ALEX

Alexander Tiffany Southwest, LLC – ALEX Companies

ALEX Real Estate *genius real estate* | ALEX Intelligence *deep intelligence* | ALEX Institute *earned mastery* | ALEX Invest *invest together* | ALEX Cares *purposeful philanthropy*

Park Forest

Austin, TX 78745

Resale homes · closed Nov 2 – Nov 1, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

November 2, 2026 · 3:21 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
14	**$431,750**	**$363**	**56 days**
single-family resale homes	average $716,606	average $363	average 92 days

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2. Where the resale homes sold
3. Quartiles by net sale price
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1. Summary

Resale homes · 14 sales · November 2, 2025 – November 1, 2026

This study looks at the **14 resale homes** sold in Park Forest in the **365 days** to November 1, 2026. A full year is used because only 7 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.

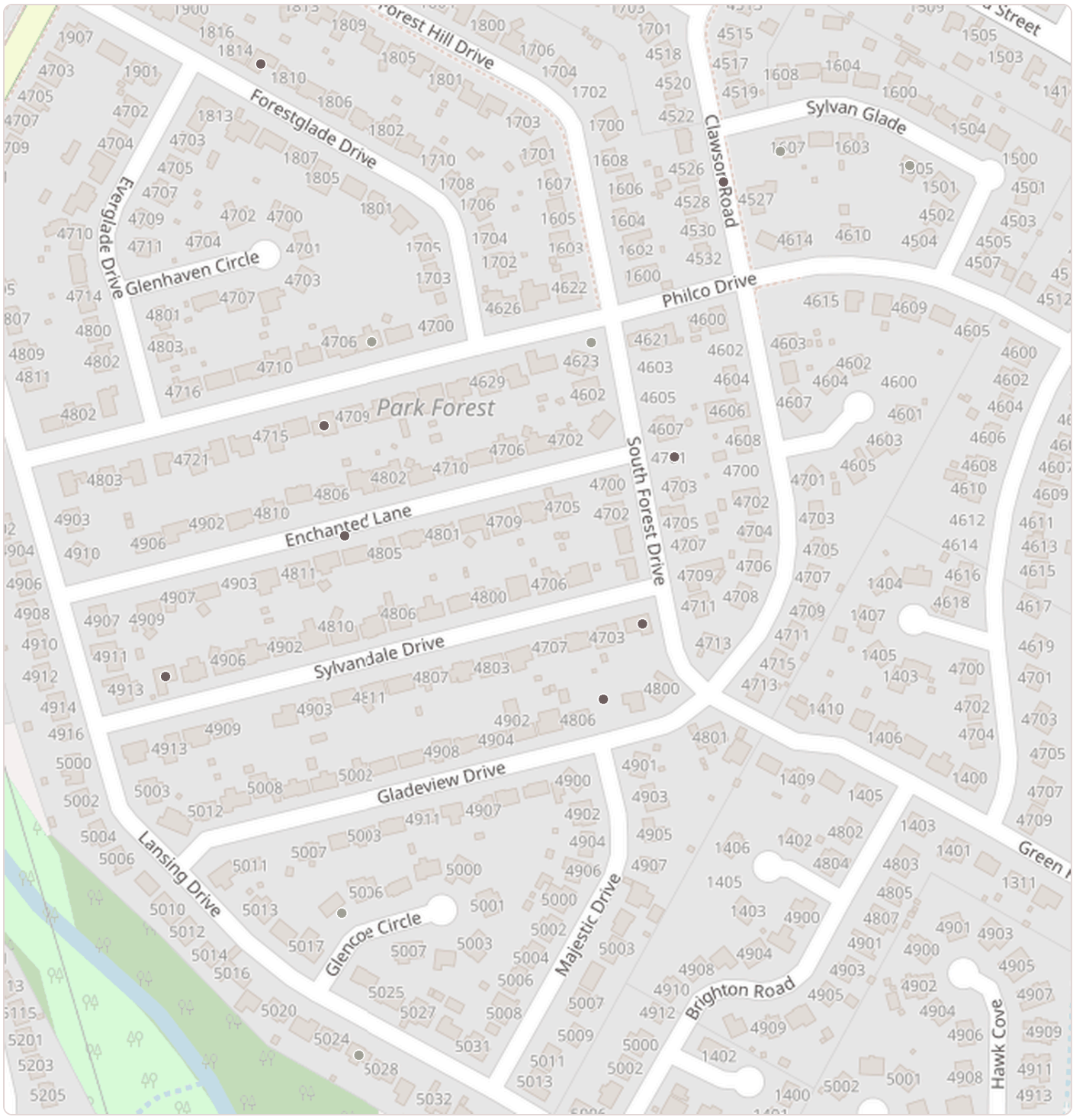
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

14 resale homes · colored by price range

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



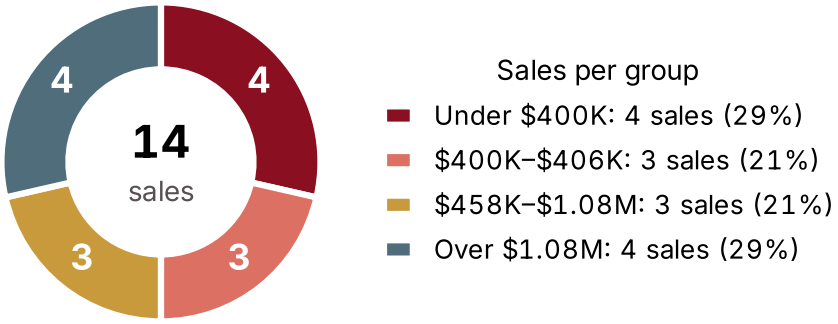
● Under $400K · 4 sales ● $400K–$406K · 3 sales ● $458K–$1.08M · 3 sales ● Over $1.08M · 4 sales

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3. Quartiles by net sale price

Resale homes · 14 sales · November 2, 2025 – November 1, 2026

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



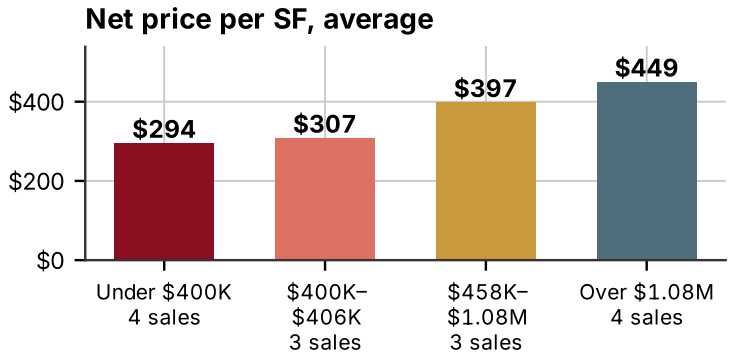
Bottom line: too few sales to test.

3.1 Key differences

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

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: described, not tested

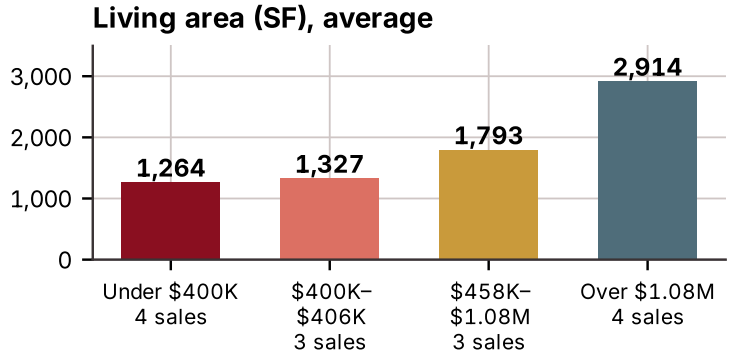


The average is **$449 per SF** for homes over $1.08M and **$294 per SF** for homes under $400K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

Not tested: too few sales.

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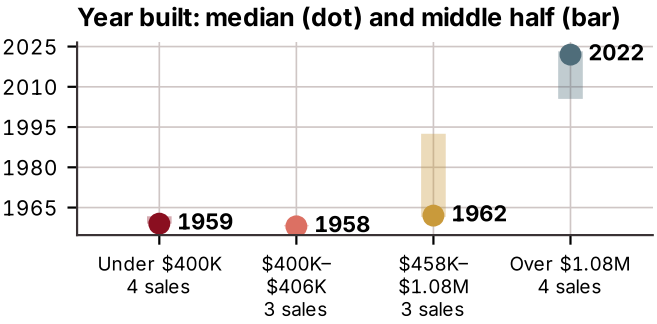
3.4 Living area: described, not tested



The average is **2,914 SF** for homes over $1.08M and **1,264 SF** for homes under $400K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

Not tested: too few sales.

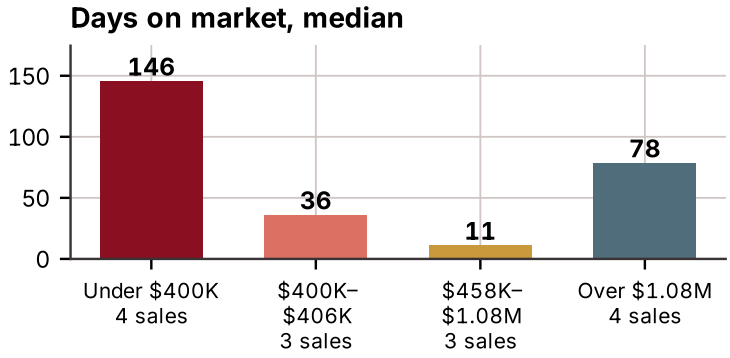
3.5 Year built: described, not tested



The median is **2022** for homes over $1.08M and **1959** for homes under $400K. It does not move in a straight line; homes over $1.08M are highest. Defined in 8.1.4.

Not tested: too few sales.

3.6 Days on market: described, not tested

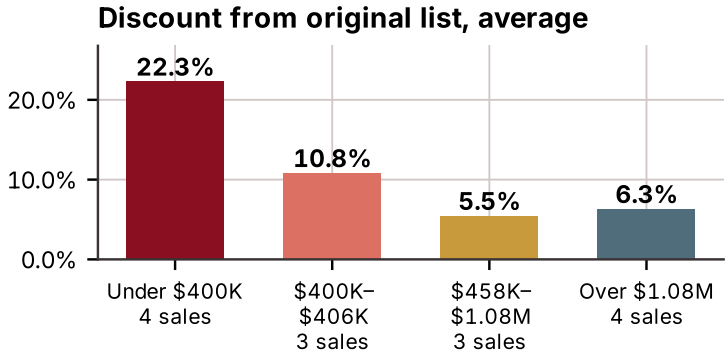


The median is **78 days** for homes over $1.08M and **146 days** for homes under $400K. It does not move in a straight line; homes under $400K are highest. Defined in 8.1.5.

Not tested: too few sales.

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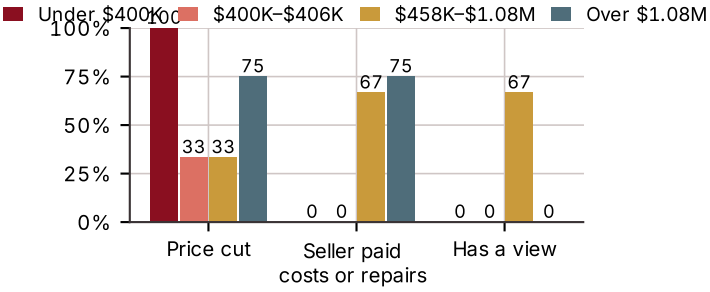
3.7 Discount from original list: described, not tested



The average is **6.3%** for homes over $1.08M and **22.3%** for homes under $400K. It does not move in a straight line; homes under $400K are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 75% of homes over $1.08M had a price cut before sale, against 100% of homes under $400K. Defined in 8.1.7.
- 75% of homes over $1.08M had the seller pay closing costs or repairs, against 0% of homes under $400K. Defined in 8.1.8.
- 0% of homes over $1.08M have a view, against 0% of homes under $400K. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.
Has a view: Not tested: too few sales.

3.9 The numbers: price and size

	Under $400K 4 sales	$400K–$406K 3 sales	$458K–$1.08M 3 sales	Over $1.08M 4 sales	All 14 sales
Net sale price average	$361,400	$402,000	$716,217	$1,308,060	$716,606
Net price per SF average	$294	$307	$397	$449	$363
Living area average	1,264	1,327	1,793	2,914	1,862
Year built median	1959	1958	1962	2022	1960

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3.10 The numbers: selling

	Under $400K 4 sales	$400K–$406K 3 sales	$458K–$1.08M 3 sales	Over $1.08M 4 sales	All 14 sales
Days on market median	146	36	11	78	56
Discount from original list average	22.3%	10.8%	5.5%	6.3%	11.7%
Price cut before sale	100%	33%	33%	75%	64%
Seller paid closing costs or repairs	0%	0%	67%	75%	36%
Has a view	0%	0%	67%	0%	14%

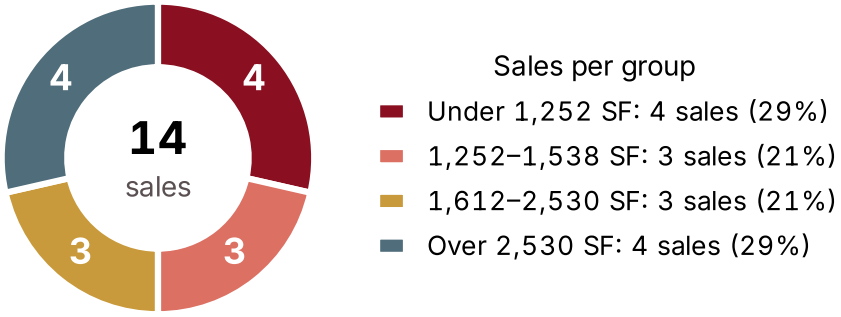
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 14 sales · November 2, 2025 – November 1, 2026

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

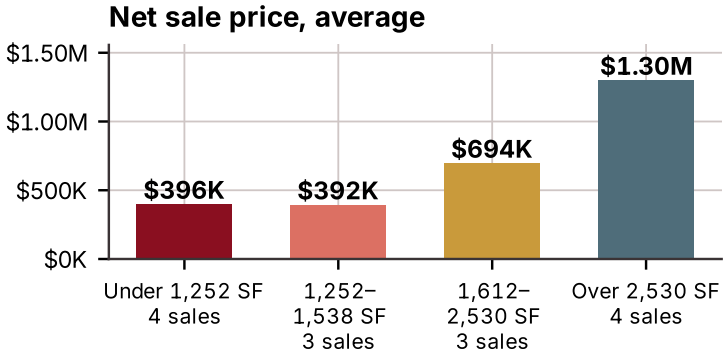


Bottom line: too few sales to test.

4.1 Key differences

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

4.3 Net sale price: described, not tested

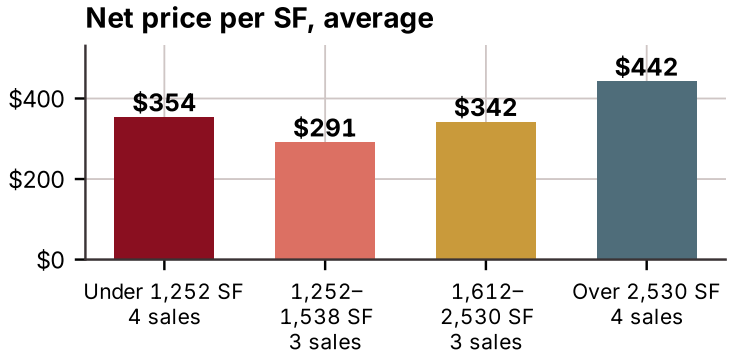


The average is **$1.30M** for homes over 2,530 SF and **$396K** for homes under 1,252 SF. It does not move in a straight line; homes over 2,530 SF are highest. Defined in 8.1.1.

Not tested: too few sales.

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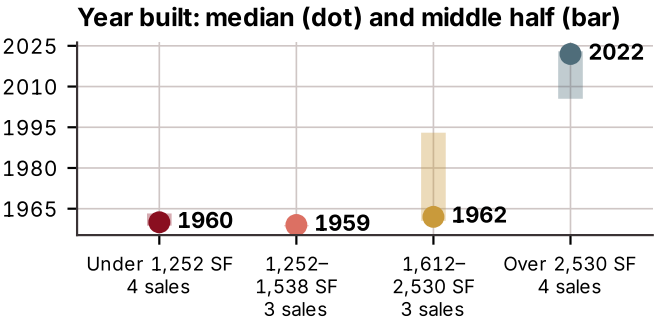
4.4 Net price per SF: described, not tested



The average is **$442 per SF** for homes over 2,530 SF and **$354 per SF** for homes under 1,252 SF. It does not move in a straight line; homes over 2,530 SF are highest. Defined in 8.1.2.

Not tested: too few sales.

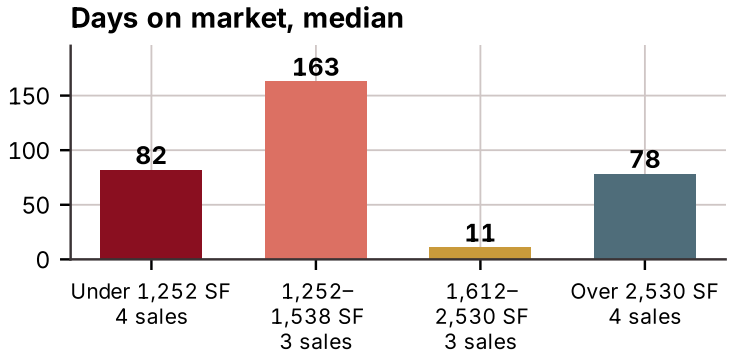
4.5 Year built: described, not tested



The median is **2022** for homes over 2,530 SF and **1960** for homes under 1,252 SF. It does not move in a straight line; homes over 2,530 SF are highest. Defined in 8.1.4.

Not tested: too few sales.

4.6 Days on market: described, not tested

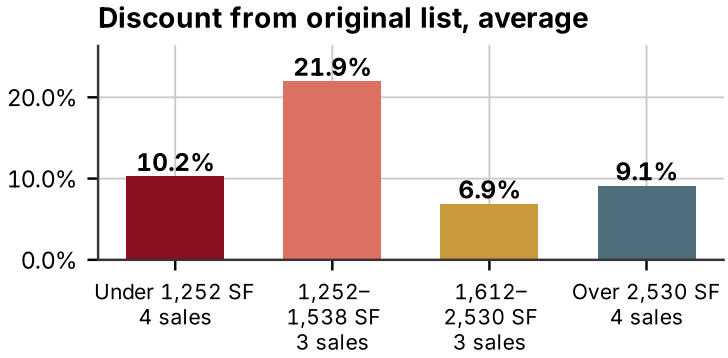


The median is **78 days** for homes over 2,530 SF and **82 days** for homes under 1,252 SF. It does not move in a straight line; homes 1,252–1,538 SF are highest. Defined in 8.1.5.

Not tested: too few sales.

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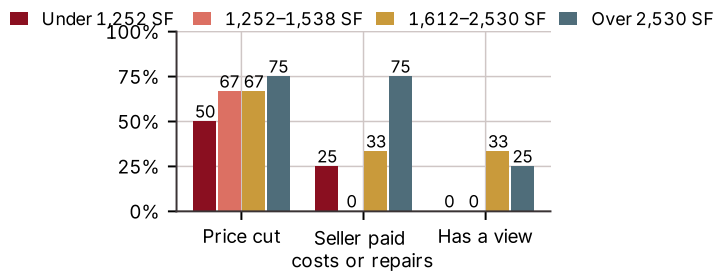
4.7 Discount from original list: described, not tested



The average is **9.1%** for homes over 2,530 SF and **10.2%** for homes under 1,252 SF. It does not move in a straight line; homes 1,252–1,538 SF are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 75% of homes over 2,530 SF had a price cut before sale, against 50% of homes under 1,252 SF. Defined in 8.1.7.
- 75% of homes over 2,530 SF had the seller pay closing costs or repairs, against 25% of homes under 1,252 SF. Defined in 8.1.8.
- 25% of homes over 2,530 SF have a view, against 0% of homes under 1,252 SF. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.
Has a view: Not tested: too few sales.

4.9 The numbers: price and size

	Under 1,252 SF 4 sales	1,252–1,538 SF 3 sales	1,612–2,530 SF 3 sales	Over 2,530 SF 4 sales	All 14 sales
Net sale price average	$396,025	$391,667	$694,413	$1,297,538	$716,606
Net price per SF average	$354	$291	$342	$442	$363
Living area average	1,120	1,354	1,938	2,928	1,862
Year built median	1960	1959	1962	2022	1960

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4.10 The numbers: selling

	Under 1,252 SF 4 sales	1,252–1,538 SF 3 sales	1,612–2,530 SF 3 sales	Over 2,530 SF 4 sales	All 14 sales
Days on market median	82	163	11	78	56
Discount from original list average	10.2%	21.9%	6.9%	9.1%	11.7%
Price cut before sale	50%	67%	67%	75%	64%
Seller paid closing costs or repairs	25%	0%	33%	75%	36%
Has a view	0%	0%	33%	25%	14%

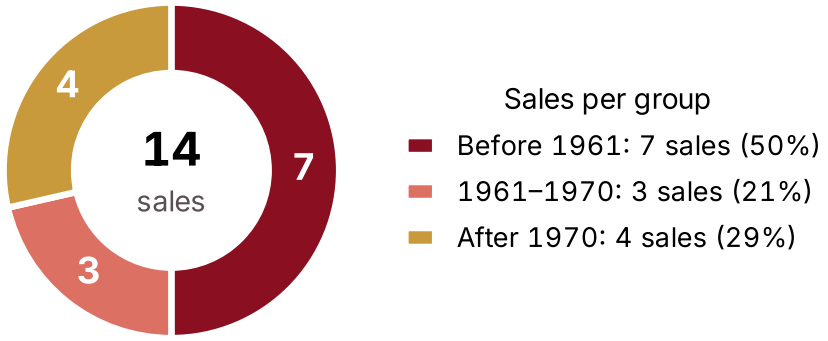
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Groups by year built

Resale homes · 14 sales · November 2, 2025 – November 1, 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. Only 3 groups are shown: homes here share a few year built values, and no group may hold fewer than 3 sales.

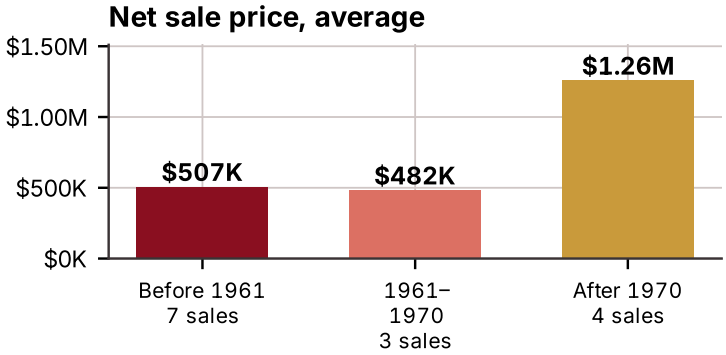


Bottom line: too few sales to test.

5.1 Key differences

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

5.3 Net sale price: described, not tested

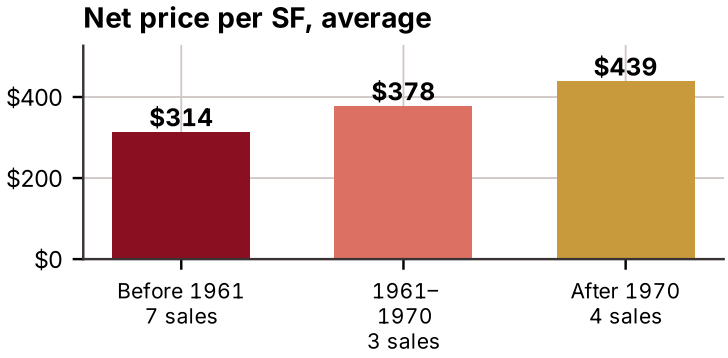


The average is **$1.26M** for homes built after 1970 and **$507K** for homes built before 1961. It does not move in a straight line; homes built after 1970 are highest. Defined in 8.1.1.

Not tested: too few sales.

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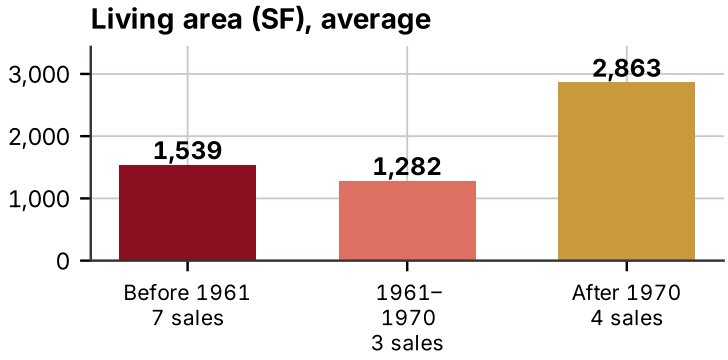
5.4 Net price per SF: described, not tested



The average is **$439 per SF** for homes built after 1970 and **$314 per SF** for homes built before 1961. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

Not tested: too few sales.

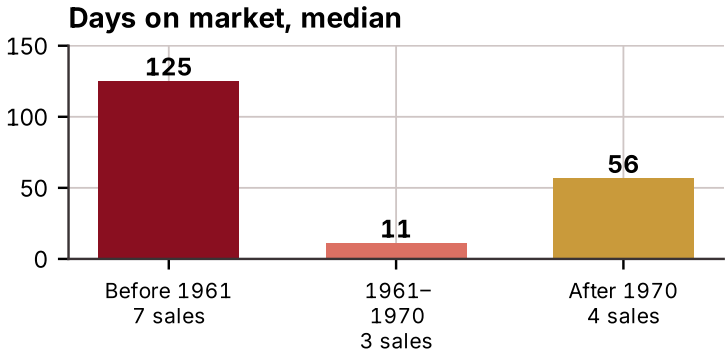
5.5 Living area: described, not tested



The average is **2,863 SF** for homes built after 1970 and **1,539 SF** for homes built before 1961. It does not move in a straight line; homes built after 1970 are highest. Defined in 8.1.3.

Not tested: too few sales.

5.6 Days on market: described, not tested

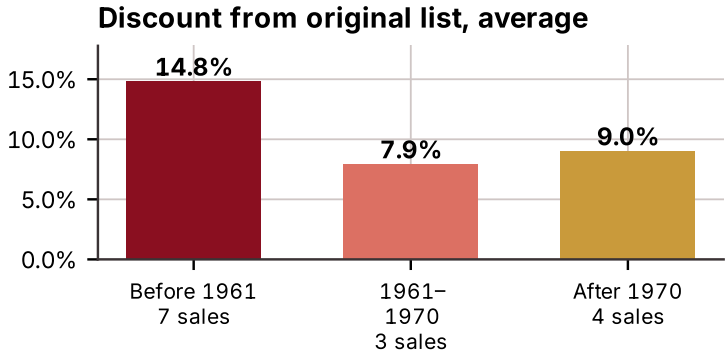


The median is **56 days** for homes built after 1970 and **125 days** for homes built before 1961. It does not move in a straight line; homes built before 1961 are highest. Defined in 8.1.5.

Not tested: too few sales.

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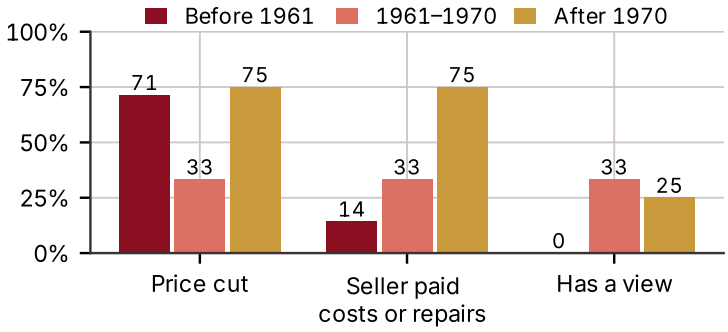
5.7 Discount from original list: described, not tested



The average is **9.0%** for homes built after 1970 and **14.8%** for homes built before 1961. It does not move in a straight line; homes built before 1961 are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 75% of homes built after 1970 had a price cut before sale, against 71% of homes built before 1961. Defined in 8.1.7.
- 75% of homes built after 1970 had the seller pay closing costs or repairs, against 14% of homes built before 1961. Defined in 8.1.8.
- 25% of homes built after 1970 have a view, against 0% of homes built before 1961. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.
Has a view: Not tested: too few sales.

5.9 The numbers: price and size

	Before 1961 7 sales	1961–1970 3 sales	After 1970 4 sales	All 14 sales
Net sale price average	$507,371	$482,500	$1,258,347	$716,606
Net price per SF average	$314	$378	$439	$363
Living area average	1,539	1,282	2,863	1,862
Year built median	1959	1962	2023	1960

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5.10 The numbers: selling

	Before 1961 7 sales	1961–1970 3 sales	After 1970 4 sales	All 14 sales
Days on market median	125	11	56	56
Discount from original list average	14.8%	7.9%	9.0%	11.7%
Price cut before sale	71%	33%	75%	64%
Seller paid closing costs or repairs	14%	33%	75%	36%
Has a view	0%	33%	25%	14%

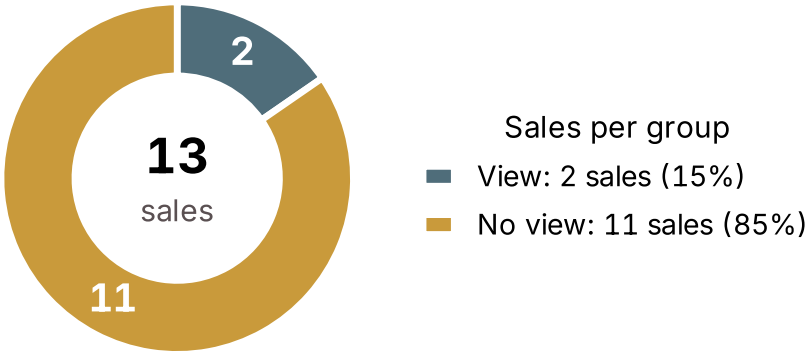
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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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.

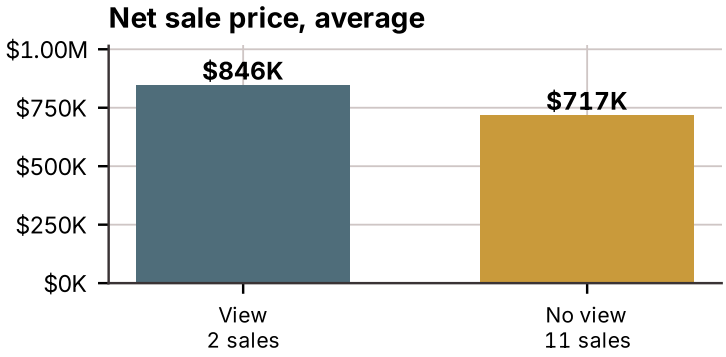


Bottom line: too few sales to test.

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

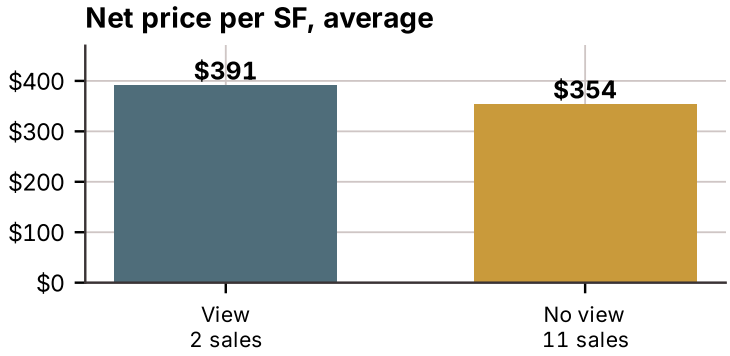


The average is **$846K** for homes with a view and **$717K** for homes without a view. Defined in 8.1.1.

Not tested: too few sales.

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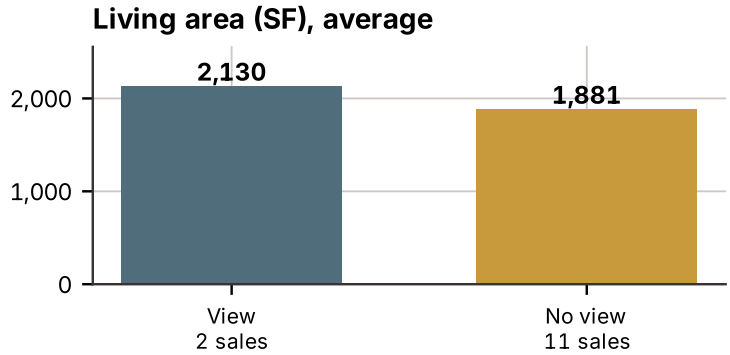
6.4 Net price per SF: described, not tested



The average is **$391 per SF** for homes with a view and **$354 per SF** for homes without a view. Defined in 8.1.2.

Not tested: too few sales.

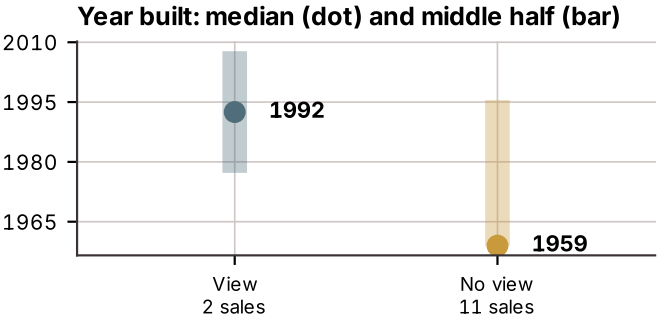
6.5 Living area: described, not tested



The average is **2,130 SF** for homes with a view and **1,881 SF** for homes without a view. Defined in 8.1.3.

Not tested: too few sales.

6.6 Year built: described, not tested

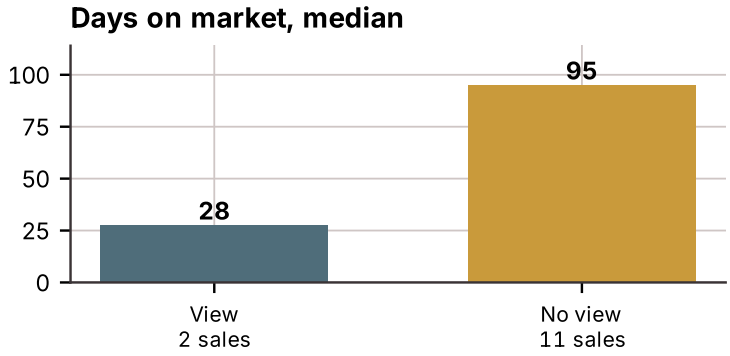


The median is **1992** for homes with a view and **1959** for homes without a view. Defined in 8.1.4.

Not tested: too few sales.

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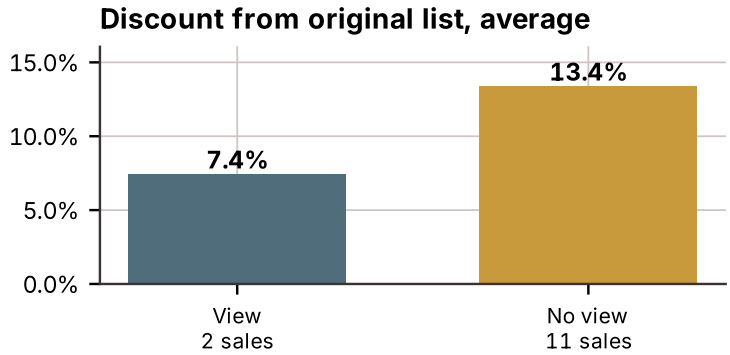
6.7 Days on market: described, not tested



The median is **28 days** for homes with a view and **95 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

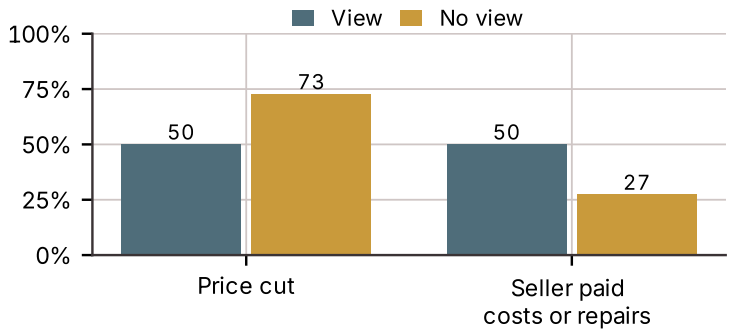
6.8 Discount from original list: described, not tested



The average is **7.4%** for homes with a view and **13.4%** 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.

- 50% of homes with a view had a price cut before sale, against 73% of homes without a view. Defined in 8.1.7.
- 50% of homes with a view had the seller pay closing costs or repairs, against 27% 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.

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6.10 The numbers: price and size

	View 2 sales	No view 11 sales	All 13 sales
Net sale price average	$845,575	$716,713	$736,538
Net price per SF average	$391	$354	$360
Living area average	2,130	1,881	1,919
Year built median	1992	1959	1959

6.11 The numbers: selling

	View 2 sales	No view 11 sales	All 13 sales
Days on market median	28	95	62
Discount from original list average	7.4%	13.4%	12.5%
Price cut before sale	50%	73%	69%
Seller paid closing costs or repairs	50%	27%	31%

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 · 4 sales · November 2, 2025 – November 1, 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: 4 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 Forest.

Measure	Average	Median
Sales		4
Net sale price	**$1,130,914**	$1,069,328
Net price per SF	**$410**	$410
Living area (SF)	**2,672**	2,503
Days on market	**263**	266
Discount from original list	**8.5%**	8.6%
Price cut before sale		75% of sales
Seller paid closing costs or repairs		0% of sales
Year built		2025–2026

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 14 resale sales. Average $716,606; median $431,750; standard deviation $436,410; middle half (25th–75th percentile) $385,000–$1,112,716; lowest $340,600, highest $1,464,000. 5 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 14 resale sales. Average $363; median $363; standard deviation $77; middle half (25th–75th percentile) $304–$434; lowest $217, highest $458.

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 14 resale sales. Average 1,862; median 1,575; standard deviation 803; middle half (25th–75th percentile) 1,190–2,574; lowest 1,055, highest 3,231.

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 14 resale sales. Average 1978; median 1960; standard deviation 29; middle half (25th–75th percentile) 1959–2008; lowest 1958, highest 2024.

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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	14 resale sales. Average 92; median 56; standard deviation 92; middle half (25th–75th percentile) 22–127; lowest 4, highest 287. 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	14 resale sales. Average 11.7%; median 8.9%; standard deviation 11.8%; middle half (25th–75th percentile) 1.7%–16.8%; lowest −1.7%, highest 32.8%. 2 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	9 of 14 resale sales (64.3%).

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	5 of 14 resale sales (35.7%).

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	2 sales with a view, 11 without, 1 unclassified. Most common View entries: None 8, Neighborhood 4, See Remarks 1, Park/Greenbelt 1, Trees/Woods 1, Pool 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 2026-11-02 09:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “park forest” (case-insensitive). A record is kept when its subdivision name belongs to the Park Forest family, the same rule comparable sales use.

The data Pulled November 2, 2026: 18 closed Park Forest records over the prior year, in ZIP 78745. 8 subdivision spellings kept: Park Forest Sec 01 (5); Park Forest (3); Park Forest Sec 07 (2); Park Forest Sec 05 (2); Park Forest Sec 02 (2); Park Forest Sec 04 (2); Park Forest Sec 03 (1); Park Forest Sec 06 (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 7 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 2, 2025 to November 1, 2026 inclusive.

The data 18 single-family sales in the window: 14 resale, 4 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 14 resale; 4 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 $400K”.

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 $400K: $340,600–$380,000 (4 sales); $400K–$406K: $400,000–$406,000 (3 sales); $458K–$1.08M: $457,500–$1,081,150 (3 sales); Over $1.08M: $1,123,238–$1,464,000 (4 sales)
Quartiles by living area: Under 1,252 SF: 1,055–1,170 SF (4 sales); 1,252–1,538 SF: 1,252–1,538 SF (3 sales); 1,612–2,530 SF: 1,612–2,530 SF (3 sales); Over 2,530 SF: 2,588–3,231 SF (4 sales)
Groups by year built: Before 1961: 1958–1959 (7 sales); 1961–1970: 1961–1970 (3 sales); After 1970: 2021–2024 (4 sales)
View and no view: View: MLS lists a view (2 sales); No view: None or Neighborhood (11 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 $716,606, median $431,750. Days on market: average 92, median 56: 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	

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

Too few sales in a group to test.

8.3.2 Quartiles by living area

Too few sales in a group to test.

8.3.3 Groups by year built

Too few sales in a group to test.

8.3.4 View and no view

Too few sales in a group to test.

8.4 Data notes

Left out of the analysis: 4 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 14 closed MLS resale sales; the 4 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 2, 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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