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*

Quail Creek West Sec 01

Austin, TX 78758

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 · 7:32 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
51	**$431,900**	**$273**	**52 days**
single-family resale homes	average $427,368	average $270	average 88 days

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1. Summary

Resale homes · 51 sales · November 2, 2025 – November 1, 2026

This study looks at the **51 resale homes** sold in Quail Creek West Sec 01 in the **365 days** to November 1, 2026. A full year is used because only 20 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.

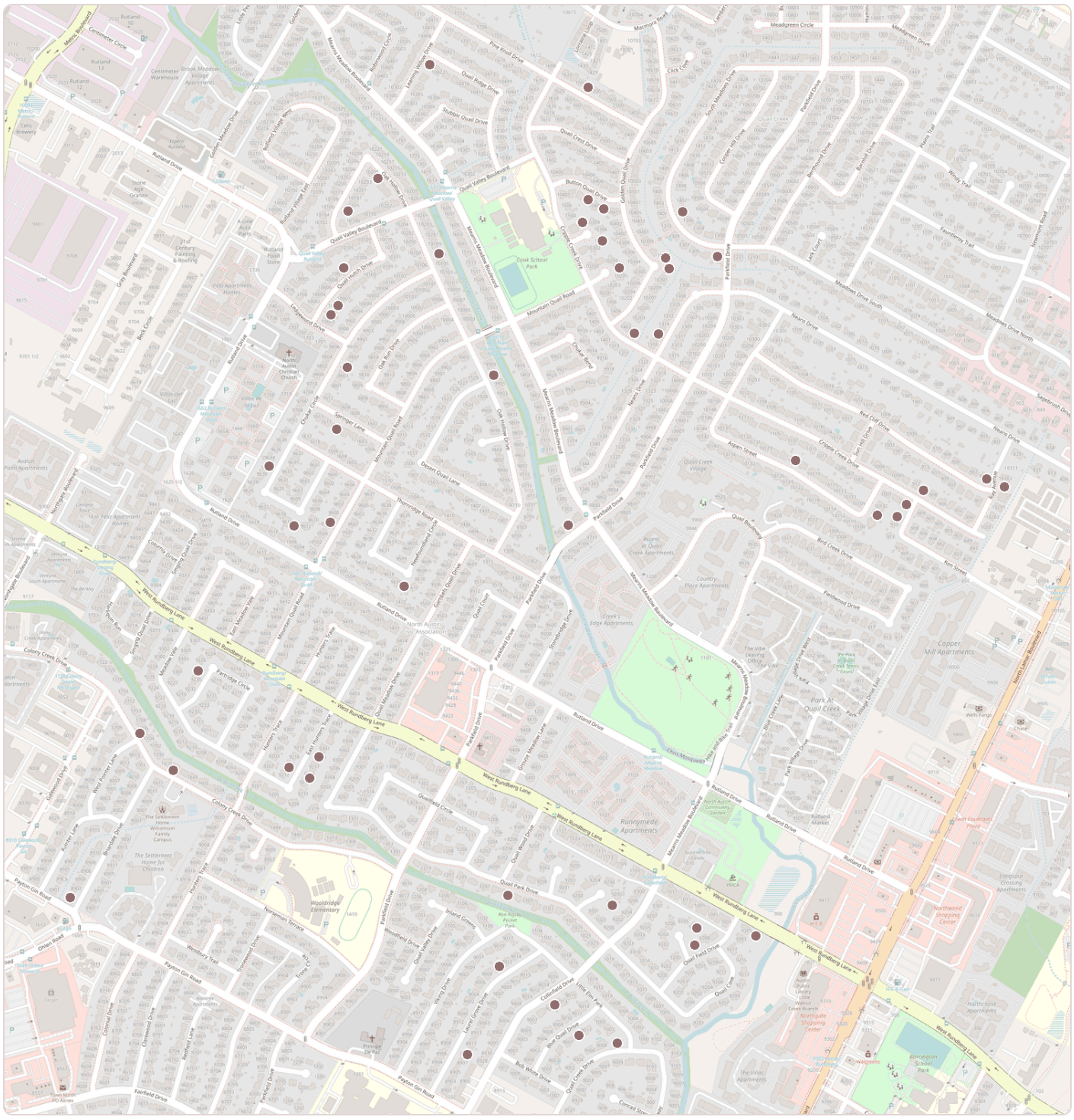
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

51 resale homes · colored by price range

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

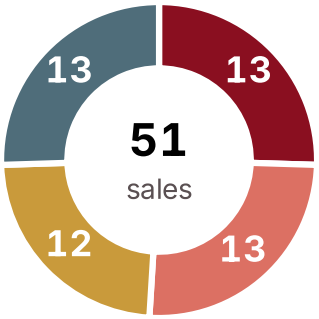


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3. Quartiles by net sale price

Resale homes · 51 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.



Sales per group

- Under $320K: 13 sales (25%)
- $320K–$432K: 13 sales (25%)
- $437K–$485K: 12 sales (24%)
- Over $485K: 13 sales (25%)

Bottom line

- Homes over $485K sell for about $111 per SF (50%) more than homes under $320K.
- Homes over $485K are about 430 SF (32%) larger than homes under $320K.

3.1 Key differences

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

Under $320K $320K–$432K $437K–$485K Over $485K

Higher-priced homes Over $485K

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

Lower-priced homes Under $320K

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

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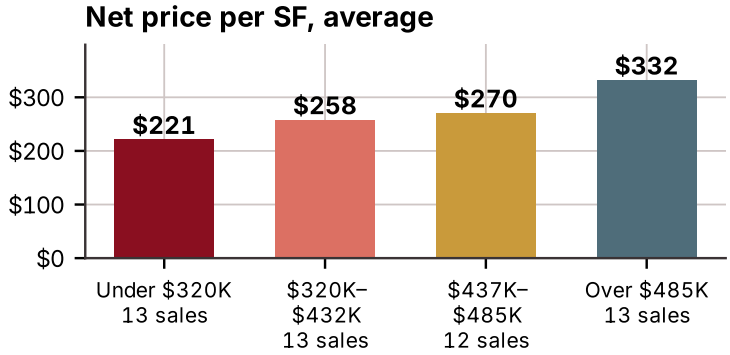
3.2 At a glance

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 $320K	$320K–$432K	$437K–$485K	Over $485K	Real difference?
Net price per SF	$221 per SF **Lowest**	$258 per SF	$270 per SF	$332 per SF **Highest**	✓ large
Living area	1,330 SF **Smallest**	1,557 SF	1,774 SF **Largest**	1,758 SF	✓ large
Year built	1973	1972	1972	1972	unclear
Days on market	52 days	82 days	54 days	27 days	unclear
Discount from original list	14.7%	11.4%	8.4%	4.2%	unclear
Price cut before sale	54%	77%	67%	31%	unclear
Seller paid closing costs or repairs	31%	54%	58%	54%	unclear
Has a view	0%	0%	17%	8%	unclear

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

3.3 Homes over $485K sell for about $111 per SF (50%) more than homes under $320K

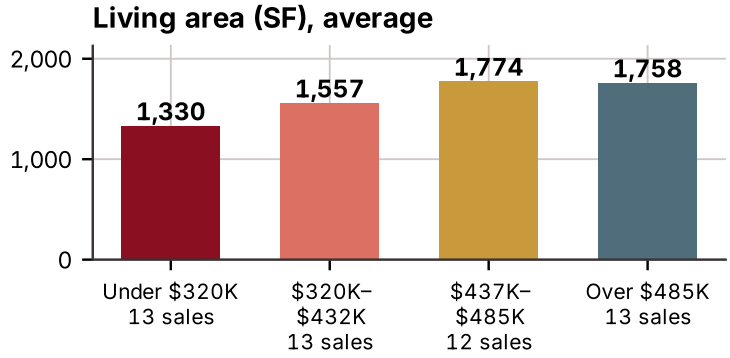


The average is **$332 per SF** for homes over $485K and **$221 per SF** for homes under $320K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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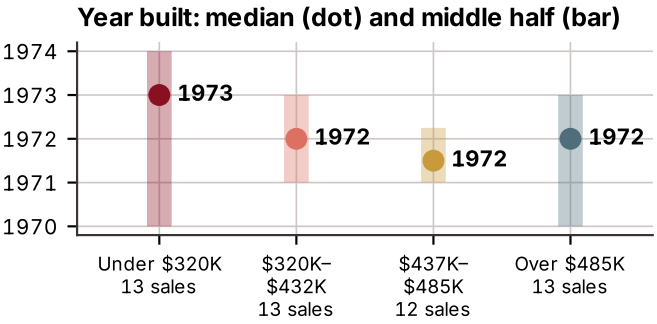
3.4 Homes over $485K are about 430 SF (32%) larger than homes under $320K



The average is **1,758 SF** for homes over $485K and **1,330 SF** for homes under $320K. It does not move in a straight line; homes $437K–$485K are highest. Defined in 8.1.3.

✓ **Real difference** · large

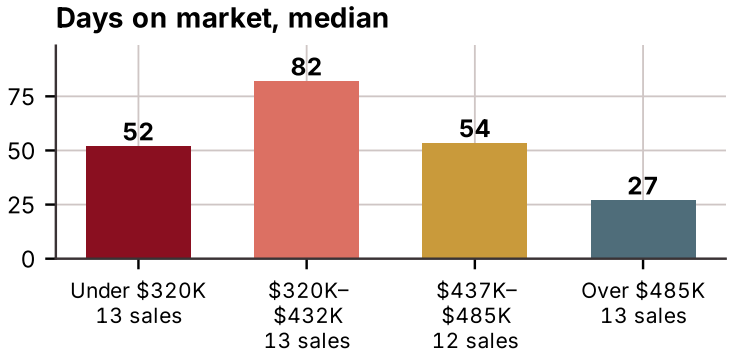
3.5 Year built: no clear difference



The median is **1972** for homes over $485K and **1973** for homes under $320K. It does not move in a straight line; homes under $320K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

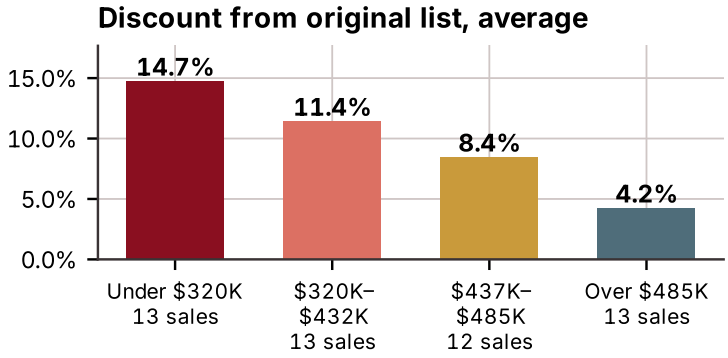


The median is **27 days** for homes over $485K and **52 days** for homes under $320K. It does not move in a straight line; homes $320K–$432K are highest. Defined in 8.1.5.

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

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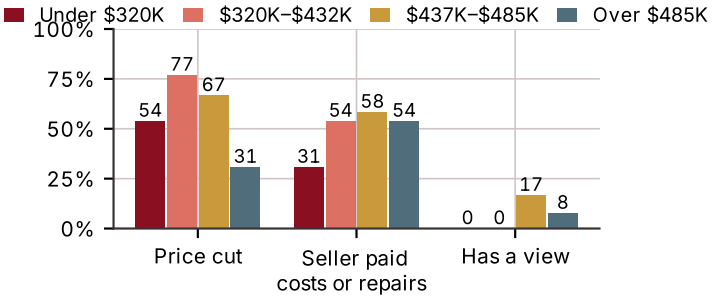
3.7 Discount from original list: no clear difference



The average is **4.2%** for homes over $485K and **14.7%** for homes under $320K. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 31% of homes over $485K had a price cut before sale, against 54% of homes under $320K. Defined in 8.1.7.
- 54% of homes over $485K had the seller pay closing costs or repairs, against 31% of homes under $320K. Defined in 8.1.8.
- 8% of homes over $485K have a view, against 0% of homes under $320K. 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 $320K 13 sales	$320K–$432K 13 sales	$437K–$485K 12 sales	Over $485K 13 sales	All 51 sales	Real difference?
Net sale price average	$289,837	$388,757	$459,369	$573,969	$427,368	by design
Net price per SF average	$221	$258	$270	$332	$270	✓ large
Living area average	1,330	1,557	1,774	1,758	1,601	✓ large
Year built median	1973	1972	1972	1972	1972	unclear

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3.10 The numbers: selling

	Under $320K 13 sales	$320K–$432K 13 sales	$437K–$485K 12 sales	Over $485K 13 sales	All 51 sales	Real difference?
Days on market median	52	82	54	27	52	unclear
Discount from original list average	14.7%	11.4%	8.4%	4.2%	9.7%	unclear
Price cut before sale	54%	77%	67%	31%	57%	unclear
Seller paid closing costs or repairs	31%	54%	58%	54%	49%	unclear
Has a view	0%	0%	17%	8%	6%	unclear

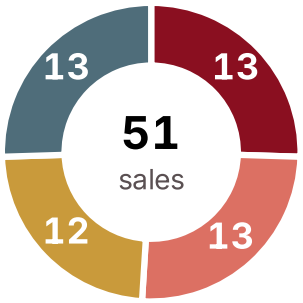
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 51 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.



Sales per group

- Under 1,384 SF: 13 sales (25%)
- 1,384–1,548 SF: 13 sales (25%)
- 1,572–1,818 SF: 12 sales (24%)
- Over 1,818 SF: 13 sales (25%)

Bottom line

- Homes over 1,818 SF sell for about $186K (56%) more than homes under 1,384 SF.

4.1 Key differences

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

Under 1,384 SF · 1,384–1,548 SF · 1,572–1,818 SF · Over 1,818 SF

Larger homes Over 1,818 SF

- Sell for much more.

Smaller homes Under 1,384 SF

- Sell for much less.

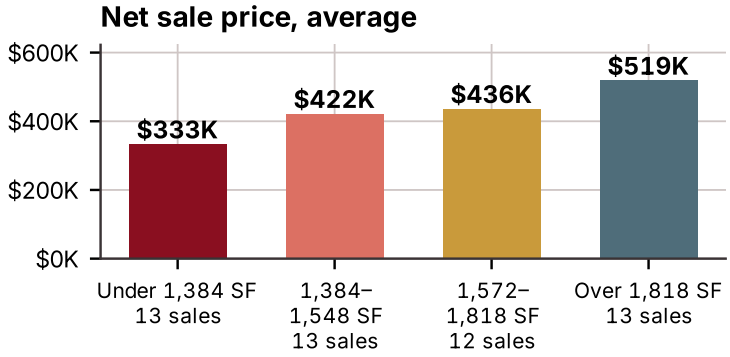
4.2 At a glance

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 1,384 SF	1,384–1,548 SF	1,572–1,818 SF	Over 1,818 SF	Real difference?
Net sale price	$333K Lowest	$422K	$436K	$519K Highest	✓ large
Net price per SF	$271 per SF	$294 per SF	$259 per SF	$255 per SF	unclear
Year built	1973	1973	1972	1970	unclear
Days on market	65 days	49 days	52 days	39 days	unclear
Discount from original list	11.2%	7.4%	11.7%	8.8%	unclear
Price cut before sale	69%	38%	50%	69%	unclear
Seller paid closing costs or repairs	46%	38%	50%	62%	unclear
Has a view	8%	8%	8%	0%	unclear

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4.3 Homes over 1,818 SF sell for about $186K (56%) more than homes under 1,384 SF

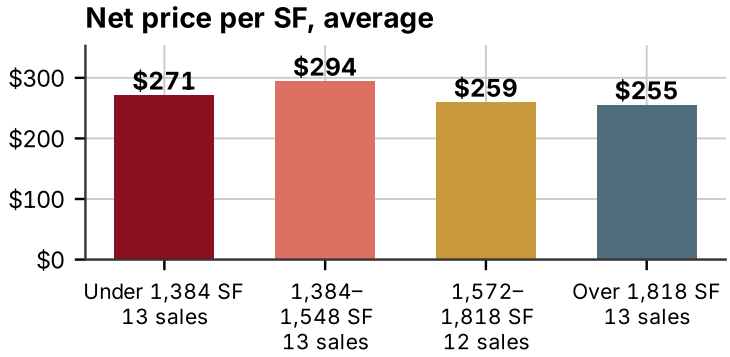


The average is **$519K** for homes over 1,818 SF and **$333K** for homes under 1,384 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

4.4 Net price per SF: no clear difference

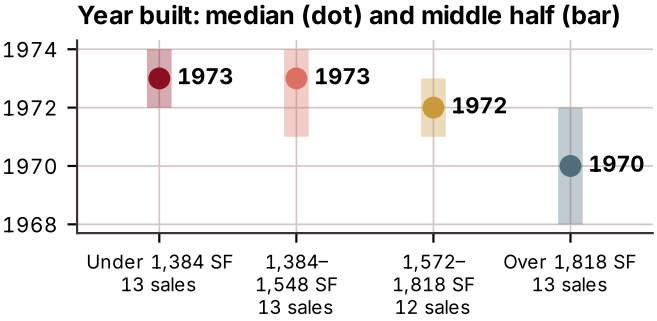


The average is **$255 per SF** for homes over 1,818 SF and **$271 per SF** for homes under 1,384 SF. It does not move in a straight line; homes 1,384–1,548 SF are highest.

Defined in 8.1.2.

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

4.5 Year built: no clear difference



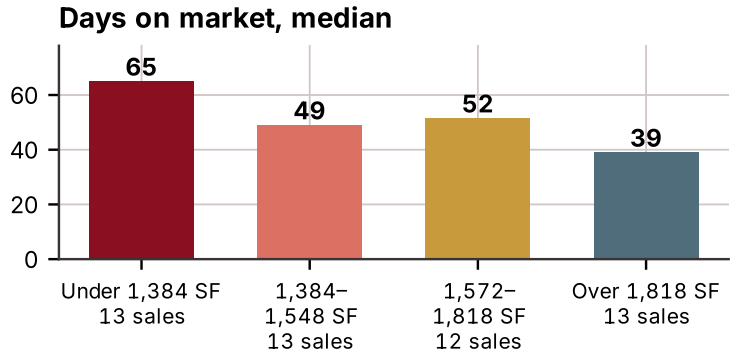
The median is **1970** for homes over 1,818 SF and **1973** for homes under 1,384 SF. It falls step by step from the lowest range to the highest.

Defined in 8.1.4.

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

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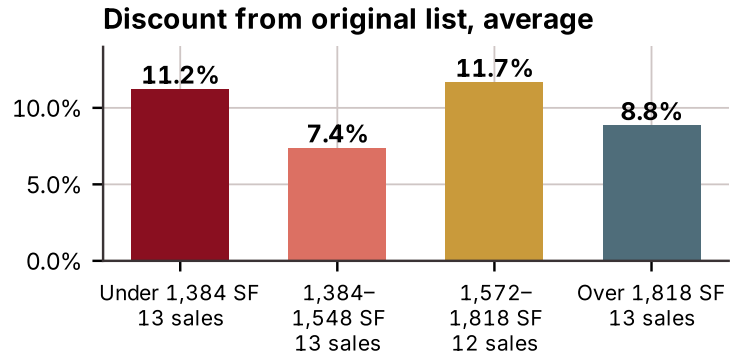
4.6 Days on market: no clear difference



The median is **39 days** for homes over 1,818 SF and **65 days** for homes under 1,384 SF. It does not move in a straight line; homes under 1,384 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

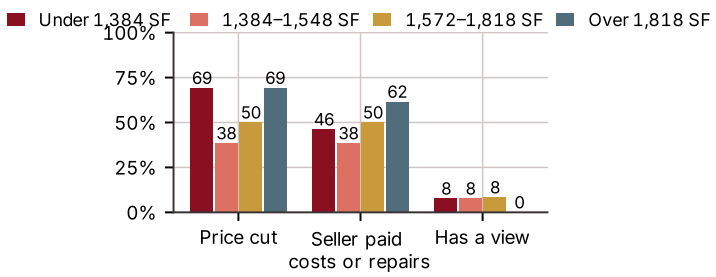


The average is **8.8%** for homes over 1,818 SF and **11.2%** for homes under 1,384 SF. It does not move in a straight line; homes 1,572–1,818 SF are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 69% of homes over 1,818 SF had a price cut before sale, against 69% of homes under 1,384 SF. Defined in 8.1.7.
- 62% of homes over 1,818 SF had the seller pay closing costs or repairs, against 46% of homes under 1,384 SF. Defined in 8.1.8.
- 0% of homes over 1,818 SF have a view, against 8% of homes under 1,384 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 1,384 SF 13 sales	1,384–1,548 SF 13 sales	1,572–1,818 SF 12 sales	Over 1,818 SF 13 sales	All 51 sales	Real difference?
Net sale price average	$333,233	$421,896	$436,268	$518,759	$427,368	✓ large
Net price per SF average	$271	$294	$259	$255	$270	unclear
Living area average	1,229	1,441	1,675	2,067	1,601	by design
Year built median	1973	1973	1972	1970	1972	unclear

4.10 The numbers: selling

	Under 1,384 SF 13 sales	1,384–1,548 SF 13 sales	1,572–1,818 SF 12 sales	Over 1,818 SF 13 sales	All 51 sales	Real difference?
Days on market median	65	49	52	39	52	unclear
Discount from original list average	11.2%	7.4%	11.7%	8.8%	9.7%	unclear
Price cut before sale	69%	38%	50%	69%	57%	unclear
Seller paid closing costs or repairs	46%	38%	50%	62%	49%	unclear
Has a view	8%	8%	8%	0%	6%	unclear

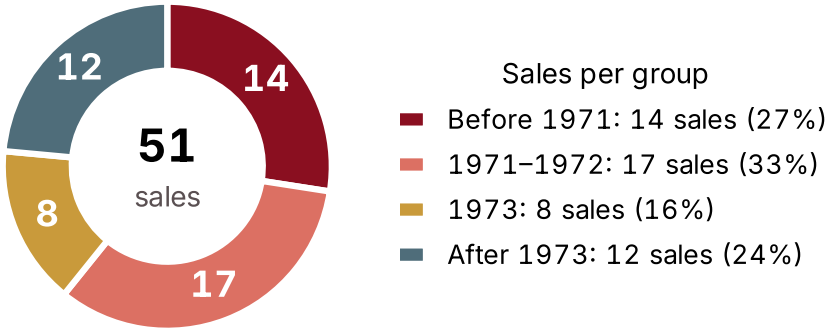
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 51 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.



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.

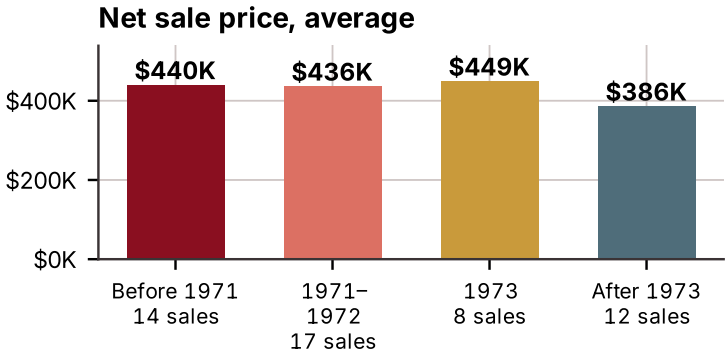
5.2 At a glance

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 1971	1971–1972	1973	After 1973	Real difference?
Net sale price	$440K	$436K	$449K	$386K	unclear
Net price per SF	$239 per SF	$284 per SF	$286 per SF	$277 per SF	unclear
Living area	1,850 SF	1,558 SF	1,561 SF	1,400 SF	unclear
Days on market	64 days	63 days	50 days	33 days	unclear
Discount from original list	11.7%	8.8%	9.5%	8.8%	unclear
Price cut before sale	71%	59%	50%	42%	unclear
Seller paid closing costs or repairs	50%	59%	38%	42%	unclear
Has a view	0%	6%	0%	17%	unclear

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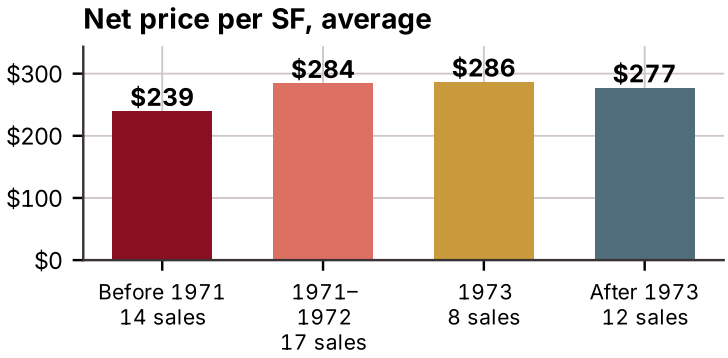
5.3 Net sale price: no clear difference



The average is **$386K** for homes built after 1973 and **$440K** for homes built before 1971. It does not move in a straight line; homes built 1973 are highest. Defined in 8.1.1.

– No clear difference · could be chance

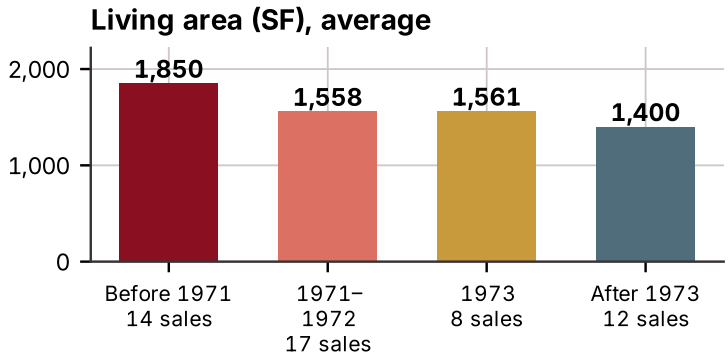
5.4 Net price per SF: no clear difference



The average is **$277 per SF** for homes built after 1973 and **$239 per SF** for homes built before 1971. It does not move in a straight line; homes built 1973 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

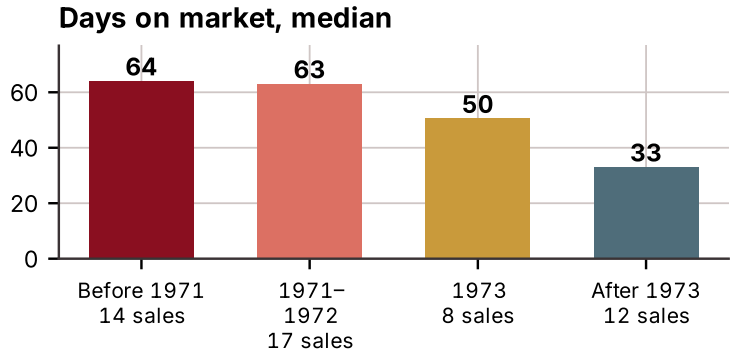


The average is **1,400 SF** for homes built after 1973 and **1,850 SF** for homes built before 1971. It does not move in a straight line; homes built before 1971 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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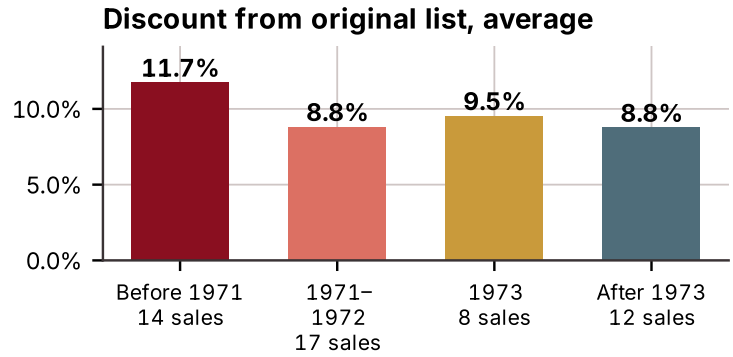
5.6 Days on market: no clear difference



The median is **33 days** for homes built after 1973 and **64 days** for homes built before 1971. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

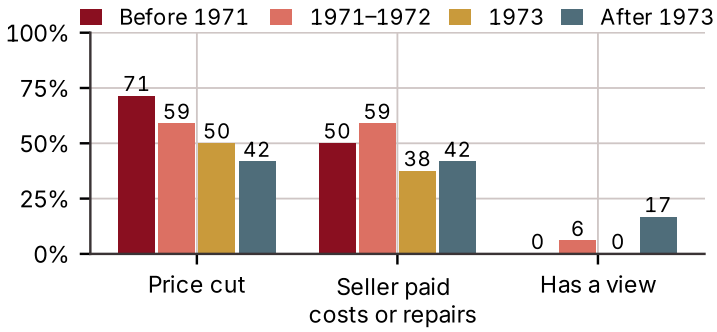


The average is **8.8%** for homes built after 1973 and **11.7%** for homes built before 1971. It does not move in a straight line; homes built before 1971 are highest. Defined in 8.1.6.

– 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.

- 42% of homes built after 1973 had a price cut before sale, against 71% of homes built before 1971. Defined in 8.1.7.
- 42% of homes built after 1973 had the seller pay closing costs or repairs, against 50% of homes built before 1971. Defined in 8.1.8.
- 17% of homes built after 1973 have a view, against 0% of homes built before 1971. 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 1971 14 sales	1971–1972 17 sales	1973 8 sales	After 1973 12 sales	All 51 sales	Real difference?
Net sale price average	$439,818	$436,212	$449,014	$385,882	$427,368	unclear
Net price per SF average	$239	$284	$286	$277	$270	unclear
Living area average	1,850	1,558	1,561	1,400	1,601	unclear
Year built median	1969	1972	1973	1974	1972	by design

5.10 The numbers: selling

	Before 1971 14 sales	1971–1972 17 sales	1973 8 sales	After 1973 12 sales	All 51 sales	Real difference?
Days on market median	64	63	50	33	52	unclear
Discount from original list average	11.7%	8.8%	9.5%	8.8%	9.7%	unclear
Price cut before sale	71%	59%	50%	42%	57%	unclear
Seller paid closing costs or repairs	50%	59%	38%	42%	49%	unclear
Has a view	0%	6%	0%	17%	6%	unclear

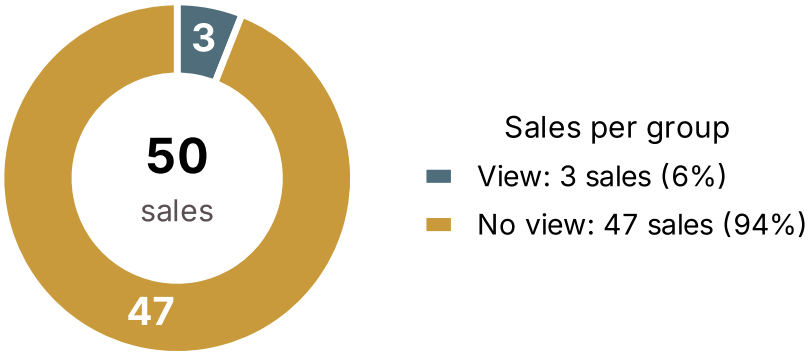
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 51 sales · November 2, 2025 – November 1, 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.

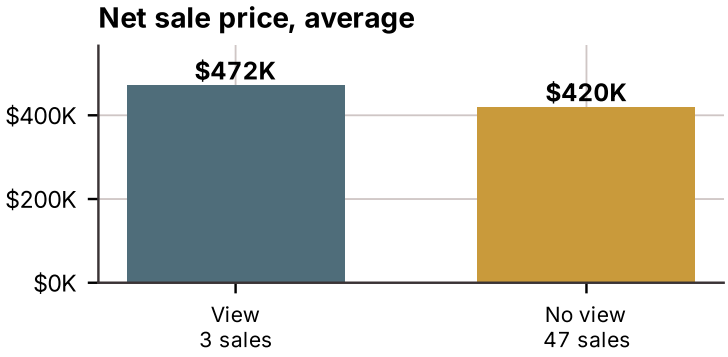


Bottom line: too few sales to test.

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

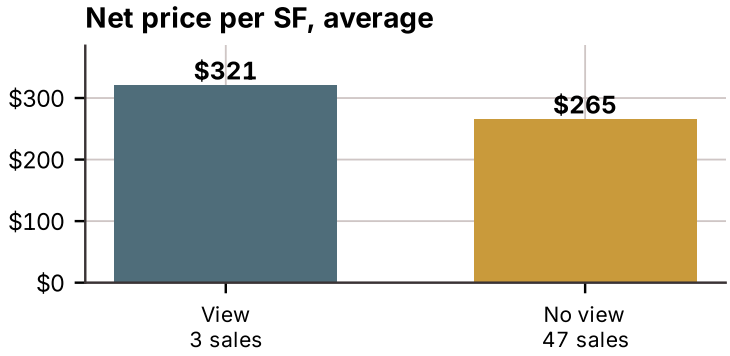


The average is **$472K** for homes with a view and **$420K** for homes without a view. Defined in 8.1.1.

Not tested: too few sales.

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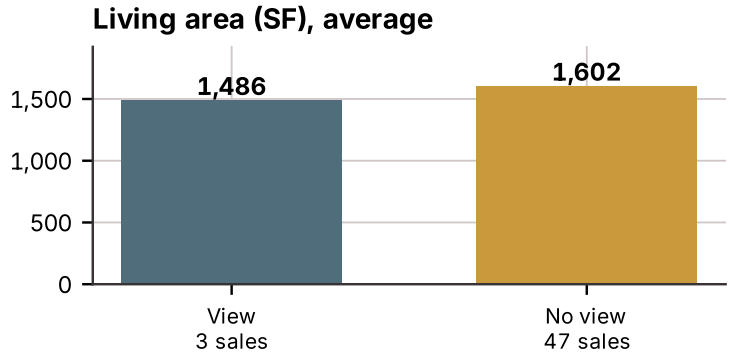
6.4 Net price per SF: described, not tested



The average is **$321 per SF** for homes with a view and **$265 per SF** for homes without a view. Defined in 8.1.2.

Not tested: too few sales.

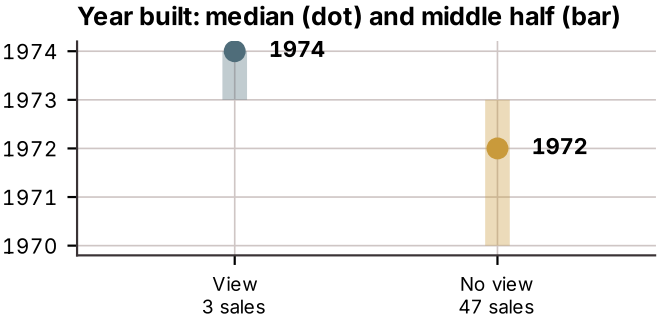
6.5 Living area: described, not tested



The average is **1,486 SF** for homes with a view and **1,602 SF** for homes without a view. Defined in 8.1.3.

Not tested: too few sales.

6.6 Year built: described, not tested

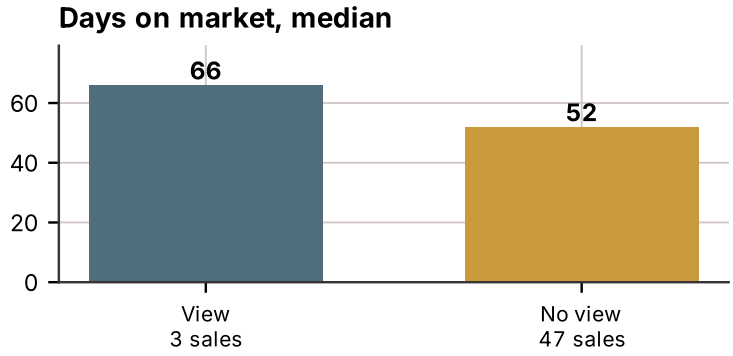


The median is **1974** for homes with a view and **1972** for homes without a view. Defined in 8.1.4.

Not tested: too few sales.

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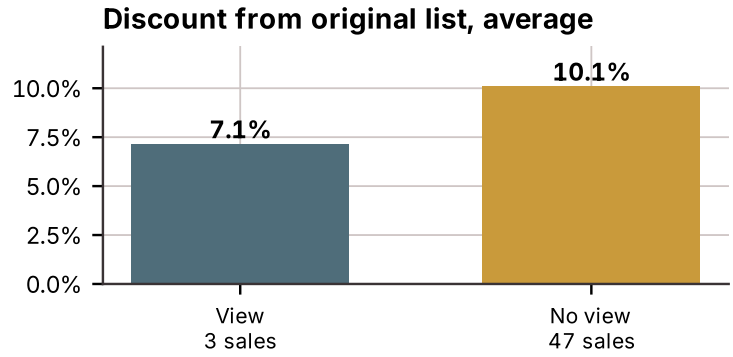
6.7 Days on market: described, not tested



The median is **66 days** for homes with a view and **52 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

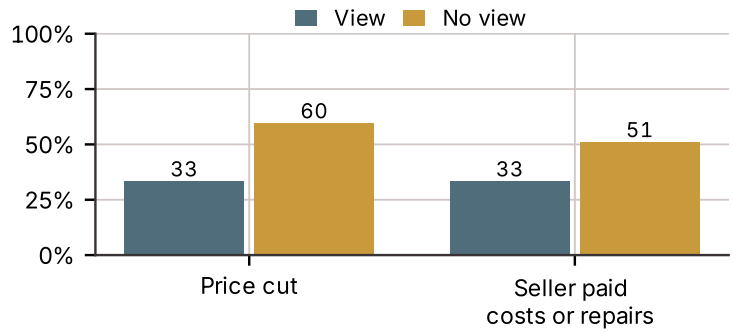
6.8 Discount from original list: described, not tested



The average is **7.1%** for homes with a view and **10.1%** for homes without a view. Defined in 8.1.6.

Not tested: too few sales.

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



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

- 33% of homes with a view had a price cut before sale, against 60% of homes without a view. Defined in 8.1.7.
- 33% of homes with a view had the seller pay closing costs or repairs, against 51% 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 3 sales	No view 47 sales	All 50 sales
Net sale price average	$471,739	$419,799	$422,915
Net price per SF average	$321	$265	$269
Living area average	1,486	1,602	1,595
Year built median	1974	1972	1972

6.11 The numbers: selling

	View 3 sales	No view 47 sales	All 50 sales
Days on market median	66	52	55
Discount from original list average	7.1%	10.1%	9.9%
Price cut before sale	33%	60%	58%
Seller paid closing costs or repairs	33%	51%	50%

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 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: 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 Quail Creek West Sec 01.

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 51 resale sales. Average $427,368; median $431,900; standard deviation $111,010; middle half (25th–75th percentile) $320,048–$487,500; lowest $215,000, highest $650,000. 25 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 51 resale sales. Average $270; median $273; standard deviation $60; middle half (25th–75th percentile) $228–$319; lowest $162, highest $409.

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 51 resale sales. Average 1,601; median 1,548; standard deviation 349; middle half (25th–75th percentile) 1,368–1,828; lowest 1,032, highest 2,829.

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 51 resale sales. Average 1972; median 1972; standard deviation 4; middle half (25th–75th percentile) 1970–1973; lowest 1967, highest 1998.

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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	51 resale sales. Average 88; median 52; standard deviation 103; middle half (25th–75th percentile) 26–108; lowest 0, highest 528. 1 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	51 resale sales. Average 9.7%; median 6.9%; standard deviation 8.9%; middle half (25th–75th percentile) 2.7%–15.4%; lowest −2.1%, highest 35.6%. 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	29 of 51 resale sales (56.9%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: ACTRIS_BuyersClsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).
The data	25 of 51 resale sales (49.0%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.
The data	3 sales with a view, 47 without, 1 unclassified. Most common View entries: None 32, Neighborhood 15, Trees/Woods 1, City 1, Creek/Stream 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 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “quail creek west”, “quail creek” (case-insensitive). A record is kept when its subdivision name belongs to the Quail Creek West Sec 01 family, the same rule comparable sales use (it includes Quail Creek Sec 02, proven adjacent and priced alike).

The data Pulled November 2, 2026: 51 closed Quail Creek West Sec 01 records over the prior year, in ZIP 78758. 22 subdivision spellings kept, the most common: Quail Creek West Ph 02 Sec 12 (6); Quail Creek Ph 04 Sec 02 (5); Quail Creek West Ph 02 Sec 01 (5); Quail Creek West Ph 02 Sec 05 (4); Quail Creek West Sec 03 (4); Quail Creek West Ph 02 Sec 10 (3); Quail Creek Sec 02 (3); Quail Creek Sec 03 (2); Quail Creek West Sec 01 (2); Quail Creek Ph 04 Sec 01 (2); Quail Creek Sec 01 (2); Quail Creek Ph 03 Sec 03 (2); and 10 more (11 records). Names found by the search but not part of Quail Creek West Sec 01, left out: Western Trails Of Quail Creeks (4); Village At Quail Creek Sec 02 (3); Park At Quail Creek Amd (3); Park At Quail Creek Sec 02 (2); QUAIL CREEK PHS 2 (1); QUAIL CREEK WEST PHS 2 SEC 1 (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 20 resale sales here (under 80), so the full year is used.

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

The data 51 single-family sales in the window: 51 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 51 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 $320K”.

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 $320K: $215,000–$320,000 (13 sales); $320K–$432K: $320,096–$431,900 (13 sales); $437K–$485K: $436,945–$485,000 (12 sales); Over $485K: $490,000–$650,000 (13 sales)
Quartiles by living area: Under 1,384 SF: 1,032–1,352 SF (13 sales); 1,384–1,548 SF: 1,384–1,548 SF (13 sales); 1,572–1,818 SF: 1,572–1,818 SF (12 sales); Over 1,818 SF: 1,838–2,829 SF (13 sales)
Quartiles by year built: Before 1971: 1967–1970 (14 sales); 1971–1972: 1971–1972 (17 sales); 1973: 1973–1973 (8 sales); After 1973: 1974–1998 (12 sales)
View and no view: View: MLS lists a view (3 sales); No view: None or Neighborhood (47 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 $427,368, median $431,900. Days on market: average 88, median 52: 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 $\left|1 - 2U/(n_1 n_2)\right|$: ≥ .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 $p < 0.0063$

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 3 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

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

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

The data Days on market is always shown in days.

8.3 Test results

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

8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	$H = 24.78$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.496$	large
Living area	Kruskal–Wallis	$H = 15.22$	3	0.0016	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.304$	large
Year built	Kruskal–Wallis	$H = 1.04$	3	0.7915	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.021$	small
Days on market	Kruskal–Wallis	$H = 6.41$	3	0.0934	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.128$	medium
Discount from original list	Kruskal–Wallis	$H = 9.38$	3	0.0247	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.188$	large
Price cut before sale	Chi-square	$\chi^2 = 6.26$	3	0.0996	$p < 0.0063$	**Unclear**	Cramér's V = 0.350	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.39$	3	0.4952	$p < 0.0063$	**Unclear**	Cramér's V = 0.217	small
Has a view	Chi-square	$\chi^2 = 4.22$	3	0.2384	$p < 0.0063$	**Unclear**	Cramér's V = 0.288	small

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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 = 18.28	3	0.0004	p < 0.0063	Yes	$\varepsilon^2 = 0.366$	large
Net price per SF	Kruskal–Wallis	H = 2.34	3	0.5049	p < 0.0063	Unclear	$\varepsilon^2 = 0.047$	small
Year built	Kruskal–Wallis	H = 11.68	3	0.0086	p < 0.0063	Unclear	$\varepsilon^2 = 0.234$	large
Days on market	Kruskal–Wallis	H = 0.60	3	0.8957	p < 0.0063	Unclear	$\varepsilon^2 = 0.012$	small
Discount from original list	Kruskal–Wallis	H = 2.27	3	0.5190	p < 0.0063	Unclear	$\varepsilon^2 = 0.045$	small
Price cut before sale	Chi-square	$\chi^2 = 3.65$	3	0.3023	p < 0.0063	Unclear	Cramér's V = 0.267	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.44$	3	0.6956	p < 0.0063	Unclear	Cramér's V = 0.168	small
Has a view	Chi-square	$\chi^2 = 1.10$	3	0.7779	p < 0.0063	Unclear	Cramér's V = 0.147	small

8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 1.72	3	0.6332	p < 0.0063	Unclear	$\varepsilon^2 = 0.034$	small
Net price per SF	Kruskal–Wallis	H = 4.90	3	0.1790	p < 0.0063	Unclear	$\varepsilon^2 = 0.098$	medium
Living area	Kruskal–Wallis	H = 10.77	3	0.0131	p < 0.0063	Unclear	$\varepsilon^2 = 0.215$	large
Days on market	Kruskal–Wallis	H = 1.41	3	0.7039	p < 0.0063	Unclear	$\varepsilon^2 = 0.028$	small
Discount from original list	Kruskal–Wallis	H = 1.68	3	0.6407	p < 0.0063	Unclear	$\varepsilon^2 = 0.034$	small
Price cut before sale	Chi-square	$\chi^2 = 2.52$	3	0.4715	p < 0.0063	Unclear	Cramér's V = 0.222	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.34$	3	0.7188	p < 0.0063	Unclear	Cramér's V = 0.162	small
Has a view	Chi-square	$\chi^2 = 3.90$	3	0.2729	p < 0.0063	Unclear	Cramér's V = 0.276	small

8.3.4 View and no view

Too few sales in a group to test.

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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 51 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 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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