Lakeway

Travis County, TX
Resale homes · closed May 26 – Nov 21, 2026
Prepared for Buyers, sellers and agents

Prepared by ALEX Intelligence for ALEX Real Estate
Market Study · Resale Analysis
Version 2.4
November 22, 2026 · 6:53 AM CST

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

RESALE SALES, 180 DAYS	MEDIAN NET SALE PRICE	MEDIAN NET PRICE PER SF	MEDIAN DAYS ON MARKET
126	**$773,313**	**$285**	**48 days**
single-family resale homes	average $902,416	average $299	average 82 days

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1. Summary

Resale homes · 126 sales · May 26, 2026 – November 21, 2026

This study looks at the **126 resale homes** sold in Lakeway in the **180 days** to November 21, 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.

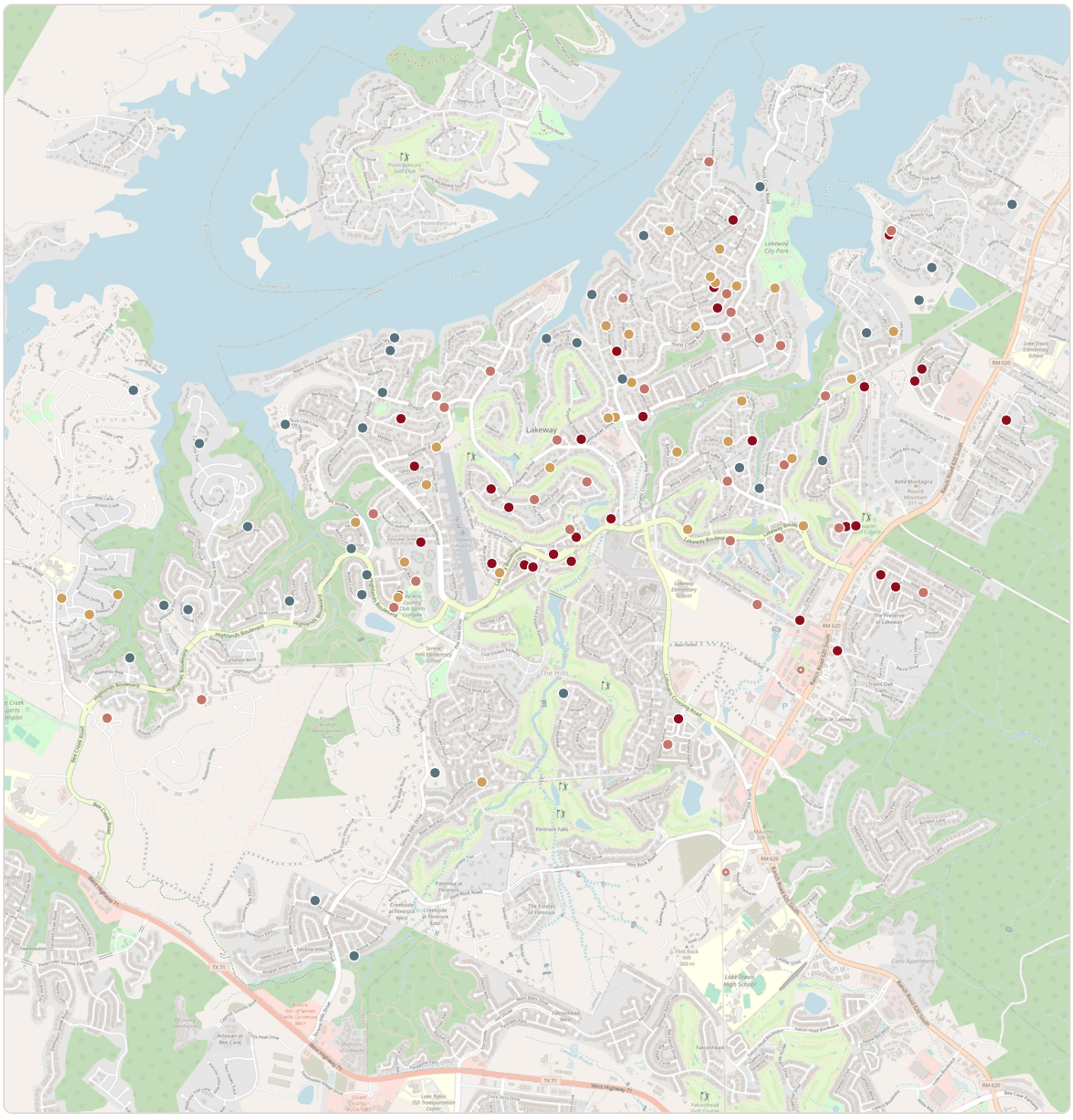
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

126 resale homes · colored by price range

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



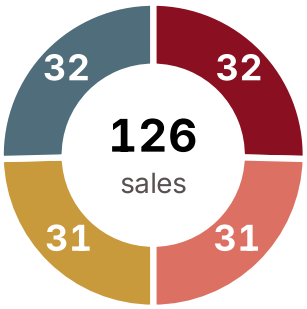
● Under $625K · 32 sales ● $625K–$764K · 31 sales ● $783K–$1.01M · 31 sales ● Over $1.01M · 32 sales

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3. Quartiles by net sale price

Resale homes · 126 sales · May 26, 2026 – November 21, 2026

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



Sales per group

- Under $625K: 32 sales (25%)
- $625K–$764K: 31 sales (25%)
- $783K–$1.01M: 31 sales (25%)
- Over $1.01M: 32 sales (25%)

Bottom line

- Homes over $1.01M are about 1,990 SF (93%) larger than homes under $625K.
- 84% of homes over $1.01M have a view, against 41% of homes under $625K.
- Homes over $1.01M sell for about $119 per SF (47%) more than homes under $625K.

3.1 Key differences

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

Under $625K $625K–$764K $783K–$1.01M Over $1.01M

Higher-priced homes Over $1.01M

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

Lower-priced homes Under $625K

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

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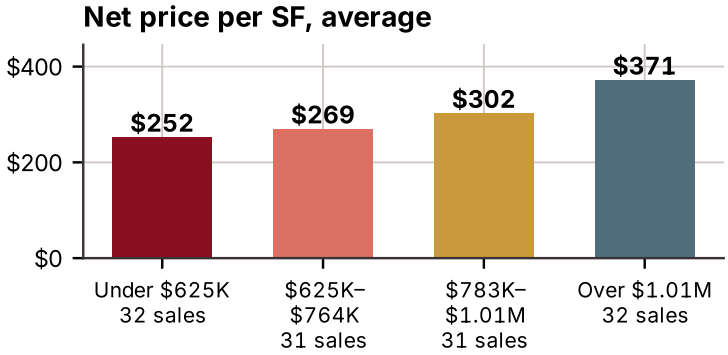
3.2 At a glance

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 $625K	$625K–$764K	$783K–$1.01M	Over $1.01M	Real difference?
Net price per SF	$252 per SF **Lowest**	$269 per SF	$302 per SF	$371 per SF **Highest**	✓ large
Living area	2,133 SF **Smallest**	2,619 SF	2,953 SF	4,119 SF **Largest**	✓ large
Year built	1998	1994	1994	2008	unclear
Days on market	44 days	39 days	47 days	72 days	unclear
Discount from original list	7.3%	6.1%	5.0%	7.3%	unclear
Price cut before sale	47%	42%	35%	50%	unclear
Seller paid closing costs or repairs	50%	55%	61%	41%	unclear
Has a view	41% **Fewest**	55%	84%	84% **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 $1.01M sell for about $119 per SF (47%) more than homes under $625K

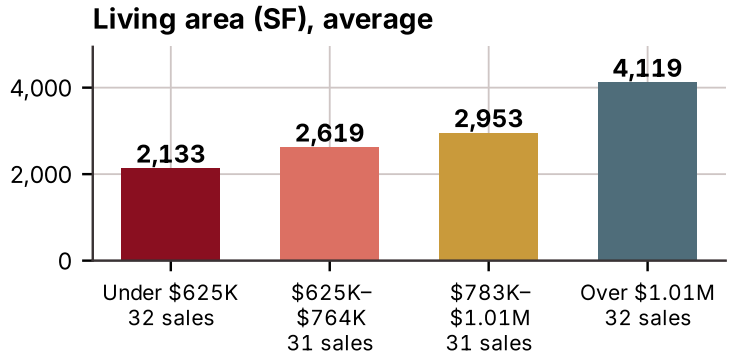


The average is **$371 per SF** for homes over $1.01M and **$252 per SF** for homes under $625K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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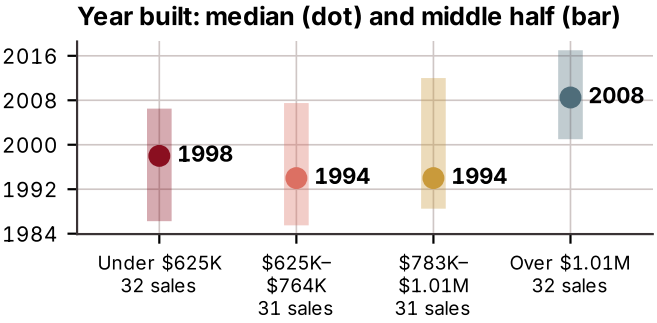
3.4 Homes over $1.01M are about 1,990 SF (93%) larger than homes under $625K



The average is **4,119 SF** for homes over $1.01M and **2,133 SF** for homes under $625K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

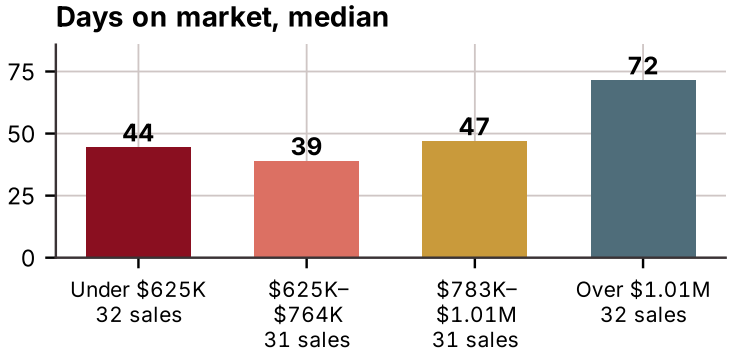
3.5 Year built: no clear difference



The median is **2008** for homes over $1.01M and **1998** for homes under $625K. It does not move in a straight line; homes over $1.01M are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

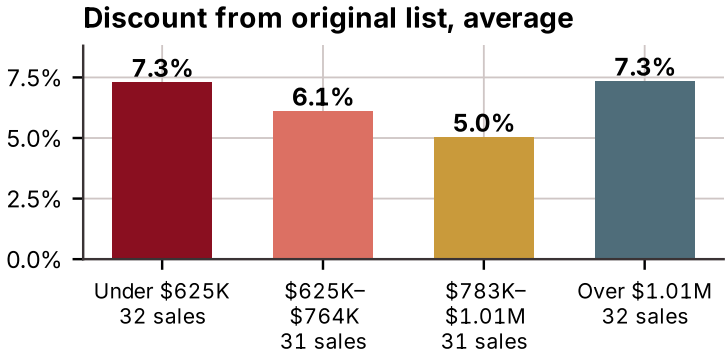


The median is **72 days** for homes over $1.01M and **44 days** for homes under $625K. It does not move in a straight line; homes over $1.01M are highest. Defined in 8.1.5.

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

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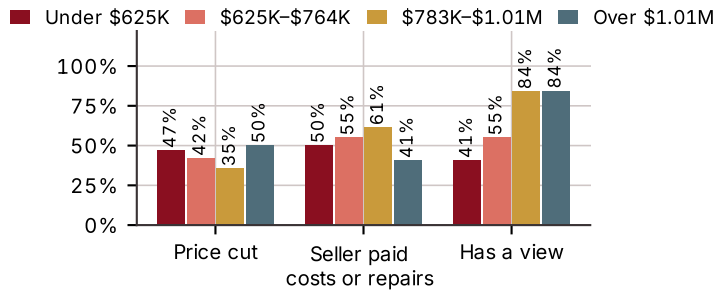
3.7 Discount from original list: no clear difference



The average is **7.3%** for homes over $1.01M and **7.3%** for homes under $625K. It does not move in a straight line; homes over $1.01M are highest.
Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 50% of homes over $1.01M had a price cut before sale, against 47% of homes under $625K. Defined in 8.1.7.
- 41% of homes over $1.01M had the seller pay closing costs or repairs, against 50% of homes under $625K. Defined in 8.1.8.
- 84% of homes over $1.01M have a view, against 41% of homes under $625K. 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 $625K 32 sales	$625K–$764K 31 sales	$783K–$1.01M 31 sales	Over $1.01M 32 sales	All 126 sales	Real difference?
Net sale price average	$533,150	$685,592	$876,785	$1,506,558	$902,416	by design
Net price per SF average	$252	$269	$302	$371	$299	✓ large
Living area average	2,133	2,619	2,953	4,119	2,959	✓ large
Year built median	1998	1994	1994	2008	1998	unclear

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3.10 The numbers: selling

	Under $625K 32 sales	$625K–$764K 31 sales	$783K–$1.01M 31 sales	Over $1.01M 32 sales	All 126 sales	Real difference?
Days on market median	44	39	47	72	48	unclear
Discount from original list average	7.3%	6.1%	5.0%	7.3%	6.5%	unclear
Price cut before sale	47%	42%	35%	50%	44%	unclear
Seller paid closing costs or repairs	50%	55%	61%	41%	52%	unclear
Has a view	41%	55%	84%	84%	66%	✓ medium

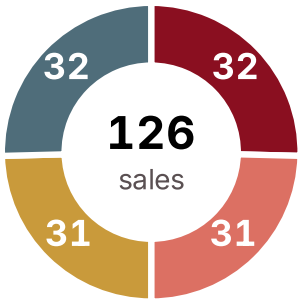
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 126 sales · May 26, 2026 – November 21, 2026

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



Sales per group

- Under 2,317 SF: 32 sales (25%)
- 2,317–2,772 SF: 31 sales (25%)
- 2,816–3,370 SF: 31 sales (25%)
- Over 3,370 SF: 32 sales (25%)

Bottom line

- Homes over 3,370 SF sell for about $812K (135%) more than homes under 2,317 SF.
- 88% of homes over 3,370 SF have a view, against 47% of homes under 2,317 SF.
- Homes over 3,370 SF are about 12 years newer than homes under 2,317 SF.

4.1 Key differences

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

Under 2,317 SF · 2,317–2,772 SF · 2,816–3,370 SF · Over 3,370 SF

Larger homes Over 3,370 SF

- Sell for much more.
- Are more likely to have a view.
- Tend to be newer.

Smaller homes Under 2,317 SF

- Sell for much less.
- Are less likely to have a view.
- Tend to be older.

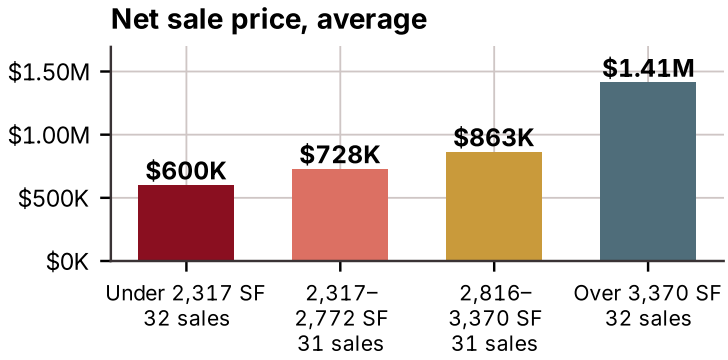
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4.2 At a glance

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 2,317 SF	2,317–2,772 SF	2,816–3,370 SF	Over 3,370 SF	Real difference?
Net sale price	$600K Lowest	$728K	$863K	$1.41M Highest	✓ large
Net price per SF	$301 per SF	$285 per SF	$285 per SF	$323 per SF	unclear
Year built	1996	1992 Oldest	2006	2009 Newest	✓ large
Days on market	48 days	24 days	54 days	68 days	unclear
Discount from original list	7.3%	4.8%	6.1%	7.5%	unclear
Price cut before sale	47%	35%	39%	53%	unclear
Seller paid closing costs or repairs	41%	48%	71%	47%	unclear
Has a view	47% Fewest	58%	71%	88% Most	✓ medium

4.3 Homes over 3,370 SF sell for about $812K (135%) more than homes under 2,317 SF



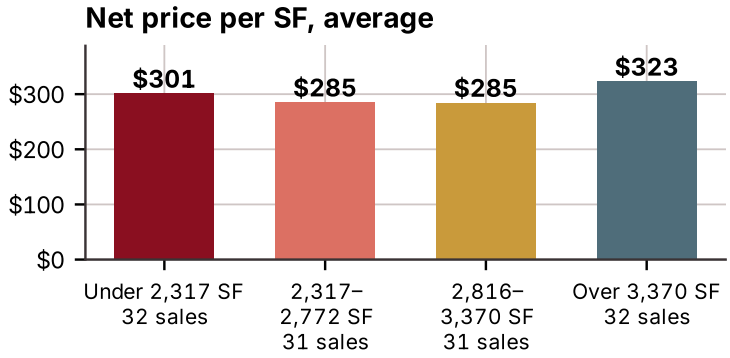
The average is **$1.41M** for homes over 3,370 SF and **$600K** for homes under 2,317 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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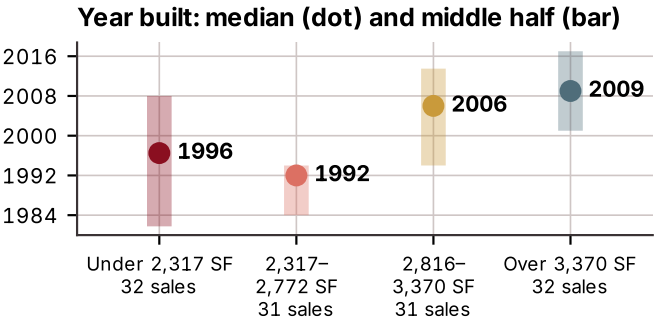
4.4 Net price per SF: no clear difference



The average is **$323 per SF** for homes over 3,370 SF and **$301 per SF** for homes under 2,317 SF. It does not move in a straight line; homes over 3,370 SF are highest. Defined in 8.1.2.

– No clear difference · could be chance

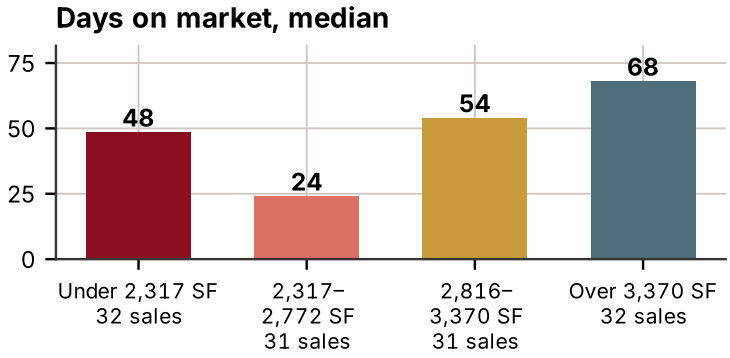
4.5 Homes over 3,370 SF are about 12 years newer than homes under 2,317 SF



The median is **2009** for homes over 3,370 SF and **1996** for homes under 2,317 SF. It does not move in a straight line; homes over 3,370 SF are highest. Defined in 8.1.4.

✓ Real difference · large

4.6 Days on market: no clear difference

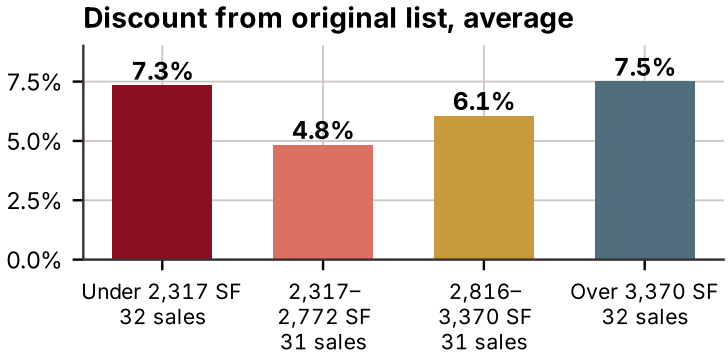


The median is **68 days** for homes over 3,370 SF and **48 days** for homes under 2,317 SF. It does not move in a straight line; homes over 3,370 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

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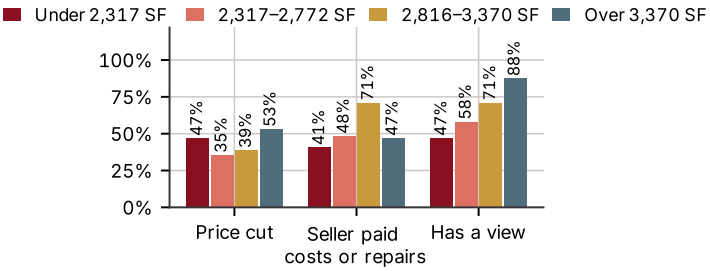
4.7 Discount from original list: no clear difference



The average is **7.5%** for homes over 3,370 SF and **7.3%** for homes under 2,317 SF. It does not move in a straight line; homes over 3,370 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.

- 53% of homes over 3,370 SF had a price cut before sale, against 47% of homes under 2,317 SF. Defined in 8.1.7.
- 47% of homes over 3,370 SF had the seller pay closing costs or repairs, against 41% of homes under 2,317 SF. Defined in 8.1.8.
- 88% of homes over 3,370 SF have a view, against 47% of homes under 2,317 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 2,317 SF 32 sales	2,317–2,772 SF 31 sales	2,816–3,370 SF 31 sales	Over 3,370 SF 32 sales	All 126 sales	Real difference?
Net sale price average	$600,075	$727,877	$862,775	$1,412,242	$902,416	✓ large
Net price per SF average	$301	$285	$285	$323	$299	unclear
Living area average	1,980	2,552	3,028	4,264	2,959	by design
Year built median	1996	1992	2006	2009	1998	✓ large

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4.10 The numbers: selling

	Under 2,317 SF 32 sales	2,317–2,772 SF 31 sales	2,816–3,370 SF 31 sales	Over 3,370 SF 32 sales	All 126 sales	Real difference?
Days on market median	48	24	54	68	48	unclear
Discount from original list average	7.3%	4.8%	6.1%	7.5%	6.5%	unclear
Price cut before sale	47%	35%	39%	53%	44%	unclear
Seller paid closing costs or repairs	41%	48%	71%	47%	52%	unclear
Has a view	47%	58%	71%	88%	66%	✓ medium

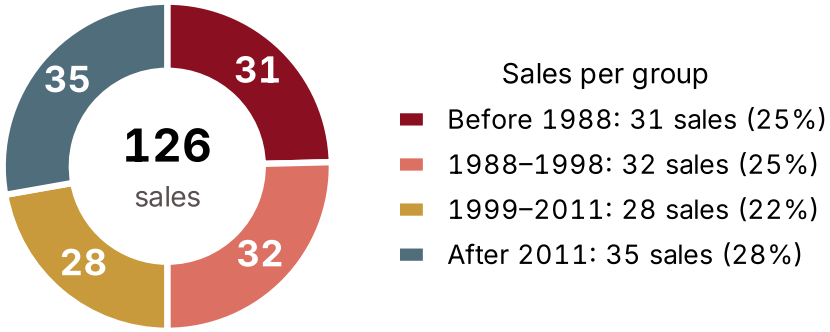
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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 2011 are about 800 SF (32%) larger than homes built before 1988.

5.1 Key differences

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

Before 1988 1988–1998 1999–2011 After 2011

Newer homes After 2011

- Are much larger.

Older homes Before 1988

- Are much smaller.

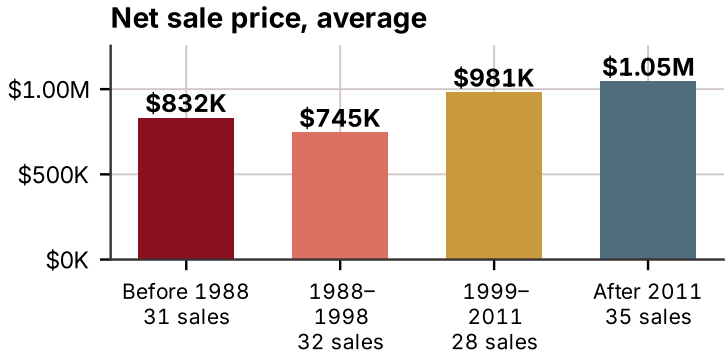
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5.2 At a glance

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

	Before 1988	1988–1998	1999–2011	After 2011	Real difference?
Net sale price	$832K	$745K	$981K	$1.05M	unclear
Net price per SF	$325 per SF	$270 per SF	$289 per SF	$310 per SF	unclear
Living area	2,516 SF **Smallest**	2,769 SF	3,214 SF	3,320 SF **Largest**	✓ large
Days on market	48 days	25 days	51 days	75 days	unclear
Discount from original list	6.0%	5.6%	5.7%	8.3%	unclear
Price cut before sale	39%	34%	46%	54%	unclear
Seller paid closing costs or repairs	45%	53%	43%	63%	unclear
Has a view	58%	72%	64%	69%	unclear

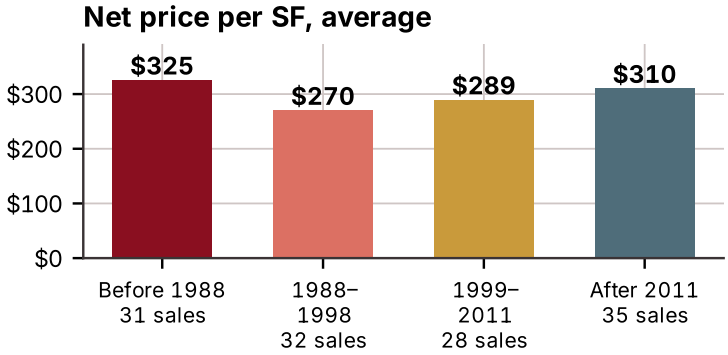
5.3 Net sale price: no clear difference



The average is **$1.05M** for homes built after 2011 and **$832K** for homes built before 1988. It does not move in a straight line; homes built after 2011 are highest. Defined in 8.1.1.

– No clear difference · could be chance

5.4 Net price per SF: no clear difference

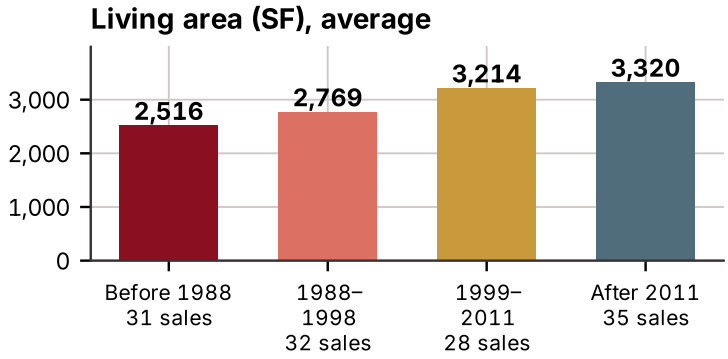


The average is **$310 per SF** for homes built after 2011 and **$325 per SF** for homes built before 1988. It does not move in a straight line; homes built before 1988 are highest. Defined in 8.1.2.

– No clear difference · could be chance

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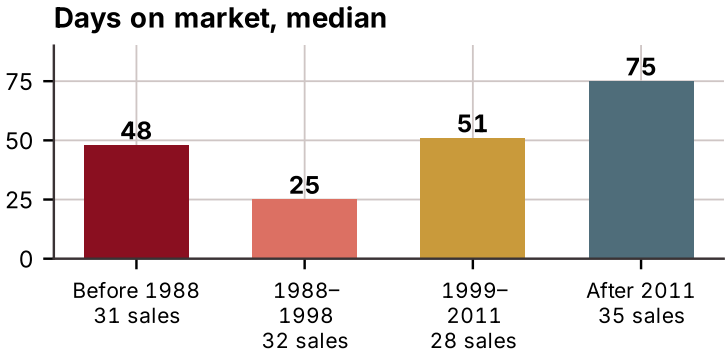
5.5 Homes built after 2011 are about 800 SF (32%) larger than homes built before 1988



The average is **3,320 SF** for homes built after 2011 and **2,516 SF** for homes built before 1988. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

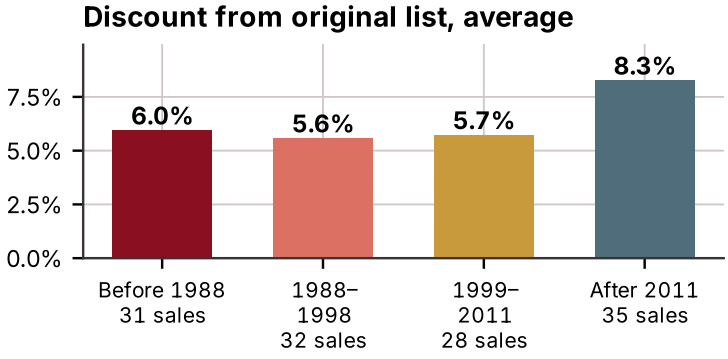
5.6 Days on market: no clear difference



The median is **75 days** for homes built after 2011 and **48 days** for homes built before 1988. It does not move in a straight line; homes built after 2011 are highest. Defined in 8.1.5.

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

5.7 Discount from original list: no clear difference

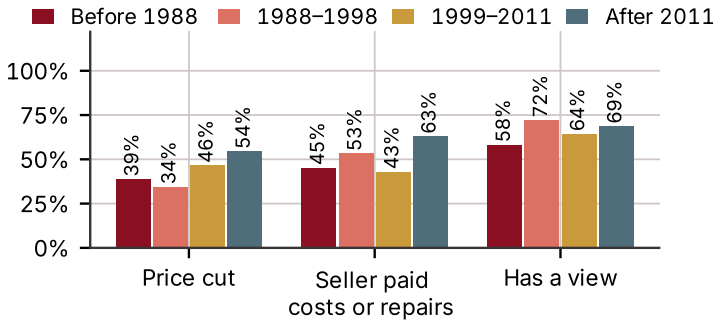


The average is **8.3%** for homes built after 2011 and **6.0%** for homes built before 1988. It does not move in a straight line; homes built after 2011 are highest. Defined in 8.1.6.

– **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.

- 54% of homes built after 2011 had a price cut before sale, against 39% of homes built before 1988. Defined in 8.1.7.
- 63% of homes built after 2011 had the seller pay closing costs or repairs, against 45% of homes built before 1988. Defined in 8.1.8.
- 69% of homes built after 2011 have a view, against 58% of homes built before 1988. 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 1988 31 sales	1988–1998 32 sales	1999–2011 28 sales	After 2011 35 sales	All 126 sales	Real difference?
Net sale price average	$832,092	$745,359	$981,330	$1,045,165	$902,416	unclear
Net price per SF average	$325	$270	$289	$310	$299	unclear
Living area average	2,516	2,769	3,214	3,320	2,959	✓ large
Year built median	1981	1994	2006	2016	1998	by design

5.10 The numbers: selling

	Before 1988 31 sales	1988–1998 32 sales	1999–2011 28 sales	After 2011 35 sales	All 126 sales	Real difference?
Days on market median	48	25	51	75	48	unclear
Discount from original list average	6.0%	5.6%	5.7%	8.3%	6.5%	unclear
Price cut before sale	39%	34%	46%	54%	44%	unclear
Seller paid closing costs or repairs	45%	53%	43%	63%	52%	unclear
Has a view	58%	72%	64%	69%	66%	unclear

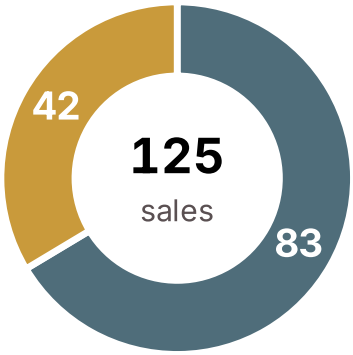
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 126 sales · May 26, 2026 – November 21, 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. 1 sales whose MLS view entry is only “See Remarks” are left out.



Sales per group
- View: 83 sales (66%)
- No view: 42 sales (34%)

Bottom line

- Homes with a view sell for about $324K (47%) more than homes without a view.
- Homes with a view are about 640 SF (25%) larger 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
- Sell for much more.
- Are larger.

Homes without a view no view listed
- Sell for much less.
- Are smaller.

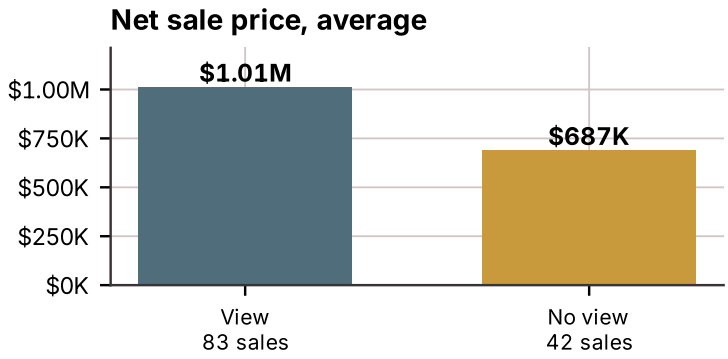
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6.2 At a glance

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	$1.01M **Highest**	$687K **Lowest**	✓ large
Net price per SF	$312 per SF	$273 per SF	unclear
Living area	3,172 SF **Largest**	2,529 SF **Smallest**	✓ medium
Year built	1999	1997	unclear
Days on market	54 days	34 days	unclear
Discount from original list	7.2%	5.1%	unclear
Price cut before sale	47%	38%	unclear
Seller paid closing costs or repairs	53%	50%	unclear

6.3 Homes with a view sell for about $324K (47%) more than homes without a view



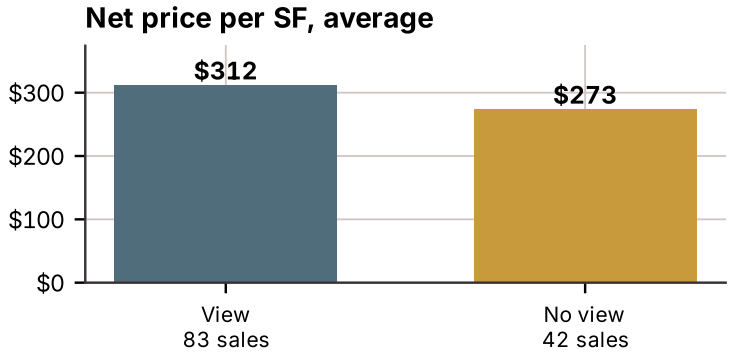
The average is **$1.01M** for homes with a view and **$687K** for homes without a view.

Defined in 8.1.1.

✓ **Real difference** · large

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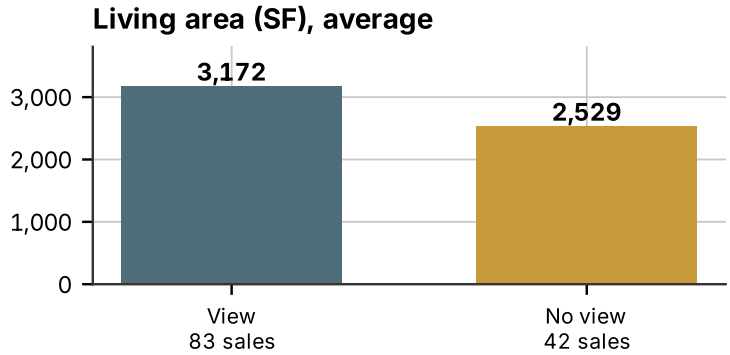
6.4 Net price per SF: no clear difference



The average is **$312 per SF** for homes with a view and **$273 per SF** for homes without a view. Defined in 8.1.2.

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

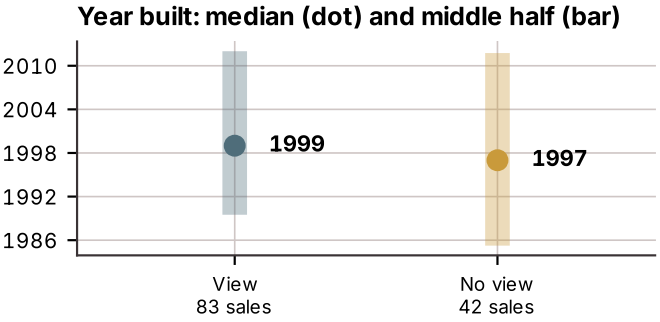
6.5 Homes with a view are about 640 SF (25%) larger than homes without a view



The average is **3,172 SF** for homes with a view and **2,529 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Year built: no clear difference

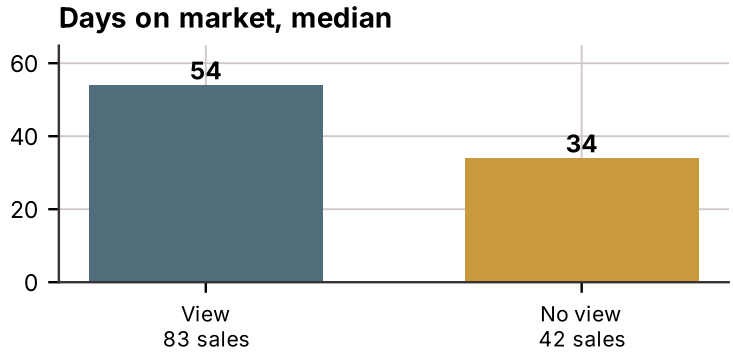


The median is **1999** for homes with a view and **1997** for homes without a view. Defined in 8.1.4.

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

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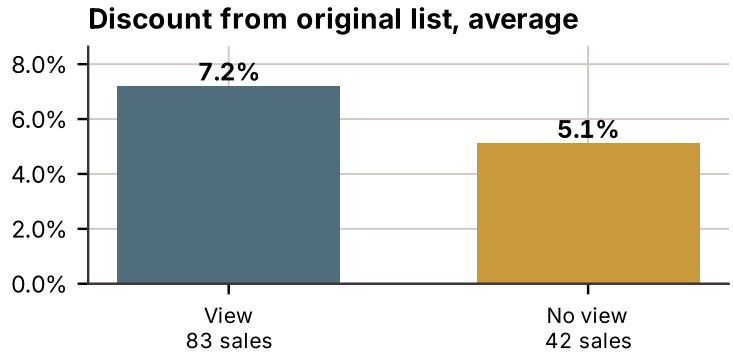
6.7 Days on market: no clear difference



The median is **54 days** for homes with a view and **34 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

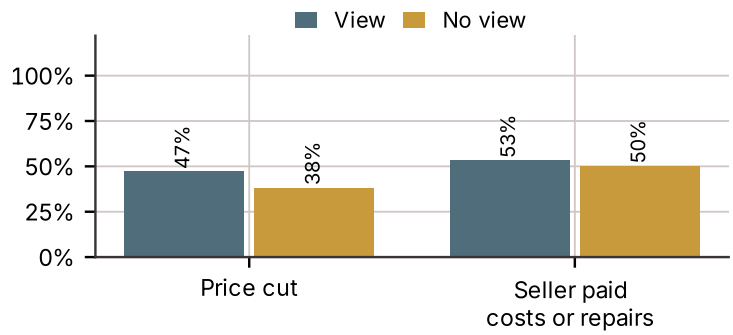
6.8 Discount from original list: no clear difference



The average is **7.2%** for homes with a view and **5.1%** for homes without a view. Defined in 8.1.6.

– No clear difference · could be chance

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



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

- 47% of homes with a view had a price cut before sale, against 38% of homes without a view. Defined in 8.1.7.
- 53% of homes with a view had the seller pay closing costs or repairs, against 50% 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

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6.10 The numbers: price and size

	View 83 sales	No view 42 sales	All 125 sales	Real difference?
Net sale price average	$1,010,773	$686,910	$901,955	✓ large
Net price per SF average	$312	$273	$299	unclear
Living area average	3,172	2,529	2,956	✓ medium
Year built median	1999	1997	1998	unclear

6.11 The numbers: selling

	View 83 sales	No view 42 sales	All 125 sales	Real difference?
Days on market median	54	34	48	unclear
Discount from original list average	7.2%	5.1%	6.5%	unclear
Price cut before sale	47%	38%	44%	unclear
Seller paid closing costs or repairs	53%	50%	52%	unclear

Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.4.

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7. New construction

Basic statistics · 11 sales · May 26, 2026 – November 21, 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: 11 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 Lakeway.

Measure	Average	Median
Sales		11
Net sale price	**$1,518,449**	$1,125,000
Net price per SF	**$358**	$305
Living area (SF)	**3,952**	4,881
Days on market	**173**	122
Discount from original list	**18.2%**	19.1%
Price cut before sale		91% of sales
Seller paid closing costs or repairs		18% of sales
Year built		2025–2026

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 126 resale sales. Average $902,416; median $773,313; standard deviation $474,808; middle half (25th–75th percentile) $624,681–$1,039,650; lowest $152,000, highest $3,625,000. 65 sales had a seller payment; their median payment was $4,050.

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 126 resale sales. Average $299; median $285; standard deviation $85; middle half (25th–75th percentile) $251–$328; lowest $117, highest $840.

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 126 resale sales. Average 2,959; median 2,794; standard deviation 947; middle half (25th–75th percentile) 2,312–3,383; lowest 1,296, highest 6,164.

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 parts of the area.

Statistically RESO YearBuilt; summarized by the median, with the 25th–75th percentile (middle half) on the charts.

The data 126 resale sales. Average 1999; median 1998; standard deviation 14; middle half (25th–75th percentile) 1988–2012; lowest 1969, highest 2024.

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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	126 resale sales. Average 82; median 48; standard deviation 99; middle half (25th–75th percentile) 17–118; lowest 0, highest 474. 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	126 resale sales. Average 6.5%; median 5.3%; standard deviation 6.8%; middle half (25th–75th percentile) 2.0%–9.3%; lowest −5.2%, highest 49.3%. 7 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	55 of 126 resale sales (43.7%).

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	65 of 126 resale sales (51.6%).

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	83 sales with a view, 42 without, 1 unclassified. Most common View entries: Hill Country 42, Trees/Woods 38, Neighborhood 35, None 28, Lake 21, Panoramic 15, Park/Greenbelt 14, Golf Course 12.

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8.2 Methods

8.2.1 Data source

In simple terms Every figure comes from the Austin Board of REALTORS® MLS, read live by ALEX. No figure is estimated or typed in.

Statistically ABOR MLS via secure APIs, read from ALEX's copy of the MLS (refreshed every 15 minutes; this pull as of 2026-11-22 12:45 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Lakeway.

The data Pulled November 22, 2026: 286 closed Lakeway records over the prior year. ZIP codes: 3, the most sales in 78734, 78738, 78669.

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 26, 2026 to November 21, 2026 inclusive.

The data 137 single-family sales in the window: 126 resale, 11 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 126 resale; 11 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 20 sale(s) other than single-family homes (condo, townhome and similar)

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 $625K”.

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 $625K: $152,000–$624,575 (32 sales); $625K–$764K: $625,000–$763,500 (31 sales); $783K–$1.01M: $783,126–$1,008,600 (31 sales); Over $1.01M: $1,050,000–$3,625,000 (32 sales)

Quartiles by living area: Under 2,317 SF: 1,296–2,311 SF (32 sales); 2,317–2,772 SF: 2,317–2,772 SF (31 sales); 2,816–3,370 SF: 2,816–3,370 SF (31 sales); Over 3,370 SF: 3,387–6,164 SF (32 sales)

Quartiles by year built: Before 1988: 1969–1987 (31 sales); 1988–1998: 1988–1998 (32 sales); 1999–2011: 1999–2011 (28 sales); After 2011: 2012–2024 (35 sales)

View and no view: View: MLS lists a view (83 sales); No view: None or Neighborhood (42 sales)

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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 $902,416, median $773,313. Days on market: average 82, median 48: 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.

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 9 real differences across the four slices; sizes are listed in 8.3.

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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	$H = 42.05$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.336$	large
Living area	Kruskal–Wallis	$H = 79.12$	3	< 0.0001	$p < 0.0063$	**Yes**	$\varepsilon^2 = 0.633$	large
Year built	Kruskal–Wallis	$H = 11.67$	3	0.0086	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.093$	medium
Days on market	Kruskal–Wallis	$H = 3.38$	3	0.3362	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.027$	small
Discount from original list	Kruskal–Wallis	$H = 3.69$	3	0.2968	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.030$	small
Price cut before sale	Chi-square	$\chi^2 = 1.54$	3	0.6737	$p < 0.0063$	**Unclear**	Cramér's V = 0.110	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.87$	3	0.4118	$p < 0.0063$	**Unclear**	Cramér's V = 0.151	small
Has a view	Chi-square	$\chi^2 = 20.09$	3	0.0002	$p < 0.0063$	**Yes**	Cramér's V = 0.399	medium

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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 = 78.11	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.625$	large
Net price per SF	Kruskal–Wallis	H = 4.74	3	0.1921	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.038$	small
Year built	Kruskal–Wallis	H = 29.42	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.235$	large
Days on market	Kruskal–Wallis	H = 8.43	3	0.0379	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.067$	medium
Discount from original list	Kruskal–Wallis	H = 5.59	3	0.1334	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.045$	small
Price cut before sale	Chi-square	$\chi^2 = 2.45$	3	0.4842	p < 0.0063	**Unclear**	Cramér's V = 0.139	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.61$	3	0.0853	p < 0.0063	**Unclear**	Cramér's V = 0.229	small
Has a view	Chi-square	$\chi^2 = 12.99$	3	0.0046	p < 0.0063	**Yes**	Cramér's V = 0.321	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 = 9.68	3	0.0214	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.077$	medium
Net price per SF	Kruskal–Wallis	H = 9.33	3	0.0252	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.075$	medium
Living area	Kruskal–Wallis	H = 18.60	3	0.0003	p < 0.0063	**Yes**	$\varepsilon^2 = 0.149$	large
Days on market	Kruskal–Wallis	H = 8.47	3	0.0373	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.068$	medium
Discount from original list	Kruskal–Wallis	H = 6.31	3	0.0973	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.051$	small
Price cut before sale	Chi-square	$\chi^2 = 3.12$	3	0.3729	p < 0.0063	**Unclear**	Cramér's V = 0.157	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.18$	3	0.3651	p < 0.0063	**Unclear**	Cramér's V = 0.159	small
Has a view	Chi-square	$\chi^2 = 1.50$	3	0.6827	p < 0.0063	**Unclear**	Cramér's V = 0.109	small

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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 = 2,643.50	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.517	large
Net price per SF	Mann–Whitney U	U = 2,197.00	—	0.0178	p < 0.0063	**Unclear**	rank-biserial r = 0.260	small
Living area	Mann–Whitney U	U = 2,468.00	—	0.0002	p < 0.0063	**Yes**	rank-biserial r = 0.416	medium
Year built	Mann–Whitney U	U = 1,914.00	—	0.3726	p < 0.0063	**Unclear**	rank-biserial r = 0.098	negligible
Days on market	Mann–Whitney U	U = 1,913.00	—	0.3756	p < 0.0063	**Unclear**	rank-biserial r = 0.098	negligible
Discount from original list	Mann–Whitney U	U = 2,006.00	—	0.1700	p < 0.0063	**Unclear**	rank-biserial r = 0.151	small
Price cut before sale	Chi-square	χ^2 = 0.90	1	0.3441	p < 0.0063	**Unclear**	Cramér's V = 0.085	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.10	1	0.7502	p < 0.0063	**Unclear**	Cramér's V = 0.028	negligible

8.4 Data notes

Left out of the analysis: 11 new-construction sales (basic statistics only, section 7); 20 sale(s) other than single-family homes (condo, townhome and similar). 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 126 closed MLS resale sales; the 11 new-construction sales appear only in their own section, as basic statistics. Sale and listing data: ABOR MLS via secure APIs, pulled November 22, 2026. Map data © OpenStreetMap contributors. ALEX Companies · Licensed by the Texas Real Estate Commission · Broker: Alexander Tiffany Southwest, LLC (ALEX Real Estate), #565194-BB · Diane Hart Alexander, Designated Broker, #574877-B.

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