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Scofield Farms Ph 01 Sec 02 - A

Austin, TX 78727

Resale homes · closed Oct 26 – Oct 25, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 26, 2026 · 7:32 AM CDT

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

RESALE SALES, 365 DAYS

45

single-family resale homes

MEDIAN NET SALE PRICE

\$469,836

average \$457,753

MEDIAN NET PRICE PER SF

\$224

average \$225

MEDIAN DAYS ON MARKET

52 days

average 68 days

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1. Summary

Resale homes · 45 sales · October 26, 2025 – October 25, 2026

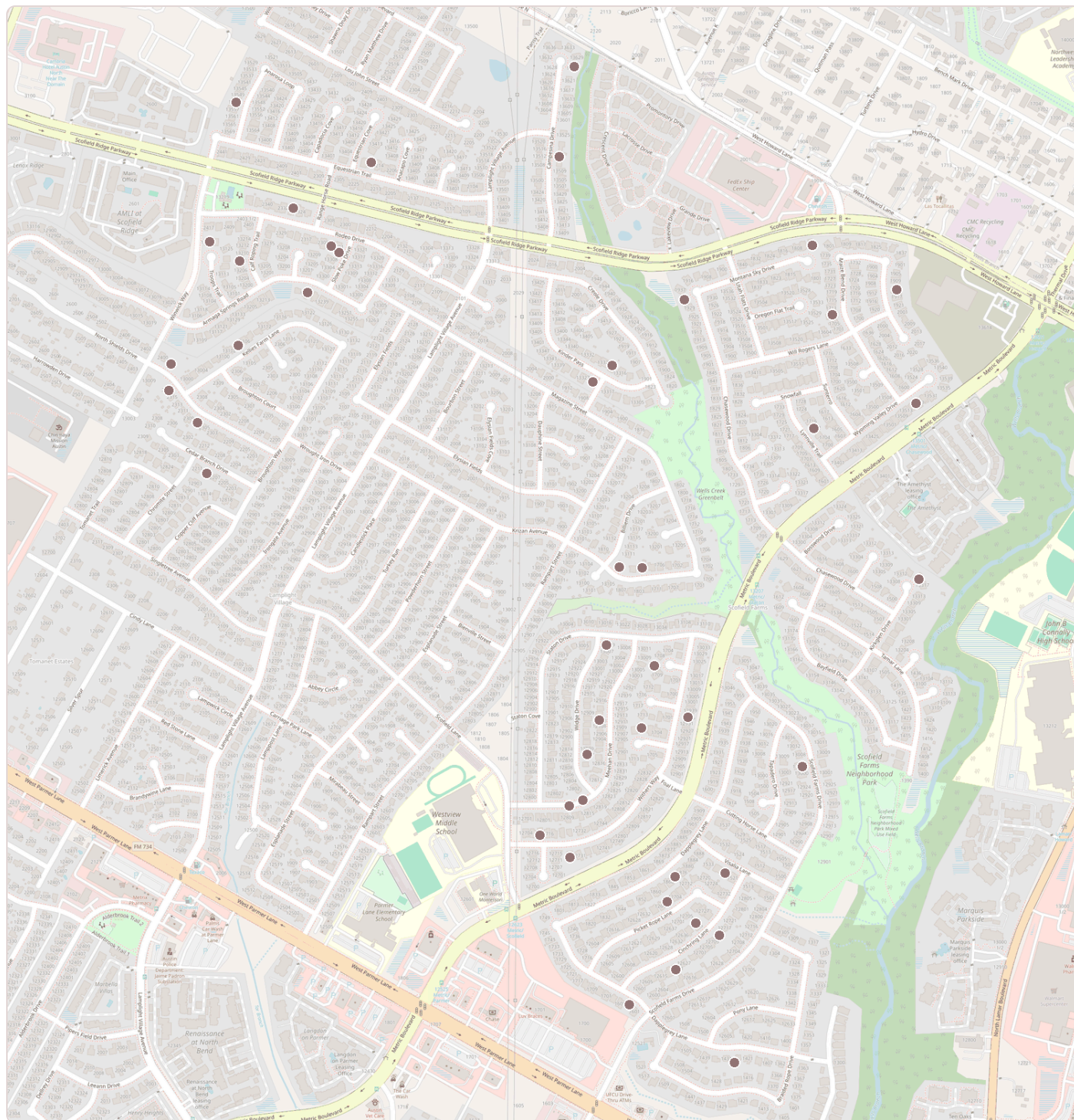
This study looks at the **45 resale homes** sold in Scofield Farms Ph 01 Sec 02-A in the **365 days** to October 25, 2026. A full year is used because only 22 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by 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.

2. Where the resale homes sold

45 resale homes · colored by price range

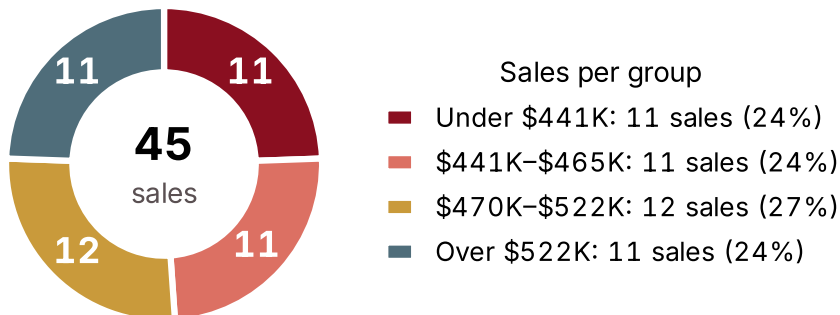
Each dot is one resale home, colored by its price range.



3. Quartiles by net sale price

Resale homes · 45 sales · October 26, 2025 – October 25, 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

- Homes over \$522K are about 1,040 SF (73%) larger than homes under \$441K.
- Homes over \$522K are about 8 years newer than homes under \$441K.
- Homes over \$522K sell about 7 percentage points closer to their first asking price than homes under \$441K.

3.1 Key differences

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

■ Under \$441K ■ \$441K–\$465K ■ \$470K–\$522K ■ Over \$522K

Higher-priced homes Over \$522K

- Are much larger.
- Tend to be newer.
- Sell closer to their first asking price.

Lower-priced homes Under \$441K

- Are much smaller.
- Tend to be older.
- Sell further below their first asking price.

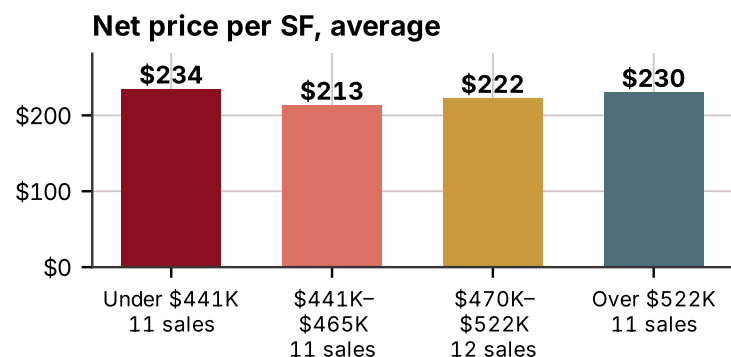
3.2 At a glance

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 \$441K	\$441K-\$465K	\$470K-\$522K	Over \$522K	Real difference?
Net price per SF	\$234 per SF	\$213 per SF	\$222 per SF	\$230 per SF	unclear
Living area	1,431 SF Smallest	2,183 SF	2,251 SF	2,473 SF Largest	✓ large
Year built	1986 Oldest	1997	1998 Newest	1994	✓ large
Days on market	52 days	78 days	51 days	51 days	unclear
Discount from original list	10.5%	11.8% Biggest	5.4%	3.9% Smallest	✓ large
Price cut before sale	55%	73%	42%	36%	unclear
Seller paid closing costs or repairs	45%	55%	50%	73%	unclear
Has a view	9%	9%	8%	9%	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 Net price per SF: no clear difference

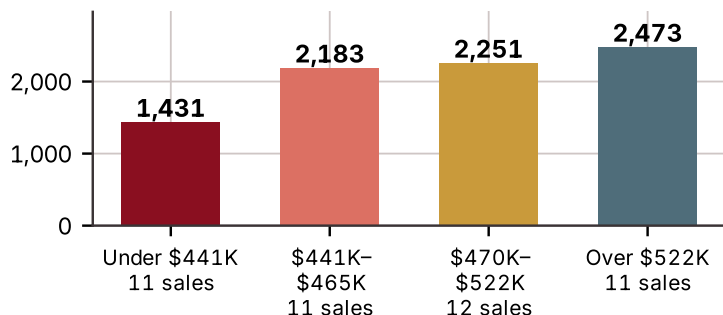


The average is **\$230 per SF** for homes over \$522K and **\$234 per SF** for homes under \$441K. It does not move in a straight line; homes under \$441K are highest. Defined in 8.1.2.

– No clear difference · could be chance

3.4 Homes over \$522K are about 1,040 SF (73%) larger than homes under \$441K

Living area (SF), average

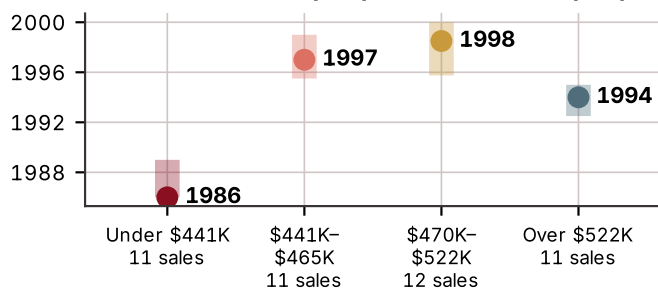


The average is **2,473 SF** for homes over \$522K and **1,431 SF** for homes under \$441K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference · large**

3.5 Homes over \$522K are about 8 years newer than homes under \$441K

Year built: median (dot) and middle half (bar)

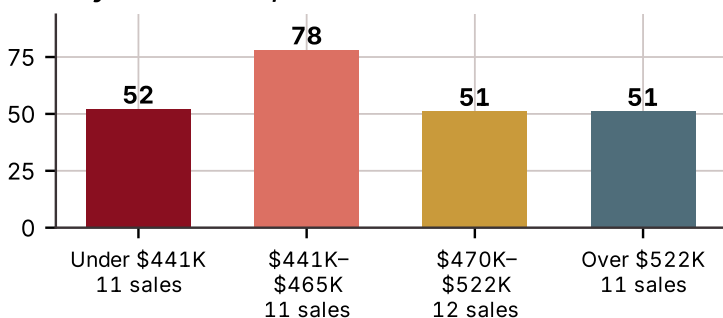


The median is **1994** for homes over \$522K and **1986** for homes under \$441K. It does not move in a straight line; homes \$470K-\$522K are highest. Defined in 8.1.4.

✓ **Real difference · large**

3.6 Days on market: no clear difference

Days on market, median

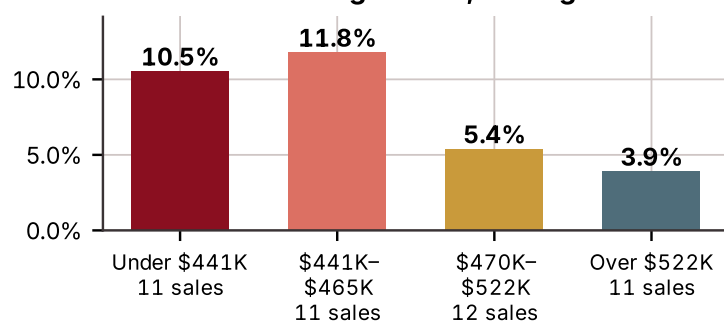


The median is **51 days** for homes over \$522K and **52 days** for homes under \$441K. It does not move in a straight line; homes \$441K-\$465K are highest. Defined in 8.1.5.

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

3.7 Homes over \$522K sell about 7 percentage points closer to their first asking price than homes under \$441K

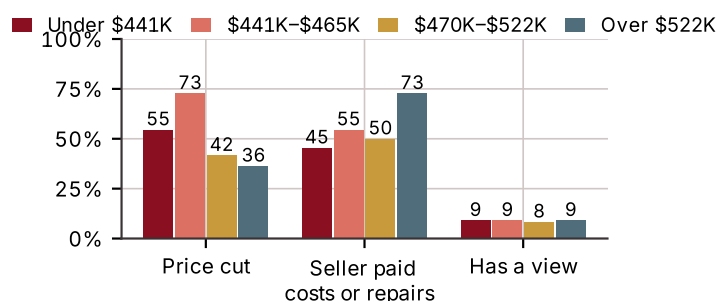
Discount from original list, average



The average is 3.9% for homes over \$522K and 10.5% for homes under \$441K. It does not move in a straight line; homes \$441K-\$465K are highest. Defined in 8.1.6.

✓ Real difference · large

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.

- 36% of homes over \$522K had a price cut before sale, against 55% of homes under \$441K. Defined in 8.1.7.
- 73% of homes over \$522K had the seller pay closing costs or repairs, against 45% of homes under \$441K. Defined in 8.1.8.
- 9% of homes over \$522K have a view, against 9% of homes under \$441K. 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 \$441K 11 sales	\$441K-\$465K 11 sales	\$470K-\$522K 12 sales	Over \$522K 11 sales	All 45 sales	Real difference?
Net sale price average	\$329,059	\$451,873	\$490,855	\$556,216	\$457,753	by design
Net price per SF average	\$234	\$213	\$222	\$230	\$225	unclear
Living area average	1,431	2,183	2,251	2,473	2,088	✓ large
Year built median	1986	1997	1998	1994	1995	✓ large

3.10 The numbers: selling

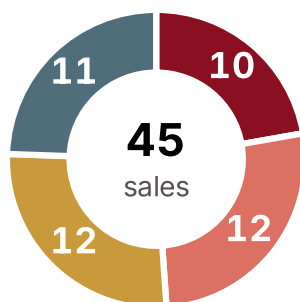
	Under \$441K 11 sales	\$441K– \$465K 11 sales	\$470K– \$522K 12 sales	Over \$522K 11 sales	All 45 sales	Real difference?
Days on market median	52	78	51	51	52	unclear
Discount from original list average	10.5%	11.8%	5.4%	3.9%	7.8%	✓ large
Price cut before sale	55%	73%	42%	36%	51%	unclear
Seller paid closing costs or repairs	45%	55%	50%	73%	56%	unclear
Has a view	9%	9%	8%	9%	9%	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.

4. Quartiles by living area

Resale homes · 45 sales · October 26, 2025 – October 25, 2026

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



Sales per group

- Under 1,783 SF: 10 sales (22%)
- 1,783–2,015 SF: 12 sales (27%)
- 2,095–2,531 SF: 12 sales (27%)
- Over 2,531 SF: 11 sales (24%)

Bottom line

- Homes over 2,531 SF sell for about \$187K (54%) more than homes under 1,783 SF.
- Homes over 2,531 SF sell for about \$56 per SF (23%) less than homes under 1,783 SF.
- Homes over 2,531 SF are about 9 years newer than homes under 1,783 SF.

4.1 Key differences

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

■ Under 1,783 SF ■ 1,783–2,015 SF ■ 2,095–2,531 SF ■ Over 2,531 SF

Larger homes Over 2,531 SF

- Sell for much more.
- Sell for less per square foot.
- Tend to be newer.

Smaller homes Under 1,783 SF

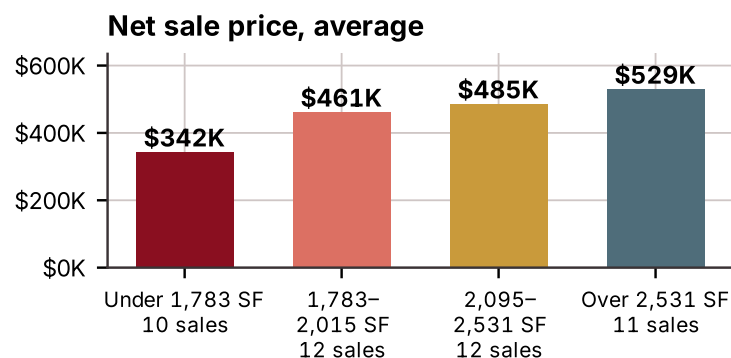
- Sell for much less.
- Sell for more per square foot.
- Tend to be older.

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 1,783 SF	1,783–2,015 SF	2,095–2,531 SF	Over 2,531 SF	Real difference?
Net sale price	\$342K Lowest	\$461K	\$485K	\$529K Highest	✓ large
Net price per SF	\$249 per SF Highest	\$244 per SF	\$215 per SF	\$193 per SF Lowest	✓ large
Year built	1986 Oldest	1996	1998 Newest	1995	✓ large
Days on market	52 days	53 days	54 days	62 days	unclear
Discount from original list	8.1%	8.8%	7.7%	6.7%	unclear
Price cut before sale	60%	50%	50%	45%	unclear
Seller paid closing costs or repairs	60%	42%	67%	55%	unclear
Has a view	0%	25%	8%	0%	unclear

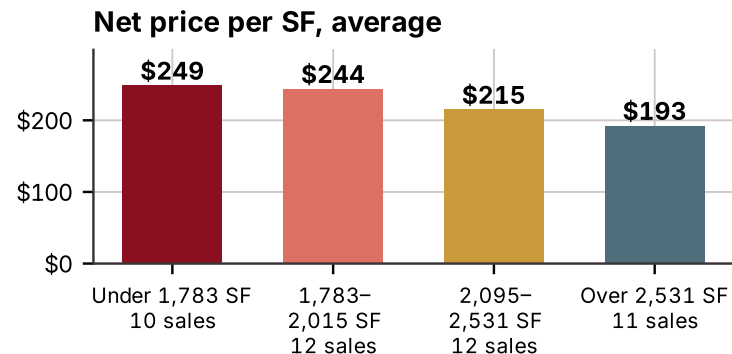
4.3 Homes over 2,531 SF sell for about \$187K (54%) more than homes under 1,783 SF



The average is **\$529K** for homes over 2,531 SF and **\$342K** for homes under 1,783 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

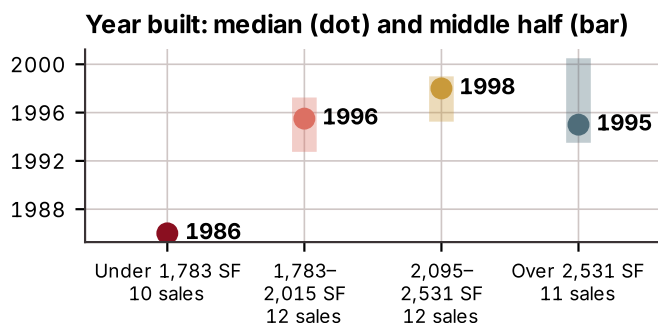
4.4 Homes over 2,531 SF sell for about \$56 per SF (23%) less than homes under 1,783 SF



The average is **\$193 per SF** for homes over 2,531 SF and **\$249 per SF** for homes under 1,783 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference · large**

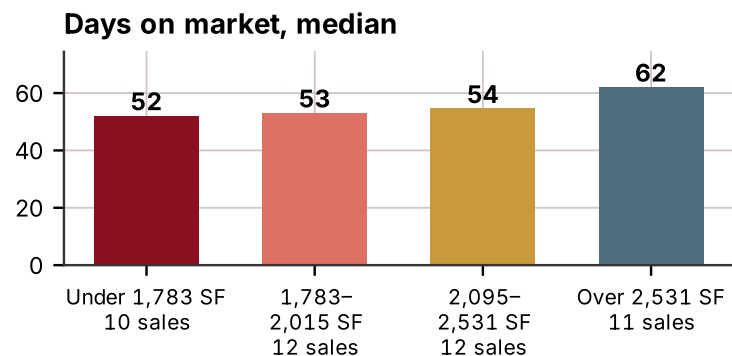
4.5 Homes over 2,531 SF are about 9 years newer than homes under 1,783 SF



The median is **1995** for homes over 2,531 SF and **1986** for homes under 1,783 SF. It does not move in a straight line; homes 2,095–2,531 SF are highest. Defined in 8.1.4.

✓ **Real difference · large**

4.6 Days on market: no clear difference

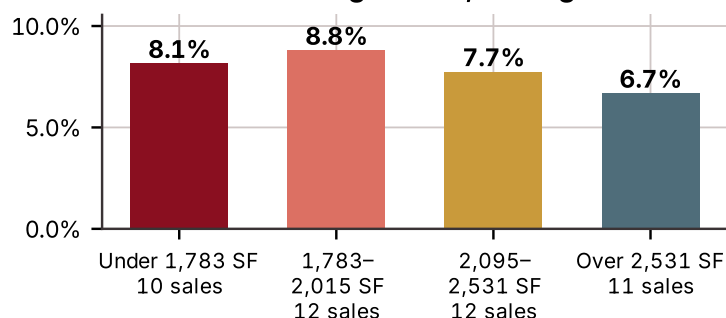


The median is **62 days** for homes over 2,531 SF and **52 days** for homes under 1,783 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

4.7 Discount from original list: no clear difference

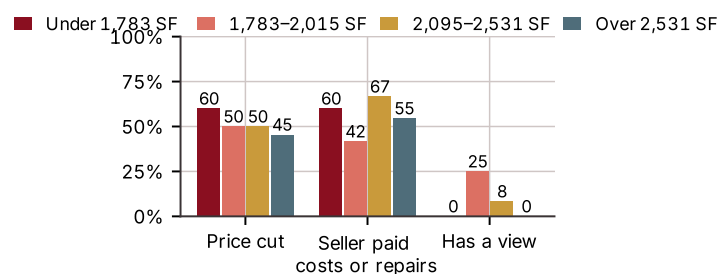
Discount from original list, average



The average is 6.7% for homes over 2,531 SF and 8.1% for homes under 1,783 SF. It does not move in a straight line; homes 1,783–2,015 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.

- 45% of homes over 2,531 SF had a price cut before sale, against 60% of homes under 1,783 SF. Defined in 8.1.7.
- 55% of homes over 2,531 SF had the seller pay closing costs or repairs, against 60% of homes under 1,783 SF. Defined in 8.1.8.
- 0% of homes over 2,531 SF have a view, against 0% of homes under 1,783 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 1,783 SF 10 sales	1,783–2,015 SF 12 sales	2,095–2,531 SF 12 sales	Over 2,531 SF 11 sales	All 45 sales	Real difference?
Net sale price average	\$342,464	\$460,945	\$485,344	\$528,979	\$457,753	✓ large
Net price per SF average	\$249	\$244	\$215	\$193	\$225	✓ large
Living area average	1,378	1,890	2,260	2,763	2,088	by design
Year built median	1986	1996	1998	1995	1995	✓ large

4.10 The numbers: selling

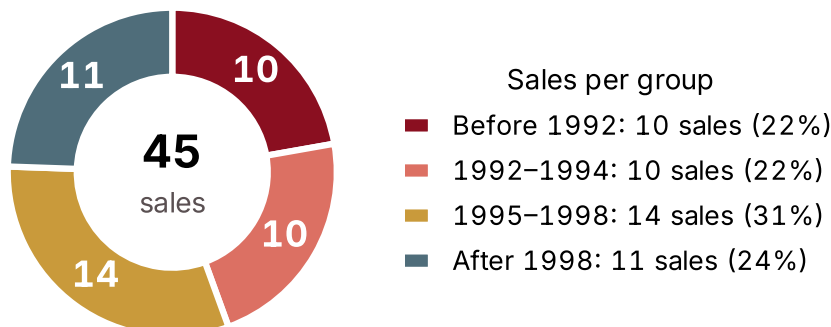
	Under 1,783 SF 10 sales	1,783–2,015 SF 12 sales	2,095–2,531 SF 12 sales	Over 2,531 SF 11 sales	All 45 sales	Real difference?
Days on market median	52	53	54	62	52	unclear
Discount from original list average	8.1%	8.8%	7.7%	6.7%	7.8%	unclear
Price cut before sale	60%	50%	50%	45%	51%	unclear
Seller paid closing costs or repairs	60%	42%	67%	55%	56%	unclear
Has a view	0%	25%	8%	0%	9%	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.

5. Quartiles by year built

Resale homes · 45 sales · October 26, 2025 – October 25, 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

- Homes built after 1998 are about 980 SF (68%) larger than homes built before 1992.
- Homes built after 1998 sell for about \$52 per SF (20%) less than homes built before 1992.

5.1 Key differences

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

Before 1992 1992-1994 1995-1998 After 1998

Newer homes After 1998

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

Older homes Before 1992

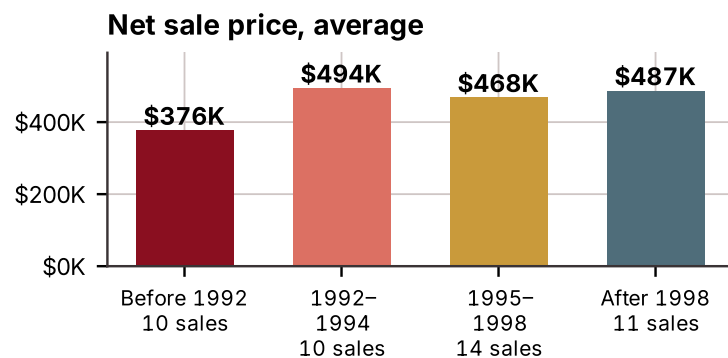
- Are much smaller.
- Sell for more per square foot.

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 1992	1992–1994	1995–1998	After 1998	Real difference?
Net sale price	\$376K	\$494K	\$468K	\$487K	unclear
Net price per SF	\$257 per SF Highest	\$215 per SF	\$225 per SF	\$205 per SF Lowest	✓ large
Living area	1,452 SF Smallest	2,325 SF	2,103 SF	2,433 SF Largest	✓ large
Days on market	52 days	30 days	57 days	65 days	unclear
Discount from original list	6.4%	6.7%	10.3%	7.1%	unclear
Price cut before sale	40%	30%	71%	55%	unclear
Seller paid closing costs or repairs	60%	60%	57%	45%	unclear
Has a view	0%	30%	0%	9%	unclear

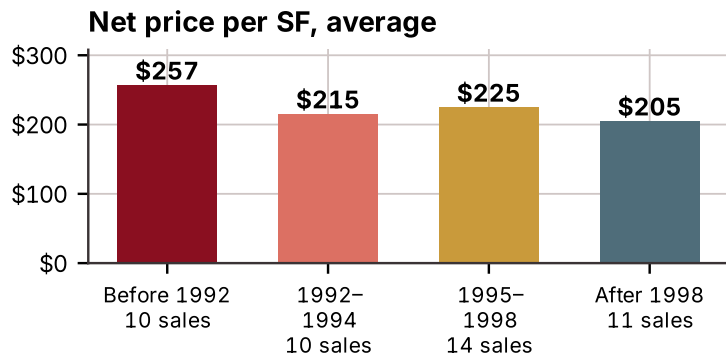
5.3 Net sale price: no clear difference



The average is **\$487K** for homes built after 1998 and **\$376K** for homes built before 1992. It does not move in a straight line; homes built 1992–1994 are highest. Defined in 8.1.1.

– No clear difference · could be chance

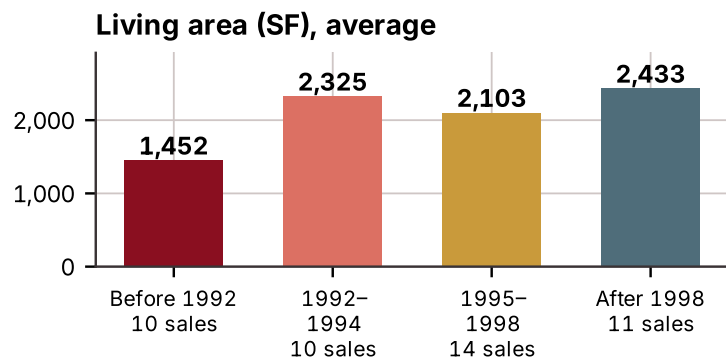
5.4 Homes built after 1998 sell for about \$52 per SF (20%) less than homes built before 1992



The average is **\$205 per SF** for homes built after 1998 and **\$257 per SF** for homes built before 1992. It does not move in a straight line; homes built before 1992 are highest. Defined in 8.1.2.

✓ **Real difference · large**

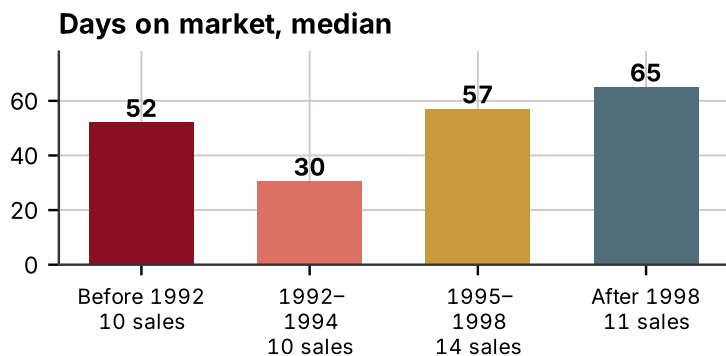
5.5 Homes built after 1998 are about 980 SF (68%) larger than homes built before 1992



The average is **2,433 SF** for homes built after 1998 and **1,452 SF** for homes built before 1992. It does not move in a straight line; homes built after 1998 are highest. Defined in 8.1.3.

✓ **Real difference · large**

5.6 Days on market: no clear difference

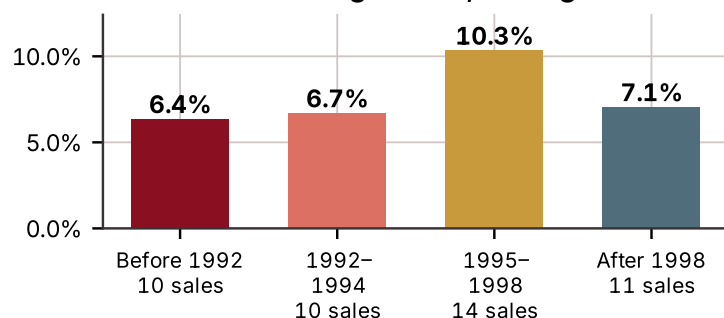


The median is **65 days** for homes built after 1998 and **52 days** for homes built before 1992. It does not move in a straight line; homes built after 1998 are highest. Defined in 8.1.5.

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

5.7 Discount from original list: no clear difference

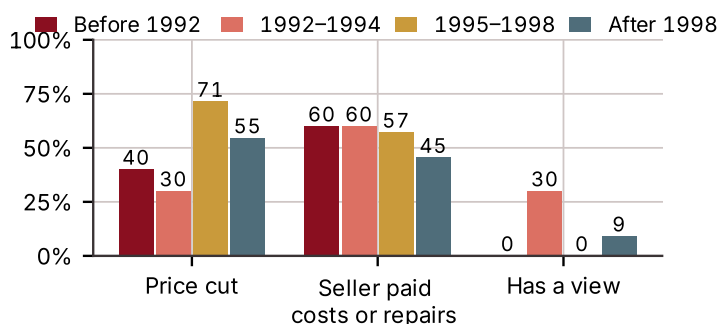
Discount from original list, average



The average is 7.1% for homes built after 1998 and 6.4% for homes built before 1992. It does not move in a straight line; homes built 1995-1998 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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.

- 55% of homes built after 1998 had a price cut before sale, against 40% of homes built before 1992. Defined in 8.1.7.
- 45% of homes built after 1998 had the seller pay closing costs or repairs, against 60% of homes built before 1992. Defined in 8.1.8.
- 9% of homes built after 1998 have a view, against 0% of homes built before 1992. 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 1992 10 sales	1992-1994 10 sales	1995-1998 14 sales	After 1998 11 sales	All 45 sales	Real difference?
Net sale price average	\$376,414	\$493,763	\$467,516	\$486,535	\$457,753	unclear
Net price per SF average	\$257	\$215	\$225	\$205	\$225	✓ large
Living area average	1,452	2,325	2,103	2,433	2,088	✓ large
Year built median	1986	1993	1996	2000	1995	by design

5.10 The numbers: selling

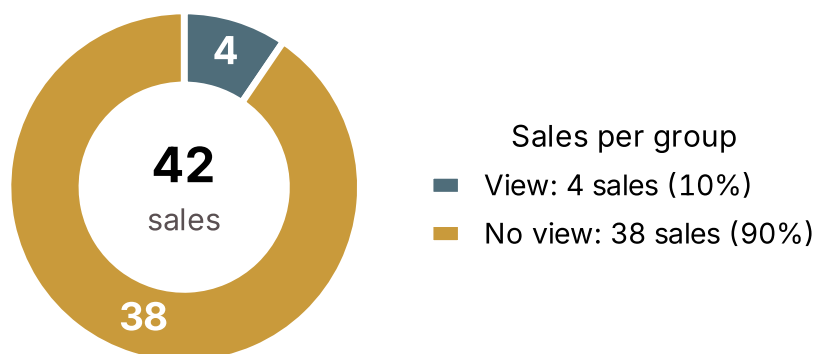
	Before 1992 10 sales	1992–1994 10 sales	1995–1998 14 sales	After 1998 11 sales	All 45 sales	Real difference?
Days on market median	52	30	57	65	52	unclear
Discount from original list average	6.4%	6.7%	10.3%	7.1%	7.8%	unclear
Price cut before sale	40%	30%	71%	55%	51%	unclear
Seller paid closing costs or repairs	60%	60%	57%	45%	56%	unclear
Has a view	0%	30%	0%	9%	9%	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.

6. View and no view

Resale homes · 45 sales · October 26, 2025 – October 25, 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. 3 sales whose MLS view entry is only "See Remarks" are left out.

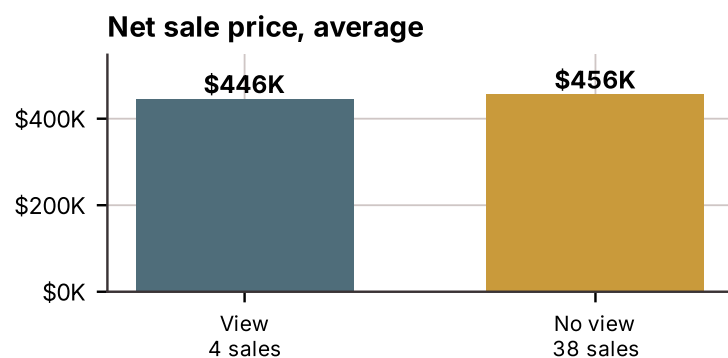


Bottom line: too few sales to test.

6.1 Key differences

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

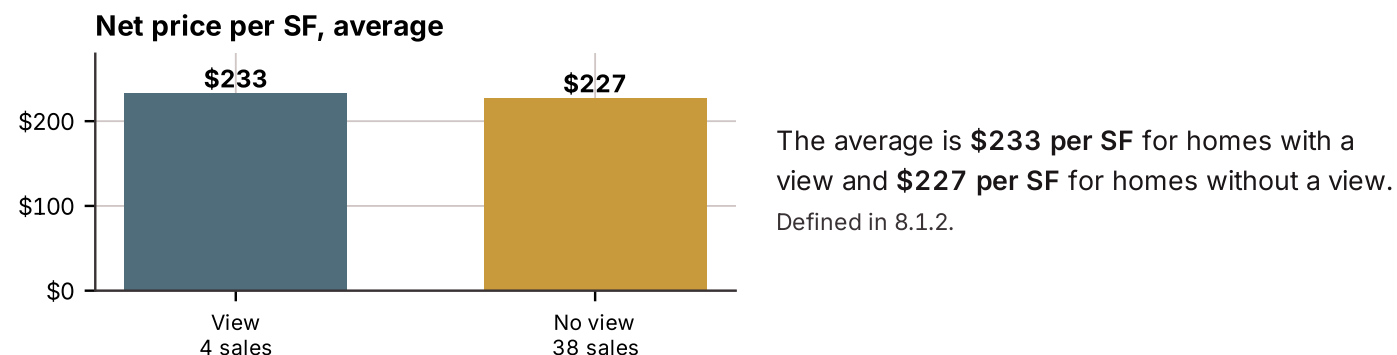
6.3 Net sale price: described, not tested



The average is **\$446K** for homes with a view and **\$456K** for homes without a view. Defined in 8.1.1.

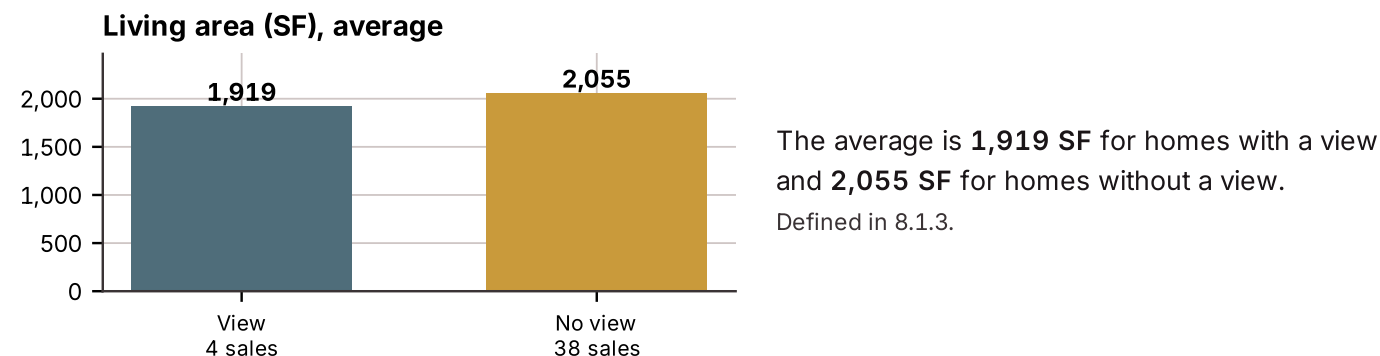
Not tested: too few sales.

6.4 Net price per SF: described, not tested



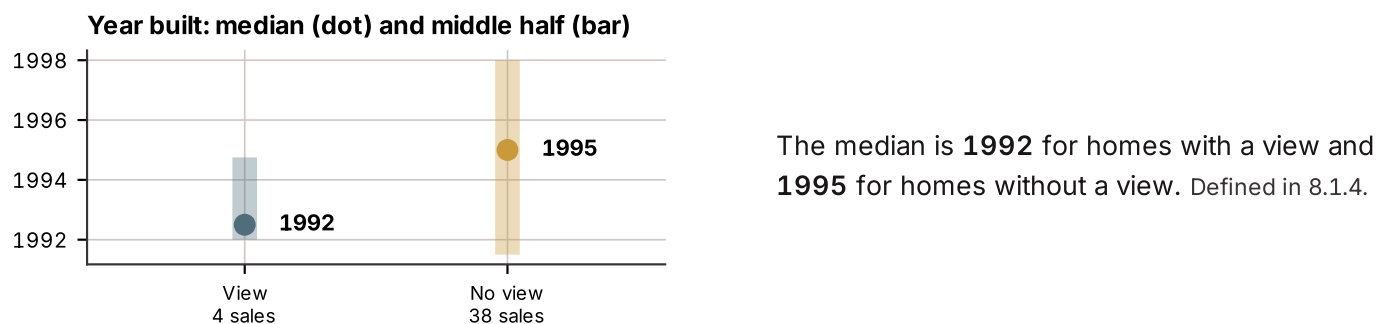
Not tested: too few sales.

6.5 Living area: described, not tested



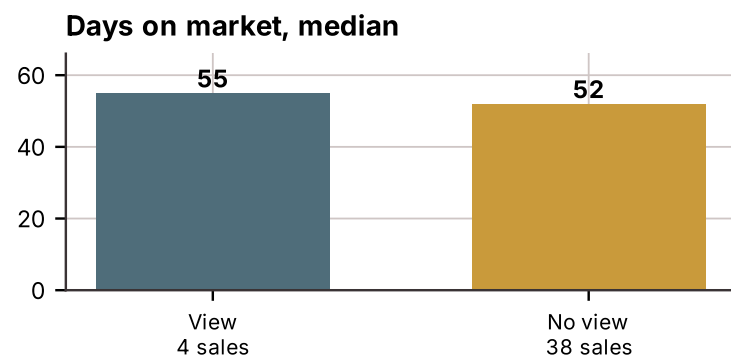
Not tested: too few sales.

6.6 Year built: described, not tested



Not tested: too few sales.

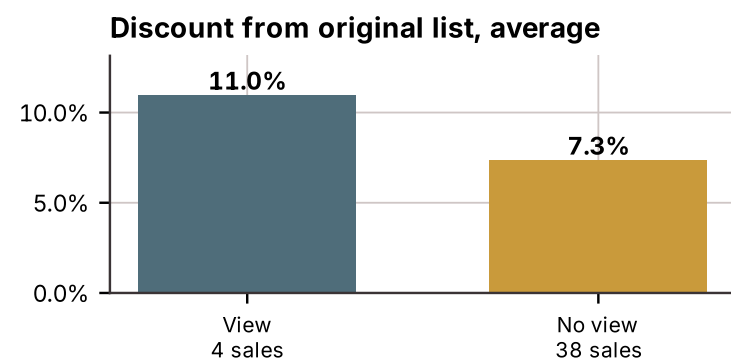
6.7 Days on market: described, not tested



The median is **55 days** for homes with a view and **52 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

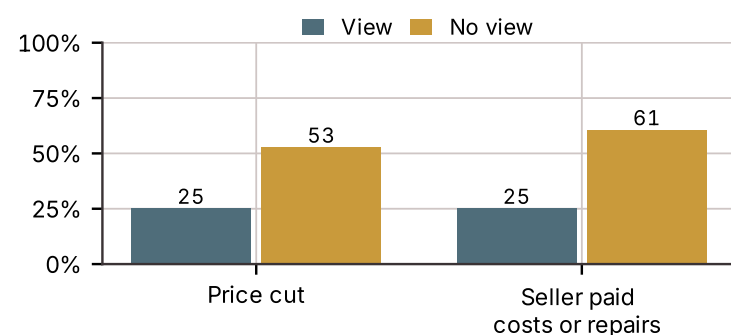
6.8 Discount from original list: described, not tested



The average is **11.0%** for homes with a view and **7.3%** 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.

- 25% of homes with a view had a price cut before sale, against 53% of homes without a view. Defined in 8.1.7.
- 25% of homes with a view had the seller pay closing costs or repairs, against 61% 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.

6.10 The numbers: price and size

	View 4 sales	No view 38 sales	All 42 sales
Net sale price average	\$445,860	\$456,459	\$455,450
Net price per SF average	\$233	\$227	\$228
Living area average	1,919	2,055	2,042
Year built median	1992	1995	1995

6.11 The numbers: selling

	View 4 sales	No view 38 sales	All 42 sales
Days on market median	55	52	52
Discount from original list average	11.0%	7.3%	7.7%
Price cut before sale	25%	53%	50%
Seller paid closing costs or repairs	25%	61%	57%

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.

7. New construction

Basic statistics · 0 sales · October 26, 2025 – October 25, 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 Scofield Farms Ph 01 Sec 02 - A.

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".

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	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	45 resale sales. Average \$457,753; median \$469,836; standard deviation \$87,242; middle half (25th–75th percentile) \$441,000–\$522,500; lowest \$265,000, highest \$610,000. 25 sales had a seller payment; their median payment was \$8,000.

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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	45 resale sales. Average \$225; median \$224; standard deviation \$35; middle half (25th–75th percentile) \$203–\$244; lowest \$141, highest \$304.

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	45 resale sales. Average 2,088; median 2,095; standard deviation 522; middle half (25th–75th percentile) 1,783–2,531; lowest 1,112, highest 3,200.

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	45 resale sales. Average 1994; median 1995; standard deviation 5; middle half (25th–75th percentile) 1992–1998; lowest 1985, highest 2001.

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	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. 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	45 resale sales. Average 68; median 52; standard deviation 60; middle half (25th–75th percentile) 18–85; lowest 3, highest 232. 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	45 resale sales. Average 7.8%; median 7.8%; standard deviation 6.2%; middle half (25th–75th percentile) 3.0%–10.2%; lowest –3.8%, highest 23.6%. 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: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	23 of 45 resale sales (51.1%).

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: $\text{ACTRIS_BuyersClsgCostPdbbySell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	25 of 45 resale sales (55.6%).

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	4 sales with a view, 38 without, 3 unclassified. Most common View entries: None 32, Neighborhood 6, Park/Greenbelt 3, See Remarks 3, Trees/Woods 1.

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 "scofield farms", "scofield" (case-insensitive). A record is kept when its subdivision name belongs to the Scofield Farms Ph 01 Sec 02 - A family, the same rule comparable sales use (it includes Scofield Ph 06 Sec 01, proven adjacent and priced alike).
The data	Pulled October 26, 2026: 46 closed Scofield Farms Ph 01 Sec 02 - A records over the prior year, in ZIP 78727. 20 subdivision spellings kept, the most common: Scofield Farms Ph 02 Sec 01 (5); Scofield Farms Ph 01 Sec 02 - A (5); Scofield Ph 06 Sec 01 (3); Scofield Farms (3); Scofield Farms Ph 03 Sec 03 (3); Scofield Ph 06 Sec 03 (3); Scofield Ph 07 Sec 03 - B (3); Scofield Farms Ph 08 Sec 01 (3); Scofield Farms Ph 10 Sec 03 (2); Scofield Farms Ph 10 Sec 02 (2); Scofield Farms Ph 08 Sec 04 (2); Scofield Farms Ph 08 Sec 07 (2); and 8 more (10 records). Names found by the search but not part of Scofield Farms Ph 01 Sec 02 - A, left out: Scofield Ridge Condo Amd (6); Scofield Villas Amd (4); Scofield Farms Mdws Condo (3); Scofield Villas Condominiums (1); Scofield Ridge Condos (1); Cottages at Scofield Ridge (1); SCOFIELD FARMS PHS 3 SEC 3 (1); SCOFIELD VILLAS CONDOMINIUMS (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 22 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 26, 2025 to October 25, 2026 inclusive.
The data	45 single-family sales in the window: 45 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	45 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	1 sale(s) with no original list price

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 \$441K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. 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 \$441K: \$265,000–\$390,000 (11 sales); \$441K–\$465K: \$441,000–\$465,000 (11 sales); \$470K–\$522K: \$469,836–\$522,500 (12 sales); Over \$522K: \$527,500–\$610,000 (11 sales) Quartiles by living area: Under 1,783 SF: 1,112–1,758 SF (10 sales); 1,783–2,015 SF: 1,783–2,015 SF (12 sales); 2,095–2,531 SF: 2,095–2,531 SF (12 sales); Over 2,531 SF: 2,542–3,200 SF (11 sales) Quartiles by year built: Before 1992: 1985–1991 (10 sales); 1992–1994: 1992–1994 (10 sales); 1995–1998: 1995–1998 (14 sales); After 1998: 1999–2001 (11 sales) View and no view: View: MLS lists a view (4 sales); No view: None or Neighborhood (38 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 $\bar{x} = (1/n) \sum x_i$; 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 \$457,753, median \$469,836. Days on market: average 68, 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	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ 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_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ 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 $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

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	8 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	$H = 1.90$	3	0.5941	$p < 0.0063$	Unclear	$\epsilon^2 = 0.043$	small
Living area	Kruskal–Wallis	$H = 24.41$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.555$	large
Year built	Kruskal–Wallis	$H = 19.71$	3	0.0002	$p < 0.0063$	Yes	$\epsilon^2 = 0.448$	large
Days on market	Kruskal–Wallis	$H = 4.97$	3	0.1741	$p < 0.0063$	Unclear	$\epsilon^2 = 0.113$	medium
Discount from original list	Kruskal–Wallis	$H = 13.26$	3	0.0041	$p < 0.0063$	Yes	$\epsilon^2 = 0.301$	large
Price cut before sale	Chi-square	$\chi^2 = 3.49$	3	0.3215	$p < 0.0063$	Unclear	Cramér's $V = 0.279$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.92$	3	0.5886	$p < 0.0063$	Unclear	Cramér's $V = 0.207$	small
Has a view	Chi-square	$\chi^2 = 0.01$	3	0.9999	$p < 0.0063$	Unclear	Cramér's $V = 0.012$	negligible

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 = 23.04	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.524$	large
Net price per SF	Kruskal-Wallis	H = 20.26	3	0.0002	p < 0.0063	Yes	$\epsilon^2 = 0.460$	large
Year built	Kruskal-Wallis	H = 13.69	3	0.0034	p < 0.0063	Yes	$\epsilon^2 = 0.311$	large
Days on market	Kruskal-Wallis	H = 0.11	3	0.9910	p < 0.0063	Unclear	$\epsilon^2 = 0.002$	negligible
Discount from original list	Kruskal-Wallis	H = 1.48	3	0.6875	p < 0.0063	Unclear	$\epsilon^2 = 0.034$	small
Price cut before sale	Chi-square	$\chi^2 = 0.47$	3	0.9257	p < 0.0063	Unclear	Cramér's V = 0.102	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.62$	3	0.6544	p < 0.0063	Unclear	Cramér's V = 0.190	small
Has a view	Chi-square	$\chi^2 = 5.90$	3	0.1166	p < 0.0063	Unclear	Cramér's V = 0.362	medium

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 = 8.76	3	0.0326	p < 0.0063	Unclear	$\epsilon^2 = 0.199$	large
Net price per SF	Kruskal-Wallis	H = 13.34	3	0.0040	p < 0.0063	Yes	$\epsilon^2 = 0.303$	large
Living area	Kruskal-Wallis	H = 19.27	3	0.0002	p < 0.0063	Yes	$\epsilon^2 = 0.438$	large
Days on market	Kruskal-Wallis	H = 2.66	3	0.4479	p < 0.0063	Unclear	$\epsilon^2 = 0.060$	medium
Discount from original list	Kruskal-Wallis	H = 2.82	3	0.4201	p < 0.0063	Unclear	$\epsilon^2 = 0.064$	medium
Price cut before sale	Chi-square	$\chi^2 = 4.64$	3	0.1999	p < 0.0063	Unclear	Cramér's V = 0.321	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.63$	3	0.8898	p < 0.0063	Unclear	Cramér's V = 0.118	small
Has a view	Chi-square	$\chi^2 = 7.85$	3	0.0493	p < 0.0063	Unclear	Cramér's V = 0.418	medium

8.3.4 View and no view

Too few sales in a group to test.

8.4 Data notes

Left out of the analysis: 0 new - construction sales (basic statistics only, section 7); 1 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 45 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 26, 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.