Bell Farms

Manor, TX 78653
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
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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
24	**$247,200**	**$146**	**66 days**
single-family resale homes	average $244,063	average $147	average 65 days

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1. Summary

Resale homes · 24 sales · November 8, 2025 – November 7, 2026

This study looks at the **24 resale homes** sold in Bell Farms in the **365 days** to November 7, 2026. A full year is used because only 14 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.

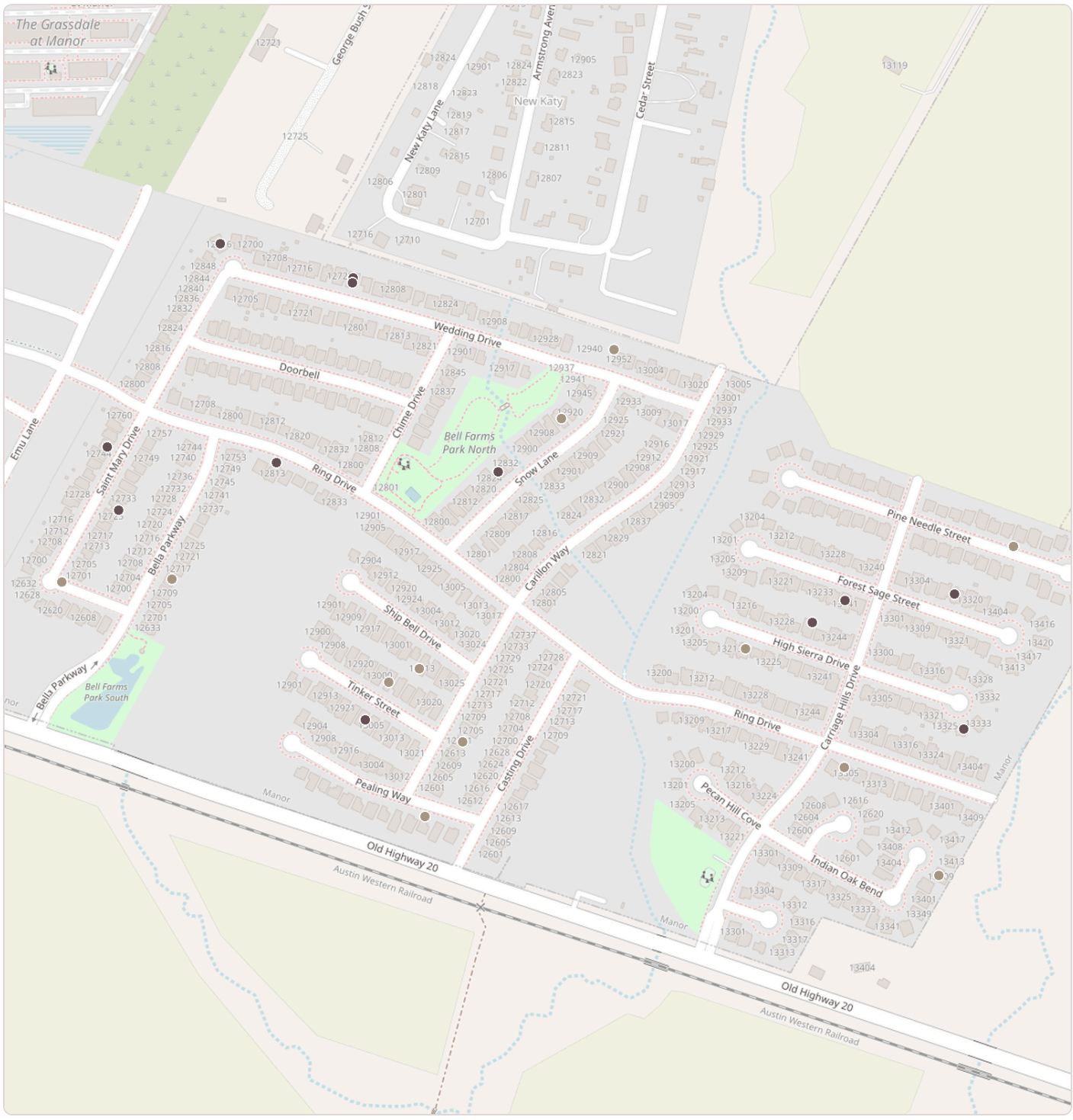
Each comparison has its own section (3–6) with everything about it in one place: the key differences, a table of every measure at a glance, the charts and the numbers.

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2. Where the resale homes sold

24 resale homes · colored by price range

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



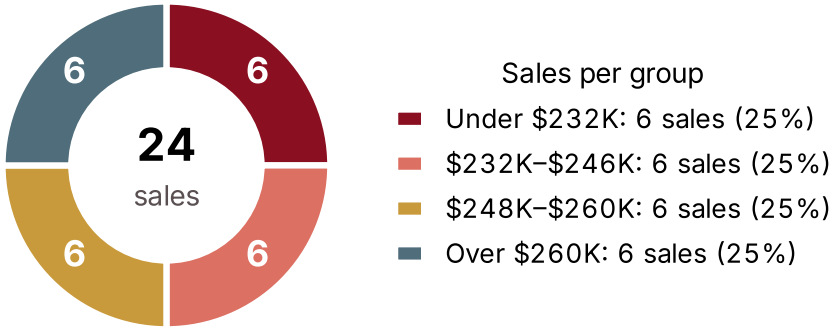
● Under $232K · 6 sales ● $232K–$246K · 6 sales ● $248K–$260K · 6 sales ● Over $260K · 6 sales

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3. Quartiles by net sale price

Resale homes · 24 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: no measure differs enough between the groups to rule out chance.

3.1 Key differences

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

3.2 At a glance

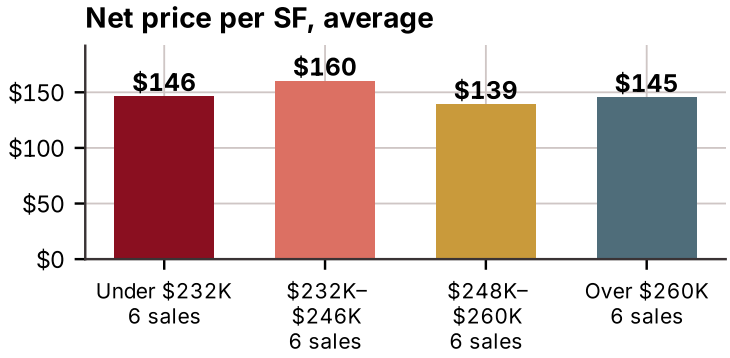
Shaded rows are real differences; the darkest cell is the highest. Gray rows show no clear difference. Prices are averages; days on market and year built are medians.

	Under $232K	$232K–$246K	$248K–$260K	Over $260K	Real difference?
Net price per SF	$146 per SF	$160 per SF	$139 per SF	$145 per SF	unclear
Living area	1,499 SF	1,492 SF	1,848 SF	1,934 SF	unclear
Year built	2008	2012	2008	2008	unclear
Days on market	58 days	60 days	50 days	77 days	unclear
Discount from original list	14.4%	6.5%	6.5%	8.2%	unclear
Price cut before sale	83%	50%	50%	67%	unclear
Seller paid closing costs or repairs	67%	100%	100%	100%	unclear
Has a view	17%	0%	17%	0%	unclear

How to read this section. Each heading gives the finding. The gold box says whether the gap is real (✓, with its size) or could be chance (–). The section ends with its numbers; the tests are in section 8.3.

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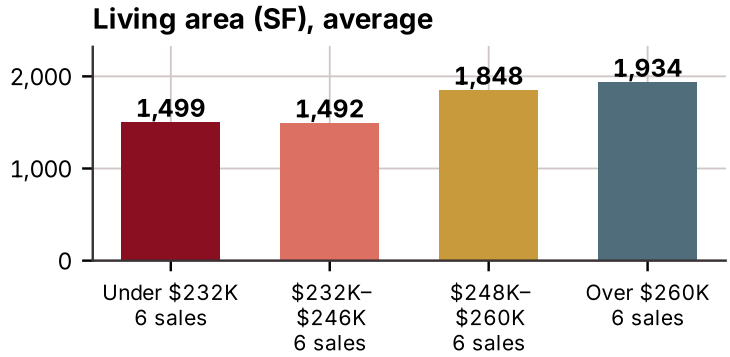
3.3 Net price per SF: no clear difference



The average is **$145 per SF** for homes over $260K and **$146 per SF** for homes under $232K. It does not move in a straight line; homes $232K–$246K are highest. Defined in 8.1.2.

– No clear difference · could be chance

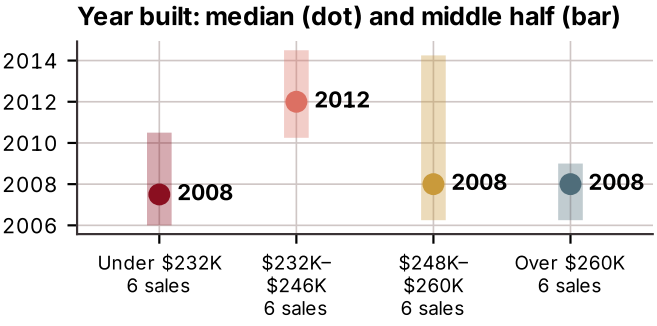
3.4 Living area: no clear difference



The average is **1,934 SF** for homes over $260K and **1,499 SF** for homes under $232K. It does not move in a straight line; homes over $260K are highest. Defined in 8.1.3.

– No clear difference · could be chance

3.5 Year built: no clear difference

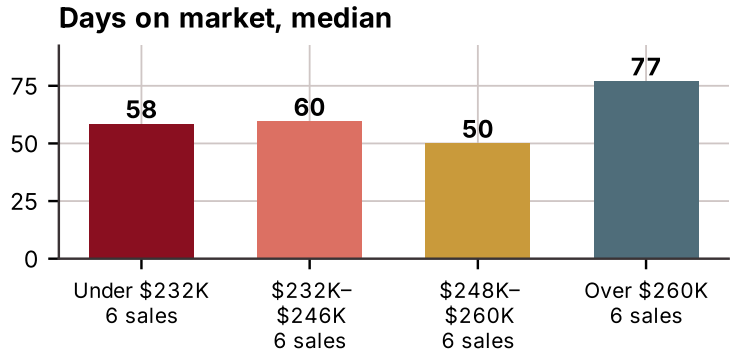


The median is **2008** for homes over $260K and **2008** for homes under $232K. It does not move in a straight line; homes $232K–$246K are highest. Defined in 8.1.4.

– No clear difference · could be chance

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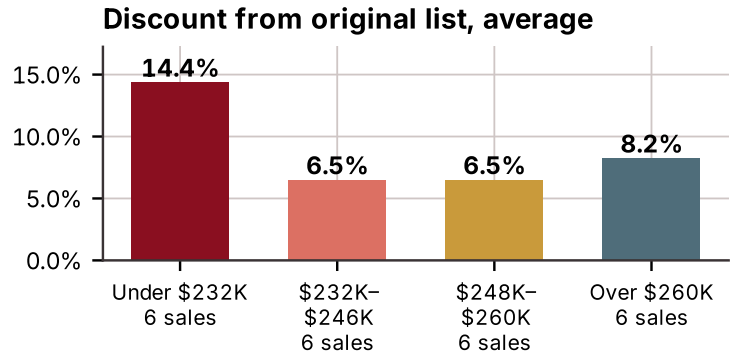
3.6 Days on market: no clear difference



The median is **77 days** for homes over $260K and **58 days** for homes under $232K. It does not move in a straight line; homes over $260K are highest. Defined in 8.1.5.

– No clear difference · could be chance

3.7 Discount from original list: no clear difference

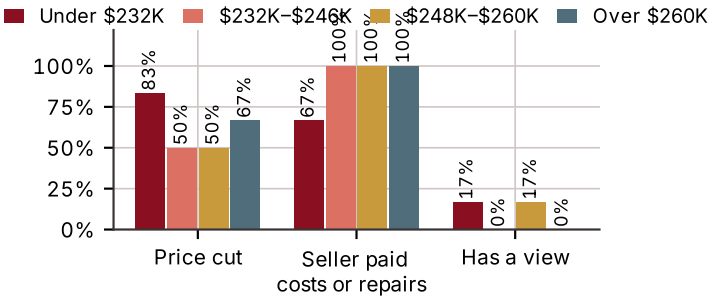


The average is **8.2%** for homes over $260K and **14.4%** for homes under $232K. It does not move in a straight line; homes under $232K are highest. Defined in 8.1.6.

– No clear difference · could be chance

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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.

- 67% of homes over $260K had a price cut before sale, against 83% of homes under $232K. Defined in 8.1.7.
- 100% of homes over $260K had the seller pay closing costs or repairs, against 67% of homes under $232K. Defined in 8.1.8.
- 0% of homes over $260K have a view, against 17% of homes under $232K. 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 $232K 6 sales	$232K–$246K 6 sales	$248K–$260K 6 sales	Over $260K 6 sales	All 24 sales	Real difference?
Net sale price average	$213,354	$237,862	$253,520	$271,518	$244,063	by design
Net price per SF average	$146	$160	$139	$145	$147	unclear
Living area average	1,499	1,492	1,848	1,934	1,693	unclear
Year built median	2008	2012	2008	2008	2009	unclear

3.10 The numbers: selling

	Under $232K 6 sales	$232K–$246K 6 sales	$248K–$260K 6 sales	Over $260K 6 sales	All 24 sales	Real difference?
Days on market median	58	60	50	77	66	unclear
Discount from original list average	14.4%	6.5%	6.5%	8.2%	8.9%	unclear
Price cut before sale	83%	50%	50%	67%	62%	unclear
Seller paid closing costs or repairs	67%	100%	100%	100%	92%	unclear
Has a view	17%	0%	17%	0%	8%	unclear

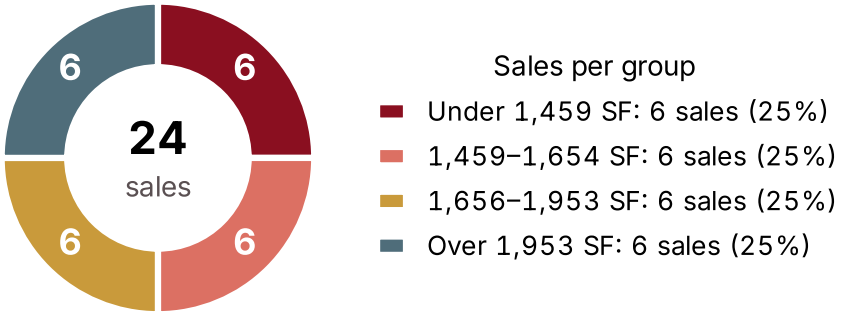
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.1.

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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 1,953 SF sell for about $47 per SF (27%) less than homes under 1,459 SF.

4.1 Key differences

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

Under 1,459 SF · 1,459–1,654 SF · 1,656–1,953 SF · Over 1,953 SF

Larger homes Over 1,953 SF

- Sell for less per square foot.

Smaller homes Under 1,459 SF

- Sell for more per square foot.

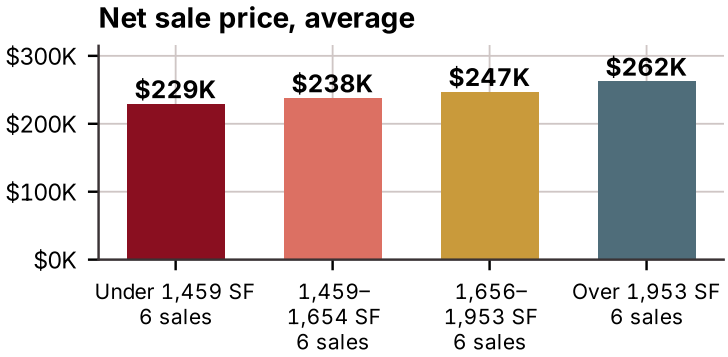
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4.2 At a glance

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 1,459 SF	1,459–1,654 SF	1,656–1,953 SF	Over 1,953 SF	Real difference?
Net sale price	$229K	$238K	$247K	$262K	unclear
Net price per SF	$173 per SF **Highest**	$151 per SF	$139 per SF	$126 per SF **Lowest**	✓ large
Year built	2010	2013	2008	2006	unclear
Days on market	60 days	69 days	62 days	50 days	unclear
Discount from original list	7.2%	11.8%	9.3%	7.2%	unclear
Price cut before sale	50%	83%	67%	50%	unclear
Seller paid closing costs or repairs	83%	83%	100%	100%	unclear
Has a view	0%	0%	17%	17%	unclear

4.3 Net sale price: no clear difference



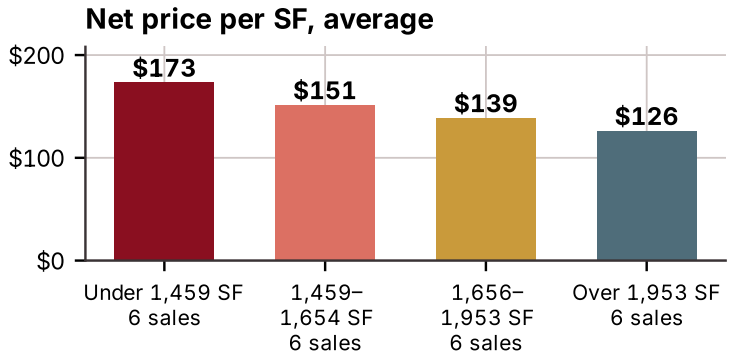
The average is **$262K** for homes over 1,953 SF and **$229K** for homes under 1,459 SF. It rises step by step from the lowest range to the highest.

Defined in 8.1.1.

– No clear difference · could be chance

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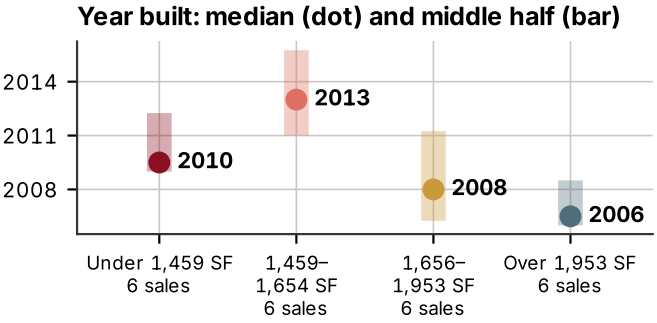
4.4 Homes over 1,953 SF sell for about $47 per SF (27%) less than homes under 1,459 SF



The average is **$126 per SF** for homes over 1,953 SF and **$173 per SF** for homes under 1,459 SF. It falls step by step from the lowest range to the highest. Defined in 8.1.2.

✓ **Real difference** · large

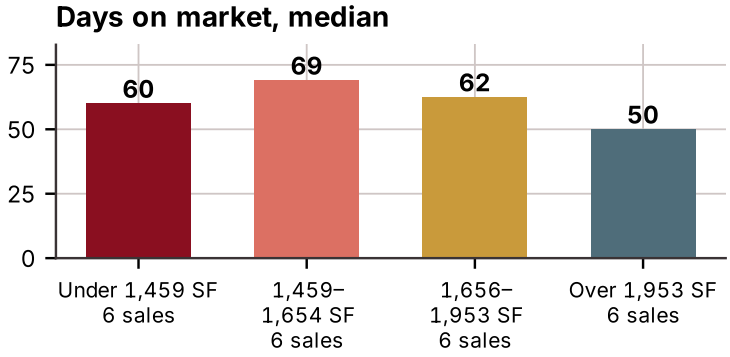
4.5 Year built: no clear difference



The median is **2006** for homes over 1,953 SF and **2010** for homes under 1,459 SF. It does not move in a straight line; homes 1,459–1,654 SF are highest. Defined in 8.1.4.

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

4.6 Days on market: no clear difference

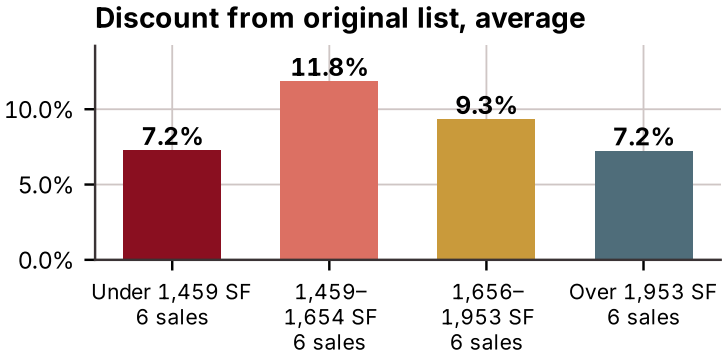


The median is **50 days** for homes over 1,953 SF and **60 days** for homes under 1,459 SF. It does not move in a straight line; homes 1,459–1,654 SF are highest. Defined in 8.1.5.

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

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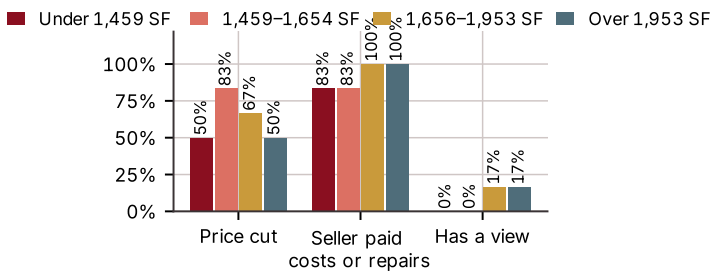
4.7 Discount from original list: no clear difference



The average is **7.2%** for homes over 1,953 SF and **7.2%** for homes under 1,459 SF. It does not move in a straight line; homes 1,459–1,654 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.

- 50% of homes over 1,953 SF had a price cut before sale, against 50% of homes under 1,459 SF. Defined in 8.1.7.
- 100% of homes over 1,953 SF had the seller pay closing costs or repairs, against 83% of homes under 1,459 SF. Defined in 8.1.8.
- 17% of homes over 1,953 SF have a view, against 0% of homes under 1,459 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 1,459 SF 6 sales	1,459–1,654 SF 6 sales	1,656–1,953 SF 6 sales	Over 1,953 SF 6 sales	All 24 sales	Real difference?
Net sale price average	$229,119	$237,812	$247,047	$262,276	$244,063	unclear
Net price per SF average	$173	$151	$139	$126	$147	✓ large
Living area average	1,333	1,572	1,782	2,086	1,693	by design
Year built median	2010	2013	2008	2006	2009	unclear

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4.10 The numbers: selling

	Under 1,459 SF 6 sales	1,459–1,654 SF 6 sales	1,656–1,953 SF 6 sales	Over 1,953 SF 6 sales	All 24 sales	Real difference?
Days on market median	60	69	62	50	66	unclear
Discount from original list average	7.2%	11.8%	9.3%	7.2%	8.9%	unclear
Price cut before sale	50%	83%	67%	50%	62%	unclear
Seller paid closing costs or repairs	83%	83%	100%	100%	92%	unclear
Has a view	0%	0%	17%	17%	8%	unclear

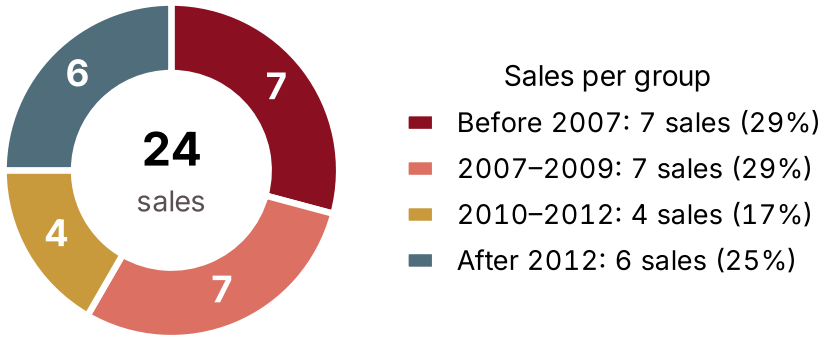
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.2.

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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.

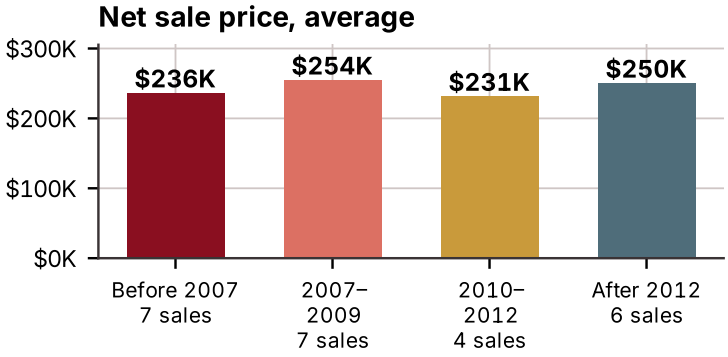


Bottom line: too few sales to test.

5.1 Key differences

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

5.3 Net sale price: described, not tested

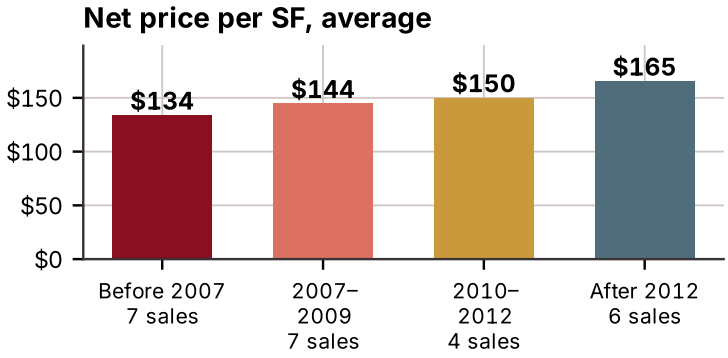


The average is **$250K** for homes built after 2012 and **$236K** for homes built before 2007. It does not move in a straight line; homes built 2007–2009 are highest. Defined in 8.1.1.

Not tested: too few sales.

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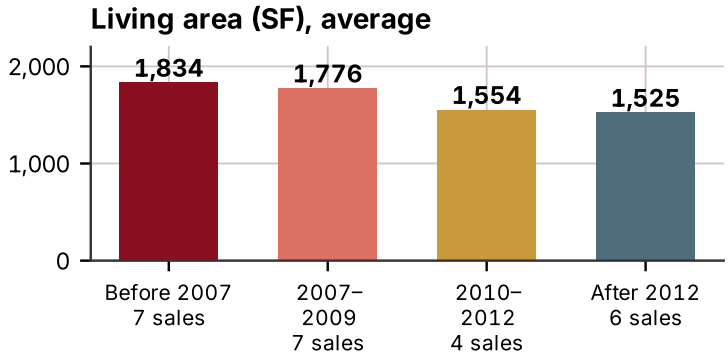
5.4 Net price per SF: described, not tested



The average is **$165 per SF** for homes built after 2012 and **$134 per SF** for homes built before 2007. It rises step by step from the lowest range to the highest. Defined in 8.1.2.

Not tested: too few sales.

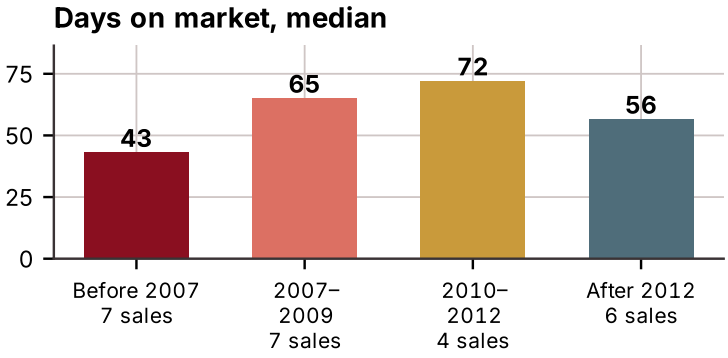
5.5 Living area: described, not tested



The average is **1,525 SF** for homes built after 2012 and **1,834 SF** for homes built before 2007. It falls step by step from the lowest range to the highest. Defined in 8.1.3.

Not tested: too few sales.

5.6 Days on market: described, not tested

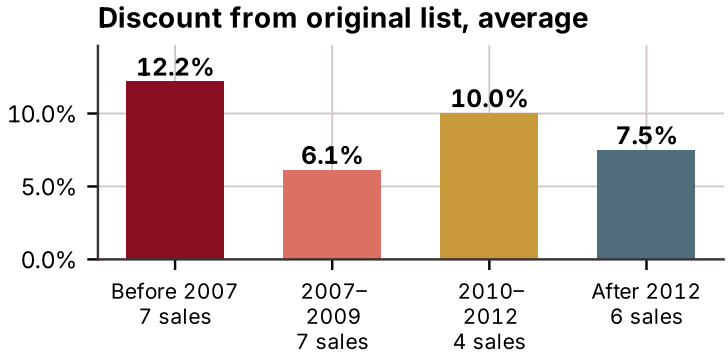


The median is **56 days** for homes built after 2012 and **43 days** for homes built before 2007. It does not move in a straight line; homes built 2010–2012 are highest. Defined in 8.1.5.

Not tested: too few sales.

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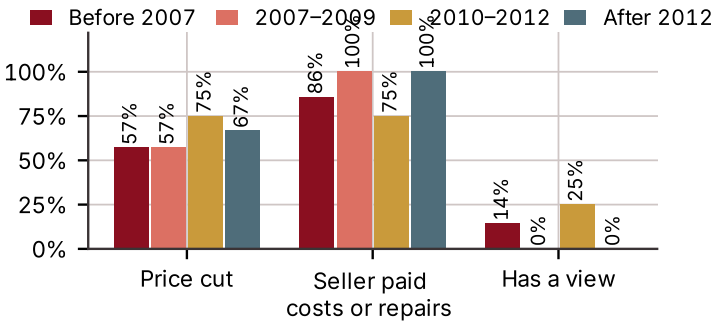
5.7 Discount from original list: described, not tested



The average is **7.5%** for homes built after 2012 and **12.2%** for homes built before 2007. It does not move in a straight line; homes built before 2007 are highest. Defined in 8.1.6.

Not tested: too few sales.

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.

- 67% of homes built after 2012 had a price cut before sale, against 57% of homes built before 2007. Defined in 8.1.7.
- 100% of homes built after 2012 had the seller pay closing costs or repairs, against 86% of homes built before 2007. Defined in 8.1.8.
- 0% of homes built after 2012 have a view, against 14% of homes built before 2007. Defined in 8.1.9.

Price cut before sale: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.
Has a view: Not tested: too few sales.

5.9 The numbers: price and size

	Before 2007 7 sales	2007–2009 7 sales	2010–2012 4 sales	After 2012 6 sales	All 24 sales
Net sale price average	$235,996	$254,439	$231,128	$249,995	$244,063
Net price per SF average	$134	$144	$150	$165	$147
Living area average	1,834	1,776	1,554	1,525	1,693
Year built median	2006	2009	2011	2016	2009

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5.10 The numbers: selling

	Before 2007 7 sales	2007–2009 7 sales	2010–2012 4 sales	After 2012 6 sales	All 24 sales
Days on market median	43	65	72	56	66
Discount from original list average	12.2%	6.1%	10.0%	7.5%	8.9%
Price cut before sale	57%	57%	75%	67%	62%
Seller paid closing costs or repairs	86%	100%	75%	100%	92%
Has a view	14%	0%	25%	0%	8%

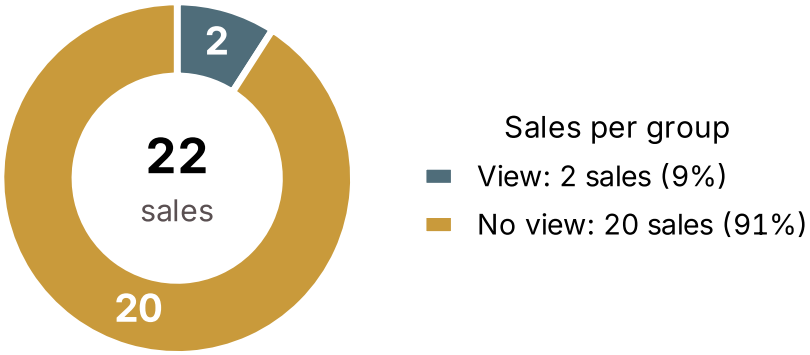
Prices, price per SF, living area and discount are averages; days on market and year built are medians. The test behind each verdict is in 8.3.3.

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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. 2 sales whose MLS view entry is only “See Remarks” are left out.

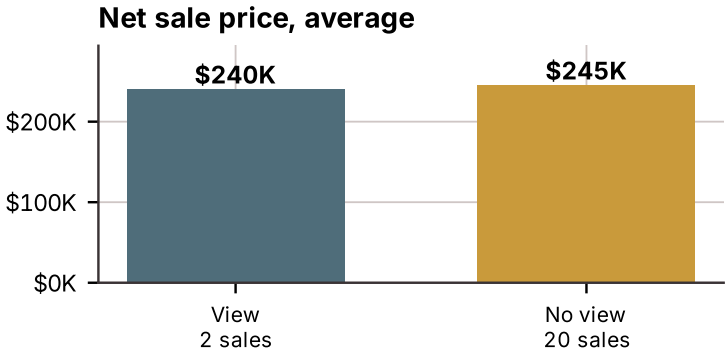


Bottom line: too few sales to test.

6.1 Key differences

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

6.3 Net sale price: described, not tested

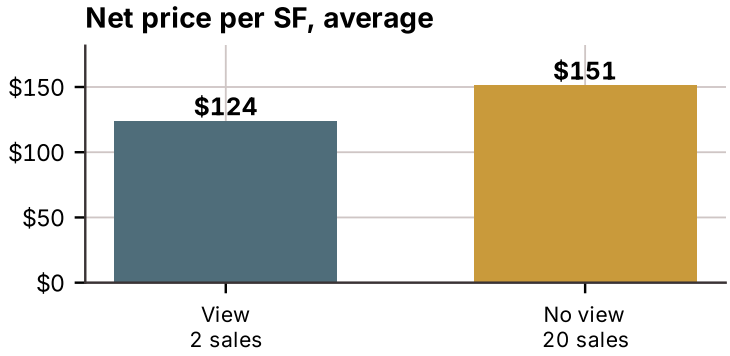


The average is **$240K** for homes with a view and **$245K** for homes without a view. Defined in 8.1.1.

Not tested: too few sales.

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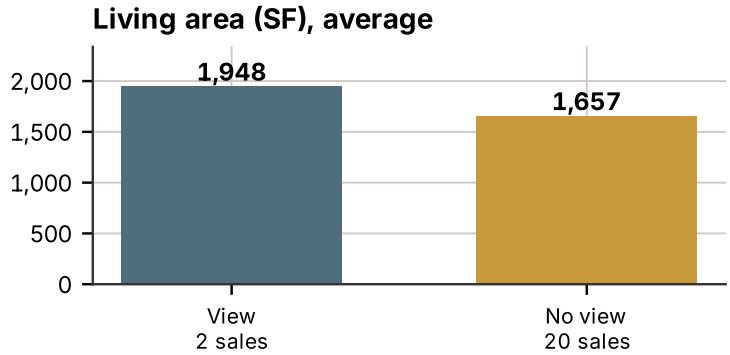
6.4 Net price per SF: described, not tested



The average is **$124 per SF** for homes with a view and **$151 per SF** for homes without a view. Defined in 8.1.2.

Not tested: too few sales.

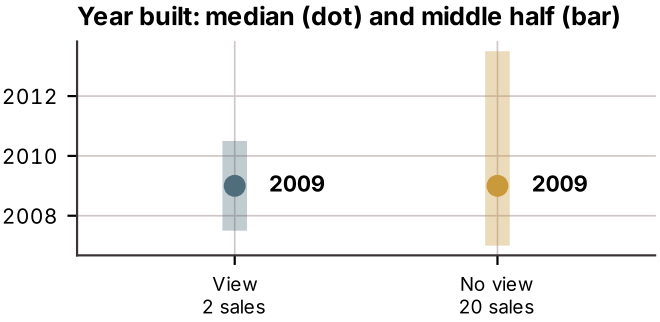
6.5 Living area: described, not tested



The average is **1,948 SF** for homes with a view and **1,657 SF** for homes without a view. Defined in 8.1.3.

Not tested: too few sales.

6.6 Year built: described, not tested

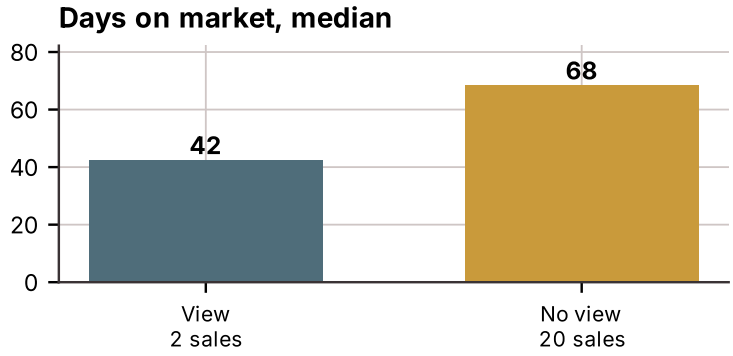


The median is **2009** for homes with a view and **2009** for homes without a view. Defined in 8.1.4.

Not tested: too few sales.

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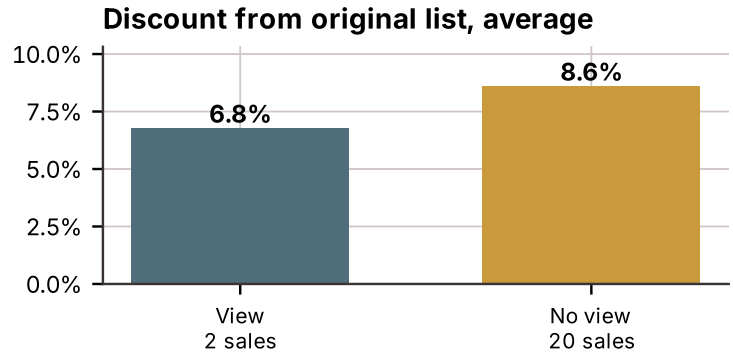
6.7 Days on market: described, not tested



The median is **42 days** for homes with a view and **68 days** for homes without a view. Defined in 8.1.5.

Not tested: too few sales.

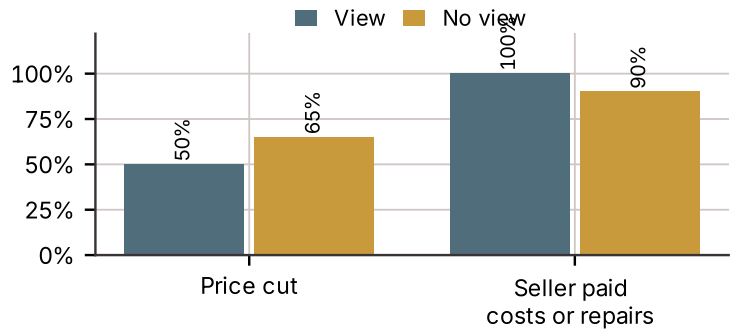
6.8 Discount from original list: described, not tested



The average is **6.8%** for homes with a view and **8.6%** for homes without a view. Defined in 8.1.6.

Not tested: too few sales.

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



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

- 50% of homes with a view had a price cut before sale, against 65% of homes without a view. Defined in 8.1.7.
- 100% of homes with a view had the seller pay closing costs or repairs, against 90% of homes without a view. Defined in 8.1.8.

Price cut before sale: Not tested: too few sales.
Seller paid closing costs or repairs: Not tested: too few sales.

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6.10 The numbers: price and size

	View 2 sales	No view 20 sales	All 22 sales
Net sale price average	$240,155	$245,186	$244,728
Net price per SF average	$124	$151	$149
Living area average	1,948	1,657	1,683
Year built median	2009	2009	2009

6.11 The numbers: selling

	View 2 sales	No view 20 sales	All 22 sales
Days on market median	42	68	66
Discount from original list average	6.8%	8.6%	8.4%
Price cut before sale	50%	65%	64%
Seller paid closing costs or repairs	100%	90%	91%

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 Bell Farms.

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 24 resale sales. Average $244,063; median $247,200; standard deviation $24,033; middle half (25th–75th percentile) $231,202–$260,254; lowest $194,900, highest $289,020. 22 sales had a seller payment; their median payment was $7,150.

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 24 resale sales. Average $147; median $146; standard deviation $23; middle half (25th–75th percentile) $131–$158; lowest $113, highest $204.

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 24 resale sales. Average 1,693; median 1,655; standard deviation 311; middle half (25th–75th percentile) 1,450–1,962; lowest 1,036, highest 2,420.

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 24 resale sales. Average 2010; median 2009; standard deviation 4; middle half (25th–75th percentile) 2006–2012; lowest 2005, highest 2017.

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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	24 resale sales. Average 65; median 66; standard deviation 50; middle half (25th–75th percentile) 25–82; lowest 5, highest 207. 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	24 resale sales. Average 8.9%; median 7.6%; standard deviation 6.2%; middle half (25th–75th percentile) 4.7%–12.4%; lowest −0.2%, highest 23.6%. 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	15 of 24 resale sales (62.5%).

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 24 resale sales (91.7%).

8.1.9 Has a view

In simple terms	The MLS says the home looks over something: a greenbelt or park, trees, golf course, hill country, water and similar.
Statistically	View = the View field holds any entry other than “None”, “Neighborhood” or “See Remarks”. No view = only “None” and/or “Neighborhood”. A record whose only entry is “See Remarks” cannot be classified and is left out of the view slice.
The data	2 sales with a view, 20 without, 2 unclassified. Most common View entries: None 15, Neighborhood 5, See Remarks 2, Pasture 1, Park/Greenbelt 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 10:00 UTC), every field. Filter: StandardStatus = Closed, PropertyType = Residential, City = Manor, SubdivisionName contains any of “bell farms”, “carriage hills” (case-insensitive). A record is kept when its subdivision name belongs to the Bell Farms family, the same rule comparable sales use (it includes Carriage Hills, proven adjacent and priced alike).

The data Pulled November 8, 2026: 25 closed Bell Farms records over the prior year, in ZIP 78653. 13 subdivision spellings kept, the most common: Carriage Hills Sec 02 (4); Bell Farms Ph 1A (4); Bell Farms Ph 2A Amd (3); Bell Farms Ph 4 (2); Bell Farms Ph 1B (2); Carriage Hills Sec 01 (2); Bell Farms Ph 1a (2); CARRIAGE HILLS (1); Bell Farms Ph 1b (1); Carriage Hills Sec 03 (1); Bell Farms Ph 3 (1); Bell Farms Sub Ph 4 (1); and 1 more (1 records). Names found by the search but not part of Bell Farms, left out: BELL FARMS PHS 1-A (1).

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

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

The data 24 single-family sales in the window: 24 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 24 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 1 sale(s) with concessions above 10% of price

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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 $232K”.

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 $232K: $194,900–$230,310 (6 sales); $232K–$246K: $231,500–$246,400 (6 sales); $248K–$260K: $248,000–$260,000 (6 sales); Over $260K: $261,015–$289,020 (6 sales)
Quartiles by living area: Under 1,459 SF: 1,036–1,424 SF (6 sales); 1,459–1,654 SF: 1,459–1,654 SF (6 sales); 1,656–1,953 SF: 1,656–1,953 SF (6 sales); Over 1,953 SF: 1,991–2,420 SF (6 sales)
Quartiles by year built: Before 2007: 2005–2006 (7 sales); 2007–2009: 2007–2009 (7 sales); 2010–2012: 2010–2012 (4 sales); After 2012: 2013–2017 (6 sales)
View and no view: View: MLS lists a view (2 sales); No view: None or Neighborhood (20 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 $244,063, median $247,200. Days on market: average 65, median 66: 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 $|1 - 2U/(n_1 n_2)|$: ≥ .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 $p < 0.0063$

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

8.2.12 Rounding in the text

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

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

The data Days on market is always shown in days.

8.3 Test results

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

8.3.1 Quartiles by net sale price

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net price per SF	Kruskal–Wallis	$H = 5.25$	3	0.1546	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.228$	large
Living area	Kruskal–Wallis	$H = 10.47$	3	0.0149	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.455$	large
Year built	Kruskal–Wallis	$H = 4.34$	3	0.2266	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.189$	large
Days on market	Kruskal–Wallis	$H = 1.69$	3	0.6399	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.073$	medium
Discount from original list	Kruskal–Wallis	$H = 4.42$	3	0.2195	$p < 0.0063$	**Unclear**	$\varepsilon^2 = 0.192$	large
Price cut before sale	Chi-square	$\chi^2 = 1.96$	3	0.5817	$p < 0.0063$	**Unclear**	Cramér's V = 0.285	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 6.55$	3	0.0879	$p < 0.0063$	**Unclear**	Cramér's V = 0.522	large
Has a view	Chi-square	$\chi^2 = 2.18$	3	0.5355	$p < 0.0063$	**Unclear**	Cramér's V = 0.302	medium

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8.3.2 Quartiles by living area

Measure	Test	Statistic	df	p-value	Threshold	Real difference?	Effect size	Size
Net sale price	Kruskal–Wallis	H = 6.59	3	0.0863	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.286$	large
Net price per SF	Kruskal–Wallis	H = 14.42	3	0.0024	p < 0.0063	**Yes**	$\varepsilon^2 = 0.627$	large
Year built	Kruskal–Wallis	H = 6.24	3	0.1006	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.271$	large
Days on market	Kruskal–Wallis	H = 0.58	3	0.9010	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.025$	small
Discount from original list	Kruskal–Wallis	H = 1.25	3	0.7418	p < 0.0063	**Unclear**	$\varepsilon^2 = 0.054$	small
Price cut before sale	Chi-square	$\chi^2 = 1.96$	3	0.5817	p < 0.0063	**Unclear**	Cramér's V = 0.285	small
Seller paid closing costs or repairs	Chi-square	$\chi^2 = 2.18$	3	0.5355	p < 0.0063	**Unclear**	Cramér's V = 0.302	medium
Has a view	Chi-square	$\chi^2 = 2.18$	3	0.5355	p < 0.0063	**Unclear**	Cramér's V = 0.302	medium

8.3.3 Quartiles by year built

Too few sales in a group to test.

8.3.4 View and no view

Too few sales in a group to test.

8.4 Data notes

Left out of the analysis: 0 new-construction sales (basic statistics only, section 7); 1 sale(s) with concessions above 10% of price. 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 24 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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