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Steiner Ranch

Austin, TX 78732

Resale homes · closed May 1 – Oct 27, 2026

Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate

Market Study · Resale Analysis

Version 2.4

October 28, 2026 · 6:48 AM CDT

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

RESALE SALES, 180 DAYS

99

single-family resale homes

MEDIAN NET SALE PRICE

\$835,000

average \$1,045,340

MEDIAN NET PRICE PER SF

\$270

average \$292

MEDIAN DAYS ON MARKET

41 days

average 65 days

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1. Summary

Resale homes · 99 sales · May 1, 2026 – October 27, 2026

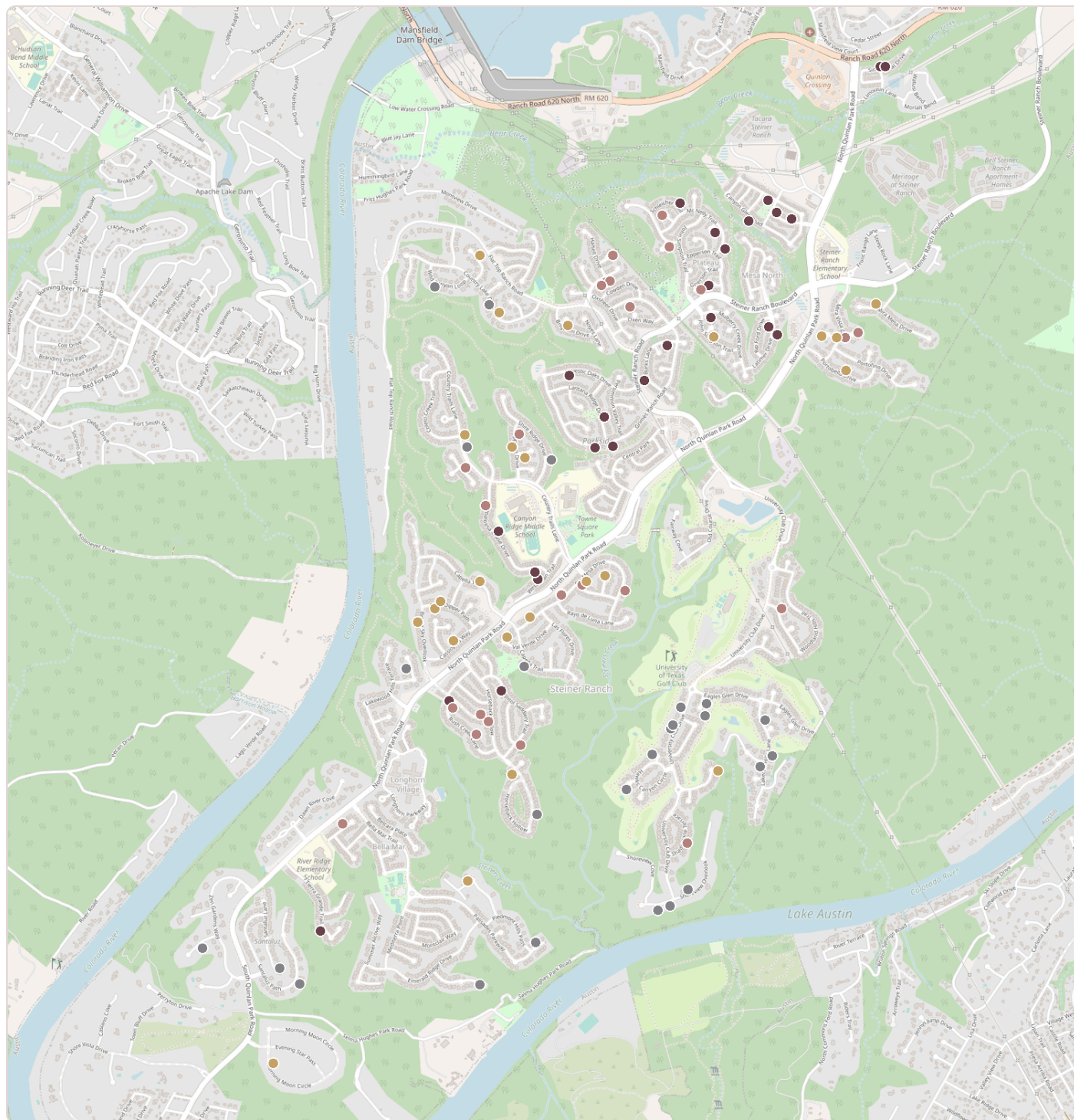
This study looks at the **99 resale homes** sold in Steiner Ranch in the **180 days** to October 27, 2026. New construction is left out and shown on its own in section 7. The homes are compared four ways: **by price**, **by living area**, **by year built** and **with or without a view**. The first three 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

99 resale homes · colored by price range

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

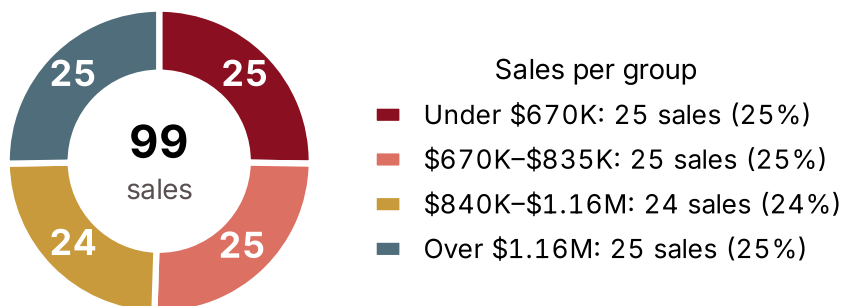


● Under \$670K · 25 sales ● \$670K-\$835K · 25 sales ● \$840K-\$1.16M · 24 sales ● Over \$1.16M · 25 sales

3. Quartiles by net sale price

Resale homes · 99 sales · May 1, 2026 – October 27, 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 \$1.16M are about 2,330 SF (98%) larger than homes under \$670K.
- Homes over \$1.16M sell for about \$123 per SF (50%) more than homes under \$670K.
- 92% of homes over \$1.16M have a view, against 72% of homes under \$670K.
- Homes over \$1.16M are about 9 years newer than homes under \$670K.

3.1 Key differences

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

■ Under \$670K ■ \$670K-\$835K ■ \$840K-\$1.16M ■ Over \$1.16M

Higher-priced homes Over \$1.16M

- Are much larger.
- Sell for more per square foot.
- Are more likely to have a view.
- Tend to be newer.

Lower-priced homes Under \$670K

- Are much smaller.
- Sell for less per square foot.
- Are less likely to have a view.
- Tend to be older.

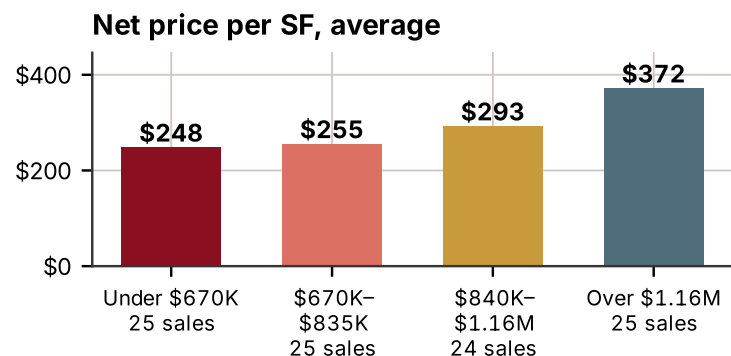
3.2 At a glance

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 \$670K	\$670K–\$835K	\$840K–\$1.16M	Over \$1.16M	Real difference?
Net price per SF	\$248 per SF Lowest	\$255 per SF	\$293 per SF	\$372 per SF Highest	✓ large
Living area	2,390 SF Smallest	3,020 SF	3,569 SF	4,721 SF Largest	✓ large
Year built	1999 Oldest	2003	2005	2008 Newest	✓ large
Days on market	34 days	38 days	34 days	70 days	unclear
Discount from original list	4.7%	7.4%	7.8%	7.4%	unclear
Price cut before sale	44%	56%	46%	52%	unclear
Seller paid closing costs or repairs	64%	60%	67%	56%	unclear
Has a view	72%	36% Fewest	75%	92% Most	✓ medium

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 Homes over \$1.16M sell for about \$123 per SF (50%) more than homes under \$670K

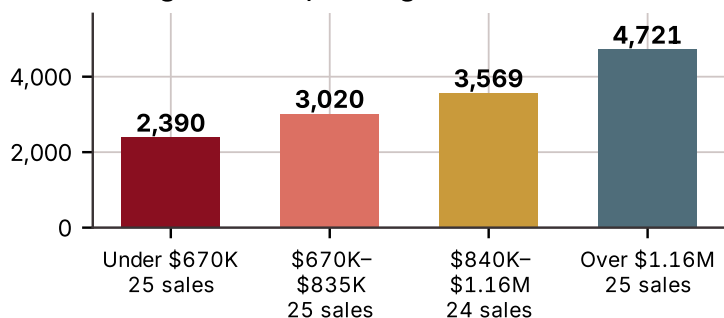


The average is **\$372 per SF** for homes over \$1.16M and **\$248 per SF** for homes under \$670K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

3.4 Homes over \$1.16M are about 2,330 SF (98%) larger than homes under \$670K

Living area (SF), average

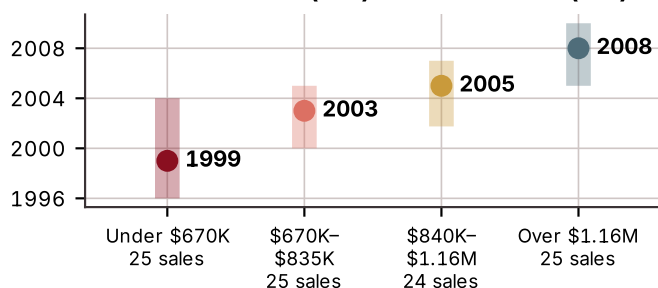


The average is **4,721 SF** for homes over \$1.16M and **2,390 SF** for homes under \$670K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ Real difference · large

3.5 Homes over \$1.16M are about 9 years newer than homes under \$670K

Year built: median (dot) and middle half (bar)

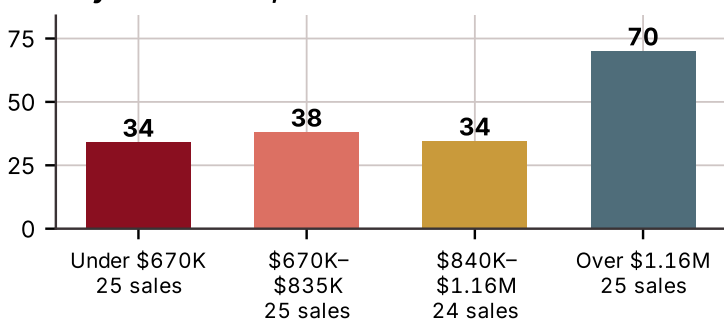


The median is **2008** for homes over \$1.16M and **1999** for homes under \$670K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ Real difference · large

3.6 Days on market: no clear difference

Days on market, median

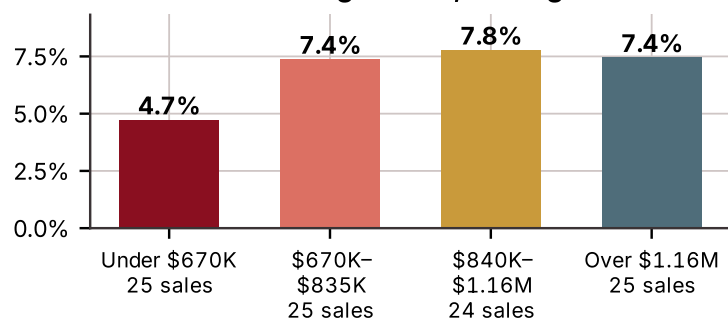


The median is **70 days** for homes over \$1.16M and **34 days** for homes under \$670K. It does not move in a straight line; homes over \$1.16M are highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Discount from original list: no clear difference

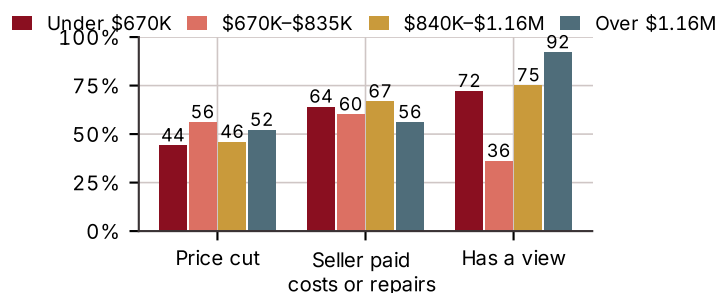
Discount from original list, average



The average is 7.4% for homes over \$1.16M and 4.7% for homes under \$670K. It does not move in a straight line; homes \$840K-\$1.16M 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.

- 52% of homes over \$1.16M had a price cut before sale, against 44% of homes under \$670K. Defined in 8.1.7.
- 56% of homes over \$1.16M had the seller pay closing costs or repairs, against 64% of homes under \$670K. Defined in 8.1.8.
- 92% of homes over \$1.16M have a view, against 72% of homes under \$670K. 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: ✓ Real difference · medium

3.9 The numbers: price and size

	Under \$670K 25 sales	\$670K-\$835K 25 sales	\$840K-\$1.16M 24 sales	Over \$1.16M 25 sales	All 99 sales	Real difference?
Net sale price average	\$584,253	\$758,552	\$1,039,516	\$1,798,808	\$1,045,340	by design
Net price per SF average	\$248	\$255	\$293	\$372	\$292	✓ large
Living area average	2,390	3,020	3,569	4,721	3,423	✓ large
Year built median	1999	2003	2005	2008	2005	✓ large

3.10 The numbers: selling

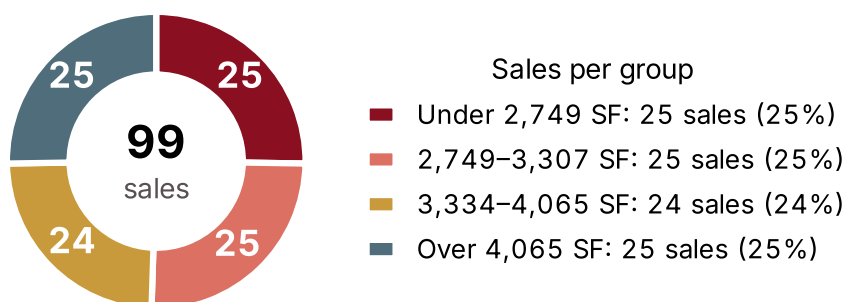
	Under \$670K 25 sales	\$670K– \$835K 25 sales	\$840K– \$1.16M 24 sales	Over \$1.16M 25 sales	All 99 sales	Real difference?
Days on market median	34	38	34	70	41	unclear
Discount from original list average	4.7%	7.4%	7.8%	7.4%	6.8%	unclear
Price cut before sale	44%	56%	46%	52%	49%	unclear
Seller paid closing costs or repairs	64%	60%	67%	56%	62%	unclear
Has a view	72%	36%	75%	92%	69%	✓ medium

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 · 99 sales · May 1, 2026 – October 27, 2026

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



Bottom line

- Homes over 4,065 SF sell for about \$1.17M (193%) more than homes under 2,749 SF.
- 92% of homes over 4,065 SF have a view, against 68% of homes under 2,749 SF.
- Homes over 4,065 SF sell for about \$97 per SF (36%) more than homes under 2,749 SF.
- Homes over 4,065 SF are about 9 years newer than homes under 2,749 SF.

4.1 Key differences

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

■ Under 2,749 SF ■ 2,749–3,307 SF ■ 3,334–4,065 SF ■ Over 4,065 SF

Larger homes Over 4,065 SF

- Sell for much more.
- Are more likely to have a view.
- Sell for more per square foot.
- Tend to be newer.
- Take longer to sell.

Smaller homes Under 2,749 SF

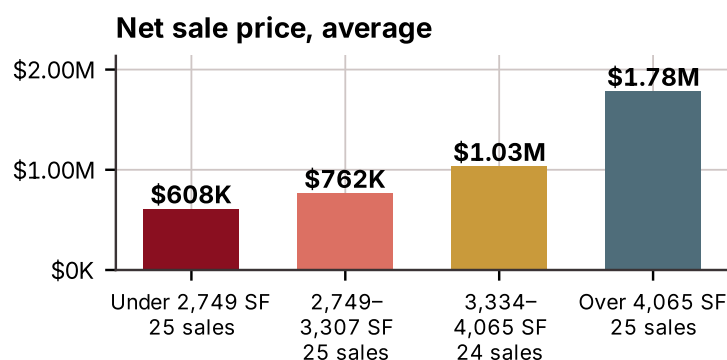
- Sell for much less.
- Are less likely to have a view.
- Sell for less per square foot.
- Tend to be older.
- Sell faster.

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 2,749 SF	2,749–3,307 SF	3,334–4,065 SF	Over 4,065 SF	Real difference?
Net sale price	\$608K Lowest	\$762K	\$1.03M	\$1.78M Highest	✓ large
Net price per SF	\$267 per SF	\$252 per SF Lowest	\$284 per SF	\$365 per SF Highest	✓ large
Year built	1999 Oldest	2000	2005	2008 Newest	✓ large
Days on market	34 days	28 days Fastest	54 days	76 days Slowest	✓ medium
Discount from original list	5.9%	5.2%	7.9%	8.2%	unclear
Price cut before sale	48%	40%	54%	56%	unclear
Seller paid closing costs or repairs	56%	72%	62%	56%	unclear
Has a view	68%	40% Fewest	75%	92% Most	✓ medium

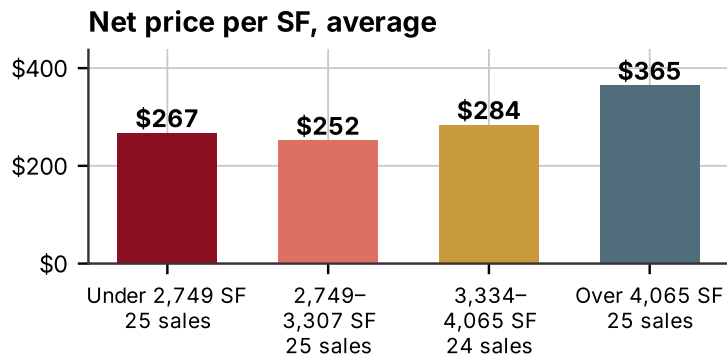
4.3 Homes over 4,065 SF sell for about \$1.17M (193%) more than homes under 2,749 SF



The average is **\$1.78M** for homes over 4,065 SF and **\$608K** for homes under 2,749 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

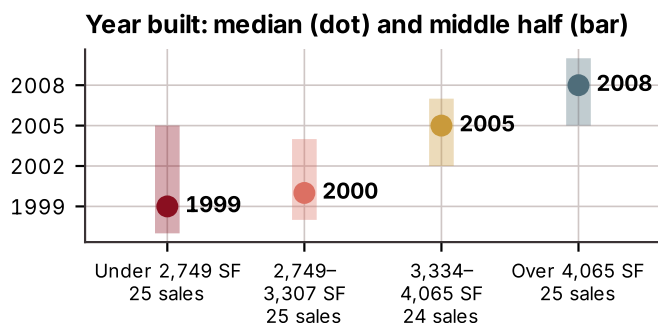
4.4 Homes over 4,065 SF sell for about \$97 per SF (36%) more than homes under 2,749 SF



The average is **\$365 per SF** for homes over 4,065 SF and **\$267 per SF** for homes under 2,749 SF. It does not move in a straight line; homes over 4,065 SF are highest. Defined in 8.1.2.

✓ Real difference · large

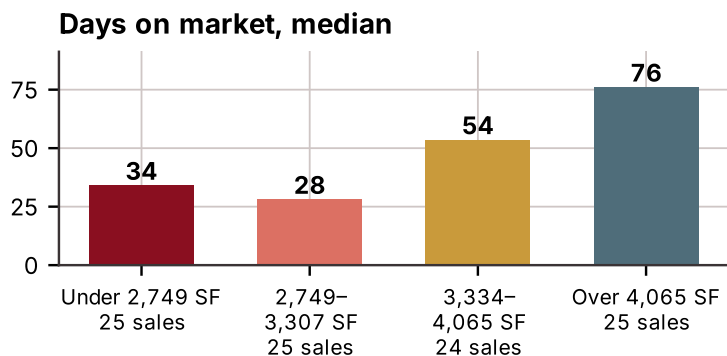
4.5 Homes over 4,065 SF are about 9 years newer than homes under 2,749 SF



The median is **2008** for homes over 4,065 SF and **1999** for homes under 2,749 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ Real difference · large

4.6 Homes over 4,065 SF take 42 days longer to sell than homes under 2,749 SF

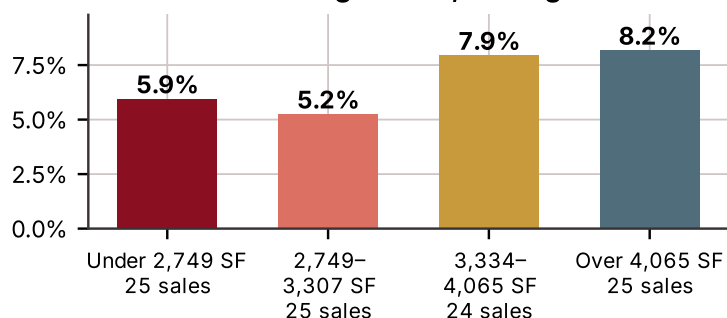


The median is **76 days** for homes over 4,065 SF and **34 days** for homes under 2,749 SF. It does not move in a straight line; homes over 4,065 SF are highest. Defined in 8.1.5.

✓ Real difference · medium

4.7 Discount from original list: no clear difference

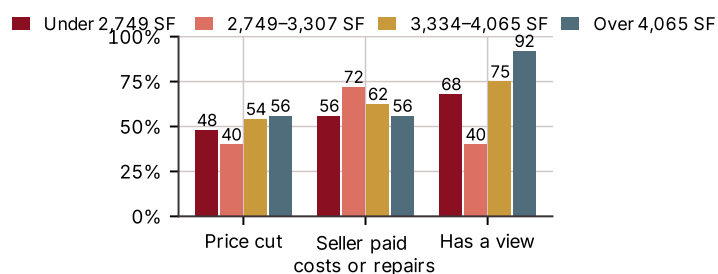
Discount from original list, average



The average is 8.2% for homes over 4,065 SF and 5.9% for homes under 2,749 SF. It does not move in a straight line; homes over 4,065 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.

- 56% of homes over 4,065 SF had a price cut before sale, against 48% of homes under 2,749 SF. Defined in 8.1.7.
- 56% of homes over 4,065 SF had the seller pay closing costs or repairs, against 56% of homes under 2,749 SF. Defined in 8.1.8.
- 92% of homes over 4,065 SF have a view, against 68% of homes under 2,749 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: ✓ Real difference · medium

4.9 The numbers: price and size

	Under 2,749 SF 25 sales	2,749–3,307 SF 25 sales	3,334–4,065 SF 24 sales	Over 4,065 SF 25 sales	All 99 sales	Real difference?
Net sale price average	\$607,553	\$762,183	\$1,030,746	\$1,780,296	\$1,045,340	✓ large
Net price per SF average	\$267	\$252	\$284	\$365	\$292	✓ large
Living area average	2,292	3,029	3,623	4,757	3,423	by design
Year built median	1999	2000	2005	2008	2005	✓ large

4.10 The numbers: selling

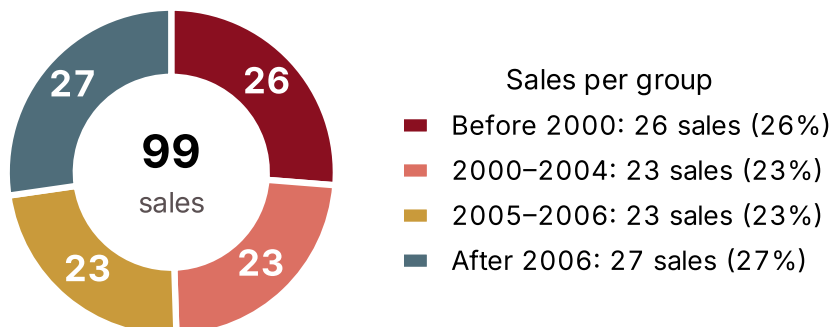
	Under 2,749 SF 25 sales	2,749–3,307 SF 25 sales	3,334–4,065 SF 24 sales	Over 4,065 SF 25 sales	All 99 sales	Real difference?
Days on market median	34	28	54	76	41	✓ medium
Discount from original list average	5.9%	5.2%	7.9%	8.2%	6.8%	unclear
Price cut before sale	48%	40%	54%	56%	49%	unclear
Seller paid closing costs or repairs	56%	72%	62%	56%	62%	unclear
Has a view	68%	40%	75%	92%	69%	✓ medium

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 · 99 sales · May 1, 2026 – October 27, 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

- 93% of homes built after 2006 have a view, against 58% of homes built before 2000.
- Homes built after 2006 sell for about \$96 per SF (37%) more than homes built before 2000.
- Homes built after 2006 sell for about \$779K (111%) more than homes built before 2000.
- Homes built after 2006 are about 1,290 SF (47%) larger than homes built before 2000.

5.1 Key differences

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

■ Before 2000 ■ 2000–2004 ■ 2005–2006 ■ After 2006

Newer homes After 2006

- Are more likely to have a view.
- Sell for more per square foot.
- Sell for much more.
- Are much larger.

Older homes Before 2000

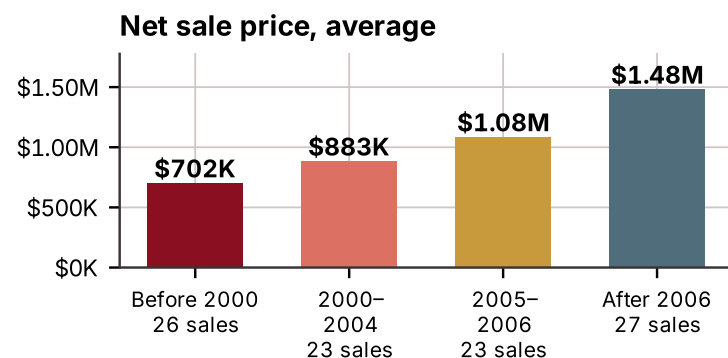
- Are less likely to have a view.
- Sell for less per square foot.
- Sell for much less.
- Are much smaller.

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 2000	2000–2004	2005–2006	After 2006	Real difference?
Net sale price	\$702K Lowest	\$883K	\$1.08M	\$1.48M Highest	✓ large
Net price per SF	\$257 per SF Lowest	\$263 per SF	\$288 per SF	\$353 per SF Highest	✓ large
Living area	2,720 SF Smallest	3,291 SF	3,663 SF	4,009 SF Largest	✓ large
Days on market	28 days	41 days	53 days	76 days	unclear
Discount from original list	4.3%	8.0%	7.3%	7.8%	unclear
Price cut before sale	35%	57%	61%	48%	unclear
Seller paid closing costs or repairs	58%	70%	35%	81%	unclear
Has a view	58%	48% Fewest	74%	93% Most	✓ medium

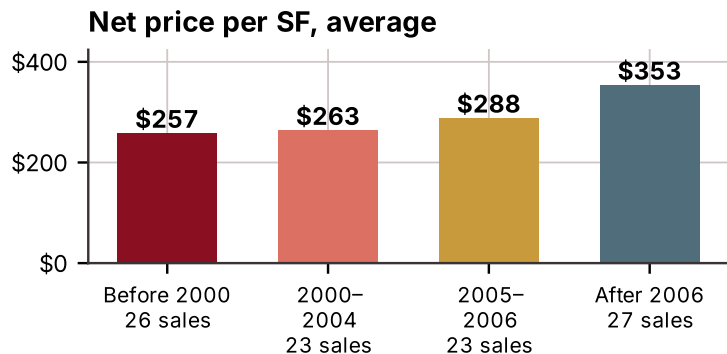
5.3 Homes built after 2006 sell for about \$779K (111%) more than homes built before 2000



The average is **\$1.48M** for homes built after 2006 and **\$702K** for homes built before 2000. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ Real difference · large

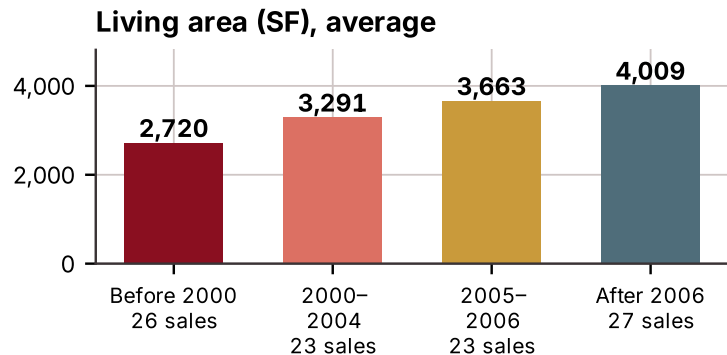
5.4 Homes built after 2006 sell for about \$96 per SF (37%) more than homes built before 2000



The average is **\$353 per SF** for homes built after 2006 and **\$257 per SF** for homes built before 2000. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference · large**

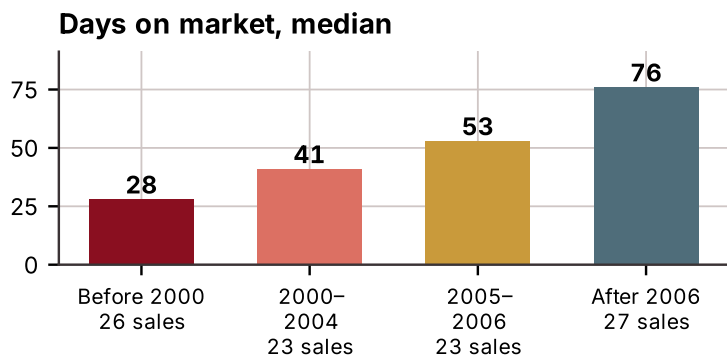
5.5 Homes built after 2006 are about 1,290 SF (47%) larger than homes built before 2000



The average is **4,009 SF** for homes built after 2006 and **2,720 SF** for homes built before 2000. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference · large**

5.6 Days on market: no clear difference

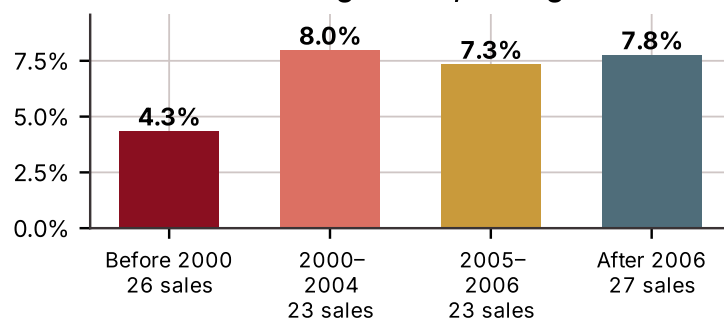


The median is **76 days** for homes built after 2006 and **28 days** for homes built before 2000. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

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

5.7 Discount from original list: no clear difference

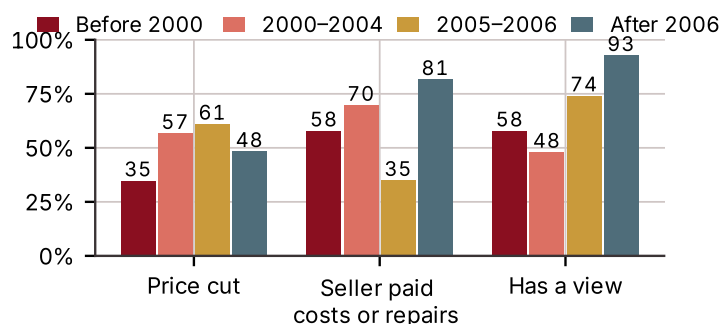
Discount from original list, average



The average is 7.8% for homes built after 2006 and 4.3% for homes built before 2000. It does not move in a straight line; homes built 2000–2004 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.

- 48% of homes built after 2006 had a price cut before sale, against 35% of homes built before 2000. Defined in 8.1.7.
- 81% of homes built after 2006 had the seller pay closing costs or repairs, against 58% of homes built before 2000. Defined in 8.1.8.
- 93% of homes built after 2006 have a view, against 58% of homes built before 2000. 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: ✓ Real difference · medium

5.9 The numbers: price and size

	Before 2000 26 sales	2000–2004 23 sales	2005–2006 23 sales	After 2006 27 sales	All 99 sales	Real difference?
Net sale price average	\$701,608	\$883,452	\$1,084,923	\$1,480,527	\$1,045,340	✓ large
Net price per SF average	\$257	\$263	\$288	\$353	\$292	✓ large
Living area average	2,720	3,291	3,663	4,009	3,423	✓ large
Year built median	1997	2003	2005	2010	2005	by design

5.10 The numbers: selling

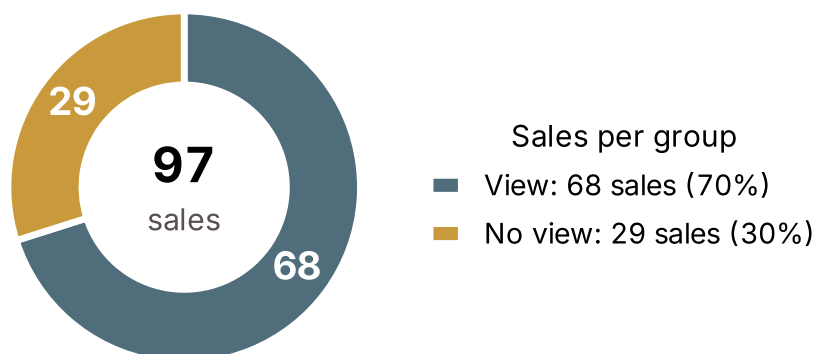
	Before 2000 26 sales	2000–2004 23 sales	2005–2006 23 sales	After 2006 27 sales	All 99 sales	Real difference?
Days on market median	28	41	53	76	41	unclear
Discount from original list average	4.3%	8.0%	7.3%	7.8%	6.8%	unclear
Price cut before sale	35%	57%	61%	48%	49%	unclear
Seller paid closing costs or repairs	58%	70%	35%	81%	62%	unclear
Has a view	58%	48%	74%	93%	69%	✓ medium

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 · 99 sales · May 1, 2026 – October 27, 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

- Homes with a view are about 4 years newer than homes without a view.
- Homes with a view sell about 2 percentage points further below their first asking price than homes without a view.
- Homes with a view are about 620 SF (21%) larger than homes without a view.
- Homes with a view sell for about \$45 per SF (17%) more than homes without a view.

6.1 Key differences

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

■ View ■ No view

Homes with a view MLS lists a view

- Tend to be newer.
- Sell further below their first asking price.
- Are larger.
- Sell for more per square foot.
- Sell for more.

Homes without a view no view listed

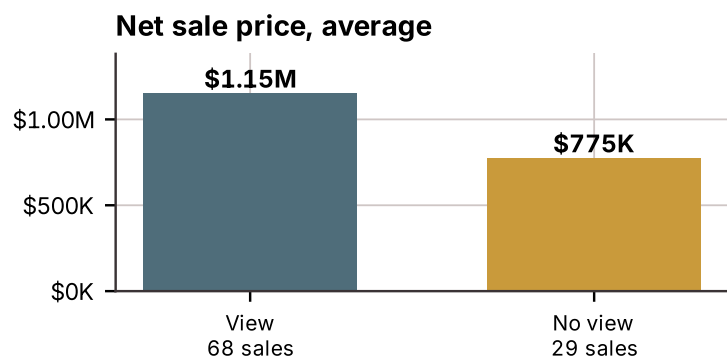
- Tend to be older.
- Sell closer to their first asking price.
- Are smaller.
- Sell for less per square foot.
- Sell for less.

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	\$1.15M Highest	\$775K Lowest	✓ medium
Net price per SF	\$305 per SF Highest	\$260 per SF Lowest	✓ medium
Living area	3,591 SF Largest	2,975 SF Smallest	✓ medium
Year built	2005 Newest	2001 Oldest	✓ medium
Days on market	51 days	28 days	unclear
Discount from original list	7.6% Biggest	5.1% Smallest	✓ medium
Price cut before sale	56%	34%	unclear
Seller paid closing costs or repairs	66%	52%	unclear

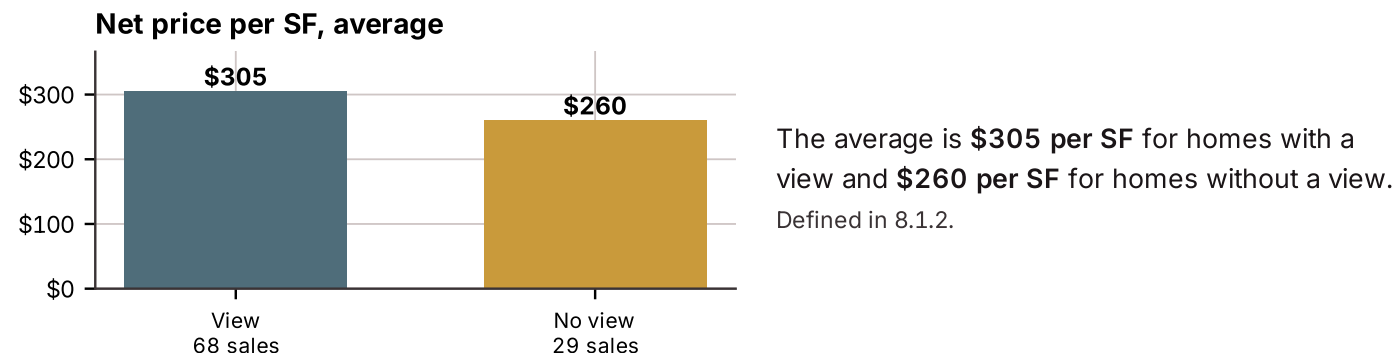
6.3 Homes with a view sell for about \$377K (49%) more than homes without a view



The average is **\$1.15M** for homes with a view and **\$775K** for homes without a view. Defined in 8.1.1.

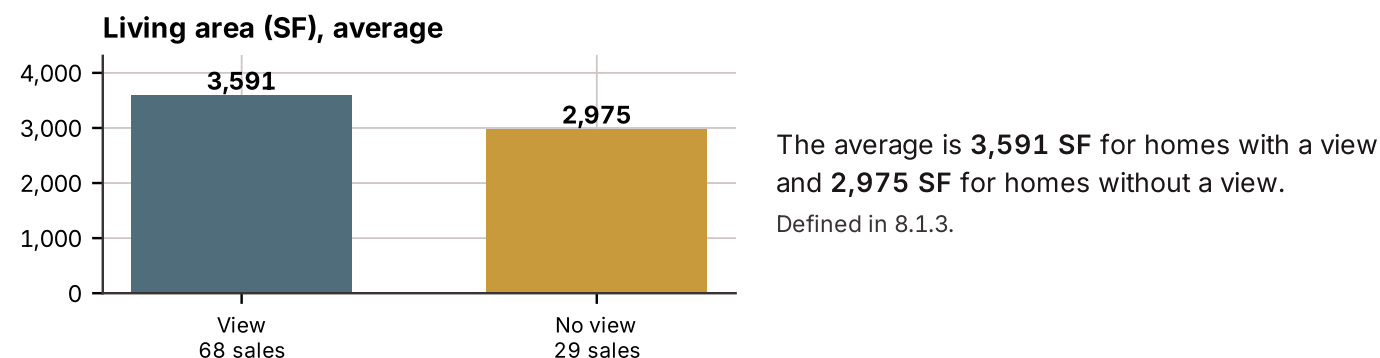
✓ **Real difference** · medium

6.4 Homes with a view sell for about \$45 per SF (17%) more than homes without a view



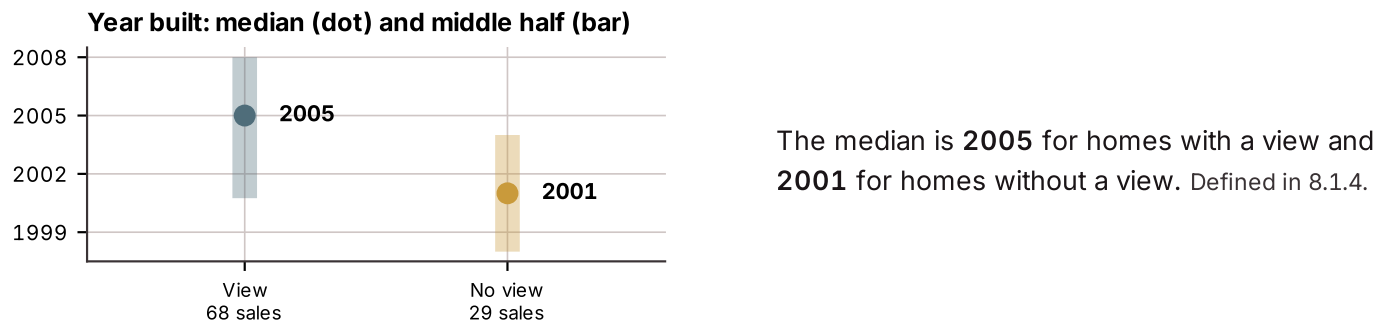
✓ **Real difference** · medium

6.5 Homes with a view are about 620 SF (21%) larger than homes without a view



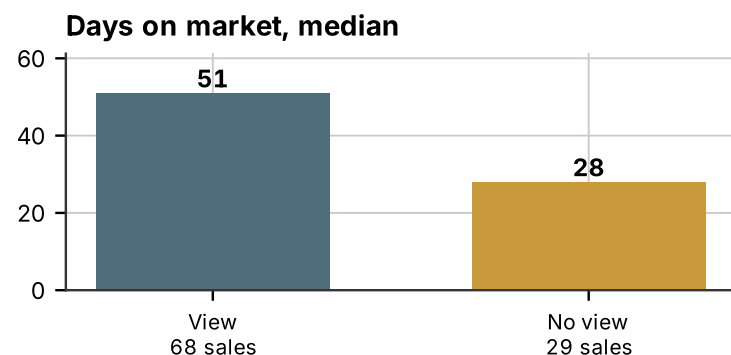
✓ **Real difference** · medium

6.6 Homes with a view are about 4 years newer than homes without a view



✓ **Real difference** · medium

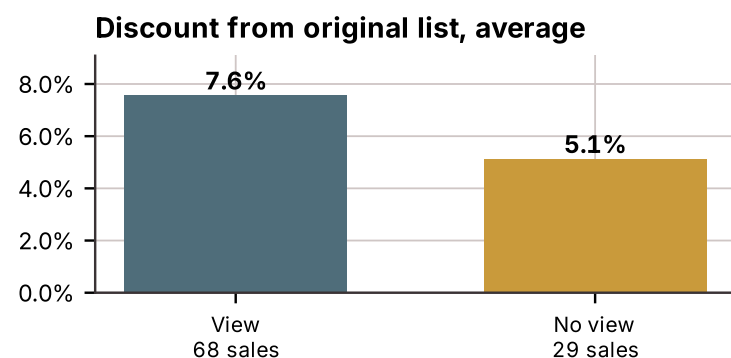
6.7 Days on market: no clear difference



The median is **51 days** for homes with a view and **28 days** for homes without a view. Defined in 8.1.5.

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

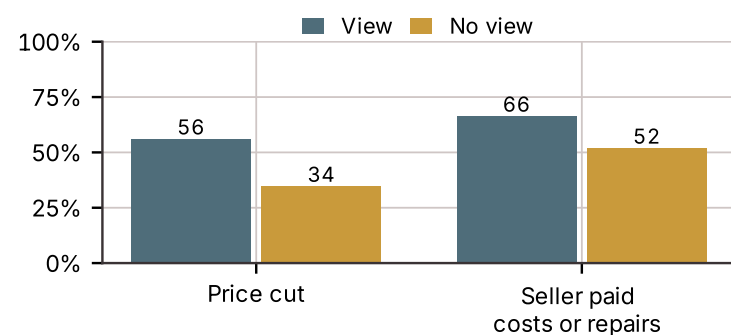
6.8 Homes with a view sell about 2 percentage points further below their first asking price than homes without a view



The average is **7.6%** for homes with a view and **5.1%** for homes without a view. Defined in 8.1.6.

✓ **Real difference** · medium

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.

- 56% of homes with a view had a price cut before sale, against 34% of homes without a view. Defined in 8.1.7.
- 66% of homes with a view had the seller pay closing costs or repairs, against 52% 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 68 sales	No view 29 sales	All 97 sales	Real difference?
Net sale price average	\$1,151,455	\$774,543	\$1,038,770	✓ medium
Net price per SF average	\$305	\$260	\$292	✓ medium
Living area average	3,591	2,975	3,407	✓ medium
Year built median	2005	2001	2005	✓ medium

6.11 The numbers: selling

	View 68 sales	No view 29 sales	All 97 sales	Real difference?
Days on market median	51	28	41	unclear
Discount from original list average	7.6%	5.1%	6.8%	✓ medium
Price cut before sale	56%	34%	49%	unclear
Seller paid closing costs or repairs	66%	52%	62%	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 · 0 sales · May 1, 2026 – October 27, 2026

Homes sold new by the builder in the same 180 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 Steiner Ranch.

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".

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	99 resale sales. Average \$1,045,340; median \$835,000; standard deviation \$602,926; middle half (25th–75th percentile) \$660,000–\$1,157,500; lowest \$498,877, highest \$4,490,000. 61 sales had a seller payment; their median payment was \$8,000.

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	$\text{psf} = \text{Net} \div \text{LivingArea}$, per sale; summarized by the mean of the per - sale ratios.
The data	99 resale sales. Average \$292; median \$270; standard deviation \$71; middle half (25th–75th percentile) \$246–\$319; lowest \$184, highest \$595.

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	99 resale sales. Average 3,423; median 3,307; standard deviation 1,011; middle half (25th–75th percentile) 2,735–4,066; lowest 1,862, highest 7,540.

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	99 resale sales. Average 2004; median 2005; standard deviation 6; middle half (25th–75th percentile) 1999–2007; lowest 1988, highest 2020.

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	99 resale sales. Average 65; median 41; standard deviation 70; middle half (25th–75th percentile) 18–90; lowest 0, highest 378. 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	$\text{Discount \%} = (\text{OriginalListPrice} - \text{Net}) \div \text{OriginalListPrice} \times 100$, per sale; summarized by the mean.
The data	99 resale sales. Average 6.8%; median 6.1%; standard deviation 5.8%; middle half (25th–75th percentile) 3.2%–9.5%; lowest –8.0%, highest 32.3%. 3 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	49 of 99 resale sales (49.5%).

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	61 of 99 resale sales (61.6%).

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	68 sales with a view, 29 without, 2 unclassified. Most common View entries: Park/Greenbelt 45, Trees/Woods 38, Neighborhood 36, Hill Country 25, None 14, Panoramic 13, Golf Course 9, Canyon 8.

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 "steiner ranch", "steiner ranch river dance" (case-insensitive). A record is kept when its subdivision name belongs to the Steiner Ranch family, the same rule comparable sales use (it includes Steiner Ranch, River Dance, proven adjacent and priced alike).
The data	Pulled October 28, 2026: 168 closed Steiner Ranch records over the prior year, in ZIP 78732. 53 subdivision spellings kept, the most common: Steiner Ranch (34); Steiner Ranch Ph 01 Sec 02-A (10); Steiner Ranch Ph 01 Sec 09 (10); Steiner Ranch Ph 01 Sec 08 (9); Steiner Ranch Ph 01 Sec 7A (8); Steiner Ranch Ph 02 Sec 05 (7); Steiner Ranch Ph 01 Sec 03 (6); Steiner Ranch Ph 01 Sec 10B (6); Steiner Ranch Ph 01 Sec 01 (5); Steiner Ranch Ph 01 Sec 06B (5); Steiner Ranch Ph 01 Sec 10C (5); Steiner Ranch Ph 01 Sec 10A (4); and 41 more (59 records). Names found by the search but not part of Steiner Ranch, left out: Steiner Ranch Parkside (8); Lakeview At Steiner Ranch (2); The Retreat at Steiner Ranch (2); Fairways At Steiner Ranch (2); Steiner Ranch Casitas Sub-Cond (2); River Dance Ph 03- Steiner Ranch (1); View At Steiner Ranch Condomin (1); Steiner Ranch I River Dance (1); Steiner Ranch Phs 1 Sec 3 (1); The Grove at Steiner Ranch (1); Steiner Ranch Casitas (1); STEINER RANCH PHS 2 SEC 3 C (1); River Dance Ph 6A, Steiner Ranch (1); STEINER RANCH PHS 1 SEC 5B (1); River Dance Steiner Ranch (1); Steiner Ranch Phs 1 Sec 10b (1).

8.2.2 Study window

In simple terms	The most recent 180 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales.
Statistically	CloseDate from May 1, 2026 to October 27, 2026 inclusive.
The data	99 single-family sales in the window: 99 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	99 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	2 sale(s) other than single-family homes (condo, townhome and similar); 1 sale(s) with no original list price

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 \$670K".
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 \$670K: \$498,877–\$650,000 (25 sales); \$670K–\$835K: \$670,000–\$835,000 (25 sales); \$840K–\$1.16M: \$839,700–\$1,157,000 (24 sales); Over \$1.16M: \$1,158,000–\$4,490,000 (25 sales) Quartiles by living area: Under 2,749 SF: 1,862–2,721 SF (25 sales); 2,749–3,307 SF: 2,749–3,307 SF (25 sales); 3,334–4,065 SF: 3,334–4,065 SF (24 sales); Over 4,065 SF: 4,067–7,540 SF (25 sales) Quartiles by year built: Before 2000: 1988–1999 (26 sales); 2000–2004: 2000–2004 (23 sales); 2005–2006: 2005–2006 (23 sales); After 2006: 2007–2020 (27 sales) View and no view: View: MLS lists a view (68 sales); No view: None or Neighborhood (29 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 \$1,045,340, median \$835,000. Days on market: average 65, median 41: 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	18 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 = 54.42	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.555$	large
Living area	Kruskal-Wallis	H = 80.28	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.819$	large
Year built	Kruskal-Wallis	H = 28.75	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.293$	large
Days on market	Kruskal-Wallis	H = 7.14	3	0.0675	p < 0.0063	Unclear	$\epsilon^2 = 0.073$	medium
Discount from original list	Kruskal-Wallis	H = 5.48	3	0.1397	p < 0.0063	Unclear	$\epsilon^2 = 0.056$	small
Price cut before sale	Chi-square	$\chi^2 = 0.92$	3	0.8214	p < 0.0063	Unclear	Cramér's V = 0.096	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.68$	3	0.8779	p < 0.0063	Unclear	Cramér's V = 0.083	negligible
Has a view	Chi-square	$\chi^2 = 19.31$	3	0.0002	p < 0.0063	Yes	Cramér's V = 0.442	medium

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 = 80.60	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.822$	large
Net price per SF	Kruskal-Wallis	H = 36.57	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.373$	large
Year built	Kruskal-Wallis	H = 29.29	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.299$	large
Days on market	Kruskal-Wallis	H = 12.62	3	0.0055	p < 0.0063	Yes	$\epsilon^2 = 0.129$	medium
Discount from original list	Kruskal-Wallis	H = 4.81	3	0.1863	p < 0.0063	Unclear	$\epsilon^2 = 0.049$	small
Price cut before sale	Chi-square	$\chi^2 = 1.56$	3	0.6692	p < 0.0063	Unclear	Cramér's V = 0.125	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.81$	3	0.6118	p < 0.0063	Unclear	Cramér's V = 0.135	small
Has a view	Chi-square	$\chi^2 = 16.33$	3	0.0010	p < 0.0063	Yes	Cramér's V = 0.406	medium

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 = 31.19	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.318$	large
Net price per SF	Kruskal-Wallis	H = 31.61	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.323$	large
Living area	Kruskal-Wallis	H = 25.02	3	< 0.0001	p < 0.0063	Yes	$\epsilon^2 = 0.255$	large
Days on market	Kruskal-Wallis	H = 7.52	3	0.0571	p < 0.0063	Unclear	$\epsilon^2 = 0.077$	medium
Discount from original list	Kruskal-Wallis	H = 8.02	3	0.0456	p < 0.0063	Unclear	$\epsilon^2 = 0.082$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.97$	3	0.2650	p < 0.0063	Unclear	Cramér's V = 0.200	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 12.29$	3	0.0064	p < 0.0063	Unclear	Cramér's V = 0.352	medium
Has a view	Chi-square	$\chi^2 = 13.58$	3	0.0035	p < 0.0063	Yes	Cramér's V = 0.370	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 = 1,336.50	—	0.0058	p < 0.0063	Yes	rank-biserial r = 0.355	medium
Net price per SF	Mann-Whitney U	U = 1,343.00	—	0.0050	p < 0.0063	Yes	rank-biserial r = 0.362	medium
Living area	Mann-Whitney U	U = 1,350.50	—	0.0041	p < 0.0063	Yes	rank-biserial r = 0.370	medium
Year built	Mann-Whitney U	U = 1,387.00	—	0.0016	p < 0.0063	Yes	rank-biserial r = 0.407	medium
Days on market	Mann-Whitney U	U = 1,288.00	—	0.0175	p < 0.0063	Unclear	rank-biserial r = 0.306	medium
Discount from original list	Mann-Whitney U	U = 1,371.00	—	0.0024	p < 0.0063	Yes	rank-biserial r = 0.390	medium
Price cut before sale	Chi-square	$\chi^2 = 3.72$	1	0.0536	p < 0.0063	Unclear	Cramér's V = 0.196	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.80$	1	0.1797	p < 0.0063	Unclear	Cramér's V = 0.136	small

8.4 Data notes

Left out of the analysis: 0 new - construction sales (basic statistics only, section 7); 2 sale(s) other than single - family homes (condo, townhome and similar); 1 sale(s) with no original list price. 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 99 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 October 28, 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.