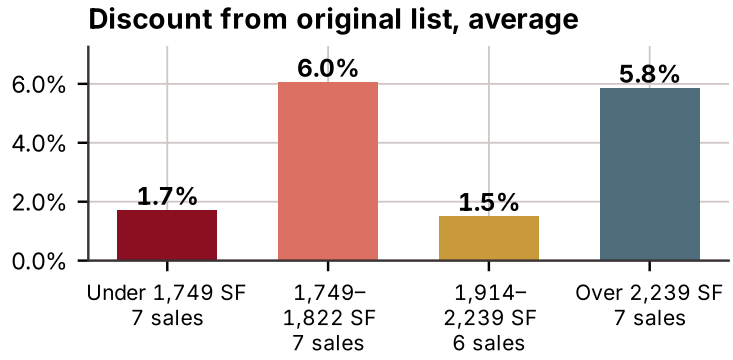
4.6 Days on market: no clear difference



The median is **24 days** for homes over 2,239 SF and **8 days** for homes under 1,749 SF. It does not move in a straight line; homes 1,749–1,822 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

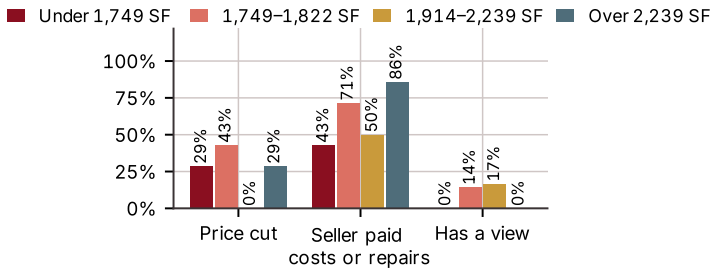


The average is **5.8%** for homes over 2,239 SF and **1.7%** for homes under 1,749 SF. It does not move in a straight line; homes 1,749–1,822 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 29% of homes over 2,239 SF had a price cut before sale, against 29% of homes under 1,749 SF. Defined in 8.1.7.
- 86% of homes over 2,239 SF had the seller pay closing costs or repairs, against 43% of homes under 1,749 SF. Defined in 8.1.8.
- 0% of homes over 2,239 SF have a view, against 0% of homes under 1,749 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 1,749 SF 7 sales	1,749–1,822 SF 7 sales	1,914–2,239 SF 6 sales	Over 2,239 SF 7 sales	All 27 sales	Real difference?
Net sale price average	$581,286	$612,793	$743,062	$722,659	$662,057	unclear
Net price per SF average	$362	$342	$365	$283	$337	unclear
Living area average	1,596	1,788	2,038	2,561	1,994	by design
Year built median	1980	1979	1980	1980	1979	unclear

4.10 The numbers: selling

	Under 1,749 SF 7 sales	1,749–1,822 SF 7 sales	1,914–2,239 SF 6 sales	Over 2,239 SF 7 sales	All 27 sales	Real difference?
Days on market median	8	49	10	24	24	unclear
Discount from original list average	1.7%	6.0%	1.5%	5.8%	3.9%	unclear
Price cut before sale	29%	43%	0%	29%	26%	unclear
Seller paid closing costs or repairs	43%	71%	50%	86%	63%	unclear
Has a view	0%	14%	17%	0%	7%	unclear

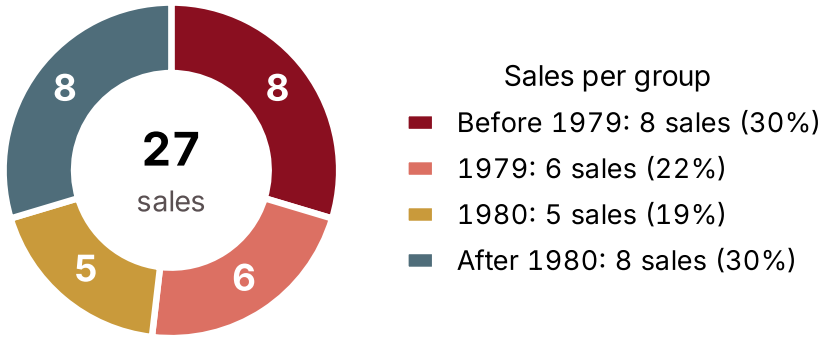
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

© 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 27 sales · November 8, 2025 – November 7, 2026

Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



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

5.1 Key differences

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

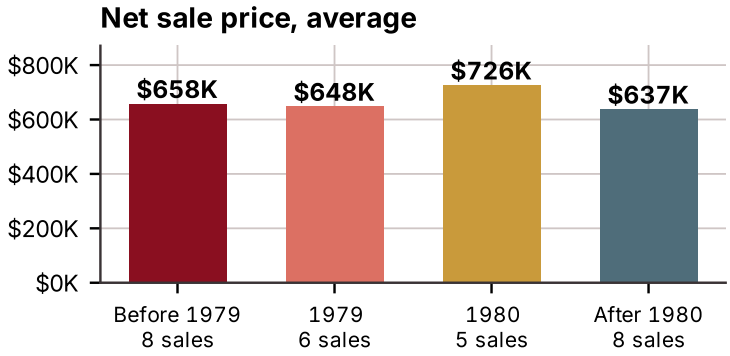
5.2 At a glance

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

	Before 1979	1979	1980	After 1980	Real difference?
Net sale price	$658K	$648K	$726K	$637K	unclear
Net price per SF	$333 per SF	$358 per SF	$360 per SF	$311 per SF	unclear
Living area	2,010 SF	1,803 SF	2,064 SF	2,078 SF	unclear
Days on market	54 days	27 days	8 days	9 days	unclear
Discount from original list	5.0%	2.7%	2.8%	4.3%	unclear
Price cut before sale	25%	33%	20%	25%	unclear
Seller paid closing costs or repairs	75%	83%	40%	50%	unclear
Has a view	12%	0%	0%	12%	unclear

© 2026 Alexander Tiffany Southwest, LLC

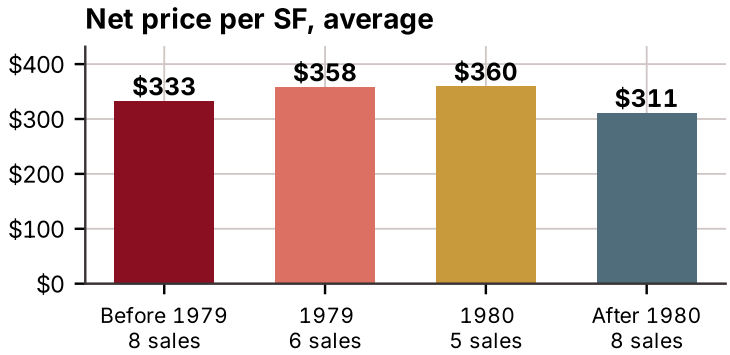
5.3 Net sale price: no clear difference



The average is **$637K** for homes built after 1980 and **$658K** for homes built before 1979. It does not move in a straight line; homes built 1980 are highest. Defined in 8.1.1.

– No clear difference · could be chance

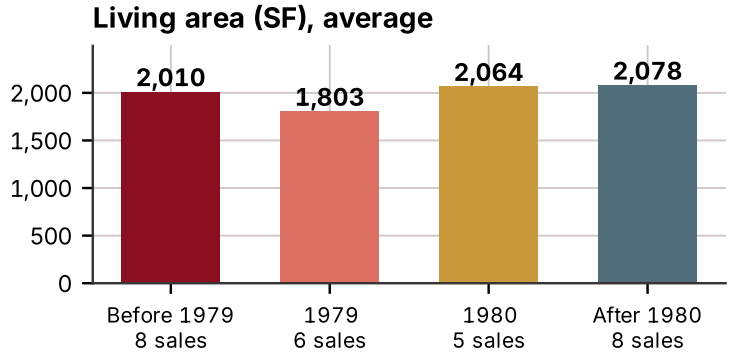
5.4 Net price per SF: no clear difference



The average is **$311 per SF** for homes built after 1980 and **$333 per SF** for homes built before 1979. It does not move in a straight line; homes built 1980 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

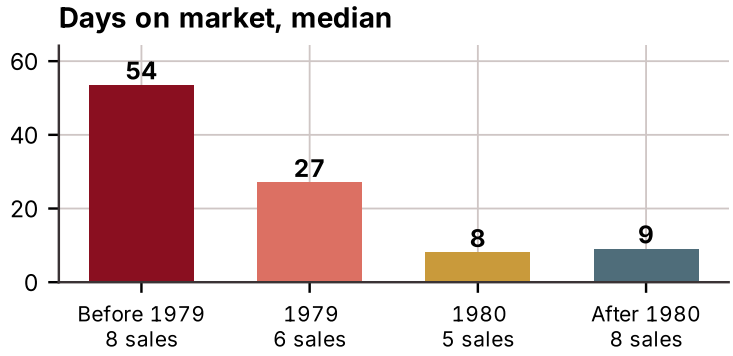


The average is **2,078 SF** for homes built after 1980 and **2,010 SF** for homes built before 1979. It does not move in a straight line; homes built after 1980 are highest. Defined in 8.1.3.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

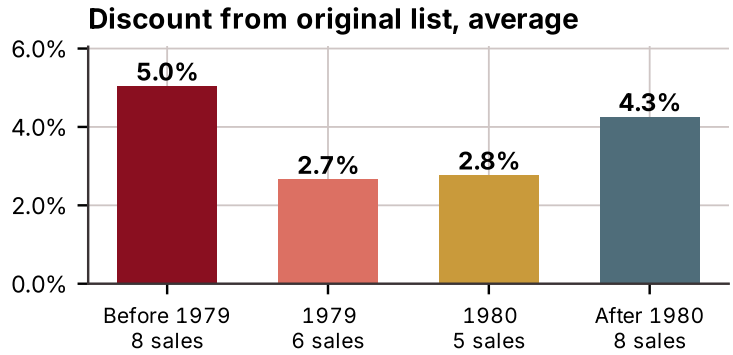
5.6 Days on market: no clear difference



The median is **9 days** for homes built after 1980 and **54 days** for homes built before 1979. It does not move in a straight line; homes built before 1979 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

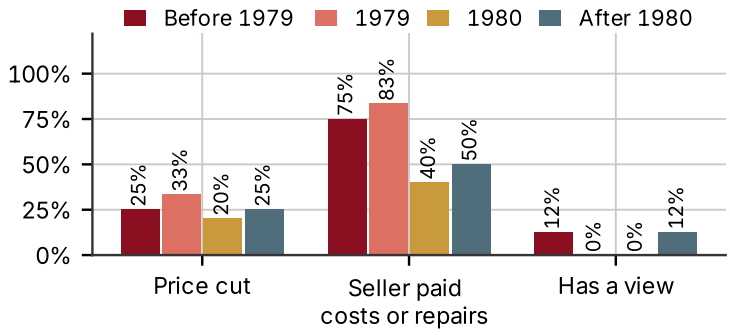


The average is **4.3%** for homes built after 1980 and **5.0%** for homes built before 1979. It does not move in a straight line; homes built before 1979 are highest. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 25% of homes built after 1980 had a price cut before sale, against 25% of homes built before 1979. Defined in 8.1.7.
- 50% of homes built after 1980 had the seller pay closing costs or repairs, against 75% of homes built before 1979. Defined in 8.1.8.
- 12% of homes built after 1980 have a view, against 12% of homes built before 1979. Defined in 8.1.9.

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

5.9 The numbers: price and size

	Before 1979 8 sales	1979 6 sales	1980 5 sales	After 1980 8 sales	All 27 sales	Real difference?
Net sale price average	$657,812	$647,542	$725,823	$637,334	$662,057	unclear
Net price per SF average	$333	$358	$360	$311	$337	unclear
Living area average	2,010	1,803	2,064	2,078	1,994	unclear
Year built median	1976	1979	1980	1982	1979	by design

5.10 The numbers: selling

	Before 1979 8 sales	1979 6 sales	1980 5 sales	After 1980 8 sales	All 27 sales	Real difference?
Days on market median	54	27	8	9	24	unclear
Discount from original list average	5.0%	2.7%	2.8%	4.3%	3.9%	unclear
Price cut before sale	25%	33%	20%	25%	26%	unclear
Seller paid closing costs or repairs	75%	83%	40%	50%	63%	unclear
Has a view	12%	0%	0%	12%	7%	unclear

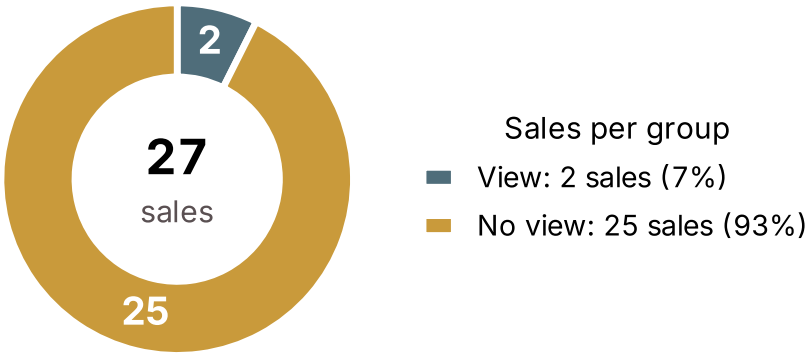
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 27 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.

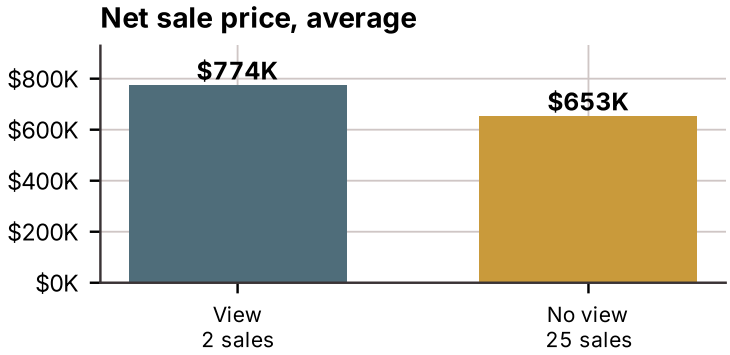


Bottom line: too few sales to test.

6.1 Key differences

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

6.3 Net sale price: described, not tested

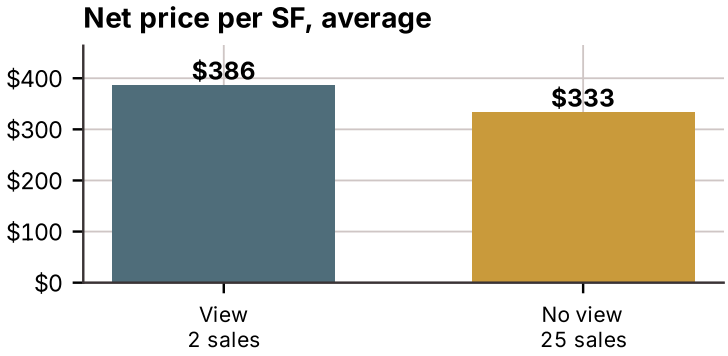


The average is **$774K** for homes with a view and **$653K** for homes without a view. Defined in 8.1.1.

Not tested: too few sales.

© 2026 Alexander Tiffany Southwest, LLC

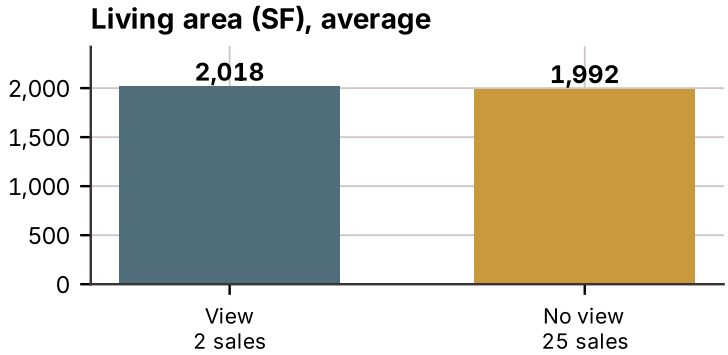
6.4 Net price per SF: described, not tested



The average is **$386 per SF** for homes with a view and **$333 per SF** for homes without a view. Defined in 8.1.2.

Not tested: too few sales.

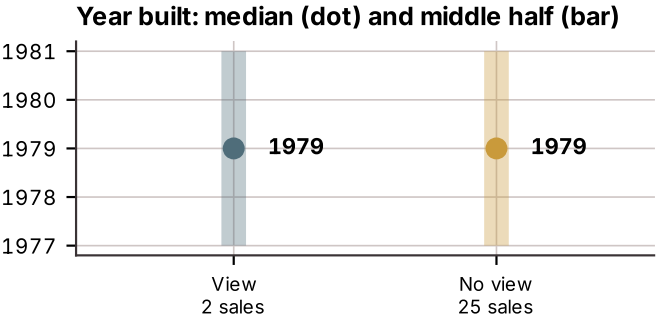
6.5 Living area: described, not tested



The average is **2,018 SF** for homes with a view and **1,992 SF** for homes without a view. Defined in 8.1.3.

Not tested: too few sales.

6.6 Year built: described, not tested

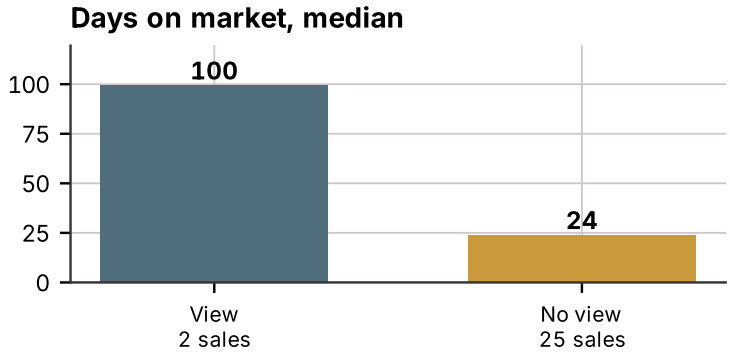


The median is **1979** for homes with a view and **1979** for homes without a view. Defined in 8.1.4.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

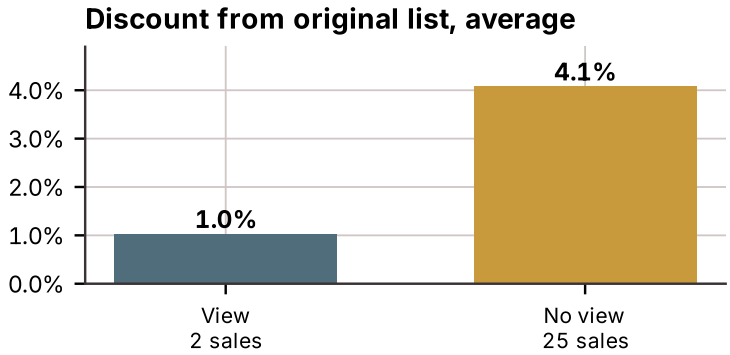
6.7 Days on market: described, not tested



The median is **100 days** for homes with a view and **24 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

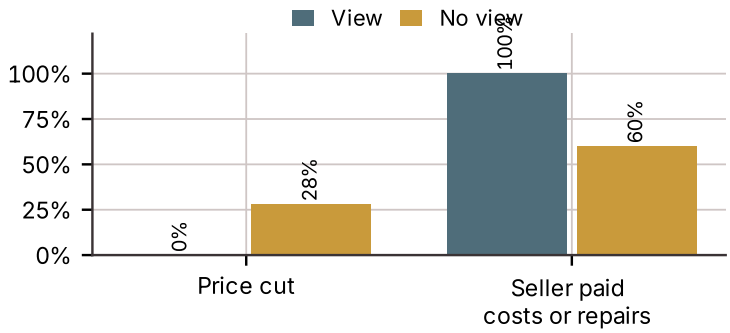
6.8 Discount from original list: described, not tested



The average is **1.0%** for homes with a view and **4.1%** for homes without a view. Defined in 8.1.6.

Not tested: too few sales.

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.

- 0% of homes with a view had a price cut before sale, against 28% of homes without a view. Defined in 8.1.7.
- 100% 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: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

6.10 The numbers: price and size

	View 2 sales	No view 25 sales	All 27 sales
Net sale price average	$774,150	$653,089	$662,057
Net price per SF average	$386	$333	$337
Living area average	2,018	1,992	1,994
Year built median	1979	1979	1979

6.11 The numbers: selling

	View 2 sales	No view 25 sales	All 27 sales
Days on market median	100	24	24
Discount from original list average	1.0%	4.1%	3.9%
Price cut before sale	0%	28%	26%
Seller paid closing costs or repairs	100%	60%	63%

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.

© 2026 Alexander Tiffany Southwest, LLC

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 Oak Forest.

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”.

© 2026 Alexander Tiffany Southwest, LLC

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 27 resale sales. Average $662,057; median $695,000; standard deviation $121,426; middle half (25th–75th percentile) $611,625–$733,000; lowest $330,000, highest $840,000. 17 sales had a seller payment; their median payment was $3,500.

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 27 resale sales. Average $337; median $343; standard deviation $60; middle half (25th–75th percentile) $294–$387; lowest $226, highest $447.

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 27 resale sales. Average 1,994; median 1,822; standard deviation 401; middle half (25th–75th percentile) 1,735–2,320; lowest 1,458, highest 3,068.

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 27 resale sales. Average 1979; median 1979; standard deviation 3; middle half (25th–75th percentile) 1977–1981; lowest 1975, highest 1983.

© 2026 Alexander Tiffany Southwest, LLC

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 27 resale sales. Average 55; median 24; standard deviation 76; middle half (25th–75th percentile) 5–54; lowest 2, highest 302. 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 27 resale sales. Average 3.9%; median 4.8%; standard deviation 6.4%; middle half (25th–75th percentile) −0.1%–7.7%; lowest −7.7%, highest 15.6%. 7 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms The asking price was lowered at least once before the home went under contract.

Statistically Indicator: ListPrice at close < OriginalListPrice. Reported as the share of sales (%).

The data 7 of 27 resale sales (25.9%).

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

The data 17 of 27 resale sales (63.0%).

8.1.9 Has a view

In simple terms The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.

Statistically View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.

The data 2 sales with a view, 25 without, 0 unclassified. Most common View entries: None 21, Neighborhood 5, Trees/Woods 2.

 © 2026 Alexander Tiffany Southwest, LLC

8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-08 09:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “oak forest”, “balcones oaks” (case-insensitive). A record is kept when its subdivision name belongs to the Oak Forest family, the same rule comparable sales use (it includes Balcones Oaks, proven adjacent and priced alike).

The data Pulled November 8, 2026: 27 closed Oak Forest records over the prior year, in ZIP 78759. 8 subdivision spellings kept: Oak Forest Sec 04 Amd (9); Oak Forest Sec 05-A (7); Oak Forest (3); Oak Forest Sec 03 (3); Balcones Oaks Sec 03-A (2); BALCONES OAKS (1); Balcones Oaks (1); Oak Forest Sec 02 (1). Names found by the search but not part of Oak Forest, left out: Highlands At Oak Forest (5); Highlands at Oak Forest (1).

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 15 resale sales here (under 80), so the full year is used.

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

The data 27 single-family sales in the window: 27 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 27 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.

 © 2026 Alexander Tiffany Southwest, LLC

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 $620K”.

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 $620K: $330,000–$603,250 (7 sales); $620K–$695K: $620,000–$695,000 (7 sales); $698K–$730K: $698,000–$730,000 (6 sales); Over $730K: $736,000–$840,000 (7 sales)
Quartiles by living area: Under 1,749 SF: 1,458–1,721 SF (7 sales); 1,749–1,822 SF: 1,749–1,822 SF (7 sales); 1,914–2,239 SF: 1,914–2,239 SF (6 sales); Over 2,239 SF: 2,402–3,068 SF (7 sales)
Quartiles by year built: Before 1979: 1975–1977 (8 sales); 1979: 1979–1979 (6 sales); 1980: 1980–1980 (5 sales); After 1980: 1981–1983 (8 sales)
View and no view: View: MLS lists a view (2 sales); No view: None or Neighborhood (25 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 $662,057, median $695,000. Days on market: average 55, median 24: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.

Statistically $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on k − 1 degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n-1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

The data Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms The same check when there are only two groups: view against no view.

Statistically Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $|1 - 2U/(n_1 n_2)|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

The data Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.

Statistically Pearson χ^2 on the 2 × k table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's V = $\sqrt{(\chi^2/n)}$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Cramér, 1946).

The data Run on the three shares in every slice; results in 8.3.

 © 2026 Alexander Tiffany Southwest, LLC

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 $p < 0.0063$

8.2.11 Size of a difference

In simple terms A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.

Statistically ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".

The data 0 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.

Statistically Prices in headings round to the nearest $1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.

The data Days on market is always shown in days.

8.3 Test results

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

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 = 6.01	3	0.1109	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.231$	large
Living area	Kruskal–Wallis	H = 10.36	3	0.0157	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.398$	large
Year built	Kruskal–Wallis	H = 0.48	3	0.9229	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.019$	small
Days on market	Kruskal–Wallis	H = 4.52	3	0.2102	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.174$	large
Discount from original list	Kruskal–Wallis	H = 5.04	3	0.1686	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.194$	large
Price cut before sale	Chi-square	$\chi^2 = 10.76$	3	0.0131	$p < 0.0063$	**Unclear**	Cramér's V = 0.631	large
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 7.81$	3	0.0502	$p < 0.0063$	**Unclear**	Cramér's V = 0.538	large
Has a view	Chi-square	$\chi^2 = 6.17$	3	0.1036	$p < 0.0063$	**Unclear**	Cramér's V = 0.478	medium

 © 2026 Alexander Tiffany Southwest, LLC

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 8.87	3	0.0311	p < 0.0063	**Unclear**	ε^2 = 0.341	large
Net price per SF	Kruskal–Wallis	H = 8.39	3	0.0385	p < 0.0063	**Unclear**	ε^2 = 0.323	large
Year built	Kruskal–Wallis	H = 0.46	3	0.9272	p < 0.0063	**Unclear**	ε^2 = 0.018	small
Days on market	Kruskal–Wallis	H = 2.81	3	0.4221	p < 0.0063	**Unclear**	ε^2 = 0.108	medium
Discount from original list	Kruskal–Wallis	H = 3.98	3	0.2636	p < 0.0063	**Unclear**	ε^2 = 0.153	large
Price cut before sale	Chi-square	χ^2 = 3.20	3	0.3624	p < 0.0063	**Unclear**	Cramér's V = 0.344	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.41	3	0.3320	p < 0.0063	**Unclear**	Cramér's V = 0.356	medium
Has a view	Chi-square	χ^2 = 2.35	3	0.5025	p < 0.0063	**Unclear**	Cramér's V = 0.295	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 = 1.78	3	0.6188	p < 0.0063	**Unclear**	ε^2 = 0.069	medium
Net price per SF	Kruskal–Wallis	H = 2.89	3	0.4086	p < 0.0063	**Unclear**	ε^2 = 0.111	medium
Living area	Kruskal–Wallis	H = 0.79	3	0.8519	p < 0.0063	**Unclear**	ε^2 = 0.030	small
Days on market	Kruskal–Wallis	H = 4.15	3	0.2462	p < 0.0063	**Unclear**	ε^2 = 0.159	large
Discount from original list	Kruskal–Wallis	H = 1.30	3	0.7295	p < 0.0063	**Unclear**	ε^2 = 0.050	small
Price cut before sale	Chi-square	χ^2 = 0.27	3	0.9656	p < 0.0063	**Unclear**	Cramér's V = 0.100	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.27	3	0.3516	p < 0.0063	**Unclear**	Cramér's V = 0.348	medium
Has a view	Chi-square	χ^2 = 1.49	3	0.6857	p < 0.0063	**Unclear**	Cramér's V = 0.235	small

8.3.4 View and no view

Too few sales in a group to test.

 © 2026 Alexander Tiffany Southwest, LLC

8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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

This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 27 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.

 © 2026 Alexander Tiffany Southwest, LLC