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Springfield

Austin, TX 78744 · 78747

Resale homes · closed Oct 26 – Oct 25, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 26, 2026 · 7:36 AM CDT

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

RESALE SALES, 365 DAYS

41

single-family resale homes

MEDIAN NET SALE PRICE

\$350,000

average \$352,703

MEDIAN NET PRICE PER SF

\$187

average \$182

MEDIAN DAYS ON MARKET

38 days

average 57 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

1. Summary

Resale homes · 41 sales · October 26, 2025 – October 25, 2026

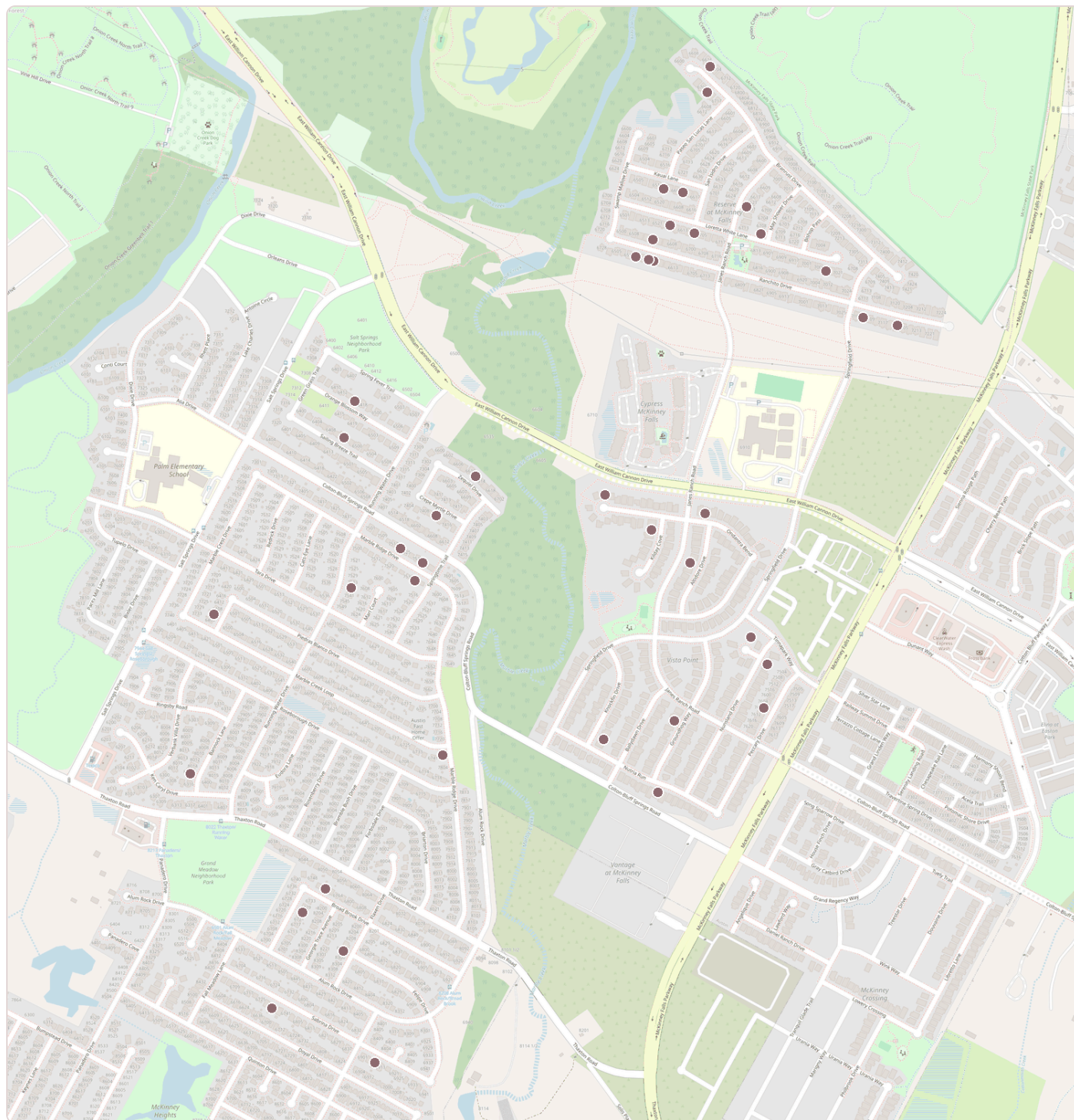
This study looks at the **41 resale homes** sold in Springfield in the **365 days** to October 25, 2026. A full year is used because only 15 resale homes sold in the last 180 days. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price, by living 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.

2. Where the resale homes sold

41 resale homes · colored by price range

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

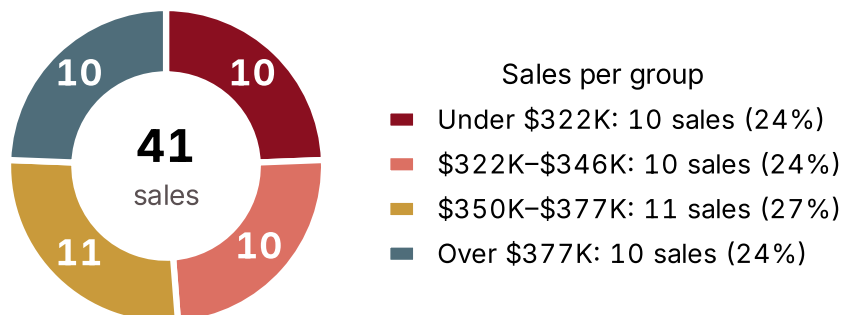


● Under \$322K · 10 sales ● \$322K-\$346K · 10 sales ● \$350K-\$377K · 11 sales ● Over \$377K · 10 sales

3. Quartiles by net sale price

Resale homes · 41 sales · October 26, 2025 – October 25, 2026

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



Bottom line

- Homes over \$377K are about 840 SF (49%) larger than homes under \$322K.
- Homes over \$377K are about 16 years newer than homes under \$322K.

3.1 Key differences

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

■ Under \$322K ■ \$322K–\$346K ■ \$350K–\$377K ■ Over \$377K

Higher-priced homes Over \$377K

- Are much larger.
- Tend to be newer.

Lower-priced homes Under \$322K

- Are much smaller.
- Tend to be older.

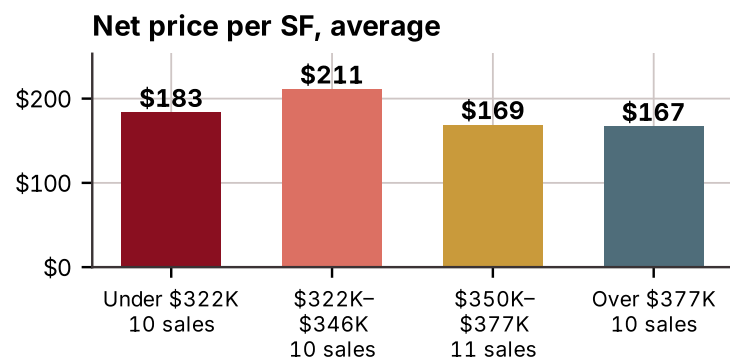
3.2 At a glance

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 \$322K	\$322K–\$346K	\$350K–\$377K	Over \$377K	Real difference?
Net price per SF	\$183 per SF	\$211 per SF	\$169 per SF	\$167 per SF	unclear
Living area	1,712 SF	1,591 SF Smallest	2,222 SF	2,555 SF Largest	✓ large
Year built	2002 Oldest	2016	2018 Newest	2018	✓ large
Days on market	68 days	20 days	40 days	26 days	unclear
Discount from original list	10.0%	4.3%	5.7%	5.3%	unclear
Price cut before sale	70%	20%	27%	50%	unclear
Seller paid closing costs or repairs	70%	80%	73%	90%	unclear
Has a view	10%	10%	9%	20%	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.

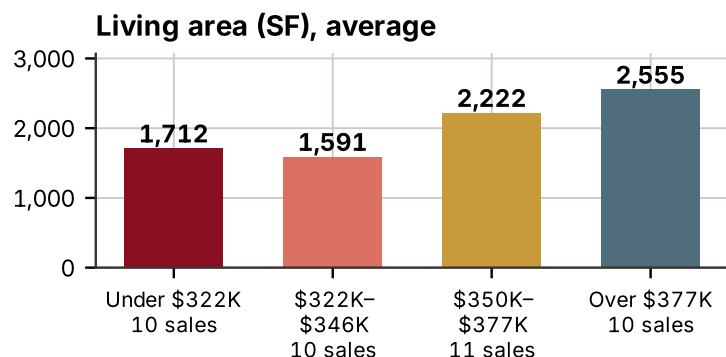
3.3 Net price per SF: no clear difference



The average is **\$167 per SF** for homes over \$377K and **\$183 per SF** for homes under \$322K. It does not move in a straight line; homes \$322K–\$346K are highest. Defined in 8.1.2.

– No clear difference · could be chance

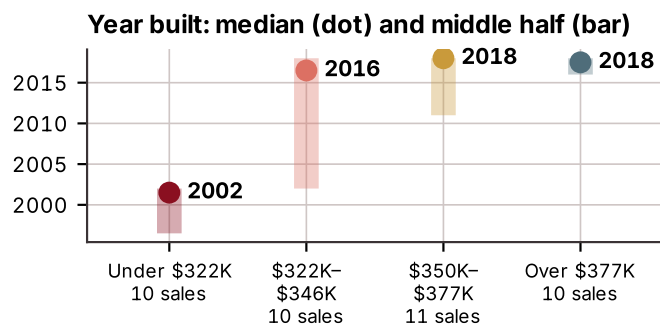
3.4 Homes over \$377K are about 840 SF (49%) larger than homes under \$322K



The average is **2,555 SF** for homes over \$377K and **1,712 SF** for homes under \$322K. It does not move in a straight line; homes over \$377K are highest. Defined in 8.1.3.

✓ **Real difference · large**

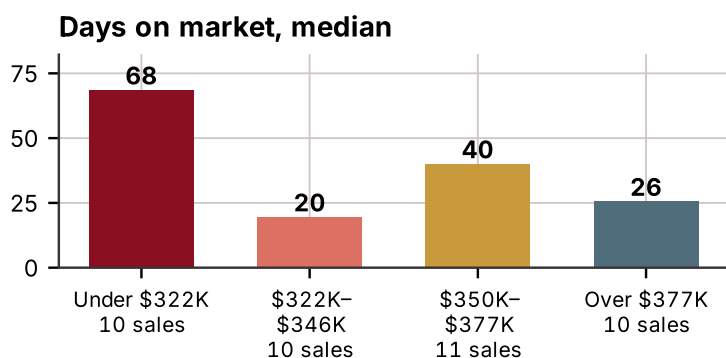
3.5 Homes over \$377K are about 16 years newer than homes under \$322K



The median is **2018** for homes over \$377K and **2002** for homes under \$322K. It does not move in a straight line; homes \$350K-\$377K are highest. Defined in 8.1.4.

✓ **Real difference · large**

3.6 Days on market: no clear difference

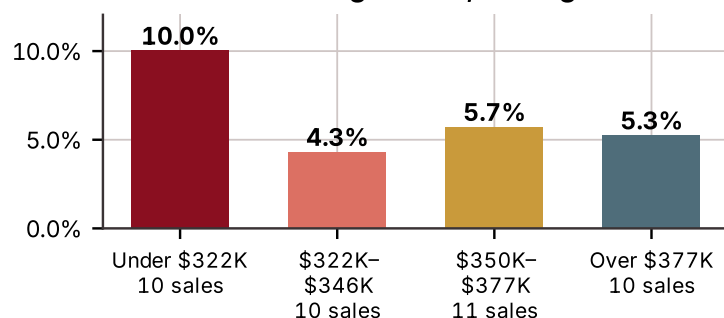


The median is **26 days** for homes over \$377K and **68 days** for homes under \$322K. It does not move in a straight line; homes under \$322K are highest. Defined in 8.1.5.

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

3.7 Discount from original list: no clear difference

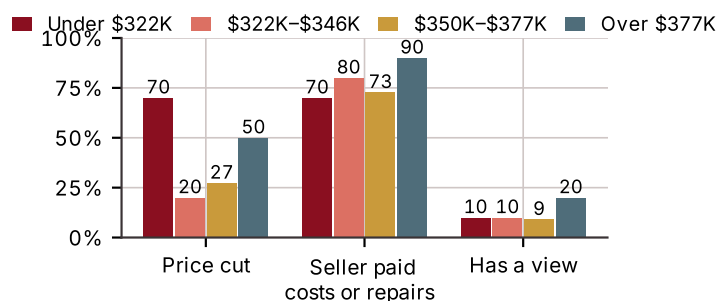
Discount from original list, average



The average is 5.3% for homes over \$377K and 10.0% for homes under \$322K. It does not move in a straight line; homes under \$322K 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 \$377K had a price cut before sale, against 70% of homes under \$322K. Defined in 8.1.7.
- 90% of homes over \$377K had the seller pay closing costs or repairs, against 70% of homes under \$322K. Defined in 8.1.8.
- 20% of homes over \$377K have a view, against 10% of homes under \$322K. 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 \$322K 10 sales	\$322K-\$346K 10 sales	\$350K-\$377K 11 sales	Over \$377K 10 sales	All 41 sales	Real difference?
Net sale price average	\$292,369	\$333,100	\$365,459	\$418,608	\$352,703	by design
Net price per SF average	\$183	\$211	\$169	\$167	\$182	unclear
Living area average	1,712	1,591	2,222	2,555	2,025	✓ large
Year built median	2002	2016	2018	2018	2016	✓ large

3.10 The numbers: selling

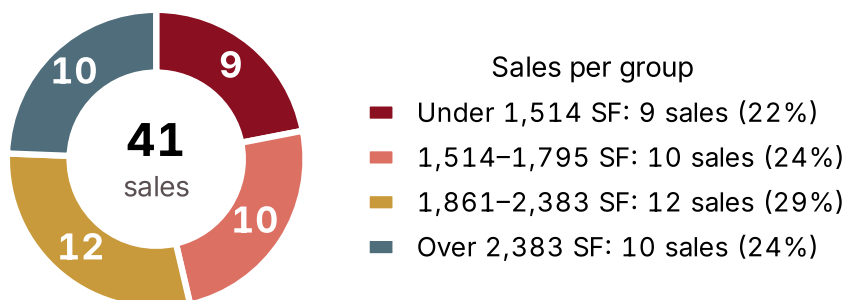
	Under \$322K 10 sales	\$322K– \$346K 10 sales	\$350K– \$377K 11 sales	Over \$377K 10 sales	All 41 sales	Real difference?
Days on market median	68	20	40	26	38	unclear
Discount from original list average	10.0%	4.3%	5.7%	5.3%	6.3%	unclear
Price cut before sale	70%	20%	27%	50%	41%	unclear
Seller paid closing costs or repairs	70%	80%	73%	90%	78%	unclear
Has a view	10%	10%	9%	20%	12%	unclear

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

4. Quartiles by living area

Resale homes · 41 sales · October 26, 2025 – October 25, 2026

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



Bottom line

- Homes over 2,383 SF sell for about \$77 per SF (35%) less than homes under 1,514 SF.
- Homes over 2,383 SF sell for about \$99K (33%) more than homes under 1,514 SF.

4.1 Key differences

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

■ Under 1,514 SF ■ 1,514–1,795 SF ■ 1,861–2,383 SF ■ Over 2,383 SF

Larger homes Over 2,383 SF

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

Smaller homes Under 1,514 SF

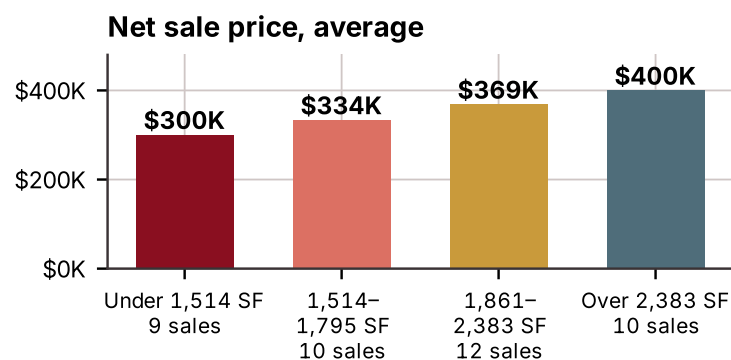
- Sell for more per square foot.
- Sell for much less.

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 1,514 SF	1,514–1,795 SF	1,861–2,383 SF	Over 2,383 SF	Real difference?
Net sale price	\$300K Lowest	\$334K	\$369K	\$400K Highest	✓ large
Net price per SF	\$221 per SF Highest	\$199 per SF	\$171 per SF	\$144 per SF Lowest	✓ large
Year built	2002	2018	2018	2016	unclear
Days on market	30 days	17 days	56 days	78 days	unclear
Discount from original list	5.9%	5.4%	6.2%	7.8%	unclear
Price cut before sale	44%	30%	42%	50%	unclear
Seller paid closing costs or repairs	89%	70%	83%	70%	unclear
Has a view	11%	10%	17%	10%	unclear

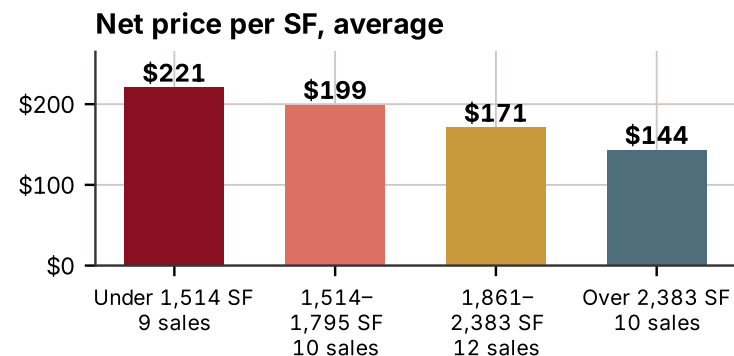
4.3 Homes over 2,383 SF sell for about \$99K (33%) more than homes under 1,514 SF



The average is **\$400K** for homes over 2,383 SF and **\$300K** for homes under 1,514 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference · large**

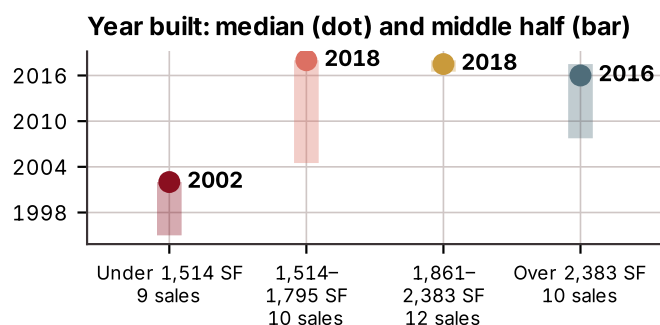
4.4 Homes over 2,383 SF sell for about \$77 per SF (35%) less than homes under 1,514 SF



The average is **\$144 per SF** for homes over 2,383 SF and **\$221 per SF** for homes under 1,514 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference · large**

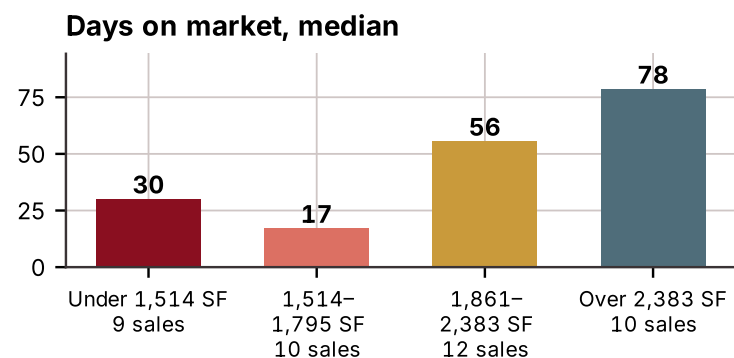
4.5 Year built: no clear difference



The median is **2016** for homes over 2,383 SF and **2002** for homes under 1,514 SF. It does not move in a straight line; homes 1,514–1,795 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

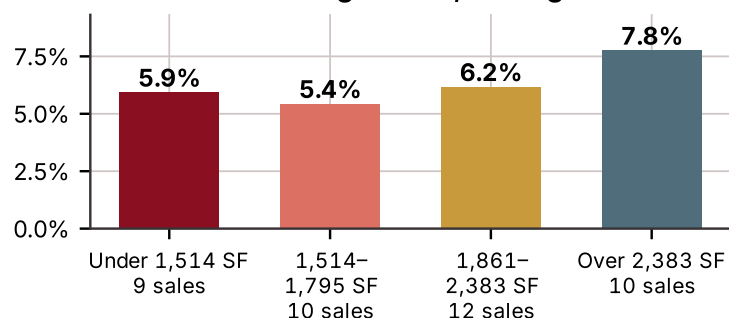


The median is **78 days** for homes over 2,383 SF and **30 days** for homes under 1,514 SF. It does not move in a straight line; homes over 2,383 SF are highest. Defined in 8.1.5.

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

4.7 Discount from original list: no clear difference

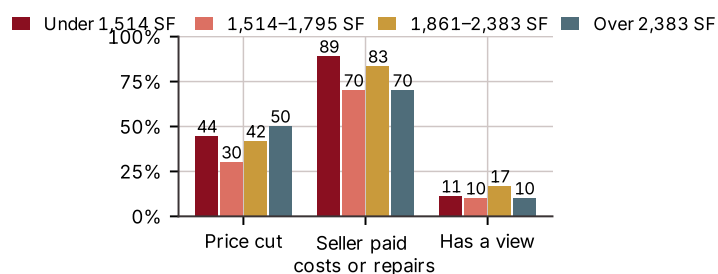
Discount from original list, average



The average is 7.8% for homes over 2,383 SF and 5.9% for homes under 1,514 SF. It does not move in a straight line; homes over 2,383 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 2,383 SF had a price cut before sale, against 44% of homes under 1,514 SF. Defined in 8.1.7.
- 70% of homes over 2,383 SF had the seller pay closing costs or repairs, against 89% of homes under 1,514 SF. Defined in 8.1.8.
- 10% of homes over 2,383 SF have a view, against 11% of homes under 1,514 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 1,514 SF 9 sales	1,514–1,795 SF 10 sales	1,861–2,383 SF 12 sales	Over 2,383 SF 10 sales	All 41 sales	Real difference?
Net sale price average	\$300,476	\$333,533	\$368,525	\$399,890	\$352,703	✓ large
Net price per SF average	\$221	\$199	\$171	\$144	\$182	✓ large
Living area average	1,363	1,681	2,176	2,784	2,025	by design
Year built median	2002	2018	2018	2016	2016	unclear

4.10 The numbers: selling

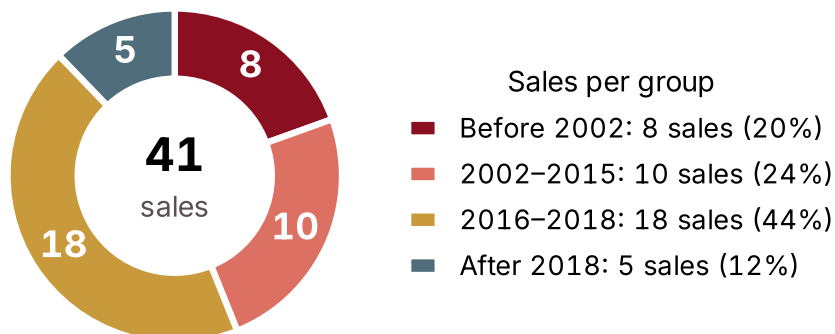
	Under 1,514 SF 9 sales	1,514–1,795 SF 10 sales	1,861–2,383 SF 12 sales	Over 2,383 SF 10 sales	All 41 sales	Real difference?
Days on market median	30	17	56	78	38	unclear
Discount from original list average	5.9%	5.4%	6.2%	7.8%	6.3%	unclear
Price cut before sale	44%	30%	42%	50%	41%	unclear
Seller paid closing costs or repairs	89%	70%	83%	70%	78%	unclear
Has a view	11%	10%	17%	10%	12%	unclear

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

5. Quartiles by year built

Resale homes · 41 sales · October 26, 2025 – October 25, 2026

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



Bottom line

- Homes built after 2018 sell for about \$53K (17%) more than homes built before 2002.
- Homes built after 2018 are about 90 SF (6%) larger than homes built before 2002.

5.1 Key differences

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

Before 2002 2002–2015 2016–2018 After 2018

Newer homes After 2018

- Sell for much more.
- Are much larger.

Older homes Before 2002

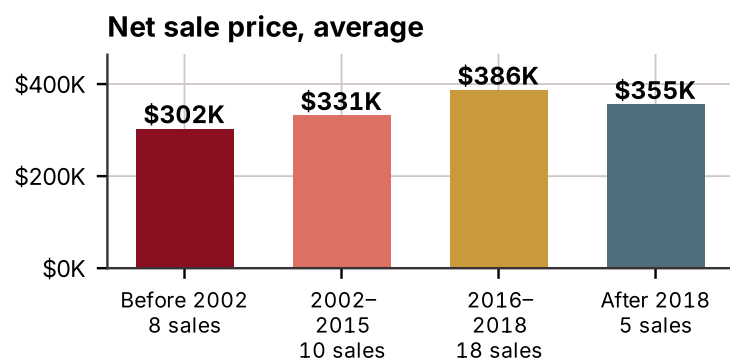
- Sell for much less.
- Are much smaller.

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 2002	2002–2015	2016–2018	After 2018	Real difference?
Net sale price	\$302K Lowest	\$331K	\$386K Highest	\$355K	✓ large
Net price per SF	\$195 per SF	\$181 per SF	\$169 per SF	\$213 per SF	unclear
Living area	1,584 SF Smallest	1,972 SF	2,348 SF Largest	1,677 SF	✓ large
Days on market	16 days	68 days	60 days	24 days	unclear
Discount from original list	7.8%	6.3%	7.0%	1.7%	unclear
Price cut before sale	38%	40%	50%	20%	unclear
Seller paid closing costs or repairs	75%	70%	83%	80%	unclear
Has a view	12%	0%	11%	40%	unclear

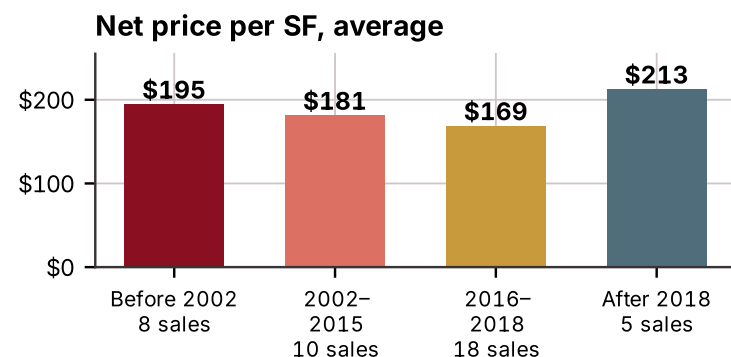
5.3 Homes built after 2018 sell for about \$53K (17%) more than homes built before 2002



The average is \$355K for homes built after 2018 and \$302K for homes built before 2002. It does not move in a straight line; homes built 2016–2018 are highest. Defined in 8.1.1.

✓ Real difference · large

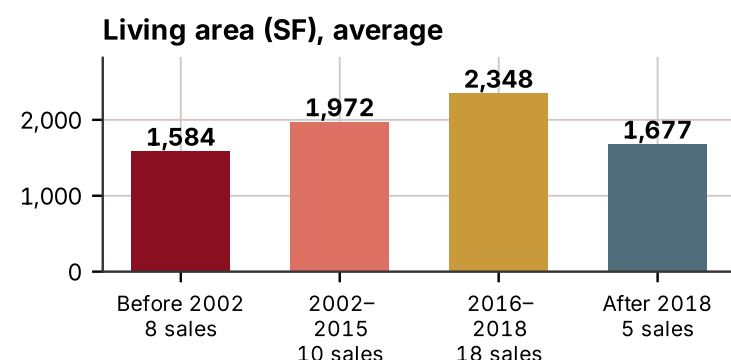
5.4 Net price per SF: no clear difference



The average is **\$213 per SF** for homes built after 2018 and **\$195 per SF** for homes built before 2002. It does not move in a straight line; homes built after 2018 are highest. Defined in 8.1.2.

– No clear difference · could be chance

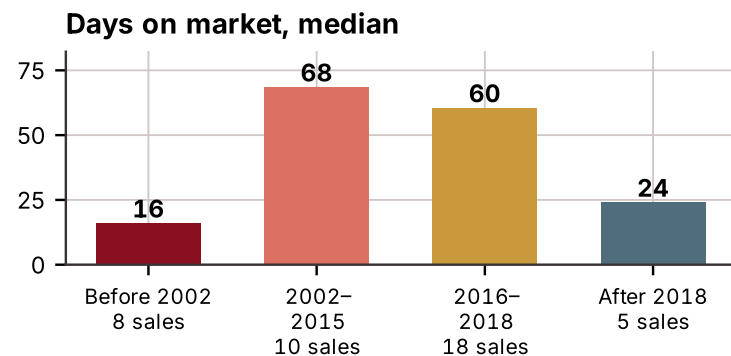
5.5 Homes built after 2018 are about 90 SF (6%) larger than homes built before 2002



The average is **1,677 SF** for homes built after 2018 and **1,584 SF** for homes built before 2002. It does not move in a straight line; homes built 2016–2018 are highest. Defined in 8.1.3.

✓ Real difference · large

5.6 Days on market: no clear difference

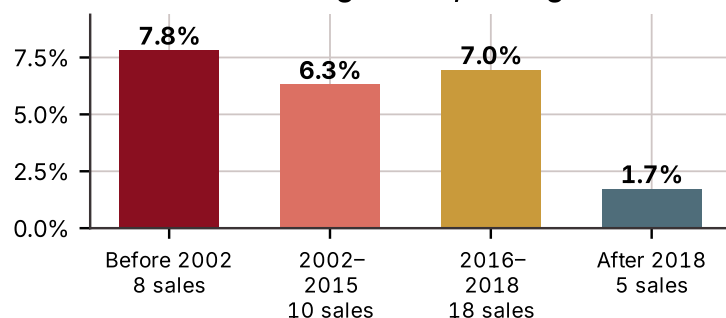


The median is **24 days** for homes built after 2018 and **16 days** for homes built before 2002. It does not move in a straight line; homes built 2002–2015 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

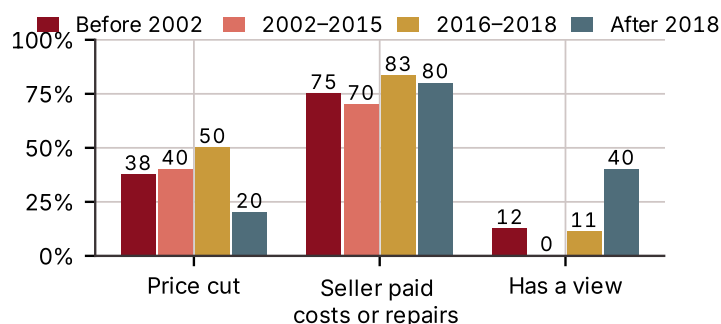
Discount from original list, average



The average is **1.7%** for homes built after 2018 and **7.8%** for homes built before 2002. It does not move in a straight line; homes built before 2002 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 20% of homes built after 2018 had a price cut before sale, against 38% of homes built before 2002. Defined in 8.1.7.
- 80% of homes built after 2018 had the seller pay closing costs or repairs, against 75% of homes built before 2002. Defined in 8.1.8.
- 40% of homes built after 2018 have a view, against 12% of homes built before 2002. 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 2002 8 sales	2002–2015 10 sales	2016–2018 18 sales	After 2018 5 sales	All 41 sales	Real difference?
Net sale price average	\$302,494	\$331,074	\$386,354	\$355,153	\$352,703	✓ large
Net price per SF average	\$195	\$181	\$169	\$213	\$182	unclear
Living area average	1,584	1,972	2,348	1,677	2,025	✓ large
Year built median	1998	2002	2018	2019	2016	by design

5.10 The numbers: selling

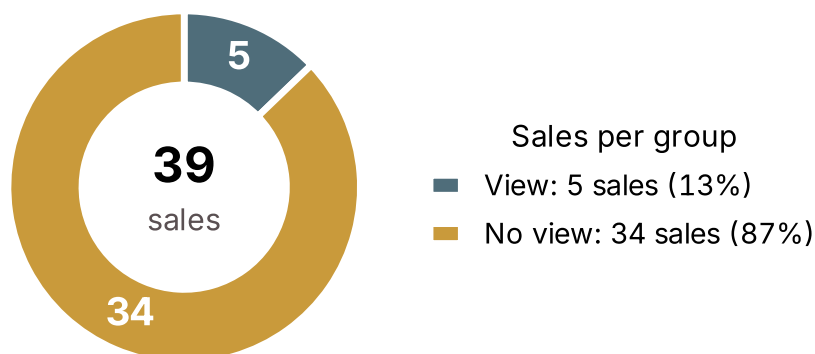
	Before 2002 8 sales	2002–2015 10 sales	2016–2018 18 sales	After 2018 5 sales	All 41 sales	Real difference?
Days on market median	16	68	60	24	38	unclear
Discount from original list average	7.8%	6.3%	7.0%	1.7%	6.3%	unclear
Price cut before sale	38%	40%	50%	20%	41%	unclear
Seller paid closing costs or repairs	75%	70%	83%	80%	78%	unclear
Has a view	12%	0%	11%	40%	12%	unclear

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

6. View and no view

Resale homes · 41 sales · October 26, 2025 – October 25, 2026

Sales where the MLS lists a view (greenbelt or park, trees, golf course, hill country, water and similar) against those listing none or only the neighborhood. 2 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

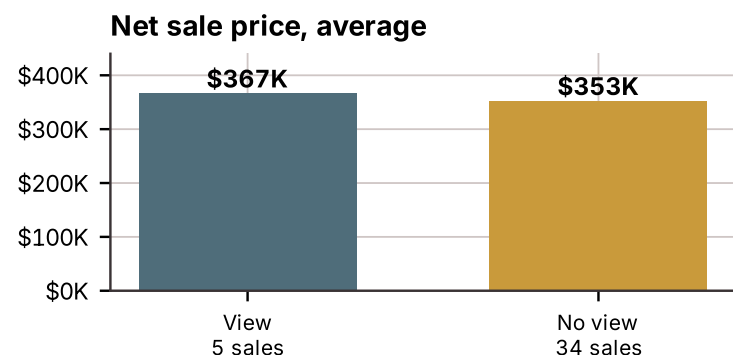
The top group against the bottom group: no measure differs enough to rule out chance.

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	\$367K	\$353K	unclear
Net price per SF	\$209 per SF	\$177 per SF	unclear
Living area	1,804 SF	2,079 SF	unclear
Year built	2018	2016	unclear
Days on market	13 days	52 days	unclear
Discount from original list	3.3%	6.8%	unclear
Price cut before sale	20%	44%	unclear
Seller paid closing costs or repairs	80%	76%	unclear

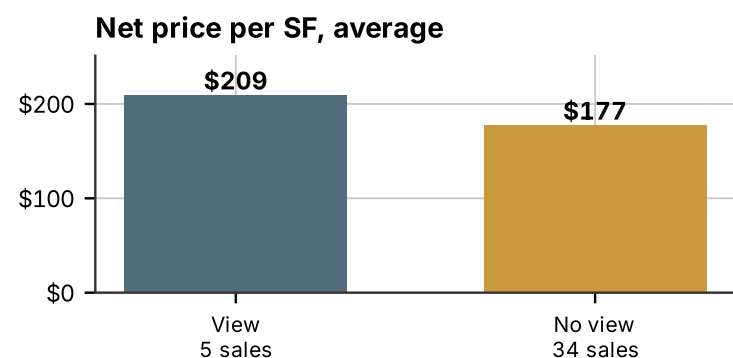
6.3 Net sale price: no clear difference



The average is **\$367K** for homes with a view and **\$353K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

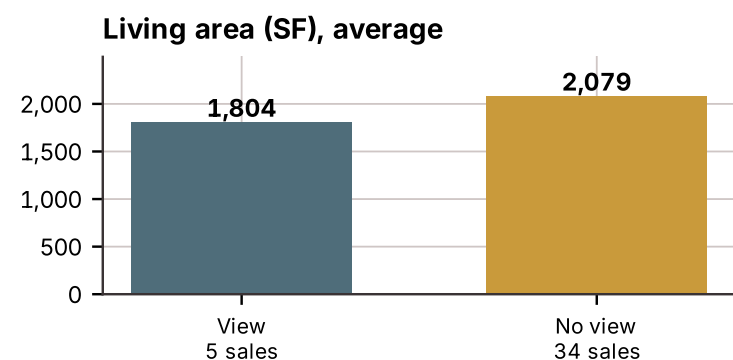
6.4 Net price per SF: no clear difference



The average is **\$209 per SF** for homes with a view and **\$177 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

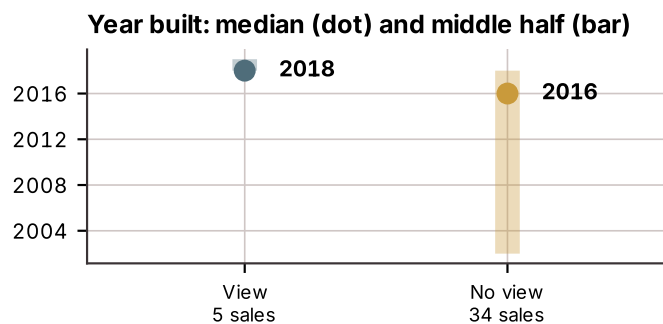
6.5 Living area: no clear difference



The average is **1,804 SF** for homes with a view and **2,079 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

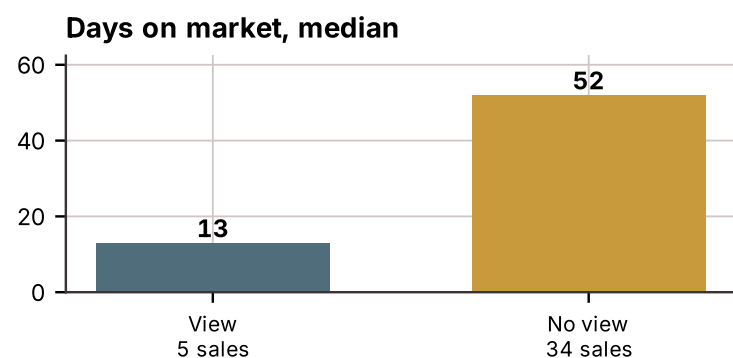
6.6 Year built: no clear difference



The median is **2018** for homes with a view and **2016** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

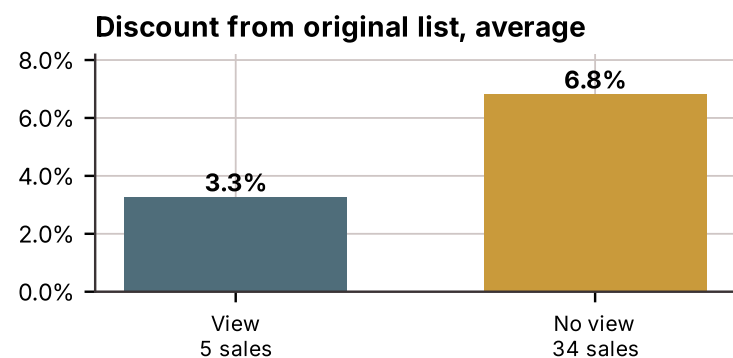
6.7 Days on market: no clear difference



The median is **13 days** for homes with a view and **52 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

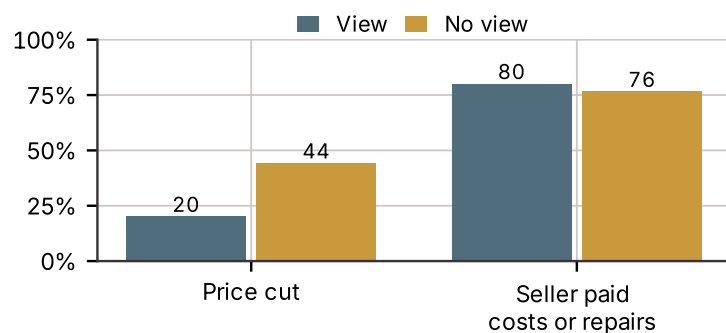
6.8 Discount from original list: no clear difference



The average is **3.3%** for homes with a view and **6.8%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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 44% 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 76% 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 34 sales	All 39 sales	Real difference?
Net sale price average	\$366,643	\$352,655	\$354,448	unclear
Net price per SF average	\$209	\$177	\$181	unclear
Living area average	1,804	2,079	2,044	unclear
Year built median	2018	2016	2016	unclear

6.11 The numbers: selling

	View 5 sales	No view 34 sales	All 39 sales	Real difference?
Days on market median	13	52	38	unclear
Discount from original list average	3.3%	6.8%	6.4%	unclear
Price cut before sale	20%	44%	41%	unclear
Seller paid closing costs or repairs	80%	76%	77%	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.

7. New construction

Basic statistics · 2 sales · October 26, 2025 – October 25, 2026

Homes sold new by the builder in the same 365 days. They are left out of every other section and shown here as basic figures only: 2 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 Springfield.

Measure	Average	Median
Sales		2
Net sale price	\$423,725	\$423,725
Net price per SF	\$163	\$163
Living area (SF)	2,592	2,592
Days on market	52	52
Discount from original list	11.7%	11.7%
Price cut before sale		100% of sales
Seller paid closing costs or repairs		50% of sales
Year built		2025–2025

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

8. Appendix

Measures, methods and tests

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

8.1 Measures

8.1.1 Net sale price

In simple terms	What the seller actually kept: the closing price, less money the seller gave back to the buyer for closing costs or repairs. It is the truest price for comparing homes.
Statistically	$\text{Net} = \text{ClosePrice} - \text{ACTRIS_BuyersClsgCostPdbbySell} - \text{ACTRIS_RepairsAmount}$ (a blank counts as \$0). Summarized by the arithmetic mean in the slices.
The data	41 resale sales. Average \$352,703; median \$350,000; standard deviation \$53,506; middle half (25th–75th percentile) \$322,000–\$376,700; lowest \$256,170, highest \$552,900. 32 sales had a seller payment; their median payment was \$7,250.

8.1.2 Net price per SF

In simple terms	Net sale price divided by the heated and cooled square feet. It puts homes of different sizes on the same footing: did buyers pay more for each square foot, not just for more square feet?
Statistically	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	41 resale sales. Average \$182; median \$187; standard deviation \$35; middle half (25th–75th percentile) \$156–\$209; lowest \$114, highest \$244.

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	41 resale sales. Average 2,025; median 1,861; standard deviation 563; middle half (25th–75th percentile) 1,514–2,383; lowest 1,231, highest 3,549.

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	41 resale sales. Average 2011; median 2016; standard deviation 9; middle half (25th–75th percentile) 2002–2018; lowest 1987, highest 2019.

8.1.5 Days on market

In simple terms	How many days the home was on the market before the buyer's offer was accepted, counting any earlier listing periods (relists). This is the days on market agents and clients quote.
Statistically	$CDOM = \max(\text{CumulativeDaysOnMarket}, \text{DaysOnMarket}, \text{PurchaseContractDate} - \text{ListingContractDate})$. The MLS counter can freeze at a price change, so the contract - date gap is a floor. Summarized by the median, because a few homes that sat for months pull an average up.
The data	41 resale sales. Average 57; median 38; standard deviation 55; middle half (25th–75th percentile) 12–86; lowest 2, highest 220. 0 sales went under contract on their listing date (0 days).

8.1.6 Discount from original list

In simple terms	How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price.
Statistically	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	41 resale sales. Average 6.3%; median 6.2%; standard deviation 5.5%; middle half (25th–75th percentile) 2.8%–9.0%; lowest –3.4%, highest 23.5%. 4 sales closed above their first asking price.

8.1.7 Price cut before sale

In simple terms	The asking price was lowered at least once before the home went under contract.
Statistically	Indicator: $\text{ListPrice at close} < \text{OriginalListPrice}$. Reported as the share of sales (%).
The data	17 of 41 resale sales (41.5%).

8.1.8 Seller paid closing costs or repairs

In simple terms	The seller paid some of the buyer's closing costs or repairs.
Statistically	Indicator: $\text{ACTRIS_BuyersClsgCostPdbySell} + \text{ACTRIS_RepairsAmount} > 0$. Reported as the share of sales (%).
The data	32 of 41 resale sales (78.0%).

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	5 sales with a view, 34 without, 2 unclassified. Most common View entries: None 21, Neighborhood 15, Trees/Woods 3, Park/Greenbelt 2, See Remarks 2, Pasture 1.

8.2 Methods

8.2.1 Data source

In simple terms	Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.
Statistically	Bridge Interactive RESO Web API (OData), ABOR dataset, every field returned. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of "springfield" (case-insensitive). A record is kept when its subdivision name belongs to the Springfield family, the same rule comparable sales use.
The data	Pulled October 26, 2026: 43 closed Springfield records over the prior year, in ZIP 78744, 78747. 16 subdivision spellings kept, the most common: Springfield Sec 7 (6); Springfield Sec 01 (6); Springfield Sec 2 (4); Springfield Ph B Sec 01 (4); Springfield Ph C (4); Springfield (3); Springfield Sec 9 (3); Springfield Sec 8B (3); Springfield Sec 5 (2); Springfield Sec 3 (2); Springfield Ph B Sec 04 (1); Springfield Section 9 (1); and 4 more (4 records). Names found by the search but not part of Springfield, left out: Vista Point (Springfield) (1); Springfield Reserve at McKinney Falls (1); Springfield PHS C SUBD (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 15 resale sales here (under 80), so the full year is used.
Statistically	CloseDate from October 26, 2025 to October 25, 2026 inclusive.
The data	43 single-family sales in the window: 41 resale, 2 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	41 resale; 2 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.

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 \$322K".
Statistically	Sort by the slicing variable; cut k sits at $\text{round}(nk/4)$, $k = 1 \dots 3$. A cut that would split tied values moves to the nearer edge of the tie. A group under 3 sales merges into its smaller neighbor. Range names use the next group's lowest value ("Under") and the previous group's highest value ("Over"/"After").
The data	Quartiles by net sale price: Under \$322K: \$256,170–\$319,950 (10 sales); \$322K–\$346K: \$322,000–\$346,500 (10 sales); \$350K–\$377K: \$350,000–\$376,700 (11 sales); Over \$377K: \$379,000–\$552,900 (10 sales) Quartiles by living area: Under 1,514 SF: 1,231–1,511 SF (9 sales); 1,514–1,795 SF: 1,514–1,795 SF (10 sales); 1,861–2,383 SF: 1,861–2,383 SF (12 sales); Over 2,383 SF: 2,456–3,549 SF (10 sales) Quartiles by year built: Before 2002: 1987–2001 (8 sales); 2002–2015: 2002–2015 (10 sales); 2016–2018: 2016–2018 (18 sales); After 2018: 2019–2019 (5 sales) View and no view: View: MLS lists a view (5 sales); No view: None or Neighborhood (34 sales)

8.2.6 Average and median

In simple terms	The average adds the values and divides by how many; one very expensive home can pull it up. The median is the middle value, with half above and half below.
Statistically	Mean $\bar{x} = (1/n) \sum x_i$; median = 50th percentile. Price, price per SF, living area and discount use the mean; days on market and year built use the median (skewed or whole-year values).
The data	Net sale price: average \$352,703, median \$350,000. Days on market: average 57, median 38: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

In simple terms	Checks whether a measure really differs across the four groups of a slice. It uses each sale's rank, not its value, so a few extreme sales cannot drive the answer.
Statistically	$H = [12/(n(n+1))] \sum R_j^2/n_j - 3(n+1)$, compared with χ^2 on $k - 1$ degrees of freedom (Kruskal & Wallis, 1952). Effect size $\epsilon^2 = H/(n - 1)$: $\geq .01$ small, $\geq .06$ medium, $\geq .14$ large (Tomczak & Tomczak, 2014). A slice is tested only when every group has at least 5 sales; smaller groups are described, not tested.
The data	Run on every measure in sections 3–5; each result is in 8.3.

8.2.8 Mann–Whitney U test

In simple terms	The same check when there are only two groups: view against no view.
Statistically	Two-sided U test (Mann & Whitney, 1947). Effect size = rank-biserial correlation $ 1 - 2U/(n_1n_2) $: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Kerby, 2014; Cohen, 1988).
The data	Run on every measure in section 6; results in 8.3.

8.2.9 Chi-square test

In simple terms	Checks whether a yes/no share (price cut, seller payment, view) differs between groups more than chance would.
Statistically	Pearson χ^2 on the $2 \times k$ table of counts, no continuity correction (Pearson, 1900). Effect size Cramér's $V = \sqrt{(\chi^2/n)}$: $\geq .10$ small, $\geq .30$ medium, $\geq .50$ large (Cramér, 1946).
The data	Run on the three shares in every slice; results in 8.3.

8.2.10 Real difference (significance)

In simple terms	"Real difference" means a gap this large would be very unlikely if the groups were really alike. Because many measures are checked in each slice, the bar is set higher than usual.
Statistically	Significant when $p < 0.05 \div m$, where m is the number of measures tested in that slice (Bonferroni; Dunn, 1961). The slicing variable itself differs by design and is not tested.
The data	Quartiles by net sale price: $m = 8$, threshold $p < 0.0063$; Quartiles by living area: $m = 8$, threshold $p < 0.0063$; Quartiles by year built: $m = 8$, threshold $p < 0.0063$; 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	6 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms	Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.
Statistically	Prices in headings round to the nearest \$1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.
The data	Days on market is always shown in days.

8.3 Test results

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

8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal-Wallis	$H = 10.38$	3	0.0156	$p < 0.0063$	Unclear	$\epsilon^2 = 0.260$	large
Living area	Kruskal-Wallis	$H = 20.76$	3	0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.519$	large
Year built	Kruskal-Wallis	$H = 14.46$	3	0.0023	$p < 0.0063$	Yes	$\epsilon^2 = 0.362$	large
Days on market	Kruskal-Wallis	$H = 6.05$	3	0.1090	$p < 0.0063$	Unclear	$\epsilon^2 = 0.151$	large
Discount from original list	Kruskal-Wallis	$H = 5.13$	3	0.1628	$p < 0.0063$	Unclear	$\epsilon^2 = 0.128$	medium
Price cut before sale	Chi-square	$\chi^2 = 6.47$	3	0.0910	$p < 0.0063$	Unclear	Cramér's $V = 0.397$	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.42$	3	0.7018	$p < 0.0063$	Unclear	Cramér's $V = 0.186$	small
Has a view	Chi-square	$\chi^2 = 0.76$	3	0.8595	$p < 0.0063$	Unclear	Cramér's $V = 0.136$	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	$H = 21.05$	3	0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.526$	large
Net price per SF	Kruskal-Wallis	$H = 27.00$	3	< 0.0001	$p < 0.0063$	Yes	$\epsilon^2 = 0.675$	large
Year built	Kruskal-Wallis	$H = 8.99$	3	0.0294	$p < 0.0063$	Unclear	$\epsilon^2 = 0.225$	large
Days on market	Kruskal-Wallis	$H = 2.31$	3	0.5109	$p < 0.0063$	Unclear	$\epsilon^2 = 0.058$	small
Discount from original list	Kruskal-Wallis	$H = 1.96$	3	0.5810	$p < 0.0063$	Unclear	$\epsilon^2 = 0.049$	small
Price cut before sale	Chi-square	$\chi^2 = 0.87$	3	0.8315	$p < 0.0063$	Unclear	Cramér's $V = 0.146$	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.57$	3	0.6664	$p < 0.0063$	Unclear	Cramér's $V = 0.196$	small
Has a view	Chi-square	$\chi^2 = 0.32$	3	0.9555	$p < 0.0063$	Unclear	Cramér's $V = 0.089$	negligible

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 = 17.91	3	0.0005	p < 0.0063	Yes	$\epsilon^2 = 0.448$	large
Net price per SF	Kruskal-Wallis	H = 7.55	3	0.0563	p < 0.0063	Unclear	$\epsilon^2 = 0.189$	large
Living area	Kruskal-Wallis	H = 13.78	3	0.0032	p < 0.0063	Yes	$\epsilon^2 = 0.345$	large
Days on market	Kruskal-Wallis	H = 3.54	3	0.3153	p < 0.0063	Unclear	$\epsilon^2 = 0.089$	medium
Discount from original list	Kruskal-Wallis	H = 4.96	3	0.1750	p < 0.0063	Unclear	$\epsilon^2 = 0.124$	medium
Price cut before sale	Chi-square	$\chi^2 = 1.55$	3	0.6708	p < 0.0063	Unclear	Cramér's V = 0.194	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.73$	3	0.8671	p < 0.0063	Unclear	Cramér's V = 0.133	small
Has a view	Chi-square	$\chi^2 = 5.02$	3	0.1704	p < 0.0063	Unclear	Cramér's V = 0.350	medium

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 = 108.00	—	0.3445	p < 0.0063	Unclear	rank-biserial r = 0.271	small
Net price per SF	Mann-Whitney U	U = 132.00	—	0.0485	p < 0.0063	Unclear	rank-biserial r = 0.553	large
Living area	Mann-Whitney U	U = 66.00	—	0.4367	p < 0.0063	Unclear	rank-biserial r = 0.224	small
Year built	Mann-Whitney U	U = 120.00	—	0.1423	p < 0.0063	Unclear	rank-biserial r = 0.412	medium
Days on market	Mann-Whitney U	U = 37.00	—	0.0459	p < 0.0063	Unclear	rank-biserial r = 0.565	large
Discount from original list	Mann-Whitney U	U = 53.00	—	0.1857	p < 0.0063	Unclear	rank-biserial r = 0.376	medium
Price cut before sale	Chi-square	$\chi^2 = 1.05$	1	0.3060	p < 0.0063	Unclear	Cramér's V = 0.164	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.03$	1	0.8612	p < 0.0063	Unclear	Cramér's V = 0.028	negligible

8.4 Data notes

Left out of the analysis: 2 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 41 closed MLS resale sales; the 2 new - construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled October 26, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194 - BB · Diane Hart Alexander, Designated Broker, #574877 - B.