Shady Hollow

Austin, TX 78748 · 78739
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
47	**$600,000**	**$291**	**22 days**
single-family resale homes	average $618,812	average $296	average 46 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

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1. Summary

Resale homes · 47 sales · November 8, 2025 – November 7, 2026

This study looks at the **47 resale homes** sold in Shady Hollow in the **365 days** to November 7, 2026. A full year is used because only 27 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three are split into four equal groups (quartiles), each named by its range.

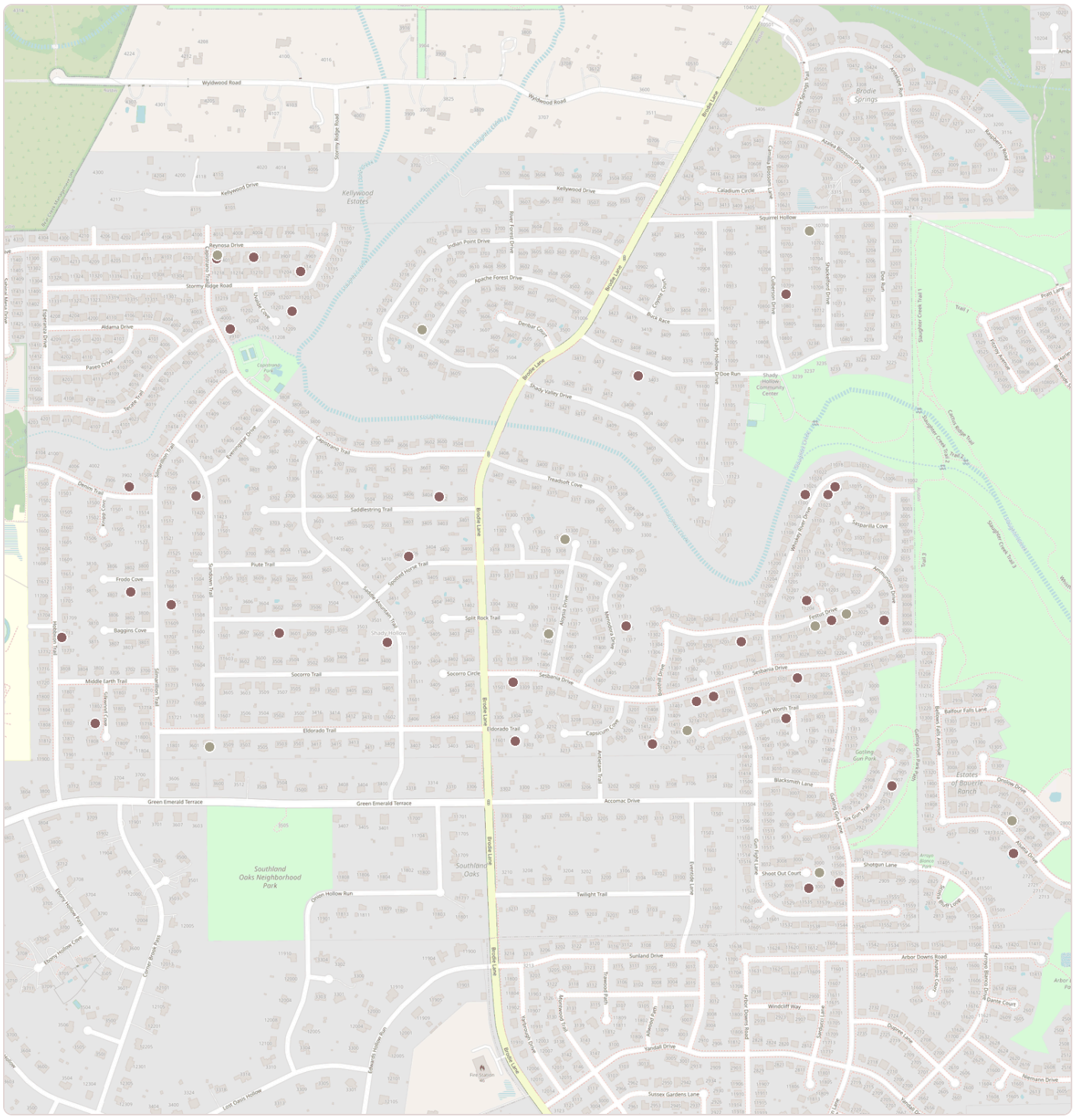
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

47 resale homes · colored by price range

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



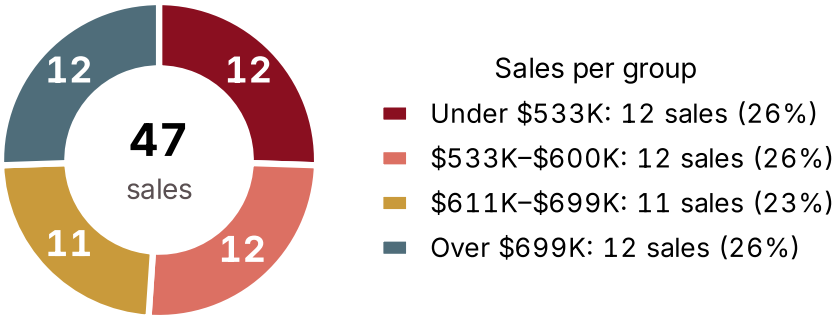
● Under $533K · 12 sales ● $533K–$600K · 12 sales ● $611K–$699K · 11 sales ● Over $699K · 12 sales

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3. Quartiles by net sale price

Resale homes · 47 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 $699K are about 780 SF (45%) larger than homes under $533K.

3.1 Key differences

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

Under $533K $533K–$600K $611K–$699K Over $699K

Higher-priced homes Over $699K

- Are much larger.

Lower-priced homes Under $533K

- Are much smaller.

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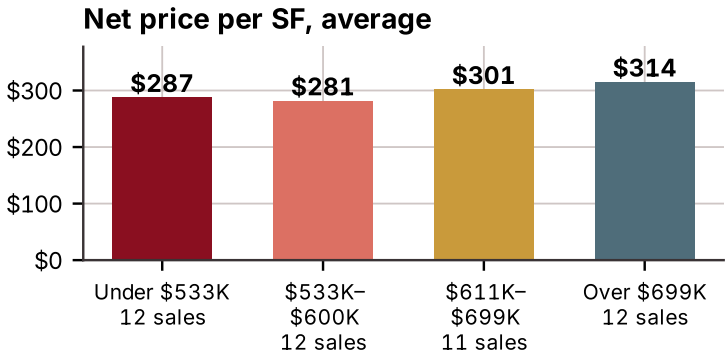
3.2 At a glance

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

	Under $533K	$533K–$600K	$611K–$699K	Over $699K	Real difference?
Net price per SF	$287 per SF	$281 per SF	$301 per SF	$314 per SF	unclear
Living area	1,748 SF **Smallest**	2,018 SF	2,173 SF	2,531 SF **Largest**	✓ large
Year built	1986	1985	1985	1984	unclear
Days on market	23 days	20 days	23 days	34 days	unclear
Discount from original list	8.0%	4.7%	4.0%	4.6%	unclear
Price cut before sale	50%	33%	36%	50%	unclear
Seller paid closing costs or repairs	67%	67%	73%	75%	unclear
Has a view	17%	25%	9%	33%	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

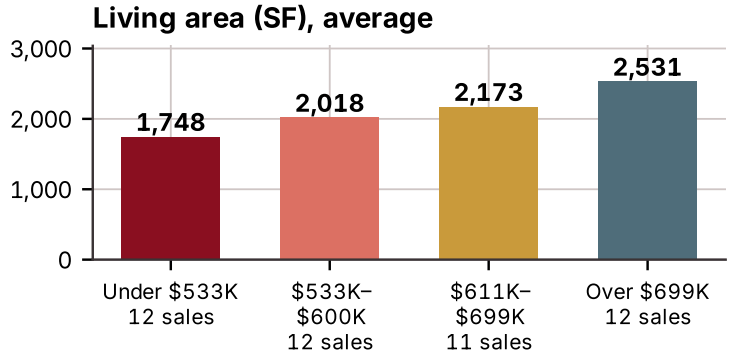


The average is **$314 per SF** for homes over $699K and **$287 per SF** for homes under $533K. It does not move in a straight line; homes over $699K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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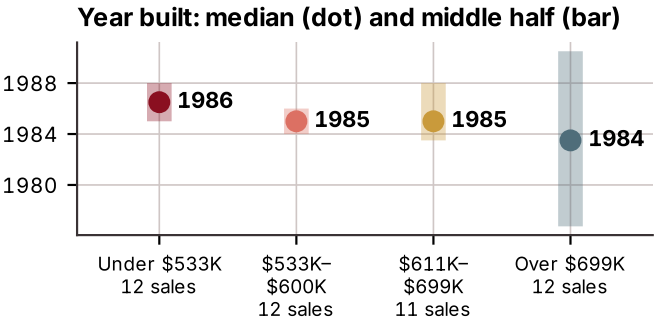
3.4 Homes over $699K are about 780 SF (45%) larger than homes under $533K



The average is **2,531 SF** for homes over $699K and **1,748 SF** for homes under $533K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

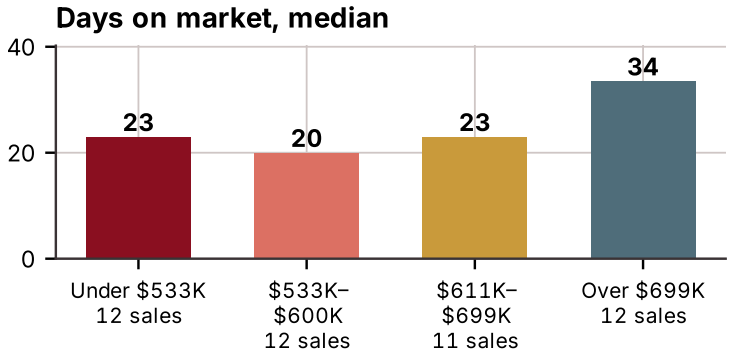
3.5 Year built: no clear difference



The median is **1984** for homes over $699K and **1986** for homes under $533K. It falls step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

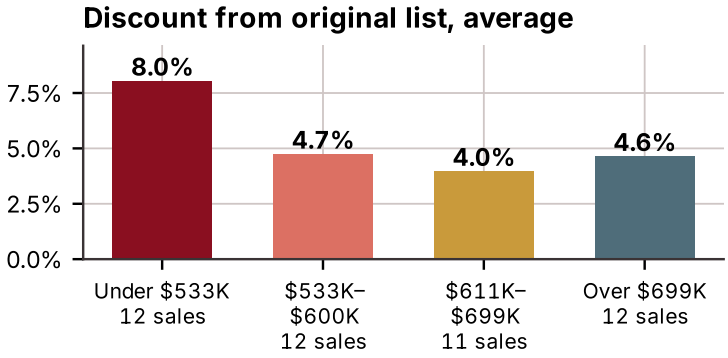


The median is **34 days** for homes over $699K and **23 days** for homes under $533K. It does not move in a straight line; homes over $699K are highest. Defined in 8.1.5.

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

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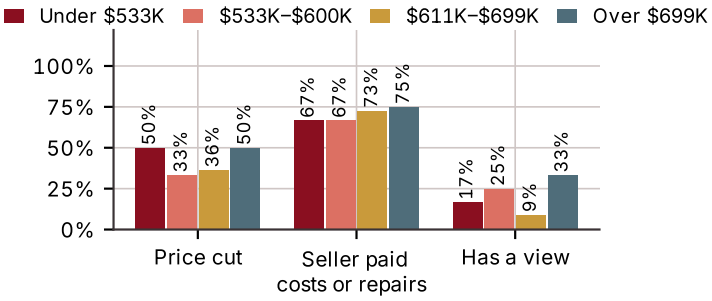
3.7 Discount from original list: no clear difference



The average is **4.6%** for homes over $699K and **8.0%** for homes under $533K. It does not move in a straight line; homes under $533K are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 50% of homes over $699K had a price cut before sale, against 50% of homes under $533K. Defined in 8.1.7.
- 75% of homes over $699K had the seller pay closing costs or repairs, against 67% of homes under $533K. Defined in 8.1.8.
- 33% of homes over $699K have a view, against 17% of homes under $533K. 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 $533K 12 sales	$533K–$600K 12 sales	$611K–$699K 11 sales	Over $699K 12 sales	All 47 sales	Real difference?
Net sale price average	$491,723	$561,087	$638,356	$785,711	$618,812	by design
Net price per SF average	$287	$281	$301	$314	$296	unclear
Living area average	1,748	2,018	2,173	2,531	2,116	✓ large
Year built median	1986	1985	1985	1984	1985	unclear

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3.10 The numbers: selling

	Under $533K 12 sales	$533K–$600K 12 sales	$611K–$699K 11 sales	Over $699K 12 sales	All 47 sales	Real difference?
Days on market median	23	20	23	34	22	unclear
Discount from original list average	8.0%	4.7%	4.0%	4.6%	5.4%	unclear
Price cut before sale	50%	33%	36%	50%	43%	unclear
Seller paid closing costs or repairs	67%	67%	73%	75%	70%	unclear
Has a view	17%	25%	9%	33%	21%	unclear

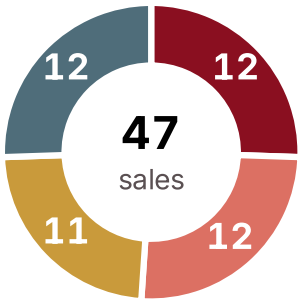
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 47 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 1,789 SF: 12 sales (26%)
- 1,789–2,027 SF: 12 sales (26%)
- 2,128–2,429 SF: 11 sales (23%)
- Over 2,429 SF: 12 sales (26%)

Bottom line

- Homes over 2,429 SF sell for about $215K (41%) more than homes under 1,789 SF.
- Homes over 2,429 SF are about 0 years newer than homes under 1,789 SF.

4.1 Key differences

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

Under 1,789 SF · 1,789–2,027 SF · 2,128–2,429 SF · Over 2,429 SF

Larger homes Over 2,429 SF

- Sell for much more.
- Tend to be newer.

Smaller homes Under 1,789 SF

- Sell for much less.
- Tend to be older.

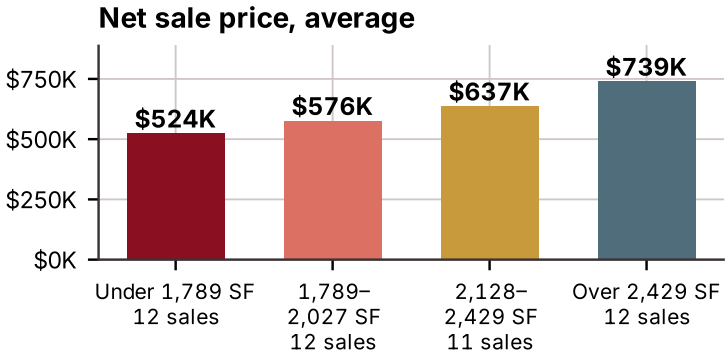
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4.2 At a glance

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 1,789 SF	1,789–2,027 SF	2,128–2,429 SF	Over 2,429 SF	Real difference?
Net sale price	$524K Lowest	$576K	$637K	$739K Highest	✓ large
Net price per SF	$318 per SF	$302 per SF	$286 per SF	$276 per SF	unclear
Year built	1988	1984	1984 Oldest	1988 Newest	✓ large
Days on market	20 days	35 days	6 days	42 days	unclear
Discount from original list	3.6%	8.2%	3.6%	5.9%	unclear
Price cut before sale	33%	58%	27%	50%	unclear
Seller paid closing costs or repairs	83%	58%	64%	75%	unclear
Has a view	25%	17%	9%	33%	unclear

4.3 Homes over 2,429 SF sell for about $215K (41%) more than homes under 1,789 SF



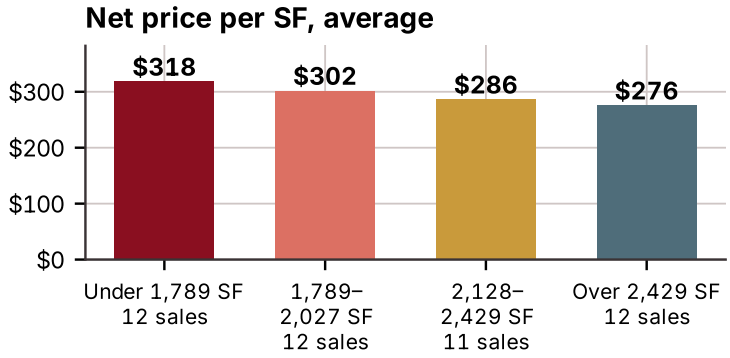
The average is **$739K** for homes over 2,429 SF and **$524K** for homes under 1,789 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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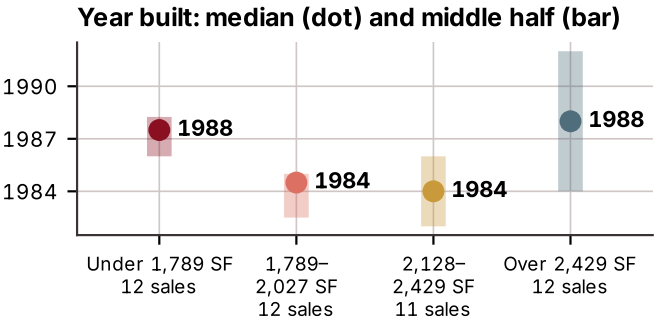
4.4 Net price per SF: no clear difference



The average is **$276 per SF** for homes over 2,429 SF and **$318 per SF** for homes under 1,789 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

– No clear difference · could be chance

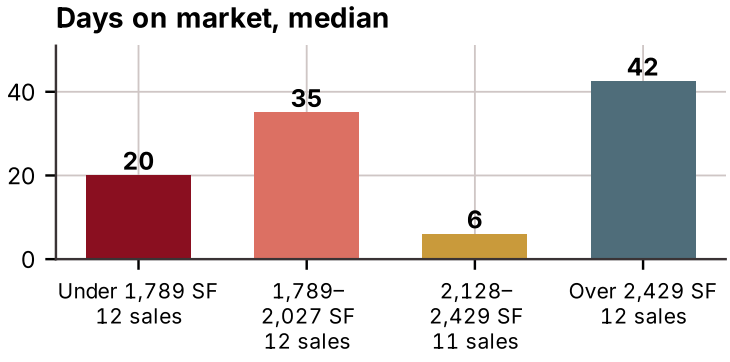
4.5 Homes over 2,429 SF are about 0 years newer than homes under 1,789 SF



The median is **1988** for homes over 2,429 SF and **1988** for homes under 1,789 SF. It does not move in a straight line; homes over 2,429 SF are highest. Defined in 8.1.4.

✓ Real difference · large

4.6 Days on market: no clear difference

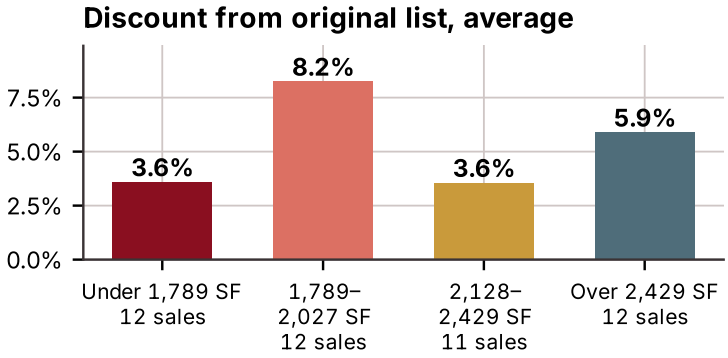


The median is **42 days** for homes over 2,429 SF and **20 days** for homes under 1,789 SF. It does not move in a straight line; homes over 2,429 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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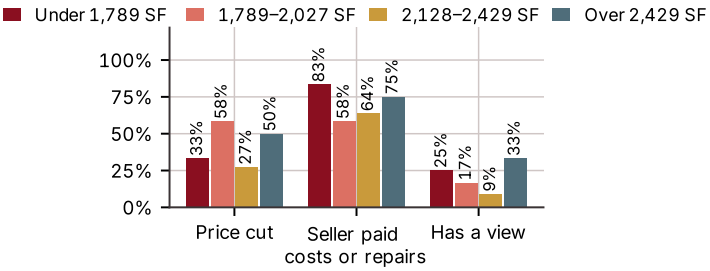
4.7 Discount from original list: no clear difference



The average is **5.9%** for homes over 2,429 SF and **3.6%** for homes under 1,789 SF. It does not move in a straight line; homes 1,789–2,027 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.

- 50% of homes over 2,429 SF had a price cut before sale, against 33% of homes under 1,789 SF. Defined in 8.1.7.
- 75% of homes over 2,429 SF had the seller pay closing costs or repairs, against 83% of homes under 1,789 SF. Defined in 8.1.8.
- 33% of homes over 2,429 SF have a view, against 25% of homes under 1,789 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 1,789 SF 12 sales	1,789–2,027 SF 12 sales	2,128–2,429 SF 11 sales	Over 2,429 SF 12 sales	All 47 sales	Real difference?
Net sale price average	$524,119	$576,399	$636,811	$739,420	$618,812	✓ large
Net price per SF average	$318	$302	$286	$276	$296	unclear
Living area average	1,654	1,904	2,223	2,694	2,116	by design
Year built median	1988	1984	1984	1988	1985	✓ large

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4.10 The numbers: selling

	Under 1,789 SF 12 sales	1,789–2,027 SF 12 sales	2,128–2,429 SF 11 sales	Over 2,429 SF 12 sales	All 47 sales	Real difference?
Days on market median	20	35	6	42	22	unclear
Discount from original list average	3.6%	8.2%	3.6%	5.9%	5.4%	unclear
Price cut before sale	33%	58%	27%	50%	43%	unclear
Seller paid closing costs or repairs	83%	58%	64%	75%	70%	unclear
Has a view	25%	17%	9%	33%	21%	unclear

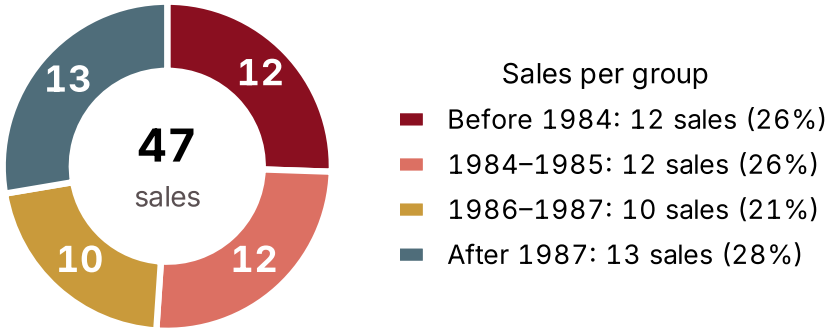
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



Bottom line: no measure differs enough between the groups to rule out chance.

5.1 Key differences

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

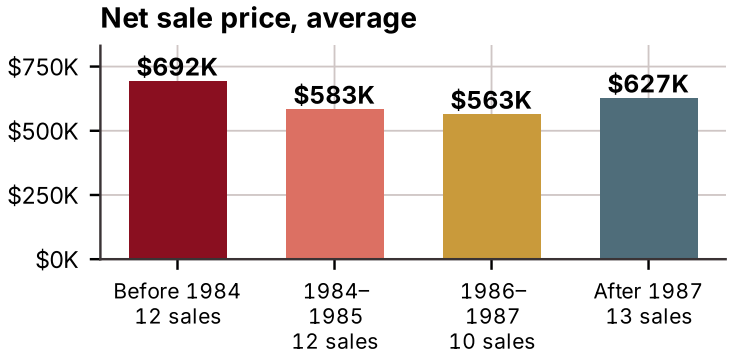
5.2 At a glance

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

	Before 1984	1984–1985	1986–1987	After 1987	Real difference?
Net sale price	$692K	$583K	$563K	$627K	unclear
Net price per SF	$318 per SF	$284 per SF	$298 per SF	$286 per SF	unclear
Living area	2,184 SF	2,073 SF	1,924 SF	2,241 SF	unclear
Days on market	35 days	24 days	7 days	44 days	unclear
Discount from original list	6.8%	6.2%	2.3%	5.6%	unclear
Price cut before sale	58%	42%	30%	38%	unclear
Seller paid closing costs or repairs	75%	50%	70%	85%	unclear
Has a view	17%	17%	30%	23%	unclear

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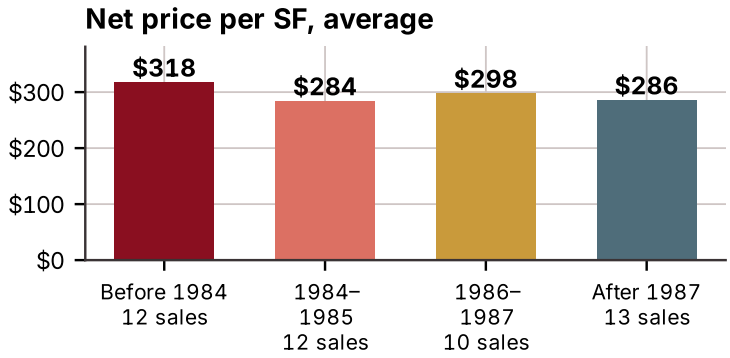
5.3 Net sale price: no clear difference



The average is **$627K** for homes built after 1987 and **$692K** for homes built before 1984. It does not move in a straight line; homes built before 1984 are highest. Defined in 8.1.1.

– No clear difference · could be chance

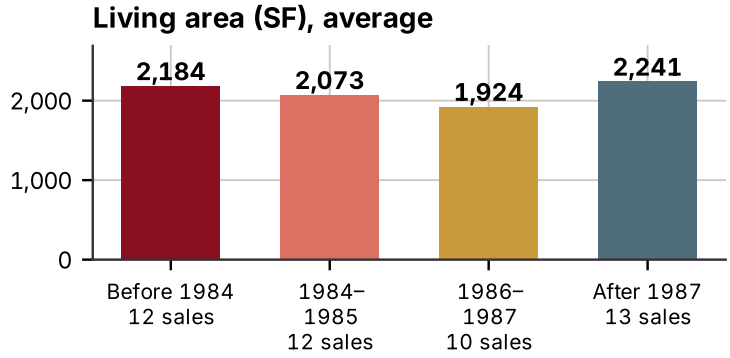
5.4 Net price per SF: no clear difference



The average is **$286 per SF** for homes built after 1987 and **$318 per SF** for homes built before 1984. It does not move in a straight line; homes built before 1984 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

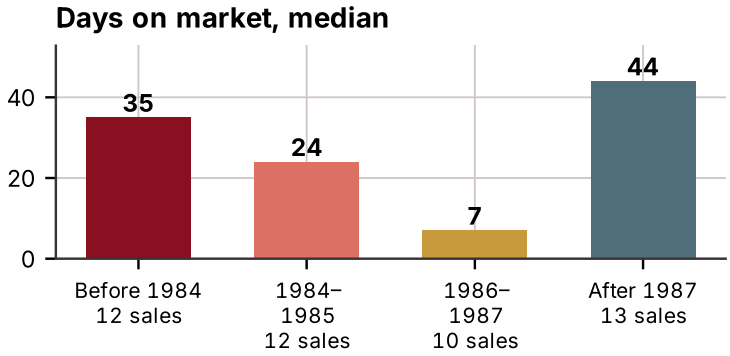


The average is **2,241 SF** for homes built after 1987 and **2,184 SF** for homes built before 1984. It does not move in a straight line; homes built after 1987 are highest. Defined in 8.1.3.

– No clear difference · could be chance

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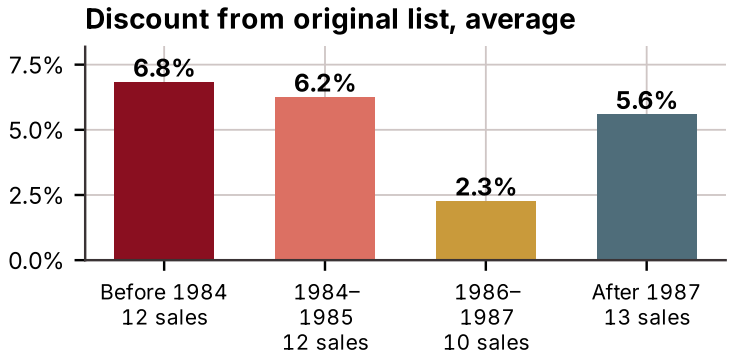
5.6 Days on market: no clear difference



The median is **44 days** for homes built after 1987 and **35 days** for homes built before 1984. It does not move in a straight line; homes built after 1987 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

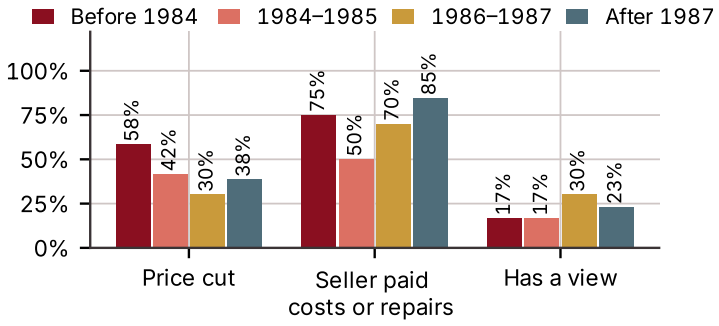


The average is **5.6%** for homes built after 1987 and **6.8%** for homes built before 1984. It does not move in a straight line; homes built before 1984 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 38% of homes built after 1987 had a price cut before sale, against 58% of homes built before 1984. Defined in 8.1.7.
- 85% of homes built after 1987 had the seller pay closing costs or repairs, against 75% of homes built before 1984. Defined in 8.1.8.
- 23% of homes built after 1987 have a view, against 17% of homes built before 1984. 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 1984 12 sales	1984–1985 12 sales	1986–1987 10 sales	After 1987 13 sales	All 47 sales	Real difference?
Net sale price average	$692,457	$582,893	$563,361	$626,643	$618,812	unclear
Net price per SF average	$318	$284	$298	$286	$296	unclear
Living area average	2,184	2,073	1,924	2,241	2,116	unclear
Year built median	1980	1985	1986	1989	1985	by design

5.10 The numbers: selling

	Before 1984 12 sales	1984–1985 12 sales	1986–1987 10 sales	After 1987 13 sales	All 47 sales	Real difference?
Days on market median	35	24	7	44	22	unclear
Discount from original list average	6.8%	6.2%	2.3%	5.6%	5.4%	unclear
Price cut before sale	58%	42%	30%	38%	43%	unclear
Seller paid closing costs or repairs	75%	50%	70%	85%	70%	unclear
Has a view	17%	17%	30%	23%	21%	unclear

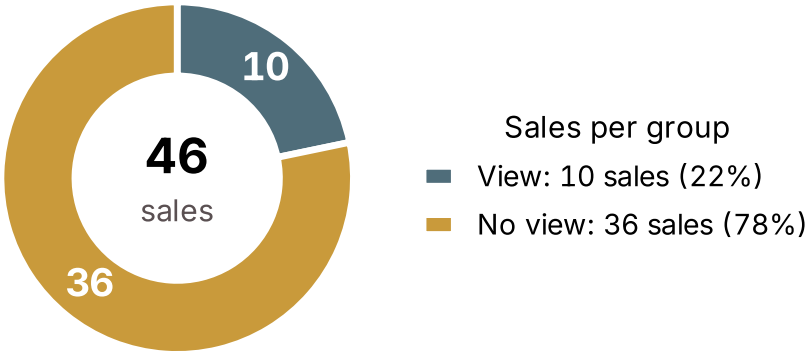
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 1 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line: no measure differs enough between the groups to rule out chance.

6.1 Key differences

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

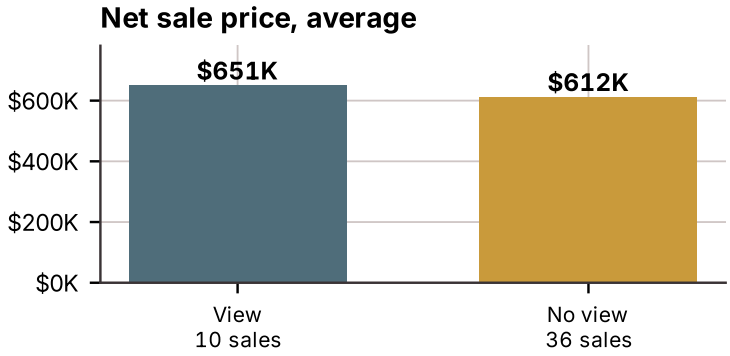
6.2 At a glance

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

	View	No view	Real difference?
Net sale price	$651K	$612K	unclear
Net price per SF	$310 per SF	$291 per SF	unclear
Living area	2,146 SF	2,125 SF	unclear
Year built	1986	1985	unclear
Days on market	34 days	22 days	unclear
Discount from original list	4.4%	5.8%	unclear
Price cut before sale	50%	42%	unclear
Seller paid closing costs or repairs	80%	67%	unclear

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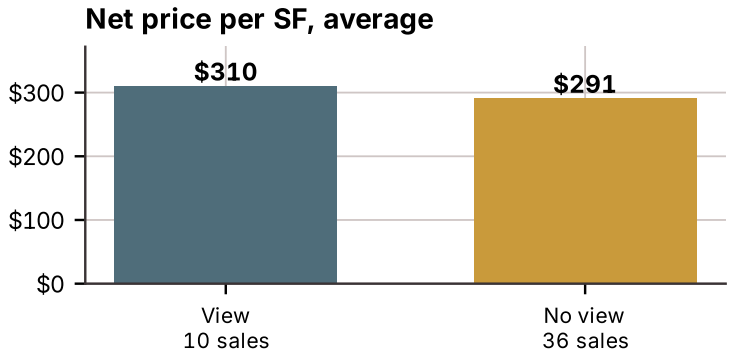
6.3 Net sale price: no clear difference



The average is **$651K** for homes with a view and **$612K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

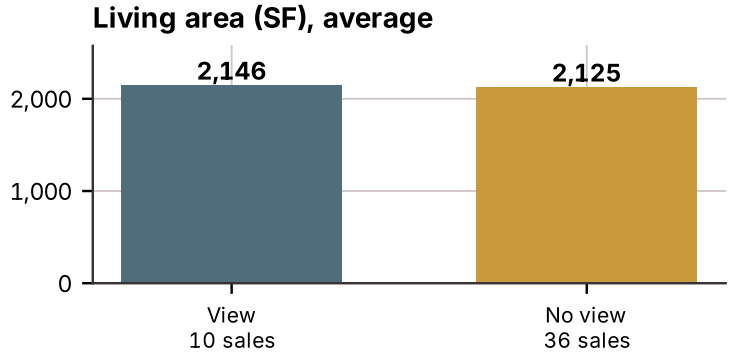
6.4 Net price per SF: no clear difference



The average is **$310 per SF** for homes with a view and **$291 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference

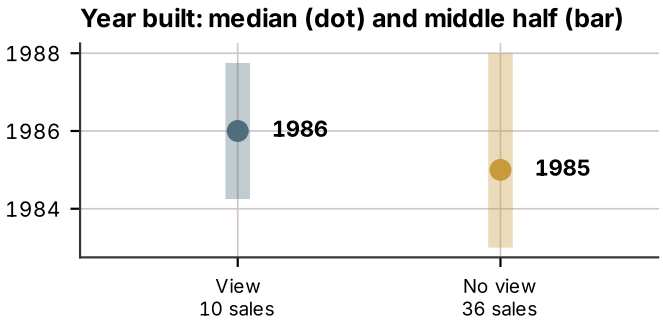


The average is **2,146 SF** for homes with a view and **2,125 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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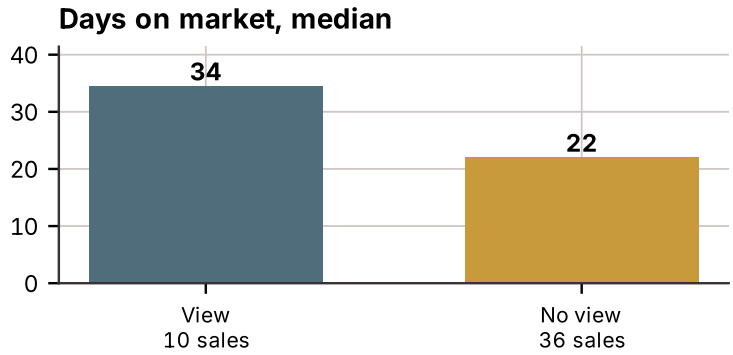
6.6 Year built: no clear difference



The median is **1986** for homes with a view and **1985** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

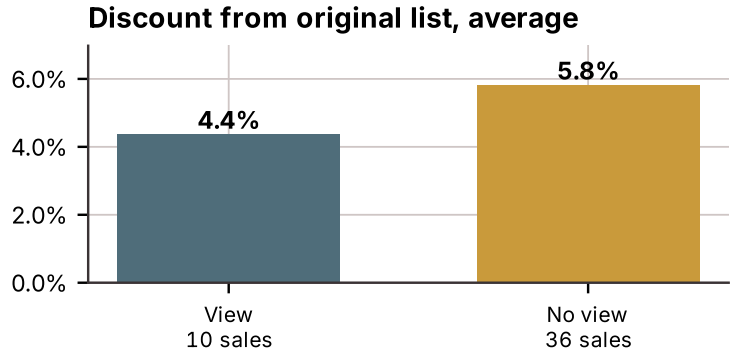
6.7 Days on market: no clear difference



The median is **34 days** for homes with a view and **22 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

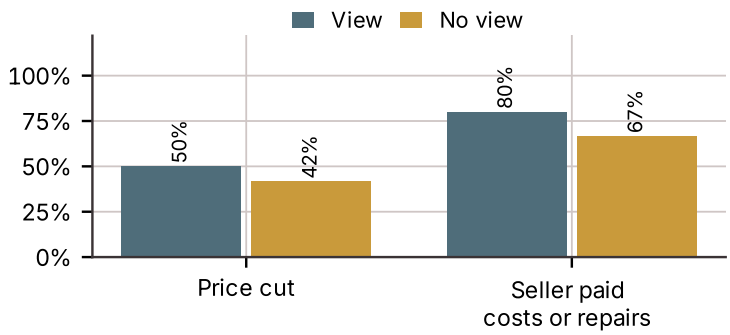


The average is **4.4%** for homes with a view and **5.8%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 50% of homes with a view had a price cut before sale, against 42% of homes without a view. Defined in 8.1.7.
- 80% of homes with a view had the seller pay closing costs or repairs, against 67% of homes without a view. Defined in 8.1.8.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance

6.10 The numbers: price and size

	View 10 sales	No view 36 sales	All 46 sales	Real difference?
Net sale price average	$650,596	$612,456	$620,747	unclear
Net price per SF average	$310	$291	$295	unclear
Living area average	2,146	2,125	2,129	unclear
Year built median	1986	1985	1985	unclear

6.11 The numbers: selling

	View 10 sales	No view 36 sales	All 46 sales	Real difference?
Days on market median	34	22	22	unclear
Discount from original list average	4.4%	5.8%	5.5%	unclear
Price cut before sale	50%	42%	43%	unclear
Seller paid closing costs or repairs	80%	67%	70%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.4.

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7. New construction

Basic statistics · 0 sales · 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 Shady Hollow.

No new-construction sales were reported in ABOR MLS in this window.

Same definitions as the rest of the study (section 8). New construction = NewConstructionYN true, or PropertyCondition “New Construction” or “Under Construction”.

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8. Appendix

Measures, methods and tests

Each measure and method three ways: in plain words, as statistics, and with the data from this study.

8.1 Measures

8.1.1 Net sale price

In simple terms	What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.
Statistically	Net = ClosePrice − ACTRIS_BuyersClsgCostPdbySell − ACTRIS_RepairsAmount (a blank counts as $0). Summarized by the arithmetic mean in the slices.
The data	47 resale sales. Average $618,812; median $600,000; standard deviation $117,342; middle half (25th–75th percentile) $532,474–$699,690; lowest $405,000, highest $860,000. 33 sales had a seller payment; their median payment was $6,500.

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	47 resale sales. Average $296; median $291; standard deviation $42; middle half (25th–75th percentile) $269–$327; lowest $213, highest $400.

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	47 resale sales. Average 2,116; median 2,027; standard deviation 422; middle half (25th–75th percentile) 1,786–2,430; lowest 1,371, highest 3,137.

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	47 resale sales. Average 1986; median 1985; standard deviation 6; middle half (25th–75th percentile) 1984–1988; lowest 1974, highest 2007.

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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	47 resale sales. Average 46; median 22; standard deviation 64; middle half (25th–75th percentile) 6–56; lowest 2, highest 248. 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	47 resale sales. Average 5.4%; median 3.3%; standard deviation 6.5%; middle half (25th–75th percentile) 0.1%–7.9%; lowest −2.6%, highest 24.0%. 8 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	20 of 47 resale sales (42.6%).

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	33 of 47 resale sales (70.2%).

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	10 sales with a view, 36 without, 1 unclassified. Most common View entries: Neighborhood 22, None 18, Trees/Woods 8, Park/Greenbelt 6, See Remarks 1.

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8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically 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 “shady hollow”, “estates bauerle ranch” (case-insensitive). A record is kept when its subdivision name belongs to the Shady Hollow family, the same rule comparable sales use (it includes Estates Bauerle Ranch, proven adjacent and priced alike).

The data Pulled November 8, 2026: 47 closed Shady Hollow records over the prior year, in ZIP 78748, 78739. 17 subdivision spellings kept, the most common: Shady Hollow Sec 06 Ph A (5); Shady Hollow Add Sec 02 Ph 01 (5); Shady Hollow Sec 06 Ph B (5); Shady Hollow Sec 03-A Ph 01 (4); Shady Hollow Sec 06 Ph C (4); Shady Hollow Sec 02-A Ph 02 (4); Shady Hollow Sec 05 Ph 02 (3); Shady Hollow Sec 06 Ph D (3); Shady Hollow (3); Estates Bauerle Ranch (2); Shady Hollow Sec 04 (2); Shady Hollow Sec 6 Phs B (2); and 5 more (5 records). Names found by the search but not part of Shady Hollow, left out: Barker Ranch At Shady Hollow (6); Shady Hollow Estates Sec 01 (4); Shady Hollow Estates Sec 2 Ame (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 27 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 8, 2025 to November 7, 2026 inclusive.

The data 47 single-family sales in the window: 47 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 47 resale; 0 new construction.

8.2.4 Sales left out

In simple terms A few records cannot be used as entered and are left out before any analysis.

Statistically Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).

The data None in this window.

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8.2.5 Quartiles and groups

In simple terms Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $533K”.

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 $533K: $405,000–$531,700 (12 sales); $533K–$600K: $533,247–$600,000 (12 sales); $611K–$699K: $610,521–$699,000 (11 sales); Over $699K: $700,380–$860,000 (12 sales)
Quartiles by living area: Under 1,789 SF: 1,371–1,784 SF (12 sales); 1,789–2,027 SF: 1,789–2,027 SF (12 sales); 2,128–2,429 SF: 2,128–2,429 SF (11 sales); Over 2,429 SF: 2,432–3,137 SF (12 sales)
Quartiles by year built: Before 1984: 1974–1983 (12 sales); 1984–1985: 1984–1985 (12 sales); 1986–1987: 1986–1987 (10 sales); After 1987: 1988–2007 (13 sales)
View and no view: View: MLS lists a view (10 sales); No view: None or Neighborhood (36 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 $618,812, median $600,000. Days on market: average 46, median 22: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.

Statistically $H = [12/(n(n+1))]\ \Sigma\ R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\varepsilon^2 = H/(n - 1)$: ≥ .01 small, ≥ .06 medium, ≥ .14 large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.

The data Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms The same check when there are only two groups: view against no view.

Statistically Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $\left|1 - 2U/(n_1 n_2)\right|$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Kerby, 2014; Cohen, 1988).

The data Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.

Statistically Pearson χ^2 on the 2 × k table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: ≥ .10 small, ≥ .30 medium, ≥ .50 large (Cramér, 1946).

The data Run on the three shares in every slice; results in 8.3.

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8.2.10 Real difference (significance)

In simple terms "Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.

Statistically Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; 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 3 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

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

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

The data Days on market is always shown in days.

8.3 Test results

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

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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 = 3.70	3	0.2955	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.080$	medium
Living area	Kruskal–Wallis	H = 22.11	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.481$	large
Year built	Kruskal–Wallis	H = 1.92	3	0.5882	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.042$	small
Days on market	Kruskal–Wallis	H = 0.86	3	0.8342	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.019$	small
Discount from original list	Kruskal–Wallis	H = 1.01	3	0.7981	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.022$	small
Price cut before sale	Chi-square	$\chi^2 = 1.13$	3	0.7688	p < 0.0063	**Unclear**	Cramér's V = 0.155	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.31$	3	0.9583	p < 0.0063	**Unclear**	Cramér's V = 0.081	negligible
Has a view	Chi-square	$\chi^2 = 2.27$	3	0.5186	p < 0.0063	**Unclear**	Cramér's V = 0.220	small

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 = 22.41	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.487$	large
Net price per SF	Kruskal–Wallis	H = 8.63	3	0.0347	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.188$	large
Year built	Kruskal–Wallis	H = 13.63	3	0.0034	p < 0.0063	**Yes**	$\varepsilon^2 = 0.296$	large
Days on market	Kruskal–Wallis	H = 6.76	3	0.0800	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.147$	large
Discount from original list	Kruskal–Wallis	H = 5.18	3	0.1587	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.113$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.96$	3	0.3974	p < 0.0063	**Unclear**	Cramér's V = 0.251	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.16$	3	0.5406	p < 0.0063	**Unclear**	Cramér's V = 0.214	small
Has a view	Chi-square	$\chi^2 = 2.27$	3	0.5186	p < 0.0063	**Unclear**	Cramér's V = 0.220	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 7.75	3	0.0515	p < 0.0063	**Unclear**	ε^2 = 0.168	large
Net price per SF	Kruskal–Wallis	H = 4.76	3	0.1905	p < 0.0063	**Unclear**	ε^2 = 0.103	medium
Living area	Kruskal–Wallis	H = 3.33	3	0.3432	p < 0.0063	**Unclear**	ε^2 = 0.072	medium
Days on market	Kruskal–Wallis	H = 4.82	3	0.1851	p < 0.0063	**Unclear**	ε^2 = 0.105	medium
Discount from original list	Kruskal–Wallis	H = 2.61	3	0.4559	p < 0.0063	**Unclear**	ε^2 = 0.057	small
Price cut before sale	Chi-square	χ^2 = 1.96	3	0.5808	p < 0.0063	**Unclear**	Cramér's V = 0.204	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 3.77	3	0.2880	p < 0.0063	**Unclear**	Cramér's V = 0.283	small
Has a view	Chi-square	χ^2 = 0.78	3	0.8533	p < 0.0063	**Unclear**	Cramér's V = 0.129	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 = 203.50	—	0.5402	p < 0.0063	**Unclear**	rank-biserial r = 0.131	small
Net price per SF	Mann–Whitney U	U = 214.00	—	0.3723	p < 0.0063	**Unclear**	rank-biserial r = 0.189	small
Living area	Mann–Whitney U	U = 188.00	—	0.8417	p < 0.0063	**Unclear**	rank-biserial r = 0.044	negligible
Year built	Mann–Whitney U	U = 204.50	—	0.5206	p < 0.0063	**Unclear**	rank-biserial r = 0.136	small
Days on market	Mann–Whitney U	U = 187.00	—	0.8624	p < 0.0063	**Unclear**	rank-biserial r = 0.039	negligible
Discount from original list	Mann–Whitney U	U = 190.00	—	0.8002	p < 0.0063	**Unclear**	rank-biserial r = 0.056	negligible
Price cut before sale	Chi-square	χ^2 = 0.22	1	0.6382	p < 0.0063	**Unclear**	Cramér's V = 0.069	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.66	1	0.4176	p < 0.0063	**Unclear**	Cramér's V = 0.120	small

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

8.5 References

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This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 47 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.

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