Spicewood Estates

Austin, TX 78750
Resale homes · closed Nov 22 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 22, 2026 · 3:44 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
30	**$807,500**	**$305**	**20 days**
single-family resale homes	average $838,272	average $311	average 47 days

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1. Summary

Resale homes · 30 sales · November 22, 2025 – November 21, 2026

This study looks at the **30 resale homes** sold in Spicewood Estates in the **365 days** to November 21, 2026. A full year is used because only 15 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.

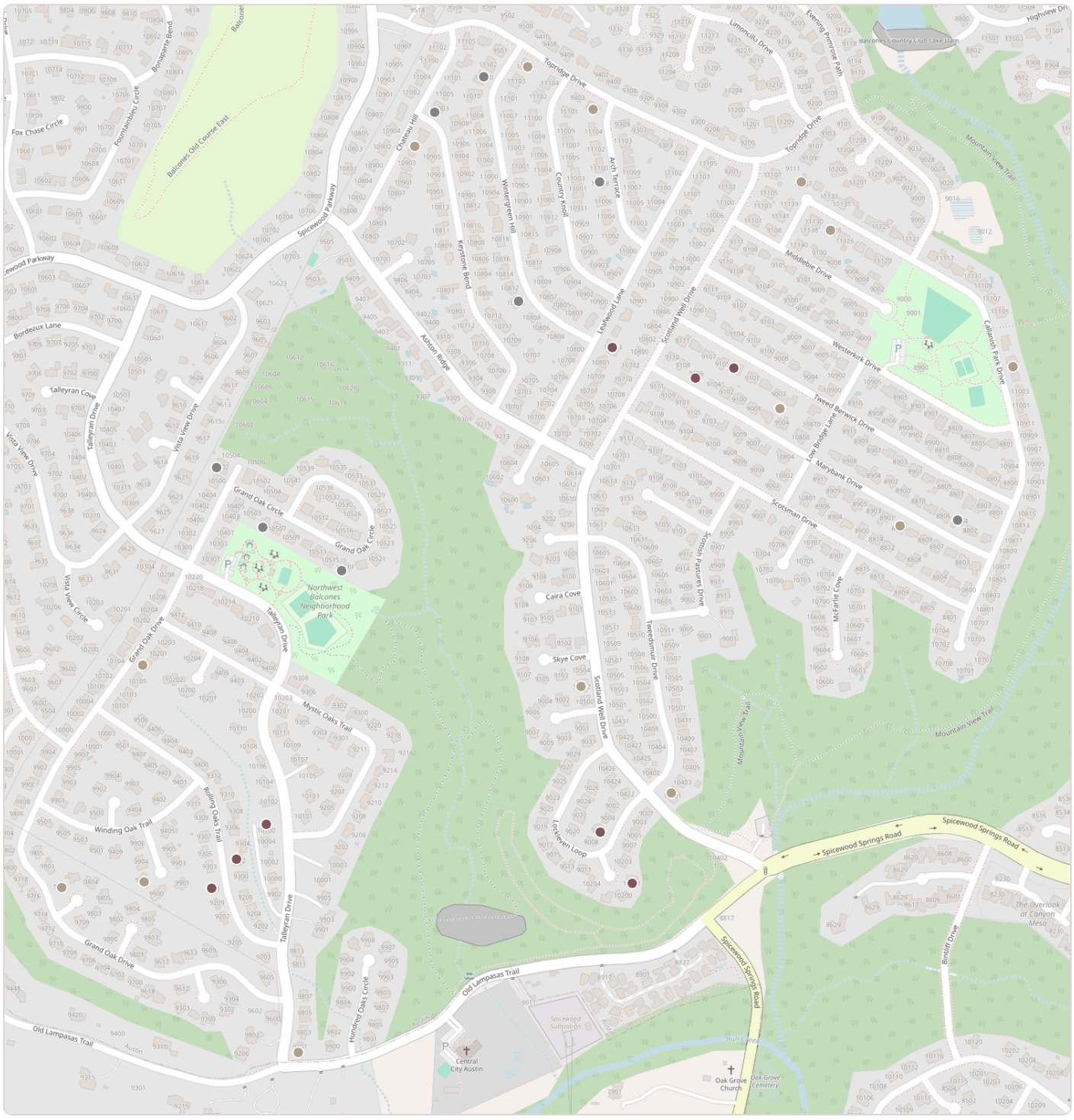
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

30 resale homes · colored by price range

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



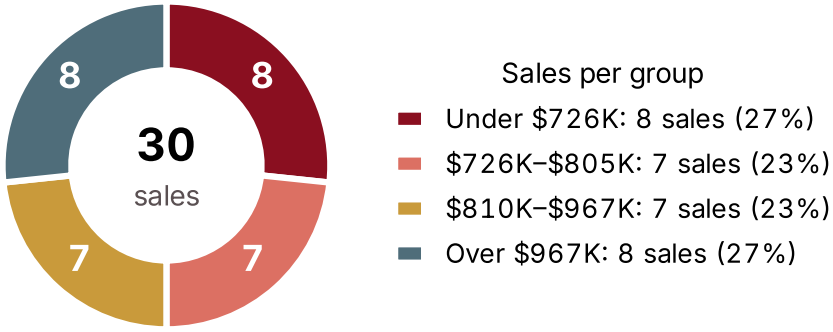
● Under $726K · 8 sales ● $726K–$805K · 7 sales ● $810K–$967K · 7 sales ● Over $967K · 8 sales

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3. Quartiles by net sale price

Resale homes · 30 sales · November 22, 2025 – November 21, 2026

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



Bottom line

- Homes over $967K are about 1,110 SF (53%) larger than homes under $726K.

3.1 Key differences

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

Under $726K $726K–$805K $810K–$967K Over $967K

Higher-priced homes Over $967K

- Are much larger.

Lower-priced homes Under $726K

- Are much smaller.

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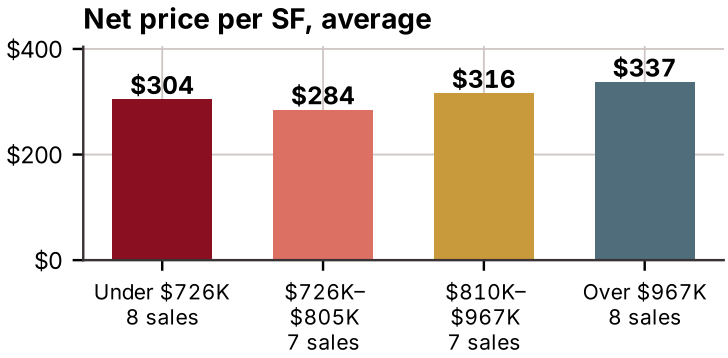
3.2 At a glance

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 $726K	$726K–$805K	$810K–$967K	Over $967K	Real difference?
Net price per SF	$304 per SF	$284 per SF	$316 per SF	$337 per SF	unclear
Living area	2,105 SF **Smallest**	2,715 SF	2,886 SF	3,211 SF **Largest**	✓ large
Year built	1984	1984	1984	1987	unclear
Days on market	9 days	94 days	48 days	8 days	unclear
Discount from original list	1.9%	7.6%	11.6%	3.3%	unclear
Price cut before sale	12%	57%	43%	0%	unclear
Seller paid closing costs or repairs	50%	29%	43%	75%	unclear
Has a view	38%	14%	29%	50%	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

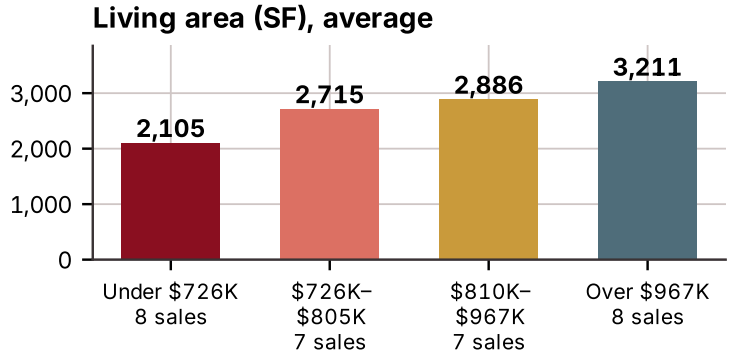


The average is **$337 per SF** for homes over $967K and **$304 per SF** for homes under $726K. It does not move in a straight line; homes over $967K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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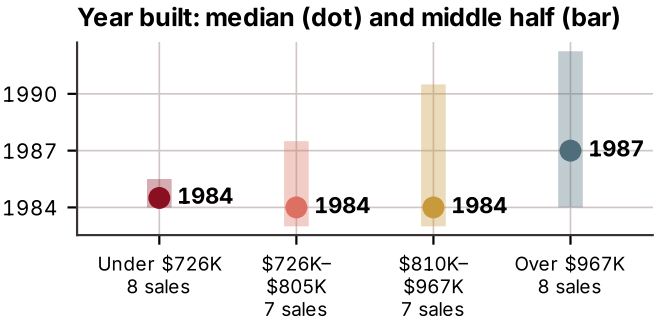
3.4 Homes over $967K are about 1,110 SF (53%) larger than homes under $726K



The average is **3,211 SF** for homes over $967K and **2,105 SF** for homes under $726K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

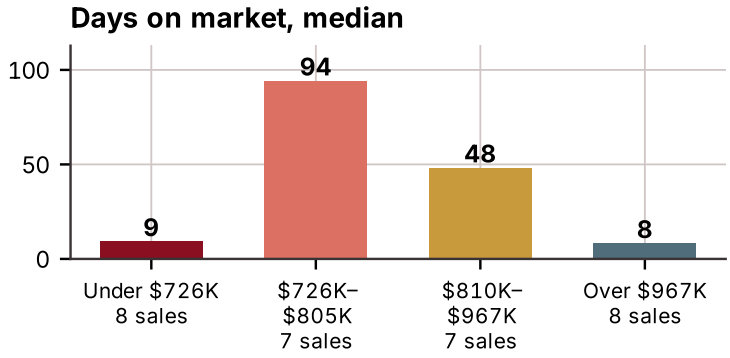
3.5 Year built: no clear difference



The median is **1987** for homes over $967K and **1984** for homes under $726K. It does not move in a straight line; homes over $967K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

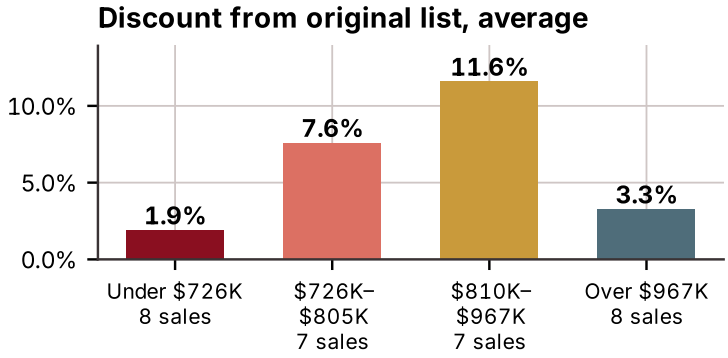


The median is **8 days** for homes over $967K and **9 days** for homes under $726K. It does not move in a straight line; homes $726K–$805K are highest. Defined in 8.1.5.

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

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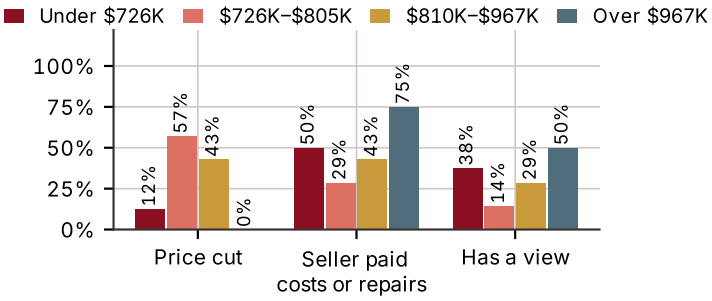
3.7 Discount from original list: no clear difference



The average is **3.3%** for homes over $967K and **1.9%** for homes under $726K. It does not move in a straight line; homes $810K–$967K 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.

- 0% of homes over $967K had a price cut before sale, against 12% of homes under $726K. Defined in 8.1.7.
- 75% of homes over $967K had the seller pay closing costs or repairs, against 50% of homes under $726K. Defined in 8.1.8.
- 50% of homes over $967K have a view, against 38% of homes under $726K. 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 $726K 8 sales	$726K–$805K 7 sales	$810K–$967K 7 sales	Over $967K 8 sales	All 30 sales	Real difference?
Net sale price average	$637,560	$763,214	$885,671	$1,063,186	$838,272	by design
Net price per SF average	$304	$284	$316	$337	$311	unclear
Living area average	2,105	2,715	2,886	3,211	2,724	✓ large
Year built median	1984	1984	1984	1987	1984	unclear

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3.10 The numbers: selling

	Under $726K 8 sales	$726K–$805K 7 sales	$810K–$967K 7 sales	Over $967K 8 sales	All 30 sales	Real difference?
Days on market median	9	94	48	8	20	unclear
Discount from original list average	1.9%	7.6%	11.6%	3.3%	5.9%	unclear
Price cut before sale	12%	57%	43%	0%	27%	unclear
Seller paid closing costs or repairs	50%	29%	43%	75%	50%	unclear
Has a view	38%	14%	29%	50%	33%	unclear

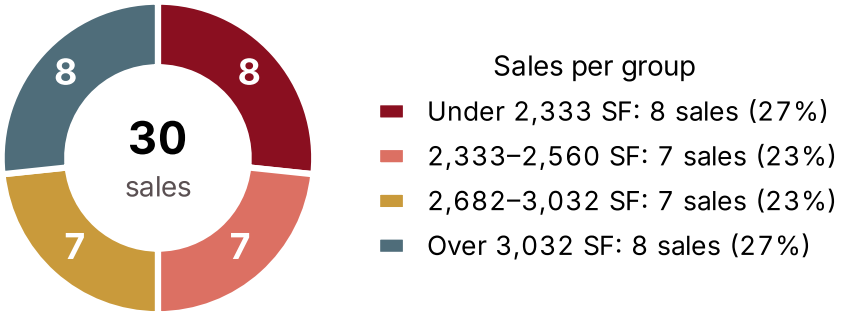
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Bottom line

- Homes over 3,032 SF sell for about $313K (47%) more than homes under 2,333 SF.

4.1 Key differences

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

Under 2,333 SF 2,333–2,560 SF 2,682–3,032 SF Over 3,032 SF

Larger homes Over 3,032 SF

- Sell for much more.

Smaller homes Under 2,333 SF

- Sell for much less.

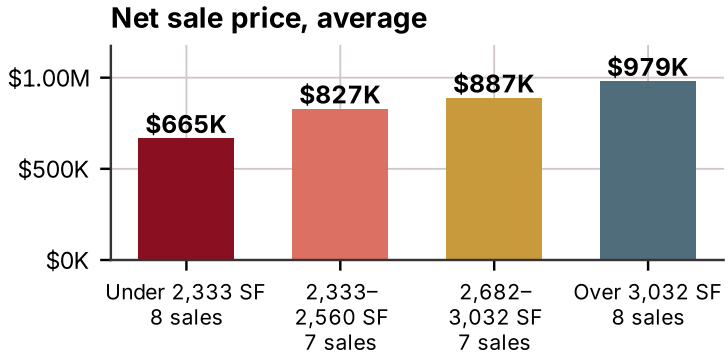
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4.2 At a glance

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 2,333 SF	2,333–2,560 SF	2,682–3,032 SF	Over 3,032 SF	Real difference?
Net sale price	$665K Lowest	$827K	$887K	$979K Highest	✓ large
Net price per SF	$323 per SF	$339 per SF	$300 per SF	$284 per SF	unclear
Year built	1984	1984	1984	1990	unclear
Days on market	9 days	20 days	111 days	16 days	unclear
Discount from original list	0.2%	3.5%	12.2%	8.0%	unclear
Price cut before sale	0%	29%	71%	12%	unclear
Seller paid closing costs or repairs	50%	71%	29%	50%	unclear
Has a view	38%	29%	29%	38%	unclear

4.3 Homes over 3,032 SF sell for about $313K (47%) more than homes under 2,333 SF



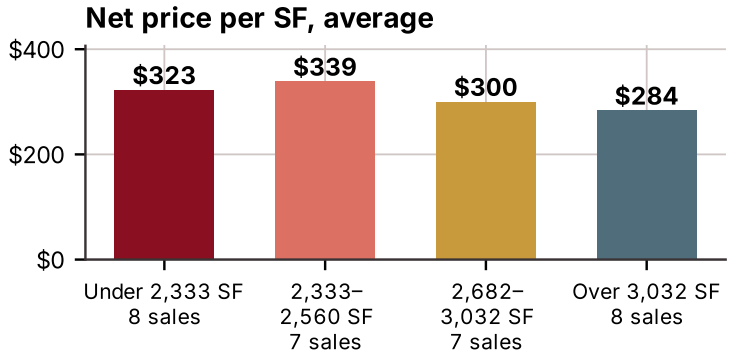
The average is **$979K** for homes over 3,032 SF and **$665K** for homes under 2,333 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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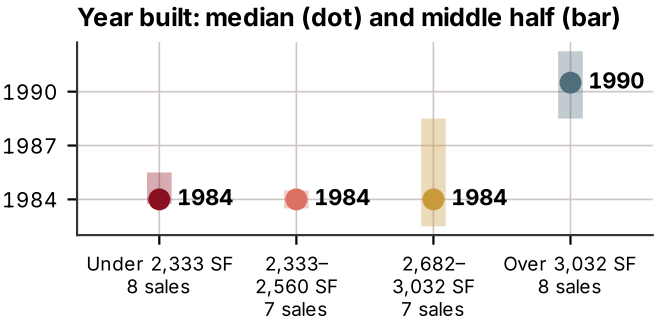
4.4 Net price per SF: no clear difference



The average is **$284 per SF** for homes over 3,032 SF and **$323 per SF** for homes under 2,333 SF. It does not move in a straight line; homes 2,333–2,560 SF are highest.
Defined in 8.1.2.

– No clear difference · could be chance

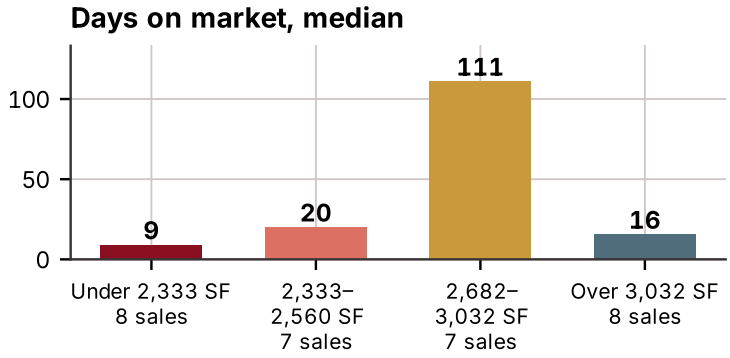
4.5 Year built: no clear difference



The median is **1990** for homes over 3,032 SF and **1984** for homes under 2,333 SF. It rises step by step from the lowest range to the highest.
Defined in 8.1.4.

– No clear difference · could be chance

4.6 Days on market: no clear difference

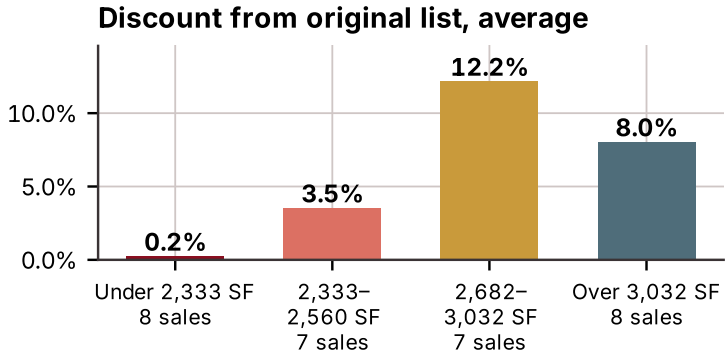


The median is **16 days** for homes over 3,032 SF and **9 days** for homes under 2,333 SF. It does not move in a straight line; homes 2,682–3,032 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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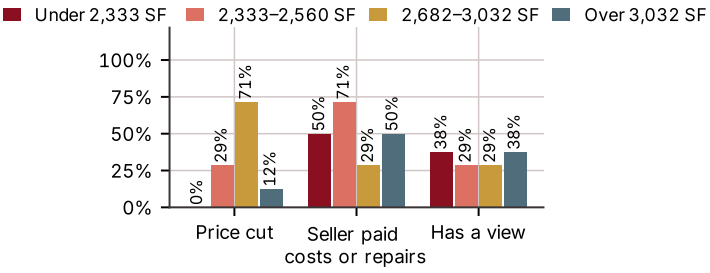
4.7 Discount from original list: no clear difference



The average is **8.0%** for homes over 3,032 SF and **0.2%** for homes under 2,333 SF. It does not move in a straight line; homes 2,682–3,032 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.

- 12% of homes over 3,032 SF had a price cut before sale, against 0% of homes under 2,333 SF. Defined in 8.1.7.
- 50% of homes over 3,032 SF had the seller pay closing costs or repairs, against 50% of homes under 2,333 SF. Defined in 8.1.8.
- 38% of homes over 3,032 SF have a view, against 38% of homes under 2,333 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 2,333 SF 8 sales	2,333–2,560 SF 7 sales	2,682–3,032 SF 7 sales	Over 3,032 SF 8 sales	All 30 sales	Real difference?
Net sale price average	$665,335	$826,929	$886,986	$978,511	$838,272	✓ large
Net price per SF average	$323	$339	$300	$284	$311	unclear
Living area average	2,066	2,432	2,952	3,440	2,724	by design
Year built median	1984	1984	1984	1990	1984	unclear

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4.10 The numbers: selling

	Under 2,333 SF 8 sales	2,333–2,560 SF 7 sales	2,682–3,032 SF 7 sales	Over 3,032 SF 8 sales	All 30 sales	Real difference?
Days on market median	9	20	111	16	20	unclear
Discount from original list average	0.2%	3.5%	12.2%	8.0%	5.9%	unclear
Price cut before sale	0%	29%	71%	12%	27%	unclear
Seller paid closing costs or repairs	50%	71%	29%	50%	50%	unclear
Has a view	38%	29%	29%	38%	33%	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

Resale homes · 30 sales · November 22, 2025 – November 21, 2026

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



Sales per group

- Before 1984: 8 sales (27%)
- 1984: 8 sales (27%)
- 1985–1988: 5 sales (17%)
- After 1988: 9 sales (30%)

Bottom line

- Homes built after 1988 are about 610 SF (23%) larger than homes built before 1984.

5.1 Key differences

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

Before 1984 1984 1985–1988 After 1988

Newer homes After 1988

- Are much larger.

Older homes Before 1984

- Are much smaller.

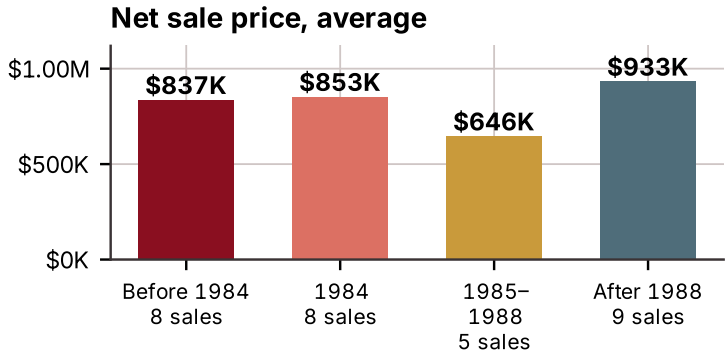
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5.2 At a glance

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

	Before 1984	1984	1985–1988	After 1988	Real difference?
Net sale price	$837K	$853K	$646K	$933K	unclear
Net price per SF	$322 per SF	$340 per SF	$290 per SF	$287 per SF	unclear
Living area	2,640 SF	2,502 SF	2,263 SF **Smallest**	3,253 SF **Largest**	✓ large
Days on market	24 days	25 days	21 days	18 days	unclear
Discount from original list	6.5%	2.1%	7.3%	7.9%	unclear
Price cut before sale	25%	25%	40%	22%	unclear
Seller paid closing costs or repairs	50%	62%	40%	44%	unclear
Has a view	12%	38%	40%	44%	unclear

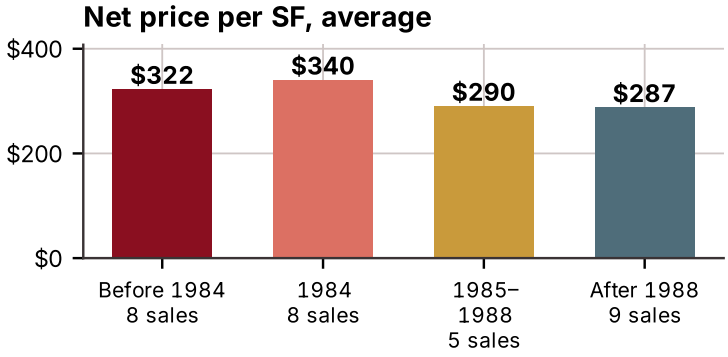
5.3 Net sale price: no clear difference



The average is **$933K** for homes built after 1988 and **$837K** for homes built before 1984. It does not move in a straight line; homes built after 1988 are highest. Defined in 8.1.1.

– No clear difference · could be chance

5.4 Net price per SF: no clear difference

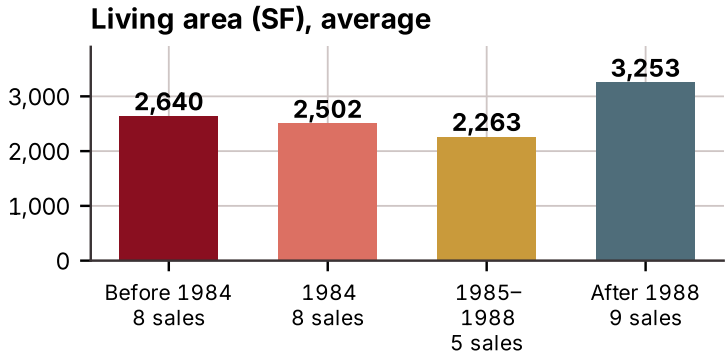


The average is **$287 per SF** for homes built after 1988 and **$322 per SF** for homes built before 1984. It does not move in a straight line; homes built 1984 are highest. Defined in 8.1.2.

– No clear difference · could be chance

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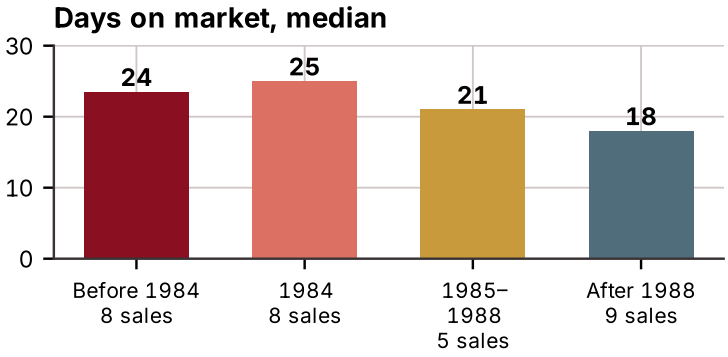
5.5 Homes built after 1988 are about 610 SF (23%) larger than homes built before 1984



The average is **3,253 SF** for homes built after 1988 and **2,640 SF** for homes built before 1984. It does not move in a straight line; homes built after 1988 are highest. Defined in 8.1.3.

✓ **Real difference** · large

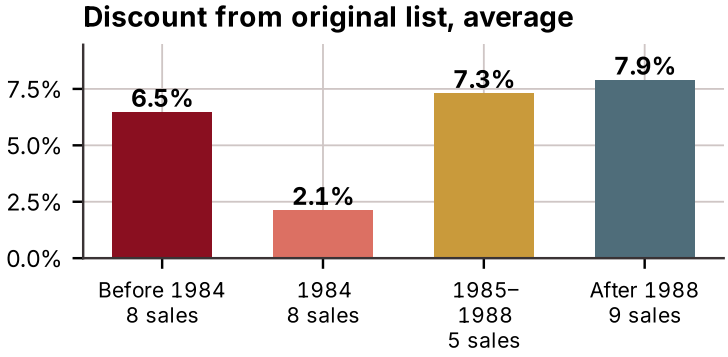
5.6 Days on market: no clear difference



The median is **18 days** for homes built after 1988 and **24 days** for homes built before 1984. It does not move in a straight line; homes built 1984 are highest. Defined in 8.1.5.

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

5.7 Discount from original list: no clear difference

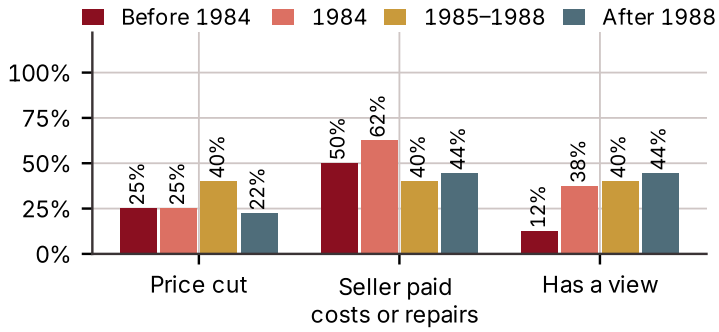


The average is **7.9%** for homes built after 1988 and **6.5%** for homes built before 1984. It does not move in a straight line; homes built after 1988 are highest. Defined in 8.1.6.

– **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.

- 22% of homes built after 1988 had a price cut before sale, against 25% of homes built before 1984. Defined in 8.1.7.
- 44% of homes built after 1988 had the seller pay closing costs or repairs, against 50% of homes built before 1984. Defined in 8.1.8.
- 44% of homes built after 1988 have a view, against 12% 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 8 sales	1984 8 sales	1985–1988 5 sales	After 1988 9 sales	All 30 sales	Real difference?
Net sale price average	$836,762	$853,210	$646,260	$933,010	$838,272	unclear
Net price per SF average	$322	$340	$290	$287	$311	unclear
Living area average	2,640	2,502	2,263	3,253	2,724	✓ large
Year built median	1983	1984	1985	1992	1984	by design

5.10 The numbers: selling

	Before 1984 8 sales	1984 8 sales	1985–1988 5 sales	After 1988 9 sales	All 30 sales	Real difference?
Days on market median	24	25	21	18	20	unclear
Discount from original list average	6.5%	2.1%	7.3%	7.9%	5.9%	unclear
Price cut before sale	25%	25%	40%	22%	27%	unclear
Seller paid closing costs or repairs	50%	62%	40%	44%	50%	unclear
Has a view	12%	38%	40%	44%	33%	unclear

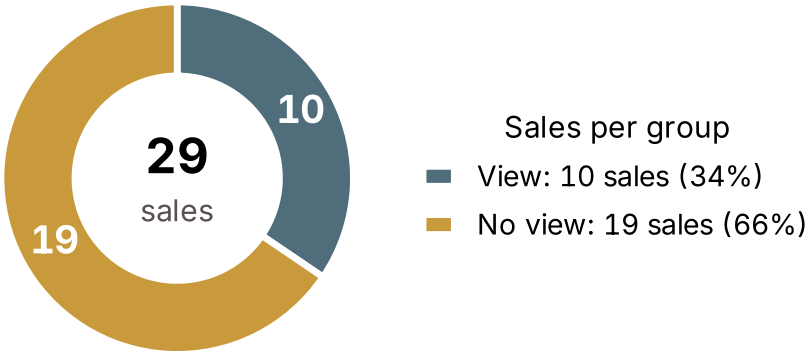
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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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.

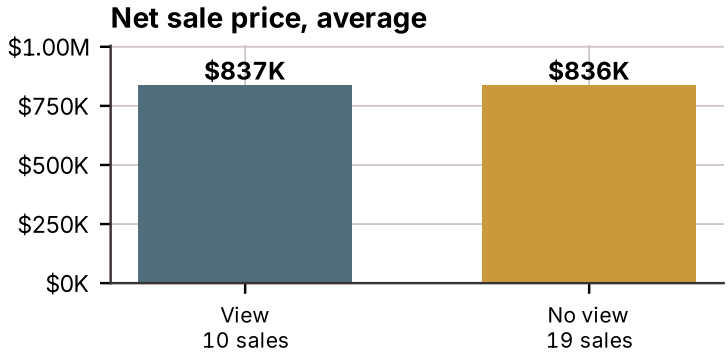
6.2 At a glance

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	$837K	$836K	unclear
Net price per SF	$314 per SF	$312 per SF	unclear
Living area	2,707 SF	2,694 SF	unclear
Year built	1985	1984	unclear
Days on market	12 days	21 days	unclear
Discount from original list	3.7%	7.2%	unclear
Price cut before sale	10%	37%	unclear
Seller paid closing costs or repairs	40%	58%	unclear

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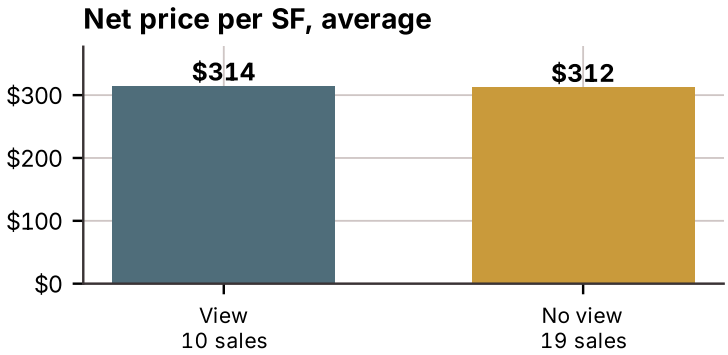
6.3 Net sale price: no clear difference



The average is **$837K** for homes with a view and **$836K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

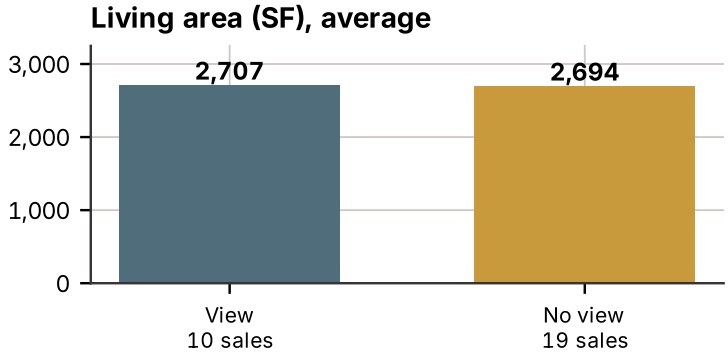
6.4 Net price per SF: no clear difference



The average is **$314 per SF** for homes with a view and **$312 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

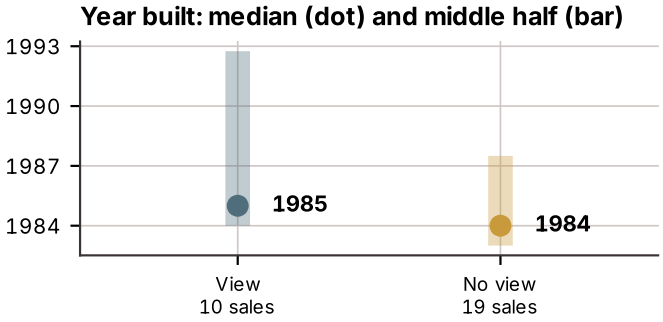


The average is **2,707 SF** for homes with a view and **2,694 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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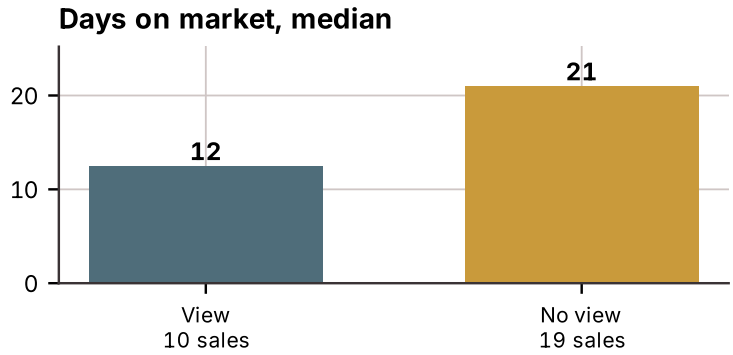
6.6 Year built: no clear difference



The median is **1985** for homes with a view and **1984** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

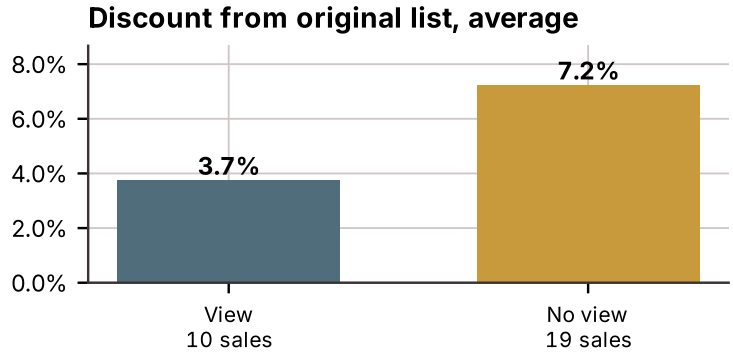
6.7 Days on market: no clear difference



The median is **12 days** for homes with a view and **21 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

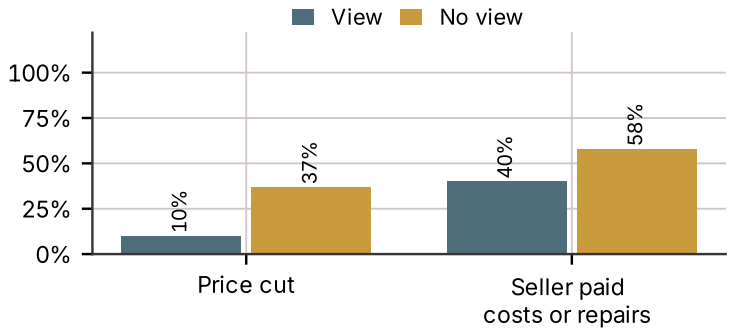


The average is **3.7%** for homes with a view and **7.2%** for homes without a view. Defined in 8.1.6.

– 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.

- 10% of homes with a view had a price cut before sale, against 37% of homes without a view. Defined in 8.1.7.
- 40% 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: **– 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 19 sales	All 29 sales	Real difference?
Net sale price average	$836,698	$836,378	$836,489	unclear
Net price per SF average	$314	$312	$313	unclear
Living area average	2,707	2,694	2,698	unclear
Year built median	1985	1984	1984	unclear

6.11 The numbers: selling

	View 10 sales	No view 19 sales	All 29 sales	Real difference?
Days on market median	12	21	20	unclear
Discount from original list average	3.7%	7.2%	6.0%	unclear
Price cut before sale	10%	37%	28%	unclear
Seller paid closing costs or repairs	40%	58%	52%	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 22, 2025 – November 21, 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 Spicewood Estates.

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 30 resale sales. Average $838,272; median $807,500; standard deviation $177,447; middle half (25th–75th percentile) $721,500–$969,250; lowest $550,000, highest $1,289,088. 15 sales had a seller payment; their median payment was $5,000.

8.1.2 Net price per SF

In simple terms Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?

Statistically psf = Net ÷ LivingArea, per sale; summarized by the mean of the per-sale ratios.

The data 30 resale sales. Average $311; median $305; standard deviation $46; middle half (25th–75th percentile) $284–$327; lowest $232, highest $428.

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 30 resale sales. Average 2,724; median 2,621; standard deviation 569; middle half (25th–75th percentile) 2,311–3,182; lowest 1,771, highest 3,934.

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 30 resale sales. Average 1986; median 1984; standard deviation 4; middle half (25th–75th percentile) 1983–1990; lowest 1982, highest 1996.

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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	30 resale sales. Average 47; median 20; standard deviation 59; middle half (25th–75th percentile) 7–77; lowest 0, highest 233. 2 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	30 resale sales. Average 5.9%; median 2.9%; standard deviation 9.7%; middle half (25th–75th percentile) 0.8%–9.2%; lowest −10.1%, highest 38.9%. 6 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	8 of 30 resale sales (26.7%).

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	15 of 30 resale sales (50.0%).

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, 19 without, 1 unclassified. Most common View entries: None 18, Trees/Woods 7, Neighborhood 4, Canyon 3, Panoramic 3, Park/Greenbelt 3, Hill Country 2, 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 2026-11-22 09:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “spicewood estates”, “park at spicewood springs”, “northwest balcones”, “park at spicewood spgs” (case-insensitive). A record is kept when its subdivision name belongs to the Spicewood Estates family, the same rule comparable sales use (it includes Park At Spicewood Spgs, Northwest Balcones, proven adjacent and priced alike).

The data Pulled November 22, 2026: 30 closed Spicewood Estates records over the prior year, in ZIP 78750. 10 subdivision spellings kept: Park At Spicewood Spgs Ph (8); Spicewood Estates Sec 02 (5); Northwest Balcones Amd (5); Spicewood Estates Sec 01 (3); Spicewood Estates Sec 03 (3); Park At Spicewood Springs (2); Park At Spicewood Spgs (1); Northwest Balcones (1); Park At Spicewood Spgs Sec 01 (1); Northwest Balcones Sec 02 (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 15 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 22, 2025 to November 21, 2026 inclusive.

The data 30 single-family sales in the window: 30 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 30 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 $726K”.

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 $726K: $550,000–$720,000 (8 sales); $726K–$805K: $726,000–$805,000 (7 sales); $810K–$967K: $810,000–$967,000 (7 sales); Over $967K: $970,000–$1,289,088 (8 sales)
Quartiles by living area: Under 2,333 SF: 1,771–2,304 SF (8 sales); 2,333–2,560 SF: 2,333–2,560 SF (7 sales); 2,682–3,032 SF: 2,682–3,032 SF (7 sales); Over 3,032 SF: 3,232–3,934 SF (8 sales)
Quartiles by year built: Before 1984: 1982–1983 (8 sales); 1984: 1984–1984 (8 sales); 1985–1988: 1985–1988 (5 sales); After 1988: 1990–1996 (9 sales)
View and no view: View: MLS lists a view (10 sales); No view: None or Neighborhood (19 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 $838,272, median $807,500. Days on market: average 47, median 20: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

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

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

The data Quartiles by net sale price: m = 8, threshold $p < 0.0063$; Quartiles by living area: m = 8, threshold $p < 0.0063$; Quartiles by year built: m = 8, threshold $p < 0.0063$; View and no view: m = 8, threshold $p < 0.0063$

8.2.11 Size of a difference

In simple terms A difference can be real but small. The size word (small, medium, large) says how much the groups pull apart.

Statistically ε^2 for Kruskal–Wallis, rank-biserial r for Mann–Whitney, Cramér's V for chi-square, with the thresholds above; below the small threshold the size is "negligible".

The data 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 = 4.80	3	0.1868	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.166$	large
Living area	Kruskal–Wallis	H = 18.28	3	0.0004	p < 0.0063	**Yes**	$\varepsilon^2 = 0.631$	large
Year built	Kruskal–Wallis	H = 1.39	3	0.7078	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.048$	small
Days on market	Kruskal–Wallis	H = 11.10	3	0.0112	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.383$	large
Discount from original list	Kruskal–Wallis	H = 3.86	3	0.2775	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.133$	medium
Price cut before sale	Chi-square	$\chi^2 = 7.99$	3	0.0462	p < 0.0063	**Unclear**	Cramér's V = 0.516	large
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.43$	3	0.3301	p < 0.0063	**Unclear**	Cramér's V = 0.338	medium
Has a view	Chi-square	$\chi^2 = 2.28$	3	0.5170	p < 0.0063	**Unclear**	Cramér's V = 0.275	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 = 14.81	3	0.0020	p < 0.0063	**Yes**	$\varepsilon^2 = 0.511$	large
Net price per SF	Kruskal–Wallis	H = 4.87	3	0.1816	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.168$	large
Year built	Kruskal–Wallis	H = 5.86	3	0.1187	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.202$	large
Days on market	Kruskal–Wallis	H = 6.91	3	0.0748	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.238$	large
Discount from original list	Kruskal–Wallis	H = 7.77	3	0.0509	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.268$	large
Price cut before sale	Chi-square	$\chi^2 = 10.92$	3	0.0122	p < 0.0063	**Unclear**	Cramér's V = 0.603	large
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.57$	3	0.4625	p < 0.0063	**Unclear**	Cramér's V = 0.293	small
Has a view	Chi-square	$\chi^2 = 0.27$	3	0.9660	p < 0.0063	**Unclear**	Cramér's V = 0.094	negligible

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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 = 9.58	3	0.0225	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.330$	large
Net price per SF	Kruskal–Wallis	H = 7.27	3	0.0636	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.251$	large
Living area	Kruskal–Wallis	H = 13.09	3	0.0045	p < 0.0063	**Yes**	$\varepsilon^2 = 0.451$	large
Days on market	Kruskal–Wallis	H = 0.29	3	0.9624	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.010$	negligible
Discount from original list	Kruskal–Wallis	H = 2.27	3	0.5181	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.078$	medium
Price cut before sale	Chi-square	$\chi^2 = 0.57$	3	0.9037	p < 0.0063	**Unclear**	Cramér's V = 0.138	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.81$	3	0.8468	p < 0.0063	**Unclear**	Cramér's V = 0.164	small
Has a view	Chi-square	$\chi^2 = 2.22$	3	0.5270	p < 0.0063	**Unclear**	Cramér's V = 0.272	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 = 101.00	—	0.8008	p < 0.0063	**Unclear**	rank-biserial r = 0.063	negligible
Net price per SF	Mann–Whitney U	U = 92.00	—	0.9087	p < 0.0063	**Unclear**	rank-biserial r = 0.032	negligible
Living area	Mann–Whitney U	U = 98.50	—	0.8905	p < 0.0063	**Unclear**	rank-biserial r = 0.037	negligible
Year built	Mann–Whitney U	U = 134.00	—	0.0730	p < 0.0063	**Unclear**	rank-biserial r = 0.411	medium
Days on market	Mann–Whitney U	U = 58.50	—	0.0983	p < 0.0063	**Unclear**	rank-biserial r = 0.384	medium
Discount from original list	Mann–Whitney U	U = 68.00	—	0.2240	p < 0.0063	**Unclear**	rank-biserial r = 0.284	small
Price cut before sale	Chi-square	$\chi^2 = 2.36$	1	0.1242	p < 0.0063	**Unclear**	Cramér's V = 0.285	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.84$	1	0.3593	p < 0.0063	**Unclear**	Cramér's V = 0.170	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 30 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 22, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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