Scofield Farms

Austin, TX 78727
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 8, 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
45	**$465,000**	**$228**	**52 days**
single-family resale homes	average $457,871	average $226	average 68 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Quartiles by year built
6. View and no view
7. New construction
8. Appendix: measures, methods and tests

© 2026 Alexander Tiffany Southwest, LLC

1. Summary

Resale homes · 45 sales · November 8, 2025 – November 7, 2026

This study looks at the **45 resale homes** sold in Scofield Farms in the **365 days** to November 7, 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.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

45 resale homes · colored by price range

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



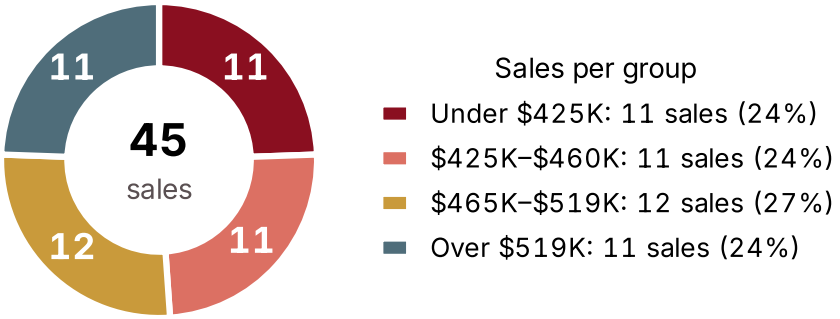
● Under $425K · 11 sales ● $425K–$460K · 11 sales ● $465K–$519K · 12 sales ● Over $519K · 11 sales

© 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 45 sales · November 8, 2025 – November 7, 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 $519K are about 930 SF (64%) larger than homes under $425K.
- Homes over $519K are about 8 years newer than homes under $425K.
- Homes over $519K sell about 7 percentage points closer to their first asking price than homes under $425K.

3.1 Key differences

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

Under $425K $425K–$460K $465K–$519K Over $519K

Higher-priced homes Over $519K

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

Lower-priced homes Under $425K

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

© 2026 Alexander Tiffany Southwest, LLC

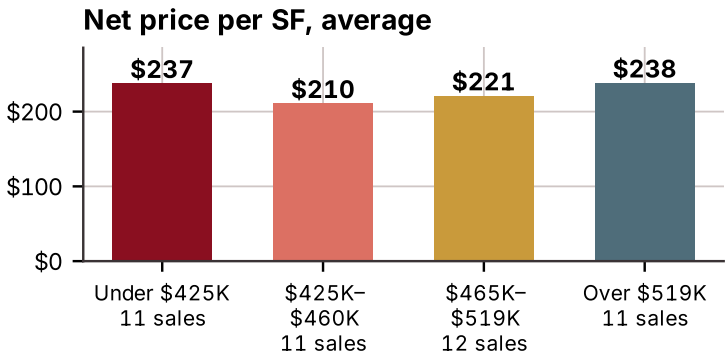
3.2 At a glance

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 $425K	$425K–$460K	$465K–$519K	Over $519K	Real difference?
Net price per SF	$237 per SF	$210 per SF	$221 per SF	$238 per SF	unclear
Living area	1,454 SF **Smallest**	2,188 SF	2,242 SF	2,387 SF **Largest**	✓ large
Year built	1986 **Oldest**	1997	1998 **Newest**	1994	✓ large
Days on market	52 days	78 days	56 days	18 days	unclear
Discount from original list	10.7%	12.6% **Biggest**	5.2%	3.6% **Smallest**	✓ large
Price cut before sale	55%	82%	42%	27%	unclear
Seller paid closing costs or repairs	45%	55%	50%	64%	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

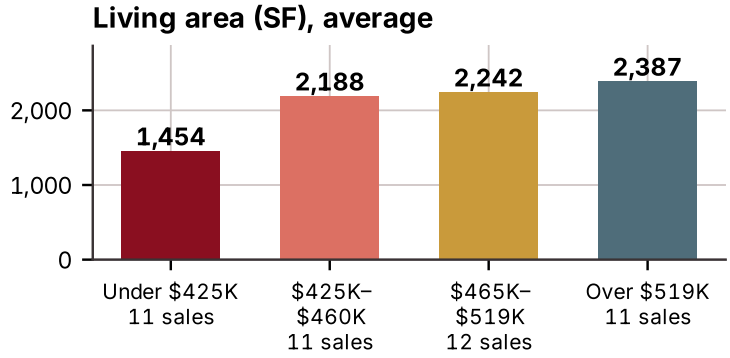


The average is **$238 per SF** for homes over $519K and **$237 per SF** for homes under $425K. It does not move in a straight line; homes over $519K are highest. Defined in 8.1.2.

– No clear difference · could be chance

© 2026 Alexander Tiffany Southwest, LLC

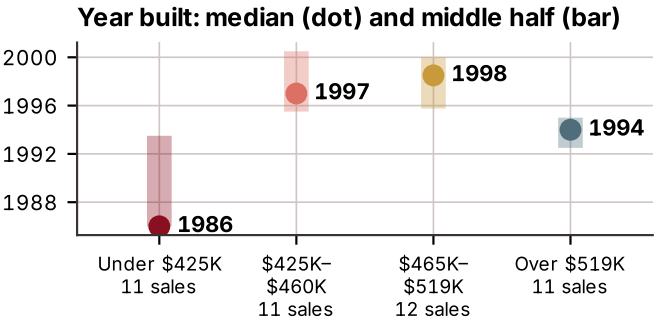
3.4 Homes over $519K are about 930 SF (64%) larger than homes under $425K



The average is **2,387 SF** for homes over $519K and **1,454 SF** for homes under $425K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

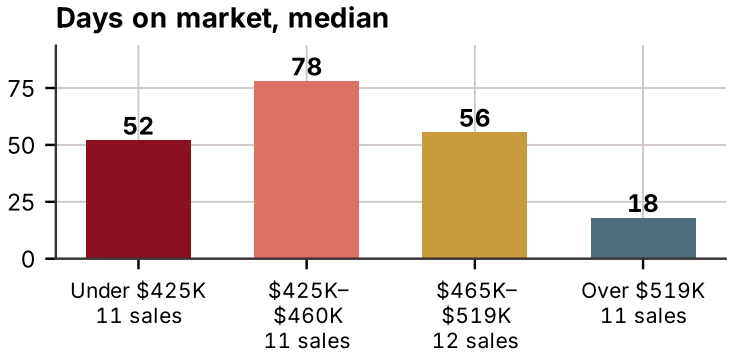
3.5 Homes over $519K are about 8 years newer than homes under $425K



The median is **1994** for homes over $519K and **1986** for homes under $425K. It does not move in a straight line; homes $465K–$519K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

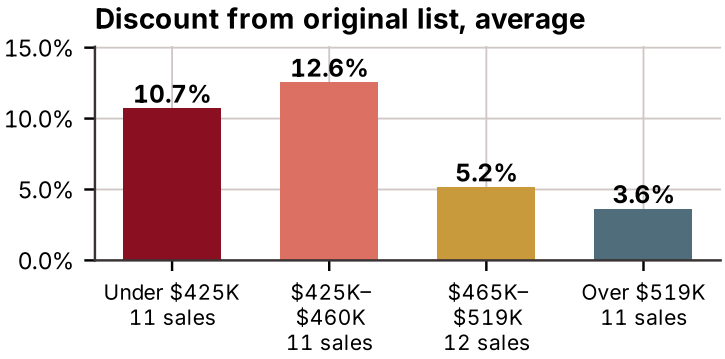


The median is **18 days** for homes over $519K and **52 days** for homes under $425K. It does not move in a straight line; homes $425K–$460K are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

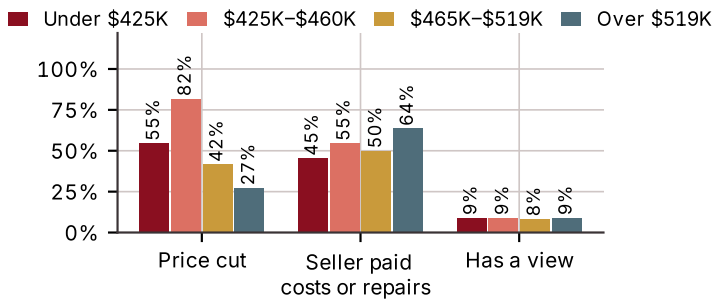
3.7 Homes over $519K sell about 7 percentage points closer to their first asking price than homes under $425K



The average is **3.6%** for homes over $519K and **10.7%** for homes under $425K. It does not move in a straight line; homes $425K–$460K 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.

- 27% of homes over $519K had a price cut before sale, against 55% of homes under $425K. Defined in 8.1.7.
- 64% of homes over $519K had the seller pay closing costs or repairs, against 45% of homes under $425K. Defined in 8.1.8.
- 9% of homes over $519K have a view, against 9% of homes under $425K. 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 $425K 11 sales	$425K–$460K 11 sales	$465K–$519K 12 sales	Over $519K 11 sales	All 45 sales	Real difference?
Net sale price average	$339,104	$448,237	$486,063	$555,516	$457,871	by design
Net price per SF average	$237	$210	$221	$238	$226	unclear
Living area average	1,454	2,188	2,242	2,387	2,072	✓ large
Year built median	1986	1997	1998	1994	1995	✓ large

 © 2026 Alexander Tiffany Southwest, LLC

3.10 The numbers: selling

	Under $425K 11 sales	$425K–$460K 11 sales	$465K–$519K 12 sales	Over $519K 11 sales	All 45 sales	Real difference?
Days on market median	52	78	56	18	52	unclear
Discount from original list average	10.7%	12.6%	5.2%	3.6%	8.0%	✓ large
Price cut before sale	55%	82%	42%	27%	51%	unclear
Seller paid closing costs or repairs	45%	55%	50%	64%	53%	unclear
Has a view	9%	9%	8%	9%	9%	unclear

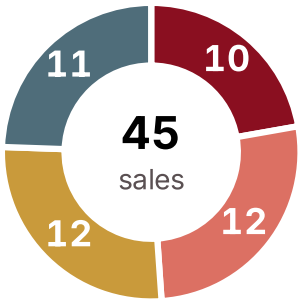
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

© 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 45 sales · November 8, 2025 – November 7, 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%)
- 1,783–1,980 SF: 12 sales (27%)
- 2,015–2,395 SF: 12 sales (27%)
- Over 2,395 SF: 11 sales (24%)

Bottom line

- Homes over 2,395 SF sell for about $174K (49%) more than homes under 1,783 SF.
- Homes over 2,395 SF sell for about $58 per SF (23%) less 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 · 1,783–1,980 SF · 2,015–2,395 SF · Over 2,395 SF

Larger homes Over 2,395 SF

- Sell for much more.
- Sell for less per square foot.

Smaller homes Under 1,783 SF

- Sell for much less.
- Sell for more per square foot.

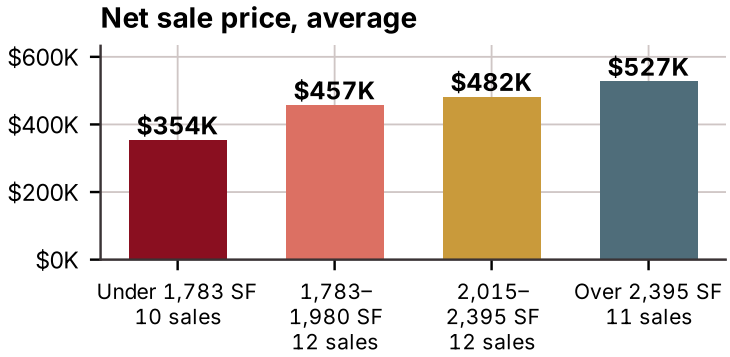
© 2026 Alexander Tiffany Southwest, LLC

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	1,783–1,980 SF	2,015–2,395 SF	Over 2,395 SF	Real difference?
Net sale price	$354K Lowest	$457K	$482K	$527K Highest	✓ large
Net price per SF	$252 per SF Highest	$244 per SF	$218 per SF	$194 per SF Lowest	✓ large
Year built	1986	1996	1998	1995	unclear
Days on market	52 days	46 days	62 days	51 days	unclear
Discount from original list	8.3%	9.2%	8.0%	6.2%	unclear
Price cut before sale	60%	58%	50%	36%	unclear
Seller paid closing costs or repairs	60%	42%	58%	55%	unclear
Has a view	0%	17%	17%	0%	unclear

4.3 Homes over 2,395 SF sell for about $174K (49%) more than homes under 1,783 SF



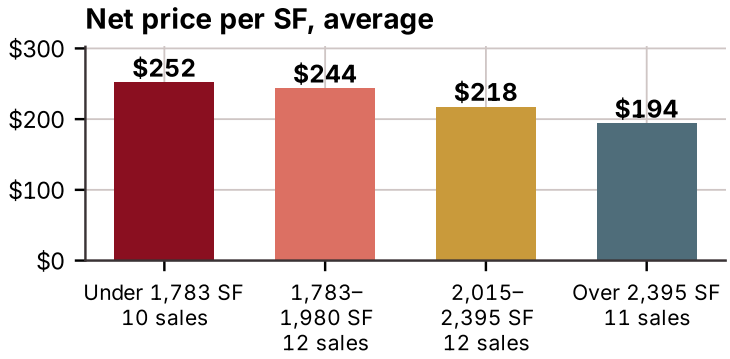
The average is **$527K** for homes over 2,395 SF and **$354K** for homes under 1,783 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

© 2026 Alexander Tiffany Southwest, LLC

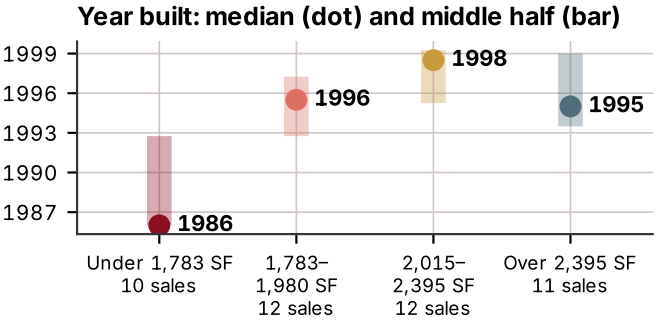
4.4 Homes over 2,395 SF sell for about $58 per SF (23%) less than homes under 1,783 SF



The average is **$194 per SF** for homes over 2,395 SF and **$252 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

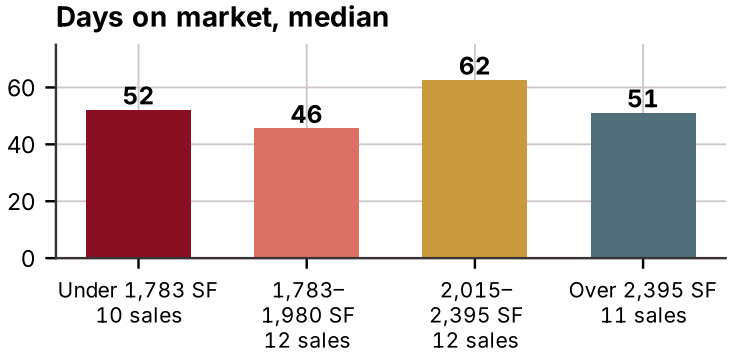
4.5 Year built: no clear difference



The median is **1995** for homes over 2,395 SF and **1986** for homes under 1,783 SF. It does not move in a straight line; homes 2,015–2,395 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

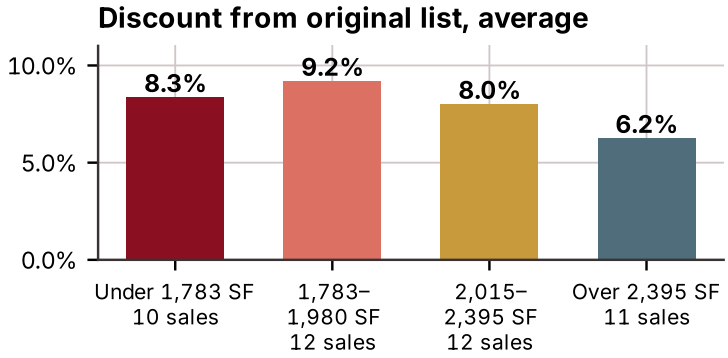


The median is **51 days** for homes over 2,395 SF and **52 days** for homes under 1,783 SF. It does not move in a straight line; homes 2,015–2,395 SF are highest. Defined in 8.1.5.

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

 © 2026 Alexander Tiffany Southwest, LLC

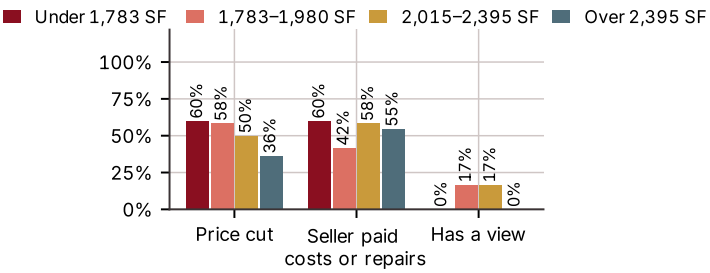
4.7 Discount from original list: no clear difference



The average is **6.2%** for homes over 2,395 SF and **8.3%** for homes under 1,783 SF. It does not move in a straight line; homes 1,783–1,980 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.

- 36% of homes over 2,395 SF had a price cut before sale, against 60% of homes under 1,783 SF. Defined in 8.1.7.
- 55% of homes over 2,395 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 2,395 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	1,783–1,980 SF 12 sales	2,015–2,395 SF 12 sales	Over 2,395 SF 11 sales	All 45 sales	Real difference?
Net sale price average	$353,514	$457,208	$482,033	$527,104	$457,871	✓ large
Net price per SF average	$252	$244	$218	$194	$226	✓ large
Living area average	1,403	1,878	2,217	2,733	2,072	by design
Year built median	1986	1996	1998	1995	1995	unclear

© 2026 Alexander Tiffany Southwest, LLC

4.10 The numbers: selling

	Under 1,783 SF 10 sales	1,783–1,980 SF 12 sales	2,015–2,395 SF 12 sales	Over 2,395 SF 11 sales	All 45 sales	Real difference?
Days on market median	52	46	62	51	52	unclear
Discount from original list average	8.3%	9.2%	8.0%	6.2%	8.0%	unclear
Price cut before sale	60%	58%	50%	36%	51%	unclear
Seller paid closing costs or repairs	60%	42%	58%	55%	53%	unclear
Has a view	0%	17%	17%	0%	9%	unclear

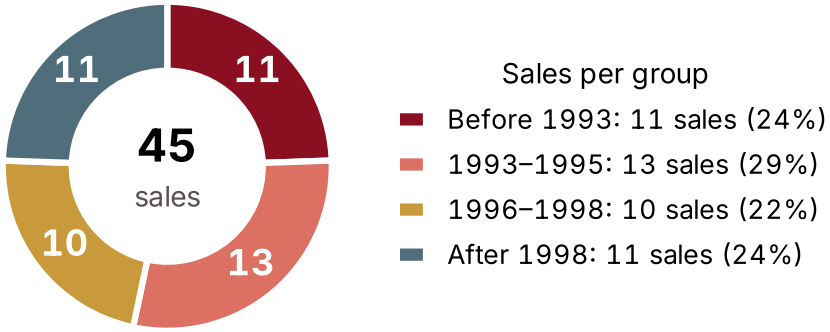
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

© 2026 Alexander Tiffany Southwest, LLC

5. Quartiles by year built

Resale homes · 45 sales · November 8, 2025 – November 7, 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 820 SF (54%) larger than homes built before 1993.

5.1 Key differences

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

Before 1993 1993–1995 1996–1998 After 1998

Newer homes After 1998

- Are much larger.

Older homes Before 1993

- Are much smaller.

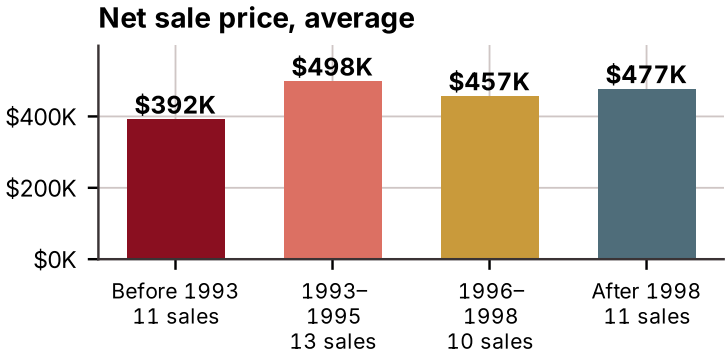
 © 2026 Alexander Tiffany Southwest, LLC

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 1993	1993–1995	1996–1998	After 1998	Real difference?
Net sale price	$392K	$498K	$457K	$477K	unclear
Net price per SF	$255 per SF	$212 per SF	$233 per SF	$209 per SF	unclear
Living area	1,525 SF **Smallest**	2,367 SF **Largest**	1,992 SF	2,342 SF	✓ large
Days on market	52 days	51 days	50 days	62 days	unclear
Discount from original list	8.1%	7.2%	9.5%	7.3%	unclear
Price cut before sale	45%	46%	60%	55%	unclear
Seller paid closing costs or repairs	45%	62%	70%	36%	unclear
Has a view	18%	8%	0%	9%	unclear

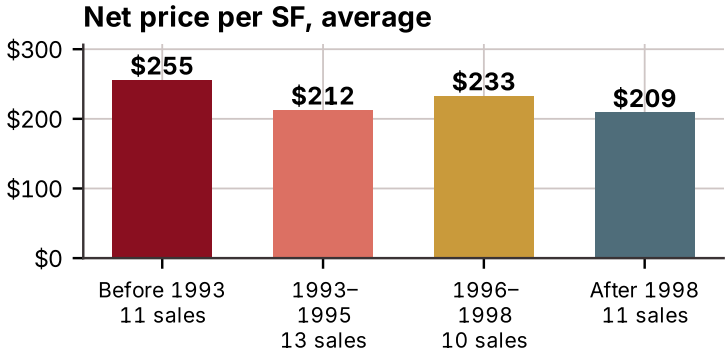
5.3 Net sale price: no clear difference



The average is **$477K** for homes built after 1998 and **$392K** for homes built before 1993. It does not move in a straight line; homes built 1993–1995 are highest. Defined in 8.1.1.

– No clear difference · could be chance

5.4 Net price per SF: no clear difference

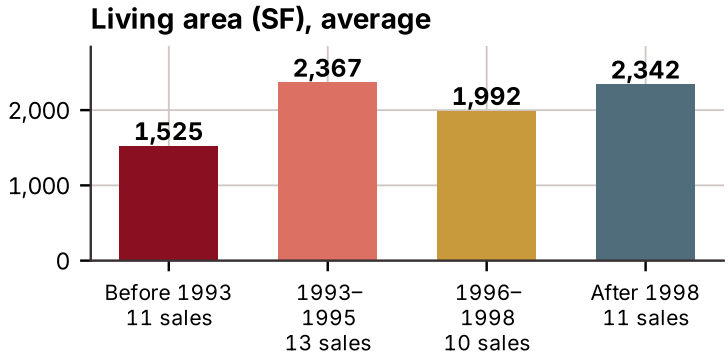


The average is **$209 per SF** for homes built after 1998 and **$255 per SF** for homes built before 1993. It does not move in a straight line; homes built before 1993 are highest. Defined in 8.1.2.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

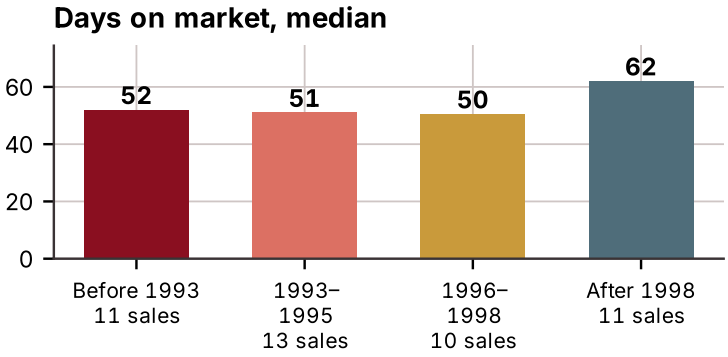
5.5 Homes built after 1998 are about 820 SF (54%) larger than homes built before 1993



The average is **2,342 SF** for homes built after 1998 and **1,525 SF** for homes built before 1993. It does not move in a straight line; homes built 1993–1995 are highest. Defined in 8.1.3.

✓ **Real difference** · large

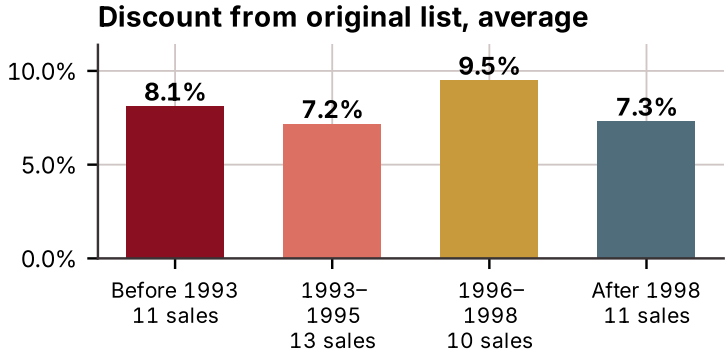
5.6 Days on market: no clear difference



The median is **62 days** for homes built after 1998 and **52 days** for homes built before 1993. 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

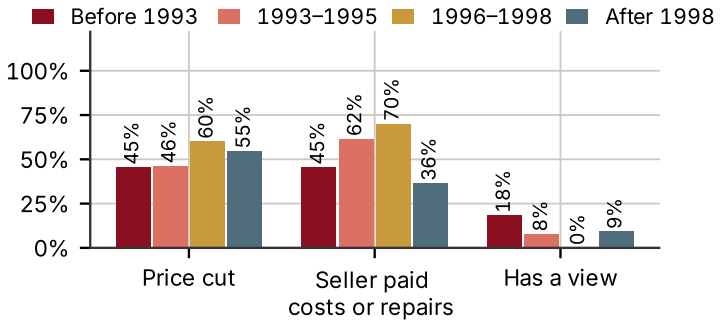


The average is **7.3%** for homes built after 1998 and **8.1%** for homes built before 1993. It does not move in a straight line; homes built 1996–1998 are highest. Defined in 8.1.6.

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

 © 2026 Alexander Tiffany Southwest, LLC

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 45% of homes built before 1993. Defined in 8.1.7.
- 36% of homes built after 1998 had the seller pay closing costs or repairs, against 45% of homes built before 1993. Defined in 8.1.8.
- 9% of homes built after 1998 have a view, against 18% of homes built before 1993. 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 1993 11 sales	1993–1995 13 sales	1996–1998 10 sales	After 1998 11 sales	All 45 sales	Real difference?
Net sale price average	$391,695	$498,329	$457,057	$476,971	$457,871	unclear
Net price per SF average	$255	$212	$233	$209	$226	unclear
Living area average	1,525	2,367	1,992	2,342	2,072	✓ large
Year built median	1986	1994	1997	2000	1995	by design

5.10 The numbers: selling

	Before 1993 11 sales	1993–1995 13 sales	1996–1998 10 sales	After 1998 11 sales	All 45 sales	Real difference?
Days on market median	52	51	50	62	52	unclear
Discount from original list average	8.1%	7.2%	9.5%	7.3%	8.0%	unclear
Price cut before sale	45%	46%	60%	55%	51%	unclear
Seller paid closing costs or repairs	45%	62%	70%	36%	53%	unclear
Has a view	18%	8%	0%	9%	9%	unclear

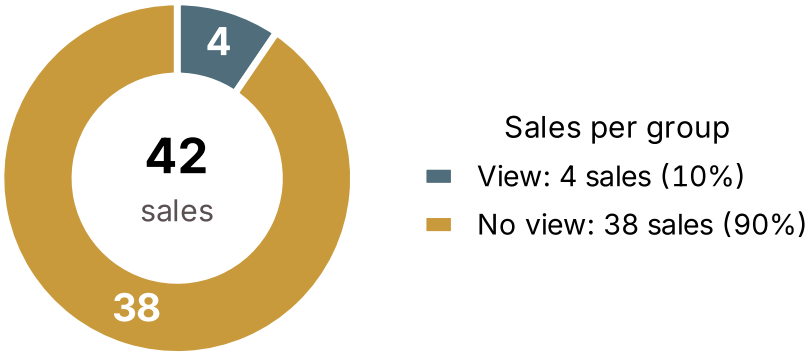
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 45 sales · November 8, 2025 – November 7, 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.

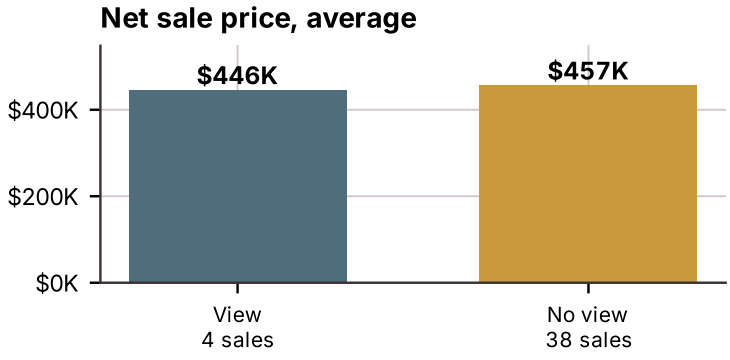


Bottom line: too few sales to test.

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

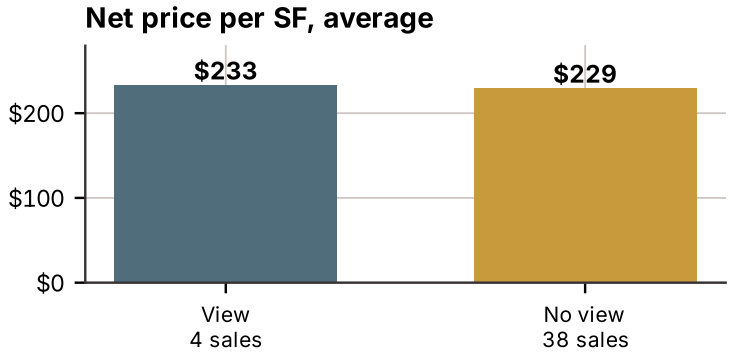


The average is **$446K** for homes with a view and **$457K** for homes without a view. Defined in 8.1.1.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

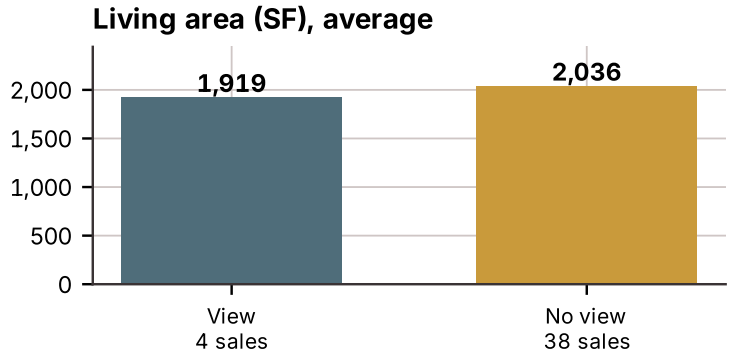
6.4 Net price per SF: described, not tested



The average is **$233 per SF** for homes with a view and **$229 per SF** for homes without a view. Defined in 8.1.2.

Not tested: too few sales.

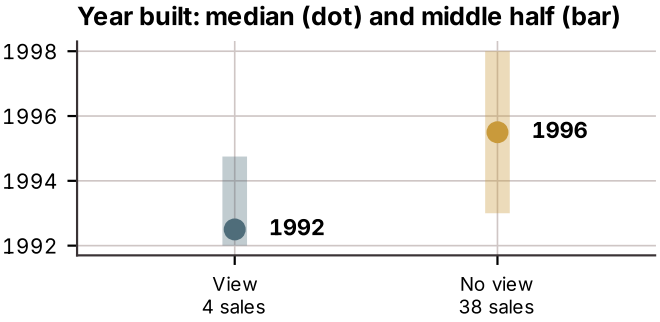
6.5 Living area: described, not tested



The average is **1,919 SF** for homes with a view and **2,036 SF** for homes without a view. Defined in 8.1.3.

Not tested: too few sales.

6.6 Year built: described, not tested

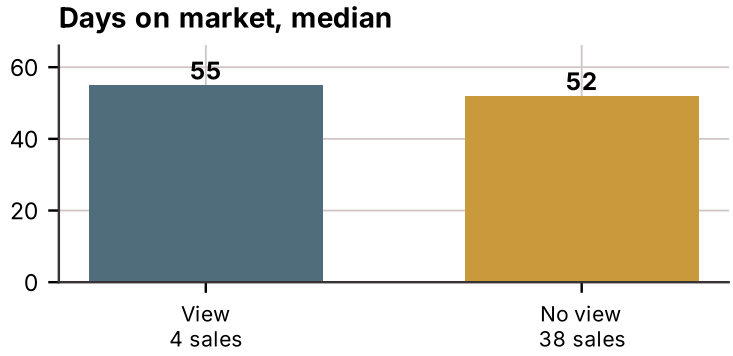


The median is **1992** for homes with a view and **1996** for homes without a view. Defined in 8.1.4.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

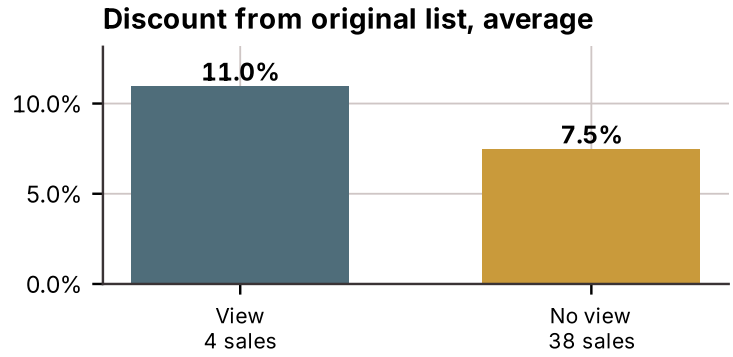
6.7 Days on market: described, not tested



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.

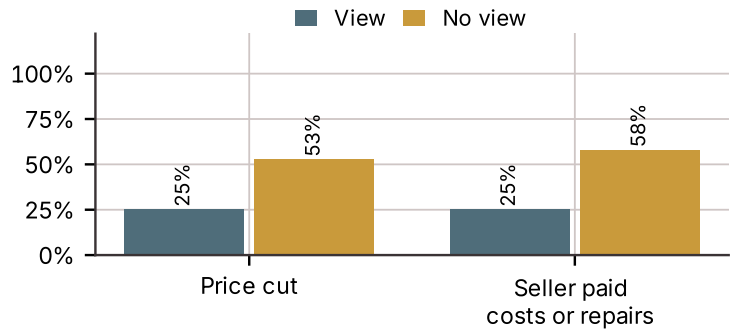
6.8 Discount from original list: described, not tested



The average is **11.0%** for homes with a view and **7.5%** 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 58% 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.

 © 2026 Alexander Tiffany Southwest, LLC

6.10 The numbers: price and size

	View 4 sales	No view 38 sales	All 42 sales
Net sale price average	$445,860	$456,598	$455,576
Net price per SF average	$233	$229	$230
Living area average	1,919	2,036	2,025
Year built median	1992	1996	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%	7.5%	7.8%
Price cut before sale	25%	53%	50%
Seller paid closing costs or repairs	25%	58%	55%

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.

© 2026 Alexander Tiffany Southwest, LLC

7. New construction

Basic statistics · 0 sales · November 8, 2025 – November 7, 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.

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”.

© 2026 Alexander Tiffany Southwest, LLC

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 45 resale sales. Average $457,871; median $465,000; standard deviation $84,063; middle half (25th–75th percentile) $425,000–$519,400; lowest $265,000, highest $610,000. 24 sales had a seller payment; their median payment was $7,750.

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 45 resale sales. Average $226; median $228; standard deviation $35; middle half (25th–75th percentile) $205–$247; 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 2,072; median 2,015; standard deviation 503; middle half (25th–75th percentile) 1,783–2,395; 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 1995; median 1995; standard deviation 5; middle half (25th–75th percentile) 1993–1998; lowest 1985, highest 2001.

© 2026 Alexander Tiffany Southwest, LLC

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	45 resale sales. Average 68; median 52; standard deviation 60; middle half (25th–75th percentile) 19–85; 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	Discount % = (OriginalListPrice − Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean.
The data	45 resale sales. Average 8.0%; median 8.1%; standard deviation 6.2%; middle half (25th–75th percentile) 3.0%–10.4%; 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: ListPrice at close < 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: ACTRIS_BuyersCIsgCostPdbySell + ACTRIS_RepairsAmount > 0. Reported as the share of sales (%).
The data	24 of 45 resale sales (53.3%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.
The data	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.

© 2026 Alexander Tiffany Southwest, LLC

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 2026-11-08 13:30 UTC), every field. 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 family, the same rule comparable sales use (it includes Scofield, proven adjacent and priced alike).

The data Pulled November 8, 2026: 46 closed Scofield Farms records over the prior year, in ZIP 78727. 20 subdivision spellings kept, the most common: Scofield Farms Ph 02 Sec 01 (5); Scofield Farms (4); Scofield Farms Ph 01 Sec 02-A (4); Scofield Ph 06 Sec 01 (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 02 (3); Scofield Farms Ph 08 Sec 04 (2); Scofield Ph 07 Sec 03-A (2); Scofield Farms Ph 01 Sec 01 (2); and 8 more (9 records). Names found by the search but not part of Scofield Farms, left out: Scofield Ridge Condo Amd (6); Scofield Villas Amd (5); Scofield Farms Mdws Condo (2); Cottages at Scofield Ridge (1); Scofield Ridge Condos (1); SCOFIELD FARMS PHS 3 SEC 3 (1); Scofield Villas Condominiums (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 November 8, 2025 to November 7, 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

 © 2026 Alexander Tiffany Southwest, LLC

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 $425K”.

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 $425K: $265,000–$423,500 (11 sales); $425K–$460K: $425,000–$460,000 (11 sales); $465K–$519K: $465,000–$519,400 (12 sales); Over $519K: $522,500–$610,000 (11 sales)
Quartiles by living area: Under 1,783 SF: 1,112–1,758 SF (10 sales); 1,783–1,980 SF: 1,783–1,980 SF (12 sales); 2,015–2,395 SF: 2,015–2,395 SF (12 sales); Over 2,395 SF: 2,531–3,200 SF (11 sales)
Quartiles by year built: Before 1993: 1985–1992 (11 sales); 1993–1995: 1993–1995 (13 sales); 1996–1998: 1996–1998 (10 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 $\bar{x} = (1/n)\ \Sigma\ x_i$; 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 $457,871, median $465,000. 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 $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, 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.

 © 2026 Alexander Tiffany Southwest, LLC

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 6 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	$H = 4.34$	3	0.2267	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.099$	medium
Living area	Kruskal–Wallis	$H = 23.03$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.523$	large
Year built	Kruskal–Wallis	$H = 18.87$	3	0.0003	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.429$	large
Days on market	Kruskal–Wallis	$H = 5.71$	3	0.1266	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.130$	medium
Discount from original list	Kruskal–Wallis	$H = 17.53$	3	0.0005	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.398$	large
Price cut before sale	Chi-square	$\chi^2 = 7.13$	3	0.0678	$p < 0.0063$	**Unclear**	Cramér's V = 0.398	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.80$	3	0.8486	$p < 0.0063$	**Unclear**	Cramér's V = 0.134	small
Has a view	Chi-square	$\chi^2 = 0.01$	3	0.9999	$p < 0.0063$	**Unclear**	Cramér's V = 0.012	negligible

 © 2026 Alexander Tiffany Southwest, LLC

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 = 22.67	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.515$	large
Net price per SF	Kruskal–Wallis	H = 20.08	3	0.0002	p < 0.0063	**Yes**	$\varepsilon^2 = 0.456$	large
Year built	Kruskal–Wallis	H = 10.41	3	0.0154	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.237$	large
Days on market	Kruskal–Wallis	H = 0.87	3	0.8332	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.020$	small
Discount from original list	Kruskal–Wallis	H = 2.29	3	0.5140	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.052$	small
Price cut before sale	Chi-square	$\chi^2 = 1.53$	3	0.6754	p < 0.0063	**Unclear**	Cramér's V = 0.184	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.96$	3	0.8105	p < 0.0063	**Unclear**	Cramér's V = 0.146	small
Has a view	Chi-square	$\chi^2 = 3.84$	3	0.2791	p < 0.0063	**Unclear**	Cramér's V = 0.292	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 = 8.02	3	0.0455	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.182$	large
Net price per SF	Kruskal–Wallis	H = 11.55	3	0.0091	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.262$	large
Living area	Kruskal–Wallis	H = 20.91	3	0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.475$	large
Days on market	Kruskal–Wallis	H = 0.15	3	0.9850	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.003$	negligible
Discount from original list	Kruskal–Wallis	H = 1.01	3	0.7978	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.023$	small
Price cut before sale	Chi-square	$\chi^2 = 0.64$	3	0.8880	p < 0.0063	**Unclear**	Cramér's V = 0.119	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.01$	3	0.3893	p < 0.0063	**Unclear**	Cramér's V = 0.259	small
Has a view	Chi-square	$\chi^2 = 2.17$	3	0.5375	p < 0.0063	**Unclear**	Cramér's V = 0.220	small

8.3.4 View and no view

Too few sales in a group to test.

 © 2026 Alexander Tiffany Southwest, LLC

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

1. Cohen, J. (1988). Statistical Power Analysis for the Behavioral Sciences (2nd ed.). Erlbaum.
2. Cramér, H. (1946). Mathematical Methods of Statistics. Princeton University Press.
3. Dunn, O. J. (1961). Multiple comparisons among means. JASA, 56(293), 52–64.
4. Kerby, D. S. (2014). The simple difference formula: an approach to teaching nonparametric correlation. Comprehensive Psychology, 3, 11.IT.3.1.
5. Kruskal, W. H., & Wallis, W. A. (1952). Use of ranks in one-criterion variance analysis. JASA, 47(260), 583–621.
6. Mann, H. B., & Whitney, D. R. (1947). On a test of whether one of two random variables is stochastically larger than the other. Annals of Mathematical Statistics, 18(1), 50–60.
7. Pearson, K. (1900). On the criterion that a given system of deviations… Philosophical Magazine, 50(302), 157–175.
8. Tomczak, M., & Tomczak, E. (2014). The need to report effect size estimates revisited. Trends in Sport Sciences, 21(1), 19–25.

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 November 8, 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.

 © 2026 Alexander Tiffany Southwest, LLC