ALEX

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

Pioneer Crossing West

Austin, TX 78754
Resale homes · closed Oct 29 – Oct 28, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
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MARKET STUDY All analysis covers resale homes only. New construction appears once, in its own section.

RESALE SALES, 365 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
31	**$364,725**	**$195**	**34 days**
single-family resale homes	average $361,862	average $191	average 43 days

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1. Summary

Resale homes · 31 sales · October 29, 2025 – October 28, 2026

This study looks at the **31 resale homes** sold in Pioneer Crossing West in the **365 days** to October 28, 2026. A full year is used because only 17 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

31 resale homes · colored by price range

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

● Under $355K · 8 sales ● $355K–$365K · 8 sales ● $365K–$374K · 7 sales ● Over $374K · 8 sales

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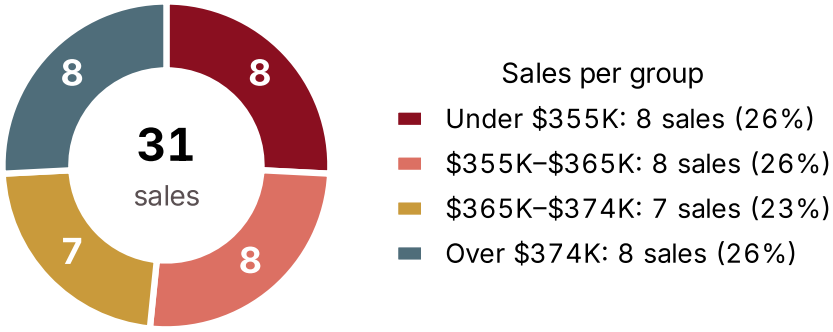
3. Quartiles by net sale price

Resale homes · 31 sales · October 29, 2025 – October 28, 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 $355K	$355K–$365K	$365K–$374K	Over $374K	Real difference?
Net price per SF	$191 per SF	$184 per SF	$188 per SF	$202 per SF	unclear
Living area	1,768 SF	1,990 SF	2,002 SF	1,922 SF	unclear
Year built	2006	2006	2009	2008	unclear
Days on market	57 days	26 days	20 days	36 days	unclear
Discount from original list	5.4%	5.7%	4.4%	4.7%	unclear
Price cut before sale	38%	38%	29%	25%	unclear
Seller paid closing costs or repairs	50%	62%	57%	75%	unclear
Has a view	0%	12%	29%	25%	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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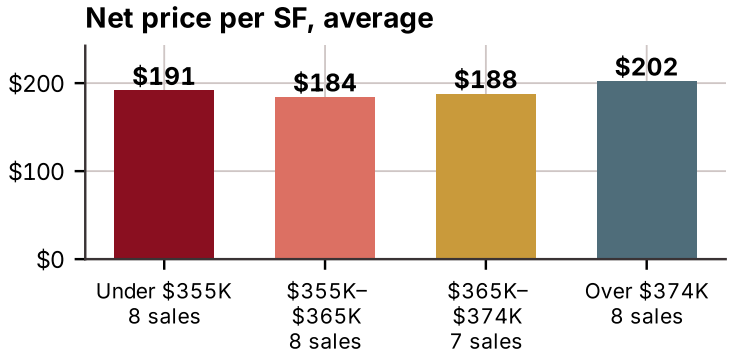
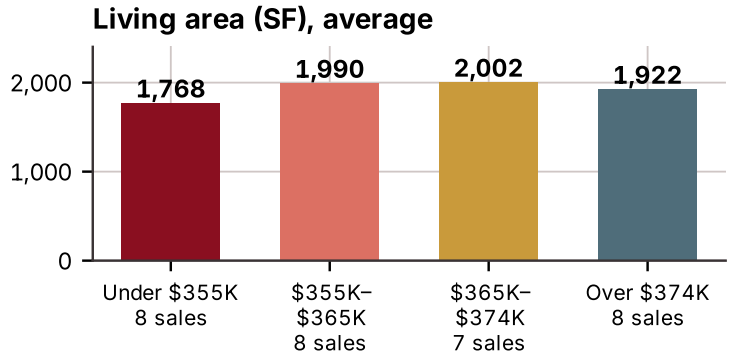
3.3 Net price per SF: no clear difference



The average is **$202 per SF** for homes over $374K and **$191 per SF** for homes under $355K. It does not move in a straight line; homes over $374K are highest. Defined in 8.1.2.

– No clear difference · could be chance

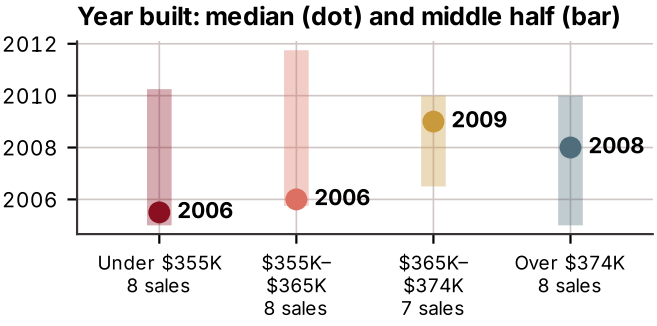
3.4 Living area: no clear difference



The average is **1,922 SF** for homes over $374K and **1,768 SF** for homes under $355K. It does not move in a straight line; homes $365K–$374K are highest. Defined in 8.1.3.

– No clear difference · could be chance

3.5 Year built: no clear difference



The median is **2008** for homes over $374K and **2006** for homes under $355K. It does not move in a straight line; homes $365K–$374K are highest. Defined in 8.1.4.

– No clear difference · could be chance

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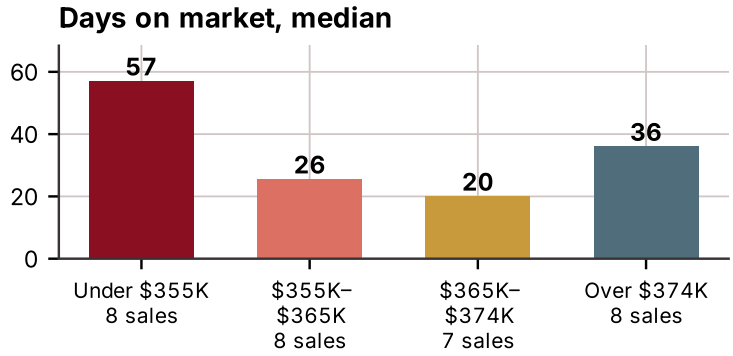
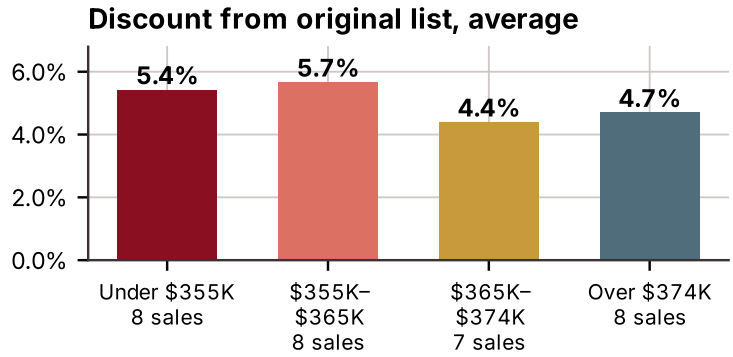
3.6 Days on market: no clear difference



The median is **36 days** for homes over $374K and **57 days** for homes under $355K. It does not move in a straight line; homes under $355K 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 **4.7%** for homes over $374K and **5.4%** for homes under $355K. It does not move in a straight line; homes $355K–$365K are highest. Defined in 8.1.6.

– No clear difference · could be chance

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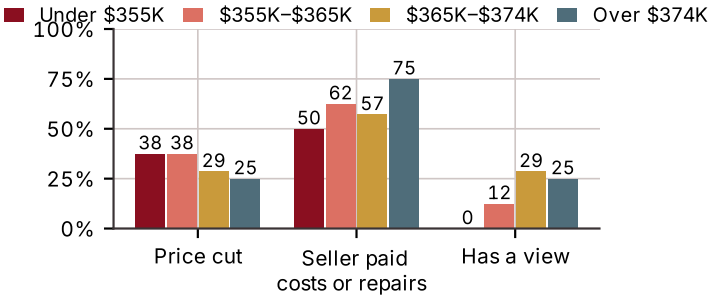
3.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 25% of homes over $374K had a price cut before sale, against 38% of homes under $355K. Defined in 8.1.7.
- 75% of homes over $374K had the seller pay closing costs or repairs, against 50% of homes under $355K. Defined in 8.1.8.
- 25% of homes over $374K have a view, against 0% of homes under $355K. 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 $355K 8 sales	$355K–$365K 8 sales	$365K–$374K 7 sales	Over $374K 8 sales	All 31 sales	Real difference?
Net sale price average	$335,869	$358,478	$369,550	$384,512	$361,862	by design
Net price per SF average	$191	$184	$188	$202	$191	unclear
Living area average	1,768	1,990	2,002	1,922	1,918	unclear
Year built median	2006	2006	2009	2008	2006	unclear

3.10 The numbers: selling

	Under $355K 8 sales	$355K–$365K 8 sales	$365K–$374K 7 sales	Over $374K 8 sales	All 31 sales	Real difference?
Days on market median	57	26	20	36	34	unclear
Discount from original list average	5.4%	5.7%	4.4%	4.7%	5.1%	unclear
Price cut before sale	38%	38%	29%	25%	32%	unclear
Seller paid closing costs or repairs	50%	62%	57%	75%	61%	unclear
Has a view	0%	12%	29%	25%	16%	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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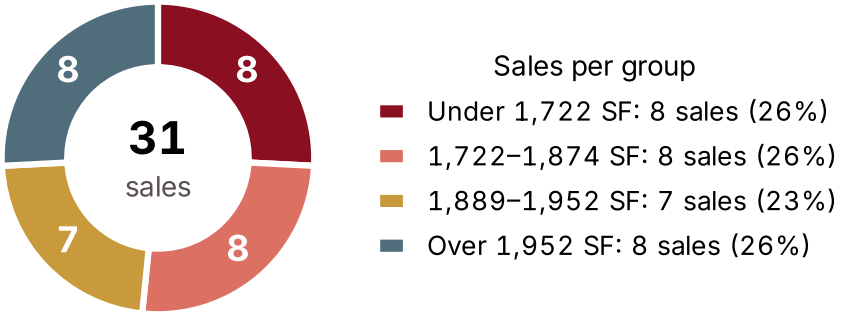
4. Quartiles by living area

Resale homes · 31 sales · October 29, 2025 – October 28, 2026

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



Bottom line

- Homes over 1,952 SF sell for about $55 per SF (26%) less than homes under 1,722 SF.

4.1 Key differences

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

Under 1,722 SF · 1,722–1,874 SF · 1,889–1,952 SF · Over 1,952 SF

Larger homes Over 1,952 SF

- Sell for less per square foot.

Smaller homes Under 1,722 SF

- Sell for more per square foot.

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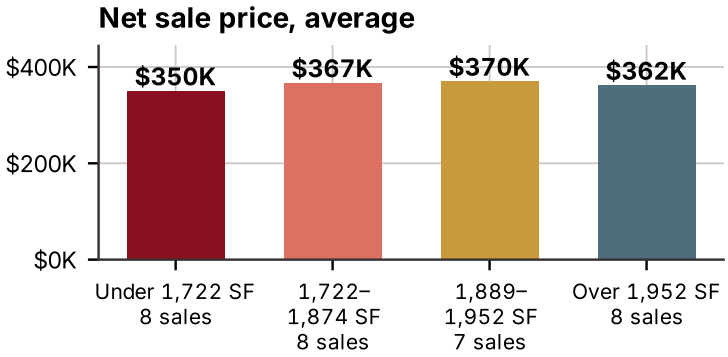
4.2 At a glance

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

	Under 1,722 SF	1,722–1,874 SF	1,889–1,952 SF	Over 1,952 SF	Real difference?
Net sale price	$350K	$367K	$370K	$362K	unclear
Net price per SF	$213 per SF **Highest**	$201 per SF	$193 per SF	$159 per SF **Lowest**	✓ large
Year built	2010	2006	2006	2006	unclear
Days on market	38 days	39 days	33 days	41 days	unclear
Discount from original list	4.0%	4.2%	2.9%	8.9%	unclear
Price cut before sale	25%	38%	0%	62%	unclear
Seller paid closing costs or repairs	75%	38%	57%	75%	unclear
Has a view	12%	12%	14%	25%	unclear

4.3 Net sale price: no clear difference



The average is **$362K** for homes over 1,952 SF and **$350K** for homes under 1,722 SF. It does not move in a straight line; homes 1,889–1,952 SF are highest. Defined in 8.1.1.

– No clear difference · could be chance

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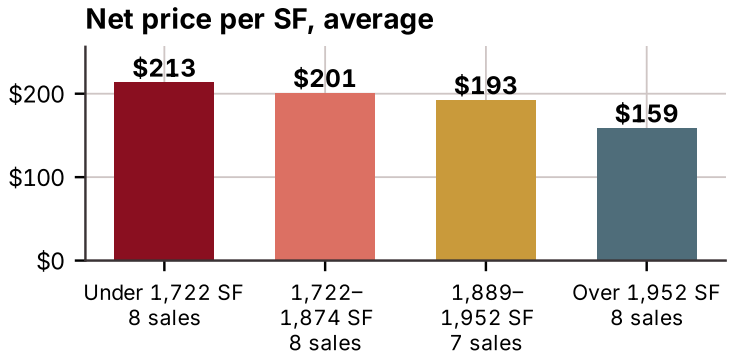
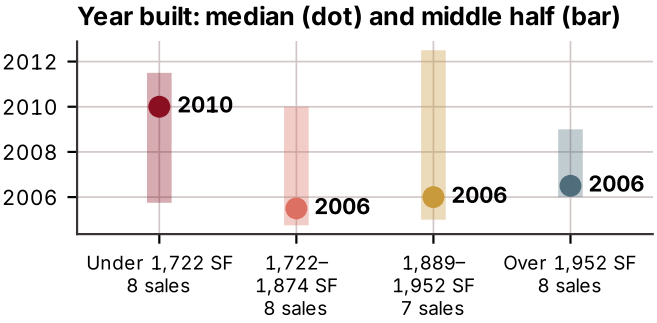
4.4 Homes over 1,952 SF sell for about $55 per SF (26%) less than homes under 1,722 SF



The average is **$159 per SF** for homes over 1,952 SF and **$213 per SF** for homes under 1,722 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

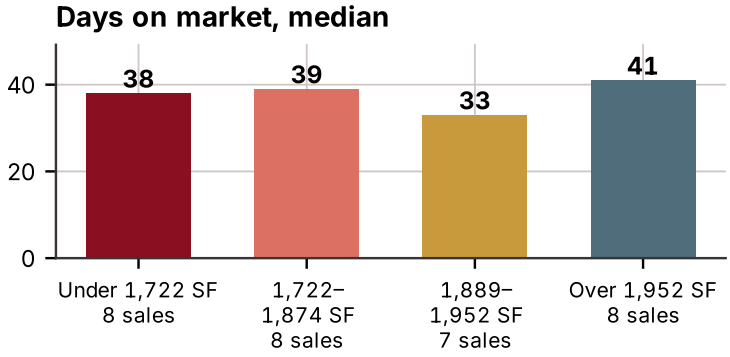
4.5 Year built: no clear difference



The median is **2006** for homes over 1,952 SF and **2010** for homes under 1,722 SF. It does not move in a straight line; homes under 1,722 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 **41 days** for homes over 1,952 SF and **38 days** for homes under 1,722 SF. It does not move in a straight line; homes over 1,952 SF are highest. Defined in 8.1.5.

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

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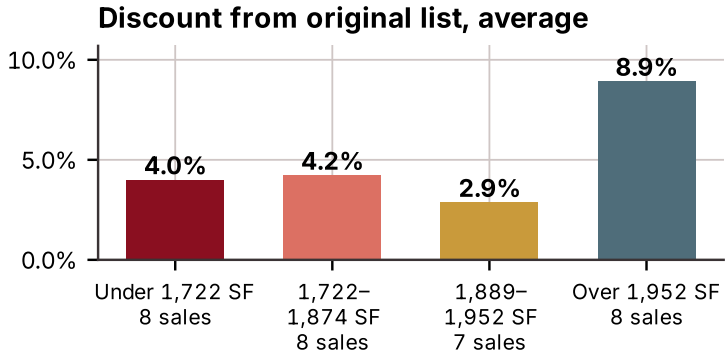
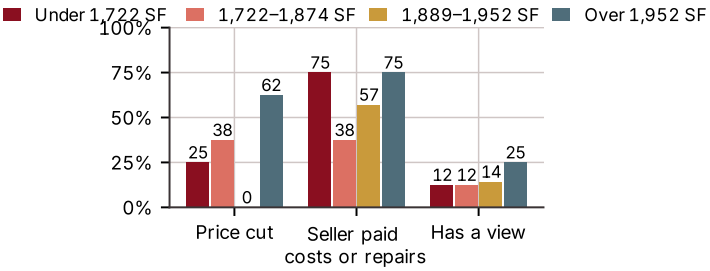
4.7 Discount from original list: no clear difference



The average is **8.9%** for homes over 1,952 SF and **4.0%** for homes under 1,722 SF. It does not move in a straight line; homes over 1,952 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.

- 62% of homes over 1,952 SF had a price cut before sale, against 25% of homes under 1,722 SF. Defined in 8.1.7.
- 75% of homes over 1,952 SF had the seller pay closing costs or repairs, against 75% of homes under 1,722 SF. Defined in 8.1.8.
- 25% of homes over 1,952 SF have a view, against 12% of homes under 1,722 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 1,722 SF 8 sales	1,722–1,874 SF 8 sales	1,889–1,952 SF 7 sales	Over 1,952 SF 8 sales	All 31 sales	Real difference?
Net sale price average	$350,031	$366,875	$369,929	$361,622	$361,862	unclear
Net price per SF average	$213	$201	$193	$159	$191	✓ large
Living area average	1,640	1,824	1,922	2,286	1,918	by design
Year built median	2010	2006	2006	2006	2006	unclear

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4.10 The numbers: selling

	Under 1,722 SF 8 sales	1,722–1,874 SF 8 sales	1,889–1,952 SF 7 sales	Over 1,952 SF 8 sales	All 31 sales	Real difference?
Days on market median	38	39	33	41	34	unclear
Discount from original list average	4.0%	4.2%	2.9%	8.9%	5.1%	unclear
Price cut before sale	25%	38%	0%	62%	32%	unclear
Seller paid closing costs or repairs	75%	38%	57%	75%	61%	unclear
Has a view	12%	12%	14%	25%	16%	unclear

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

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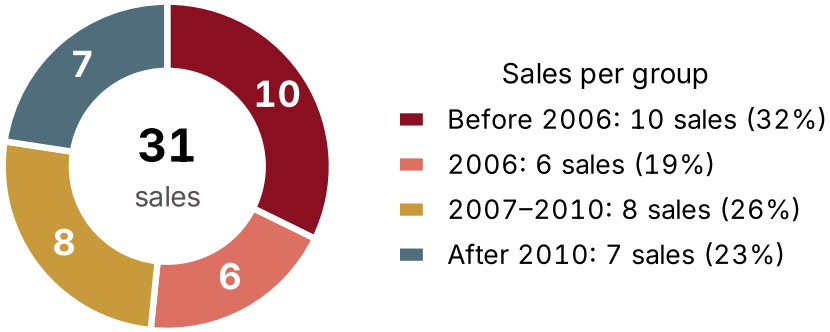
5. Quartiles by year built

Resale homes · 31 sales · October 29, 2025 – October 28, 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 2006	2006	2007–2010	After 2010	Real difference?
Net sale price	$357K	$357K	$372K	$362K	unclear
Net price per SF	$193 per SF	$179 per SF	$194 per SF	$197 per SF	unclear
Living area	1,865 SF	2,031 SF	1,948 SF	1,862 SF	unclear
Days on market	40 days	28 days	44 days	9 days	unclear
Discount from original list	3.2%	6.6%	6.7%	4.6%	unclear
Price cut before sale	20%	33%	50%	29%	unclear
Seller paid closing costs or repairs	40%	67%	88%	57%	unclear
Has a view	0%	17%	25%	29%	unclear

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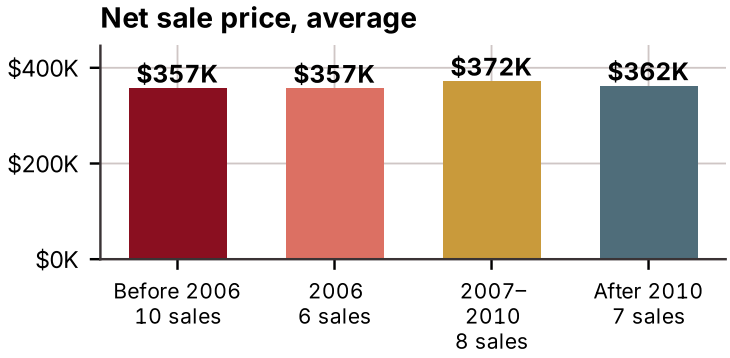
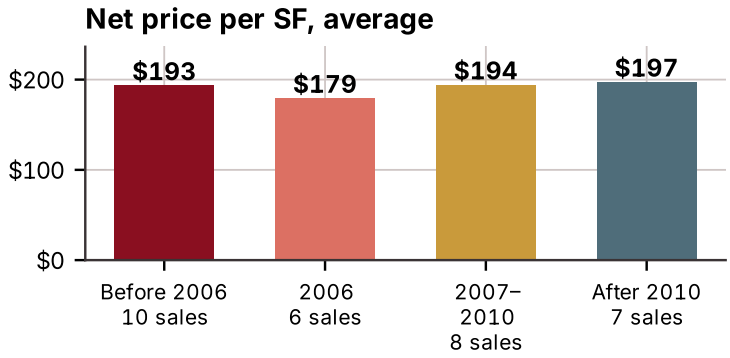
5.3 Net sale price: no clear difference



The average is **$362K** for homes built after 2010 and **$357K** for homes built before 2006. It does not move in a straight line; homes built 2007–2010 are highest. Defined in 8.1.1.

– No clear difference · could be chance

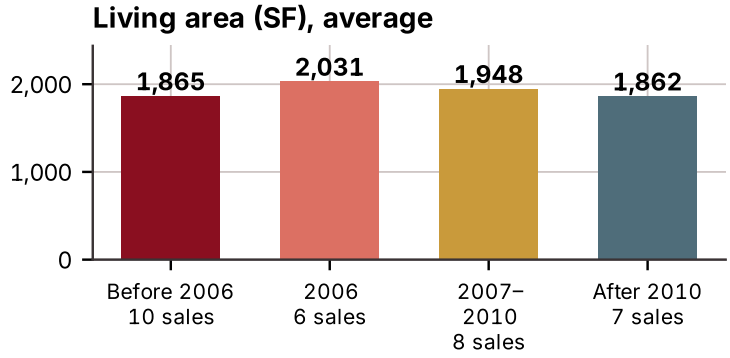
5.4 Net price per SF: no clear difference



The average is **$197 per SF** for homes built after 2010 and **$193 per SF** for homes built before 2006. It does not move in a straight line; homes built after 2010 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference



The average is **1,862 SF** for homes built after 2010 and **1,865 SF** for homes built before 2006. It does not move in a straight line; homes built 2006 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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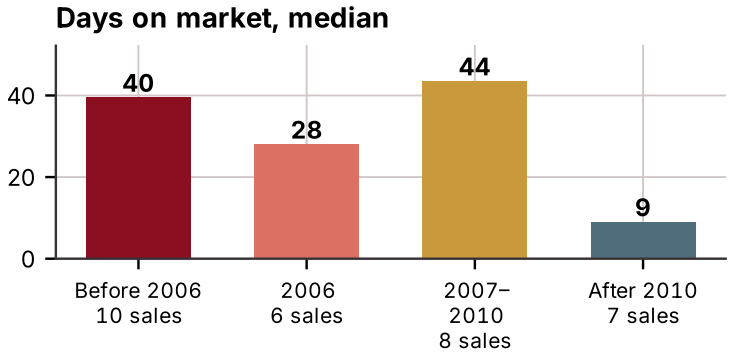
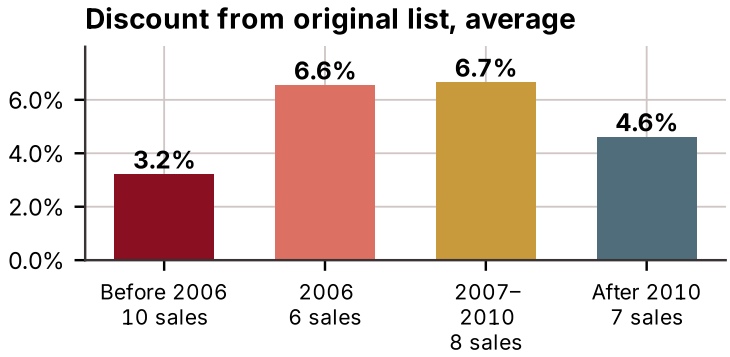
5.6 Days on market: no clear difference



The median is **9 days** for homes built after 2010 and **40 days** for homes built before 2006. It does not move in a straight line; homes built 2007–2010 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 **4.6%** for homes built after 2010 and **3.2%** for homes built before 2006. It does not move in a straight line; homes built 2007–2010 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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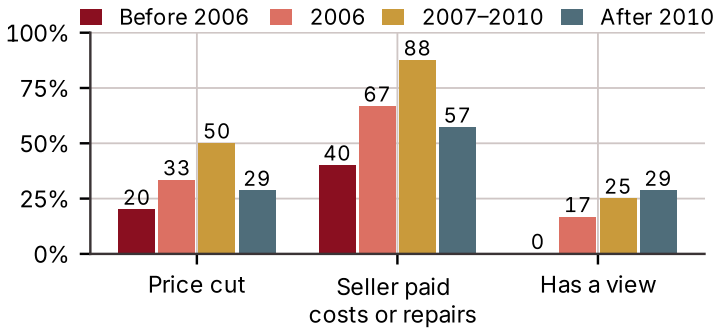
5.8 How often: price cut before sale, seller paid closing costs or repairs, has a view



Each bar is the share of homes in the group, in percent.

- 29% of homes built after 2010 had a price cut before sale, against 20% of homes built before 2006. Defined in 8.1.7.
- 57% of homes built after 2010 had the seller pay closing costs or repairs, against 40% of homes built before 2006. Defined in 8.1.8.
- 29% of homes built after 2010 have a view, against 0% of homes built before 2006. 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 2006 10 sales	2006 6 sales	2007–2010 8 sales	After 2010 7 sales	All 31 sales	Real difference?
Net sale price average	$357,040	$356,654	$371,706	$361,964	$361,862	unclear
Net price per SF average	$193	$179	$194	$197	$191	unclear
Living area average	1,865	2,031	1,948	1,862	1,918	unclear
Year built median	2005	2006	2010	2014	2006	by design

5.10 The numbers: selling

	Before 2006 10 sales	2006 6 sales	2007–2010 8 sales	After 2010 7 sales	All 31 sales	Real difference?
Days on market median	40	28	44	9	34	unclear
Discount from original list average	3.2%	6.6%	6.7%	4.6%	5.1%	unclear
Price cut before sale	20%	33%	50%	29%	32%	unclear
Seller paid closing costs or repairs	40%	67%	88%	57%	61%	unclear
Has a view	0%	17%	25%	29%	16%	unclear

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

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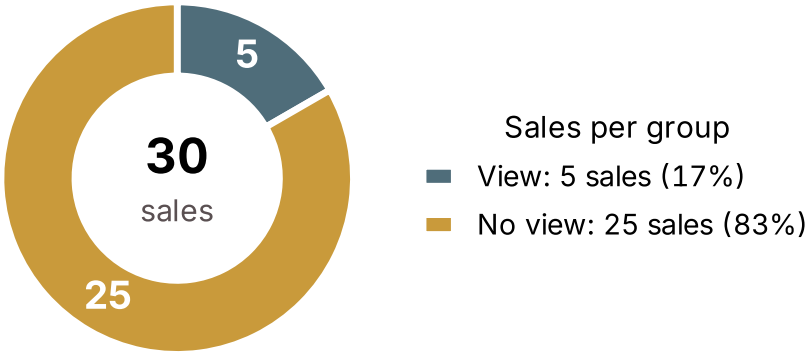
6. View and no view

Resale homes · 31 sales · October 29, 2025 – October 28, 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. 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	$377K	$359K	unclear
Net price per SF	$192 per SF	$193 per SF	unclear
Living area	2,000 SF	1,885 SF	unclear
Year built	2010	2006	unclear
Days on market	46 days	33 days	unclear
Discount from original list	5.6%	4.5%	unclear
Price cut before sale	40%	28%	unclear
Seller paid closing costs or repairs	100%	52%	unclear

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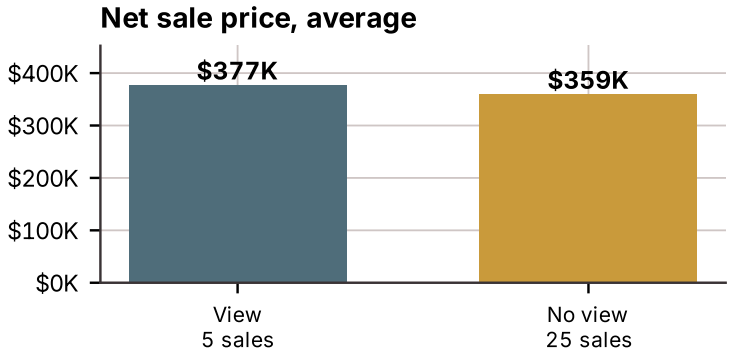
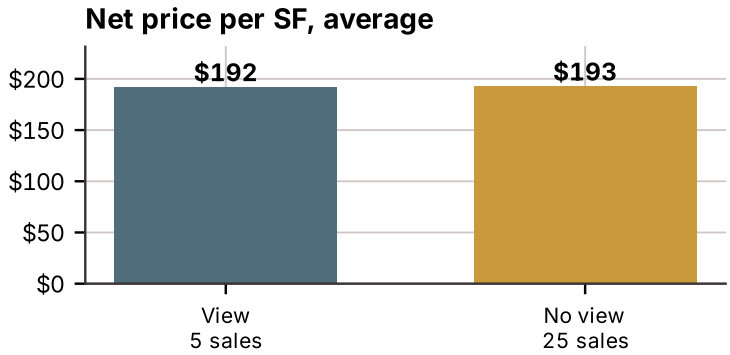
6.3 Net sale price: no clear difference



The average is **$377K** for homes with a view and **$359K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

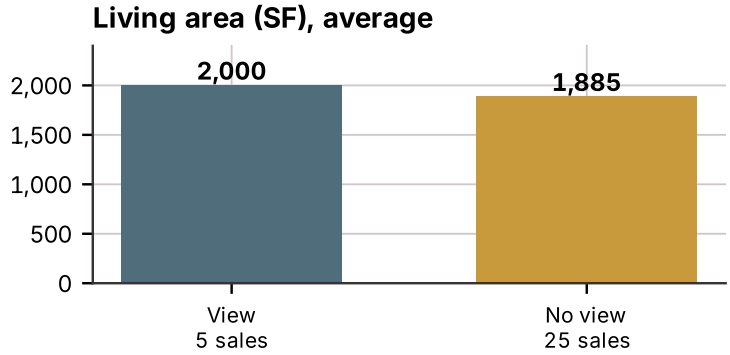
6.4 Net price per SF: no clear difference



The average is **$192 per SF** for homes with a view and **$193 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 **2,000 SF** for homes with a view and **1,885 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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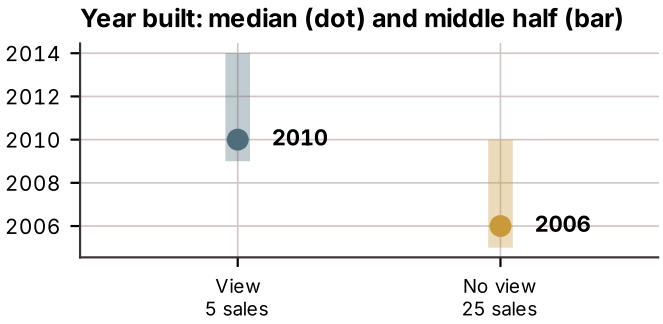
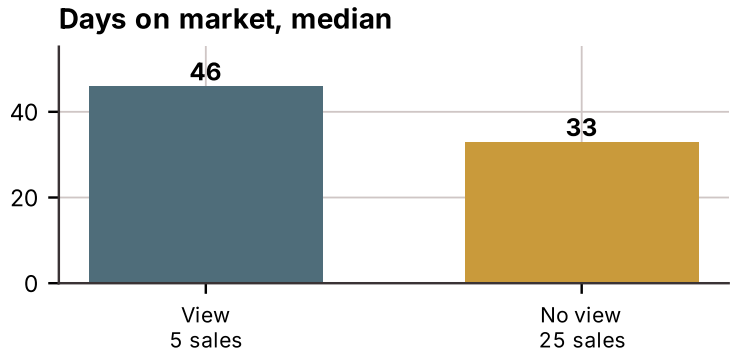
6.6 Year built: no clear difference



The median is **2010** for homes with a view and **2006** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

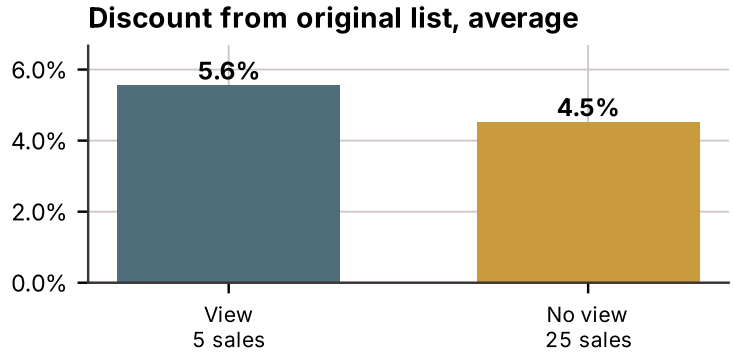
6.7 Days on market: no clear difference



The median is **46 days** for homes with a view and **33 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference



The average is **5.6%** for homes with a view and **4.5%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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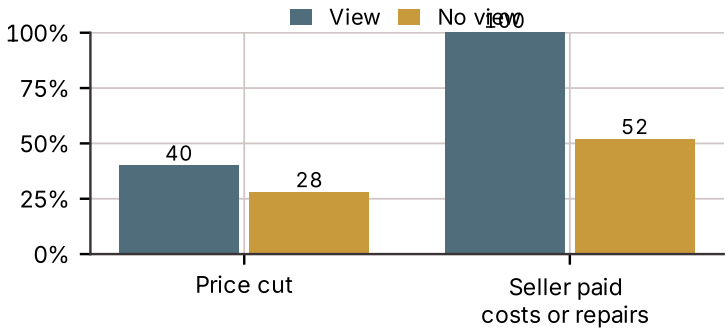
6.9 How often: price cut before sale, seller paid closing costs or repairs



Each bar is the share of homes in the group, in percent.

- 40% 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 52% 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 5 sales	No view 25 sales	All 30 sales	Real difference?
Net sale price average	$376,785	$359,072	$362,024	unclear
Net price per SF average	$192	$193	$193	unclear
Living area average	2,000	1,885	1,904	unclear
Year built median	2010	2006	2006	unclear

6.11 The numbers: selling

	View 5 sales	No view 25 sales	All 30 sales	Real difference?
Days on market median	46	33	34	unclear
Discount from original list average	5.6%	4.5%	4.7%	unclear
Price cut before sale	40%	28%	30%	unclear
Seller paid closing costs or repairs	100%	52%	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 · October 29, 2025 – October 28, 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 Pioneer Crossing West.

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 31 resale sales. Average $361,862; median $364,725; standard deviation $20,104; middle half (25th–75th percentile) $352,500–$374,550; lowest $315,000, highest $403,000. 19 sales had a seller payment; their median payment was $10,000.

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 31 resale sales. Average $191; median $195; standard deviation $23; middle half (25th–75th percentile) $182–$207; lowest $146, highest $229.

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 31 resale sales. Average 1,918; median 1,874; standard deviation 259; middle half (25th–75th percentile) 1,704–1,954; lowest 1,608, highest 2,432.

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 31 resale sales. Average 2008; median 2006; standard deviation 4; middle half (25th–75th percentile) 2005–2010; lowest 2003, highest 2018.

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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	31 resale sales. Average 43; median 34; standard deviation 44; middle half (25th–75th percentile) 16–54; lowest 3, highest 217. 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	31 resale sales. Average 5.1%; median 4.0%; standard deviation 4.7%; middle half (25th–75th percentile) 1.8%–7.7%; lowest −1.5%, highest 17.9%. 1 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	10 of 31 resale sales (32.3%).

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	19 of 31 resale sales (61.3%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.
The data	5 sales with a view, 25 without, 1 unclassified. Most common View entries: None 19, Neighborhood 9, Park/Greenbelt 3, Trees/Woods 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 Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “pioneer crossing west” (case-insensitive). A record is kept when its subdivision name belongs to the Pioneer Crossing West family, the same rule comparable sales use.

The data Pulled October 29, 2026: 31 closed Pioneer Crossing West records over the prior year, in ZIP 78754. 11 subdivision spellings kept: Pioneer Crossing West Sec 04 (7); Pioneer Crossing West (6); Pioneer Crossing West Sec 07 (5); Pioneer Crossing West Sec 02 (4); Pioneer Crossing West Sec 06 (2); Pioneer Crossing West Sec 8A (2); Pioneer Crossing West Sec 8b (1); Pioneer Crossing West Sec 9b (1); Pioneer Crossing West Sec 8B (1); Pioneer Crossing West Sec 9a (1); Pioneer Crossing West Sec 05 (1). Names found by the search but not part of Pioneer Crossing West, left out: Creekside at Pioneer Crossing West (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 17 resale sales here (under 80), so the full year is used.

Statistically CloseDate from October 29, 2025 to October 28, 2026 inclusive.

The data 31 single-family sales in the window: 31 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 31 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 $355K”.

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 $355K: $315,000–$350,000 (8 sales); $355K–$365K: $355,000–$364,725 (8 sales); $365K–$374K: $365,000–$374,100 (7 sales); Over $374K: $375,000–$403,000 (8 sales)
Quartiles by living area: Under 1,722 SF: 1,608–1,685 SF (8 sales); 1,722–1,874 SF: 1,722–1,874 SF (8 sales); 1,889–1,952 SF: 1,889–1,952 SF (7 sales); Over 1,952 SF: 1,957–2,432 SF (8 sales)
Quartiles by year built: Before 2006: 2003–2005 (10 sales); 2006: 2006–2006 (6 sales); 2007–2010: 2007–2010 (8 sales); After 2010: 2011–2018 (7 sales)
View and no view: View: MLS lists a view (5 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 $361,862, median $364,725. Days on market: average 43, median 34: 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 = 4.00	3	0.2616	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.133$	medium
Living area	Kruskal–Wallis	H = 3.90	3	0.2729	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.130$	medium
Year built	Kruskal–Wallis	H = 0.66	3	0.8833	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.022$	small
Days on market	Kruskal–Wallis	H = 4.00	3	0.2610	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.133$	medium
Discount from original list	Kruskal–Wallis	H = 0.71	3	0.8714	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.024$	small
Price cut before sale	Chi-square	$\chi^2 = 0.44$	3	0.9324	p < 0.0063	**Unclear**	Cramér's V = 0.119	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.12$	3	0.7724	p < 0.0063	**Unclear**	Cramér's V = 0.190	small
Has a view	Chi-square	$\chi^2 = 2.88$	3	0.4100	p < 0.0063	**Unclear**	Cramér's V = 0.305	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 = 3.68	3	0.2979	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.123$	medium
Net price per SF	Kruskal–Wallis	H = 21.64	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.721$	large
Year built	Kruskal–Wallis	H = 2.31	3	0.5110	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.077$	medium
Days on market	Kruskal–Wallis	H = 1.67	3	0.6437	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.056$	small
Discount from original list	Kruskal–Wallis	H = 4.91	3	0.1786	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.164$	large
Price cut before sale	Chi-square	$\chi^2 = 6.98$	3	0.0727	p < 0.0063	**Unclear**	Cramér's V = 0.474	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.23$	3	0.3580	p < 0.0063	**Unclear**	Cramér's V = 0.323	medium
Has a view	Chi-square	$\chi^2 = 0.64$	3	0.8875	p < 0.0063	**Unclear**	Cramér's V = 0.144	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 3.44	3	0.3285	p < 0.0063	Unclear	ε^2 = 0.115	medium
Net price per SF	Kruskal–Wallis	H = 1.64	3	0.6512	p < 0.0063	Unclear	ε^2 = 0.055	small
Living area	Kruskal–Wallis	H = 1.45	3	0.6944	p < 0.0063	Unclear	ε^2 = 0.048	small
Days on market	Kruskal–Wallis	H = 3.21	3	0.3606	p < 0.0063	Unclear	ε^2 = 0.107	medium
Discount from original list	Kruskal–Wallis	H = 4.55	3	0.2082	p < 0.0063	Unclear	ε^2 = 0.152	large
Price cut before sale	Chi-square	χ^2 = 1.89	3	0.5962	p < 0.0063	Unclear	Cramér's V = 0.247	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 4.35	3	0.2260	p < 0.0063	Unclear	Cramér's V = 0.375	medium
Has a view	Chi-square	χ^2 = 3.19	3	0.3631	p < 0.0063	Unclear	Cramér's V = 0.321	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 = 96.00	—	0.0651	p < 0.0063	Unclear	rank-biserial r = 0.536	large
Net price per SF	Mann–Whitney U	U = 67.00	—	0.8293	p < 0.0063	Unclear	rank-biserial r = 0.072	negligible
Living area	Mann–Whitney U	U = 71.50	—	0.6359	p < 0.0063	Unclear	rank-biserial r = 0.144	small
Year built	Mann–Whitney U	U = 96.00	—	0.0628	p < 0.0063	Unclear	rank-biserial r = 0.536	large
Days on market	Mann–Whitney U	U = 63.00	—	1.0000	p < 0.0063	Unclear	rank-biserial r = 0.008	negligible
Discount from original list	Mann–Whitney U	U = 69.00	—	0.7462	p < 0.0063	Unclear	rank-biserial r = 0.104	small
Price cut before sale	Chi-square	χ^2 = 0.29	1	0.5930	p < 0.0063	Unclear	Cramér's V = 0.098	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 4.00	1	0.0455	p < 0.0063	Unclear	Cramér's V = 0.365	medium

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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.

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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 31 closed MLS resale sales; the 0 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 29, 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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