Austin

Travis County, TX
Resale homes · closed May 26 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 22, 2026 · 7:04 AM CST

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

RESALE SALES, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
3,856	**$614,200**	**$293**	**36 days**
single-family resale homes	average $818,378	average $337	average 62 days

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1. Summary

Resale homes · 3,856 sales · May 26, 2026 – November 21, 2026

This study looks at the **3,856 resale homes** sold in Austin in the **180 days** to November 21, 2026. 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.

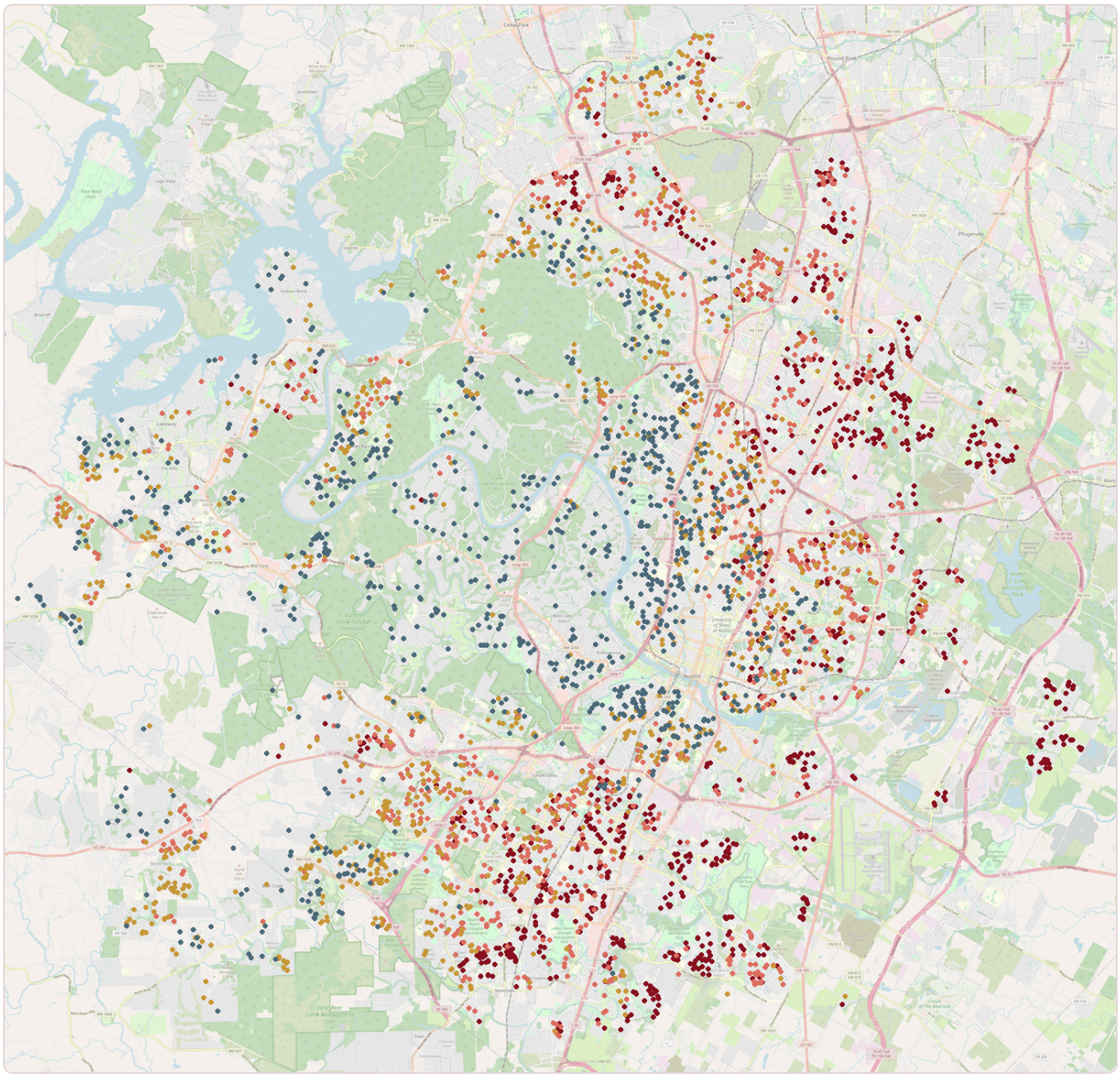
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

3,856 resale homes · colored by price range

Each dot is one resale home, colored by its price range. The map is drawn around the middle 99% of sales; 76 sales with map points far outside the area are left off it (they stay in every figure).



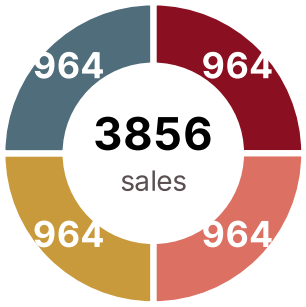
● Under $423K · 964 sales ● $423K–$614K · 964 sales ● $614K–$938K · 964 sales ● Over $938K · 964 sales

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3. Quartiles by net sale price

Resale homes · 3,856 sales · May 26, 2026 – November 21, 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 $423K: 964 sales (25%)
- $423K–$614K: 964 sales (25%)
- $614K–$938K: 964 sales (25%)
- Over $938K: 964 sales (25%)

Bottom line

- Homes over $938K are about 1,950 SF (125%) larger than homes under $423K.
- Homes over $938K sell for about $257 per SF (111%) more than homes under $423K.
- 61% of homes over $938K have a view, against 14% of homes under $423K.
- 38% of homes over $938K had a price cut before sale, against 53% of homes under $423K.

3.1 Key differences

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

Under $423K $423K–$614K $614K–$938K Over $938K

Higher-priced homes Over $938K

- Are much larger.
- Sell for more per square foot.
- Are more likely to have a view.
- Are less likely to need a price cut.
- Less often have the seller pay buyer costs or repairs.
- Sell closer to their first asking price.
- Sell faster.
- Tend to be newer.

Lower-priced homes Under $423K

- Are much smaller.
- Sell for less per square foot.
- Are less likely to have a view.
- Are more likely to have had a price cut.
- More often have the seller pay buyer costs or repairs.
- Sell further below their first asking price.
- Take longer to sell.
- Tend to be older.

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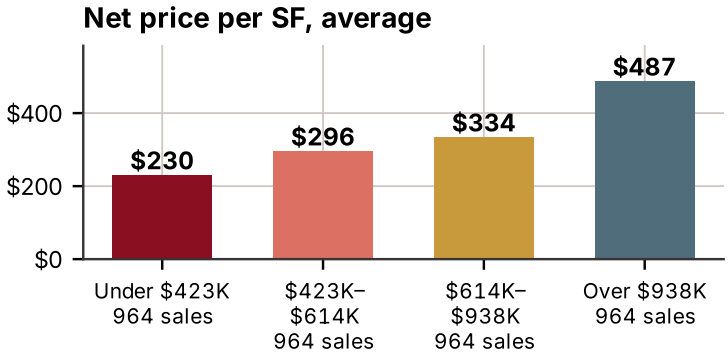
3.2 At a glance

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 $423K	$423K–$614K	$614K–$938K	Over $938K	Real difference?
Net price per SF	$230 per SF **Lowest**	$296 per SF	$334 per SF	$487 per SF **Highest**	✓ large
Living area	1,551 SF **Smallest**	1,886 SF	2,472 SF	3,497 SF **Largest**	✓ large
Year built	1986 **Oldest**	1988	1997	2000 **Newest**	✓ small
Days on market	45 days **Slowest**	36 days	27 days **Fastest**	36 days	✓ small
Discount from original list	9.2% **Biggest**	6.3%	5.4% **Smallest**	6.9%	✓ small
Price cut before sale	53% **Most**	46%	41%	38% **Fewest**	✓ small
Seller paid closing costs or repairs	58%	61% **Most**	56%	46% **Fewest**	✓ small
Has a view	14% **Fewest**	24%	38%	61% **Most**	✓ medium

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 $938K sell for about $257 per SF (111%) more than homes under $423K

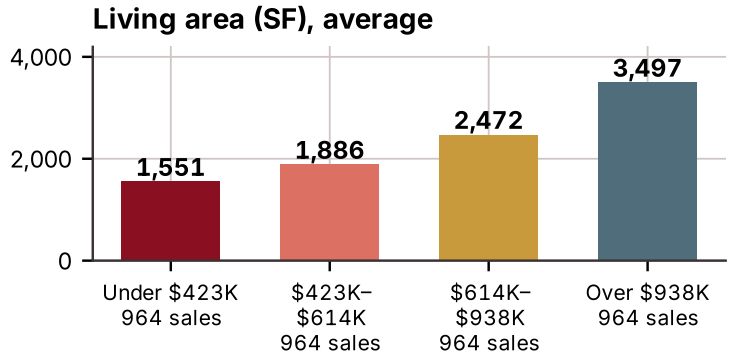


The average is **$487 per SF** for homes over $938K and **$230 per SF** for homes under $423K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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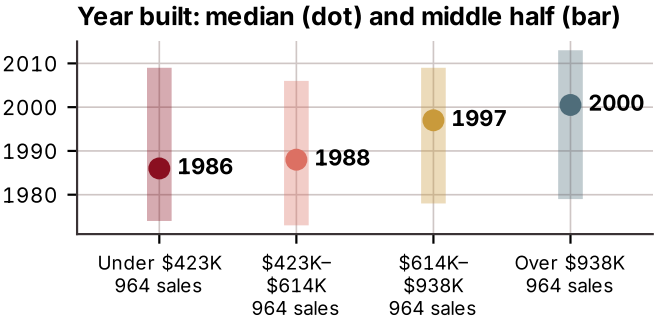
3.4 Homes over $938K are about 1,950 SF (125%) larger than homes under $423K



The average is **3,497 SF** for homes over $938K and **1,551 SF** for homes under $423K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

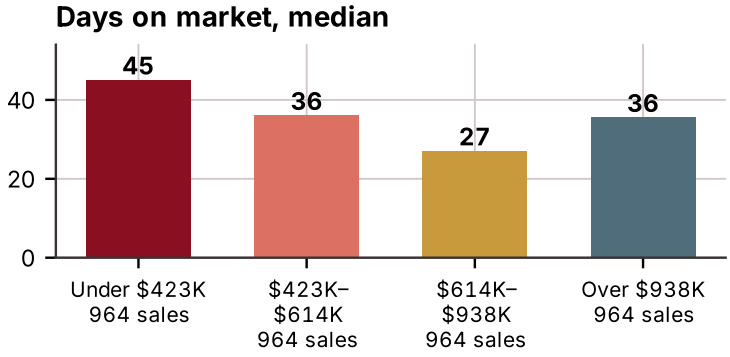
3.5 Homes over $938K are about 14 years newer than homes under $423K



The median is **2000** for homes over $938K and **1986** for homes under $423K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · small

3.6 Homes over $938K sell 10 days faster than homes under $423K

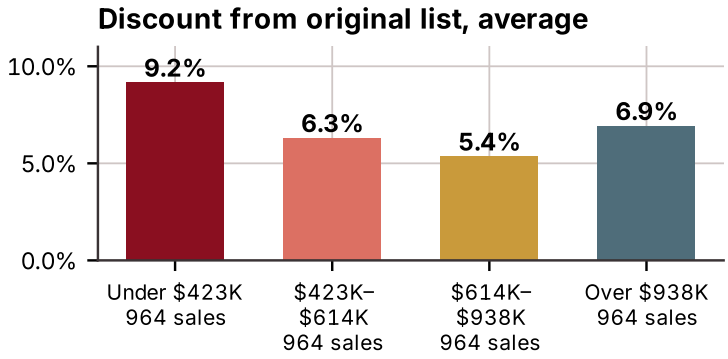


The median is **36 days** for homes over $938K and **45 days** for homes under $423K. It does not move in a straight line; homes under $423K are highest. Defined in 8.1.5.

✓ **Real difference** · small

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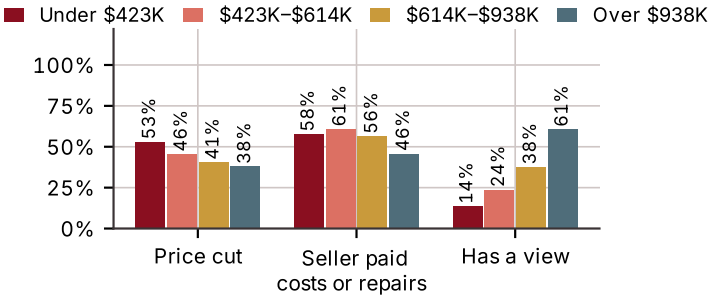
3.7 Homes over $938K sell about 2 percentage points closer to their first asking price than homes under $423K



The average is **6.9%** for homes over $938K and **9.2%** for homes under $423K. It does not move in a straight line; homes under $423K are highest. Defined in 8.1.6.

✓ **Real difference** · small

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.

- 38% of homes over $938K had a price cut before sale, against 53% of homes under $423K. Defined in 8.1.7.
- 46% of homes over $938K had the seller pay closing costs or repairs, against 58% of homes under $423K. Defined in 8.1.8.
- 61% of homes over $938K have a view, against 14% of homes under $423K. Defined in 8.1.9.

Price cut before sale: ✓ **Real difference** · small
Seller paid closing costs or repairs: ✓ **Real difference** · small
Has a view: ✓ **Real difference** · medium

3.9 The numbers: price and size

	Under $423K 964 sales	$423K–$614K 964 sales	$614K–$938K 964 sales	Over $938K 964 sales	All 3,856 sales	Real difference?
Net sale price average	$333,601	$513,948	$755,360	$1,670,603	$818,378	by design
Net price per SF average	$230	$296	$334	$487	$337	✓ large
Living area average	1,551	1,886	2,472	3,497	2,352	✓ large
Year built median	1986	1988	1997	2000	1995	✓ small

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3.10 The numbers: selling

	Under $423K 964 sales	$423K–$614K 964 sales	$614K–$938K 964 sales	Over $938K 964 sales	All 3,856 sales	Real difference?
Days on market median	45	36	27	36	36	✓ small
Discount from original list average	9.2%	6.3%	5.4%	6.9%	6.9%	✓ small
Price cut before sale	53%	46%	41%	38%	44%	✓ small
Seller paid closing costs or repairs	58%	61%	56%	46%	55%	✓ small
Has a view	14%	24%	38%	61%	34%	✓ medium

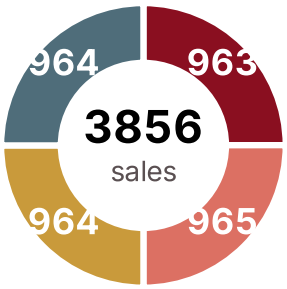
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Sales per group

- Under 1,597 SF: 963 sales (25%)
- 1,597–2,108 SF: 965 sales (25%)
- 2,109–2,861 SF: 964 sales (25%)
- Over 2,861 SF: 964 sales (25%)

Bottom line

- Homes over 2,861 SF sell for about $1.06M (249%) more than homes under 1,597 SF.
- 62% of homes over 2,861 SF have a view, against 15% of homes under 1,597 SF.
- Homes over 2,861 SF are about 28 years newer than homes under 1,597 SF.
- 51% of homes over 2,861 SF had the seller pay closing costs or repairs, against 52% of homes under 1,597 SF.

4.1 Key differences

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

Under 1,597 SF · 1,597–2,108 SF · 2,109–2,861 SF · Over 2,861 SF

Larger homes Over 2,861 SF

- Sell for much more.
- Are more likely to have a view.
- Tend to be newer.
- Less often have the seller pay buyer costs or repairs.
- Sell for more per square foot.
- Sell closer to their first asking price.
- Take longer to sell.

Smaller homes Under 1,597 SF

- Sell for much less.
- Are less likely to have a view.
- Tend to be older.
- More often have the seller pay buyer costs or repairs.
- Sell for less per square foot.
- Sell further below their first asking price.
- Sell faster.

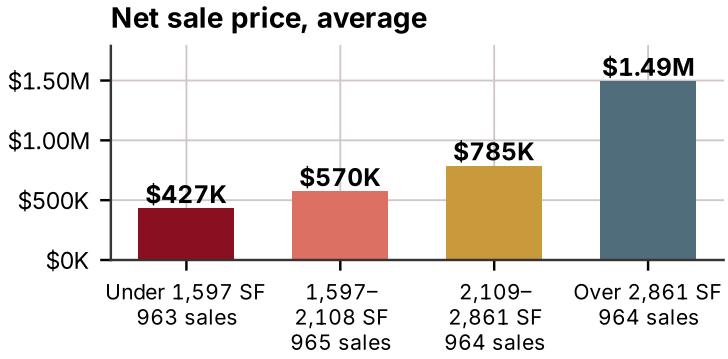
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4.2 At a glance

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 1,597 SF	1,597–2,108 SF	2,109–2,861 SF	Over 2,861 SF	Real difference?
Net sale price	$427K Lowest	$570K	$785K	$1.49M Highest	✓ large
Net price per SF	$346 per SF	$309 per SF Lowest	$320 per SF	$372 per SF Highest	✓ small
Year built	1976 Oldest	1986	1999	2004 Newest	✓ large
Days on market	36 days	36 days	30 days Fastest	43 days Slowest	✓ negligible
Discount from original list	8.2% Biggest	6.5%	6.1% Smallest	6.9%	✓ negligible
Price cut before sale	45%	47%	43%	43%	unclear
Seller paid closing costs or repairs	52%	60% Most	58%	51% Fewest	✓ negligible
Has a view	15% Fewest	24%	35%	62% Most	✓ medium

4.3 Homes over 2,861 SF sell for about $1.06M (249%) more than homes under 1,597 SF



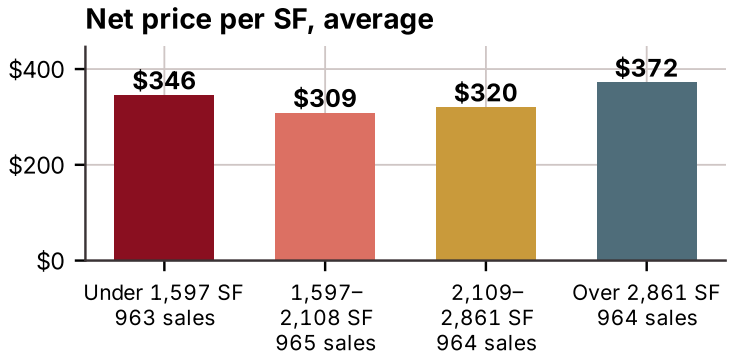
The average is **$1.49M** for homes over 2,861 SF and **$427K** for homes under 1,597 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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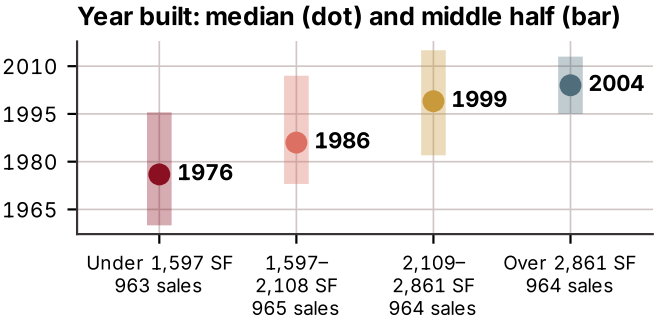
4.4 Homes over 2,861 SF sell for about $26 per SF (8%) more than homes under 1,597 SF



The average is **$372 per SF** for homes over 2,861 SF and **$346 per SF** for homes under 1,597 SF. It does not move in a straight line; homes over 2,861 SF are highest. Defined in 8.1.2.

✓ **Real difference** · small

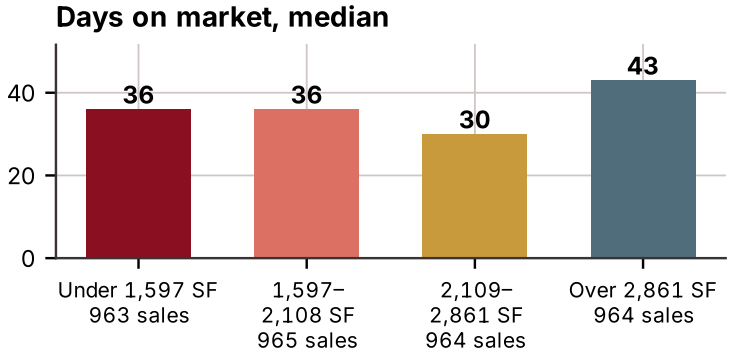
4.5 Homes over 2,861 SF are about 28 years newer than homes under 1,597 SF



The median is **2004** for homes over 2,861 SF and **1976** for homes under 1,597 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · large

4.6 Homes over 2,861 SF take 7 days longer to sell than homes under 1,597 SF

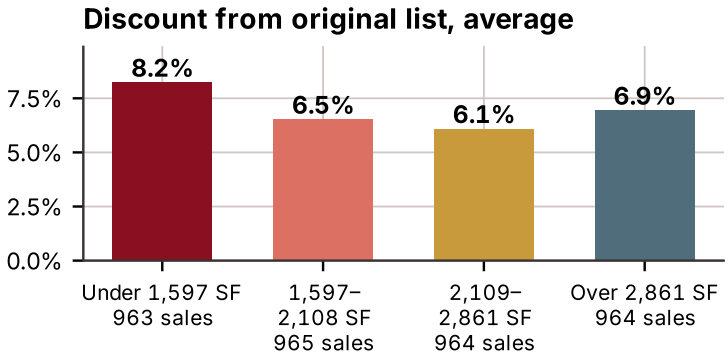


The median is **43 days** for homes over 2,861 SF and **36 days** for homes under 1,597 SF. It does not move in a straight line; homes over 2,861 SF are highest. Defined in 8.1.5.

✓ **Real difference** · negligible

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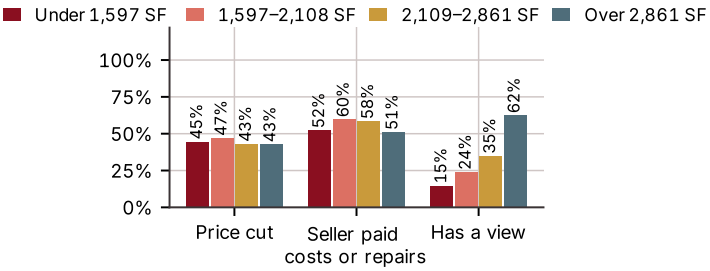
4.7 Homes over 2,861 SF sell about 1 percentage point closer to their first asking price than homes under 1,597 SF



The average is **6.9%** for homes over 2,861 SF and **8.2%** for homes under 1,597 SF. It does not move in a straight line; homes under 1,597 SF are highest. Defined in 8.1.6.

✓ **Real difference** · negligible

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.

- 43% of homes over 2,861 SF had a price cut before sale, against 45% of homes under 1,597 SF. Defined in 8.1.7.
- 51% of homes over 2,861 SF had the seller pay closing costs or repairs, against 52% of homes under 1,597 SF. Defined in 8.1.8.
- 62% of homes over 2,861 SF have a view, against 15% of homes under 1,597 SF. Defined in 8.1.9.

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

4.9 The numbers: price and size

	Under 1,597 SF 963 sales	1,597–2,108 SF 965 sales	2,109–2,861 SF 964 sales	Over 2,861 SF 964 sales	All 3,856 sales	Real difference?
Net sale price average	$427,245	$570,004	$785,008	$1,491,107	$818,378	✓ large
Net price per SF average	$346	$309	$320	$372	$337	✓ small
Living area average	1,269	1,846	2,448	3,844	2,352	by design
Year built median	1976	1986	1999	2004	1995	✓ large

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4.10 The numbers: selling

	Under 1,597 SF 963 sales	1,597–2,108 SF 965 sales	2,109–2,861 SF 964 sales	Over 2,861 SF 964 sales	All 3,856 sales	Real difference?
Days on market median	36	36	30	43	36	✓ negligible
Discount from original list average	8.2%	6.5%	6.1%	6.9%	6.9%	✓ negligible
Price cut before sale	45%	47%	43%	43%	44%	unclear
Seller paid closing costs or repairs	52%	60%	58%	51%	55%	✓ negligible
Has a view	15%	24%	35%	62%	34%	✓ medium

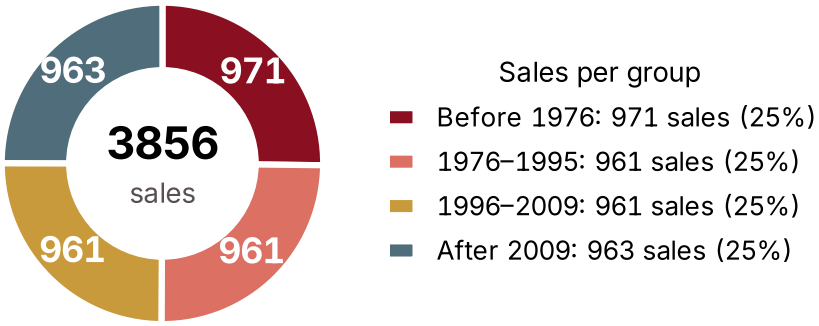
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 3,856 sales · May 26, 2026 – November 21, 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

- 42% of homes built after 2009 have a view, against 19% of homes built before 1976.
- Homes built after 2009 are about 920 SF (53%) larger than homes built before 1976.
- Homes built after 2009 sell for about $78 per SF (19%) less than homes built before 1976.
- 57% of homes built after 2009 had the seller pay closing costs or repairs, against 48% of homes built before 1976.

5.1 Key differences

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

Before 1976 1976–1995 1996–2009 After 2009

Newer homes After 2009

- Are more likely to have a view.
- Are much larger.
- Sell for less per square foot.
- More often have the seller pay buyer costs or repairs.
- Are more likely to have had a price cut.
- Sell for more.
- Take longer to sell.
- Sell closer to their first asking price.

Older homes Before 1976

- Are less likely to have a view.
- Are much smaller.
- Sell for more per square foot.
- Less often have the seller pay buyer costs or repairs.
- Are less likely to need a price cut.
- Sell for less.
- Sell faster.
- Sell further below their first asking price.

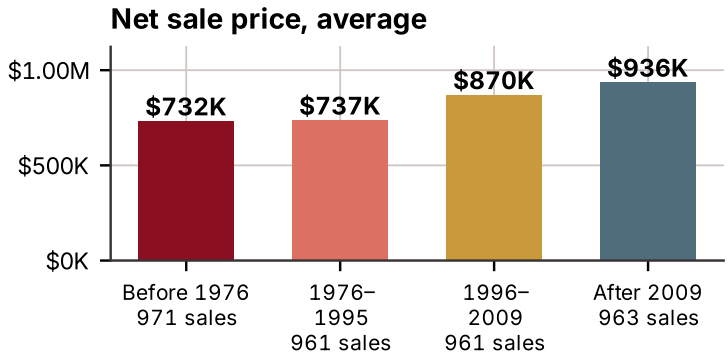
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5.2 At a glance

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 1976	1976–1995	1996–2009	After 2009	Real difference?
Net sale price	$732K Lowest	$737K	$870K	$936K Highest	✓ small
Net price per SF	$406 per SF Highest	$317 per SF	$295 per SF Lowest	$328 per SF	✓ medium
Living area	1,760 SF Smallest	2,192 SF	2,774 SF Largest	2,685 SF	✓ large
Days on market	35 days	28 days Fastest	36 days	45 days Slowest	✓ small
Discount from original list	8.4% Biggest	6.4% Smallest	6.6%	6.4%	✓ negligible
Price cut before sale	42%	41% Fewest	43%	50% Most	✓ negligible
Seller paid closing costs or repairs	48% Fewest	58% Most	58%	57%	✓ negligible
Has a view	19% Fewest	31%	44% Most	42%	✓ small

5.3 Homes built after 2009 sell for about $204K (28%) more than homes built before 1976



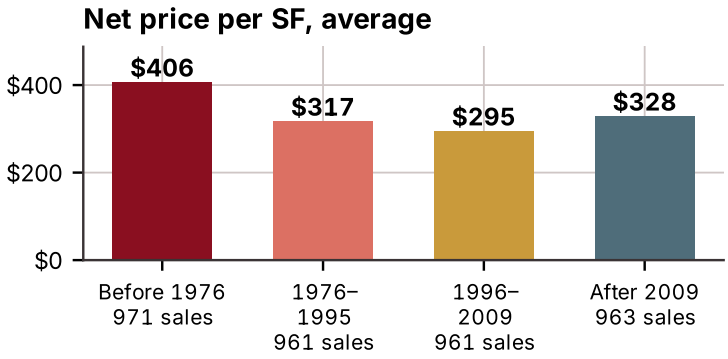
The average is **$936K** for homes built after 2009 and **$732K** for homes built before 1976. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · small

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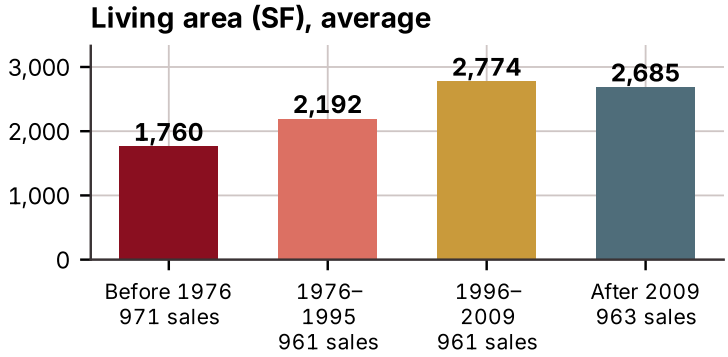
5.4 Homes built after 2009 sell for about $78 per SF (19%) less than homes built before 1976



The average is **$328 per SF** for homes built after 2009 and **$406 per SF** for homes built before 1976. It does not move in a straight line; homes built before 1976 are highest. Defined in 8.1.2.

✓ **Real difference** · medium

5.5 Homes built after 2009 are about 920 SF (53%) larger than homes built before 1976

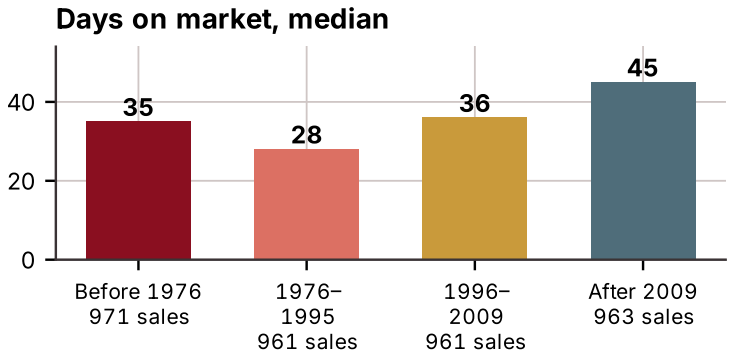


The average is **2,685 SF** for homes built after 2009 and **1,760 SF** for homes built before 1976. It does not move in a straight line; homes built 1996–2009 are highest. Defined in 8.1.3.

✓ **Real difference** · large

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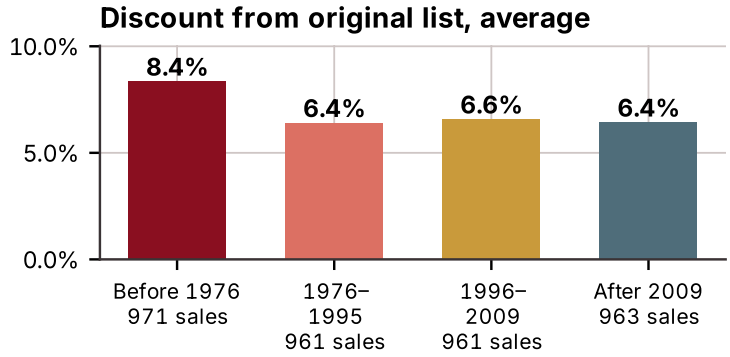
5.6 Homes built after 2009 take 10 days longer to sell than homes built before 1976



The median is **45 days** for homes built after 2009 and **35 days** for homes built before 1976. It does not move in a straight line; homes built after 2009 are highest. Defined in 8.1.5.

✓ **Real difference** · small

5.7 Homes built after 2009 sell about 2 percentage points closer to their first asking price than homes built before 1976

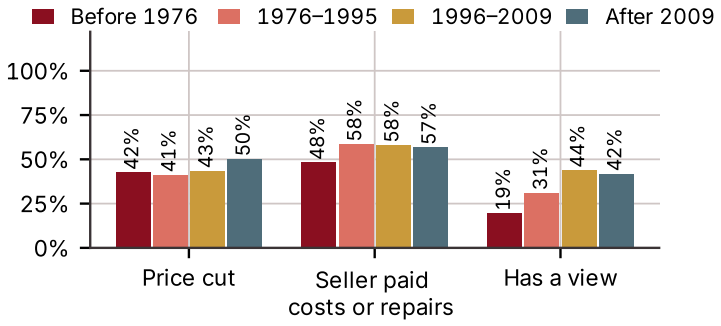


The average is **6.4%** for homes built after 2009 and **8.4%** for homes built before 1976. It does not move in a straight line; homes built before 1976 are highest. Defined in 8.1.6.

✓ **Real difference** · negligible

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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.

- 50% of homes built after 2009 had a price cut before sale, against 42% of homes built before 1976. Defined in 8.1.7.
- 57% of homes built after 2009 had the seller pay closing costs or repairs, against 48% of homes built before 1976. Defined in 8.1.8.
- 42% of homes built after 2009 have a view, against 19% of homes built before 1976. Defined in 8.1.9.

Price cut before sale: ✓ **Real difference** · negligible
Seller paid closing costs or repairs: ✓ **Real difference** · negligible
Has a view: ✓ **Real difference** · small

5.9 The numbers: price and size

	Before 1976 971 sales	1976–1995 961 sales	1996–2009 961 sales	After 2009 963 sales	All 3,856 sales	Real difference?
Net sale price average	$732,010	$736,500	$870,077	$935,579	$818,378	✓ small
Net price per SF average	$406	$317	$295	$328	$337	✓ medium
Living area average	1,760	2,192	2,774	2,685	2,352	✓ large
Year built median	1962	1983	2003	2018	1995	by design

5.10 The numbers: selling

	Before 1976 971 sales	1976–1995 961 sales	1996–2009 961 sales	After 2009 963 sales	All 3,856 sales	Real difference?
Days on market median	35	28	36	45	36	✓ small
Discount from original list average	8.4%	6.4%	6.6%	6.4%	6.9%	✓ negligible
Price cut before sale	42%	41%	43%	50%	44%	✓ negligible
Seller paid closing costs or repairs	48%	58%	58%	57%	55%	✓ negligible
Has a view	19%	31%	44%	42%	34%	✓ small

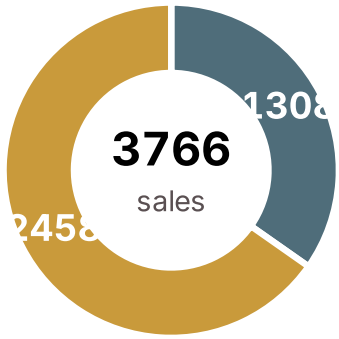
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 3,856 sales · May 26, 2026 – November 21, 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. 90 sales whose MLS view entry is only “See Remarks” are left out.



Sales per group
- View: 1,308 sales (35%)
- No view: 2,458 sales (65%)

Bottom line

- Homes with a view are about 940 SF (46%) larger than homes without a view.
- Homes with a view sell for about $508K (79%) more than homes without a view.
- Homes with a view are about 16 years newer than homes without a view.
- Homes with a view sell for about $54 per SF (17%) more than homes without a view.

6.1 Key differences

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

View No view

Homes with a view MLS lists a view
- Are larger.
- Sell for more.
- Tend to be newer.
- Sell for more per square foot.

Homes without a view no view listed
- Are smaller.
- Sell for less.
- Tend to be older.
- Sell for less per square foot.

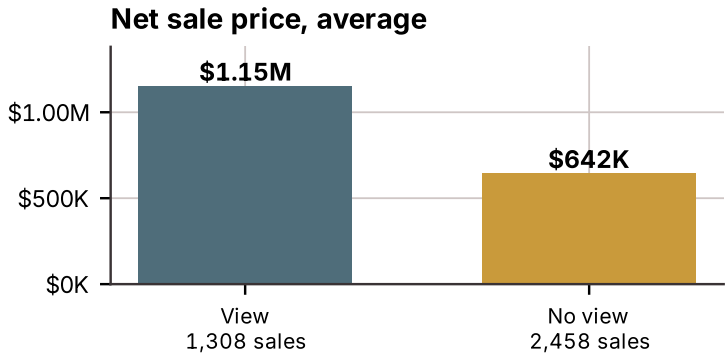
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6.2 At a glance

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	$1.15M **Highest**	$642K **Lowest**	✓ medium
Net price per SF	$372 per SF **Highest**	$318 per SF **Lowest**	✓ small
Living area	2,966 SF **Largest**	2,026 SF **Smallest**	✓ medium
Year built	2002 **Newest**	1986 **Oldest**	✓ small
Days on market	37 days	36 days	unclear
Discount from original list	6.9%	7.0%	unclear
Price cut before sale	42%	46%	unclear
Seller paid closing costs or repairs	53%	56%	unclear

6.3 Homes with a view sell for about $508K (79%) more than homes without a view



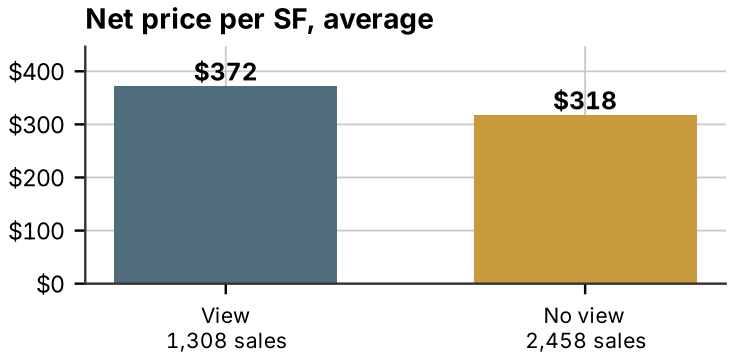
The average is **$1.15M** for homes with a view and **$642K** for homes without a view.

Defined in 8.1.1.

✓ **Real difference** · medium

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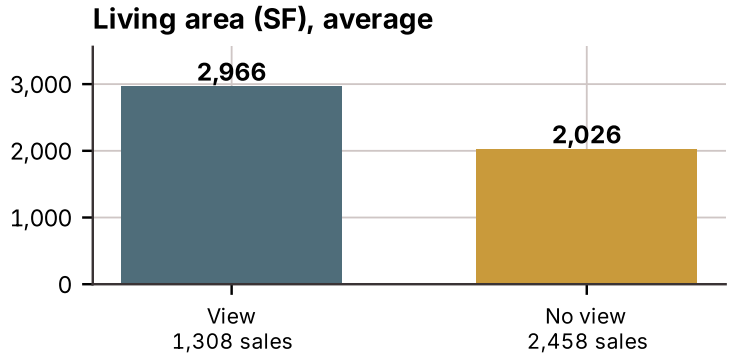
6.4 Homes with a view sell for about $54 per SF (17%) more than homes without a view



The average is **$372 per SF** for homes with a view and **$318 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · small

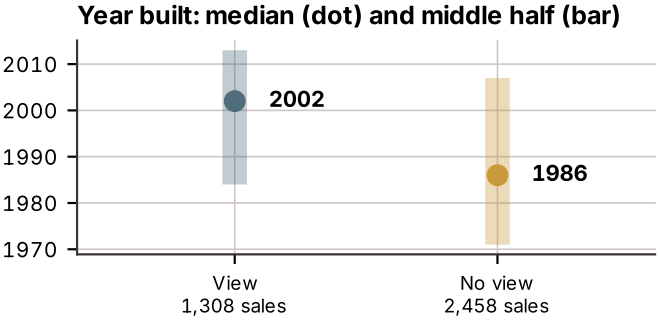
6.5 Homes with a view are about 940 SF (46%) larger than homes without a view



The average is **2,966 SF** for homes with a view and **2,026 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Homes with a view are about 16 years newer than homes without a view

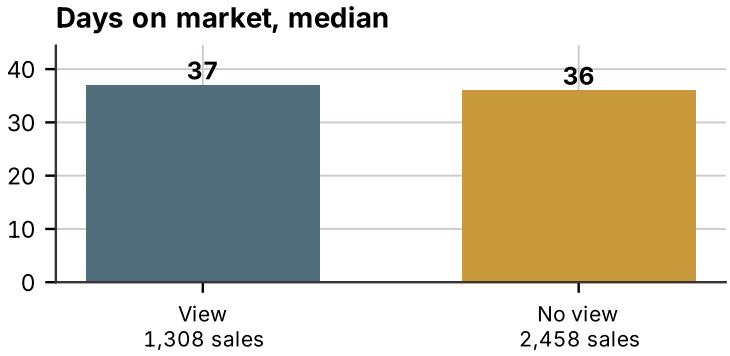


The median is **2002** for homes with a view and **1986** for homes without a view. Defined in 8.1.4.

✓ **Real difference** · small

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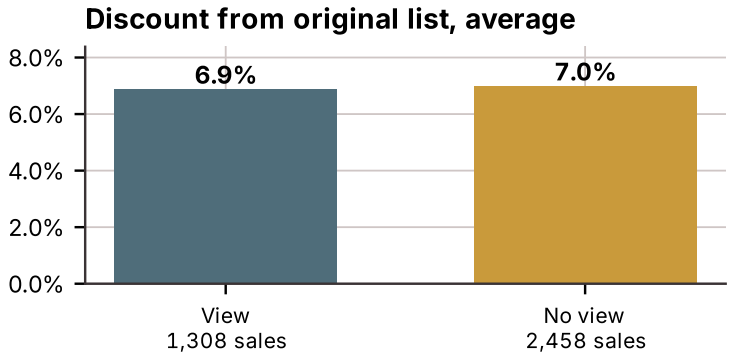
6.7 Days on market: no clear difference



The median is **37 days** for homes with a view and **36 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

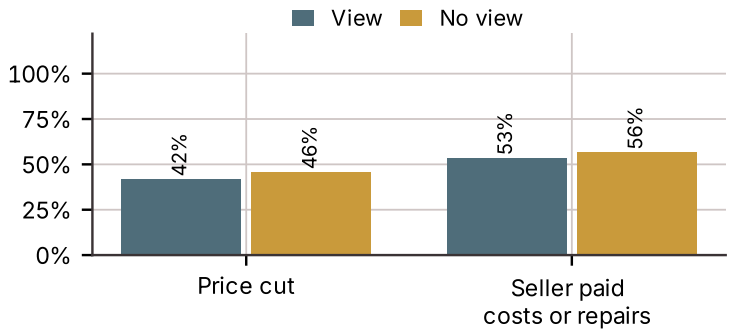
6.8 Discount from original list: no clear difference



The average is **6.9%** for homes with a view and **7.0%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 42% of homes with a view had a price cut before sale, against 46% of homes without a view. Defined in 8.1.7.
- 53% of homes with a view had the seller pay closing costs or repairs, against 56% 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

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6.10 The numbers: price and size

	View 1,308 sales	No view 2,458 sales	All 3,766 sales	Real difference?
Net sale price average	$1,150,586	$642,090	$818,700	✓ medium
Net price per SF average	$372	$318	$336	✓ small
Living area average	2,966	2,026	2,352	✓ medium
Year built median	2002	1986	1995	✓ small

6.11 The numbers: selling

	View 1,308 sales	No view 2,458 sales	All 3,766 sales	Real difference?
Days on market median	37	36	36	unclear
Discount from original list average	6.9%	7.0%	6.9%	unclear
Price cut before sale	42%	46%	44%	unclear
Seller paid closing costs or repairs	53%	56%	55%	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 · 452 sales · May 26, 2026 – November 21, 2026

Homes sold new by the builder in the same 180 days. They are left out of every other section and shown here as basic figures only: 452 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 Austin.

Measure	Average	Median
Sales		452
Net sale price	**$901,437**	$550,704
Net price per SF	**$318**	$235
Living area (SF)	**2,560**	2,340
Days on market	**109**	83
Discount from original list	**7.9%**	7.3%
Price cut before sale		54% of sales
Seller paid closing costs or repairs		64% of sales
Year built		2021–2026

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 3,856 resale sales. Average $818,378; median $614,200; standard deviation $725,453; middle half (25th–75th percentile) $422,656–$938,500; lowest $150,000, highest $10,425,000. 2,130 sales had a seller payment; their median payment was $7,000.

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 3,856 resale sales. Average $337; median $293; standard deviation $160; middle half (25th–75th percentile) $232–$397; lowest $71, highest $2,147.

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 3,856 resale sales. Average 2,352; median 2,108; standard deviation 1,105; middle half (25th–75th percentile) 1,597–2,861; lowest 460, highest 12,365.

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 parts of the area.

Statistically RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.

The data 3,856 resale sales. Average 1991; median 1995; standard deviation 23; middle half (25th–75th percentile) 1975–2009; lowest 1870, highest 2026.

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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 3,856 resale sales. Average 62; median 36; standard deviation 85; middle half (25th–75th percentile) 12–79; lowest 0, highest 1,360. 36 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 3,856 resale sales. Average 6.9%; median 5.4%; standard deviation 8.7%; middle half (25th–75th percentile) 2.1%–10.2%; lowest −213.6%, highest 65.4%. 340 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 1,707 of 3,856 resale sales (44.3%).

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 2,130 of 3,856 resale sales (55.2%).

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 1308 sales with a view, 2458 without, 90 unclassified. Most common View entries: None 1803, Neighborhood 993, Trees/Woods 633, Park/Greenbelt 500, Hill Country 405, Panoramic 192, Pool 127, See Remarks 112.

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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 2026-11-22 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin.

The data Pulled November 22, 2026: 10,530 closed Austin records over the prior year. ZIP codes: 47, the most sales in 78745, 78704, 78744, 78748, 78738, 78723.

8.2.2 Study window

In simple terms The most recent 180 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales.

Statistically CloseDate from May 26, 2026 to November 21, 2026 inclusive.

The data 4,308 single-family sales in the window: 3,856 resale, 452 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 3,856 resale; 452 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 990 sale(s) other than single-family homes (condo, townhome and similar); 12 sale(s) with concessions above 10% of price; 17 sale(s) with no original list price

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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 $423K”.

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 $423K: $150,000–$422,525 (964 sales); $423K–$614K: $422,700–$614,000 (964 sales); $614K–$938K: $614,400–$938,000 (964 sales); Over $938K: $940,000–$10,425,000 (964 sales)
Quartiles by living area: Under 1,597 SF: 460–1,596 SF (963 sales); 1,597–2,108 SF: 1,597–2,108 SF (965 sales); 2,109–2,861 SF: 2,109–2,861 SF (964 sales); Over 2,861 SF: 2,862–12,365 SF (964 sales)
Quartiles by year built: Before 1976: 1870–1975 (971 sales); 1976–1995: 1976–1995 (961 sales); 1996–2009: 1996–2009 (961 sales); After 2009: 2010–2026 (963 sales)
View and no view: View: MLS lists a view (1,308 sales); No view: None or Neighborhood (2,458 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 $818,378, median $614,200. Days on market: average 62, median 36: 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 27 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 = 1,615.58	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.419$	large
Living area	Kruskal–Wallis	H = 1,907.97	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.495$	large
Year built	Kruskal–Wallis	H = 45.76	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.012$	small
Days on market	Kruskal–Wallis	H = 57.14	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.015$	small
Discount from original list	Kruskal–Wallis	H = 145.53	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.038$	small
Price cut before sale	Chi-square	$\chi^2 = 51.37$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.115	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 49.90$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.114	small
Has a view	Chi-square	$\chi^2 = 536.29$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.373	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 = 1,952.14	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.506$	large
Net price per SF	Kruskal–Wallis	H = 86.10	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.022$	small
Year built	Kruskal–Wallis	H = 561.94	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.146$	large
Days on market	Kruskal–Wallis	H = 23.66	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.006$	negligible
Discount from original list	Kruskal–Wallis	H = 24.36	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.006$	negligible
Price cut before sale	Chi-square	$\chi^2 = 4.55$	3	0.2075	p < 0.0063	**Unclear**	Cramér's V = 0.034	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 22.02$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.076	negligible
Has a view	Chi-square	$\chi^2 = 551.32$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.378	medium

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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 = 58.73	3	< 0.0001	p < 0.0063	Yes	ε^2 = 0.015	small
Net price per SF	Kruskal–Wallis	H = 337.16	3	< 0.0001	p < 0.0063	Yes	ε^2 = 0.087	medium
Living area	Kruskal–Wallis	H = 673.64	3	< 0.0001	p < 0.0063	Yes	ε^2 = 0.175	large
Days on market	Kruskal–Wallis	H = 53.90	3	< 0.0001	p < 0.0063	Yes	ε^2 = 0.014	small
Discount from original list	Kruskal–Wallis	H = 25.71	3	< 0.0001	p < 0.0063	Yes	ε^2 = 0.007	negligible
Price cut before sale	Chi-square	χ^2 = 19.06	3	0.0003	p < 0.0063	Yes	Cramér's V = 0.070	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 27.51	3	< 0.0001	p < 0.0063	Yes	Cramér's V = 0.084	negligible
Has a view	Chi-square	χ^2 = 162.80	3	< 0.0001	p < 0.0063	Yes	Cramér's V = 0.205	small

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 = 2,369,335.50	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.474	medium
Net price per SF	Mann–Whitney U	U = 1,943,688.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.209	small
Living area	Mann–Whitney U	U = 2,369,724.00	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.474	medium
Year built	Mann–Whitney U	U = 2,002,399.50	—	< 0.0001	p < 0.0063	Yes	rank-biserial r = 0.246	small
Days on market	Mann–Whitney U	U = 1,674,961.00	—	0.0338	p < 0.0063	Unclear	rank-biserial r = 0.042	negligible
Discount from original list	Mann–Whitney U	U = 1,580,996.50	—	0.4036	p < 0.0063	Unclear	rank-biserial r = 0.017	negligible
Price cut before sale	Chi-square	χ^2 = 5.39	1	0.0202	p < 0.0063	Unclear	Cramér's V = 0.038	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.17	1	0.0751	p < 0.0063	Unclear	Cramér's V = 0.029	negligible

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8.4 Data notes

Left out of the analysis: 452 new-construction sales (basic statistics only, section 7); 990 sale(s) other than single-family homes (condo, townhome and similar); 12 sale(s) with concessions above 10% of price; 17 sale(s) with no original list price. 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 3,856 closed MLS resale sales; the 452 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 22, 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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