

Village At Western Oaks 06

Austin, TX 78749
Resale homes · closed Nov 2 – Nov 1, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
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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
85	**$610,000**	**$291**	**24 days**
single-family resale homes	average $622,198	average $294	average 48 days

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1. Summary

Resale homes · 85 sales · November 2, 2025 – November 1, 2026

This study looks at the **85 resale homes** sold in Village At Western Oaks 06 in the **365 days** to November 1, 2026. A full year is used because only 41 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.

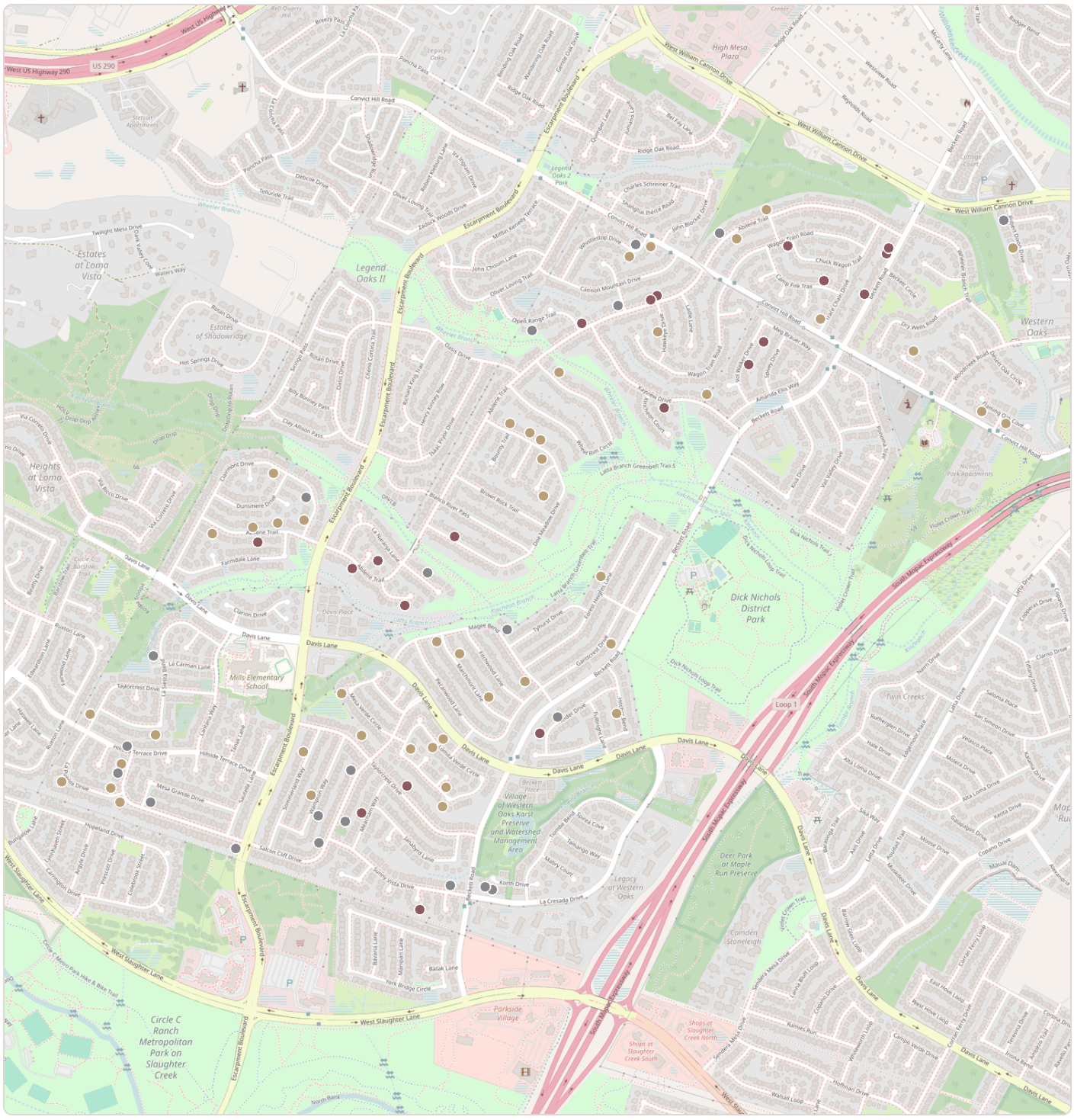
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

85 resale homes · colored by price range

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



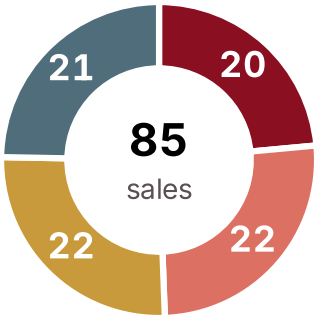
● Under $550K · 20 sales ● $550K–$604K · 22 sales ● $610K–$684K · 22 sales ● Over $684K · 21 sales

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3. Quartiles by net sale price

Resale homes · 85 sales · November 2, 2025 – November 1, 2026

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



Sales per group

- Under $550K: 20 sales (24%)
- $550K–$604K: 22 sales (26%)
- $610K–$684K: 22 sales (26%)
- Over $684K: 21 sales (25%)

Bottom line

- Homes over $684K are about 680 SF (38%) larger than homes under $550K.

3.1 Key differences

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

Under $550K $550K–$604K $610K–$684K Over $684K

Higher-priced homes Over $684K

- Are much larger.

Lower-priced homes Under $550K

- Are much smaller.

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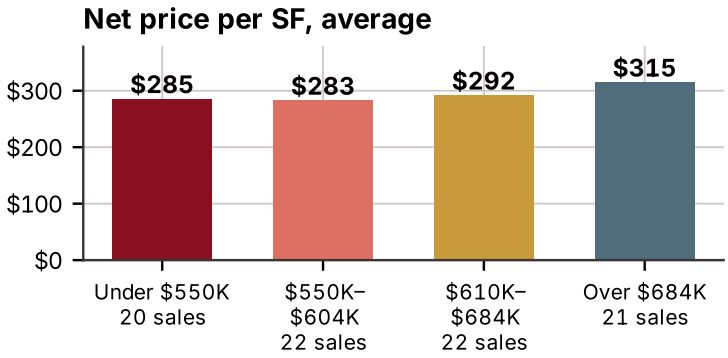
3.2 At a glance

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 $550K	$550K–$604K	$610K–$684K	Over $684K	Real difference?
Net price per SF	$285 per SF	$283 per SF	$292 per SF	$315 per SF	unclear
Living area	1,780 SF **Smallest**	2,077 SF	2,265 SF	2,460 SF **Largest**	✓ large
Year built	1990	1998	1997	1999	unclear
Days on market	56 days	26 days	11 days	18 days	unclear
Discount from original list	7.4%	3.6%	2.5%	3.2%	unclear
Price cut before sale	60%	50%	32%	38%	unclear
Seller paid closing costs or repairs	60%	77%	50%	62%	unclear
Has a view	15%	23%	18%	29%	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

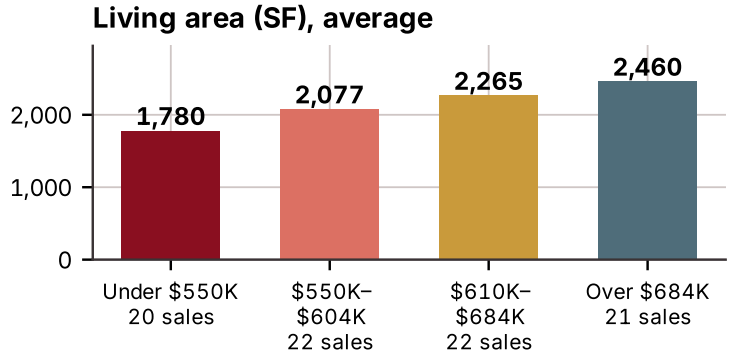


The average is **$315 per SF** for homes over $684K and **$285 per SF** for homes under $550K. It does not move in a straight line; homes over $684K are highest. Defined in 8.1.2.

– No clear difference · could be chance

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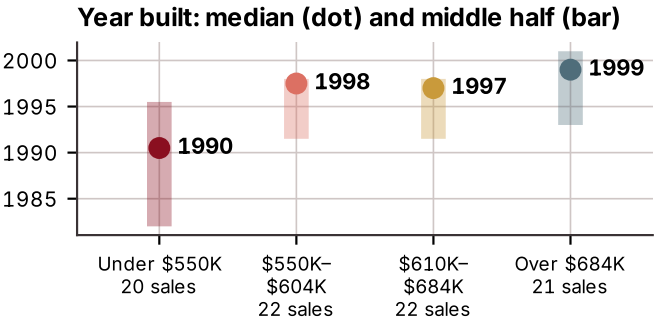
3.4 Homes over $684K are about 680 SF (38%) larger than homes under $550K



The average is **2,460 SF** for homes over $684K and **1,780 SF** for homes under $550K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

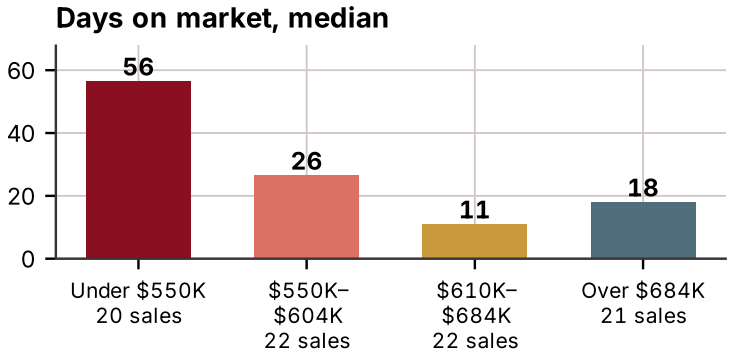
3.5 Year built: no clear difference



The median is **1999** for homes over $684K and **1990** for homes under $550K. It does not move in a straight line; homes over $684K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

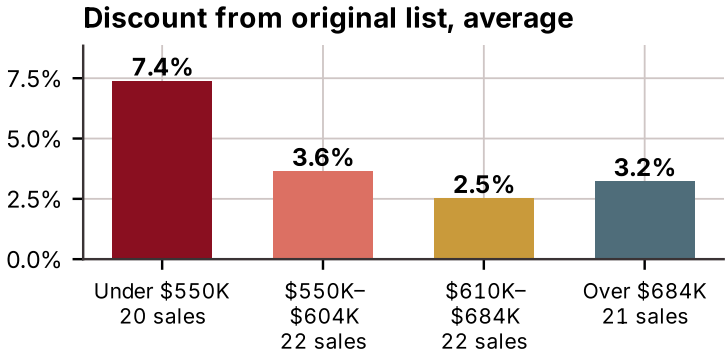


The median is **18 days** for homes over $684K and **56 days** for homes under $550K. It does not move in a straight line; homes under $550K are highest. Defined in 8.1.5.

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

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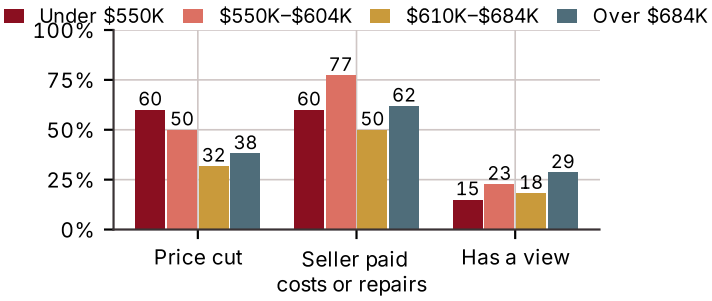
3.7 Discount from original list: no clear difference



The average is **3.2%** for homes over $684K and **7.4%** for homes under $550K. It does not move in a straight line; homes under $550K 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.

- 38% of homes over $684K had a price cut before sale, against 60% of homes under $550K. Defined in 8.1.7.
- 62% of homes over $684K had the seller pay closing costs or repairs, against 60% of homes under $550K. Defined in 8.1.8.
- 29% of homes over $684K have a view, against 15% of homes under $550K. 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 $550K 20 sales	$550K– $604K 22 sales	$610K– $684K 22 sales	Over $684K 21 sales	All 85 sales	Real difference?
Net sale price average	$498,800	$582,961	$649,341	$752,390	$622,198	by design
Net price per SF average	$285	$283	$292	$315	$294	unclear
Living area average	1,780	2,077	2,265	2,460	2,150	✓ large
Year built median	1990	1998	1997	1999	1997	unclear

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3.10 The numbers: selling

	Under $550K 20 sales	$550K–$604K 22 sales	$610K–$684K 22 sales	Over $684K 21 sales	All 85 sales	Real difference?
Days on market median	56	26	11	18	24	unclear
Discount from original list average	7.4%	3.6%	2.5%	3.2%	4.1%	unclear
Price cut before sale	60%	50%	32%	38%	45%	unclear
Seller paid closing costs or repairs	60%	77%	50%	62%	62%	unclear
Has a view	15%	23%	18%	29%	21%	unclear

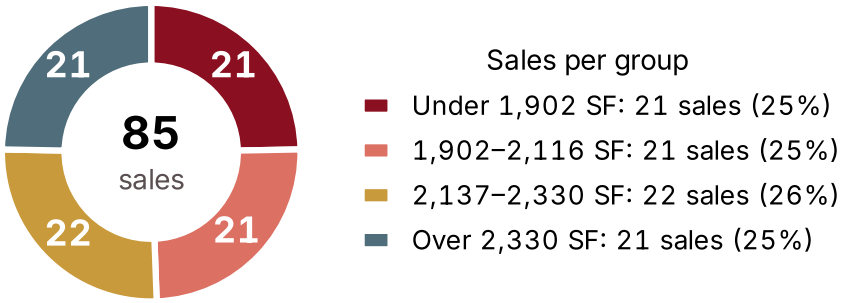
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 85 sales · November 2, 2025 – November 1, 2026

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



Bottom line

- Homes over 2,330 SF sell for about $159K (29%) more than homes under 1,902 SF.
- Homes over 2,330 SF sell for about $59 per SF (18%) less than homes under 1,902 SF.
- Homes over 2,330 SF are about 15 years newer than homes under 1,902 SF.

4.1 Key differences

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

Under 1,902 SF · 1,902–2,116 SF · 2,137–2,330 SF · Over 2,330 SF

Larger homes Over 2,330 SF

- Sell for much more.
- Sell for less per square foot.
- Tend to be newer.

Smaller homes Under 1,902 SF

- Sell for much less.
- Sell for more per square foot.
- Tend to be older.

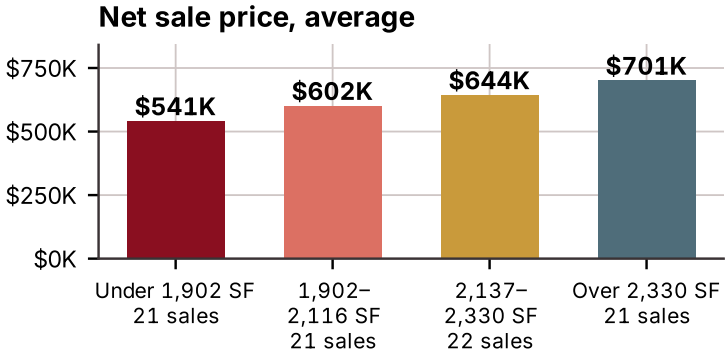
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4.2 At a glance

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

	Under 1,902 SF	1,902–2,116 SF	2,137–2,330 SF	Over 2,330 SF	Real difference?
Net sale price	$541K **Lowest**	$602K	$644K	$701K **Highest**	✓ large
Net price per SF	$323 per SF **Highest**	$298 per SF	$290 per SF	$264 per SF **Lowest**	✓ large
Year built	1983 **Oldest**	1997	1997	1998 **Newest**	✓ large
Days on market	55 days	12 days	27 days	21 days	unclear
Discount from original list	5.2%	3.7%	4.2%	3.3%	unclear
Price cut before sale	48%	43%	55%	33%	unclear
Seller paid closing costs or repairs	67%	71%	59%	52%	unclear
Has a view	24%	14%	18%	29%	unclear

4.3 Homes over 2,330 SF sell for about $159K (29%) more than homes under 1,902 SF



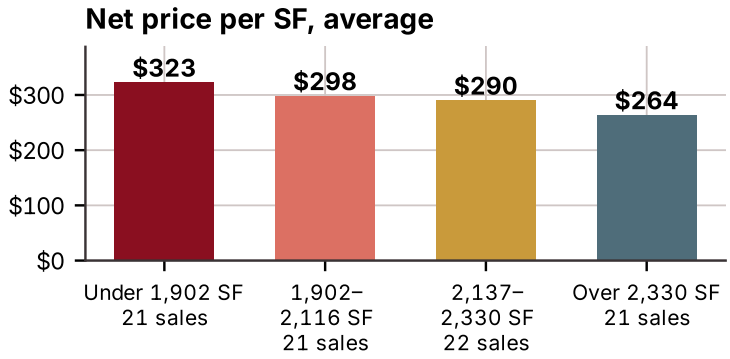
The average is **$701K** for homes over 2,330 SF and **$541K** for homes under 1,902 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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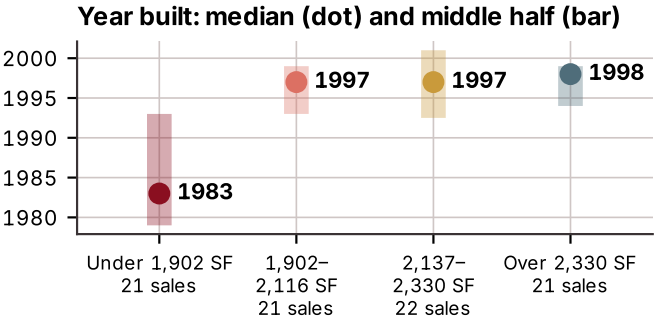
4.4 Homes over 2,330 SF sell for about $59 per SF (18%) less than homes under 1,902 SF



The average is **$264 per SF** for homes over 2,330 SF and **$323 per SF** for homes under 1,902 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

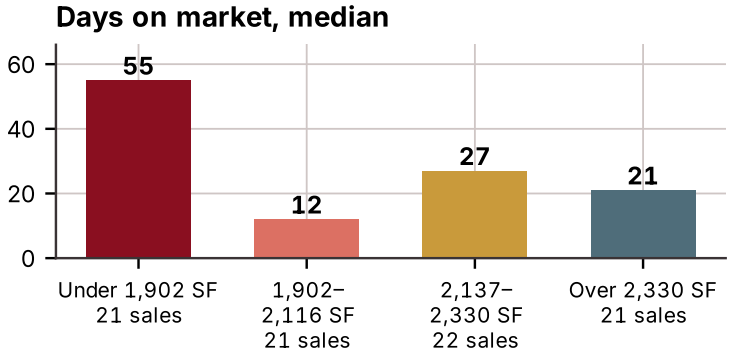
4.5 Homes over 2,330 SF are about 15 years newer than homes under 1,902 SF



The median is **1998** for homes over 2,330 SF and **1983** for homes under 1,902 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

✓ **Real difference** · large

4.6 Days on market: no clear difference

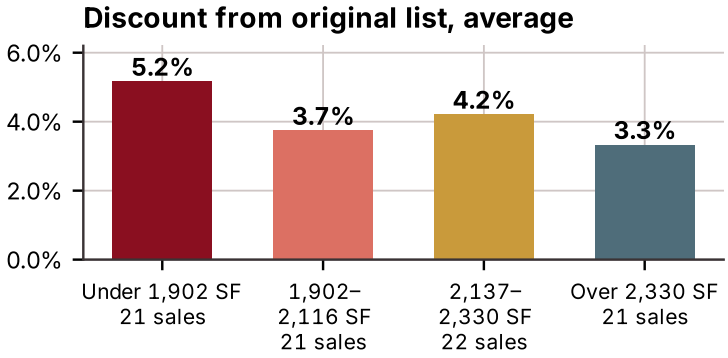


The median is **21 days** for homes over 2,330 SF and **55 days** for homes under 1,902 SF. It does not move in a straight line; homes under 1,902 SF are highest. Defined in 8.1.5.

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

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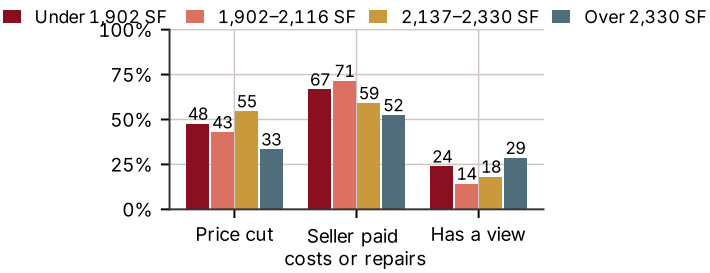
4.7 Discount from original list: no clear difference



The average is **3.3%** for homes over 2,330 SF and **5.2%** for homes under 1,902 SF. It does not move in a straight line; homes under 1,902 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.

- 33% of homes over 2,330 SF had a price cut before sale, against 48% of homes under 1,902 SF. Defined in 8.1.7.
- 52% of homes over 2,330 SF had the seller pay closing costs or repairs, against 67% of homes under 1,902 SF. Defined in 8.1.8.
- 29% of homes over 2,330 SF have a view, against 24% of homes under 1,902 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 1,902 SF 21 sales	1,902–2,116 SF 21 sales	2,137–2,330 SF 22 sales	Over 2,330 SF 21 sales	All 85 sales	Real difference?
Net sale price average	$541,494	$601,566	$643,791	$700,913	$622,198	✓ large
Net price per SF average	$323	$298	$290	$264	$294	✓ large
Living area average	1,683	2,019	2,220	2,677	2,150	by design
Year built median	1983	1997	1997	1998	1997	✓ large

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4.10 The numbers: selling

	Under 1,902 SF 21 sales	1,902–2,116 SF 21 sales	2,137–2,330 SF 22 sales	Over 2,330 SF 21 sales	All 85 sales	Real difference?
Days on market median	55	12	27	21	24	unclear
Discount from original list average	5.2%	3.7%	4.2%	3.3%	4.1%	unclear
Price cut before sale	48%	43%	55%	33%	45%	unclear
Seller paid closing costs or repairs	67%	71%	59%	52%	62%	unclear
Has a view	24%	14%	18%	29%	21%	unclear

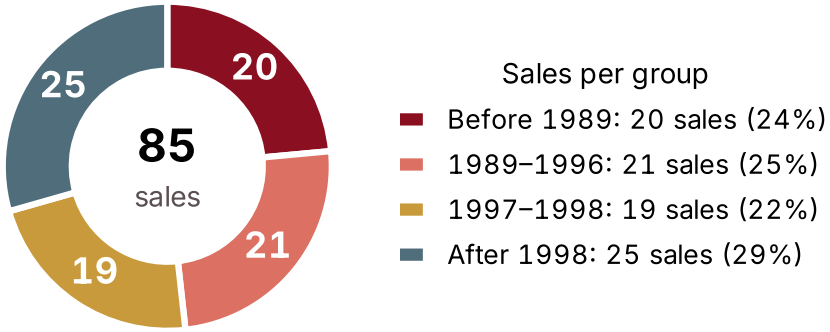
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 85 sales · November 2, 2025 – November 1, 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 1998 are about 450 SF (24%) larger than homes built before 1989.
- Homes built after 1998 sell about 5 percentage points closer to their first asking price than homes built before 1989.

5.1 Key differences

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

Before 1989 1989–1996 1997–1998 After 1998

Newer homes After 1998

- Are much larger.
- Sell closer to their first asking price.

Older homes Before 1989

- Are much smaller.
- Sell further below their first asking price.

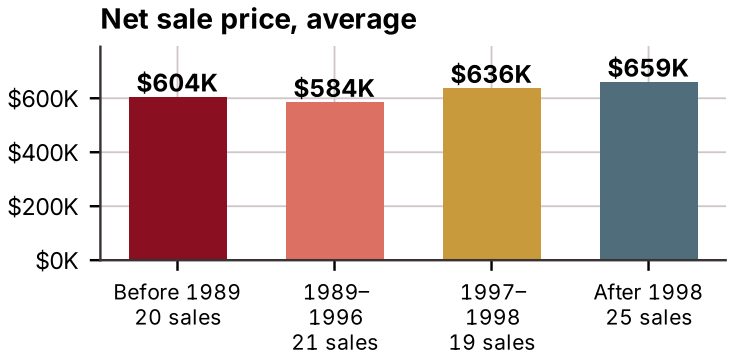
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5.2 At a glance

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 1989	1989–1996	1997–1998	After 1998	Real difference?
Net sale price	$604K	$584K	$636K	$659K	unclear
Net price per SF	$324 per SF	$281 per SF	$284 per SF	$288 per SF	unclear
Living area	1,868 SF **Smallest**	2,103 SF	2,283 SF	2,316 SF **Largest**	✓ large
Days on market	74 days	21 days	27 days	18 days	unclear
Discount from original list	7.2% **Biggest**	3.6%	3.3%	2.7% **Smallest**	✓ large
Price cut before sale	60%	38%	58%	28%	unclear
Seller paid closing costs or repairs	75%	48%	74%	56%	unclear
Has a view	20%	33%	26%	8%	unclear

5.3 Net sale price: no clear difference

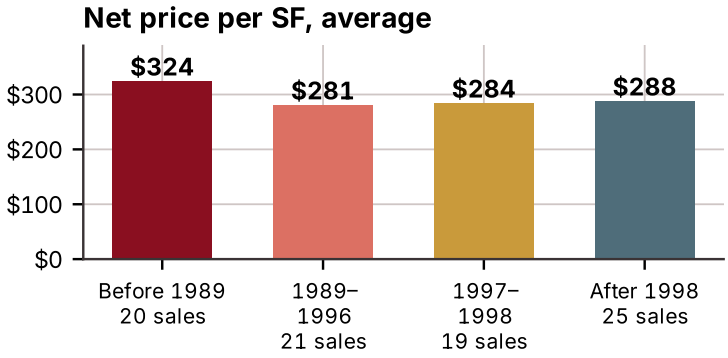


The average is **$659K** for homes built after 1998 and **$604K** for homes built before 1989. It does not move in a straight line; homes built after 1998 are highest. Defined in 8.1.1.

– No clear difference · could be chance

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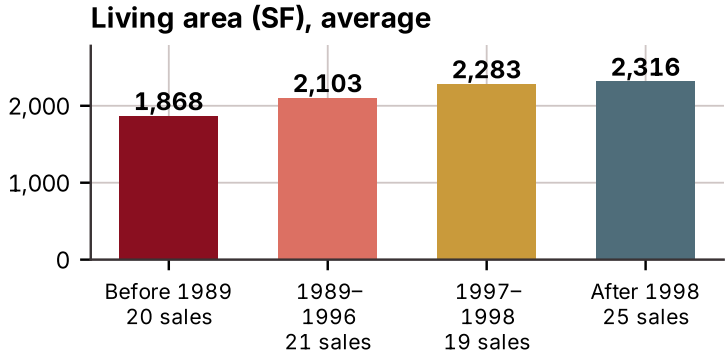
5.4 Net price per SF: no clear difference



The average is **$288 per SF** for homes built after 1998 and **$324 per SF** for homes built before 1989. It does not move in a straight line; homes built before 1989 are highest. Defined in 8.1.2.

– No clear difference · could be chance

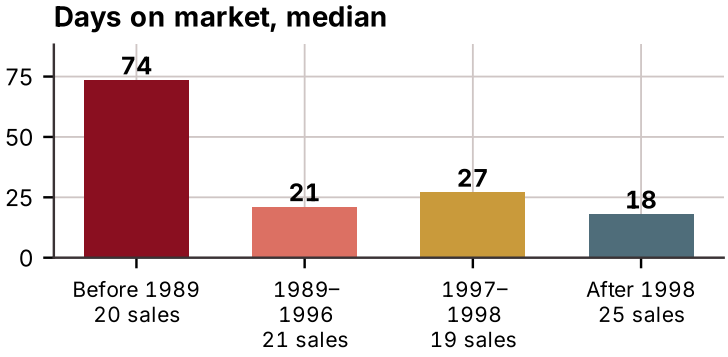
5.5 Homes built after 1998 are about 450 SF (24%) larger than homes built before 1989



The average is **2,316 SF** for homes built after 1998 and **1,868 SF** for homes built before 1989. 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

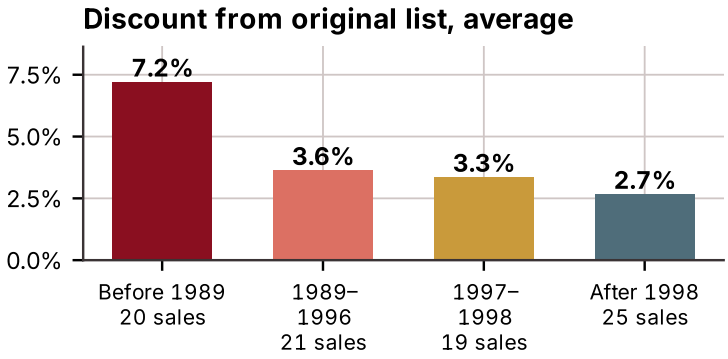


The median is **18 days** for homes built after 1998 and **74 days** for homes built before 1989. It does not move in a straight line; homes built before 1989 are highest. Defined in 8.1.5.

– No clear difference · could be chance

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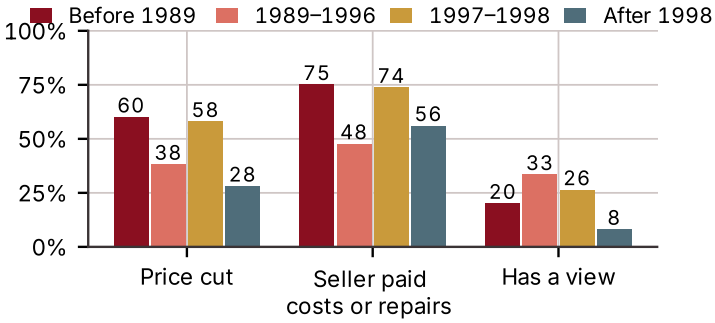
5.7 Homes built after 1998 sell about 5 percentage points closer to their first asking price than homes built before 1989



The average is **2.7%** for homes built after 1998 and **7.2%** for homes built before 1989. It falls step by step from the lowest range to the highest. Defined in 8.1.6.

✓ **Real difference** · large

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.

- 28% of homes built after 1998 had a price cut before sale, against 60% of homes built before 1989. Defined in 8.1.7.
- 56% of homes built after 1998 had the seller pay closing costs or repairs, against 75% of homes built before 1989. Defined in 8.1.8.
- 8% of homes built after 1998 have a view, against 20% of homes built before 1989. 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 1989 20 sales	1989–1996 21 sales	1997–1998 19 sales	After 1998 25 sales	All 85 sales	Real difference?
Net sale price average	$603,672	$583,763	$635,754	$659,002	$622,198	unclear
Net price per SF average	$324	$281	$284	$288	$294	unclear
Living area average	1,868	2,103	2,283	2,316	2,150	✓ large
Year built median	1983	1993	1998	2000	1997	by design

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5.10 The numbers: selling

	Before 1989 20 sales	1989–1996 21 sales	1997–1998 19 sales	After 1998 25 sales	All 85 sales	Real difference?
Days on market median	74	21	27	18	24	unclear
Discount from original list average	7.2%	3.6%	3.3%	2.7%	4.1%	✓ large
Price cut before sale	60%	38%	58%	28%	45%	unclear
Seller paid closing costs or repairs	75%	48%	74%	56%	62%	unclear
Has a view	20%	33%	26%	8%	21%	unclear

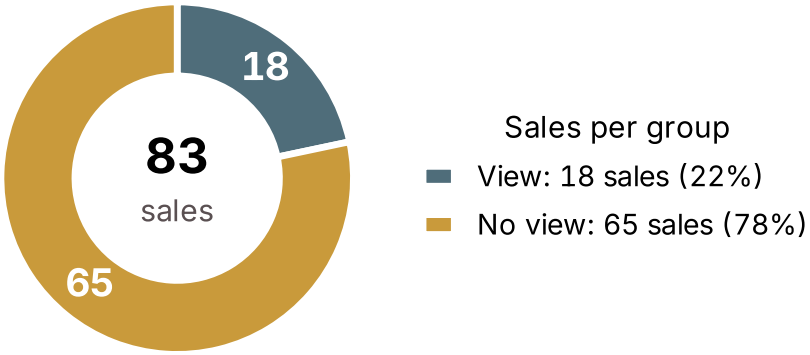
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 85 sales · November 2, 2025 – November 1, 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.

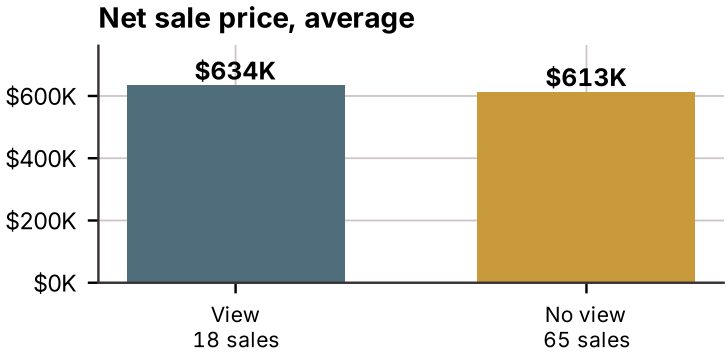
6.2 At a glance

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	$634K	$613K	unclear
Net price per SF	$299 per SF	$291 per SF	unclear
Living area	2,201 SF	2,129 SF	unclear
Year built	1992	1997	unclear
Days on market	24 days	26 days	unclear
Discount from original list	4.4%	4.1%	unclear
Price cut before sale	50%	45%	unclear
Seller paid closing costs or repairs	67%	63%	unclear

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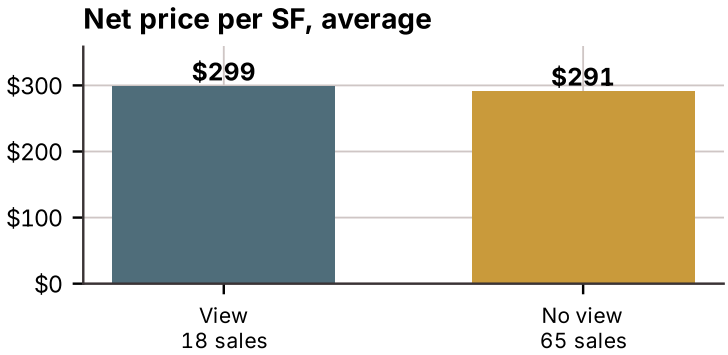
6.3 Net sale price: no clear difference



The average is **$634K** for homes with a view and **$613K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

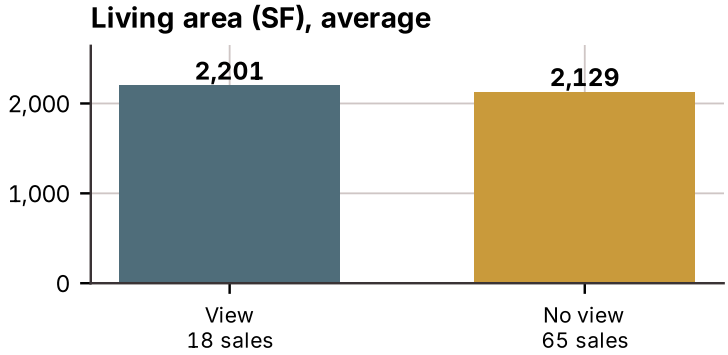
6.4 Net price per SF: no clear difference



The average is **$299 per SF** for homes with a view and **$291 per SF** for homes without a view. Defined in 8.1.2.

– No clear difference · could be chance

6.5 Living area: no clear difference

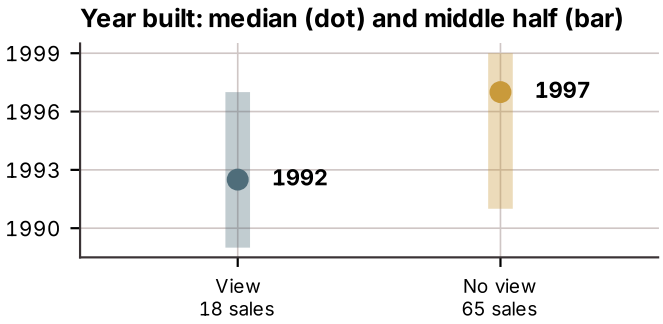


The average is **2,201 SF** for homes with a view and **2,129 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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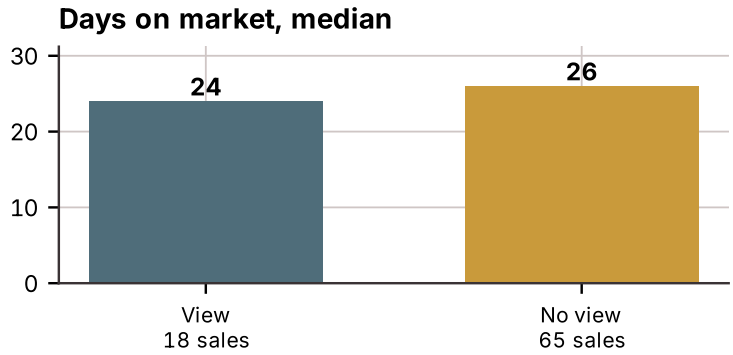
6.6 Year built: no clear difference



The median is **1992** for homes with a view and **1997** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

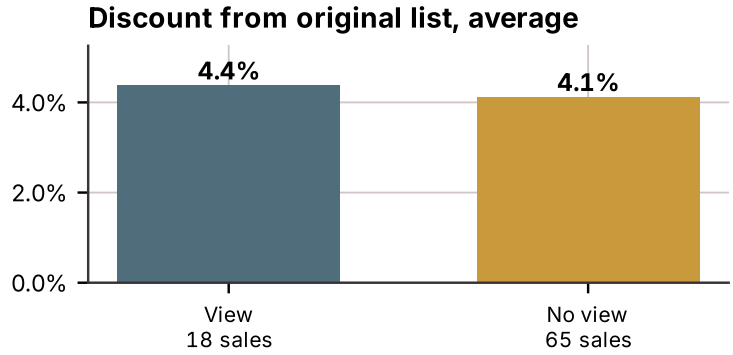
6.7 Days on market: no clear difference



The median is **24 days** for homes with a view and **26 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

6.8 Discount from original list: no clear difference

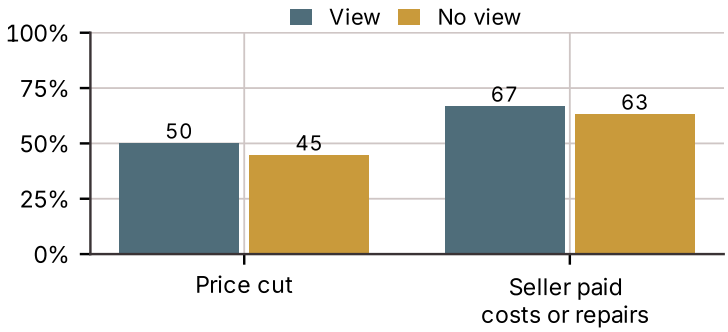


The average is **4.4%** for homes with a view and **4.1%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 50% of homes with a view had a price cut before sale, against 45% of homes without a view. Defined in 8.1.7.
- 67% of homes with a view had the seller pay closing costs or repairs, against 63% 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 18 sales	No view 65 sales	All 83 sales	Real difference?
Net sale price average	$634,364	$613,127	$617,733	unclear
Net price per SF average	$299	$291	$293	unclear
Living area average	2,201	2,129	2,144	unclear
Year built median	1992	1997	1997	unclear

6.11 The numbers: selling

	View 18 sales	No view 65 sales	All 83 sales	Real difference?
Days on market median	24	26	26	unclear
Discount from original list average	4.4%	4.1%	4.2%	unclear
Price cut before sale	50%	45%	46%	unclear
Seller paid closing costs or repairs	67%	63%	64%	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 2, 2025 – November 1, 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 Village At Western Oaks 06.

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 85 resale sales. Average $622,198; median $610,000; standard deviation $98,846; middle half (25th–75th percentile) $550,000–$684,240; lowest $415,000, highest $950,000. 53 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 85 resale sales. Average $294; median $291; standard deviation $43; middle half (25th–75th percentile) $263–$316; lowest $216, highest $431.

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 85 resale sales. Average 2,150; median 2,137; standard deviation 406; middle half (25th–75th percentile) 1,902–2,330; lowest 1,366, highest 3,661.

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 85 resale sales. Average 1994; median 1997; standard deviation 8; middle half (25th–75th percentile) 1989–1999; lowest 1978, highest 2023.

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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 85 resale sales. Average 48; median 24; standard deviation 63; middle half (25th–75th percentile) 6–66; lowest 0, highest 376. 1 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 85 resale sales. Average 4.1%; median 3.4%; standard deviation 4.7%; middle half (25th–75th percentile) 1.1%–7.2%; lowest −5.4%, highest 17.5%. 12 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 38 of 85 resale sales (44.7%).

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 53 of 85 resale sales (62.4%).

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 18 sales with a view, 65 without, 2 unclassified. Most common View entries: None 48, Neighborhood 23, Trees/Woods 11, Park/Greenbelt 10, Pool 1, Garden 1, Hill Country 1, Pond 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 2026-11-02 13:15 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “village at western oaks”, “western oaks” (case-insensitive). A record is kept when its subdivision name belongs to the Village At Western Oaks 06 family, the same rule comparable sales use (it includes Western Oaks Sec 03-D, proven adjacent and priced alike).

The data Pulled November 2, 2026: 86 closed Village At Western Oaks 06 records over the prior year, in ZIP 78749. 28 subdivision spellings kept, the most common: Village At Western Oaks Sec 15 (9); Village At Western Oaks Sec 16 (8); Village At Western Oaks Sec 14 (6); Village At Western Oaks 06 (6); Village At Western Oaks 08 (6); Village At Western Oaks Sec 01 (5); Village At Western Oaks Sec 12 (5); Village At Western Oaks Sec 13 (4); Village At Western Oaks Sec 03 (3); Village At Western Oaks 09 (3); Village At Western Oaks Sec 18 (3); Village At Western Oaks Sec 33 (3); and 16 more (25 records). Names found by the search but not part of Village At Western Oaks 06, left out: Smiths J W Western Oaks 1A (5); Smiths J W Western Oaks 02-A (4); Smiths J W Western Oaks 1-B (3); Smiths J W Western Oaks 02-B (1); Village at Western Oaks IX (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 41 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 2, 2025 to November 1, 2026 inclusive.

The data 85 single-family sales in the window: 85 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 85 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 1 sale(s) with no original list price

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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 $550K”.

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 $550K: $415,000–$548,250 (20 sales); $550K–$604K: $550,000–$604,000 (22 sales); $610K–$684K: $610,000–$684,240 (22 sales); Over $684K: $690,000–$950,000 (21 sales)
Quartiles by living area: Under 1,902 SF: 1,366–1,892 SF (21 sales); 1,902–2,116 SF: 1,902–2,116 SF (21 sales); 2,137–2,330 SF: 2,137–2,330 SF (22 sales); Over 2,330 SF: 2,348–3,661 SF (21 sales)
Quartiles by year built: Before 1989: 1978–1988 (20 sales); 1989–1996: 1989–1996 (21 sales); 1997–1998: 1997–1998 (19 sales); After 1998: 1999–2023 (25 sales)
View and no view: View: MLS lists a view (18 sales); No view: None or Neighborhood (65 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 $622,198, median $610,000. Days on market: average 48, median 24: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

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

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

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

8.2.11 Size of a difference

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

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

The data 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.

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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 = 5.59	3	0.1331	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.067$	medium
Living area	Kruskal–Wallis	H = 32.02	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.381$	large
Year built	Kruskal–Wallis	H = 9.91	3	0.0194	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.118$	medium
Days on market	Kruskal–Wallis	H = 6.34	3	0.0964	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.075$	medium
Discount from original list	Kruskal–Wallis	H = 10.63	3	0.0139	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.127$	medium
Price cut before sale	Chi-square	$\chi^2 = 3.99$	3	0.2624	p < 0.0063	**Unclear**	Cramér's V = 0.217	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.57$	3	0.3124	p < 0.0063	**Unclear**	Cramér's V = 0.205	small
Has a view	Chi-square	$\chi^2 = 1.29$	3	0.7303	p < 0.0063	**Unclear**	Cramér's V = 0.123	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 = 30.22	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.360$	large
Net price per SF	Kruskal–Wallis	H = 23.63	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.281$	large
Year built	Kruskal–Wallis	H = 16.99	3	0.0007	p < 0.0063	**Yes**	$\varepsilon^2 = 0.202$	large
Days on market	Kruskal–Wallis	H = 2.68	3	0.4429	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.032$	small
Discount from original list	Kruskal–Wallis	H = 1.74	3	0.6284	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.021$	small
Price cut before sale	Chi-square	$\chi^2 = 2.06$	3	0.5597	p < 0.0063	**Unclear**	Cramér's V = 0.156	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.89$	3	0.5950	p < 0.0063	**Unclear**	Cramér's V = 0.149	small
Has a view	Chi-square	$\chi^2 = 1.49$	3	0.6844	p < 0.0063	**Unclear**	Cramér's V = 0.132	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 8.97	3	0.0297	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.107$	medium
Net price per SF	Kruskal–Wallis	H = 11.51	3	0.0093	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.137$	medium
Living area	Kruskal–Wallis	H = 15.43	3	0.0015	p < 0.0063	**Yes**	$\varepsilon^2 = 0.184$	large
Days on market	Kruskal–Wallis	H = 6.91	3	0.0747	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.082$	medium
Discount from original list	Kruskal–Wallis	H = 12.59	3	0.0056	p < 0.0063	**Yes**	$\varepsilon^2 = 0.150$	large
Price cut before sale	Chi-square	$\chi^2 = 6.42$	3	0.0927	p < 0.0063	**Unclear**	Cramér's V = 0.275	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 4.77$	3	0.1891	p < 0.0063	**Unclear**	Cramér's V = 0.237	small
Has a view	Chi-square	$\chi^2 = 4.78$	3	0.1889	p < 0.0063	**Unclear**	Cramér's V = 0.237	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 = 677.00	—	0.3120	p < 0.0063	**Unclear**	rank-biserial r = 0.157	small
Net price per SF	Mann–Whitney U	U = 620.00	—	0.7030	p < 0.0063	**Unclear**	rank-biserial r = 0.060	negligible
Living area	Mann–Whitney U	U = 626.50	—	0.6505	p < 0.0063	**Unclear**	rank-biserial r = 0.071	negligible
Year built	Mann–Whitney U	U = 446.00	—	0.1245	p < 0.0063	**Unclear**	rank-biserial r = 0.238	small
Days on market	Mann–Whitney U	U = 602.50	—	0.8509	p < 0.0063	**Unclear**	rank-biserial r = 0.030	negligible
Discount from original list	Mann–Whitney U	U = 625.00	—	0.6625	p < 0.0063	**Unclear**	rank-biserial r = 0.068	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.16$	1	0.6849	p < 0.0063	**Unclear**	Cramér's V = 0.045	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.08$	1	0.7791	p < 0.0063	**Unclear**	Cramér's V = 0.031	negligible

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 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 85 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 2, 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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