Park At Spicewood Spgs

Austin, TX 78750
Resale homes · closed Nov 9 – Nov 8, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
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November 9, 2026 · 5:14 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
26	**$833,250**	**$305**	**21 days**
single-family resale homes	average $856,619	average $305	average 57 days

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1. Summary

Resale homes · 26 sales · November 9, 2025 – November 8, 2026

This study looks at the **26 resale homes** sold in Park At Spicewood Spgs in the **365 days** to November 8, 2026. A full year is used because only 11 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.

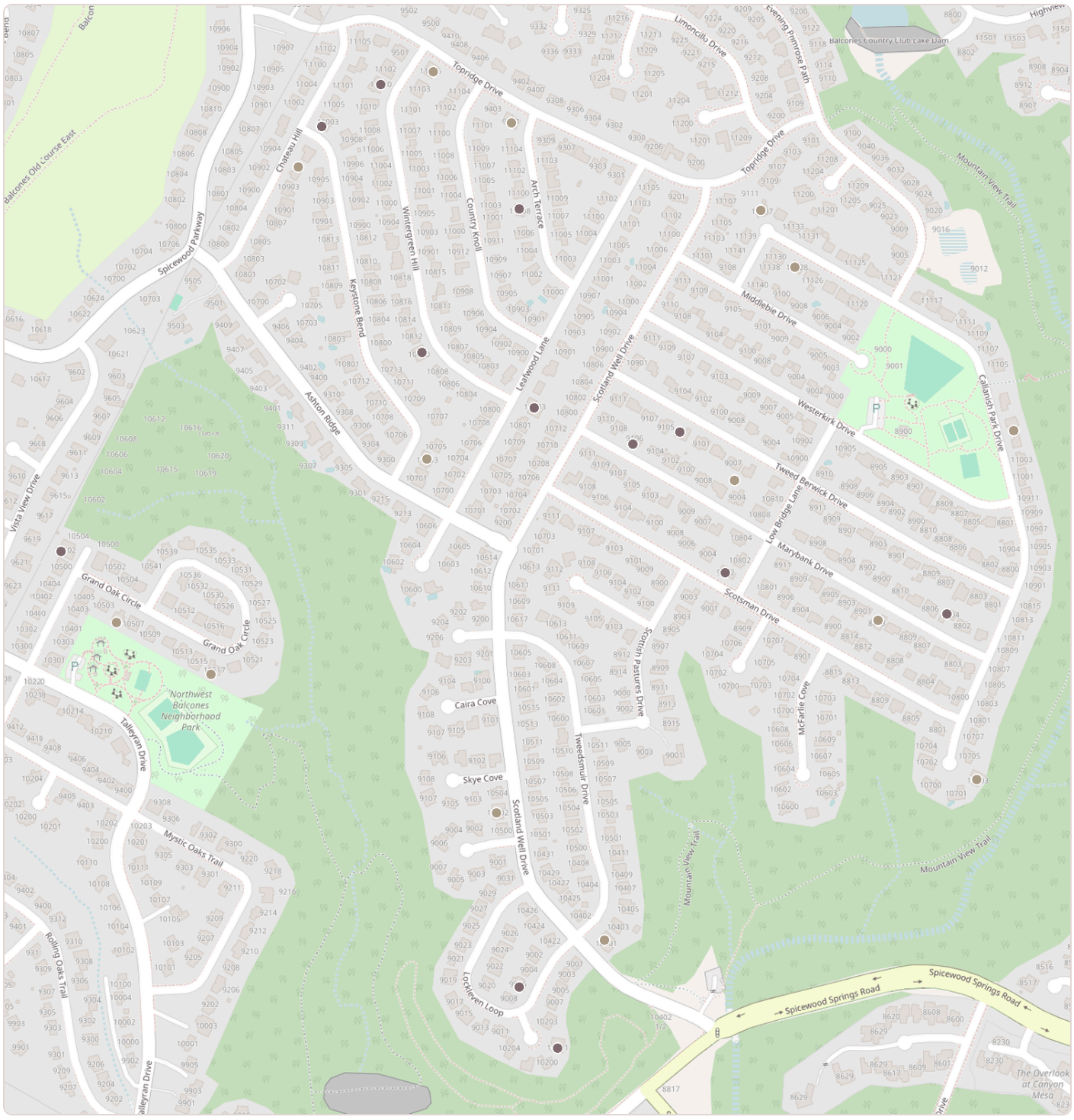
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

26 resale homes · colored by price range

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



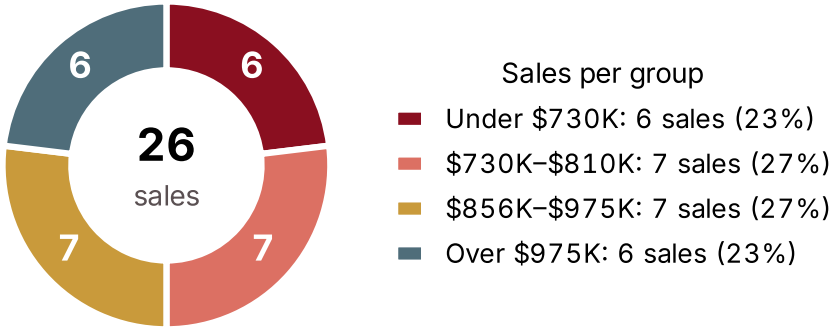
● Under $730K · 6 sales ● $730K–$810K · 7 sales ● $856K–$975K · 7 sales ● Over $975K · 6 sales

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3. Quartiles by net sale price

Resale homes · 26 sales · November 9, 2025 – November 8, 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

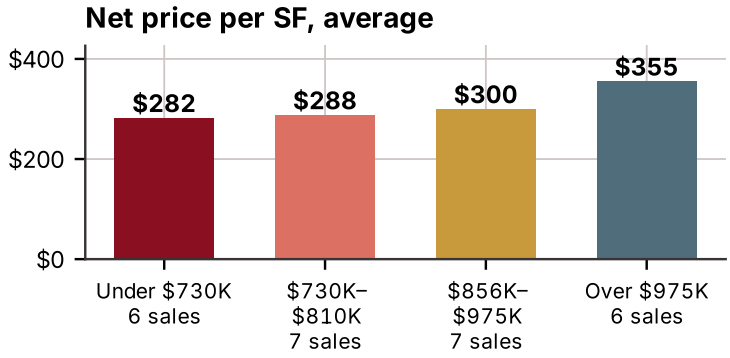
Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under $730K	$730K–$810K	$856K–$975K	Over $975K	Real difference?
Net price per SF	$282 per SF	$288 per SF	$300 per SF	$355 per SF	unclear
Living area	2,384 SF	2,706 SF	3,125 SF	3,125 SF	unclear
Year built	1986	1986	1991	1984	unclear
Days on market	14 days	117 days	23 days	10 days	unclear
Discount from original list	6.8%	8.2%	7.3%	2.0%	unclear
Price cut before sale	33%	57%	29%	0%	unclear
Seller paid closing costs or repairs	67%	57%	14%	100%	unclear
Has a view	17%	14%	57%	33%	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.

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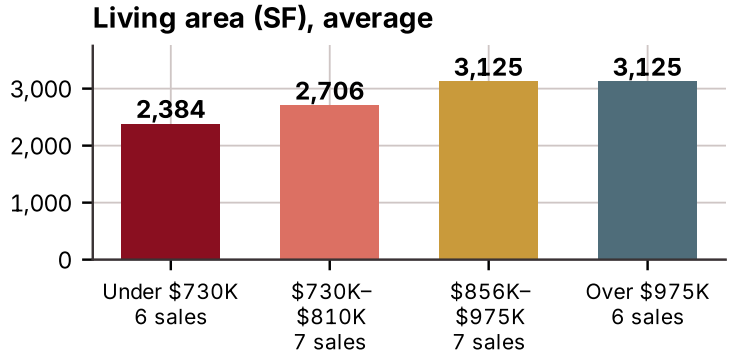
3.3 Net price per SF: no clear difference



The average is **$355 per SF** for homes over $975K and **$282 per SF** for homes under $730K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

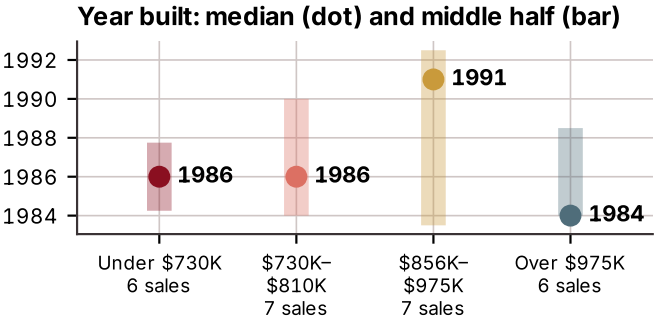
3.4 Living area: no clear difference



The average is **3,125 SF** for homes over $975K and **2,384 SF** for homes under $730K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

3.5 Year built: no clear difference

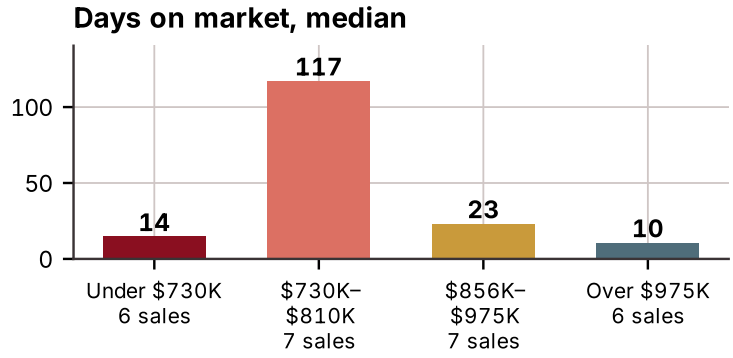


The median is **1984** for homes over $975K and **1986** for homes under $730K. It does not move in a straight line; homes $856K–$975K are highest. Defined in 8.1.4.

– No clear difference · could be chance

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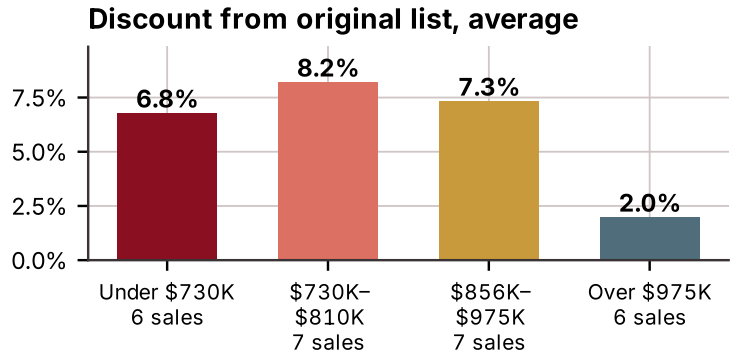
3.6 Days on market: no clear difference



The median is **10 days** for homes over $975K and **14 days** for homes under $730K. It does not move in a straight line; homes $730K–$810K are highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Discount from original list: no clear difference

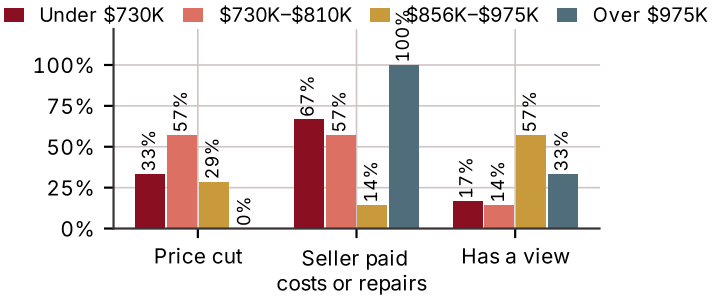


The average is **2.0%** for homes over $975K and **6.8%** for homes under $730K. It does not move in a straight line; homes $730K–$810K are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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 $975K had a price cut before sale, against 33% of homes under $730K. Defined in 8.1.7.
- 100% of homes over $975K had the seller pay closing costs or repairs, against 67% of homes under $730K. Defined in 8.1.8.
- 33% of homes over $975K have a view, against 17% of homes under $730K. 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 $730K 6 sales	$730K–$810K 7 sales	$856K–$975K 7 sales	Over $975K 6 sales	All 26 sales	Real difference?
Net sale price average	$648,784	$762,200	$926,214	$1,093,415	$856,619	by design
Net price per SF average	$282	$288	$300	$355	$305	unclear
Living area average	2,384	2,706	3,125	3,125	2,841	unclear
Year built median	1986	1986	1991	1984	1986	unclear

3.10 The numbers: selling

	Under $730K 6 sales	$730K–$810K 7 sales	$856K–$975K 7 sales	Over $975K 6 sales	All 26 sales	Real difference?
Days on market median	14	117	23	10	21	unclear
Discount from original list average	6.8%	8.2%	7.3%	2.0%	6.2%	unclear
Price cut before sale	33%	57%	29%	0%	31%	unclear
Seller paid closing costs or repairs	67%	57%	14%	100%	58%	unclear
Has a view	17%	14%	57%	33%	31%	unclear

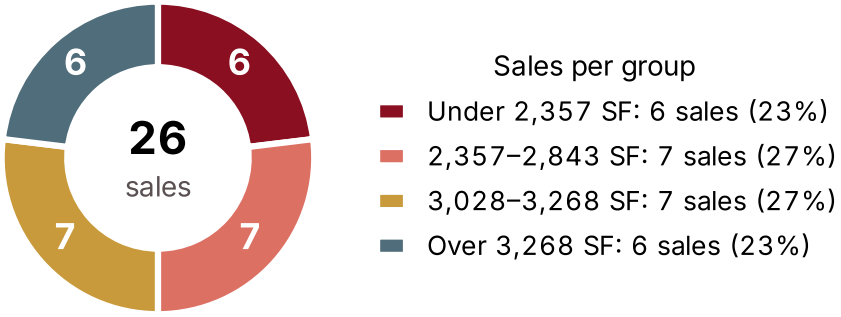
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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.



Bottom line

- Homes over 3,268 SF sell for about $342K (52%) more than homes under 2,357 SF.

4.1 Key differences

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

Under 2,357 SF 2,357–2,843 SF 3,028–3,268 SF Over 3,268 SF

Larger homes Over 3,268 SF

- Sell for much more.

Smaller homes Under 2,357 SF

- Sell for much less.

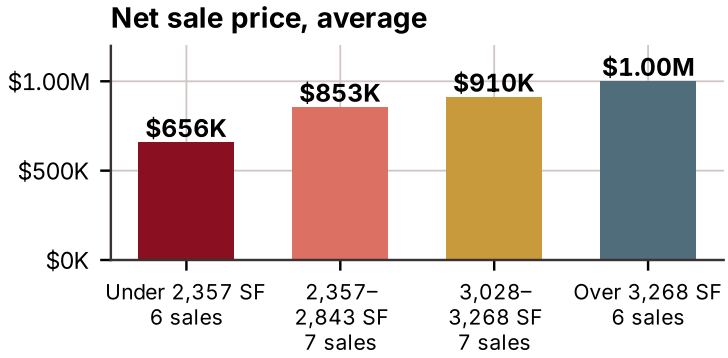
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4.2 At a glance

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 2,357 SF	2,357–2,843 SF	3,028–3,268 SF	Over 3,268 SF	Real difference?
Net sale price	$656K Lowest	$853K	$910K	$1.00M Highest	✓ large
Net price per SF	$311 per SF	$336 per SF	$292 per SF	$280 per SF	unclear
Year built	1986	1984	1984	1990	unclear
Days on market	14 days	27 days	21 days	20 days	unclear
Discount from original list	3.1%	1.4%	11.4%	8.8%	unclear
Price cut before sale	33%	29%	43%	17%	unclear
Seller paid closing costs or repairs	67%	71%	29%	67%	unclear
Has a view	33%	29%	29%	33%	unclear

4.3 Homes over 3,268 SF sell for about $342K (52%) more than homes under 2,357 SF



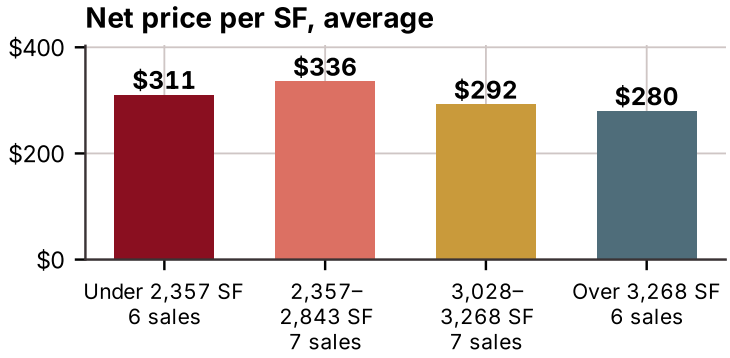
The average is **$1.00M** for homes over 3,268 SF and **$656K** for homes under 2,357 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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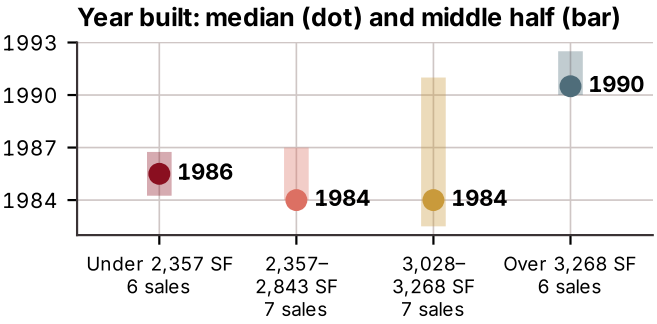
4.4 Net price per SF: no clear difference



The average is **$280 per SF** for homes over 3,268 SF and **$311 per SF** for homes under 2,357 SF. It does not move in a straight line; homes 2,357–2,843 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

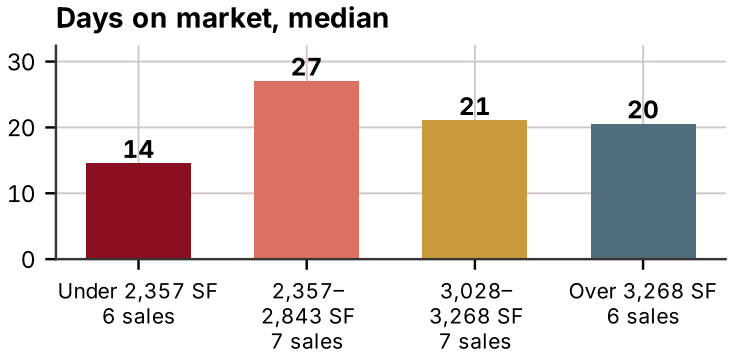
4.5 Year built: no clear difference



The median is **1990** for homes over 3,268 SF and **1986** for homes under 2,357 SF. It does not move in a straight line; homes over 3,268 SF are highest. Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

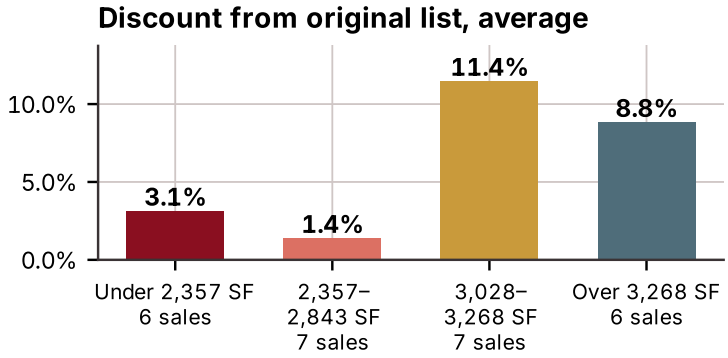


The median is **20 days** for homes over 3,268 SF and **14 days** for homes under 2,357 SF. It does not move in a straight line; homes 2,357–2,843 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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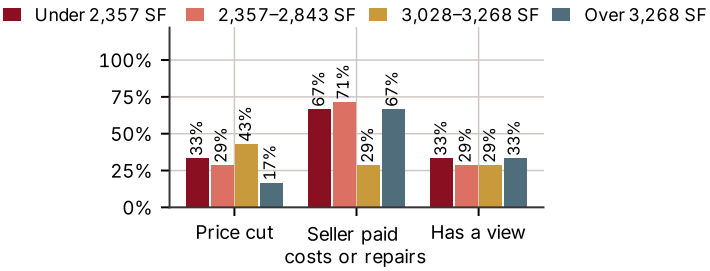
4.7 Discount from original list: no clear difference



The average is **8.8%** for homes over 3,268 SF and **3.1%** for homes under 2,357 SF. It does not move in a straight line; homes 3,028–3,268 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.

- 17% of homes over 3,268 SF had a price cut before sale, against 33% of homes under 2,357 SF. Defined in 8.1.7.
- 67% of homes over 3,268 SF had the seller pay closing costs or repairs, against 67% of homes under 2,357 SF. Defined in 8.1.8.
- 33% of homes over 3,268 SF have a view, against 33% of homes under 2,357 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 2,357 SF 6 sales	2,357–2,843 SF 7 sales	3,028–3,268 SF 7 sales	Over 3,268 SF 6 sales	All 26 sales	Real difference?
Net sale price average	$656,263	$853,429	$910,057	$998,351	$856,619	✓ large
Net price per SF average	$311	$336	$292	$280	$305	unclear
Living area average	2,120	2,556	3,123	3,567	2,841	by design
Year built median	1986	1984	1984	1990	1986	unclear

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4.10 The numbers: selling

	Under 2,357 SF 6 sales	2,357–2,843 SF 7 sales	3,028–3,268 SF 7 sales	Over 3,268 SF 6 sales	All 26 sales	Real difference?
Days on market median	14	27	21	20	21	unclear
Discount from original list average	3.1%	1.4%	11.4%	8.8%	6.2%	unclear
Price cut before sale	33%	29%	43%	17%	31%	unclear
Seller paid closing costs or repairs	67%	71%	29%	67%	58%	unclear
Has a view	33%	29%	29%	33%	31%	unclear

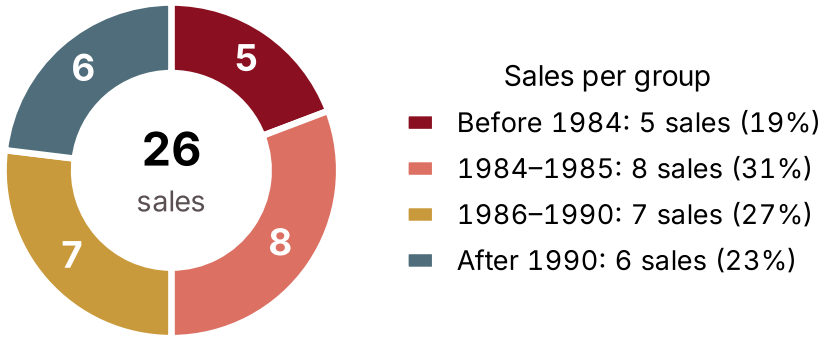
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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



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

5.1 Key differences

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

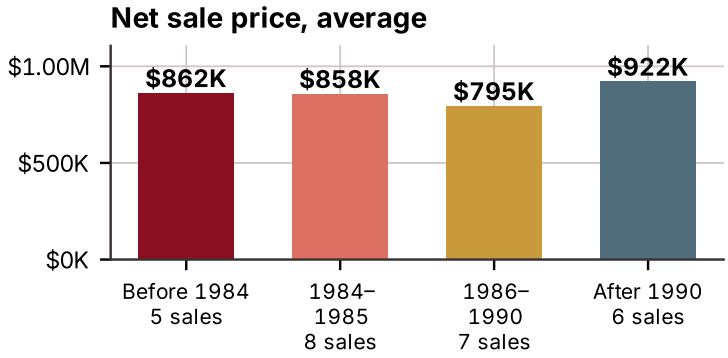
5.2 At a glance

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

	Before 1984	1984–1985	1986–1990	After 1990	Real difference?
Net sale price	$862K	$858K	$795K	$922K	unclear
Net price per SF	$311 per SF	$331 per SF	$293 per SF	$282 per SF	unclear
Living area	2,794 SF	2,596 SF	2,779 SF	3,280 SF	unclear
Days on market	13 days	70 days	21 days	20 days	unclear
Discount from original list	5.4%	4.0%	10.5%	4.8%	unclear
Price cut before sale	20%	38%	43%	17%	unclear
Seller paid closing costs or repairs	40%	75%	71%	33%	unclear
Has a view	20%	25%	14%	67%	unclear

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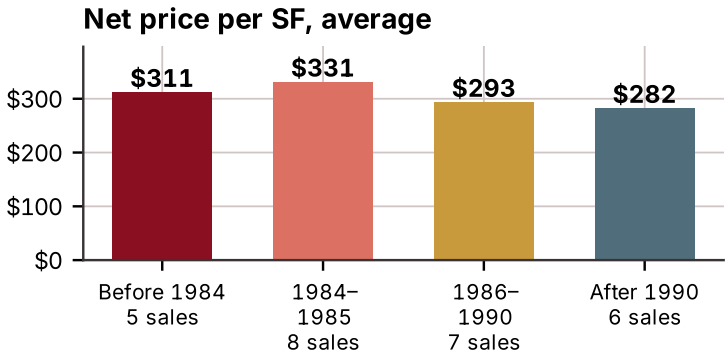
5.3 Net sale price: no clear difference



The average is **$922K** for homes built after 1990 and **$862K** for homes built before 1984. It does not move in a straight line; homes built after 1990 are highest. Defined in 8.1.1.

– No clear difference · could be chance

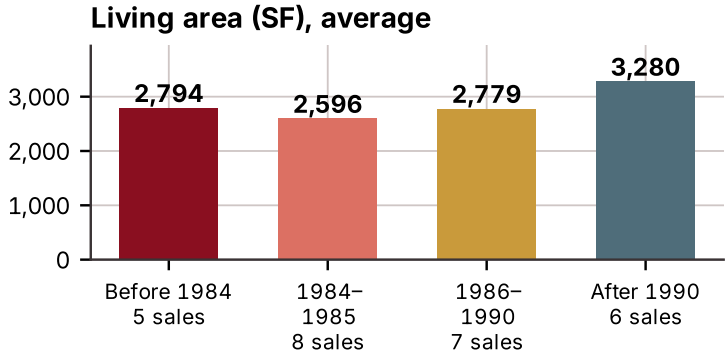
5.4 Net price per SF: no clear difference



The average is **$282 per SF** for homes built after 1990 and **$311 per SF** for homes built before 1984. It does not move in a straight line; homes built 1984–1985 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

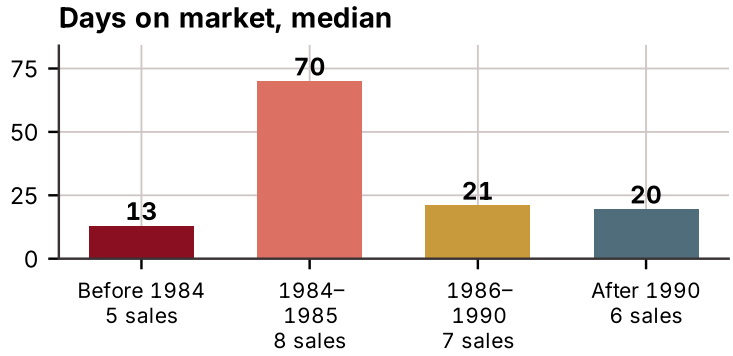


The average is **3,280 SF** for homes built after 1990 and **2,794 SF** for homes built before 1984. It does not move in a straight line; homes built after 1990 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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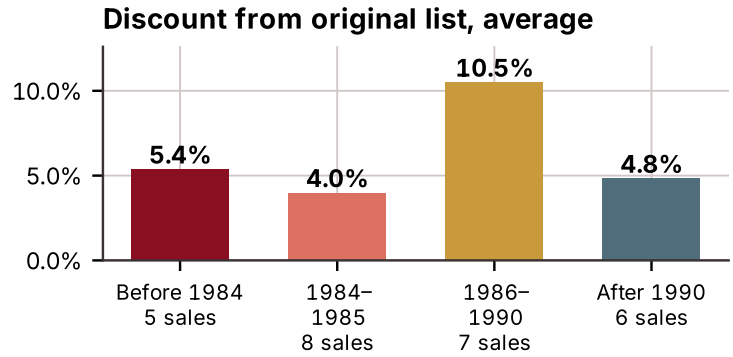
5.6 Days on market: no clear difference



The median is **20 days** for homes built after 1990 and **13 days** for homes built before 1984. It does not move in a straight line; homes built 1984–1985 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

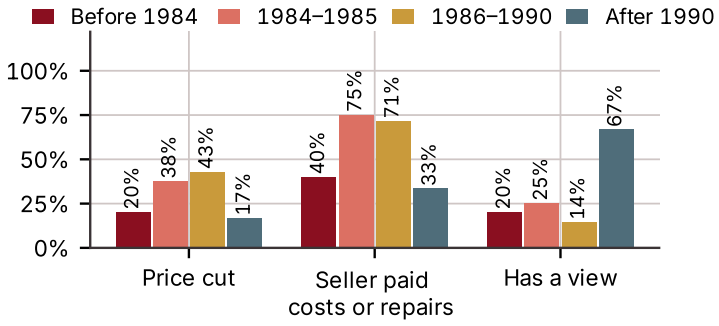


The average is **4.8%** for homes built after 1990 and **5.4%** for homes built before 1984. It does not move in a straight line; homes built 1986–1990 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 17% of homes built after 1990 had a price cut before sale, against 20% of homes built before 1984. Defined in 8.1.7.
- 33% of homes built after 1990 had the seller pay closing costs or repairs, against 40% of homes built before 1984. Defined in 8.1.8.
- 67% of homes built after 1990 have a view, against 20% 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 5 sales	1984–1985 8 sales	1986–1990 7 sales	After 1990 6 sales	All 26 sales	Real difference?
Net sale price average	$862,380	$858,023	$795,144	$921,667	$856,619	unclear
Net price per SF average	$311	$331	$293	$282	$305	unclear
Living area average	2,794	2,596	2,779	3,280	2,841	unclear
Year built median	1983	1984	1990	1992	1986	by design

5.10 The numbers: selling

	Before 1984 5 sales	1984–1985 8 sales	1986–1990 7 sales	After 1990 6 sales	All 26 sales	Real difference?
Days on market median	13	70	21	20	21	unclear
Discount from original list average	5.4%	4.0%	10.5%	4.8%	6.2%	unclear
Price cut before sale	20%	38%	43%	17%	31%	unclear
Seller paid closing costs or repairs	40%	75%	71%	33%	58%	unclear
Has a view	20%	25%	14%	67%	31%	unclear

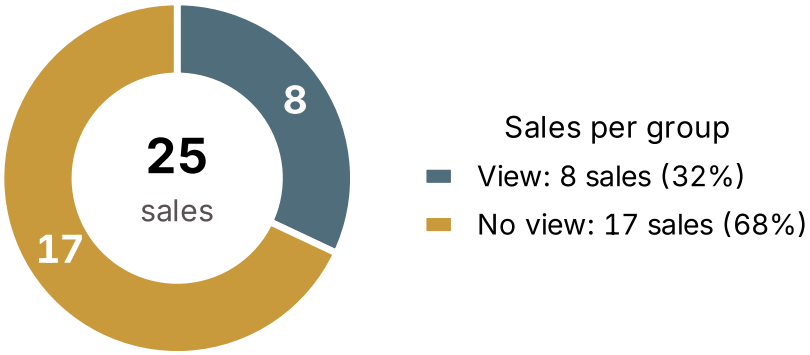
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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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. 1 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.

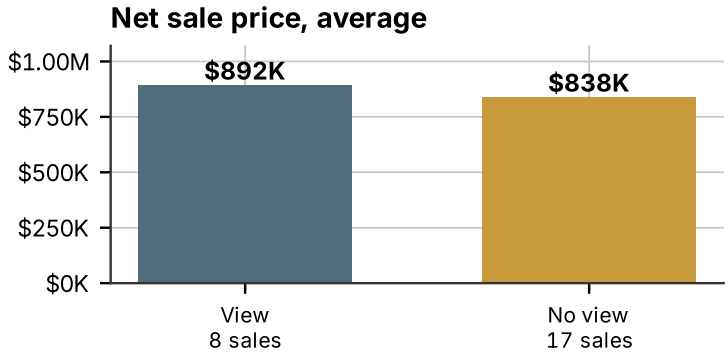
6.2 At a glance

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	$892K	$838K	unclear
Net price per SF	$329 per SF	$297 per SF	unclear
Living area	2,773 SF	2,836 SF	unclear
Year built	1989	1984	unclear
Days on market	12 days	56 days	unclear
Discount from original list	2.8%	8.1%	unclear
Price cut before sale	12%	41%	unclear
Seller paid closing costs or repairs	62%	59%	unclear

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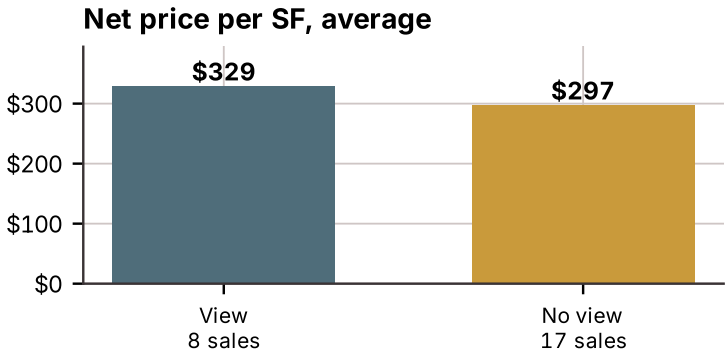
6.3 Net sale price: no clear difference



The average is **$892K** for homes with a view and **$838K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

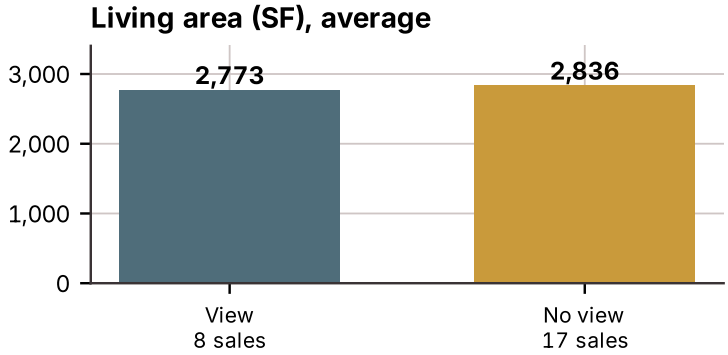
6.4 Net price per SF: no clear difference



The average is **$329 per SF** for homes with a view and **$297 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

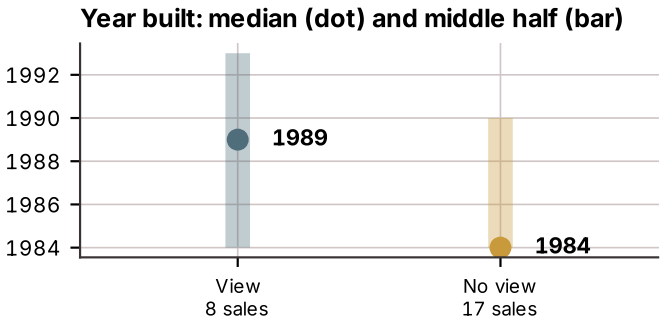


The average is **2,773 SF** for homes with a view and **2,836 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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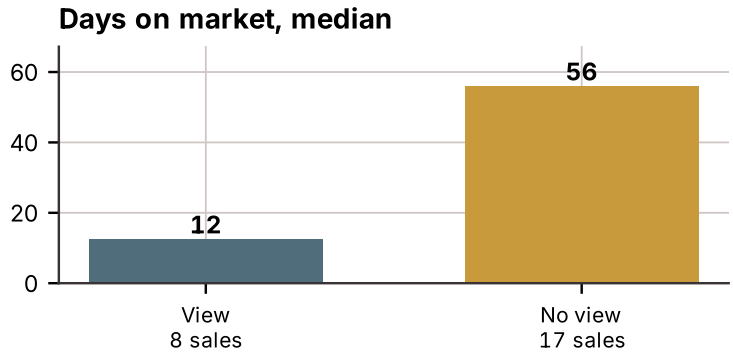
6.6 Year built: no clear difference



The median is **1989** for homes with a view and **1984** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

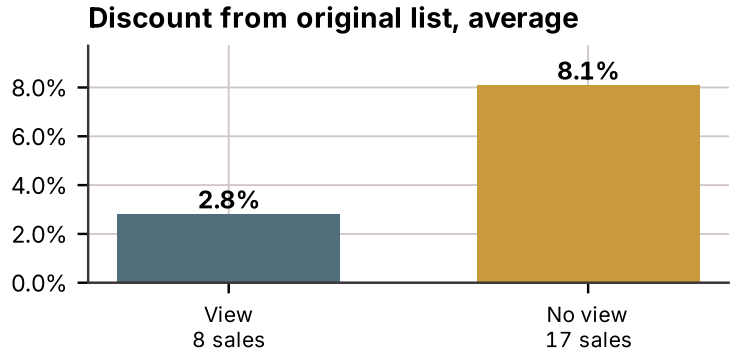
6.7 Days on market: no clear difference



The median is **12 days** for homes with a view and **56 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

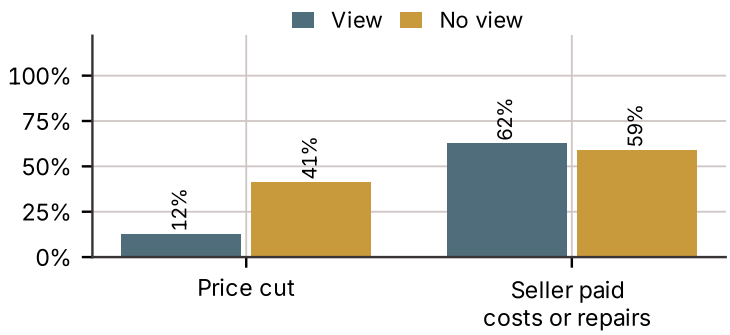


The average is **2.8%** for homes with a view and **8.1%** for homes without a view. Defined in 8.1.6.

– 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.

- 12% of homes with a view had a price cut before sale, against 41% of homes without a view. Defined in 8.1.7.
- 62% 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 8 sales	No view 17 sales	All 25 sales	Real difference?
Net sale price average	$892,072	$837,971	$855,284	unclear
Net price per SF average	$329	$297	$307	unclear
Living area average	2,773	2,836	2,816	unclear
Year built median	1989	1984	1985	unclear

6.11 The numbers: selling

	View 8 sales	No view 17 sales	All 25 sales	Real difference?
Days on market median	12	56	21	unclear
Discount from original list average	2.8%	8.1%	6.4%	unclear
Price cut before sale	12%	41%	32%	unclear
Seller paid closing costs or repairs	62%	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.

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7. New construction

Basic statistics · 0 sales · November 9, 2025 – November 8, 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 Park At Spicewood Spgs.

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 26 resale sales. Average $856,619; median $833,250; standard deviation $178,100; middle half (25th–75th percentile) $731,724–$973,750; lowest $550,000, highest $1,289,088. 15 sales had a seller payment; their median payment was $5,000.

8.1.2 Net price per SF

In simple terms Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?

Statistically psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

The data 26 resale sales. Average $305; median $305; standard deviation $50; middle half (25th–75th percentile) $273–$330; lowest $191, highest $428.

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 26 resale sales. Average 2,841; median 2,936; standard deviation 572; middle half (25th–75th percentile) 2,362–3,260; lowest 1,851, highest 3,934.

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 26 resale sales. Average 1987; median 1986; standard deviation 4; middle half (25th–75th percentile) 1984–1990; lowest 1982, highest 1996.

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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 26 resale sales. Average 57; median 21; standard deviation 68; middle half (25th–75th percentile) 7–102; lowest 0, highest 233. 2 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 26 resale sales. Average 6.2%; median 2.7%; standard deviation 10.8%; middle half (25th–75th percentile) 0.2%–9.4%; lowest −10.1%, highest 38.9%. 6 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 8 of 26 resale sales (30.8%).

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 15 of 26 resale sales (57.7%).

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 8 sales with a view, 17 without, 1 unclassified. Most common View entries: None 16, Trees/Woods 6, Park/Greenbelt 4, Panoramic 3, Canyon 2, Neighborhood 2, Hill Country 2, See Remarks 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 2026-11-09 11:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “park at spicewood springs”, “spicewood estates”, “park at spicewood spgs” (case-insensitive). A record is kept when its subdivision name belongs to the Park At Spicewood Spgs family, the same rule comparable sales use (it includes Spicewood Estates, proven adjacent and priced alike).

The data Pulled November 9, 2026: 26 closed Park At Spicewood Spgs records over the prior year, in ZIP 78750. 8 subdivision spellings kept: Park At Spicewood Spgs Ph (9); Spicewood Estates Sec 02 (6); Spicewood Estates Sec 03 (3); Spicewood Estates Sec 01 (3); Park At Spicewood Springs (2); Park At Spicewood Spgs Sec 01 (1); Park At Spicewood Spgs Ph 01 Sec 02 (1); Park At Spicewood Spgs (1). No other names were found by the search.

8.2.2 Study window

In simple terms The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 11 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 9, 2025 to November 8, 2026 inclusive.

The data 26 single-family sales in the window: 26 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 26 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.

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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 $730K”.

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 $730K: $550,000–$720,000 (6 sales); $730K–$810K: $730,000–$810,000 (7 sales); $856K–$975K: $856,500–$975,000 (7 sales); Over $975K: $984,000–$1,289,088 (6 sales)
Quartiles by living area: Under 2,357 SF: 1,851–2,333 SF (6 sales); 2,357–2,843 SF: 2,357–2,843 SF (7 sales); 3,028–3,268 SF: 3,028–3,268 SF (7 sales); Over 3,268 SF: 3,310–3,934 SF (6 sales)
Quartiles by year built: Before 1984: 1982–1983 (5 sales); 1984–1985: 1984–1985 (8 sales); 1986–1990: 1986–1990 (7 sales); After 1990: 1991–1996 (6 sales)
View and no view: View: MLS lists a view (8 sales); No view: None or Neighborhood (17 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 $856,619, median $833,250. Days on market: average 57, median 21: 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.

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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 1 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 = 7.74	3	0.0517	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.310$	large
Living area	Kruskal–Wallis	H = 8.41	3	0.0382	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.337$	large
Year built	Kruskal–Wallis	H = 0.67	3	0.8804	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.027$	small
Days on market	Kruskal–Wallis	H = 4.67	3	0.1980	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.187$	large
Discount from original list	Kruskal–Wallis	H = 1.50	3	0.6818	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.060$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.99$	3	0.1728	p < 0.0063	**Unclear**	Cramér's V = 0.438	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 10.00$	3	0.0185	p < 0.0063	**Unclear**	Cramér's V = 0.620	large
Has a view	Chi-square	$\chi^2 = 3.76$	3	0.2889	p < 0.0063	**Unclear**	Cramér's V = 0.380	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 13.42	3	0.0038	p < 0.0063	**Yes**	$\varepsilon^2 = 0.537$	large
Net price per SF	Kruskal–Wallis	H = 2.80	3	0.4229	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.112$	medium
Year built	Kruskal–Wallis	H = 5.06	3	0.1671	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.203$	large
Days on market	Kruskal–Wallis	H = 0.62	3	0.8930	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.025$	small
Discount from original list	Kruskal–Wallis	H = 3.81	3	0.2829	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.152$	large
Price cut before sale	Chi-square	$\chi^2 = 1.07$	3	0.7832	p < 0.0063	**Unclear**	Cramér's V = 0.203	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.37$	3	0.3381	p < 0.0063	**Unclear**	Cramér's V = 0.360	medium
Has a view	Chi-square	$\chi^2 = 0.07$	3	0.9953	p < 0.0063	**Unclear**	Cramér's V = 0.051	negligible

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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 = 2.98	3	0.3946	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.119$	medium
Net price per SF	Kruskal–Wallis	H = 4.03	3	0.2585	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.161$	large
Living area	Kruskal–Wallis	H = 5.82	3	0.1207	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.233$	large
Days on market	Kruskal–Wallis	H = 0.84	3	0.8410	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.033$	small
Discount from original list	Kruskal–Wallis	H = 1.03	3	0.7947	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.041$	small
Price cut before sale	Chi-square	$\chi^2 = 1.48$	3	0.6863	p < 0.0063	**Unclear**	Cramér's V = 0.239	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.62$	3	0.3052	p < 0.0063	**Unclear**	Cramér's V = 0.373	medium
Has a view	Chi-square	$\chi^2 = 4.92$	3	0.1778	p < 0.0063	**Unclear**	Cramér's V = 0.435	medium

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 = 84.00	—	0.3744	p < 0.0063	**Unclear**	rank-biserial r = 0.235	small
Net price per SF	Mann–Whitney U	U = 89.00	—	0.2380	p < 0.0063	**Unclear**	rank-biserial r = 0.309	medium
Living area	Mann–Whitney U	U = 69.50	—	0.9535	p < 0.0063	**Unclear**	rank-biserial r = 0.022	negligible
Year built	Mann–Whitney U	U = 93.50	—	0.1396	p < 0.0063	**Unclear**	rank-biserial r = 0.375	medium
Days on market	Mann–Whitney U	U = 41.50	—	0.1294	p < 0.0063	**Unclear**	rank-biserial r = 0.390	medium
Discount from original list	Mann–Whitney U	U = 55.00	—	0.4747	p < 0.0063	**Unclear**	rank-biserial r = 0.191	small
Price cut before sale	Chi-square	$\chi^2 = 2.06$	1	0.1516	p < 0.0063	**Unclear**	Cramér's V = 0.287	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.03$	1	0.8611	p < 0.0063	**Unclear**	Cramér's V = 0.035	negligible

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8.4 Data notes

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

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 26 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 9, 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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