Manchaca

Travis County, TX
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 · 7:44 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
59	$457,000	$235	37 days
single-family resale homes	average $518,448	average $251	average 68 days

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1. Summary

Resale homes · 59 sales · November 22, 2025 – November 21, 2026

This study looks at the **59 resale homes** sold in Manchaca in the **365 days** to November 21, 2026. A full year is used because only 31 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.

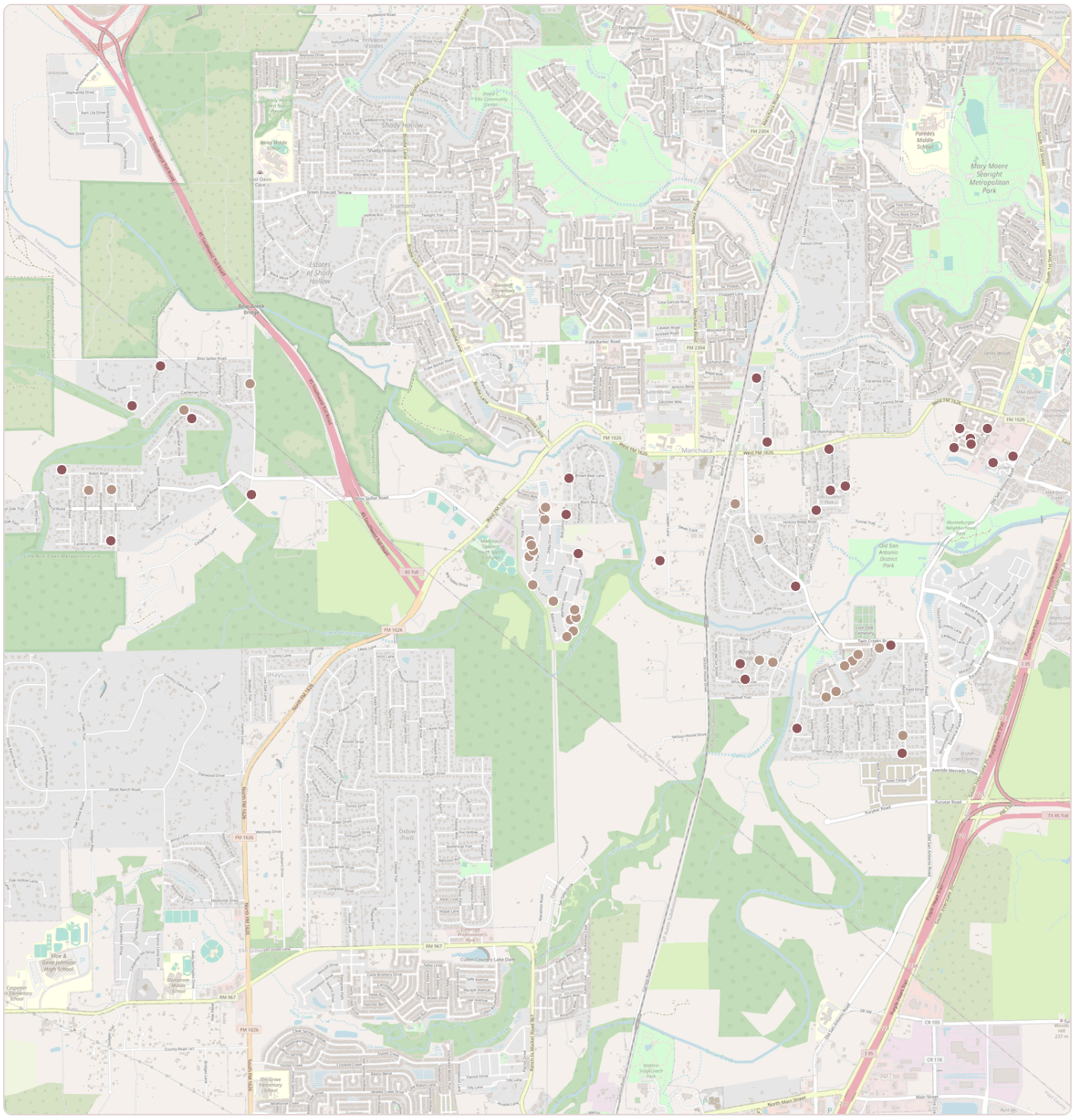
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

59 resale homes · colored by price range

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

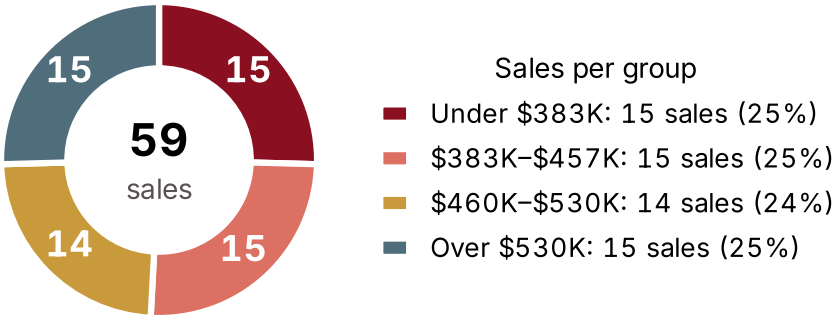


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3. Quartiles by net sale price

Resale homes · 59 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 $530K are about 730 SF (45%) larger than homes under $383K.
- Homes over $530K sell for about $140 per SF (67%) more than homes under $383K.
- Homes over $530K are about 26 years older than homes under $383K.

3.1 Key differences

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

Under $383K $383K–$457K $460K–$530K Over $530K

Higher-priced homes Over $530K

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

Lower-priced homes Under $383K

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

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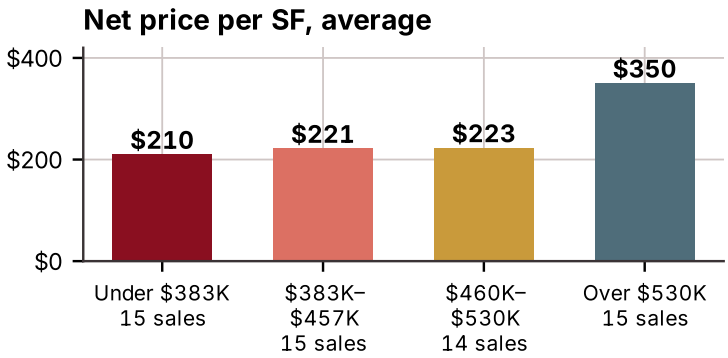
3.2 At a glance

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 $383K	$383K–$457K	$460K–$530K	Over $530K	Real difference?
Net price per SF	$210 per SF **Lowest**	$221 per SF	$223 per SF	$350 per SF **Highest**	✓ large
Living area	1,607 SF **Smallest**	1,967 SF	2,263 SF	2,335 SF **Largest**	✓ large
Year built	2009	2016	2016 **Newest**	1983 **Oldest**	✓ large
Days on market	20 days	47 days	25 days	39 days	unclear
Discount from original list	4.9%	6.0%	3.3%	7.1%	unclear
Price cut before sale	40%	53%	29%	40%	unclear
Seller paid closing costs or repairs	60%	67%	79%	67%	unclear
Has a view	20%	33%	71%	67%	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 $530K sell for about $140 per SF (67%) more than homes under $383K

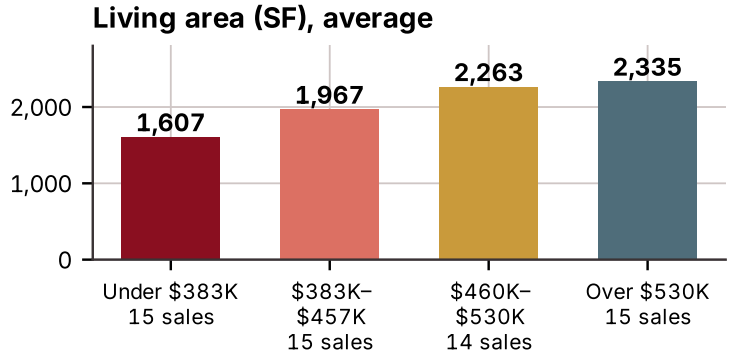


The average is **$350 per SF** for homes over $530K and **$210 per SF** for homes under $383K. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

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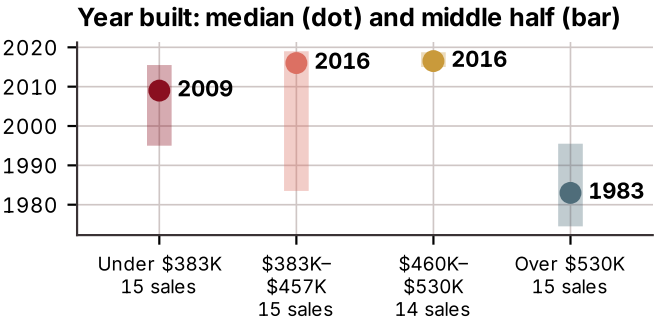
3.4 Homes over $530K are about 730 SF (45%) larger than homes under $383K



The average is **2,335 SF** for homes over $530K and **1,607 SF** for homes under $383K. It rises step by step from the lowest range to the highest. Defined in 8.1.3.

✓ **Real difference** · large

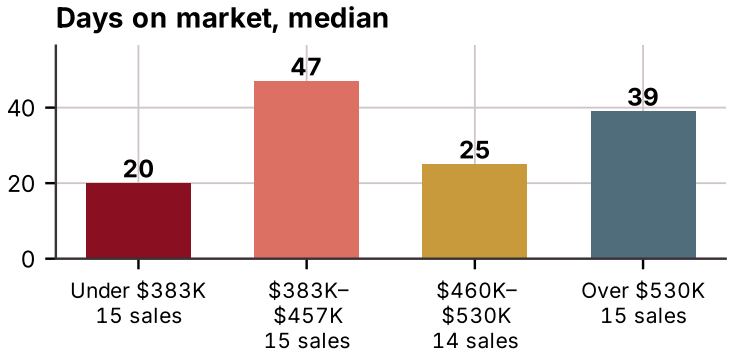
3.5 Homes over $530K are about 26 years older than homes under $383K



The median is **1983** for homes over $530K and **2009** for homes under $383K. It does not move in a straight line; homes $460K–$530K are highest. Defined in 8.1.4.

✓ **Real difference** · large

3.6 Days on market: no clear difference

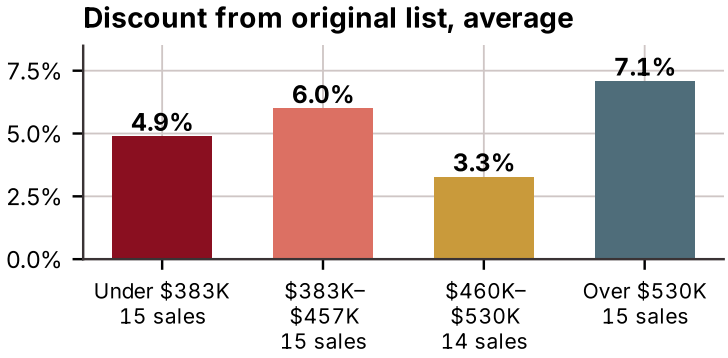


The median is **39 days** for homes over $530K and **20 days** for homes under $383K. It does not move in a straight line; homes $383K–$457K are highest. Defined in 8.1.5.

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

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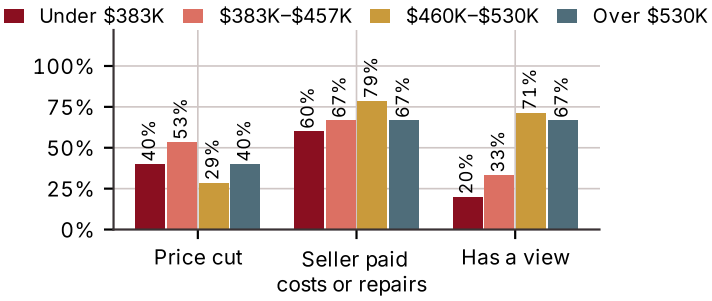
3.7 Discount from original list: no clear difference



The average is **7.1%** for homes over $530K and **4.9%** for homes under $383K. It does not move in a straight line; homes over $530K 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.

- 40% of homes over $530K had a price cut before sale, against 40% of homes under $383K. Defined in 8.1.7.
- 67% of homes over $530K had the seller pay closing costs or repairs, against 60% of homes under $383K. Defined in 8.1.8.
- 67% of homes over $530K have a view, against 20% of homes under $383K. 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 $383K 15 sales	$383K–$457K 15 sales	$460K–$530K 14 sales	Over $530K 15 sales	All 59 sales	Real difference?
Net sale price average	$325,813	$428,946	$493,643	$823,738	$518,448	by design
Net price per SF average	$210	$221	$223	$350	$251	✓ large
Living area average	1,607	1,967	2,263	2,335	2,039	✓ large
Year built median	2009	2016	2016	1983	2008	✓ large

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3.10 The numbers: selling

	Under $383K 15 sales	$383K–$457K 15 sales	$460K–$530K 14 sales	Over $530K 15 sales	All 59 sales	Real difference?
Days on market median	20	47	25	39	37	unclear
Discount from original list average	4.9%	6.0%	3.3%	7.1%	5.3%	unclear
Price cut before sale	40%	53%	29%	40%	41%	unclear
Seller paid closing costs or repairs	60%	67%	79%	67%	68%	unclear
Has a view	20%	33%	71%	67%	47%	unclear

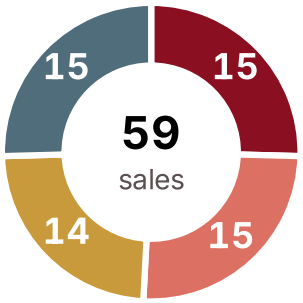
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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4. Quartiles by living area

Resale homes · 59 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 1,686 SF: 15 sales (25%)
- 1,686–2,074 SF: 15 sales (25%)
- 2,088–2,307 SF: 14 sales (24%)
- Over 2,307 SF: 15 sales (25%)

Bottom line

- Homes over 2,307 SF sell for about $339K (87%) more than homes under 1,686 SF.

4.1 Key differences

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

Under 1,686 SF · 1,686–2,074 SF · 2,088–2,307 SF · Over 2,307 SF

Larger homes Over 2,307 SF

- Sell for much more.

Smaller homes Under 1,686 SF

- Sell for much less.

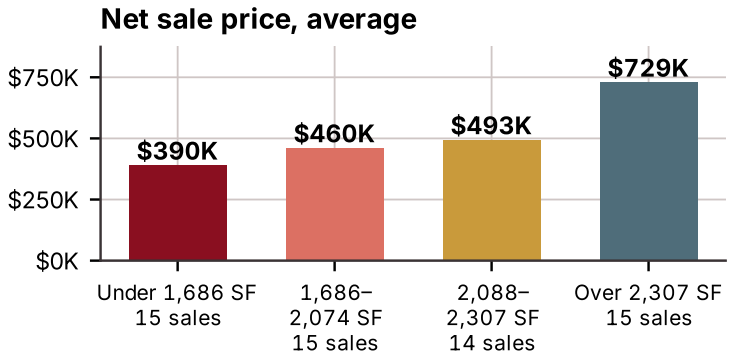
4.2 At a glance

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

	Under 1,686 SF	1,686–2,074 SF	2,088–2,307 SF	Over 2,307 SF	Real difference?
Net sale price	$390K Lowest	$460K	$493K	$729K Highest	✓ large
Net price per SF	$260 per SF	$235 per SF	$227 per SF	$282 per SF	unclear
Year built	1984	2019	2009	2003	unclear
Days on market	20 days	62 days	16 days	39 days	unclear
Discount from original list	5.0%	6.4%	4.5%	5.4%	unclear
Price cut before sale	40%	60%	29%	33%	unclear
Seller paid closing costs or repairs	60%	80%	64%	67%	unclear
Has a view	33%	47%	43%	67%	unclear

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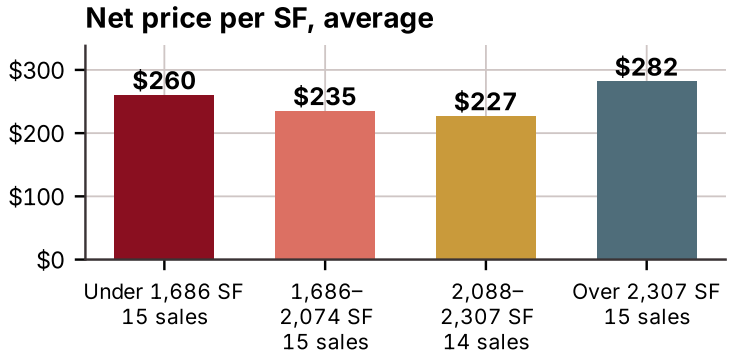
4.3 Homes over 2,307 SF sell for about $339K (87%) more than homes under 1,686 SF



The average is **$729K** for homes over 2,307 SF and **$390K** for homes under 1,686 SF. It rises step by step from the lowest range to the highest. Defined in 8.1.1.

✓ **Real difference** · large

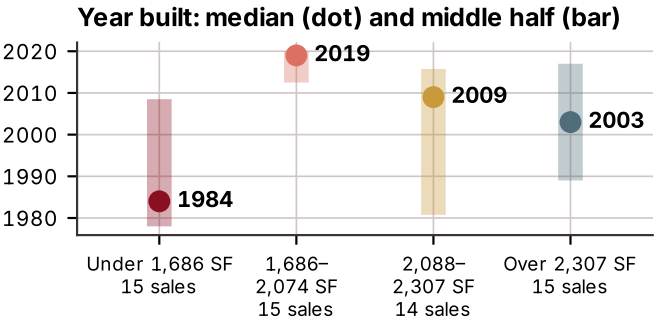
4.4 Net price per SF: no clear difference



The average is **$282 per SF** for homes over 2,307 SF and **$260 per SF** for homes under 1,686 SF. It does not move in a straight line; homes over 2,307 SF are highest. Defined in 8.1.2.

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

4.5 Year built: no clear difference

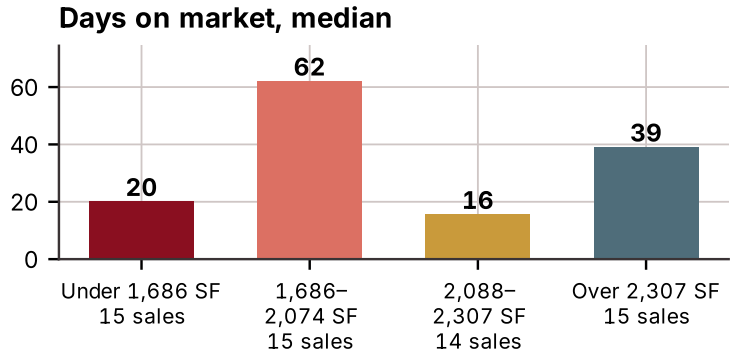


The median is **2003** for homes over 2,307 SF and **1984** for homes under 1,686 SF. It does not move in a straight line; homes 1,686–2,074 SF are highest. Defined in 8.1.4.

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

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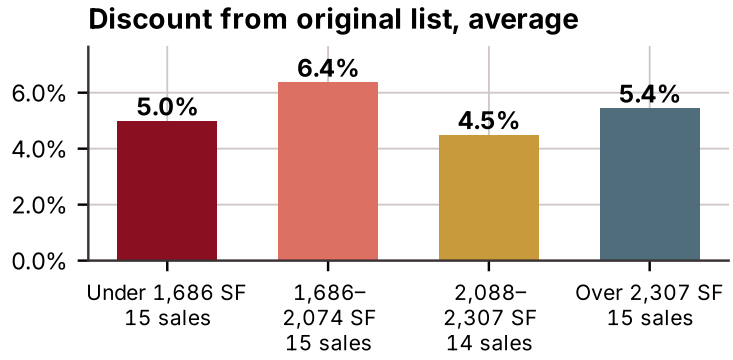
4.6 Days on market: no clear difference



The median is **39 days** for homes over 2,307 SF and **20 days** for homes under 1,686 SF. It does not move in a straight line; homes 1,686–2,074 SF are highest. Defined in 8.1.5.

– No clear difference · could be chance

4.7 Discount from original list: no clear difference

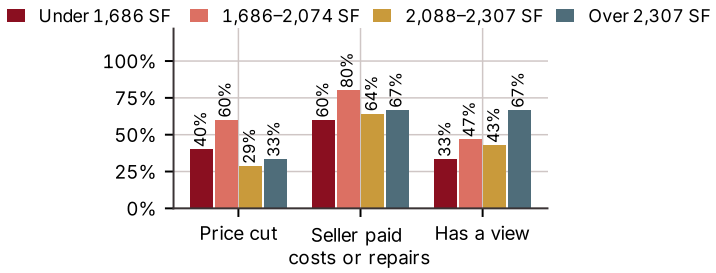


The average is **5.4%** for homes over 2,307 SF and **5.0%** for homes under 1,686 SF. It does not move in a straight line; homes 1,686–2,074 SF are highest. Defined in 8.1.6.

– 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.

- 33% of homes over 2,307 SF had a price cut before sale, against 40% of homes under 1,686 SF. Defined in 8.1.7.
- 67% of homes over 2,307 SF had the seller pay closing costs or repairs, against 60% of homes under 1,686 SF. Defined in 8.1.8.
- 67% of homes over 2,307 SF have a view, against 33% of homes under 1,686 SF. Defined in 8.1.9.

Price cut before sale: **– No clear difference** · could be chance
Seller paid closing costs or repairs: **– No clear difference** · could be chance
Has a view: **– No clear difference** · could be chance

4.9 The numbers: price and size

	Under 1,686 SF 15 sales	1,686–2,074 SF 15 sales	2,088–2,307 SF 14 sales	Over 2,307 SF 15 sales	All 59 sales	Real difference?
Net sale price average	$389,508	$460,497	$493,321	$728,793	$518,448	✓ large
Net price per SF average	$260	$235	$227	$282	$251	unclear
Living area average	1,489	1,955	2,166	2,556	2,039	by design
Year built median	1984	2019	2009	2003	2008	unclear

4.10 The numbers: selling

	Under 1,686 SF 15 sales	1,686–2,074 SF 15 sales	2,088–2,307 SF 14 sales	Over 2,307 SF 15 sales	All 59 sales	Real difference?
Days on market median	20	62	16	39	37	unclear
Discount from original list average	5.0%	6.4%	4.5%	5.4%	5.3%	unclear
Price cut before sale	40%	60%	29%	33%	41%	unclear
Seller paid closing costs or repairs	60%	80%	64%	67%	68%	unclear
Has a view	33%	47%	43%	67%	47%	unclear

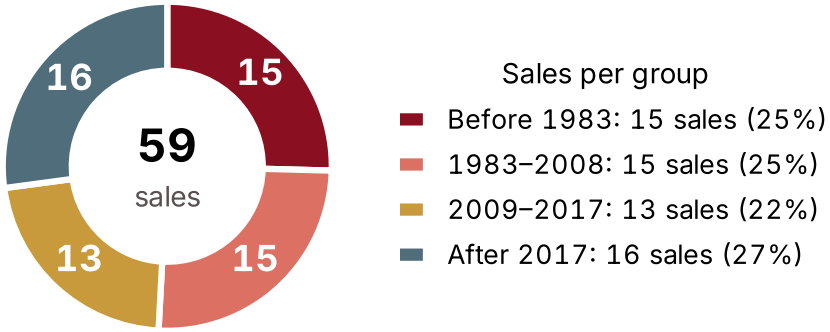
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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5. Quartiles by year built

Resale homes · 59 sales · November 22, 2025 – November 21, 2026

Sales ranked by year built and cut into four groups, from the oldest to the newest. Homes built in the same year always stay in the same group, so group sizes can differ a little.



Bottom line

- Homes built after 2017 sell for about $49 per SF (19%) less than homes built before 1983.

5.1 Key differences

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

Before 1983 1983–2008 2009–2017 After 2017

Newer homes After 2017

- Sell for less per square foot.

Older homes Before 1983

- Sell for more per square foot.

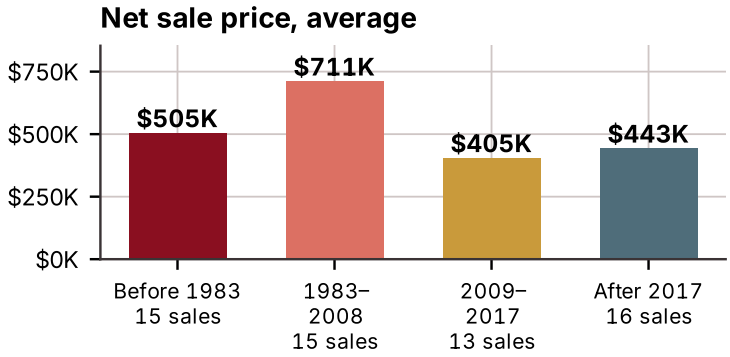
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5.2 At a glance

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 1983	1983–2008	2009–2017	After 2017	Real difference?
Net sale price	$505K	$711K	$405K	$443K	unclear
Net price per SF	$262 per SF	$319 per SF **Highest**	$209 per SF **Lowest**	$213 per SF	✓ large
Living area	1,945 SF	2,133 SF	1,953 SF	2,110 SF	unclear
Days on market	7 days	64 days	34 days	48 days	unclear
Discount from original list	4.7%	8.4%	5.4%	3.0%	unclear
Price cut before sale	27%	53%	38%	44%	unclear
Seller paid closing costs or repairs	60%	80%	77%	56%	unclear
Has a view	60%	53%	15%	56%	unclear

5.3 Net sale price: no clear difference

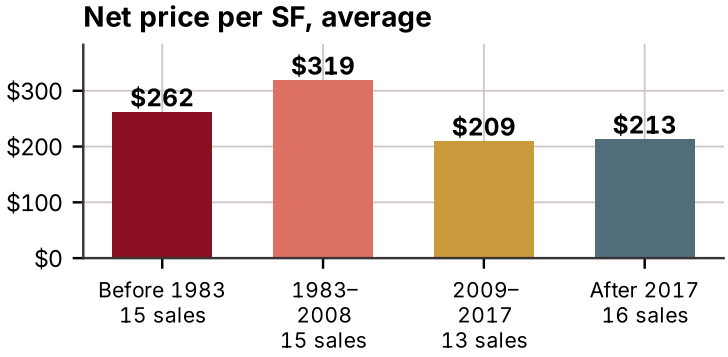


The average is **$443K** for homes built after 2017 and **$505K** for homes built before 1983. It does not move in a straight line; homes built 1983–2008 are highest. Defined in 8.1.1.

– No clear difference · could be chance

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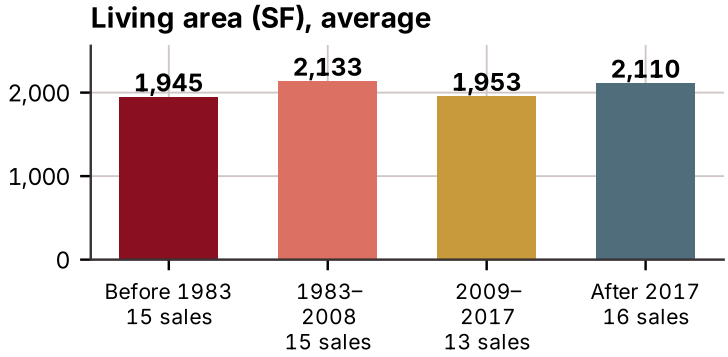
5.4 Homes built after 2017 sell for about $49 per SF (19%) less than homes built before 1983



The average is **$213 per SF** for homes built after 2017 and **$262 per SF** for homes built before 1983. It does not move in a straight line; homes built 1983–2008 are highest. Defined in 8.1.2.

✓ **Real difference** · large

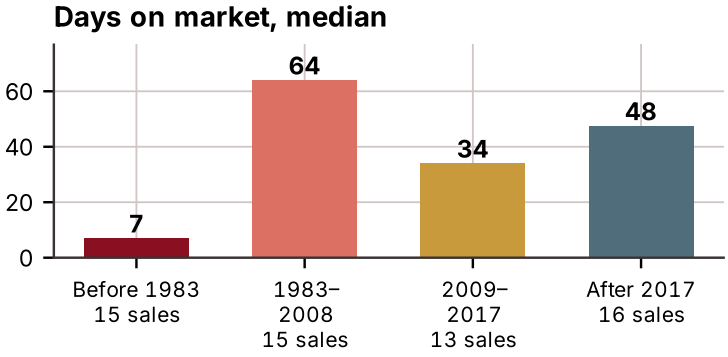
5.5 Living area: no clear difference



The average is **2,110 SF** for homes built after 2017 and **1,945 SF** for homes built before 1983. It does not move in a straight line; homes built 1983–2008 are highest. Defined in 8.1.3.

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

5.6 Days on market: no clear difference

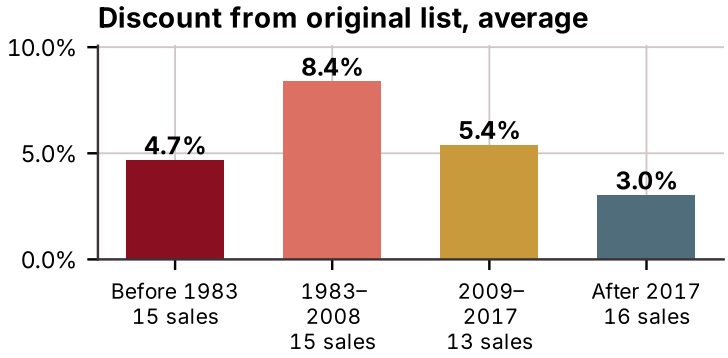


The median is **48 days** for homes built after 2017 and **7 days** for homes built before 1983. It does not move in a straight line; homes built 1983–2008 are highest. Defined in 8.1.5.

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

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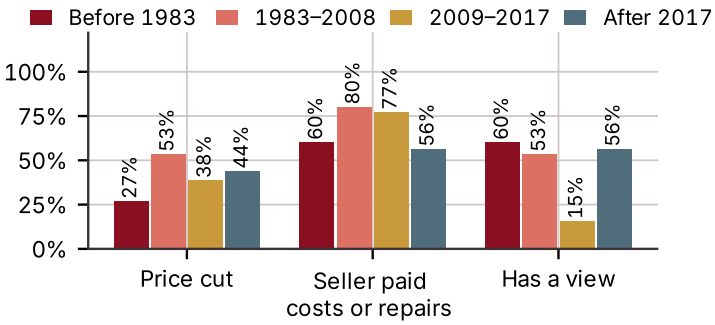
5.7 Discount from original list: no clear difference



The average is **3.0%** for homes built after 2017 and **4.7%** for homes built before 1983. It does not move in a straight line; homes built 1983–2008 are highest. Defined in 8.1.6.

– No clear difference · could be chance

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 2017 had a price cut before sale, against 27% of homes built before 1983. Defined in 8.1.7.
- 56% of homes built after 2017 had the seller pay closing costs or repairs, against 60% of homes built before 1983. Defined in 8.1.8.
- 56% of homes built after 2017 have a view, against 60% of homes built before 1983. 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 1983 15 sales	1983–2008 15 sales	2009–2017 13 sales	After 2017 16 sales	All 59 sales	Real difference?
Net sale price average	$504,744	$711,136	$404,859	$442,944	$518,448	unclear
Net price per SF average	$262	$319	$209	$213	$251	✓ large
Living area average	1,945	2,133	1,953	2,110	2,039	unclear
Year built median	1976	1996	2015	2019	2008	by design

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5.10 The numbers: selling

	Before 1983 15 sales	1983–2008 15 sales	2009–2017 13 sales	After 2017 16 sales	All 59 sales	Real difference?
Days on market median	7	64	34	48	37	unclear
Discount from original list average	4.7%	8.4%	5.4%	3.0%	5.3%	unclear
Price cut before sale	27%	53%	38%	44%	41%	unclear
Seller paid closing costs or repairs	60%	80%	77%	56%	68%	unclear
Has a view	60%	53%	15%	56%	47%	unclear

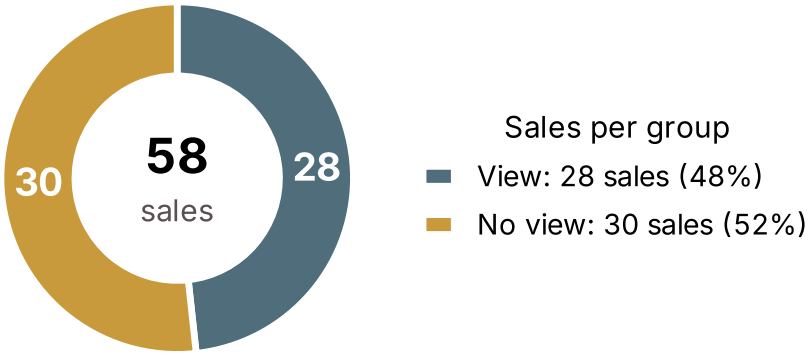
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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6. View and no view

Resale homes · 59 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. 1 sales whose MLS view entry is only “See Remarks” are left out.



Bottom line

- Homes with a view sell for about $181K (42%) more 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 more.

Homes without a view no view listed

- Sell for less.

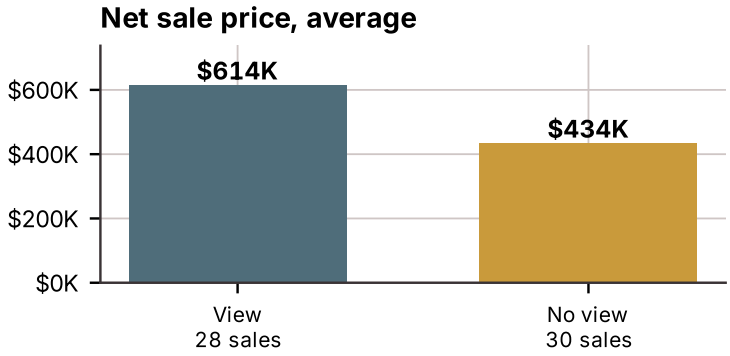
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6.2 At a glance

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	$614K Highest	$434K Lowest	✓ medium
Net price per SF	$279 per SF	$226 per SF	unclear
Living area	2,172 SF	1,936 SF	unclear
Year built	1996	2009	unclear
Days on market	30 days	38 days	unclear
Discount from original list	4.8%	6.2%	unclear
Price cut before sale	43%	40%	unclear
Seller paid closing costs or repairs	68%	70%	unclear

6.3 Homes with a view sell for about $181K (42%) more than homes without a view

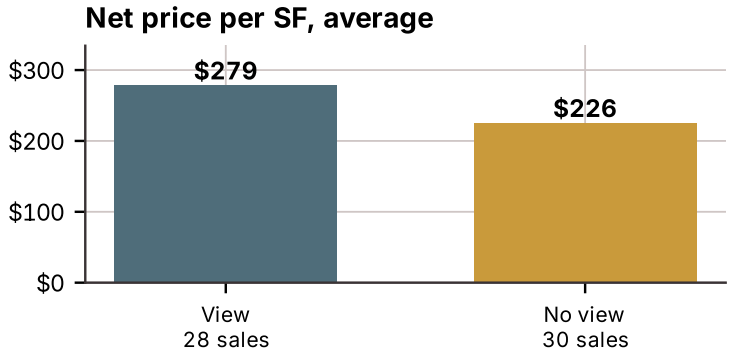


The average is **$614K** for homes with a view and **$434K** for homes without a view. Defined in 8.1.1.

✓ **Real difference** · medium

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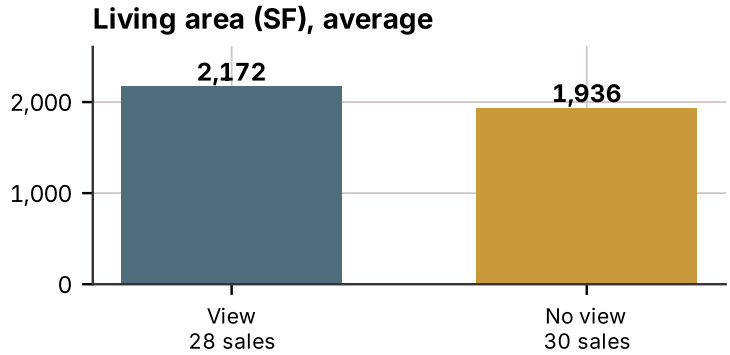
6.4 Net price per SF: no clear difference



The average is **$279 per SF** for homes with a view and **$226 per SF** for homes without a view.
Defined in 8.1.2.

– No clear difference · could be chance

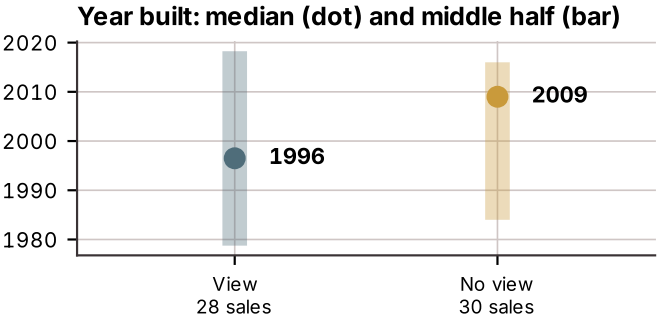
6.5 Living area: no clear difference



The average is **2,172 SF** for homes with a view and **1,936 SF** for homes without a view.
Defined in 8.1.3.

– No clear difference · could be chance

6.6 Year built: no clear difference

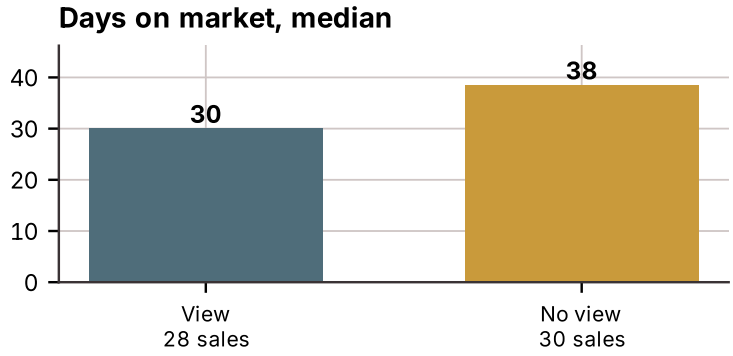


The median is **1996** for homes with a view and **2009** for homes without a view. Defined in 8.1.4.

– No clear difference · could be chance

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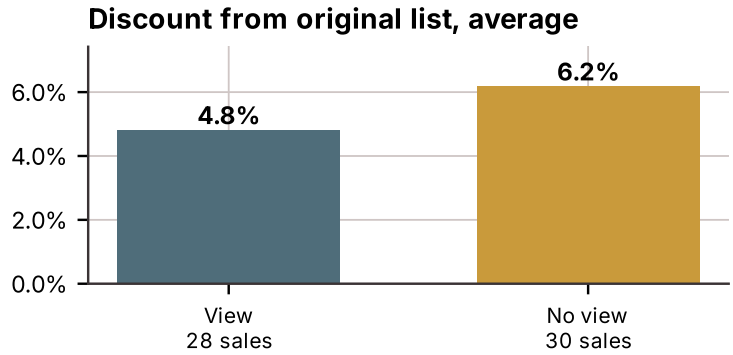
6.7 Days on market: no clear difference



The median is **30 days** for homes with a view and **38 days** for homes without a view. Defined in 8.1.5.

– No clear difference · could be chance

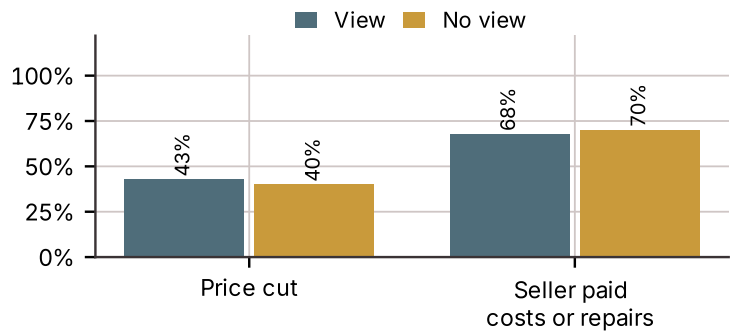
6.8 Discount from original list: no clear difference



The average is **4.8%** for homes with a view and **6.2%** 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.

- 43% of homes with a view had a price cut before sale, against 40% of homes without a view. Defined in 8.1.7.
- 68% of homes with a view had the seller pay closing costs or repairs, against 70% 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 28 sales	No view 30 sales	All 58 sales	Real difference?
Net sale price average	$614,398	$433,511	$520,836	✓ medium
Net price per SF average	$279	$226	$251	unclear
Living area average	2,172	1,936	2,050	unclear
Year built median	1996	2009	2008	unclear

6.11 The numbers: selling

	View 28 sales	No view 30 sales	All 58 sales	Real difference?
Days on market median	30	38	38	unclear
Discount from original list average	4.8%	6.2%	5.5%	unclear
Price cut before sale	43%	40%	41%	unclear
Seller paid closing costs or repairs	68%	70%	69%	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 · 1 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: 1 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 Manchaca.

Measure	Average	Median
Sales		1
Net sale price	**$2,795,000**	$2,795,000
Net price per SF	**$1,292**	$1,292
Living area (SF)	**2,164**	2,164
Days on market	**39**	39
Discount from original list	**−249.4%**	−249.4%
Price cut before sale		0% of sales
Seller paid closing costs or repairs		0% of sales
Year built		2023–2023

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 59 resale sales. Average $518,448; median $457,000; standard deviation $334,136; middle half (25th–75th percentile) $381,292–$557,500; lowest $275,000, highest $2,795,000. 40 sales had a seller payment; their median payment was $7,632.

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 59 resale sales. Average $251; median $235; standard deviation $119; middle half (25th–75th percentile) $201–$266; lowest $131, highest $1,039.

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 59 resale sales. Average 2,039; median 2,074; standard deviation 421; middle half (25th–75th percentile) 1,675–2,314; lowest 1,203, highest 3,004.

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 59 resale sales. Average 2001; median 2008; standard deviation 18; middle half (25th–75th percentile) 1982–2018; lowest 1969, 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 59 resale sales. Average 68; median 37; standard deviation 101; middle half (25th–75th percentile) 8–78; lowest 0, highest 507. 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 59 resale sales. Average 5.3%; median 4.6%; standard deviation 6.6%; middle half (25th–75th percentile) 1.3%–9.4%; lowest −10.0%, highest 21.9%. 9 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 24 of 59 resale sales (40.7%).

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 40 of 59 resale sales (67.8%).

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 28 sales with a view, 30 without, 1 unclassified. Most common View entries: None 21, Trees/Woods 20, Neighborhood 17, Park/Greenbelt 10, Pasture 3, Panoramic 2, Hill Country 2, Pool 2.

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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 13:30 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Manchaca.

The data Pulled November 22, 2026: 60 closed Manchaca records over the prior year. ZIP codes: 3, the most sales in 78652, 78648, 78748.

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

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

The data 60 single-family sales in the window: 59 resale, 1 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 59 resale; 1 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 $383K”.

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 $383K: $275,000–$380,000 (15 sales); $383K–$457K: $382,585–$457,000 (15 sales); $460K–$530K: $460,000–$530,000 (14 sales); Over $530K: $585,000–$2,795,000 (15 sales)
Quartiles by living area: Under 1,686 SF: 1,203–1,664 SF (15 sales); 1,686–2,074 SF: 1,686–2,074 SF (15 sales); 2,088–2,307 SF: 2,088–2,307 SF (14 sales); Over 2,307 SF: 2,320–3,004 SF (15 sales)
Quartiles by year built: Before 1983: 1969–1982 (15 sales); 1983–2008: 1983–2008 (15 sales); 2009–2017: 2009–2017 (13 sales); After 2017: 2018–2023 (16 sales)
View and no view: View: MLS lists a view (28 sales); No view: None or Neighborhood (30 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 $518,448, median $457,000. Days on market: average 68, median 37: the average is pulled up by a few long listings.

8.2.7 Kruskal–Wallis test

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

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

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

8.2.8 Mann–Whitney U test

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

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

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

8.2.9 Chi-square test

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

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

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

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8.2.10 Real difference (significance)

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

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

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

8.2.11 Size of a difference

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

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

The data 6 real differences across the four slices; sizes are listed in 8.3.

8.2.12 Rounding in the text

In simple terms Headings and sentences round figures so they read easily; the tables at the end of each section give them in full.

Statistically Prices in headings round to the nearest $1K; price per SF and days on market to the nearest whole number; living area to the nearest 10 SF; shares and percentage gaps to whole percents.

The data Days on market is always shown in days.

8.3 Test results

Every test behind every gold box. Statistic, degrees of freedom (df), p-value, the threshold it must beat, and the size of the difference.

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8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	H = 21.72	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.374$	large
Living area	Kruskal–Wallis	H = 27.08	3	< 0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.467$	large
Year built	Kruskal–Wallis	H = 17.00	3	0.0007	p < 0.0063	**Yes**	$\varepsilon^2 = 0.293$	large
Days on market	Kruskal–Wallis	H = 3.24	3	0.3565	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.056$	small
Discount from original list	Kruskal–Wallis	H = 2.39	3	0.4962	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.041$	small
Price cut before sale	Chi-square	$\chi^2 = 1.85$	3	0.6038	p < 0.0063	**Unclear**	Cramér's V = 0.177	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.18$	3	0.7579	p < 0.0063	**Unclear**	Cramér's V = 0.141	small
Has a view	Chi-square	$\chi^2 = 11.18$	3	0.0108	p < 0.0063	**Unclear**	Cramér's V = 0.435	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 = 20.30	3	0.0001	p < 0.0063	**Yes**	$\varepsilon^2 = 0.350$	large
Net price per SF	Kruskal–Wallis	H = 3.61	3	0.3067	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.062$	medium
Year built	Kruskal–Wallis	H = 11.04	3	0.0115	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.190$	large
Days on market	Kruskal–Wallis	H = 5.83	3	0.1201	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.101$	medium
Discount from original list	Kruskal–Wallis	H = 0.76	3	0.8598	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.013$	small
Price cut before sale	Chi-square	$\chi^2 = 3.51$	3	0.3196	p < 0.0063	**Unclear**	Cramér's V = 0.244	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 1.53$	3	0.6757	p < 0.0063	**Unclear**	Cramér's V = 0.161	small
Has a view	Chi-square	$\chi^2 = 3.54$	3	0.3153	p < 0.0063	**Unclear**	Cramér's V = 0.245	small

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8.3.3 Quartiles by year built

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 8.26	3	0.0409	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.142$	large
Net price per SF	Kruskal–Wallis	H = 16.58	3	0.0009	p < 0.0063	**Yes**	$\varepsilon^2 = 0.286$	large
Living area	Kruskal–Wallis	H = 2.47	3	0.4809	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.043$	small
Days on market	Kruskal–Wallis	H = 5.61	3	0.1323	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.097$	medium
Discount from original list	Kruskal–Wallis	H = 4.65	3	0.1995	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.080$	medium
Price cut before sale	Chi-square	$\chi^2 = 2.30$	3	0.5116	p < 0.0063	**Unclear**	Cramér's V = 0.198	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.91$	3	0.4051	p < 0.0063	**Unclear**	Cramér's V = 0.222	small
Has a view	Chi-square	$\chi^2 = 7.01$	3	0.0715	p < 0.0063	**Unclear**	Cramér's V = 0.345	medium

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 = 615.00	—	0.0025	p < 0.0063	**Yes**	rank-biserial r = 0.464	medium
Net price per SF	Mann–Whitney U	U = 521.00	—	0.1179	p < 0.0063	**Unclear**	rank-biserial r = 0.240	small
Living area	Mann–Whitney U	U = 549.00	—	0.0455	p < 0.0063	**Unclear**	rank-biserial r = 0.307	medium
Year built	Mann–Whitney U	U = 369.00	—	0.4312	p < 0.0063	**Unclear**	rank-biserial r = 0.121	small
Days on market	Mann–Whitney U	U = 367.50	—	0.4183	p < 0.0063	**Unclear**	rank-biserial r = 0.125	small
Discount from original list	Mann–Whitney U	U = 386.00	—	0.6022	p < 0.0063	**Unclear**	rank-biserial r = 0.081	negligible
Price cut before sale	Chi-square	$\chi^2 = 0.05$	1	0.8253	p < 0.0063	**Unclear**	Cramér's V = 0.029	negligible
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 0.03$	1	0.8601	p < 0.0063	**Unclear**	Cramér's V = 0.023	negligible

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8.4 Data notes

Left out of the analysis: 1 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 59 closed MLS resale sales; the 1 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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