Bluffs At Crystal Falls

Leander, TX 78641
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
38	**$575,950**	**$211**	**40 days**
single-family resale homes	average $638,776	average $218	average 69 days

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1. Summary

Resale homes · 38 sales · November 8, 2025 – November 7, 2026

This study looks at the **38 resale homes** sold in Bluffs At Crystal Falls in the **365 days** to November 7, 2026. A full year is used because only 19 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.

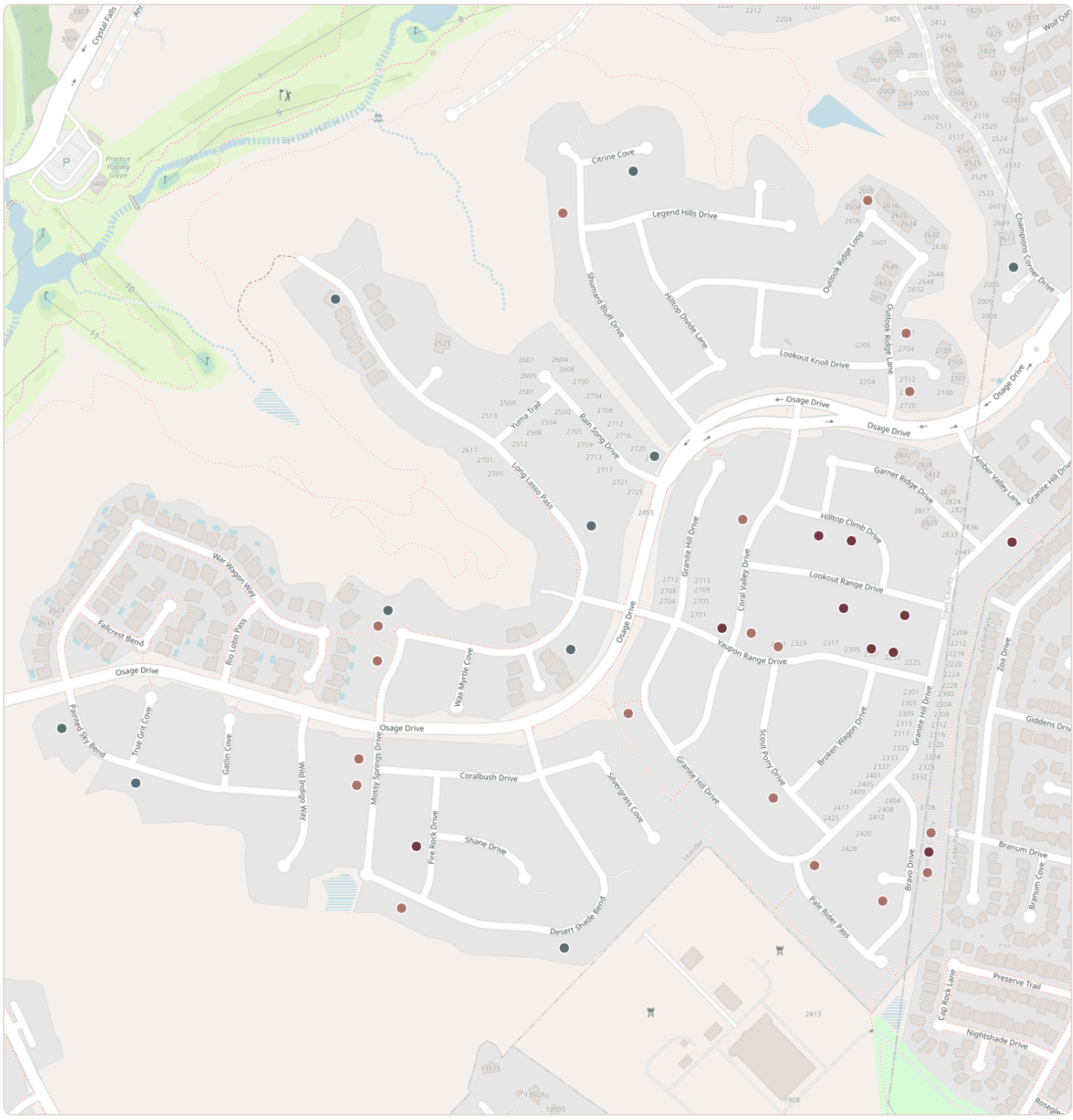
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

38 resale homes · colored by price range

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



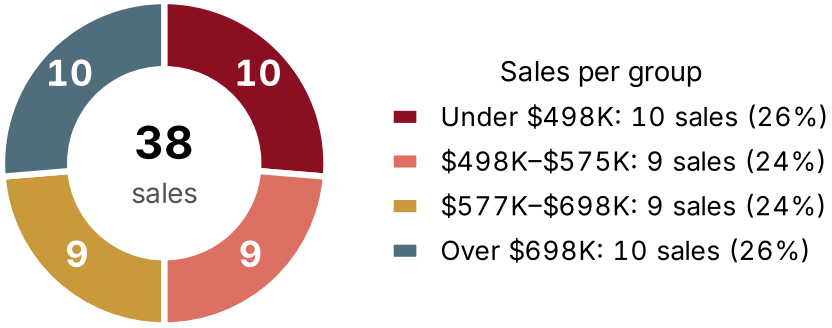
● Under $498K · 10 sales ● $498K–$575K · 9 sales ● $577K–$698K · 9 sales ● Over $698K · 10 sales

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3. Quartiles by net sale price

Resale homes · 38 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 $698K are about 1,630 SF (75%) larger than homes under $498K.
- Homes over $698K sell for about $51 per SF (26%) more than homes under $498K.

3.1 Key differences

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

Under $498K $498K–$575K $577K–$698K Over $698K

Higher-priced homes Over $698K

- Are much larger.
- Sell for more per square foot.

Lower-priced homes Under $498K

- Are much smaller.
- Sell for less per square foot.

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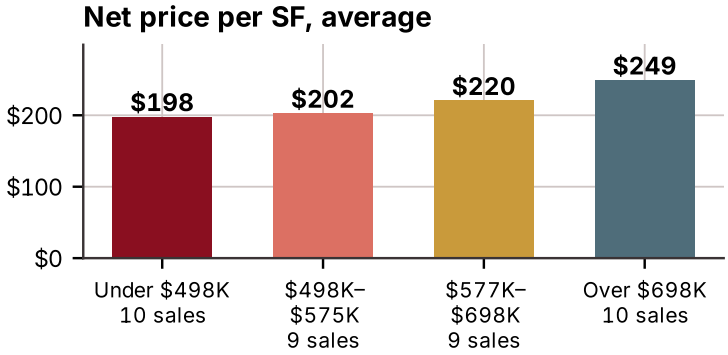
3.2 At a glance

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 $498K	$498K–$575K	$577K–$698K	Over $698K	Real difference?
Net price per SF	$198 per SF **Lowest**	$202 per SF	$220 per SF	$249 per SF **Highest**	✓ large
Living area	2,166 SF **Smallest**	2,629 SF	2,941 SF	3,793 SF **Largest**	✓ large
Year built	2014	2017	2018	2018	unclear
Days on market	46 days	39 days	27 days	62 days	unclear
Discount from original list	6.6%	5.1%	5.2%	7.8%	unclear
Price cut before sale	60%	33%	22%	70%	unclear
Seller paid closing costs or repairs	50%	78%	67%	40%	unclear
Has a view	30%	11%	44%	50%	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 Homes over $698K sell for about $51 per SF (26%) more than homes under $498K

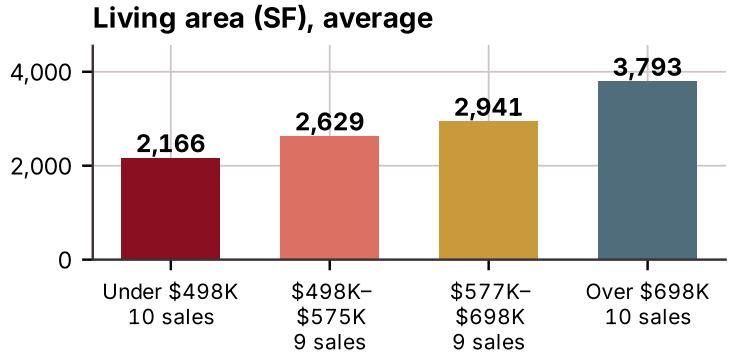


The average is **$249 per SF** for homes over $698K and **$198 per SF** for homes under $498K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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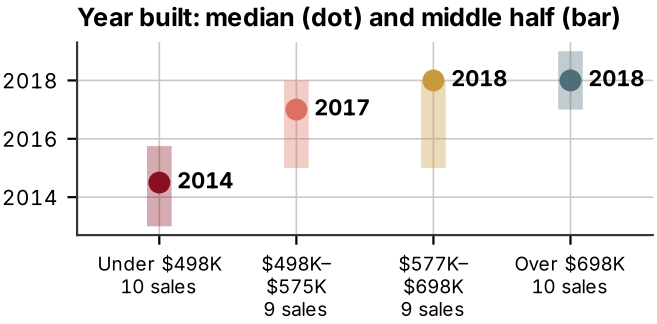
3.4 Homes over $698K are about 1,630 SF (75%) larger than homes under $498K



The average is **3,793 SF** for homes over $698K and **2,166 SF** for homes under $498K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

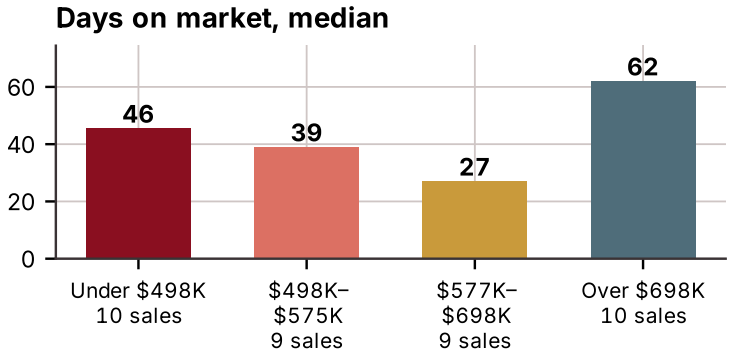
3.5 Year built: no clear difference



The median is **2018** for homes over $698K and **2014** for homes under $498K. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

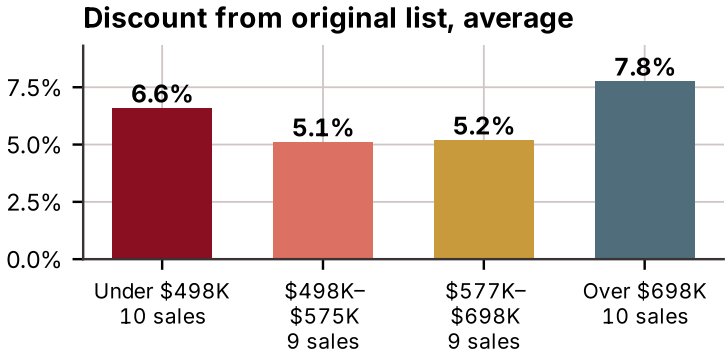


The median is **62 days** for homes over $698K and **46 days** for homes under $498K. It does not move in a straight line; homes over $698K are highest. Defined in 8.1.5.

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

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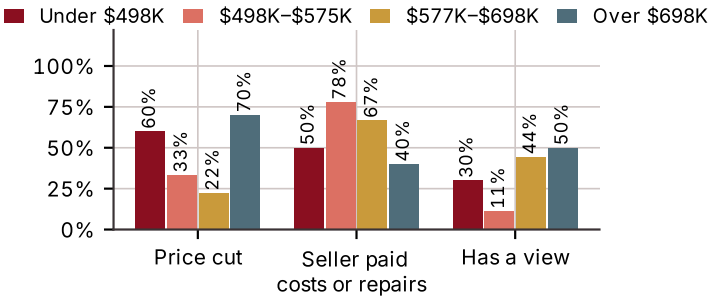
3.7 Discount from original list: no clear difference



The average is **7.8%** for homes over $698K and **6.6%** for homes under $498K. It does not move in a straight line; homes over $698K 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.

- 70% of homes over $698K had a price cut before sale, against 60% of homes under $498K. Defined in 8.1.7.
- 40% of homes over $698K had the seller pay closing costs or repairs, against 50% of homes under $498K. Defined in 8.1.8.
- 50% of homes over $698K have a view, against 30% of homes under $498K. 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 $498K 10 sales	$498K– $575K 9 sales	$577K– $698K 9 sales	Over $698K 10 sales	All 38 sales	Real difference?
Net sale price average	$426,801	$529,375	$640,591	$947,576	$638,776	by design
Net price per SF average	$198	$202	$220	$249	$218	✓ large
Living area average	2,166	2,629	2,941	3,793	2,887	✓ large
Year built median	2014	2017	2018	2018	2017	unclear

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3.10 The numbers: selling

	Under $498K 10 sales	$498K–$575K 9 sales	$577K–$698K 9 sales	Over $698K 10 sales	All 38 sales	Real difference?
Days on market median	46	39	27	62	40	unclear
Discount from original list average	6.6%	5.1%	5.2%	7.8%	6.2%	unclear
Price cut before sale	60%	33%	22%	70%	47%	unclear
Seller paid closing costs or repairs	50%	78%	67%	40%	58%	unclear
Has a view	30%	11%	44%	50%	34%	unclear

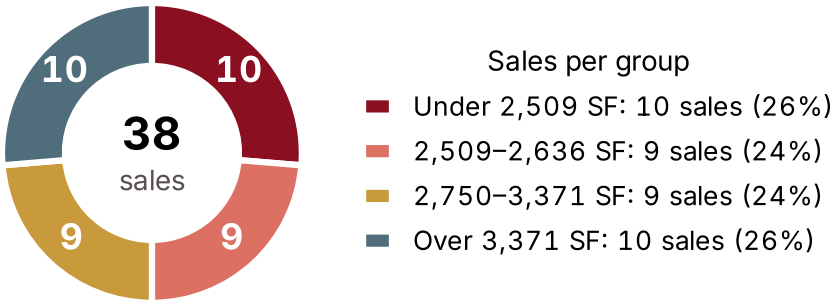
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

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



Bottom line

- Homes over 3,371 SF sell for about $500K (115%) more than homes under 2,509 SF.

4.1 Key differences

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

Under 2,509 SF · 2,509–2,636 SF · 2,750–3,371 SF · Over 3,371 SF

Larger homes Over 3,371 SF

- Sell for much more.

Smaller homes Under 2,509 SF

- Sell for much less.

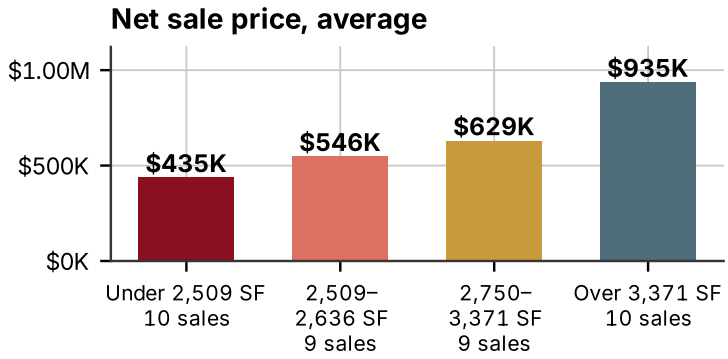
4.2 At a glance

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 2,509 SF	2,509–2,636 SF	2,750–3,371 SF	Over 3,371 SF	Real difference?
Net sale price	$435K Lowest	$546K	$629K	$935K Highest	✓ large
Net price per SF	$204 per SF	$213 per SF	$209 per SF	$244 per SF	unclear
Year built	2015	2016	2018	2018	unclear
Days on market	22 days	24 days	40 days	62 days	unclear
Discount from original list	5.6%	4.7%	5.6%	8.7%	unclear
Price cut before sale	50%	33%	44%	60%	unclear
Seller paid closing costs or repairs	40%	89%	67%	40%	unclear
Has a view	30%	33%	11%	60%	unclear

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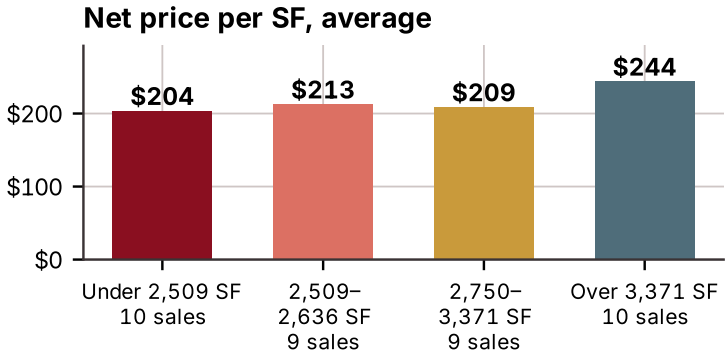
4.3 Homes over 3,371 SF sell for about $500K (115%) more than homes under 2,509 SF



The average is **$935K** for homes over 3,371 SF and **$435K** for homes under 2,509 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

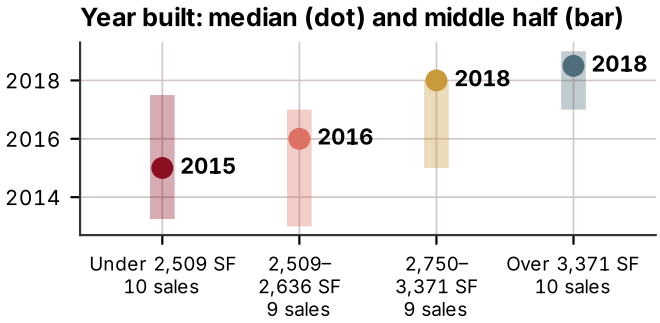
4.4 Net price per SF: no clear difference



The average is **$244 per SF** for homes over 3,371 SF and **$204 per SF** for homes under 2,509 SF. It does not move in a straight line; homes over 3,371 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

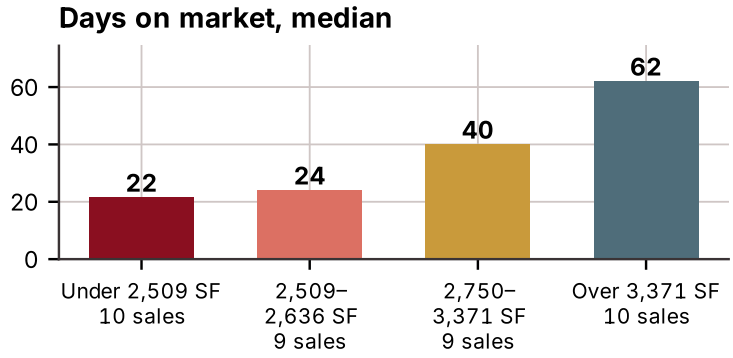


The median is **2018** for homes over 3,371 SF and **2015** for homes under 2,509 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.4.

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

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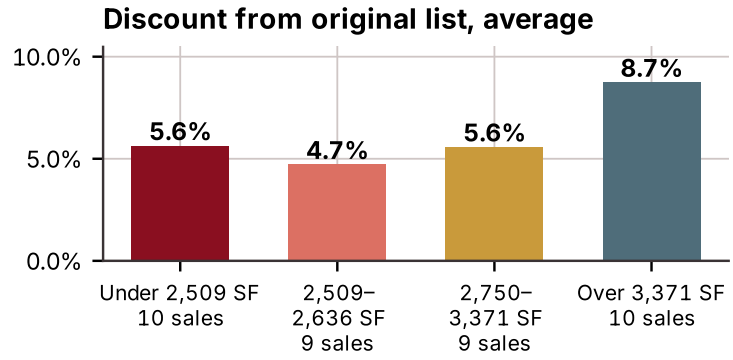
4.6 Days on market: no clear difference



The median is **62 days** for homes over 3,371 SF and **22 days** for homes under 2,509 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

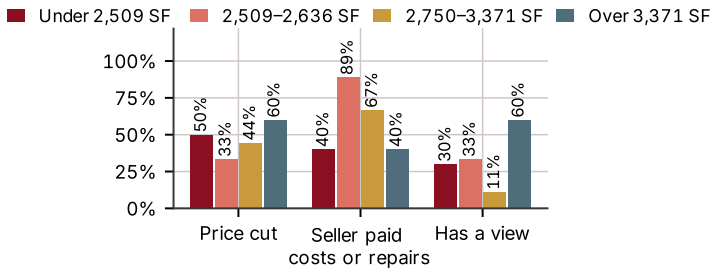


The average is **8.7%** for homes over 3,371 SF and **5.6%** for homes under 2,509 SF. It does not move in a straight line; homes over 3,371 SF are highest. Defined in 8.1.6.

– 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.

- 60% of homes over 3,371 SF had a price cut before sale, against 50% of homes under 2,509 SF. Defined in 8.1.7.
- 40% of homes over 3,371 SF had the seller pay closing costs or repairs, against 40% of homes under 2,509 SF. Defined in 8.1.8.
- 60% of homes over 3,371 SF have a view, against 30% of homes under 2,509 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 2,509 SF 10 sales	2,509–2,636 SF 9 sales	2,750–3,371 SF 9 sales	Over 3,371 SF 10 sales	All 38 sales	Real difference?
Net sale price average	$435,279	$546,006	$628,694	$934,838	$638,776	✓ large
Net price per SF average	$204	$213	$209	$244	$218	unclear
Living area average	2,136	2,564	3,014	3,814	2,887	by design
Year built median	2015	2016	2018	2018	2017	unclear

4.10 The numbers: selling

	Under 2,509 SF 10 sales	2,509–2,636 SF 9 sales	2,750–3,371 SF 9 sales	Over 3,371 SF 10 sales	All 38 sales	Real difference?
Days on market median	22	24	40	62	40	unclear
Discount from original list average	5.6%	4.7%	5.6%	8.7%	6.2%	unclear
Price cut before sale	50%	33%	44%	60%	47%	unclear
Seller paid closing costs or repairs	40%	89%	67%	40%	58%	unclear
Has a view	30%	33%	11%	60%	34%	unclear

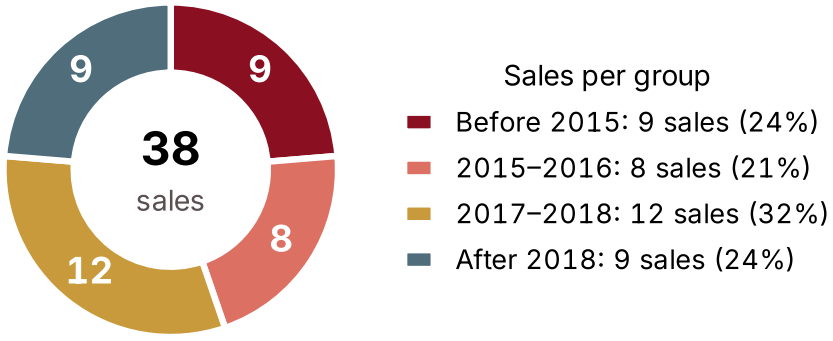
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

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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: 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.

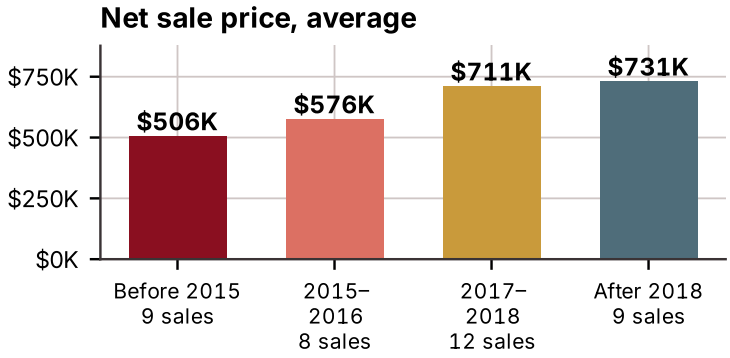
5.2 At a glance

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 2015	2015–2016	2017–2018	After 2018	Real difference?
Net sale price	$506K	$576K	$711K	$731K	unclear
Net price per SF	$200 per SF	$211 per SF	$228 per SF	$227 per SF	unclear
Living area	2,537 SF	2,684 SF	3,052 SF	3,197 SF	unclear
Days on market	68 days	42 days	33 days	40 days	unclear
Discount from original list	7.9%	7.0%	4.8%	5.7%	unclear
Price cut before sale	67%	62%	25%	44%	unclear
Seller paid closing costs or repairs	78%	88%	33%	44%	unclear
Has a view	44%	25%	33%	33%	unclear

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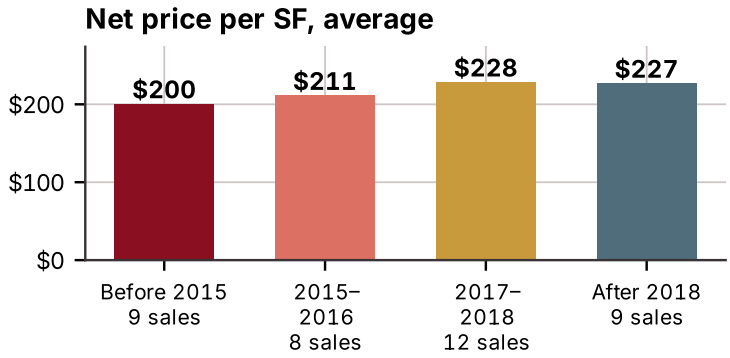
5.3 Net sale price: no clear difference



The average is **$731K** for homes built after 2018 and **$506K** for homes built before 2015. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

– No clear difference · could be chance

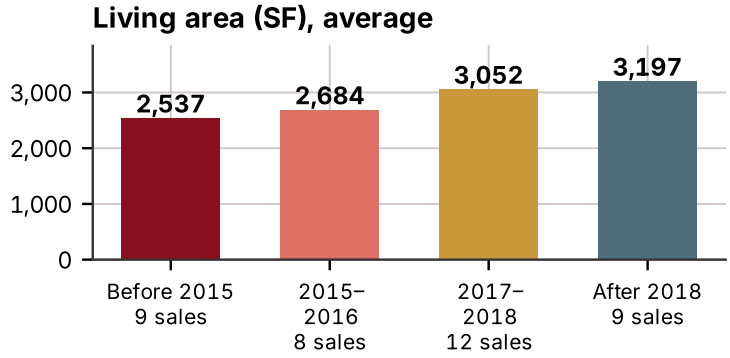
5.4 Net price per SF: no clear difference



The average is **$227 per SF** for homes built after 2018 and **$200 per SF** for homes built before 2015. It does not move in a straight line; homes built 2017–2018 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

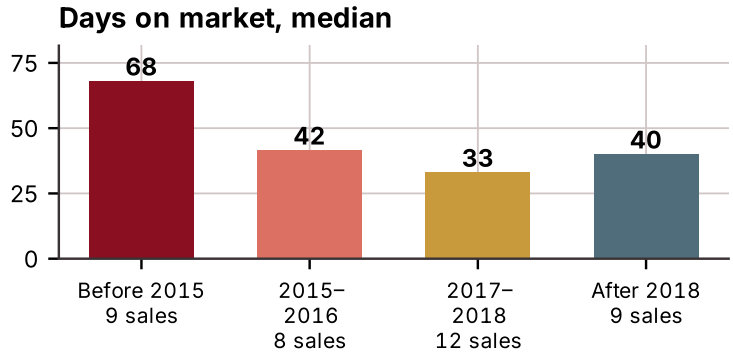


The average is **3,197 SF** for homes built after 2018 and **2,537 SF** for homes built before 2015. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

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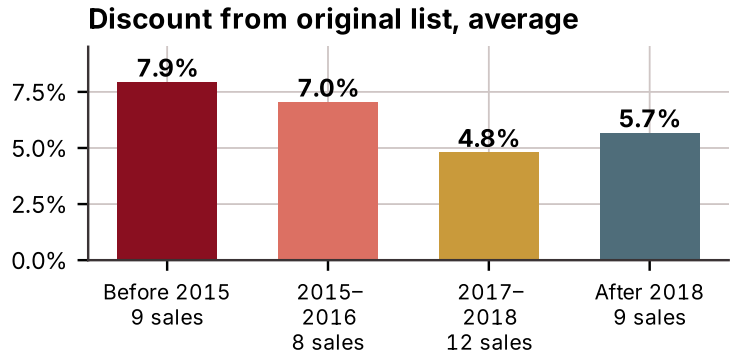
5.6 Days on market: no clear difference



The median is **40 days** for homes built after 2018 and **68 days** for homes built before 2015. It does not move in a straight line; homes built before 2015 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

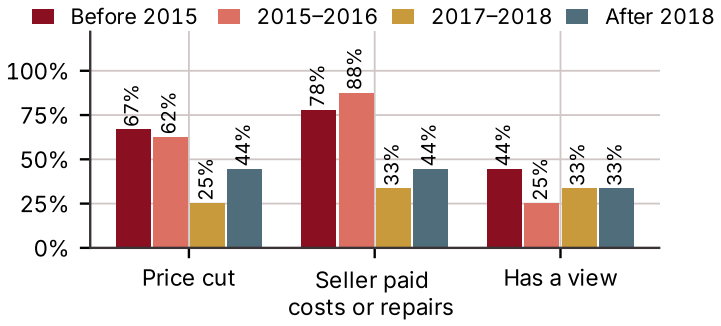


The average is **5.7%** for homes built after 2018 and **7.9%** for homes built before 2015. It does not move in a straight line; homes built before 2015 are highest. Defined in 8.1.6.

– 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.

- 44% of homes built after 2018 had a price cut before sale, against 67% of homes built before 2015. Defined in 8.1.7.
- 44% of homes built after 2018 had the seller pay closing costs or repairs, against 78% of homes built before 2015. Defined in 8.1.8.
- 33% of homes built after 2018 have a view, against 44% of homes built before 2015. 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 2015 9 sales	2015–2016 8 sales	2017–2018 12 sales	After 2018 9 sales	All 38 sales	Real difference?
Net sale price average	$506,205	$575,971	$710,921	$730,979	$638,776	unclear
Net price per SF average	$200	$211	$228	$227	$218	unclear
Living area average	2,537	2,684	3,052	3,197	2,887	unclear
Year built median	2013	2015	2018	2019	2017	by design

5.10 The numbers: selling

	Before 2015 9 sales	2015–2016 8 sales	2017–2018 12 sales	After 2018 9 sales	All 38 sales	Real difference?
Days on market median	68	42	33	40	40	unclear
Discount from original list average	7.9%	7.0%	4.8%	5.7%	6.2%	unclear
Price cut before sale	67%	62%	25%	44%	47%	unclear
Seller paid closing costs or repairs	78%	88%	33%	44%	58%	unclear
Has a view	44%	25%	33%	33%	34%	unclear

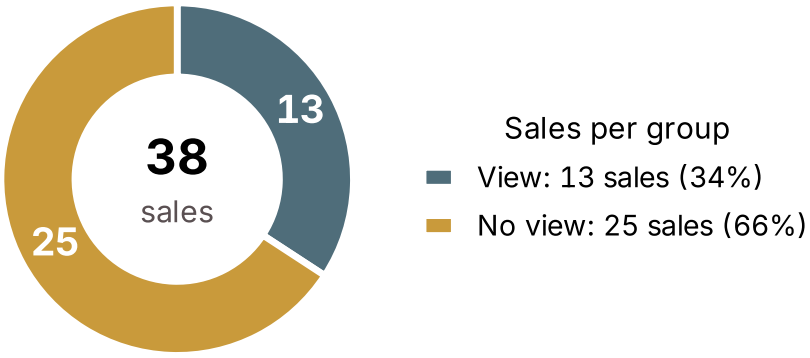
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

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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.



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.

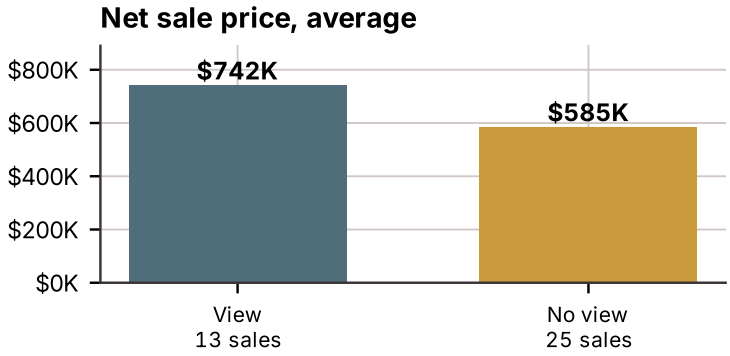
6.2 At a glance

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	$742K	$585K	unclear
Net price per SF	$237 per SF	$208 per SF	unclear
Living area	3,057 SF	2,798 SF	unclear
Year built	2017	2017	unclear
Days on market	24 days	40 days	unclear
Discount from original list	6.0%	6.3%	unclear
Price cut before sale	38%	52%	unclear
Seller paid closing costs or repairs	54%	60%	unclear

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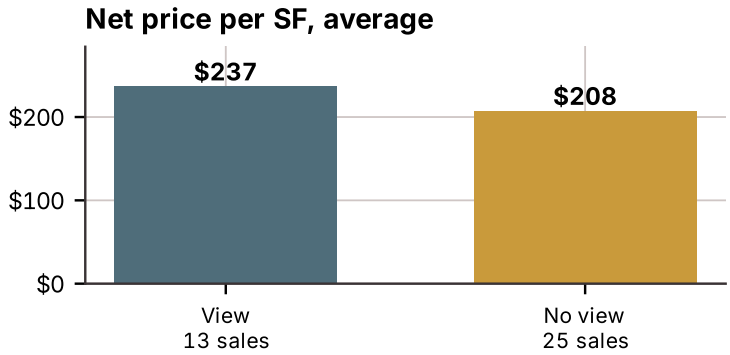
6.3 Net sale price: no clear difference



The average is **$742K** for homes with a view and **$585K** for homes without a view. Defined in 8.1.1.

– No clear difference · could be chance

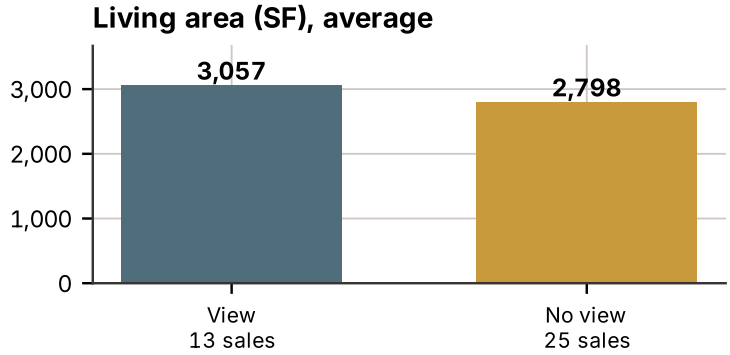
6.4 Net price per SF: no clear difference



The average is **$237 per SF** for homes with a view and **$208 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

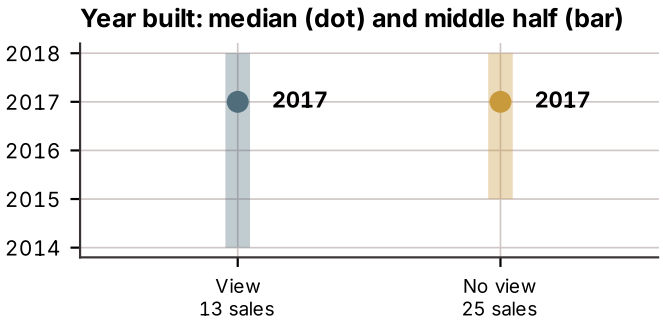


The average is **3,057 SF** for homes with a view and **2,798 SF** for homes without a view. Defined in 8.1.3.

– No clear difference · could be chance

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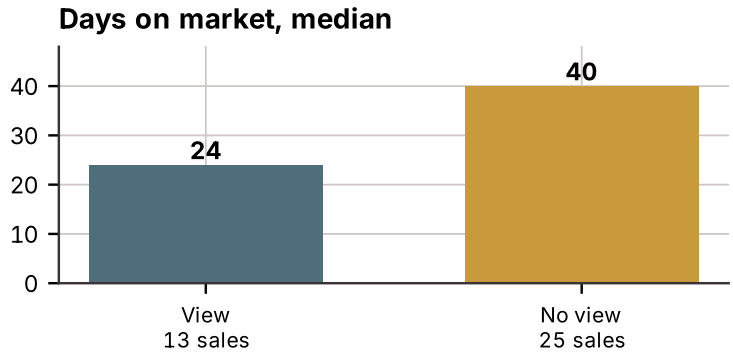
6.6 Year built: no clear difference



The median is **2017** for homes with a view and **2017** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

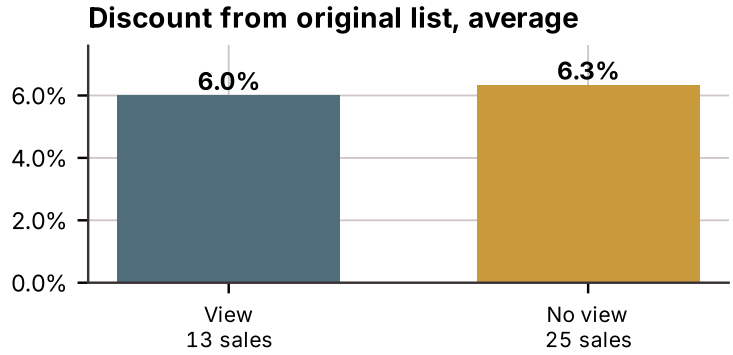
6.7 Days on market: no clear difference



The median is **24 days** for homes with a view and **40 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

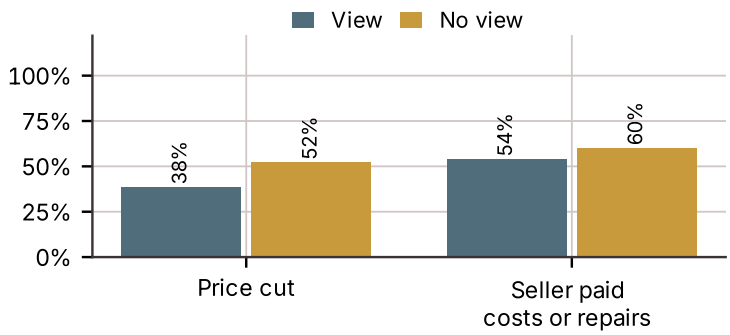


The average is **6.0%** for homes with a view and **6.3%** for homes without a view. Defined in 8.1.6.

– 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.

- 38% of homes with a view had a price cut before sale, against 52% of homes without a view. Defined in 8.1.7.
- 54% of homes with a view had the seller pay closing costs or repairs, against 60% 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 13 sales	No view 25 sales	All 38 sales	Real difference?
Net sale price average	$741,752	$585,228	$638,776	unclear
Net price per SF average	$237	$208	$218	unclear
Living area average	3,057	2,798	2,887	unclear
Year built median	2017	2017	2017	unclear

6.11 The numbers: selling

	View 13 sales	No view 25 sales	All 38 sales	Real difference?
Days on market median	24	40	40	unclear
Discount from original list average	6.0%	6.3%	6.2%	unclear
Price cut before sale	38%	52%	47%	unclear
Seller paid closing costs or repairs	54%	60%	58%	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 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 Bluffs At Crystal Falls.

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 38 resale sales. Average $638,776; median $575,950; standard deviation $228,855; middle half (25th–75th percentile) $473,250–$717,375; lowest $380,000, highest $1,410,000. 22 sales had a seller payment; their median payment was $4,888.

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 38 resale sales. Average $218; median $211; standard deviation $32; middle half (25th–75th percentile) $198–$227; lowest $167, highest $310.

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 38 resale sales. Average 2,887; median 2,693; standard deviation 702; middle half (25th–75th percentile) 2,298–3,372; lowest 1,978, highest 4,570.

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 38 resale sales. Average 2017; median 2017; standard deviation 3; middle half (25th–75th percentile) 2015–2018; lowest 2011, 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 38 resale sales. Average 69; median 40; standard deviation 75; middle half (25th–75th percentile) 19–94; lowest 2, highest 306. 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 38 resale sales. Average 6.2%; median 5.1%; standard deviation 5.3%; middle half (25th–75th percentile) 2.6%–9.1%; lowest −0.7%, highest 22.9%. 1 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 18 of 38 resale sales (47.4%).

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 22 of 38 resale sales (57.9%).

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 13 sales with a view, 25 without, 0 unclassified. Most common View entries: None 19, Neighborhood 9, Park/Greenbelt 8, Trees/Woods 7, Hill Country 5, Canyon 3, Panoramic 2, 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 2026-11-08 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Leander, SubdivisionName contains any of “bluffs at crystal falls”, “bluffs crystal falls”, “bluffs/crystal falls”, “bluffs/ crystal falls” (case-insensitive). A record is kept when its subdivision name belongs to the Bluffs At Crystal Falls family, the same rule comparable sales use (it includes Bluffs/Crystal Falls, proven adjacent and priced alike).

The data Pulled November 8, 2026: 38 closed Bluffs At Crystal Falls records over the prior year, in ZIP 78641. 14 subdivision spellings kept, the most common: Bluffs At Crystal Falls Sec 2 (8); Bluffs At Crystal Falls Sec 3 (7); Bluffs at Crystal Falls (5); Bluffs/Crystal Falls Sec 3 Ph (4); Bluffs At Crystal Falls Sec 1 (3); Bluffs/Crystal Falls Ph 31 Sec (2); Bluffs/Crystal Falls Ph 3D Sec (2); Bluffs/Crystal Falls Ph 3n Sec (1); Bluffs/Crystal Falls Sec Ph 01 (1); Bluffs/Crystal Falls Ph 3C Sec (1); Bluffs/Crystal Falls Sec 3 (1); BLUFFS AT CRYSTAL FALLS (1); and 2 more (2 records). 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 19 resale sales here (under 80), so the full year is used.

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

The data 38 single-family sales in the window: 38 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 38 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 $498K”.

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 $498K: $380,000–$465,000 (10 sales); $498K–$575K: $498,000–$575,000 (9 sales); $577K–$698K: $576,900–$697,500 (9 sales); Over $698K: $724,000–$1,410,000 (10 sales)
Quartiles by living area: Under 2,509 SF: 1,978–2,228 SF (10 sales); 2,509–2,636 SF: 2,509–2,636 SF (9 sales); 2,750–3,371 SF: 2,750–3,371 SF (9 sales); Over 3,371 SF: 3,373–4,570 SF (10 sales)
Quartiles by year built: Before 2015: 2011–2014 (9 sales); 2015–2016: 2015–2016 (8 sales); 2017–2018: 2017–2018 (12 sales); After 2018: 2019–2023 (9 sales)
View and no view: View: MLS lists a view (13 sales); No view: None or Neighborhood (25 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 $638,776, median $575,950. Days on market: average 69, median 40: 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 3 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 = 16.61	3	0.0008	p < 0.0063	**Yes**	$\varepsilon^2 = 0.449$	large
Living area	Kruskal–Wallis	H = 31.00	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.838$	large
Year built	Kruskal–Wallis	H = 6.96	3	0.0730	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.188$	large
Days on market	Kruskal–Wallis	H = 4.23	3	0.2375	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.114$	medium
Discount from original list	Kruskal–Wallis	H = 3.64	3	0.3027	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.098$	medium
Price cut before sale	Chi-square	$\chi^2 = 5.69$	3	0.1278	p < 0.0063	**Unclear**	Cramér's V = 0.387	medium
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.31$	3	0.3458	p < 0.0063	**Unclear**	Cramér's V = 0.295	small
Has a view	Chi-square	$\chi^2 = 3.74$	3	0.2911	p < 0.0063	**Unclear**	Cramér's V = 0.314	medium

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 29.69	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.802$	large
Net price per SF	Kruskal–Wallis	H = 7.40	3	0.0602	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.200$	large
Year built	Kruskal–Wallis	H = 5.75	3	0.1244	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.155$	large
Days on market	Kruskal–Wallis	H = 5.16	3	0.1607	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.139$	medium
Discount from original list	Kruskal–Wallis	H = 1.81	3	0.6131	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.049$	small
Price cut before sale	Chi-square	$\chi^2 = 1.41$	3	0.7033	p < 0.0063	**Unclear**	Cramér's V = 0.193	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.46$	3	0.0913	p < 0.0063	**Unclear**	Cramér's V = 0.412	medium
Has a view	Chi-square	$\chi^2 = 5.17$	3	0.1597	p < 0.0063	**Unclear**	Cramér's V = 0.369	medium

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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 = 7.77	3	0.0510	p < 0.0063	**Unclear**	ε^2 = 0.210	large
Net price per SF	Kruskal–Wallis	H = 8.82	3	0.0318	p < 0.0063	**Unclear**	ε^2 = 0.238	large
Living area	Kruskal–Wallis	H = 5.55	3	0.1356	p < 0.0063	**Unclear**	ε^2 = 0.150	large
Days on market	Kruskal–Wallis	H = 0.47	3	0.9248	p < 0.0063	**Unclear**	ε^2 = 0.013	small
Discount from original list	Kruskal–Wallis	H = 1.20	3	0.7531	p < 0.0063	**Unclear**	ε^2 = 0.032	small
Price cut before sale	Chi-square	χ^2 = 4.52	3	0.2107	p < 0.0063	**Unclear**	Cramér's V = 0.345	medium
Seller paid closing costs or repairs	Chi-square	χ^2 = 7.97	3	0.0466	p < 0.0063	**Unclear**	Cramér's V = 0.458	medium
Has a view	Chi-square	χ^2 = 0.73	3	0.8667	p < 0.0063	**Unclear**	Cramér's V = 0.138	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 = 217.00	—	0.0966	p < 0.0063	**Unclear**	rank-biserial r = 0.335	medium
Net price per SF	Mann–Whitney U	U = 234.00	—	0.0289	p < 0.0063	**Unclear**	rank-biserial r = 0.440	medium
Living area	Mann–Whitney U	U = 197.50	—	0.2881	p < 0.0063	**Unclear**	rank-biserial r = 0.215	small
Year built	Mann–Whitney U	U = 133.50	—	0.3771	p < 0.0063	**Unclear**	rank-biserial r = 0.178	small
Days on market	Mann–Whitney U	U = 143.00	—	0.5586	p < 0.0063	**Unclear**	rank-biserial r = 0.120	small
Discount from original list	Mann–Whitney U	U = 130.00	—	0.3248	p < 0.0063	**Unclear**	rank-biserial r = 0.200	small
Price cut before sale	Chi-square	χ^2 = 0.63	1	0.4278	p < 0.0063	**Unclear**	Cramér's V = 0.129	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 0.13	1	0.7155	p < 0.0063	**Unclear**	Cramér's V = 0.059	negligible

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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 38 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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