Smiths J W Western Oaks

Austin, TX 78749
Resale homes · closed Nov 9 – Nov 8, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 9, 2026 · 7:08 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
12	**$731,200**	**$321**	**44 days**
single-family resale homes	average $763,997	average $337	average 71 days

Contents

1. Summary
2. Where the resale homes sold
3. Quartiles by net sale price
4. Quartiles by living area
5. Groups 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 · 12 sales · November 9, 2025 – November 8, 2026

This study looks at the **12 resale homes** sold in Smiths J W Western Oaks in the **365 days** to November 8, 2026. A full year is used because only 5 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.

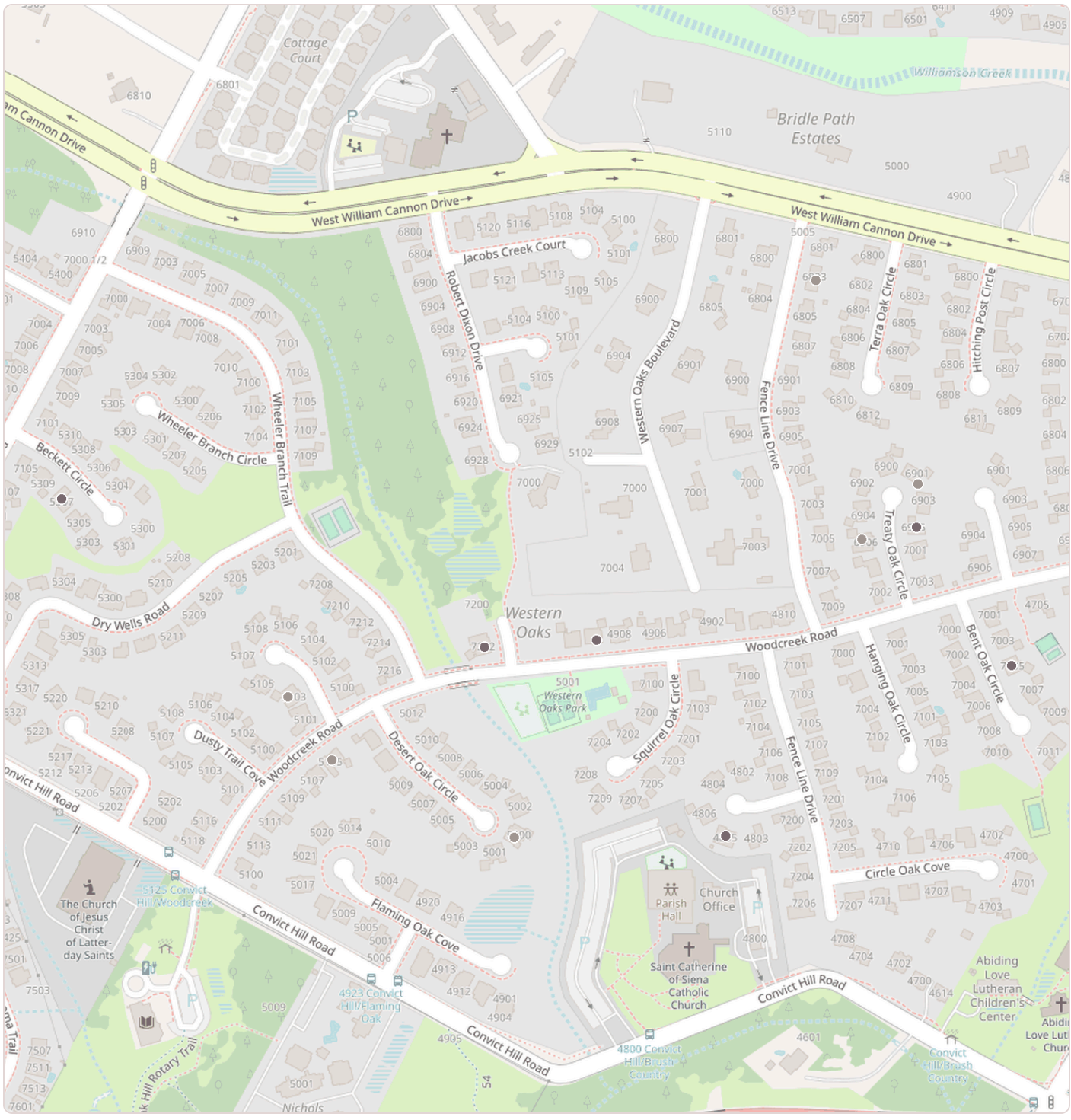
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

© 2026 Alexander Tiffany Southwest, LLC

2. Where the resale homes sold

12 resale homes · colored by price range

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



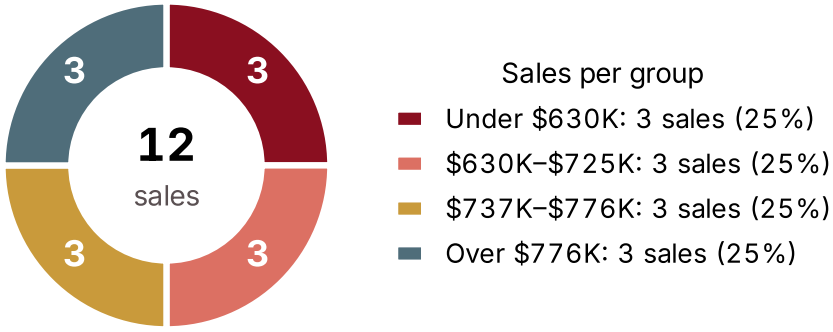
● Under $630K · 3 sales ● $630K–$725K · 3 sales ● $737K–$776K · 3 sales ● Over $776K · 3 sales

© 2026 Alexander Tiffany Southwest, LLC

3. Quartiles by net sale price

Resale homes · 12 sales · November 9, 2025 – November 8, 2026

Sales ranked by net sale price and cut into four equal groups. This is the usual way to read a market by price.



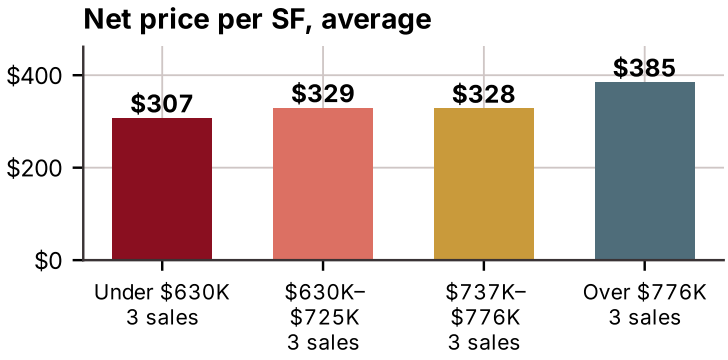
Bottom line: too few sales to test.

3.1 Key differences

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

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: described, not tested

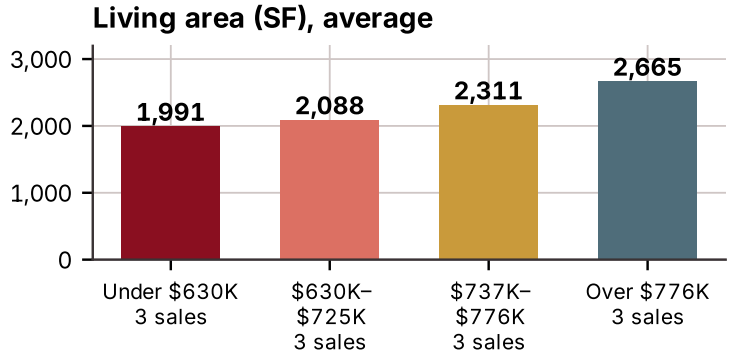


The average is **$385 per SF** for homes over $776K and **$307 per SF** for homes under $630K. It does not move in a straight line; homes over $776K are highest. Defined in 8.1.2.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

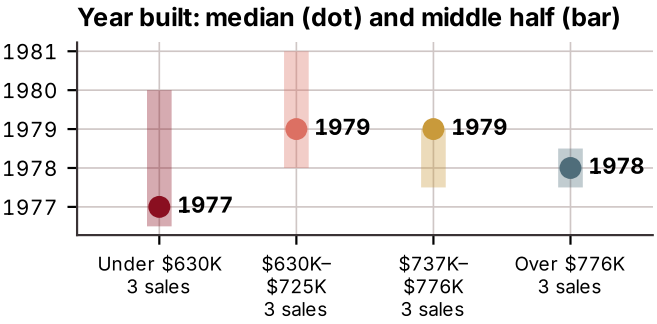
3.4 Living area: described, not tested



The average is **2,665 SF** for homes over $776K and **1,991 SF** for homes under $630K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

Not tested: too few sales.

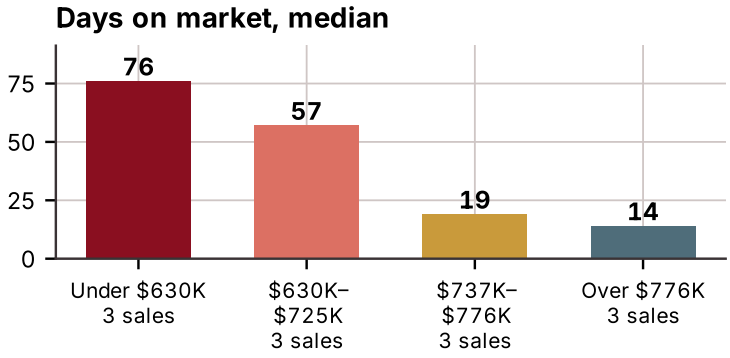
3.5 Year built: described, not tested



The median is **1978** for homes over $776K and **1977** for homes under $630K. It does not move in a straight line; homes $630K–$725K are highest. Defined in 8.1.4.

Not tested: too few sales.

3.6 Days on market: described, not tested

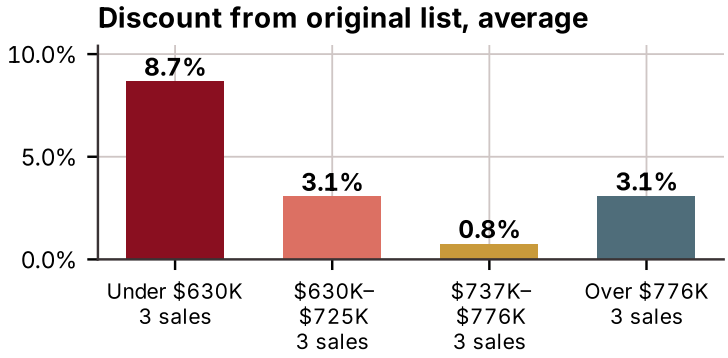


The median is **14 days** for homes over $776K and **76 days** for homes under $630K. It falls step by step from the lowest range to the highest. Defined in 8.1.5.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

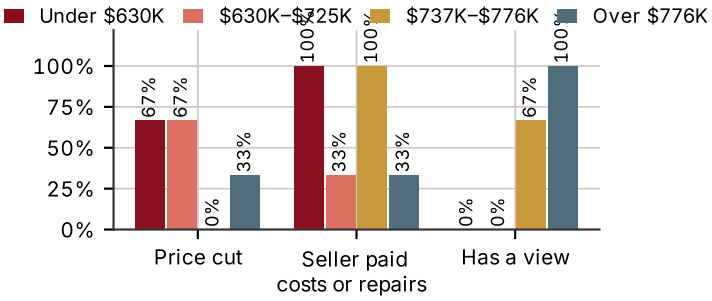
3.7 Discount from original list: described, not tested



The average is **3.1%** for homes over $776K and **8.7%** for homes under $630K. It does not move in a straight line; homes under $630K are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 33% of homes over $776K had a price cut before sale, against 67% of homes under $630K. Defined in 8.1.7.
- 33% of homes over $776K had the seller pay closing costs or repairs, against 100% of homes under $630K. Defined in 8.1.8.
- 100% of homes over $776K have a view, against 0% of homes under $630K. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.
Has a view: Not tested: too few sales.

3.9 The numbers: price and size

	Under $630K 3 sales	$630K–$725K 3 sales	$737K–$776K 3 sales	Over $776K 3 sales	All 12 sales
Net sale price average	$608,833	$686,083	$755,467	$1,005,605	$763,997
Net price per SF average	$307	$329	$328	$385	$337
Living area average	1,991	2,088	2,311	2,665	2,264
Year built median	1977	1979	1979	1978	1978

 © 2026 Alexander Tiffany Southwest, LLC

3.10 The numbers: selling

	Under $630K 3 sales	$630K–$725K 3 sales	$737K–$776K 3 sales	Over $776K 3 sales	All 12 sales
Days on market median	76	57	19	14	44
Discount from original list average	8.7%	3.1%	0.8%	3.1%	3.9%
Price cut before sale	67%	67%	0%	33%	42%
Seller paid closing costs or repairs	100%	33%	100%	33%	67%
Has a view	0%	0%	67%	100%	42%

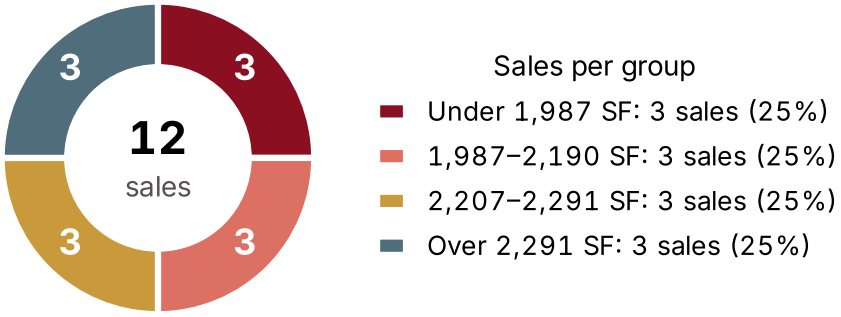
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

© 2026 Alexander Tiffany Southwest, LLC

4. Quartiles by living area

Resale homes · 12 sales · November 9, 2025 – November 8, 2026

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

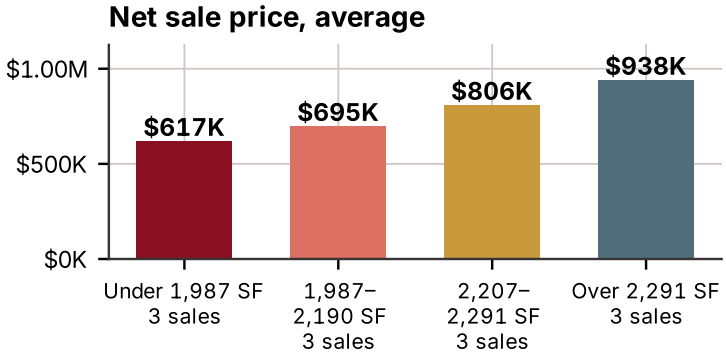


Bottom line: too few sales to test.

4.1 Key differences

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

4.3 Net sale price: described, not tested



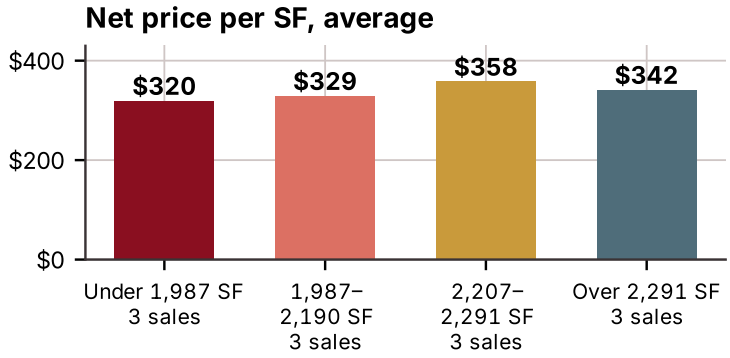
The average is **$938K** for homes over 2,291 SF and **$617K** for homes under 1,987 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

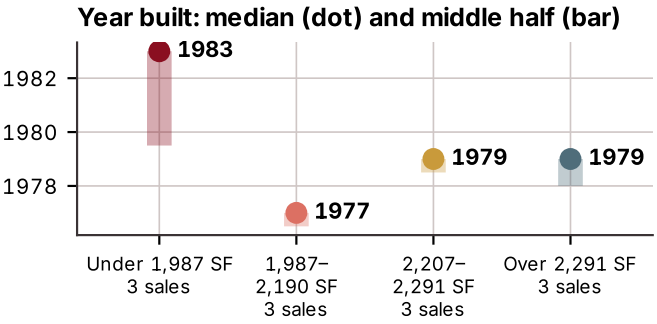
4.4 Net price per SF: described, not tested



The average is **$342 per SF** for homes over 2,291 SF and **$320 per SF** for homes under 1,987 SF. It does not move in a straight line; homes 2,207–2,291 SF are highest.
Defined in 8.1.2.

Not tested: too few sales.

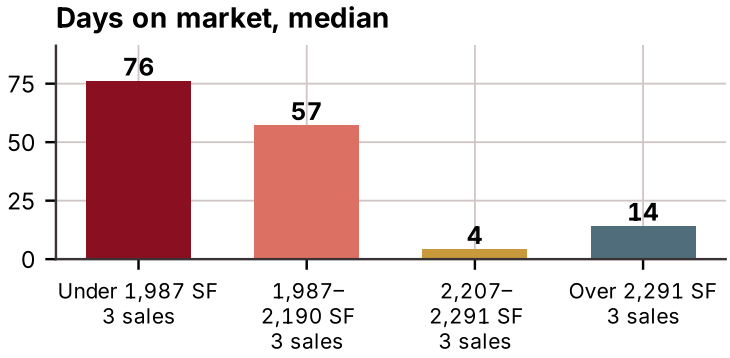
4.5 Year built: described, not tested



The median is **1979** for homes over 2,291 SF and **1983** for homes under 1,987 SF. It does not move in a straight line; homes under 1,987 SF are highest. Defined in 8.1.4.

Not tested: too few sales.

4.6 Days on market: described, not tested

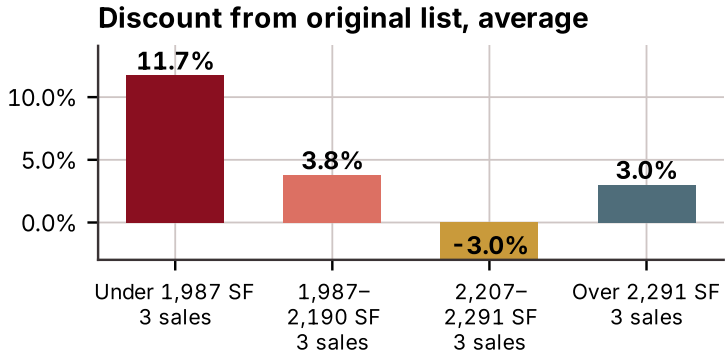


The median is **14 days** for homes over 2,291 SF and **76 days** for homes under 1,987 SF. It does not move in a straight line; homes under 1,987 SF are highest. Defined in 8.1.5.

Not tested: too few sales.

 © 2026 Alexander Tiffany Southwest, LLC

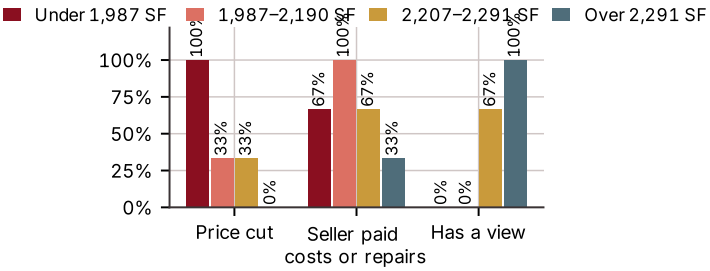
4.7 Discount from original list: described, not tested



The average is **3.0%** for homes over 2,291 SF and **11.7%** for homes under 1,987 SF. It does not move in a straight line; homes under 1,987 SF are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 0% of homes over 2,291 SF had a price cut before sale, against 100% of homes under 1,987 SF. Defined in 8.1.7.
- 33% of homes over 2,291 SF had the seller pay closing costs or repairs, against 67% of homes under 1,987 SF. Defined in 8.1.8.
- 100% of homes over 2,291 SF have a view, against 0% of homes under 1,987 SF. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.
Has a view: Not tested: too few sales.

4.9 The numbers: price and size

	Under 1,987 SF 3 sales	1,987–2,190 SF 3 sales	2,207–2,291 SF 3 sales	Over 2,291 SF 3 sales	All 12 sales
Net sale price average	$616,667	$695,250	$806,405	$937,667	$763,997
Net price per SF average	$320	$329	$358	$342	$337
Living area average	1,931	2,114	2,257	2,752	2,264
Year built median	1983	1977	1979	1979	1978

 © 2026 Alexander Tiffany Southwest, LLC

4.10 The numbers: selling

	Under 1,987 SF 3 sales	1,987–2,190 SF 3 sales	2,207–2,291 SF 3 sales	Over 2,291 SF 3 sales	All 12 sales
Days on market median	76	57	4	14	44
Discount from original list average	11.7%	3.8%	−3.0%	3.0%	3.9%
Price cut before sale	100%	33%	33%	0%	42%
Seller paid closing costs or repairs	67%	100%	67%	33%	67%
Has a view	0%	0%	67%	100%	42%

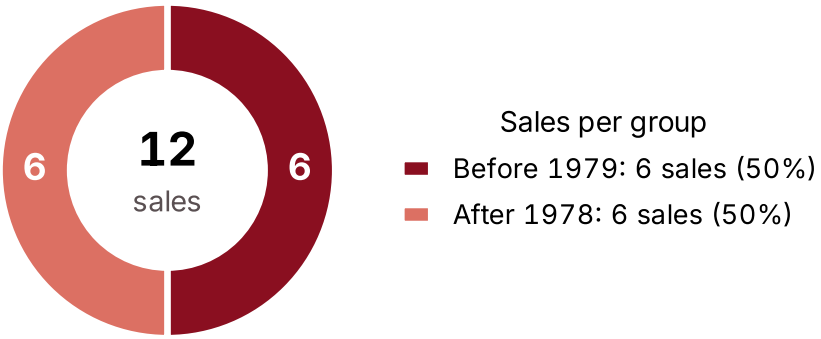
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

© 2026 Alexander Tiffany Southwest, LLC

5. Groups by year built

Resale homes · 12 sales · November 9, 2025 – November 8, 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. Only 2 groups are shown: homes here share a few year built values, and no group may hold fewer than 3 sales.



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.

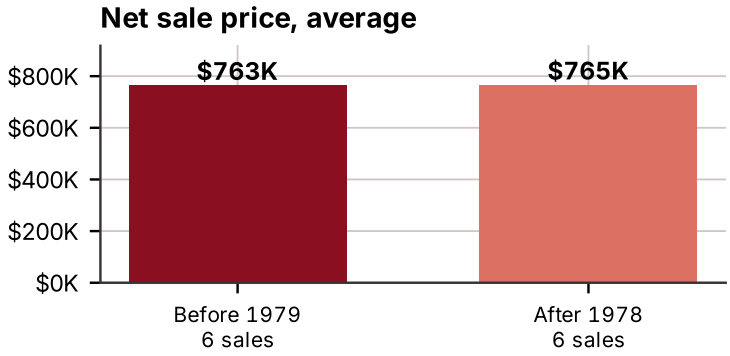
5.2 At a glance

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 1979	After 1978	Real difference?
Net sale price	$763K	$765K	unclear
Net price per SF	$338 per SF	$336 per SF	unclear
Living area	2,270 SF	2,257 SF	unclear
Days on market	64 days	24 days	unclear
Discount from original list	4.6%	3.2%	unclear
Price cut before sale	50%	33%	unclear
Seller paid closing costs or repairs	83%	50%	unclear
Has a view	33%	50%	unclear

© 2026 Alexander Tiffany Southwest, LLC

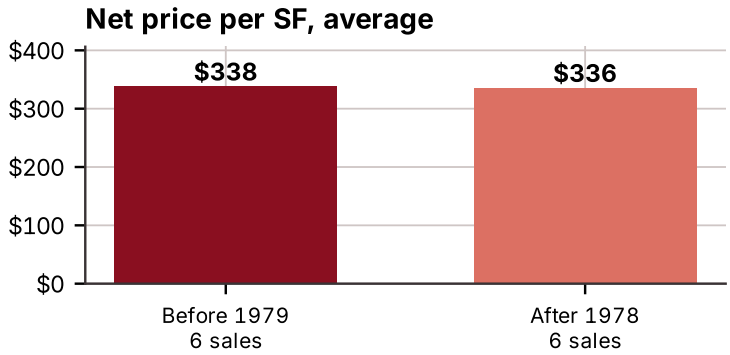
5.3 Net sale price: no clear difference



The average is **$765K** for homes built after 1978 and **$763K** for homes built before 1979.
Defined in 8.1.1.

– No clear difference · could be chance

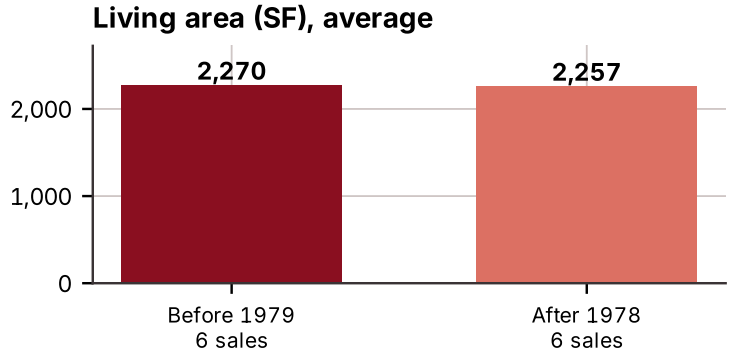
5.4 Net price per SF: no clear difference



The average is **$336 per SF** for homes built after 1978 and **$338 per SF** for homes built before 1979. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

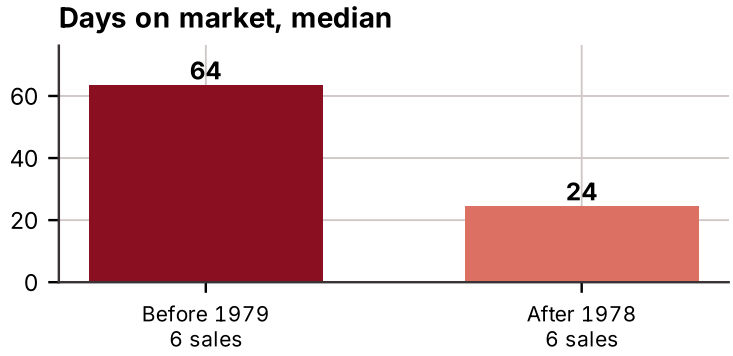


The average is **2,257 SF** for homes built after 1978 and **2,270 SF** for homes built before 1979.
Defined in 8.1.3.

– No clear difference · could be chance

© 2026 Alexander Tiffany Southwest, LLC

5.6 Days on market: no clear difference

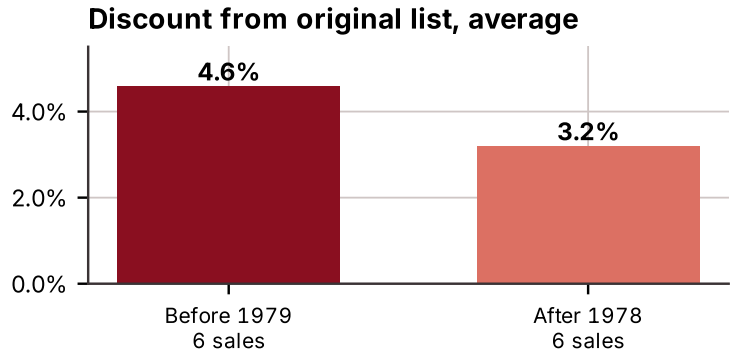


The median is **24 days** for homes built after 1978 and **64 days** for homes built before 1979.

Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference



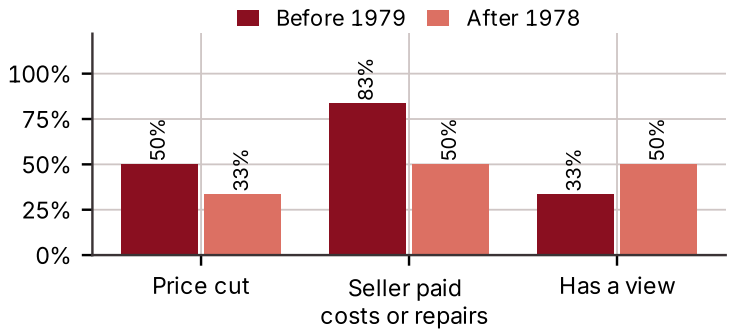
The average is **3.2%** for homes built after 1978 and **4.6%** for homes built before 1979.

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.

- 33% of homes built after 1978 had a price cut before sale, against 50% of homes built before 1979. Defined in 8.1.7.
- 50% of homes built after 1978 had the seller pay closing costs or repairs, against 83% of homes built before 1979. Defined in 8.1.8.
- 50% of homes built after 1978 have a view, against 33% of homes built before 1979. 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 1979 6 sales	After 1978 6 sales	All 12 sales	Real difference?
Net sale price average	$763,261	$764,733	$763,997	unclear
Net price per SF average	$338	$336	$337	unclear
Living area average	2,270	2,257	2,264	unclear
Year built median	1977	1979	1978	by design

5.10 The numbers: selling

	Before 1979 6 sales	After 1978 6 sales	All 12 sales	Real difference?
Days on market median	64	24	44	unclear
Discount from original list average	4.6%	3.2%	3.9%	unclear
Price cut before sale	50%	33%	42%	unclear
Seller paid closing costs or repairs	83%	50%	67%	unclear
Has a view	33%	50%	42%	unclear

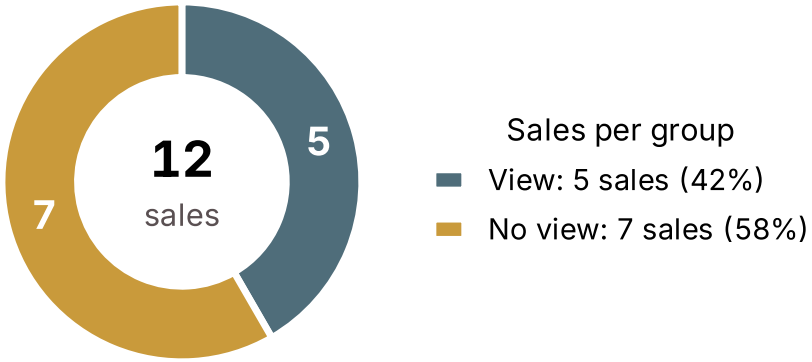
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

© 2026 Alexander Tiffany Southwest, LLC

6. View and no view

Resale homes · 12 sales · November 9, 2025 – November 8, 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.



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.

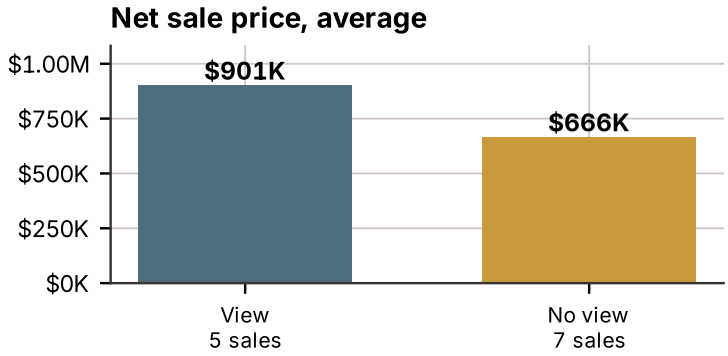
6.2 At a glance

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	$901K	$666K	unclear
Net price per SF	$357 per SF	$323 per SF	unclear
Living area	2,547 SF	2,061 SF	unclear
Year built	1979	1977	unclear
Days on market	14 days	57 days	unclear
Discount from original list	2.3%	5.0%	unclear
Price cut before sale	20%	57%	unclear
Seller paid closing costs or repairs	60%	71%	unclear

© 2026 Alexander Tiffany Southwest, LLC

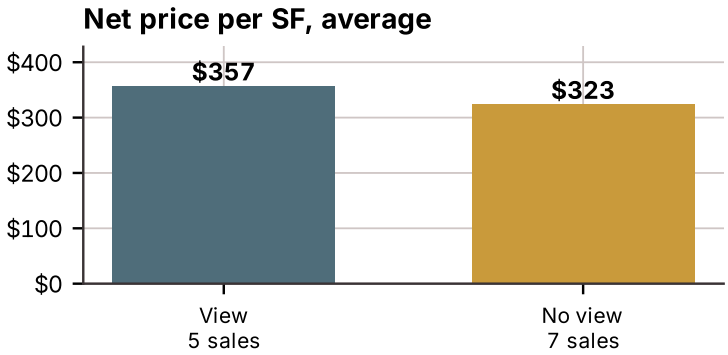
6.3 Net sale price: no clear difference



The average is **$901K** for homes with a view and **$666K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

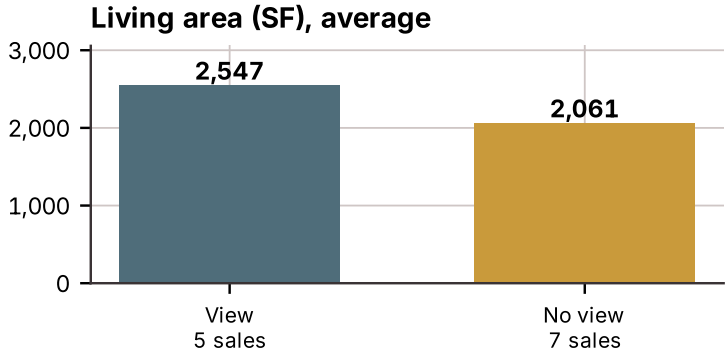
6.4 Net price per SF: no clear difference



The average is **$357 per SF** for homes with a view and **$323 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

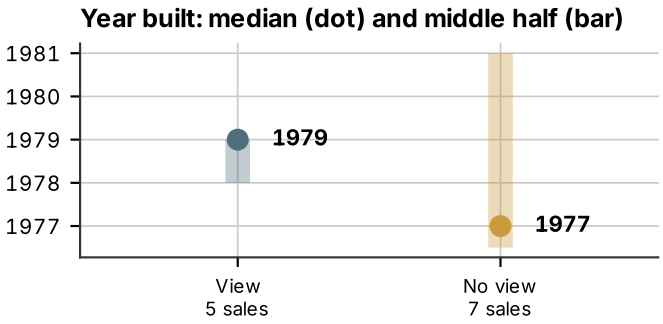


The average is **2,547 SF** for homes with a view and **2,061 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

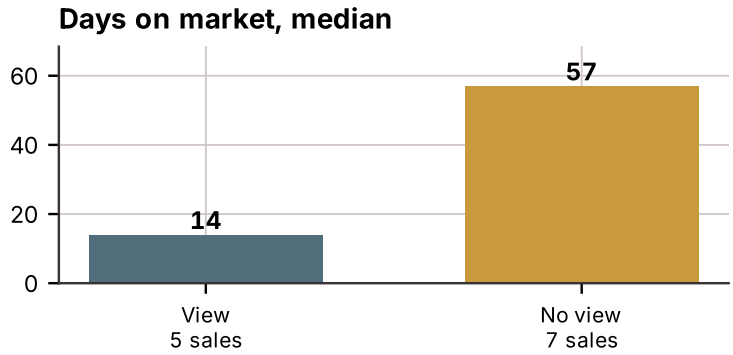
6.6 Year built: no clear difference



The median is **1979** for homes with a view and **1977** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

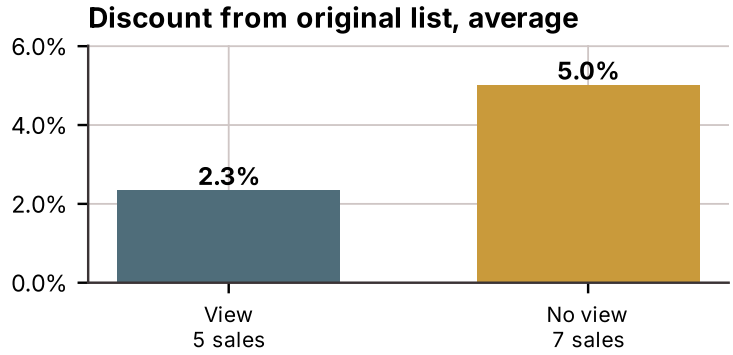
6.7 Days on market: no clear difference



The median is **14 days** for homes with a view and **57 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

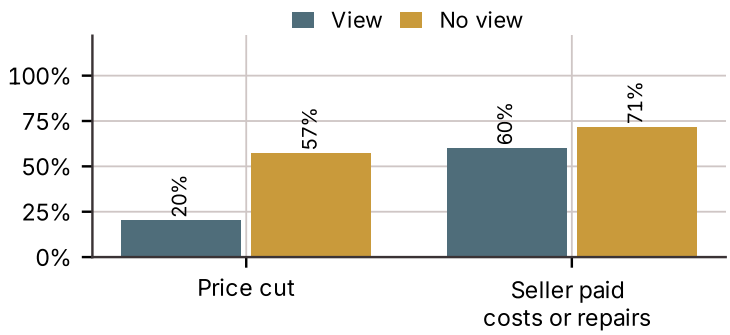


The average is **2.3%** for homes with a view and **5.0%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

 © 2026 Alexander Tiffany Southwest, LLC

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.

- 20% of homes with a view had a price cut before sale, against 57% of homes without a view. Defined in 8.1.7.
- 60% of homes with a view had the seller pay closing costs or repairs, against 71% 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 5 sales	No view 7 sales	All 12 sales	Real difference?
Net sale price average	$901,443	$665,821	$763,997	unclear
Net price per SF average	$357	$323	$337	unclear
Living area average	2,547	2,061	2,264	unclear
Year built median	1979	1977	1978	unclear

6.11 The numbers: selling

	View 5 sales	No view 7 sales	All 12 sales	Real difference?
Days on market median	14	57	44	unclear
Discount from original list average	2.3%	5.0%	3.9%	unclear
Price cut before sale	20%	57%	42%	unclear
Seller paid closing costs or repairs	60%	71%	67%	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.

© 2026 Alexander Tiffany Southwest, LLC

7. New construction

Basic statistics · 0 sales · November 9, 2025 – November 8, 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 Smiths J W Western Oaks.

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 12 resale sales. Average $763,997; median $731,200; standard deviation $164,970; middle half (25th–75th percentile) $626,750–$812,000; lowest $603,000, highest $1,140,000. 8 sales had a seller payment; their median payment was $3,750.

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 12 resale sales. Average $337; median $321; standard deviation $47; middle half (25th–75th percentile) $309–$354; lowest $280, highest $434.

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 12 resale sales. Average 2,264; median 2,198; standard deviation 351; middle half (25th–75th percentile) 1,987–2,336; lowest 1,824, highest 3,087.

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 12 resale sales. Average 1979; median 1978; standard deviation 2; middle half (25th–75th percentile) 1977–1979; lowest 1976, highest 1983.

© 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 12 resale sales. Average 71; median 44; standard deviation 102; middle half (25th–75th percentile) 13–72; lowest 3, highest 372. 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 12 resale sales. Average 3.9%; median 2.6%; standard deviation 6.6%; middle half (25th–75th percentile) 1.6%–9.2%; lowest −11.5%, highest 12.2%. 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 5 of 12 resale sales (41.7%).

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 8 of 12 resale sales (66.7%).

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 5 sales with a view, 7 without, 0 unclassified. Most common View entries: Neighborhood 8, Park/Greenbelt 5, Trees/Woods 2, None 2, Pool 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 2026-11-09 13:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “smiths j w western oaks” (case-insensitive). A record is kept when its subdivision name belongs to the Smiths J W Western Oaks family, the same rule comparable sales use.

The data Pulled November 9, 2026: 12 closed Smiths J W Western Oaks records over the prior year, in ZIP 78749. 4 subdivision spellings kept: Smiths J W Western Oaks 1A (5); Smiths J W Western Oaks 02-A (4); Smiths J W Western Oaks 1-B (2); Smiths J W Western Oaks 02-B (1). No other names were found by the search.

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 5 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 9, 2025 to November 8, 2026 inclusive.

The data 12 single-family sales in the window: 12 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 12 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.

 © 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 $630K".

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 $630K: $603,000–$617,000 (3 sales); $630K–$725K: $630,000–$725,000 (3 sales); $737K–$776K: $737,400–$776,000 (3 sales); Over $776K: $920,000–$1,140,000 (3 sales)
Quartiles by living area: Under 1,987 SF: 1,824–1,986 SF (3 sales); 1,987–2,190 SF: 1,987–2,190 SF (3 sales); 2,207–2,291 SF: 2,207–2,291 SF (3 sales); Over 2,291 SF: 2,470–3,087 SF (3 sales)
Groups by year built: Before 1979: 1976–1978 (6 sales); After 1978: 1979–1983 (6 sales)
View and no view: View: MLS lists a view (5 sales); No view: None or Neighborhood (7 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 $763,997, median $731,200. Days on market: average 71, median 44: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

 © 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	Groups 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	0 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

Too few sales in a group to test.

8.3.2 Quartiles by living area

Too few sales in a group to test.

 © 2026 Alexander Tiffany Southwest, LLC

8.3.3 Groups by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Mann–Whitney U	U = 19.00	—	0.9372	p < 0.0063	**Unclear**	rank-biserial r = 0.056	negligible
Net price per SF	Mann–Whitney U	U = 17.00	—	0.9372	p < 0.0063	**Unclear**	rank-biserial r = 0.056	negligible
Living area	Mann–Whitney U	U = 15.00	—	0.6991	p < 0.0063	**Unclear**	rank-biserial r = 0.167	small
Days on market	Mann–Whitney U	U = 25.00	—	0.3095	p < 0.0063	**Unclear**	rank-biserial r = 0.389	medium
Discount from original list	Mann–Whitney U	U = 18.00	—	1.0000	p < 0.0063	**Unclear**	rank-biserial r = 0.000	negligible
Price cut before sale	Chi-square	χ^2 = 0.34	1	0.5582	p < 0.0063	**Unclear**	Cramér's V = 0.169	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.50	1	0.2207	p < 0.0063	**Unclear**	Cramér's V = 0.354	medium
Has a view	Chi-square	χ^2 = 0.34	1	0.5582	p < 0.0063	**Unclear**	Cramér's V = 0.169	small

 © 2026 Alexander Tiffany Southwest, LLC

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 = 33.00	—	0.0101	p < 0.0063	**Unclear**	rank-biserial r = 0.886	large
Net price per SF	Mann–Whitney U	U = 20.00	—	0.7551	p < 0.0063	**Unclear**	rank-biserial r = 0.143	small
Living area	Mann–Whitney U	U = 33.00	—	0.0101	p < 0.0063	**Unclear**	rank-biserial r = 0.886	large
Year built	Mann–Whitney U	U = 20.50	—	0.6761	p < 0.0063	**Unclear**	rank-biserial r = 0.171	small
Days on market	Mann–Whitney U	U = 9.00	—	0.2020	p < 0.0063	**Unclear**	rank-biserial r = 0.486	medium
Discount from original list	Mann–Whitney U	U = 11.00	—	0.3434	p < 0.0063	**Unclear**	rank-biserial r = 0.371	medium
Price cut before sale	Chi-square	χ^2 = 1.66	1	0.1982	p < 0.0063	**Unclear**	Cramér's V = 0.371	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.17	1	0.6788	p < 0.0063	**Unclear**	Cramér's V = 0.120	small

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

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 12 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 9, 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