Crystal Falls

Leander, TX 78641 · 78461
Resale homes · closed Nov 22 – 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 · 6:31 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
115	**$699,400**	**$219**	**53 days**
single-family resale homes	average $779,883	average $233	average 88 days

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1. Summary

Resale homes · 115 sales · November 22, 2025 – November 21, 2026

This study looks at the **115 resale homes** sold in Crystal Falls in the **365 days** to November 21, 2026. A full year is used because only 59 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.

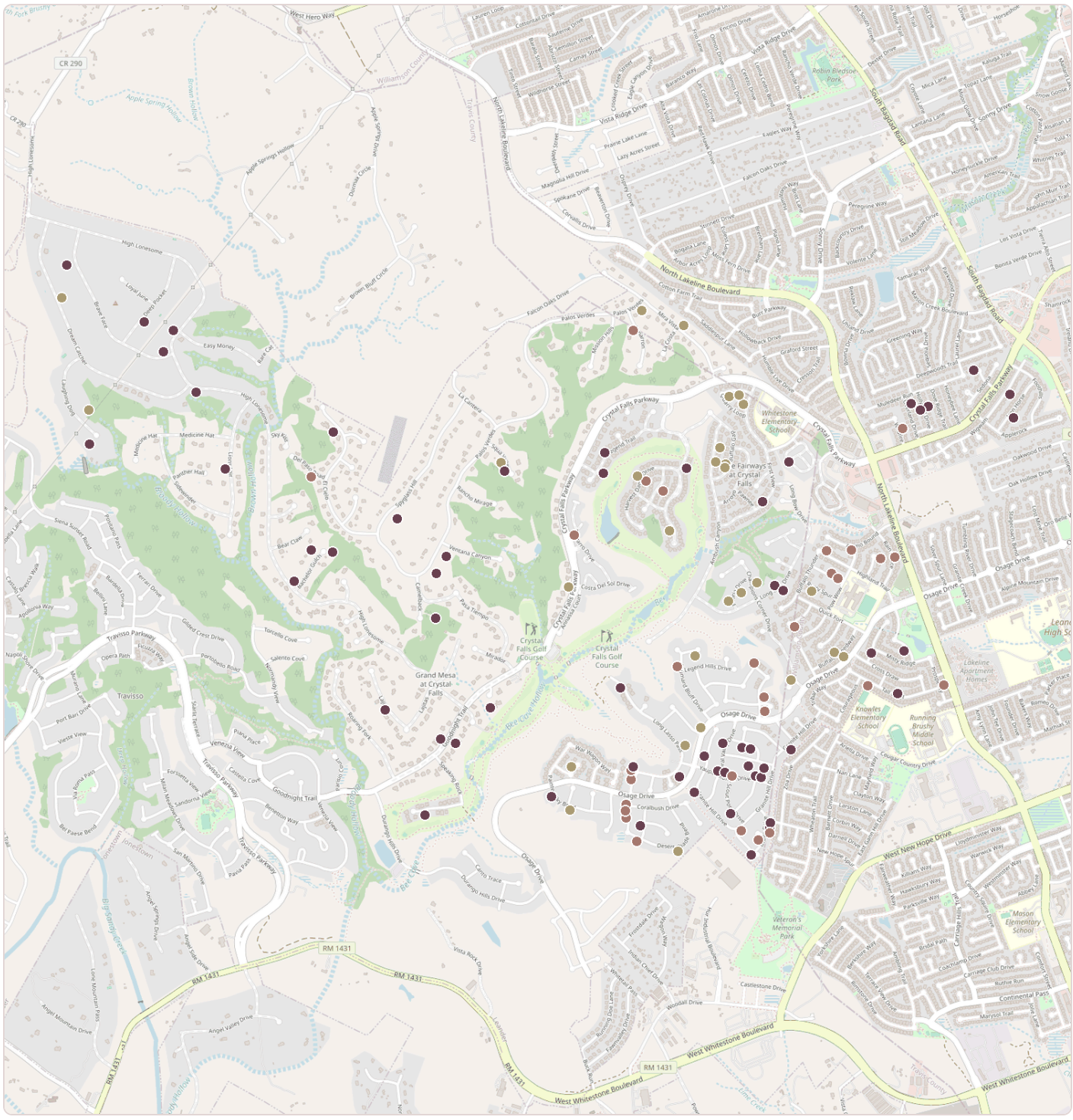
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

115 resale homes · colored by price range

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



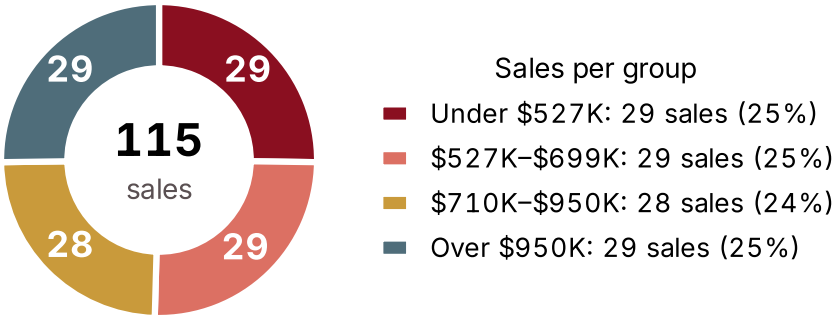
● Under $527K · 29 sales ● $527K–$699K · 29 sales ● $710K–$950K · 28 sales ● Over $950K · 29 sales

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3. Quartiles by net sale price

Resale homes · 115 sales · November 22, 2025 – 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.



Bottom line

- Homes over $950K are about 1,850 SF (77%) larger than homes under $527K.
- 90% of homes over $950K have a view, against 17% of homes under $527K.
- Homes over $950K sell for about $105 per SF (55%) more than homes under $527K.
- Homes over $950K sell 0.8 percentage points closer to their first asking price than homes under $527K.

3.1 Key differences

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

Under $527K $527K–$699K $710K–$950K Over $950K

Higher-priced homes Over $950K

- Are much larger.
- Are more likely to have a view.
- Sell for more per square foot.
- Sell closer to their first asking price.

Lower-priced homes Under $527K

- Are much smaller.
- Are less likely to have a view.
- Sell for less per square foot.
- Sell further below their first asking price.

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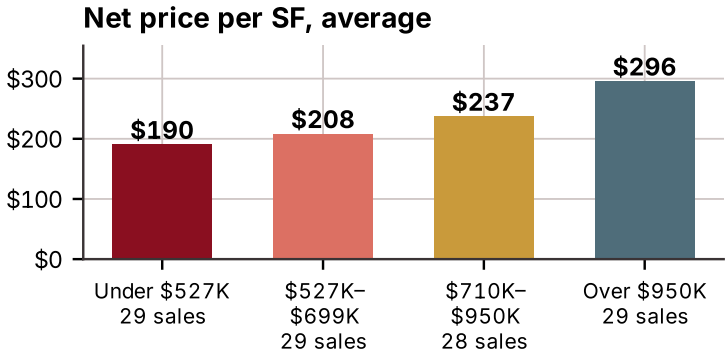
3.2 At a glance

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 $527K	$527K–$699K	$710K–$950K	Over $950K	Real difference?
Net price per SF	$190 per SF **Lowest**	$208 per SF	$237 per SF	$296 per SF **Highest**	✓ large
Living area	2,392 SF **Smallest**	2,964 SF	3,581 SF	4,245 SF **Largest**	✓ large
Year built	2013	2012	2014	2013	unclear
Days on market	68 days	40 days	41 days	61 days	unclear
Discount from original list	8.4% **Biggest**	4.8% **Smallest**	5.8%	7.6%	✓ medium
Price cut before sale	59%	28%	50%	45%	unclear
Seller paid closing costs or repairs	59%	72%	57%	48%	unclear
Has a view	17% **Fewest**	28%	64%	90% **Most**	✓ large

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 $950K sell for about $105 per SF (55%) more than homes under $527K

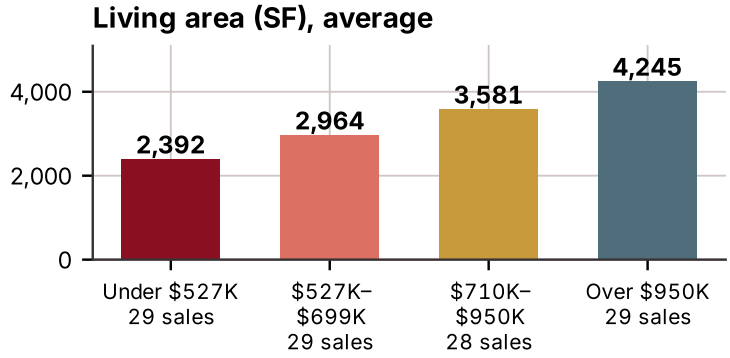


The average is **$296 per SF** for homes over $950K and **$190 per SF** for homes under $527K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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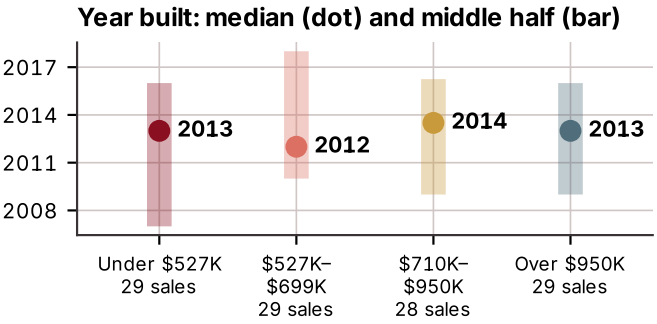
3.4 Homes over $950K are about 1,850 SF (77%) larger than homes under $527K



The average is **4,245 SF** for homes over $950K and **2,392 SF** for homes under $527K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

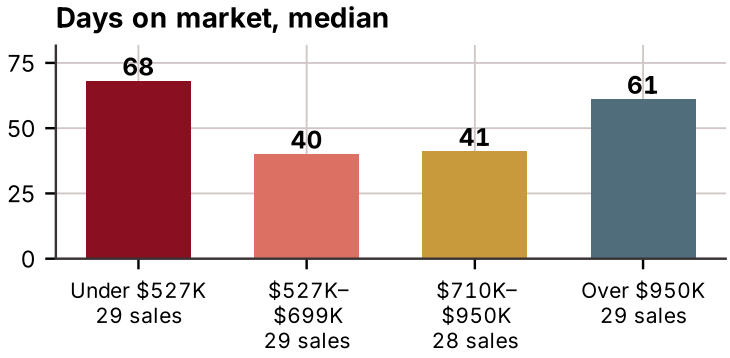
3.5 Year built: no clear difference



The median is **2013** for homes over $950K and **2013** for homes under $527K. It does not move in a straight line; homes $710K–$950K are highest. Defined in 8.1.4.

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

3.6 Days on market: no clear difference

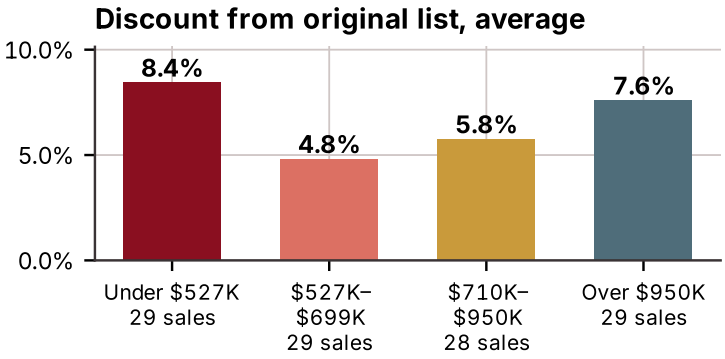


The median is **61 days** for homes over $950K and **68 days** for homes under $527K. It does not move in a straight line; homes under $527K are highest. Defined in 8.1.5.

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

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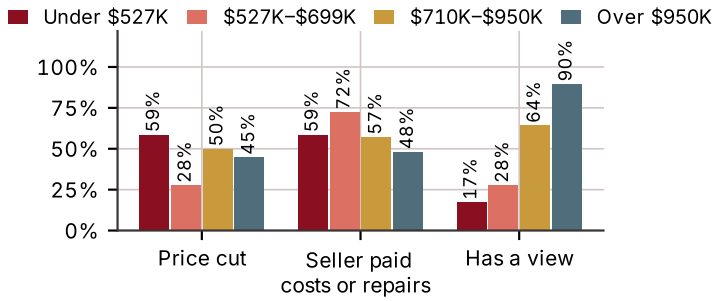
3.7 Homes over $950K sell 0.8 percentage points closer to their first asking price than homes under $527K



The average is **7.6%** for homes over $950K and **8.4%** for homes under $527K. It does not move in a straight line; homes under $527K are highest. Defined in 8.1.6.

✓ **Real difference** · medium

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.

- 45% of homes over $950K had a price cut before sale, against 59% of homes under $527K. Defined in 8.1.7.
- 48% of homes over $950K had the seller pay closing costs or repairs, against 59% of homes under $527K. Defined in 8.1.8.
- 90% of homes over $950K have a view, against 17% of homes under $527K. 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** · large

3.9 The numbers: price and size

	Under $527K 29 sales	$527K–$699K 29 sales	$710K–$950K 28 sales	Over $950K 29 sales	All 115 sales	Real difference?
Net sale price average	$449,321	$607,002	$834,326	$1,230,759	$779,883	by design
Net price per SF average	$190	$208	$237	$296	$233	✓ large
Living area average	2,392	2,964	3,581	4,245	3,293	✓ large
Year built median	2013	2012	2014	2013	2013	unclear

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3.10 The numbers: selling

	Under $527K 29 sales	$527K–$699K 29 sales	$710K–$950K 28 sales	Over $950K 29 sales	All 115 sales	Real difference?
Days on market median	68	40	41	61	53	unclear
Discount from original list average	8.4%	4.8%	5.8%	7.6%	6.7%	✓ medium
Price cut before sale	59%	28%	50%	45%	45%	unclear
Seller paid closing costs or repairs	59%	72%	57%	48%	59%	unclear
Has a view	17%	28%	64%	90%	50%	✓ large

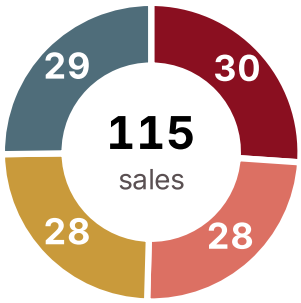
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 115 sales · November 22, 2025 – 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 2,621 SF: 30 sales (26%)
- 2,621–3,239 SF: 28 sales (24%)
- 3,289–3,754 SF: 28 sales (24%)
- Over 3,754 SF: 29 sales (25%)

Bottom line

- Homes over 3,754 SF sell for about $606K (124%) more than homes under 2,621 SF.
- 72% of homes over 3,754 SF have a view, against 30% of homes under 2,621 SF.
- Homes over 3,754 SF sell for about $32 per SF (15%) more than homes under 2,621 SF.

4.1 Key differences

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

Under 2,621 SF · 2,621–3,239 SF · 3,289–3,754 SF · Over 3,754 SF

Larger homes Over 3,754 SF

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

Smaller homes Under 2,621 SF

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

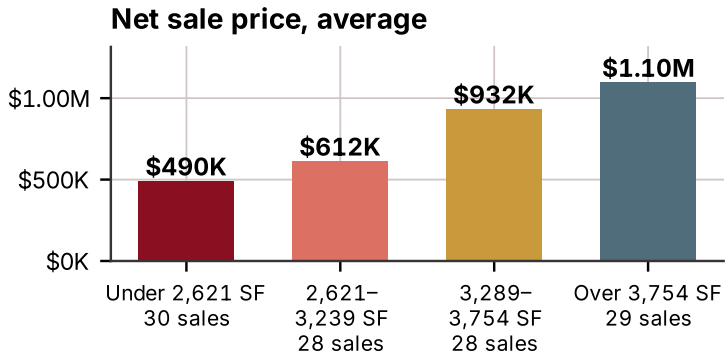
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4.2 At a glance

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 2,621 SF	2,621–3,239 SF	3,289–3,754 SF	Over 3,754 SF	Real difference?
Net sale price	$490K **Lowest**	$612K	$932K	$1.10M **Highest**	✓ large
Net price per SF	$213 per SF	$210 per SF **Lowest**	$265 per SF **Highest**	$244 per SF	✓ large
Year built	2014	2014	2014	2012	unclear
Days on market	32 days	64 days	42 days	62 days	unclear
Discount from original list	6.2%	6.8%	6.3%	7.3%	unclear
Price cut before sale	47%	36%	50%	48%	unclear
Seller paid closing costs or repairs	57%	61%	64%	55%	unclear
Has a view	30% **Fewest**	32%	64%	72% **Most**	✓ medium

4.3 Homes over 3,754 SF sell for about $606K (124%) more than homes under 2,621 SF



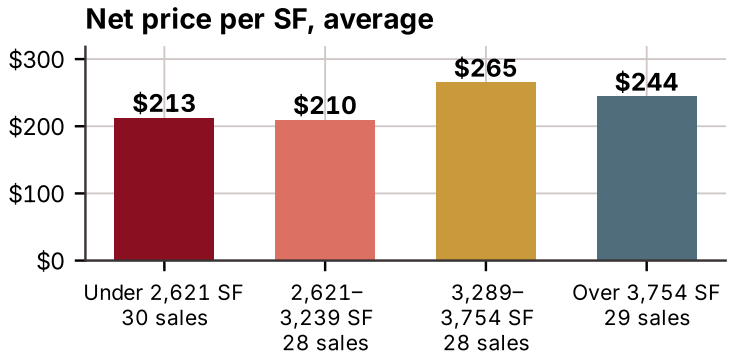
The average is **$1.10M** for homes over 3,754 SF and **$490K** for homes under 2,621 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

✓ **Real difference** · large

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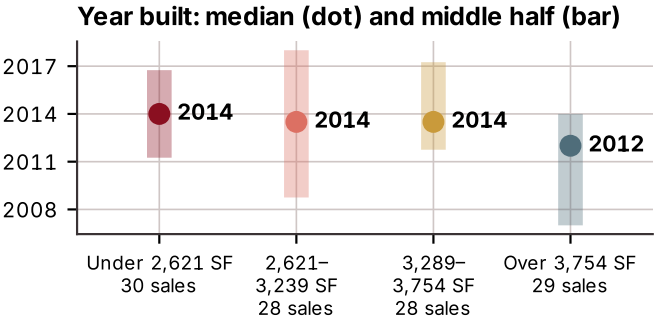
4.4 Homes over 3,754 SF sell for about $32 per SF (15%) more than homes under 2,621 SF



The average is **$244 per SF** for homes over 3,754 SF and **$213 per SF** for homes under 2,621 SF. It does not move in a straight line; homes 3,289–3,754 SF are highest.
Defined in 8.1.2.

✓ **Real difference** · large

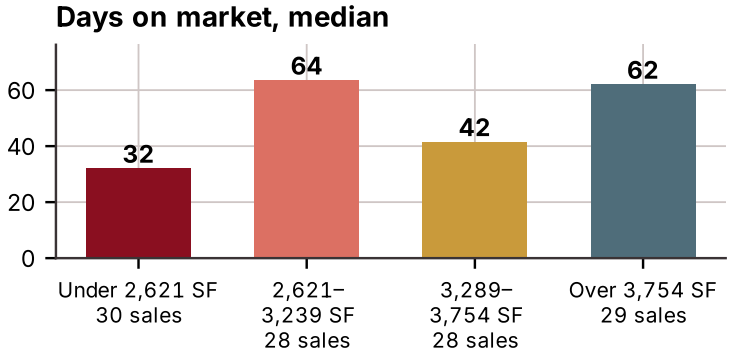
4.5 Year built: no clear difference



The median is **2012** for homes over 3,754 SF and **2014** for homes under 2,621 SF. It falls step by step from the lowest range to the highest.
Defined in 8.1.4.

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

4.6 Days on market: no clear difference

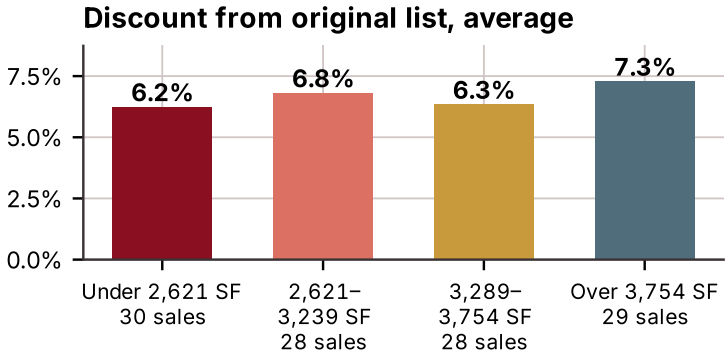


The median is **62 days** for homes over 3,754 SF and **32 days** for homes under 2,621 SF. It does not move in a straight line; homes 2,621–3,239 SF are highest. Defined in 8.1.5.

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

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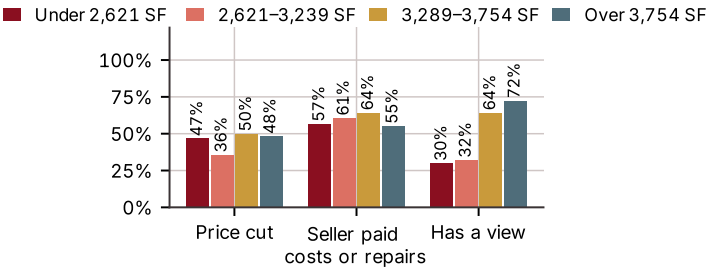
4.7 Discount from original list: no clear difference



The average is **7.3%** for homes over 3,754 SF and **6.2%** for homes under 2,621 SF. It does not move in a straight line; homes over 3,754 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.

- 48% of homes over 3,754 SF had a price cut before sale, against 47% of homes under 2,621 SF. Defined in 8.1.7.
- 55% of homes over 3,754 SF had the seller pay closing costs or repairs, against 57% of homes under 2,621 SF. Defined in 8.1.8.
- 72% of homes over 3,754 SF have a view, against 30% of homes under 2,621 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 2,621 SF 30 sales	2,621–3,239 SF 28 sales	3,289–3,754 SF 28 sales	Over 3,754 SF 29 sales	All 115 sales	Real difference?
Net sale price average	$489,848	$611,619	$931,882	$1,095,621	$779,883	✓ large
Net price per SF average	$213	$210	$265	$244	$233	✓ large
Living area average	2,300	2,929	3,517	4,456	3,293	by design
Year built median	2014	2014	2014	2012	2013	unclear

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4.10 The numbers: selling

	Under 2,621 SF 30 sales	2,621–3,239 SF 28 sales	3,289–3,754 SF 28 sales	Over 3,754 SF 29 sales	All 115 sales	Real difference?
Days on market median	32	64	42	62	53	unclear
Discount from original list average	6.2%	6.8%	6.3%	7.3%	6.7%	unclear
Price cut before sale	47%	36%	50%	48%	45%	unclear
Seller paid closing costs or repairs	57%	61%	64%	55%	59%	unclear
Has a view	30%	32%	64%	72%	50%	✓ medium

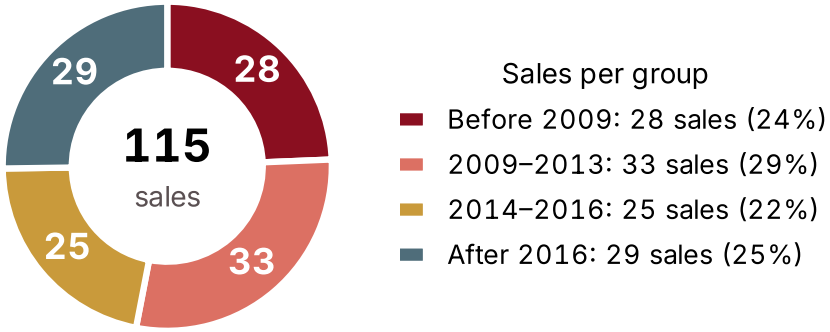
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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: 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.

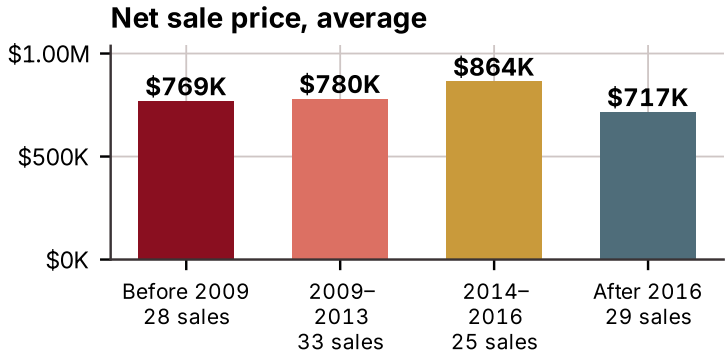
5.2 At a glance

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 2009	2009–2013	2014–2016	After 2016	Real difference?
Net sale price	$769K	$780K	$864K	$717K	unclear
Net price per SF	$219 per SF	$230 per SF	$254 per SF	$231 per SF	unclear
Living area	3,485 SF	3,358 SF	3,278 SF	3,047 SF	unclear
Days on market	70 days	42 days	43 days	40 days	unclear
Discount from original list	8.7%	5.8%	6.4%	5.8%	unclear
Price cut before sale	50%	42%	52%	38%	unclear
Seller paid closing costs or repairs	64%	73%	56%	41%	unclear
Has a view	61%	52%	52%	34%	unclear

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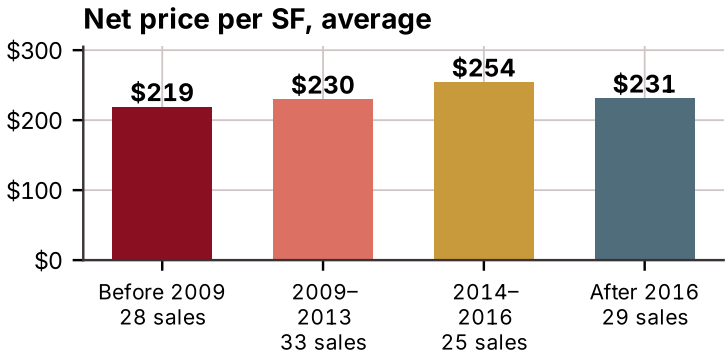
5.3 Net sale price: no clear difference



The average is **$717K** for homes built after 2016 and **$769K** for homes built before 2009. It does not move in a straight line; homes built 2014–2016 are highest. Defined in 8.1.1.

– No clear difference · could be chance

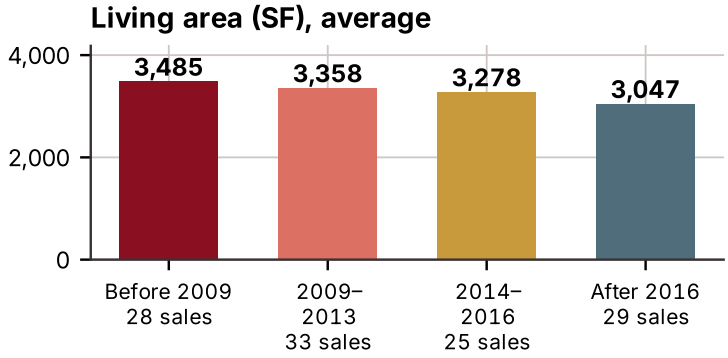
5.4 Net price per SF: no clear difference



The average is **$231 per SF** for homes built after 2016 and **$219 per SF** for homes built before 2009. It does not move in a straight line; homes built 2014–2016 are highest. Defined in 8.1.2.

– No clear difference · could be chance

5.5 Living area: no clear difference

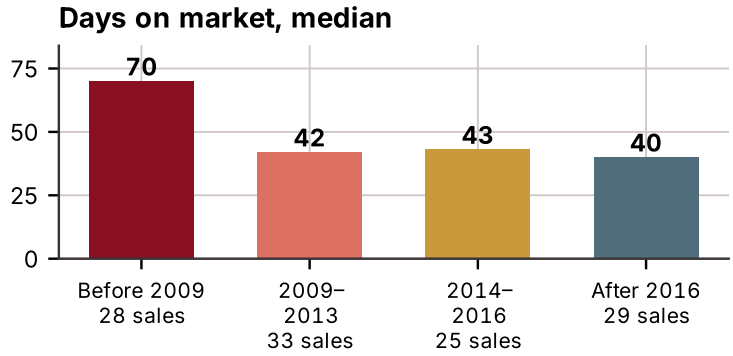


The average is **3,047 SF** for homes built after 2016 and **3,485 SF** for homes built before 2009. It falls step by step from the lowest range to the highest. Defined in 8.1.3.

– No clear difference · could be chance

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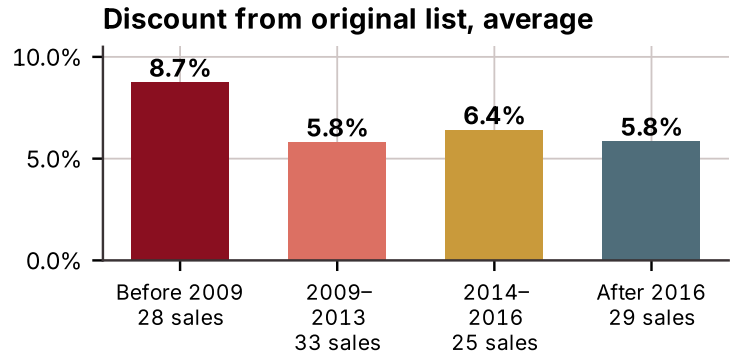
5.6 Days on market: no clear difference



The median is **40 days** for homes built after 2016 and **70 days** for homes built before 2009. It does not move in a straight line; homes built before 2009 are highest. Defined in 8.1.5.

– No clear difference · could be chance

5.7 Discount from original list: no clear difference

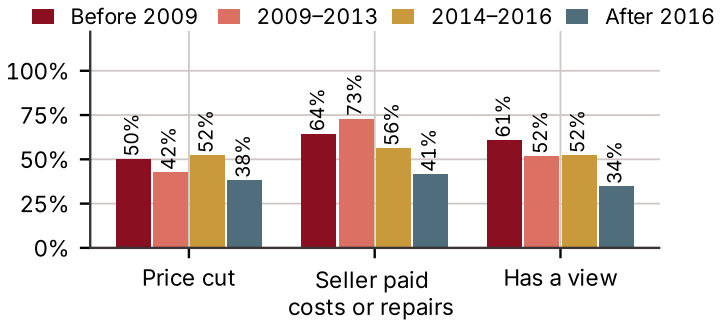


The average is **5.8%** for homes built after 2016 and **8.7%** for homes built before 2009. It does not move in a straight line; homes built before 2009 are highest. Defined in 8.1.6.

– 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.

- 38% of homes built after 2016 had a price cut before sale, against 50% of homes built before 2009. Defined in 8.1.7.
- 41% of homes built after 2016 had the seller pay closing costs or repairs, against 64% of homes built before 2009. Defined in 8.1.8.
- 34% of homes built after 2016 have a view, against 61% of homes built before 2009. 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 2009 28 sales	2009–2013 33 sales	2014–2016 25 sales	After 2016 29 sales	All 115 sales	Real difference?
Net sale price average	$769,341	$780,399	$864,445	$716,575	$779,883	unclear
Net price per SF average	$219	$230	$254	$231	$233	unclear
Living area average	3,485	3,358	3,278	3,047	3,293	unclear
Year built median	2006	2012	2015	2019	2013	by design

5.10 The numbers: selling

	Before 2009 28 sales	2009–2013 33 sales	2014–2016 25 sales	After 2016 29 sales	All 115 sales	Real difference?
Days on market median	70	42	43	40	53	unclear
Discount from original list average	8.7%	5.8%	6.4%	5.8%	6.7%	unclear
Price cut before sale	50%	42%	52%	38%	45%	unclear
Seller paid closing costs or repairs	64%	73%	56%	41%	59%	unclear
Has a view	61%	52%	52%	34%	50%	unclear

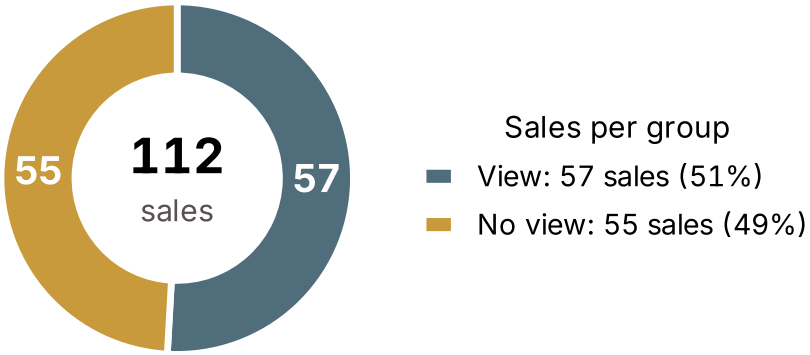
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 115 sales · November 22, 2025 – 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. 3 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $351K (58%) more than homes without a view.
- Homes with a view sell for about $57 per SF (28%) more than homes without a view.
- Homes with a view are about 720 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.
- Sell for more per square foot.
- Are larger.

Homes without a view no view listed

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

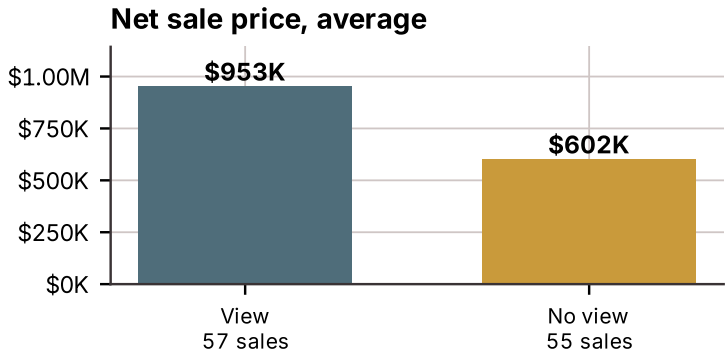
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6.2 At a glance

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	$953K **Highest**	$602K **Lowest**	✓ large
Net price per SF	$261 per SF **Highest**	$204 per SF **Lowest**	✓ large
Living area	3,639 SF **Largest**	2,923 SF **Smallest**	✓ medium
Year built	2012	2014	unclear
Days on market	43 days	62 days	unclear
Discount from original list	7.0%	6.5%	unclear
Price cut before sale	46%	47%	unclear
Seller paid closing costs or repairs	53%	65%	unclear

6.3 Homes with a view sell for about $351K (58%) more than homes without a view

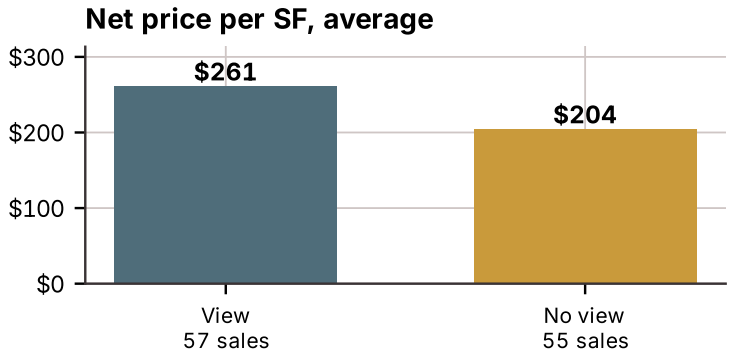


The average is **$953K** for homes with a view and **$602K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · large

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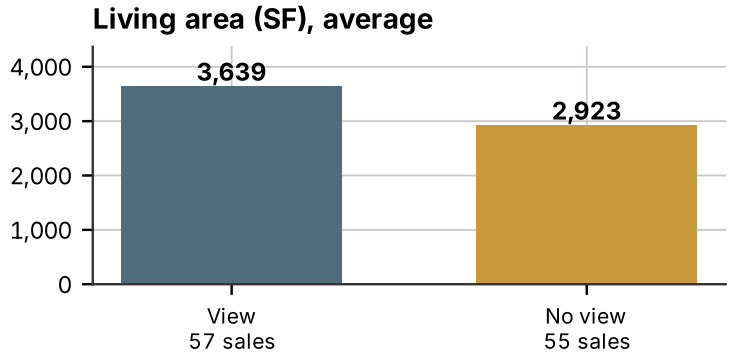
6.4 Homes with a view sell for about $57 per SF (28%) more than homes without a view



The average is **$261 per SF** for homes with a view and **$204 per SF** for homes without a view. Defined in 8.1.2.

✓ **Real difference** · large

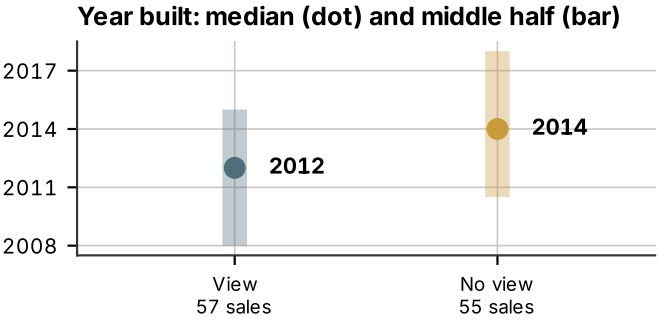
6.5 Homes with a view are about 720 SF (25%) larger than homes without a view



The average is **3,639 SF** for homes with a view and **2,923 SF** for homes without a view. Defined in 8.1.3.

✓ **Real difference** · medium

6.6 Year built: no clear difference

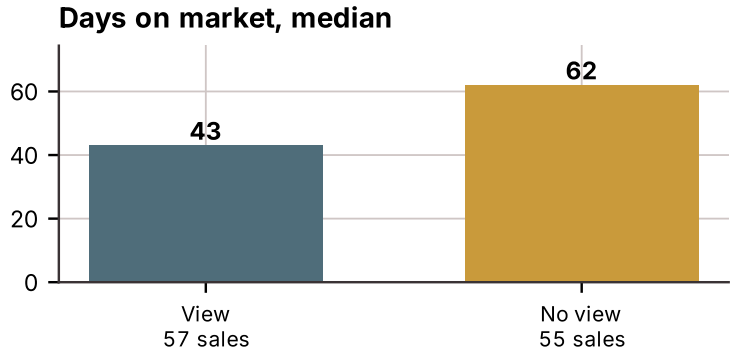


The median is **2012** for homes with a view and **2014** for homes without a view. Defined in 8.1.4.

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

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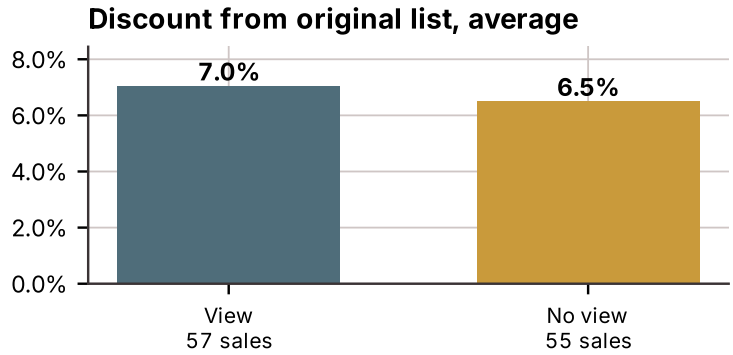
6.7 Days on market: no clear difference



The median is **43 days** for homes with a view and **62 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

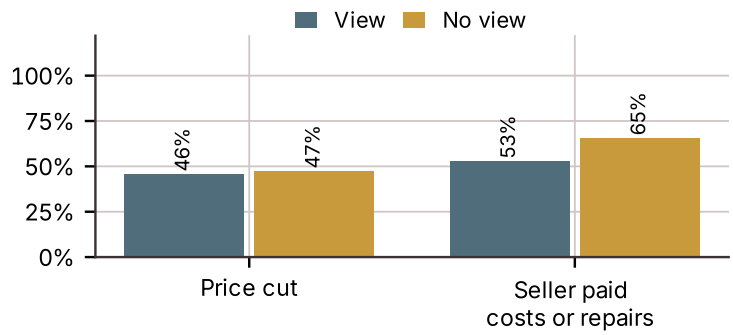
6.8 Discount from original list: no clear difference



The average is **7.0%** for homes with a view and **6.5%** 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.

- 46% of homes with a view had a price cut before sale, against 47% 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 65% 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 57 sales	No view 55 sales	All 112 sales	Real difference?
Net sale price average	$952,602	$601,812	$780,339	✓ large
Net price per SF average	$261	$204	$233	✓ large
Living area average	3,639	2,923	3,287	✓ medium
Year built median	2012	2014	2013	unclear

6.11 The numbers: selling

	View 57 sales	No view 55 sales	All 112 sales	Real difference?
Days on market median	43	62	53	unclear
Discount from original list average	7.0%	6.5%	6.8%	unclear
Price cut before sale	46%	47%	46%	unclear
Seller paid closing costs or repairs	53%	65%	59%	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 22, 2025 – November 21, 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 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 115 resale sales. Average $779,883; median $699,400; standard deviation $325,724; middle half (25th–75th percentile) $525,875–$957,724; lowest $323,000, highest $1,970,000. 68 sales had a seller payment; their median payment was $5,498.

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 115 resale sales. Average $233; median $219; standard deviation $58; middle half (25th–75th percentile) $195–$260; lowest $105, highest $448.

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 115 resale sales. Average 3,293; median 3,239; standard deviation 886; middle half (25th–75th percentile) 2,581–3,756; lowest 1,793, highest 6,794.

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 115 resale sales. Average 2012; median 2013; standard deviation 6; middle half (25th–75th percentile) 2009–2016; lowest 1995, 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 115 resale sales. Average 88; median 53; standard deviation 102; middle half (25th–75th percentile) 19–108; lowest 1, highest 476. 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 115 resale sales. Average 6.7%; median 4.7%; standard deviation 6.1%; middle half (25th–75th percentile) 2.7%–9.8%; lowest −4.6%, highest 24.9%. 2 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 52 of 115 resale sales (45.2%).

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 68 of 115 resale sales (59.1%).

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 57 sales with a view, 55 without, 3 unclassified. Most common View entries: None 42, Trees/Woods 33, Hill Country 31, Park/Greenbelt 23, Neighborhood 22, Panoramic 13, Canyon 9, Pool 9.

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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 12:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City in Leander and SubdivisionName matching the Crystal Falls name pattern (the blog's definition of the community).

The data Pulled November 22, 2026: 121 closed Crystal Falls records over the prior year. Cities: Leander (121). ZIP codes: 2, the most sales in 78641, 78461.

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 59 resale sales here (under 80), so the full year is used.

Statistically CloseDate from November 22, 2025 to November 21, 2026 inclusive.

The data 115 single-family sales in the window: 115 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 115 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 6 sale(s) other than single-family homes (condo, townhome and similar)

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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 $527K”.

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 $527K: $323,000–$525,000 (29 sales); $527K–$699K: $526,750–$699,400 (29 sales); $710K–$950K: $710,000–$950,000 (28 sales); Over $950K: $965,448–$1,970,000 (29 sales)
Quartiles by living area: Under 2,621 SF: 1,793–2,581 SF (30 sales); 2,621–3,239 SF: 2,621–3,239 SF (28 sales); 3,289–3,754 SF: 3,289–3,754 SF (28 sales); Over 3,754 SF: 3,759–6,794 SF (29 sales)
Quartiles by year built: Before 2009: 1995–2008 (28 sales); 2009–2013: 2009–2013 (33 sales); 2014–2016: 2014–2016 (25 sales); After 2016: 2017–2023 (29 sales)
View and no view: View: MLS lists a view (57 sales); No view: None or Neighborhood (55 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 $779,883, median $699,400. Days on market: average 88, median 53: 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	10 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 = 62.81	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.551$	large
Living area	Kruskal–Wallis	H = 78.08	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.685$	large
Year built	Kruskal–Wallis	H = 0.32	3	0.9564	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.003$	negligible
Days on market	Kruskal–Wallis	H = 1.10	3	0.7767	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.010$	negligible
Discount from original list	Kruskal–Wallis	H = 12.87	3	0.0049	p < 0.0063	**Yes**	$\varepsilon^2 = 0.113$	medium
Price cut before sale	Chi-square	$\chi^2 = 6.00$	3	0.1115	p < 0.0063	**Unclear**	Cramér's V = 0.228	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 3.58$	3	0.3105	p < 0.0063	**Unclear**	Cramér's V = 0.176	small
Has a view	Chi-square	$\chi^2 = 38.80$	3	< 0.0001	p < 0.0063	**Yes**	Cramér's V = 0.581	large

8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 80.28	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.704$	large
Net price per SF	Kruskal–Wallis	H = 21.60	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.189$	large
Year built	Kruskal–Wallis	H = 2.96	3	0.3974	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.026$	small
Days on market	Kruskal–Wallis	H = 3.41	3	0.3321	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.030$	small
Discount from original list	Kruskal–Wallis	H = 0.85	3	0.8385	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.007$	negligible
Price cut before sale	Chi-square	$\chi^2 = 1.41$	3	0.7022	p < 0.0063	**Unclear**	Cramér's V = 0.111	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.60$	3	0.8964	p < 0.0063	**Unclear**	Cramér's V = 0.072	negligible
Has a view	Chi-square	$\chi^2 = 16.48$	3	0.0009	p < 0.0063	**Yes**	Cramér's V = 0.379	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 = 1.29	3	0.7305	p < 0.0063	**Unclear**	ε^2 = 0.011	small
Net price per SF	Kruskal–Wallis	H = 7.43	3	0.0595	p < 0.0063	**Unclear**	ε^2 = 0.065	medium
Living area	Kruskal–Wallis	H = 3.60	3	0.3079	p < 0.0063	**Unclear**	ε^2 = 0.032	small
Days on market	Kruskal–Wallis	H = 3.15	3	0.3690	p < 0.0063	**Unclear**	ε^2 = 0.028	small
Discount from original list	Kruskal–Wallis	H = 3.21	3	0.3604	p < 0.0063	**Unclear**	ε^2 = 0.028	small
Price cut before sale	Chi-square	χ^2 = 1.45	3	0.6943	p < 0.0063	**Unclear**	Cramér's V = 0.112	small
Seller paid closing costs or repairs	Chi-square	χ^2 = 6.72	3	0.0816	p < 0.0063	**Unclear**	Cramér's V = 0.242	small
Has a view	Chi-square	χ^2 = 4.14	3	0.2467	p < 0.0063	**Unclear**	Cramér's V = 0.190	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 = 2,621.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.672	large
Net price per SF	Mann–Whitney U	U = 2,603.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.661	large
Living area	Mann–Whitney U	U = 2,300.00	—	< 0.0001	p < 0.0063	**Yes**	rank-biserial r = 0.467	medium
Year built	Mann–Whitney U	U = 1,181.50	—	0.0246	p < 0.0063	**Unclear**	rank-biserial r = 0.246	small
Days on market	Mann–Whitney U	U = 1,451.50	—	0.5014	p < 0.0063	**Unclear**	rank-biserial r = 0.074	negligible
Discount from original list	Mann–Whitney U	U = 1,560.00	—	0.9675	p < 0.0063	**Unclear**	rank-biserial r = 0.005	negligible
Price cut before sale	Chi-square	χ^2 = 0.03	1	0.8603	p < 0.0063	**Unclear**	Cramér's V = 0.017	negligible
Seller paid closing costs or repairs	Chi-square	χ^2 = 1.90	1	0.1679	p < 0.0063	**Unclear**	Cramér's V = 0.130	small

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8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 6 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 115 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 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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