# Willow Run

Austin, TX 78728
Resale homes · closed Nov 8 – Nov 7, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 8, 2026 · 7:45 AM CST

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

| RESALE SALES, 365 DAYS | MEDIAN NET SALE PRICE | MEDIAN NET PRICE PER SF | MEDIAN DAYS ON MARKET |
|---|---|---|---|
| **37** | **$425,000** | **$213** | **42 days** |
| single-family resale homes | average $431,431 | average $214 | average 55 days |

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# 1. Summary

Resale homes · 37 sales · November 8, 2025 – November 7, 2026

This study looks at the **37 resale homes** sold in Willow Run in the **365 days** to November 7, 2026. A full year is used because only 18 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

37 resale homes · colored by price range

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



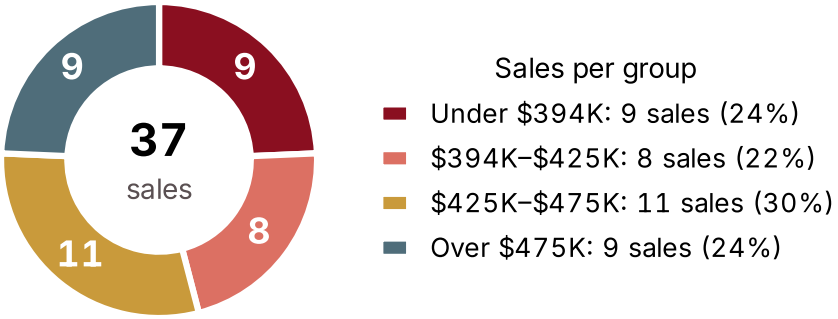

● Under $394K · 9 sales ● $394K–$425K · 8 sales ● $425K–$475K · 11 sales ● Over $475K · 9 sales


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# 3. Quartiles by net sale price

Resale homes · 37 sales · November 8, 2025 – November 7, 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 $475K are about 480 SF (27%) larger than homes under $394K.

## 3.1 Key differences

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

Under $394K $394K–$425K $425K–$475K Over $475K

**Higher-priced homes** Over $475K

- Are much larger.

**Lower-priced homes** Under $394K

- Are much smaller.

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## 3.2 At a glance

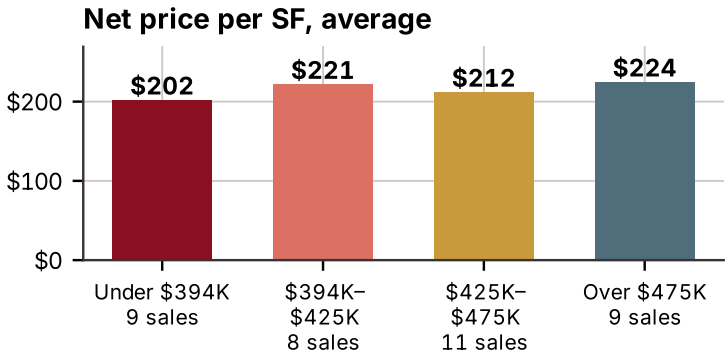
Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

| | Under $394K | $394K–$425K | $425K–$475K | Over $475K | Real difference? |
|---|---|---|---|---|---|
| Net price per SF | $202 per SF | $221 per SF | $212 per SF | $224 per SF | unclear |
| **Living area** | 1,795 SF **Smallest** | 1,877 SF | 2,143 SF | 2,280 SF **Largest** | ✓ large |
| Year built | 1998 | 1996 | 1997 | 1996 | unclear |
| Days on market | 92 days | 19 days | 48 days | 17 days | unclear |
| Discount from original list | 11.4% | 4.6% | 7.6% | 3.2% | unclear |
| Price cut before sale | 78% | 50% | 82% | 33% | unclear |
| Seller paid closing costs or repairs | 67% | 75% | 64% | 67% | unclear |
| Has a view | 11% | 12% | 0% | 0% | 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.

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## 3.3 Net price per SF: no clear difference

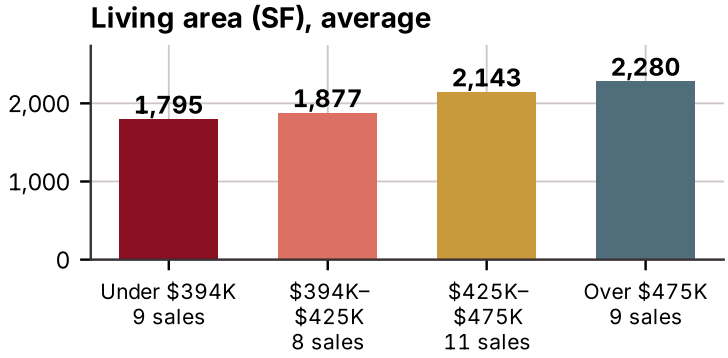



The average is **$224 per SF** for homes over $475K and **$202 per SF** for homes under $394K. It does not move in a straight line; homes over $475K are highest. Defined in 8.1.2.

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

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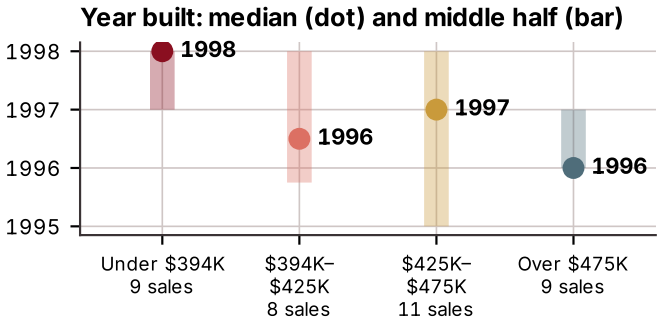
## 3.4 Homes over $475K are about 480 SF (27%) larger than homes under $394K




The average is **2,280 SF** for homes over $475K and **1,795 SF** for homes under $394K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

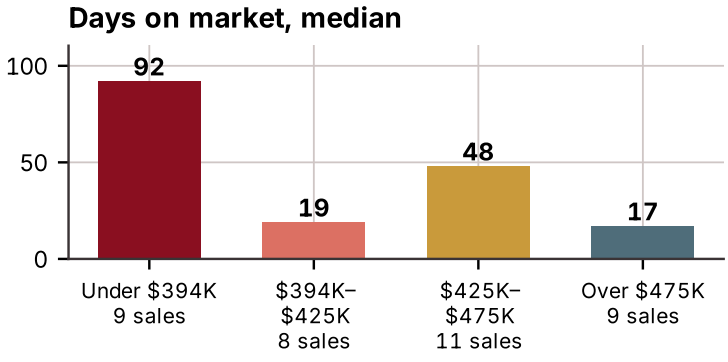
## 3.5 Year built: no clear difference




The median is **1996** for homes over $475K and **1998** for homes under $394K. It does not move in a straight line; homes under $394K are highest. Defined in 8.1.4.

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

## 3.6 Days on market: no clear difference

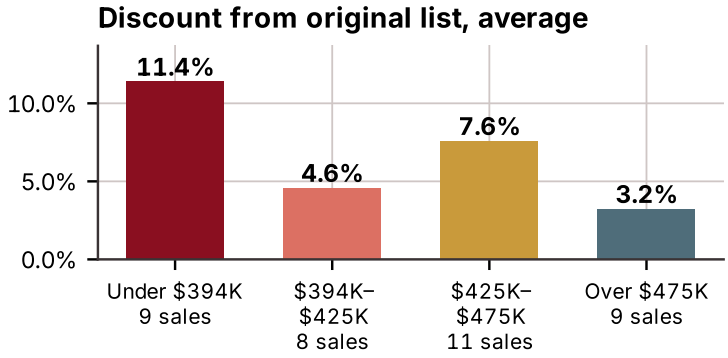



The median is **17 days** for homes over $475K and **92 days** for homes under $394K. It does not move in a straight line; homes under $394K are highest. Defined in 8.1.5.

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

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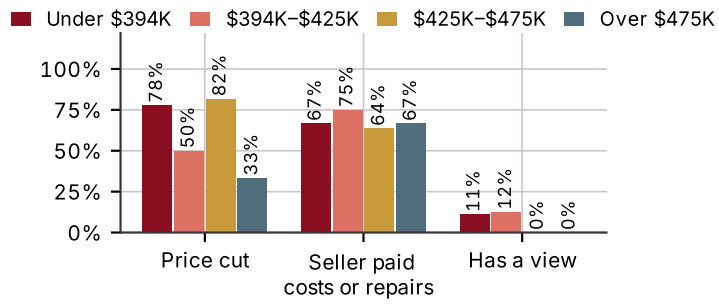
## 3.7 Discount from original list: no clear difference




The average is **3.2%** for homes over $475K and **11.4%** for homes under $394K. It does not move in a straight line; homes under $394K 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.

- 33% of homes over $475K had a price cut before sale, against 78% of homes under $394K. Defined in 8.1.7.
- 67% of homes over $475K had the seller pay closing costs or repairs, against 67% of homes under $394K. Defined in 8.1.8.
- 0% of homes over $475K have a view, against 11% of homes under $394K. 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 $394K 9 sales | $394K–$425K 8 sales | $425K–$475K 11 sales | Over $475K 9 sales | All 37 sales | Real difference? |
|---|---|---|---|---|---|---|
| Net sale price average | $359,934 | $412,000 | $442,396 | $506,799 | $431,431 | by design |
| Net price per SF average | $202 | $221 | $212 | $224 | $214 | unclear |
| Living area average | 1,795 | 1,877 | 2,143 | 2,280 | 2,034 | ✓ large |
| Year built median | 1998 | 1996 | 1997 | 1996 | 1997 | unclear |


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## 3.10 The numbers: selling

| | Under $394K 9 sales | $394K–$425K 8 sales | $425K–$475K 11 sales | Over $475K 9 sales | All 37 sales | Real difference? |
|---|---|---|---|---|---|---|
| Days on market median | 92 | 19 | 48 | 17 | 42 | unclear |
| Discount from original list average | 11.4% | 4.6% | 7.6% | 3.2% | 6.8% | unclear |
| Price cut before sale | 78% | 50% | 82% | 33% | 62% | unclear |
| Seller paid closing costs or repairs | 67% | 75% | 64% | 67% | 68% | unclear |
| Has a view | 11% | 12% | 0% | 0% | 5% | unclear |

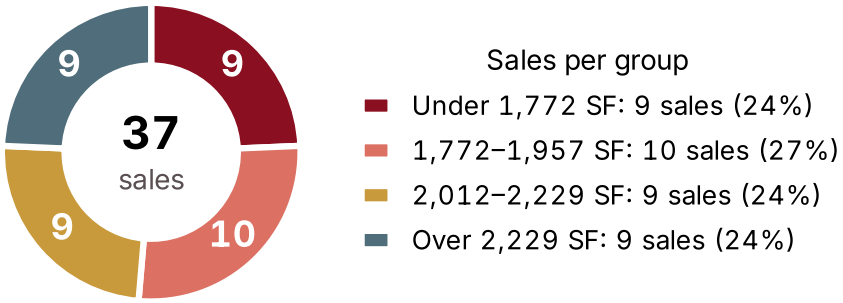
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.


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# 4. Quartiles by living area

Resale homes · 37 sales · November 8, 2025 – November 7, 2026

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




**Bottom line**

- Homes over 2,229 SF sell for about $86K (22%) more than homes under 1,772 SF.

## 4.1 Key differences

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

Under 1,772 SF · 1,772–1,957 SF · 2,012–2,229 SF · Over 2,229 SF

**Larger homes** Over 2,229 SF

- Sell for much more.

**Smaller homes** Under 1,772 SF

- Sell for much less.

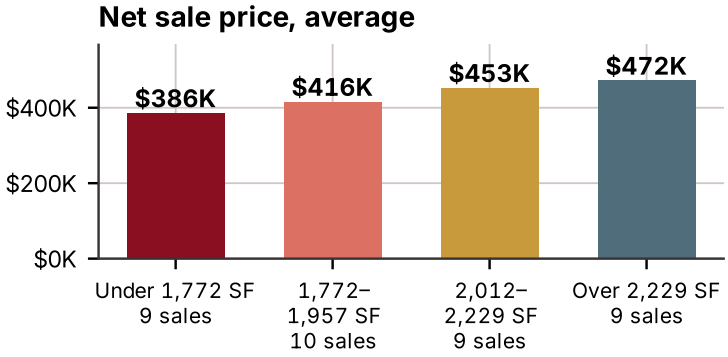
## 4.2 At a glance

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 1,772 SF | 1,772–1,957 SF | 2,012–2,229 SF | Over 2,229 SF | Real difference? |
|---|---|---|---|---|---|
| **Net sale price** | $386K Lowest | $416K | $453K | $472K Highest | ✓ large |
| Net price per SF | $232 per SF | $218 per SF | $213 per SF | $193 per SF | unclear |
| Year built | 1997 | 1998 | 1997 | 1996 | unclear |
| Days on market | 54 days | 46 days | 20 days | 48 days | unclear |
| Discount from original list | 6.9% | 7.3% | 6.9% | 6.1% | unclear |
| Price cut before sale | 67% | 70% | 44% | 67% | unclear |
| Seller paid closing costs or repairs | 56% | 80% | 89% | 44% | unclear |
| Has a view | 0% | 10% | 11% | 0% | unclear |


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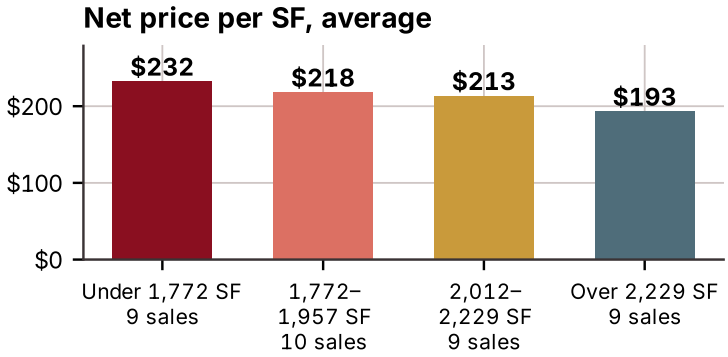
## 4.3 Homes over 2,229 SF sell for about $86K (22%) more than homes under 1,772 SF




The average is **$472K** for homes over 2,229 SF and **$386K** for homes under 1,772 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

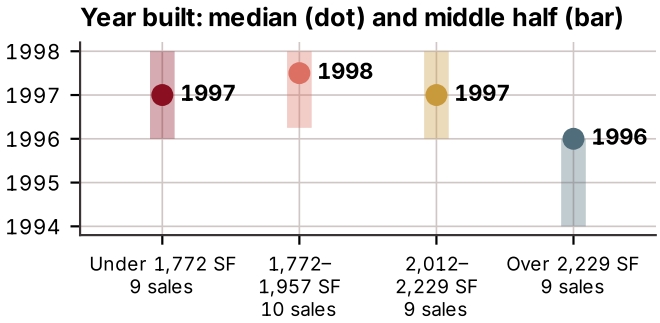
## 4.4 Net price per SF: no clear difference




The average is **$193 per SF** for homes over 2,229 SF and **$232 per SF** for homes under 1,772 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

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

## 4.5 Year built: no clear difference

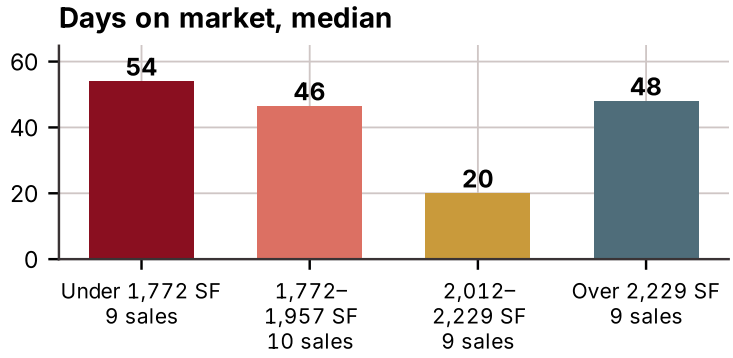



The median is **1996** for homes over 2,229 SF and **1997** for homes under 1,772 SF. It does not move in a straight line; homes 1,772–1,957 SF are highest. Defined in 8.1.4.

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

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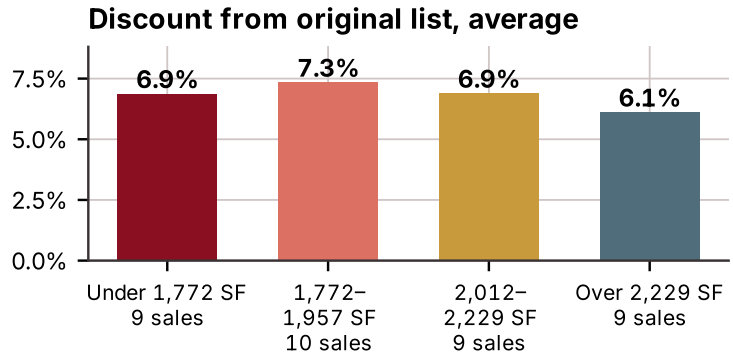
## 4.6 Days on market: no clear difference




The median is **48 days** for homes over 2,229 SF and **54 days** for homes under 1,772 SF. It does not move in a straight line; homes under 1,772 SF are highest. Defined in 8.1.5.

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

## 4.7 Discount from original list: no clear difference

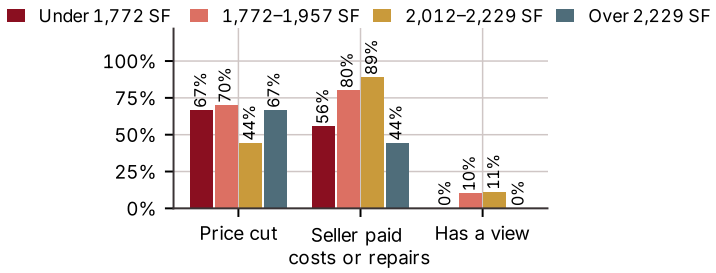



The average is **6.1%** for homes over 2,229 SF and **6.9%** for homes under 1,772 SF. It does not move in a straight line; homes 1,772–1,957 SF are highest. Defined in 8.1.6.

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

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## 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.

- 67% of homes over 2,229 SF had a price cut before sale, against 67% of homes under 1,772 SF. Defined in 8.1.7.
- 44% of homes over 2,229 SF had the seller pay closing costs or repairs, against 56% of homes under 1,772 SF. Defined in 8.1.8.
- 0% of homes over 2,229 SF have a view, against 0% of homes under 1,772 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 1,772 SF 9 sales | 1,772–1,957 SF 10 sales | 2,012–2,229 SF 9 sales | Over 2,229 SF 9 sales | All 37 sales | Real difference? |
|---|---|---|---|---|---|---|
| Net sale price average | $386,113 | $416,135 | $452,925 | $472,251 | $431,431 | ✓ large |
| Net price per SF average | $232 | $218 | $213 | $193 | $214 | unclear |
| Living area average | 1,662 | 1,907 | 2,120 | 2,461 | 2,034 | by design |
| Year built median | 1997 | 1998 | 1997 | 1996 | 1997 | unclear |

## 4.10 The numbers: selling

| | Under 1,772 SF 9 sales | 1,772–1,957 SF 10 sales | 2,012–2,229 SF 9 sales | Over 2,229 SF 9 sales | All 37 sales | Real difference? |
|---|---|---|---|---|---|---|
| Days on market median | 54 | 46 | 20 | 48 | 42 | unclear |
| Discount from original list average | 6.9% | 7.3% | 6.9% | 6.1% | 6.8% | unclear |
| Price cut before sale | 67% | 70% | 44% | 67% | 62% | unclear |
| Seller paid closing costs or repairs | 56% | 80% | 89% | 44% | 68% | unclear |
| Has a view | 0% | 10% | 11% | 0% | 5% | unclear |

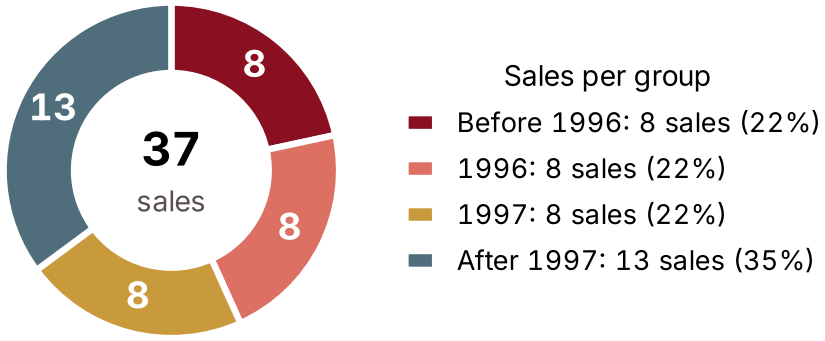
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.


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# 5. Quartiles by year built

Resale homes · 37 sales · November 8, 2025 – November 7, 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**: no measure differs enough between the groups to rule out chance.

## 5.1 Key differences

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

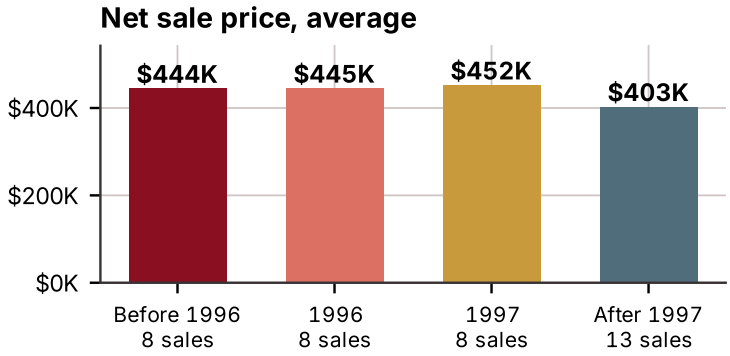
## 5.2 At a glance

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

| | Before 1996 | 1996 | 1997 | After 1997 | Real difference? |
|---|---|---|---|---|---|
| Net sale price | $444K | $445K | $452K | $403K | unclear |
| Net price per SF | $210 per SF | $218 per SF | $234 per SF | $202 per SF | unclear |
| Living area | 2,131 SF | 2,063 SF | 1,935 SF | 2,018 SF | unclear |
| Days on market | 56 days | 52 days | 21 days | 42 days | unclear |
| Discount from original list | 5.1% | 6.9% | 4.0% | 9.6% | unclear |
| Price cut before sale | 75% | 75% | 25% | 69% | unclear |
| Seller paid closing costs or repairs | 62% | 75% | 88% | 54% | unclear |
| Has a view | 0% | 0% | 12% | 8% | unclear |


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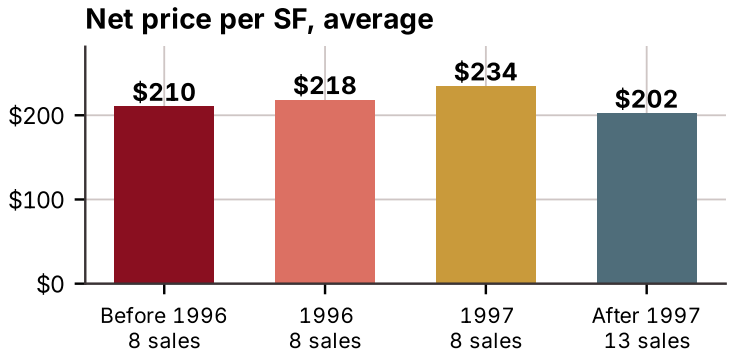
## 5.3 Net sale price: no clear difference




The average is **$403K** for homes built after 1997 and **$444K** for homes built before 1996. It does not move in a straight line; homes built 1997 are highest. Defined in 8.1.1.

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

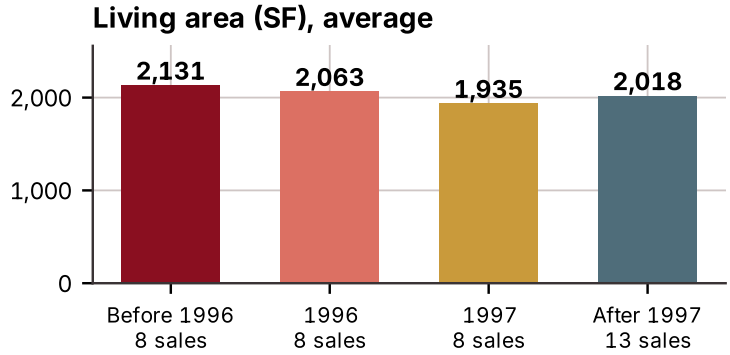
## 5.4 Net price per SF: no clear difference




The average is **$202 per SF** for homes built after 1997 and **$210 per SF** for homes built before 1996. It does not move in a straight line; homes built 1997 are highest. Defined in 8.1.2.

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

## 5.5 Living area: no clear difference

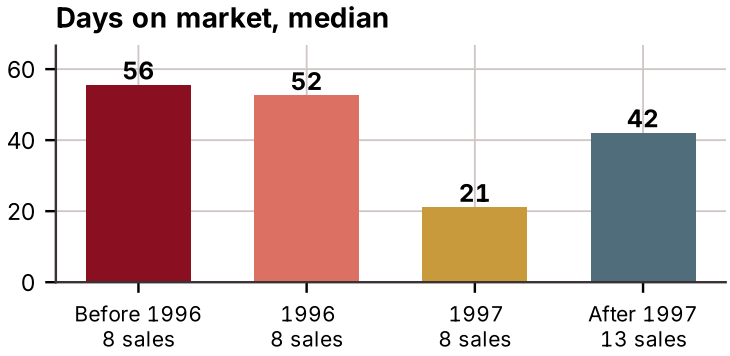



The average is **2,018 SF** for homes built after 1997 and **2,131 SF** for homes built before 1996. It does not move in a straight line; homes built before 1996 are highest. Defined in 8.1.3.

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

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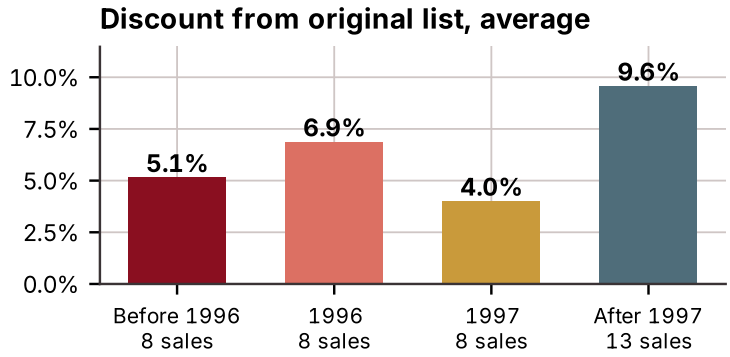
## 5.6 Days on market: no clear difference




The median is **42 days** for homes built after 1997 and **56 days** for homes built before 1996. It does not move in a straight line; homes built before 1996 are highest. Defined in 8.1.5.

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

## 5.7 Discount from original list: no clear difference

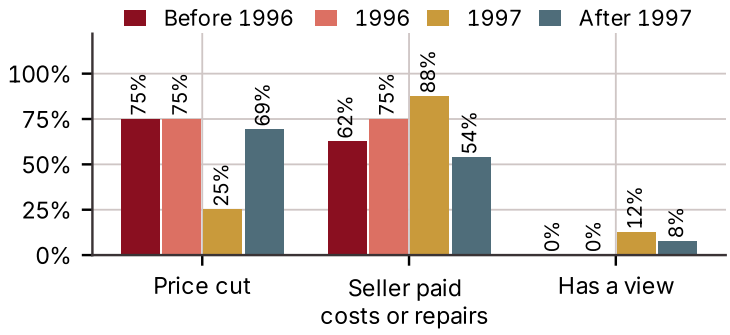



The average is **9.6%** for homes built after 1997 and **5.1%** for homes built before 1996. It does not move in a straight line; homes built after 1997 are highest. Defined in 8.1.6.

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

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




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

- 69% of homes built after 1997 had a price cut before sale, against 75% of homes built before 1996. Defined in 8.1.7.
- 54% of homes built after 1997 had the seller pay closing costs or repairs, against 62% of homes built before 1996. Defined in 8.1.8.
- 8% of homes built after 1997 have a view, against 0% of homes built before 1996. 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 1996 8 sales | 1996 8 sales | 1997 8 sales | After 1997 13 sales | All 37 sales | Real difference? |
|---|---|---|---|---|---|---|
| Net sale price average | $444,277 | $444,814 | $452,044 | $402,606 | $431,431 | unclear |
| Net price per SF average | $210 | $218 | $234 | $202 | $214 | unclear |
| Living area average | 2,131 | 2,063 | 1,935 | 2,018 | 2,034 | unclear |
| Year built median | 1994 | 1996 | 1997 | 1998 | 1997 | by design |

## 5.10 The numbers: selling

| | Before 1996 8 sales | 1996 8 sales | 1997 8 sales | After 1997 13 sales | All 37 sales | Real difference? |
|---|---|---|---|---|---|---|
| Days on market median | 56 | 52 | 21 | 42 | 42 | unclear |
| Discount from original list average | 5.1% | 6.9% | 4.0% | 9.6% | 6.8% | unclear |
| Price cut before sale | 75% | 75% | 25% | 69% | 62% | unclear |
| Seller paid closing costs or repairs | 62% | 75% | 88% | 54% | 68% | unclear |
| Has a view | 0% | 0% | 12% | 8% | 5% | unclear |

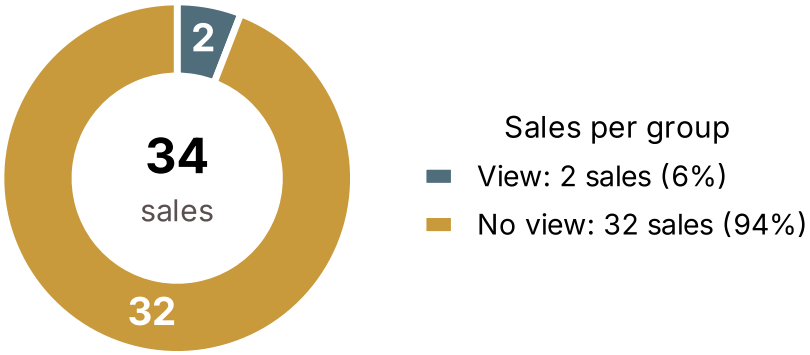
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.


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# 6. View and no view

Resale homes · 37 sales · November 8, 2025 – November 7, 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. 3 sales whose MLS view entry is only “See Remarks” are left out.

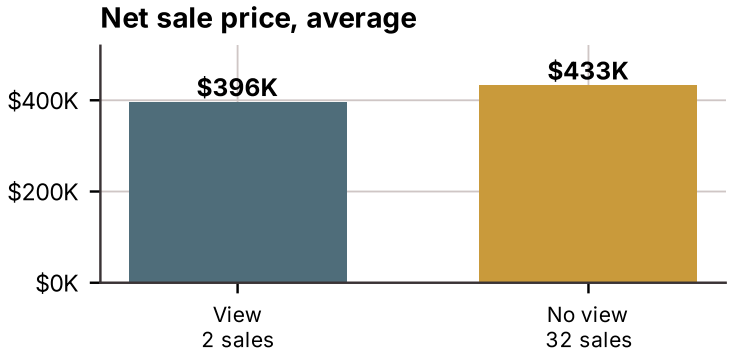



**Bottom line**: too few sales to test.

## 6.1 Key differences

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

## 6.3 Net sale price: described, not tested

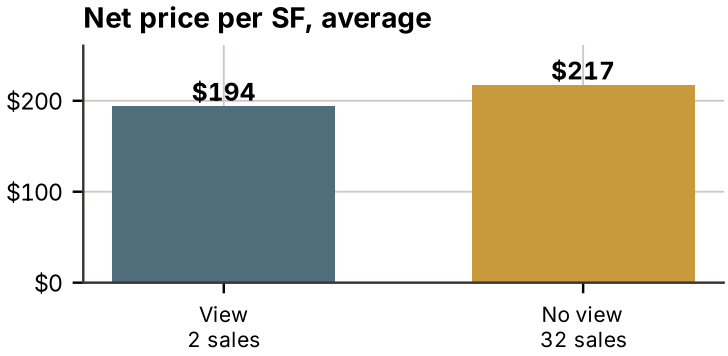



The average is **$396K** for homes with a view and **$433K** for homes without a view. Defined in 8.1.1.

Not tested: too few sales.


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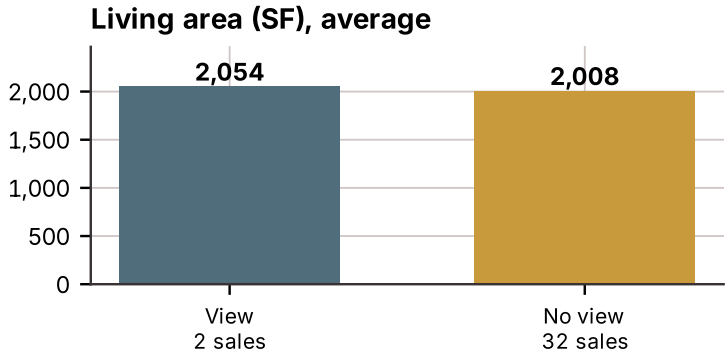
## 6.4 Net price per SF: described, not tested




The average is **$194 per SF** for homes with a view and **$217 per SF** for homes without a view. Defined in 8.1.2.

Not tested: too few sales.

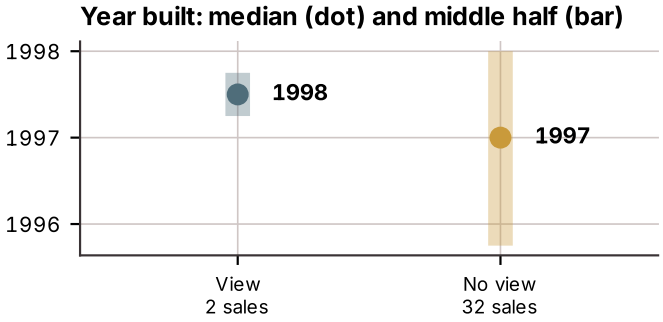
## 6.5 Living area: described, not tested




The average is **2,054 SF** for homes with a view and **2,008 SF** for homes without a view. Defined in 8.1.3.

Not tested: too few sales.

## 6.6 Year built: described, not tested

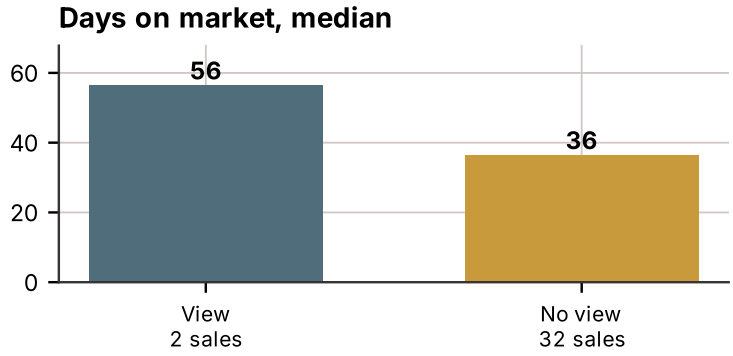



The median is **1998** for homes with a view and **1997** for homes without a view. Defined in 8.1.4.

Not tested: too few sales.

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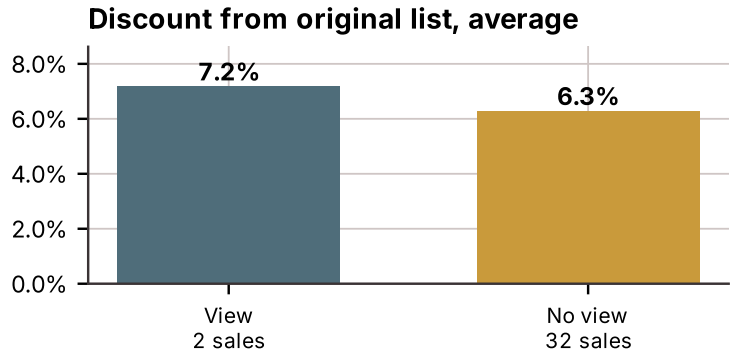
## 6.7 Days on market: described, not tested




The median is **56 days** for homes with a view and **36 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

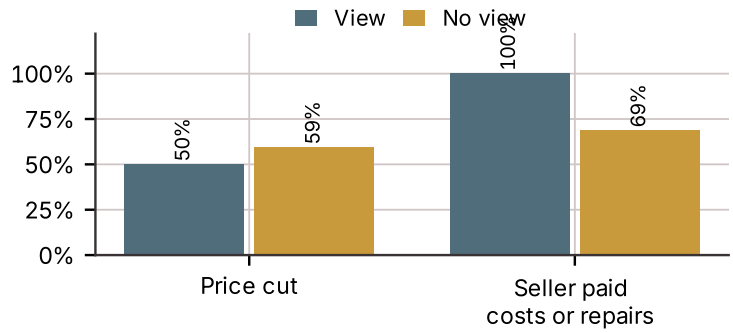
## 6.8 Discount from original list: described, not tested




The average is **7.2%** for homes with a view and **6.3%** for homes without a view. Defined in 8.1.6.

Not tested: too few sales.

## 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 59% of homes without a view. Defined in 8.1.7.
- 100% of homes with a view had the seller pay closing costs or repairs, against 69% of homes without a view. Defined in 8.1.8.

Price cut before sale: Not tested: too few sales.

Seller paid closing costs or repairs: Not tested: too few sales.

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## 6.10 The numbers: price and size

| | View<br>2 sales | No view<br>32 sales | All<br>34 sales |
|---|---|---|---|
| Net sale price average | $396,500 | $432,905 | $430,763 |
| Net price per SF average | $194 | $217 | $216 |
| Living area average | 2,054 | 2,008 | 2,010 |
| Year built median | 1998 | 1997 | 1997 |

## 6.11 The numbers: selling

| | View<br>2 sales | No view<br>32 sales | All<br>34 sales |
|---|---|---|---|
| Days on market median | 56 | 36 | 36 |
| Discount from original list average | 7.2% | 6.3% | 6.3% |
| Price cut before sale | 50% | 59% | 59% |
| Seller paid closing costs or repairs | 100% | 69% | 71% |

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 8, 2025 – November 7, 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 Willow Run.

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** 37 resale sales. Average $431,431; median $425,000; standard deviation $57,671; middle half (25th–75th percentile) $394,000–$474,875; lowest $281,900, highest $542,000. 25 sales had a seller payment; their median payment was $6,500.

### 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** 37 resale sales. Average $214; median $213; standard deviation $28; middle half (25th–75th percentile) $195–$233; lowest $147, highest $276.

### 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** 37 resale sales. Average 2,034; median 1,957; standard deviation 317; middle half (25th–75th percentile) 1,772–2,229; lowest 1,550, highest 2,959.

### 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** 37 resale sales. Average 1998; median 1997; standard deviation 6; middle half (25th–75th percentile) 1996–1998; lowest 1993, highest 2020.


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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** | 37 resale sales. Average 55; median 42; standard deviation 49; middle half (25th–75th percentile) 17–77; lowest 4, highest 193. 0 sales went under contract on their listing date (0 days). |

### 8.1.6 Discount from original list

| | |
|---|---|
| **In simple terms** | How far below the first asking price the home sold, after seller payments. It measures how much negotiating room sellers gave up. A negative figure means the home sold above its first asking price. |
| **Statistically** | Discount % = (OriginalListPrice – Net) ÷ OriginalListPrice × 100, per sale; summarized by the mean. |
| **The data** | 37 resale sales. Average 6.8%; median 5.7%; standard deviation 5.6%; middle half (25th–75th percentile) 2.7%–8.2%; lowest 0.9%, highest 26.1%. 0 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** | 23 of 37 resale sales (62.2%). |

### 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** | 25 of 37 resale sales (67.6%). |

### 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** | 2 sales with a view, 32 without, 3 unclassified. Most common View entries: None 25, Neighborhood 8, See Remarks 3, City 1, Panoramic 1, Trees/Woods 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 2026-11-08 13:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Austin, SubdivisionName contains any of “willow run”, “bratton hill” (case-insensitive). A record is kept when its subdivision name belongs to the Willow Run family, the same rule comparable sales use (it includes Bratton Hill, proven adjacent and priced alike).

**The data** Pulled November 8, 2026: 37 closed Willow Run records over the prior year, in ZIP 78728. 12 subdivision spellings kept: Willow Run Sec 01 (6); Willow Run Sec 10-B (5); Willow Run Sec 07 (5); Willow Run Sec 08 (4); Willow Run Sec 10-A (3); Willow Run Sec 06 (3); Willow Run Sec 04 (3); Bratton Hill Sec 01 (3); Willow Run (2); Bratton Hill Condo (1); Bratton Hill (1); Willow Run Sec 10A (1). No other names were found by the search.

## 8.2.2 Study window

**In simple terms** The most recent 365 days of closed sales: recent enough to describe today's market, long enough to give each group plenty of sales. The usual window is 180 days; it holds only 18 resale sales here (under 80), so the full year is used.

**Statistically** CloseDate from November 8, 2025 to November 7, 2026 inclusive.

**The data** 37 single-family sales in the window: 37 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** 37 resale; 0 new construction.

## 8.2.4 Sales left out

**In simple terms** A few records cannot be used as entered and are left out before any analysis.

**Statistically** Excluded: PropertySubType other than Single Family Residence; no OriginalListPrice; LivingArea under 400 SF; seller payments above 10% of ClosePrice (treated as entry errors).

**The data** None in this window.

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### 8.2.5 Quartiles and groups

**In simple terms** Sales lined up from lowest to highest and cut into four groups of about equal size. Each group is named by its range, for example “Under $394K”.

**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 $394K: $281,900–$392,500 (9 sales); $394K–$425K: $394,000–$424,800 (8 sales); $425K–$475K: $425,000–$474,875 (11 sales); Over $475K: $476,000–$542,000 (9 sales)
**Quartiles by living area:** Under 1,772 SF: 1,550–1,751 SF (9 sales); 1,772–1,957 SF: 1,772–1,957 SF (10 sales); 2,012–2,229 SF: 2,012–2,229 SF (9 sales); Over 2,229 SF: 2,285–2,959 SF (9 sales)
**Quartiles by year built:** Before 1996: 1993–1995 (8 sales); 1996: 1996–1996 (8 sales); 1997: 1997–1997 (8 sales); After 1997: 1998–2020 (13 sales)
**View and no view:** View: MLS lists a view (2 sales); No view: None or Neighborhood (32 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 $431,431, median $425,000. Days on market: average 55, median 42: 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 $\chi^2$ 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 $\chi^2$ 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 $p < 0.0063$

### 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** $\varepsilon^2$ 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** 2 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 | $H = 4.18$ | 3 | 0.2427 | $p < 0.0063$ | **Unclear** | $\varepsilon^2 = 0.116$ | medium |
| Living area | Kruskal–Wallis | $H = 15.81$ | 3 | 0.0012 | $p < 0.0063$ | **Yes** | $\varepsilon^2 = 0.439$ | large |
| Year built | Kruskal–Wallis | $H = 2.02$ | 3 | 0.5683 | $p < 0.0063$ | **Unclear** | $\varepsilon^2 = 0.056$ | small |
| Days on market | Kruskal–Wallis | $H = 8.88$ | 3 | 0.0310 | $p < 0.0063$ | **Unclear** | $\varepsilon^2 = 0.247$ | large |
| Discount from original list | Kruskal–Wallis | $H = 12.35$ | 3 | 0.0063 | $p < 0.0063$ | **Unclear** | $\varepsilon^2 = 0.343$ | large |
| Price cut before sale | Chi-square | $\chi^2 = 6.42$ | 3 | 0.0927 | $p < 0.0063$ | **Unclear** | Cramér's V = 0.417 | medium |
| Seller paid closing costs or repairs | Chi-square | $\chi^2 = 0.29$ | 3 | 0.9627 | $p < 0.0063$ | **Unclear** | Cramér's V = 0.088 | negligible |
| Has a view | Chi-square | $\chi^2 = 2.50$ | 3 | 0.4747 | $p < 0.0063$ | **Unclear** | Cramér's V = 0.260 | small |

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## 8.3.2 Quartiles by living area

| Measure | Test | Statistic | df | p-value | Threshold | Real difference? | Effect size | Size |
|---|---|---|---|---|---|---|---|---|
| Net sale price | Kruskal–Wallis | H = 14.19 | 3 | 0.0027 | p < 0.0063 | **Yes** | $\varepsilon^2 = 0.394$ | large |
| Net price per SF | Kruskal–Wallis | H = 10.14 | 3 | 0.0174 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.282$ | large |
| Year built | Kruskal–Wallis | H = 2.85 | 3 | 0.4160 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.079$ | medium |
| Days on market | Kruskal–Wallis | H = 0.78 | 3 | 0.8540 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.022$ | small |
| Discount from original list | Kruskal–Wallis | H = 1.61 | 3 | 0.6567 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.045$ | small |
| Price cut before sale | Chi-square | $\chi^2 = 1.62$ | 3 | 0.6554 | p < 0.0063 | **Unclear** | Cramér's V = 0.209 | small |
| Seller paid closing costs or repairs | Chi-square | $\chi^2 = 5.36$ | 3 | 0.1472 | p < 0.0063 | **Unclear** | Cramér's V = 0.381 | medium |
| Has a view | Chi-square | $\chi^2 = 2.01$ | 3 | 0.5694 | p < 0.0063 | **Unclear** | Cramér's V = 0.233 | small |

## 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 = 3.48 | 3 | 0.3235 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.097$ | medium |
| Net price per SF | Kruskal–Wallis | H = 5.70 | 3 | 0.1270 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.158$ | large |
| Living area | Kruskal–Wallis | H = 2.04 | 3 | 0.5633 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.057$ | small |
| Days on market | Kruskal–Wallis | H = 4.76 | 3 | 0.1901 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.132$ | medium |
| Discount from original list | Kruskal–Wallis | H = 8.01 | 3 | 0.0458 | p < 0.0063 | **Unclear** | $\varepsilon^2 = 0.222$ | large |
| Price cut before sale | Chi-square | $\chi^2 = 6.09$ | 3 | 0.1071 | p < 0.0063 | **Unclear** | Cramér's V = 0.406 | medium |
| Seller paid closing costs or repairs | Chi-square | $\chi^2 = 2.86$ | 3 | 0.4133 | p < 0.0063 | **Unclear** | Cramér's V = 0.278 | small |
| Has a view | Chi-square | $\chi^2 = 1.83$ | 3 | 0.6074 | p < 0.0063 | **Unclear** | Cramér's V = 0.223 | small |

## 8.3.4 View and no view

Too few sales in a group to test.

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## 8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); nothing else. Statistics: Python, NumPy 2.5.3, SciPy 1.18.1.

## 8.5 References

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**This is a market study of closed sales, not an appraisal or an opinion of value for any home. The analysis covers 37 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 8, 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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